



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: **18632 Tasman Highway, Douglas River**
CT 137993/30

PROPOSAL: **Outbuilding (detached office)**

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 General Manager.

Representations must be received before midnight on Thursday 04 September 2025.

APPLICANT: **Jennifer Binns**

DATE: **10/06/2025**

APPLICATION NO: **DA 2025 / 110**

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 ² or Ha)			
Certificate of Title(s):			
Current use of site:			

General Application Details *Complete for All Applications*

Description of proposed use or development:		
Estimated value of works: (design & construction)	\$	
Is the property on the State Heritage Register? (Tick 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.

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:	June 6 2025
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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.

<p align="center">SCHEDULE OF EASEMENTS</p> <p>NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED</p>	<p align="center">Registered Number</p> <p align="center">SP137993</p>
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EASEMENTS AND PROFITS

PAGE 1 OF 2 PAGES

Lot 40 on the plan is together with and lot 30 on the plan is subject to a drainage easement (as herein defined) over the piece of land shown on the plan as "ABSORPTION EASEMENT 5.00 WIDE".

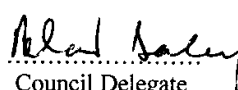
Definition

"Drainage easement" means the right for every person who is at any time entitled to an estate or interest in possession in the land herein indicated as the dominant tenement or any part thereof with which the right shall be capable of enjoyment:

1. to install, maintain and use a septic tank and associated absorption drains ('the system') under the surface of the servient tenement for the purpose of carrying away and discharging effluent and other waste water from the dominant tenement;
2. to inspect, alter, repair and replace all or any part of the system when and where necessary;
3. to break the surface of, dig, open up and use the servient tenement for that purpose;
4. to enter the servient tenement at any time (if necessary with vehicles and equipment) for any of those purposes;
5. to do all necessary works and things for any of those purposes without doing unnecessary damage to the servient tenement and leaving the same in a clean and tidy condition;

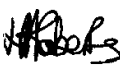
on the condition that every such person having the right:



6. properly uses and maintains the system;
7. keeps the system in good working order and repair; and
8. ensures the system and the enjoyment of such right does not constitute a nuisance or an annoyance to any person who is at any time entitled to an estate or interest in possession in the land herein indicated.

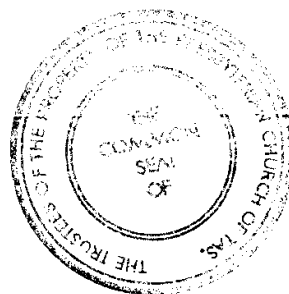
<p>SUBDIVIDER: Trustees of the Property of the Presbyterian Church of Tasmania</p> <p>FOLIO REF: C/T 9924-2 C/T 237781-1</p> <p>SOLICITOR & REFERENCE: Richard Howroyd/9894</p> <p>NOTE: The Council Delegate must sign the Certificate for the purposes of identification.</p>	<p>PLAN SEALED BY: Glamorgan Spring Bay Council</p> <p>DATE: 30/10/10</p> <p>REF NO.  Council Delegate</p>
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ANNEXURE TO SCHEDULE OF EASEMENTS	Registered Number SP 137993
PAGE 2 OF 2 PAGE/S	



SUBDIVIDER:
FOLIO REFERENCE:

SIGNED by the Registered Proprietors
of the land comprised in Certificate of
Title Volume 237781 folio 1
The Trustees of the Property of the
Presbyterian Church of Tasmania
in the presence of:
Hannah M. Roberts (student) 

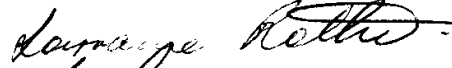

) 
) (CEPHAYNES)
) TRUSTEE
) 
) G. H. ROBERTS
) TRUSTEE



SIGNED by the Registered Proprietors
of the land comprised in Certificate of
Title Volume 9924 folio 2
Dennis Allen Rothe
in the presence of:

) 
) 
) (SECURITY CONSULTANT)

Lorraine Susan Rothe
in the presence of:

) 
) 
) (SECURITY CONSULTANT)

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.

<p>OWNER D A ROTHE L S ROTHE THE TRUSTEES OF THE PROPERTY OF THE PRESBYTERIAN CHURCH OF TASMANIA</p> <p>FOLIO REFERENCE CT 9924-2, CT 237781-1</p> <p>GRANTEE PART OF 50ac GRANTED TO HENRY LYNE</p>	<p>PLAN OF SURVEY</p> <p>BY SURVEYOR A. S. HAMILTON</p> <p>LOCATION LAND DISTRICT OF GLAMORGAN PARISH OF BICHENO</p> <p>SCALE 1: 1000 LENGTHS IN METRES</p>	<p>REGISTERED NUMBER SP 137993</p> <p>APPROVED EFFECTIVE FROM 9 APR 2003</p> <p><i>Alice Kawa</i> Recorder of Titles</p>	
<p>MAPSHEET MUNICIPAL CODE No. 112 (6036)</p>	<p>LAST UPI No. 1600764, 1600765</p>	<p>LAST PLAN No. SP 9924, P237781</p>	<p>ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN</p>

LOTS 30 & 40 COMPILED FROM CT'S 9924-2, 237781-1 & THIS SURVEY

EARLY ISSUE

(SP 9924)

SEARCH OF TORRENS TITLE

VOLUME 137993	FOLIO 30
EDITION 7	DATE OF ISSUE 21-Jul-2021

SEARCH DATE : 13-Dec-2024

SEARCH TIME : 04.16 PM

DESCRIPTION OF LAND

Parish of BICHENO, Land District of GLAMORGAN
Lot 30 on Sealed Plan 137993
Derivation : Part of 50 Acres Gtd. to H. Lyne.
Prior CTs 9924/2 and 237781/1

SCHEDULE 1

M898643 TRANSFER to PAUL GILDING and MICHELLE ANN GILDING as
tenants in common in equal shares Registered
21-Jul-2021 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
SP 9924 FENCING PROVISION in Schedule of Easements
SP137993 EASEMENTS in Schedule of Easements

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

proposed garage, office + decks

paul + michelle gilding
18632 tasman highway bicheno tasmania 7215

planning compliance report

june 6 2024

jennifer binns building design
52 cecilia street st helens tasmania 7216
mail@jenniferbinnsdesign.com.au : 0439 765 452

