



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: **1 Tarleton Street, Swansea**
CT 129223/10

PROPOSAL: **Residential - Outbuilding**

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 April 2026.

APPLICANT: **RH Architecture - Roy Higman**

DATE: **26/02/2026**

APPLICATION NO: **DA 2026 / 034**

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:	RH Architecture (Roy Higman)		
Contact person: (if different from applicant)			
Address:	PO BOX 306		
Suburb:	New Norfolk	Post Code:	7140
Email:	roy@rharchitecture.com.au	Phone: / Mobile:	0448866391

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

Address of proposal:	1 Tarleton Street		
Suburb:	Swansea	Post Code:	7140
Size of site: (m ² or Ha)	2.528ha		
Certificate of Title(s):	129223/10		
Current use of site:	Residential		

General Application Details *Complete for All Applications*

Description of proposed use or development:	New shed	
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)	<input type="checkbox"/> Yes / No <input checked="" type="checkbox"/>	

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:	25/02/26
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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 129223	FOLIO 10
EDITION 5	DATE OF ISSUE 19-June-2020

SEARCH DATE : 25-Feb-2026

SEARCH TIME : 03.24 pm

DESCRIPTION OF LAND

Town of SWANSEA

Lot 10 on Sealed Plan [129223](#)

Derivation : Part of 24A-2R-39Ps Sec.W.w. Gtd. to W.Hunn

Prior CT [102417/2](#)

SCHEDULE 1

[C78310](#) TRANSFER to

Registered 19-Feb-1998 at 12.02 pm

SCHEDULE 2


Reservations and conditions in the Crown Grant if any

SP [129223](#) EASEMENTS in Schedule of Easements

SP [102417](#) SP [129223](#) FENCING COVENANT in Schedule of Easements

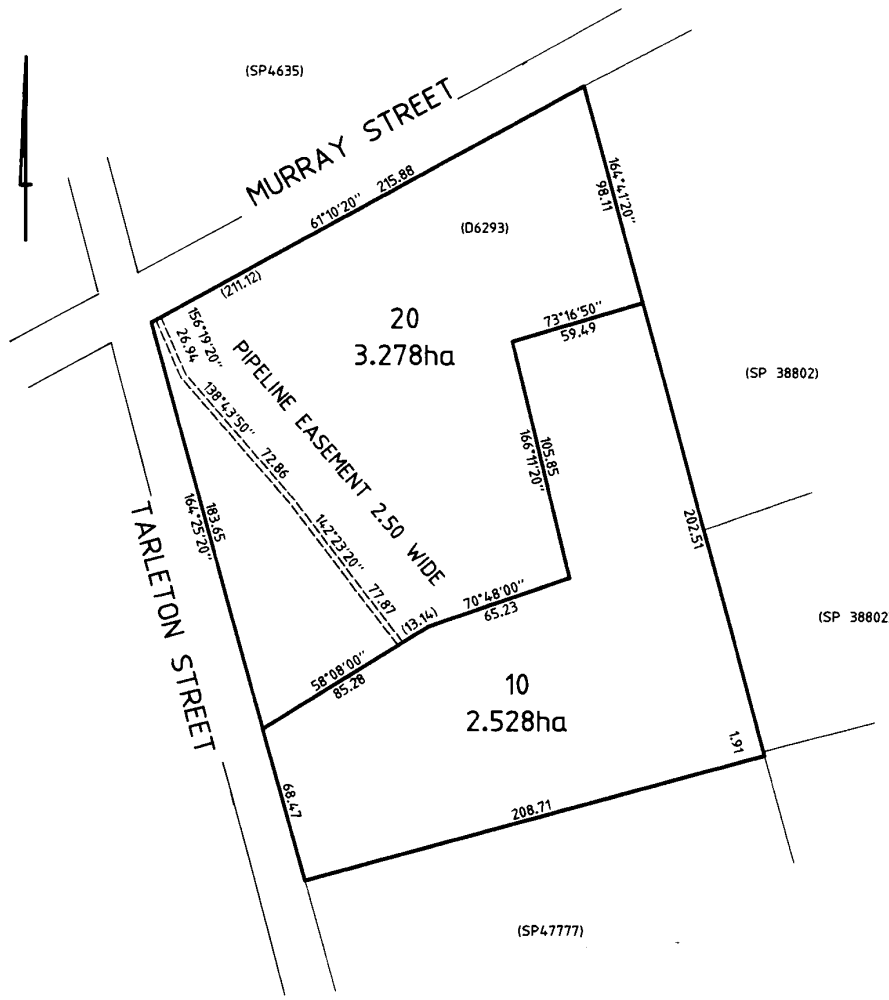
UNREGISTERED DEALINGS AND NOTATIONS

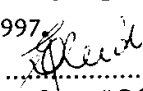
No unregistered dealings or other notations

