



**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:** **2 Nailer Avenue, Bicheno**  
**CT 12405/1**

**PROPOSAL:** **Dwelling & Deck**

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 08 July 2026.

**APPLICANT:** **Spectura Studio**

**DATE:** **01/06/2026**

**APPLICATION NO:** **DA 2026 / 086**

## 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** *(Note: If your application is discretionary, the following will be placed on public exhibition)*

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:	
Estimated value of works: (design & construction)	\$
The estimated cost is to include the cost of labour and materials using current industry pricing and is to include GST. You may be required to verify this estimate.	
Is the property on the State Heritage Register? (Circle one)	Yes / No

**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:	
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### Owners Consent required if application is on or affects Council or Crown owned or administered land

I declare that I have given permission for the making of this application for use and/or development.

Council General Manager or delegate Signature:		Date:	
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If land affected by this application is owned or administered by the Crown or Council, then the written permission of the relevant Minister (or their delegate) and/or the General Manager must be provided. For Crown land, a copy of the instrument of delegation must be provided.

***It is the applicant's responsibility to obtain any owners consent prior to lodgement. Written requests for Council consent are via the General Manager. Request for Ministerial consent is to be directed to the relevant department.***

## **Checklist of application documents:** *Taken from Section 6 of the Planning Scheme*

An application must include:

- a signed application form;
- any written permission and declaration of notification required under s.52 of the Act and, if any document is signed by the delegate, a copy of the delegation;
- details of the location of the proposed use or development;
- a copy of the current certificate of title for all land to which the permit sought is to relate, including the title plan; and
- a full description of the proposed use or development.

In addition to the information that is required by clause 6.1.2, a planning authority may, in order to enable it to consider an application, require such further or additional information as the planning authority considers necessary to satisfy it that the proposed use or development will comply with any relevant standards and purpose statements in the zone, codes or a specific area plan, applicable to the use or development including:

- any schedule of easements if listed in the folio of the title and appear on the plan, where applicable;
- a site analysis and site plan at a scale acceptable to the planning authority showing, where applicable:
  - (i) the existing and proposed use(s) on the site;
  - (ii) the boundaries and dimensions of the site;
  - (iii) topography including contours showing AHD levels and major site features;
  - (iv) natural drainage lines, watercourses and wetlands on or adjacent to the site;
  - (v) soil type;
  - (vi) vegetation types and distribution including any known threatened species, and trees and vegetation to be removed;
  - (vii) the location and capacity and connection point of any existing services and proposed services;
  - (viii) the location of easements on the site or connected to the site;
  - (ix) existing pedestrian and vehicle access to the site;
  - (x) the location of existing and proposed buildings on the site;
  - (xi) the location of existing adjoining properties, adjacent buildings and their uses;
  - (xii) any natural hazards that may affect use or development on the site;
  - (xiii) proposed roads, driveways, parking areas and footpaths within the site;
  - (xiv) any proposed open space, common space, or facilities on the site; and
  - (xv) proposed subdivision lot boundaries;
- where it is proposed to erect buildings, a detailed layout plan of the proposed buildings with dimensions at a scale of 1:100 or 1:200 as required by the planning authority showing, where applicable:
  - (xvi) the internal layout of each building on the site;
  - (xvii) the private open space for each dwelling;
  - (xviii) external storage spaces;
  - (xix) parking space location and layout;
  - (xx) major elevations of every building to be erected;
  - (xxi) the relationship of the elevations to existing ground level, showing any proposed cut or fill;
  - (xxii) shadow diagrams of the proposed buildings and adjacent structures demonstrating the extent of shading of adjacent private open spaces and external windows of buildings on adjacent sites; and
  - (xxiii) materials and colours to be used on roofs and external walls.

SEARCH OF TORRENS TITLE

VOLUME 12405	FOLIO 1
EDITION 3	DATE OF ISSUE 22-Feb-2006

SEARCH DATE : 26-Mar-2026

SEARCH TIME : 05.30 am

DESCRIPTION OF LAND

Town of BICHENO

Lot 1 on Diagram [12405](#)

Being the land described in Conveyance No. 68/3369

Derivation : Part of Lot 2 (7a-2r-28p) Granted to E.W. Bootham

Derived from Statement No. Y16001

SCHEDULE 1

[C631132](#) [C231755](#) TRANSFER to GLENN MICHAEL STRIDE Registered  
22-Feb-2006 at noon

