



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:	Prime Design		
Contact person: (if different from applicant)			
Address:	10 Goodman Court		
Suburb:	Invermay	Post Code:	7248
Email:	planning@primedesigntas.com.au	Phone: / Mobile:	6332 3790

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:	97 Harveys Farm Road		
Suburb:	Bicheno	Post Code:	7215
Size of site: (m ² or Ha)	3.332ha		
Certificate of Title(s):	152718/1		
Current use of site:	Residence		



General Application Details *Complete for All Applications*

Description of proposed use or development:	Extension to existing 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)	<input type="checkbox"/> Yes / No	<input checked="" type="checkbox"/>

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:	26/04/2024
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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.

SEARCH OF TORRENS TITLE

VOLUME 152718	FOLIO 1
EDITION 2	DATE OF ISSUE 13-Jul-2009

SEARCH DATE : 26-Apr-2024

SEARCH TIME : 03.30 PM

DESCRIPTION OF LAND

Parish of BICHENO Land District of GLAMORGAN
 Lot 1 on Sealed Plan 152718
 Derivation : Part of Lot 26310 97A-1R-5P Granted to William Harvey
 Prior CT 131990/1

SCHEDULE 1

M232678 TRANSFER to RODNEY PETER TIDEY Registered
 13-Jul-2009 at noon

SCHEDULE 2

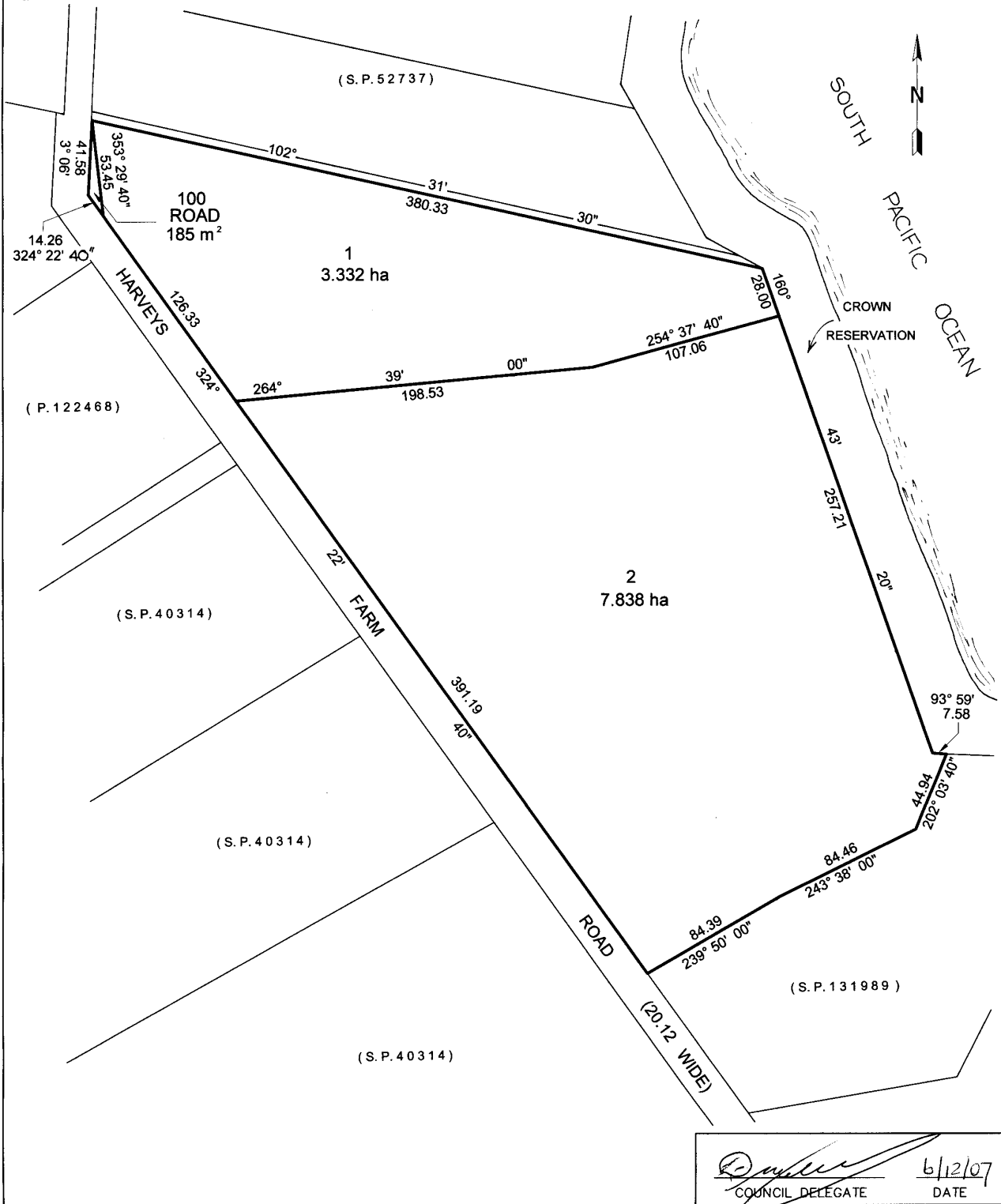
Reservations and conditions in the Crown Grant if any
 SP152718 COVENANTS in Schedule of Easements
 SP152718 FENCING PROVISION in Schedule of Easements
 SP152718 WATER SUPPLY RESTRICTION
 SP152718 SEWERAGE AND/OR DRAINAGE RESTRICTION
 C923988 MORTGAGE to Commonwealth Bank of Australia
 Registered 13-Jul-2009 at 12.01 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