OWNER ANTHONY JOHN DINGJAN FOLIO REFERENCE CTs 102417-1, 102417-2 GRANTEE PART OF 24-2-39 (LOT 1) GTD TO WILLIAM HUNN		<p style="text-align: center;">PLAN OF SURVEY</p> BY SURVEYOR A.S. HAMILTON LOCATION <p style="text-align: center;">TOWN OF SWANSEA secn Ww</p> SCALE 1: 2000 LENGTHS IN METRES		REGISTERED NUMBER <p style="font-size: 24pt;">SP129223</p> APPROVED EFFECTIVE FROM 11 DEC 1997  Recorder of Titles
MAPSHEET MUNICIPAL CODE No. 46-112 (5833-32)	LAST UPI No. AQV39 AQV40	LAST PLAN No. SP 102417	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN	

LOT 10 COMPILED FROM FR.102417/2 & THIS SURVEY

EARLY ISSUE

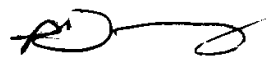
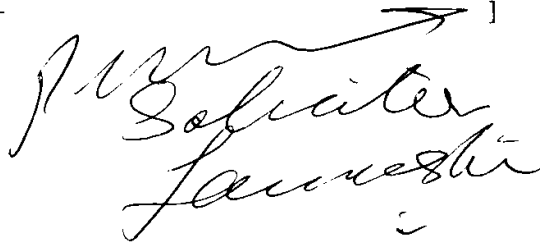


<p style="text-align: center;">SCHEDULE OF EASEMENTS</p> <p>NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.</p>	<p>REGISTERED NUMBER</p> <p style="font-size: 2em;">SP 129223</p>
PAGE 1 OF 2 PAGE/S	
<p><u>EASEMENTS AND PROFITS</u></p> <p>Each lot on the plan is together with:-</p> <p>(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</p> <p>(2) any easements or profits a prendre described hereunder.</p> <p>Each lot on the plan is subject to:-</p> <p>(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</p> <p>(2) any easements or profits a prendre described hereunder.</p> <p>The direction of the flow of water through the drainage easements shown on the plan is indicated by arrows.</p> <p><u>COVENANTS</u></p> <p>The Owners of each lot on the plan covenant with the Vendor [Anthony John Dingjan] that the Vendor [the said Anthony John Dingjan] shall not be required to fence.</p> <p><u>EASEMENTS</u></p> <p>Lot 20 on the plan is subject to the full free right and liberty of the registered proprietors for the time being of lot 10 at all times with workmen and others with machinery to enter upon the land marked "Pipeline Easement 2.50 wide" on the plan to lay and maintain thereon or thereunder water pipes valves and fittings and to run and pass water through and along the same and when and where necessary to lay new pipes in substitution therefor and addition thereto and to do all necessary works and things in connection therewith without doing unnecessary damage to the land and leaving the same in a neat and tidy condition. Lot 10 on the plan is together with the full free right and liberty of the registered proprietors for the time being of the said lot 10 at all times with workmen and others with machinery to enter upon the land marked "Pipeline Easement 2.50 wide" on the plan to lay and maintain thereon or thereunder water pipes valves and fittings and to run and pass water through and along the same and when and where necessary to lay new pipes in substitution therefor and addition thereto and to do all necessary works and things in connection therewith without doing unnecessary damage to the land and leaving the same in a neat and tidy condition.</p>	
(USE ANNEXURE PAGES FOR CONTINUATION)	
<p>SUBDIVIDER:</p> <p>FOLIO REF:</p> <p>SOLICITOR & REFERENCE:</p>	<p>PLAN SEALED BY: Glamorgan/Spring Bay Council</p> <p>DATE: 30th September, 1997</p> <p style="text-align: center;">  Council Delegate </p> <p>REF NO.</p>
<p>NOTE: The Council Delegate must sign the Certificate for the purposes of identification.</p>	

<p>ANNEXURE TO SCHEDULE OF EASEMENTS</p> <p>PAGE 2 OF 2 PAGE/S</p>	<p>Registered Number</p> <p>SP 129223</p>
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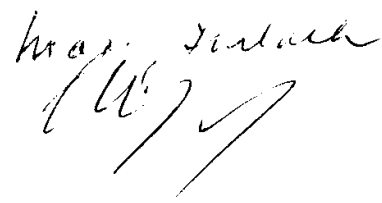
SUBDIVIDER:
FOLIO REFERENCE:

SIGNED by ANTHONY JOHN DINGJAN the
Registered Owner in Certificate of
Title Registered Volume 102417 Folio 1
and Certificate of Title Registered
Volume 102417 Folio 2 in the presence
of:-

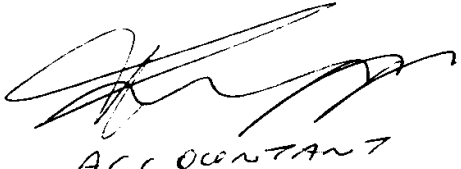



Solicitor
Laurence

SIGNED by ROBERT WILLIAM FORBES YOUNG
and MARY ALLISON IMLACH as Mortgagees
under Mortgage No.'s B948276 and
B953456 in the presence of:-

