



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: **97 Mayfield Jetty Road (11610 Tasman Highway), Little Swanport (CT182292/1)**

PROPOSAL: **Shopfront (Resource Processing)**

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 Thursday 15 January 2025.

APPLICANT: **Caitlin Alice Laing**

DATE: **28/11/2025**

APPLICATION NO: **DA 2025 / 213**

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:	 Caitlin Alice Laing	Digitally signed by Caitlin Alice Laing Date: 2025.11.27 11:53:51 +11'00'	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 182292	FOLIO 1
EDITION 1	DATE OF ISSUE 26-Apr-2022

SEARCH DATE : 27-Nov-2025

SEARCH TIME : 11.22 AM

DESCRIPTION OF LAND

Parish of KELVEDON Land District of GLAMORGAN
Parish of LISDILLON Land District of GLAMORGAN
Lot 1 on Plan [182292](#)
Being in part the land described in Conveyance No. 41/5620
Excepting thereout Lot 108 (317m2) D20573, 6 Acres - The Mill
Hop Ground (referred to in the Will of John Mitchell),
Conveyance No.15/5246, Conveyance No.46/2378, Lots 1 and 2
(SP3226), Lot 8 (SP[142583](#)) 2.700 ha & Part of Lot 5 (SP[181867](#))
8.965ha
Derivation : Part of 1802 Acres Gtd. to R Pitcairn & J Allport,
Part of 500 Acres & 300 Acres Located to Thomas Buxton, Part
of Lot 5017, 17A-2R-38P and Part of Lot 5846, 690 Acres Gtd.
to John Mitchell and Whole of Lot 9711, 79A-3R-26P, Whole of
Lot 24224, 99A-0R-6P, Whole of Lot 8162, 325 Acres & Whole of
Lot 24224, 99A-0R-6P Gtd. to E.H.J.Mitchell
Prior CTs [138104/4](#), [143068/1](#) and [166596/6](#)

SCHEDULE 1

[C627106](#) TRANSFER to MAYFIELD FINE WOOL MERINO STUD PTY LTD
Registered 08-Aug-2006 at 12.02 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
SP[142583](#) BENEFITTING EASEMENT: (appurtenant to the land marked
KJHLMNOP on Plan [182292](#)) a right of carriageway over
the land marked Right of Way Variable Width on Plan
[182292](#)
[C593171](#) BURDENING EASEMENT: a wayleave easement and
restriction as to user of land in favour of Aurora
Energy Pty Ltd over the land marked Wayleave Easement
12.00 wide on Plan [182292](#) Registered 08-Feb-2005 at
noon
SP[166595](#) BURDENING EASEMENT: Right of Carriageway (appurtenant
to Lot 1 on Sealed Plan [166595](#)) over the land marked
Right of Way 10.00 wide (SP[166595](#)) on Plan [182292](#)
D[133470](#) BURDENING WAYLEAVE EASEMENT with the benefit of a

restriction as to user of land in favour of Aurora Energy Pty Ltd over the land marked Wayleave Easement 12.00 wide shown on Plan [182292](#) Registered 14-Aug-2014 at 12.01 PM

- [SP181867](#) BURDENING EASEMENT: Right of Carriageway (appurtenant to Lot 5 on Sealed Plan [181867](#)) over the land marked Right of Way 12.00 wide ([SP181867](#)) on Plan [182292](#)
- [19/2065](#) CONVEYANCE Made Subject to Conditions relating to One Acre of land used by The Trustees of the Property of the Church of England in Tasmania as a cemetery
- [35/9822](#) CONVEYANCE Made Subject to Conditions relating to Eight Acres of land shown on the plan drawn thereon
- [M202050](#) MORTGAGE to BENDIGO AND ADELAIDE BANK LIMITED Registered 28-Nov-2008 at 12.01 PM
- [C975703](#) INSTRUMENT creating Restrictive Covenants pursuant to section 34 Nature Conservation Act 2002 (affecting part of the said land within described) Registered 10-Sep-2010 at noon
- [M452572](#) LEASE to TASMAN SEA SALT PTY LTD of a leasehold estate for the term of 23 years and 6 months from 1-Jan-2014 Registered 14-Aug-2014 at noon
Leasehold Title(s) issued: 168028A/60 and 168028A/60
- [E255120](#) ADHESION ORDER under Section 110 of the Local Government (Building and Miscellaneous Provisions) Act 1993 Registered 26-Apr-2022 at 12.02 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

OWNER:	PLAN OF TITLE	REGISTERED NUMBER
FOLIO REFERENCE: FR 138104/4 FR 143068/1 FR 166596/6	LOCATION: LAND DISTRICT OF GLAMORGAN PARISH'S OF KELVEDON & LISDILLON CONVERTED BY PLAN No.	P182292
GRANTEE: Part of 1802 Ac. gtd to R. Pitcairn & J. Allport Part of 300 Ac. & 500 Ac. loc to Thomas Buxton Part of Lot 5017 (17A.2R.38P) & Lot 5846 (690Ac) gtd to John Mitchell AND Whole of Lot 10013 (42A.0R.16P) Lot 9711 (71A.3R.26P), Lot 8162 (325Ac) & Lot 24224 (99A.0R.6P) gtd to E.H.J. Mitchell.	COMPILED BY: LTO	APPROVED 26 APR 2022 <i>Renn</i> Recorder of Titles
NOT TO SCALE	LENGTHS IN METRES	

