

# Application for Planning Approval

## Advice:

Use this form for all no permit required, permitted and discretionary planning applications including visitor accommodation, subdivision as well as for planning scheme amendment & minor amendments to permits.

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

Often, it is beneficial to provide a separate written submission explaining in general terms what is proposed and why and to justify the proposal against any applicable performance criteria.

If you have any queries with the form or what information is required, please contact the office.

Details of Applicant and Owner			
Applicant:			
Contact person: (if different from applicant)			
Address:			
Suburb:		Post Code:	
Email:		Phone: / Mobile:	

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

Owner (if different from applicant)			
Address:			
Suburb:		Post Code:	
Email:		Phone: / Mobile:	

Details of Site <i>(Note: If your application is discretionary, the following will be placed on public exhibition)</i>			
Address of proposal:			
Suburb:		Post Code:	
Size of site: (m <sup>2</sup> or Ha)			
Certificate of Title(s):			
Current use of site:			

<b>General Application Details</b> <i>Complete for All Applications</i>	
Description of proposed use or development:	
Estimated value of works: (design & construction) The estimated cost is to include the cost of labour and materials using current industry pricing and is to include GST. You may be required to verify this estimate.	\$
Is the property on the State Heritage Register? (Circle one)	Yes / No
<b>For all Non-Residential Applications</b>	
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	
<b>Personal Information Protection Statement</b>	

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:	
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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.

PA honours Aboriginal and Torres Strait Islander people as the traditional custodians of Country and respects the land, air and waterways of lutruwita around which we live, learn and create.

**lutruwita / Tasmania**

**project**

P11  
**Gordon**

**drawing list**

Drw No.	Drawing Name	Revision
A00	Cover Page	01 - WIP
A01	Site Plan	01 - WIP
A02	Ground Floor Plan	01 - WIP
A03	First Floor Plan	01 - WIP
A04	Elevations 01	01 - WIP
A05	Elevations 02	01 - WIP
A06	Shadow Diagrams - 21 March	01 - WIP
A07	Shadow Diagrams - 21 June	01 - WIP
A08	Shadow Diagrams - 21 December	01 - WIP

**Project Details**

Property ID	5283548
Title (Volume/Folio)	C/T Volume 11887 Folio 5
Address	26 Gordon Street Bicheno TAS 7215
Municipality	Glamorgan Spring Bay Council
Planning Scheme	Tasmanian Planning Scheme
Zone	8 General Residential
Planning Overlays	NA
Taswater	Full Service
Sewer	Full Service
NCC Classification	Class 1
Construction type	C

**project location**

Address	26 Gordon Street Bicheno, 7215
For	
	41.4391° S, 147.1358° E

Bushfire Risk	BAL NA
Landslip Risk	NA
Wind Classification	To engineer's details
Soil Classification	To engineer's details
Climate Zone	To engineer's details
Alpine Area	To engineer's details
Corrosion Environment	Severe (refer BCA 3.4.4.2)

Site area	454m <sup>2</sup>				
Project Paved Areas	Project Areas				
Home Story	Name	Area	Home Story	Name	Area
Ground Floor	deck / patio area	54.44	Ground Floor	ground floor area	21.64
Ground Floor	entry patio area	3.22	Ground Floor	workshop / store	7.99
Ground Floor	pool area	23.22	Ground Floor	yoga studio area	46.98
		80.88 m <sup>2</sup>	Level 1	level 1 floor area	163.71
					240.32 m <sup>2</sup>

**project details**

Municipality	Glemorgan Spring Bay
Taswater	Full Service
Sewer	Full Service

**architects details**

Contact	Pippa Jensen 0458 313 770 hello@pippaarchitecture.com.au
---------	--

Building Services Provider	
Licence number	437343312
Category/Class	Architect

Affiliations	Australian Institute of Architects Tasmanian A+ Member
--------------	--

Tasmanian Registered Architect	
No.	1153



PIPPA ARCHITECTURE

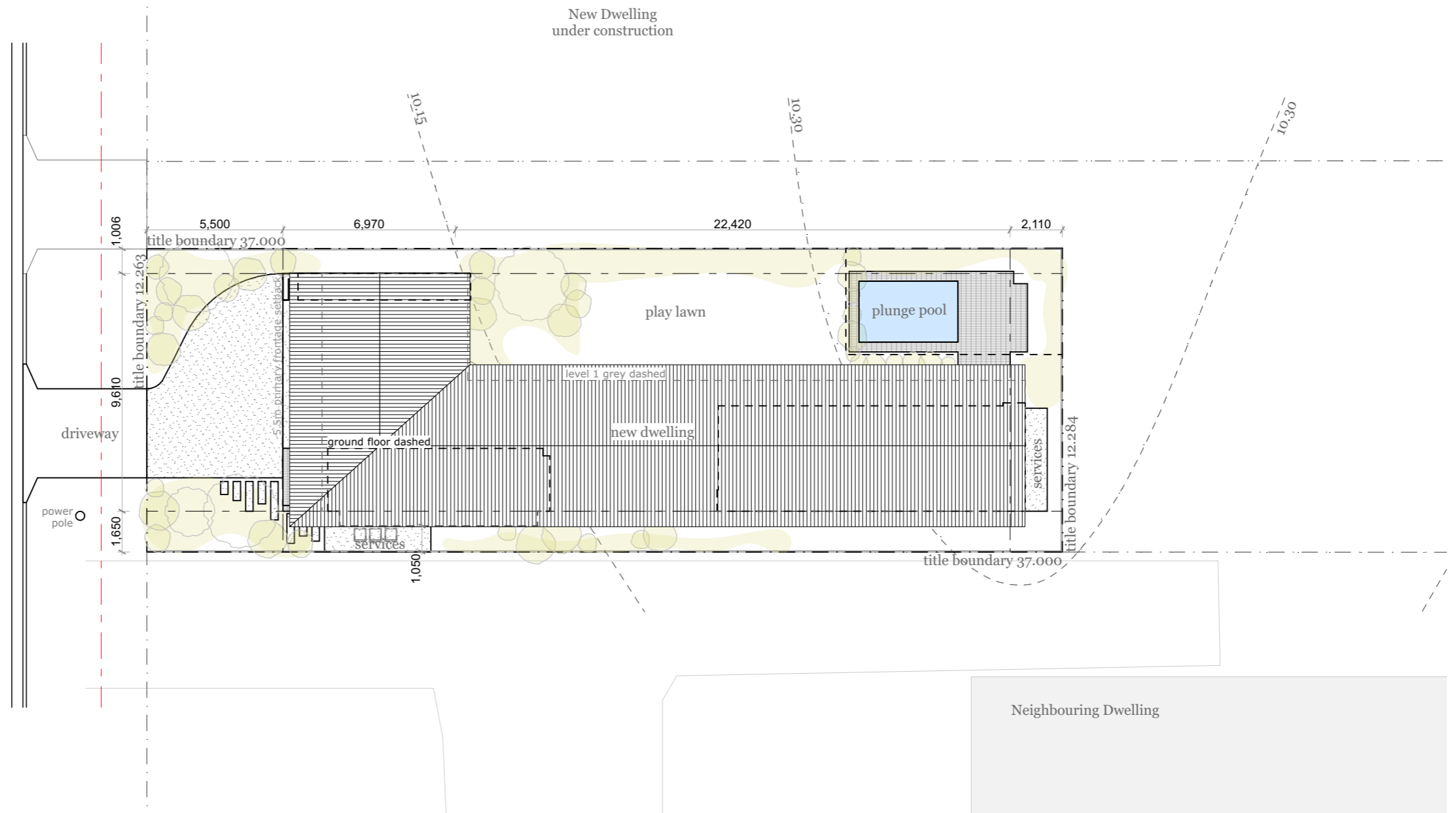
**general notes**

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**drawing**

drawing title	Cover Page	drawn by	PJ
stage	Development Approval	drawing scale	
drawing n°	P11-A00	page size	A3
date	19/6/24	revision	01 - WIP



**architects details**

contact Pippa Jensen  
 licence n° 437343312  
 phone 0458 313 770  
 email hello@pippaarchitecture.com.au

