



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: **14 Murray Street, Bicheno**
CT 185003/7

PROPOSAL: **Staged Multiple Dwelling & Commercial**
Premises

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 08 July 2026.

APPLICANT: **Design East**
DATE: **21/01/2026**
APPLICATION NO: **DA 2026 / 007**

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:	Design East Pty Ltd (William Darling)		
Contact person: (if different from applicant)	William Darling		
Address:	153a Davey Street		
Suburb:	Hobart, TAS	Post Code:	7000
Email:	wdarling@designeast.com.au	Phone: / Mobile:	6223 6740

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:	14 Murray St		
Suburb:	Bicheno, TAS	Post Code:	7215
Size of site: (m ² or Ha)	534sqm		
Certificate of Title(s):	185003/7		
Current use of site:	Vacant residential block.		

General Application Details <i>Complete for All Applications</i>	
Description of proposed use or development:	Multiple dwelling and commercial premises. Staged as per architectural Drawings.
Estimated value of works: (design & construction)	\$
Is the property on the State Heritage Register? (Tick one)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
For all Non-Residential Applications	
Hours of Operation	7am - 9pm
Number of Employees	3
Describe any delivery of goods to and from the site, including the types of vehicles used and the estimated average weekly frequency	n/a
Describe any hazardous materials to be used or stored on site	n/a
Type & location of any large plant or machinery used (refrigeration, generators)	n/a
Describe any retail and/or storage of goods or equipment in outdoor areas	n/a
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:	17/12/2025
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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:	 Delegate for the Minister administering the Roads and Jetties Act 1935	Date:	13 January 2026
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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 185003	FOLIO 7
EDITION 2	DATE OF ISSUE 04-July-2023

SEARCH DATE : 16-Mar-2026

SEARCH TIME : 01.14 pm

DESCRIPTION OF LAND

Town of BICHENO

Lot 7 on Sealed Plan [185003](#)

Derivation : Part of Lot 5, 1A-0R-9P (Sec. P) Gtd. to John Safrey Martin

Prior CT [14320/1](#)

SCHEDULE 1

[N136737](#) TRANSFER to SCOTT ANTHONY CALLAGHAN and ANNETTE MICHELLE LEE as tenants in common in equal shares Registered 04-July-2023 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

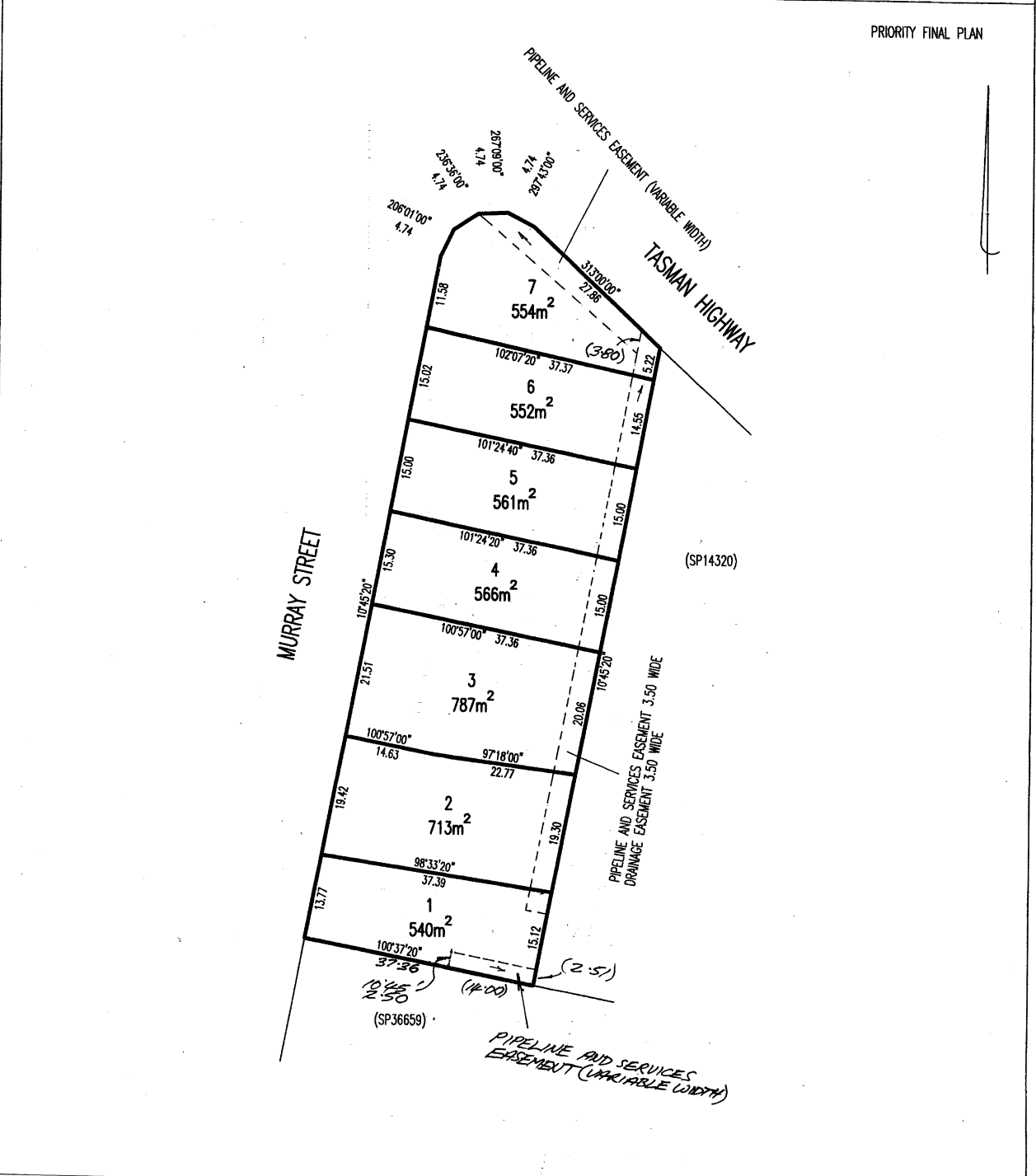
[SP185003](#) EASEMENTS in Schedule of Easements

[SP185003](#) FENCING PROVISION in Schedule of Easements

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

OWNER MARK THOMAS SHEARING SHARON LEE SHEARING FOLIO REFERENCE CT 14320-1 GRANTEE PART LOT 5, JOHN SAFREY MARTIN (1A - OR - 9P) PART		PLAN OF SURVEY BY SURVEYOR A. S. HAMILTON LOCATION TOWN OF BICHENO (SEC. P) SCALE 1: 600 LENGTHS IN METRES		Registered Number SP. 185003 APPROVED EFFECTIVE FROM - 4 MAY 2023 <i>[Signature]</i> Recorder of Titles
MAPSHEET MUNICIPAL CODE No.	LAST UPI No.	LAST PLAN SP14320	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN	



[Signature] 16.4.23
REGISTERED LAND SURVEYOR DATE.

[Signature] 18/4/23
COUNCIL DELEGATE DATE

SCHEDULE OF EASEMENTS	Registered Number
NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	SP. 185003

PAGE 1 OF 3 PAGES

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.

Lots 1-7 are each subject to a right of drainage in gross (in favour of Glamorgan Spring Bay Council) over the land marked DRAINAGE EASEMENT 3.50 WIDE passing through such lot on the plan

Lot 1-7 are each subject to a pipeline and services easement in gross as defined herein (in favour of TasWater) over the land marked PIPELINE AND SERVICES EASEMENT 3.50 WIDE ("the Easement Land") passing through such lot on the plan

LOTS 1 AND 7 ARE EACH

~~Lot 7~~ is subject to a pipeline and services easement in gross as defined herein (in favour of TasWater) over the land marked PIPELINE AND SERVICES EASEMENT VARIABLE WIDTH ("the Easement Land") passing through ^{such} ~~that~~ lot on the plan

FENCING PROVISION


In respect to the lots on the plan the vendor (Mark Thomas Shearing and Sharon Lee Shearing) shall not be required to fence

INTERPRETATION

"TasWater" means Tasmanian Water & Sewerage Corporation Pty Ltd (ACN 162 220 653) its successors and assigns

"Pipeline and Services Easement" means-

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: M T & S L SHEARING FOLIO REF: 14320-1 SOLICITOR: McMULLEN LAWYERS	PLAN SEALED BY: GLAMORGAN SPRING BAY COUNCIL DATE: SA-2021-18 REF NO.
 Council Delegate	
<p>NOTE: The Council Delegate must sign the Certificate for the purposes of identification.</p>	

<p>ANNEXURE TO SCHEDULE OF EASEMENTS</p> <p>PAGE 2 OF 3 PAGES</p>	<p>Registered Number</p> <p>SP 185003</p>
<p>SUBDIVIDER: M T & S L SHEARING FOLIO REFERENCE: 14320-1</p>	

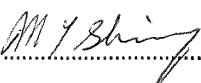
FIRSTLY, the full and free right and liberty for TasWater and its employees, contractors, agents and all other persons duly authorised by it, at all times to:

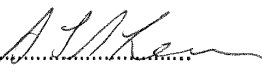
- (1) enter and remain upon the Easement Land with or without machinery, vehicles, plant and equipment;
- (2) investigate, take soil, rock and other samples, survey, open and break up and excavate the Easement Land for any purpose or activity that TasWater is authorised to do or undertake;
- (3) install, retain, operate, modify, relocate, maintain, inspect, cleanse, repair, remove and replace the Infrastructure;
- (4) run and pass sewage, water and electricity through and along the Infrastructure;
- (5) do all works reasonably required in connection with such activities or as may be authorised or required by any law:
 - (a) without doing unnecessary damage to the Easement Land; and
 - (b) leaving the Easement Land in a clean and tidy condition;
- (6) if the Easement Land is not directly accessible from a highway, then for the purpose of undertaking any of the preceding activities TasWater may with or without employees, contractors, agents and any other persons authorised by it, and with or without machinery, vehicles, plant and equipment enter the Lot from the highway at any vehicle entry and cross the Lot to the Easement Land; and
- (7) use the Easement Land as a right of carriageway for the purpose of undertaking any of the preceding purposes on other land, TasWater reinstating any damage that it causes in doing so to any boundary fence of the Lot

SECONDLY, the benefit of a covenant in gross for TasWater with the registered proprietor of the Easement Land and their successors and assigns not to erect any building, or place any structures, objects, vegetation, or remove any thing that supports, protects or covers any Infrastructure on or in the Easement Land, without the prior written consent of TasWater to the intent that the burden of the covenant may run with and bind the servient land and every part thereof and that the benefit thereof may be annexed to the easement herein described

"Infrastructure" means infrastructure owned or for which TasWater is responsible and includes but is not limited to:

- (a) sewer pipes and water pipes and associated valves;
- (b) telemetry and monitoring devices;
- (c) inspection and access pits;
- (d) electricity assets and other conducting media (excluding telemetry and monitoring devices);
- (e) markers or signs indicating the location of the Easement Land or any other Infrastructure or any warnings or restrictions with respect to the Easement Land or any other Infrastructure;

M T Shearing: 

S L Shearing: 

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>ANNEXURE TO SCHEDULE OF EASEMENTS</p> <p>PAGE 3 OF 3 PAGES</p>	<p>Registered Number</p> <p>SP 185003</p>
<p>SUBDIVIDER: M T & S L SHEARING FOLIO REFERENCE: 14320-1</p>	

- (f) anything reasonably required to support, protect or cover any other Infrastructure;
- (g) any other infrastructure whether of a similar nature or not to the preceding which is reasonably required for the piping of sewage or water, or the running of electricity, through the Easement Land or monitoring or managing that activity; and
- (h) where the context permits, any part of the Infrastructure.

Signed by MARK THOMAS SHEARING & SHARON LEE) *M Thomas*
 SHEARING being the registered proprietor of)
 Folio 14320-1 in the presence of) *S Lee*
 Witness signature: *N Phillips*)
 Print Full Name: NARELLE ANNE PHILLIPS
 Postal Address: 9 Meehan Road
 Rokeby 7019

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.

06 May 2026

GSBC

Att: Planning – LAURA SMALL

Re: DA-2026-007

Dear Laura,

Please consider the below information along with revised plans dated 18 Feb 2026 in response to the RFI's dated 17th Feb 2026.

1. As lodged plans.
2. As lodged report.
3. See page A02 – Site Plan. Mon-Sun – 7am – 9pm. The proposed opening hours outside those permitted by clause 14.3.1—specifically the opening time of **7:00 am on Sundays and public holidays**—are sought to allow for the provision of early morning coffee sales to the local community. The service would be accessed from the main road frontage, oriented toward the primary activity area of the **Local Business Zone**, rather than toward the residential interface. Having regard to the low-impact nature of the use as a café, the limited extension to the opening hours beyond the Acceptable Solutions is not considered to result in an unreasonable loss of amenity for the adjoining residential zone to the north. Any external lighting associated with the early opening would be low-level and directed toward the highway, thereby minimising light spill toward residential properties.
4. We will require and specify (A02) motion sensor security lighting at the entry point to the café facing Tasman HWY and on the side of the building facing East towards the neighbouring petrol station. This direction will minimise any light pollution affecting residential amenity.
5. Any deliveries will occur within the prescribed operating hours Monday-Friday. These deliveries will be undertaken by small scale commercial vehicles.
6. P1
The proposed second residential building will not result in an unreasonable loss of amenity to adjoining residential properties. The development is modest in scale and consistent with the mixed-use character anticipated within the Local Business Zone. The siting of the building maintains reasonable separation from residential land to the north, ensuring that impacts such as overlooking, overshadowing, noise, and general residential activity remain consistent with that ordinarily expected within a residential environment. The proposal is therefore considered to respect the amenity of adjoining residentially zoned land and the established character of the area.

P2
The proposal will not compromise or change the activity centre hierarchy. The addition of a second dwelling represents a minor intensification of residential use that remains compatible with the intended function of the Local Business Zone. Having regard to the characteristics of the site and the modest scale of the development, the proposal supports the efficient use of serviced land within an established activity area. Residential accommodation in this location can also contribute to passive surveillance and support nearby

businesses through increased local activity, while remaining subordinate to the broader commercial function of the zone.

Accordingly, the proposal is considered to be of an appropriate size and scale for the site and will not adversely impact the function of surrounding activity centres.

7. As lodged plans.

8. The site is affected by a stormwater and sewer easement along the frontage, which constrains the ability of the development to fully comply with the Acceptable Solution setback. The proposed building has therefore been sited as close to the frontage as practicable while maintaining appropriate clearances to the easement.

The surrounding context does not establish a consistent frontage alignment that the proposal could reasonably follow. The adjoining property to the east comprises a service station, where the primary building is set substantially toward the rear of the site. To the west, the site adjoins Murray Street and represents the termination of the Local Business Zone, where a consistent building line is not evident.

Having regard to these site constraints and the varied development pattern in the immediate area, the proposed setback is considered appropriate and consistent with the character of development in the locality.

9. P1 - The proposed building has been designed to be compatible with the streetscape and to minimise the visual impact of building services and infrastructure. Mechanical plant and associated service infrastructure will be located to the side (now screened, see revised plans) of the building or integrated within the roof form so that it is not readily visible from the street or other public spaces. No external security shutters or grills are proposed to windows or doors facing the frontage. External lighting will be provided to entrances, circulation areas and parking areas to ensure the safety and security of users while avoiding excessive light spill to surrounding properties. Accordingly, the development is considered to satisfy the intent of the performance criteria by maintaining an orderly and visually appropriate streetscape presentation.

P2 - The proposed development has been designed to respond positively to the streetscape and promote passive surveillance and pedestrian interaction.

The building presents a clearly identifiable pedestrian entry oriented toward the frontage. Glazing is incorporated into the ground floor façade to provide visual interest and opportunities for passive surveillance of the street and public areas. The upper level balcony and windows further contribute to overlooking of the street, improving passive surveillance and activity along the frontage.

The façade incorporates variation in materials, glazing and architectural articulation to avoid large expanses of blank wall. This includes the use of recessed openings, balcony elements and material changes to break up the building mass and provide visual interest within the streetscape.

Given the scale of the building and its location within the Local Business Zone, the proposal is considered to make a positive contribution to the streetscape and maintain compatibility with the anticipated built form of the area.

10. See amended plans.

11. See amended plans.

12. **Unit 1** - The development provides private open space that is functional, accessible and suitable for a range of everyday outdoor activities, consistent with Clause 14.4.6 P1. The dwelling is located wholly at the upper level and includes a 19m² deck directly connected to the main living areas. This provides a practical and usable space for outdoor dining, seating and passive recreation, with a strong relationship to the indoor living environment. The size and configuration of the deck, supports comfortable day-to-day use and accommodate typical residential activities. Its direct access from the living areas ensures convenience and encourages regular use as part of the dwelling's overall amenity. Overall, the private open space is functional and capable of meeting the reasonable needs of occupants. Accordingly, the proposal satisfies the intent of Clause 14.4.6 P1. **Unit 2** - The development provides private open space that is functional, accessible and suitable for a range of everyday outdoor activities, consistent with Clause 14.4.6 P1. The upper-level deck, while limited to 12m² due to siting constraints, is directly connected to the main living areas and benefits from a north-facing orientation. This allows good solar access and makes the space suitable for daily use, including outdoor dining and seating.

A larger area of private open space is also provided at ground level. This includes a deck integrated with the landscaped area and accessible from the ground level bedrooms, offering additional space for recreation and longer periods of use.

Together, these areas provide a practical and usable mix of outdoor space across the site. The arrangement supports day-to-day use from the living areas, while also providing a more generous outdoor setting at ground level.

Overall, the private open space is functional and capable of meeting the reasonable needs of occupants and satisfies the intent of Clause 14.4.6 P1.

13. See amended plans.

14. See amended plans.

15. Response to RFI – C2.0 Parking & Sustainable Transport Code

A full assessment of the relevant provisions of the C2.0 Parking and Sustainable Transport Code is provided below.

C2.5.1 – Car Parking Numbers

The proposal does not meet the Acceptable Solution for on-site parking and is therefore assessed against the Performance Criteria.

The development comprises:

- One double storey dwelling; and
- One ground floor shop with an associated upper storey dwelling.

While a numerical shortfall exists, the proposal satisfies the Performance Criteria for the following reasons:

- The site is located within Bicheno, a small coastal township characterised by low traffic volumes and short travel distances, where many daily needs are accessible on foot.
- The proposed shop is small in scale and locally oriented, likely to serve nearby residents and visitors already within the township rather than generating additional vehicle trips.
- Parking demand in Bicheno is typically informal and distributed, with reliance on available on-street capacity across the broader network rather than strict on-site provision.
- The mixed-use nature of the development results in staggered and relatively low peak parking demand.
- Full compliance would result in disproportionate site coverage and reduced amenity, which is not consistent with the established character of the area.

