



**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:** **Bicheno**  
**CT 185508/2**

**PROPOSAL:** **New Visitor Accommodation**

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 07 November 2025

**APPLICANT:** **Jennifer Binns**  
**DATE:** **07/10/2025**  
**APPLICATION NO:** **DA 2025 / 00175**

# 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:		
Estimated value of works: (design & construction)	\$	
Is the property on the State Heritage Register? (Tick one)	Yes	No

### For all Non-Residential Applications

Hours of Operation	
Number of Employees	
Describe any delivery of goods to and from the site, including the types of vehicles used and the estimated average weekly frequency	
Describe any hazardous materials to be used or stored on site	
Type & location of any large plant or machinery used (refrigeration, generators)	
Describe any retail and/or storage of goods or equipment in outdoor areas	

### Personal Information Protection Statement

The personal information requested will be managed in accordance with the *Personal Information Protection Act 2004*. The personal information is being collected by Glamorgan Spring Bay Council for the purposes of managing, assessing, advising on, and determining the relevant application in accordance with the *Land Use Planning and Approvals Act 1993*(LUPPA) and other related purposes, including for the purpose of data collection.

The information may be shared with contractors and agents of the Council for this purpose, law enforcement agencies, courts and other organisations and it may also be made publicly available on the Council's website and available for any person to inspect in accordance with LUPAA. If you do not provide the information sought, Council will be unable to accept and/or process your application.

### Applicant Declaration

I/we hereby apply for planning approval to carry out the use or development described in this application and the accompanying documents and declare that:


- The information in this application is true and correct.
- I/we authorise Council employees or consultants to enter the site to assess the application.
- I/we have obtained all copy licenses and permission from the copyright owner for the publication, communication and reproduction of the application and reports, plans and materials provided as part of the application and for the purposes of managing, assessing, advising on, and determining the application.

I/we authorise the Council to:

- Make available the application and all information, reports, plans, and materials provided with or as part of the application in electronic form on the Council's website and in hard copy at the Council's office and other locations for public exhibition if and as required;
- Make such copies of the application and all information, reports, plans and materials provided with or as part of the application which are, in the Council's opinion, necessary to facilitate a consideration of the application;
- Publish and or reproduce the application and all information, reports, plans and materials provided with or as part of the application in Council agendas, for representors, referral agencies and other persons interested in the application; and
- provide a copy of any documents relating to this application to any person for the purpose of assessment or public consultation and agree to arrange for the permission of the copyright owner of any part of this application to be obtained.

You indemnify the Council for any claim or action taken against the Council for breach of copyright in respect of the application and all information, report, plan, and material provided with or as part of the application.

I/We declare that the Owner has been notified of the intention to make this application in accordance with section 52(1) of the *Land Use Planning and Approvals Act 1993*.

Applicant Signature:		Date:	
----------------------	---	-------	--

### 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:	
--	--	-------	--

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 185508	FOLIO 2
EDITION 2	DATE OF ISSUE 21-Jun-2025

SEARCH DATE : 08-Oct-2025

SEARCH TIME : 02.24 PM

DESCRIPTION OF LAND

Town of BICHENO

Lot 2 on Sealed Plan [185508](#)

Derivation : Part of Lot 1 (Sec. R) Gtd. to John Levy

Prior CT [208850/1](#)SCHEDULE 1SCHEDULE 2

Reservations and conditions in the Crown Grant if any

[SP185508](#) EASEMENTS in Schedule of Easements[SP185508](#) COVENANTS in Schedule of Easements[SP185508](#) FENCING PROVISION in Schedule of Easements[E326327](#) AGREEMENT pursuant to Section 78 of the Land Use  
Planning and Approvals Act 1993 Registered  
08-Sep-2023 at noon[E417323](#) MORTGAGE to Commonwealth Bank of Australia  
Registered 21-Jun-2025 at 12.01 PMUNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

<p>OWNER LISA LOUISE WILLIAMSON ROBERT DAVID WILLIAMSON</p> <p>FOLIO REFERENCE 208850/1</p> <p>GRANTEE PART OF LOT 1 GTD TO JOHN LEVY</p>	<p><b>PLAN OF SURVEY</b></p> <p>BY SURVEYOR DAVID BRUCE MILLER <b>BROOKS LARK AND CARRICK SURVEYORS</b> UNIT 1 - 2 KENNEDY DRIVE, CAMBRIDGE PARK PH 6248-5898 MOB. 0400-114-824</p> <p><b>TOWN OF BICHENO</b></p> <p>SCALE 1: 750      LENGTHS IN METRES</p>	<p>REGISTERED NUMBER <b>SP185508</b></p> <p>APPROVED EFFECTIVE FROM <b>- 8 SEP 2023</b></p> <p><i>David Miller</i> Recorder of Titles</p>
---	--	---

ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN

PRIORITY FINAL PLAN

*David Miller*  
Registered Land Surveyor

03/07/2023  
Date

*[Signature]*  
Council Delegate

.....  
Date

<b>SCHEDULE OF EASEMENTS</b>	Registered Number <b>SP 185508</b>
<b>NOTE:</b> THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	

PAGE 1 OF 4 PAGE/S

### 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.

### **Rights of carriage way**

Lot 2 on the plan is SUBJECT TO a right of carriage way over that part of Lot 2 shown on the Plan as "RIGHT OF WAY (PRIVATE) AND SERVICES EASEMENT VARIABLE WIDTH 'A'" appurtenant to Lots 3 and 4 on the plan.

Lots 3 and 4 on the plan are TOGETHER WITH a right of carriage way over that part of Lot 2 shown on the plan as "RIGHT OF WAY (PRIVATE) AND SERVICES EASEMENT VARIABLE WIDTH 'A'".

Lot 3 on the plan is SUBJECT TO a right of carriage way over that part of Lot 3 shown on the Plan as "RIGHT OF WAY (PRIVATE) AND SERVICES EASEMENT VARIABLE WIDTH 'B'" appurtenant to Lots 2 and 4 on the plan.

Lots 2 and 4 on the plan are TOGETHER WITH a right of carriage way over that part of Lot 3 shown on the plan as "RIGHT OF WAY (PRIVATE) AND SERVICES EASEMENT VARIABLE WIDTH 'B'".

Lot 4 on the plan is SUBJECT TO a right of carriage way over that part of Lot 4 shown on the Plan as "RIGHT OF WAY (PRIVATE) AND SERVICES EASEMENT VARIABLE WIDTH 'C'" appurtenant to Lots 2 and 3 on the plan.

Lots 2 and 3 on the plan are TOGETHER WITH a right of carriage way over that part of Lot 4 shown on the plan as "RIGHT OF WAY (PRIVATE) AND SERVICES EASEMENT VARIABLE WIDTH 'C'".

### **Service easements**

Lot 2 on the plan is SUBJECT TO a Service Easement over that part of Lot 2 shown on the Plan as "RIGHT OF WAY (PRIVATE) AND SERVICES EASEMENT VARIABLE WIDTH 'A'" appurtenant to Lots 3 and 4 on the plan.

Lots 3 and 4 on the plan are TOGETHER WITH a Service Easement over that part of Lot 2 shown on the plan as "RIGHT OF WAY (PRIVATE) AND SERVICES EASEMENT VARIABLE WIDTH 'A'".

  
.....  
Lisa Louise Williamson

  
.....  
Robert David Williamson

3445-0642-4096, v. 1

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: Lisa Louise Williamson and Robert David Williamson FOLIO REF: CT 208850/1 SOLICITOR & REFERENCE: Dobson Mitchell Allport Ref: AB:23000532	PLAN SEALED BY: Glamorgan Spring Bay Council DATE: 2021/02/26 REF NO. Council Delegate
--	---

**NOTE:** The Council Delegate must sign the Certificate for the purposes of identification.



<b>ANNEXURE TO SCHEDULE OF EASEMENTS</b> PAGE 2 OF 4 PAGES	Registered Number <b>SP 185508</b>
SUBDIVIDER: Lisa Louise Williamson and Robert David Williamson FOLIO REFERENCE: 208850/1	

Lot 3 on the plan is SUBJECT TO a Service Easement over that part of Lot 3 shown on the Plan as "RIGHT OF WAY (PRIVATE) AND SERVICES EASEMENT VARIABLE WIDTH 'B'" appurtenant to Lots 2 and 4 on the plan.

Lots 2 and 4 on the plan are TOGETHER WITH a Service Easement over that part of Lot 3 shown on the plan as "RIGHT OF WAY (PRIVATE) AND SERVICES EASEMENT VARIABLE WIDTH 'B'".

Lot 4 on the plan is SUBJECT TO a Service Easement over that part of Lot 4 shown on the Plan as "RIGHT OF WAY (PRIVATE) AND SERVICES EASEMENT VARIABLE WIDTH 'C'" appurtenant to Lots 2 and 3 on the plan.

Lots 2 and 3 on the plan are TOGETHER WITH a Service Easement over that part of Lot 4 shown on the plan as "RIGHT OF WAY (PRIVATE) AND SERVICES EASEMENT VARIABLE WIDTH 'C'".

