



**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:** **106 Harveys Farm Road, Bicheno**  
**CT 181816/2**

**PROPOSAL:** **Residential - Single Dwelling & Visitor**  
**Accommodation - Construction of a Holiday Unit**

Any person may make representation on the application(s) by letter (PO Box 6, Triabunna) or electronic mail ([planning@freycinet.tas.gov.au](mailto:planning@freycinet.tas.gov.au)) addressed to the Chief Executive Officer. Representations must be received before midnight on 29 April 2026.

**APPLICANT:** **Jennifer Binns**  
**DATE:** **19/02/2026**  
**APPLICATION NO:** **DA 2026 / 030**

# 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:			

**General Application Details** *Complete for All Applications*

Description of proposed use or development:	
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Estimated value of works: (design & construction)	\$	
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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:	
		17/02/2026	

### 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 181816	FOLIO 2
EDITION 3	DATE OF ISSUE 18-Nov-2024

SEARCH DATE : 10-Nov-2025

SEARCH TIME : 02.37 PM

DESCRIPTION OF LAND

Parish of BICHENO Land District of GLAMORGAN  
 Lot 2 on Sealed Plan [181816](#)  
 Derivation : Part of Lot 26310, 97A-1R-5P Gtd. to William  
 Harvey  
 Prior CT [40314/3](#)

SCHEDULE 1

[N223234](#) TRANSFER  
 undivided

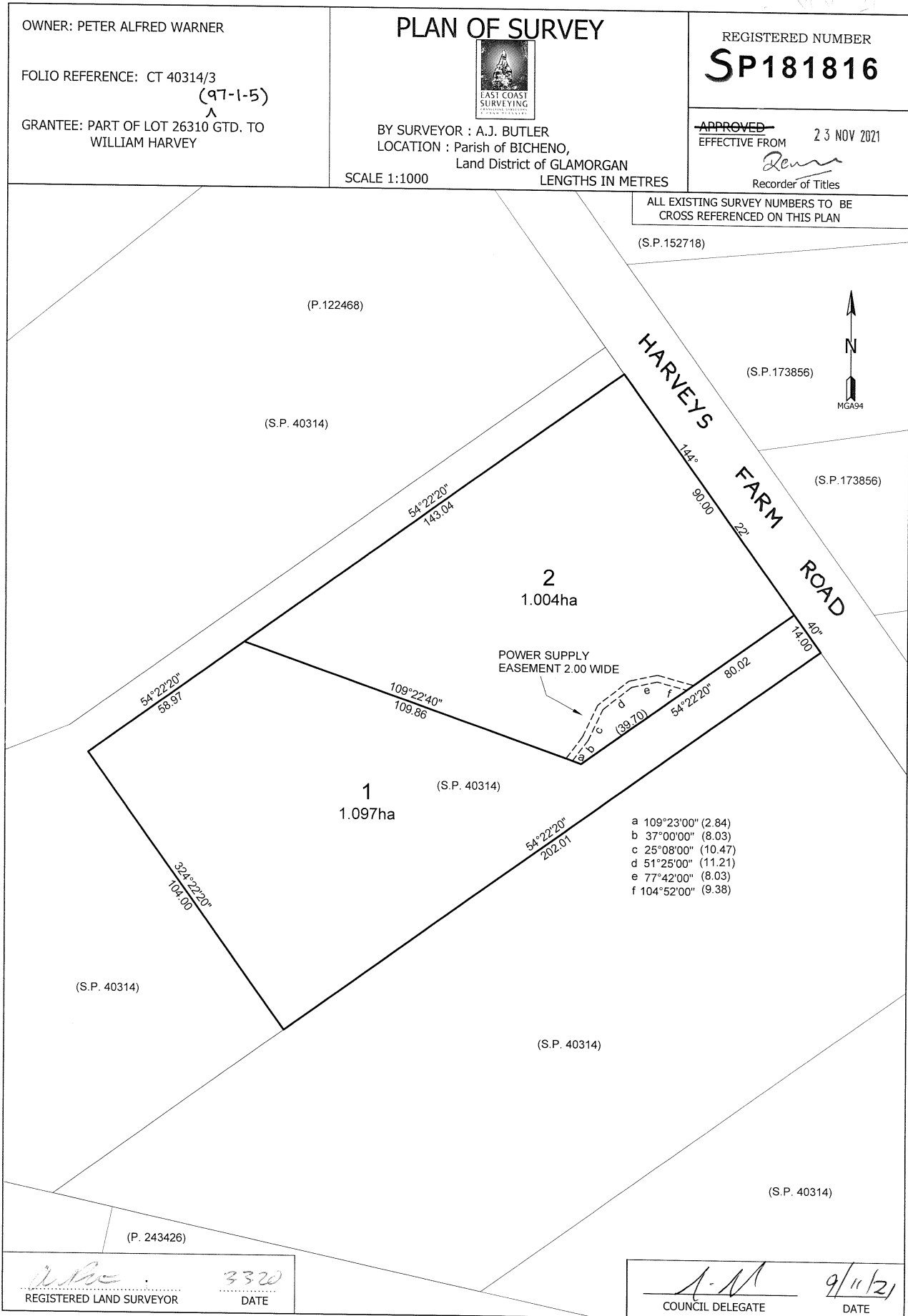
in common Registered 18-Nov-2024 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any  
[SP181816](#) EASEMENTS in Schedule of Easements  
[SP181816](#) COVENANTS in Schedule of Easements  
[SP 40314](#) COVENANTS in Schedule of Easements  
[SP 40314](#) FENCING PROVISION in Schedule of Easements  
[E397634](#) MORTGAGE to Commonwealth Bank of Australia  
 Registered 18-Nov-2024 at 12.01 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations



<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.	<b>SP 181816</b>

PAGE 1 OF 2 PAGE/S  
2

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.

**EASEMENTS** Lot 1 on the Plan is together with a power supply easement over the land marked Power Supply Easement 2.00 wide shown on the Plan.

- 1. Lot 2 is subject to a power supply easement in favour of Lot 1 over the strip of land marked "Power Supply Easement 2.00 Wide" on the Plan. —

**INTERPRETATION**

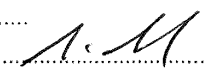
"Power Supply Easement" is defined as follows :

- 1. The full and free right and liberty of the owners of Lot 1 and its successors and servants, agents, invitees and contractors at all times :
  - (a) To lay, erect, construct, inspect, install, maintain, repair, modify, add to, replace, remove and operate in, upon, through, over, along and under the servient land to install below ground power supplies for, or principally for, the transmission and distribution of electrical energy ("Electricity Infrastructure");
  - (b) To operate and maintain Electricity Infrastructure on the servient land;
  - (c) To cut away, remove and keep clear of the Electricity Infrastructure all trees and other obstructions or erections of any nature whatsoever which may at any time interfere with the proper operation of the Electricity Infrastructure.

**PROVIDED ALWAYS THAT :**

- 1. The registered proprietors from time to time of Lot 2 must not, without the written consent of the registered proprietors from time to time of Lot 1 first being obtained :
  - (a) Alter, excavate, plough, drill or otherwise penetrate the ground level of the Power Supply Easement;
  - (b) Install, erect or plant any building, structure, fence, pit, well, footing, pipeline, paving, tree, shrub or other object on or in the Power Supply Easement;
  - (c) Do anything which will or might damage or contribute to damage to any of the Electricity Infrastructure on or in the Power Supply Easement;
  - (d) In any way prevent or interfere with the proper exercise and benefit of the Power Supply Easement by the registered proprietors of Lot 1;
- 2. If the registered proprietors from time to time of Lot 2 causes any damage to the electrical infrastructure, the registered proprietor of Lot 2 from time to time is liable for the actual cost to repair the electrical infrastructure.

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: Peter Alfred Warner	PLAN SEALED BY: Glamorgan/Spring Bay Council
FOLIO REF: Volume 40314 Folio 3	DATE: 9/11/2021
SOLICITOR	SA 2019/25
& REFERENCE: 814173 SDC:AP	REF NO. 
Council Delegate	
<b>NOTE:</b> The Council Delegate must sign the Certificate for the purposes of identification.	

