

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:	William (Bill) Hunt		
Contact person: (if different from applicant)			
Address:	135 Harveys Farm Rd. Bicheno		
Suburb:	Bicheno	Post Code:	7215
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 (Note: If your application is discretionary, the following will be placed on public exhibition)

Address of proposal:	Lot 2 460 Courland Bay Road		
Suburb:	Bicheno	Post Code:	7215
Size of site: (m ² or Ha)	10.1 Ha.		
Certificate of Title(s):	Volume 169315 Folio 2		
Current use of site:	Visitor accommodation.		

General Application Details Complete for All Applications	
Description of proposed use or development:	shed for general storage
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 checked="" type="checkbox"/> Yes / No <input checked="" type="checkbox"/>
For all Non-Residential Applications	
Hours of Operation	9 to 5 AM. to PM.
Number of Employees	NA
Describe any delivery of goods to and from the site, including the types of vehicles used and the estimated average weekly frequency	NA
Describe any hazardous materials to be used or stored on site	NA
Type & location of any large plant or machinery used (refrigeration, generators)	NA
Describe any retail and/or storage of goods or equipment in outdoor areas	NA
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:	25/10/2024
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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.

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 169315	FOLIO 2
EDITION 3	DATE OF ISSUE 04-Nov-2020

SEARCH DATE : 30-Oct-2024

SEARCH TIME : 01.20 PM

DESCRIPTION OF LAND

Parish of ST ALBANS Land District of GLAMORGAN
 Lot 2 on Strata Plan 169315 and a general unit entitlement
 operating for all purposes of the Strata Scheme being a 2
 undivided 1/4 interest
 Derived from Strata Plan 169315
 Derivation : Whole of Lot 1922, 40 Acres Gtd. to J.C. Maynard.

SCHEDULE 1

B113522 TRANSFER to WILLIAM GUY HUNT

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
 The registered proprietor holds the lot and unit entitlement
 subject to any interest noted on common property
 Folio of the Register volume 169315 folio 0
 APPLICATIONS 11315 R.P. & 11316 R.P. were made SUBJECT TO
 fencing condition.
 E167921 APPLICATION for registration of variation to a staged
 development scheme Registered 26-Mar-2019 at noon
 D152086 APPLICATION for registration of a staged development
 scheme Registered 20-Mar-2015 at noon
 E174695 APPLICATION for registration of stage of staged dev.
 scheme by decreasing area of Lot 1, increasing area
 of Lot 2 & amending unit entitlements Registered
 26-Mar-2019 at 12.01 PM
 E237486 MORTGAGE to Bendigo and Adelaide Bank Limited
 Registered 04-Nov-2020 at noon

