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: **19 Kunzea Circuit, Coles Bay**
CT 182776/106

PROPOSAL: **Residential – Dwelling with Attached 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 25 November 2026.

APPLICANT:	**Rainbow Building Solutions**
DATE:	**07/10/2026**
APPLICATION NO:	**DA 2026 / 181**

GLAMORGAN SPRING BAY COUNCIL

9 Melbourne Street (PO Box 6)
Triabunna TAS 7190
03 6256 4777
03 6256 4774
admin@freycinet.tas.gov.au
www.gsbc.tas.gov.au

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:	Rainbow Building Solutions		
Contact person: (if different from applicant)	Nick Smith		
Address:	139 Main Road		
Suburb:	Sorell	Post Code:	7172
Email:	nick@rainbowbuilding.com.au	Phone: / Mobile:	1300737910

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:	19 Kunzea Circuit		
Suburb:	Coles Bay	Post Code:	7190
Size of site: (m^2 or Ha)			
Certificate of Title(s):	182776 / 106		
Current use of site:	Vacant		

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General Application Details *Complete for All Applications*	
Description of proposed use or development:	Proposed Dwelling with attached 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)	☐ 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.

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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:

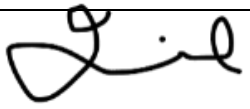
- The information in this application is true and correct.
- I/we authorise Council employees or consultants to enter the site to assess the application.
- I/we have obtained all copy licenses and permission from the copyright owner for the publication, communication and reproduction of the application 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:	6.10.2026

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:	

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.

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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.

RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

SEARCH OF TORRENS TITLE

VOLUME	FOLIO
182776	106
EDITION	DATE OF ISSUE
3	16-Feb-2026

SEARCH DATE : 24-Sept-2026
SEARCH TIME : 06.31 pm

DESCRIPTION OF LAND

Parish of MEREDITH Land District of GLAMORGAN
Lot 106 on Sealed Plan 182776
Derivation : Part of 665 Acres Gtd. to S W Roberts and Johnson Sinclair
Prior CT 179916/302

SCHEDULE 1

M982513 TRANSFER to MOUNT PAUL PTY LTD Registered 04-Oct-2022 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
SP182776 EASEMENTS in Schedule of Easements
SP182776 FENCING PROVISION in Schedule of Easements
SP6472, SP175740, SP176017, SP176316, SP177086, SP177640, SP179042 & SP179916 FENCING PROVISION in Schedule of Easements
SP107890, SP139308 & SP143490 FENCING COVENANT in Schedule of Easements
SP179042 SEWERAGE AND/OR DRAINAGE RESTRICTION
C434769 AGREEMENT pursuant to Section 71 of the Land Use Planning and Approvals Act 1993 Registered 19-May-2003 at noon
E153042 AGREEMENT pursuant to Section 71 of the Land Use Planning and Approvals Act 1993 Registered 26-Oct-2018 at noon
E166139 AGREEMENT pursuant to Section 78 of the Land Use Planning and Approvals Act 1993 Registered 05-June-2019 at noon
E239953 AGREEMENT pursuant to Section 78 of the Land Use Planning and Approvals Act 1993 Registered 23-Nov-2020 at noon
E297798 AGREEMENT pursuant to Section 78 of the Land Use Planning and Approvals Act 1993 Registered 10-Mar-2022 at noon
N144375 MORTGAGE to CIX CAPITAL HOLDINGS PTY LTD Registered

16-Feb-2026 at noon

UNREGISTERED DEALINGS AND NOTATIONS

N251186	PRIORITY NOTICE reserving priority for 90 days D/MORTGAGE Cix Capital Holdings Pty Ltd to Mount Paul Pty Ltd (ACN 651 455 239) TRANSFER Mount Paul Pty Ltd (ACN 651 455 239) to Mark Desmond Banfield and Linda Maree Banfield Lodged by DEBBIE HUTTON CONVEYANCING on 09-June-2026 BP: N251186
N251144	TRANSFER to MARK DESMOND BANFIELD and LINDA MAREE BANFIELD Lodged by DEBBIE HUTTON CONVEYANCING on 09-July-2026 BP: N268410
N268410	DISCHARGE OF MORTGAGE N144375 Lodged by DEBBIE HUTTON CONVEYANCING on 09-July-2026 BP: N268410

