



GLAMORGAN/SPRING BAY COUNCIL
NOTICE OF PROPOSED DEVELOPMENT

Notice is hereby given that an application has been made for planning approval for the following development:

SITE: **RA384 Rheban Road, Spring Beach**
CT 35080/4

PROPOSAL: **Dwelling**

Any person may make representation on the application(s) by letter (PO Box 6, Triabunna) or electronic mail (planning@freycinet.tas.gov.au) addressed to the Chief Executive Officer. Representations must be received before midnight on 20 November 2025.

APPLICANT: **Matt Kennedy Drafting & Design**
DATE: **10/10/2025**
APPLICATION NO: **DA 2025 / 177**

Application for Planning Approval

Advice:

Use this form for all no permit required, permitted and discretionary planning applications including visitor accommodation, subdivision as well as for planning scheme amendment & minor amendments to permits.

Completing this form in full will help ensure that all necessary information is provided and avoid any delay. The planning scheme in clause 6.0 provides details of other information that may be required. A checklist of application documents is provided on page 4 of this form.

Often, it is beneficial to provide a separate written submission explaining in general terms what is proposed and why and to justify the proposal against any applicable performance criteria.

If you have any queries with the form or what information is required, please contact the office.

Details of Applicant and Owner			
Applicant:			
Contact person: (if different from applicant)			
Address:			
Suburb:		Post Code:	
Email:		Phone: / Mobile:	

Note: All correspondence with the applicant will be via email unless otherwise advised

Owner (if different from applicant)			
Address:			
Suburb:		Post Code:	
Email:		Phone: / Mobile:	

Details of Site <i>(Note: If your application is discretionary, the following will be placed on public exhibition)</i>			
Address of proposal:			
Suburb:		Post Code:	
Size of site: (m ² or Ha)			
Certificate of Title(s):			
Current use of site:			

General Application Details *Complete for All Applications*

Description of proposed use or development:			
Estimated value of works: (design & construction) The estimated cost is to include the cost of labour and materials using current industry pricing and is to include GST. You may be required to verify this estimate.			
Is the property on the State Heritage Register? (Circle one)	Yes / No		

For all Non-Residential Applications

Hours of Operation	
Number of Employees	
Describe any delivery of goods to and from the site, including the types of vehicles used and the estimated average weekly frequency	
Describe any hazardous materials to be used or stored on site	
Type & location of any large plant or machinery used (refrigeration, generators)	
Describe any retail and/or storage of goods or equipment in outdoor areas	

Personal Information Protection Statement

The personal information requested will be managed in accordance with the *Personal Information Protection Act 2004*. The personal information is being collected by Glamorgan Spring Bay Council for the purposes of managing, assessing, advising on, and determining the relevant application in accordance with the *Land Use Planning and Approvals Act 1993*(LUPPA) and other related purposes, including for the purpose of data collection.

The information may be shared with contractors and agents of the Council for this purpose, law enforcement agencies, courts and other organisations and it may also be made publicly available on the Council's website and available for any person to inspect in accordance with LUPAA. If you do not provide the information sought, Council will be unable to accept and/or process your application.

Applicant Declaration

I/we hereby apply for planning approval to carry out the use or development described in this application and the accompanying documents and declare that:

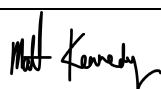
- The information in this application is true and correct.
- I/we authorise Council employees or consultants to enter the site to assess the application.
- I/we have obtained all copy licenses and permission from the copyright owner for the publication, communication and reproduction of the application and reports, plans and materials provided as part of the application and for the purposes of managing, assessing, advising on, and determining the application.

I/we authorise the Council to:

- Make available the application and all information, reports, plans, and materials provided with or as part of the application in electronic form on the Council's website and in hard copy at the Council's office and other locations for public exhibition if and as required;
- Make such copies of the application and all information, reports, plans and materials provided with or as part of the application which are, in the Council's opinion, necessary to facilitate a consideration of the application;
- Publish and or reproduce the application and all information, reports, plans and materials provided with or as part of the application in Council agendas, for representors, referral agencies and other persons interested in the application; and
- provide a copy of any documents relating to this application to any person for the purpose of assessment or public consultation and agree to arrange for the permission of the copyright owner of any part of this application to be obtained.

You indemnify the Council for any claim or action taken against the Council for breach of copyright in respect of the application and all information, report, plan, and material provided with or as part of the application.

I/We declare that the Owner has been notified of the intention to make this application in accordance with section 52(1) of the *Land Use Planning and Approvals Act 1993*.

Applicant Signature:		Date:	
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Owners Consent required if application is on or affects Council or Crown owned or administered land

I declare that I have given permission for the making of this application for use and/or development.

Council General Manager or delegate Signature:		Date:	
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If land affected by this application is owned or administered by the Crown or Council, then the written permission of the relevant Minister (or their delegate) and/or the General Manager must be provided. For Crown land, a copy of the instrument of delegation must be provided.

It is the applicant's responsibility to obtain any owners consent prior to lodgement. Written requests for Council consent are via the General Manager. Request for Ministerial consent is to be directed to the relevant department.

Checklist of application documents:

Taken from Section 6 of the Planning Scheme

An application must include:

- ☐ a signed application form;
- ☐ any written permission and declaration of notification required under s.52 of the Act and, if any document is signed by the delegate, a copy of the delegation;
- ☐ details of the location of the proposed use or development;
- ☐ a copy of the current certificate of title for all land to which the permit sought is to relate, including the title plan; and
- ☐ a full description of the proposed use or development.

