



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: **31 East Shelly Road, Orford**
CT 57475/17

PROPOSAL: **Alterations & Additions**

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: **Projects Potter**
DATE: **29/10/2025**
APPLICATION NO: **DA 2025 / 00190**

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:	Michael Potter	Digitally signed by Michael Potter Date: 2025.10.29 13:59:19 +11'00'	Date:	29/10/2025
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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.

SEARCH OF TORRENS TITLE

VOLUME 57475	FOLIO 17
EDITION 5	DATE OF ISSUE 28-Jun-2006

SEARCH DATE : 01-May-2025

SEARCH TIME : 12.05 PM

DESCRIPTION OF LAND

Parish of ORFORD, Land District of PEMBROKE
Lot 17 on Plan 57475 (formerly being P1118)
Derivation : Part of 1050 Acres Gtd to F Manning
Prior CT 2287/92

SCHEDULE 1SCHEDULE 2

Reservations and conditions in the Crown Grant if any
BENEFITING EASEMENT: a right of carriage way over the roadways
shown on P 57475
A146294 FENCING CONDITION AND OTHER CONDITIONS in Transfer
A5568 AND A42292 FENCING CONDITION in Transfer

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

THE

The Common Seal of the Municipality of Spring Bay
has been hereunto affixed in the presence of us this
eighteenth day of January one thousand nine hundred
and forty nine in pursuance of authorisation given at a meeting
of the said Council held on the 16th day of January 1949.

Wm R. Hurburgh Councillor
H. J. Hogan Councillor

St. John's Council Clerk.

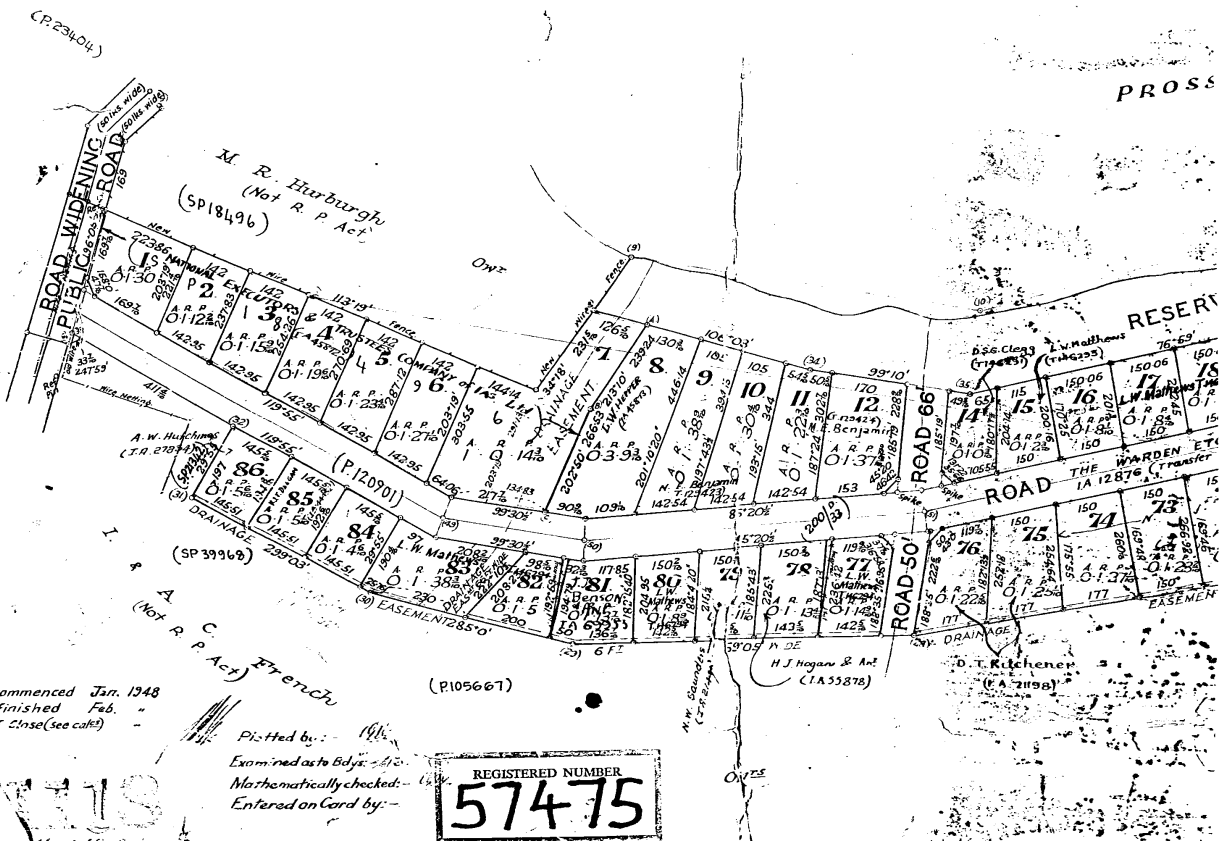
J. H. Hurburgh 2070
C.T. 570. 75

COUNTY OF PE
PARISH OF ORI

Scale 2 chains to 1 in.

Part of 1050 Ac. Gt. to Free.