INTRODUCTION

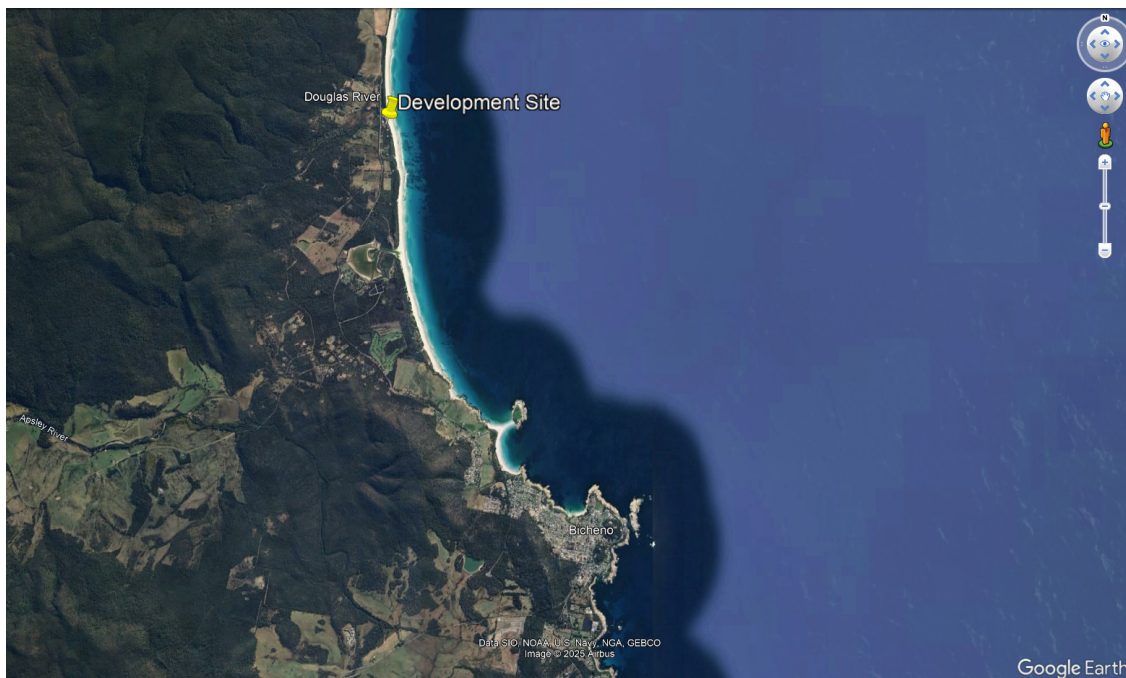
This report aims to demonstrate compliance with relevant planning standards for a proposed garage, office + decks for Paul + Michelle Gilding at 18632 Tasman Highway Bicheno (c.t 137993/30). The report aims to take into consideration the intent, values and objectives of the Tasmanian Planning Scheme and address all scheme standards applicable to this development.

The proposed development relies on **Performance Solutions** to satisfy relevant planning standards and this report is to be read in conjunction with drawings submitted for the development.

DEVELOPMENT SITE DETAILS

The development site is an established residential property on the northern outskirts of the Bicheno township. Existing development on the site comprises a primary dwelling with associated outbuildings serviced by an existing vehicle access point with a gravel driveway and turning area. There is an existing retaining wall separating residential development from the adjacent dune system and the proposed garage building has been sited adjacent to the existing retaining wall within a previously developed part of the property. No vegetation removal is required for the development.

Zone: Rural



DEVELOPMENT DETAILS

This application is for a detached garage building with a first level office and second level deck platform. The structure incorporates a sauna on the first level deck.

Proposed garage: 63.2m²

Proposed office: 30.2m²

Proposed decks: 61.1m²

Total area of development: 154.5m²

APPLICABLE PLANNING CODES

The proposed development is in the *Residential* use class which in the *Rural* Zone is a *Permitted* use.

The following zone standards and codes of the Tasmanian Planning Scheme are applicable to the proposed development:

- **Zone 20.0 RURAL ZONE**
- **Code C8.O SCENIC PROTECTION CODE**

The following zone standards and codes of the Tasmanian Planning Scheme are not applicable to the proposed development:

- **Code C2.O PARKING + SUSTAINABLE TRANSPORT CODE**

No alteration is proposed to the existing vehicle access + parking provisions, the proposed development provides additional parking for the dwelling

- **Code C7.O NATURAL ASSETS CODE**

The property has a priority vegetation overlay however the proposed development is sited on a portion of the site which has previously had all native vegetation removed and no additional vegetation removal is required for the development.

- **Code C10.O COASTAL EROSION HAZARD CODE**

The proposed development requires approval under the *Building Act* and is an intensification of the existing residential use of the property.

- **Code C11.O COASTAL INNUNDATION HAZARD CODE**

The proposed development requires approval under the *Building Act* and is an intensification of the existing residential use of the property.

- **Code C13.O BUSHFIRE PRONE AREAS CODE**

The proposed development is not a vulnerable or hazardous use and no subdivision of land is proposed.

Table 20.3 RURAL USE STANDARDS

20.3.1 Discretionary uses**Not Applicable**

The proposed development is an outbuilding associated with an existing dwelling and is a *Permitted* use.

Table 20.4 RURAL DEVELOPMENT STANDARDS

20.4.1 Building height**A1 Acceptable Solution**

The proposed development has a maximum height of 8.5m.

20.4.2 Setbacks**A1 Acceptable Solution**

The proposed development has a minimum boundary setback of 10.8m.

A2 Acceptable Solution

The development site is not within 200m of land zoned *Agriculture*.

20.4.3 Access for new dwellings**Not Applicable**

The proposed development is not a new dwelling.

Table 20.5 DEVELOPMENT STANDARDS FOR SUBDIVISION

Not Applicable

No subdivision of land is proposed.

Table C8.6 SCENIC CORRIDOR DEVELOPMENT STANDARDS STANDARDS

C8.6.1 Development within a scenic protection area

P1.2 Performance Solution

The proposed development is sited within the scenic corridor between Tasman Highway and the foreshore. The development is not considered to unreasonably reduce scenic value for a number of reasons: the proposed structure is sited to the rear of an established dwelling with a number of outbuildings which dominate the view of the site from the highway and provide a screening buffer; the design of the outbuilding, while multi-level, reduces visual bulk through the separation of the second level deck from the main bulk of the building, allowing light + views to penetrate the building; the outbuilding has been sited on a portion of the site already developed through previous residential development on the property and is sited on a previously excavated area, no additional cut and fill is proposed; the proposed external finishes to the upper levels of the structure are vertical timber cladding which will be low reflectance and will be a natural finish within the landscape.