<p>OWNER: MARY LOUISE JONES</p> <p>FOLIO REFERENCE: C.T. 131990/1</p> <p>GRANTEE: PART OF LOT 26310, 97^A 1^R 5^P GRANTED TO WILLIAM HARVEY</p>	<p>PLAN OF SURVEY WOOLCOTT SURVEYS</p> <p>BY SURVEYOR B. R. WOOLCOTT</p> <p>LOCATION LAND DISTRICT OF GLAMORGAN PARISH OF BICHENO</p> <p>SCALE 1:2000 LENGTHS IN METRES</p>	<p>REGISTERED NUMBER SP152718</p> <p>APPROVED EFFECTIVE FROM 19 DEC 2007</p> <p><i>Alice Kawa</i> Recorder of Titles</p>
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<p>MAPSHEET MUNICIPAL CODE No: 112 (6036)</p>	<p>LAST UPI No GEP47</p>	<p>LAST PLAN No: P. 131990</p>	<p>ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN</p>
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[Signature] 6/12/07
COUNCIL DELEGATE DATE

SCHEDULE OF EASEMENTS	Registered Number SP 152718
NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	

PAGE 1 OF 2 PAGE/S

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.

Restrictive Covenants

The owner or owners for the time being of Lot 1 on the plan ("the Covenantors") covenant with Mary Louise Jones and the owner or owners for the time being of Lot 2, to the intent that the burden of these covenants shall run with and bind and burden the Covenantor's lot and every part of that lot, and that the benefit shall be annexed to and devolve with Lot 2 and every part of that lot:-

1. Not to erect on that lot more than one residence together the usual and necessary garages and outbuildings.
2. Not to erect on that lot any residence or part having its exterior walls clad or covered with metal, fibro cement, flex board or other similar materials.
3. Not to erect on that lot any residence with a floor area of less than 80 m
4. Not to place or have on that lot any tents, caravans, mobile homes or other temporary structures used for the purpose of or as part of a residence.
5. Not to carry on upon that lot any trade or business whatsoever.
6. Not to erect or have on that lot any garages, sheds or other outbuildings prior to the completion of the construction of a residence.
7. Not to use that lot for the pursuit, practice, worship or furtherance of any religion or belief other than privately by the owner.

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: MARY LOUISE JONES FOLIO REF: 131990/1 SOLICITOR & REFERENCE: Don Keating Hand Ogilvie & Breheny	PLAN SEALED BY: Glamorgan Spring Bay Council DATE: 26/11/07 5107015 REF NO.  Council Delegate
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NOTE: The Council Delegate must sign the Certificate for the purposes of identification.

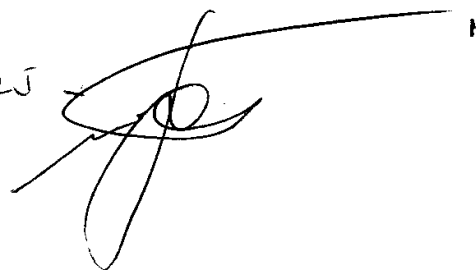
<p>ANNEXURE TO SCHEDULE OF EASEMENTS</p> <p>PAGE 2 OF 2 PAGES</p>	<p>Registered Number</p> <p>SP 152718</p>
<p>SUBDIVIDER: MARY LOUISE JONES FOLIO REFERENCE: 131990/1</p>	

Fencing Provisions

In respect of each lot shown on the plan, Mary Louise Jones, shall not be required to fence.

SIGNED by MARY LOUISE JONES)
 the registered proprietor of the land)
 comprised and described in Certificate)
 of Title Volume 131990 Folio 1)

MLJ



Witness Signature ✓ 

Witness name: ✓ Sandra Ozols

Address: ✓ 42 Morrison St

Occupation: ✓ Bank Clerk

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.

Registered Number

SP152718

COUNCIL APPROVAL

(Insert any qualification to the permit under section 83(5), section 109 or section 111 of the Local Government (Building & Miscellaneous Provisions) Act 1993) The subdivision shown in this plan is approved

Note: Council cannot provide a supply of water or a means of sewerage disposal to the lots on this plan.

