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: **798 Dolphin Sands Road, Dolphin Sands**
CT 54666/122

PROPOSAL: **Residential – New Outbuilding**

Any person may make representation on the application(s) by letter (PO Box 6, Triabunna) or electronic mail (planning@freycinet.tas.gov.au) addressed to the Chief Executive Officer. Representations must be received before midnight on 25 November 2026.

APPLICANT:	**Peter John Geard, Jannene Sandra Geard**
DATE:	**14/10/2026**
APPLICATION NO:	**DA 2026 / 185**

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:	PETER & JANNENE GEARD		
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 *(Note: If your application is discretionary, the following will be placed on public exhibition)*			
Address of proposal:	798 DOLPHIN SAND ROAD (LOT 122)		
Suburb:	DOLPHIN SANDS	Post Code:	7190
Size of site: (m^2 or Ha)	20234.2 M2		
Certificate of Title(s):	VOL 2698 FOL 59		
Current use of site:	DWELLING (PRIVATE) HOLIDAY HOUSE		

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General Application Details *Complete for All Applications*	
Description of proposed use or development:	BOAT STORAGE SHED CAR STORAGE WHEN ON SITE.
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	Nil
Describe any delivery of goods to and from the site, including the types of vehicles used and the estimated average weekly frequency	Nil
Describe any hazardous materials to be used or stored on site	Nil
Type & location of any large plant or machinery used (refrigeration, generators)	Nil
Describe any retail and/or storage of goods or equipment in outdoor areas	Nil

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: PETER J GEARD	Peter J Geard	Date: 25/9/2026	J Geard

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.

RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

Tasmanian Government

SEARCH OF TORRENS TITLE

VOLUME	FOLIO
54666	122
EDITION	DATE OF ISSUE
1	02-Aug-1993

SEARCH DATE : 13-Oct-2026
SEARCH TIME : 01.11 pm

DESCRIPTION OF LAND

Parish of CAMBRIA, Land District of GLAMORGAN
Lot 122 on Sealed Plan 54666 (formerly being SP2798)
Derivation : Part of Lot 36 Gtd to G Meredith
Prior CT 2698/59