Priority Final Plan

PLAN OF SURVEY

OWNER: COOROOLINA PTY LTD

FOLIO REFERENCE: C.T. 179916/302

GRANTEE: PART OF 665 ACRES GRANTED TO S.W. ROBERTS AND JOHNSON SINCLAIR

BY SURVEYOR: ANDREW JOHN BUTLER

LOCATION:
LAND DISTRICT OF GLAMORGAN
PARISH OF MEREDITH

SCALE 1:1500@A3 LENGTHS IN METRES

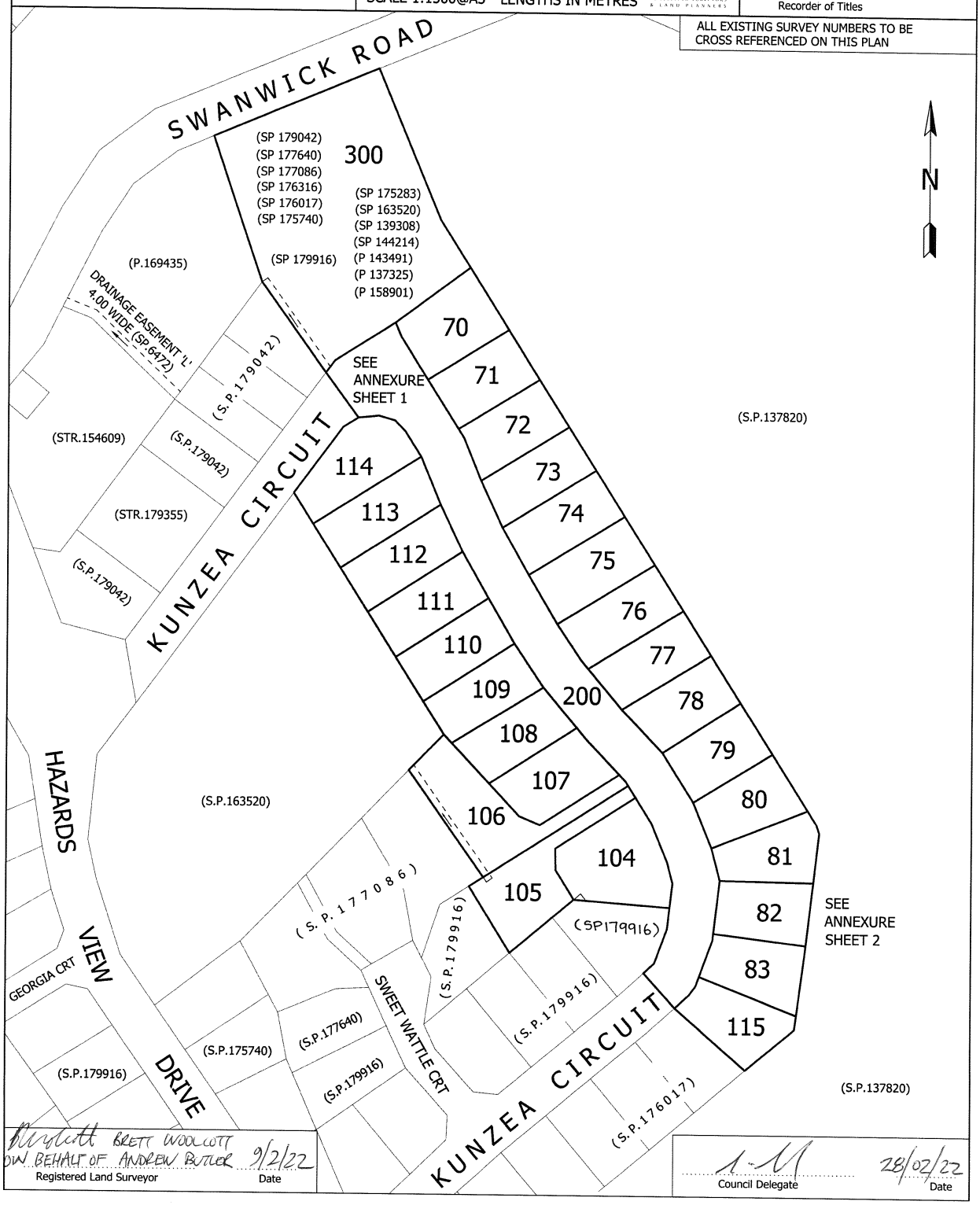
EAST COAST SURVEYING
CONSULTING SURVEYORS & LAND PLANNERS

REGISTERED NUMBER
SP182776

~~APPROVED~~
EFFECTIVE FROM 10 MAR 2022

Recorder of Titles

ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN



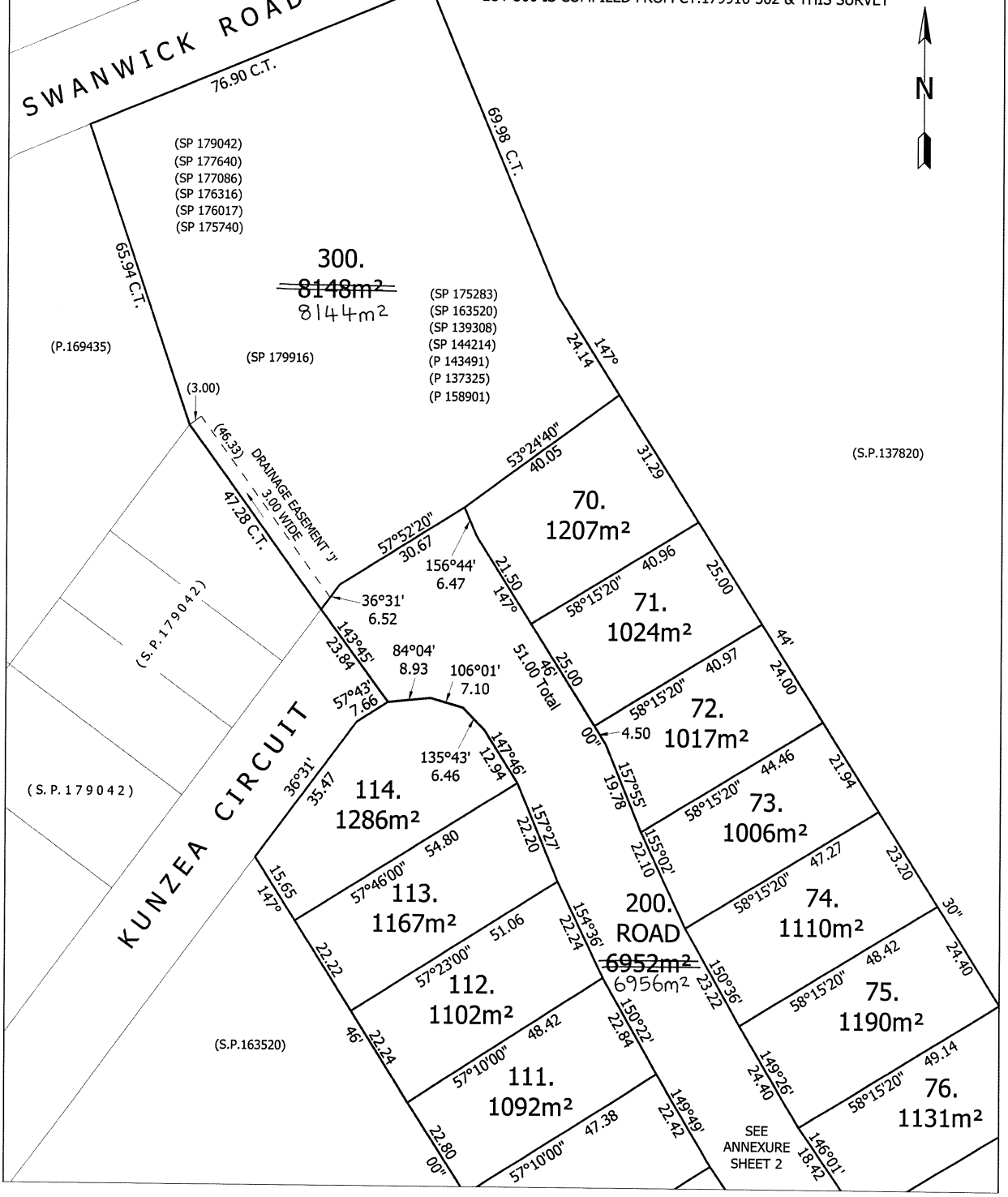
Brett Woolcott
ON BEHALF OF ANDREW BUTLER
Registered Land Surveyor
9/2/22
Date

