



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: **RA11262 Tasman Highway, Little Swanport
CT 187774/1**

PROPOSAL: **Storage Shed**

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 18 June 2026.

APPLICANT: **Rainbow Building Solutions**

DATE: **13/11/2025**

APPLICATION NO: **DA 2025 / 204**

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:	
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Estimated value of works: (design & construction)	
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Is the property on the State Heritage Register? (Tick one)	Yes	No
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For all Non-Residential Applications

Hours of Operation	
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Number of Employees	
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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:	<i>Christie Smith</i>	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 187774	FOLIO 1
EDITION 2	DATE OF ISSUE 18-Aug-2025

SEARCH DATE : 06-Nov-2025

SEARCH TIME : 09.19 AM

DESCRIPTION OF LAND

Parish of LISDILLON Land District of GLAMORGAN
 Lot 1 on Sealed Plan [187774](#)
 Derivation : Part of 3060 Acres Gtd. to James Radcliffe
 Prior CTs [123671/1](#) and [178740/1](#)

SCHEDULE 1


[D85656](#), [N199722](#) & [N254092](#) TRANSFER to STUART DOUGLAS
 NETTLEFOLD Registered 18-Aug-2025 at noon

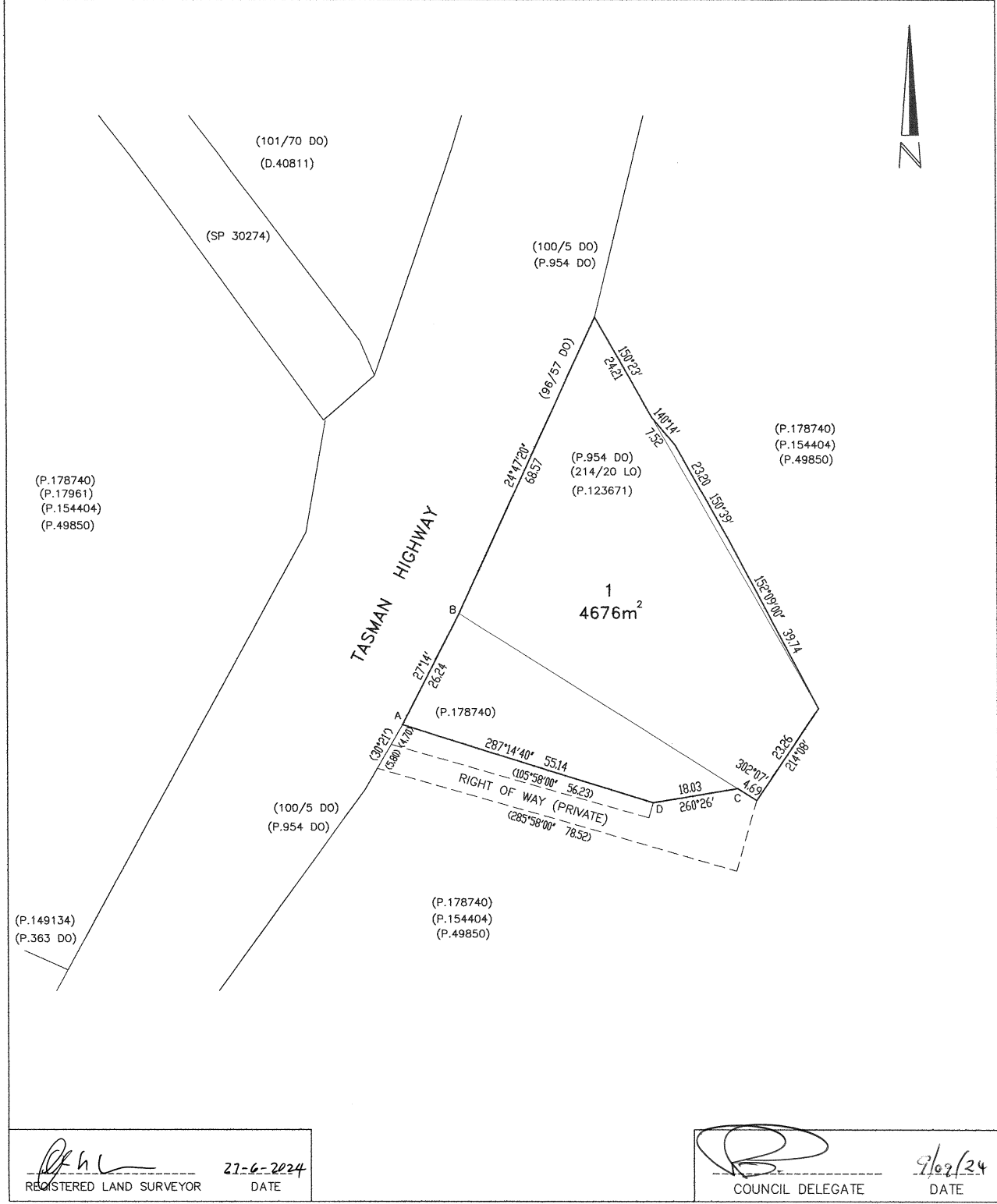
SCHEDULE 2

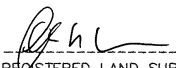
Reservations and conditions in the Crown Grant if any
[SP187774](#) EASEMENTS in Schedule of Easements
 42/894 CONVEYANCE Made Subject to Boundary Fences Condition
[E315469](#) INSTRUMENT Creating Restrictive Covenants Registered
 18-Mar-2025 at 12.04 PM


UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

