



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: **31 Douglas Street, Bicheno**
CT75133/6

PROPOSAL: **Subdivision - One (1) Lot into two (2) Lots**

Any person may make representation on the application(s) by letter (PO Box 6, Triabunna) or electronic mail (planning@freycinet.tas.gov.au) addressed to the Chief Executive Officer.

Representations must be received before midnight on 07 May 2026.

APPLICANT: **Adam Glenn Direen**

DATE: **20/02/2026**

APPLICATION NO: **SA 2026 / 00003**

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:	
<i>Note: All correspondence with the applicant will be via email unless otherwise advised</i>			
Owner (if different from applicant)			
Address:			
Suburb:		Post Code:	
Email:		Phone: / Mobile:	
Details of Site <i>(Note: If your application is discretionary, the following will be placed on public exhibition)</i>			
Address of proposal:			
Suburb:		Post Code:	
Size of site: (m ² or Ha)			
Certificate of Title(s):			
Current use of site:			

General Application Details <i>Complete for All Applications</i>	
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 75133	FOLIO 6
EDITION 3	DATE OF ISSUE 13-May-2024

SEARCH DATE : 19-Feb-2026

SEARCH TIME : 08.43 am

DESCRIPTION OF LAND

Parish of BICHENO, Land District of GLAMORGAN
 Lot 6 on Diagram 75133 (formerly being 249-37D)
 Derivation : Part of Lot 13840 Gtd. to C.A. Hill.
 Prior CT 2886/18

SCHEDULE 1

N186248 TRANSFER to G & S BROCKMAN SMSF PTY LTD Registered
 13-May-2024 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
 144562 FENCING CONDITION in Transfer