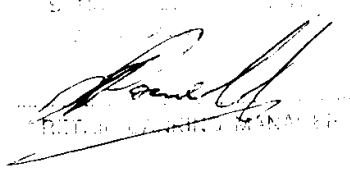


Mary Allison Imlach



ACCOUNTANT
HOBART

Executed on behalf of the AUSTRALIA AND
NEW ZEALAND BANKING GROUP LIMITED as
Mortgagee under Memorandum of Mortgage
No. B423244 by its Attorney
under Power of Attorney No. 68/7351
(and the said
declares that he has received no notice
of any revocation of the said power)
in the presence of:-



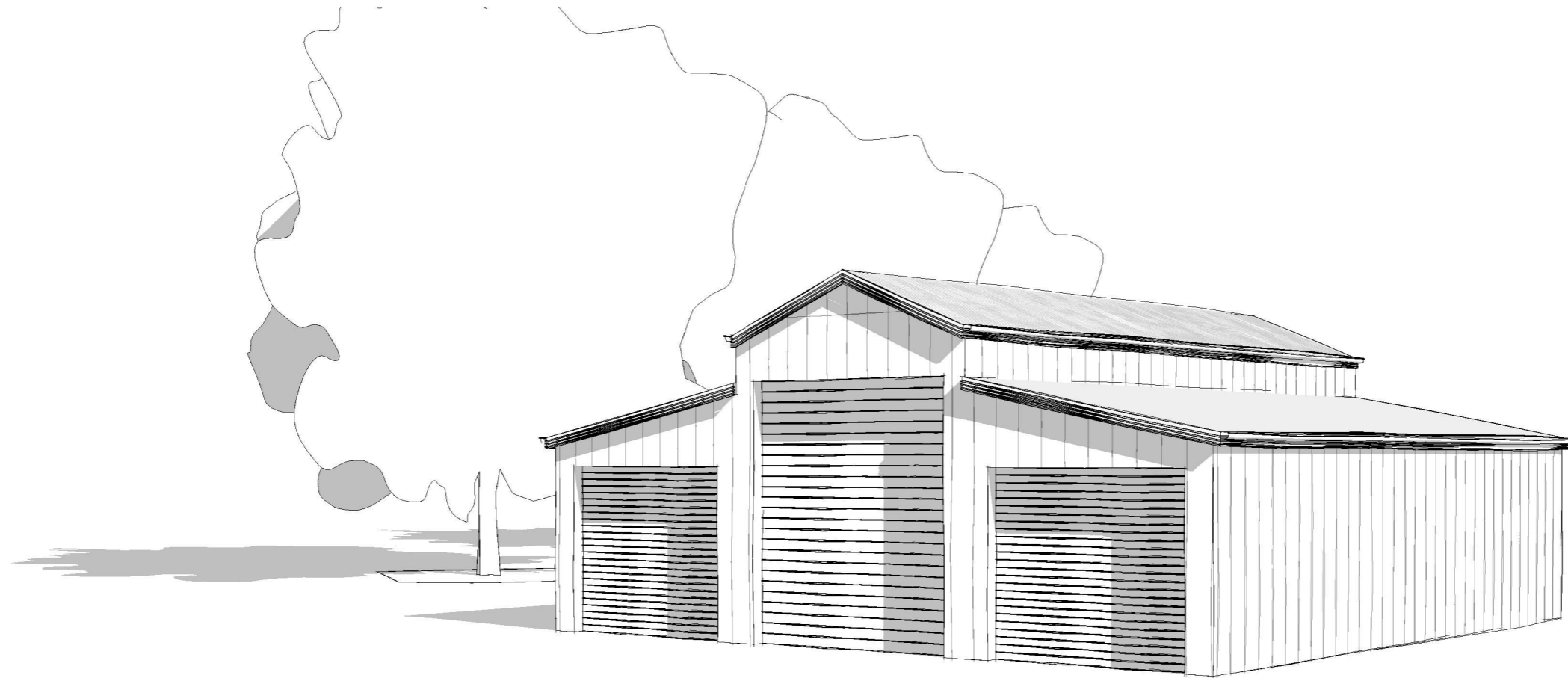
Robert William Forbes Young

BANK OF AUSTRALIA

NOTE: Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.