OWNER S.J. NETTLEFOLD & S.D. NETTLEFOLD R.J. COTTON, J.J. COTTON & I.M. WHEELER FOLIO REFERENCE 123671/1 178740/1 GRANTEE PART OF 3060 ACRES GTD TO JAMES RADCLIFFE		<p style="text-align: center;">PLAN OF SURVEY</p> BY SURVEYOR John M. Bamford LOCATION <p style="text-align: center;">PARISH OF LIDILLON LAND DISTRICT OF GLAMORGAN</p> SCALE 1: 750 LENGTHS IN METRES		REGISTERED NUMBER <p style="text-align: center;">SP187774</p>
MAPSHEET MUNICIPAL CODE No. 112		LAST UPI No	LAST PLAN P178740 No. P 123671	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN
APPROVED EFFECTIVE FROM 18 MAR 2025  Recorder of Titles				




 REGISTERED LAND SURVEYOR 27-6-2024
 DATE


 COUNCIL DELEGATE 9/02/24
 DATE

SCHEDULE OF EASEMENTS	Registered Number
NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	SP1 8 7 7 7 4

PAGE 1 OF 2 PAGES

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.

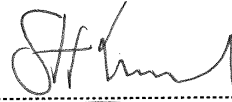
Lot 1 on the Plan is together with a right of carriageway over the land marked Right of Way (Private) shown on the Plan.

~~The Balance is SUBJECT TO a Right of Carriageway (appurtenant to Lot 1 on the Plan) over the area marked "RIGHT OF WAY (PRIVATE)" as shown on the Plan.~~

~~The Balance is defined as that area of certificate of title volume 178740 folio 1 that remains once the Plan is registered.~~

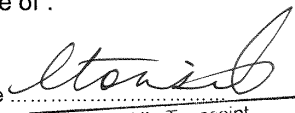
19/11/24
JA
Jason Samec
Solicitor

Signed by STUART DOUGLAS NETTLEFOLD)
in the presence of :



STUART DOUGLAS NETTLEFOLD

Witness signature
Name and address



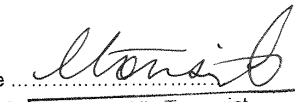
Caitlin Toussaint
Legal Practitioner
Butler McIntyre & Butler
20 Murray Street, HOBART TAS 7000
Tel: (03) 6222 9444

Signed by SAMUEL JOHN NETTLEFOLD)
in the presence of :




SAMUEL JOHN NETTLEFOLD

Witness signature
Name and address



Caitlin Toussaint
Legal Practitioner
Butler McIntyre & Butler
20 Murray Street, HOBART TAS 7000
Tel: (03) 6222 9444