#### Pipeline and service easements in gross

Lot 3 (**the Lot**) is SUBJECT TO a Pipeline and Services Easement in gross in favour of TasWater over the land marked "PIPELINE AND SERVICES EASEMENT & DRAINAGE EASEMENT 3.00 WIDE" shown on the plan (**the Easement Land**).

Lot 4 (**the Lot**) is SUBJECT TO a Pipeline and Services Easement in gross in favour of TasWater over the land marked "PIPELINE AND SERVICES EASEMENT & DRAINAGE EASEMENT 3.00 WIDE" shown on the plan (**the Easement Land**).

Lot 10 (**the Lot**) is SUBJECT TO a Pipeline and Services Easement in gross in favour of TasWater over the land marked "PIPELINE AND SERVICES EASEMENT & DRAINAGE EASEMENT 3.00 WIDE" shown on the plan (**the Easement Land**).

#### Drainage easements in gross

Lot 3 is SUBJECT TO a right of drainage in gross in favour of Council over the land marked "PIPELINE AND SERVICES EASEMENT & DRAINAGE EASEMENT 3.00 WIDE" shown on the plan.

Lot 4 is SUBJECT TO a right of drainage in gross in favour of Council over the land marked "PIPELINE AND SERVICES EASEMENT & DRAINAGE EASEMENT 3.00 WIDE" shown on the plan.

Lot 10 is SUBJECT TO a right of drainage in gross in favour of Council over the land marked "PIPELINE AND SERVICES EASEMENT & DRAINAGE EASEMENT 3.00 WIDE" shown on the plan.

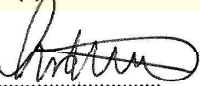
#### Definitions

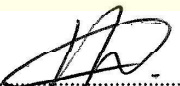
**Council** means Glamorgan Spring Bay Council and its legal successors from time to time

**Pipeline and Services Easement** is defined as follows:-

**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;

  
 Lisa Louise Williamson

  
 Robert David Williamson

3445-0642-4096, v. 1

**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.

**ANNEXURE TO  
SCHEDULE OF EASEMENTS**  
PAGE 3 OF 4 PAGES

Registered Number

SP 185508

SUBDIVIDER: Lisa Louise Williamson and Robert David Williamson  
FOLIO REFERENCE: 208850/1

- (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/s 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.

**Interpretation:**


**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;
- (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.

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



.....  
Lisa Louise Williamson



.....  
Robert David Williamson

2445-0642-4006, v. 1

**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.



<b>ANNEXURE TO SCHEDULE OF EASEMENTS</b> PAGE 4 OF 4 PAGES	Registered Number <b>SP 185508</b>
SUBDIVIDER: Lisa Louise Williamson and Robert David Williamson FOLIO REFERENCE: 208850/1	

**Service Easement** means the full and free right of every person who is entitled to an estate or interest in possession in the land indicated as the dominant tenement or any part of that land, and those persons' employees, agents and contractors, with which such right being capable of enjoyment in common with the owner of the servient tenement and the relevant Council, the relevant Water Authority, Aurora Energy Pty Ltd or any other relevant electrical supply entity and Telstra Corporation Ltd or any other telecommunication supply entity (and their successors from time to time), to lay services and to have the right of free and uninterrupted passage and running of water, electricity, telephone or other services or supplies (including electronic or other information transfer services) under and along the easement by pipes, wires, cables, and all other conducting media which are now or at any time laid under the easement provided that pipes, wires, cables and all other conducting media must be under the natural surface of the land are safe and must be protected in accordance with all relevant Acts, Regulations or By-laws, together with a right for them and their surveyors and workmen to enter on the easement with or without machinery, materials and specialist service providers for the purposes of inspecting, laying, installing, cleaning, repairing, maintaining, renewing, re-laying or removing any such pipes, wires, cables or other conducting media, with every person exercising such right causing as little damage and inconvenience as reasonably practicable in so doing and making good any damage caused to the servient tenement.

#### Fencing Provision

In respect of each lot shown on the plan, the Vendor (Lisa Louise Williamson and Robert David Williamson) will not be required to fence.

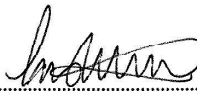
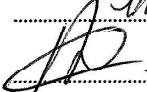
#### Restrictive Covenants

The owner of lots 2, 3 and 4 shown on the plan covenant with the Vendor and the owners for the time being of every other lot shown on the plan to the intent that the burden of this covenant may run with and bind the covenantor's lot, and every part of it, and that the benefit of it may be annexed to and devolve with each and every part of every other lot shown on the plan to observe the following stipulations:

1. NOT TO construct on Lots 2, 3 and 4 more than two dwellings per lot.

#### Execution

Signed by Lisa Louise Williamson and Robert  
David Williamson in the presence of:

)   
)   
)

Witness signature



Full name (print)

MELANIE SKYE DAWSON

Witness address

75 BASKERVILLE ST, BRIGHTON 4017

3445-0642-4096, v. 1

**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 visitor accommodation + shed**

# **planning compliance report**

**october 8 2025**

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



---

## Introduction

---

This report aims to demonstrate compliance with relevant planning standards for proposed visitor accommodation and an associated shed at 6D Tribe Street Bicheno (c.t.185508/2). 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.

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

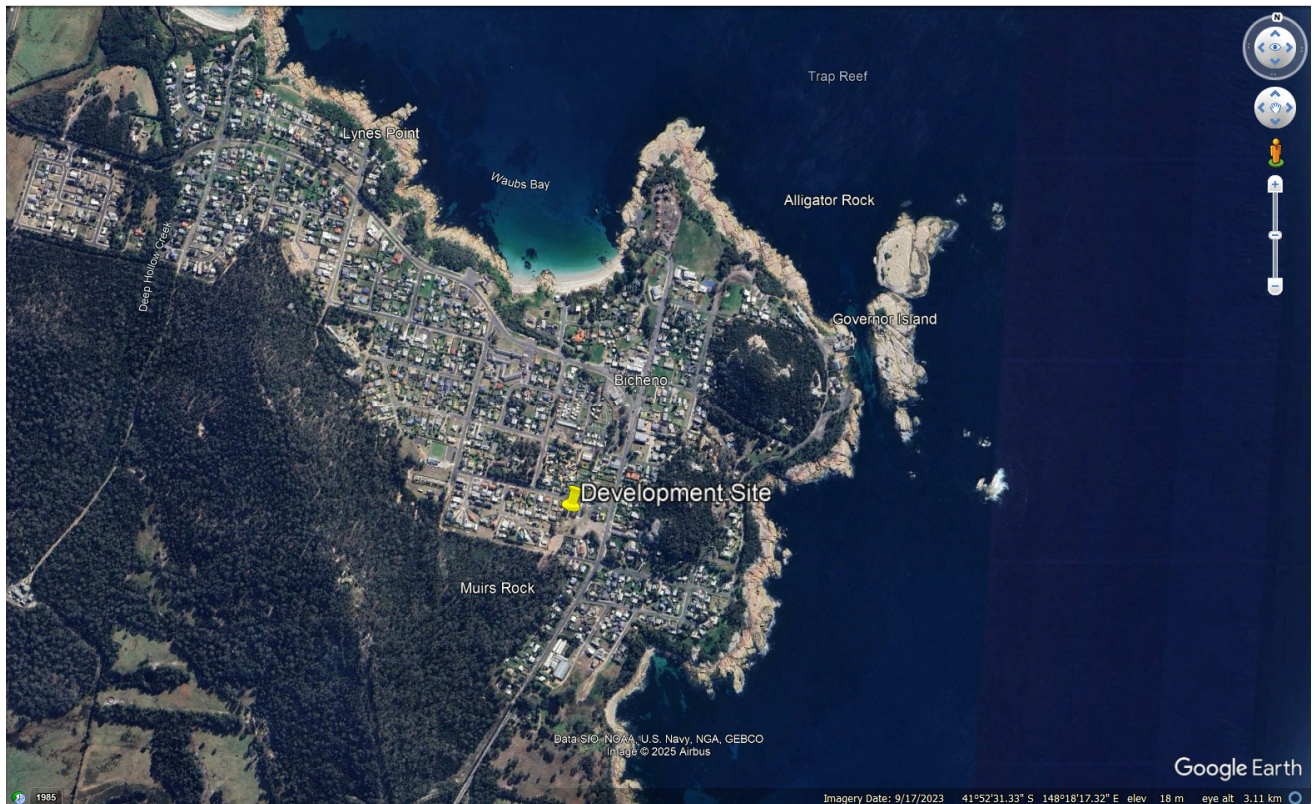
---

## Development Site Details

---

The development site is a vacant residential lot within the Bicheno township. The property was created as part of a recent land subdivision and is fully serviced with established vehicle access provisions.

### Zone: General Residential



---

## Development Details

---

The proposed development is a new two story dwelling for visitor accommodation and a separate steel kit shed.

### **Use Class: Visitor Accommodation**

---

## Applicable Planning Codes

---

The proposed development is in the *Visitor Accommodation* use class which in the *General Residential* Zone is a *Permitted* use.