PROPOSED OUT-BUILDING

1 TARLETON STREET, SWANSEA, TAS 7190



ARCHITECTURAL

DA-00	FRONT COVER SHEET	DA-03	PROPOSED FLOOR PLANS
DA-01	LOCATION PLAN	DA-04	ELEVATIONS
DA-02	SITE PLAN	DA-05	COLOURBOARD

rharchitecture

a: PO BOX 306, NEW NORFOLK, TASMANIA 7140
m: 0448 866 391 e: roy@rharchitecture.com.au
CBOS LIC. NO.: 132955139

DEVELOPMENT APPROVAL



1 TARLETON STREET
CT129223/10
25,280.0 m²

LOCATION PLAN

SITE INFORMATION:	
Title Reference:	CT129223/10
Wind Classification	tbc
Soil Classification	A,S, M
Climate Zone	7
BAL Level	n/a
Alpine Area	n/a
Corrosion Environment	n/a
Planning Zone:	11.0 RURAL LIVING ZONE A
Planning Overlay:	BUSH FIRE PRONE

AREA SCHEDULE:	
Site Area:	25,280.0 m ²
Existing Dwelling (1a):	230.0 m ²
Existing Outbuilding (10a):	120.0 m ²
Proposed Outbuilding (10a):	110.25 m ²
Total Class 1a:	230.0 m²
Total Class 10a:	230.25 m²



AERIAL PLAN

DEVELOPMENT APPROVAL

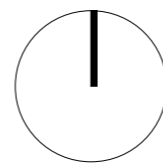
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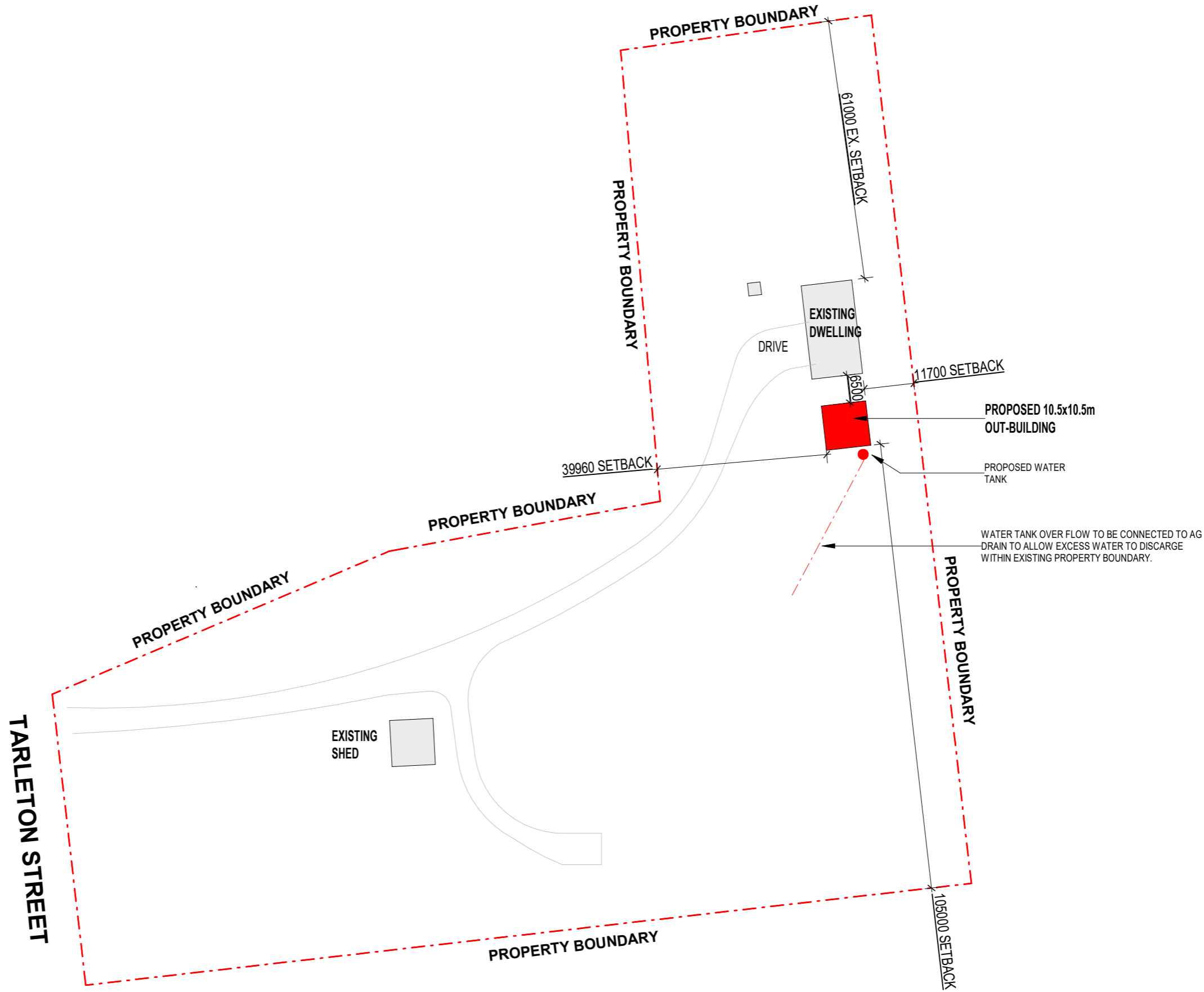


Client/ Project Name
INTERNAL ALTERATIONS
 Project Address
**1 TARLETON STREET,
 SWANSEA, TAS 7190**

drawn
 RH
 checked
 RH
 date
 01/26
 scale
 1 : 500

sheet
LOCATION PLAN
26-022
 project no.
DA-01
 sheet no.