C8.6.2 Development within a scenic road corridor

A1 Not Applicable

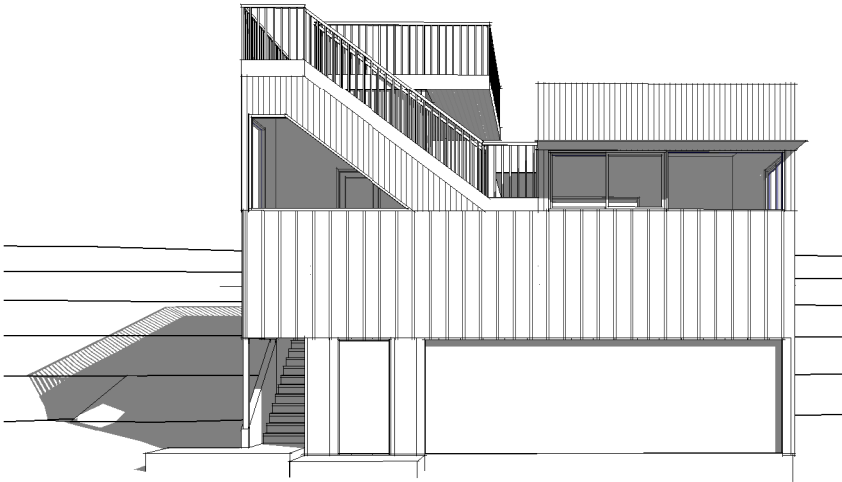
No vegetation removal is required for the proposed development.

P2 Performance Solution

Refer C8.6.1

proposed garage, office + deck

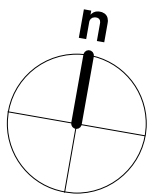
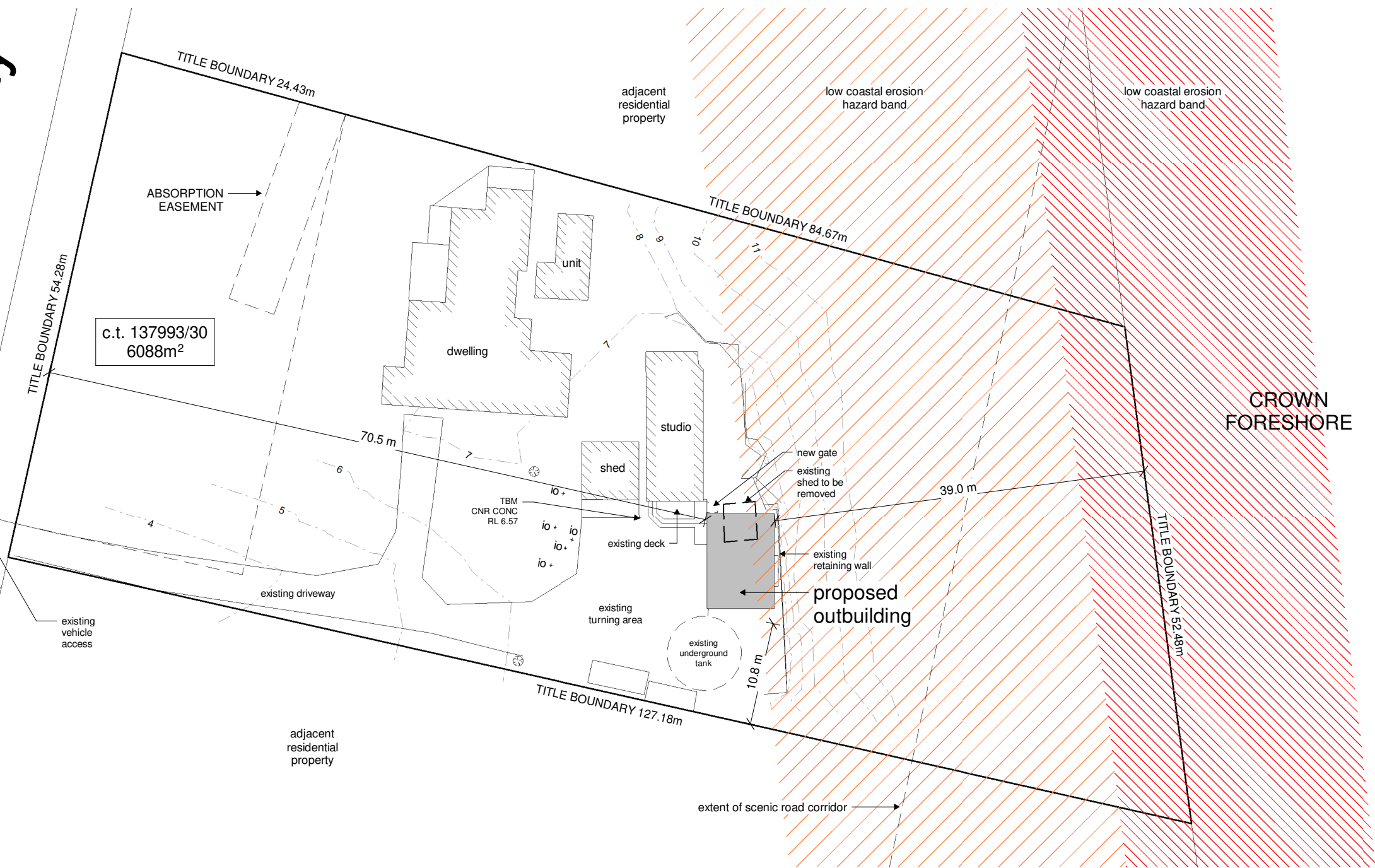
paul + michelle gilding
18362 tasman highway bicheno tasmania 7215





planning drawings

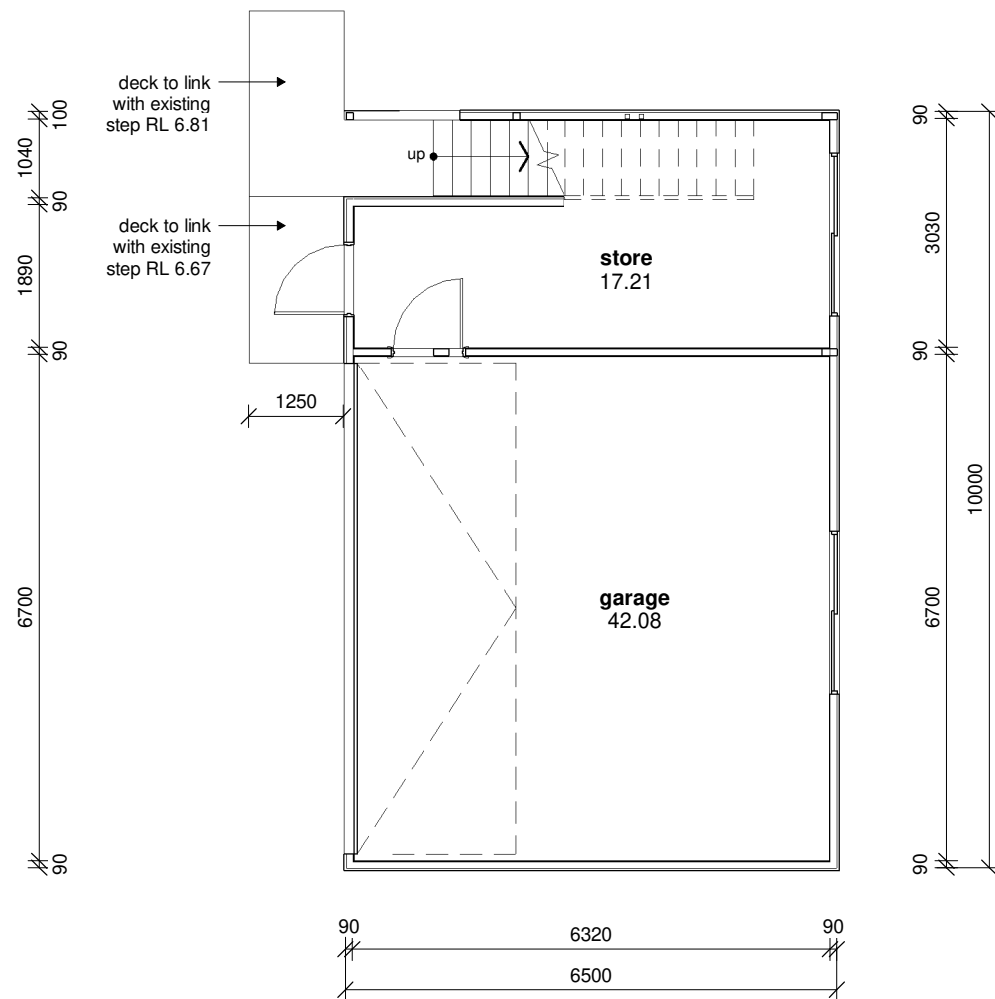
Building Areas	
proposed garage	63.22
proposed deck 1	35.78
proposed office	30.21
proposed dek 2	25.37
	154.59