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: STUART DOUGLAS NETTLEFOLD & SAMUEL JOHN NETTLEFOLD & ROSEMARY JANE COTTON, JULIAN JAMES COTTON & IAN MARK WHEELER FOLIO REF: 178740-1 & 123671-1 SOLICITOR Jason Samec, Butler, McIntyre & Butler & REFERENCE: JS230991	PLAN SEALED BY: GLAMORGAN SPRING BAY COUNCIL DATE: <u>9/09/24</u> SA2023/028 REF NO.  Council Delegate Acting General Manager
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NOTE: The Council Delegate must sign the Certificate for the purposes of identification.

f:\data\affinity_docs\nettles\230991\pnettles_230991_016.docx

<p>ANNEXURE TO SCHEDULE OF EASEMENTS</p> <p>PAGE 2 OF 2 PAGES</p>	<p>Registered Number</p> <p>SP187774</p>
<p>SUBDIVIDER: STUART DOUGLAS NETTLEFOLD & SAMUEL JOHN NETTLEFOLD & ROSEMARY JANE COTTON, JULIAN JAMES COTTON & IAN MARK WHEELER FOLIO REFERENCE: 178740-1 & 123671-1</p>	

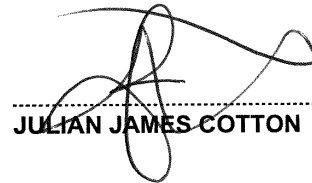
Signed by ROSEMARY JANE COTTON)
in the presence of :)



ROSEMARY JANE COTTON

Witness signature *Bob Berrill*
Name and address *CHARIC BERRILL*
45 COTTONS DR
LITTLE SWANPORT

Signed by JULIAN JAMES COTTON)
in the presence of :)



JULIAN JAMES COTTON


Witness signature *ed.c*
Name and address *Edward cotton*
12371 Falman Highway
SWanson

Signed by IAN MARK WHEELER)
in the presence of :)