1
 revision:



1 SITEPLAN
DA-02 1:1000

DEVELOPMENT APPROVAL

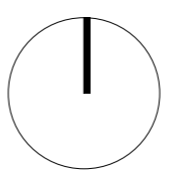
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INIT.

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SWANSEA, TAS 7190**

drawn RH
checked RH

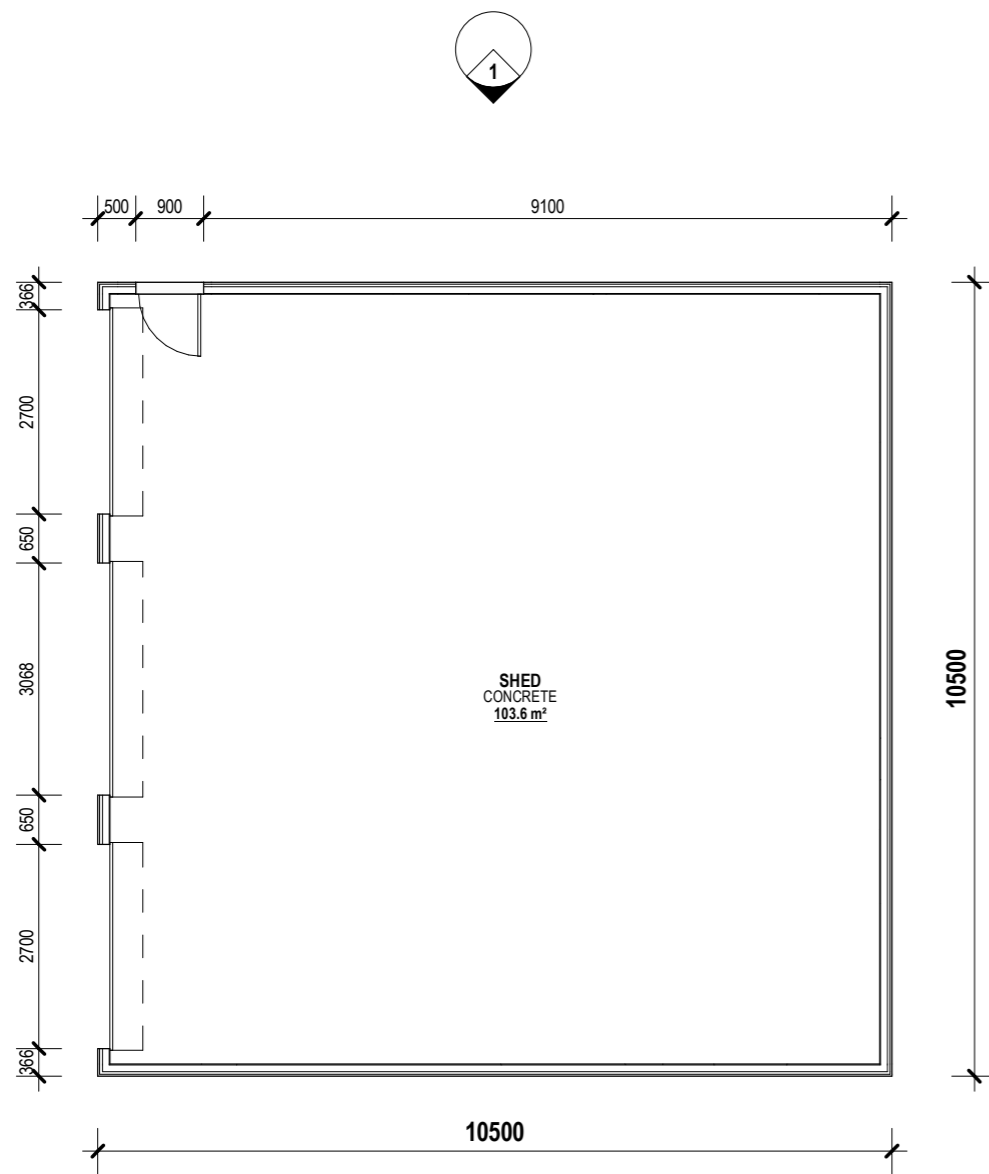
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sheet
SITE PLAN