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**project**

P11  
 Gordon

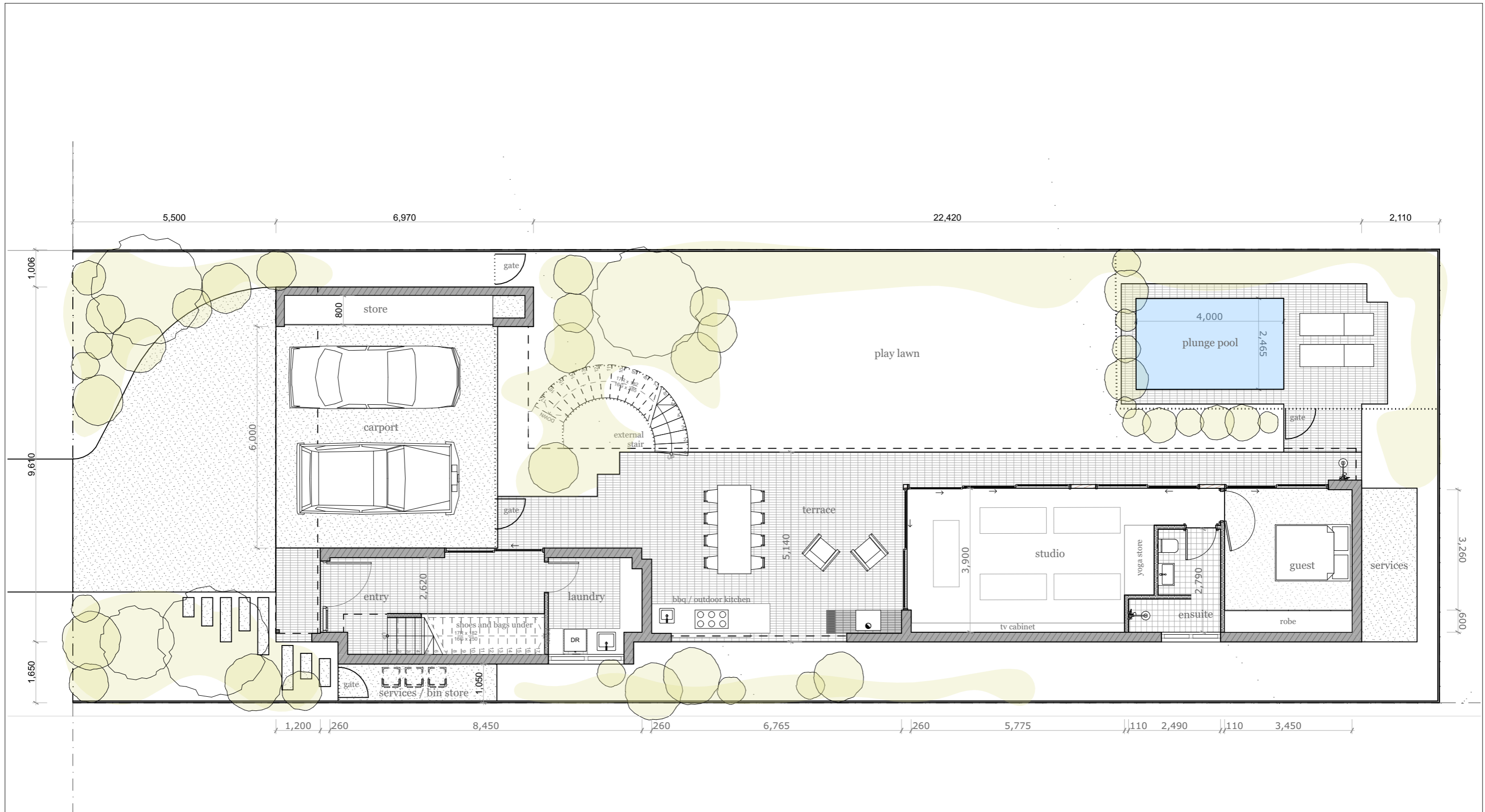


-41.87033, 148.29001  
 26 Gordon Street Bicheno TAS 7215

**drawing**

drawing title Site Plan  
 stage Development Approval  
 drawing n° P11-A01  
 date 19/6/24

drawn by PJ, JF  
 drawing scale 1:200  
 page size A3  
 revision 01 - WIP



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**project**

P11  
 Gordon

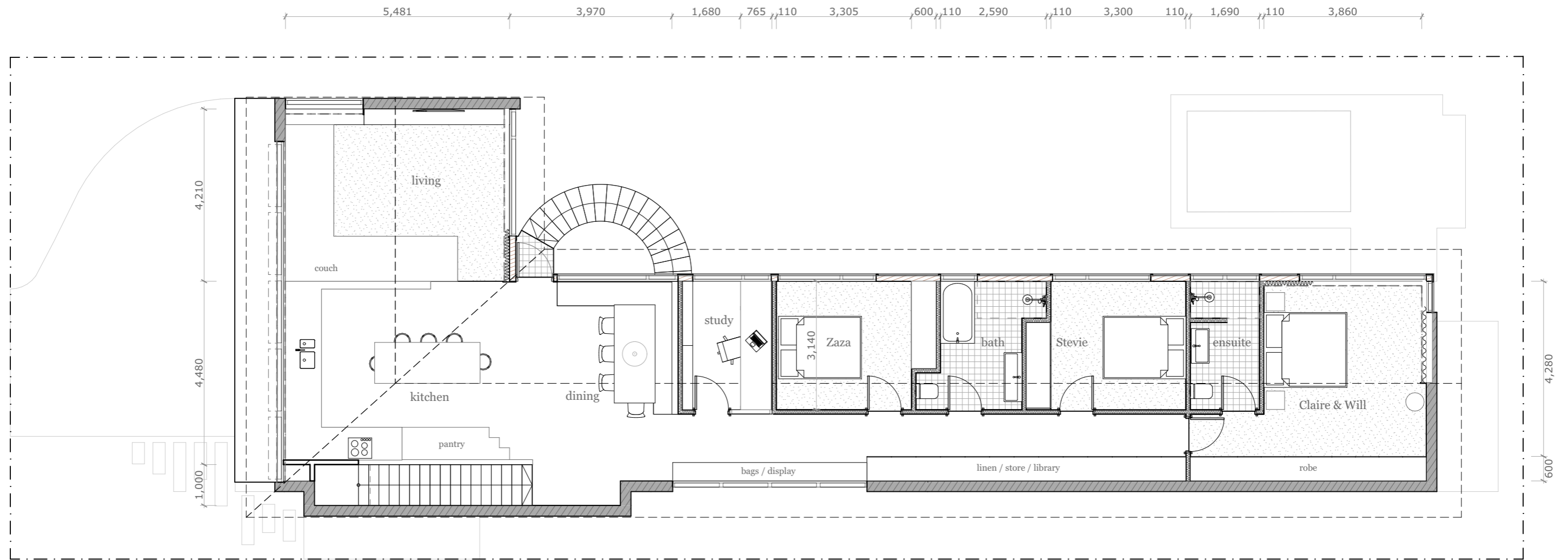
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**drawing**






drawing title Ground Floor Plan  
 stage Development Approval  
 drawing n° P11-A02  
 date 19/6/24

drawn by PJ, JF  
 drawing scale 1:100  
 page size A3  
 revision 01 - WIP





**External Materials Schedule**

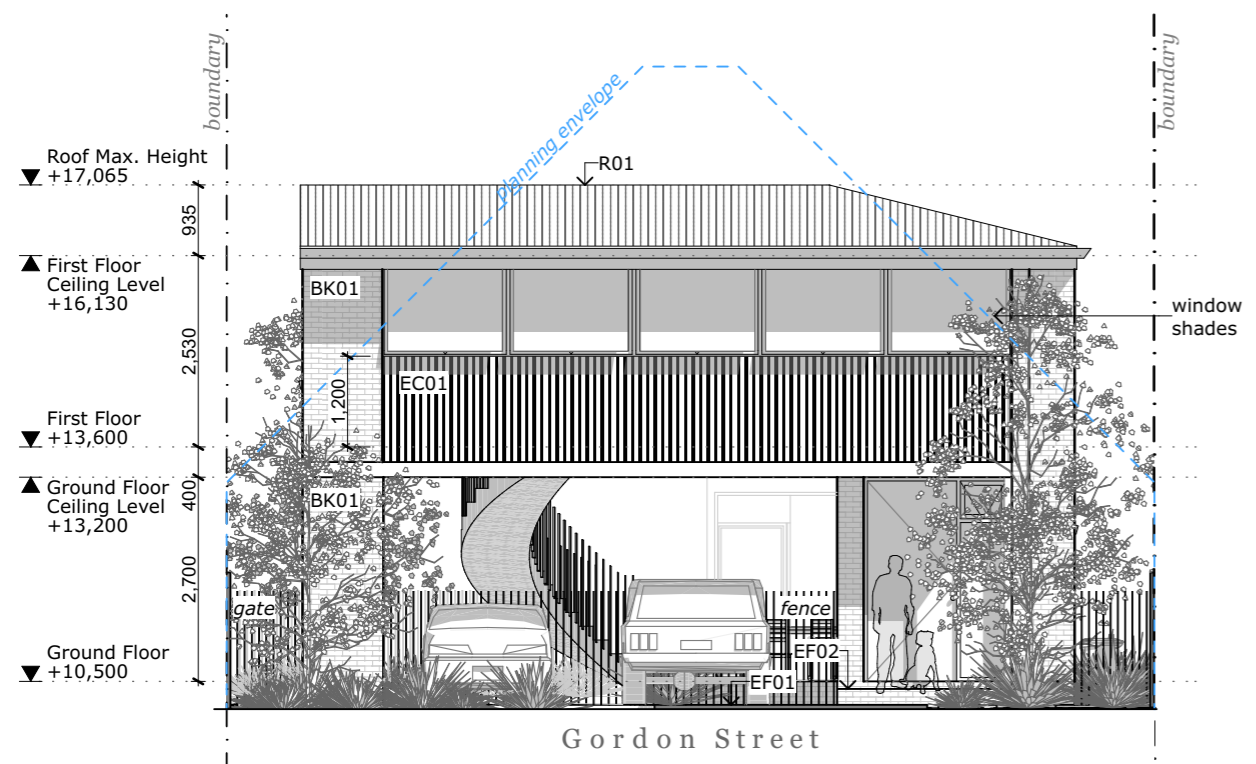
-  **R01**  
Lysaght customorb steel roof sheeting, galvanised or similar
-  **BK01**  
Brickwork masonry walls or similar
-  **EC01**  
Lightweight external cladding, Axon, timber or similar
-  **EF01**  
Concrete, exposed aggregate or similar finish
-  **EF02**  
Exterior tiling, paving or decking