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

DIAGRAM FROM ACTUAL SURVEY

REGISTERED NUMBER
75133

249
D 37

No. OF APPLICATION

b.a. Kiel
592/62

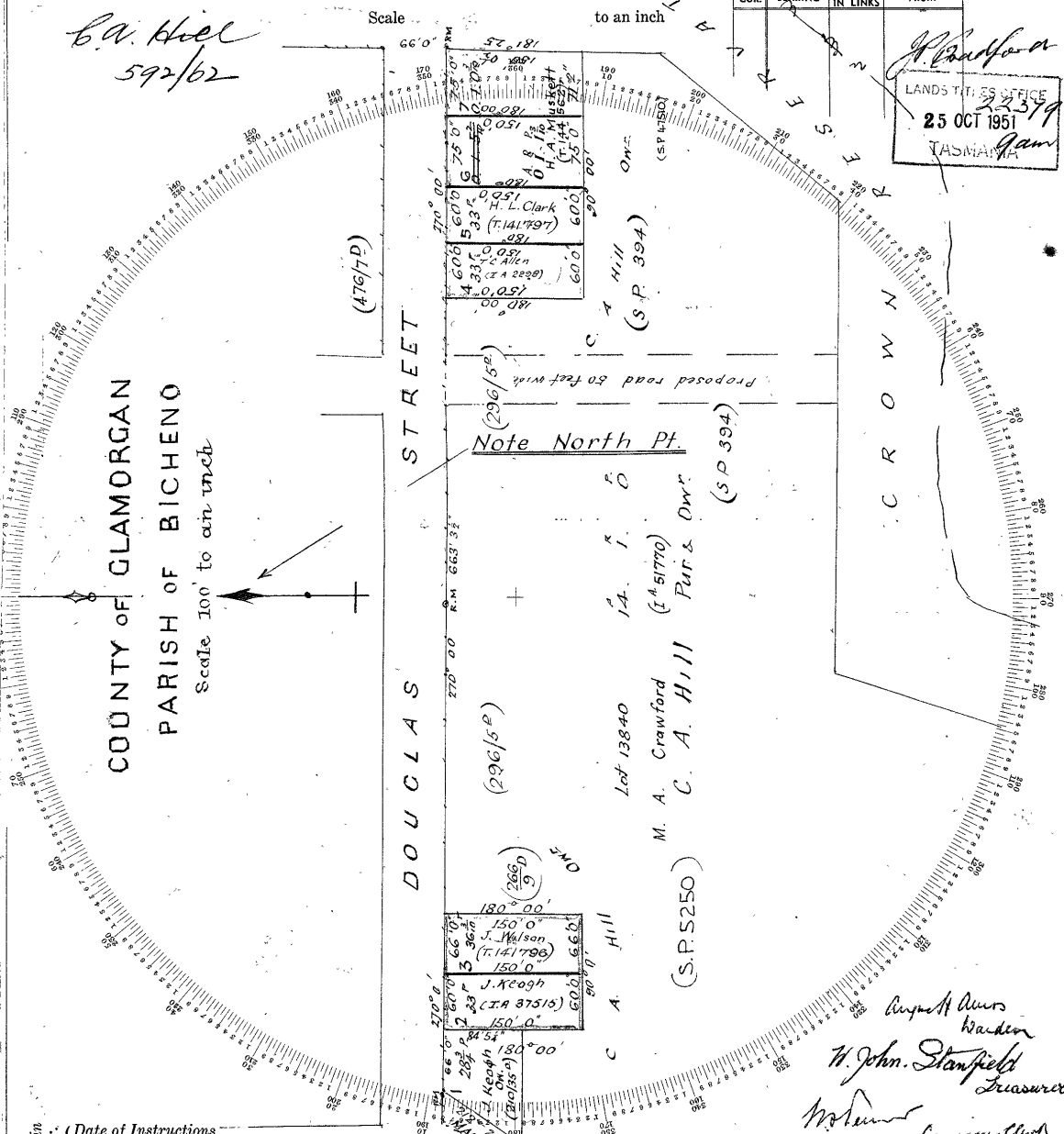
Scale

to an inch

REFERENCE TO CORNERS

COR.	BEARING	DISTANCE IN LINKS	FROM

LANDS TITLES OFFICE
25 OCT 1951
TASMANIA



To be filled in by Surveyor.

Date of Instructions _____
 Survey commenced 14. 2. 51
 Survey finished 23. 2. 51
 Error of close lin NIL
 Plotted by *M.R.H.*
 Examined as to boundaries *M.R.H.*
 Mathematically checked *M.R.H.*
 Entered on Card by _____
 Dated this 27th day of May, 1951

