



**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:** **10 Van Leeuwen Crescent, Spring Beach**  
**CT 149542/1**

**PROPOSAL:** **Outbuilding**

Any person may make representation on the application(s) by letter (PO Box 6, Triabunna) or electronic mail ([planning@freycinet.tas.gov.au](mailto:planning@freycinet.tas.gov.au)) addressed to the Chief Executive Officer. Representations must be received before midnight on 15 January 2026.

**APPLICANT:** **David James Kearney**

**DATE:** **11/12/2025**

**APPLICATION NO:** **DA 2025 / 00225**

## 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.

<b>Details of Applicant and Owner</b>			
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:	
Email:	

**Details of Site (Note: If your application is discretionary, the following will be placed on public exhibition)**

Address of proposal:			
Suburb:		Post Code:	
Size of site: (m <sup>2</sup> 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*(LUPAA) 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	FOLIO
149542	1
EDITION	DATE OF ISSUE
1	30-May-2007

SEARCH DATE : 11-Dec-2025

SEARCH TIME : 10.40 am

**DESCRIPTION OF LAND**

Parish of ORFORD Land District of PEMBROKE

Lot 1 on Sealed Plan [149542](#)

Derivation : Part of Lot 28814, 91A-0R-39Ps. Gtd to Frank Hood

Prior CT [35156/10](#)**SCHEDULE 1**[B435151](#)**SCHEDULE 2**

Reservations and conditions in the Crown Grant if any

SP[149542](#) COVENANTS in Schedule of EasementsSP [35156](#) COVENANTS in Schedule of EasementsSP [35156](#) FENCING COVENANT in Schedule of Easements**UNREGISTERED DEALINGS AND NOTATIONS**

No unregistered dealings or other notations

<p><u>OWNER</u> BARBARA JUNE REEVE RICHARD JOHN PORTER</p> <p><u>FOLIO REFERENCE</u> C.T. 35156-9 C.T. 35156-10</p> <p><u>GRANTEE</u> PART OF LOT 28814, 91a. Or. 39p., GRANTED TO FRANK HOOD</p>		<p><b>PLAN OF SURVEY</b></p> <p>BY SURVEYOR TONY WOOLFORD LOCATION 72 GRAHAMS ROAD, MT. RUMNEY. 7170. Phone 6248 5224</p> <p>LAND DISTRICT OF PEMBROKE PARISH OF ORFORD</p> <p>SCALE 1:1,000 LENGTHS IN METRES</p>		<p>REGISTERED NUMBER <b>SP149542</b></p> <p>APPROVED EFFECTIVE FROM 30 MAY 2007</p> <p><i>Alice Kawa</i> Recorder of Titles</p>
<p>MAPSHEET MUNICIPAL CODE No. 112 (5628-34)</p>		<p>LAST FPT 76 UPI No FPT 77</p>	<p>LAST PLAN No. SP 35156</p>	<p>ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN</p>
<p>Survey plan showing Lot 1 (4,291 m²) and Lot 2 (6,711 m²). The plan includes property lines, roads, and a north arrow. Survey data is labeled along the boundaries.</p> <p>Lot 1: 4,291 m²</p> <p>Lot 2: 6,711 m²</p> <p>Survey Data (approximate values):</p> <ul style="list-style-type: none"> <li>Lot 1: 80.67, 78.09, 6.21, 6.21, 6.21, 6.21, 6.21, 6.21</li> <li>Lot 2: 34.03, 1.00, 57° 51' 30", 87.76, 118.67, 68/25 L.O.</li> <li>Boundary: 160R/22 L.O., 13.02, 32.75, 23° 39' 58", 92.00</li> </ul>				

**SCHEDULE OF EASEMENTS**

Registered Number

**SP 149542**

**NOTE:** THE SCHEDULE MUST BE SIGNED BY THE OWNERS  
& MORTGAGEES OF THE LAND AFFECTED.  
SIGNATURES MUST BE ATTESTED.

PAGE 1 OF 1 PAGE/S

**EASEMENTS AND PROFITS**

Each lot on the plan is together with:-

- (1) such rights of drainage over the drainage easements shown on the plan (if any) as may be necessary to drain the stormwater and other surplus water from such lot; and
- (2) any easements or profits a prendre described hereunder.

Each lot on the plan is subject to:-

- (1) such rights of drainage over the drainage easements shown on the plan (if any) as passing through such lot as may be necessary to drain the stormwater and other surplus water from any other lot on the plan; and
- (2) any easements or profits a prendre described hereunder.

The direction of the flow of water through the drainage easements shown on the plan is indicated by arrows.

No profits a prendre are created to benefit or burden any lot on the plan.

**SIGNED** by Barbara June Reeve

as owner of the land contained in

Certificate of Title Volume 35156 Folio 9

in the presence of:

Witness: .....

Name: .....

Address: .....

Occupation: .....



.....

**SIGNED** by Richard John Parker

as owner of the land contained in

Certificate of Title Volume 35156 Folio 10

in the presence of:

**COVENANTS:** The owner of each lot on the plan are each burdened by the  
restrictive covenants created by and more fully set forth in Sealed Plan No. 35156

.....

Witness: .....

Name: .....

Address: .....

Occupation: .....