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

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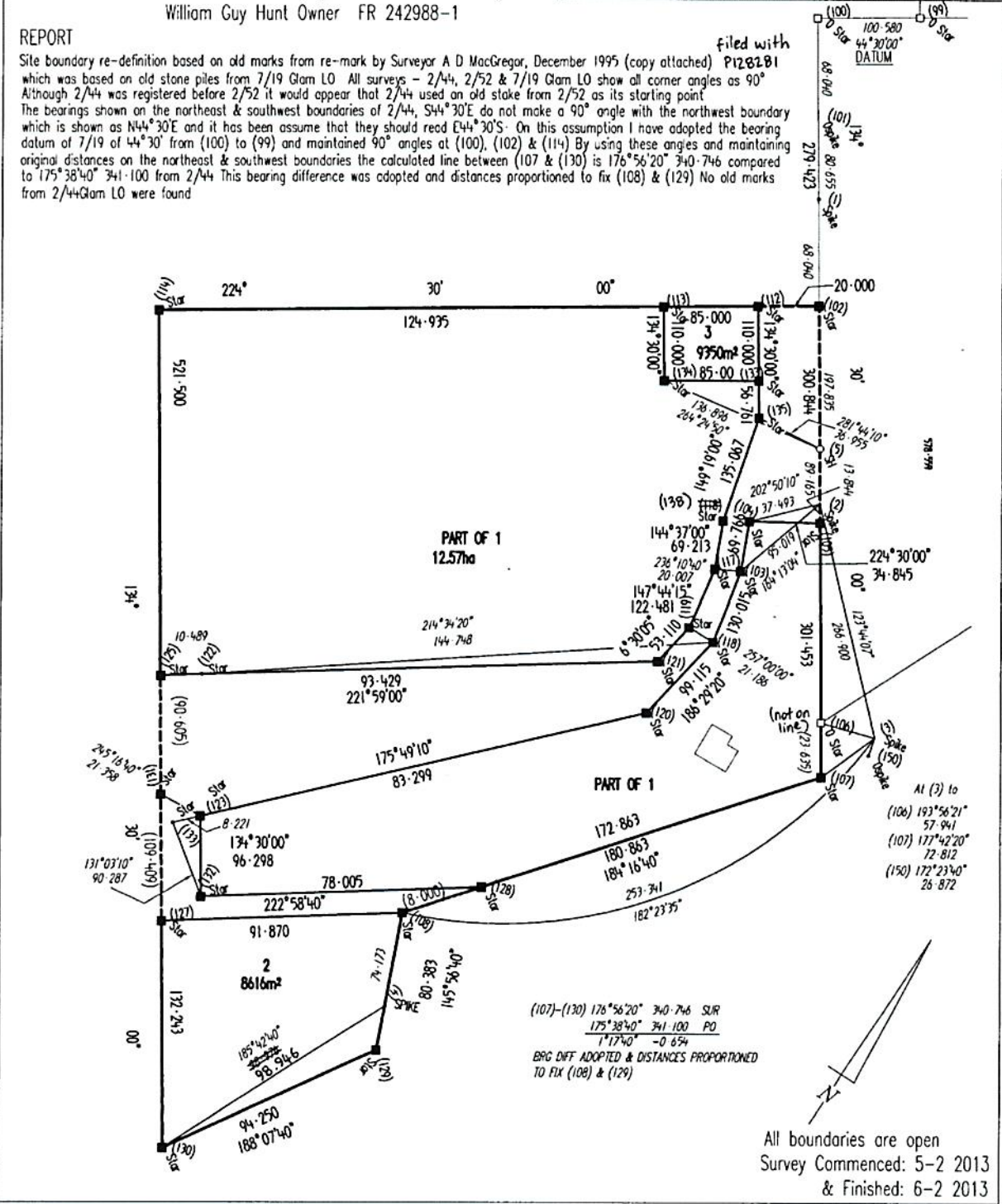
No unregistered dealings or other notations