Accordingly, the level of parking provided is considered appropriate to the scale and context of the development.

Murray Street Frontage (No Stopping Zone)

It is acknowledged that the Murray Street frontage is line-marked as a no stopping zone and cannot be relied upon for parking.

The plans have been amended accordingly, with all previously indicated parking along this frontage removed. The proposal does not attribute any parking provision to Murray Street.

Parking demand is instead accommodated through:

- On-site provision (where achievable); and
- Available on-street parking within the surrounding road network.

Given the low-traffic environment and distributed parking patterns within Bicheno, this approach is reasonable and consistent with the Performance Criteria.

C2.5.3 – Parking Layout & Design

C2.5.5 – Access

Vehicle access and parking arrangements:

- Provide safe and practical on-site manoeuvring;
- Are generally consistent with AS2890 principles; and
- Are appropriate for a low-speed, low-volume road environment.

Sustainable Transport Considerations

The proposal supports sustainable transport outcomes by:

Being located within a compact, walkable township;

Encouraging local trips by foot; and

Supporting a mixed-use form that reduces reliance on private vehicles.

16. Response to C3.0 Road and Railway Assets Code

C3.5.1 A1.4 / P1 – Traffic Generation

The proposal satisfies the Performance Criteria:

- The development is minor in scale, comprising one additional dwelling and a small shop tenancy.

- The anticipated increase in vehicle movements is negligible in the context of the existing road network.
- The surrounding streets operate within a low-speed, low-volume environment typical of a coastal township.
- The proposal will not result in any unreasonable impact on the safety or efficiency of the road network.

A detailed traffic engineering assessment is considered unnecessary and disproportionate to the scale of the development.

Wil Darling
Designer

Yours Faithfully

A handwritten signature in black ink, appearing to read 'Monty East', with a long horizontal flourish extending to the right.

Monty East
Director Design East Pty Ltd

PROPOSED NEW BUILD

at 14 MURRAY ST
BICHENO, TAS 7215
for G. CALLAGHAN

ISSUE: DA SET - 10/06/2026

DWG. No.	DRAWING NAME	DATE	REVISION
A01	COVER PAGE	06/05/2026	
A02	SITE PLAN	10/06/2026	
A03	PROPOSED GROUND FLOOR PLAN	06/05/2026	
A04	PROPOSED FIRST FLOOR PLAN	06/05/2026	
A05	PROPOSED ELEVATIONS - UNIT 1	06/05/2026	
A06	PROPOSED ELEVATIONS - UNIT 2	06/05/2026	

PROJECT STAGING

STAGE 1 -

GROUND FLOOR SHOP, UNIT 1 - UPPER FLOOR DWELLING AND DRIVEWAY.

STAGE 2 -

UNIT 2 - 2 STOREY 3 BEDROOM DWELLING AND GARAGE.

GENERAL INFORMATION

Accredited Building Designer: Accreditation Number:	Monty East CC 191 O
Land title reference number:	C.T. 185003/7
Site area:	534 + - m ²
Total floor area:	168 + - m ²
Total decked / balcony area:	69 + - m ²
Site assessment by:	-----
Wind classification:	N3 Site Classification to AS 4055-2012
Soil classification:	TBC Site Classification to AS 2870-2011
Climate zone:	7
Bushfire-prone area BAL rating:	N/A
Alpine area (900m above AHD):	N/A
Corrosion environment:	HIGH
Other known site hazards:	N/A



153a Davey Street Hobart
Tasmania 7000
Phone (03)6223 6740
Email design@designeast.com.au
Web www.designeast.com.au
Accreditation No. CC191O

design ● EAST

building design and interior architecture

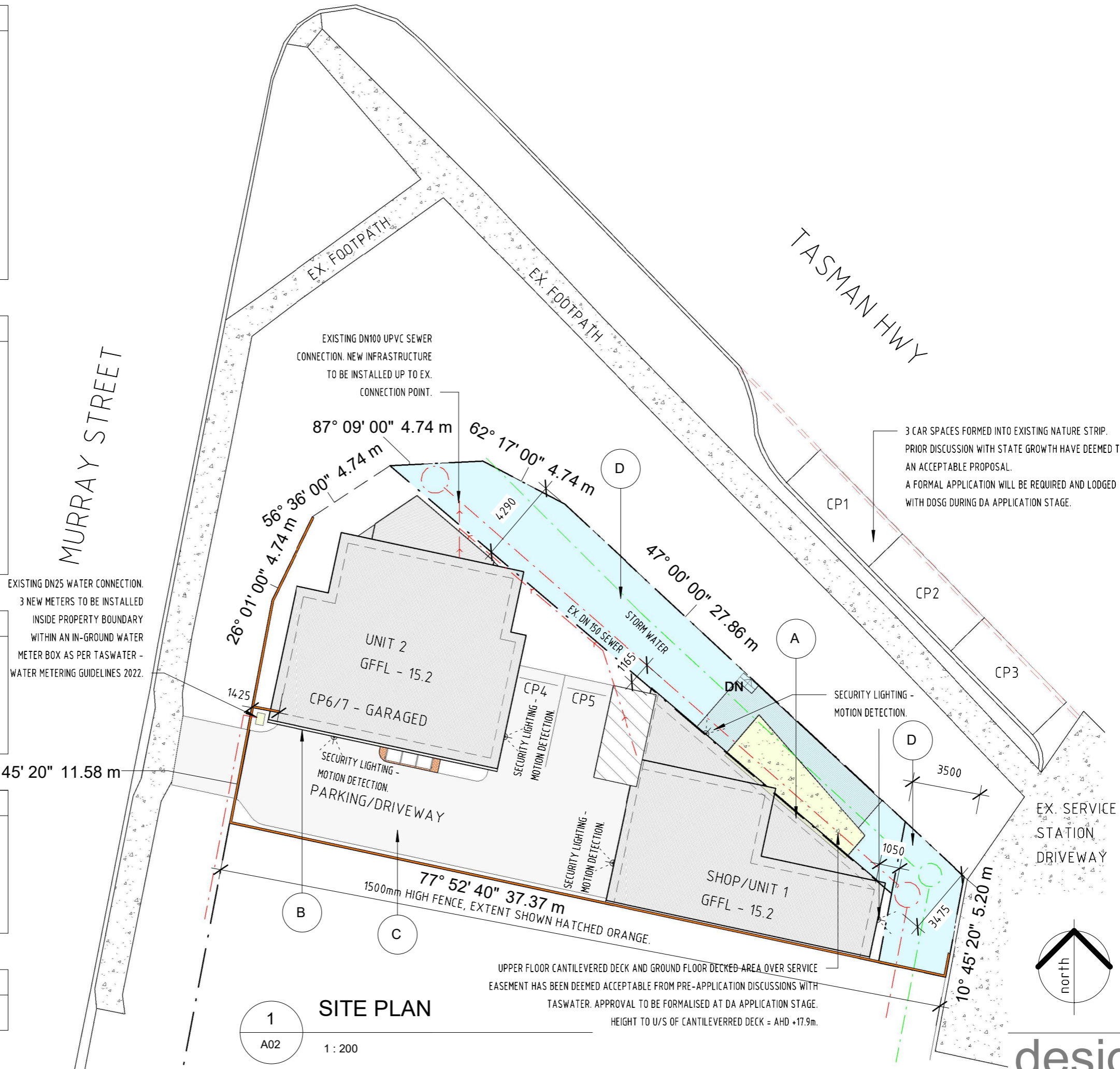
SITE NOTES	
Property Address:	14 MURRAY STREET, BICHENO, TAS 7215
Property ID:	9094117
Title Reference:	185003/7
Site Area:	534 +/- m ²
Municipality:	GLAMORGAN SPRING BAY COUNCIL
Owner:	G. CALLAGHAN

SITE KEY	
A	STAGE 1 - GROUND FLOOR SHOP, SINGLE BED DWELLING (UNIT 1) ABOVE.
B	STAGE 2 - 3 BED, 2 STOREY DWELLING (UNIT 2)
C	PARKING AND DRIVEWAY - CONC FINISH.
D	FRONT AND SIDE EASEMENTS.