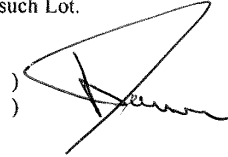
<b>ANNEXURE TO SCHEDULE OF EASEMENTS</b> PAGE 2 OF 2 PAGES	Registered Number <b>SP 181816</b>
SUBDIVIDER: PETER ALFRED WARNER FOLIO REFERENCE: 40314/3	

**COVENANTS** Lots 1 & 2 on the Plan are each burdened by the restrictive covenants created by and more fully set forth in Sealed Plan 40314.

The owner or owners of each Lot on the Plan covenant with the Vendor, Peter Alfred Warner ("the Vendor") and the owner or owners for the time being of every other Lot shown on the Plan, to the intent that the burden of these covenants shall run with and bind the Covenantor's Lot and every part thereof and the benefit thereof shall be annexed to and devolved with each and every part of every other Lot shown on the Plan to observe the following situations :

1. Not to erect or have on any Lot any garages, sheds or other outbuildings prior to the completion of the construction of a residence;
2. Not to erect or have on any Lot any tents, caravans or other temporary structures or equipment;
3. Not to create stratum titles on any such Lot.

Signed by PETER ALFRED WARNER )



In the presence of: *Laura Stagg*

Witness signature: *[Signature]*

Witness full name: *Laura Edith Stagg*

Witness full address: *7 Rousphorn Rd Riverside Tas 7250*

Signed by BENDIGO AND ADELAIDE BANK )  
 ABN 11 068 049 178 )  
 By its Attorney .....

Under certify that they are the .....  
 For the time being of the Bank under Power  
 Of Attorney dated ..... registered  
 Number PA ..... and the said Attorney declare  
 That they have received no notice of revocation  
 Of the said power

In the presence of :

Witness Signature:

Witness full Name:

Witness full Address:

EXECUTED by  
 BENDIGO and ADELAIDE BANK LTD  
 ABN 11 068 049 178  
 by being signed by its Attorney  
**JULIE MAREE ELEISON**  
 who certify that they are the  
**LOAN SERVICES OFFICER**  
 for the time being of the Bank under Power  
 of Attorney dated 7 March 2016 registered  
 number PA99601 and the said Attorney declare  
 that they have received no notice of revocation  
 of the said power in the presence of:-

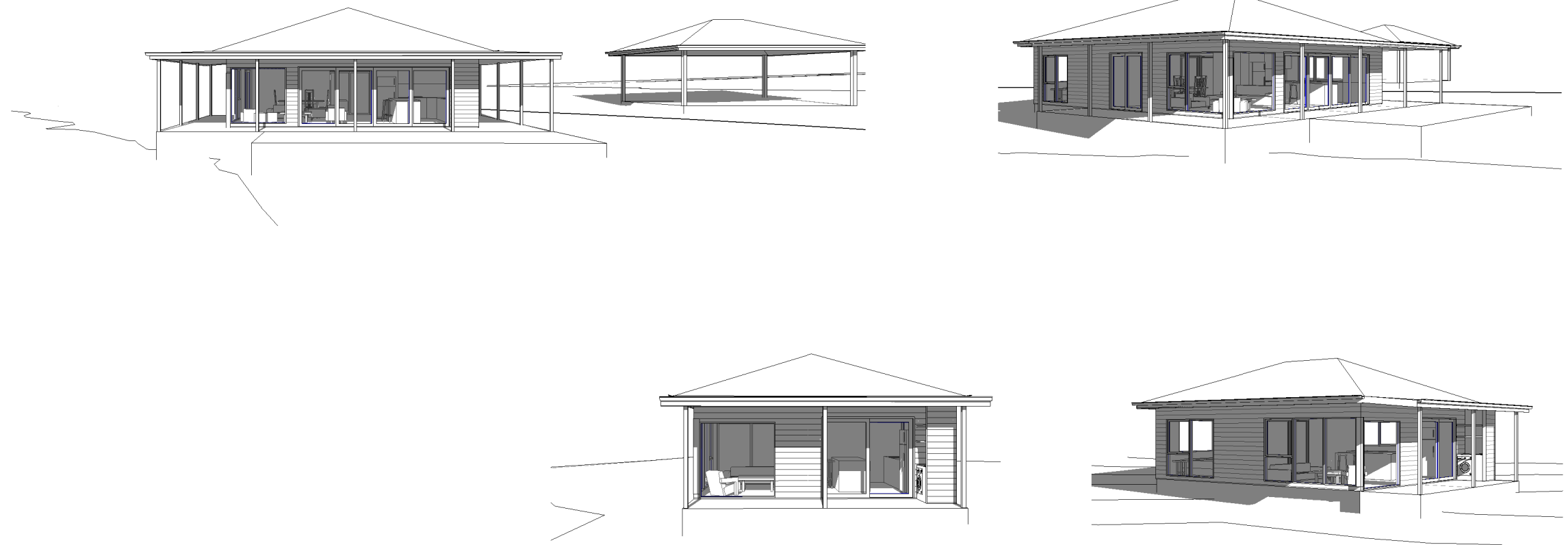
*[Signature]*  
 Attorney  
 Witness Signature  
*Lilli Barr*  
 Witness Name  
 114 Brisbane Street, Ipswich QLD 4305  
 Witness Address  
 LOAN SERVICES OFFICER  
 Witness Occupation