**Balustrades**  
Vertical steel welded blade balustrade, powdercoat colour to match window frames or similar

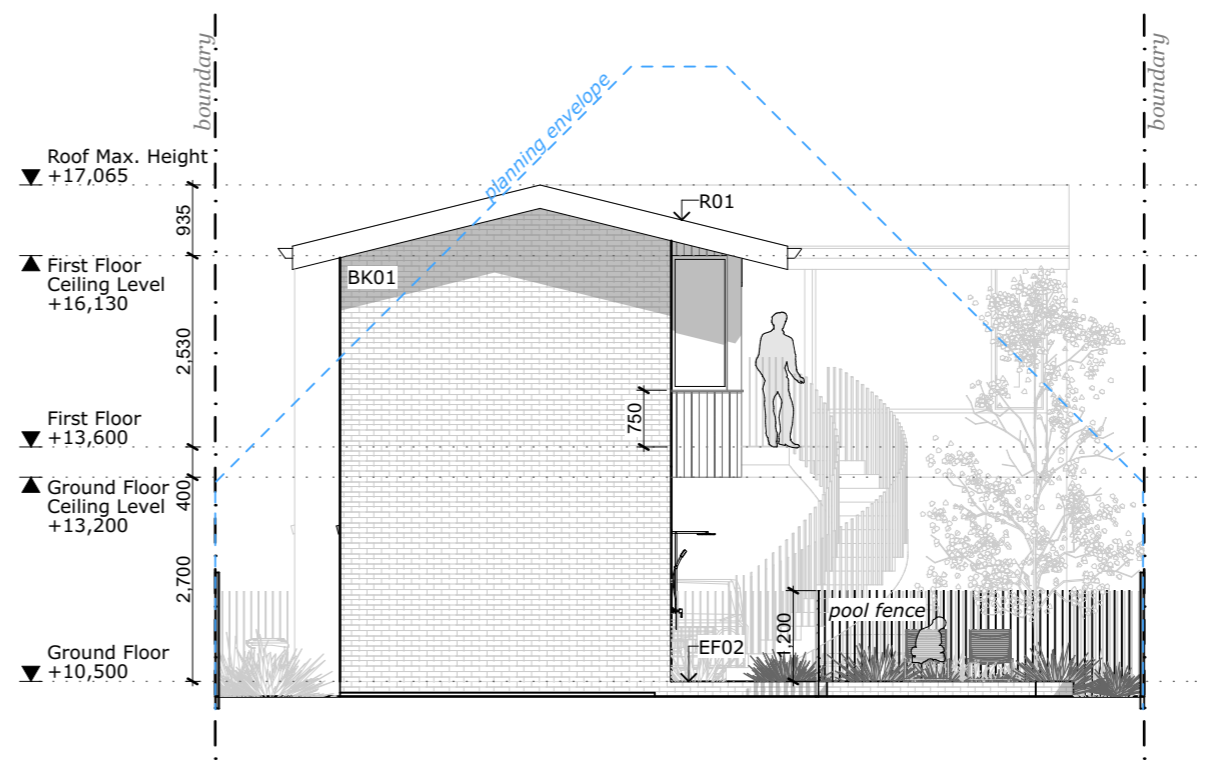
**Front Fence and gates**  
Vertical welded steel fence or similar

**Boundary Fence**  
Timber paling, colorbond steel or similar, TBC with client. Typical 1800mm high from finished ground level

**Pool Fence**  
Vertical steel blade balustrade, powdercoat to match window frames or similar



West Elevation 1:100



East Elevation 1:100

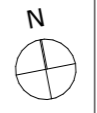
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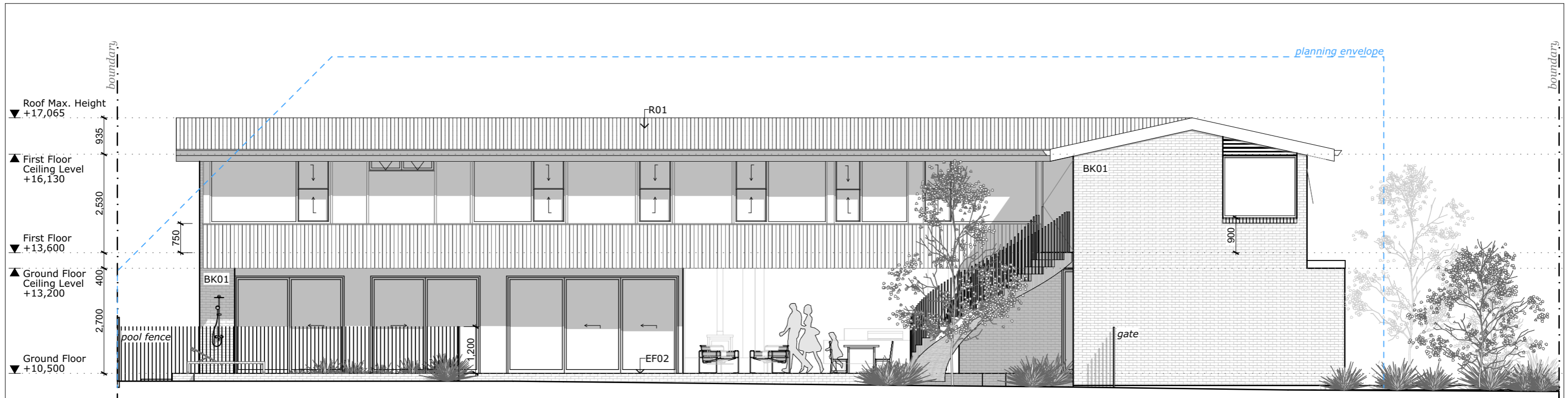
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**project**  
 P11  
 Gordon

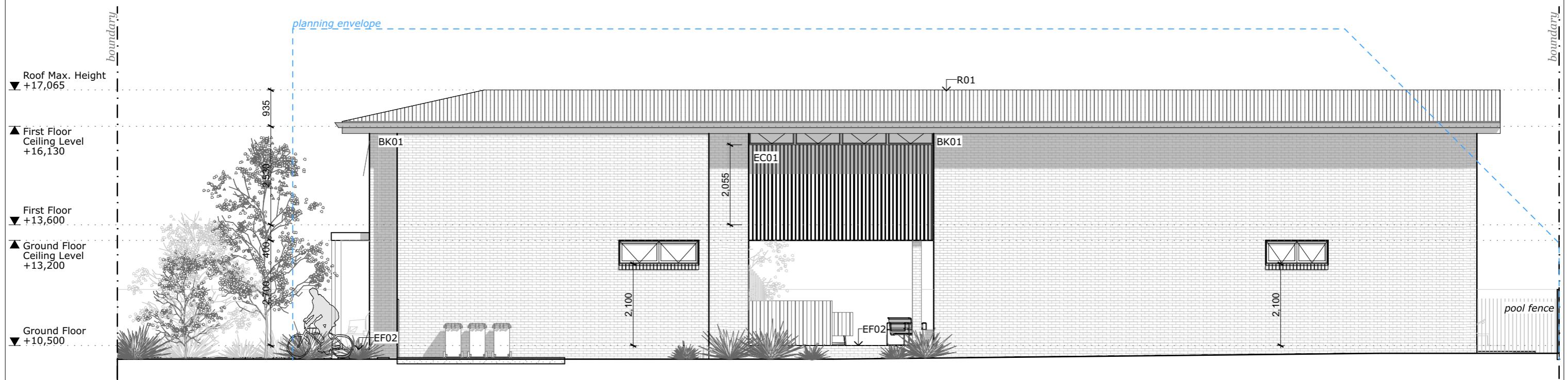


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 26 Gordon Street Bicheno TAS 7215