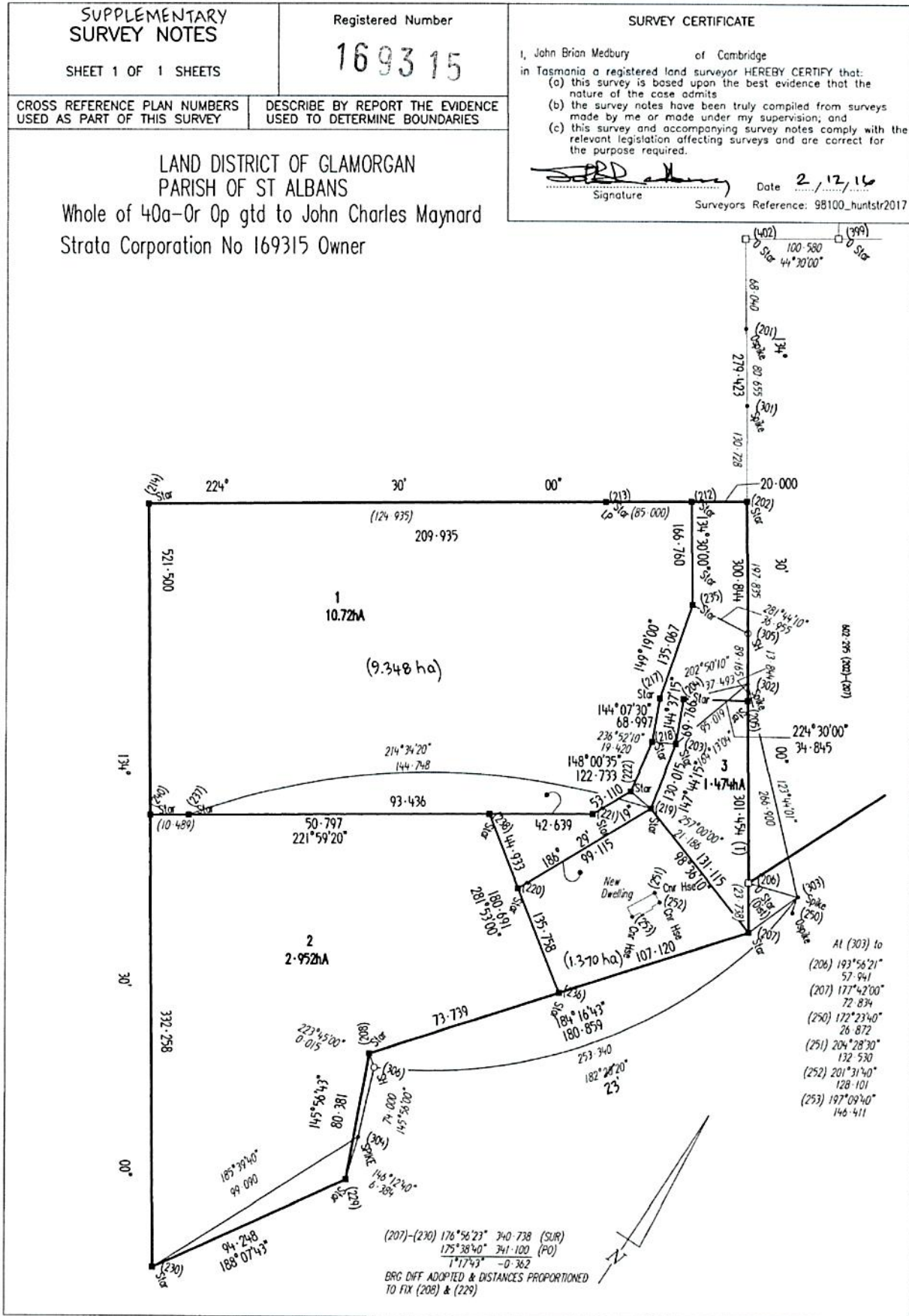
SURVEY NOTES SHEET 1 OF 1 SHEETS	Registered Number <h1 style="margin: 0;">169315</h1>	SURVEY CERTIFICATE I, John Brian Medbury of Cambridge in Tasmania a registered land surveyor HEREBY CERTIFY that: (a) this survey is based upon the best evidence that the nature of the case admits (b) the survey notes have been truly compiled from surveys made by me or made under my supervision; and (c) this survey and accompanying survey notes comply with the relevant legislation affecting surveys and are correct for the purpose required. Signature Date <u>12/1/2013</u> Surveyors Reference: 98100_huntstr
CROSS REFERENCE PLAN NUMBERS USED AS PART OF THIS SURVEY	DESCRIBE BY REPORT THE EVIDENCE USED TO DETERMINE BOUNDARIES	