In witness whereof the common seal of Glamorgan Spring Bay Council has been affixed, pursuant to a resolution of the Council of the said municipality passed the 27th day of June 2007, in the presence of us Member Member Council Delegate [Signature] Council Reference S207015



NOMINATIONS

For the purpose of Section 88 of the Local Government (Building & Miscellaneous Provisions) Act 1993 the owner has nominated

HAND OGILVIE AND BREHENY Solicitor to act for the owner WOOLCOTT SURVEYS Surveyor to act for the owner

OFFICE EXAMINATION: Indexed Computed DH 18/12/07 Examined DH 18/12/07

PROPOSED SHED EXTENSION 97 HARVEYS FARM ROAD BICHENO

R. P. TIDEY

PD23459

BUILDING DRAWINGS

<u>No</u>	<u>DRAWING</u>
01	SITE PLAN
02	PART SITE PLAN
03	FLOOR PLAN
04	ELEVATIONS
05	ELEVATIONS
06	ROOF PLAN

EX. SHED AREA	26.89	m2	(2.89	SQUARES)
SHED EXTENSION AREA	37.09	m2	(3.99	SQUARES)
TOTAL AREA	63.98		6.89	

GENERAL PROJECT INFORMATION

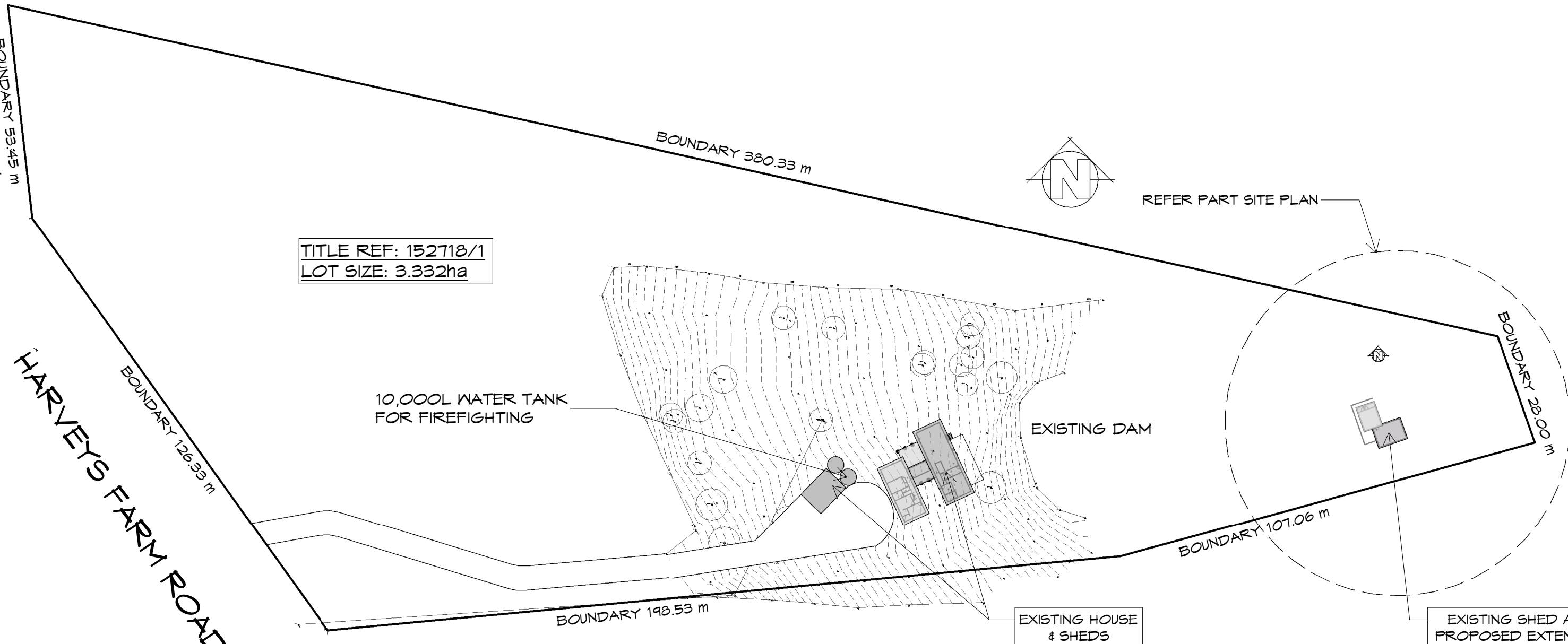
TITLE REFERENCE: 152718/1
SITE AREA: 3.332ha
DESIGN WIND SPEED: TBC
SOIL CLASSIFICATION: TBC
CLIMATE ZONE: 7
ALPINE AREA: NO
CORROSIVE ENVIRONMENT: SEVERE
BAL RATING: TBC
OTHER KNOWN HAZARDS: PRIORITY VEGETATION
AREA, BUSHFIRE PRONE AREA



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Shop 9, 105-111 Main Road, Moonah Hobart 7009
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info@primedesigntas.com.au primedesigntas.com.au
Accredited Building Practitioner: Frank Geskus -No CC246A