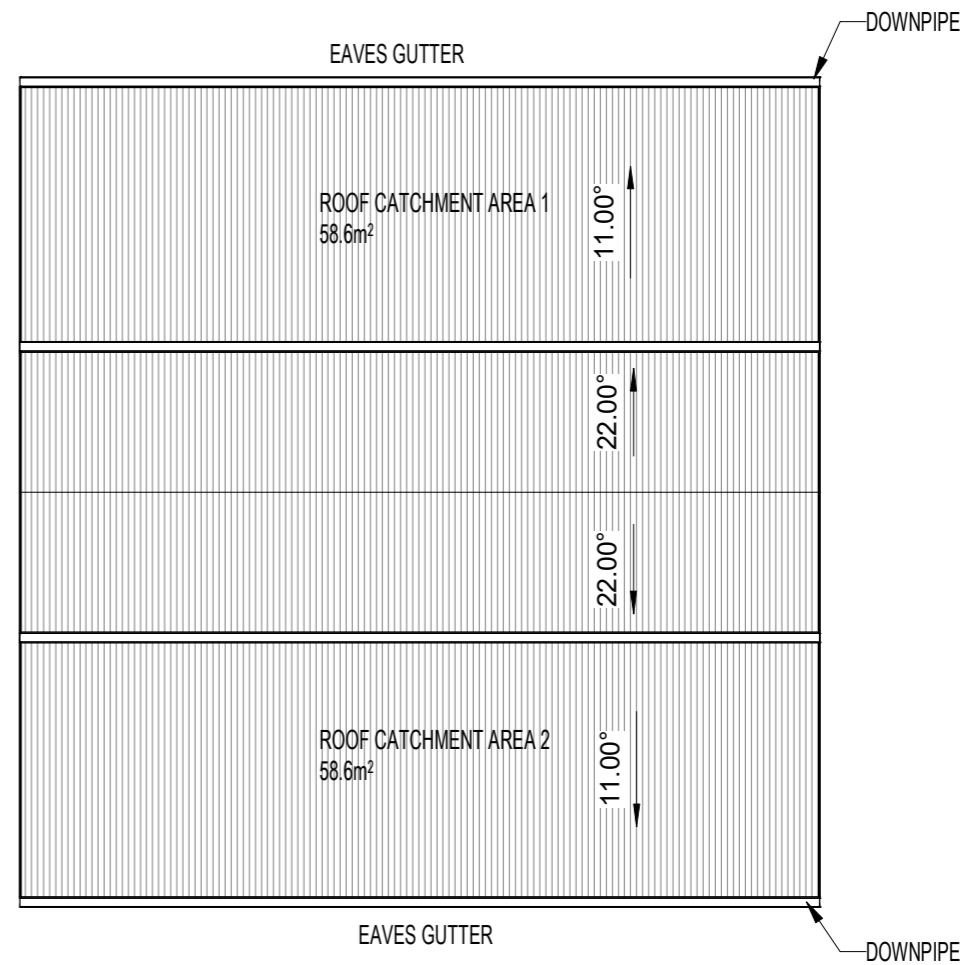
project no: **26-022**

sheet no. **DA-02**

revision: **1**



2 GROUND FLOOR
DA-03 1:100



3 ROOF PLAN
DA-03 1:100

DEVELOPMENT APPROVAL

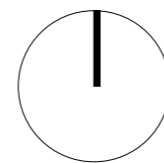
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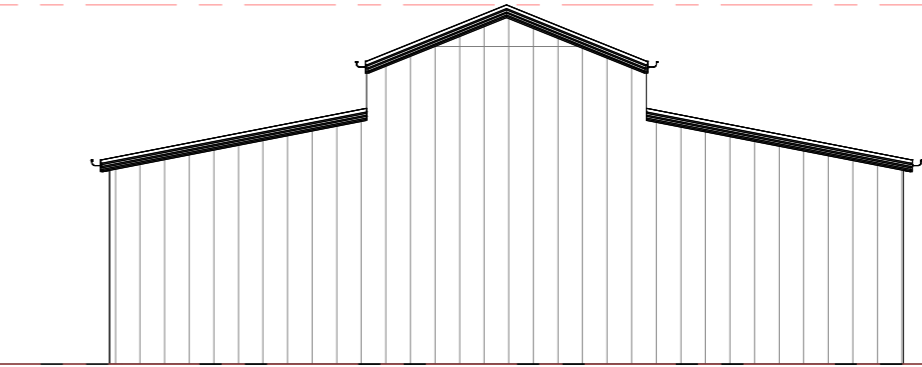
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checked RH
date 01/26
scale 1:100
sheet
26-022
project no.
DA-03
sheet no.
1
revision:

ROOF LEVEL
AHD 29.750 m

GROUND FLOOR
AHD 25.000 m



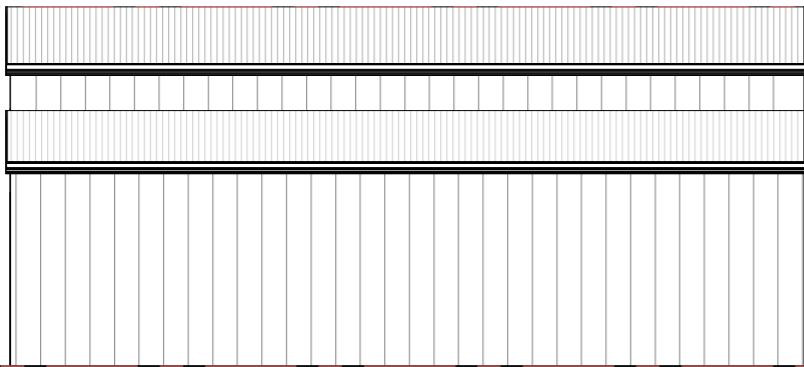
1 NORTH ELEVATION
DA-04 1:100



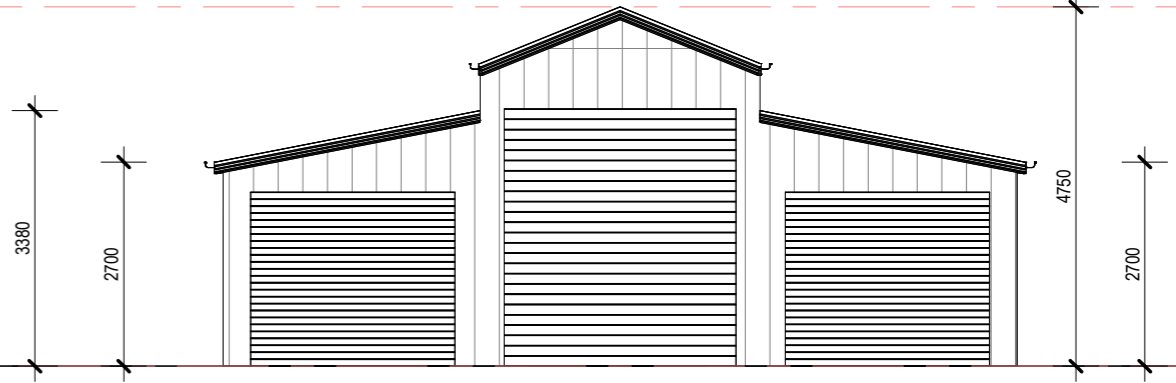
2 EAST ELEVATION
DA-04 1:100

ROOF LEVEL
AHD 29.750 m

GROUND FLOOR
AHD 25.000 m



3 SOUTH ELEVATION
DA-04 1:100



4 WEST ELEVATION
DA-04 1:100

DEVELOPMENT APPROVAL

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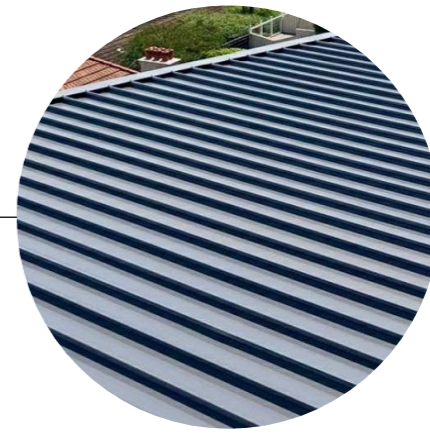
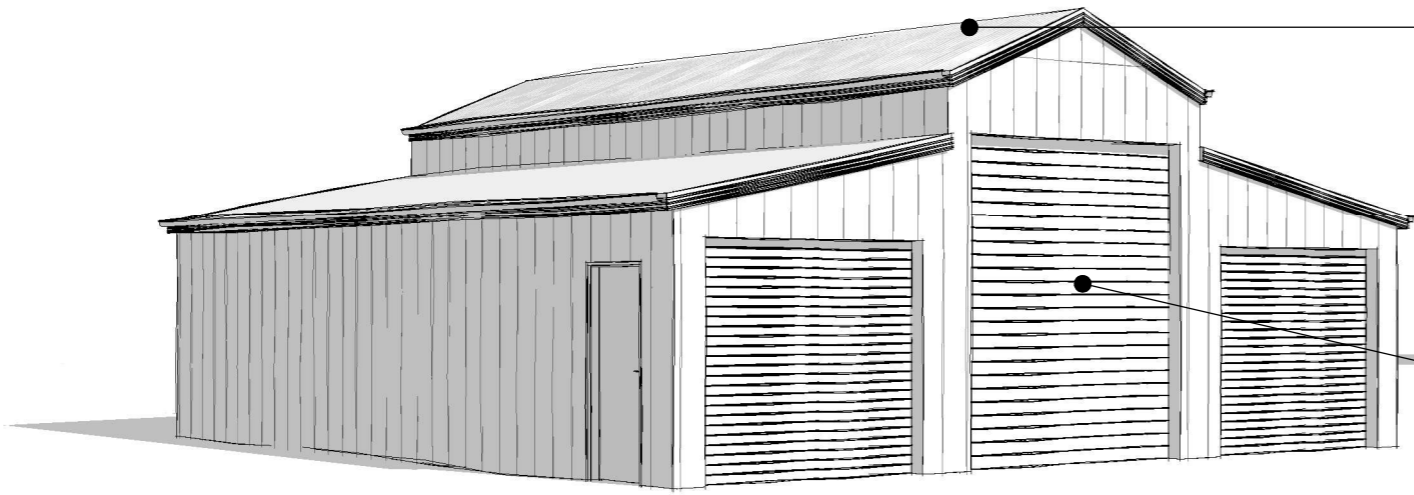
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checked RH
RH

date 01/26
scale 1:100

26-022
project no.

