



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: **12 Swanwick Drive, Coles Bay**
CT 40810/33

PROPOSAL: **Installation of Privacy Screen**

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 22 July 2026.

APPLICANT: **Gretel Elizabeth Friend**
DATE: **03/07/2026**
APPLICATION NO: **DA 2026 / 114**

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:	
Email:	

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:	 Digitally signed by Gretel Friend Date: 2026.07.02 13:52:23 +10'00'	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 40810	FOLIO 33
EDITION 10	DATE OF ISSUE 16-Mar-2023

SEARCH DATE : 03-July-2026

SEARCH TIME : 12.16 pm

DESCRIPTION OF LAND

Parish of MEREDITH, Land District of GLAMORGAN

Lot 33 on Sealed Plan [40810](#)

Derivation : Part of 665 Acres Gtd. to S.W. Roberts & Anor.

Prior CT [4608/40](#)SCHEDULE 1

[M670791](#) TRANSFER to GRETEL ELIZABETH FRIEND Registered
12-Jan-2018 at 12.01 pm

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

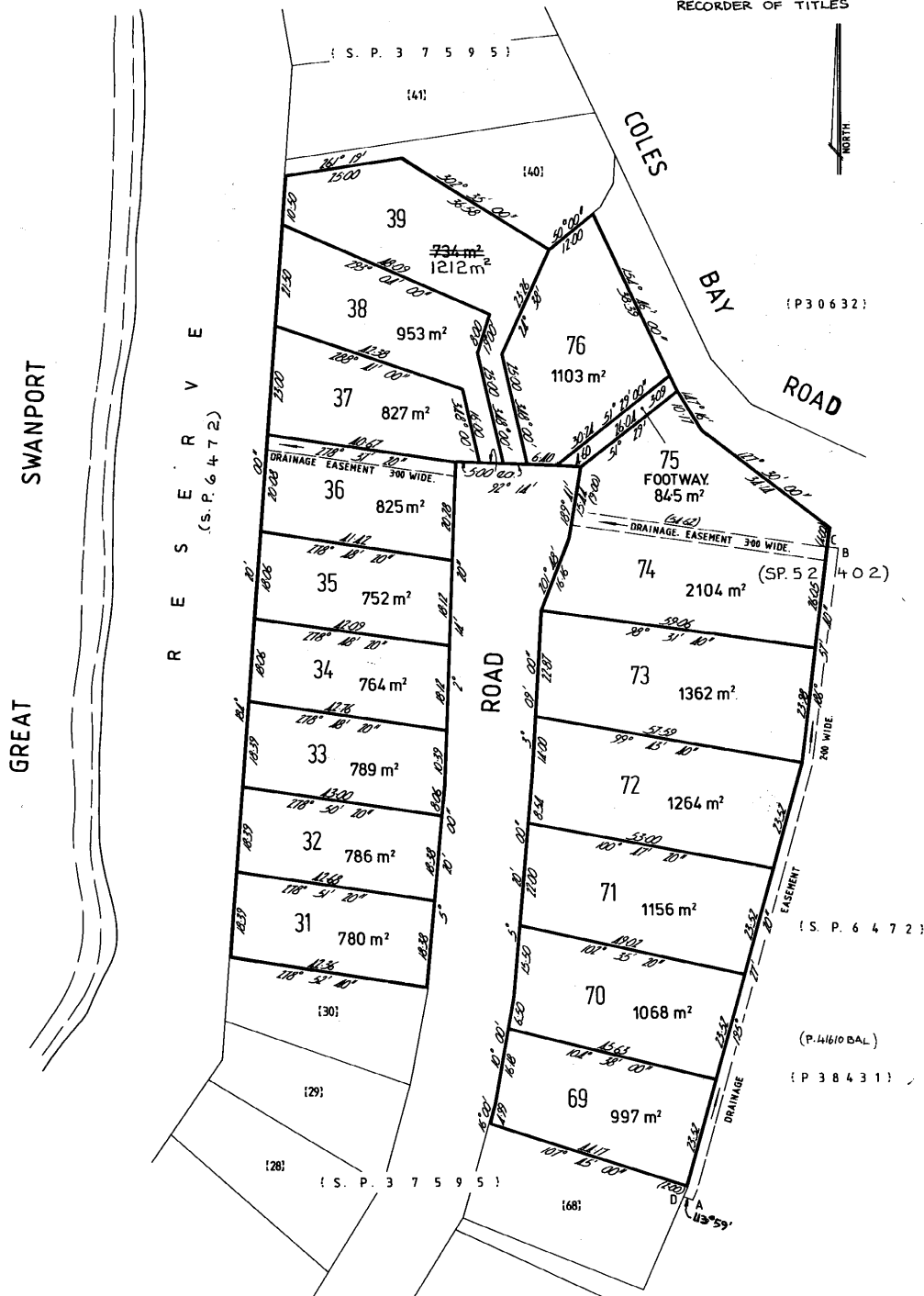
SP [40810](#) COVENANTS in Schedule of EasementsSP [40810](#) FENCING COVENANT in Schedule of EasementsUNREGISTERED DEALINGS AND NOTATIONS