APRIL 2024

PLANNING



TITLE REF: 152718/1
LOT SIZE: 3.332ha

HARVEYS FARM ROAD

10,000L WATER TANK FOR FIREFIGHTING

EXISTING DAM

EXISTING HOUSE & SHEDS

EXISTING SHED AND PROPOSED EXTENSION

SITE PLAN

1 : 1000

GENERAL NOTES

- CHECK & VERIFY ALL DIMENSIONS & LEVELS ON SITE
- WRITTEN DIMENSIONS TO TAKE PREFERENCE OVER SCALED
- ALL WORK TO BE STRICTLY IN ACCORDANCE WITH NCC 2022, ALL S.A.A. CODES & LOCAL AUTHORITY BY-LAWS
- ALL DIMENSIONS INDICATED ARE FRAME TO FRAME AND DO NOT ALLOW FOR WALL LININGS
- CONFIRM ALL FLOOR AREAS
- ALL PLUMBING WORKS TO BE STRICTLY IN ACCORDANCE WITH A.S. 3500, NCC 2022 & APPROVED BY COUNCIL INSPECTOR
- BUILDER/PLUMBER TO ENSURE ADEQUATE FALL TO SITE CONNECTION POINTS IN ACCORDANCE WITH A.S. 3500 FOR STORMWATER AND SEWER BEFORE CONSTRUCTION COMMENCES
- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE ENGINEER'S STRUCTURAL DRAWINGS
- ALL WINDOWS AND GLAZING TO COMPLY WITH A.S. 1288 & A.S. 2047
- ALL SET OUT OF BUILDINGS & STRUCTURES TO BE CARRIED OUT BY A REGISTERED LAND SURVEYOR AND CHECKED PRIOR TO CONSTRUCTION
- IF CONSTRUCTION OF THE DESIGN IN THIS SET OF DRAWINGS DIFFER FROM THE DESIGN AND DETAIL IN THESE AND ANY ASSOCIATED DOCUMENTS BUILDER AND OWNER ARE TO NOTIFY DESIGNER
- BUILDER'S RESPONSIBILITY TO COMPLY WITH ALL PLANNING CONDITIONS
- BUILDER TO HAVE STAMPED BUILDING APPROVAL DRAWINGS AND PERMITS PRIOR TO COMMENCEMENT OF CONSTRUCTION
- CONSTRUCTION TO COMPLY WITH AS 3959, READ IN CONJUNCTION WITH BUSHFIRE ATTACK LEVEL (BAL) ASSESSMENT REPORT.



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Project:
PROPOSED SHED EXTENSION
97 HARVEYS FARM ROAD
BICHENO

Client name:
R. P. TIDEY

Drafted by:
I.L.C.

Approved by:
Approver

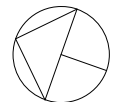


Drawing:
SITE PLAN

Date: **26/04/2024** Scale: **1 : 1000**

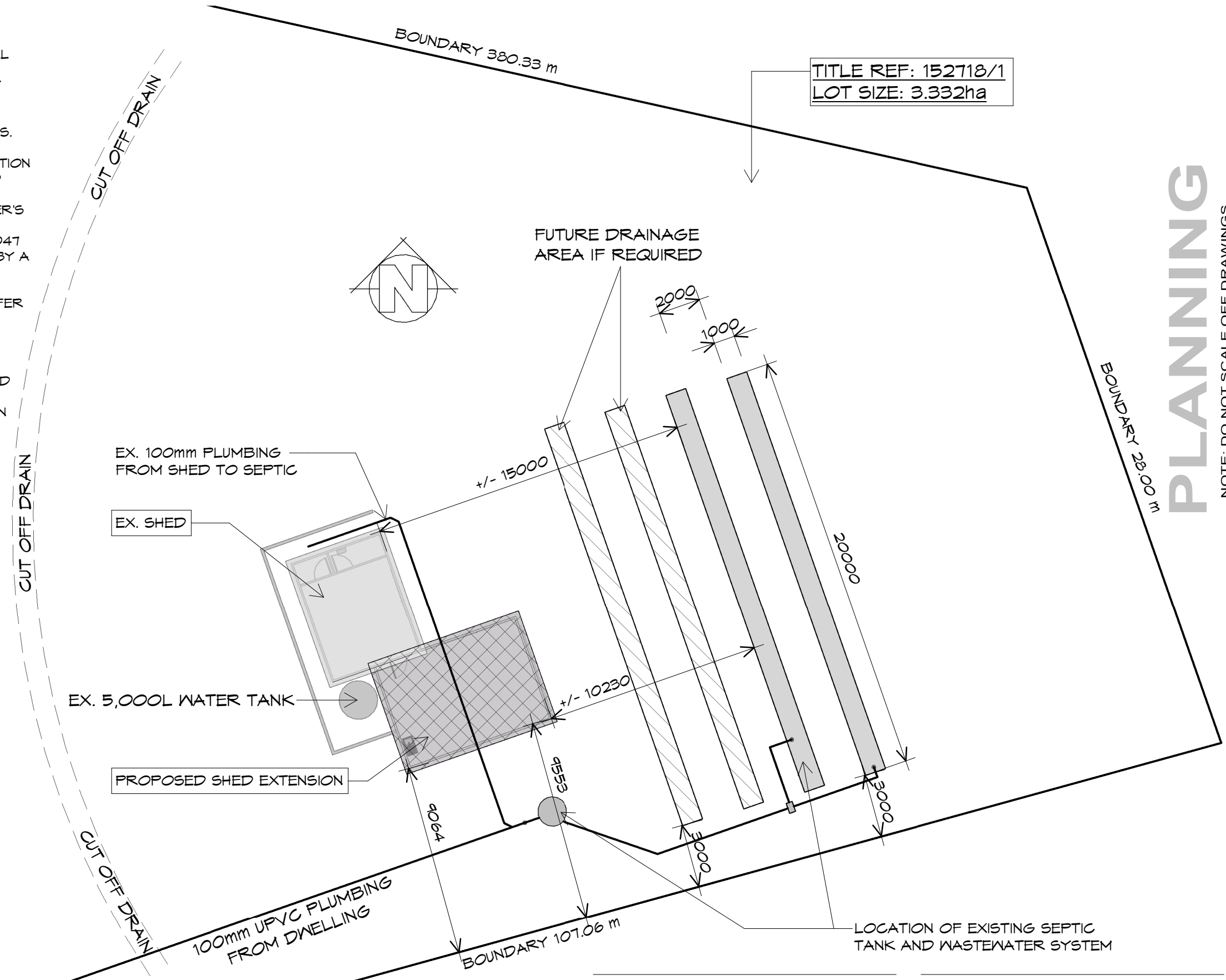
Project/Drawing no: **PD23459 -01** Revision: **01**