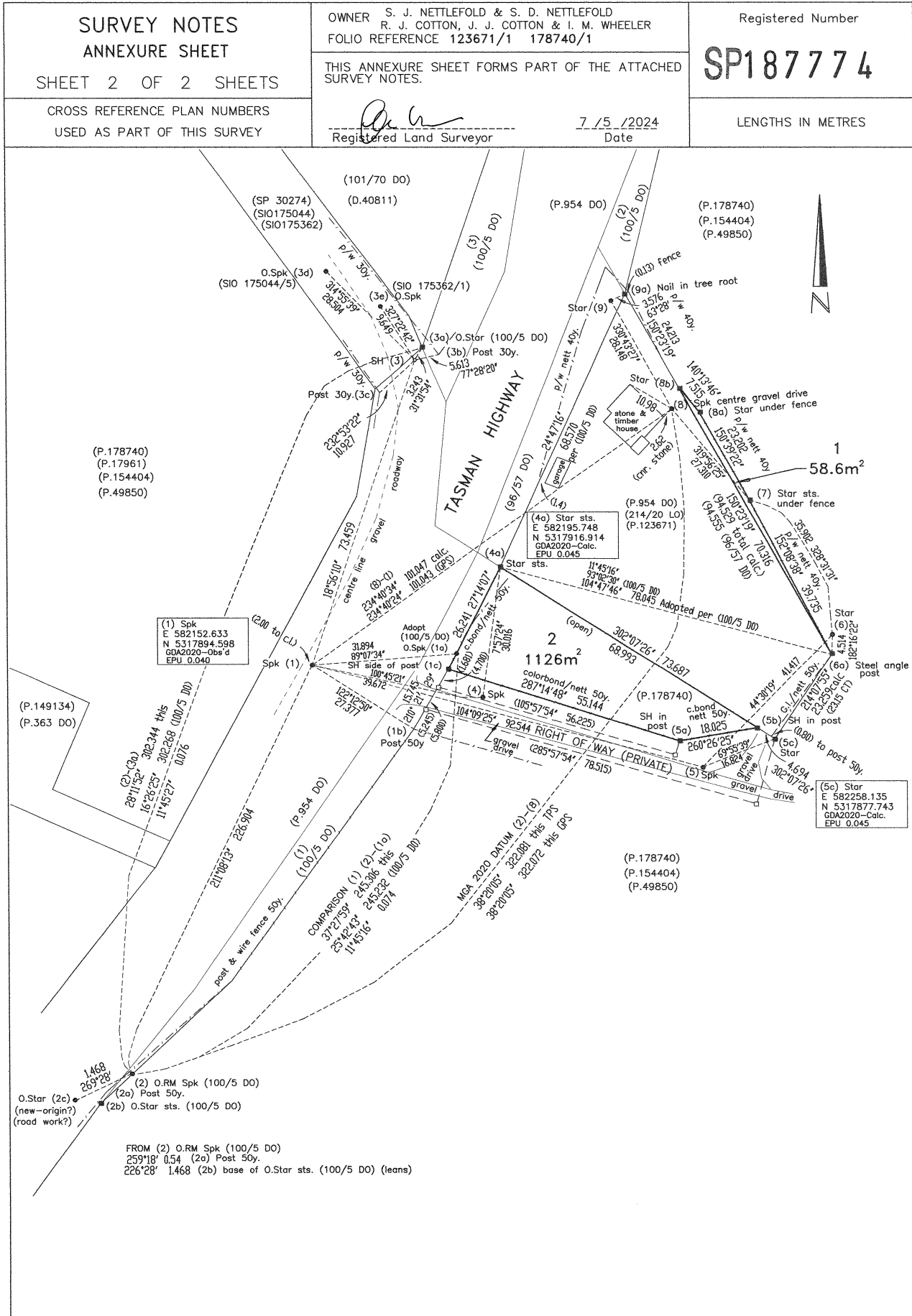
IAN MARK WHEELER

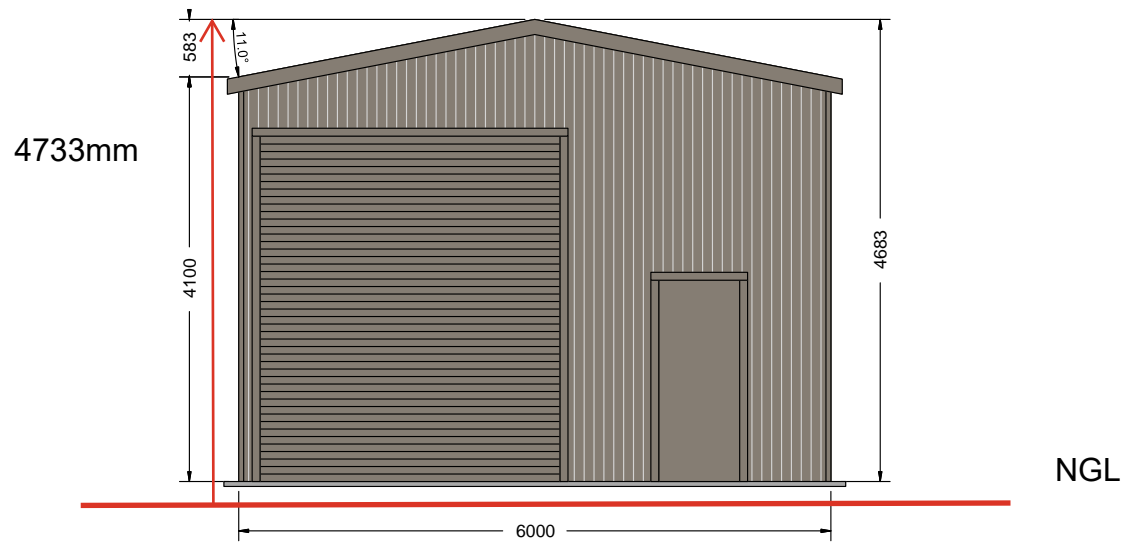
Witness signature *Rh Mendlik*
Name and address
RACHEL MENDLIK
24 Syme St
SOUTH HOBART TAS 7004.