**drawing**  
 drawing title Elevations 01  
 stage Development Approval  
 drawing n° P11-A04  
 date 19/6/24  
 drawn by PJ, JF  
 drawing scale 1:100  
 page size A3  
 revision 01 - WIP



North Elevation 1:100



South Elevation 1:100

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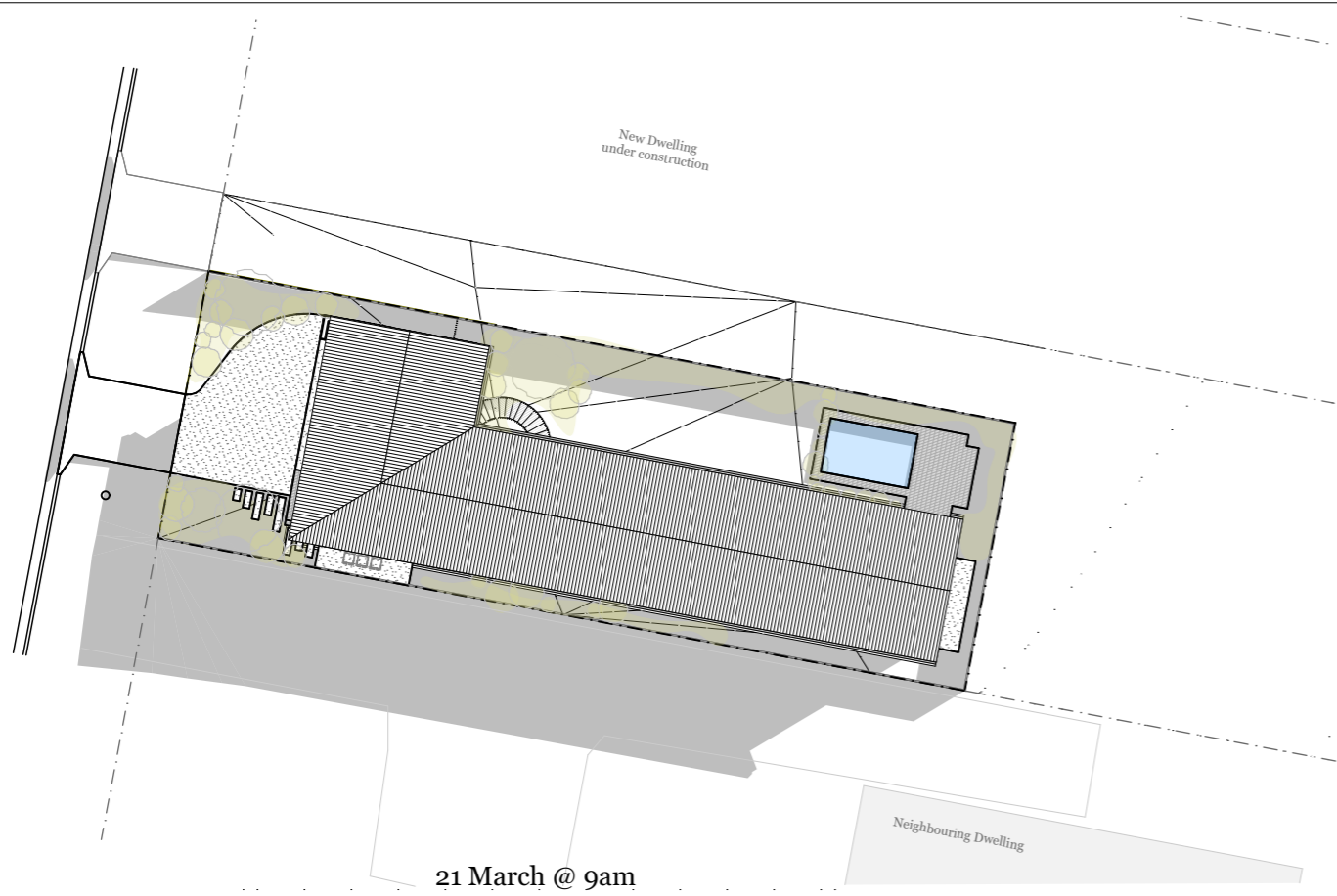
**project**  
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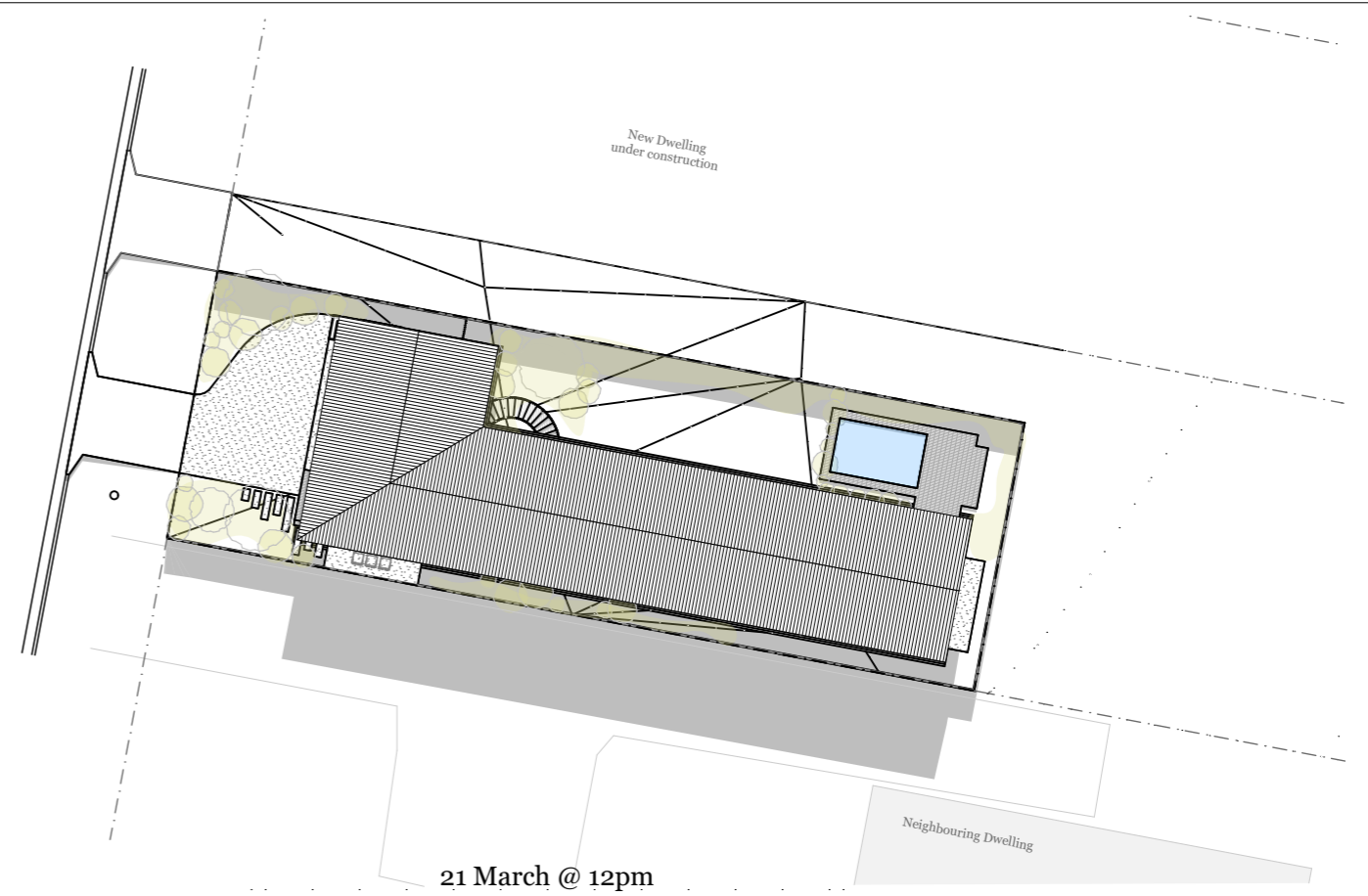


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 stage Development Approval  
 drawing n° P11-A05  
 date 19/6/24