In addition to the information that is required by clause 6.1.2, a planning authority may, in order to enable it to consider an application, require such further or additional information as the planning authority considers necessary to satisfy it that the proposed use or development will comply with any relevant standards and purpose statements in the zone, codes or a specific area plan, applicable to the use or development including:

- ☐ any schedule of easements if listed in the folio of the title and appear on the plan, where applicable;
- ☐ a site analysis and site plan at a scale acceptable to the planning authority showing, where applicable:
 - (i) the existing and proposed use(s) on the site;
 - (ii) the boundaries and dimensions of the site;
 - (iii) topography including contours showing AHD levels and major site features;
 - (iv) natural drainage lines, watercourses and wetlands on or adjacent to the site;
 - (v) soil type;
 - (vi) vegetation types and distribution including any known threatened species, and trees and vegetation to be removed;
 - (vii) the location and capacity and connection point of any existing services and proposed services;
 - (viii) the location of easements on the site or connected to the site;
 - (ix) existing pedestrian and vehicle access to the site;
 - (x) the location of existing and proposed buildings on the site;
 - (xi) the location of existing adjoining properties, adjacent buildings and their uses;
 - (xii) any natural hazards that may affect use or development on the site;
 - (xiii) proposed roads, driveways, parking areas and footpaths within the site;
 - (xiv) any proposed open space, common space, or facilities on the site; and
 - (xv) proposed subdivision lot boundaries;
- ☐ where it is proposed to erect buildings, a detailed layout plan of the proposed buildings with dimensions at a scale of 1:100 or 1:200 as required by the planning authority showing, where applicable:
 - (xvi) the internal layout of each building on the site;
 - (xvii) the private open space for each dwelling;
 - (xviii) external storage spaces;
 - (xix) parking space location and layout;
 - (xx) major elevations of every building to be erected;
 - (xxi) the relationship of the elevations to existing ground level, showing any proposed cut or fill;
 - (xxii) shadow diagrams of the proposed buildings and adjacent structures demonstrating the extent of shading of adjacent private open spaces and external windows of buildings on adjacent sites; and
 - (xxiii) materials and colours to be used on roofs and external walls.