tasman highway

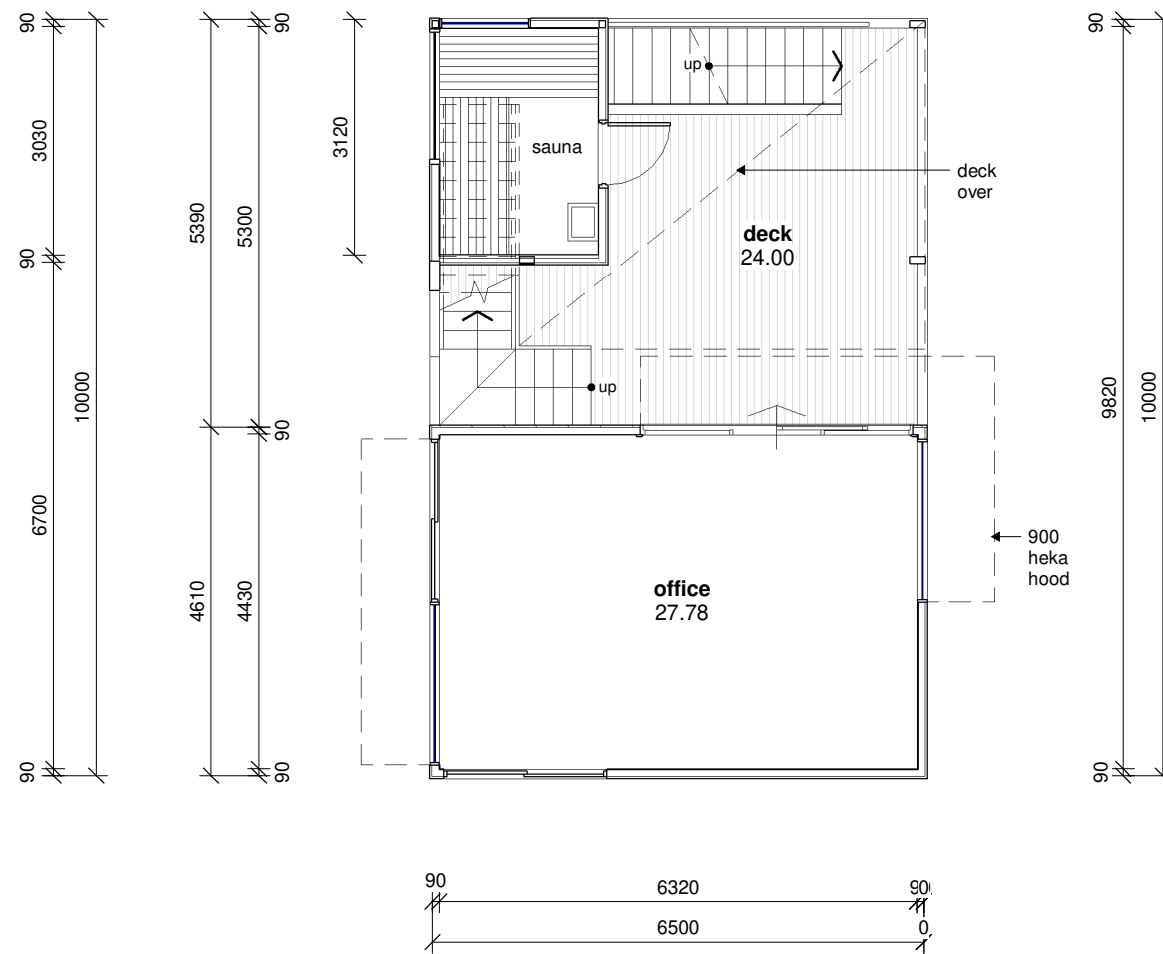


1 site plan
1 : 500

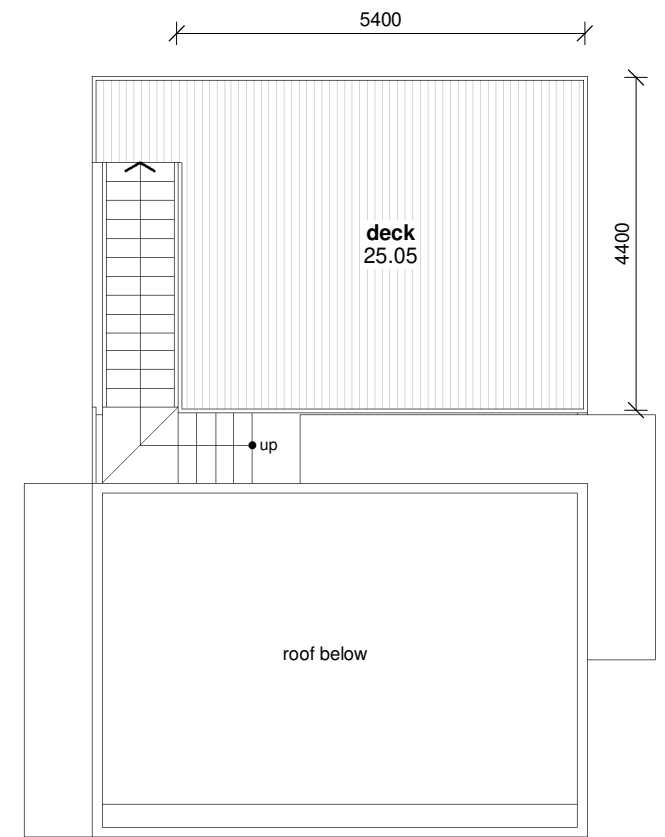
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PROJECT: proposed garage + office FOR: m + p gilding 18632 tasman highway bicheno tasmania 7215		
DRAWING TITLE: site plan		
DRAWING NO: a04	DRAWN BY: JB DATE: 06.06.25	
SCALE: 1 : 500	PROJECT: 0224GI	
<div> jennifer binns</div> <div>www.jenniferbinnsdesign.com.au 0439 765 452 : mail @ jenniferbinnsdesign.com.au 52 cecilia street st helens tasmania 7216</div> <div> BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA</div> <div>ACCREDITATION NO: CC 1269L</div>		