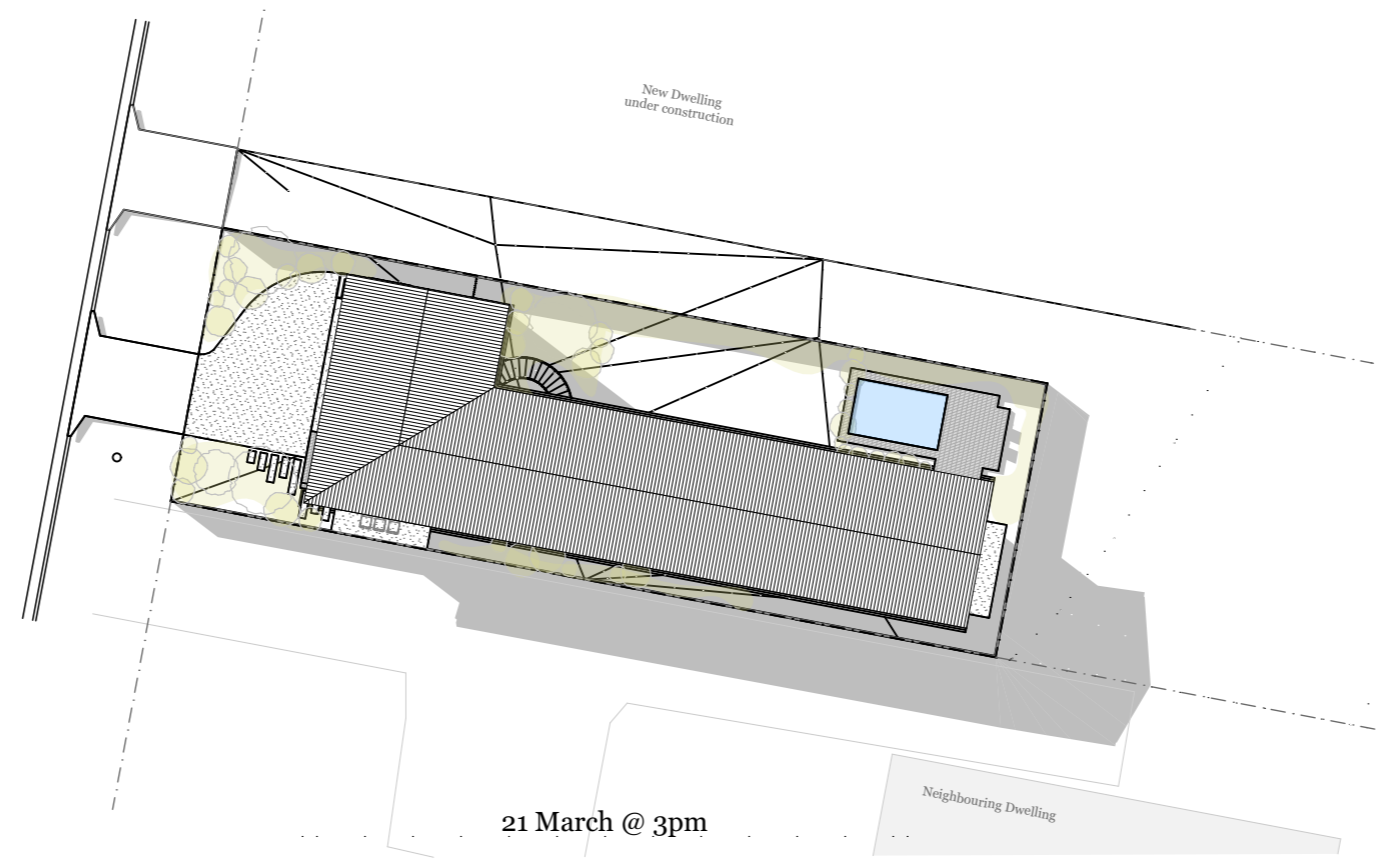
drawn by PJ, JF  
 drawing scale 1:100  
 page size A3  
 revision 01 - WIP