**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.

# proposed dwelling, carport, shed + visitor accommodation unit

andy + grainne brocklesby  
106 harveys farm road bicheno tasmania 7215

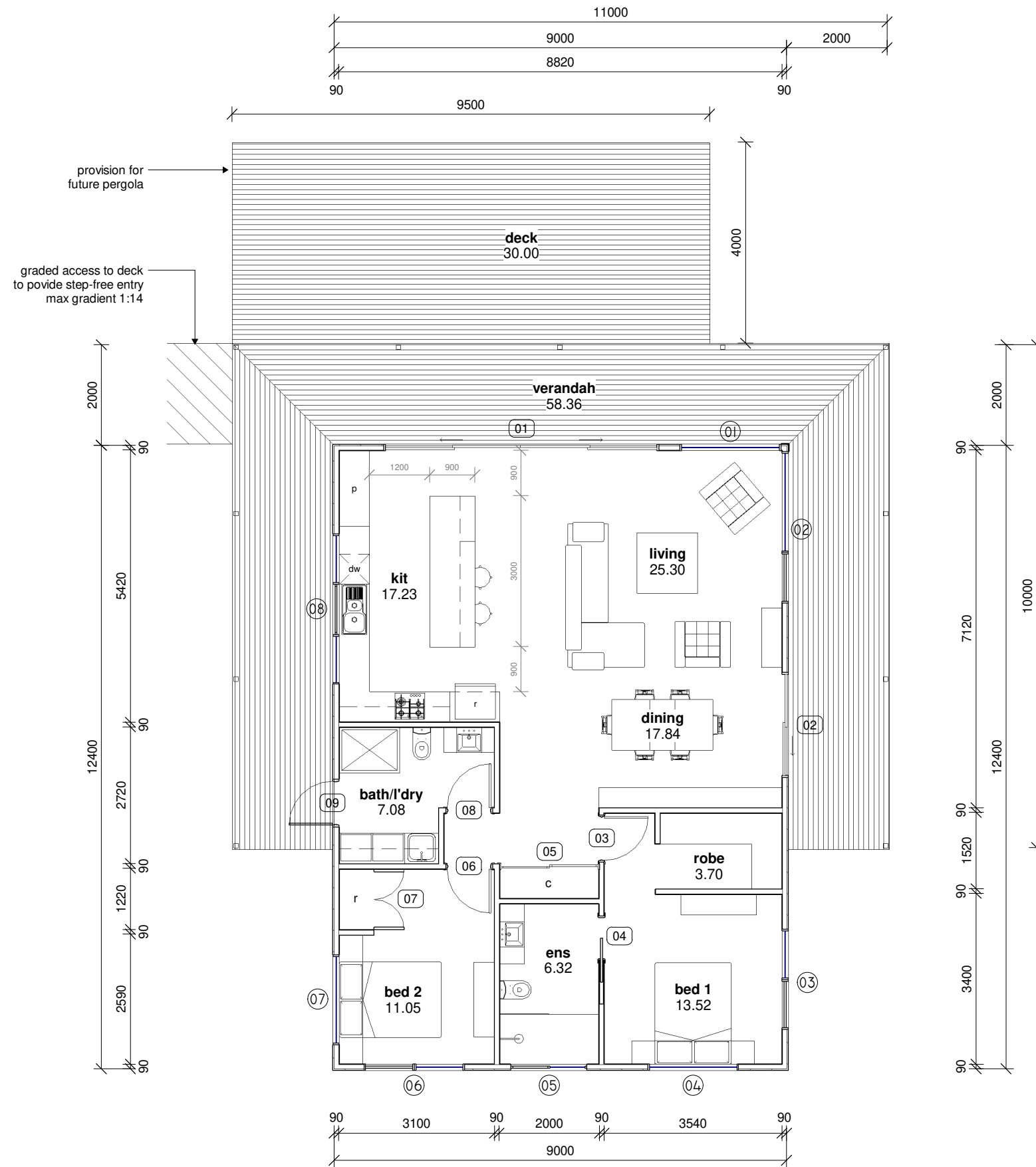
planning application





## Building Areas

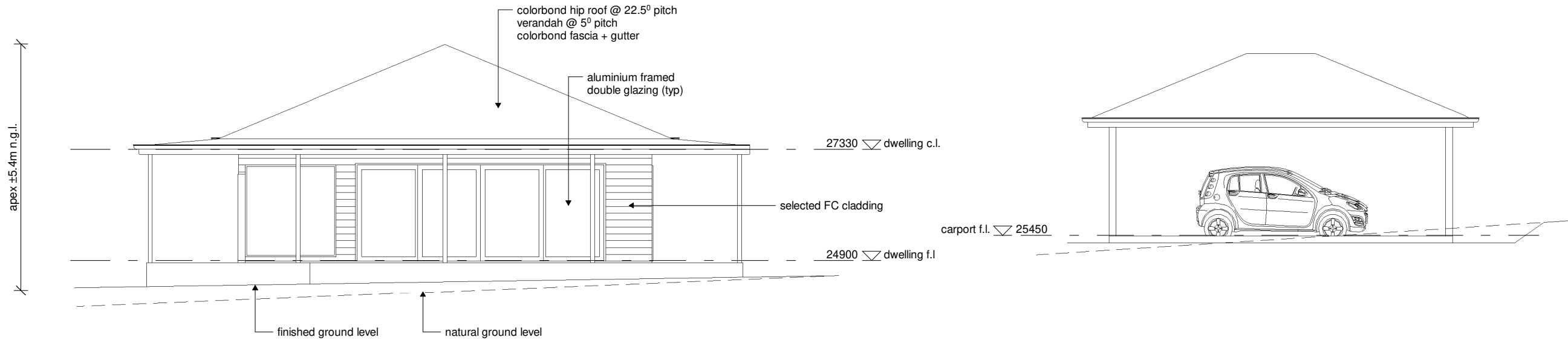
proposed dwelling	111.26
dwelling verandah	97.99
proposed unit	59.91
unit verandah	13.75
carport	45.00
shed	24.00
	351.91



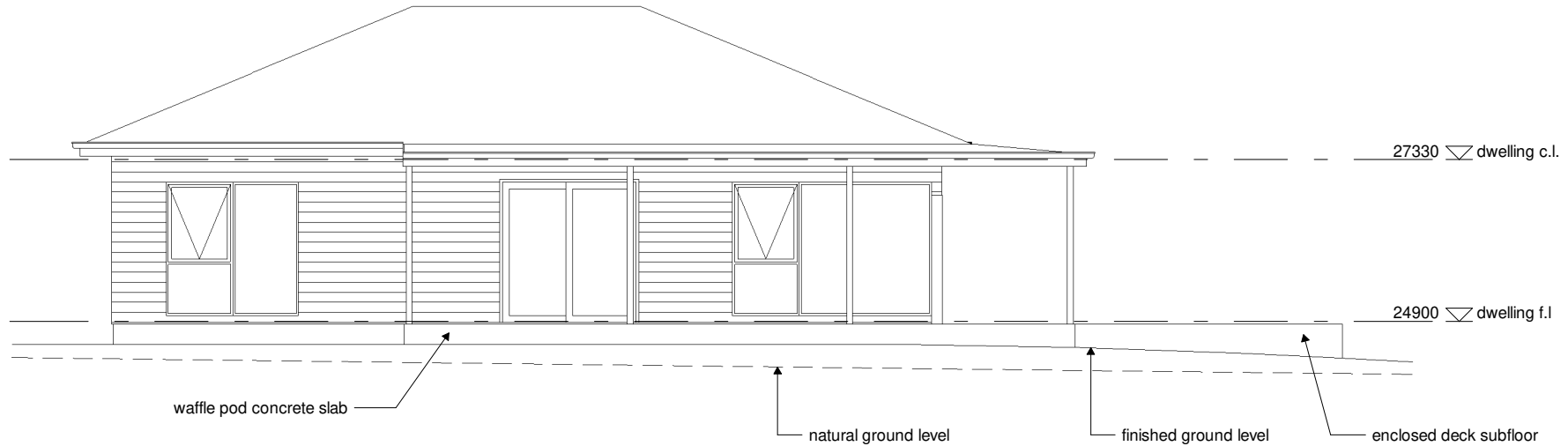


1 proposed dwelling  
1 : 100

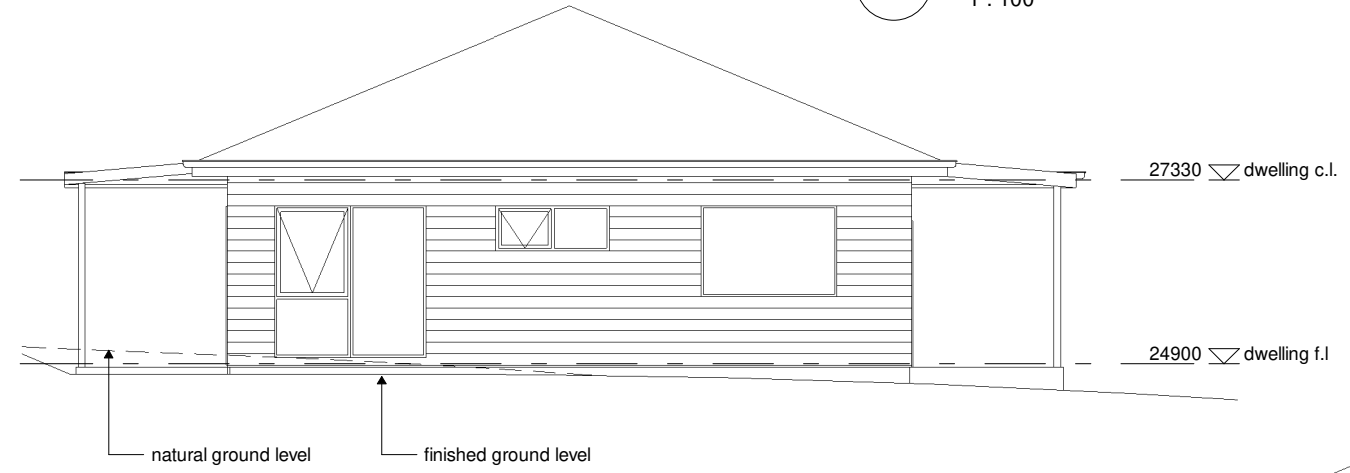
REV:	DESCRIPTION:	DATE:
PROJECT: proposed dwelling, carport, shed + unit		
106 harveys farm road bicheno TAS 7215		
DRAWING TITLE: <b>proposed dwelling</b>		
DRAWING NO: <b>a05</b>	DRAWN BY: JB	
	DATE: 19.02.26	
SCALE: 1 : 100	PROJECT: 1124BR	
 www.jenniferbinnsdesign.com.au 0439 765 452 : mail @ jenniferbinnsdesign.com.au 52 cecilia street st helens tasmania 7216 		
		ACCREDITATION NO: CC 1269L