SCHEDULE 2

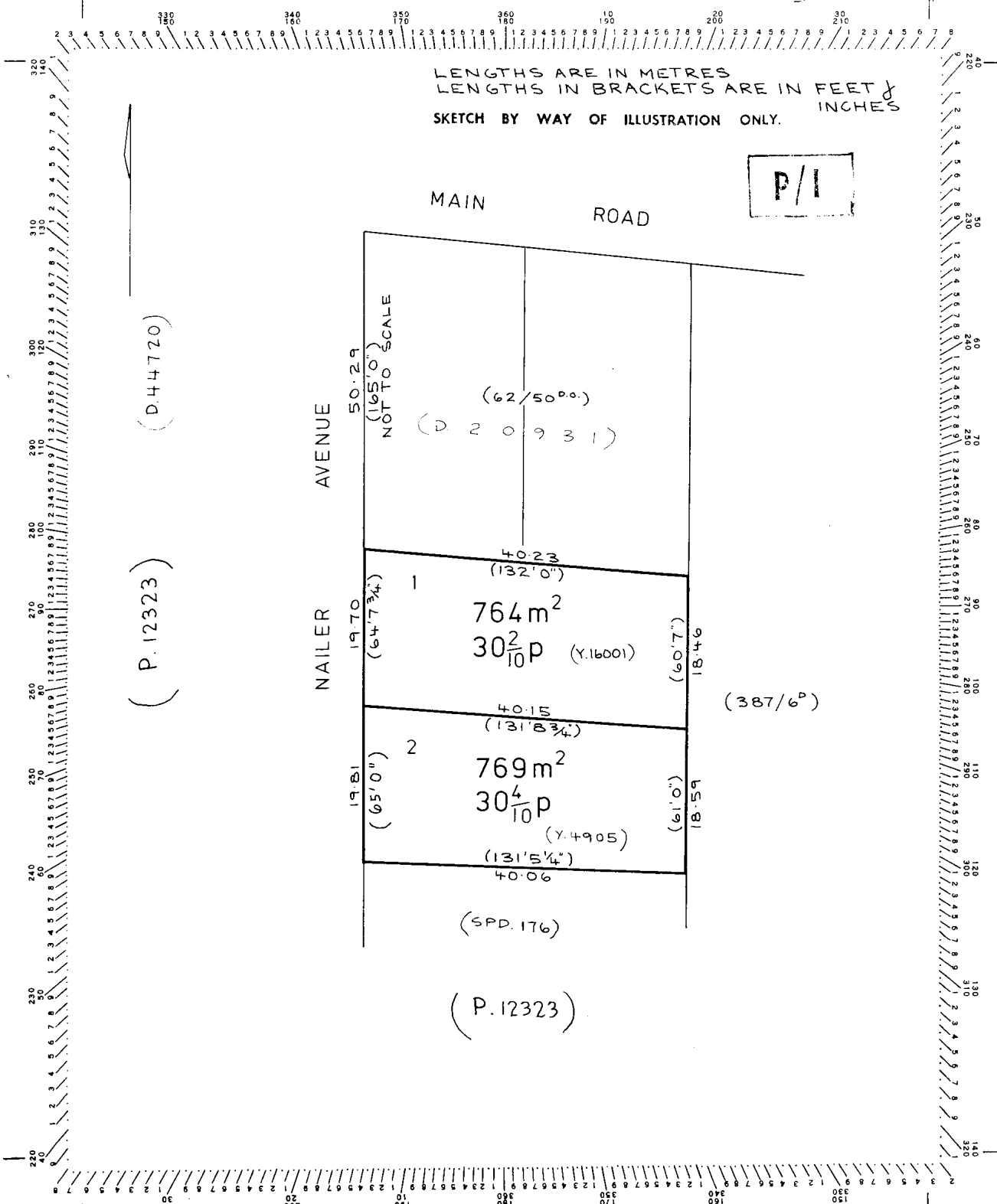
Reservations and conditions in the Crown Grant if any

SPD [176](#) FENCING COVENANT in Schedule of Easements

UNREGISTERED DEALINGS AND NOTATIONS

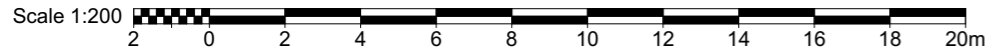
No unregistered dealings or other notations

Owner: DECEASED PERSONS ESTATE	PLAN OF SURVEY by Surveyor _____ of land situated in the	Registered Number: D.12405
Title Reference: Z.140	TOWN OF BICHENO	<i>Approved</i> Effective from: <i>12/12/20</i> <i>[Signature]</i> Recorder of titles
Grantee: PART OF LOT 2, (7 <sup>^</sup> -2 <sup>^</sup> -28 <sup>^</sup> ) GTD TO EDWARD WESTLAKE BOOTHMAN		