21 March @ 9am



21 March @ 12pm



21 March @ 3pm

PIPPA ARCHITECTURE

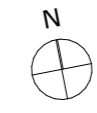


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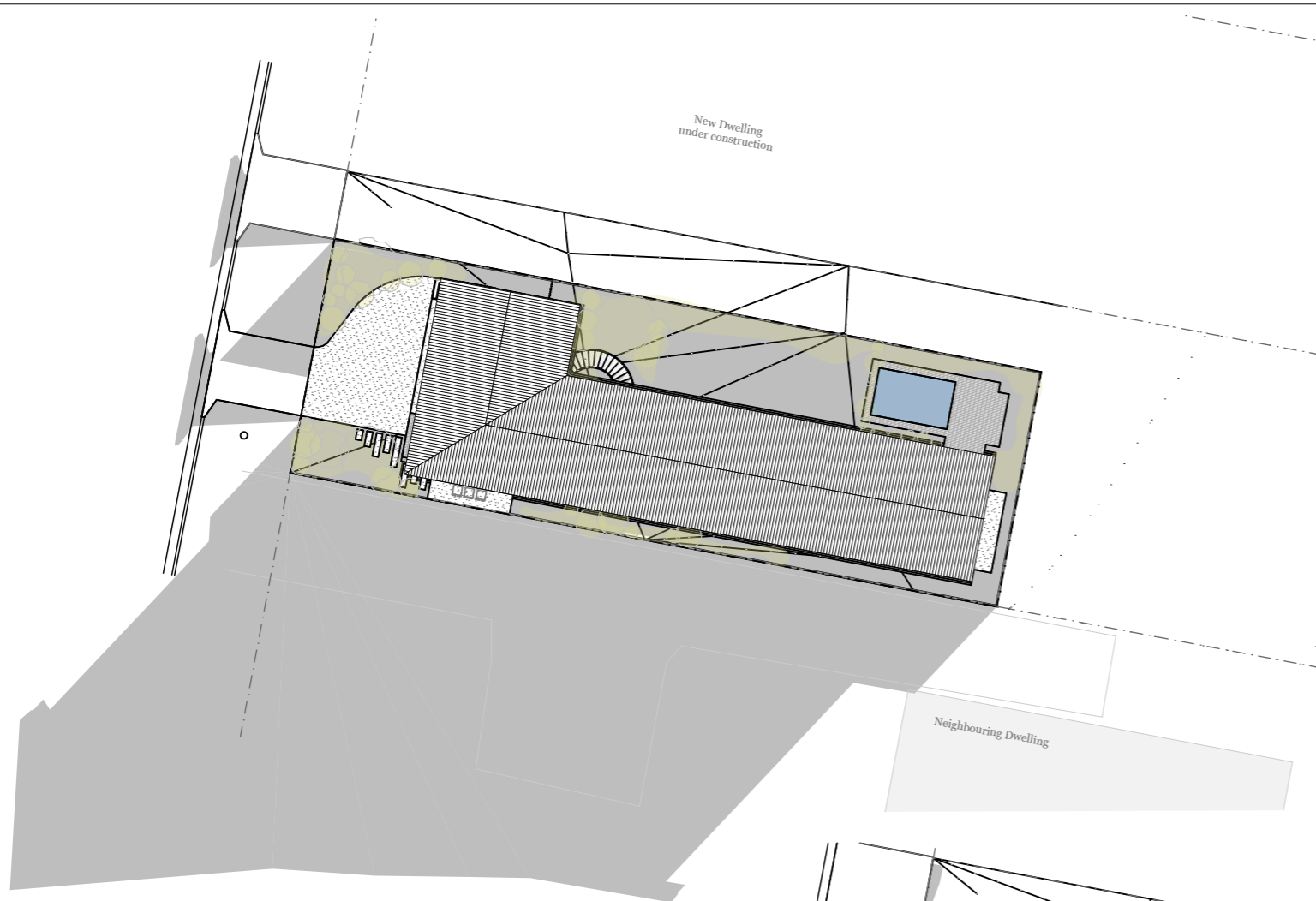
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**project**  
 P11  
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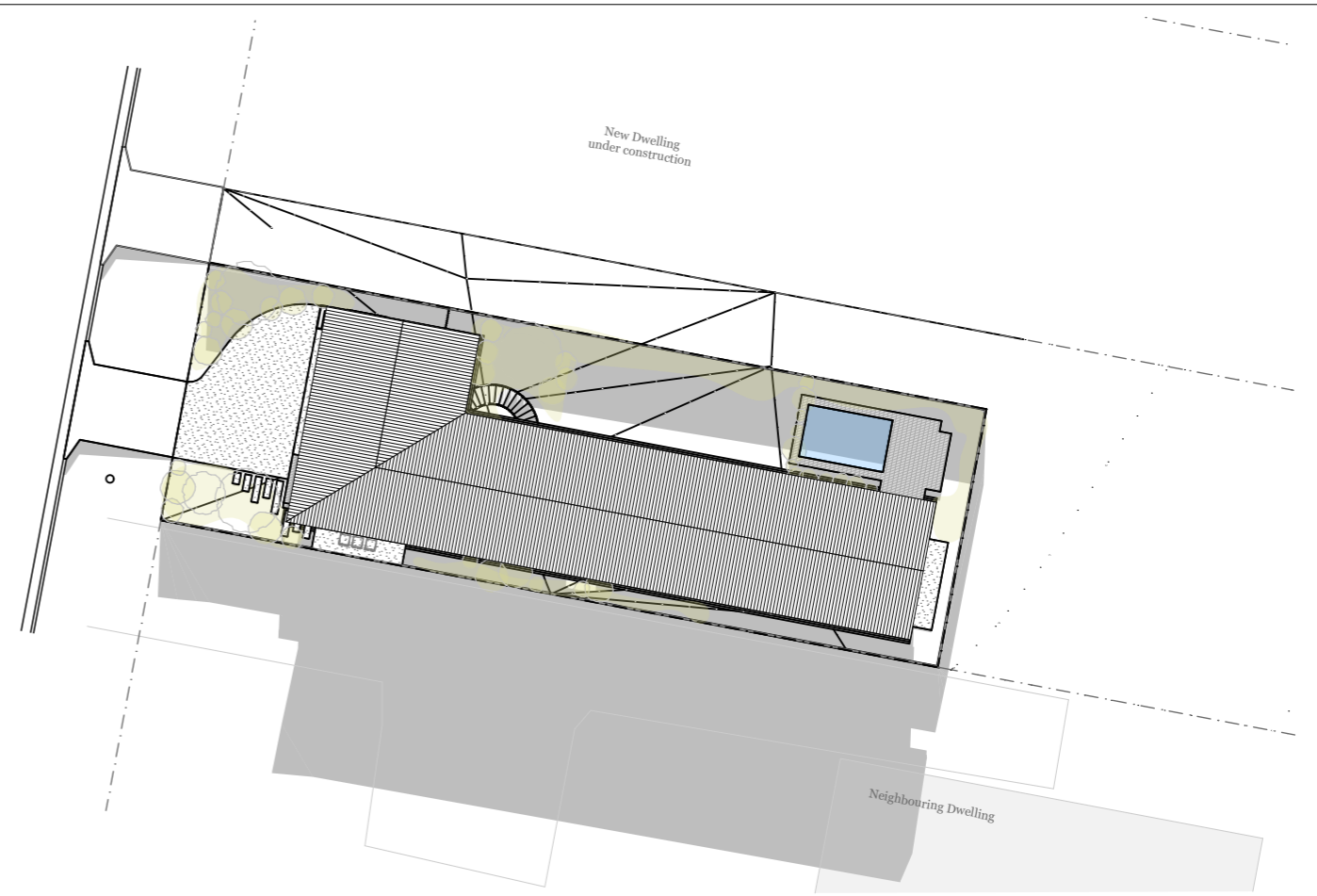
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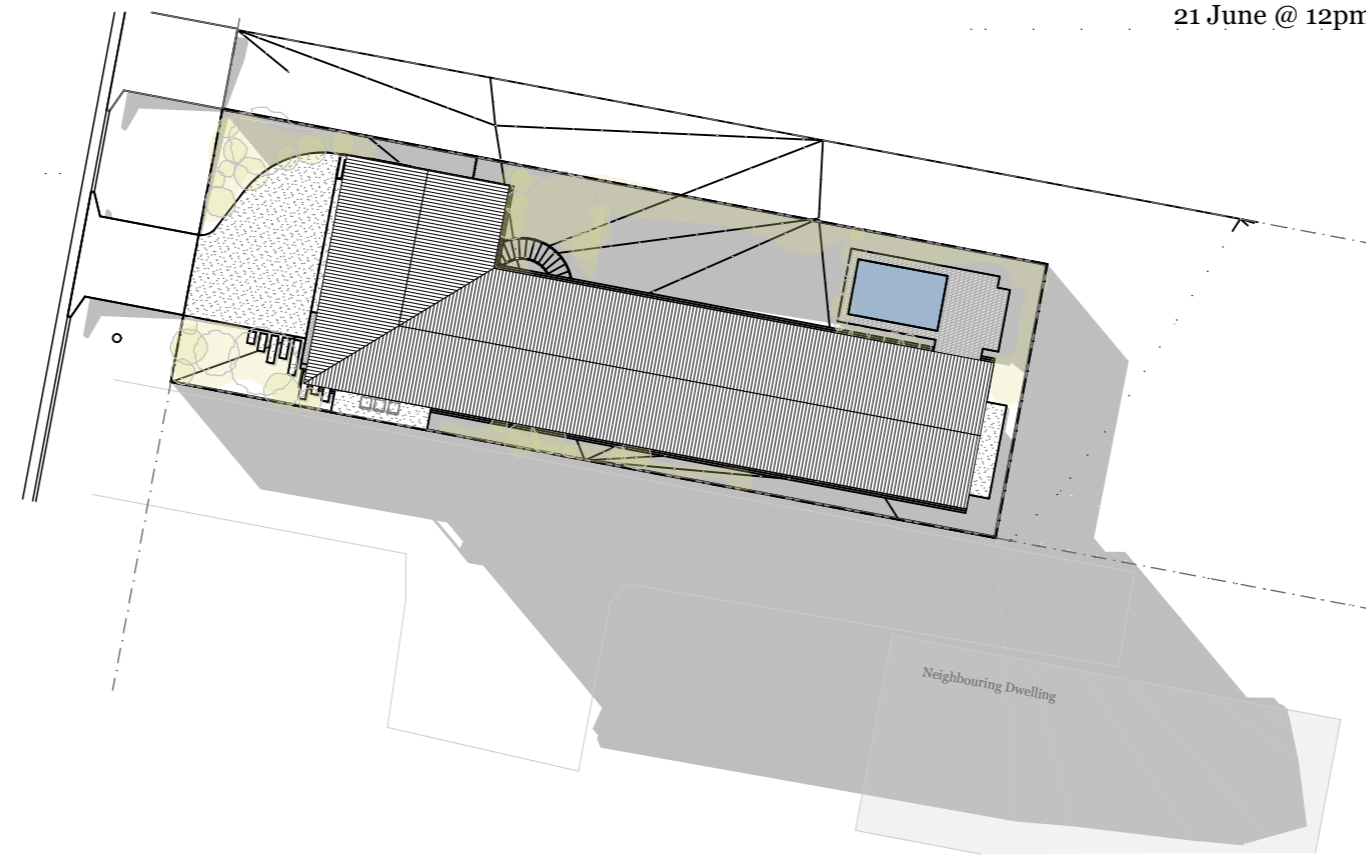
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 drawing title Shadow Diagrams - 21 March  
 stage Development Approval  
 drawing n° P11-A06  
 date 19/6/24  
 drawn by PJ, JF  
 drawing scale 1:333.33  
 page size A3  
 revision 01 - WIP



21 June @ 9am



21 June @ 12pm



21 June @ 3pm

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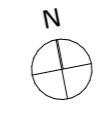


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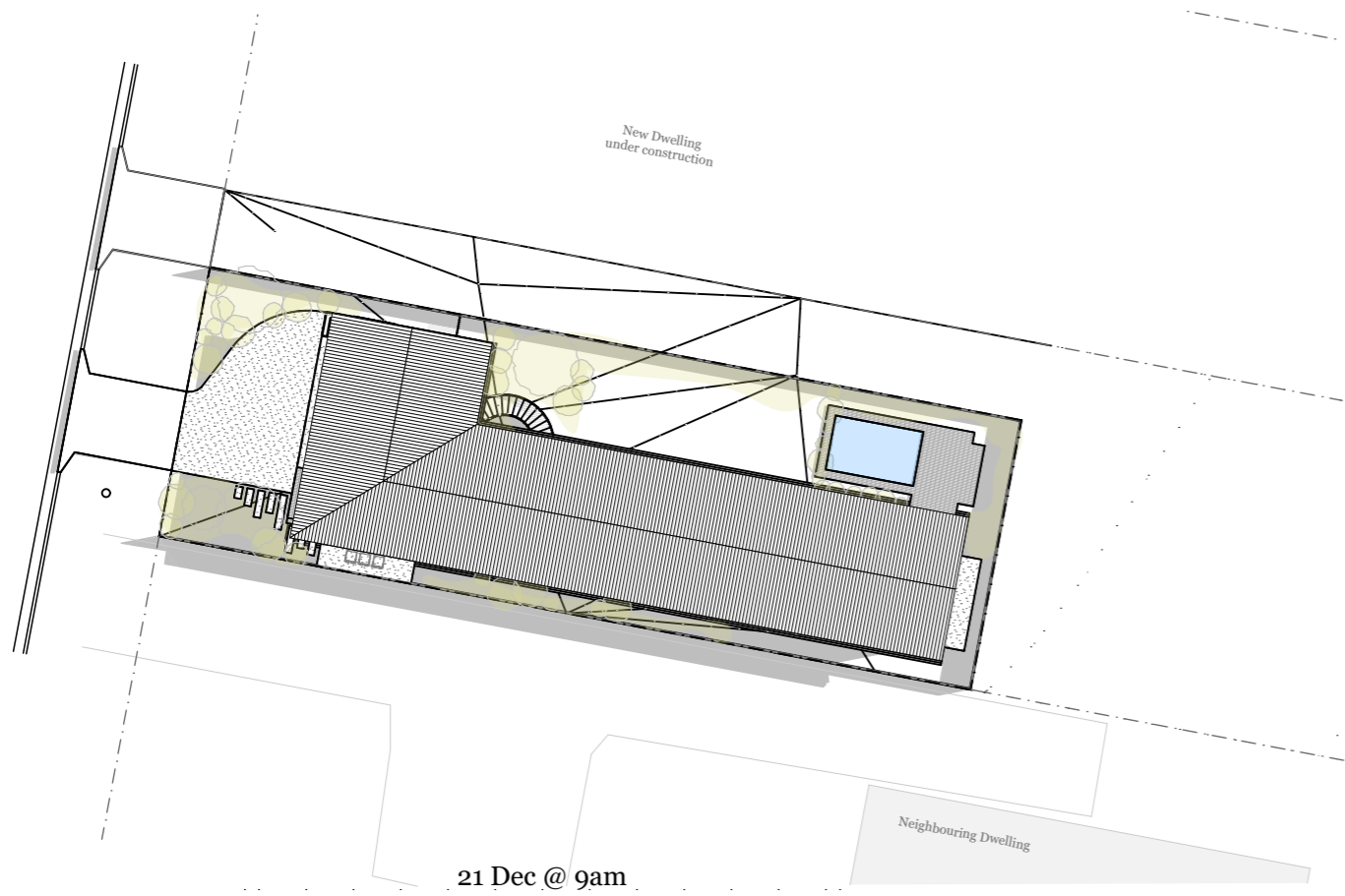
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 P11  
 Gordon