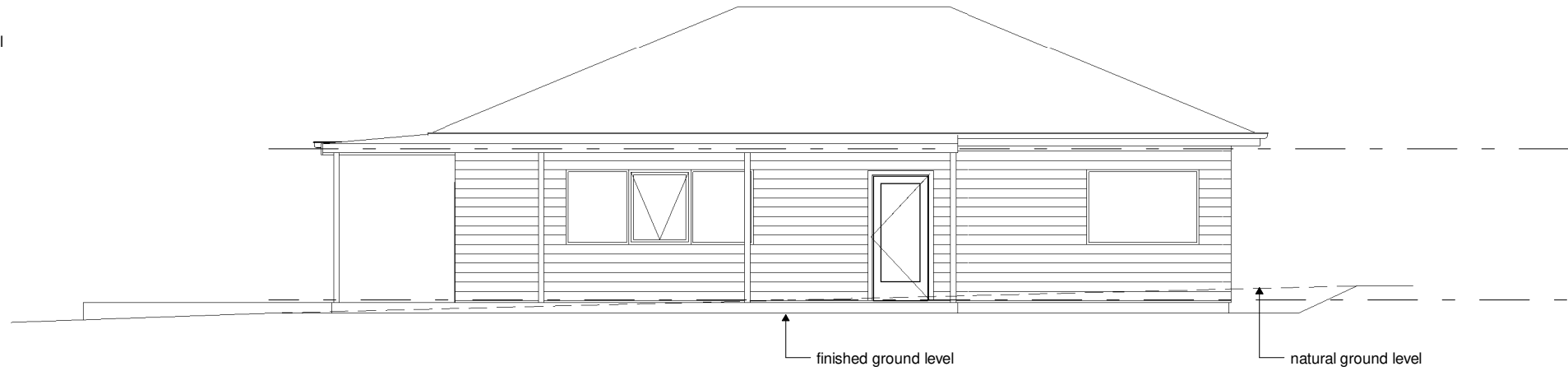
1 dwelling north  
1 : 100





2 dwelling east  
1 : 100

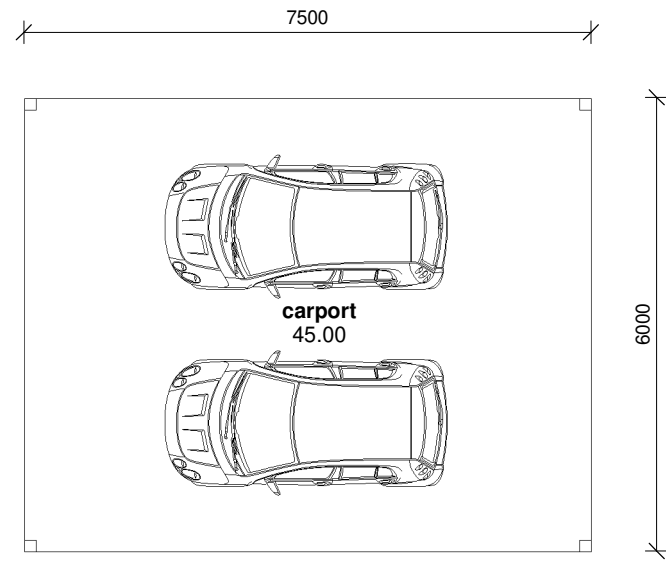


3 dwelling south  
1 : 100

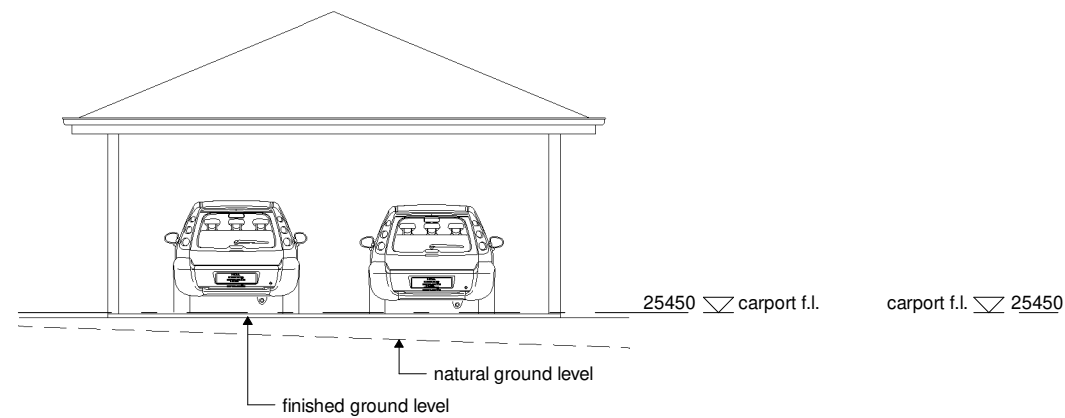


4 dwelling west  
1 : 100

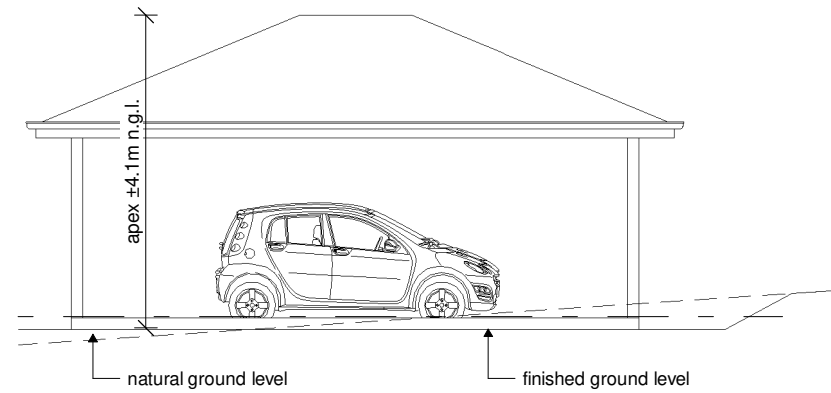
REV:	DESCRIPTION:	DATE:
PROJECT: proposed dwelling, carport, shed + unit		
106 harveys farm road bicheno TAS 7215		
DRAWING TITLE: <b>dwelling elevations</b>		
DRAWING NO: a06	DRAWN BY: JB	
SCALE: 1 : 100	DATE: 19.02.26	
PROJECT: 1124BR		
 www.jenniferbinnsdesign.com.au 0439 765 452 : mail @ jenniferbinnsdesign.com.au 52 cecilia street st helens tasmania 7216		
 BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA		ACCREDITATION NO: CC 1269L



1 proposed carport  
1 : 100



2 carport east  
1 : 100



3 carport north  
1 : 100

REV:	DESCRIPTION:	DATE:
PROJECT: proposed dwelling, carport, shed + unit		
106 harveys farm road bicheno TAS 7215		
DRAWING TITLE: <b>proposed carport</b>		
DRAWING NO: <b>a07</b>	DRAWN BY: JB	
	DATE: 19.02.26	
SCALE: 1 : 100	PROJECT: 1124BR	

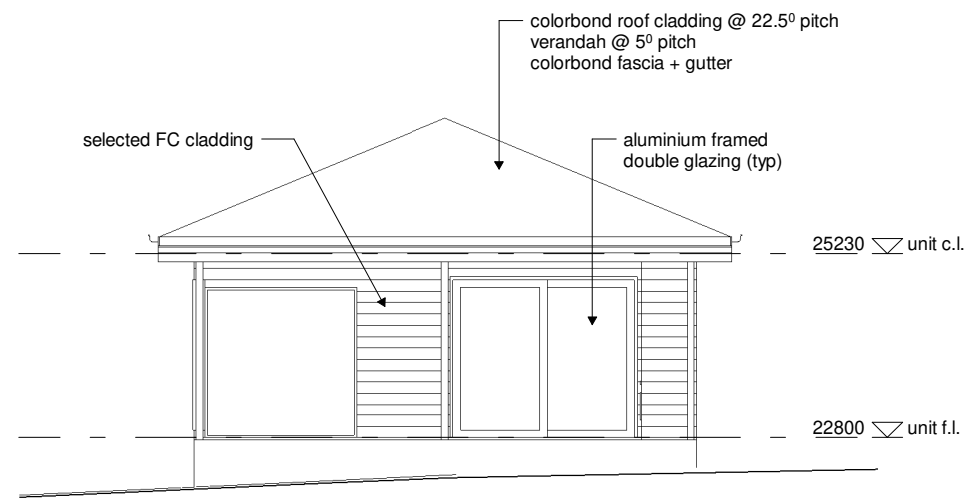
 **jennifer binns**

www.jenniferbinnsdesign.com.au  
0439 765 452 : mail @ jenniferbinnsdesign.com.au  
52 cecilia street st helens tasmania 7216