SKETCH BY WAY OF ILLUSTRATION ONLY

DERIVED FROM CONV

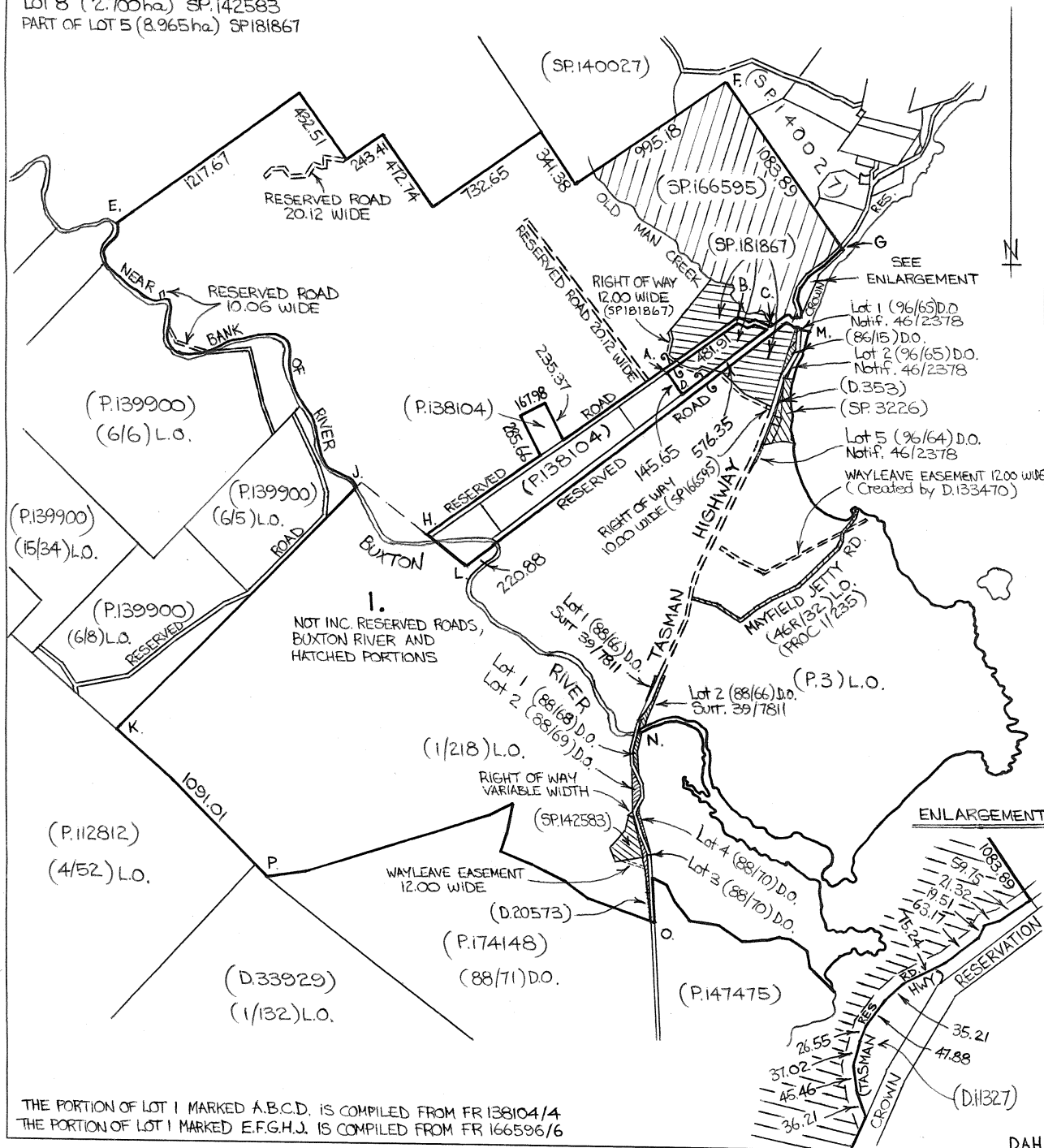
ALL EXISTING SURVEY NUMBERS TO BE
CROSS REFERENCED ON THIS PLAN

'EXCEPTED LANDS'

CONV. 46/2378 (LOTS 1+2) 96/65 D.O.
CONV. 46/2378 (LOT 5) 96/64 D.O.
LOTS 1+2 (2.499 ha) SP.3226
LOT 108 (317m²) D.20573
LOT 8 (2.700 ha) SP.142583
PART OF LOT 5 (8.965 ha) SP.181867

41/5620 MARKED K.J.H.L.M.N.O.P.

BALANCE PLAN



TASMAN SEA SALT APPLICATION FOR PLANNING APPROVAL

The Business

Tasman Sea Salt Pty Ltd was established in 2013 and is a sea salt works (the 'Saltworks') that harvests sea salt flakes from the water of the Tasman Sea. It is a pure, unrefined sea salt sourced from some of the cleanest waters in the world. The trace minerals that are naturally found in the seas around Tasmania give the salt an exceptional flavour.

Tasman Sea Salt Pty Ltd is looking to build a shopfront next to the current packaging shed. The business currently receives tourists and visitors looking to purchase sea salt products straight from the source. The new shopfront will allow the business to welcome visitors and tourists without interrupting business operations.

Proposed Infrastructure

The proposed development will include the following infrastructure:

- 2 x bonded 20ft high cube containers – 6m x 4.84m
- Deck – 6m x 2.4m

The site of the infrastructure is the current Tasman Sea Salt car park. All works will be undertaken within previously disturbed areas, collocating the development with existing buildings and services.

Visual Impact

The layout and materials used for the construction of the Saltworks infrastructure, and the proposed new shopfront, has been designed to minimise its visual impact. The Saltworks is set into the hill so that the full height of the buildings are concealed from passing traffic on the highway (and to a certain extent from traffic using Mayfield Jetty Road). It will also be partially screened to the north/west by the established vegetation growing around Mayfield Point.

The materials used in the build will utilise natural colours so as to blend into the surrounding environment.

Heritage

Given the area of proposed development is entered in the Tasmanian Heritage Register, Part 6 of the *Historic Cultural Heritage Act 1995*, Tasman Sea Salt has applied to the Tasmanian Heritage Council for Minor Works Approval on 27th November 2025.