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

- **Zone 8.0 GENERAL RESIDENTIAL ZONE**
- **Code 2.0 PARKING AND SUSTAINABLE TRANSPORT CODE**

---

Table 8.3 GENERAL RESIDENTIAL USE STANDARDS

---

#### 8.3.1 Discretionary Uses

**A1 Not Applicable**

The proposed development is not a *Discretionary* use.

**A2 Not Applicable**

The proposed development is not a *Discretionary* use.

**A3 Not Applicable**

The proposed development is not a commercial use.

**A4 Not Applicable**

The proposed development is not a *Discretionary* use.

#### 8.3.2 Visitor Accommodation

**P1 Performance Solution**

- (a) The proposed visitor accommodation has been designed to maintain the privacy of adjoining properties.

The first floor deck has been positioned away from adjacent shared residential boundaries and has a setback of 7m from the western boundary and 6m from the northern boundary to minimise overlooking. The first floor glazing on the western elevation has a high sill of 1.7m to further minimise overlooking.

- (b) The proposed visitor accommodation is a single dwelling with 3 bedrooms and is not expected to generate additional noise beyond that which could be expected from residential use.

- (c) The scale of the proposed visitor accommodation is a single dwelling which is considered in keeping with the surrounding residential character of the area. Bicheno is a holiday destination with extensive visitor accommodation options and the proposed development fits within the township character.

- (d) The proposed visitor accommodation is a single dwelling which will essentially have a residential function and will aesthetically maintain a residential appearance.

- (e) The proposed visitor accommodation is serviced by a recently constructed concrete access driveway and the development is not considered to impact on the safety and efficiency of the local road network.

- (f) The development site is one of three battle-axe allotments with a shared driveway facilitated through a reciprocal right-of-way arrangement. A shared concrete driveway has been constructed as part of the land subdivision which created the lot and as a single dwelling used for visitor accommodation the proposed development is not expected to impact on adjacent owners or users of the rights of way.

**A1 Not Applicable**

The proposed visitor accommodation is not part of a strata scheme.

---

Table 8.4 GENERAL RESIDENTIAL DEVELOPMENT STANDARDS FOR DWELLINGS

---

**Not Applicable**

The proposed development is visitor accommodation.

---

Table 8.5 DEVELOPMENT STANDARDS FOR NON DWELLINGS

---

8.5.1 Non-dwelling development

**A1 Not Applicable**

The development site does not have a primary street frontage.

**P2 Performance Solution**

(a) The proposed dwelling and shed are not contained within the prescribed building envelope. Both structures have been sited on the western portion of the site to make efficient use of the battle-axe lot for vehicle access, manoeuvring and private open space.

(i) Shadow diagrams have been submitted as part of this application which demonstrate that the proposed development will not overshadow an adjacent dwelling.

(ii) The proposed development overshadows a small portion of the adjacent residential property to the west in the morning, the extent of overshadowing is not considered unreasonable as it impacts a small proportion of the adjacent lot for the morning only.

(iii) The proposed development overshadows a portion of the adjacent vacant lot to the south. The topography of the site reduces the extent of the overshadowing and the proposed dwelling has been cut into the slope to reduce the height of the building adjacent to the southern boundary – refer elevations. Ample scope is maintained to construct a dwelling on the adjacent lot with good solar access and the extent of overshadowing is not considered unreasonable.

(iv) The two story dwelling will be partially cut into the natural slope of the site which reduces the overall height and bulk of the building when viewed from the adjacent properties. The dwelling has been designed with first floor projections to add lightness to the form and further reduce visual bulk.

(b) The siting of the proposed buildings is considered to be in keeping with the pattern of development in the area with existing multi level high-set buildings constructed in close proximity to property boundaries adjacent to the development site - refer images below.





*Pattern of existing adjacent development*



*View of existing adjacent development*

**A3      Acceptable Solution**

(a) The proposed development footprint on the site is approximately 140m<sup>2</sup> which is less than 50% of the 840m<sup>2</sup> property area.

(b) The proposed impervious area is approximately 380m<sup>2</sup> which is 45% of the site area, maintaining a pervious area of around 55% of the site.

**A4      Not Applicable**

No frontage fencing is proposed as part of this application

**A5      Not Applicable**

No outdoor storage areas are proposed

**A6      Not Applicable**

Standard residential heat pumps attached to the side of the building are proposed.

8.5.2 Non-residential garages and carports

**A1      Not Applicable**

The development site does not have a primary frontage.

**A2      Not Applicable**

The development site does not have a primary frontage.

---

Table 8.6 DEVELOPMENT STANDARDS FOR SUBDIVISION

---

**Not Applicable**

No subdivision of land is proposed.

---

Table C2.5 CAR PARKING USE STANDARDS

---

C2.5.1 Car parking numbers

**A1      Acceptable Solution**

A minimum of 1 parking space is available on site for the proposed development as required under Table C2.1.

C2.5.2 Bicycle parking numbers

**Not Applicable**

The proposed development does not require the provision of bicycle parking.

C2.5.3 Motorcycle parking numbers

**Not Applicable**

The proposed development does not require the provision of motorcycle parking.

C2.5.4 Loading bays

**Not Applicable**

The proposed development does not require provision of a loading bay.

C2.5.5 Number of car parking spaces within the General Residential zone and Inner Residential zone

**A1      Not Applicable**

The proposed development is a residential development.



---

Table C2.6 CAR PARKING DEVELOPMENT STANDARDS

---

C2.6.1 Construction of parking areas

**A1      Acceptable Solution**

The proposed driveway and open parking areas will be sealed and drained to the public stormwater system.

C2.6.2 Design and layout of parking areas

**A1      Acceptable Solution**

The layout of the development site meets the prescribed parking requirements.

**A1.2    Not Applicable**

Accessible parking is not required for the proposed development.

C2.6.3 Number of accesses for vehicles

**A1      Not Applicable**

The development site has one access point only.

**A2      Not Applicable**

The development site is in the *General Residential* zone.

C2.6.4 Lighting of parking areas within the Gen. Business zone and Central Business zone

**A1      Not Applicable**

The development site is in the *General Residential* zone.

C2.6.5 Pedestrian Access

**A1.1    Not Applicable**

The proposed development does not require the provision of pedestrian access paths.

**A1.2    Acceptable Solution**

The proposed development does not require the provision of accessible parking.

C2.6.6 Loading bays

**A1      Not Applicable**

The proposed development does not require the provision of a loading bay.

**A2      Not Applicable**

There are no commercial vehicles associated with the proposed development.

C2.6.7 Bicycle parking and storage facilities within the Gen. Business zone and Central Business zone

**A1 Not Applicable**

The proposed development does not require the provision of bicycle parking.

**A2 Not Applicable**

The proposed development does not require the provision of bicycle parking.

C2.6.8 Siting of parking and turning areas

**A1 Not Applicable**

The proposed development is in the *General Residential* zone.

**A2 Not Applicable**

The proposed development is in the *General Residential* zone.