  
BUILDING DESIGNERS  
ASSOCIATION OF AUSTRALIA

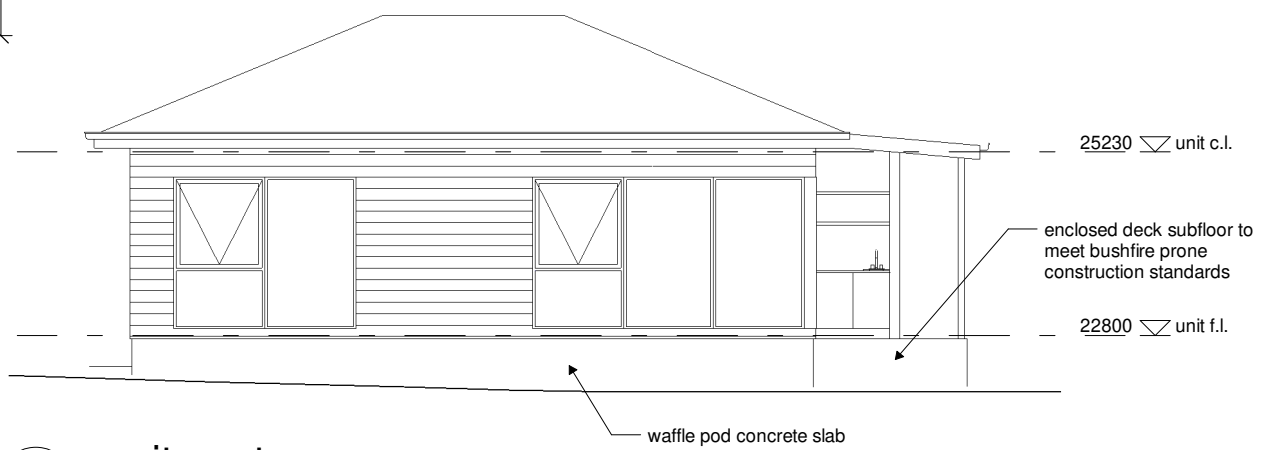
ACCREDITATION NO:  
CC 1269L



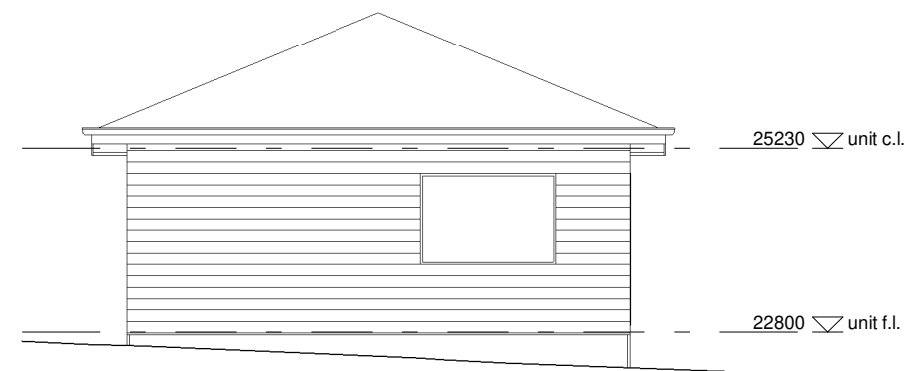


1 unit north  
1 : 100

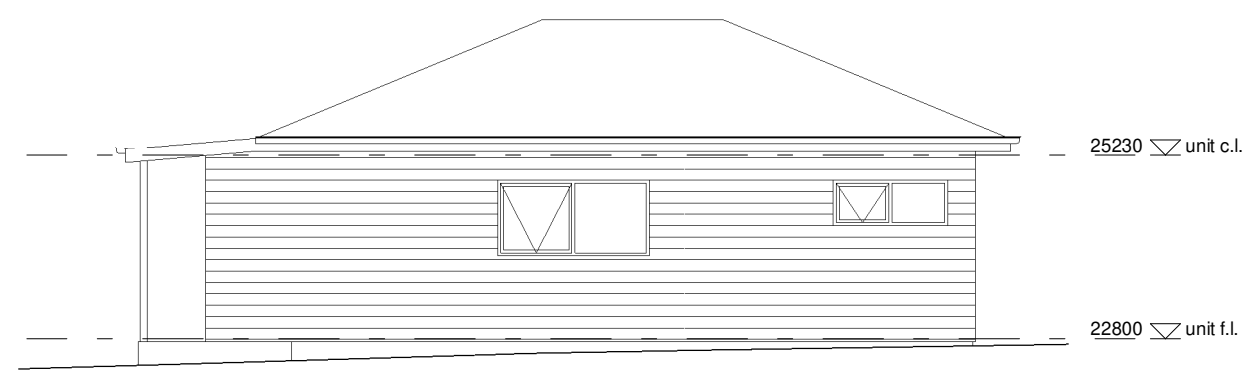
apex ±4.8m n.g.l.



2 unit east  
1 : 100



3 unit south  
1 : 100



4 unit west  
1 : 100

REV:	DESCRIPTION:	DATE:
PROJECT: proposed dwelling, carport, shed + unit		
106 harveys farm road bicheno TAS 7215		
DRAWING TITLE: <b>unit elevations</b>		
DRAWING NO: <b>a09</b>	DRAWN BY: JB	
	DATE: 19.02.26	
SCALE: 1 : 100	PROJECT: 1124BR	

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

 **BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA**

ACCREDITATION NO:  
CC 1269L

### window and door schedule notes

all openings and dimensions to be verified on site prior to commencing manufacture of windows and doors.

glazing to be in accordance with AS 1288 glass in buildings and AS 2047 windows in buildings.

glazing to be in accordance with NCC part 8

where glazing is capable of being mistaken for a doorway or opening, glass to be marked to make it readily visible

- provide opaque band min 20mm high, broken line or pattern acceptable
- upper edge of band min 700mm above f.f.l.
- lower edge of band min 1200mm above f.f.l.

does not apply to glazing <500mm in width, where there is no glazing within 700mm of f.f.l. or where glazing incorporates at least one horizontal glazing bar.

for windows to bedrooms where the adjacent surface outside the window is more than 2m below f.f.l., openings in window to be restricted to 125mm using a device or screen with child resistant release mechanism in accordance with NCC part 11.3.7

window + door assemblies to be in accordance with AS 3959 buildings in bushfire prone areas, refer BPC notes

unless otherwise indicated, window and door heads at 2100 or near to suit external cladding requirements

unless otherwise indicated, flyscreens to be provided to all openable portions or windows + doors, refer BPC notes

window + door assemblies to be installed + flashed in accordance with manufacturer's specification, flashing materials to comply with AS/NZS 2904.

external doors and windows to be fitted with seals to restrict air movement.

windows, doors, hardware and finishes as selected by client.