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: Barbara June Reeve &amp; Richard John Parker

FOLIO REF: 35156/9 &amp; 35156/10

SOLICITOR  
& REFERENCE: Dobson Mitchell & Allport  
59 Harrington Street  
HOBART Tas 7000  
Ref: Mr D Danaher

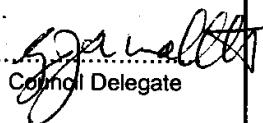
PLAN SEALED BY: Glamorgan Spring Bay Council

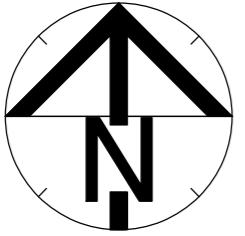
DATE: 22/12/06

Sueab005

REF NO.

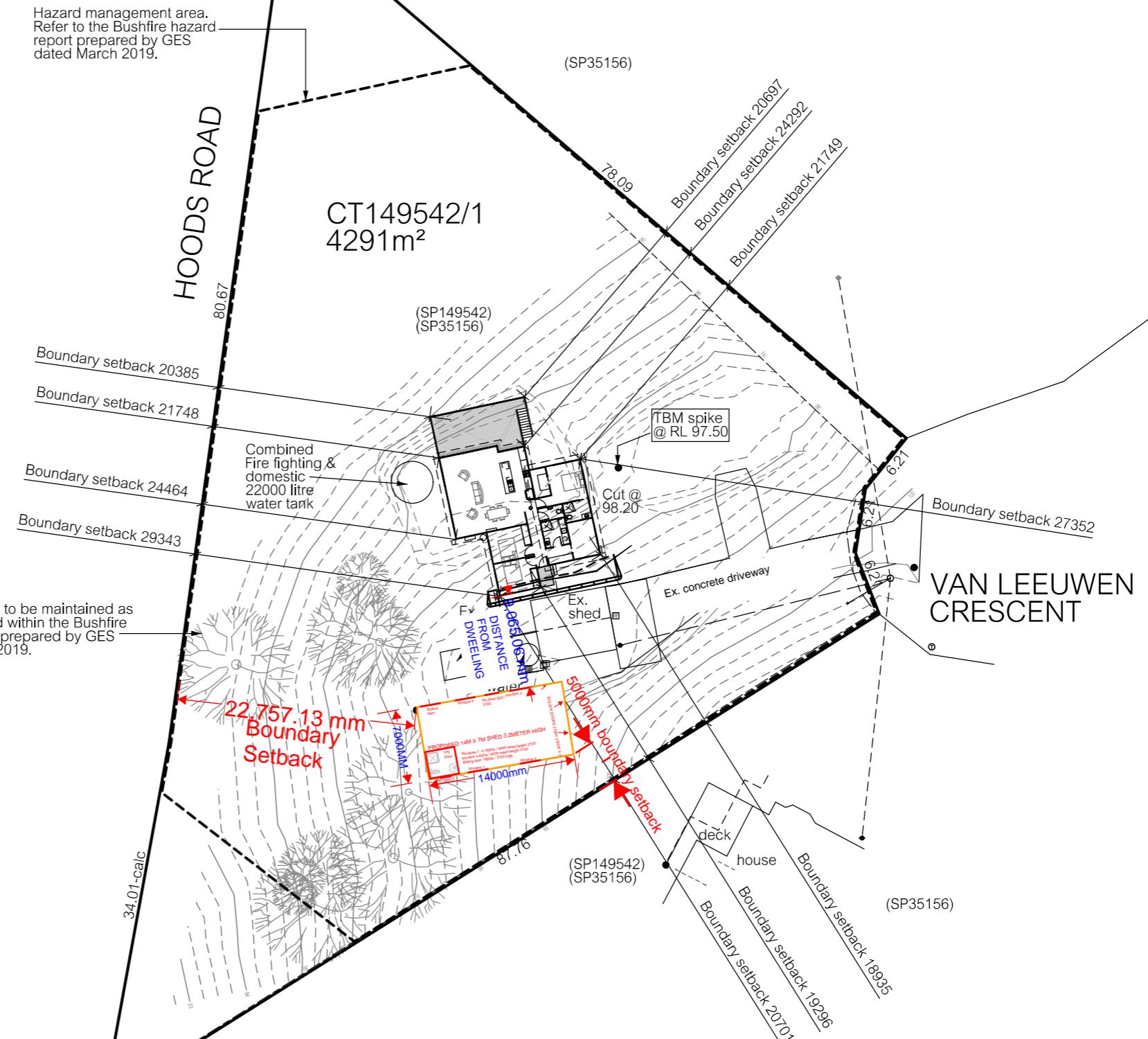
Council Delegate

**NOTE:** The Council Delegate must sign the Certificate for the purposes of identification.



### Proposed new Class 10A Shed

FFL: 98.70



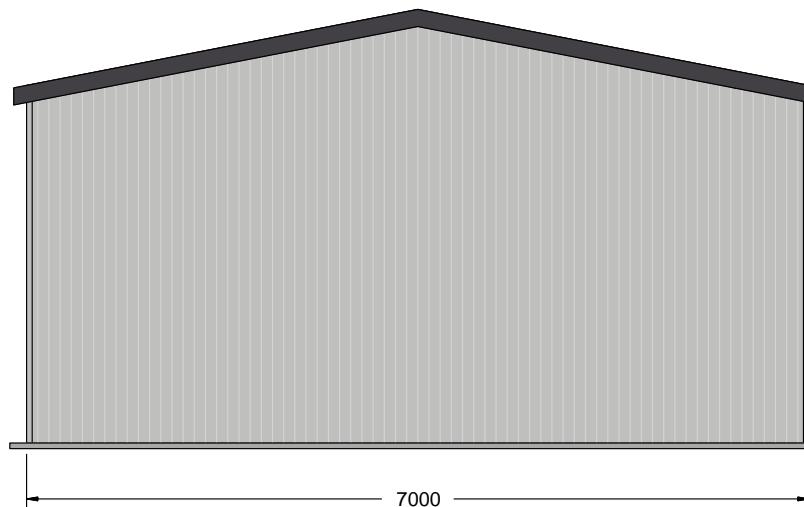
NOTES	
• Builder to verify all dimensions and levels on site prior to commencement of work	
• All work to be carried out in accordance with the current National Construction Code.	
• All materials to be installed according to manufacturers specifications.	
• Dimensions to take precedence over scale.	
• Do not scale from these drawings.	

				Client / Project info:	LOCATION PLAN
				Proposed 14 x 7 Class 10 outbuilding 10 Van Leeuwen Crescent, SPRING BEACH	
B					Drawn DK H471
A					Date 08/12/2025
No.	Amendment				Sheet 1:500 01