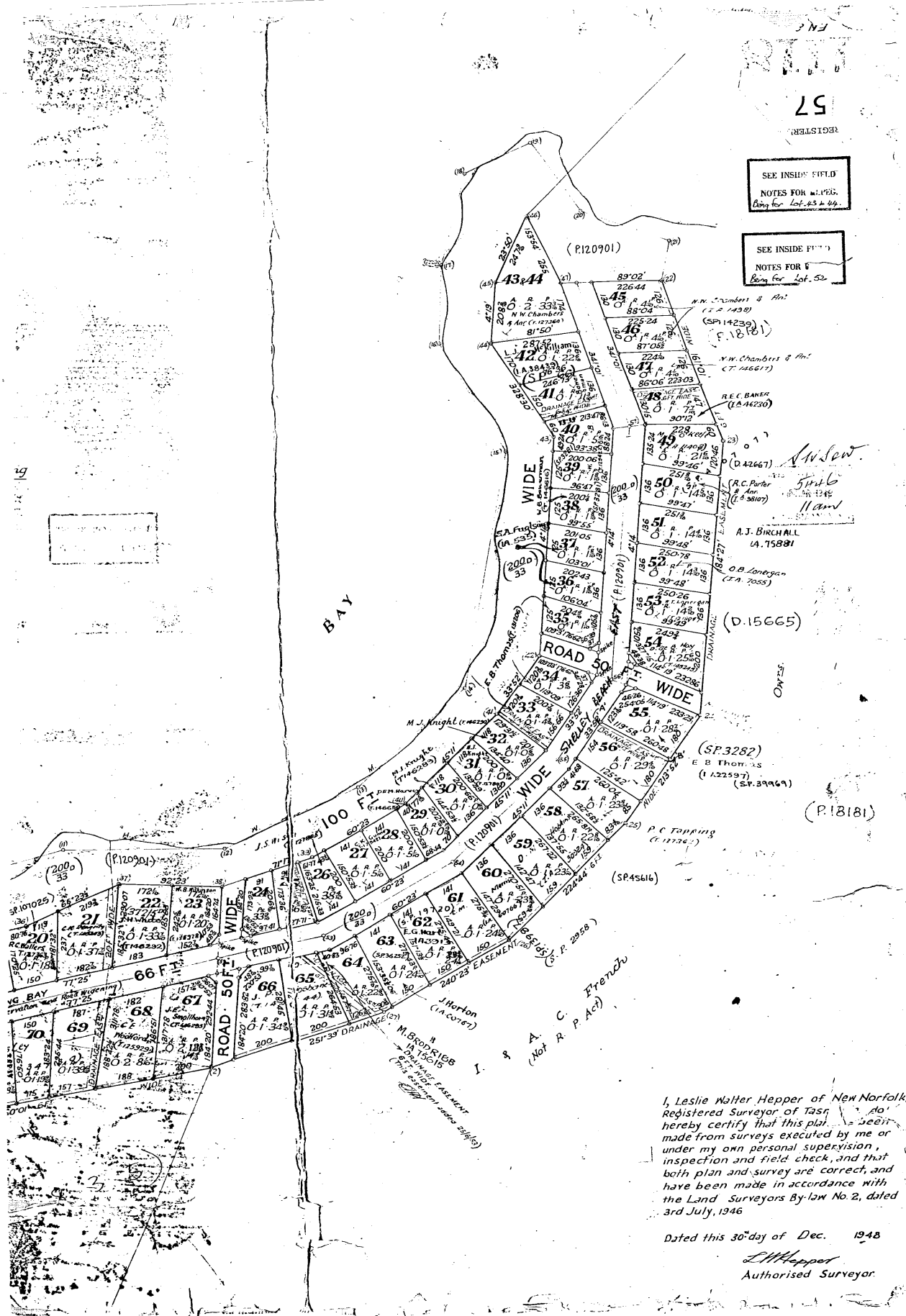
P/I



Survey commenced Jan. 1948
Survey finished Feb. " " " "
E. of Close (see card)

Pistted by: (16)
Examined as to Bdy: (16)
Mathematically checked: (16)
Entered on Card by: (16)

REGISTERED NUMBER
57475



Our Ref: 25.007

29 October 2025

Glamorgan Spring Bay Council
9 Melbourne Street
Triabunna TAS 7190

Delivered by email: planning@freycinet.tas.gov.au

Dear Planning Team,

31 East Shelly Road, Orford

We are pleased to submit a Development Application for the above property.

This letter is provided to assist Council with its assessment. It offers additional context not evident on the drawings and addresses the relevant provisions of the *Tasmanian Planning Scheme – State Planning Provisions, Version 14*.

Zones**8.0 General Residential Zone**

8.2 Use Table - Residential Use is Permitted.

Codes**C10.0 Coastal Erosion Hazard Code**

This proposal includes a minor extension into the coastal erosion zone.

Clause C10.4 allows certain development to be exempt from this Code. In this instance, the following is applicable:

(i) the site coverage is not increased by more than 20m² from that existing at the effective date;

Under the Planning Scheme, *Site Coverage* means the proportion of a site, excluding any access strip, that is covered by roofed buildings.

The proposed increase in roofed area is 8.5 m², which satisfies the exemption criteria.

While the deck extends into the coastal erosion zone; it is unroofed and is less than 1 m above natural ground level. It is therefore not classified as *Site Coverage* under the Planning Scheme and is therefore exempt.

We trust this information assists Council in its assessment of the application. Should you require any further details or clarification, please do not hesitate to contact us.