Window Schedule					
No.	Location	Height	Width	Style	Glazing
01	living	2000	2000	fixed	double clear
02	living	2000	3000	fixed/awning	double clear
03	bed 1	2000	2000	fixed/awning	double clear
04	bed 1	1200	1800	fixed	double clear
05	ens	600	1510	fixed/awning	double clear
06	bed 2	2000	2000	fixed/awning	double clear
07	bed 2	1200	1800	fixed	double clear
08	kitchen	1200	3000	fixed/awning	double clear
09	unit living	2000	2000	fixed	double clear
10	unit living	2000	3600	fixed/awning	double clear
11	unit bed	2000	2400	fixed/awning	double clear
12	bed 1	1200	1800	fixed	double clear
13	unit ens	600	1510	fixed/awning	double clear
14	unit kit	1000	2000	fixed/awning	double clear

Door Schedule					
No.	Location	Height	Width	Style	Glazing
01	living	2100	5400	4 panel glazed sliding	double clear
02	dining	2100	2000	2 panel glazed sliding	double clear
03	bed 1	2040	870	internal swing	
04	bed 1	2040	870	internal cavity slider	
05	linen	2400	2000	2 panel sliding cupboard	
06	bed 2	2040	870	internal swing	
07	bed 2	2400	1200	2 panel swing robe	
08	bath l'dry	2040	870	internal swing	
09	bath l'dry	2040	870	glazed external swing	double clear
10	unit living	2100	2400	2 panel glazed sliding	double clear
11	unit bed	2040	870	internal swing	
12	unit linen	2400	2400	2 panel sliding cupboard	
13	unit ens	2040	870	internal cavity slider	

DESIGN WIND SPEED: N2  
ACCOMMODATION UNIT - BAL12.5  
DWELLING - BAL19

REV:	DESCRIPTION:	DATE:
------	--------------	-------

PROJECT:  
proposed dwelling, carport,  
shed + unit

106 harveys farm road  
bicheno TAS 7215

DRAWING TITLE:  
**schedules**

DRAWING NO: <b>a10</b>	DRAWN BY: JB DATE: 19.02.26
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SCALE: 1 : 100	PROJECT: 1124BR
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www.jenniferbinnsdesign.com.au  
0439 765 452 : mail @ jenniferbinnsdesign.com.au  
52 cecilia street st helens tasmania 7216  
 **bdca**  
BUILDING DESIGNERS  
ASSOCIATION OF AUSTRALIA  
ACCREDITATION NO:  
CC 1269L



Sheds & More



HOBART

**Fair Dinkum Builds Hobart**

ABN 45 109 681 263 Licence number CC784R

Phone: (03) 6244 4300

Email: admin@fairdinkumhobart.com.au  
38 McIntyre Street, Mornington Tas 7018

<b>Customer Details:</b> Andy Grainne 106 Harveys Farm Road Bicheno 7215	<b>Contact Details:</b> 0409604746 andygrainne@gmail.com
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<b>Issued: 30/09/2025</b>
<b>Quote: 101884: Valid for 7 days</b>

**Quotation Overview: Class 10A Shed**

<b>Dimensions:</b>	
Span:	4m
Length:	6m
Bay Width:	3m x 2 bay(s)
Roof Pitch:	11Deg°
Height:	2.4m
Left Lean-to	
Right Lean-to	

**Design Factors:**

**Please confirm with your council or building certifier that the 'Design Factors' are correct for your site and proposed use.**

Importance Level:	2	Topography:	1
Wind Region:	Reg A	Shielding Factor:	1
Terrain Category:	TCat 2.5	Site wind speed in m/s:	38.1(ultimate limit state)
Roof Loading Snow/Solar:		Additional Roof/Wall Loading:	

**Building Details:**

Walls	COLORBOND® PALE_EUCALYPT Monoclad TCT 0.47, CB
Roof	COLORBOND® PALE_EUCALYPT Corrugated TCT 0.47, CB 11Deg
Gutter	COLORBOND® PALE_EUCALYPT Quad 115 Plain Gutter CB
Skylights	
Roller Doors	
Windlock or Windstrong	
Door Motors	
Sliding Doors	
Windows	
PA Doors	1 x Personal Access Door in LEFT of Bay 2 of LEFT wall.
Whirlybirds	
Insulation	
Open Bays	
Mezzanine	
Divider Walls	
Vermin Seal	
Down Pipe	Not Included (To be installed by a licensed Plumber)

<b>Kit Only Price</b> Includes GST and freight	<b>\$7,644.00</b>	<b>Kit Payment Schedule</b>  Deposit (25%) <b>\$1,911.00</b> Job Folder created, Engineering & Building Specs provided.  Balance as at today (75%) <b>\$5,733.00</b> Payable within 7 days of Authority to proceed with manufacture of the Kit
<b>Concrete (Estimation)</b>	<b>Kit Only</b>	<b>Quote Includes:</b>  ➤ Basic slab/piers price based on a flat, level and prepared surface. ➤ Based on a Soil Classification A.S. or M and S.B.V. ➤ Pump hire included.  Subject to a site inspection carried out by P&J Sheds and Council Approved Plans where levels will be taken to determine the requirements of earth works for your site
<b>Installation (Estimation)</b>	<b>Kit Only</b>	<b>Quote Includes:</b>  ➤ Installation of shed kit as per our engineered plans.
<b>Plumbing</b>	<b>Kit Only</b>	Quote can be obtained at your request, subject to council approved plans.
<b>Electrical</b>	<b>Kit Only</b>	Quote can be obtained at your request, subject to council approved plans.
<b>Plant and Equipment Hire (Estimation)</b>	<b>Kit Only</b>	<b>To be confirmed</b>
<b>Drafting &amp; Documentation</b>	<b>Kit Only</b>	We have our own in-house Draftsman who can provide the complete service on your behalf.  <b>P&amp;J Sheds Drafting &amp; Documentation Fee Includes:</b>  ➤ Site Measure and Site Plan ➤ Planning application to council ➤ Plumbing plan for Storm Water connection only ➤ Building and Plumbing applications to council ➤ Application to Building Surveyor for Certificate of Likely Compliance  Council and Building Surveyor fees are payable by the customer and are not included in P and J Sheds Drafting and Documentation Service fee.  Any additional information/reports that is needed for your Planning Application may require the services of a specialised consultant. Fees apply and are paid by the customer.  Please refer to our Drafting Services Schedule or consult with your salesperson for additional information

SITE LOCATION	
Property Address	106 Harveys Farm Road Bicheno 7215
Job Number	Job 101884
Building dimensions	4m x 6m x 2.4m
Roof style	11Deg Gable
Wind criteria	Reg A : TCat 2.5 : Shielding 1 : Topo 1 : Non-Alpine
Wind Speed	The calculated site wind speed using AS1170.2 is <b>38.1 m/s</b> for the above property address.



Approximate location of building only

Kind regards,

**Ben Coleman**  
Sales Consultant

Ph: 03 6244 4300

Fax: 03 6244 4355

Email: [ben.coleman@fairdinkumhobart.com.au](mailto:ben.coleman@fairdinkumhobart.com.au)