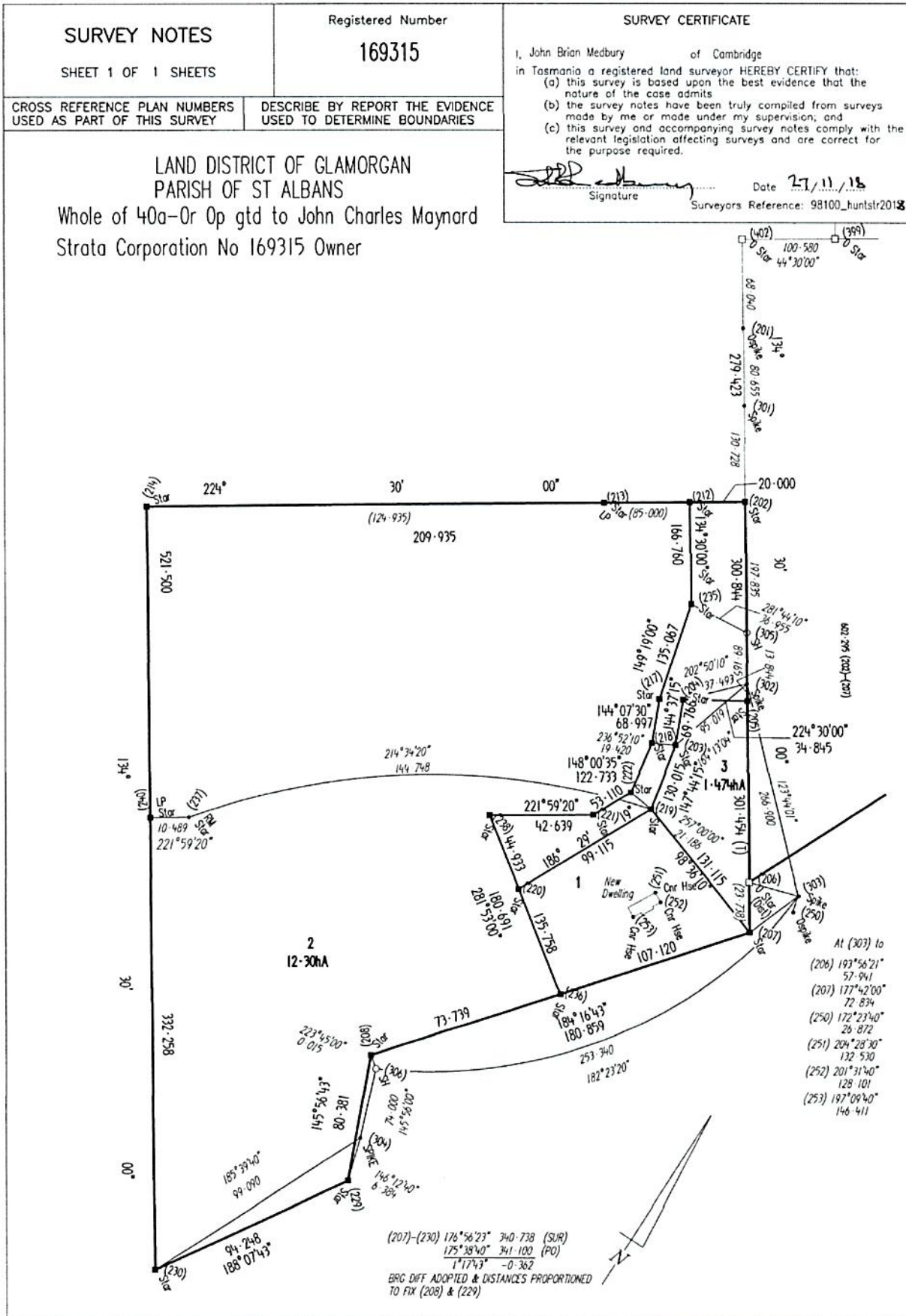
LAND DISTRICT OF GLAMORGAN
 PARISH OF ST ALBANS
 Part of 40a-Or-Op gtd to John Charles Maynard
 William Guy Hunt Owner FR 242988-1