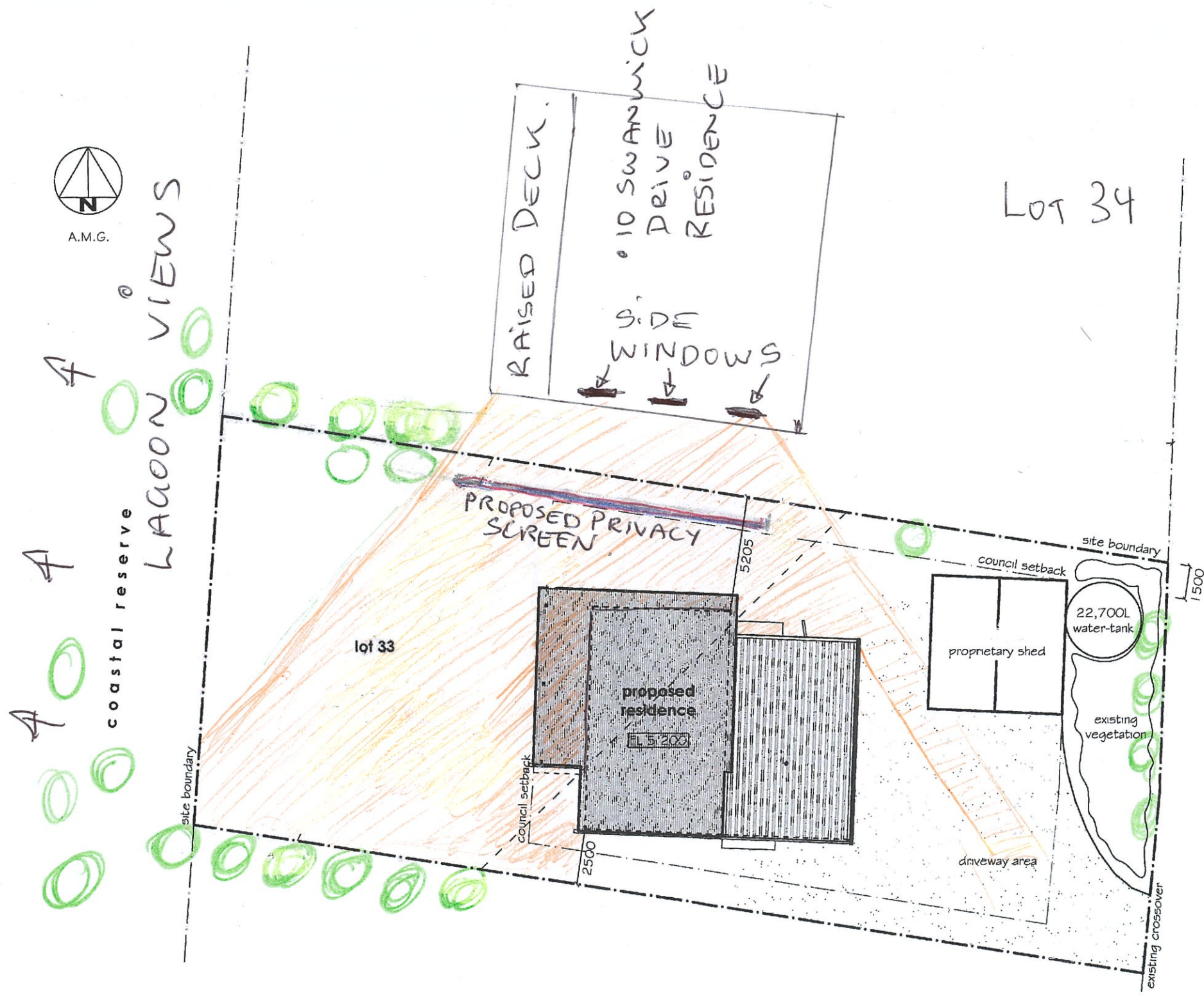
No unregistered dealings or other notations