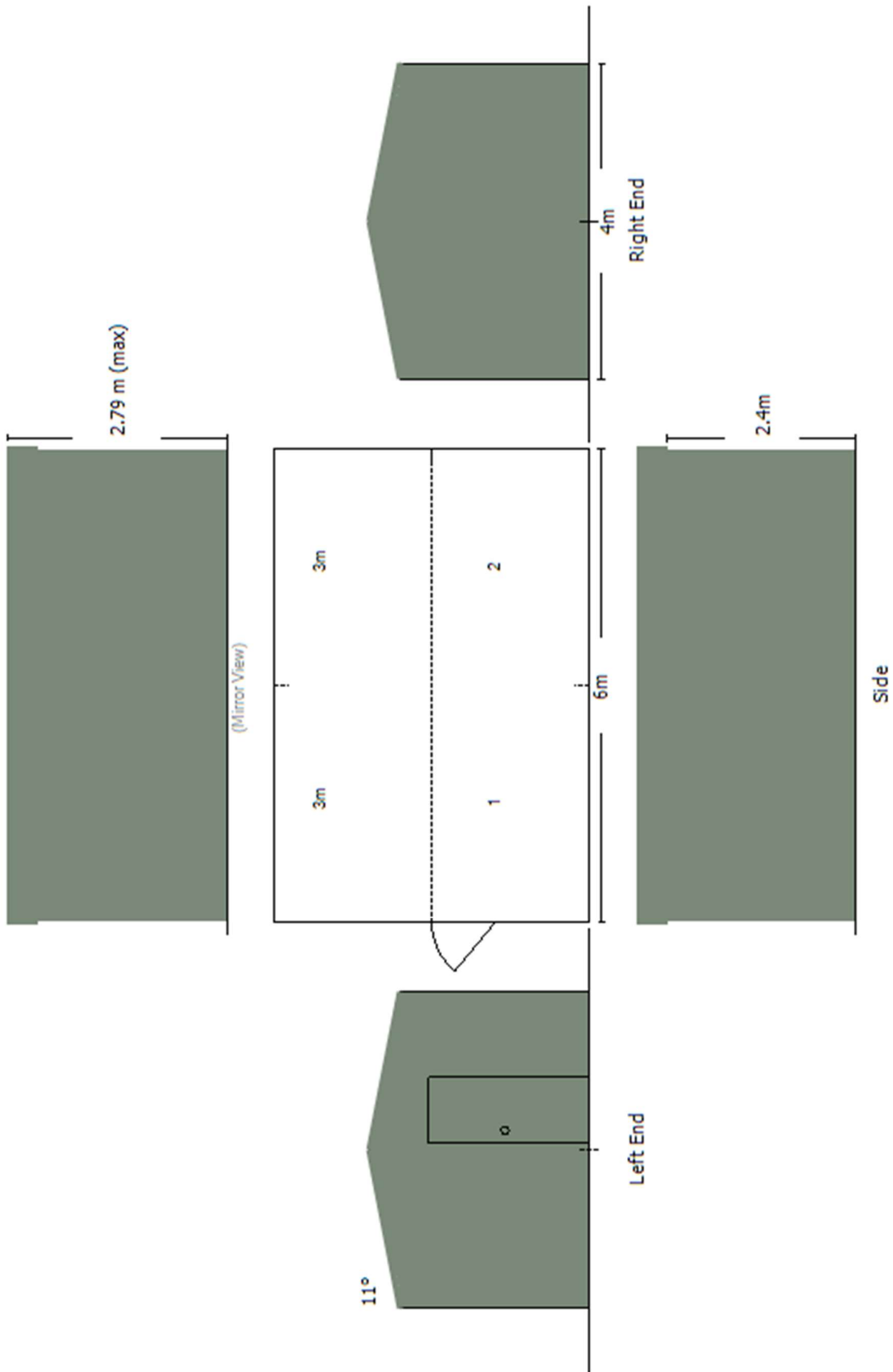
Website: [fairdinkumbuilds.com.au/hobart](http://fairdinkumbuilds.com.au/hobart)



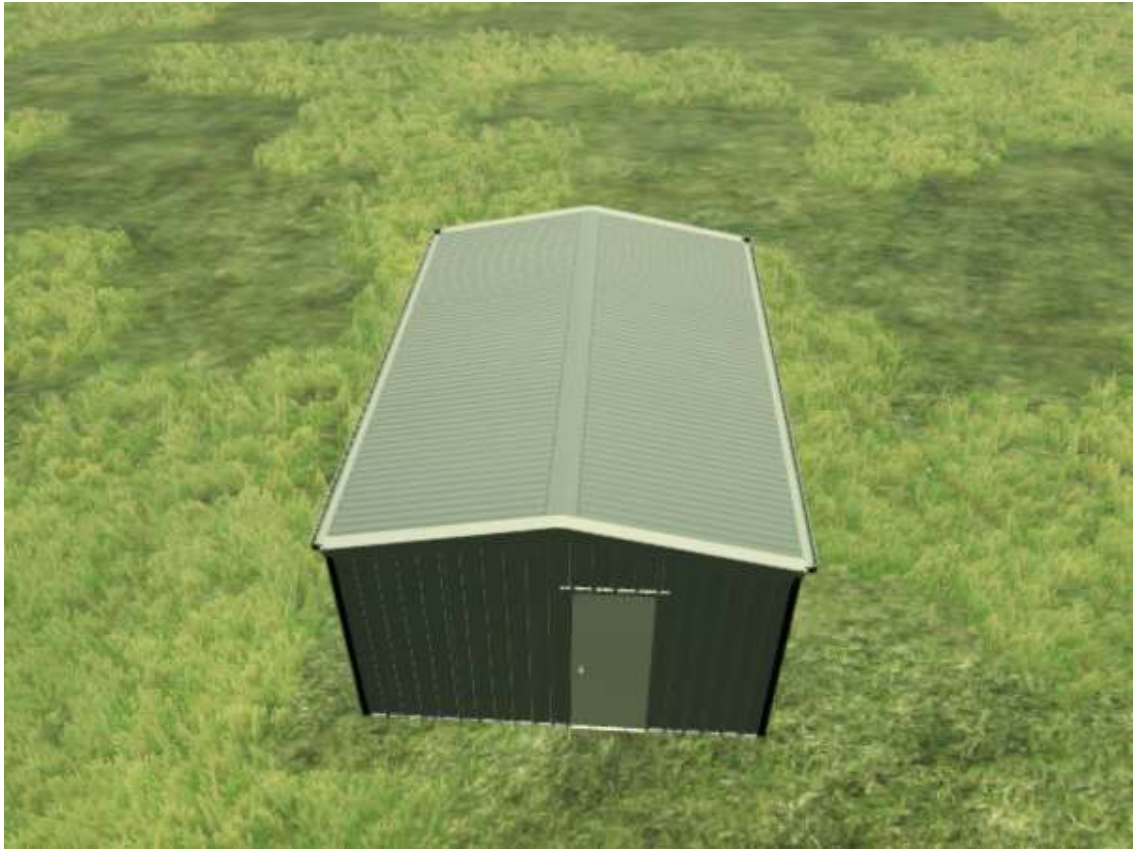
Sheds & More



**HOBART**







## TERMS AND CONDITIONS:

### SITE VISIT:

Your initial quotation is based on your site being unseen. We do suggest a site visit which can help us determine the provisional sums associated with your concrete and installation costs. Your site visit can also assist with the location and design that is best suited for you and your property. Our site visit fee of \$150.00 is payable on your booking and will be deducted from your balance when you proceed. \*Please note this payment is non-refundable if you do not proceed.

### DRAFTING AND DOCUMENTATION:

We have our own in-house designer who can provide the complete council service for you.

- Council and Surveyor fees are payable by the customer and are not included in P&J Sheds Drafting and Documentation Service fee.
- Please refer to the attached schedule of fees Provided.

### 25% DEPOSIT:

Will create your Job Folder and provide Engineering. Changes to the design, may result in an amendment of price to reflect the changes made.

### 75% KIT BALANCE

Once you have gained council approval you will receive an email asking you to confirm all details including colours and approved drawings to proceed. (Ensure all are correct as once your order is placed no changes can be made). The balance of your kit as at today, will be invoiced and payment is required within 7 days. Once payment is received, notification will be given to our suppliers to commence manufacture. Deliveries are generally made by a 11m flat tray truck with a HIAB, in all cases access to your property will need to be a minimum of 3m wide, without overhanging vegetation or other immovable obstructions. Please ensure you provide sufficient details during your initial sign up to ensure problems do not occur. From here your details are given to our Project Manager if applicable, who will make contact with you regarding concrete and installation time lines.

- Please note if you choose to authorise manufacture prior to council approval, P&J Sheds take no responsibility for any liabilities arising from Council decisions.

### CONCRETING

We encourage you to use our concreting team, thus ensuring a high level of quality and backup support. We do ask you to keep in mind that the provisional sums given on your quotation can have some movement based on the concreter's final inspection as at times the amount of fill, soil type or weather conditions can all impact the concreter's requirements to complete your job safely. Occasionally, cracking can occur to the surface of your slab, this does not mean there is a structural defect, only shrinkage and is unfortunately out of our control. If it is determined that underground utility mapping is required to be completed before excavation works can commence, you will be notified and invoiced for this service.

- Please note your concrete is payable within seven days of invoice and if not paid within this time frame, may result in your installation being rescheduled.

### INSTALLATION

Working with the delivery date of your shed we will arrive as scheduled previously with our Project Manager. Your installer will check your materials and components for damages or shortages. From time to time there can be delays in replacement materials and you will be notified if this will impact your schedule by our Project Manager. Please note the provisional sums given on your quotation can have some movement based on the equipment required for the safety of our installers and the time it is required on site. Keys are held at our Mornington office until your installation invoice has been paid.