SEARCH OF TORRENS TITLE

VOLUME 35080	FOLIO 4
EDITION 7	DATE OF ISSUE 30-Jun-2020

SEARCH DATE : 10-Feb-2021

SEARCH TIME : 05.07 PM

DESCRIPTION OF LAND

Parish of ORFORD, Land District of PEMBROKE

Lot 4 on Diagram 35080

Derivation : Part of Lot 1578 Gtd. to J. Staples

Prior CT 4456/2

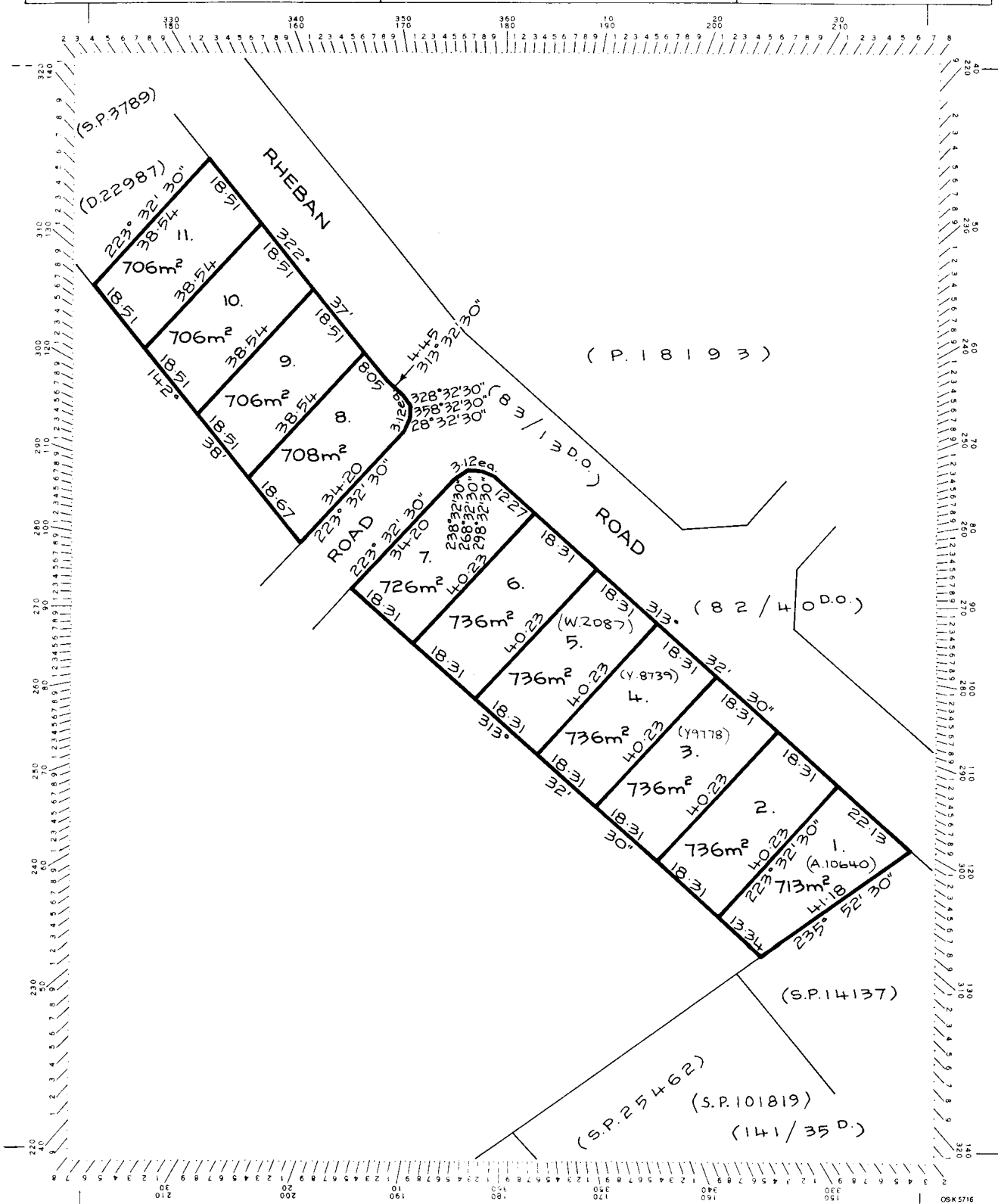
SCHEDULE 1SCHEDULE 2

Reservations and conditions in the Crown Grant if any

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

Owner: L.T. ACT 1980.	PLAN OF SURVEY of land situated in the LAND DISTRICT OF PEMBROKE. PARISH OF ORFORD.	Registered Number: D.35080
Title Reference: Y. 8739.	COMPILED FROM 72/99.D.O.	Approved: 12 MAY 1988 <i>Michael J. Jones</i> Recorder of Titles
Grantee: PART OF LOT 1578, 58.0.0 JAMES STAPLES.	SCALE 1:900 MEASUREMENTS IN METRES	



	DRAWING SCHEDULE
A.01	LOCATION PLAN
A.02	SITE PLAN - EXISTING
A.03	SITE PLAN - PROPOSED
A.04	FLOOR PLAN
A.05	ROOF PLAN
A.06	ELEVATIONS
A.07	ELEVATIONS
A.08	3D VISUALISATION 01
A.09	3D VISUALISATION 02
A.10	3D VISUALISATION 03



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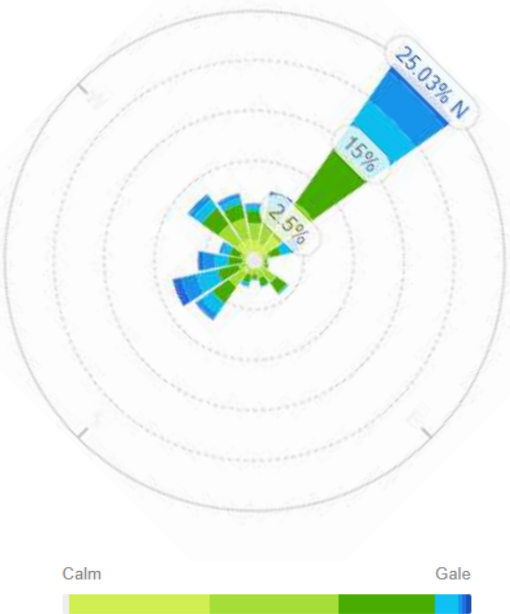
384 RHEBAN RD,
SPRING BEACH