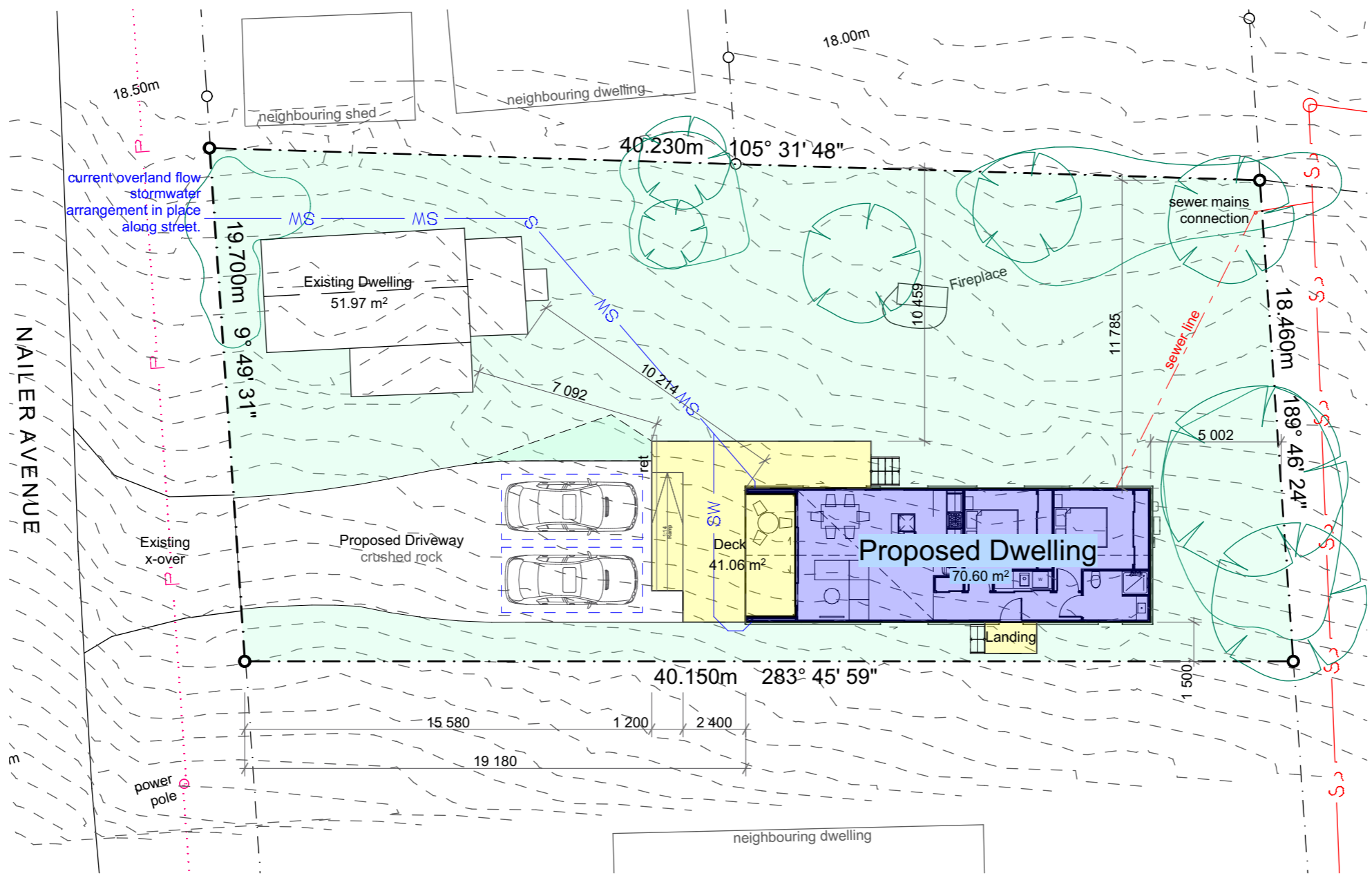


SHEET No.	DRAWING TITLE	ISSUE	DATE
A00	Cover Sheet	A.1	15/06/2026 6:43 AM
A01	Site Plan	A.1	15/06/2026 6:43 AM
A02	Floor Plan	A	29/05/2026 2:57 PM
A03	Elevations	A	29/05/2026 2:57 PM
A04	Door / Window Schedule	A	29/05/2026 2:57 PM
A05	Finishes	A	29/05/2026 2:57 PM