---

Table C2.7 PARKING PRECINCT PLAN

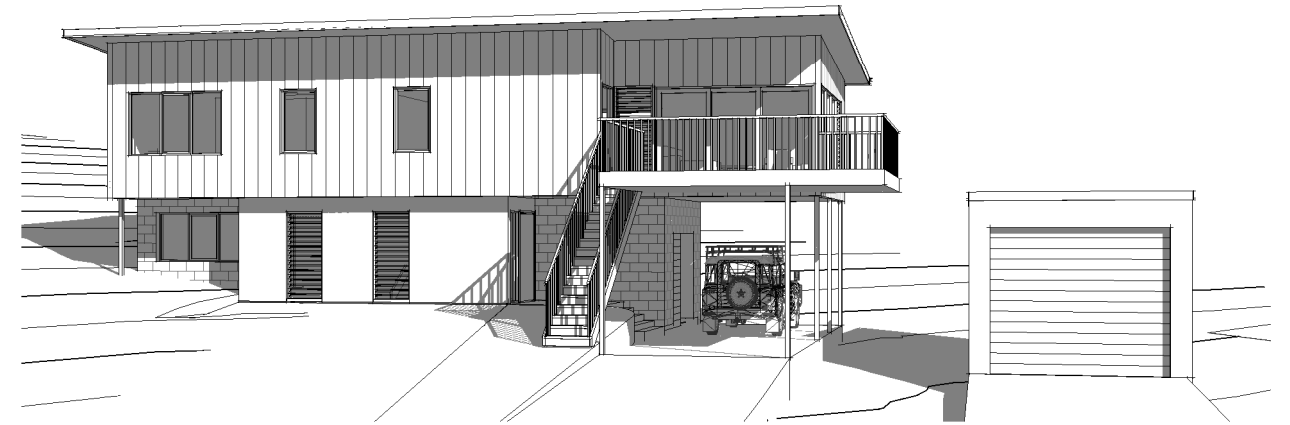
---

C2.7.1 Construction of parking areas

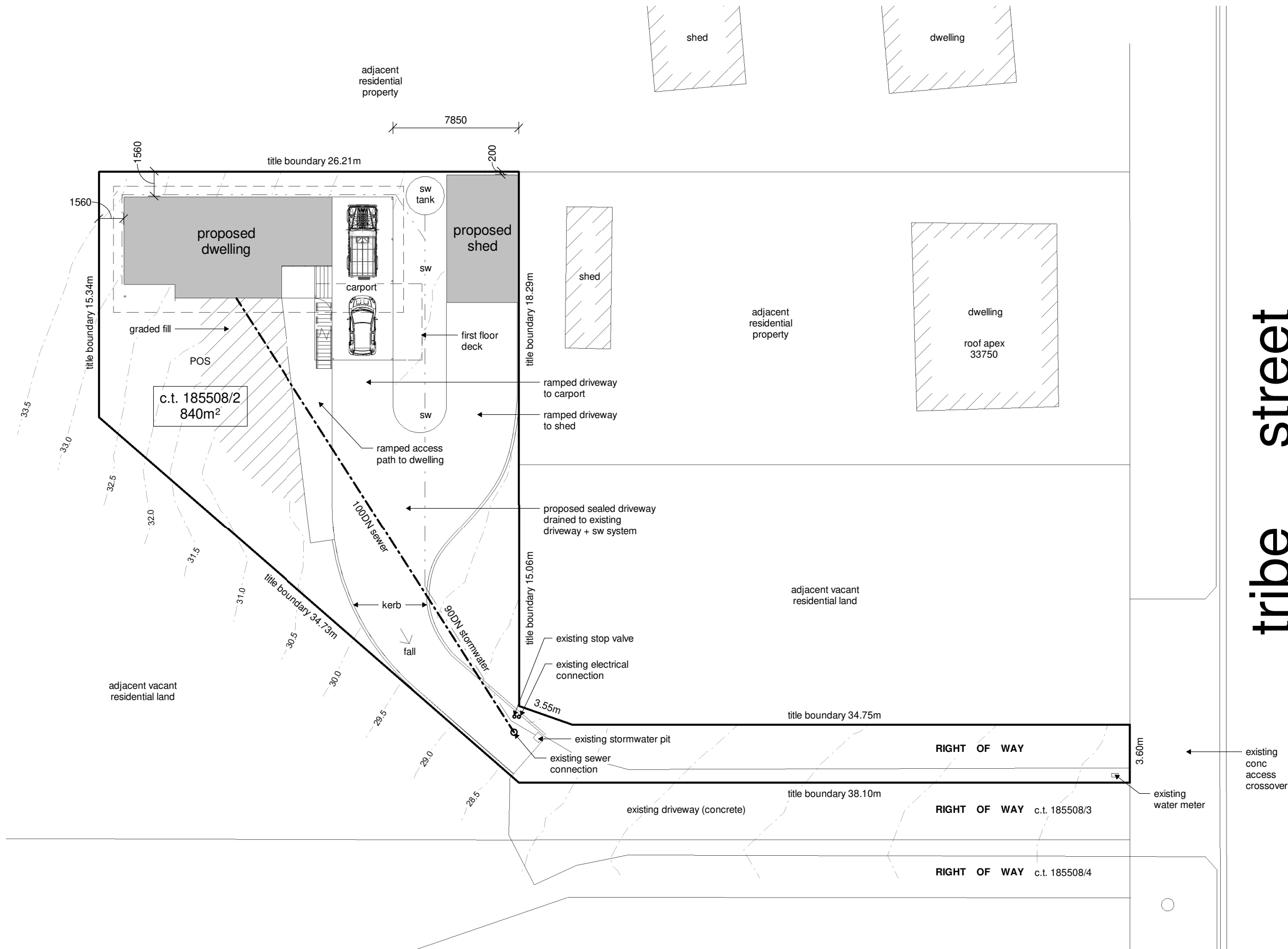
**A1 Not Applicable**

The development site is not within a parking precinct plan.

## proposed dwelling (visitor accommodation) + shed

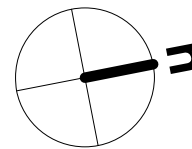




planning application

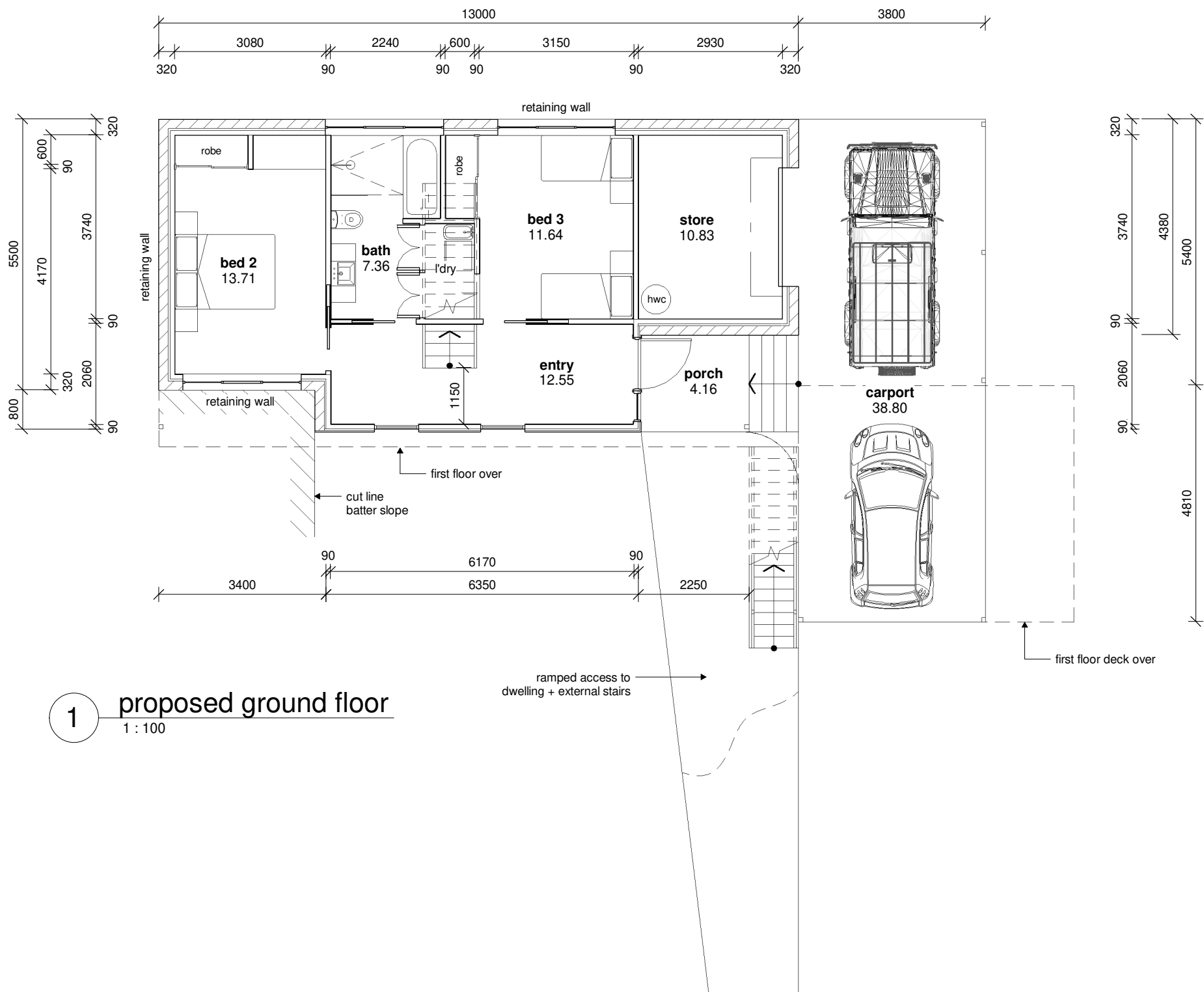


Building Areas	
ground floor	72.37
first floor	107.84
carport	40.03
deck	28.22
	248.47



tribe street



REV:	DESCRIPTION:	DATE:
PROJECT: proposed dwelling + shed		
FOR:		
DRAWING TITLE: site plan		
DRAWING NO: <b>a03</b>	DRAWN BY: JB	
	DATE: 01.10.25	
SCALE: 1 : 250	PROJECT: 0625WH	
<div> <b>jennifer binns</b></div> <div>www.jenniferbinnsdesign.com.au</div> <div>0439 765 452 : mail @ jenniferbinnsdesign.com.au</div> <div>52 cecilia street st helens tasmania 7216</div> <div> <b>bdca</b></div> <div>BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA</div> <div>ACCREDITATION NO: CC 1269L</div>		

