



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: **7 Royle Avenue, Coles Bay
CT 80685/13**

PROPOSAL: **Residential – Alterations and Additions to
Dwelling (Deck & Internal Layout Changes)**

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 29 October 2026.

APPLICANT: **Cataract Designs**
DATE: **11/09/2026**
APPLICATION NO: **DA 2026 / 164**

09 September 2026

Development Application Report

Project

Alteration and addition to 7 Royle Ave, Coles Bay.

The site

The site, Title Volume 80685, Folio 13 is located within Low Density General Residential Zone of the Glamorgan-Spring Bay Council under the state planning scheme.

Overview

This report addresses the Performance Criteria 10.4.3 P2 of the Tasmanian Planning Scheme, which requires that the siting of a dwelling must not cause an unreasonable loss of amenity to adjoining properties. The proposal involves internal bedroom modifications, removing an existing deck and replacing it with a new larger deck with an access via external stair to a roof level deck. The new deck and stair results in a setback of less than 5 metres from the side boundary, as does the roof level deck though this sits within the existing setbacks of the existing dwelling.

(a) Topography of the Site

The subject site is located within an established residential area of Coles Bay, which is characterised by minor to moderately sloping terrain. The proposed larger deck is on the same side and level as the existing demolished deck. The new deck and stair does not significantly increase any overlooking, overshadowing, or visual bulk impacts arising from the site's topography. The roof top deck would be overlooking from a similar setback as the existing dwellings habitable rooms.

(b) Size, Shape and Orientation of the Site

The site is of a typical size and configuration for the locality, with a residential orientation that supports outdoor living areas to the rear of the dwelling to capture views. The proposed larger deck remains consistent with this established orientation and does not introduce any unusual encroachments or site inefficiencies. The modest increase in size of the deck maintains functional outdoor space without significantly altering the spatial relationship between the dwelling and adjoining properties. The roof top deck sits over the existing dwelling allowing for maximising outdoor space without over crowding the site.

(c) Setbacks of Surrounding Buildings

Development within the surrounding area exhibits a range of setbacks, particularly for ancillary structures such as decks, which are commonly located closer to side and rear boundaries. While slightly larger the proposed deck occupies the established siting of the existing demolished deck, rather than

introducing a new encroachment pattern. While the setback is less than 5 metres, it is consistent with the prevailing development pattern and does not represent an anomalous or intrusive siting outcome.

(d) Height, Bulk and Form of Existing and Proposed Buildings

While the proposed roof top deck does increase the height of the structure it sits inside of the existing building dwelling setbacks. The bulk and form of the dwelling remain unchanged, with the roof top deck representing an addition that strives to keep the form of the house within a defined area rather than spread out over the site. As a result, the development does not contribute to any material increase in visual dominance, overshadowing, or sense of enclosure for adjoining properties.

(e) Existing Buildings and Private Open Space on the Site

The site contains an established dwelling with an existing deck that contributes to the usable private open space. The proposed new larger deck and roof top deck enhances the functionality of these spaces without displacing or compromising other areas of private open space at ground level.

(f) Sunlight to Private Open Space and Windows of Habitable Rooms on Adjoining Properties

Given the modest size increase over the existing demolished deck, and as the roof top deck sits back within the setback of the existing dwelling, there is negligible additional impact on sunlight access to adjoining properties.

(g) Character of Development Existing on Established Properties in the Area

The surrounding area is characterised by detached dwellings with associated outdoor living areas, including decks and verandas, often positioned to maximise usability and outlook. The proposed alterations and addition in this proposed development is consistent with this established character, representing a typical form of residential improvement. The scale, design, and siting of the decks integrate with the existing built environment and do not detract from the neighbourhood character.

Prepared by

Phillip Ludbey
Building Designer

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.

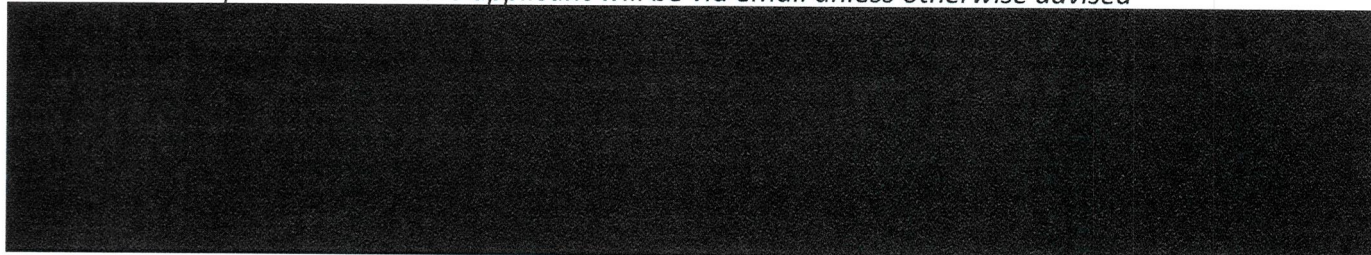
Completing this form in full will help ensure that all necessary information is provided and avoid any delay. The planning scheme in clause 6.0 provides details of other information that may be required. A checklist of application documents is provided on page 4 of this form.

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:	Cataract Designs		
Contact person: (if different from applicant)	Phillip Ludbey		
Address:	GF 1/1 Pipeworks Road		
Suburb:	South Launceston	Post Code:	
Email:	phil@cataractdesigns.com.au	Phone: / Mobile:	0400 094 643

Note: All correspondence with the applicant will be via email unless otherwise advised



Details of Site (Note: If your application is discretionary, the following will be placed on public exhibition)			
Address of proposal:	7 Royle Avenue		
Suburb:	Coles Bay	Post Code:	7215
Size of site: (m ² or Ha)	698m ²		
Certificate of Title(s):	80685/13		
Current use of site:	Residential		

General Application Details *Complete for All Applications*

Description of proposed use or development:	Alterations and additions consisting of new decks, internal layouts changes		
Estimated value of works: (design & construction)	[REDACTED]		
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:		Date:	09/09/2026
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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 80685	FOLIO 13
EDITION 4	DATE OF ISSUE 21-Feb-2025

SEARCH DATE : 12-June-2026

SEARCH TIME : 09.17 am

DESCRIPTION OF LAND

Town of COLES BAY

Lot 13 on Diagram [80685](#) (formerly being 377-10D)

Derivation : Part of Lot 1 (Section A.) Gtd. to H.A.W. Parsons.