Council Delegate
28/02/22
Date

Priority Final Plan

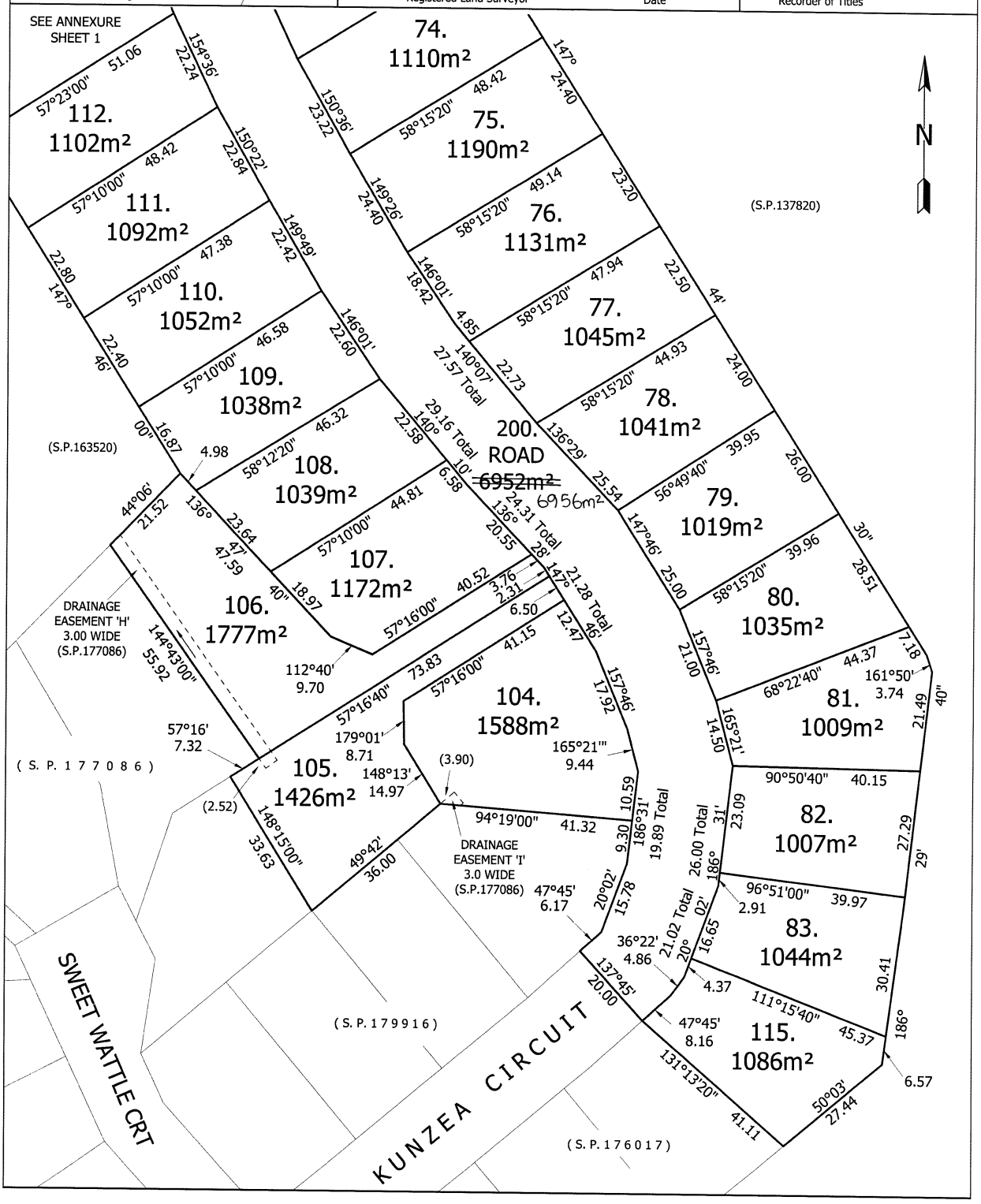
PLAN OF SURVEY ANNEXURE SHEET SHEET 1 OF 2 SHEETS	OWNER: COOROOLINA PTY LTD FOLIO REFERENCE: C.T. 179916/302 SCALE 1:750@A3 LENGTHS IN METRES	Registered Number SP 182776
SIGNED FOR IDENTIFICATION PURPOSES Council Delegate 28/2/2022 Date	THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN. BRETT WOOLCOTT ON BEHALF OF ANDREW BUTLER Registered Land Surveyor 9/2/22 Date	~~APPROVED~~ EFFECTIVE FROM 10 MAR 2022 Recorder of Titles

LOT 300 IS COMPILED FROM CT.179916-302 & THIS SURVEY



Priority Final Plan

PLAN OF SURVEY ANNEXURE SHEET SHEET 2 OF 2 SHEETS	OWNER: COOROOLINA PTY LTD FOLIO REFERENCE: C.T. 179916/302 SCALE 1:750@A3 LENGTHS IN METRES	Registered Number SP 182776
SIGNED FOR IDENTIFICATION PURPOSES Council Delegate 28/2/2022 Date	THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN. BRETT WOOLCOTT ON BEHALF OF ANDREW BUTLER Registered Land Surveyor 9/2/22 Date	~~APPROVED~~ EFFECTIVE FROM 10 MAR 2022 Recorder of Titles



CHECK CAREFULLY ALL ASPECTS OF THESE
DOCUMENTS BEFORE COMMENCING ASSESSMENT.