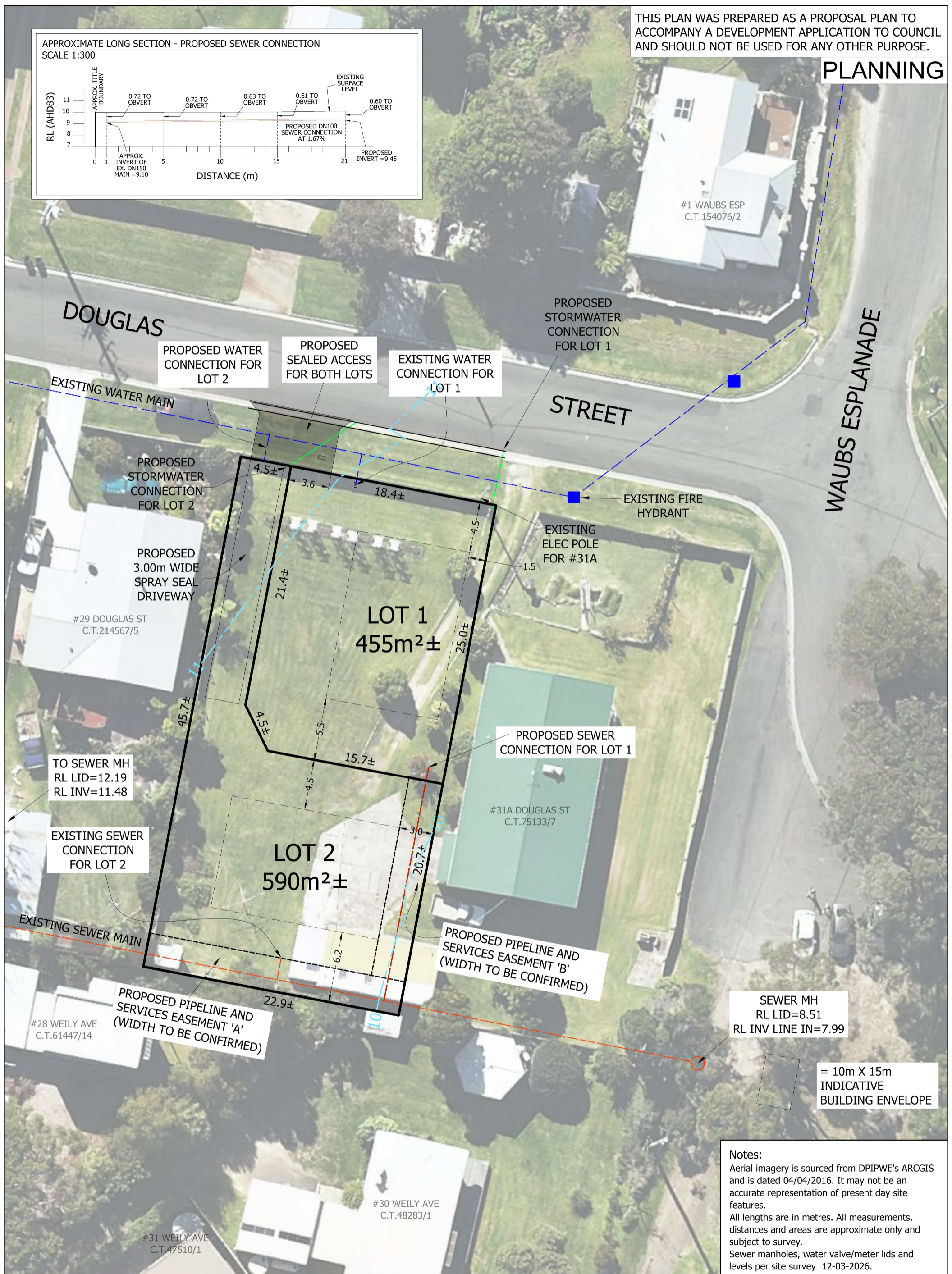
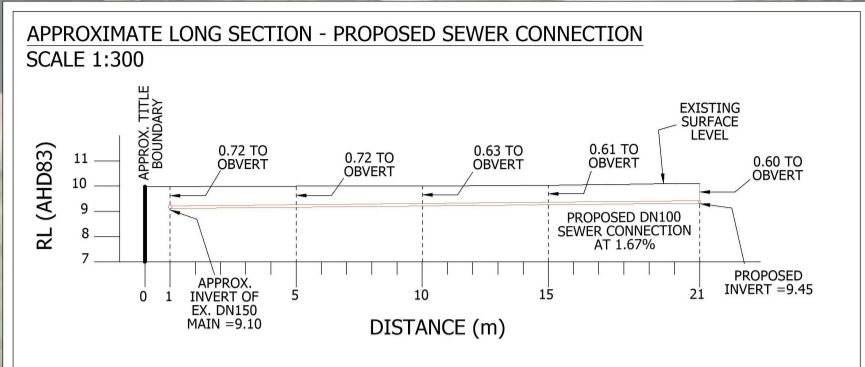
I, *George Campbell Smith* of *St Helens* Registered Surveyor, of Tasmania, do hereby certify that this plan has been made from surveys executed by me or under my own personal supervision, inspection, and field check, and that both plan and survey are correct, and have been made in accordance with the Land Surveyors' By-Law No. 2, dated 3rd July, 1946.

George Campbell Smith
Authorized Surveyor.

W. John Stanfield
Treasurer.
William Connors
Clerk.

THIS PLAN WAS PREPARED AS A PROPOSAL PLAN TO ACCOMPANY A DEVELOPMENT APPLICATION TO COUNCIL AND SHOULD NOT BE USED FOR ANY OTHER PURPOSE.

