



Application for Planning Approval

OFFICE USE ONLY	
DATE RECEIVED:	PID:
FEE	RECEIPT No:
DA:	PROPERTY FILE:

Advice:

Use this form for all no permit required, permitted and discretionary planning applications including subdivision as well as for planning scheme amendment & minor amendments to permits.

If you are applying for a change of use to visitor accommodation in the General Residential, Low Density Residential, Rural Living, Environmental Living or Village Zone, the *Visitor Accommodation Use in Existing Habitable Buildings Standard Application Package* must be used. This is available on the Council website.

Completing this form in full will help ensure that all necessary information is provided and avoid any delay. The planning scheme provides details of what other information may be required at clause 8.1 and in each applicable Code.

Please provide the relevant details in each applicable section by providing the information or circling Yes or No as appropriate. If relevant details are provided on plans or documents please refer to the drawing number or other documents in 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 & Owner

Applicant:	Wilkin Design and Drafting Pty Ltd				
Contact person: (if different from applicant)	Todd				
Address:	PO Box 478			Phone	0418596377
	Launceston	TAS	7250	Fax:	
Email:	office@wilkindesign.com.au			Mobile:	
Do you wish for all correspondence to be sent solely by email?				Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>

Owner: (if different from applicant)	Adam and Natasha Gowans				
Address:				Phone:	
				Fax:	
Email:				Mobile:	

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Details of Site and Application
<i>Please note, if your application is discretionary the following will be placed on public exhibition.</i>

Site Details

Address / Location of Proposal: 20 Redbill Drive			
Suburb Bicheno Post Code 7215			
Size of site	m ²	or	Ha
Certificate of Title(s):	10/116723		

Current use of site:	Residential
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General Application Details
<i>Complete for All Applications</i>

<input type="checkbox"/>	New Dwelling	<input type="checkbox"/>	Change of use
<input checked="" type="checkbox"/>	Additions / Alterations to Dwelling	<input type="checkbox"/>	Intensification or modification of use
<input type="checkbox"/>	New Outbuilding or Addition	<input type="checkbox"/>	Subdivision or boundary adjustment
<input type="checkbox"/>	New Agricultural Building	<input type="checkbox"/>	Minor amendment to existing permit DA /
<input type="checkbox"/>	Commercial / Industrial Building	<input type="checkbox"/>	Planning Scheme Amendment

Estimated value of works (design & construction)	\$ 25,000
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Describe the order and timing of any staged works:	or N/A
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General Background Information		
Please state the name of any Council officers that you have discussed this proposal with:	Officer's name : _____ or N/A	
Is the site listed on the Tasmanian Heritage Register?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Have any potentially contaminating activities ever occurred on the site? <i>If yes, please provide a separate written description of those activities.</i>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Is the proposal consistent with any restrictive covenants or Part 5 agreements that apply to the site?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

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Does the proposal involve any of the following?		
Type of development		Brief written description if not clearly shown on the plans:
Partial or full demolition	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Fencing	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
New or upgraded vehicle / pedestrian access	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
New or modified water, sewer, electrical or telecommunications connection	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Retaining walls	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Cut or fill	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Signage	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
New car parking	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Vegetation removal	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

Existing floor area . m ²	Proposed floor area 18.m ²
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Number of existing car parking on site	Number of proposed car parking on site
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Describe the width & surfacing of vehicular access (existing or proposed) and how drainage/runoff is collected and discharged:	
If vehicular access is from a road sign-posted at more than 60 km/hr, please state the sight distance in both directions:	or N/A

Please note, if a gravel driveway is proposed from a sealed public road please address the following clause (E6.7.6 P1):

Parking spaces and vehicle circulation roadways must not unreasonably detract from the amenity of users, adjoining occupiers or the quality of the environment through dust or mud generation or sediment transport, having regard to all of the following:

- (i) *the suitability of the surface treatment;*
- (ii) *the characteristics of the use or development;*
- (iii) *measures to mitigate mud or dust generation or sediment transport.*

Will stormwater from buildings and hardstand areas be managed by: (details should be clearly shown / noted on plans)	Discharge to a main:	Yes <input checked="" type="checkbox"/>
	Discharge to kerb & gutter:	Yes <input type="checkbox"/>
	Discharge to roadside table drain:...	Yes <input type="checkbox"/>
	Discharge to natural watercourse: ..	Yes <input type="checkbox"/>
	Retained on site:	Yes <input type="checkbox"/>

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Materials				
External building material	Walls:	Matrix	Roof:	Colorbond
External building colours	Walls:	Neutral	Roof:	Neutral
Fencing materials:			Retailing wall materials:	

For all outbuildings

Describe for what purpose the building is to be used:	Extension to dwelling and storage
Describe any intended toilet, shower, cooking or heating to be installed:	Ensuite
If the building is to be used wholly or partly as a domestic workshop, what type of tools and machines will be used?	