NEW BUILD
JOB NO: 2518

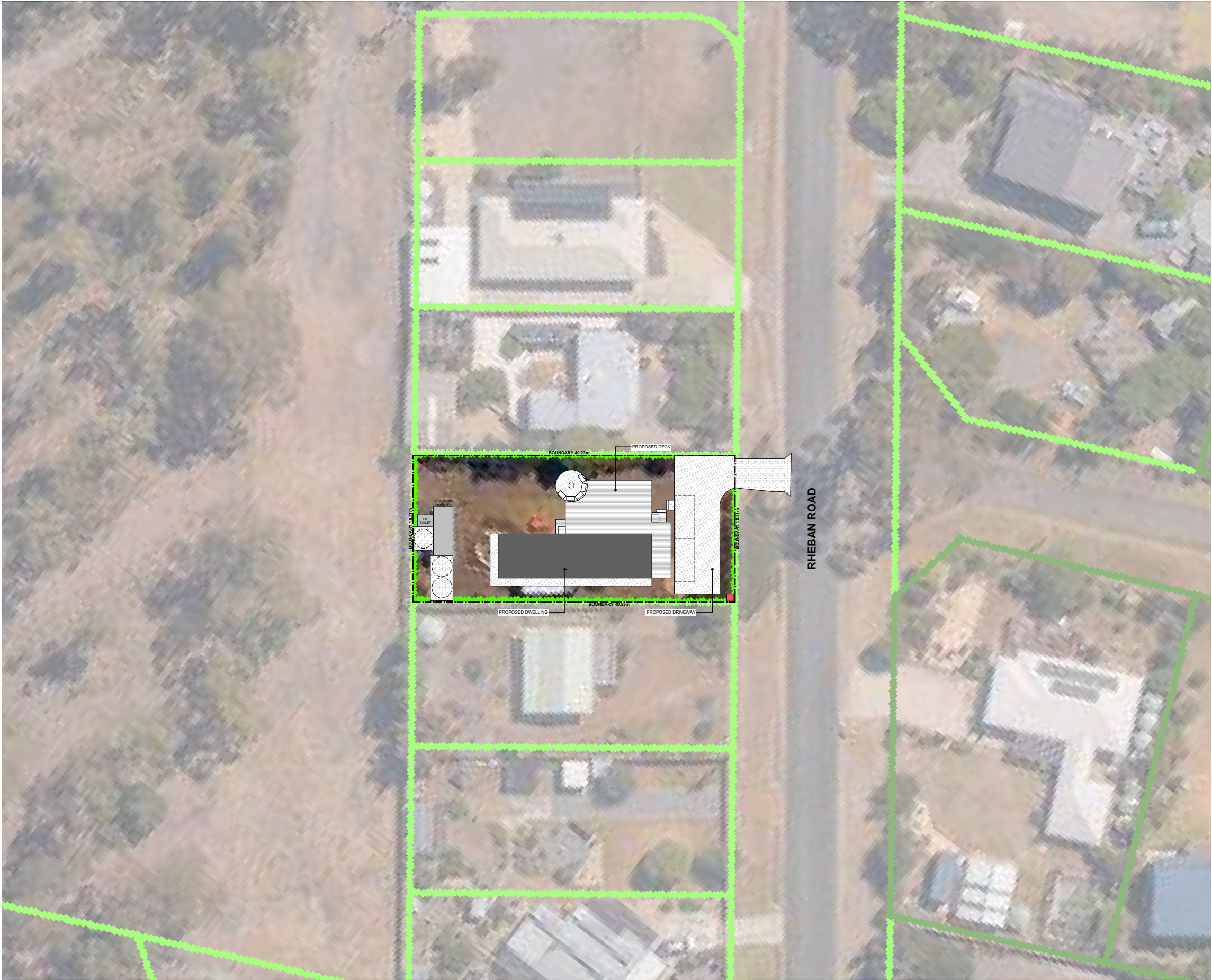
SITE INFORMATION

Title Reference:	35080/4
Property ID:	5980175
Council:	Glamorgan-Spring Bay
Zoning:	Low Density Residential
General Overlays:	Bushfire Prone Areas
Covenants:	N/A
Soil Classification:	Class S
<i>*Refer to GES Soil Assessment*</i>	
Wind Classification:	N3
Design Wind Gust Speed (V _{n,10}):	50m/sec
Topography:	T1
Shielding:	PS
Terrain Category:	1.0
Climate zone:	7
Corrosion Environment:	High
BAL Rate:	BAL TBC
NCC Building Class:	1a
Land Area:	721m ²
Proposed Dwelling:	105.60 m ²
Proposed Deck:	82.70m ²

Wind Rose
Annual (5 Year Average) ▾



All dimensions in millimetres
unless noted otherwise.
PRINT ALL DRAWINGS IN COLOUR



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MK

MATT KENNEDY

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E: admin@matt-kennedy.com.au

Licence: 189009392

bdaa

BUILDING DESIGNERS

ASSOCIATION OF AUSTRALIA

CLIENT:

ADDRESS:

384 RHEBAN RD, SPRING BEACH

JOB NO:

2518

PROPOSAL

NEW DWELLING

PROJECT STAGE

DA

DATE

31/10/2025

SCALE

1:500@A3



REV	AMENDMENT	DATES

A.01

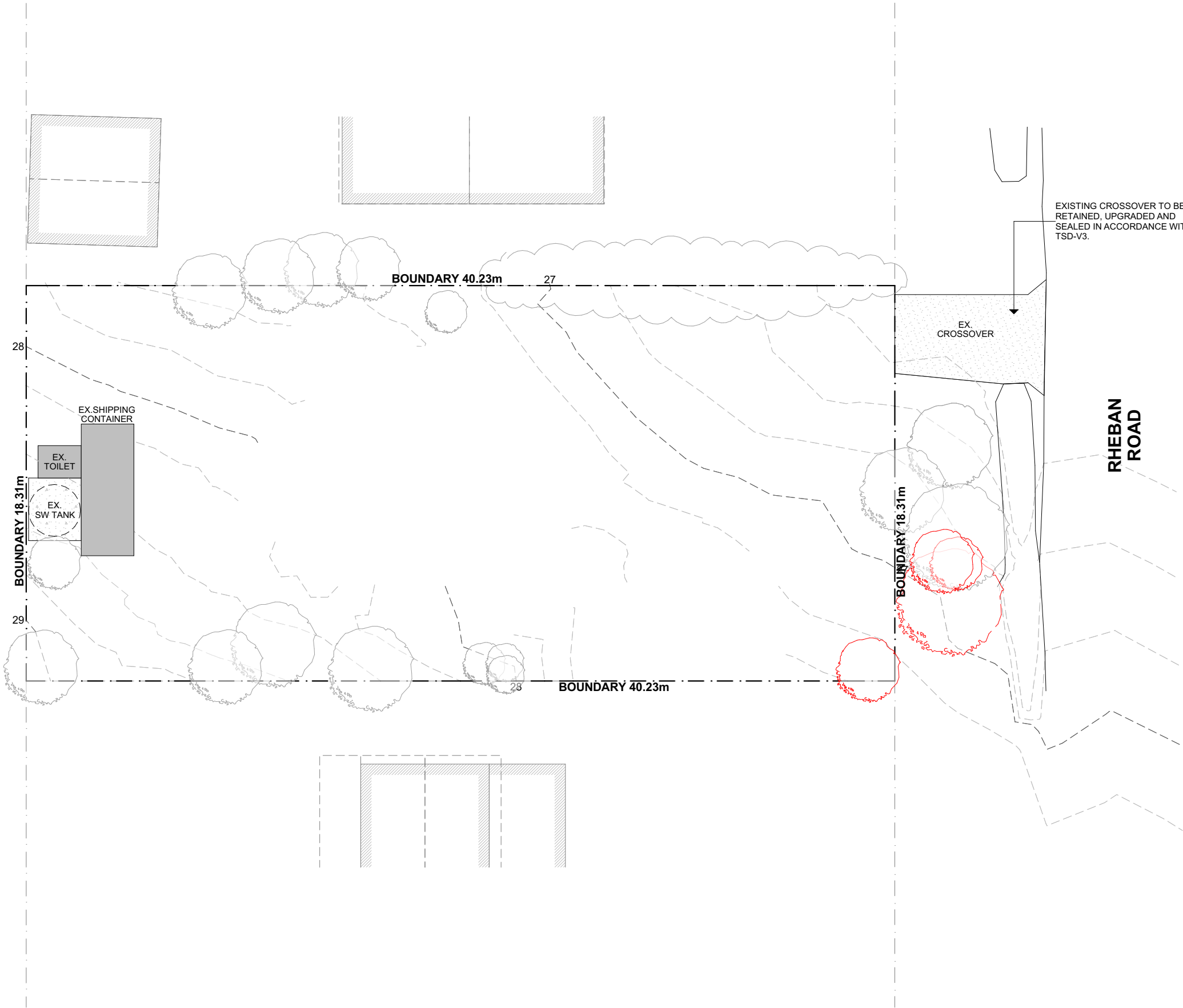
LOCATION PLAN

LEGEND

PROPERTY BOUNDARY

CONTOUR

EXISTING BUILDING



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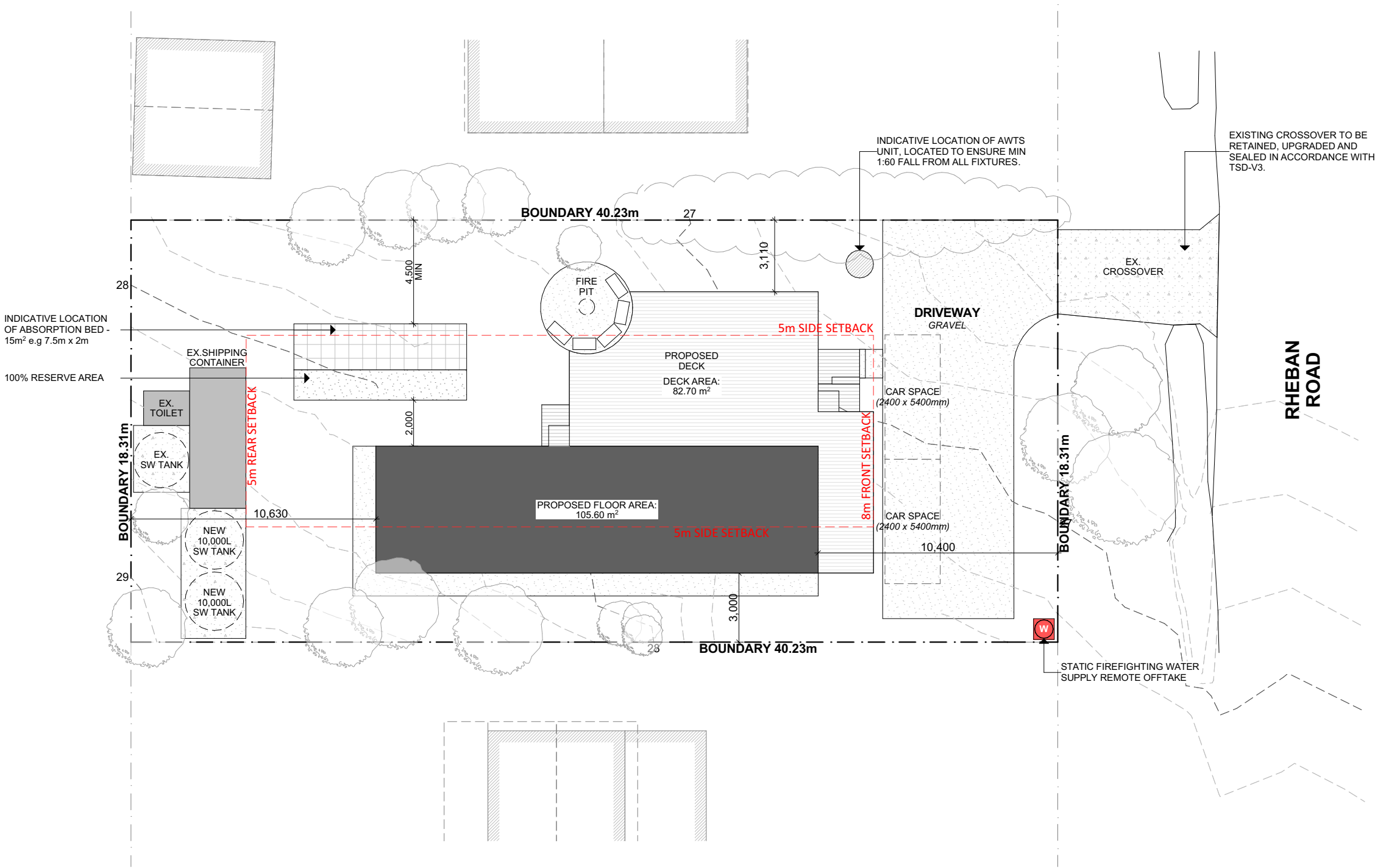
LEGEND