ANY ERRORS OR ANOMALIES TO BE REPORTED
TO THE DRAWER BEFORE ASSESSMENT IS CONTINUED

CONFIRM ALL SIZES AND HEIGHTS ON SITE

DO NOT SCALE OFF PLAN

THESE DOCUMENTS ARE INTENDED FOR COUNCIL PLANNING APPLICATION
ONLY, THEY ARE NOT TO BE USED FOR ANY OTHER PURPOSES.

THIS DESIGN IS COVERED UNDER COPYRIGHT AND ANY
CHANGES MUST BE CONFIRMED BY "WILKIN DESIGN & DRAFTING"
THE DRAWER RETAINS ALL "INTELLECTUAL PROPERTY"

PROPOSED DWELLING with ATTACHED SHED
FOR M. & L. BANFIELD
AT 19 KUNZEA CCT
COLES BAY TAS 7215

wilkin design

P.O. BOX 478
LAUNCESTON
TASMANIA 7250

ACCREDITATION NO:
CC678 X

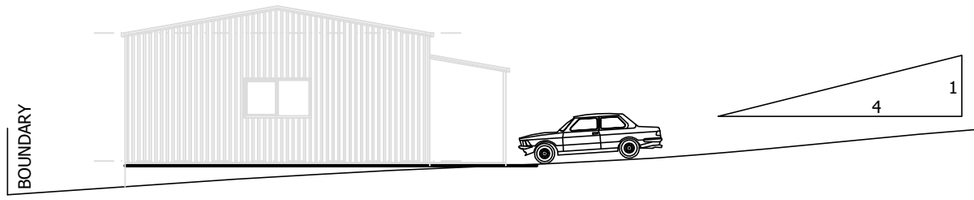
DATE:
05/11/2026

JOB NUMBER:
DA-26SR1492

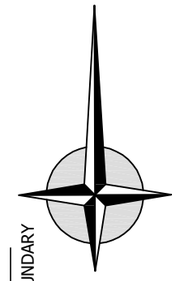
DEVELOPMENT APPLICATION ONLY
[NOT FOR CONSTRUCTION]