**KGE PROJECTS PTY LTD**



FRONT ELEVATION

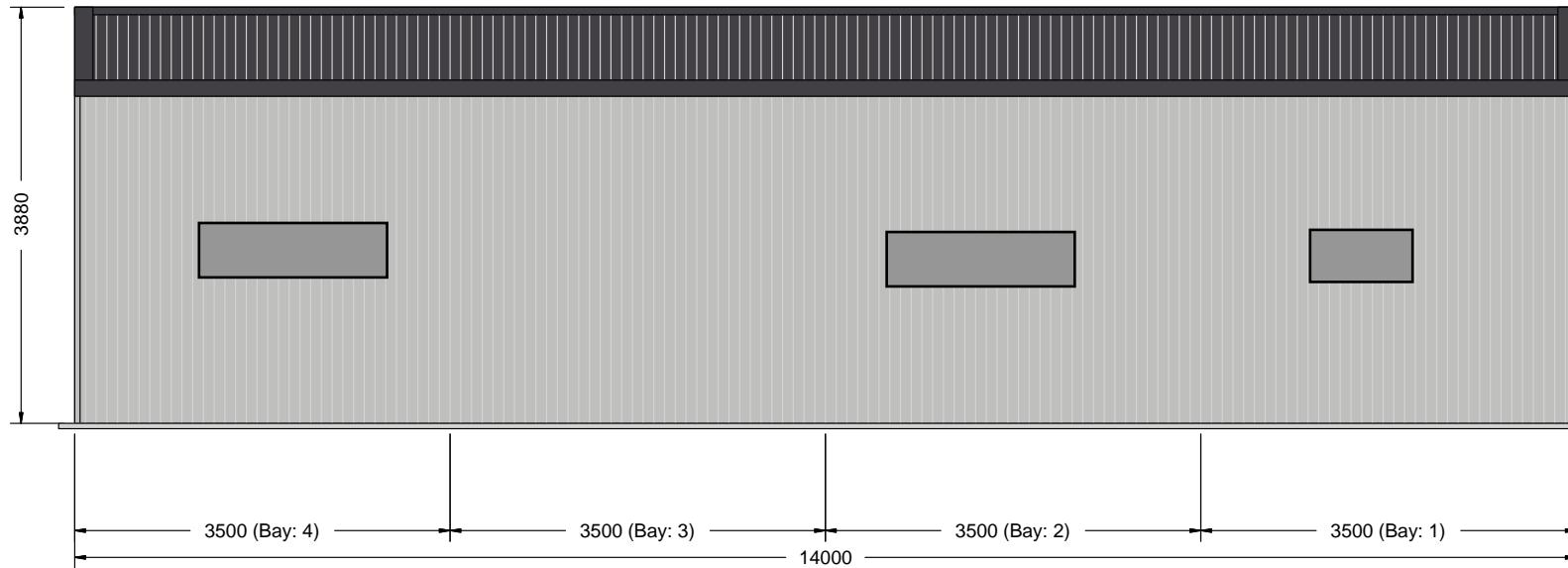


REAR ELEVATION

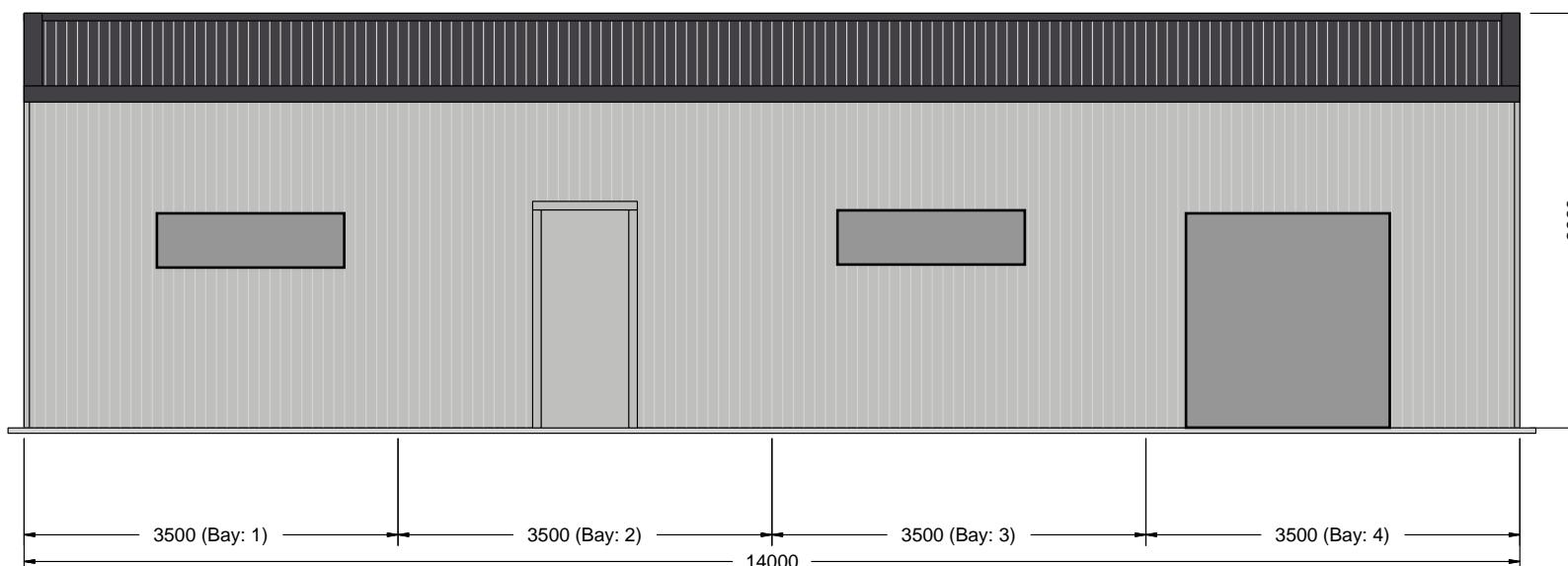
139 Main Road,  
Sorell TAS 7172  
Phone: 1300 737 910  
Email: [sales@rainbowbuilding.com.au](mailto:sales@rainbowbuilding.com.au)

CLIENT:  
SITE ADDRESS: 10 Van Leeuwen Crescent, Spring Beach, TAS, 7190  
PHONE: 0404571877  
EMAIL: [david@kandeprojects.com.au](mailto:david@kandeprojects.com.au)

DRAWING TITLE: End Elevations  
ALE: 1:67.643  
DATE: 11-12-2025  
Job Number: KING01\_11099  
Drawing Number: EE