Accredited building practitioner: Frank Geskus -No CC246A



GENERAL NOTES

- CHECK & VERIFY ALL DIMENSIONS & LEVELS ON SITE
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TITLE REF: 152718/1
LOT SIZE: 3.332ha

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS

PART SITE PLAN
1 : 200



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Project:
PROPOSED SHED EXTENSION
97 HARVEYS FARM ROAD
BICHENO

Client name:
R. P. TIDEY

Drafted by:
I.L.C.

Approved by:
Approver



Drawing:
PART SITE PLAN

Date: **26/04/2024** Scale: **1 : 200**

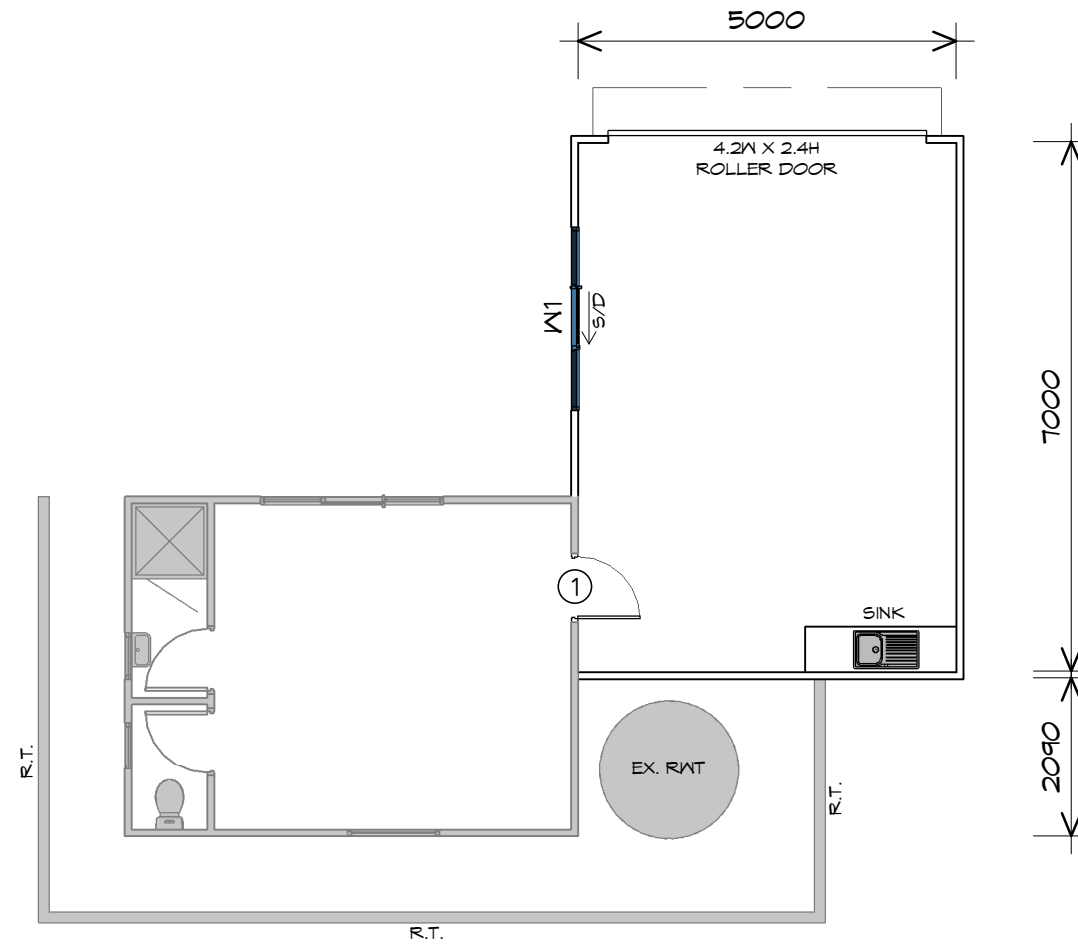
Project/Drawing no: **PD23459 -02** Revision: **01**