UNIT 1 - PROPOSED FLOOR AREAS	
GROUND FLOOR SHOP	= 69 +/- Sqm
FIRST FLOOR - DWELLING	= 91 +/- Sqm
DECKED AREA (GF-30, FF-13.4)	= 43.4 +/- Sqm

UNIT 2 - PROPOSED FLOOR AREAS	
GROUND FLOOR INCL. GARAGE	= 93 +/- Sqm
FIRST FLOOR	= 93 +/- Sqm
DECKED AREA (GF-13.4, FF-12.4)	= 25.8 +/- Sqm

UNIT 2 - SHOP OPENING HOURS	
MON-SUN	7AM - 9PM



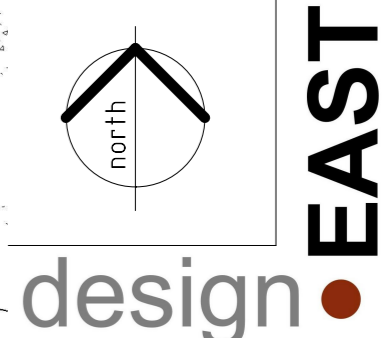
1
A02
1 : 200
SITE PLAN




ISSUE	DESCRIPTION	DATE	ISSUED BY

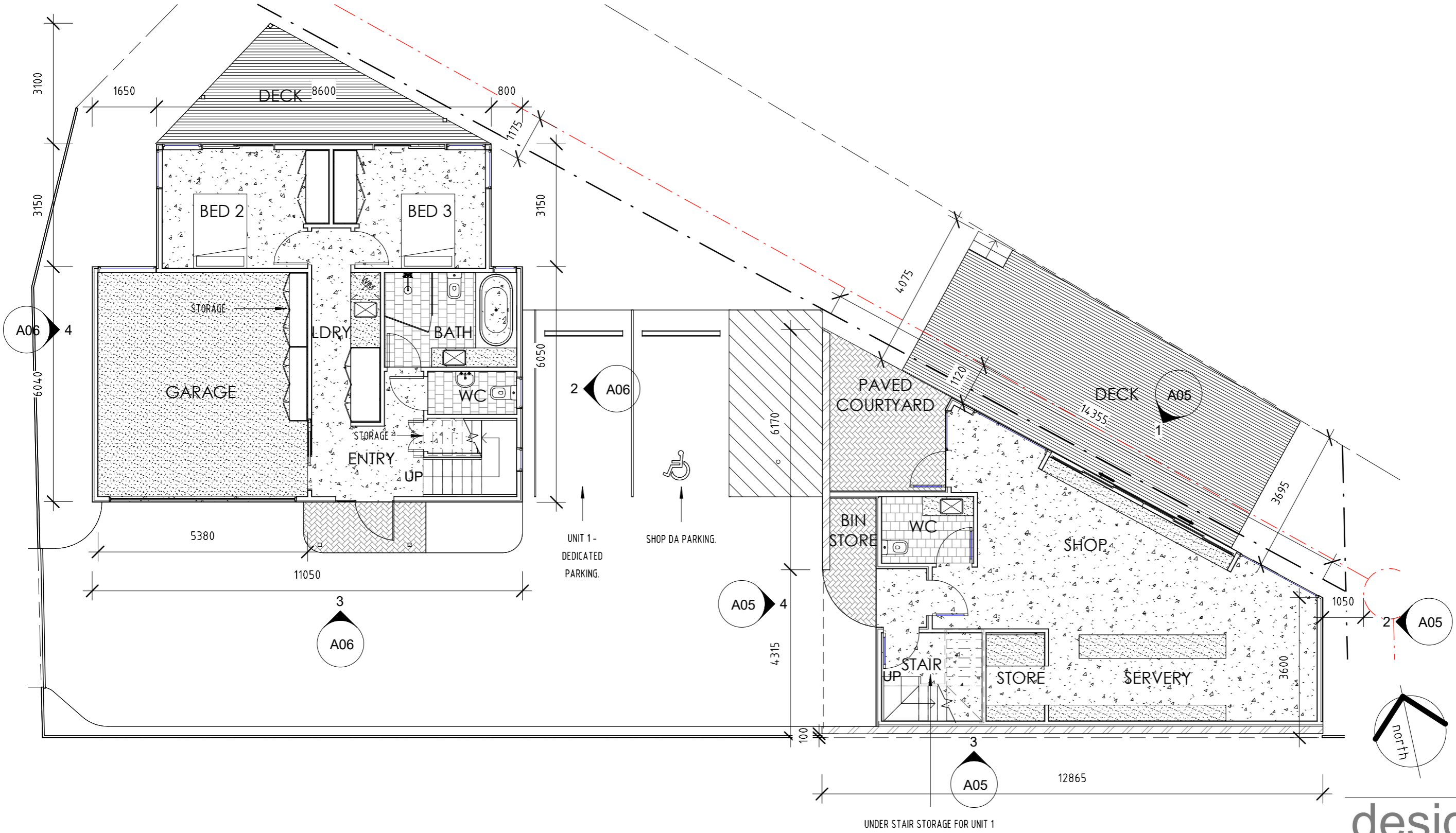
Project: PROPOSED NEW BUILD
14 MURRAY ST
BICHENO, TAS 7215
G. CALLAGHAN
Drawing: SITE PLAN
design.EAST registered trading name for design.EAST Pty. Ltd.

DRG.NO:	A02	CHK BY:	ME
SCALE:	1 : 200 @ A3	DRAWN:	WD

153a Davey Street Hobart
Tasmania 7000
Phone (03)6223 6740
Email design@designeast.com.au
Web www.designeast.com.au
Accreditation No. CC1910



WALL LEGEND	
	90mm TIMBER STUD WALL
	150mm HARDIES MATRIX CLADDING.
	190mm COREFILLED BLOCKWORK.

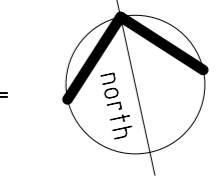


ISSUE	DESCRIPTION	DATE	ISSUED BY




Project: PROPOSED NEW BUILD
 14 MURRAY ST
 BICHENO, TAS 7215
 G. CALLAGHAN
 Drawing: PROPOSED GROUND FLOOR PLAN
design: EAST registered trading name for design: EAST Pty. Ltd.

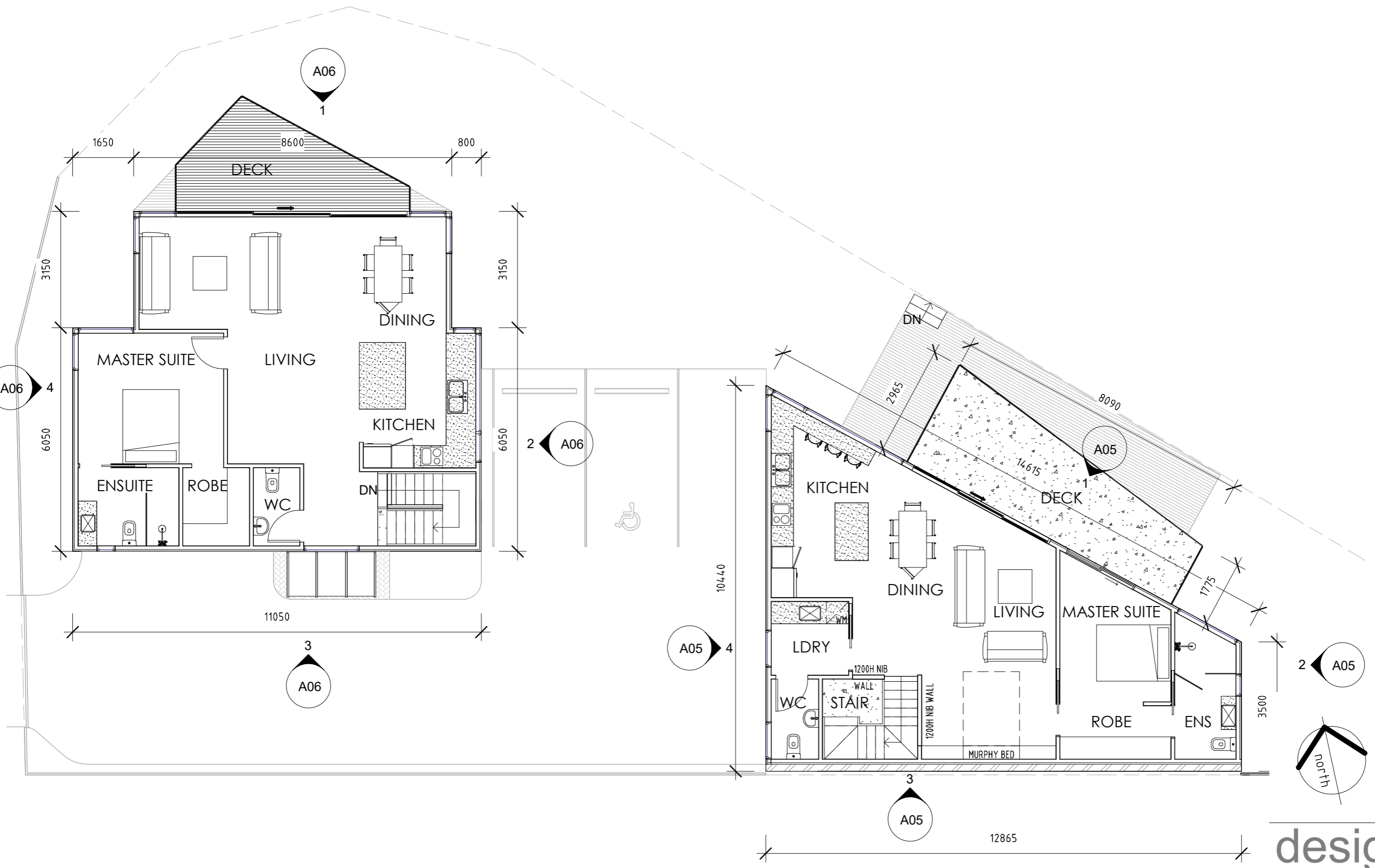
DRG. NO: A03
 SCALE: 1 : 100 @ A3
 DRAWN: WD
 CHK BY: ME

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 Tasmania 7000
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design ● **EAST**

WALL LEGEND	
	90mm TIMBER STUD WALL
	150mm HARDIES MATRIX CLADDING.
	190mm COREFILLED BLOCKWORK.

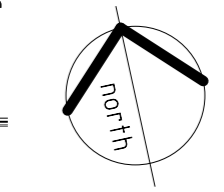


ISSUE	DESCRIPTION	DATE	ISSUED BY

Project: PROPOSED NEW BUILD
 14 MURRAY ST
 BICHENO, TAS 7215
 G. CALLAGHAN
 Drawing: PROPOSED FIRST FLOOR PLAN
 design.EAST registered trading name for design.EAST Pty. Ltd.