### KIT ONLY

We encourage you to check all your materials against the supplied bill of materials upon delivery to ensure there are no damages or shortages. You only have (7) seven days to notify us to allow P&J Sheds to claim replacement on your behalf.

- **Storage:** If you require your kit to be held at our yard, storage fees may be charged as space is very limited at our Mornington yard.
- **Sub-Contractors:** Please note P&J Sheds can take no responsibility for work undertaken by Sub Contractors outside our Business.

### PRICE INCREASES/VARIATION

As mentioned above P&J Sheds provisional sums given on your quotation can have some movement based on the concreter's final inspection. From time to time BlueScope Steel and contractor prices increase, where this is the case you will need to have commenced manufacture to ensure any increases are not incurred.

### CANCELLATION

If your job is cancelled after your 25% deposit has been paid and manufacturing has not yet commenced a \$550 administration fee will be retained by P&J Sheds.

- Payments made for Drafting and Documentation Services are non-refundable unless the draftsman is yet to commence work, where a \$550 administration fee will be retained by P&J Sheds.
- Site Visit fee is also non-refundable and will be retained by P&J Sheds
- If your job has required additional Engineering, these costs will be retained by P&J Sheds

### PAYMENT OPTIONS

Preferred payment method is Bank Transfer. Other options available below

- Personal Cheque or Bank Cheque
- Credit Card payment - will incur 1.5% surcharge
- Cash

### P&J SHEDS SITE SIGN/MARKETING

By signing this agreement, you give permission to P&J Sheds to display a site sign on the property whilst under construction and also licence P&J Sheds to use photos of your steel building in all forms of media and their photo library indefinitely.

- **You will need to note here if you do not consent to the above. Please circle YES / NO**

### ORDER ACCEPTANCE

I have read the terms and conditions and agree to accept the order as detailed above:

**Job No... 101884**

Customer Signature \_\_\_\_\_ Name \_\_\_\_\_ Date / / 2025

Sales Consultant \_\_\_\_\_ Dated / / 2025

30/09/2025

# proposed dwelling, carport, shed + visitor accommodation unit

106 harveys farm road bicheno tasmania 7215

## planning compliance report

february 19 2026

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

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## Introduction

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This report aims to demonstrate compliance with relevant planning standards for new dwelling and a separate visitor accommodation unit at 106 Harveys Farm Road Bicheno for Andrew + Grainne Brocklesby (c.t.181816/2). 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.

This report is based on proposed development works to be carried out, completed and maintained by the owner.

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

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## Development Site Details

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The proposed development site is a vacant allotment located on the southern outskirts of the Bicheno township and is serviced by an existing access point and driveway. The site is considered bushfire prone and requires a hazard management area around the dwelling and the accommodation unit along with on-site management of wastewater and stormwater. An internal compacted gravel driveway is proposed to service the proposed buildings which utilises an existing access track through the property. The site has previously been substantially cleared of vegetation.

**Zone: Rural Living A**



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## Development Details

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The proposed development is a new dwelling with an associated carport and shed and a separate visitor accommodation unit.

Dwelling area:	111.3m <sup>2</sup>
Dwelling verandah:	98.0m <sup>2</sup>
Carport:	45.0m <sup>2</sup>
Shed:	24.0m <sup>2</sup>
Unit area:	59.9m <sup>2</sup>
Unit verandah:	13.8m <sup>2</sup>
Total area of development:	352.0m <sup>2</sup>

### Use Class: Residential + Visitor Accommodation

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## Applicable Planning Codes

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The proposed development is in the *Residential/Visitor Accommodation* use classes which in the *Rural Living Zone* are *No Permit Required/Permitted* uses.

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

- **Zone 11.0 RURAL LIVING ZONE**
- **Code C2.0 PARKING AND SUSTAINABLE TRANSPORT CODE**

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**Table 11.3 RURAL LIVING USE STANDARDS**

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**11.3.1 Discretionary Uses****Not Applicable**

The proposed development does not include a discretionary use.

**11.3.2 Visitor Accommodation****P1 Performance Solution**

- (a) The siting of the proposed visitor accommodation unit does not reduce the privacy of adjoining properties.
- (b) The proposed visitor accommodation unit is a single bedroom unit and is not anticipated to generate noise beyond that expected for general residential use.
- (c) The proposed visitor accommodation use is a single unit and the small scale of the development is in keeping with the pattern of development along Harveys Farm Road where there are a number of similar small scale visitor accommodation unit developments.
- (d) A single dwelling is also proposed for the site and a primary residential use of the site will be maintained.
- (e) No alteration is proposed to the existing access point which has clear sight distances along Harveys Farm Road; use of the access point is not expected to impact on the safety and efficiency of the road network.
- (f) The proposed visitor accommodation unit is serviced by a separate parking area and the internal driveway and siting of the unit has been designed to maintain separation between the proposed dwelling and the unit. The development site does not have a right of way through the property.

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**Table 11.4 RURAL LIVING DEVELOPMENT STANDARDS**

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**11.4.1 Site Coverage****A1 Acceptable Solution**

The combined footprint of the proposed buildings is 352m<sup>2</sup>.

**11.4.2 Building height, siting and siting****A1 Acceptable Solution**

None of the proposed buildings exceed 8.5m in height.

**A2 Acceptable Solution**

The proposed visitor accommodation unit has a front boundary setback of 21.8m.

**A3 Acceptable Solution**

None of the proposed buildings are within 10m of a side or rear boundary.

**A4 Acceptable Solution**

The development site is not within 200m of the adjacent rural zone.

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**Table 11.5 RURAL LIVING SUBDIVISION STANDARDS**

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**Not Applicable**

No subdivision of land is proposed.

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**Table C2.5 PARKING AND SUSTAINABLE TRANSPORT USE STANDARDS**

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C2.5.1 Car parking numbers**A1 Acceptable Solution**

A minimum of one parking space is available on site for the proposed visitor accommodation and two parking spaces are available for the dwelling.

C2.5.2 Bicycle parking numbers**Not Applicable**

The proposed development does not require specific bicycle parking.

C2.5.3 Motorcycle parking numbers**Not Applicable**

The proposed development does not require specific motorcycle parking.

C2.5.4 Loading bays**Not Applicable**

The proposed development does not require a loading bay.

C2.5.5 Number of car parking spaces within the General Residential Zone and Inner Residential Zone**Not Applicable**

The development site is in the Rural Living zone.

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**Table C2.6 PARKING AND SUSTAINABLE TRANSPORT DEVELOPMENT STANDARDS**

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C2.6.1 Construction of parking areas**P1 Performance Solution**

The proposed parking area will be compacted gravel drained to adjacent vegetated areas. Compacted gravel is considered an appropriate surface for the development as it is a rural property and the proposal is in keeping with similar uses in the vicinity of the site.

C2.6.2 Design and layout of parking areas**A1 Acceptable Solution**

The proposed parking areas meet the prescribed requirements.

**A1.2 Not Applicable**

The proposed development does not require accessible parking.

C2.6.3 Number of accesses for vehicles**A1 Acceptable Solution**

The development site has one access point only.

**A2 Not Applicable**

The development site is in the Rural Living zone.

C2.6.4 Lighting of parking areas within the General Business zone and Central Business zone**A1 Not Applicable**

The development site is in the Rural Living zone.

C2.6.5 Pedestrian Access**A1 Not Applicable**

The proposed development does not require more than 10 parking spaces.

**A1.2 Not Applicable**

The proposed development does not require accessible parking.

C2.6.6 Loading bays**A1 Not Applicable**

The proposed development does not require a loading bay.

C2.6.7 Bicycle parking and storage facilities with the General Business zone and Central Business zone

**A1 Not Applicable**

The development site is in the Rural Living zone.

C2.6.8 Siting of parking and turning areas

**A1 Not Applicable**

The development site is in the Rural Living zone.

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**Table C2.7 PARKING AND SUSTAINABLE TRANSPORT PARKING PRECINCT PLAN**

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C2.7.1 Parking precinct plan

**A1 Not Applicable**

The development site is not within a parking precinct plan.