Yours sincerely,



Michael Potter
Potter Projects

ALTERATIONS & ADDITIONS

31 East Shelly Road, ORFORD

DRAWING SCHEDULE

DA01	Cover Page
DA02	Site Analysis Plan
DA03	Existing Site Plan
DA04	Proposed Site Plan
DA05	Existing Floor Plan
DA06	Proposed Floor Plan
DA07	Proposed Garage Plan
DA08	Elevations 01
DA09	Elevations 02
DA10	Elevations 03
DA11	Elevations 04
DA12	3D Images



Rev.	Amendment	Date

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Project:
31 East Shelly Road
Orford, 7190

Drawing name:
Cover Page

Issue date:
29/10/2025

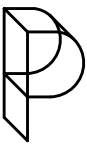
Project stage:
Development App.

Drawing no:
25.007- DA01

Scale @ A3:

Revision:

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admin@potterprojects.com
1/90 Clarence Street
Bellerive TAS 7018



V2

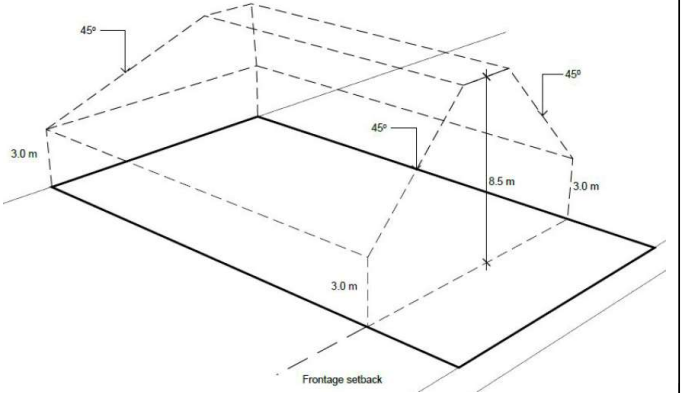


SITE INFORMATION

Title Reference:	57475/17
Property ID:	5982904
Council:	Glamorgan-Spring Bay
Zone:	General Residential
Planning Overlays:	High coastal erosion hazard band
Heritage:	N/A
Aboriginal Heritage:	No relics listed (BYDA results)
Water Supply:	TasWater: 25mm dia.
Waste Water:	TasWater: Full service

DEVELOPMENT STANDARDS

Front Setbacks:	4.5m
Garage/carport setback:	5.5m
Side Setback:	0m (then 3m 45° rule applies).
Rear Setback:	0m (then 3m 45° rule applies).
Max. Building Height:	8.5m



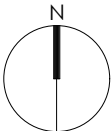
PROJECT AREAS

AREA	EXISTING	PROPOSED
Site:	1224m ²	1224m ²
Building:	169.43m ²	234.37m ²
Garage	42.37m ²	55.25m ²
Existing store:	41.66m ²	41.66m ²

Rev.	Amendment	Date

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Project:
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Drawing name:
Site Analysis Plan

Issue date:
29/10/2025

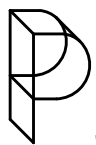
Project stage:
Development App.

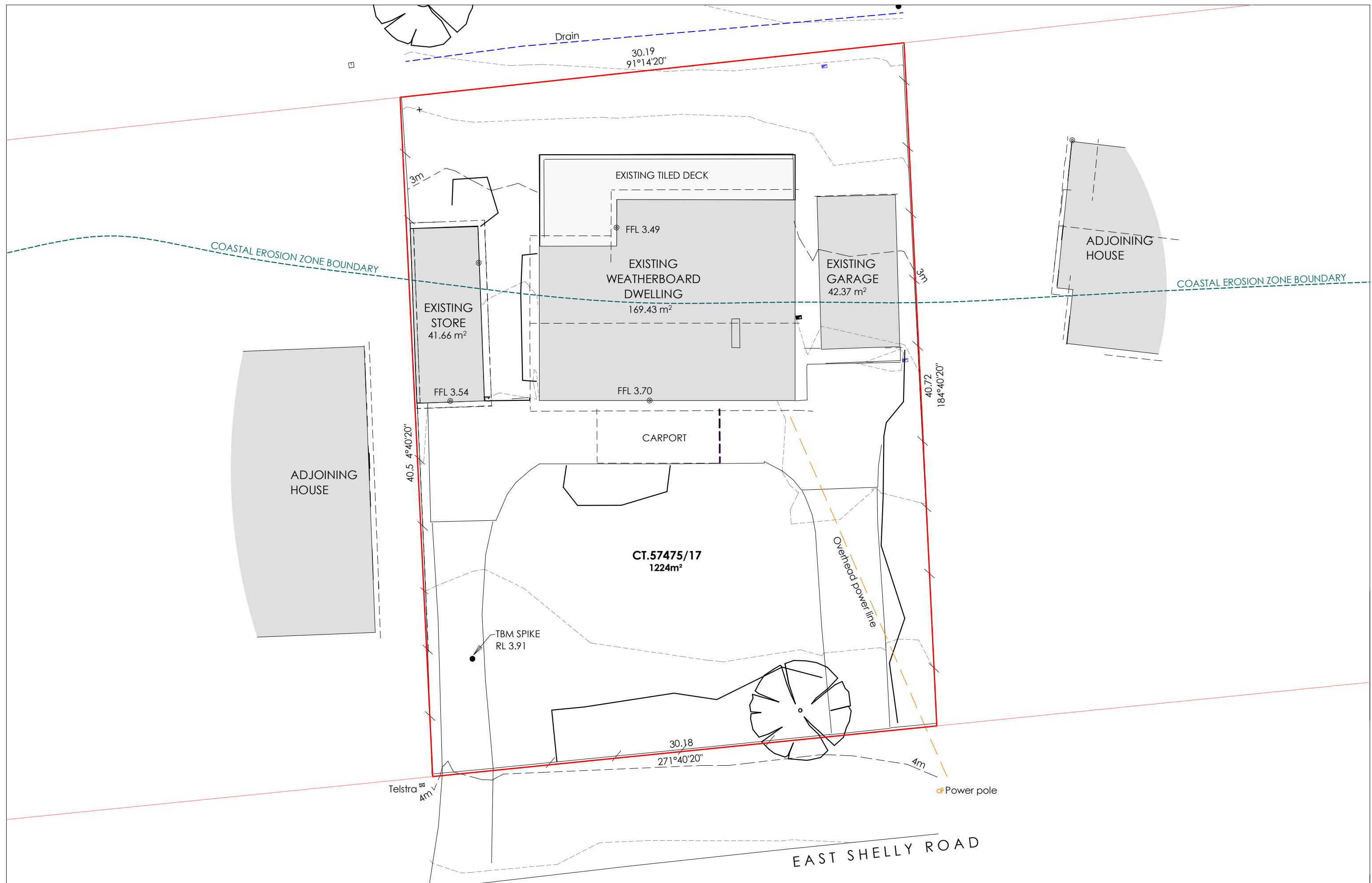
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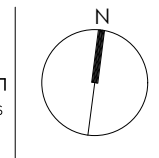
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Rev.	Amendment	Date