LEFT ELEVATION

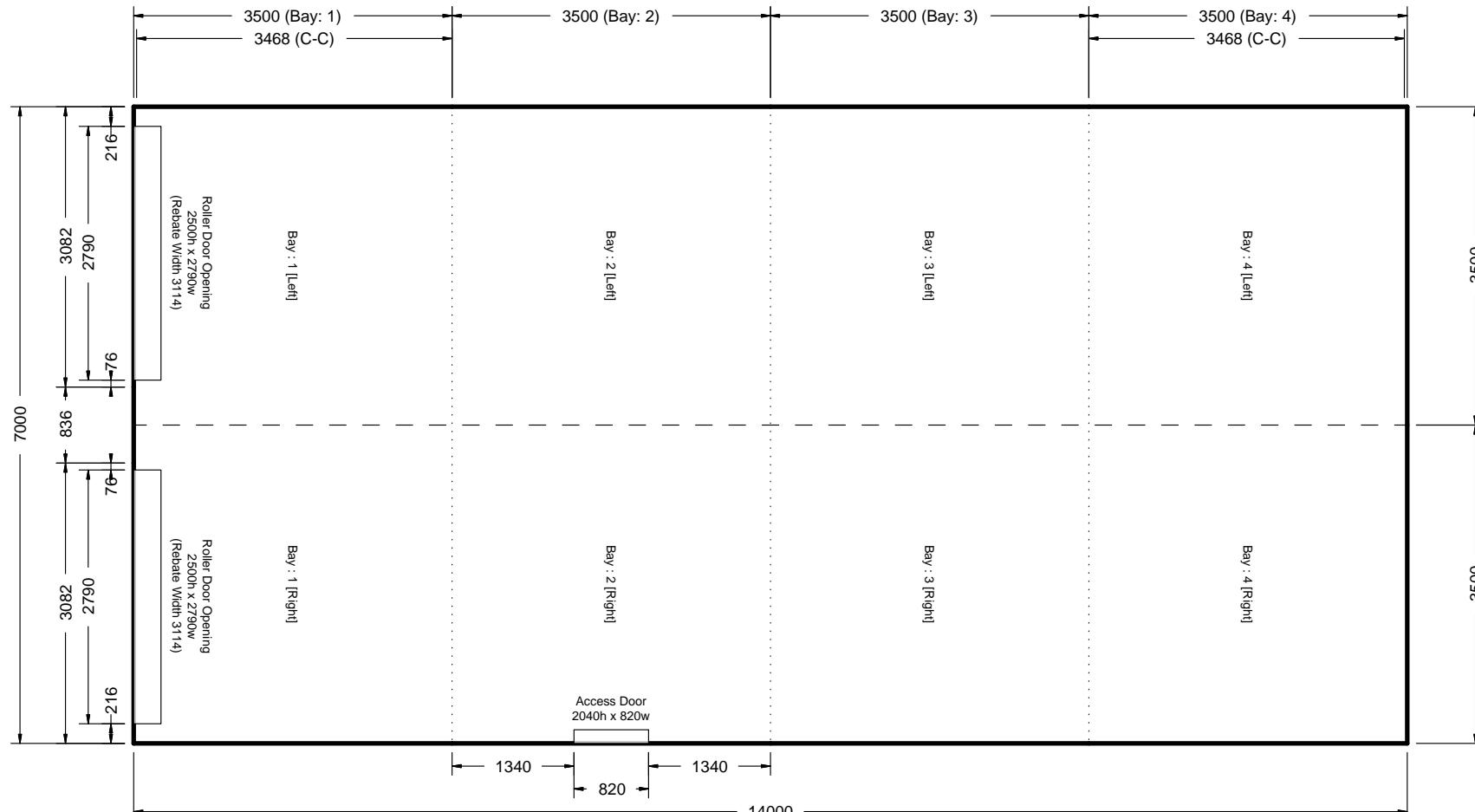


RIGHT ELEVATION

139 Main Road,  
Sorell TAS 7172  
Phone: 1300 737 910  
Email: [sales@rainbowbuilding.com.au](mailto:sales@rainbowbuilding.com.au)

CLIENT: David Kearney  
SITE ADDRESS: 10 Van Leeuwen Crescent, Spring Beach, TAS, 7190  
PHONE: 0404571877  
EMAIL: [david@kandeprojects.com.au](mailto:david@kandeprojects.com.au)