Prior CT [2944/13](#)SCHEDULE 1

[N237133](#) TRANSFER to SIMON FRANCIS FOSTER and PENELOPE ANNE
FOSTER Registered 21-Feb-2025 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
BENEFITING EASEMENT: a right of carriage way over the land
marked "Road" on Diagram No. [80685](#)

BENEFITING EASEMENT: a right of footway over the land marked
"Footway" on Diagram No. [80685](#)

[A103392](#) FENCING CONDITION in Transfer

[E405512](#) MORTGAGE to Australia and New Zealand Banking Group
Limited Registered 21-Feb-2025 at 12.01 pm

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

[illegible]



Alterations & Additions

7 Royle Ave, Coles Bay

Project details

Council Zone Planning Overlay	Glamorgan Spring Bay Council Low Density Residential
PID	5289675
Title Folio	13
Title Volume	80685
Climate Zone	7
Design Wind Speed	-
Soil Class	-
BAL Rating	n/a
Energy Rating	6 Star
Corrosive Environment	No
Other	Livable Housing Design Standard Clauses in Effect: Parts 2.1, 3, 4, 5, 6.

Area Schedule

Name	Area
Site Area	698m ²
Ex. Dwelling Floor Area	181m ²
Ex. Deck Area (Demolished)	17.9m ²
Proposed Area of New Decks	62.22m ²

Rev	Description	Date	Int	App
01	ISSUED FOR CLIENT COMMENT	31/07/2026	PL	PL
02	ISSUED FOR CLIENT COMMENT	27/08/2026	PL	PL
DA1	ISSUED FOR APPROVAL	9/09/2026	PL	PL
DA2	ISSUED FOR APPROVAL	25/09/2026	JM	PL

REVISION



Cataract
Designs

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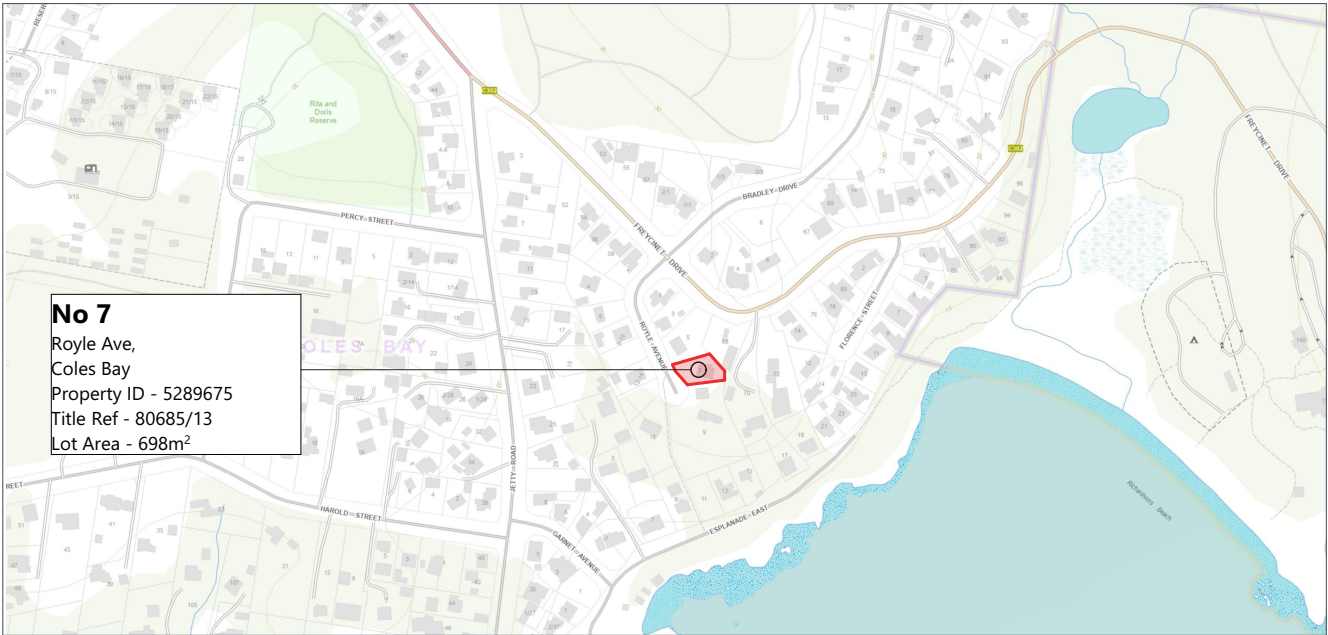
Project Name
Alterations & Additions

Project No. 26009
Project Address 7 Royle Ave, Coles Bay

Client S & P Foster
Drawn J Murphy
Approved P Ludbey

Cover Page
Status APPROVAL
Original size A3 (Landscape)
Drawing No. /Revision

SK 000-DA2



Drawing Schedule

SK 000	Cover Page
SK 001	Site Plan
SK 100	Ground Floor
SK 101	First Floor Plan
SK 102	Roof Plan
SK 200	Elevations
SK 201	Elevations
SK 202	Section
SK 300	Sun Study
SK 301	Sun Study