Accredited building practitioner: Frank Geskus -No CC246A

LEGEND

- R.W.T. RAIN WATER TANK
- S/D SLIDING DOOR
- R.T. RETAINING WALL

PLANNING
 NOTE: DO NOT SCALE OFF DRAWINGS



FLOOR PLAN

1 : 100



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Project:
PROPOSED SHED EXTENSION
97 HARVEYS FARM ROAD
BICHENO

Client name:
R. P. TIDEY

Drawing:
FLOOR PLAN

EX. SHED AREA	26.89	m ²	(2.89	SQUARES)
SHED EXTENSION AREA	37.09	m ²	(3.99	SQUARES)
TOTAL AREA	63.98		6.89	

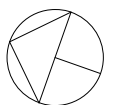
NOTE:
 FLOOR AREAS INCLUDE TO EXTERNAL FACE OF BUILDING AND GARAGE, UNLESS OTHERWISE STATED. DECKS AND OUTDOOR AREAS ARE CALCULATED SEPARATELY.

DOOR SCHEDULE			
MARK	WIDTH	TYPE	REMARKS
1	820	INTERNAL TIMBER DOOR	

WINDOW SCHEDULE				
MARK	HEIGHT	WIDTH	TYPE	REMARKS
W1	2100	2410	SLIDING DOOR	

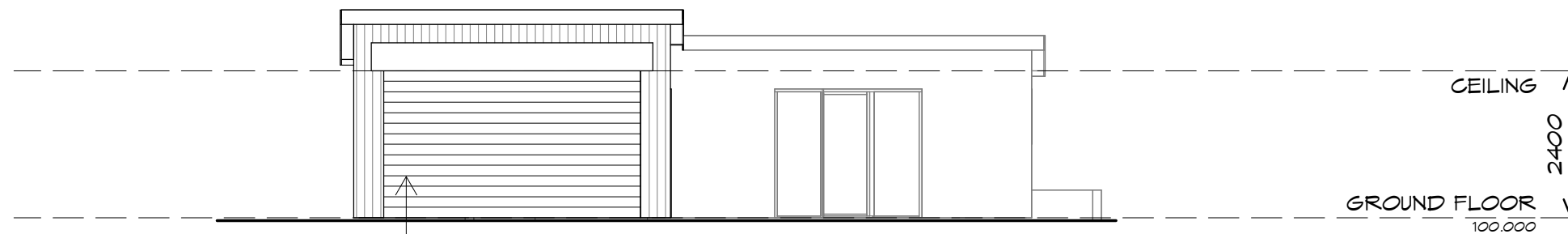


Drafted by: I.L.C. Approved by: Approver
 Date: 26/04/2024 Scale: 1 : 100



Project/Drawing no: PD23459 -03 Revision: 01

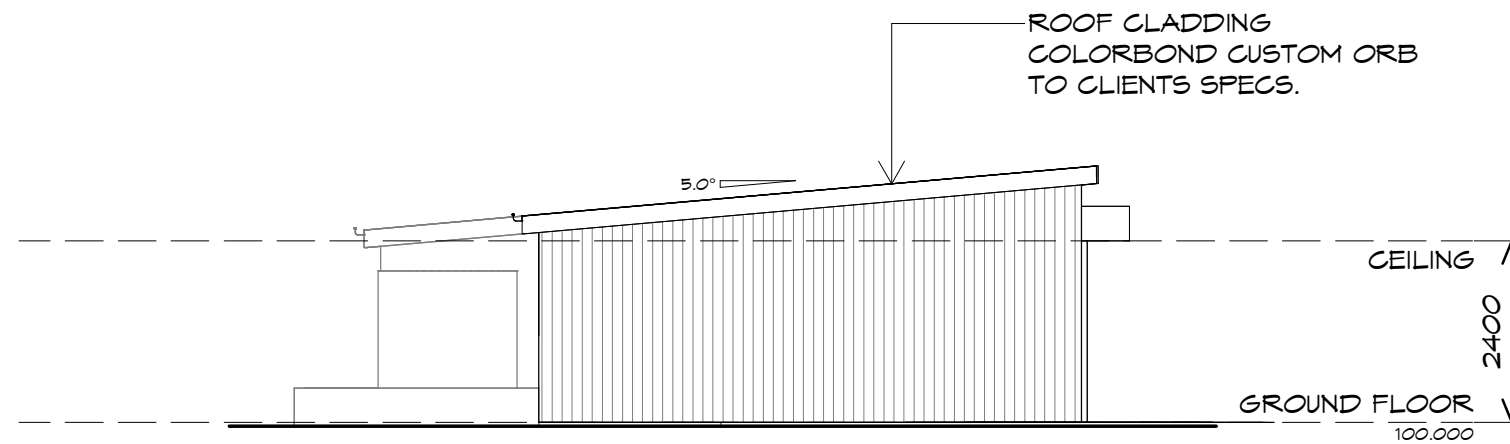
Accredited building practitioner: Frank Geskus -No CC246A



ROLLER DOOR 4200 WIDE x 2400 HIGH
 CLADDING PANELS TO CLIENTS
 SPEC FIXED IN ACCORDANCE WITH
 MANUFACTURERS SPEC

EASTERN ELEVATION

1 : 100



ROOF CLADDING
 COLORBOND CUSTOM ORB
 TO CLIENTS SPECS.