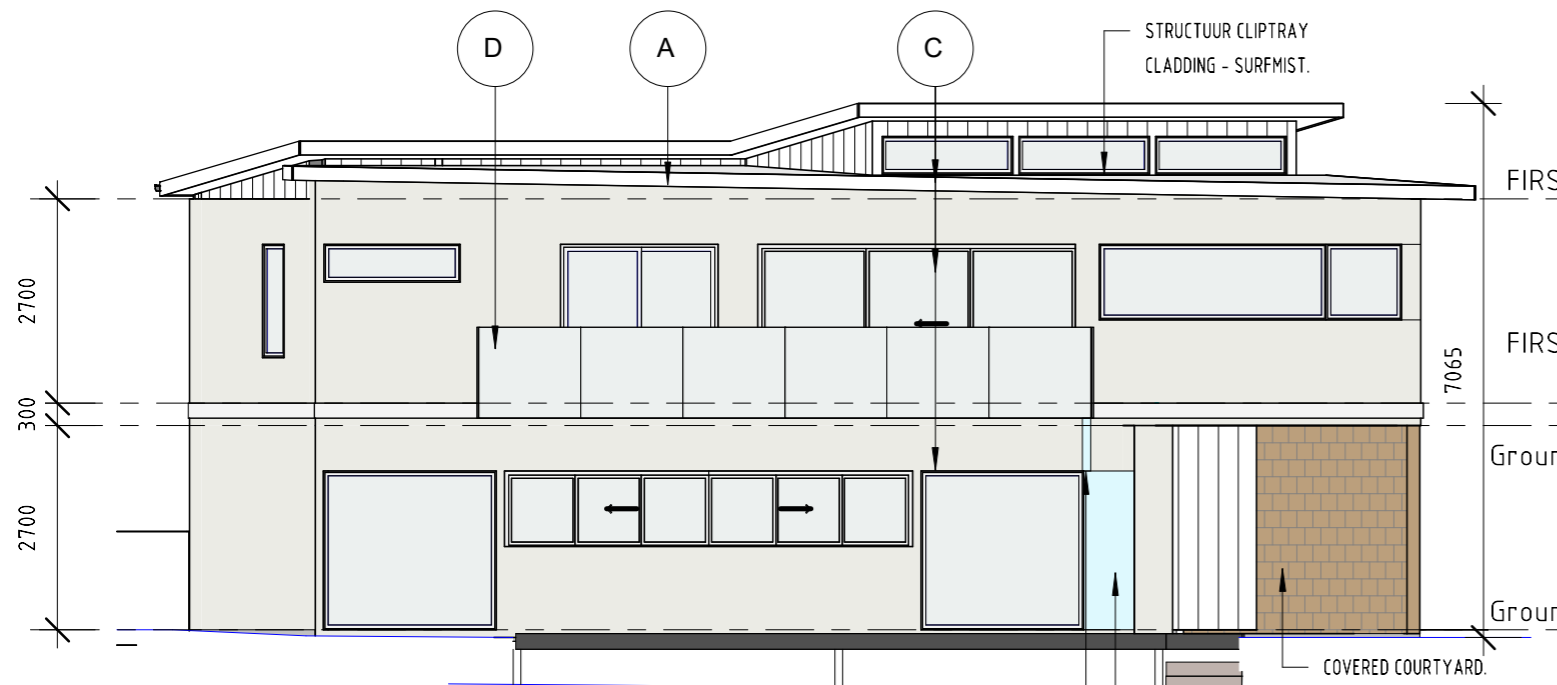
DRG.NO:	A04	CHK BY:	ME
SCALE:	1 : 100 @ A3	DRAWN:	WD

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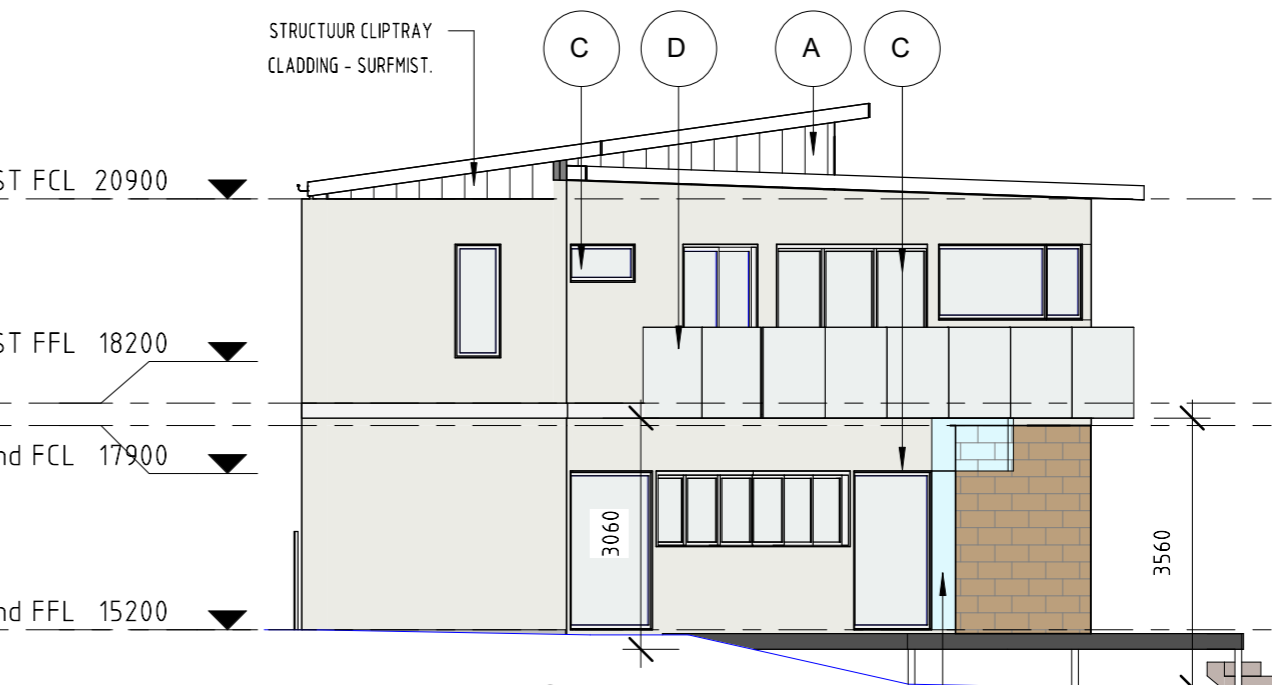


design EAST

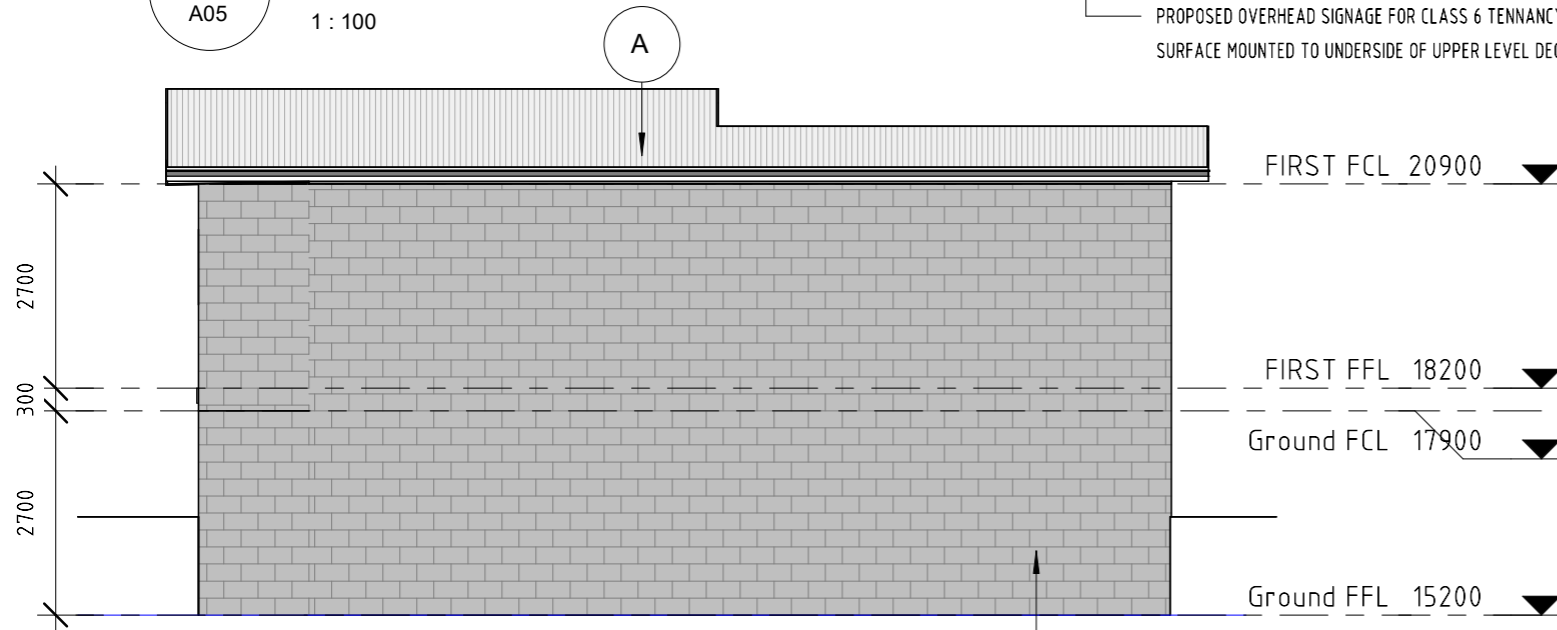
EXTERNAL FINISHES		LEGEND	
<p>UNIT 1 & COMMERCIAL SPACE.</p> <p>(A) COLORBOND ROOF, TIMBER FRAMED WALLS. RENDERED CEMENT SHEET CLADDING. STRUUTUUR CLIPTRAY HIGHLIGHTS.</p> <p>UNIT 2.</p> <p>(B) COLORBOND ROOF, TIMBER FRAMED WALLS. RENDERED CEMENT SHEET CLADDING. STRUUTUUR CLIPTRAY HIGHLIGHTS.</p>	<p>(C) ALUMINIUM DOUBLE GLAZED WINDOWS AND DOORS.</p> <p>(D) TIMBER DECK WITH GLAZED BALUSTRADE.</p> <p>(E) GARAGE ROLLER DOOR.</p> <p>(F) GLAZED ENTRY AWNING.</p>	<p>ex. - EXISTING DOOR / WINDOW.</p> <p>F. - FIXED WINDOW.</p> <p>A. - AWNING WINDOW.</p> <p>S. - SLIDING WINDOW.</p> <p>GD. - GLAZED HINGED DOOR.</p> <p>GS. - GLAZED SLIDING DOOR.</p> <p>HD. - HINGED DOOR.</p>	