Owner: <i>Area 54 Holdings Proprietary Limited</i>	PLAN OF SURVEY by Surveyor D.J. McCULLOCH — G. J. WALKER & CO. P/L of land situated in the LAUNCESTON.	Registered Number: SP40810 Approved Effective from: 19 OCT 1992 <i>Handwritten Signature</i> Recorder of Titles
Title Reference: <i>C.T. 1523-16</i>	LAND DISTRICT OF GLAMORGAN PARISH OF MEREDITH	
Grantee: <i>Port of 665 Acres Gtd to Samuel Wells Roberts and Peter Johnstone</i> JOHNSTONE	SCALE 1:750. MEASUREMENTS IN METRES	

AREA OF LOT 39 AMENDED IN RED UNDER
SEC. 139 OF THE LAND TITLES ACT 1980
20/2/1992

Handwritten Signature
RECORDER OF TITLES





-  PROPOSED PRIVACY SCREEN.
-  LINE OF SIGHT FROM NEIGHBOUR'S ELEVATED DECK + WINDOWS.
-  TREES.

AREA ANALYSIS:

lot size:	789m ²
house footprint:	129m ²
propietary shed:	36m ²
site coverage:	20.9%



cb+m design solutions p/l
8 broadland ave, po box 1931
launceston tas 7250 aus
ph: 03 6332 6988
fx: 03 6331 8300
www.cbmdesign.com.au
cb+m designer homes

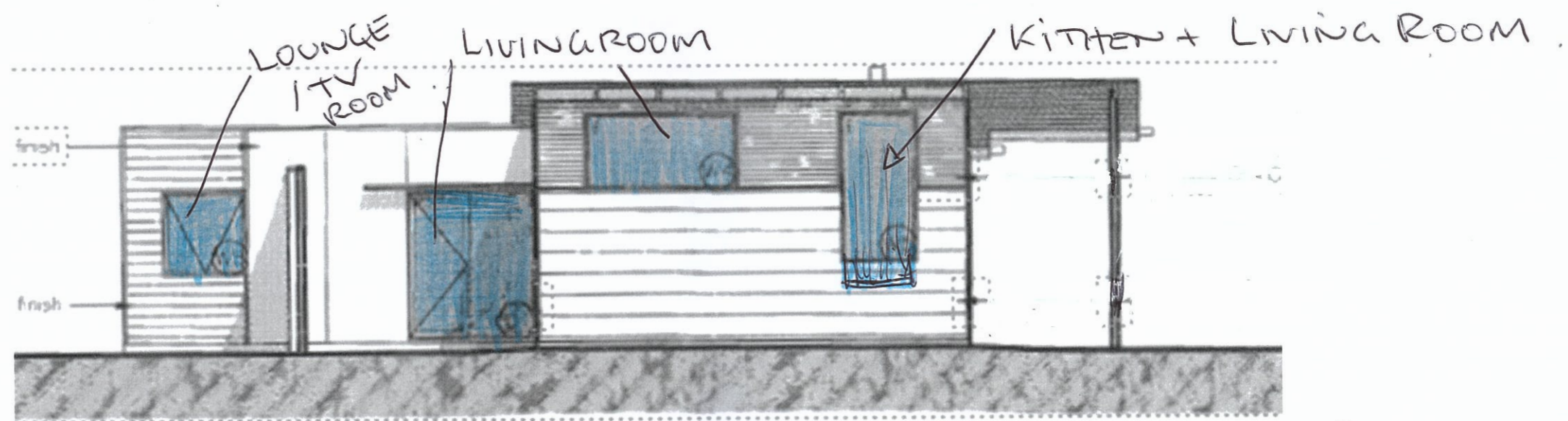
issue	rev	revision description	date
BA	-	building application	14/09/09
DA	-	development application	10/08/09
SD	-	sketch design	05/08/09