SCHEDULE 1

B134850 TRANSFER to PETER JOHN GEARD and JANNENE SANDRA GEARD

SCHEDULE 2

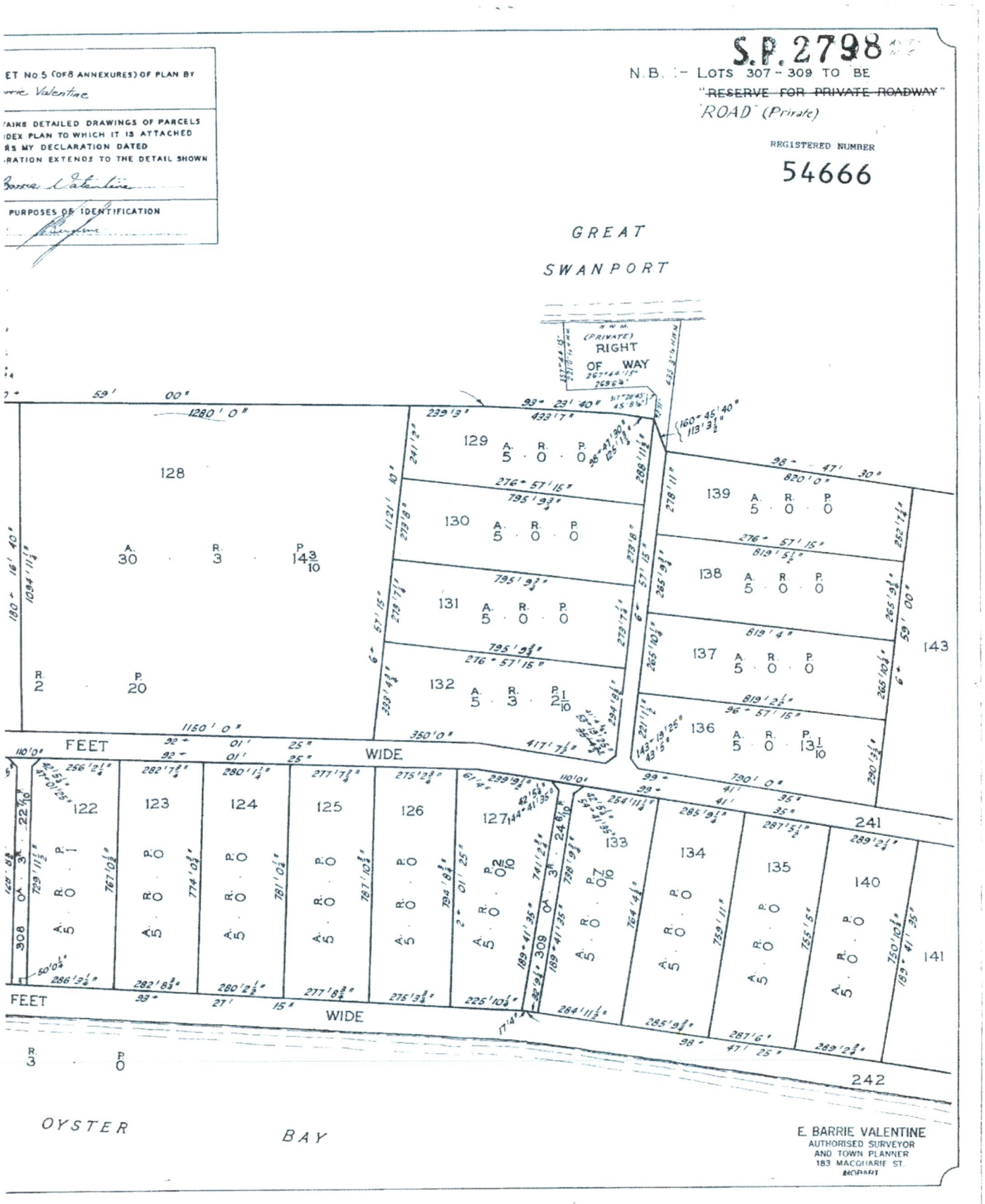
Reservations and conditions in the Crown Grant if any
SP 54666 BENEFITING EASEMENTS: Rights of Carriageway in Schedule of Easements
SP 54666 FENCING PROVISION in Schedule of Easements

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

Department of Natural Resources and Environment Tasmania

www.thelist.tas.gov.au


S.P. 2798
N.B. :- LOTS 307 - 309 TO BE
"RESERVE FOR PRIVATE ROADWAY"
"ROAD" (Private)
REGISTERED NUMBER
54666
ET No 5 (OF 8 ANNEXURES) OF PLAN BY
AINS DETAILED DRAWINGS OF PARCELS
DEX PLAN TO WHICH IT IS ATTACHED
S MY DECLARATION DATED
RATION EXTENDS TO THE DETAIL SHOWN
PURPOSES OF IDENTIFICATION
GREAT
SWANPORT
(PRIVATE)
RIGHT
OF WAY
128
129
130
131
132
133
134
135
136
137
138
139
140
141
143
122
123
124
125
126
127
241
242
FEET
WIDE
OYSTER
BAY
E. BARRIE VALENTINE
AUTHORISED SURVEYOR
AND TOWN PLANNER
183 MACQUARIE ST.
HOBART

Lot 122 (798)

SCHEDULE OF EASEMENTS

PLAN NO. S.P.2798

NOTE:—The Town Clerk or Council Clerk must sign the certificate on the back page for the purpose of identification.

The Schedule must be signed by the owners and mortgagees of the land affected. Signatures should be attested.

No covenants or profits a prender are created to benefit or burden any of the lots shown on the plan.

FENCING PROVISIONS : In respect of each of the lots shown on the said plan, except lot 242 C.H.I. (Tas,) Pty. Ltd. the Vendor shall not be required to fence.

EASEMENTS :

Each Lot in Column A is together with a right of carriage way over the Lots specified in Column B and together with a right of carriage way ~~of way~~ over the Right of Way (Private) shown on the plan.