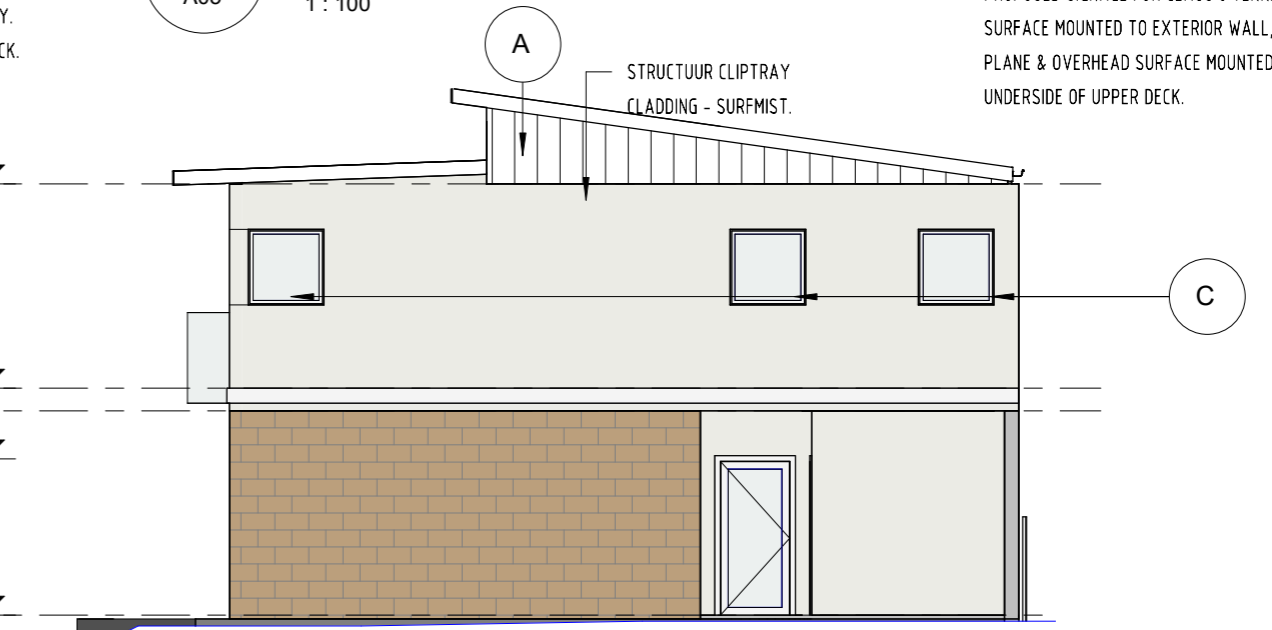
1 UNIT 1 - NORTH Elevation
A05 1:100



2 UNIT 1 - EAST Elevation
A05 1:100



3 UNIT 1 - SOUTH Elevation
A05 1:100



4 UNIT 1 - WEST Elevation
A05 1:100

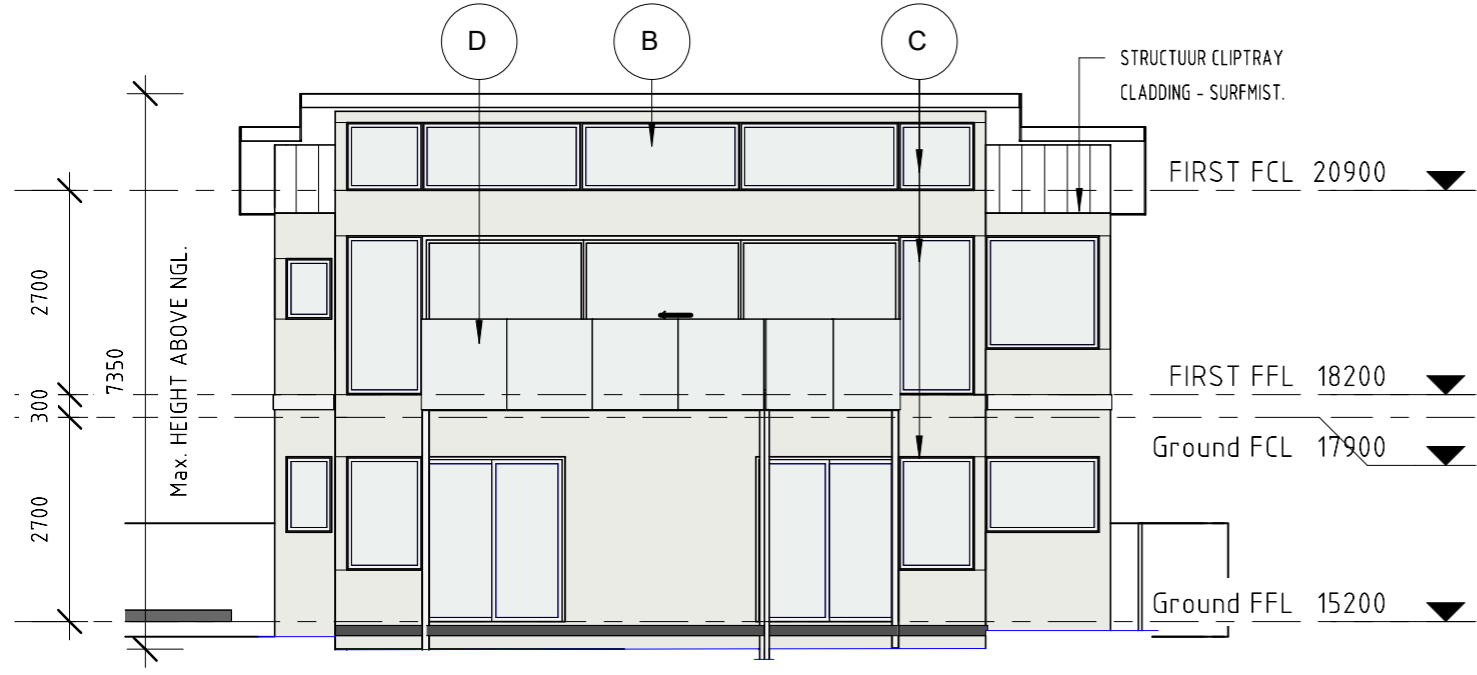
ISSUE	DESCRIPTION	DATE	ISSUED BY

Project: PROPOSED NEW BUILD
14 MURRAY ST
BICHENO, TAS 7215
G. CALLAGHAN
Drawing: PROPOSED ELEVATIONS - UNIT 1
design.EAST registered trading name for design.EAST Pty. Ltd.