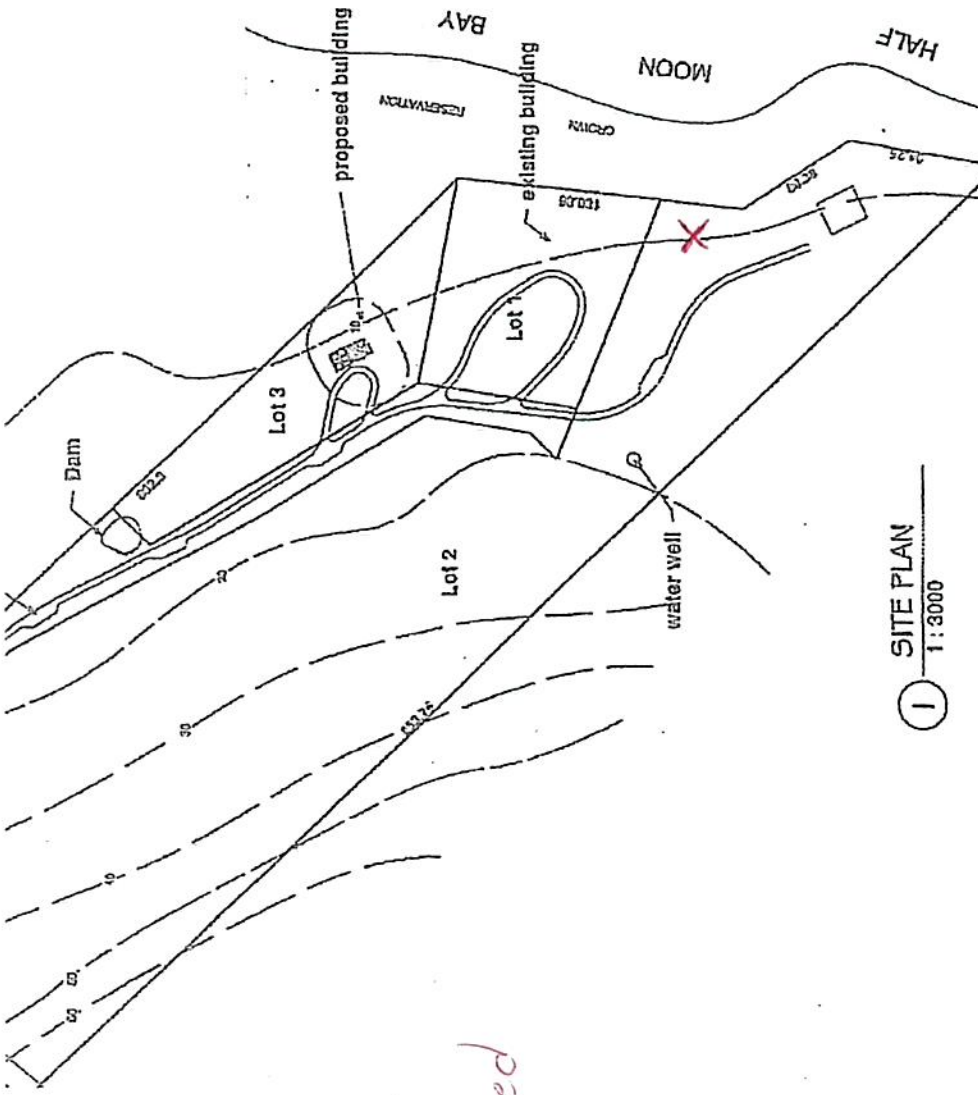
REPORT

Site boundary re-definition based on old marks from re-mark by Surveyor A D MacGregor, December 1995 (copy attached) P128281 which was based on old stone piles from 7/19 Glam LO All surveys - 2/44, 2/52 & 7/19 Glam LO show all corner angles as 90° Although 2/44 was registered before 2/52 it would appear that 2/44 used an old stake from 2/52 as its starting point The bearings shown on the northeast & southwest boundaries of 2/44, S44°30'E do not make a 90° angle with the northwest boundary which is shown as N44°30'E and it has been assume that they should read E44°30'S. On this assumption I have adopted the bearing datum of 7/19 of 44°30' from (100) to (99) and maintained 90° angles at (100), (102) & (114) By using these angles and maintaining original distances on the northeast & southwest boundaries the calculated line between (107) & (130) is 176°56'20" 340.746 compared to 175°38'40" 341.100 from 2/44 This bearing difference was adopted and distances proportioned to fix (108) & (129) No old marks from 2/44Glam LO were found