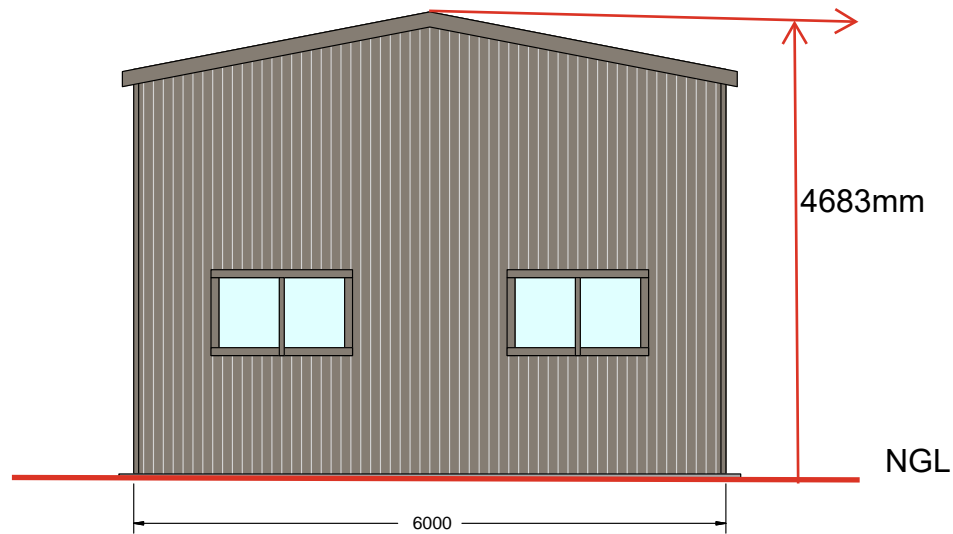
NOTE: Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.

<p>SURVEY NOTES</p> <p>SHEET 1 OF 2 SHEETS</p>		<p>Registered Number</p> <p>SP187774</p>		<p>SURVEY CERTIFICATE</p> <p>I, <u>JOHN MARTINDALE BAMFORD</u> of <u>HOBART</u> in Tasmania a Registered Land Surveyor HEREBY CERTIFY that:</p> <p>(a) this survey is based upon the best evidence that the nature of the case admits.</p> <p>(b) the survey notes have been truly compiled from surveys made by me or made under my supervision; and</p> <p>(c) this survey and accompanying survey notes comply with the relevant legislation affecting surveys and are correct for the purpose required.</p>		
CROSS REFERENCE PLAN NUMBERS USED AS PART OF THIS SURVEY		LENGTHS IN METRES		<p>..... Signature Date <u>7/5/24</u></p>		
Owner: S. J. NETTLEFOLD & S. D. NETTLEFOLD R. J. COTTON, J. J. COTTON & I. M. WHEELER						
Folio Reference: 123671/1 178740/1						
Purpose of Survey: BOUNDARY ADJUSTMENT – 11262 & 11264 TASMAN HIGHWAY						
Survey Commenced: 2/6/24		Survey Completed: 2/6/24		Surveyors Ref: 7655		
Horizontal Datum: GDA2020		Bearing Datum: MGA2020		Combined Scale Factor: 0.999678		
MGA2020 COORDINATE ORIGIN						
SURCOM	Mark ID:	E	N	EPU		
RTK/STATIC	Local coordinated mark:	E	N	EPU		
AUSPOS	Local coordinated mark:	E	N	EPU	Measurement Duration:	
NRTK	Local coordinated mark:	E	N	EPU	CORS provider:	
Single base station CORS CORS provider: SMARTNET	Local comparison information SURCOM Check Mark ID: SPM 4541	SURCOM: E 581145.392 N 5316726.828		EPU 0.019		
		Measured: E 581145.386 N 5316726.842		EPU 0.040		
			Δ E 0.006	Δ N 0.014		
	Local coordinated mark: (1) Spk	E 582152.633	N 5317894.598	EPU 0.040		
MGA2020 BEARING ORIGIN						
MGA2020 DATUM – (1) Spk to (8) Spk in drive centreline observed using GPS (calc.)						
BOUNDARY REINSTATEMENT REPORT						
<p>Comparison (1) has been adopted to adjust (100/5 DO) and reestablish the position of corners (1c), (4a), (9a) & (6a) as per (100/5 DO), from O.Spk (1a). Corner at (5c) has been fixed from (4a) using the title distance derived from (P.954 DO & 96/57 DO), and comparison (1) to adjusted the bearing shown on (100/5 DO). Lines (5c)– (6a) and (9a)–(6a) have been calculated. The line of occupation has been adopted for the new boundaries. Apparent age of old marks is consistent with their attributed origin. Survey carried out using Leica TS15 robotic theodolite & GS14 for control</p>						