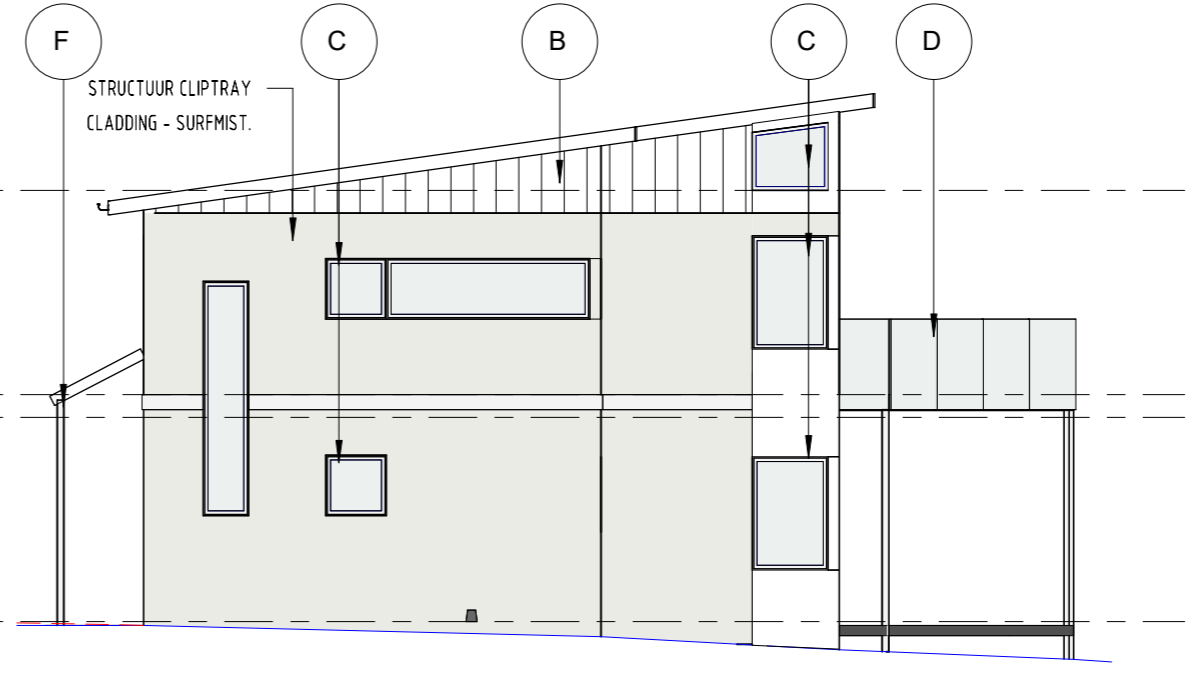
DRG.NO: A05
SCALE: 1:100 @ A3
CHK BY: ME
DRAWN: WD

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Accreditation No. CC1910

EXTERNAL FINISHES		LEGEND
<p>UNIT 1 & COMMERCIAL SPACE.</p> <p>(A) COLORBOND ROOF, TIMBER FRAMED WALLS. RENDERED CEMENT SHEET CLADDING. STRUTTUUR CLIPTRAY HIGHLIGHTS.</p> <p>UNIT 2.</p> <p>(B) COLORBOND ROOF, TIMBER FRAMED WALLS. RENDERED CEMENT SHEET CLADDING. STRUTTUUR CLIPTRAY HIGHLIGHTS.</p>	<p>(C) ALUMINIUM DOUBLE GLAZED WINDOWS AND DOORS.</p> <p>(D) TIMBER DECK WITH GLAZED BALUSTRADE.</p> <p>(E) GARAGE ROLLER DOOR.</p> <p>(F) GLAZED ENTRY AWNING.</p>	<p>ex. - EXISTING DOOR / WINDOW.</p> <p>F. - FIXED WINDOW.</p> <p>A. - AWNING WINDOW.</p> <p>S. - SLIDING WINDOW.</p> <p>GD. - GLAZED HINGED DOOR.</p> <p>GS. - GLAZED SLIDING DOOR.</p> <p>HD. - HINGED DOOR.</p>



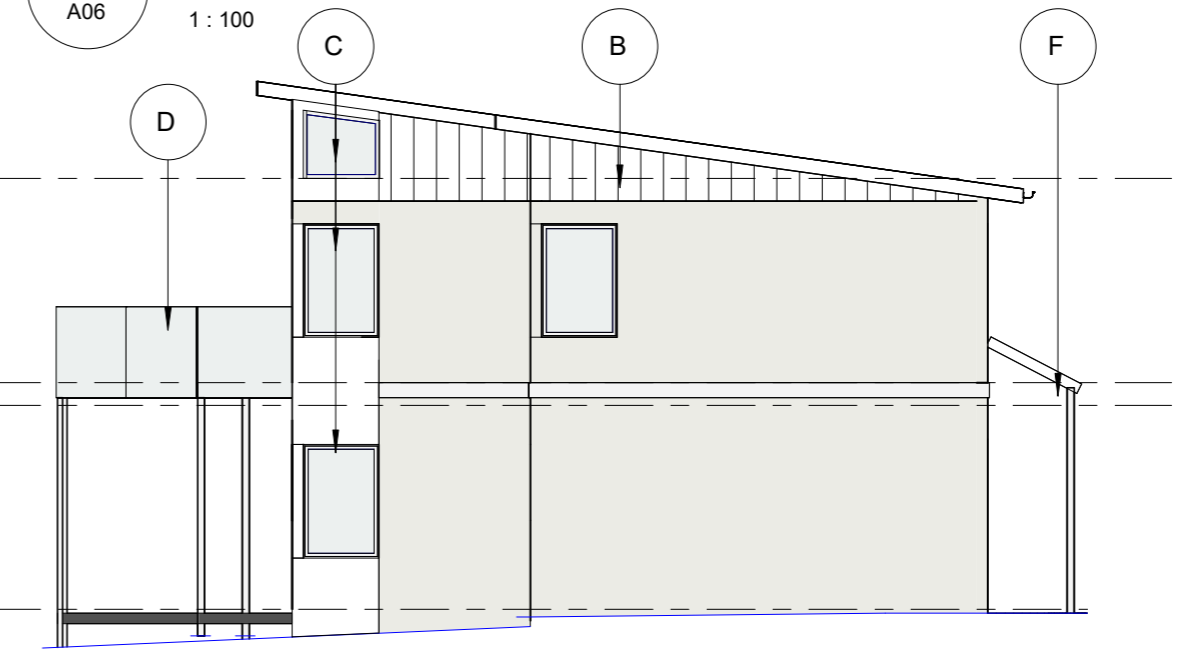
1 UNIT 2 - NORTH Elevation
A06 1:100



2 UNIT 2 - EAST Elevation
A06 1:100



3 UNIT 2 - SOUTH Elevation
A06 1:100



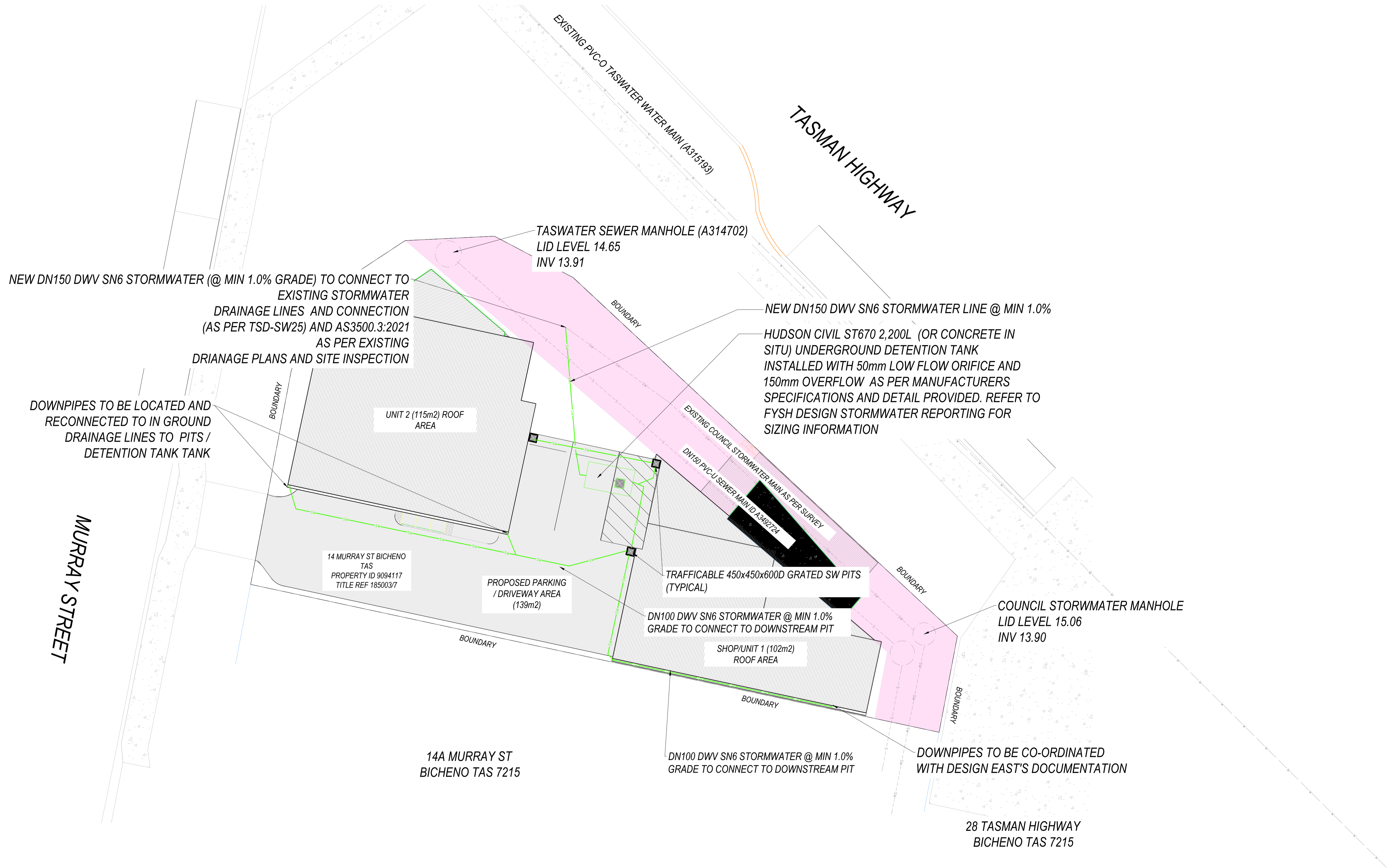
4 UNIT 2 - WEST Elevation
A06 1:100

ISSUE	DESCRIPTION	DATE	ISSUED BY

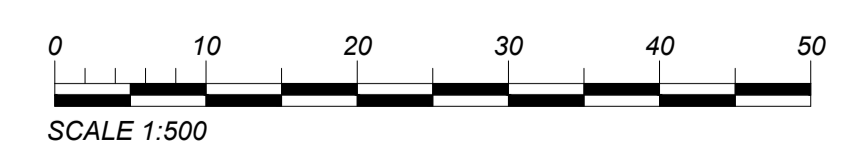
Project: PROPOSED NEW BUILD
14 MURRAY ST
BICHENO, TAS 7215
G. CALLAGHAN
Drawing: PROPOSED ELEVATIONS - UNIT 2
design.EAST registered trading name for design.EAST Pty. Ltd.