PROPERTY BOUNDARY

CONTOUR

EXISTING BUILDING

PROPOSED BUILDING



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SCALE

1:200@A3



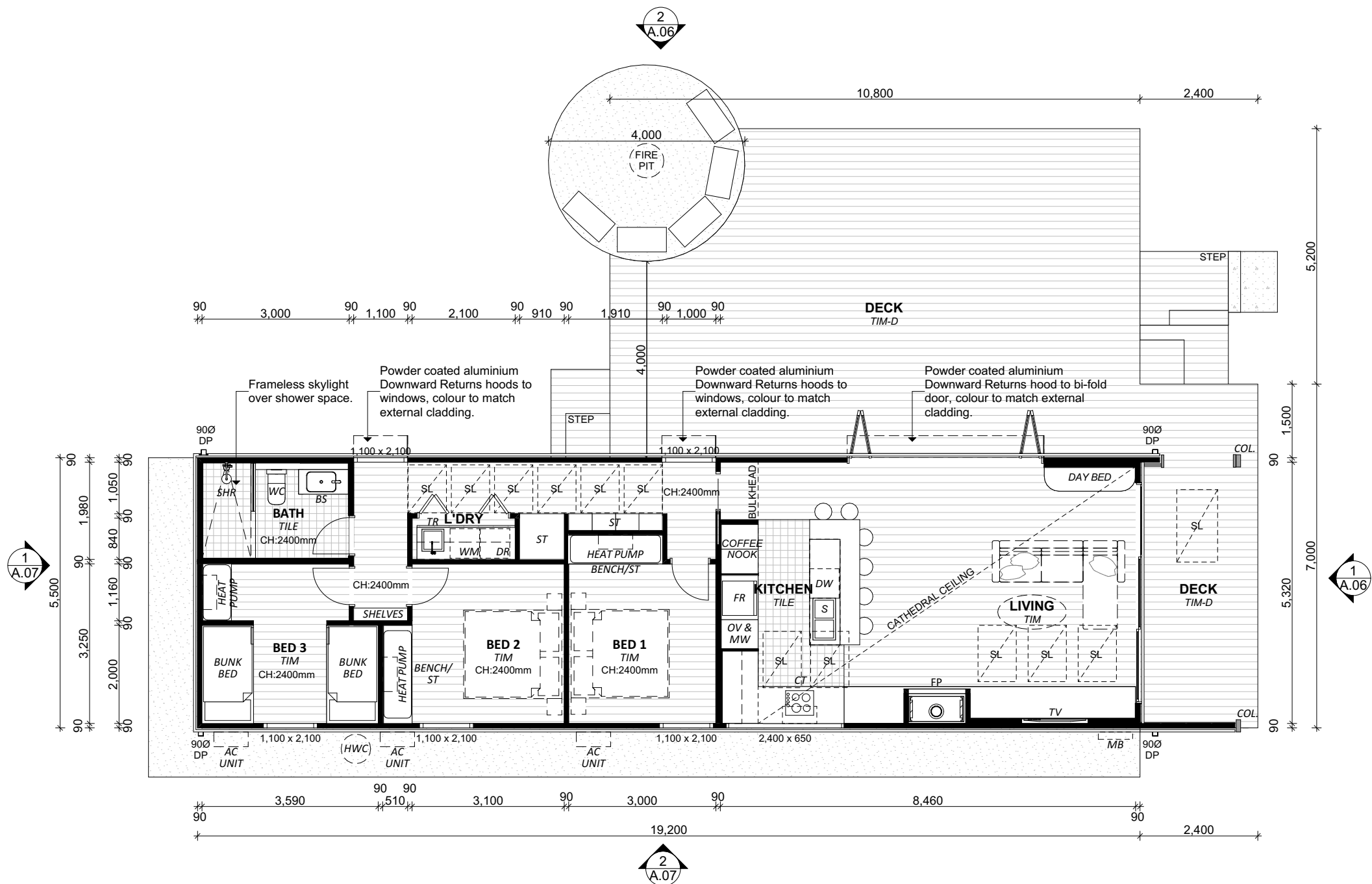
REV	AMENDMENT	DATES

A.03

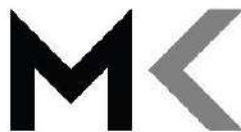
SITE PLAN - PROPOSED

Proposed

BS	Basin
CT	Cooktop
COL	Column
DR	Dryer
DP	Rainwater Downpipe
DW	Dishwasher
FR	Integrated Refrigerator
FP	Fire Place
FIRE PIT	Fire Pit, to owners selection
HWS	Hot Water System
MB	Meter Box
MW	Mircrowave
OV	Oven
S	Sink
SHR	Shower
ST	Storage
TR	Trough
TV	Television
WM	Washing Machine
WC	Water closet
TILE	Ceramic Floor Tile, to owners selection.
TIM	Timber Flooring, to owners selection.
TIM-D	Timber Decking, to owners selection.



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REV	AMENDMENT	DATES
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A.04