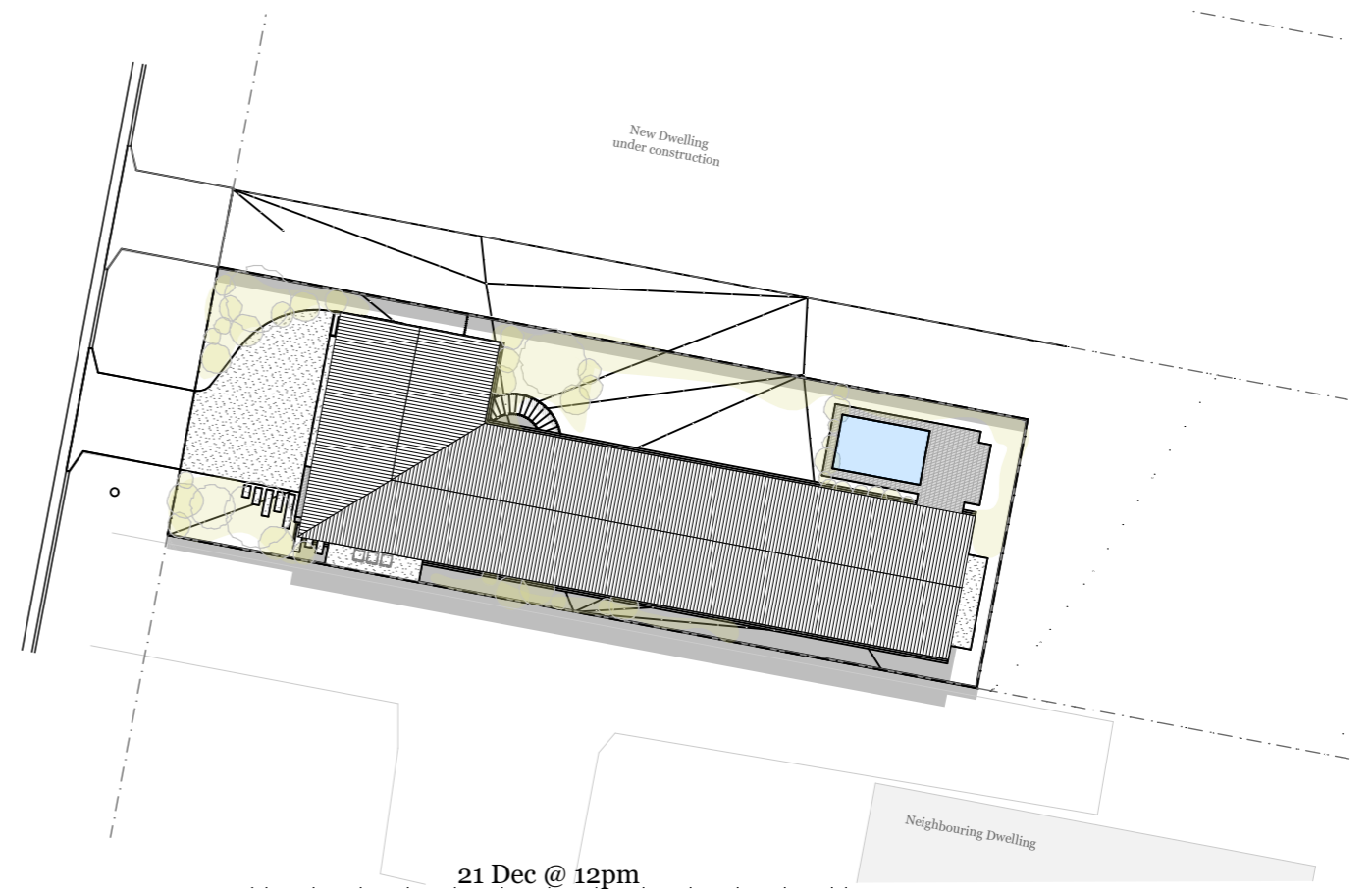
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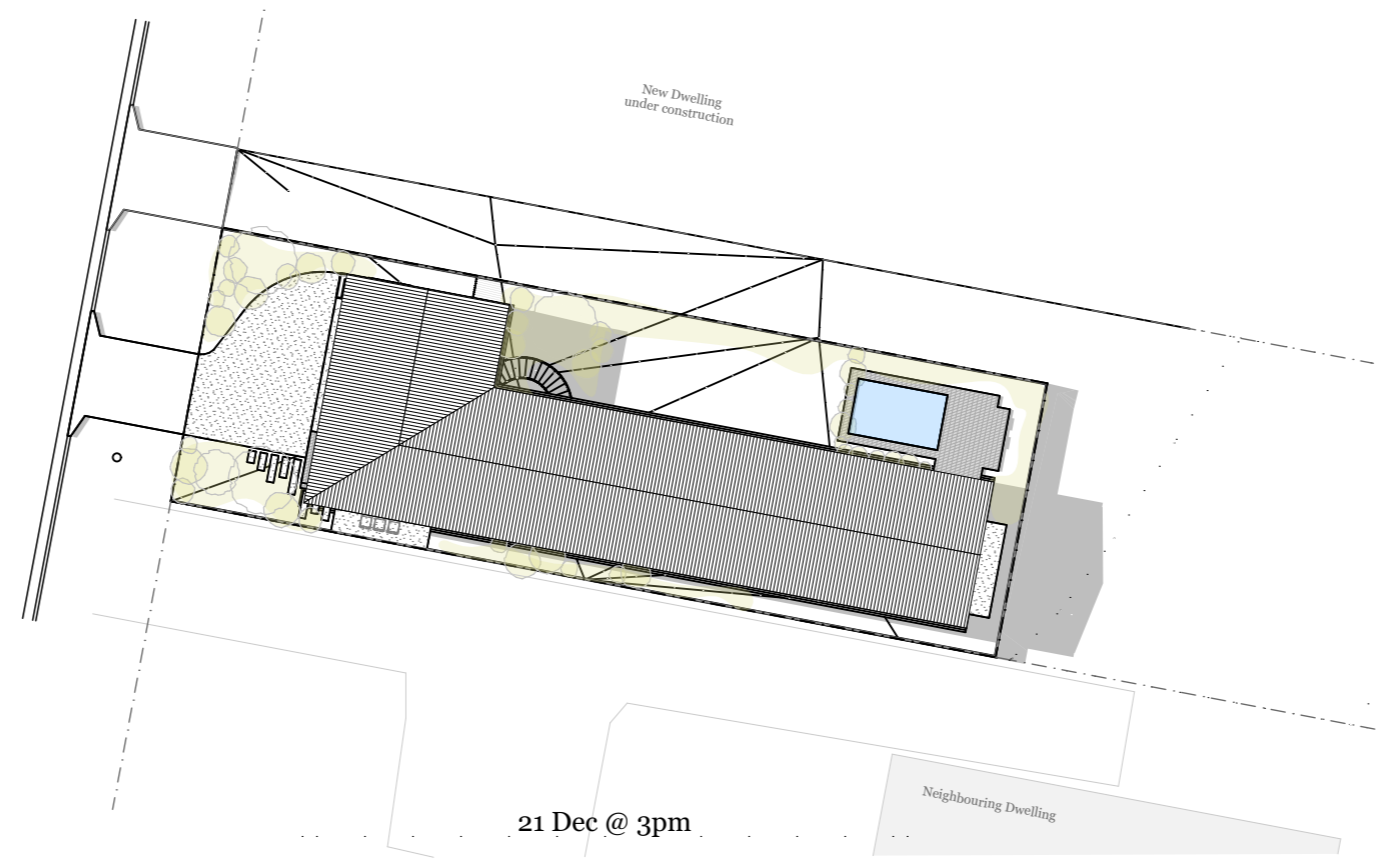
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 drawing title Shadow Diagrams - 21 June  
 stage Development Approval  
 drawing n° P11-A07  
 date 19/6/24  
 drawn by PJ, JF  
 drawing scale 1:333.33  
 page size A3  
 revision 01 - WIP