project: bullock house
12 swanwick dr, swanwick
job no: 20111H
dwg title: site plan
dwg no: A01
drawn: dm scale: 1:200

note:
all written dimensions take precedence over scaled.
dimensions to be verified on site.
drawing to be read in conjunction with specifications and schedules.
© copyright 2009

12 SWANWICK DRIVE -

WINDOWS AND DOORS [GLASS] OF
MY HOUSE THAT ARE EXPOSED
TO MY NEIGHBOUR'S ELEVATED DECK.

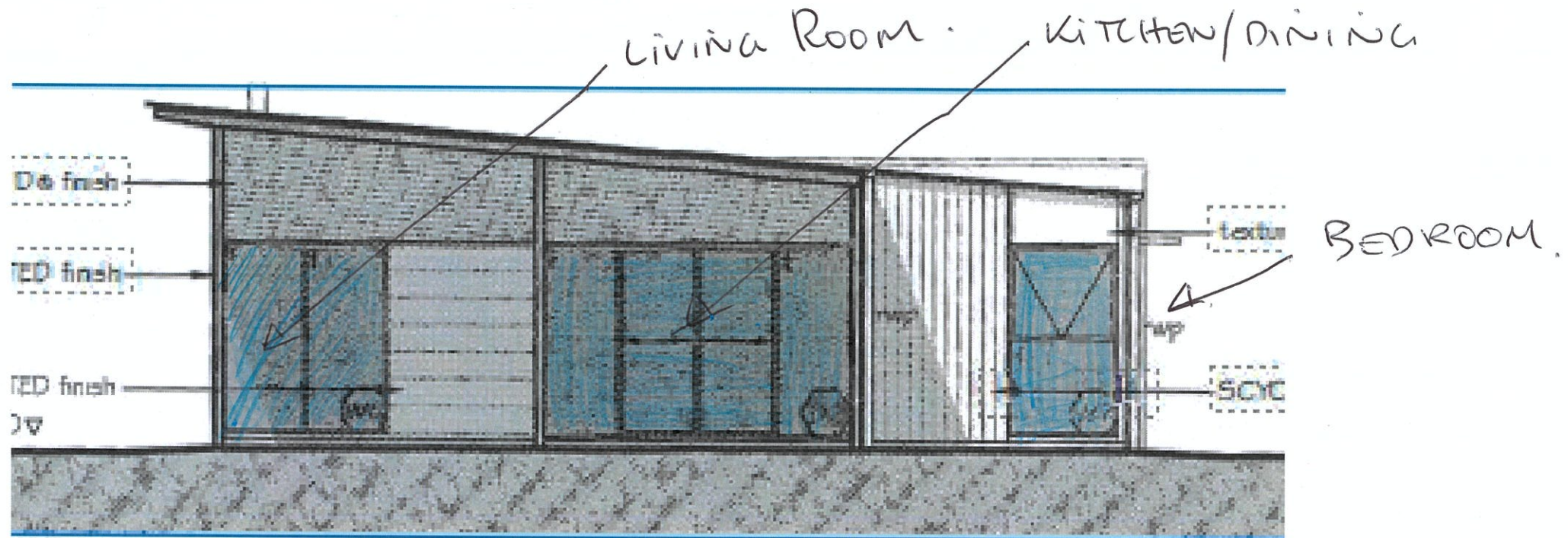


MY HOUSE FACING NORTH TO NEIGHBOUR



- Window/DOOR GLASS in line
of sight from neighbour's
WINDOWS + ELEVATED DECK.