COLUMN A	COLUMN B
~~Lots 1 - 240 inclusive~~ Lots 1 to 94 and 96 to 240.	Lots 295 - 320 inclusive

Lots 295 to 320 are each subject to a right of carriageway (appurtenant to lots 1 to 94 & 96 to 240.)

THE COMMON SEAL of C.H.I. (TAS.) PTY. LTD. the beneficial owner of the land in Cyc No 41/8074 was hereunto affixed in the presence of RICHARD WARREN PORTER and MICHAEL JOHN DINON. The Committee appointed by the Directors for such purposes :

THE COMMON SEAL of MUTUAL ACCEPTANCE LIMITED AS Mortgagee under Indenture of Mortgage No. 42/55 was hereunto affixed by authority of a resolution of the Board of Directors in the presence of -

Directors

~~Directors.~~ Secretary.

CORRECT for the Purposes of the Real Property Act 1862 as amended

SIMMONS WOLFHAGEN SIMMONS & WALCH

Per:

LOT 121 (798)

CERTIFIED CORRECT for the purposes of the Real Property Act 1862 as amended.

Simmons, Wolfhagen, Simmons and Walch

This is the schedule of easements attached to the plan of C.H.I. (Tas). Pty. Ltd.

comprising part of the land in

(Insert Title Reference)

Sealed by Municipality of Glamorgan on 2nd December 1969

Council Clerk/Town Clerk

2698 59

TASMANIA

LAND TITLES ACT 1980

CERTIFICATE OF TITLE

Vol 2698 Fol 59

I certify that the person described in the First Schedule is the registered proprietor of an estate in fee simple in the land within described together with such interests and subject to such encumbrances and interests as are shown in the Second Schedule. In witness whereof I have hereunto signed my name and affixed my seal

Acting Recorder of Titles

NOTE — ENTRIES CANCELLED UNDER SIGNATURE OF THE RECORDER OF TITLES ARE NO LONGER SUBSISTING

DESCRIPTION OF LAND

PARISH OF CAMBRIA LAND DISTRICT OF GLAMORGAN
LOT NO. 122 on Sealed Plan No. 2798 and on the Plan hereon

FIRST SCHEDULE (continued overleaf)

WILLIAM BRUCE ROY SMITH (Engineer)

SECOND SCHEDULE (continued overleaf)

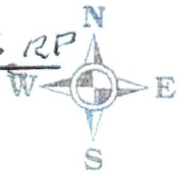
TOGETHER WITH a right of carriageway over Lots 295 to 320 shown on Sealed Plan No. 2798
TOGETHER WITH a right of carriageway over the Right of Way shown hereon
FENCING PROVISION set forth in Sealed Plan No. 2798

Part of Lot 36 Gtd. to G. Meredith
SECOND Edition Registered 14 AUG 1987
Derived from C.T. Vol. 2659 Fol. 41. Transfer A639793 Consolidated Home Industries Limited

Lot 122 (798)