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Project:
31 East Shelly Road
Orford, 7190

Drawing name:
Existing Floor Plan

Issue date:
29/10/2025

Project stage:
Development App.

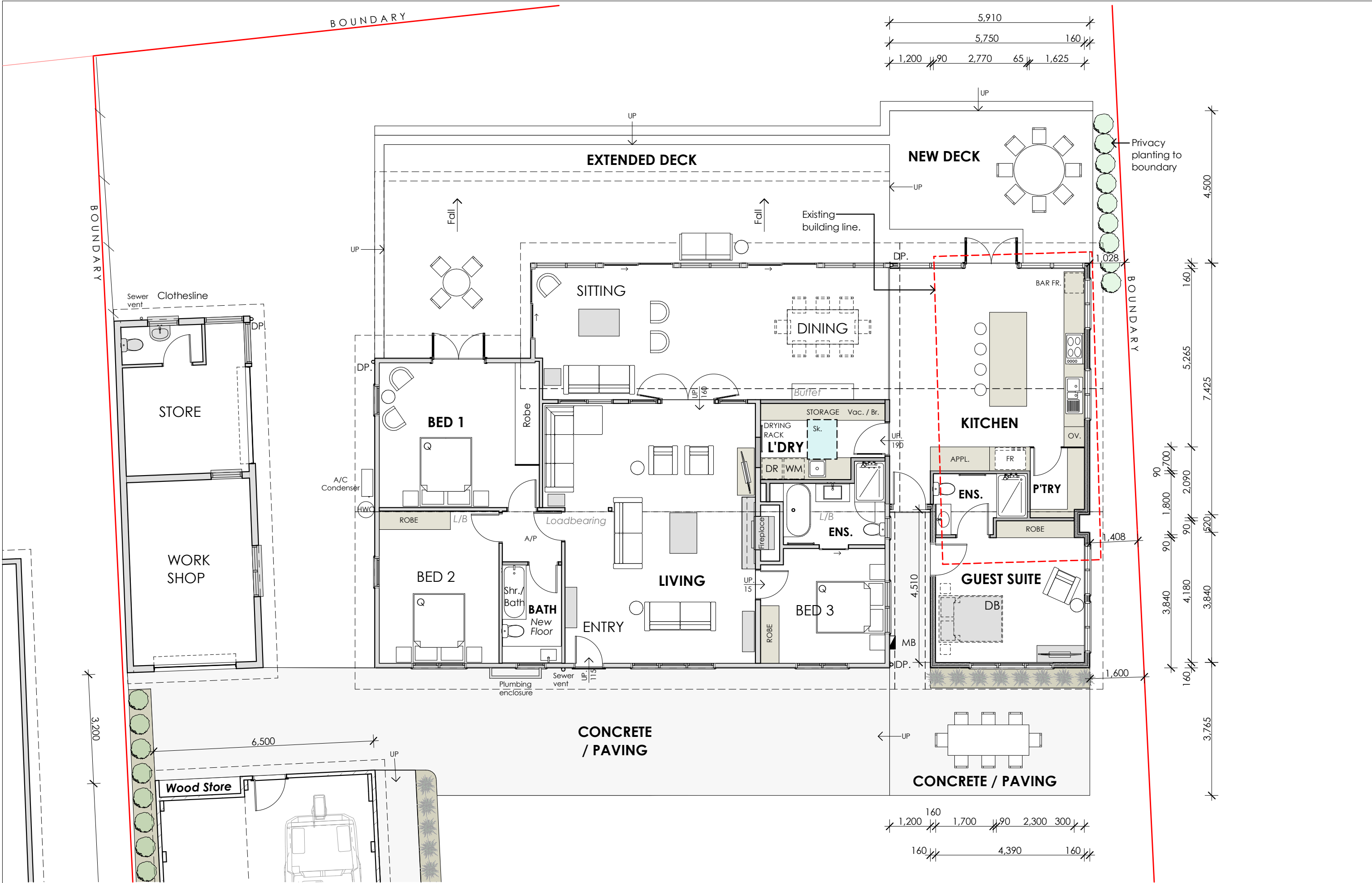
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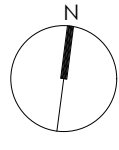
 V2



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Project:
31 East Shelly Road
Orford, 7190