FLOOR PLAN

LEGEND

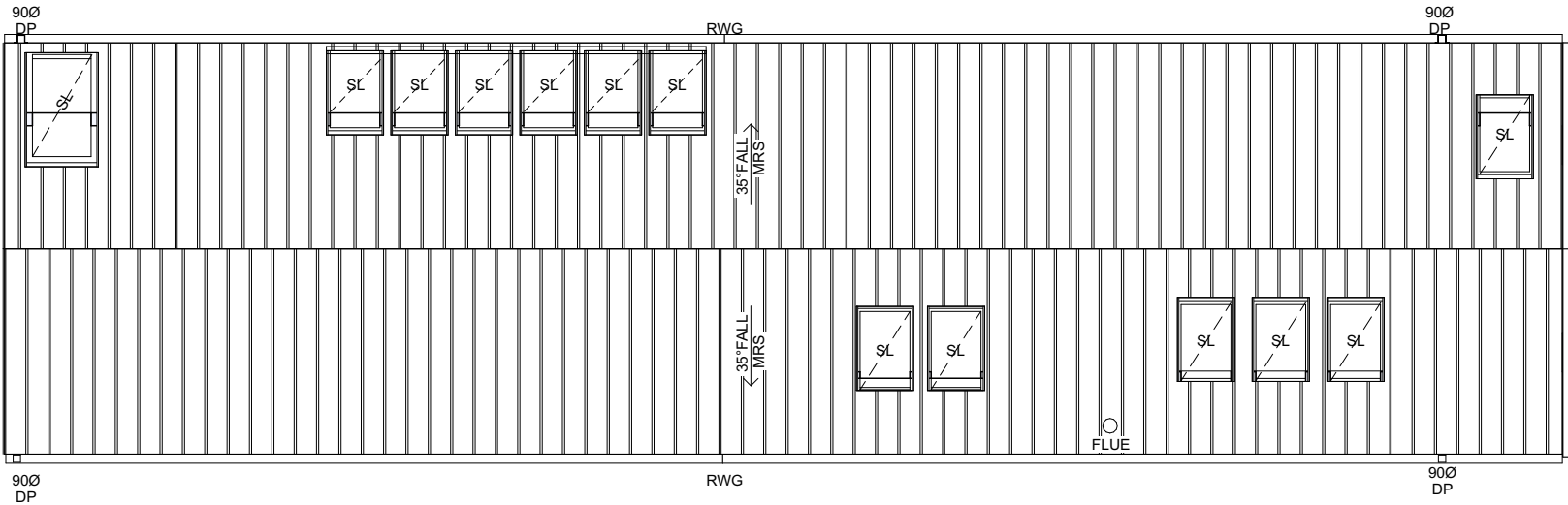
- DP

Downpipe, Colour to match roof sheeting & flashing.
- MRS

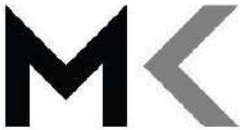
Metal Roof Sheeting. Lysaght Trimdek
Colour: 'Light beige'.
- RWG

Rainwater Gutter. Colour to match roof sheeting & flashing.
- Roof drainage must comply with plumbing code of australia part 1 AS 3500.3, NCC vol.2 part 3.1.2 and 3.5.2.
- SL

Skylight - Velux Fixed Skylight (FS)
Colour: Colorbond 'tbc'
Ensure compliance to AS3959:2018 BAL-12.5 requirements.



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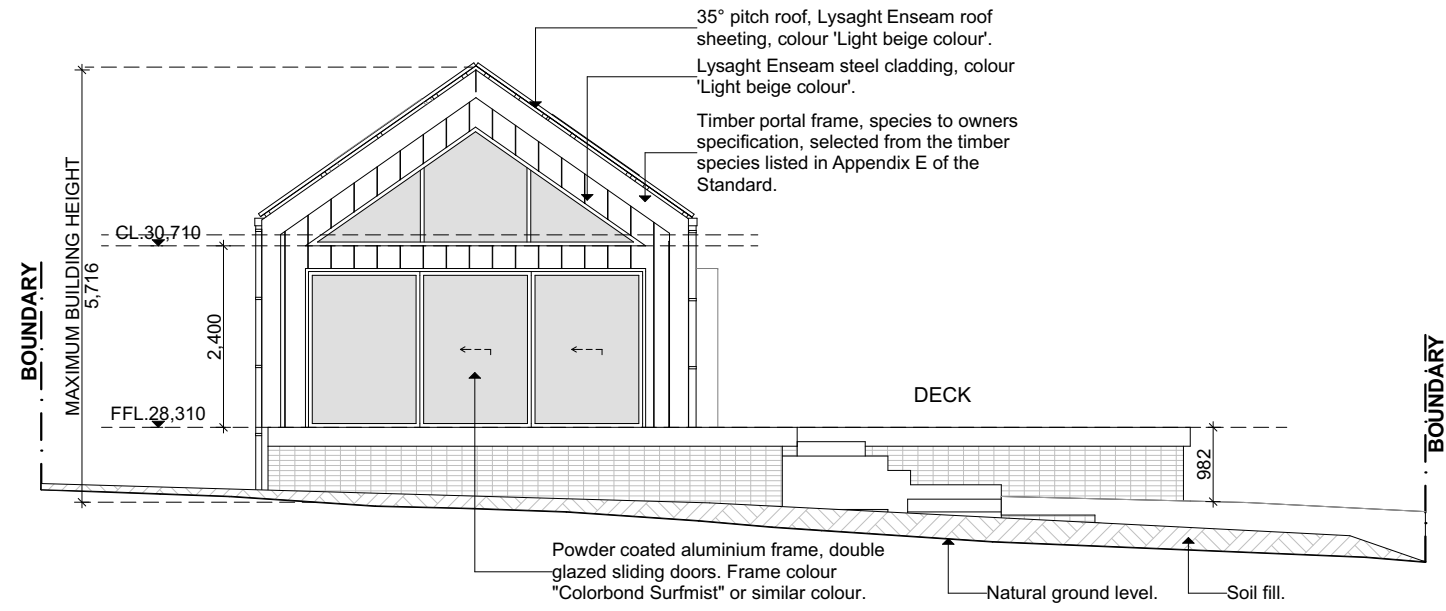
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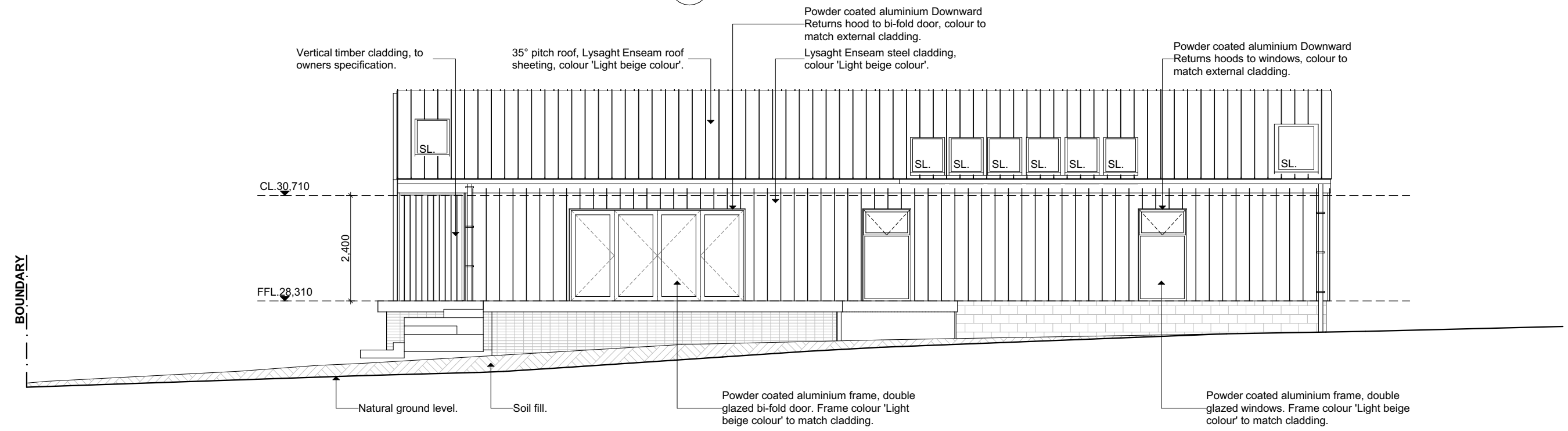