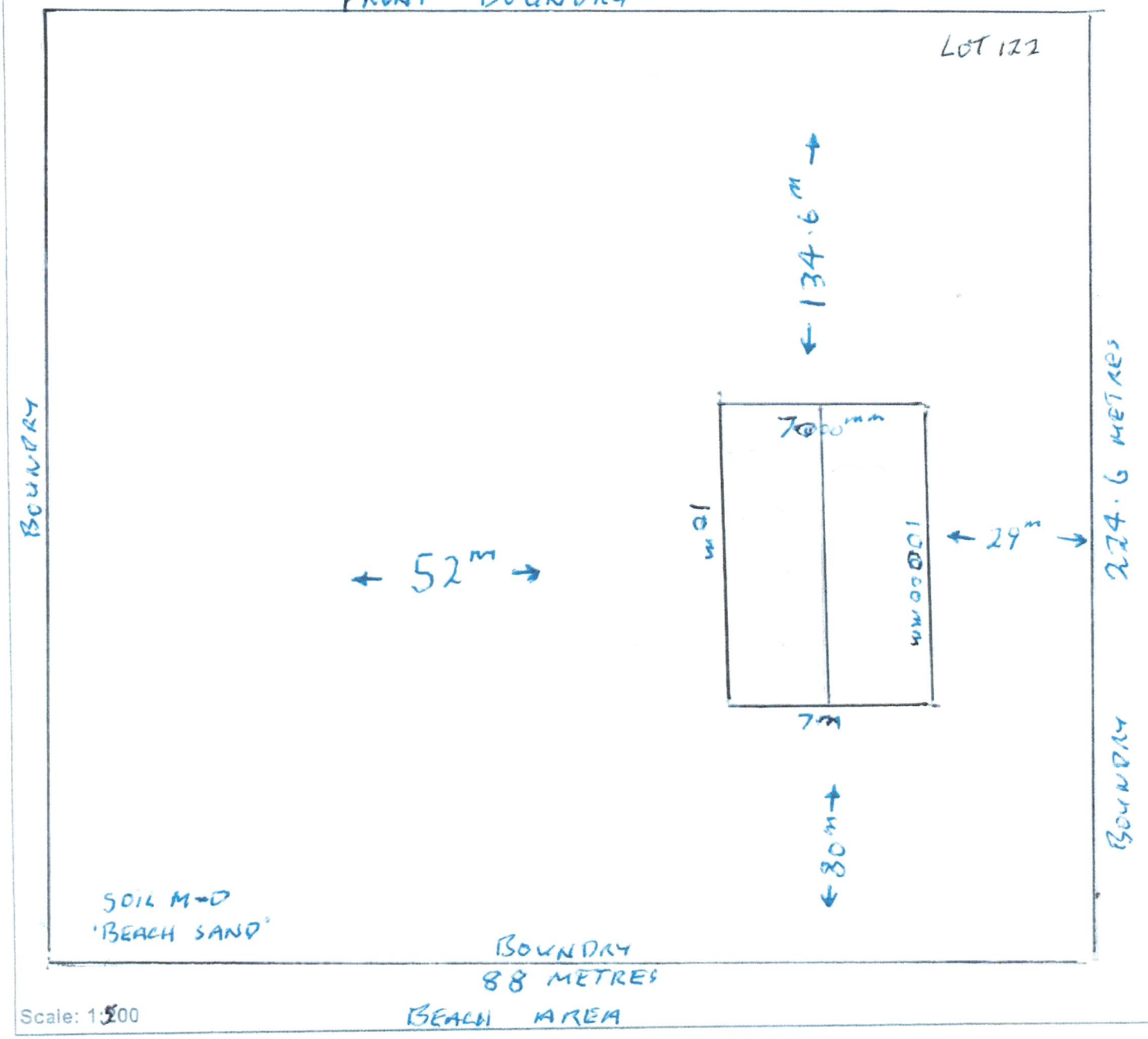
SITE PLAN

P.J & JS GEARD 798 DOLPHIN SANDS RD



DOLPHIN SANDS ROAD & RESERVE

FRONT BOUNDRY



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Site Address: 798 DOLPHIN SANDS RD