PLANNING



Notes:
 Aerial imagery is sourced from DPIPW's ARCGIS and is dated 04/04/2016. It may not be an accurate representation of present day site features.
 All lengths are in metres. All measurements, distances and areas are approximate only and subject to survey.
 Sewer manholes, water valve/meter lids and levels per site survey 12-03-2026.

PROPOSED 2 LOT SUBDIVISION
 31 DOUGLAS STREET, BICHENO, 7215
 C.T. 75133-6

		10 Goodman Court Invermay TAS 7248 PO Box 593 Mowbray Heights TAS 7248 Phone (03) 6332 3760 Email: enquiries@woolcott.au		Job Number 260208	
		Drawn EGK	File name 260208_PropPlan_230326_v3.0.dwg	Date 23-03-26	Scale 1:300@A3



February 2026

PLANNING REPORT

Subdivision of the land - 2 lots

31 Douglas Street BICHENO



Prepared by
Woolcott Land Services Pty Ltd
ABN 63 677 435 924

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Launceston

[Head office](#)

P 03 6332 3760

E enquiries@woolcott.au

A 10 Goodman Court Invermay
7250

St Helens

[East Coast office](#)

P 03 6376 1972

E admin@ecosurv.com.au

A 52 Cecilia Street St Helens 7216

www.woolcott.au

Job Number: 260208
Prepared by: Michelle Schleiger (michelle@woolcott.au)
(BUrbRegEnvPlan)
Town Planner

Rev.no	Description	Date
1	Review	16 February 2026
2	Draft	19 February 2026
3	Final	20 February 2026
4		

References

Land Tasmania. 2021. *Land Information System Tasmania*. Accessed 2025.
<https://www.thelist.tas.gov.au/app/content/home/>.

Annexures

Annexure 1 Copy of title plan and folio text
Annexure 2 Proposal plan

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1. Introduction

This report has been prepared in support of a planning permit application under Section 57 of the *Land Use Planning and Approvals Act 1993*.

Proposed development
Subdivision of the land to 2 lots

This application is to be read in conjunction with the following supporting documentation:

Document	Consultant
Proposal Plan – subdivision	Woolcott Land Services

2. Subject site and proposal

2.1 Site details

Address	31 Douglas Street, Bicheno TAS 7215
Property ID	9177812
Title	75133/6
Land area	1042m ² (estimated from title)
Planning Authority	Glamorgan Spring Bay Council
Planning Scheme	Tasmanian Planning Scheme – Glamorgan Spring Bay
Easements	None on title
Application status	Discretionary application
Existing Access	None made
Zone	General Residential
General Overlay	None
Overlays	None
Existing development	Vacant lot
Heritage	NA
Existing services and infrastructure	

Water	Serviced
Sewer	Serviced
Stormwater	Serviced

2.2 Proposal

The proposed is for a 2 lot subdivision and vehicle crossing. The subdivision is proposed as follows:

Lot no.	Proposed Area	Frontage	Access	Existing development
1	475m ²	19.3m+-	Proposed from Douglas Street	Vacant
2	570m ²	3.6m	Proposed from Douglas Street	Vacant

2.3 Subject site

The subject site comprises a single lot, identified as CT. 75133/6 at 31 Douglas Street, Bicheno.

The vacant site is approximately 1042m² (estimated from title) with a frontage of approximately 22m. The lot is serviced and located towards the south east urban periphery of Bicheno, with the surrounding area predominantly residential and in proximity to the coast.

2.4 Images



Figure 1 Aerial view of the subject site (Land Tasmania 2021)

3. Zone and overlays

3.1 Zoning

The site is zoned General Residential under the Scheme.