Drawing name:
Proposed Floor Plan

Issue date:
29/10/2025

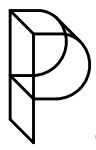
Project stage:
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Drawing no:
25.007-DA06

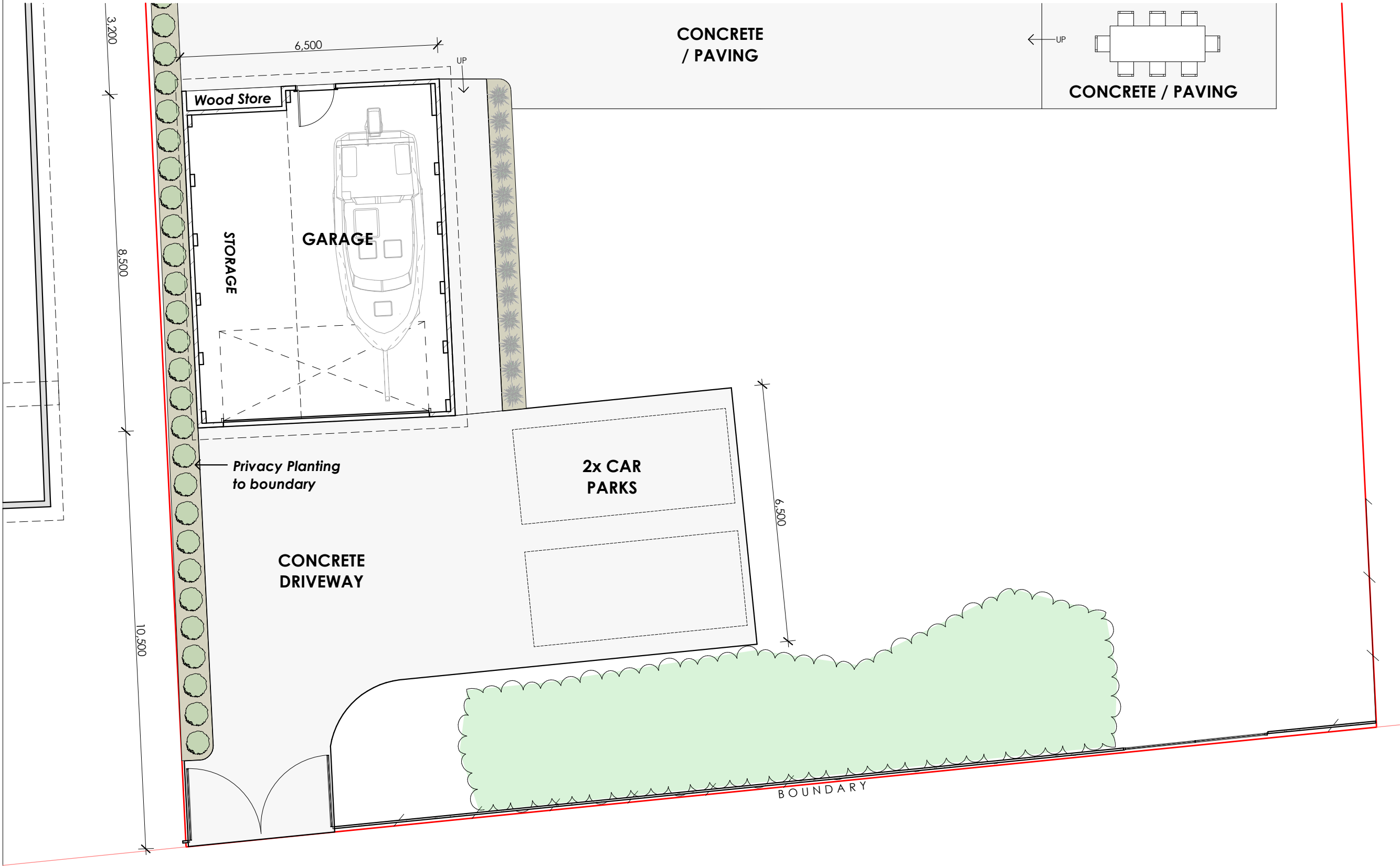
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Revision:

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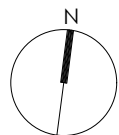
V2



Rev.	Amendment	Date

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Project:
31 East Shelly Road
Orford, 7190

Drawing name:
Proposed Garage Plan

Issue date:
29/10/2025

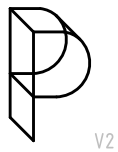
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Drawing no:
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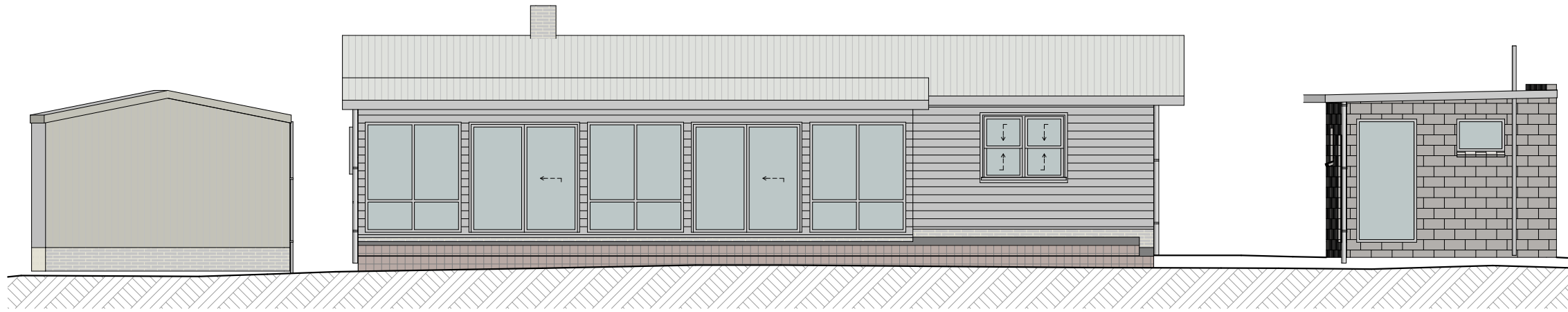
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Revision:

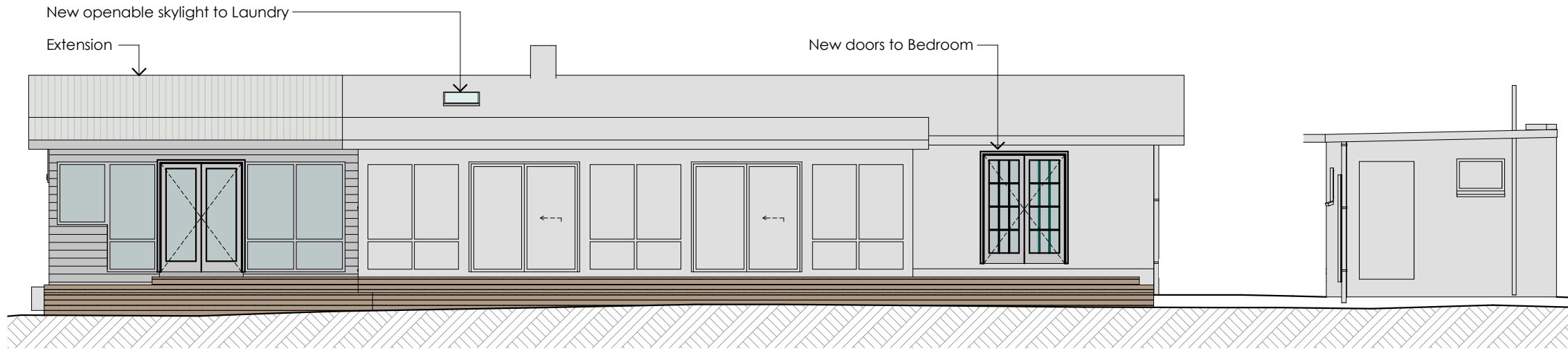
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V2



North Elevation - Existing
Scale 1:100



North Elevation - Proposed
Scale 1:100

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Project:
31 East Shelly Road
Orford, 7190

Drawing name:
Elevations 01

Issue date:
29/10/2025

Project stage:
Development App.

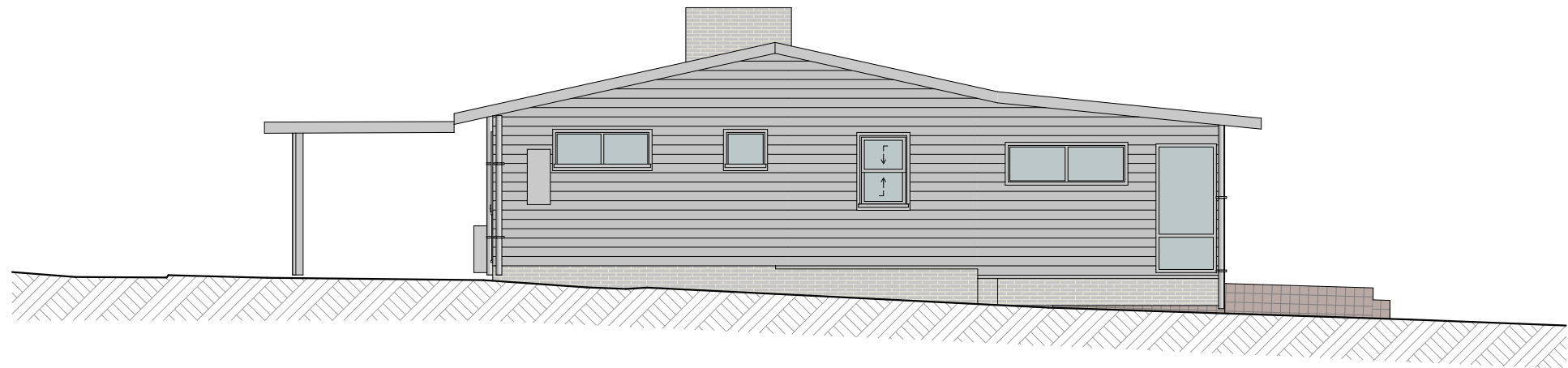
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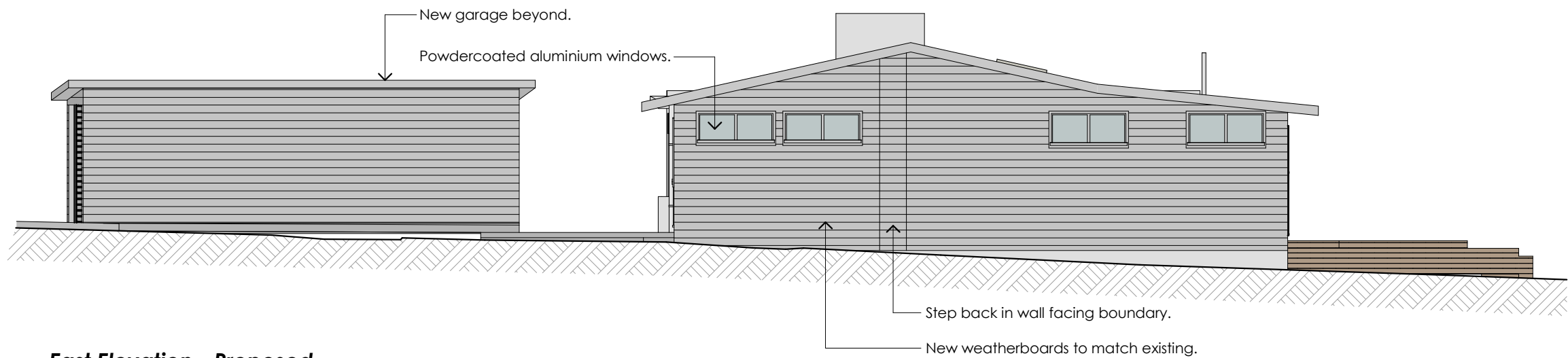
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East Elevation - Existing
Scale 1:100