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Project Address

7 Royle Ave, Coles Bay

Client

S & P Foster

Drawn

J Murphy

Approved

P Ludbey

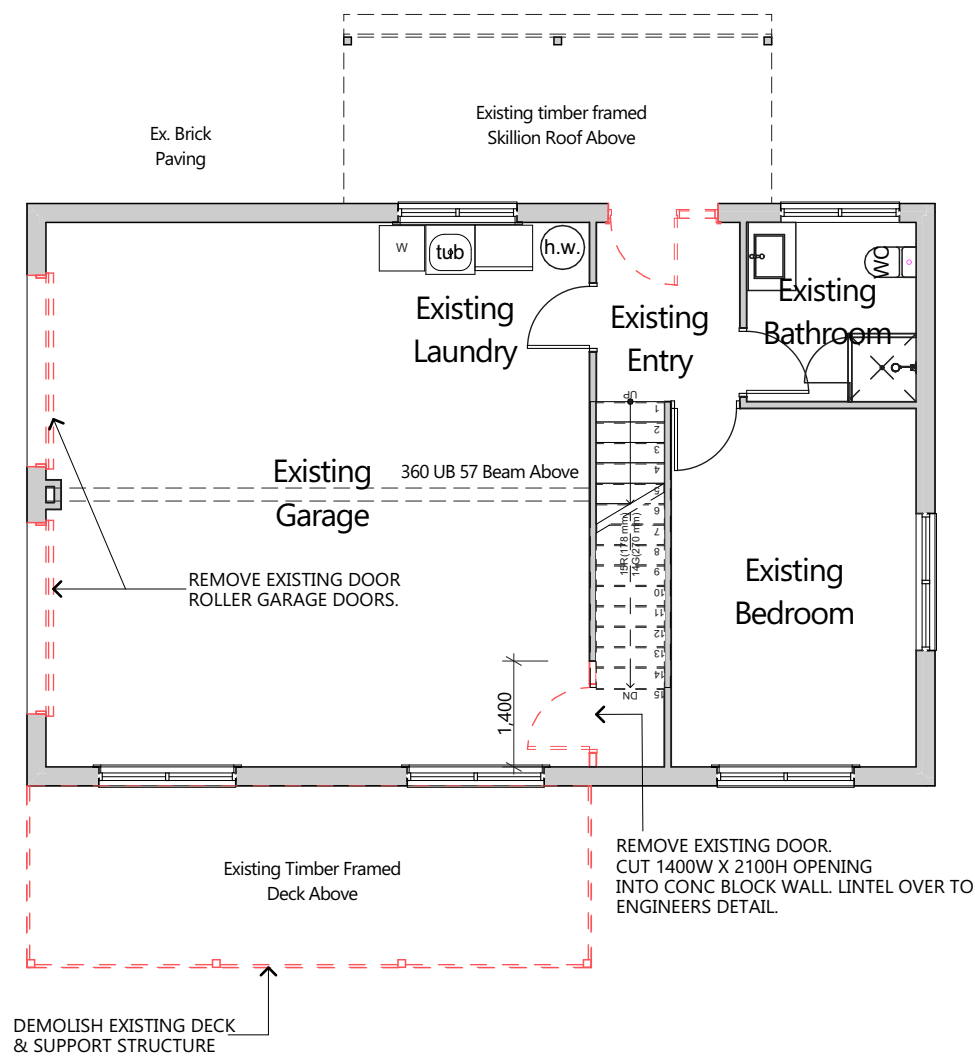
Site Plan

Status | APPROVAL

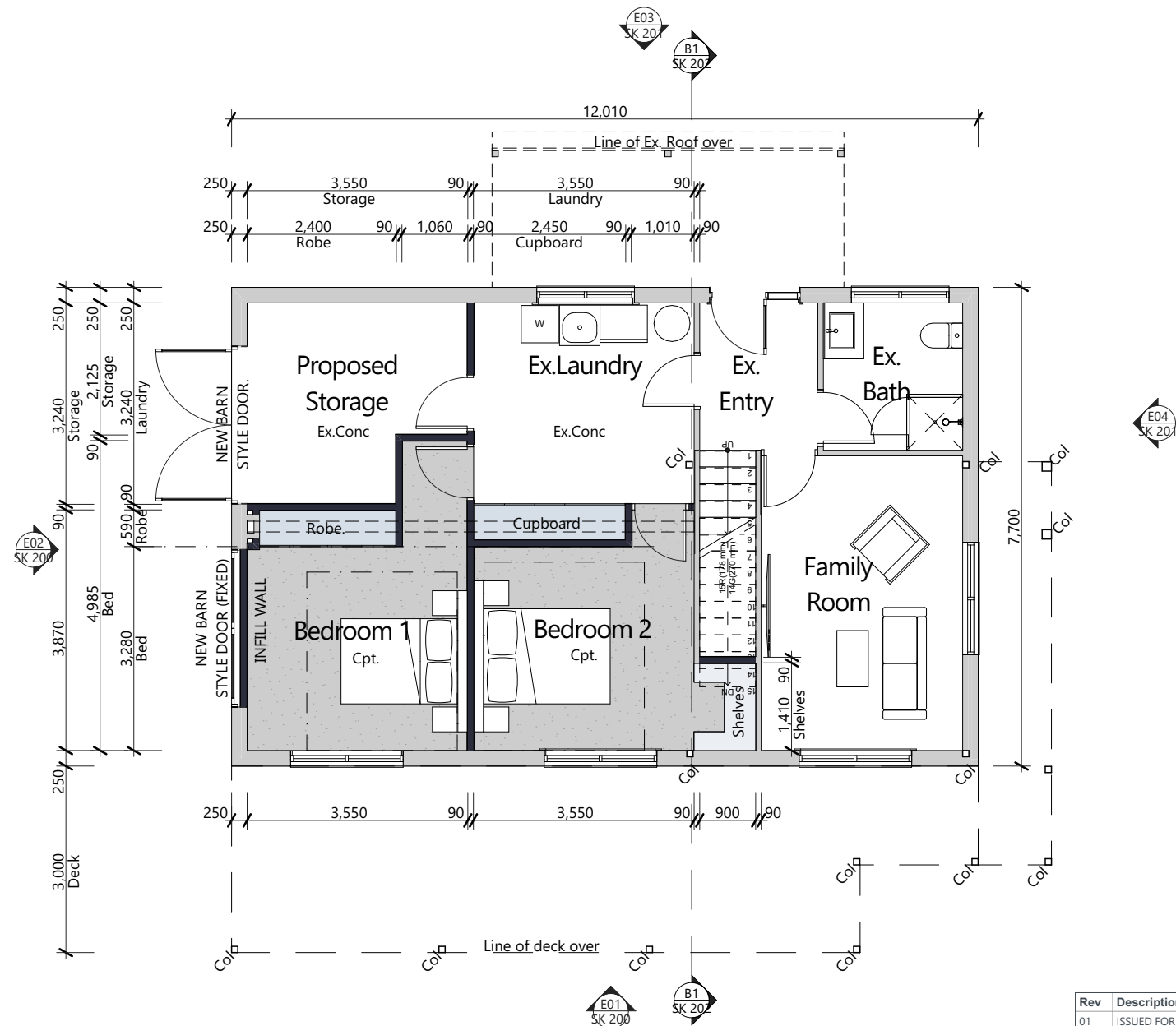
Original size | A3 (Landscape)

Drawing No. /Revision

SK 001-DA2



Demolition Ground Floor Plan
SCALE 1:100



Ground Floor Plan
SCALE 1:100

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Project Name
Alterations & Additions

Project No. | 26009
Project Address | 7 Royle Ave, Coles Bay

Client | S & P Foster
Drawn | J Murphy
Approved | P Ludbey

Ground Floor

Status | **APPROVAL**
Original size | A3 (Landscape)
Drawing No. /Revision

SK 100-DA2

Rev	Description	Date	Int	App
01	ISSUED FOR CLIENT COMMENT	31/07/2026	PL	PL
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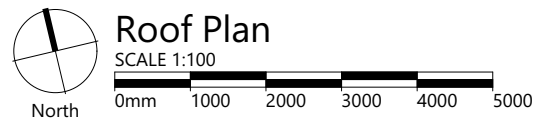
Project Name	
Alterations & Additions	

Project No.	26009
Project Address	7 Royle Ave, Coles Bay
Client	S & P Foster
Drawn	J Murphy
Approved	P Ludeby