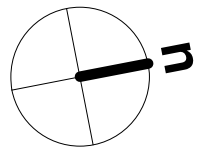




1 proposed ground floor  
1 : 100

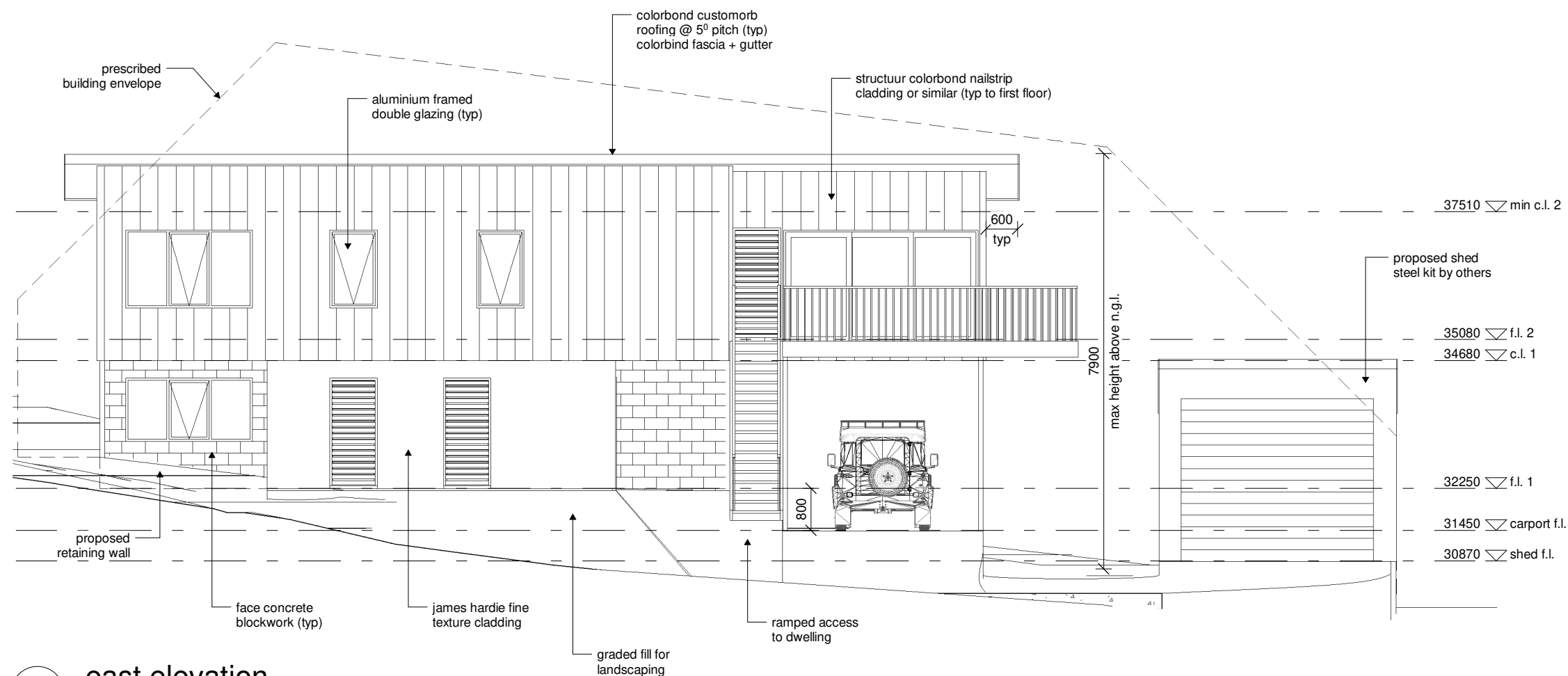
REV:	DESCRIPTION:	DATE:
PROJECT: proposed dwelling + shed		
FOR:  6D tribe street bicheno tasmania 7215		
DRAWING TITLE: proposed ground floor		
DRAWING NO: a04	DRAWN BY: JB	
	DATE: 01.10.25	
SCALE: 1 : 100	PROJECT: 0625WH	
<div> jennifer binns</div> <div>www.jenniferbinnsdesign.com.au 0439 765 452 : mail @ jenniferbinnsdesign.com.au 52 cecilia street st helens tasmania 7216</div> <div> BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA</div> <div>ACCREDITATION NO: CC 1269L</div>		



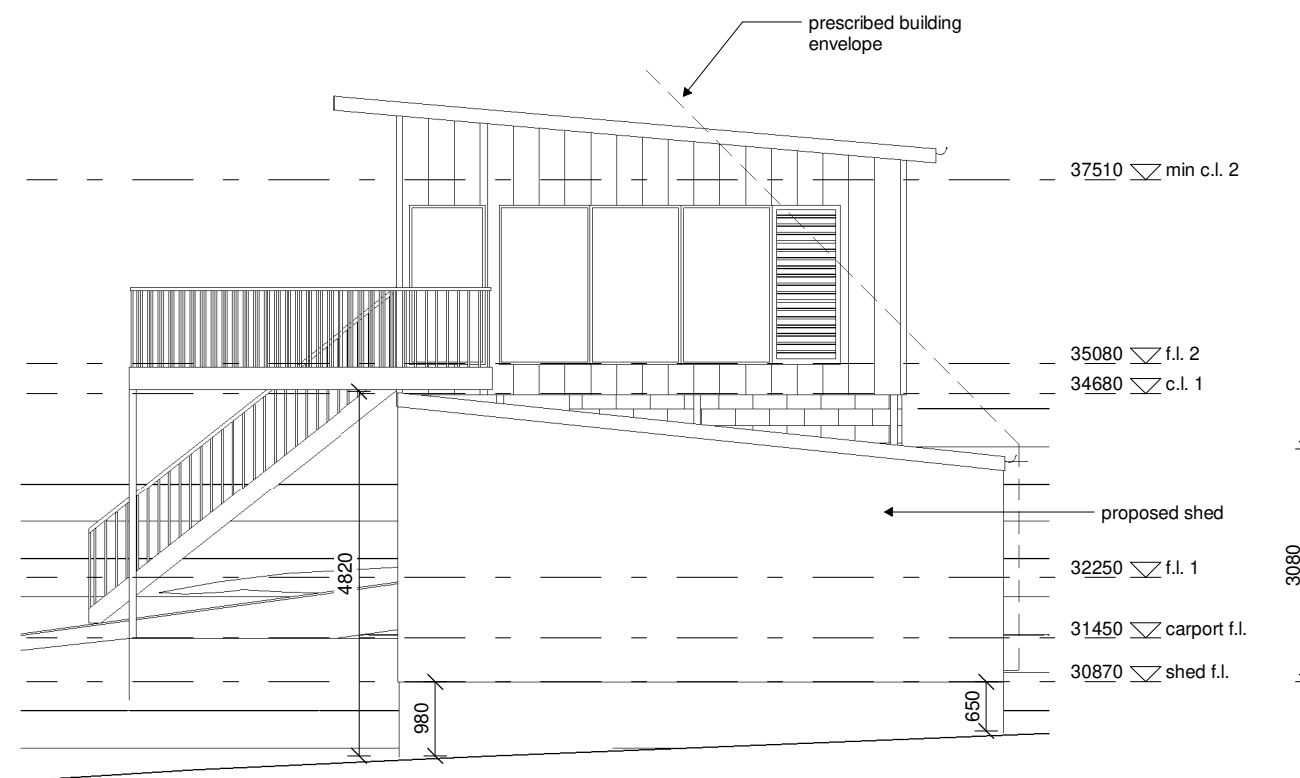
2 proposed first floor  
1 : 100





REV:	DESCRIPTION:	DATE:
PROJECT: proposed dwelling + shed  FOR:  6D tribe street bicheno tasmania 7215		
DRAWING TITLE: proposed first floor		
DRAWING NO: a05	DRAWN BY: JB	
	DATE: 01.10.25	
SCALE: As indicated	PROJECT: 0625WH	
<div> jennifer binns</div> <div>www.jenniferbinnsdesign.com.au 0439 765 452 : mail @ jenniferbinnsdesign.com.au 52 cecilia street st helens tasmania 7216</div> <div> BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA</div> <div>ACCREDITATION NO: CC 1269L</div>		