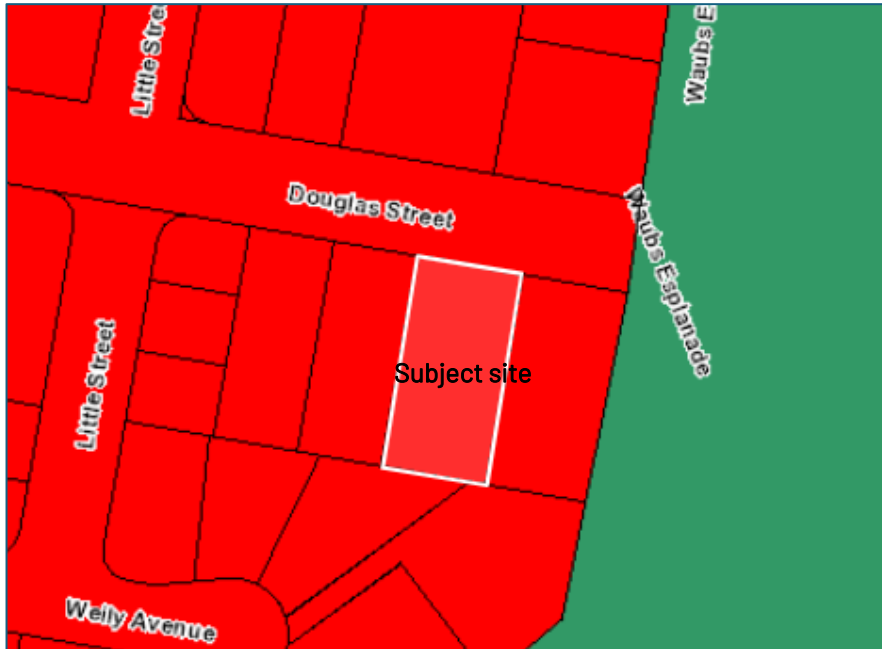


Figure 2 Zoning for the subject site (Land Tasmania 2021)

3.2 Overlays

The subject site has no overlays.



Figure 3 Overlays affecting the subject site (Land Tasmania 2021)

4. Planning Scheme Assessment

4.1 Zone assessment

7.10 Development not Required to be Categorised into a Use Class

7.10.1 An application for development that is not required to be categorised into one of the Use Classes under subclause 6.2.6 of this planning scheme and to which 6.8.2 applies, excluding adjustment of a boundary under subclause 7.3.1, may be approved at the discretion of the planning authority.

6.2.6 Notwithstanding subclause 6.2.1 of this planning scheme, development which is for subdivision, a sign, land filling, retaining walls or coastal protection works does not need to be categorised into one of the Use Classes.

Response

The application for subdivision is not subject to the Use provisions of the Scheme.

8.0 General Residential

8.1 Zone Purpose

- | | |
|-------|--|
| 8.1.1 | To provide for residential use or development that accommodates a range of dwelling types where full infrastructure services are available or can be provided. |
| 8.1.2 | To provide for the efficient utilisation of available social, transport and other service infrastructure. |
| 8.1.3 | To provide for non-residential use that:
a) primarily serves the local community; and
b) does not cause an unreasonable loss of amenity through scale, intensity, noise, activity outside of business hours, traffic generation and movement, or other off site impacts. |
| 8.1.4 | To provide for Visitor Accommodation that is compatible with residential character. |

Response

The proposed is in accordance with the zone purpose. The subdivision will provide for 2 lots suited for development in the zone.

8.6 Development Standards for Subdivision

8.6.1 Lot Design

Objective

That each lot:

- has an area and dimensions appropriate for use and development in the zone;
- is provided with appropriate access to a road;
- contains areas which are suitable for development appropriate to the zone purpose, located to avoid natural hazards; and
- is orientated to provide solar access for future dwellings.