First Floor Plan

Status	APPROVAL
Original size	A3 (Landscape)
Drawing No. /Revision	

SK 101-DA2



R E V I S I O N



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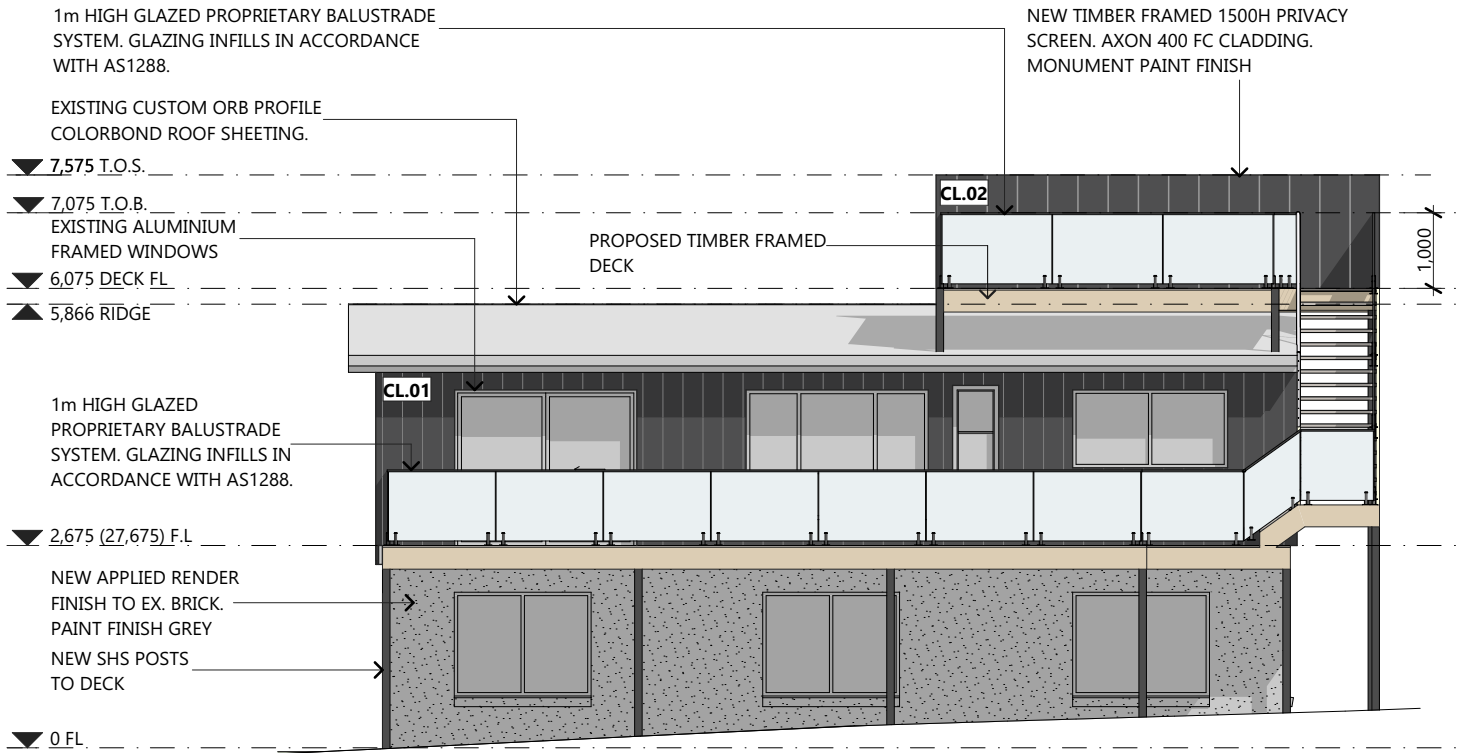
Roof Plan

Status | **APPROVAL**

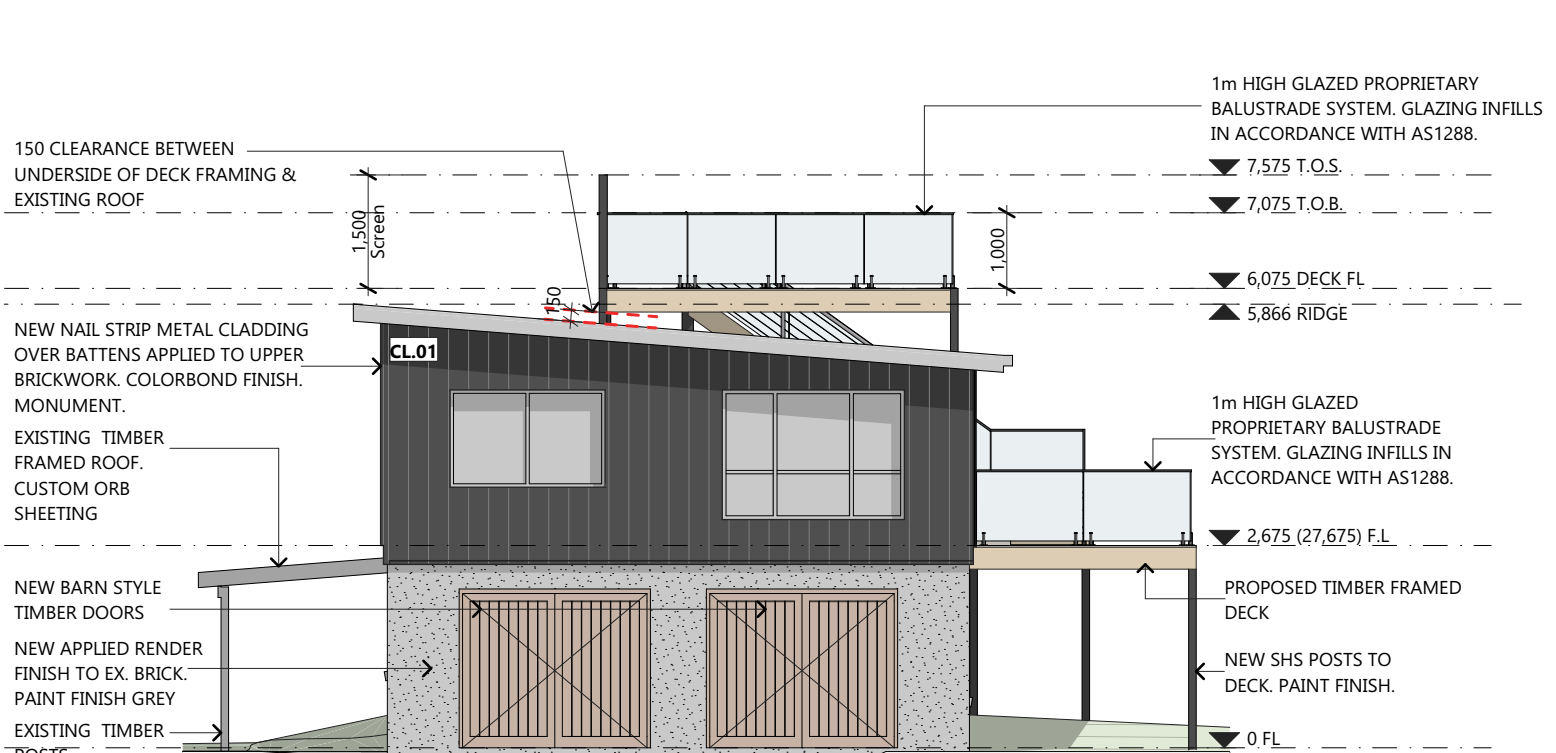
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Drawing No. /Revision