NORTH ELEVATION

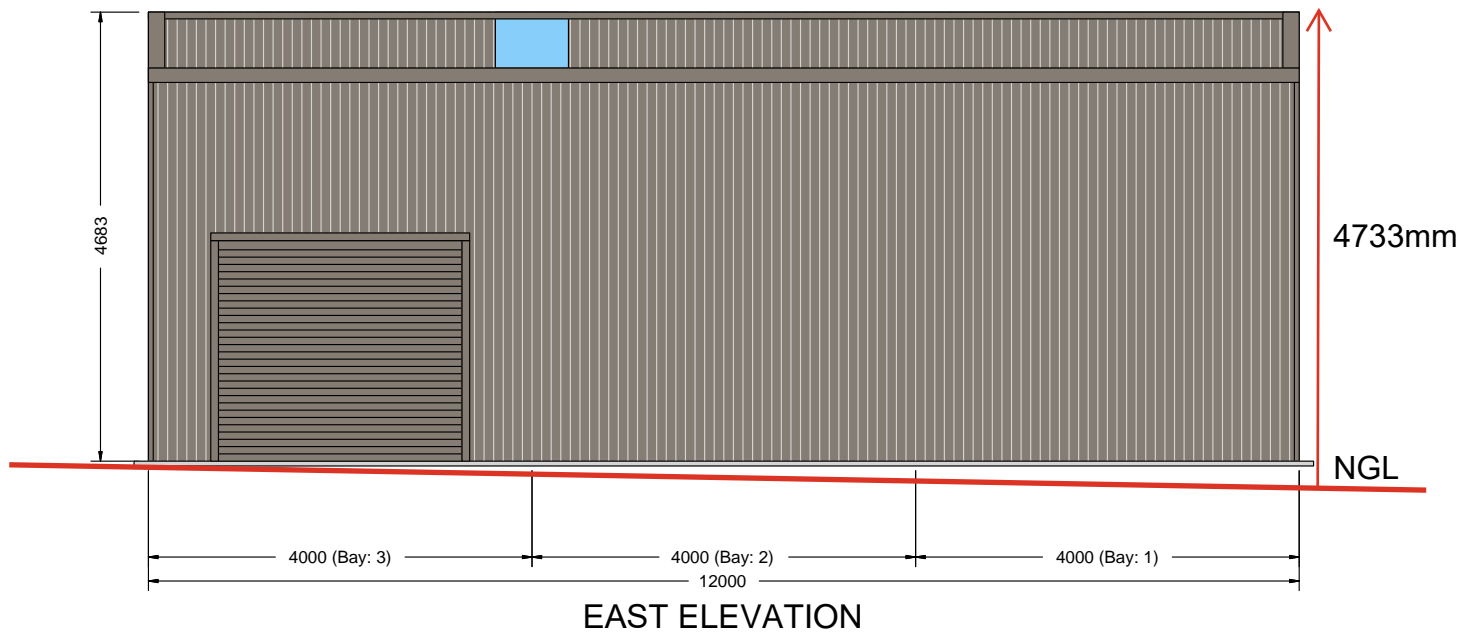


SOUTH ELEVATION

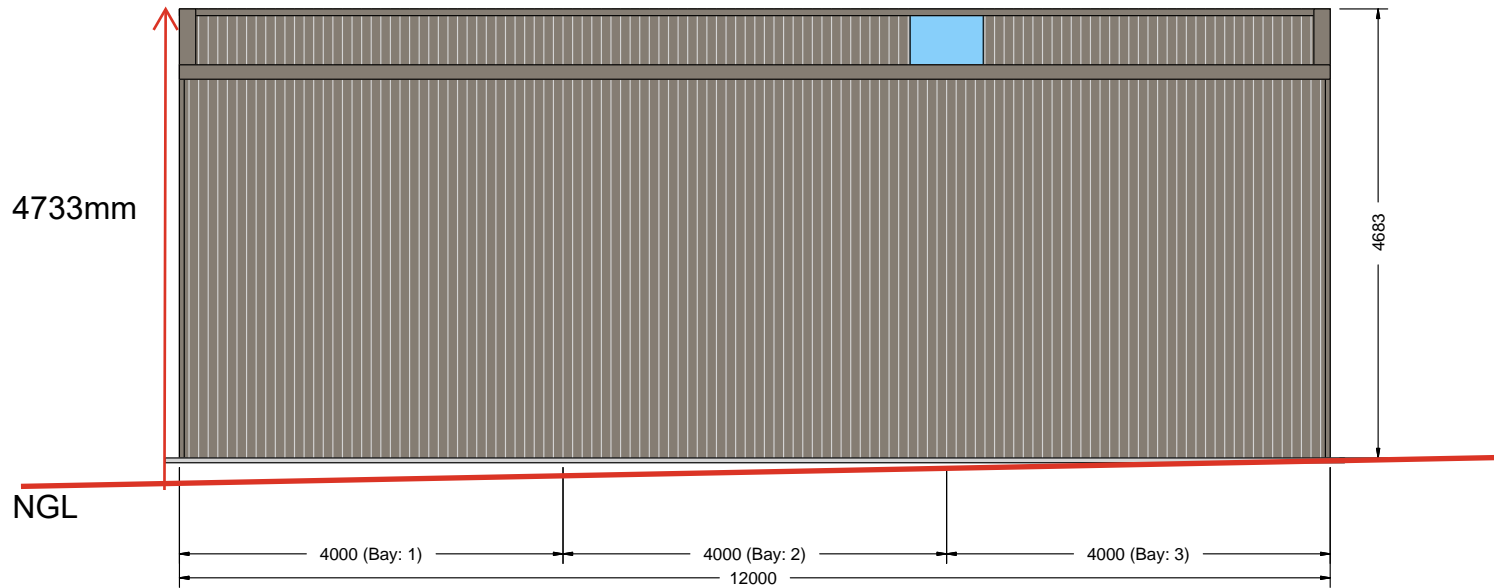
139 Main Road,
Sorell TAS 7172
Phone: 1300 737 910
Email: sales@rainbowbuilding.com.au

CLIENT: Stuart Nettlefold
SITE ADDRESS: 11262 Tasman Hwy, LITTLE SWANPORT, TAS, 7390
PHONE: 0437637455
EMAIL: snettefold@gmail.com

DRAWING TITLE: End Elevations
SCALE: 1:76.610
DATE: 11-11-2025
Job Number: SOR02_4269
Drawing Number: EE



EAST ELEVATION



WEST ELEVATION

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

CLIENT: Stuart Nettlefold
SITE ADDRESS: 11262 Tasman Hwy, LITTLE SWANPORT, TAS, 7390
PHONE: 0437637455
EMAIL: snettefold@gmail.com

DRAWING TITLE: Side Elevations
SCALE: 1:78.844
DATE: 11-11-2025
Job Number: SOR02_4269
Drawing Number: SE

Site Calculations

SITE AREA	4,676.17m ²
EXISTING FLOOR AREA	75.81m ²
PROPOSED AREA	74.49m ²

Notes

- 1 CS 30/10/25 3:33 pm
Existing Dwelling
- 2 CS 30/10/25 3:33 pm
New Proposed outbuilding
- 3 CS 6/11/25 11:59 am
New proposed spoon rockery drain to manage SW overflow
- 4 CS 6/11/25 12:02 pm
New Proposed water tank to take SW
- 5 CS 6/11/25 12:03 pm
Existing Hardstand driveway
- 6 CS 12/11/25 2:59 pm
SW to flow via downpipes to new slimline tank



Disrupted by Canibuild.



Client Name _____ Client Email _____ Client Phone _____

Copyright Statement
This plan always remains the copyright of Rainbow Building Solutions & shall not be used other than for the project work intended without written authority.

Disclaimer
This is not an official document, and may not comply with current laws or industry standards. Seek independent advice before acting on this document.

ALL DIMENSIONS ARE IN METERS.