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RAINBOW building solutions

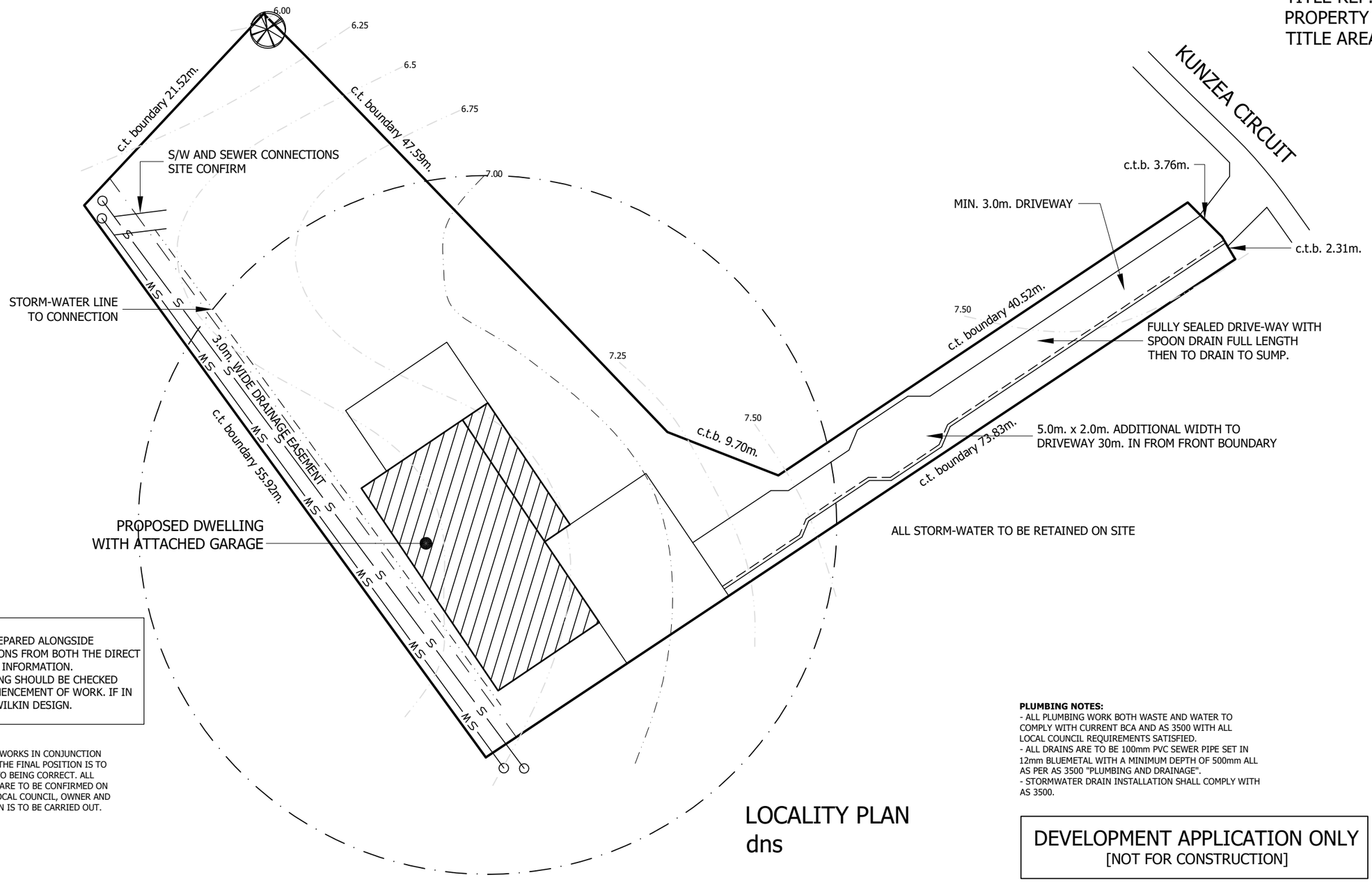


PROFILE OF DRIVE-WAT SHOWS IT IS VIRTUALLY LEVEL
FOR THE FIRST 35 - 40m. THEN MIDLY SLOPES.
AT NO STAGE DOES IT GET CLOSE TO THE MAX. OF
25% SLOPE



19 KUNZEA CCT
COLES BAY TAS 7215

TITLE REF: 182776/106
PROPERTY ID: 9231760
TITLE AREA = 1777.00m²



NOTE:
THESE PLANS HAVE BEEN PREPARED ALONGSIDE INFORMATION AND DIMENSIONS FROM BOTH THE DIRECT CLIENT, TheList AND ONLINE INFORMATION.
ALL ASPECTS OF THE DRAWING SHOULD BE CHECKED THOROUGHLY BEFORE COMMENCEMENT OF WORK. IF IN DOUBT SEEK ADVICE FROM WILKIN DESIGN.

SET OUT NOTES:
- THE BUILDER IS TO SET OUT THE WORKS IN CONJUNCTION WITH THE ACCOMPANYING PLANS. THE FINAL POSITION IS TO BE CONFIRMED BY THE CLIENT AS TO BEING CORRECT. ALL DIMENSIONS HEIGHTS AND LEVELS ARE TO BE CONFIRMED ON SITE BY ALL PARTIES INCLUDING LOCAL COUNCIL, OWNER AND ENGINEER BEFORE ANY EXCAVATION IS TO BE CARRIED OUT.

LOCALITY PLAN
dns

PLUMBING NOTES:
- ALL PLUMBING WORK BOTH WASTE AND WATER TO COMPLY WITH CURRENT BCA AND AS 3500 WITH ALL LOCAL COUNCIL REQUIREMENTS SATISFIED.
- ALL DRAINS ARE TO BE 100mm PVC SEWER PIPE SET IN 12mm BLUEMETAL WITH A MINIMUM DEPTH OF 500mm ALL AS PER AS 3500 "PLUMBING AND DRAINAGE".
- STORMWATER DRAIN INSTALLATION SHALL COMPLY WITH AS 3500.

DEVELOPMENT APPLICATION ONLY
[NOT FOR CONSTRUCTION]

A3

wilkin design
P.O. BOX 478
LAUNCESTON
TASMANIA 7250
ACCREDITATION NO:
CC678 X

NOTES:
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PROJECT TITLE:
BANFIELD DWELLING
WITH SHED
19 KUNZEA CCT
COLES BAY

REVISION:
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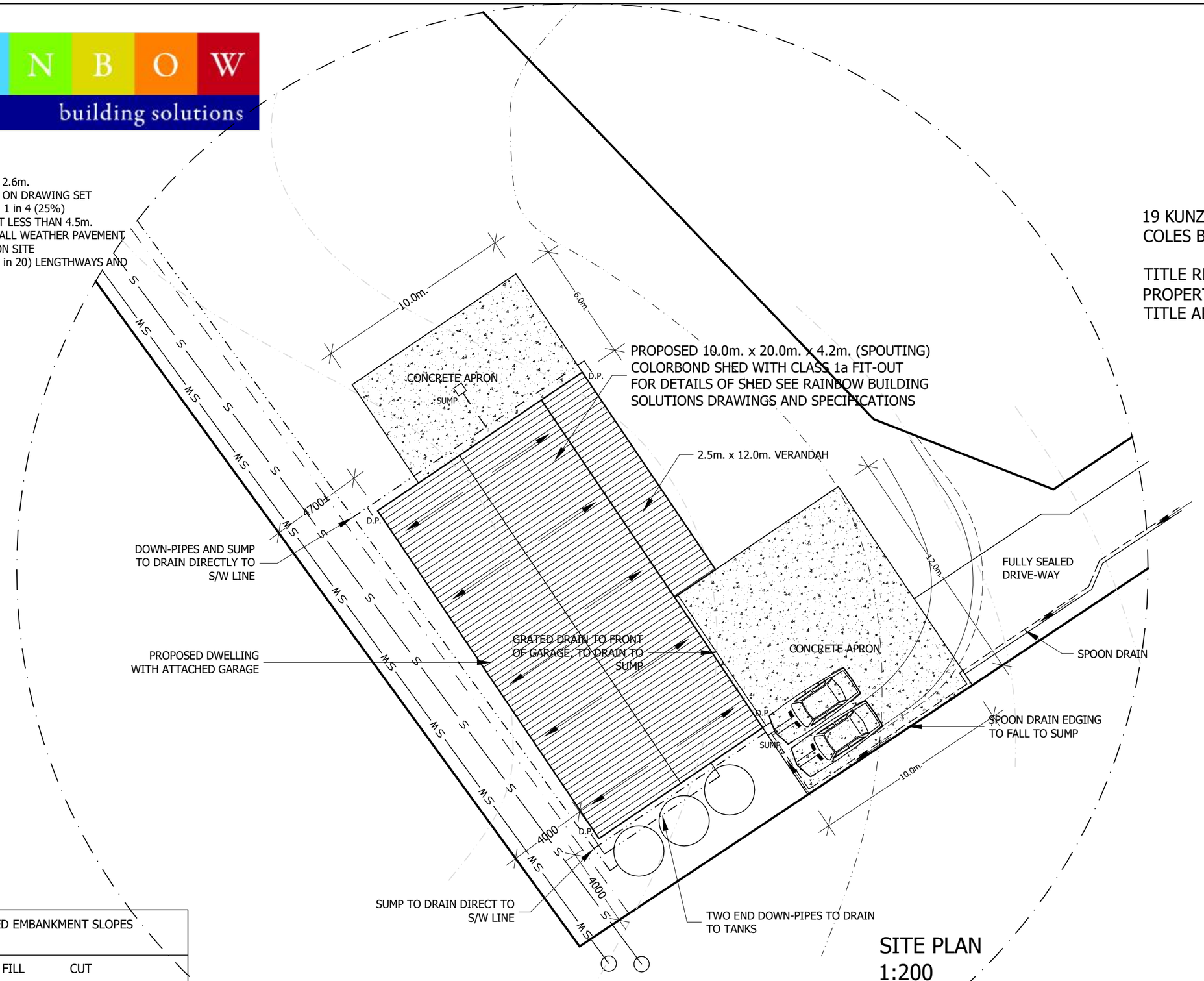
DATE:
05/11/2026