Approvals

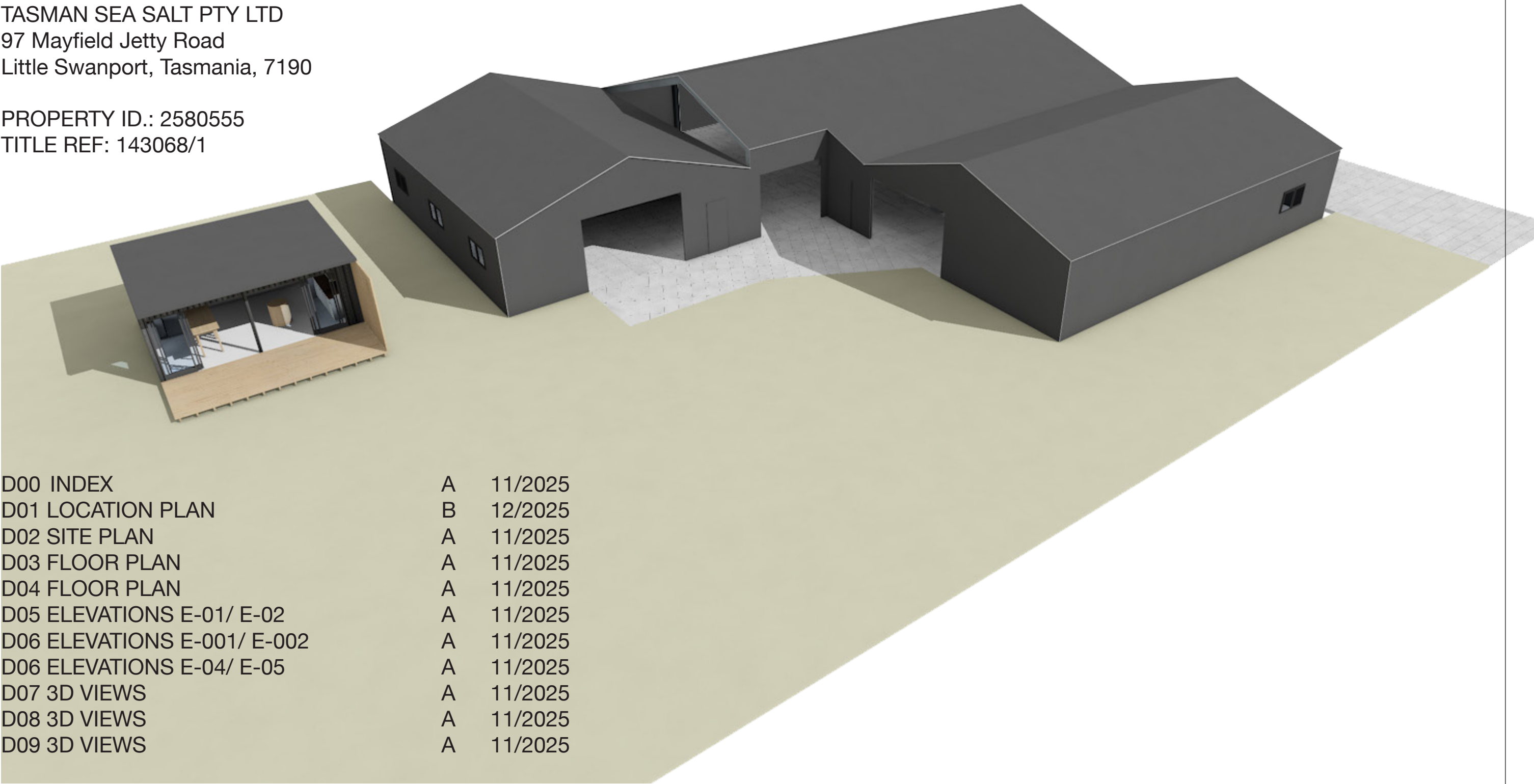
Please see the letter of acknowledgement from the Department of Primary Industries, Parks, Water and Environment and Crown Lands.