DRG.NO: A06
SCALE: 1:100 @ A3
CHK BY: ME
DRAWN: WD

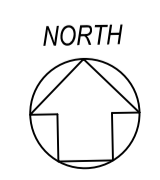
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Accreditation No. CC1910



DRAINAGE DETAILED LAYOUT PLAN
SCALE 1:100 (mm)



FYSH DESIGN
UNIT 4, 160 BUNGANA WAY
CAMBRIDGE TAS
PH: 0414 149 394
ACCREDITATION: BSD LICENCE NO. 479819732



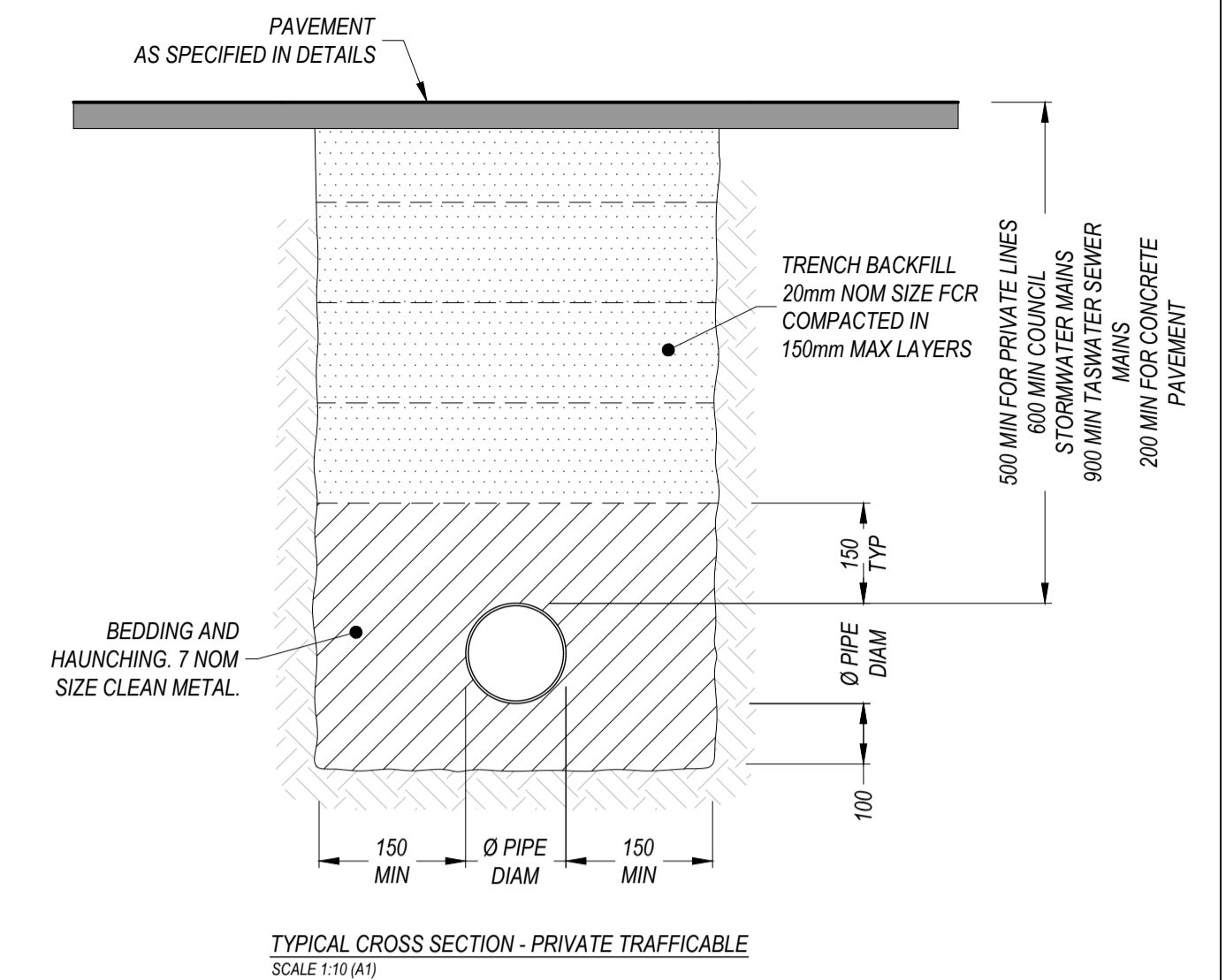
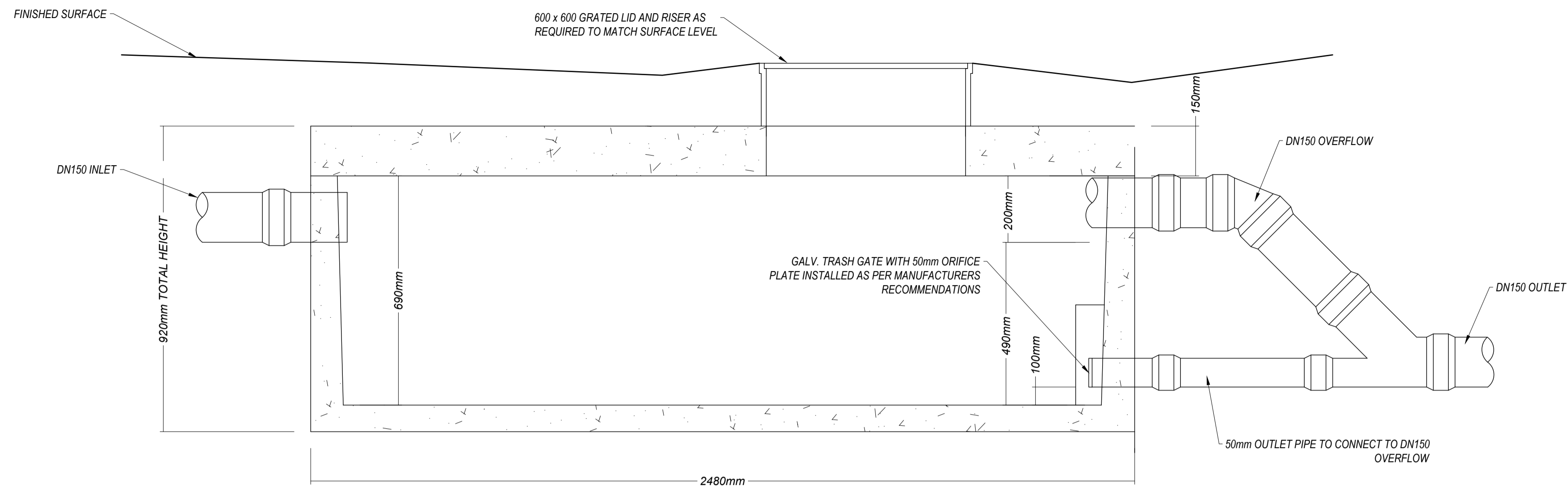
HYDRAULIC DRAINAGE DRAWINGS
G CALLAGHAN
14 MURRAY STREET, BICHENO TAS
DRAWING TITLE
DRAINAGE DETAILED LAYOUT PLAN

DESIGNED CF	DRAWN CF
PROJECT CKD-HYD-361	SHEET NO. C03

SCALE AS NOTED
REVISION 0



REV	DESCRIPTION	DATE	REV	DESCRIPTION	DATE
0	FOR DA APPROVAL	22/04/2026	CF		



EXISTING IMPERVIOUS AREA

GRASSED AREA = 553m²

POST DEVELOPMENT IMPERVIOUS AREA

DRIVEWAY AND PARKING AREA 139m²

POST DEVELOPMENT ROOF 217m²

NET ADDITIONAL POST DEVELOPMENT IMPERVIOUS AREA 356m²

TREATMENT NOT REQUIRED AS POST DEVELOPMENT IMPERVIOUS LESS THAN 500m²

DETENTION REQUIRED 2500L BELOW GROUND DETENTION TANK WITH 50mm LOW FLOW ORIFICE

AS PER GLAMORGAN SPRING BAY COUNCIL STORMWATER MANAGEMENT POLICY

REV	DESCRIPTION	DATE	REV	DESCRIPTION	DATE
0	FOR DA APPROVAL	22/04/2026			



FYSH DESIGN
 UNIT 4, 160 BUNGANA WAY
 CAMBRIDGE TAS
 PH: 0414 149 394
 ACCREDITATION: BSD LICENCE NO. 479819732

HYDRAULIC DRAINAGE DRAWINGS
 G CALLAGHAN
 14 MURRAY STREET, BICHENO TAS
 DRAWING TITLE
 CONSTRUCTION DETAILS

DESIGNED CF	DRAWN CF
PROJECT CKD-HYD-361	SHEET NO. C04



SCALE
AS NOTED

REVISION
1