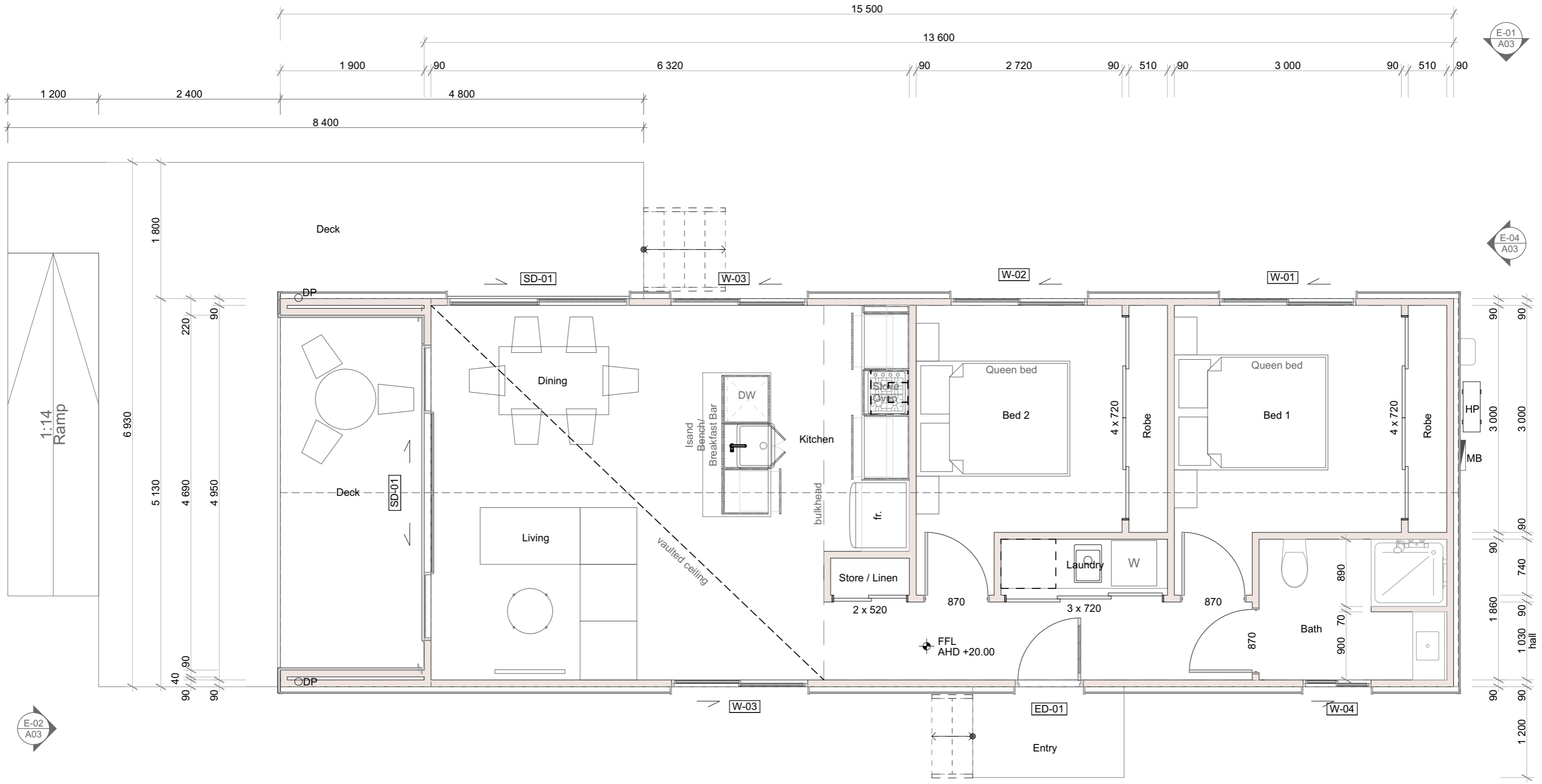
**SITE DETAILS**  
 ADDRESS: 2 Nailer Avenue Bicheno TAS 7215  
 LOT/DP: 12405/1  
 COUNCIL: Glamorgan-Spring Bay  
 ZONING: General Residential  
 SITE AREA: 764m<sup>2</sup>



**Proposed Site Plan**  
 Scale 1:200

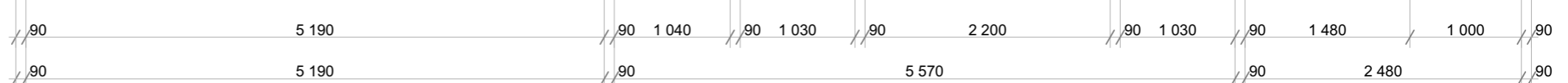
<b>Site Coverage:</b>	
Existing Dwelling:	51.97m <sup>2</sup>
Proposed Dwelling:	70.60m <sup>2</sup>
Proposed Deck:	41.06m <sup>2</sup>
<b>TOTAL:</b>	<b>163.63m<sup>2</sup></b>
Total Site Area:	764m <sup>2</sup>
<b>SITE COVERAGE:</b>	<b>21.4%</b>

PROJECT NUMBER: T244		ISSUE LIST		PROJECT		A01			NOTE: ALL DIMENSIONS TO BE VERIFIED ONSITE BY BUILDING CONTRACTOR AND PHYSICALLY LOCATE ALL UNDERGROUND SERVICES AND THEIR LOCATION IN RELATION TO PROPOSED WORKS. WRITTEN DIMENSIONS PREFERRED OVER SCALED DIMENSIONS. DISCREPANCIES TO BE REFERRED TO THE BUILDING DESIGNER BEFORE PROCEEDING.
SPECTURA STUDIO www.spectura.com.au P: 0423 250 079 E: admin@spectura.com.au QBCC: 15158346 CBOS: 964058515	DRAWN BY:		Issue	Description	Date	Proposed Dwelling			
	MP, BP		SK1	Concept Development	26/03/2026	PROJECT ADDRESS:			
	CHECKED BY:		A	Development Application	29/05/2026	12405/1			
MP		A.1	LGA RFI	15/06/2026	2 Nailer Avenue Bicheno TAS 7215		CLIENT		
DATE:						TMH			
Monday, 15 June 2026								Site Plan	
BDA&T: 6521								SCALE: 1:200	
								PROJECT NUMBER: T244	