Acceptable Solutions	Performance Criteria
<p>A1 Each lot, or a lot proposed in a plan of subdivision, must:</p> <ul style="list-style-type: none"> a) have an area of not less than 450m² and: <ul style="list-style-type: none"> i. be able to contain a minimum area of 10m x 15m with a gradient not steeper than 1 in 5, clear of: <ul style="list-style-type: none"> a. all setbacks required by clause 8.4.2 A1, A2 and A3, and 8.5.1 A1 and A2; and b. easements or other title restrictions that limit or restrict development; and ii. existing buildings are consistent with the setback required by clause 8.4.2 A1, A2 and A3, and 8.5.1 A1 and A2; b) be required for public use by the Crown, a council or a State authority; c) be required for the provision of Utilities; or d) be for the consolidation of a lot with another lot provided each lot is within the same zone. 	<p>P1 Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must have sufficient useable area and dimensions suitable for its intended use, having regard to:</p> <ul style="list-style-type: none"> a) the relevant requirements for development of buildings on the lots; b) the intended location of buildings on the lots; c) the topography of the site; d) the presence of any natural hazards; e) adequate provision of private open space; and f) the pattern of development existing on established properties in the area.

Response

A1 The acceptable solution is achieved. Each lot is suitably sized, and though there are no easements on title, the assumed easement across the rear of the lot can be accommodated together with proposed easement. The land is generally flat with a slight downward slope to the east. The gradient is well within the acceptable range.

<p>A2 Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must have a frontage not less than 12m.</p>	<p>P2 Each lot, or a lot proposed in a plan of subdivision, must be provided with a frontage or legal connection to a road by a right of carriageway, that is sufficient for the intended use, having regard to:</p> <ul style="list-style-type: none"> a) the width of frontage proposed, if any; b) the number of other lots which have the land subject to the right of carriageway as their sole or principal means of access; c) the topography of the site; d) the functionality and useability of the frontage; e) the ability to manoeuvre vehicles on the site; and f) the pattern of development existing on established properties in the area, <p>and is not less than 3.6m wide.</p>
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Response

P2 The performance criteria are addressed. Lot 2 will have a reduced frontage.

- a. The width of Lot 2 frontage will be 3.6m;
- b. No right of way is proposed, Lot 2 will have sole use of the access;

- c. The topography has no bearing on the access arrangement;
- d. The frontage is to a local residential street and is suitable for the access as proposed.
- e. Each lot is sufficiently sized to allow normal vehicle manoeuvring;
- f. The proposed internal lot makes efficient use of the residential land. Internal lots in the surrounding area can be seen at 30 Weily Avenue, and 19 Waubs Esplanade and 5 Morrison Lane. Although further from the subject site, internal lots are also evident in Burgess Street and Tribe Street, within the urban area of Bicheno. The following image identifies the subject site, a radius of 200m and other internal lots in the area. The proposed is reasonably typical for the pattern of residential development established in the area.

The minimum of 3.6m for the frontage is met.



Figure 4 (Land Tasmania 2021)

<p>A3 Each lot, or a lot proposed in a plan of subdivision, must be provided with a vehicular access from the boundary of the lot to a road in accordance with the requirements of the road authority.</p>	<p>P3 Each lot, or a lot proposed in a plan of subdivision, must be provided with reasonable vehicular access to a boundary of a lot or building area on the lot, if any, having regard to:</p> <ul style="list-style-type: none"> a) the topography of the site; b) the distance between the lot or building area and the carriageway; c) the nature of the road and the traffic;
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	<ul style="list-style-type: none"> d) the anticipated nature of vehicles likely to access the site; and e) the ability for emergency services to access the site.
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Response

A3 The acceptable solution is achieved.

<p>A4 Any lot in a subdivision with a new road, must have the long axis of the lot between 30 degrees west of true north and 30 degrees east of true north.</p>	<p>P4 Subdivision must provide for solar orientation of lots adequate to provide solar access for future dwellings, having regard to:</p> <ul style="list-style-type: none"> a) the size, shape and orientation of the lots; b) the topography of the site; c) the extent of overshadowing from adjoining properties; d) any development on the site; e) the location of roads and access to lots; and f) the existing pattern of subdivision in the area.
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Response