DEVELOPMENT APPLICATION

CELLAR DOOR OUTLET

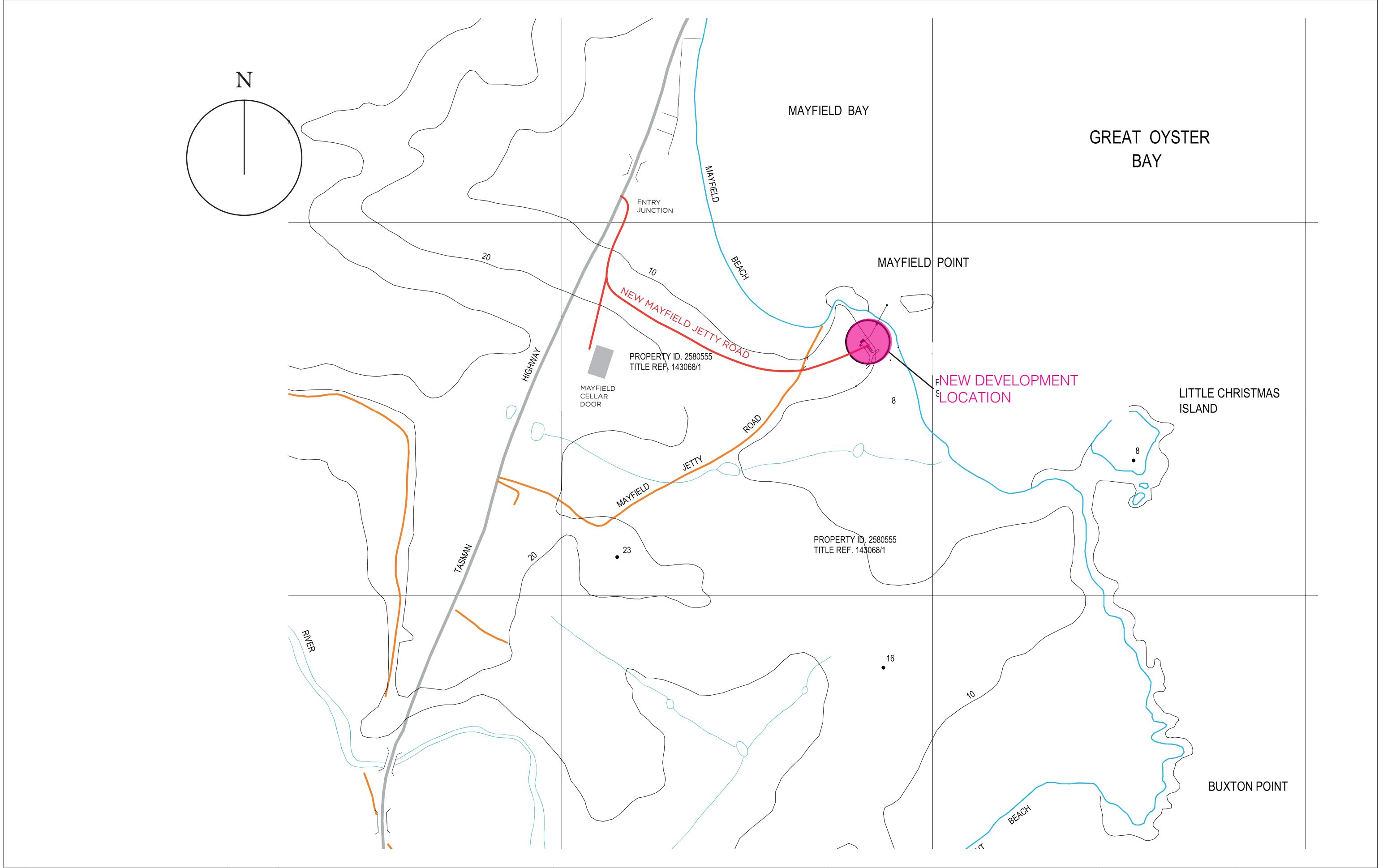
TASMAN SEA SALT PTY LTD
97 Mayfield Jetty Road
Little Swanport, Tasmania, 7190