SOUTHERN ELEVATION

1 : 100



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Project:
PROPOSED SHED EXTENSION
97 HARVEYS FARM ROAD
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Client name:
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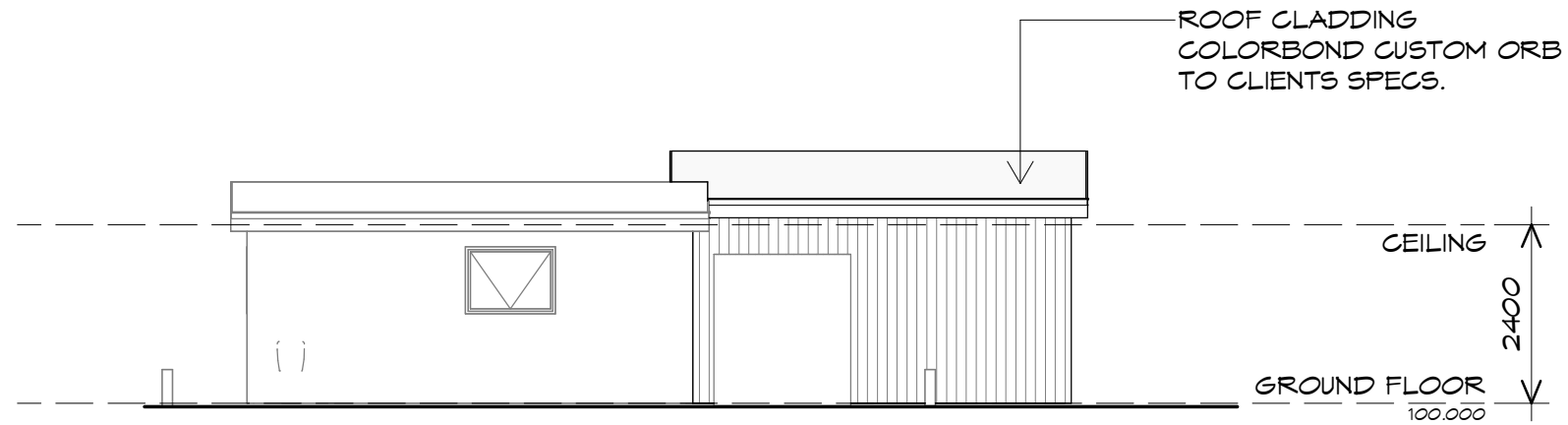
Drawing:
ELEVATIONS

Drafted by:	Approved by:
I.L.C.	Approver
Date:	Scale:
26/04/2024	1 : 100

Project/Drawing no:	Revision:
PD23459 -04	01

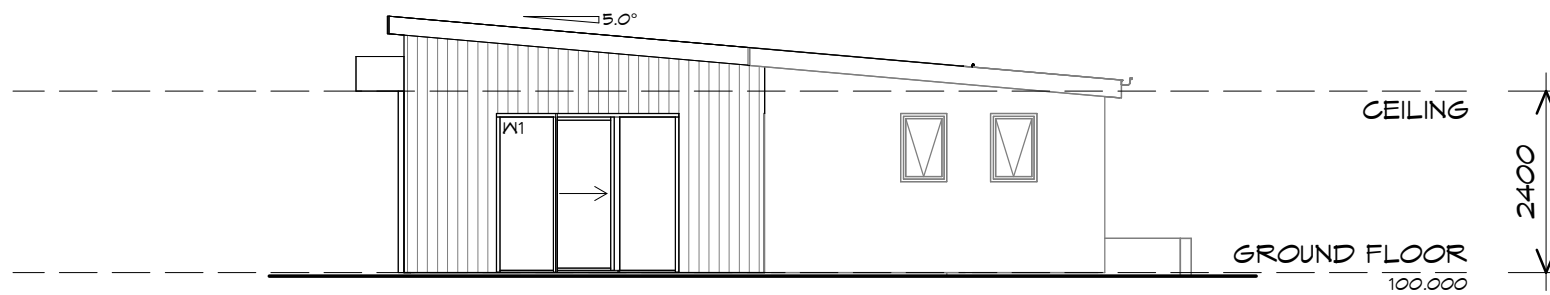


Accredited building practitioner: Frank Geskus -No CC246A



WESTERN ELEVATION

1 : 100



NORTHERN ELEVATION

1 : 100

PLANNING
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Project:
**PROPOSED SHED EXTENSION
97 HARVEYS FARM ROAD
BICHENO**

Client name:
R. P. TIDEY

Drawing:
ELEVATIONS

Drafted by: I.L.C. Approved by: Approver

Date: 26/04/2024 Scale: 1 : 100

Project/Drawing no: PD23459 -05 Revision: 01



Accredited building practitioner: Frank Geskus -No CC246A

ROOF PLUMBING NOTES:

GUTTER INSTALLATION

TO BE IN ACCORDANCE WITH
ABCB HOUSING PROVISIONS PART 7.4.4
WITH FALL NO LESS THAN
1:100 FOR BOX GUTTERS
1:500 FOR EAVES GUTTER

UNLESS FIXED TO METAL FASCIA
EAVES GUTTER TO BE FIXED
@ 1200 CRS MAX.