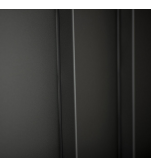
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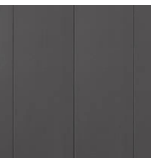


E01 ELEVATION
SCALE 1:100
SK 100



E02 ELEVATION
SCALE 1:100
SK 100

- 

CL.01 CLADDING 01
STRUCTUUR NAILSTRIP CLADDING
INSTALLED IN ACCORDANCE WITH
MANUFACTURERS RECOMMENDATIONS.
COLORBOND MONUMENT FINISH.
- 

CL.02 CLADDING 03
JAMES HARDIE SCYON AXON 400
SMOOTH FIBRE CEMENT SHEET
CLADDING.
DARK PAINTED FINISH.

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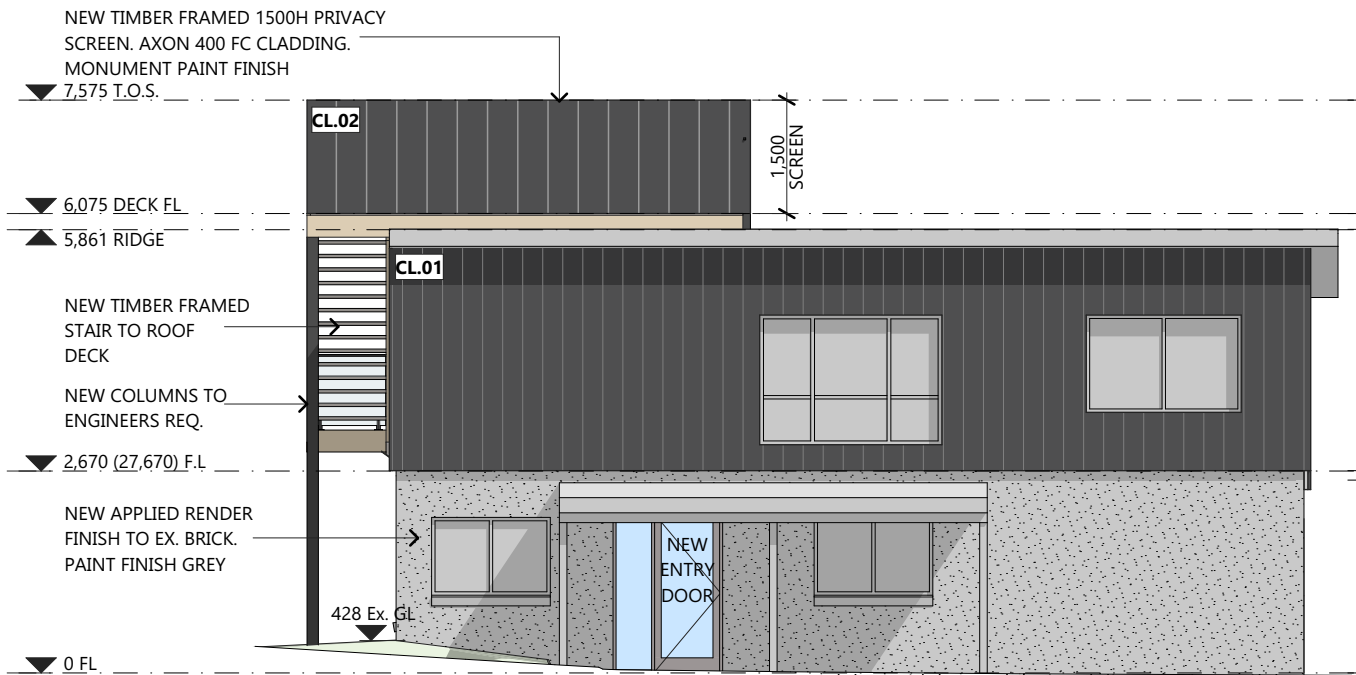
Project Name
Alterations & Additions

Project No. | 26009
Project Address | 7 Royle Ave, Coles Bay

Client | S & P Foster
Drawn | J Murphy
Approved | P Ludbey

Elevations
Status | **APPROVAL**
Original size | A3 (Landscape)
Drawing No. /Revision

SK 200-DA2



E03 ELEVATION
SCALE 1:100
0mm 1000 2000 3000 4000 5000



E04 ELEVATION
SCALE 1:100
0mm 1000 2000 3000 4000 5000



CL.01 CLADDING 01
STRUCTUUR NAILSTRIP CLADDING
INSTALLED IN ACCORDANCE WITH
MANUFACTURERS RECOMMENDATIONS.
COLORBOND MONUMENT FINISH.



CL.02 CLADDING 03
JAMES HARDIE SCYON AXON 400
SMOOTH FIBRE CEMENT SHEET
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Project Name

Alterations & Additions

Project No.