**Proposed Floor Plan**

Scale 1:50



**PROJECT NUMBER: T244**



**DRAWN BY:**  
MP, BP

**CHECKED BY:**  
MP

**DATE:**  
Monday, 15 June 2026

**BDA&T: 6521**

SPECTURA STUDIO  
www.spectura.com.au  
P: 0423 250 079  
E: admin@spectura.com.au  
QBCC: 15158346  
CBOS: 964058515

ISSUE LIST		
Issue	Description	Date
SK1	Concept Development	26/03/2026
A	Development Application	29/05/2026

**PROJECT**  
Proposed Dwelling

**PROJECT ADDRESS:**  
12405/1  
2 Nailor Avenue Bicheno TAS 7215

**CLIENT**  
TMH

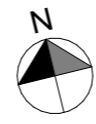
**A02**

**SHEET SIZE A3**

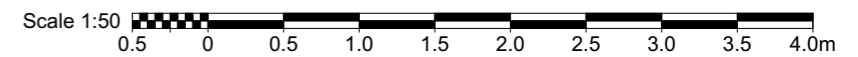
**Floor Plan**

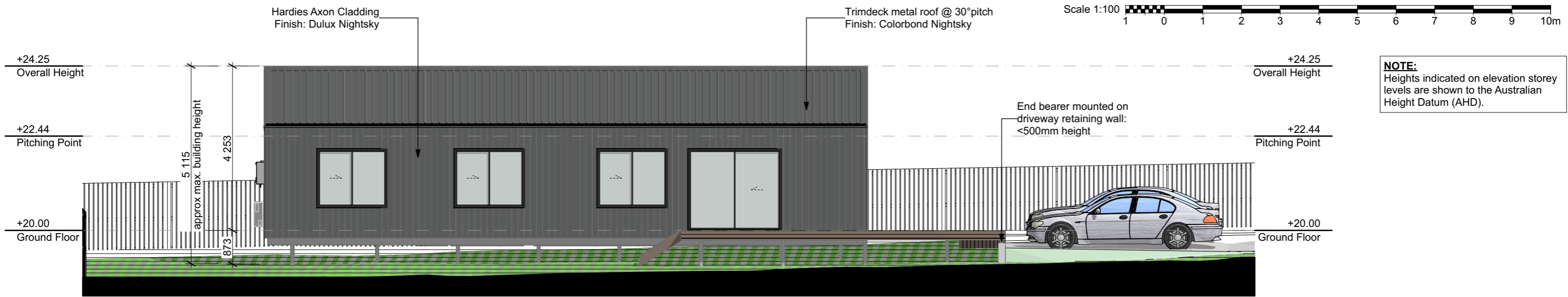
**SCALE: 1:50**

**PROJECT NUMBER: T244**



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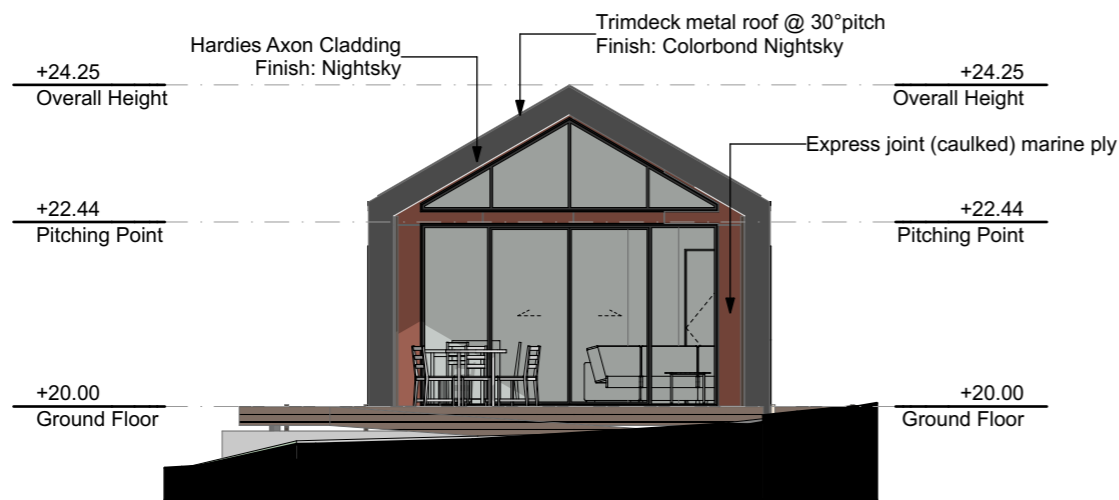