Not applicable

8.6.2 Roads

Objective	
<p>That the arrangement of new roads within a subdivision provides:</p> <ul style="list-style-type: none"> a) safe, convenient and efficient connections to assist accessibility and mobility of the community; b) adequate accommodation of vehicular, pedestrian, cycling and public transport traffic; and c) the efficient ultimate subdivision of the entirety of the land and of surrounding land. 	
Acceptable Solutions	Performance Criteria
<p>A1 The subdivision includes no new roads</p>	<p>P1 The arrangement and construction of roads within a subdivision must provide an appropriate level of access, connectivity, safety and convenience for vehicles, pedestrians and cyclists, having regard to:</p> <ul style="list-style-type: none"> a) any road network plan adopted by the council; b) the existing and proposed road hierarchy; c) the need for connecting roads and pedestrian and cycling paths, to common boundaries with adjoining land, to facilitate future subdivision potential; d) maximising connectivity with the surrounding road, pedestrian, cycling and public transport networks; e) minimising the travel distance between key destinations such as shops and services and public transport routes;

	<ul style="list-style-type: none"> f) access to public transport; g) the efficient and safe movement of pedestrians, cyclists and public transport; h) the need to provide bicycle infrastructure on new arterial and collector roads in accordance with the Guide to Road Design Part 6A: Paths for Walking and Cycling 2016; i) the topography of the site; and j) the future subdivision potential of any balance lots on adjoining or adjacent land.
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Response

A1 The acceptable solution is achieved; no new roads are proposed.

8.6.3 Services

Objective	
That the subdivision of land provides services for the future use and development of the land.	
Acceptable Solutions	Performance Criteria
A1 Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must have a connection to a full water supply service.	<p>P1 A lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must have a connection to a limited water supply service, having regard to:</p> <ul style="list-style-type: none"> a) flow rates; b) the quality of potable water; c) any existing or proposed infrastructure to provide the water service and its location; d) the topography of the site; and e) any advice from a regulated entity

Response

A1 The acceptable solution is achieved. All lots will have connection to reticulated water.

A2 Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must have a connection to a reticulated sewerage system.	P2 No Performance Criterion
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Response

A2 The acceptable solution is achieved. All lots will have connection to reticulated sewer.

A3 Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must be capable of connecting to a public stormwater system.	<p>P3 Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must be capable of accommodating an on-site stormwater management system adequate for the future use and development of the land, having regard to:</p> <ul style="list-style-type: none"> a) the size of the lot; b) topography of the site;
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	<ul style="list-style-type: none"> c) soil conditions; d) any existing buildings on the site; e) any area of the site covered by impervious surfaces; and f) any watercourse on the land.
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Response

A3 The acceptable solution is achieved. Each lot will have a connection to the stormwater system.

4.2 Code Assessment

C2.0 Parking and Sustainable Transport Code

C2.5 Use Standards

Response

A1 The acceptable solution is achieved. The lots are sized and dimensioned to allow suitable parking allowance dependent on future development proposals.

C2.6 Development Standards for Buildings and Works

No further development is proposed.

C3.0 Road and Railway Assets Code

C3.5 Use Standards

C3.5.1 Traffic generation at a vehicle crossing, level crossing or new junction

A1.2 For a road, excluding a category 1 road or a limited access road, written consent for a new junction, vehicle crossing, or level crossing to serve the use and development has been issued by the road authority

A1.4 Vehicular traffic to and from the site, using an existing vehicle crossing or private level crossing, will not increase by more than:

- (a) the amounts in Table C3.1; or
- (b) allowed by a licence issued under Part IVA of the Roads and Jetties Act 1935 in respect to a limited access road.

P1 The new crossings require consent from the road authority. This application requests consent from Glamorgan Spring Bay Council. The increase to the traffic generation will be within the limits included to Table C3.1 at 3.67 trips daily per lot according to medium density residential use in a regional area (Strategic Transport Planning Branch, Transport for NSW 2024).

5. Conclusion

This application is for a subdivision to 2 lots from the single lot in the General Residential Zone. Each lot will be a vacant serviced lot.

The proposed is in accord with the provisions of the Scheme and a planning permit is sought from Council.