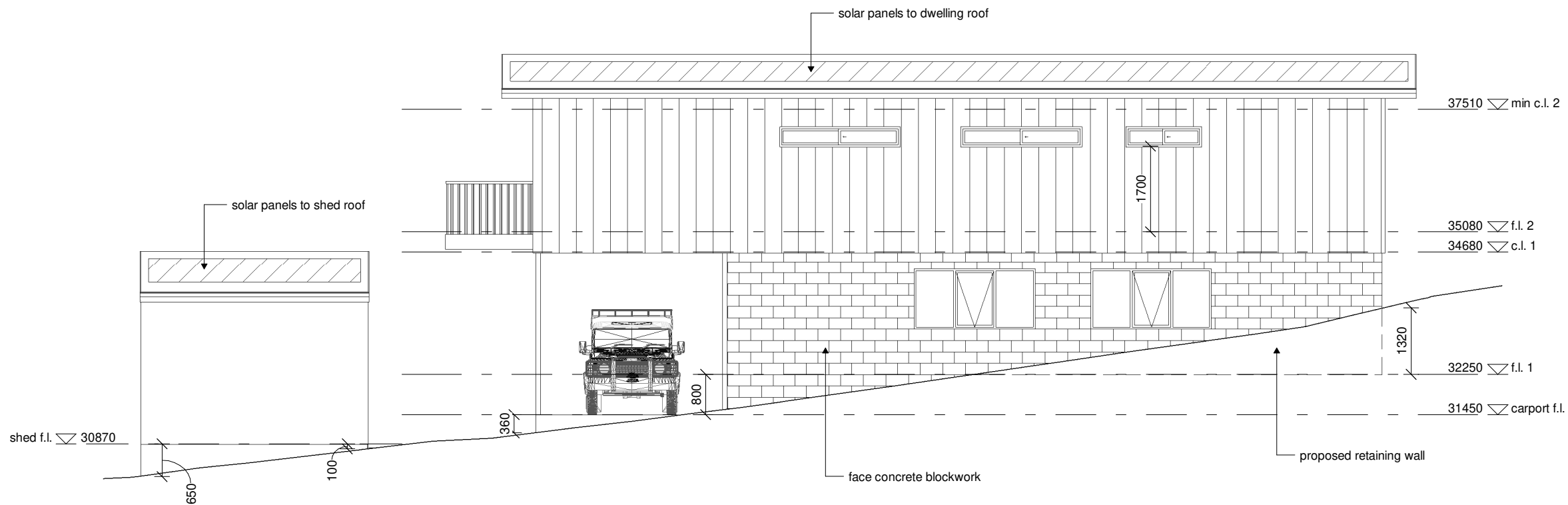


1 east elevation  
1 : 100

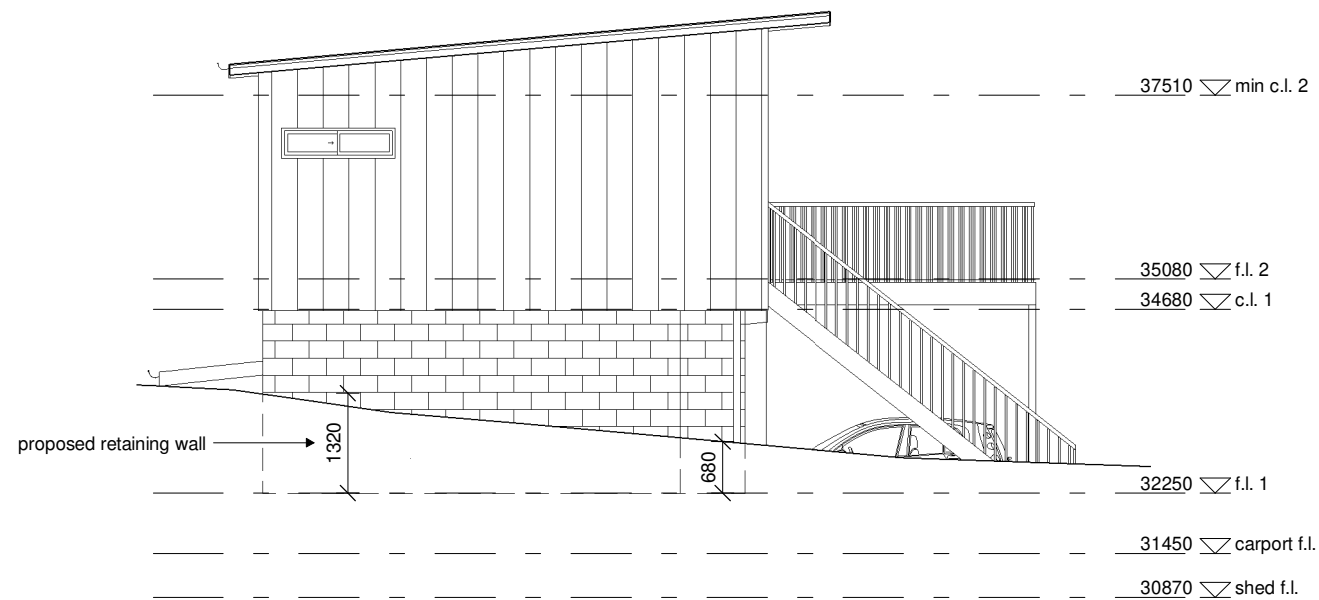


2 north elevation  
1 : 100

REV:	DESCRIPTION:	DATE:
PROJECT: proposed dwelling + shed FOR:  6D tribe street bicheno tasmania 7215		
DRAWING TITLE: <b>elevations</b>		
DRAWING NO: <b>a06</b>	DRAWN BY: JB	
	DATE: 01.10.25	
SCALE: 1 : 100	PROJECT: 0625WH	
<div> <b>jennifer binns</b></div> <div><a href="http://www.jenniferbinnsdesign.com.au">www.jenniferbinnsdesign.com.au</a> 0439 765 452 : mail @ jenniferbinnsdesign.com.au 52 cecilia street st helens tasmania 7216</div> <div> BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA</div> <div>ACCREDITATION NO: CC 1269L</div>		



1 west elevation  
1 : 100



2 south elevation  
1 : 100

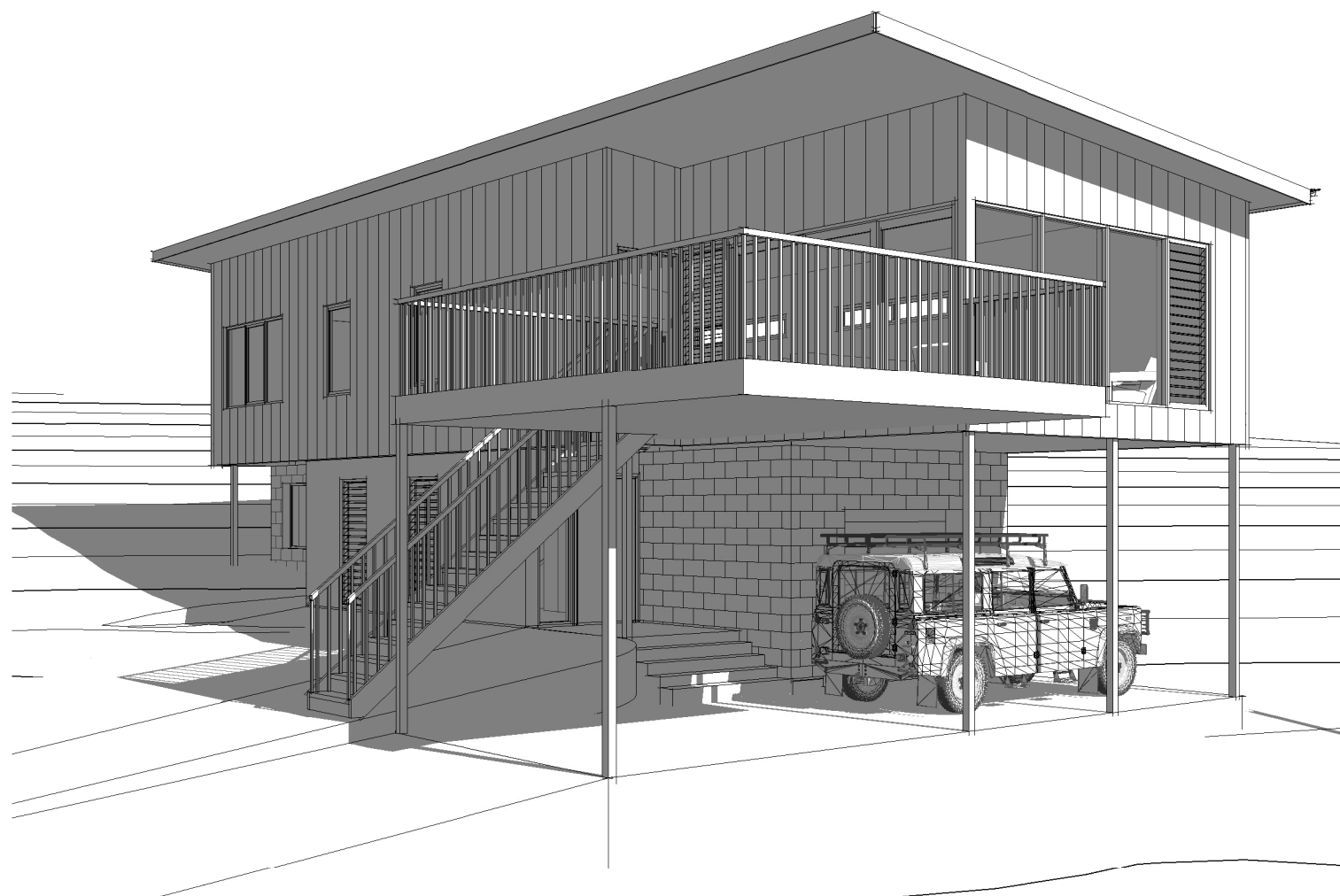
REV:	DESCRIPTION:	DATE:
PROJECT: proposed dwelling + shed		
FOR:		