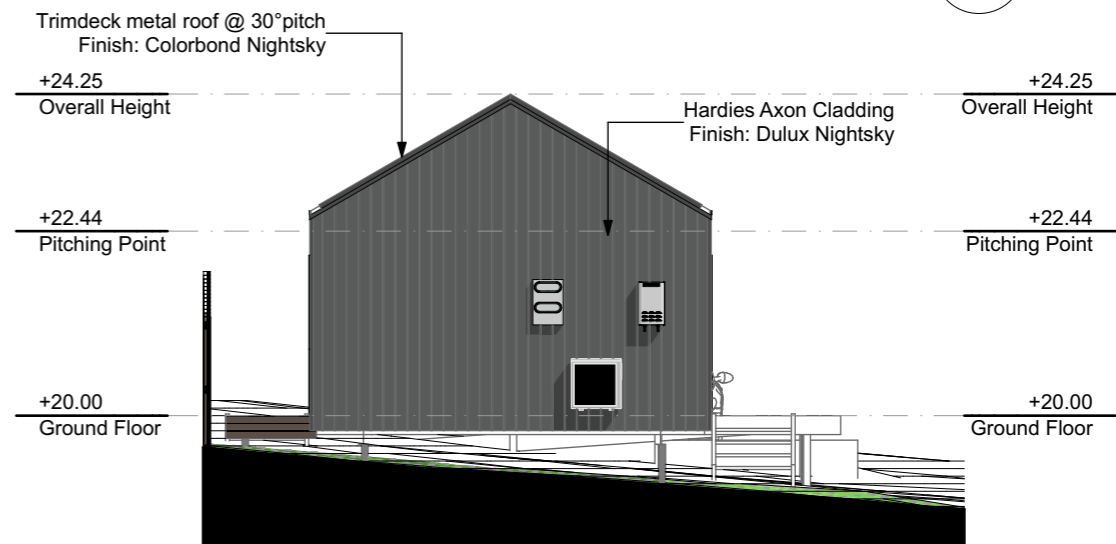
**E-01 North Elevation**  
A02 Scale 1:100




**E-03 South Elevation**  
A02 Scale 1:100

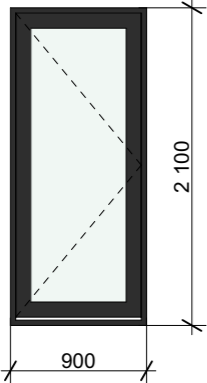
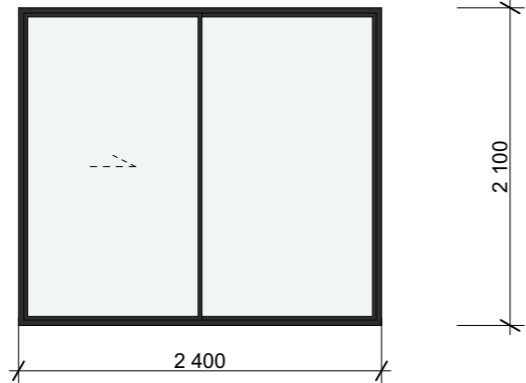
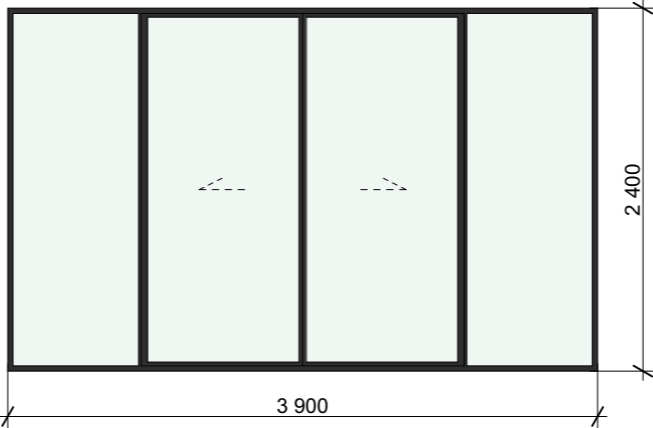
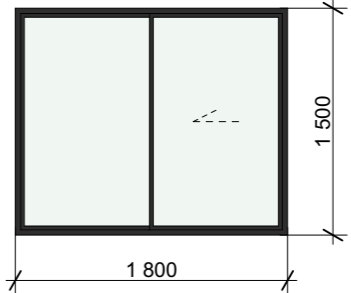
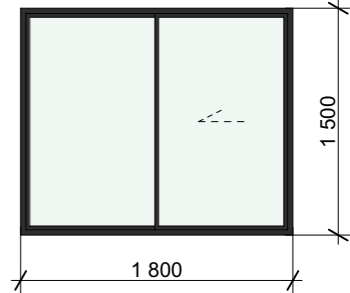