Project Address

26009

7 Royle Ave, Coles Bay

Client

Drawn

Approved

S & P Foster

J Murphy

P Ludbey

Elevations

Status

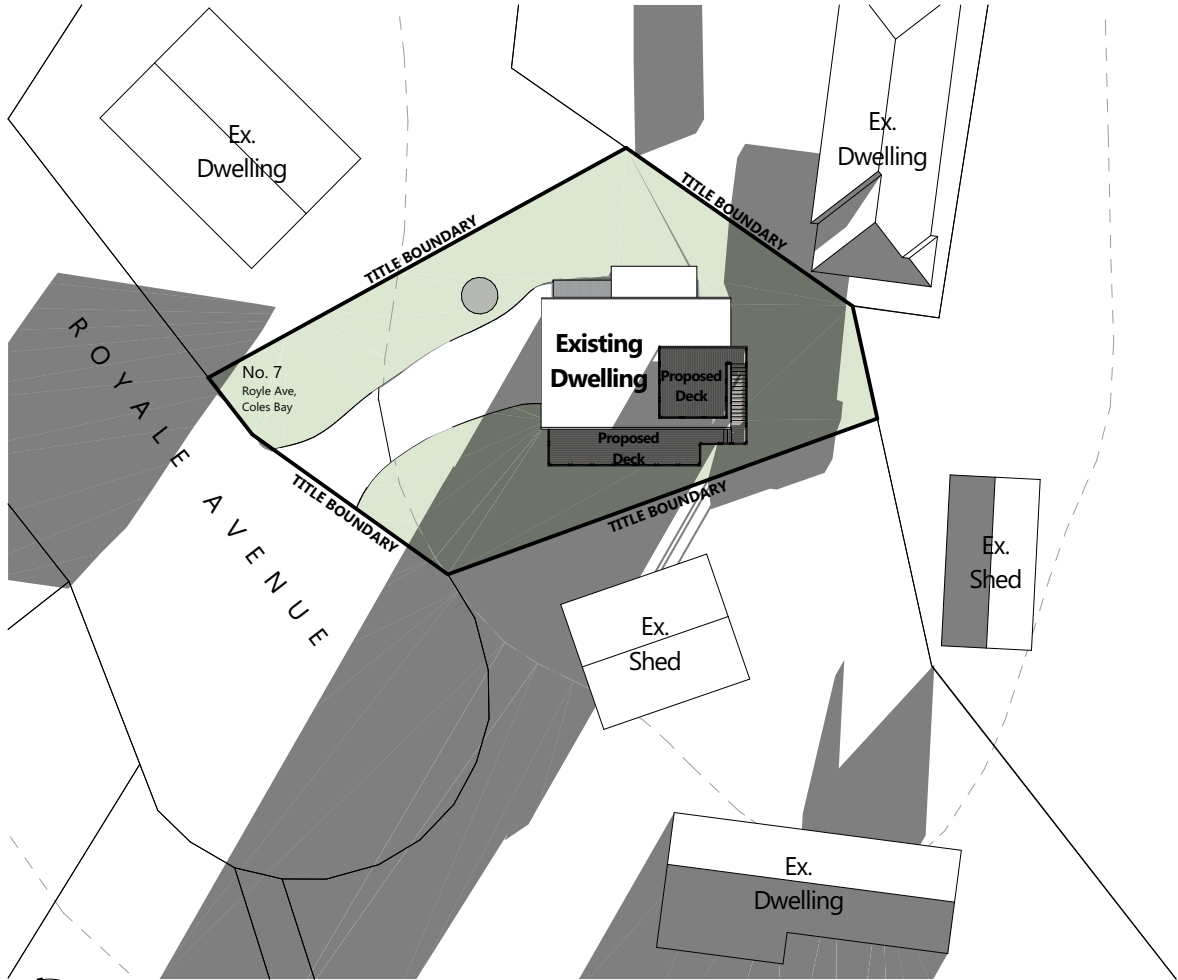
Original size

Drawing No. /Revision

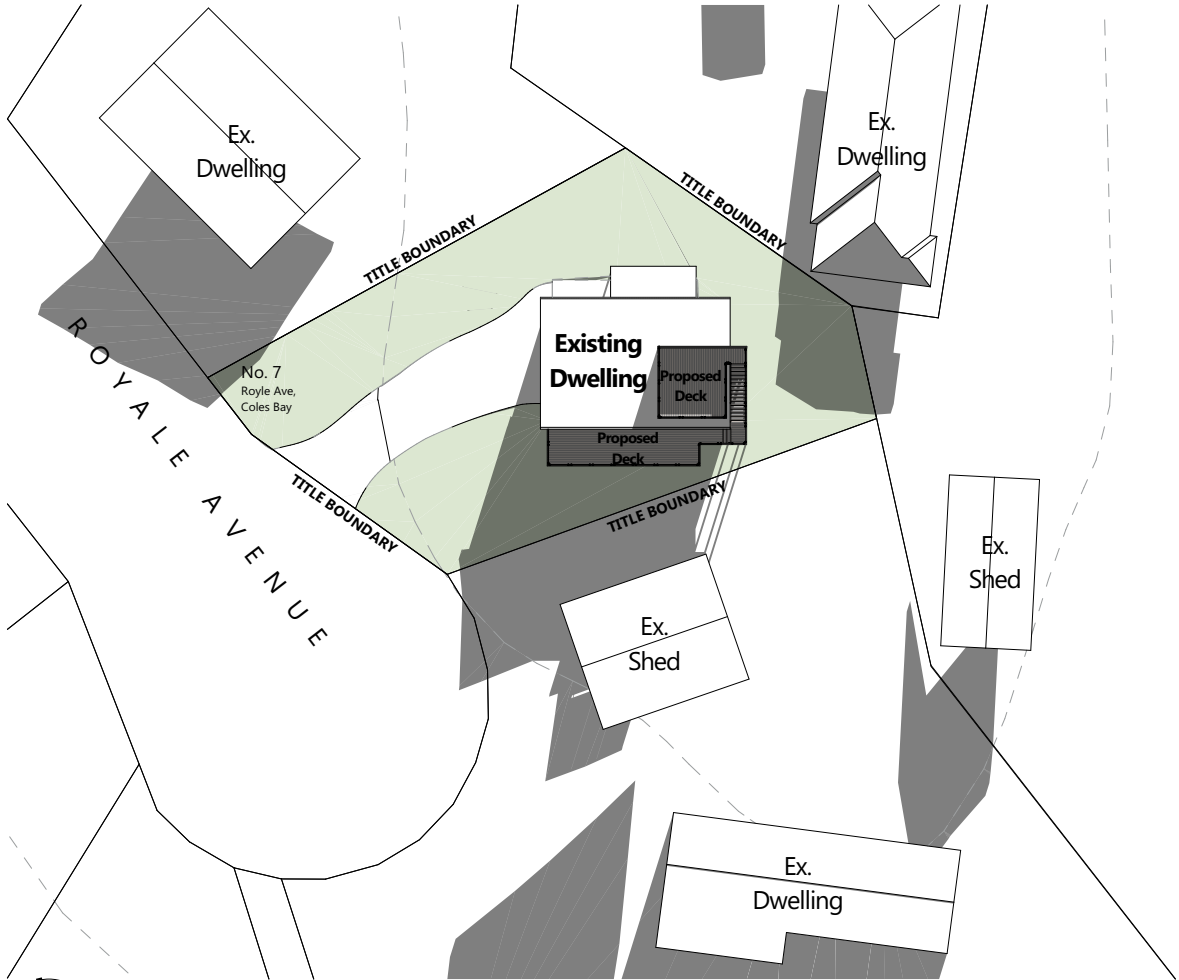
APPROVAL

A3 (Landscape)