PROPERTY ID.: 2580555
TITLE REF: 143068/1

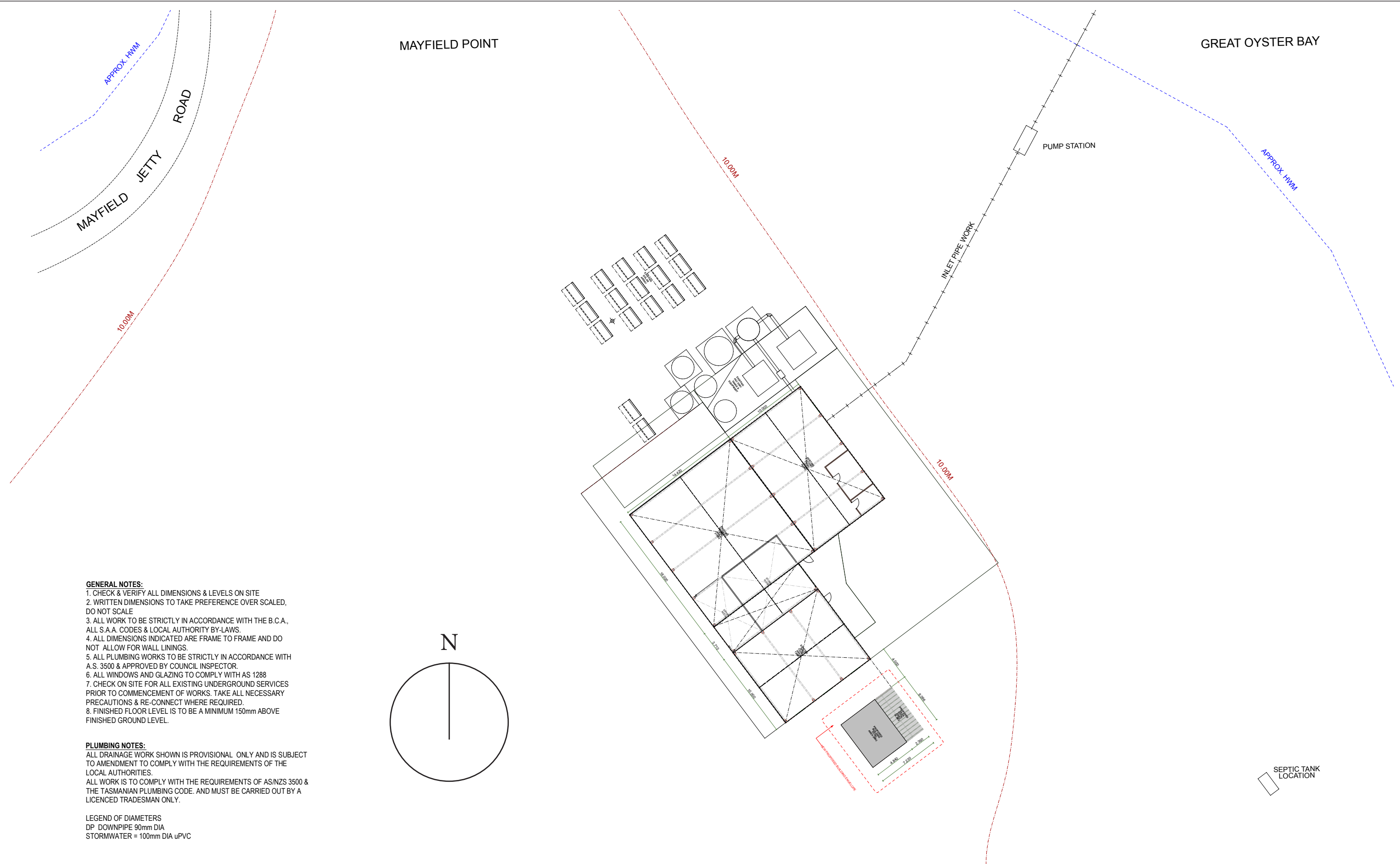


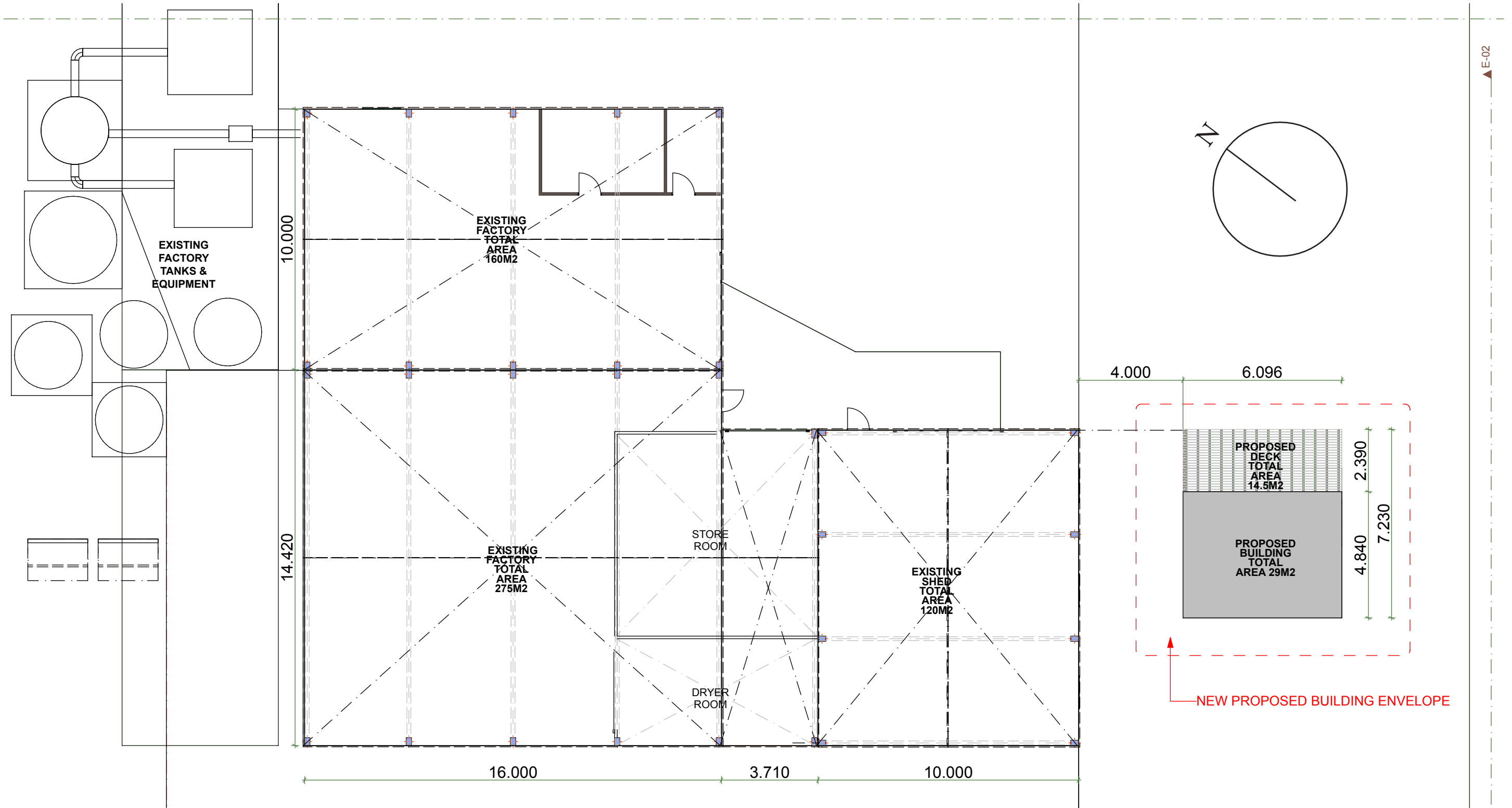
D00 INDEX	A	11/2025
D01 LOCATION PLAN	B	12/2025
D02 SITE PLAN	A	11/2025
D03 FLOOR PLAN	A	11/2025
D04 FLOOR PLAN	A	11/2025
D05 ELEVATIONS E-01/ E-02	A	11/2025
D06 ELEVATIONS E-001/ E-002	A	11/2025
D06 ELEVATIONS E-04/ E-05	A	11/2025
D07 3D VIEWS	A	11/2025
D08 3D VIEWS	A	11/2025
D09 3D VIEWS	A	11/2025