East Elevation - Proposed
Scale 1:100

Rev.	Amendment	Date

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Project:
31 East Shelly Road
Orford, 7190

Drawing name:
Elevations 02

Issue date:
29/10/2025

Project stage:
Development App.

Drawing no:
25.007-DA09

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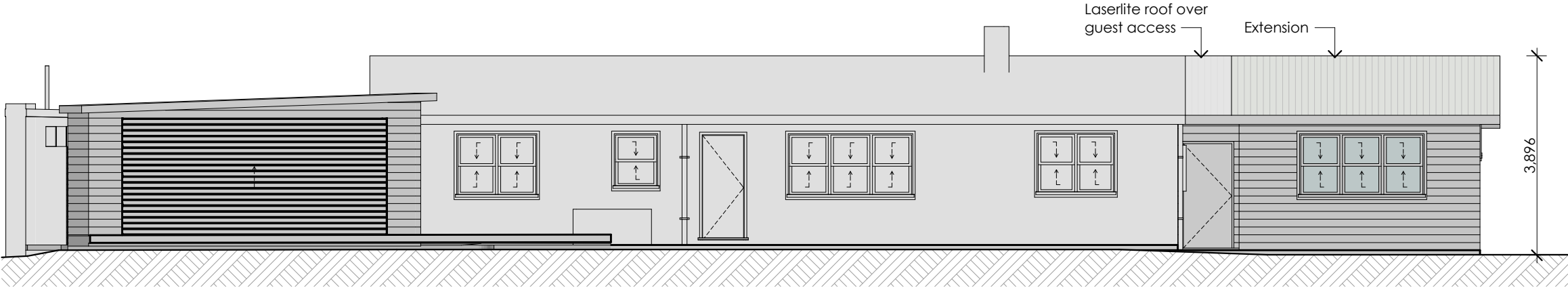
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South Elevation - Existing
Scale 1:100



South Elevation - Proposed
Scale 1:100

Rev.	Amendment	Date

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Project:
31 East Shelly Road
Orford, 7190

Drawing name:
Elevations 03

Issue date:
29/10/2025

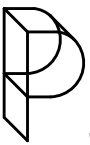
Project stage:
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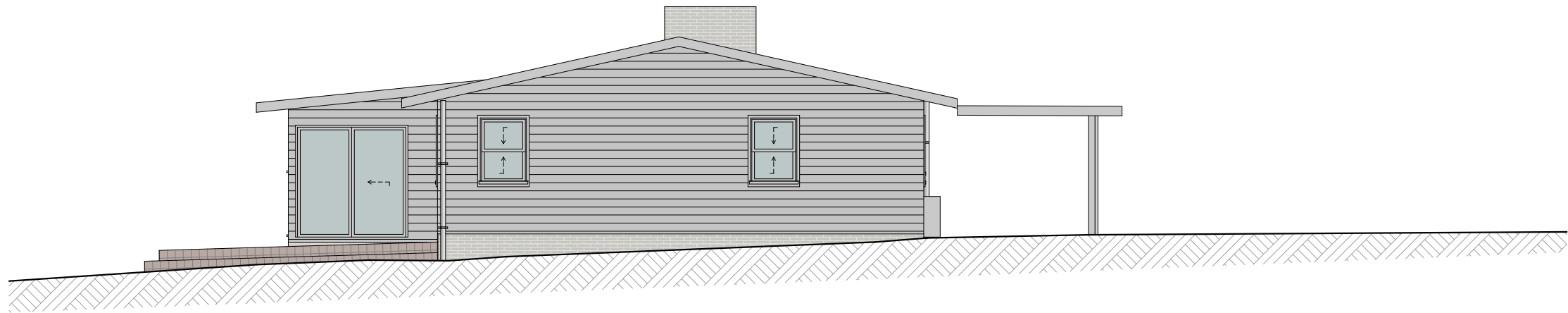
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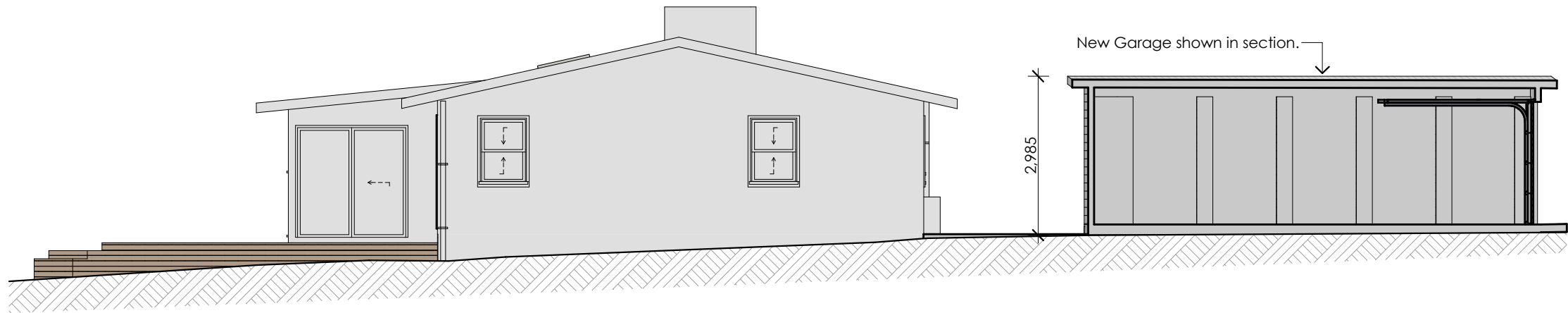
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West Elevation - Existing
Scale 1:100