DRAWING TITLE: Side Elevations  
ALE: 1:69.876  
DATE: 11-12-2025  
Job Number: KING01\_11099  
Drawing Number: SE

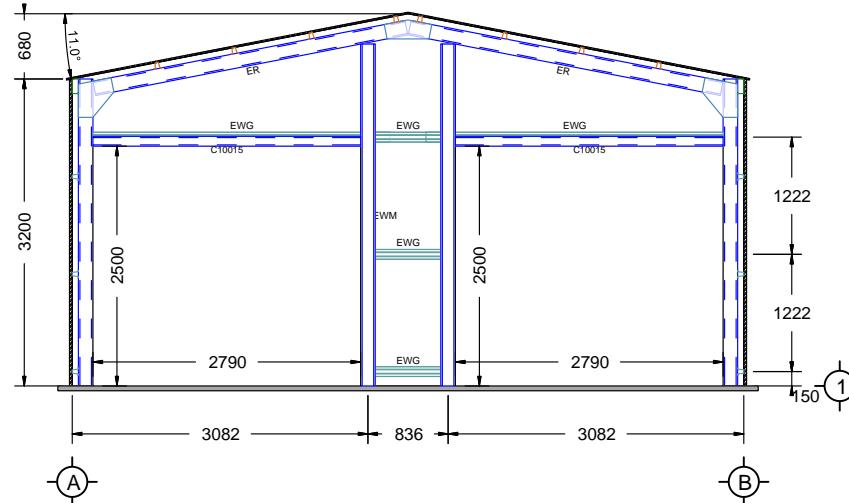


PLAN ELEVATION

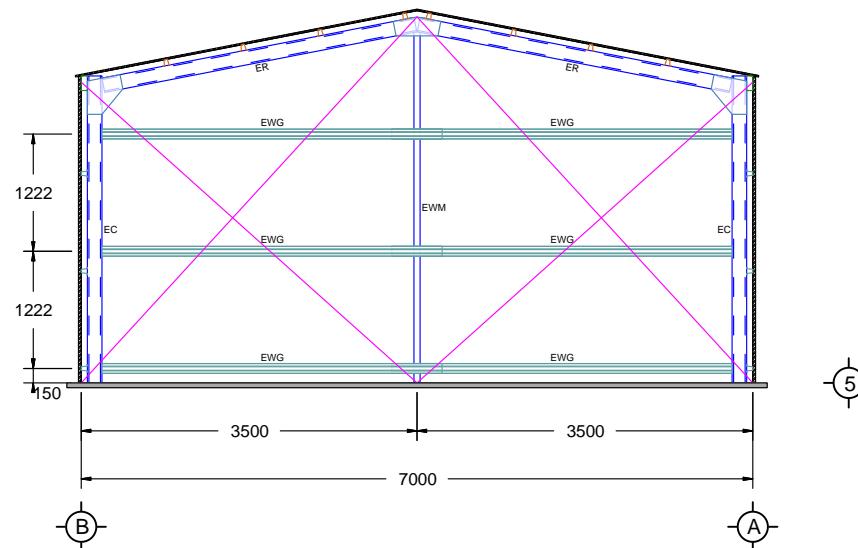
139 Main Road,  
Sorell TAS 7172  
Phone: 1300 737 910  
Email: [sales@rainbowbuilding.com.au](mailto:sales@rainbowbuilding.com.au)