			<div>Travalia Architect CC1051 0</div>	CLIENT: C. MANSON	SHEET: FLOOR PLAN	DRAWN: MT		APPROVED: DT	
				ADDRESS: TASMAN SEA SALT 97 Mayfield Jetty Road Little Swanport, Tasmania, 7190, Australia	PROJECT: CELLAR DOOR OUTLET	SCALE: NA	SIZE: A3	DATE: 25.11.2025	
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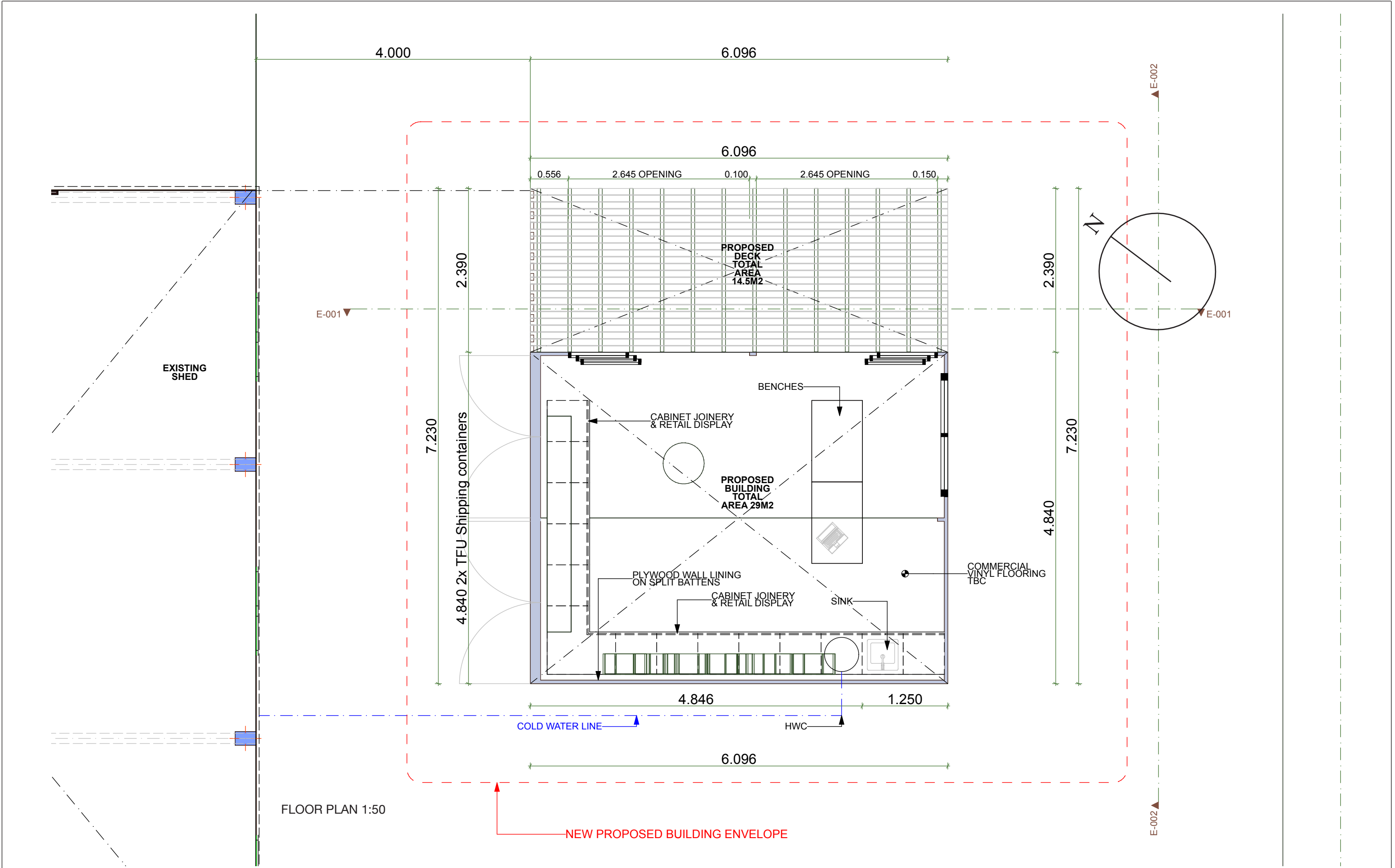


			<div>Travalia Architect</div> <div>CC1051 0</div>	CLIENT: C. MANSON	SHEET: LOCATION PLAN	DRAWN: MT		APPROVED: DT	
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A.	New Mayfield Jetty Rd location	11.12.25							
REV:	DESCRIPTION	DATE							