West Elevation - Proposed
Scale 1:100

Rev.	Amendment	Date

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Project:
31 East Shelly Road
Orford, 7190

Drawing name:
Elevations 04

Issue date:
29/10/2025

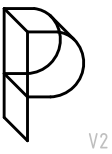
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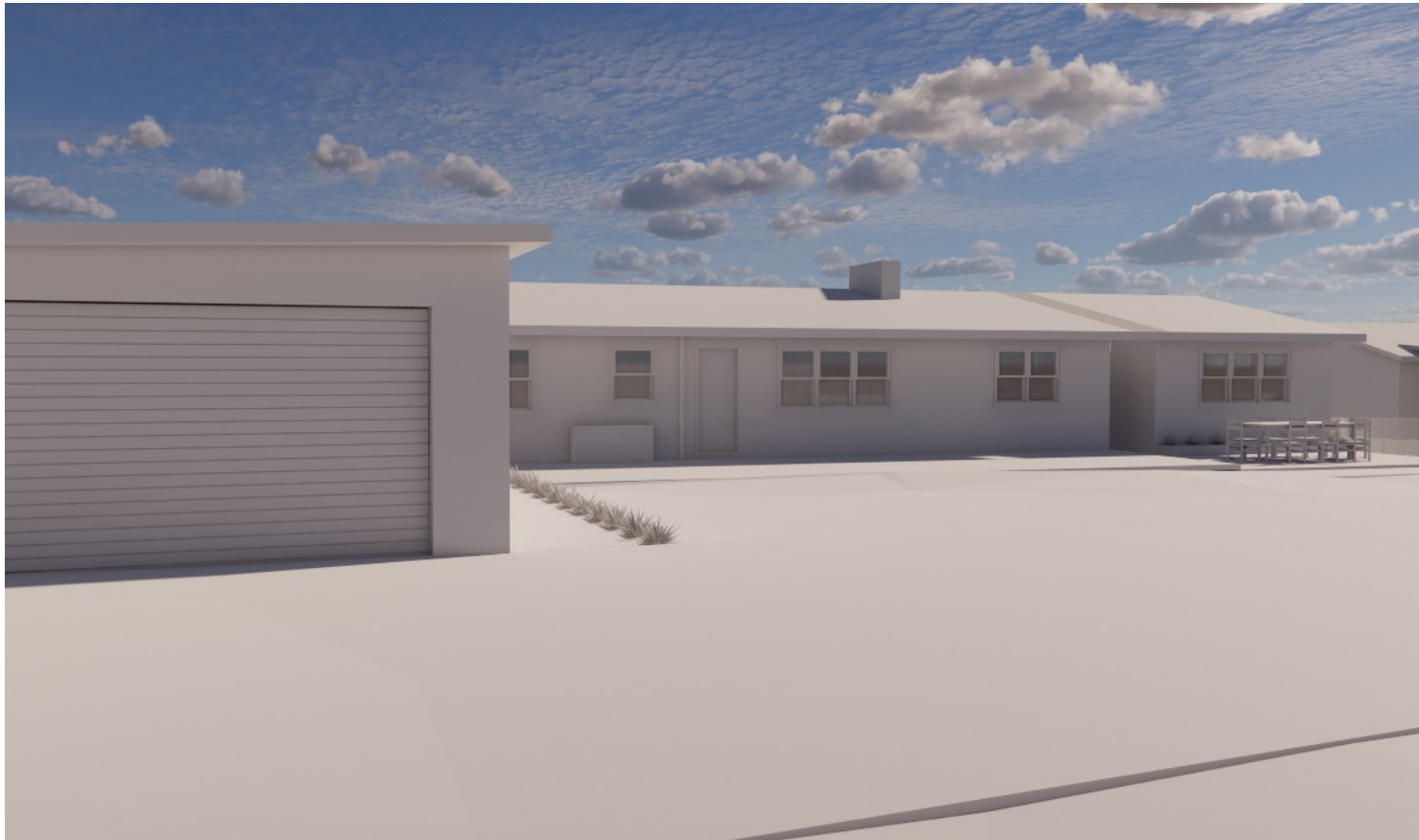
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Rev.	Amendment

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Project:
31 East Shelly Road
Orford, 7190

Drawing name:
3D Images

Issue date:
29/10/2025

Project stage:
Development App.

Drawing no:
25.007-DA12

Scale @ A3:

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