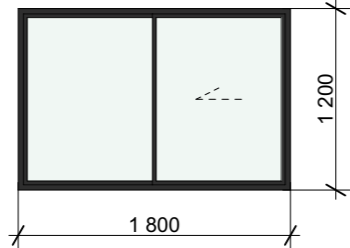
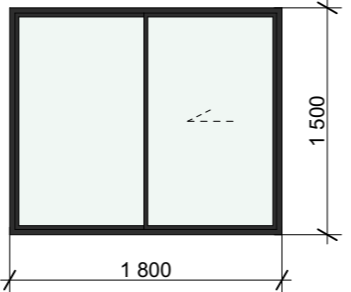
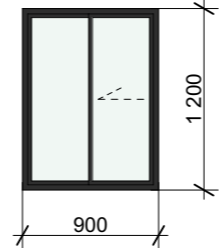
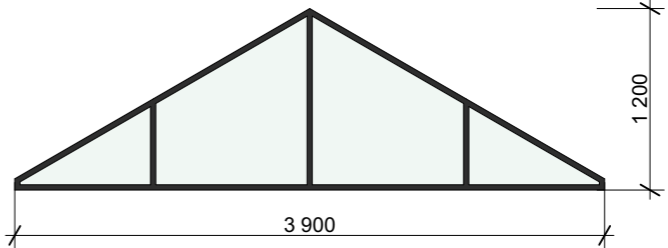
**E-02 East Elevation**  
A02 Scale 1:100




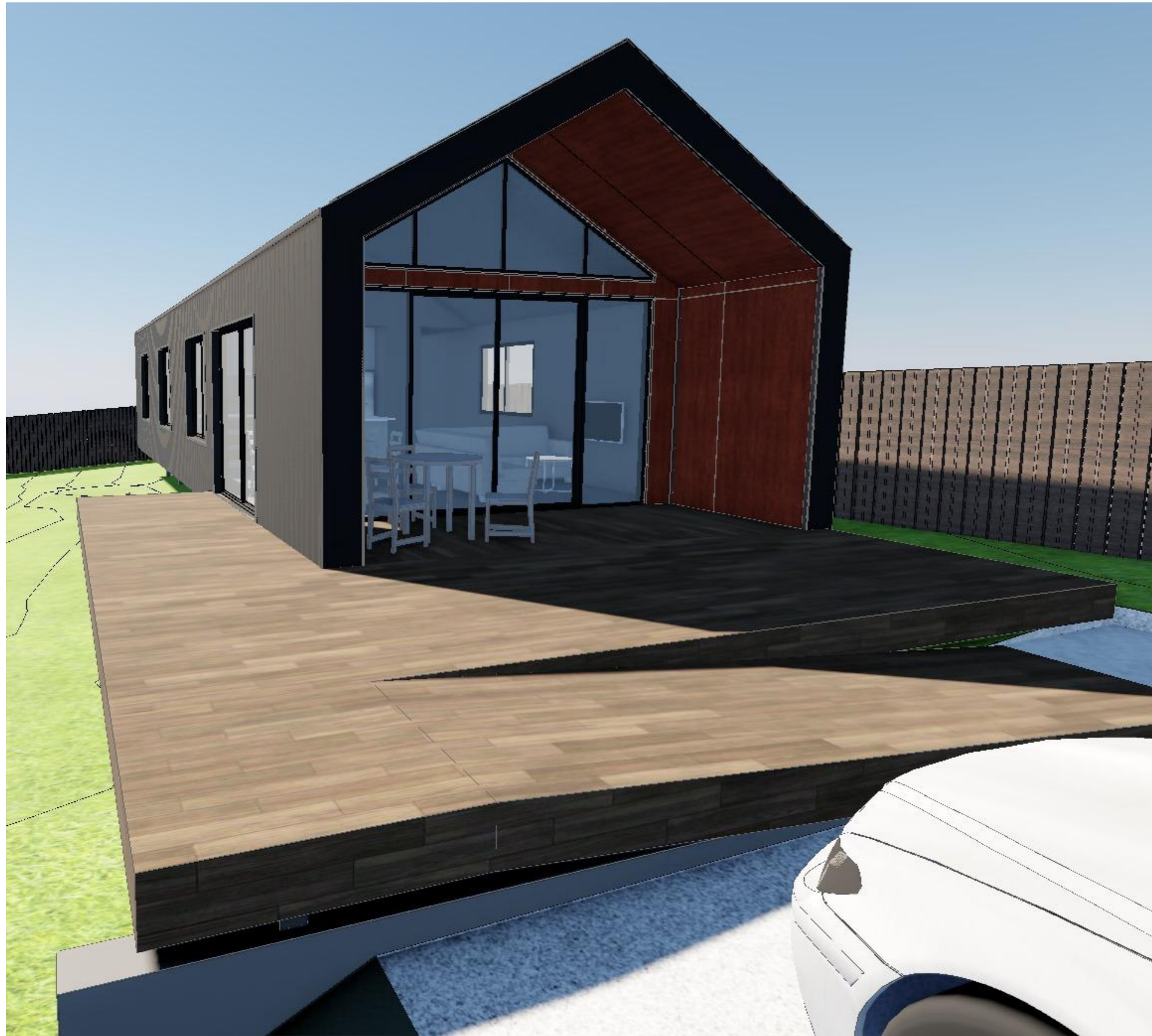
**E-04 West Elevation**  
A02 Scale 1:100