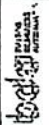




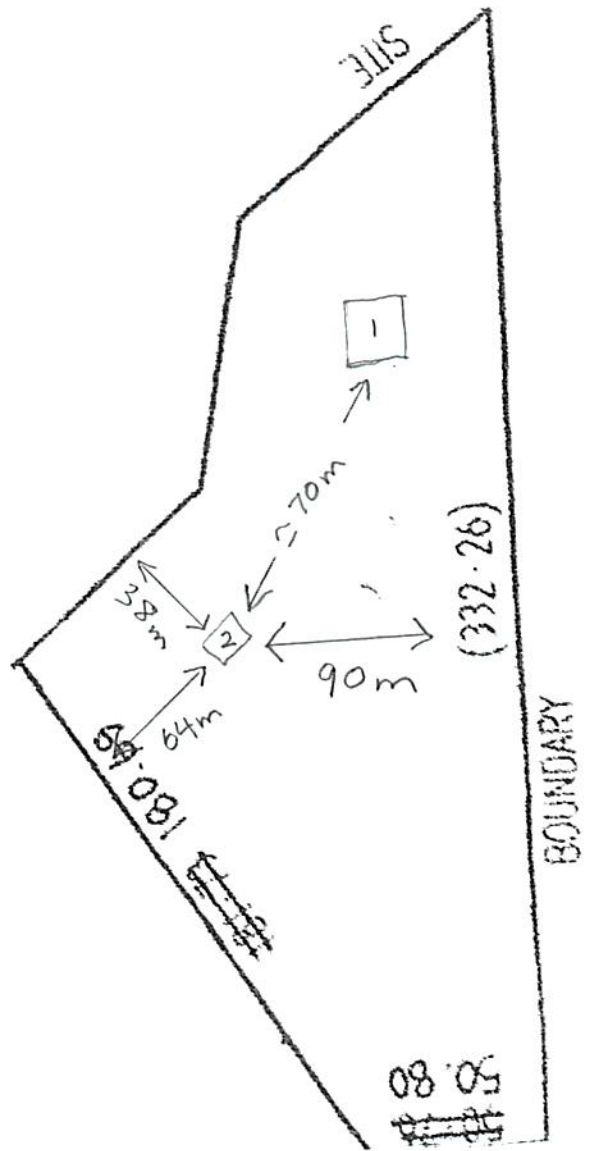
X approximate location of shed

① SITE PLAN
1:3000

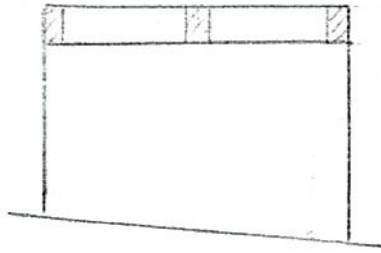
<table border="1"> <tr> <th>Date</th> <th>Description</th> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> </table>	Date	Description							 <p>Onshore Designs Building Designers building design STUDIO 101/103 The Esplanade, Onge, 7215 101/103 The Esplanade, Onge, 7215 101/103 The Esplanade, Onge, 7215</p>	<p>Job Title Visitor Accommodation at Lot 3 Courland Bay Bicheno 7215 for Bill Hunt</p>	<p>Drawing Title Site Plan</p>	<p>Date 8/06/18</p> <p>Drawn By Michael Espleved</p> <p>Amended By CG 1825</p> <p>Scale 1:3000</p>	<p>Project No. A1</p>
Date	Description												


Pinned Data
 BY 11/2019 11:44:29 AM

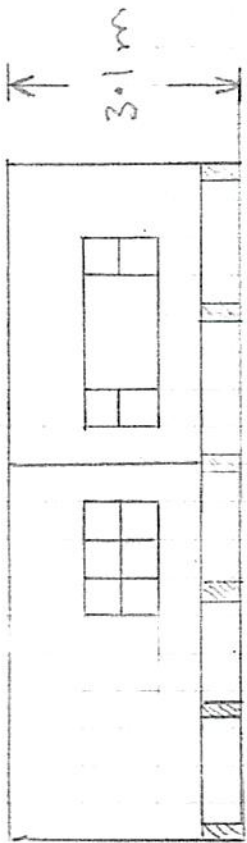
- ① existing house
- ② proposed shed.