CLIENT: David Kearney  
SITE ADDRESS: 10 Van Leeuwen Crescent, Spring Beach, TAS, 7190  
PHONE: 0404571877  
EMAIL: [david@kandeprojects.com.au](mailto:david@kandeprojects.com.au)

DRAWING TITLE: Plan Elevation  
ALE: 1:72.030  
DATE: 11-12-2025  
Job Number: KING01\_11099  
Drawing Number: FPE

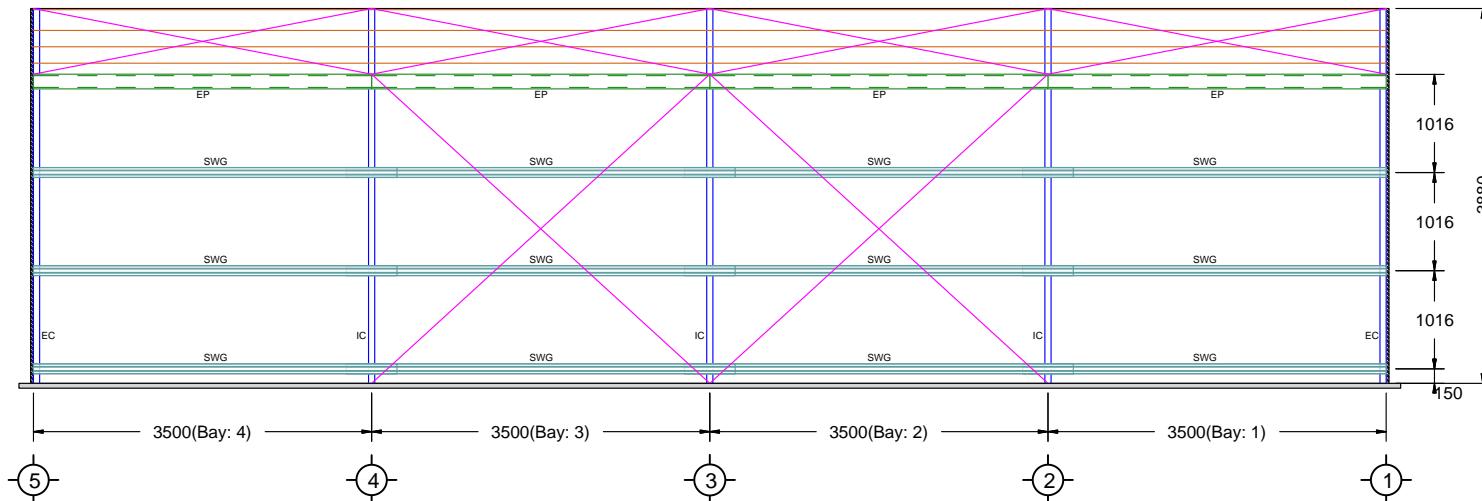


FRONT ELEVATION

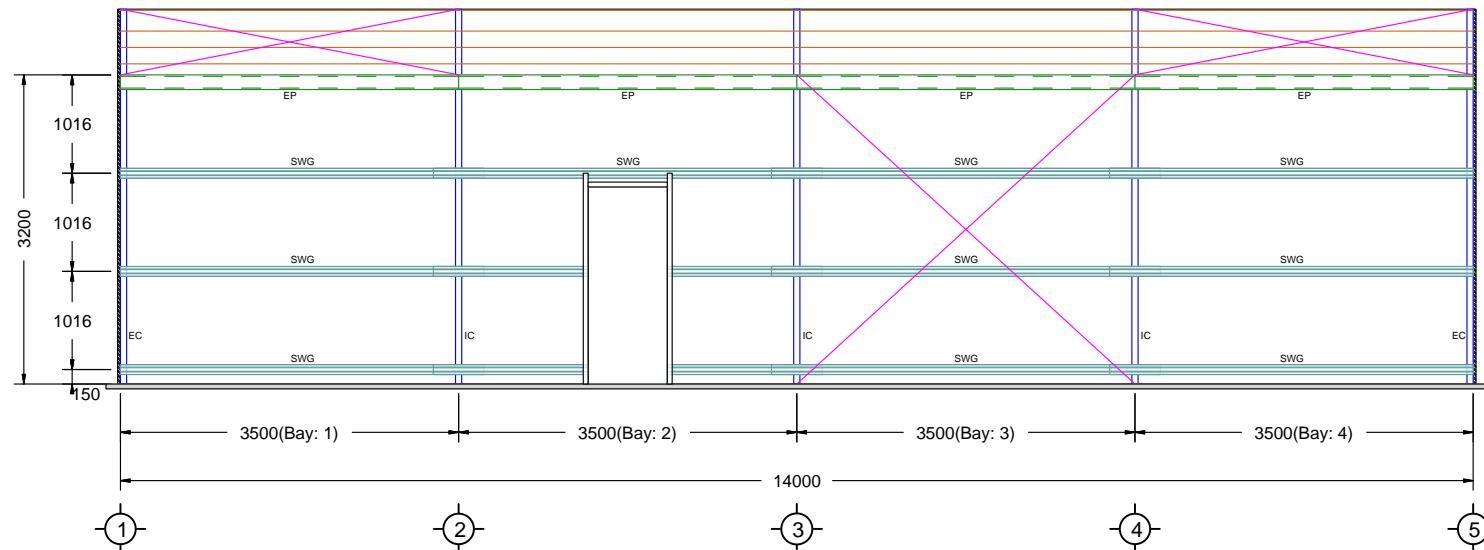


REAR ELEVATION

139 Main Road,  
Sorell TAS 7172  
Phone: 1300 737 910  
Email: [sales@rainbowbuilding.com.au](mailto:sales@rainbowbuilding.com.au)