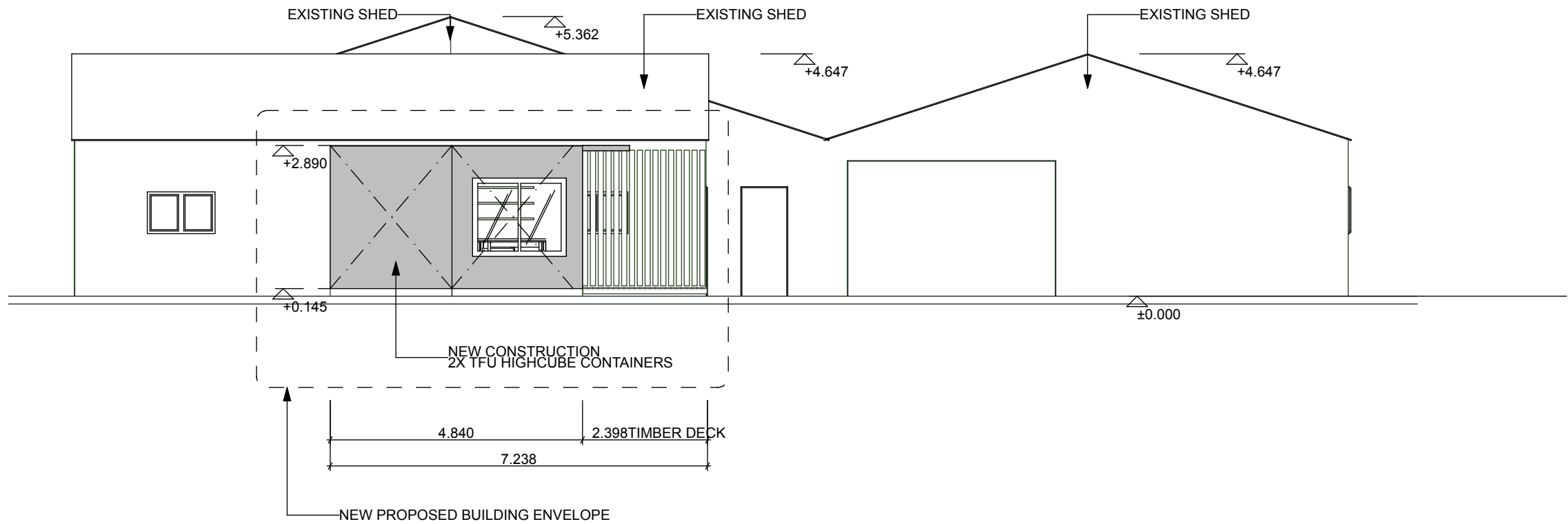




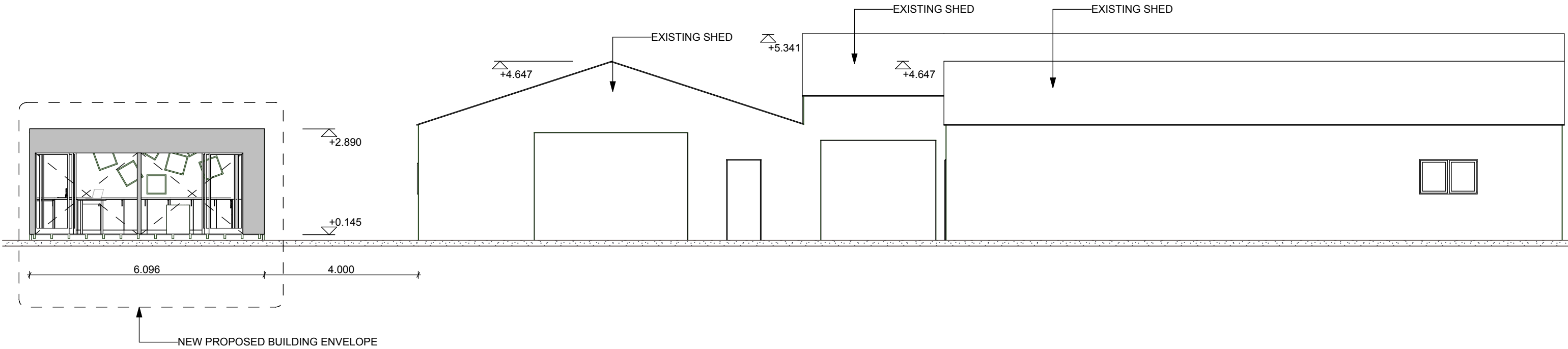
			<div>Travalia Architect</div> <div>CC1051 0</div>	CLIENT: <div>C. MANSON</div>	SHEET: <div>FLOOR PLAN</div>	DRAWN: <div>MT</div>	APPROVED: <div>DT</div>		
				ADDRESS: <div>TASMAN SEA SALT 97 Mayfield Jetty Road Little Swanport, Tasmania, 7190, Australia</div>	PROJECT: <div>CELLAR DOOR OUTLET</div>	SCALE: <div>1:150</div>	SIZE: <div>A3</div>	DATE: <div>25.11.2025</div>	
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REV:	DESCRIPTION	DATE							