6D tribe street  
bicheno tasmania 7215

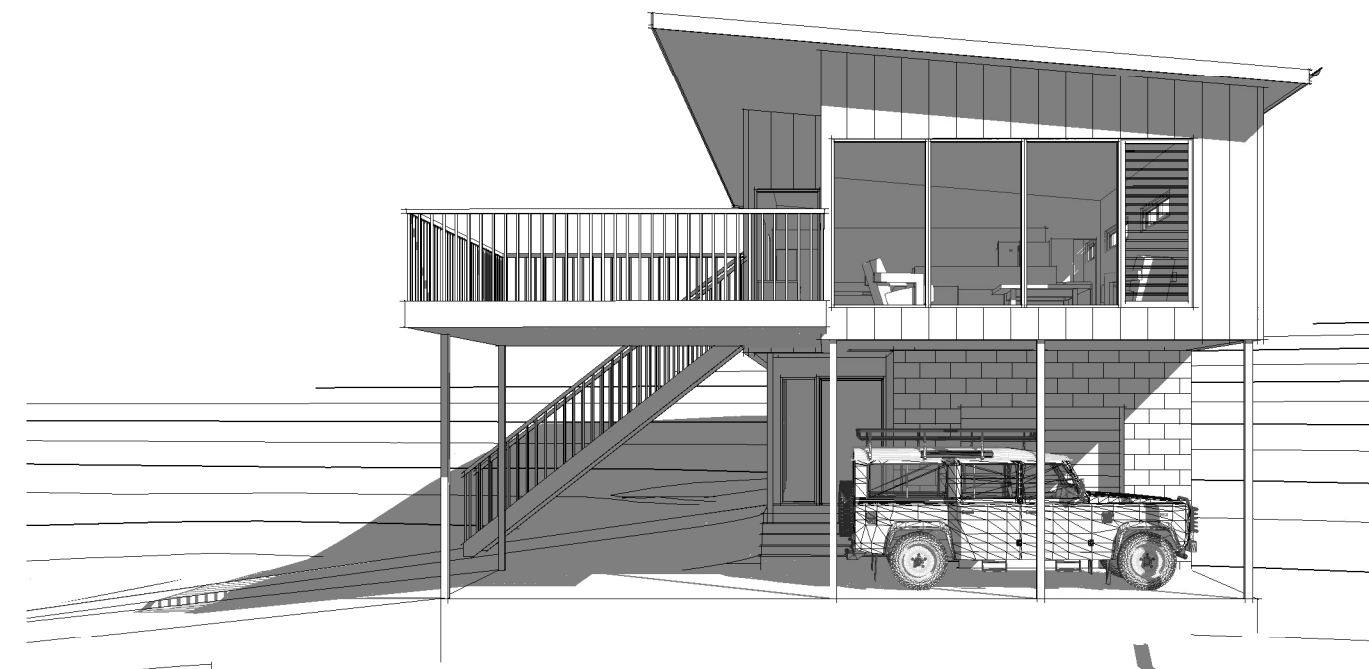
DRAWING TITLE:  
**elevations**

DRAWING NO: <b>a07</b>	DRAWN BY: JB
SCALE: 1 : 100	DATE: 01.10.25
	PROJECT: 0625WH

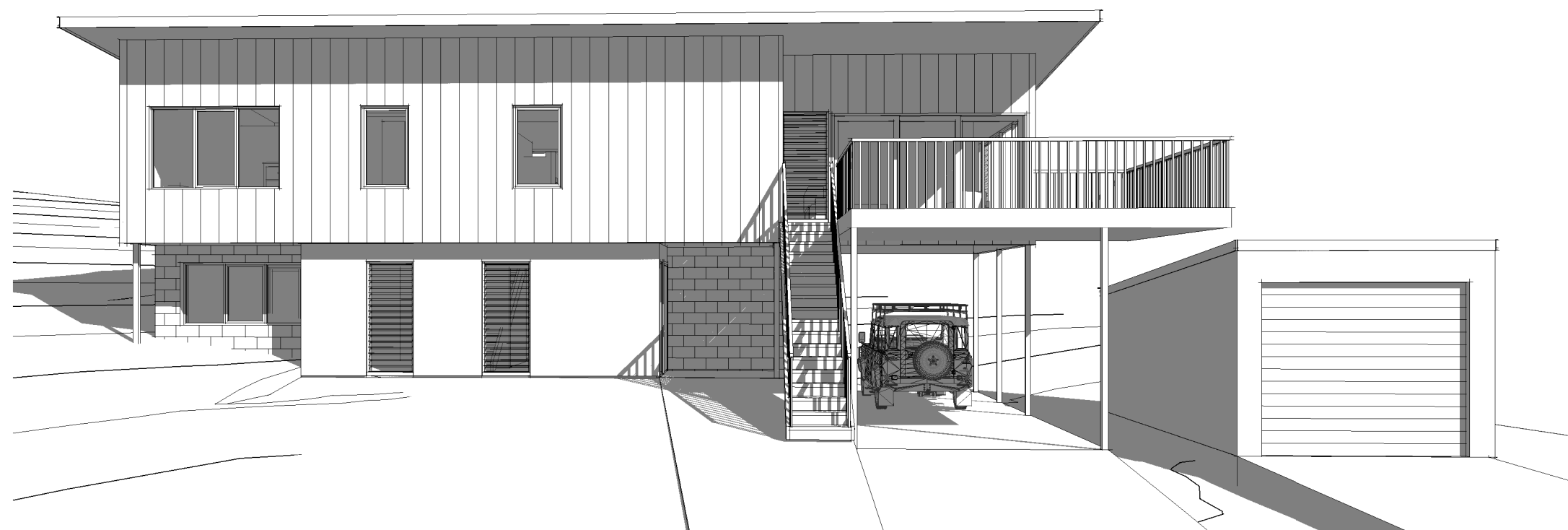






3 north east visual

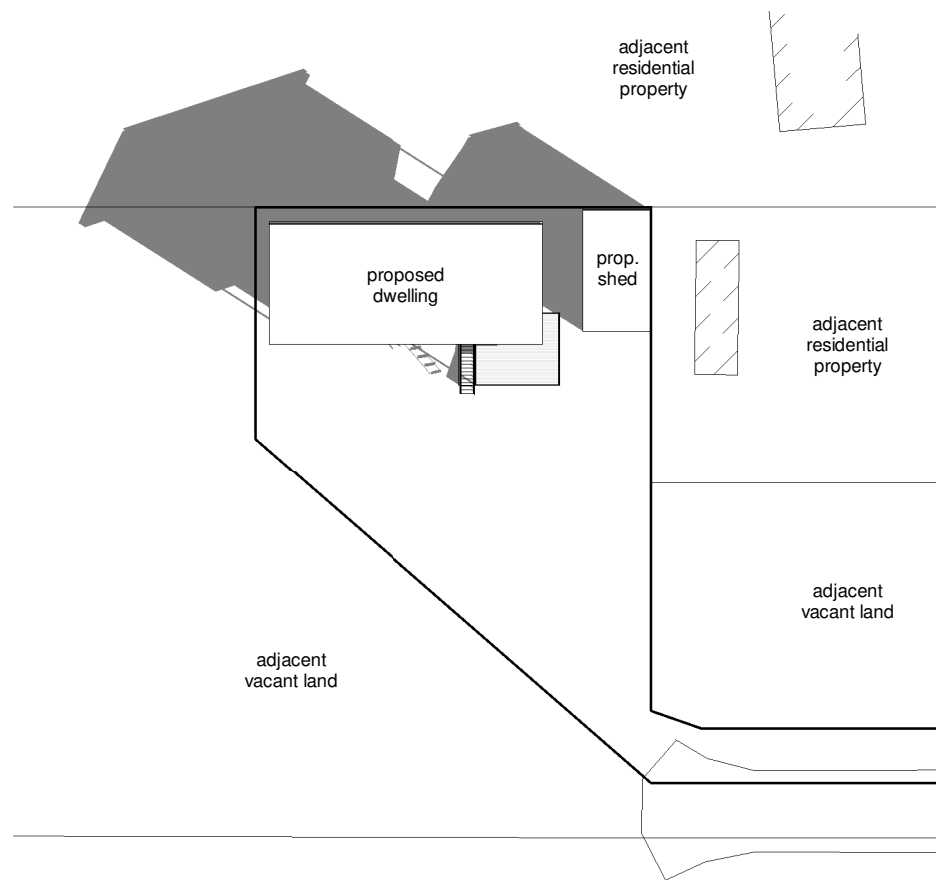


2 north visual

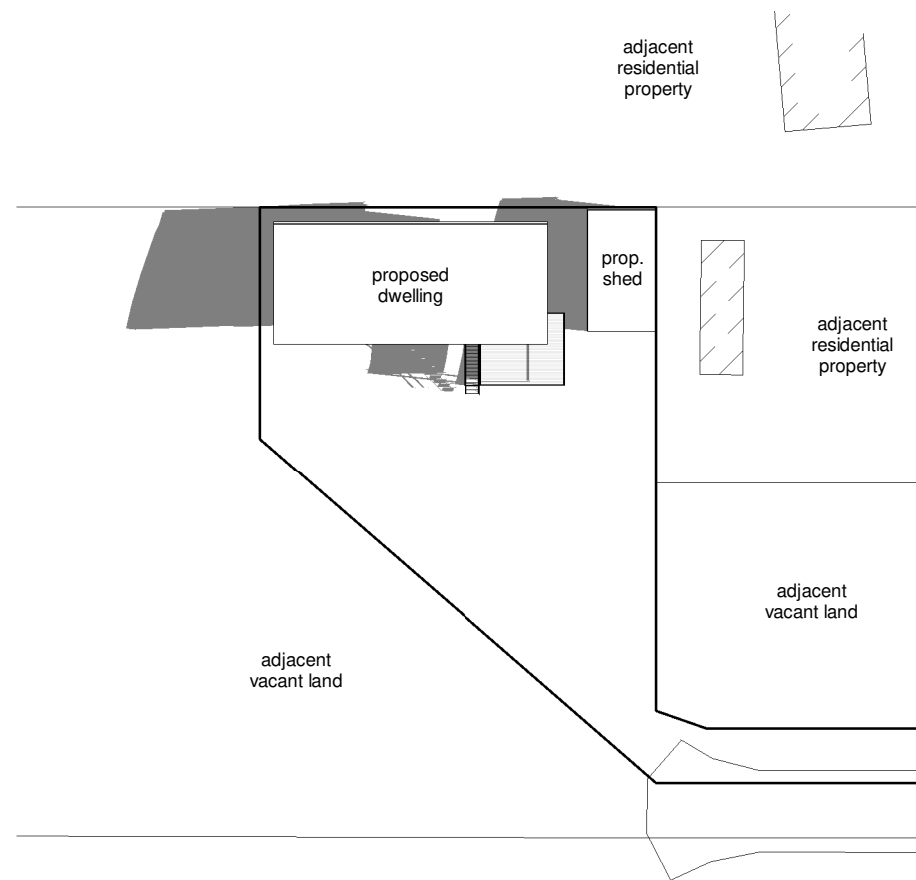


1 east visual

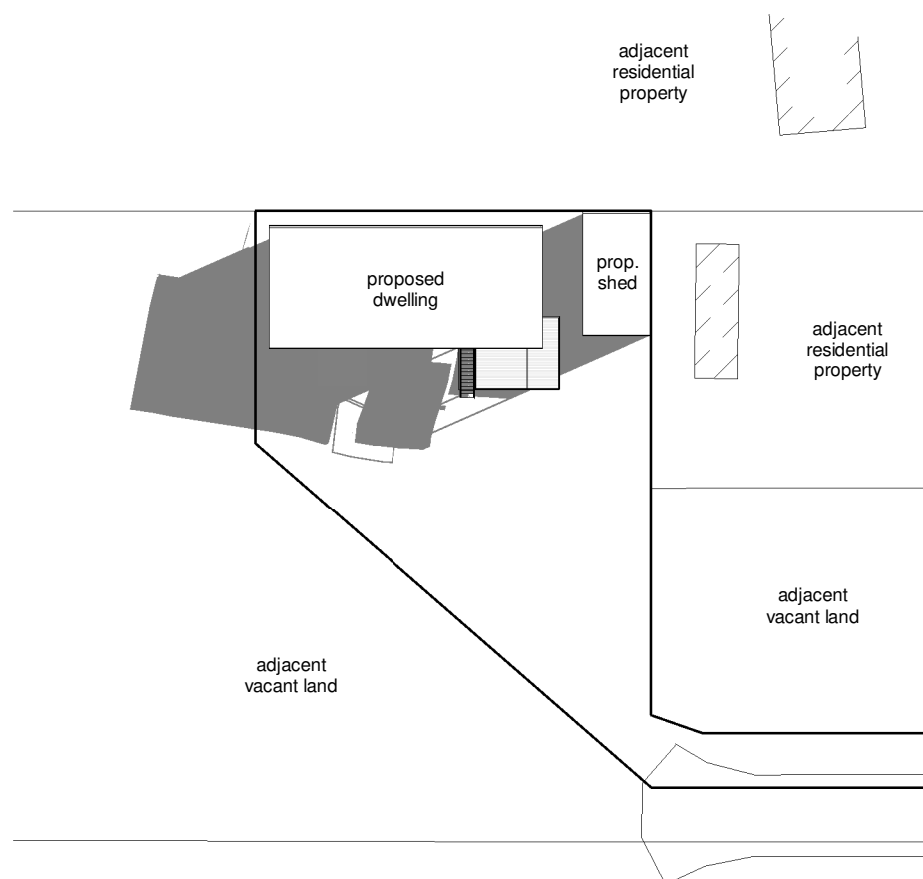
REV:	DESCRIPTION:	DATE:
PROJECT: proposed dwelling + shed		
FOR:  6D tribe street bicheno tasmania 7215		
DRAWING TITLE: <b>visuals</b>		
DRAWING NO: <b>a08</b>	DRAWN BY: JB	
	DATE: 01.10.25	
SCALE:	PROJECT: 0625WH	
<div> <b>jennifer binns</b></div> <div><a href="http://www.jenniferbinnsdesign.com.au">www.jenniferbinnsdesign.com.au</a> 0439 765 452 : mail @ jenniferbinnsdesign.com.au 52 cecilia street st helens tasmania 7216</div> <div><b>bd&amp;a</b> BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA</div> <div>ACCREDITATION NO: CC 1269L</div>		