Glamorgan Spring Bay Council

Date: 25/9/2026

SITE PLAN

PJ & JS GEARD 798 DOLPHIN SANDS ROAD



ROAD FRONTAGE

88 METRES

LOT SIZE 20234.2 M2

LOT 122

DRIVEWAY

GRAVEL DRIVE AREA

224.6 METRES

23m

11m

9m

EXISTING DWELLING

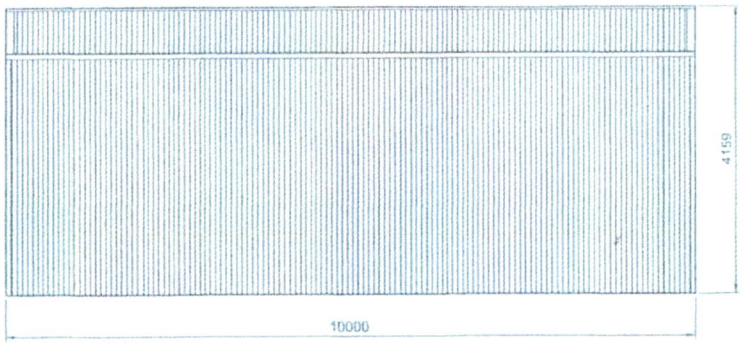
10m

24m

7m

RAISED BOAT SHED

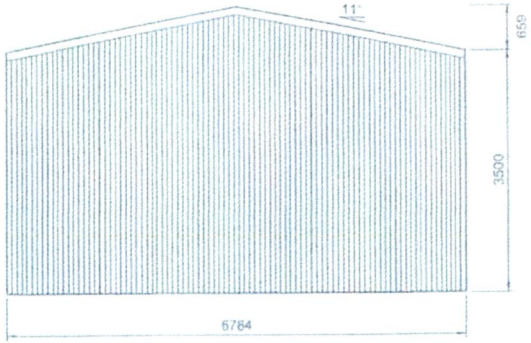
80m



EAST

2/2 LEFT ELEVATION

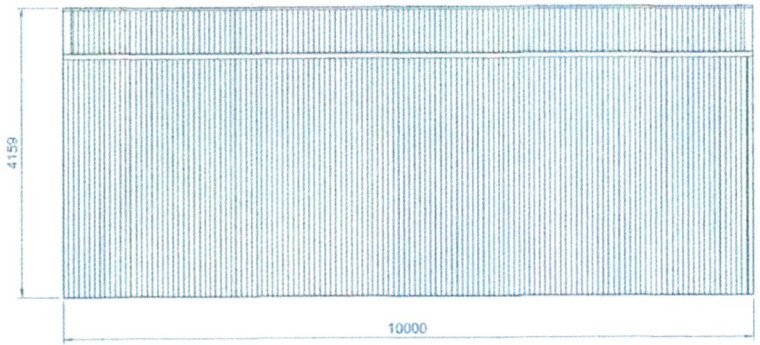
SCALE: 1:75



SOUTH

3/2 REAR ELEVATION

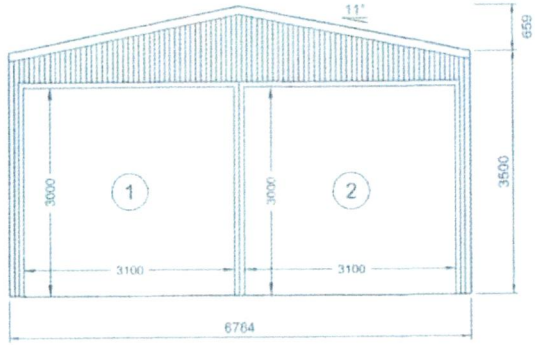
SCALE: 1:75



WEST

1/2 RIGHT ELEVATION

SCALE: 1:75



NORTH

4/2 FRONT ELEVATION

SCALE: 1:75

PLANS

best sheds
Value & Quality Direct to You
151 Smeaton Grange Road,
Smeaton Grange, NSW, 2567
Phone: 02 4648 7777
Fax: 02 4648 7700
Email: sales@bestsheds.com.au

EMERALD DESIGN & CONSTRUCTION
CIVIL & STRUCTURAL ENGINEERS
COMMERCIAL - INDUSTRIAL - RESIDENTIAL - FORENSIC - STEEL DETAILING
CAMILO PINEDA MORENO
Signature
Date 19.03.2026

Customer Name: Andrew Geard
Site Address: 59 Fergusson Rd Brighton, TAS, 7030
c/- 799 Bolton Sands

DATE 19-03-2026
JOB NO. 0333204990
SHEET 2 of 7

C2.6.1 Design and layout of parking area P1

Existing Roadway and Parking Area:-

(1) All weather gravel driveway to existing dwelling.
(2) Existing road base and blue metal around proposed shed.

Vehicle Movements:- for construction

Truck delivery of kit shed x 1

Concrete truck for slab x 2

No other truck movements proposed.

Parking area for minimum 6 cars already exists.

No native vegetation required for removal on site, or levelling of the area for the proposed boat shed.