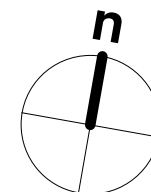
1 **proposed garage**
1 : 100





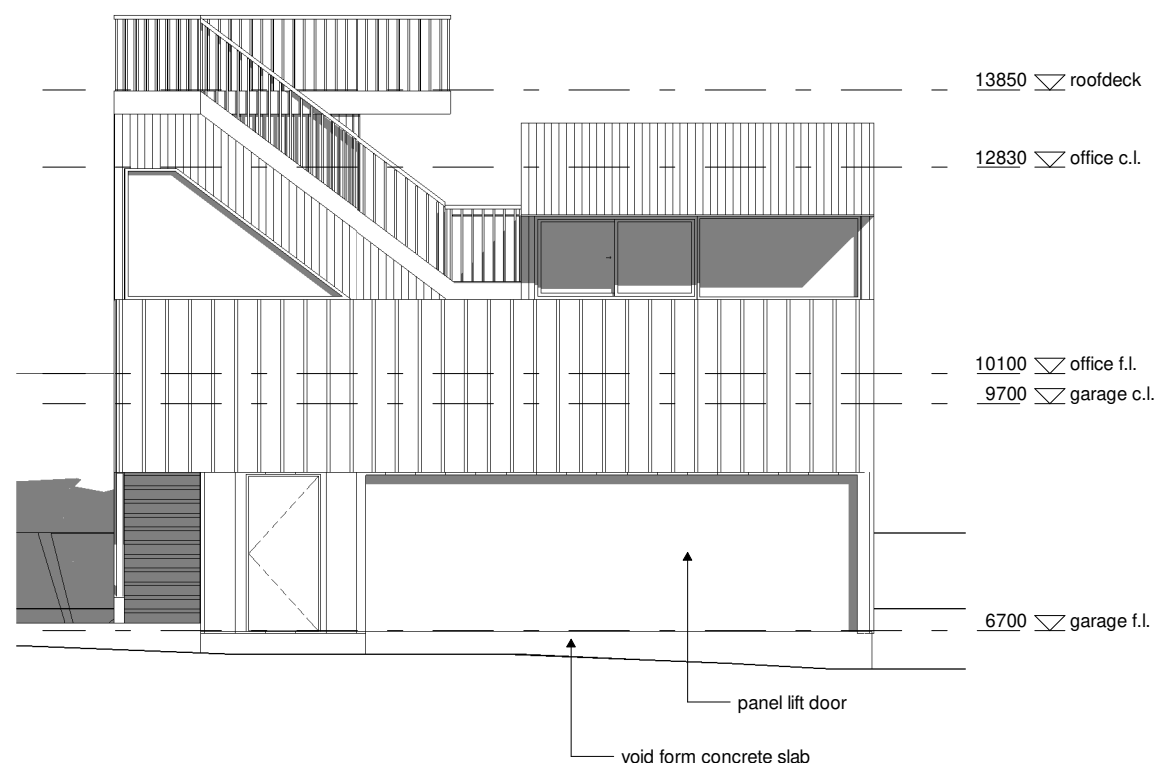
2 **proposed office**
1 : 100



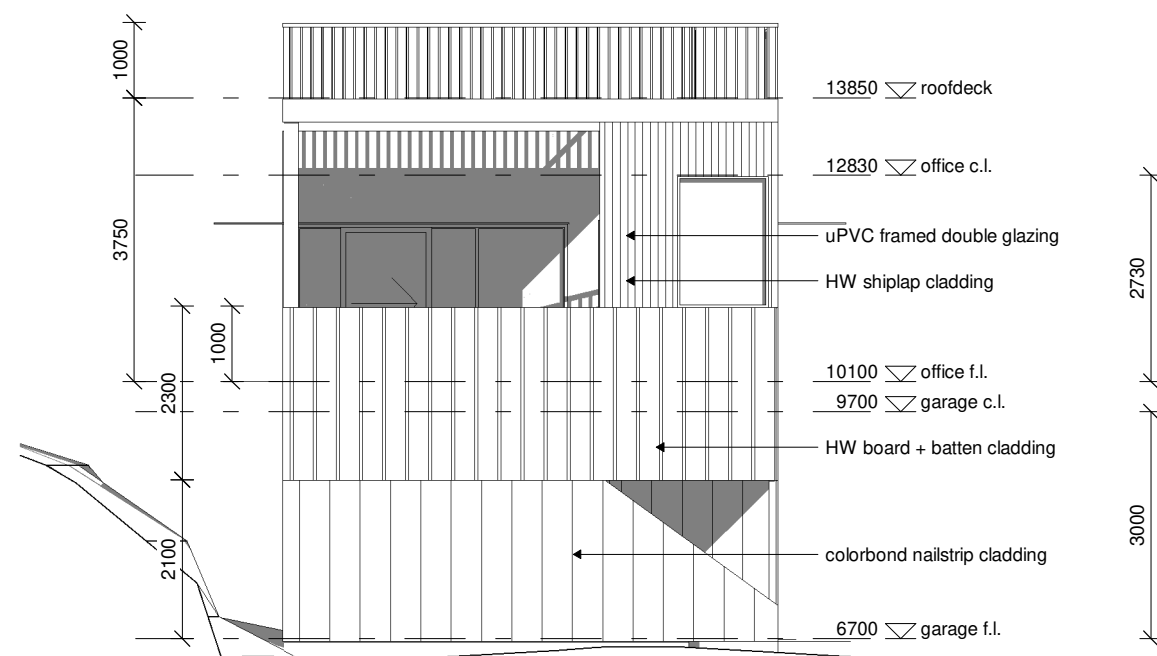
3 **proposed deck**
1 : 100



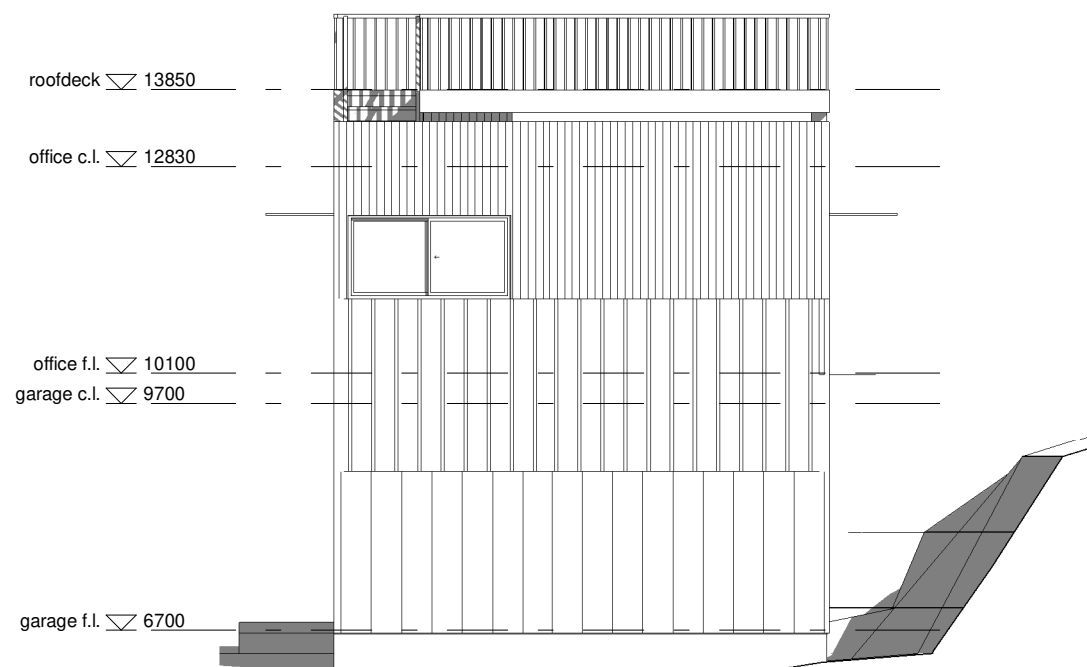
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DRAWING TITLE: proposed floor plans		
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	DATE: 06.06.25	
SCALE: 1 : 100	PROJECT: 0224GI	
<div> jennifer binns</div> <div>www.jenniferbinnsdesign.com.au 0439 765 452 : mail @ jenniferbinnsdesign.com.au 52 cecilia street st helens tasmania 7216</div> <div><div>BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA</div></div> <div>ACCREDITATION NO: CC 1269L</div>		