DA-04
sheet no.

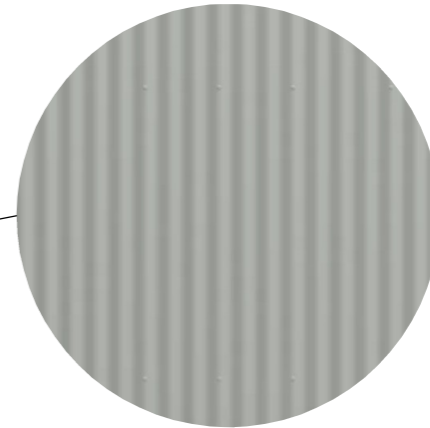
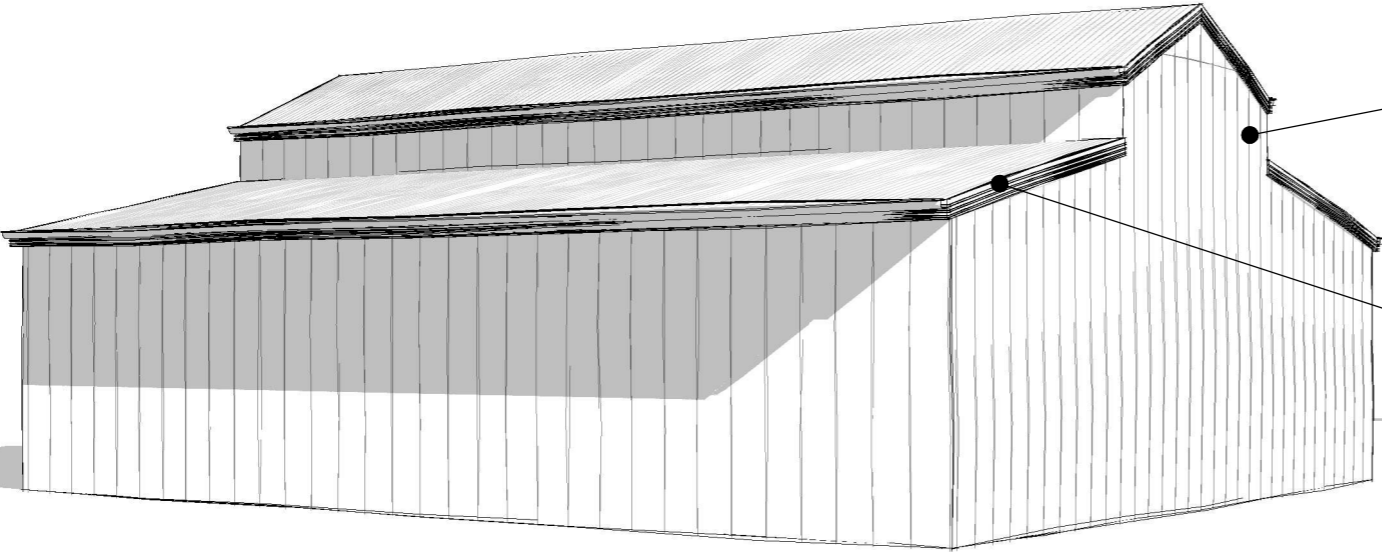
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revision:



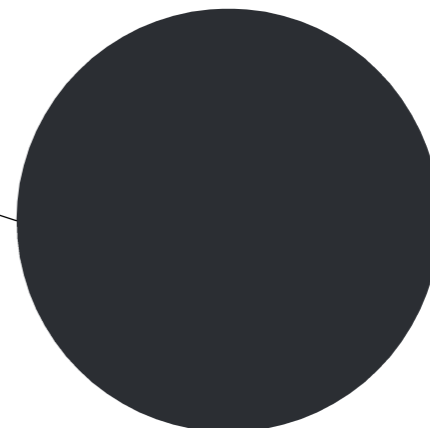
CUSTOM-ORB ROOFING PROFILE
COLOUR; MONOLITH



ROLLER DOOR
COLOUR; SLATE GREY



CUSTOM-ORB WALL SHEETING
COLOUR; SLATE GREY



FLASHINGS, FASCIA GUTTER
AND DOWNPIPE
COLOUR; MONOLITH

DEVELOPMENT APPROVAL

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Project Address
**1 TARLETON STREET,
SWANSEA, TAS 7190**

drawn Author
checked Checker
date 02/24/26
scale 1 : 5
sheet **26-022**
project no.

DA-05
sheet no.