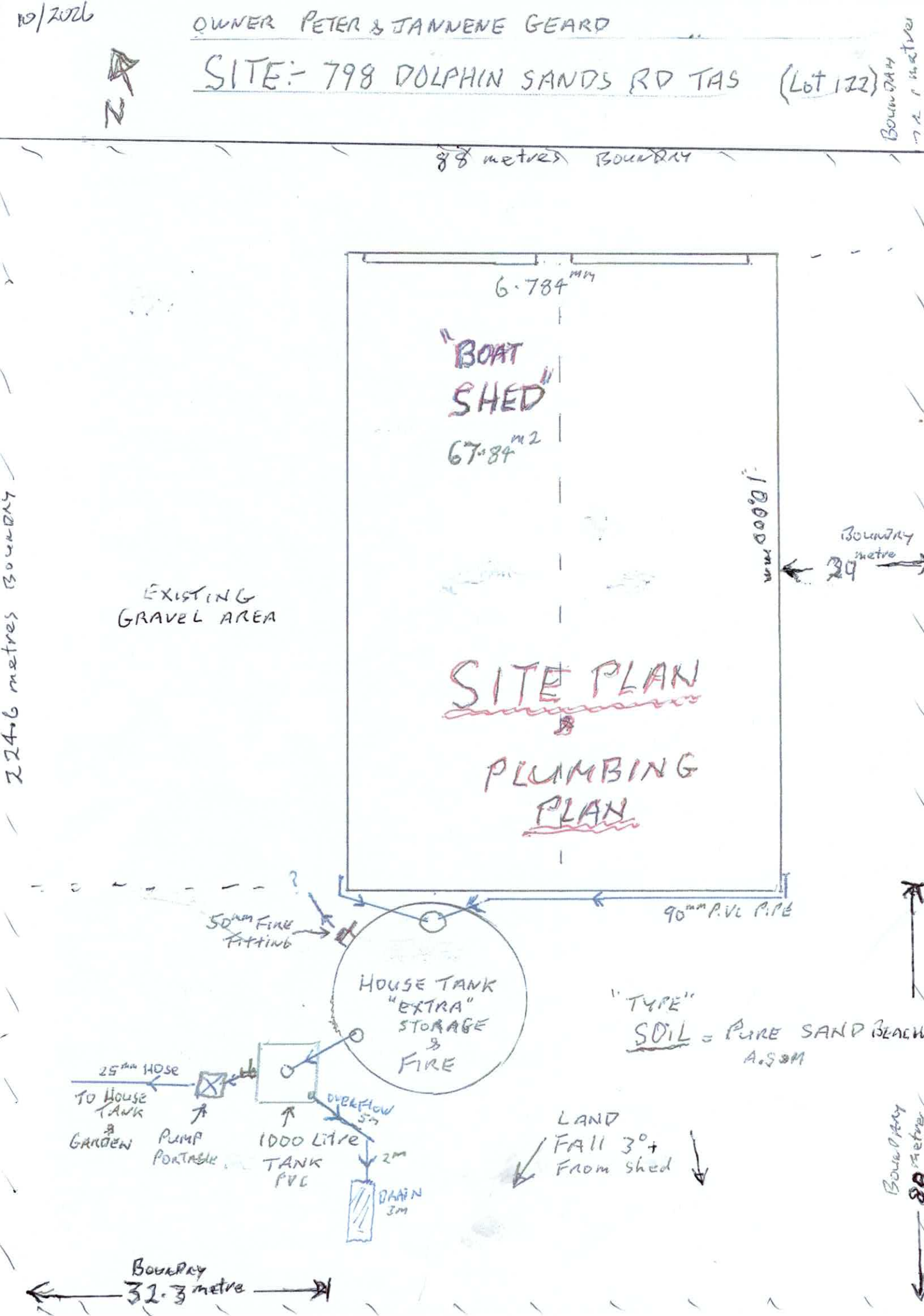
P & J GEARD, 798 DOLPHIN SANDS ROAD (LOT 122)

10/2026

10/2026

OWNER PETER & JANNENE GEARD

SITE:- 798 DOLPHIN SANDS RD TAS (Lot 122)



10/2026

SITE PLAN FOR DRAINAGE DESIGN - BOAT SHED



DOLPHIN SANDS ROAD 798 P&J GEAND (LOT122)