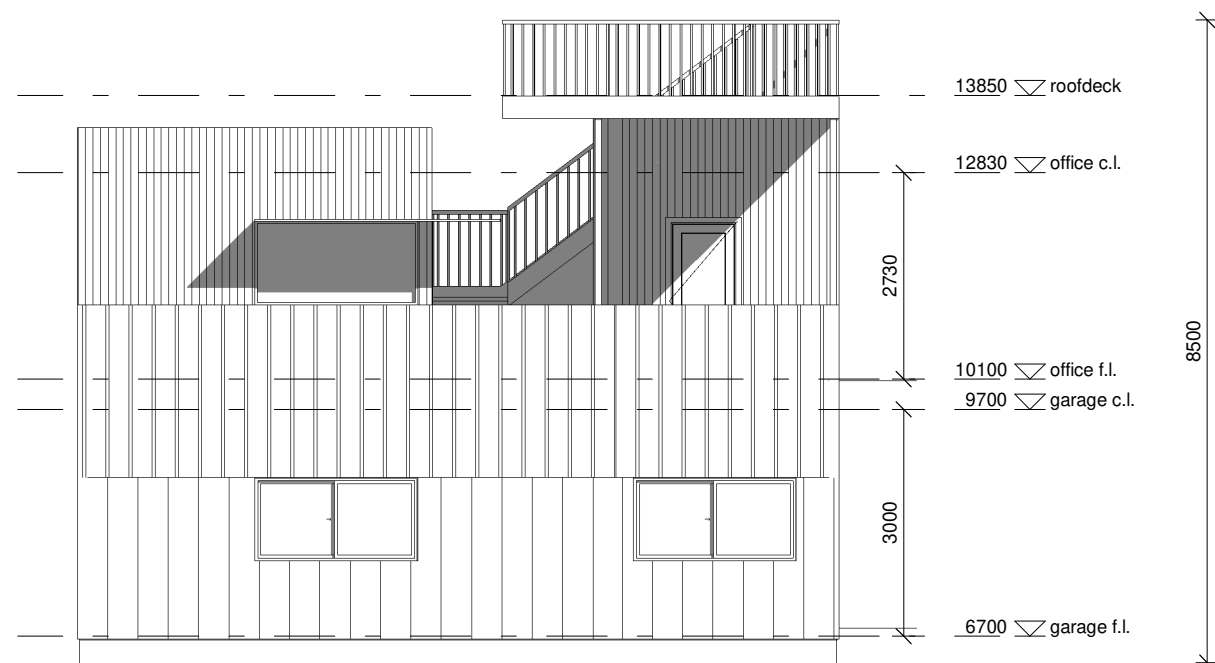
1 garage west
1 : 100





2 garage north
1 : 100

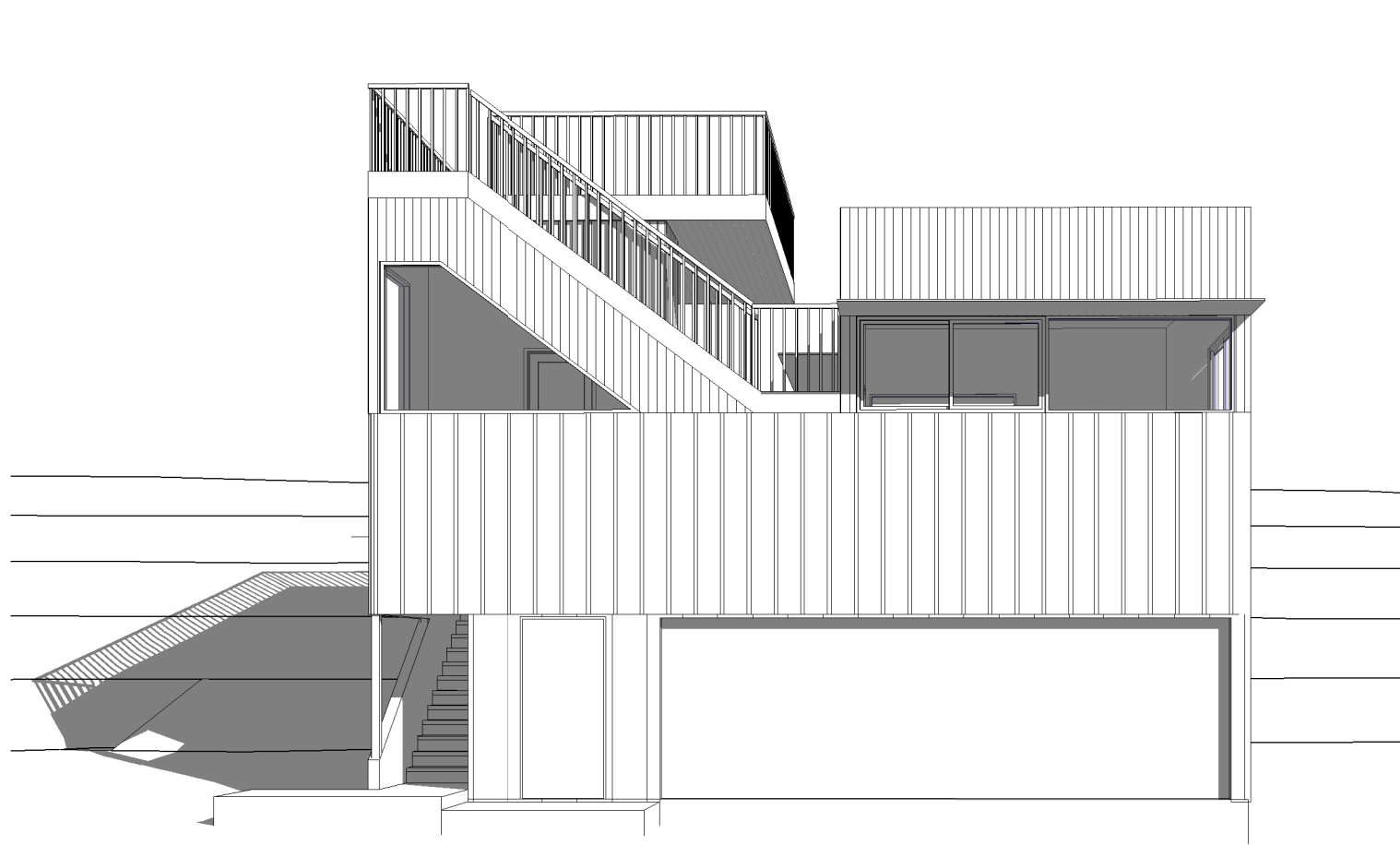


3 garage south
1 : 100

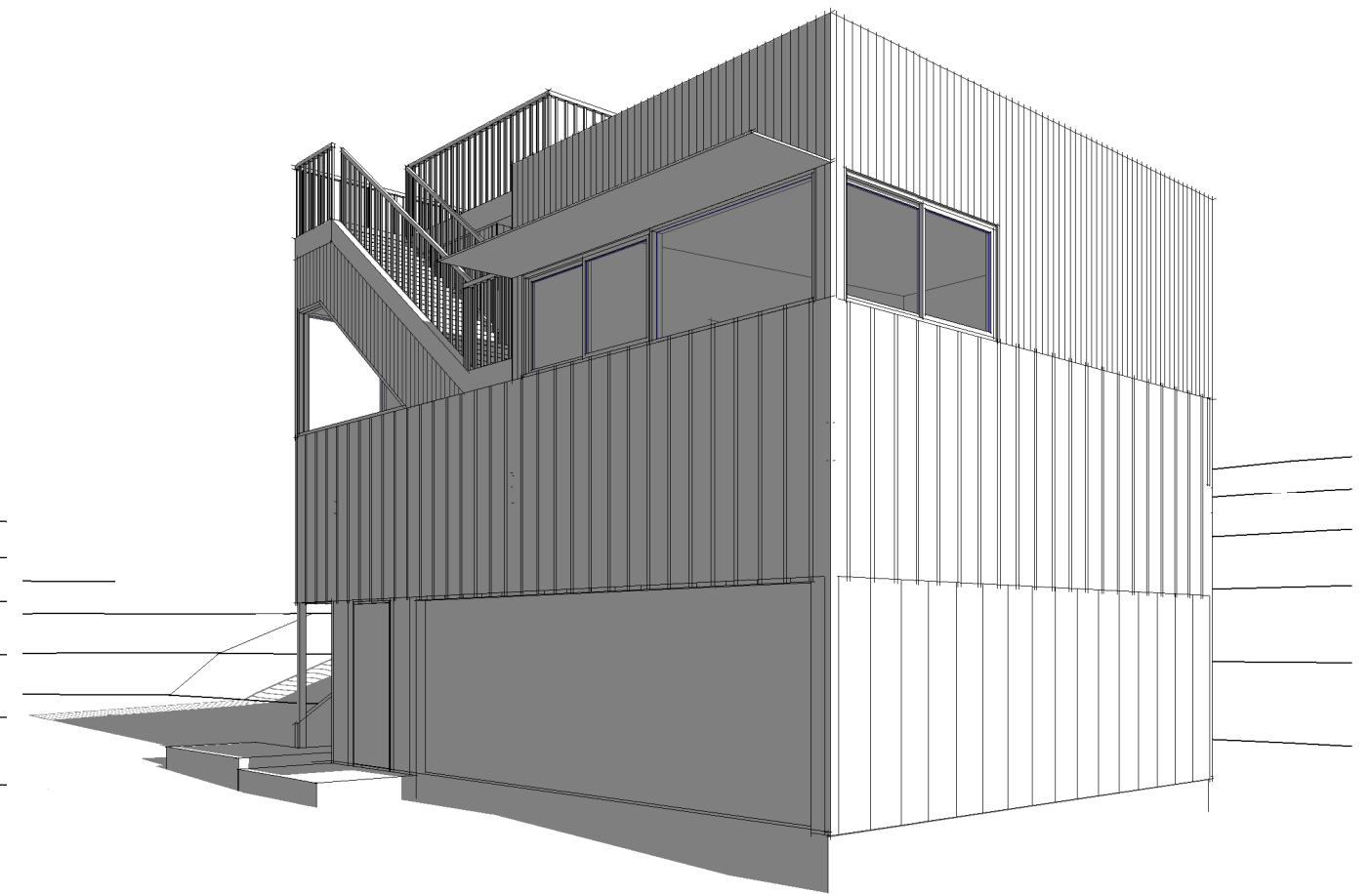


4 garage east
1 : 100

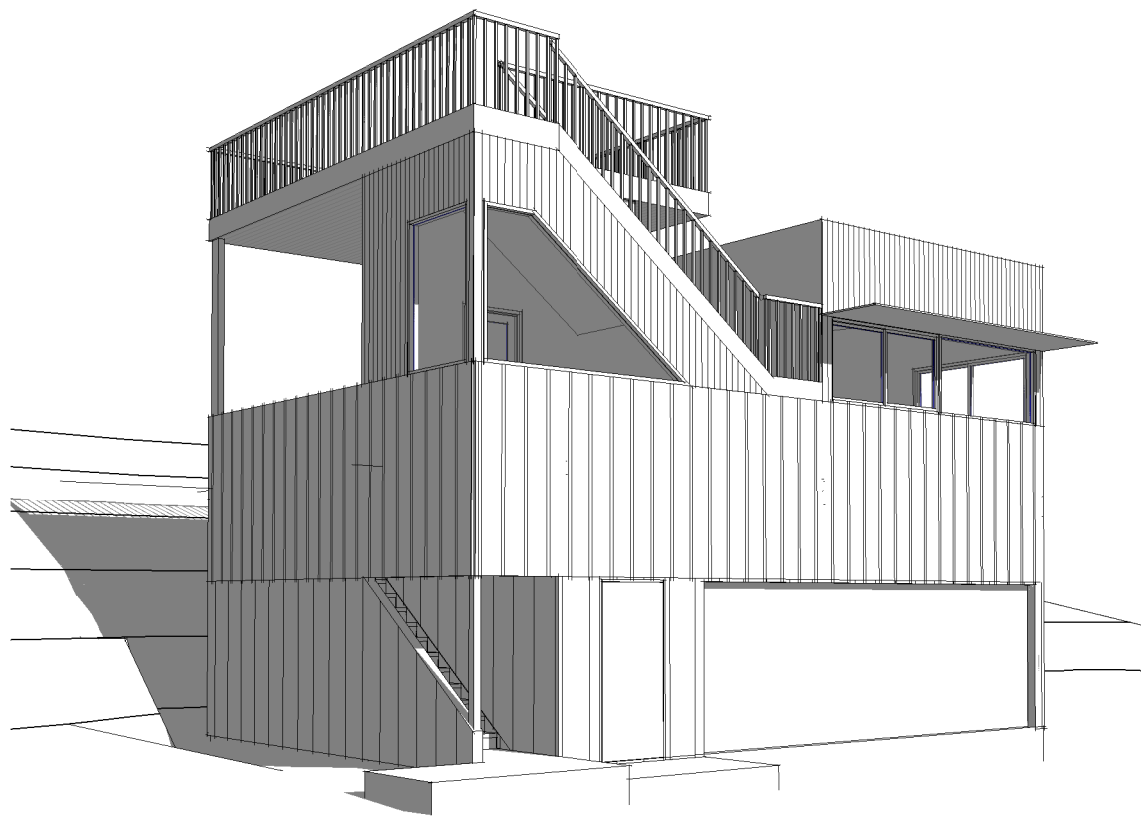
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FOR: m + p gilding 18632 tasman highway bicheno tasmania 7215		
DRAWING TITLE: elevations		
DRAWING NO: a06	DRAWN BY: JB	DATE: 06.06.25
SCALE: 1 : 100	PROJECT: 0224GI	