For all non-residential applications

Hours of Operation						
Current hours of operation	Monday to Friday:		Saturday:		Sunday & Public holidays:	
Proposed hours of operation	Monday to Friday:		Saturday:		Sunday & Public holidays:	
Number of Employees						
Current Employees Total:		Maximum at any one time:				
Proposed Employees Total:		Maximum at any one time:				

Describe any delivery of goods to and from the site, including the types of vehicles used and the estimated average weekly frequency:	or N/A
Describe current traffic movements into the site, including the type & timing of heavy vehicle movements & any proposed change:	or N/A
Describe any hazardous materials to be used or stored on site:	or N/A
Describe the type & location of any large plant or machinery used (refrigeration, generators)	or N/A
Describe any retail and/or storage of goods or equipment in outdoor areas:	or N/A
Describe any external lighting proposed:	or N/A

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Personal Information Protection Statement:

The personal information requested is personal information for the purposes of the *Personal Information Protection Act 2004* and will be managed in accordance with that Act. 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 intended recipients of personal information collected by Council may include its officers, agents or contractors or data service providers and contractors engaged by the Council from time to time.

The information may also be made publically available on the Council's website and available for any person to inspect in accordance with LUPAA. The supply of this information is voluntary. However, if you cannot or do not provide the information sought, the Council will be unable to accept and/or process your application.

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 in order to assess the application.
- I/we have obtained all copy licences 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 any 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 any 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; and
 - Publish and or reproduce the application and any 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.
- You indemnify the Council for any claim or action taken against the Council for breach of copyright in respect of the application and any and all information, report, plan and material provided with or as part of the application.
- I/we authorise Council to 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.
- 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*.

Signature:	Digital	Date:	21/3/19
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If applicant is not the owner

If the applicant is not the owner, please list all persons who were notified of this application pursuant to section 52 of the *Land Use Planning and Approvals Act 1993*.

Name:	Method of notification:	Date of notification:
Adam Gowans	Email	multiple
Natasha Gowans	Email	Multiple

If application is on or affect Council or Crown owned or administered land

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 provided and that person must also sign this application form below:

I _____ being responsible for the administration of land at _____
 declare that I have given permission for the making of this application by _____ for use
 and/or development involving _____

Signature:

Date:

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

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CHECKLIST OF APPLICATION DOCUMENTS Taken from Section 8 of the Planning Scheme

An application must include:

- (a) details of the location of the proposed use or development;
- (b) a copy of the current certificate of title for the site to which the permit sought is to relate, including the title plan and any schedule of easements;
- (c) a full description of the proposed use or development; and
- (d) a description of the manner in which the proposed use or development will operate.

In addition to the above Council may, in order to enable it to consider an application, request such further or additional information as considered necessary or desirable to satisfy Council that the proposal will comply with any relevant standards, including:

- (a) a site analysis and site plan at an acceptable scale showing:
 - (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, and trees and vegetation to be removed;
 - (vii) the location and capacity of any existing services or easements on the site or connected to the site;
 - (viii) existing pedestrian and vehicle access to the site;
 - (ix) the location of existing and proposed buildings on the site;
 - (x) the location of existing adjoining properties, adjacent buildings and their uses;
 - (xi) any natural hazards that may affect use or development on the site;
 - (xii) proposed roads, driveways, car parking areas and footpaths within the site;
 - (xiii) any proposed open space, communal space, or facilities on the site;
 - (xiv) main utility service connection points and easements;
 - (xv) proposed subdivision lot boundaries, where applicable.
- (b) 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 showing:
 - (i) the internal layout of each building on the site;
 - (ii) the private open space for each dwelling;
 - (iii) external storage spaces;
 - (iv) car parking space location and layout;
 - (v) major elevations of every building to be erected;
 - (vi) the relationship of the elevations to natural ground level, showing any proposed cut or fill;
 - (vii) 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;
 - (viii) materials and colours to be used on roofs and external walls.
- (c) where it is proposed to erect buildings, a plan of the proposed landscaping:
 - (i) planting concept;
 - (ii) paving materials and drainage treatments and lighting for vehicle areas and footpaths; and
 - (iii) plantings proposed for screening from adjacent sites or public places.

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GUIDELINES FOR DEVELOPMENT IN AREAS WITHIN THE GLAMORGAN SPRING BAY COUNCIL (GSBC) BIODIVERSITY PROTECTION AREA OR IN AREAS CONTAINING NATIVE VEGETATION

Who should read these guidelines?