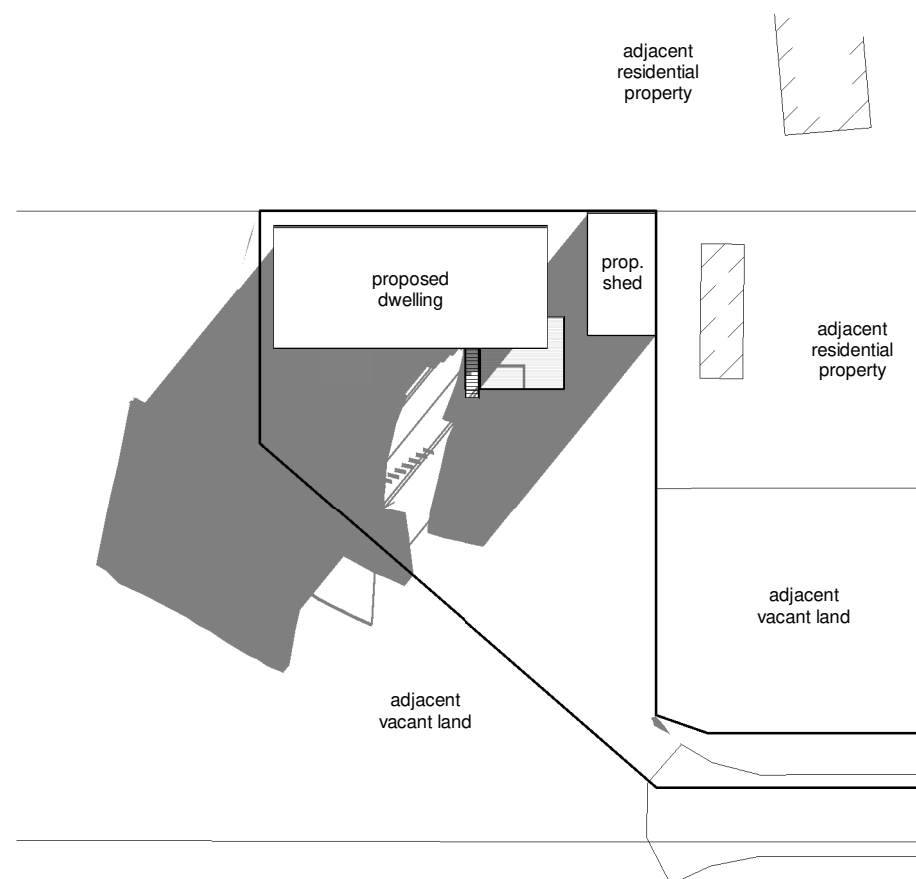
1 shadow cast 9am june 21  
1 : 500



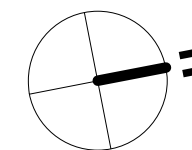
2 shadow cast 11am june 21  
1 : 500





3 shadow cast 1pm june 21  
1 : 500



4 shadow cast 3pm june 21  
1 : 500



REV:	DESCRIPTION:	DATE:
PROJECT: proposed dwelling + shed		
FOR:  6D tribe street bicheno tasmania 7215		
DRAWING TITLE:  shadow diagrams		
DRAWING NO:  a09	DRAWN BY: JB	
	DATE: 01.10.25	
SCALE: 1 : 500	PROJECT: 0625WH	
<div> jennifer binns</div> <div><a href="http://www.jenniferbinnsdesign.com.au">www.jenniferbinnsdesign.com.au</a> 0439 765 452 : mail @ jenniferbinnsdesign.com.au 52 cecilia street st helens tasmania 7216</div> <div> BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA</div> <div>ACCREDITATION NO: CC 1269L</div>		