SCALE:
AS SHOWN

JOB NUMBER:
DA-26SR1492

RAINBOW building solutions

PLANNING NOTES:
- PARKING BAYS ARE A MIN. 5.5m x 2.6m.
- SWEPT PATHS TO AS2890 SHOWN ON DRAWING SET
- DRIVEWAY GRADIENT TO BE MAX. 1 in 4 (25%)
- DRIVEWAY TO HAVE A WIDTH NOT LESS THAN 4.5m.
- CONSTRUCTED FROM A DURABLE ALL WEATHER PAVEMENT
- ALL RUN OFF TO BE CONTAINED ON SITE
- PARKING BAY SLOPES: MAX 5% (1 in 20) LENGTHWAYS AND 6.25% (1 in 16) CROSS WAYS



SITE PLAN
1:200

NOTE: TABLE FOR UNPROTECTED EMBANKMENT SLOPES SLOPE = H:L			
SOIL TYPE		COMPACTED FILL	CUT
STABLE ROCK		2:3	8:1
SAND		1:2	1:2
SILT		1:4	1:4
CLAY	(FIRM)	1:2	1:1
	(SOFT)	NOT SUITABLE	2:3
SOFT SOILS		NOT SUITABLE	NOT SUITABLE

DEVELOPMENT APPLICATION ONLY
[NOT FOR CONSTRUCTION]

A3

19 KUNZEA CCT
COLES BAY TAS 7215

TITLE REF: 182776/106
PROPERTY ID: 9231760
TITLE AREA = 1777.00m²

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P.O. BOX 478
LAUNCESTON
TASMANIA 7250
ACCREDITATION NO: CC678 X

NOTES: ----------.

PROJECT TITLE: BANFIELD DWELLING WITH SHED
19 KUNZEA CCT
COLES BAY

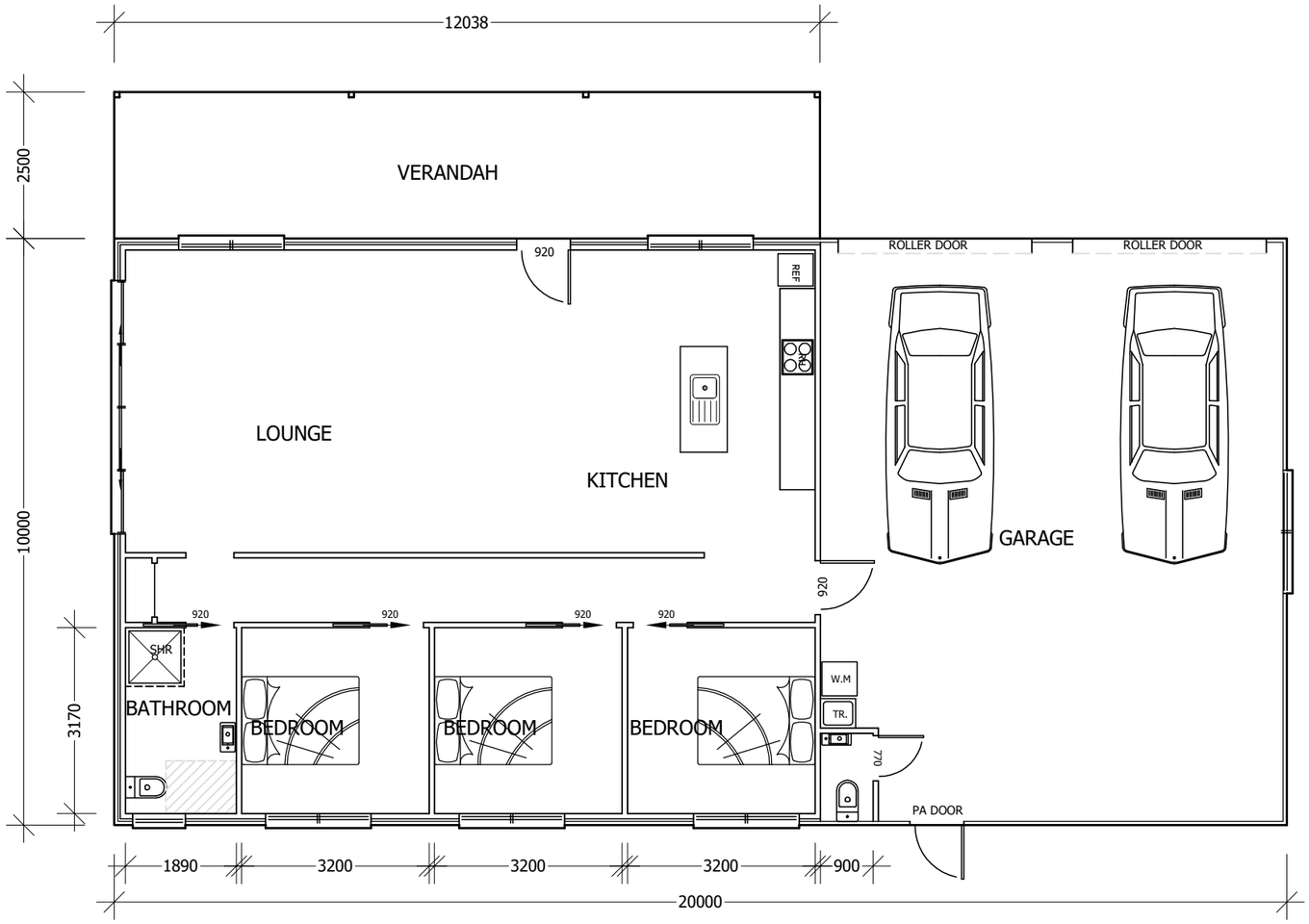
REVISION: ----------.