REV	AMENDMENT	DATES

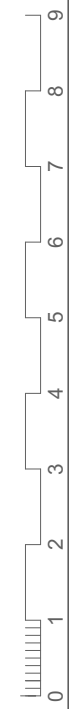
A.05
ROOF PLAN



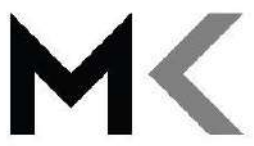
1
-
NE ELEVATION
1:100



2
-
NW ELEVATION
1:100



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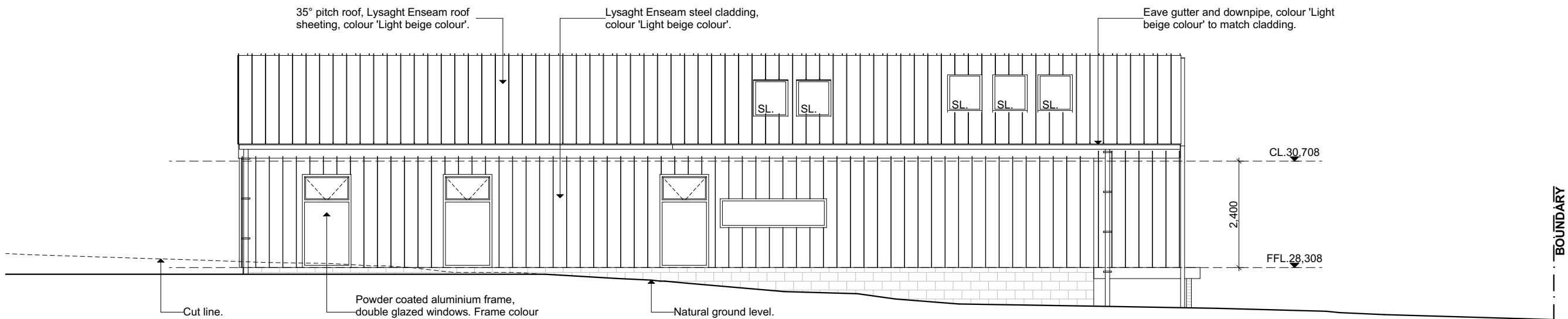
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PROPOSAL
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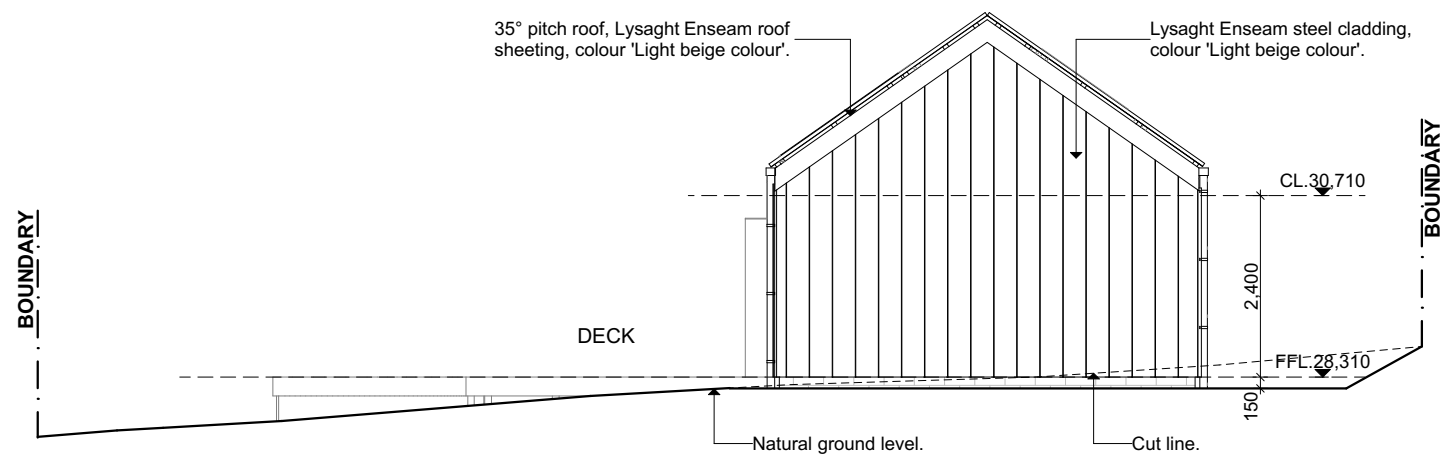
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REV	AMENDMENT	DATES

A.06
ELEVATIONS



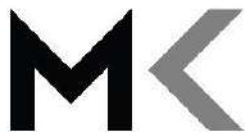
1
-
SE ELEVATION
1:100



2
-
SW ELEVATION
1:100



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REV	AMENDMENT	DATES

A.07
ELEVATIONS



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