21 Dec @ 9am



21 Dec @ 12pm



21 Dec @ 3pm

PIPPA ARCHITECTURE

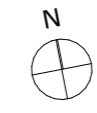


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 P11  
 Gordon

-41.87033, 148.29001  
 26 Gordon Street Bicheno TAS 7215



**drawing**  
 drawing title Shadow Diagrams - 21 December drawn by PJ, JF  
 stage Development Approval drawing scale 1:333.33  
 drawing n° P11-A08 page size A3  
 date 19/6/24 revision 01 - WIP

SEARCH OF TORRENS TITLE

VOLUME 184966	FOLIO 1
EDITION 2	DATE OF ISSUE 19-Sep-2023

SEARCH DATE : 10-Dec-2023

SEARCH TIME : 11.12 AM

DESCRIPTION OF LAND

Town of BICHENO  
 Lot 1 on Sealed Plan 184966  
 Derivation : Part of Lot 1, 7A-2R-30P (Sec. Cc) Gtd. to  
 Frederick Shaw  
 Prior CT 11887/5

SCHEDULE 1

N154577 TRANSFER to WILLIAM ARTHUR CAMPBELL and CLAIRE  
 ELIZABETH CAMPBELL Registered 19-Sep-2023 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any  
 SP184966 FENCING COVENANT in Schedule of Easements  
 E350780 MORTGAGE to Bank of Queensland Limited Registered  
 19-Sep-2023 at 12.01 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

PRIORITY FINAL PLAN

OWNER  
BENJAMIN CHARLES WHEELER  
KYLIE JANE WHEELER

FOLIO REFERENCE  
11887/5

GRANTEE  
PART OF LOT 1 (7a-2r-30p) SECTION Cc  
GRANTED TO FREDERICK SHAW

**PLAN OF SURVEY**

COHEN & ASSOCIATES PTY LTD,  
LAUNCESTON

BY SURVEYOR: A.R. FAIRFIELD

LOCATION  
**TOWN OF BICHENO**  
**SECTION C.c**

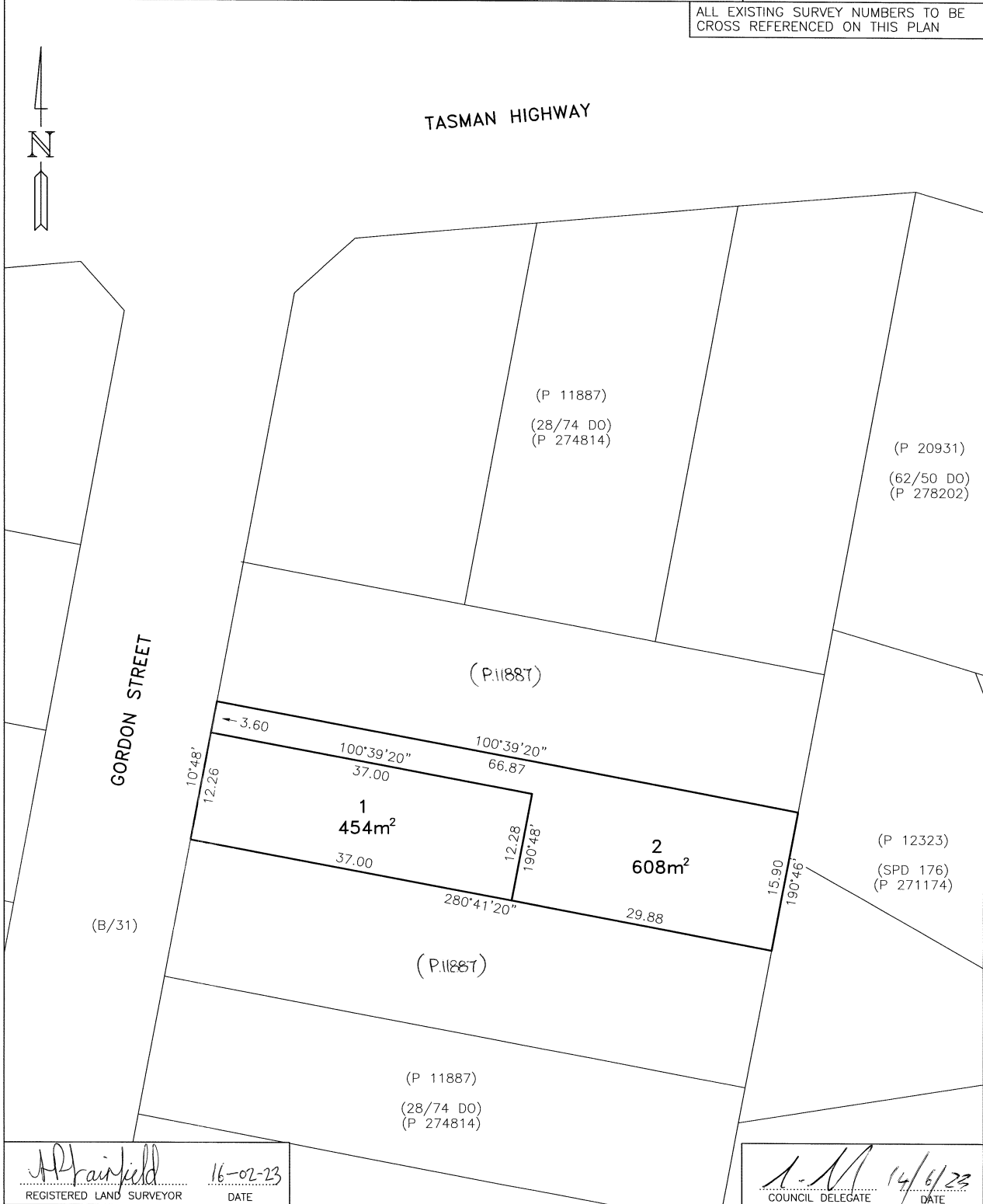
SCALE 1 : 400      LENGTHS IN METRES

REGISTERED NUMBER  
**SP184966**

APPROVED  
EFFECTIVE FROM **22 JUN 2023**

*Denise*  
Recorder of Titles

ALL EXISTING SURVEY NUMBERS TO BE  
CROSS REFERENCED ON THIS PLAN



*A.R. Fairfield*      16-02-23  
REGISTERED LAND SURVEYOR      DATE

*A.M.*      14/6/23  
COUNCIL DELEGATE      DATE

01-18 (8495-01) 15/2/2023 13:18

<b>SCHEDULE OF EASEMENTS</b>	Registered Number
<b>NOTE:</b> THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	SP 184966

PAGE 1 OF 1 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.


No easements, covenants or profits a prendre are intended to be created by the plan.


FENCING COVENANT

The Owner of each lot on the Plan covenants with the Vendor (Benjamin Charles Wheeler and Kylie Jane Wheeler) that the Vendor shall not be required to fence.

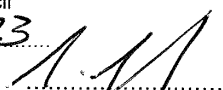
SIGNED by BENJAMIN CHARLES WHEELER and KYLIE JANE WHEELER being the registered proprietor of the land comprised in Folio of the Register Volume 11887 Folio 5 in the presence of:

  
.....  
Benjamin Charles Wheeler

  
.....  
Kylie Jane Wheeler

  
.....  
Witness to sign  
Bonnie Louise Charley  
Full name of witness  
11 St John Street, Luncheon  
Address of witness  
Conveyancing Clerk  
Occupation of witness

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: Benjamin Charles Wheeler & Kylie Jane Wheeler FOLIO REF: 11887/5 SOLICITOR & REFERENCE: Sproal Property Law & Conveyancing Ref: BDS 234587	PLAN SEALED BY: Glamorgan Spring Bay Council Glamorgan Spring Bay Council DATE: <u>14/6/2023</u> <u>SA2022/37</u> REF NO. <span style="float: right;"> ..... Council Delegate</span>
<p><b>NOTE:</b> The Council Delegate must sign the Certificate for the purposes of identification.</p>	