DATE: 05/11/2026

SCALE: AS SHOWN

JOB NUMBER: DA-26SR1492

CONSTRUCTION STANDARDS:
ALL WORKS SHOULD BE GENERALLY INLINE WITH THE PRACTICES SET OUT IN THE 'GUIDE TO STANDARDS AND TOLERANCES 2015'



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LAUNCESTON
TASMANIA 7250

ACCREDITATION NO:
CC678 X

NOTES:
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PROJECT TITLE:
BANFIELD DWELLING WITH SHED

19 KUNZEA CCT
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05/11/2026

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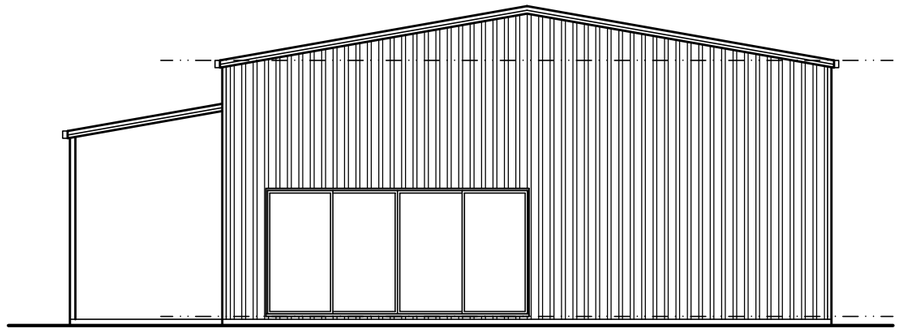
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DA-26SR1492

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03 of 04

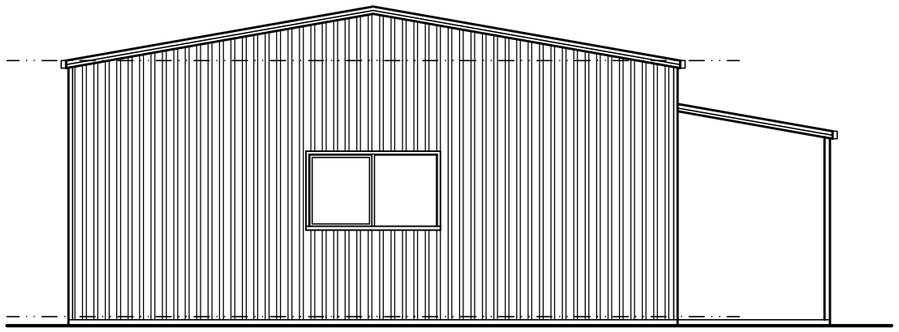
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A3