LEFT ELEVATION

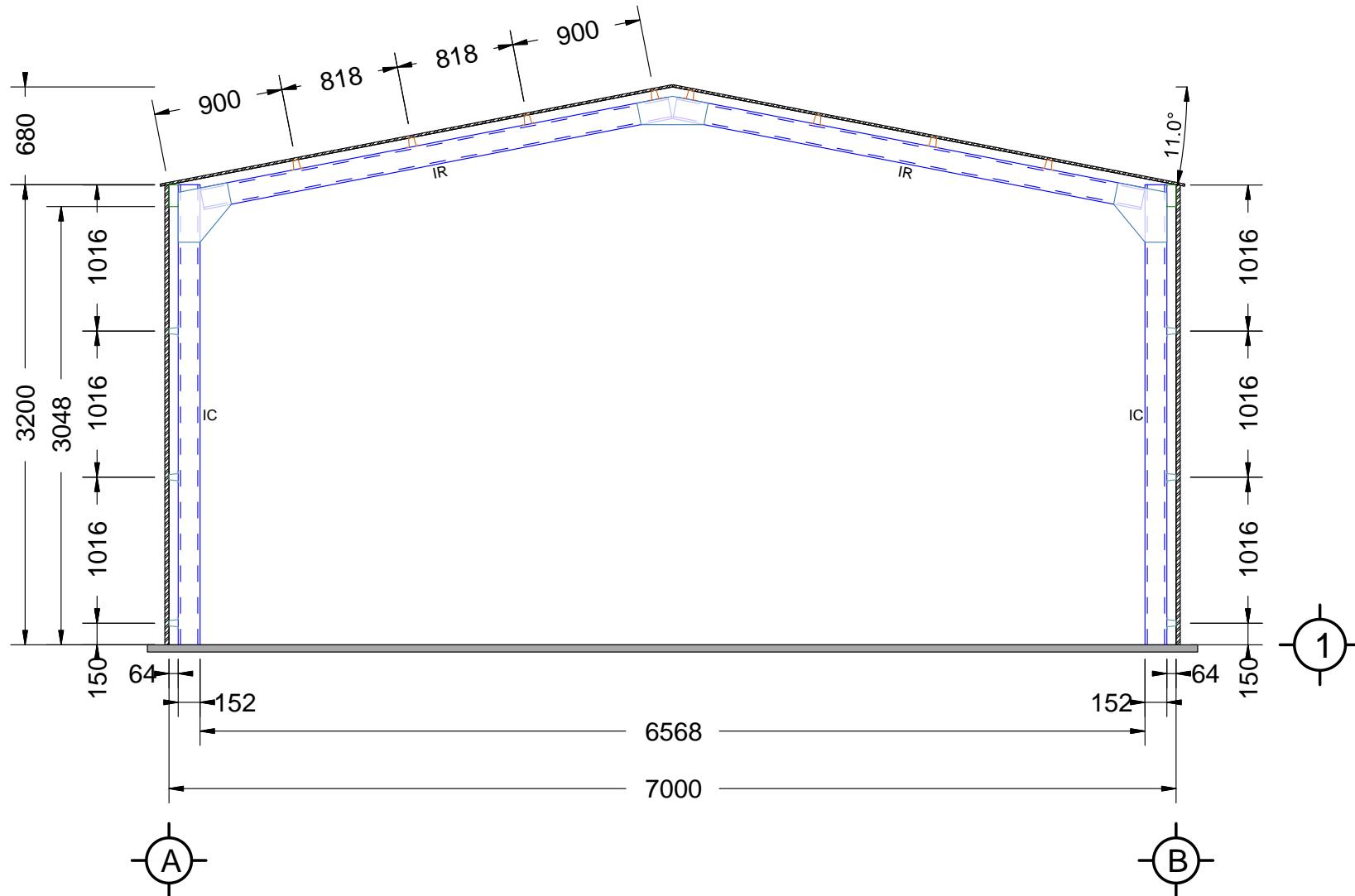


RIGHT ELEVATION

139 Main Road,  
Sorell TAS 7172  
Phone: 1300 737 910  
Email: sales@rainbowbuilding.com.au

CLIENT: David Kearney  
SITE ADDRESS: 10 Van Leeuwen Crescent, Spring Beach, TAS, 7190  
PHONE: 0404571877  
EMAIL: david@kandeprojects.com.au