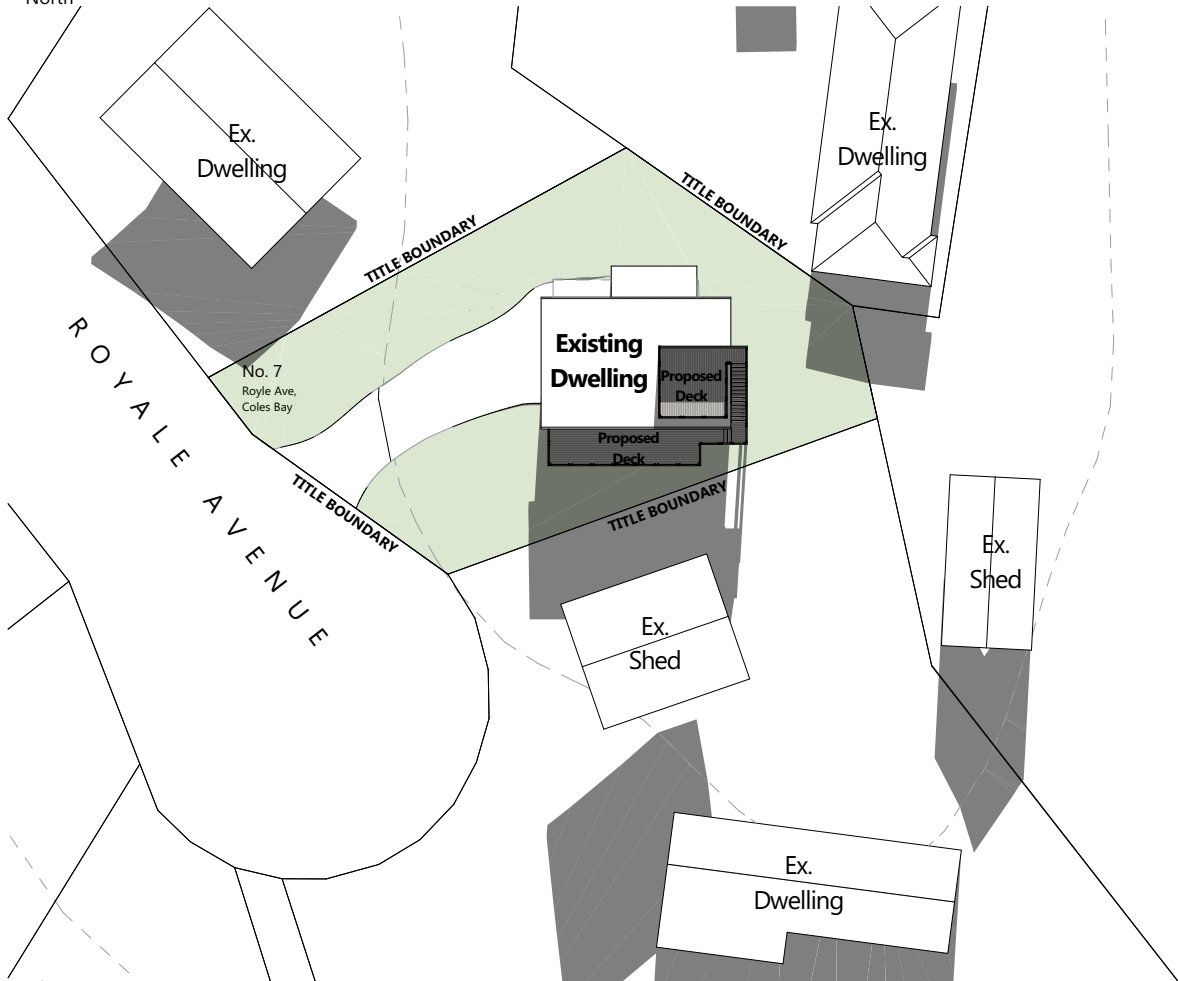
SK 201-DA2



Shadow Study 21 June at 9:00am
SCALE 1:500
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North



Shadow Study 21 June at 10:00am
SCALE 1:500
0mm 5000 10000 15000 20000 25000
North



Shadow Study 21 June at 11:00am
SCALE 1:500
0mm 5000 10000 15000 20000 25000
North



Shadow Study 21 June at 12:00pm
SCALE 1:500
0mm 5000 10000 15000 20000 25000
North

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Project Name

Alterations & Additions

Project No.

26009

Project Address

7 Royle Ave, Coles Bay

Client

S & P Foster

Drawn

J Murphy

Approved

P Ludbey

Sun Study

Status

APPROVAL

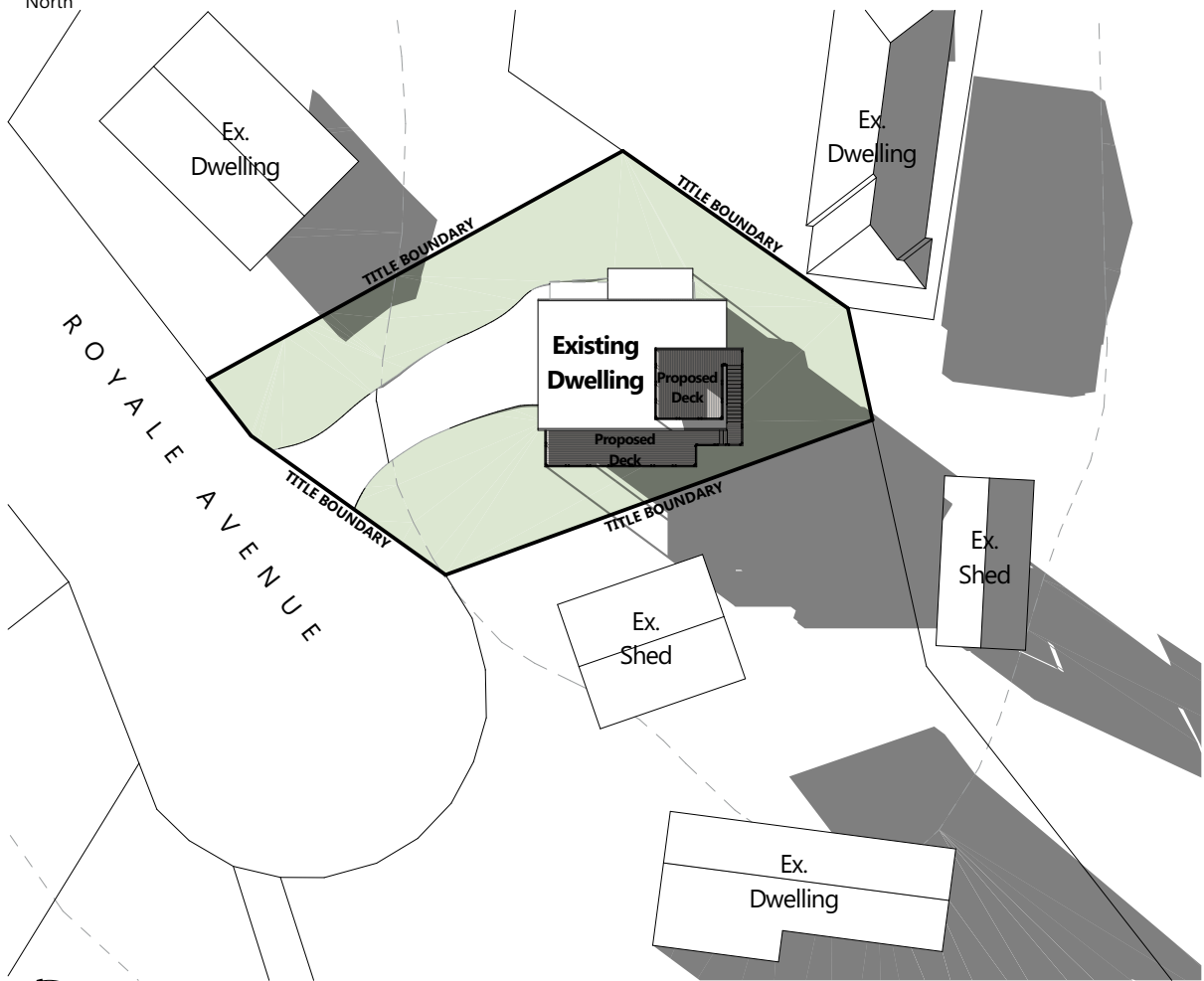
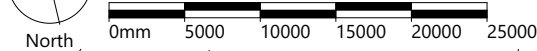
Original size | A3 (Landscape)