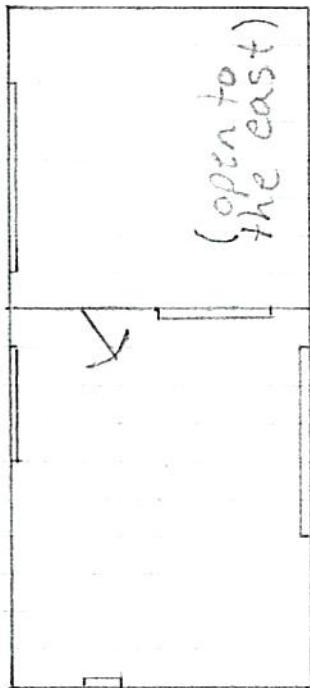
North elevation



West elevation

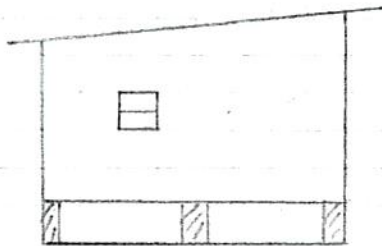
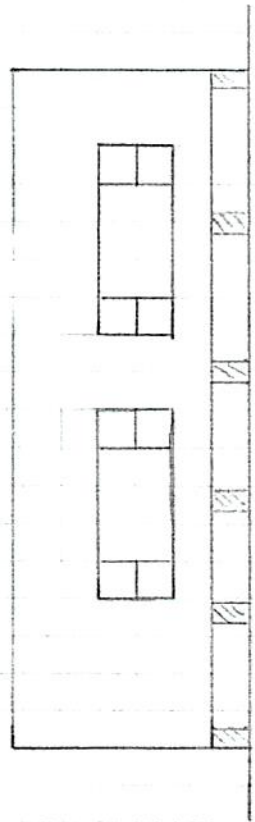


4 m



9 m

East Elevation



South elevation

Soil and Water management plan

The proposed shed will be constructed on treated pine posts.

No excavation will be necessary.

Water from the skillion roof will be collected in an approved water tank. The overflow will be directed to the north via a soakage drain. The soil is very permeable, a combination sands and granite gravels. These gravels and sands extend to at least 1.5 m.

Relevant Considerations

A similar application was forwarded to council in 2021 and was passed subject to plantings to negate visual impact from the beach.

The zoning then was rural resource.

I have decided to move the shed to the north by approximately 70m. This location provides less visual impact and more privacy from the existing dwelling and the beach.

The proposed shed will be 38m from the eastern boundary, 64m from the northern boundary and 90m from the southern boundary. I took the measurement for the eastern boundary from previous survey information. The northern and southern setbacks are taken from "the list."

The proposed cladding will be colorbond colour; "woodland gray". The roof colour shale grey if permissible.
please note the skillion roof will have its obviouse face to the S.W., not viewable from adjoining properties or the beach.

Vegetation

The following is a list of the relevant species growing around, and importantly in front of the proposed shed, between it and the beach. There are many other species but these are those which grow high enough to provide screening from all directions.

Estimated plant heights are courtesy of "Plants of Eastern Tasmania's coastal Fringe" by Nicky Meeson. 2024

Drooping Sheoak (*Allocasuarina verticillata*)
grows to 10m

Coast Paperbark (*Melaleuca ericifolia*)
grows to 8m

Silver Banksia (*Banksia Marginata*)
grows to 8m

Blackwood (*Acacia Melanoxyton*)
grows to 8m and more

Silver Wattle (*Acacia dealbata*)

a large shrub to tall tree

Black Wattle (*Acacia Mearnsii*)

a small tree or large shrub

Coast Wattle (*Acacia Longifolia*)

up to 5m

Prickly Moses (*Acacia Verticillata*)

grows to 6m

Caterpillar Wattle (*Acacia Mucronata*)

grows 2 to 6m

White Kunzea (*Kunzea Ambigua*)

grows up to 3m

(however this species grows higher in the area 4 to 5m)

Ironbark Cross eucalypts (*Serberi*)

presently up to 5m but will grow to 10m.