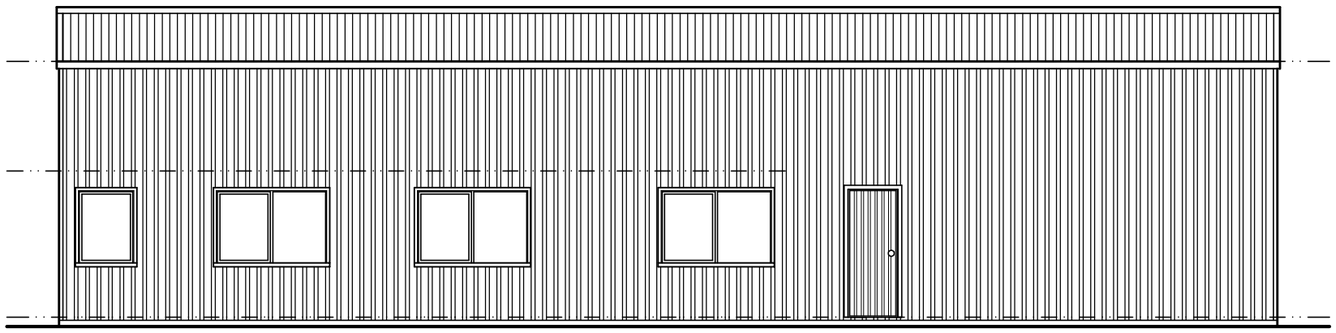
RAINBOW building solutions



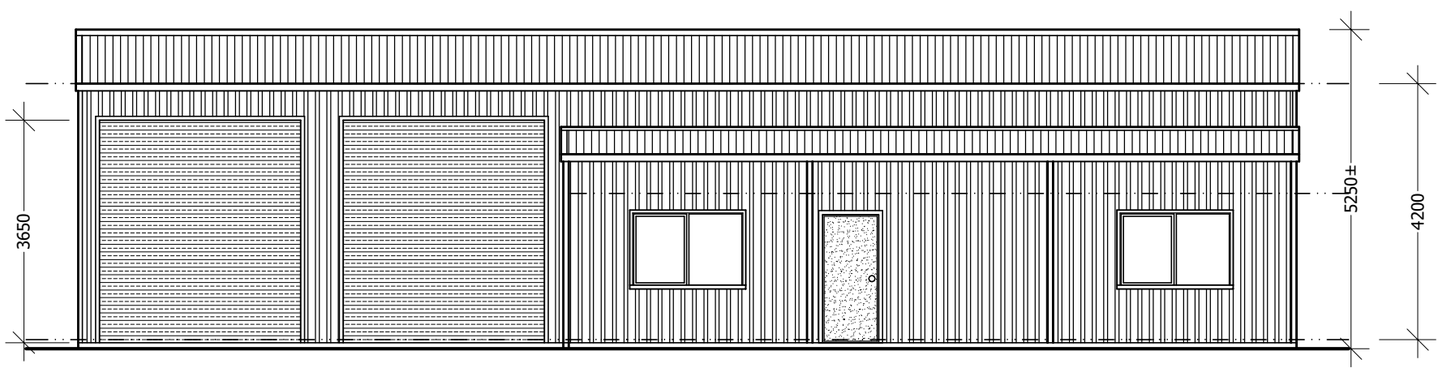
NORTH WEST ELEVATION
1:100



SOUTH EAST ELEVATION
1:100



SOUTH WEST ELEVATION
1:100



NORTH EAST ELEVATION
1:100

A3

DEVELOPMENT APPLICATION ONLY
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CC678 X

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19 KUNZEA CCT
COLES BAY

REVISION:
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DATE:
05/11/2026

SCALE:
AS SHOWN

JOB NUMBER:
DA-26SR1492

PAGE:
04 of 04

From: Nick Smith <Nick@rainbowbuilding.com.au>
Sent on: Tuesday, 27 October 2026 05:39:46 UTC
To: Planning <planning@freycinet.tas.gov.au>
Subject: Fw: DA2026/181 Request for Information - 19 Kunzea Circuit, Coles Bay
Attachments: DA2026-181 Request for Information.pdf (313.17 KB), 19 Kunzea Circuit DA 06-10-2026.pdf (249.52 KB)

Hi there,

Please find updated plan set and site plan addressing all points / questions ; except for point 3.

In response to Point 3 of the Request for Information letter, the proposal comprises a single dwelling with an attached garage located on a large allotment and the reduction sought is minor in nature, being only 1.0m less than the Acceptable Solution setback requirement. The proposal remains consistent with the intent of the Performance Criteria as it will be compatible with the surrounding area and will not cause an unreasonable loss of amenity to adjoining properties.

(a) Topography of the Site

The site contains a relatively long access handle from Kunzea Circuit with the developable building area located toward the rear of the allotment. The submitted plans demonstrate that the access way remains relatively level for the initial portion of the site before transitioning with only a moderate grade. The proposed building location has been selected to minimise site disturbance and earthworks while achieving a practical building platform. The setback variation assists in positioning the dwelling efficiently within the most suitable area of the site.

(b) Size, Shape and Orientation of the Site

Although the site benefits from a large overall area, its irregular configuration and battle-axe arrangement constrain the available building envelope. The development must also respond to the existing drainage easement located on the property and maintain practical vehicle access. The proposed 4.0m setbacks enable the dwelling and attached garage to be appropriately sited within the usable portion of the allotment without compromising access, servicing or functionality. The variation represents a small departure from the Acceptable Solution and remains proportionate to the size of the lot.

(c) Setbacks of Surrounding Buildings

The surrounding area exhibits a mix of dwelling forms, shed structures and varying building siting outcomes typical of semi-rural and coastal residential development. Given the large lot sizes in the locality and significant separation distances between primary building envelopes, the proposed reduction from 5.0m to 4.0m is not expected to be visually discernible from neighbouring properties or the public realm. The development remains well separated from adjoining development and maintains a spacious residential character.*(Based on the prevailing development pattern evident within the estate and surrounding residential context.)*

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

While the building has a modest overall footprint, its height and bulk are typical of contemporary residential development. The reduction in setback does not materially increase visual bulk when viewed from adjoining properties due to the overall lot size, building orientation and retained separation distances. The development maintains an appropriate scale relative to other residential buildings within the locality.

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

The development is proposed on a vacant allotment and has been designed to retain substantial areas of open space around the building. Despite the reduced setback, generous setbacks remain around much of the development and the proposal retains ample private open space for future occupants. The variation does not compromise the functionality or amenity of the site.

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

Given the generous lot dimensions and separation distances between building envelopes, the additional 1.0m encroachment into the setback area will not result in an unreasonable loss of sunlight to adjoining private open space areas or habitable room windows. The proposal does not introduce excessive overshadowing impacts. Any shadow effects generated by the development will be comparable to those reasonably anticipated within a residential zone and are not considered to adversely affect neighbouring amenity.

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

The proposal is consistent with the established residential and coastal character of the locality. The dwelling adopts a simple built form and is located well within the confines of the allotment. The minor setback variation does not alter the overall appearance of the development when viewed from the street or surrounding properties. The spacious appearance of development within the estate is maintained, and the proposal remains compatible with the character and pattern of existing development in the area.

Conclusion

The proposed 4.0m setbacks represent a minor variation to the Acceptable Solution and are considered to satisfy the intent of Clause 10.4.3 P2. The development:

- Maintains compatibility with the surrounding streetscape and residential character.
- Does not result in an unreasonable loss of amenity to adjoining properties.
- Provides appropriate separation from boundaries having regard to the site's topography, configuration and constraints.
- Maintains sufficient access, open space, outlook, sunlight access and residential amenity outcomes.

Accordingly, it is submitted that the proposal satisfies the relevant Performance Criteria and should be supported under the Tasmanian Planning Scheme.

Hoper this helps. Cheers,

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