Drawing No. /Revision

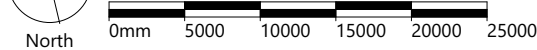
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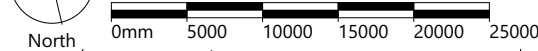
Shadow Study 21 June at 1:00pm
SCALE 1:500



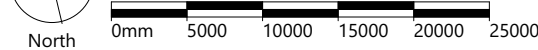
Shadow Study 21 June at 3:00pm
SCALE 1:500



Shadow Study 21 June at 2:00pm
SCALE 1:500



Shadow Study 21 June at 4:00pm
SCALE 1:500



Rev	Description	Date	Int	App
01	ISSUED FOR CLIENT COMMENT	31/07/2026	PL	PL
02	ISSUED FOR CLIENT COMMENT	27/08/2026	PL	PL
DA1	ISSUED FOR APPROVAL	9/09/2026	PL	PL
DA2	ISSUED FOR APPROVAL	25/09/2026	JM	PL



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Project Name	
Alterations & Additions	
Project No.	26009
Project Address	7 Royle Ave, Coles Bay
Client	S & P Foster
Drawn	J Murphy
Approved	P Ludbey

Sun Study

Status | **APPROVAL**

Original size | A3 (Landscape)
Drawing No. /Revision

SK 301-DA2

09 September 2026

Development Application Report

Project

Alteration and addition to 7 Royle Ave, Coles Bay.

The site

The site, Title Volume 80685, Folio 13 is located within Low Density General Residential Zone of the Glamorgan-Spring Bay Council under the state planning scheme.

Overview

This report addresses the Performance Criteria 10.4.3 P2 of the Tasmanian Planning Scheme, which requires that the siting of a dwelling must not cause an unreasonable loss of amenity to adjoining properties. The proposal involves internal bedroom modifications, removing an existing deck and replacing it with a new larger deck with an access via external stair to a roof level deck. The new deck and stair results in a setback of less than 5 metres from the side boundary, as does the roof level deck though this sits within the existing setbacks of the existing dwelling.

(a) Topography of the Site

The subject site is located within an established residential area of Coles Bay, which is characterised by minor to moderately sloping terrain. The proposed larger deck is on the same side and level as the existing demolished deck. The new deck and stair does not significantly increase any overlooking, overshadowing, or visual bulk impacts arising from the site's topography. The roof top deck would be overlooking from a similar setback as the existing dwellings habitable rooms.

(b) Size, Shape and Orientation of the Site

The site is of a typical size and configuration for the locality, with a residential orientation that supports outdoor living areas to the rear of the dwelling to capture views. The proposed larger deck remains consistent with this established orientation and does not introduce any unusual encroachments or site inefficiencies. The modest increase in size of the deck maintains functional outdoor space without significantly altering the spatial relationship between the dwelling and adjoining properties. The roof top deck sits over the existing dwelling allowing for maximising outdoor space without over crowding the site.

(c) Setbacks of Surrounding Buildings

Development within the surrounding area exhibits a range of setbacks, particularly for ancillary structures such as decks, which are commonly located closer to side and rear boundaries. While slightly larger the proposed deck occupies the established siting of the existing demolished deck, rather than

introducing a new encroachment pattern. While the setback is less than 5 metres, it is consistent with the prevailing development pattern and does not represent an anomalous or intrusive siting outcome.

(d) Height, Bulk and Form of Existing and Proposed Buildings

While the proposed roof top deck does increase the height of the structure it sits inside of the existing building dwelling setbacks. The bulk and form of the dwelling remain unchanged, with the roof top deck representing an addition that strives to keep the form of the house within a defined area rather than spread out over the site. As a result, the development does not contribute to any material increase in visual dominance, overshadowing, or sense of enclosure for adjoining properties.

(e) Existing Buildings and Private Open Space on the Site

The site contains an established dwelling with an existing deck that contributes to the usable private open space. The proposed new larger deck and roof top deck enhances the functionality of these spaces without displacing or compromising other areas of private open space at ground level.

(f) Sunlight to Private Open Space and Windows of Habitable Rooms on Adjoining Properties

Given the modest size increase over the existing demolished deck, and as the roof top deck sits back within the setback of the existing dwelling, there is negligible additional impact on sunlight access to adjoining properties.

(g) Character of Development Existing on Established Properties in the Area

The surrounding area is characterised by detached dwellings with associated outdoor living areas, including decks and verandas, often positioned to maximise usability and outlook. The proposed alterations and addition in this proposed development is consistent with this established character, representing a typical form of residential improvement. The scale, design, and siting of the decks integrate with the existing built environment and do not detract from the neighbourhood character.

Prepared by

Phillip Ludbey
Building Designer