PROJECT NUMBER: T244		ISSUE LIST		PROJECT Proposed Dwelling		<b>A03</b>	SHEET SIZE <b>A3</b>	Elevations	SCALE: 1:100 PROJECT NUMBER: T244	NOTE: ALL DIMENSIONS TO BE VERIFIED ONSITE BY BUILDING CONTRACTOR AND PHYSICALLY LOCATE ALL UNDERGROUND SERVICES AND THEIR LOCATION IN RELATION TO PROPOSED WORKS. WRITTEN DIMENSIONS PREFERRED OVER SCALED DIMENSIONS. DISCREPANCIES TO BE REFERRED TO THE BUILDING DESIGNER BEFORE PROCEEDING.
 SPECTURA STUDIO www.spectura.com.au P: 0423 250 079 E: admin@spectura.com.au QBCC: 15158346 CBOS: 964058515	DRAWN BY: MP, BP		Issue	Description	Date					
	CHECKED BY: MP				SK1	Concept Development	26/03/2026	CLIENT TMH		
DATE: Monday, 15 June 2026				A	Development Application	29/05/2026				
BDA&T: 6521										

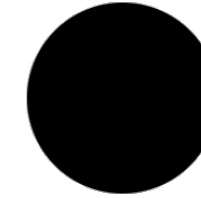
GLAZING SCHEDULE					
WINDOW ID	ED-01		SD-01	W-01	W-02
NOMINAL HEIGHT	2 100	2 100	2 400	1 500	1 500
NOMINAL WIDTH	900	2 400	3 900	1 800	1 800
HEAD HEIGHT	2 100	2 100	2 400	2 100	2 100
FRAME					
GLAZING					
WINDOW AREA	1.89	5.04	9.36	2.70	2.70
ELEVATION					
DETAILS			Entry Door - Sliding w/ fixed glazing panels		

GLAZING SCHEDULE					
WINDOW ID		W-03	W-04		W-05
NOMINAL HEIGHT	1 200	1 500	1 200		1 200
NOMINAL WIDTH	1 800	1 800	900		3 900
HEAD HEIGHT	2 100	2 100	2 100		3 796
FRAME					
GLAZING					
WINDOW AREA	2.16	2.70	1.08	4.68	32.31 m <sup>2</sup>
ELEVATION					
DETAILS		Kitchen		Gable End Glazing. Note: Mullion locations indicative only. Mullions to line up with door frame/mullions below (SD-01).	

PROJECT NUMBER: T244		ISSUE LIST		PROJECT		A04	SHEET SIZE A3	NOTE: ALL DIMENSIONS TO BE VERIFIED ONSITE BY BUILDING CONTRACTOR AND PHYSICALLY LOCATE ALL UNDERGROUND SERVICES AND THEIR LOCATION IN RELATION TO PROPOSED WORKS. WRITTEN DIMENSIONS PREFERRED OVER SCALED DIMENSIONS. DISCREPANCIES TO BE REFERRED TO THE BUILDING DESIGNER BEFORE PROCEEDING.
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	DATE: Monday, 15 June 2026					CLIENT TMH		
	BDA&T: 6521					Door / Window Schedule		
						SCALE: 1:1 PROJECT NUMBER: T244		



## Finishes Legend

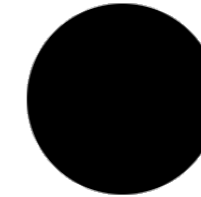


Colorbond Night Sky

**Dulux Colorbond Night sky**  
 Cladding (Hardies Axon Grain 133)  
 Cladding trims  
 Window External Sills/Reveals  
 Posts  
 Eave

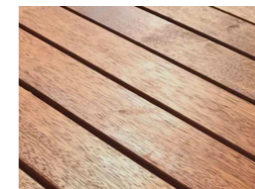


**15mm Marine Ply Lining**  
 Note: Sealed with Fire Defender -  
 Timber Defence fire retardant to  
 manufacturer specification




Colorbond Night Sky

**Colorbond Night Sky**  
 Roof sheeting (Trimdeck)  
 Flashings  
 Gutter  
 Fascia  
 Window frames to match



**140mm Merbeu Decking**  
 Deck area  
 Stairs  
 Ramp

PROJECT NUMBER: T244		ISSUE LIST		PROJECT		A05		NOTE: ALL DIMENSIONS TO BE VERIFIED ONSITE BY BUILDING CONTRACTOR AND PHYSICALLY LOCATE ALL UNDERGROUND SERVICES AND THEIR LOCATION IN RELATION TO PROPOSED WORKS. WRITTEN DIMENSIONS PREFERRED OVER SCALED DIMENSIONS. DISCREPANCIES TO BE REFERRED TO THE BUILDING DESIGNER BEFORE PROCEEDING.
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	DATE: Monday, 15 June 2026					CLIENT TMH		
	BDA&T: 6521					SHEET SIZE A3		
						Finishes		
					SCALE: 1:160.08			
					PROJECT NUMBER: T244			