If you are planning to build or undertake a development on a property within the GSBC 'Biodiversity Protection Area' (see below for definition) or land containing **any** native vegetation, AND your development requires the clearing of **any** native vegetation (including for driveways and outbuildings), then these guidelines are for you.

What is the GSBC Biodiversity Protection Area?

The GSBC Biodiversity Protection Area (BPA) incorporates land that is also zoned for a variety of uses, for example, 'rural living' and 'rural resource'. The BPA contains native vegetation and consequently supports 'biodiversity' (or 'natural') values. These values can be classified as high priority, medium priority or low priority depending on the type of vegetation or the species of plants and animals and their habitat that occur on the land.

The purpose of these guidelines

The purpose of these guidelines is to provide advice in order to save you any unexpected delays in your development – and probably save you time and money in the long run. These guidelines should be considered prior to submitting any Development Application to Council.

Background

The GSB Municipality is renowned for its unique biodiversity (short for biological diversity) and within it there are many 'hotspots' for threatened species, or in other words, those species that are at risk of extinction. Threatened species include both plants and animals (or flora and fauna). The Municipality also contains a number of vegetation types (or vegetation communities) that are also threatened with risk of extinction. Threatened flora, threatened fauna (including their 'core' habitat) and threatened vegetation communities are protected under various State and/or National legislation.

Requirements for a Development Application

If your property contains, or is likely to contain, any threatened species or communities that may be impacted by your development, or if you want to clear a substantial area of non-threatened native vegetation, then you are likely to be required to submit to Council a 'Natural Values Survey Report' (also known as an 'Ecological Assessment' or 'Flora and Fauna Report') along with your Development Application.

However, just because your property contains threatened species or communities, or you wish to clear any native vegetation, this does **not** necessarily mean that you cannot undertake the development.

The purpose of a 'Natural Values Survey Report' is to determine the species and communities present in relation to the location of your proposed development and to provide recommendations including:

- How any potential impacts on natural values can be avoided, minimised or remedied on site,
- If the above is not feasible, then how potential impacts can be mitigated and how any residual impacts can be offset,
- Advises whether you will require permits under various legislation.

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Determining if you need a 'Natural Values Survey Report'

Step 1:

Contact the Natural Resource Management (NRM) Department at GSBC, providing your PID (Property Identification Number) and a broad description of your proposed development.

The NRM Department will make a determination as to whether or not a 'Natural Values Survey Report' will be required. This decision will in no way be an arbitrary decision but will be based on the best current scientific knowledge available through various Government databases. This knowledge is also available to the general public such as through the following links:

www.naturalvaluesatlas.tas.gov.au

www.thelist.tas.gov.au

www.threatenedspecieslink.tas.gov.au

If a 'Natural Values Survey Report' is not required then proceed with your Development Application.

Step 2:

If a 'Natural Values Survey Report' is required then contact a reputable environmental consultant to undertake a survey and provide you with a report.

Any reputable consultant will know that they are required to provide a report that is consistent with DPIPWE's 'Guidelines for Natural Values Surveys – Terrestrial Development Proposals', which can be found at:

<http://dpiipwe.tas.gov.au/Documents/Guidelines%20for%20Natural%20Values%20Surveys%20related%20to%20Development%20Proposals.pdf>

Appropriate consultants are listed in the yellow pages under Environmental Consultants or can be found on the web. It is advisable to ask for quotes from two or more consultants.

Step 3:

Fill out your Development Application with consideration to the recommendations provided in your 'Natural Values Survey Report'.

Step 4:

Submit your Development Application together with your 'Natural Values Survey Report' to Council.

Relevant legislation

Threatened species are protected under one or both of the following pieces of legislation:

- Tasmanian *Threatened Species Protection Act 1995*.
- Commonwealth *Environment Protection and Biodiversity Conservation Act 1999*.

Threatened vegetation communities are protected under the:

- • Tasmanian Nature Conservation Act 2002.

Other legislation relevant to the protection and management of native forest:

- • Tasmanian Forest Practices Act 1985.

Legislation relating to noxious weeds and their impact on native vegetation:

- • Tasmanian Weed Management Act 1999.