			<div>Travalia Architect CC1051 0</div>	CLIENT: C. MANSON	SHEET: FLOOR PLAN	DRAWN: MT		APPROVED: DT		
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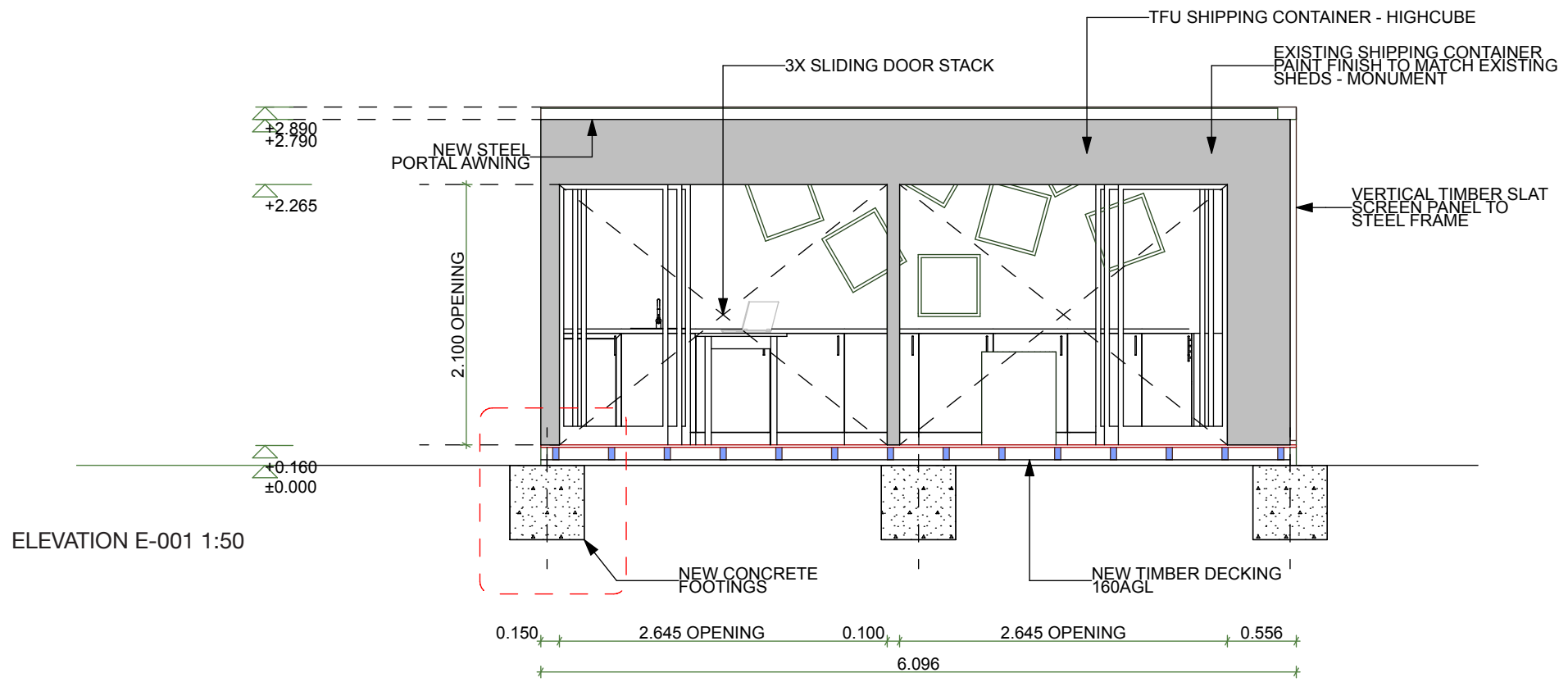
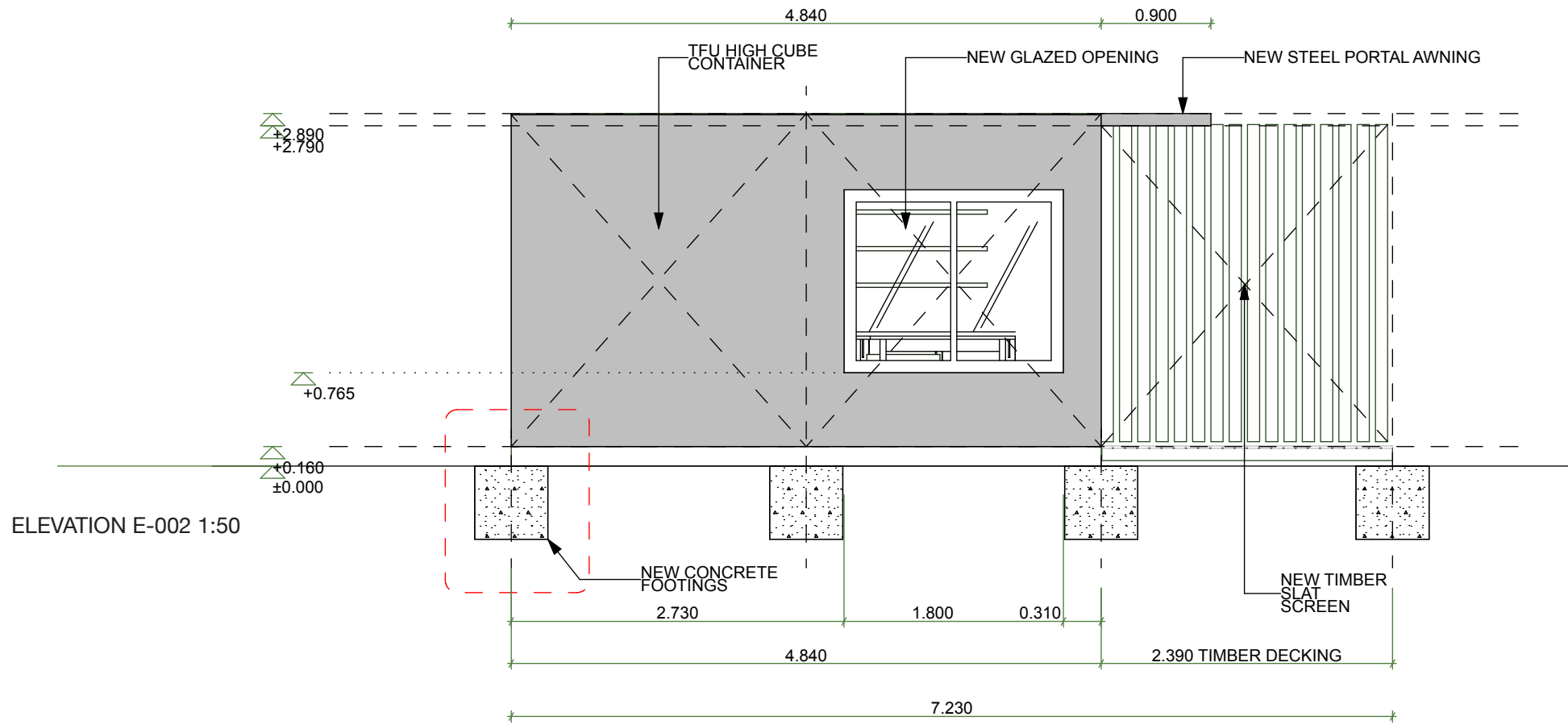


ELEVATION E-02 1:100



ELEVATION E-01 1:100

			<div>Travalia Architect</div> <div>CC1051 0</div>	CLIENT: <div>C. MANSON</div>	SHEET: <div>ELEVATIONS E-01 & E-02</div>	DRAWN: <div>MT</div>		APPROVED: <div>DT</div>	
				ADDRESS: <div>TASMAN SEA SALT 97 Mayfield Jetty Road Little Swanport, Tasmania, 7190, Australia</div>	PROJECT: <div>CELLAR DOOR OUTLET</div>	SCALE: <div>1:100</div>	SIZE: <div>A3</div>	DATE: <div>25.11.2025</div>	
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REV:	DESCRIPTION		DATE						



			<div>Travalia Architect</div> <div>CC1051 0</div>	CLIENT: C. MANSON	SHEET: ELEVATIONS E-01 & E-02	DRAWN: MT		APPROVED: DT	
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REV:	DESCRIPTION	DATE							



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REV:	DESCRIPTION	DATE							



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REV:	DESCRIPTION	DATE							



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