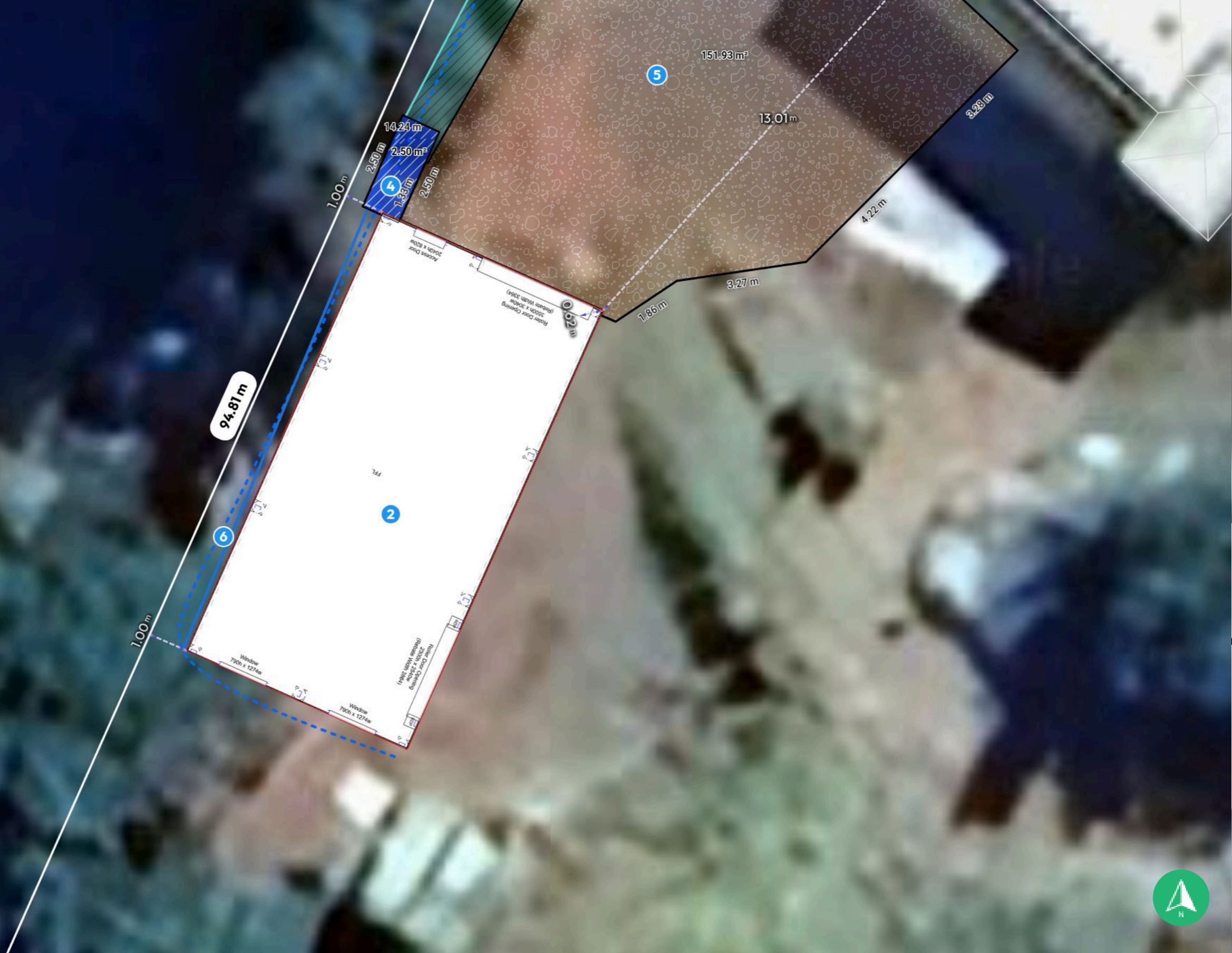
Generated by Christie Smith
christie@rainbowbuilding.com.au

Property Details
11262 Tasman Hwy, Little Swanport, TAS 7190, Australia
Lot/DP: 1/187774

Sheet Name Site Plan	Sheet no. 1	Lic no. 181916529	Job no.
Design 6x12x4.1m Gable Shed_Nettlefold		Scale 1:500@A3	Version # 8
1 st version date: 30/10/2025		Current version date: 12/11/2025	



Tasman Highway



Disrupted by Canibuild.



Client Name	Client Email	Client Phone	Sheet Name	Sheet no.	Lic no.	Job no.
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			Property Details 11262 Tasman Hwy, Little Swanport, TAS 7190, Australia Lot/DP: 1/187774		Design 6x12x4.1m Gable Shed_Nettlefold	
			1st version date: 30/10/2025	Current version date: 12/11/2025	Version # 8	