DRAWING TITLE: Side Frame Elevations  
ALE: 1:78.252  
DATE: 11-12-2025  
Job Number: KING01\_11099  
Drawing Number: SFE

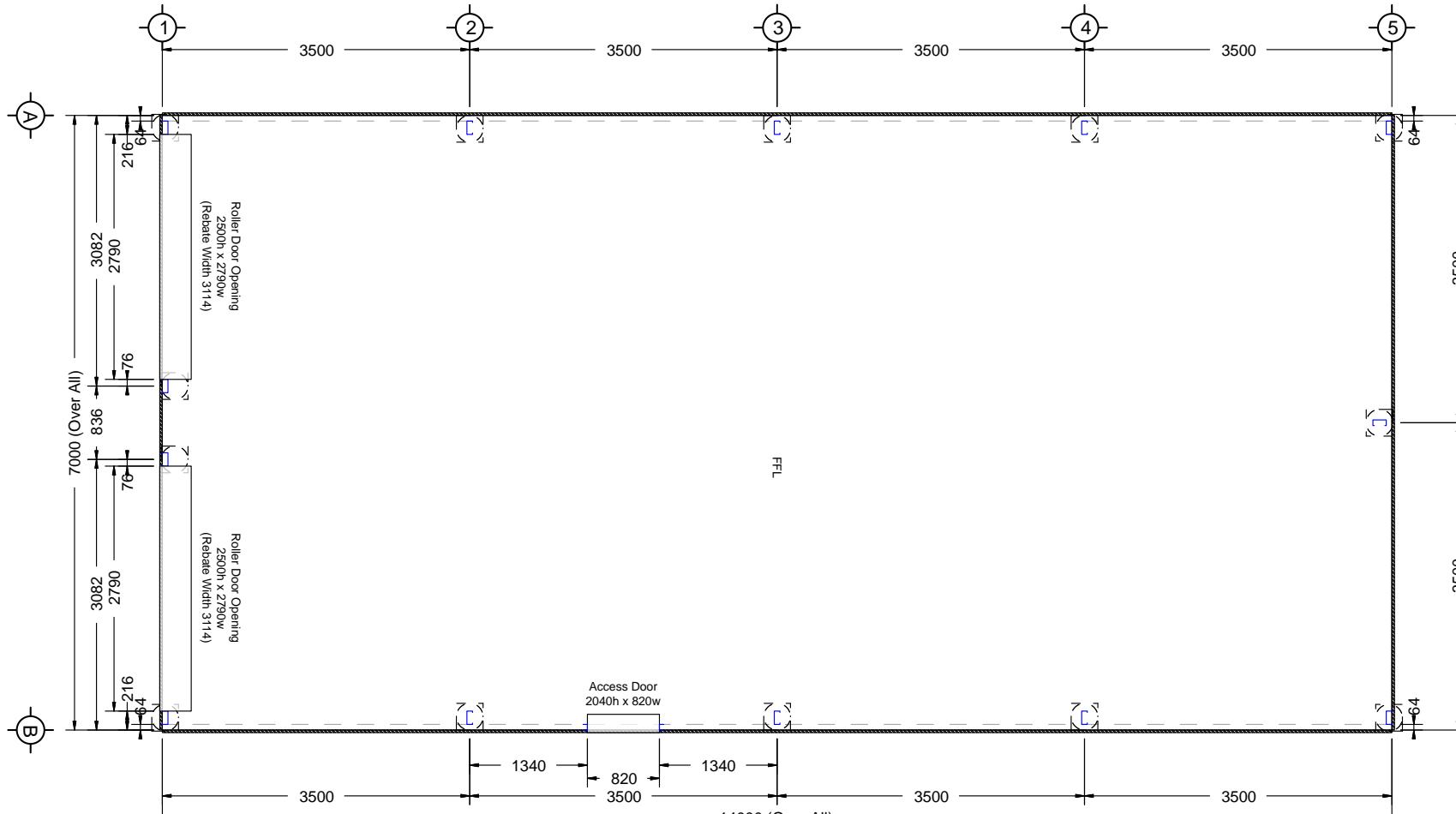


## INTERMEDIATE ELEVATION

139 Main Road,  
Sorell TAS 7172  
Phone: 1300 737 910  
Email: sales@rainbowbuilding.com.au

CLIENT: David Kearney  
SITE ADDRESS: 10 Van Leeuwen Crescent, Spring Beach, TAS, 7190  
PHONE: 0404571877  
EMAIL: david@kandeprojects.com.au

DRAWING TITLE: Cross Section  
ALE: 1:43.501  
DATE: 11-12-2025  
Job Number: KING01\_11099  
Drawing Number: CS



FLOOR PLAN

139 Main Road,  
Sorell TAS 7172  
Phone: 1300 737 910  
Email: [sales@rainbowbuilding.com.au](mailto:sales@rainbowbuilding.com.au)

CLIENT: David Kearney  
SITE ADDRESS: 10 Van Leeuwen Crescent, Spring Beach, TAS, 7190  
PHONE: 0404571877  
EMAIL: [david@kandeprojects.com.au](mailto:david@kandeprojects.com.au)

DRAWING TITLE: Floor Plan  
ALE: 1:73.777  
DATE: 11-12-2025  
Job Number: KING01\_11099  
Drawing Number: FP