<div> jennifer binns</div> <div>www.jenniferbinnsdesign.com.au 0439 765 452 : mail @ jenniferbinnsdesign.com.au 52 cecilia street st helens tasmania 7216</div> <div> BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA</div> <div>ACCREDITATION NO: CC 1269L</div>		



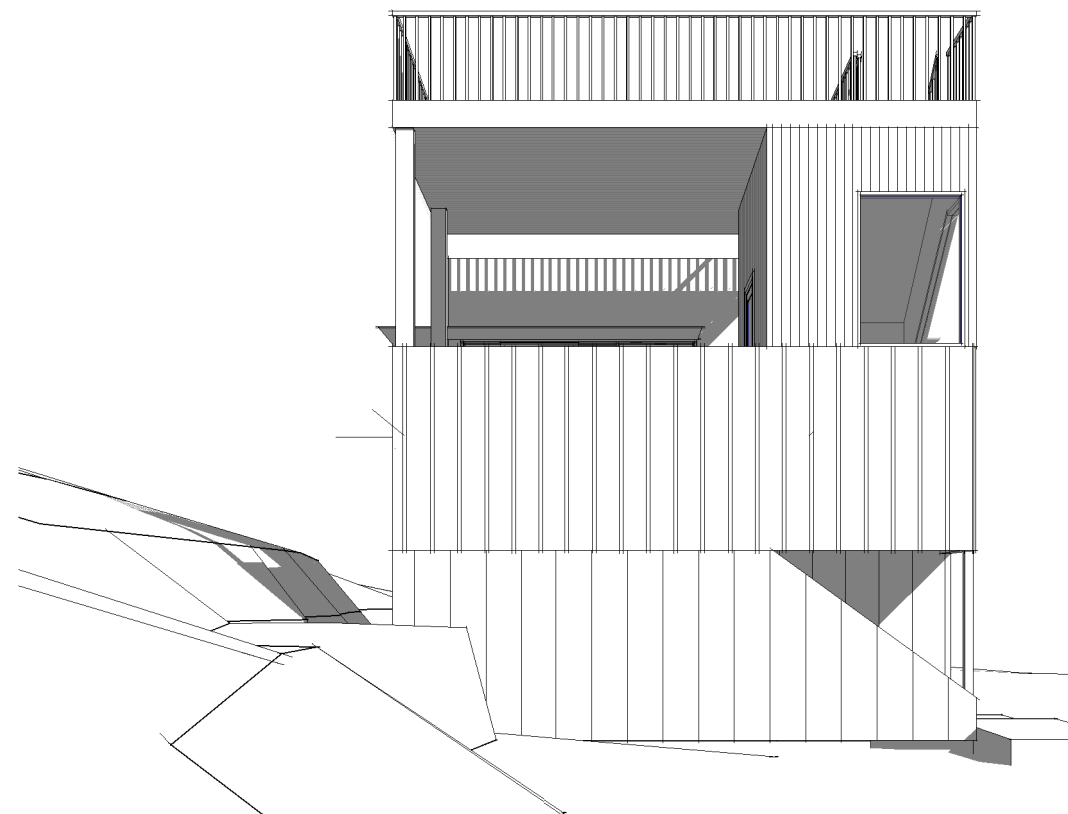
1 west visual





2 south west visual



3 north west visual



4 north visual

REV:	DESCRIPTION:	DATE:
PROJECT: proposed garage + office FOR: m + p gilding 18632 tasman highway bicheno tasmania 7215		
DRAWING TITLE: visuals		
DRAWING NO: a07	DRAWN BY: JB	
	DATE: 06.06.25	
SCALE:	PROJECT: 0224GI	
<div><div></div><div><div>jennifer binns</div><div>www.jenniferbinnsdesign.com.au 0439 765 452 : mail @ jenniferbinnsdesign.com.au 52 cecilia street st helens tasmania 7216</div></div></div> <div><div></div><div><div>BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA</div><div>ACCREDITATION NO: CC 1269L</div></div></div>		