VALLEY GUTTERS ON A ROOF WITH A PITCH:

A) MORE THAN 12.5° DEGREES - MUST
HAVE A WIDTH OF NOT LESS THAN
400mm AND ROOF OVERHANG OF NOT
LESS THAN 150mm EACH SIDE OF VALLEY
GUTTER.

B) LESS THAN 12.5° DEGREES, MUST BE
DESIGNED AS A BOX GUTTER.

LAP GUTTERS 75mm IN THE DIRECTION
OF FLOW, RIVET & SEAL WITH AN
APPROVED SILICONE SEALANT.

DOWNPIPE POSITIONS SHOWN ON THIS
PLAN ARE NOMINAL ONLY.
EXACT LOCATION & NUMBER OF D.P'S
REQUIRED ARE TO BE IN ACCORDANCE
WITH ABCB HOUSING PROVISIONS PART 7.4.5
REQUIREMENTS.

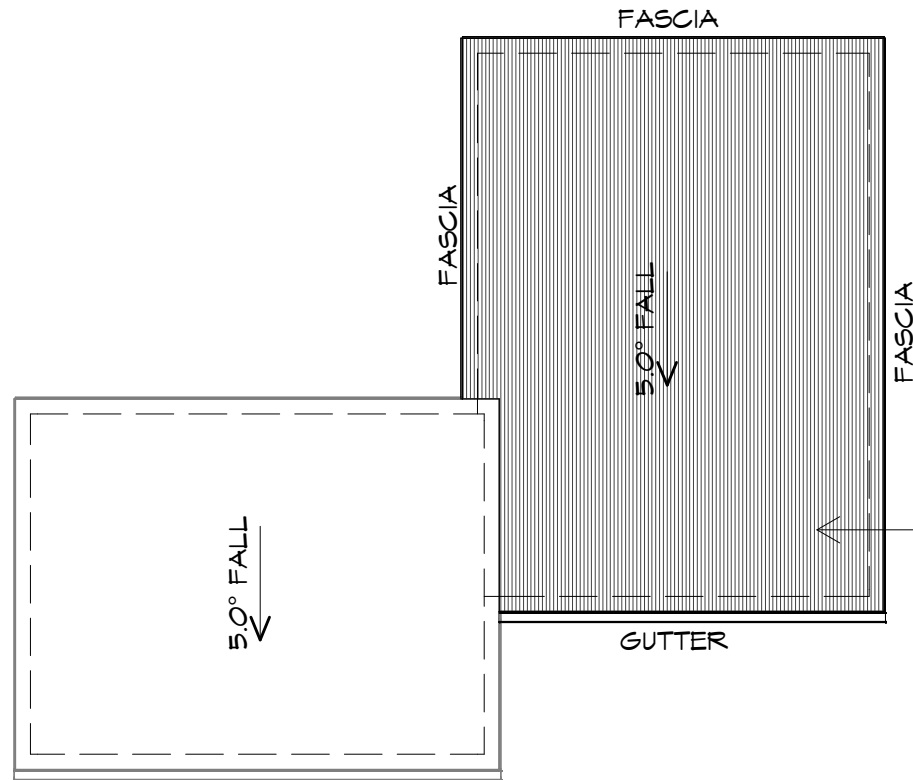
SPACING BETWEEN DOWNPIPES MUST NOT
BE MORE THAN 12m & LOCATED AS CLOSE AS
POSSIBLE TO VALLEY GUTTERS

ADDITIONAL ROOF LOAD

NO SOLAR P.V. SYSTEM HAS BEEN ALLOWED FOR,
NO SOLAR HOT WATER HAS BEEN ALLOWED FOR.

METAL ROOF

METAL SHEETING ROOF TO BE INSTALLED IN
ACCORDANCE WITH ABCB HOUSING PROVISIONS PART
7.2. REFER TO TABLE 7.2.2a FOR ACCEPTABLE
CORROSION PROTECTION FOR SHEET ROOFING,
REFER TO TABLE 7.2.2b-7.2.2e FOR ACCEPTABILITY
OF CONTACT BETWEEN DIFFERENT ROOFING
MATERIALS. FOR FIXING, SHEET LAYING SEQUENCE,
FASTENER FREQUENCY FOR TRANVERSE FLASHINGS
AND CAPPINGS, ANTI CAPILLARY BREAKS, FLASHING
DETAILS REFER TO ABCB HOUSING PROVISIONS PART
7.2.5- 7.2.7. ROOF PENETRATION FLASHING DETAILS.
REFER TO TO ABCB HOUSING PROVISIONS PART
7.2.5- 7.2.7. ROOF SHEETING MUST OVERHANG MIN
35mm AS PER ABCB HOUSING PROVISIONS PART 7.2.8



ROOF PLAN

1 : 100

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS



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Project:
**PROPOSED SHED EXTENSION
97 HARVEYS FARM ROAD
BICHENO**

Client name:
R. P. TIDEY

Drawing:
ROOF PLAN

Drafted by: I.L.C. Approved by: Approver

Date: 26/04/2024 Scale: 1 : 100

Project/Drawing no: PD23459 -06 Revision: 01

Accredited building practitioner: Frank Geskus -No CC246A