The windows of my house facing back yard and lagoon that are exposed to my neighbours' elevated deck.



MY House Facing WEST To Lagoon.

 - Window/door glass in line of sight from elevated deck of neighbour's residence.



Proposed Structure: 12 Swanwick Drive Coles bay

Erect an elevated privacy screen running adjacent to the northern boundary line between 10 Swanwick Drive and 12 Swanwick Drive, Coles Bay.

History:

- In November of 2024, strong winds lifted and blew large mature trees from 10 Swanwick Drive Coles Bay into my property at 12 Swanwick Drive.
- This event destroyed a garden shed, fence and damaged two other mature, large trees on my property running along the adjoining fenceline.
- The shed and trees on my property had to be removed due to damage and a new 2.1m fence was later installed along the fenceline by agreement of both property owners.
- Due to high winds it is unsafe to re-plant large trees in this area
- Numerous shrubs have been planted on my property over the last 18 months to try and reinstate some semi-privacy and have not survived
- The neighbouring house at 10 Swanwick Drive is elevated on stilts, is close to the boundary and their deck area and windows peer directly down into my property from a few meters away.
- The newly installed boundary fence does not reach the height of their decking area or windows and does not provide any privacy or noise protection.
- I have lost all privacy and am unreasonably exposed in my indoor and outdoor living areas:
 - **My back yard** – the neighbours house and decking area peer directly into my only yard area
 - **My decking area** already has a low privacy screen but the neighbour's house is elevated above that screen and looks directly onto the deck.
 - **My living room & kitchen** (the neighbours can see directly into my living areas through my glass doors and windows)
 - **My Bedroom** (the neighbours can see into my bedroom through my window from their elevated deck)
 - **Main entrance of my house** (neighbours can see through my glass doors from their windows)
 - **My loungeroom/TV area** (neighbours can see through my glass doors from their windows)
- There is no living area or outdoor area I do not feel like I can't be watched from the house at 10 Swanwick Drive.
- There is no noise minimising structure between the two houses
- It is unreasonable for me to have to block out every window and glass doors in my living areas with a blind 24/7 and blinds can not provide privacy for my outdoor areas.
- I previously attempted to resolve this matter by offering to pay for opaque glass to be installed in the windows of the neighbours property that now peer into my yard but this offer was not accepted by the owner of 10 Swanwick Drive.

The new screen is intended to:

- Provide reasonable privacy by preventing the line of sight into my house living areas and outdoor living areas
- Reduce the damaging impact of strong winds

- Reduce noise impacts of entertaining / daily living in outdoor areas of the neighbouring property

The privacy screen is proposed to have the following features / dimensions:

- The required length will be approx. 14m long, which is the length of my neighbours' house and decking area that peers down onto my property.
- The required height of the screen will start just below the height of the existing fence (2.0m) and rise to a maximum of 3.0m in order to prevent the line of sight from the neighbour's house into my outdoor and indoor living areas
- The screen will run adjacent to the northern boundary of my property
- The screen will be on my property, set in 20cm-50cm from the existing northern boundary line
- The screen will be slatted and made of wood (not solid)
- Poles to be metal or treated pine set in concrete, compliant to relevant building standards

Impacts of the elevated screen to the neighbouring property are minimal:

- Northern boundary location will not impose shading on their property – rather any shading already occurs from the existing neighbours house onto my property
- Views of both properties face the west and have extensive views over the lagoon (Great Swanport / Moulting lagoon). As my property runs south of my neighbour – there are no views that will be interrupted (other than the view of my indoor and outdoor living areas)
- This will also provide the neighbouring property (currently used as a rental property) reciprocal privacy and noise protection.