For questions relating to any other aspect of the Development Application process contact the Council's Planning Department on 6256 4777

SEARCH OF TORRENS TITLE

VOLUME 116723	FOLIO 10
EDITION 5	DATE OF ISSUE 09-Jul-2018

SEARCH DATE : 08-Nov-2018

SEARCH TIME : 01.01 PM

DESCRIPTION OF LAND

Town of BICHENO
 Lot 10 on Sealed Plan 116723
 Derivation : Part of 9A-2R-32Ps (Sec.E.E.) Gtd. to J.Lyne
 Prior CT 100317/2

SCHEDULE 1

M703036 TRANSFER to ADAM JOHN CHARLES GOWANS and NATASHA DANA
 GOWANS Registered 09-Jul-2018 at 12.02 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
 SP 116723 EASEMENTS in Schedule of Easements
 SP 116723 COVENANTS in Schedule of Easements
 SP 116723 FENCING COVENANT in Schedule of Easements
 SP 100317 FENCING PROVISION in Schedule of Easements
 E142988 MORTGAGE to Westpac Banking Corporation Registered
 09-Jul-2018 at 12.03 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

SCHEDULE OF EASEMENTS

NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.

REGISTERED NUMBER

SP 116723

EASEMENTS AND PROFITS

PAGE 1 OF 4 PAGES

Lots 15 to 27 on the plan are each subject to a right of drainage for Glamorgan/Spring Bay Council over such portion of the drainage easement 4.00 wide shown on the plan passing through such lot.

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.

COVENANTS

- The Owner of each lot on the Plan listed in Column A of Table I covenants with TIMOTHY OLIVER BAYLEY, ANITA MARY JANET BAYLEY, ANTHONY JOHN FENN-SMITH and JOSEPHINE LEONIE FENN-SMITH (in this Schedule called "the Vendors") and the Owner for the time being of every other lot 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 shall be annexed to and devolve with each and every part of every other lot on the Plan), not to erect on the Lot any dwelling or appurtenant building the highest point (excluding chimneys and flues) of which exceeds the height shown opposite to the Lot number in Column B of Table I above the highest corner of the Lot.

TABLE I

Column A (Lot Number)	Column B (Maximum Height (in metres))
3, 4 & 24	5.5
5	5
6, 8-23 (both inclusive) & 31	4.5
7 & 25	6.5

SUBDIVIDER : T.O. & A.M. BAYLEY & A.J. & J.L. FENN-SMITH

FOLIO REF : CT.100317/2

SOLICITOR & REFERENCE :

PLAN SEALED BY : Glamorgan/Spring Bay Council

DATE :

.....
REF No.

[Signature]
.....
General Manager

NOTE: THE COUNCIL GENERAL MANAGER MUST SIGN THE CERTIFICATE FOR THE PURPOSE OF IDENTIFICATION.

SCHEDULE OF EASEMENTS

PAGE 2 OF 4 PAGES

Registered Number

SP116723

2. The Owner of each Lot on the Plan (except Lot 34) covenants with the Vendors and the Owner for the time being of every other Lot on the Plan to the intent that the burden of these covenants may run with and bind the covenantor's Lot and every part of it and that the benefit shall be annexed to and devolve with each and every part of every other Lot on the Plan not to construct on the Lot any building the roofing material colour of which contrasts with the surrounding natural environment above high water mark. and without having the foundations of any building designed and certified by a practicing qualified structural engineer.
3. The owner of each of Lots 27 - 30 (both inclusive), 32 and 33 covenants with the Vendors and the Owner for the time being of every other Lot on the Plan to the intent that the burden of these covenants may run with and bind the covenantor's Lot and every part of it and that the benefit shall be annexed to and devolve with each and every part of every other Lot on the Plan:
 - 3.1 not to construct or permit to be constructed any direct vehicular access from the Lot to the Tasman Highway; and
 - 3.2 not to remove any of the existing vegetation from any part of the strip of land extending from the boundary of the Lot with the Tasman Highway for one metre Northerly.
4. The Owner of each Lot on the plan listed in Column A of Table II covenants with the Vendors and the Owner for the time being of every other lot 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 shall be annexed to and devolve with each and every part of every other lot on the Plan) not to erect any dwelling or appurtenant building on that part of the Lot defined opposite to the Lot number in Column B of Table II.

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 3 OF 4 PAGES	Registered Number SP116723
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SUBDIVIDER:- T.O. & A.M.J. BAYLEY & A.J. & J.L. FENN-SMITH
 FOLIO REFERENCE:- CT. 100317/2

TABLE II

Column A (Lot Number)	Column B (Area not to be built on)
15	The area marked H J K L
16	The area marked G H L M
17	The area marked F G M N
18	The area marked E F N P
19	The area marked D E P Q
20	The area marked B C D Q R
21	The area marked A B R S

FENCING COVENANT

The Owner of each Lot on the Plan covenants with the Vendors that the Vendors shall not be required to fence.

SIGNED by TIMOTHY OLIVER BAYLEY)
 and ANITA MARY JANET BAYLEY (as)
 co-proprietors of the land in)
 Certificate of Title Volume 100317)
 Folio 2 in the presence of:)

Anita Bayley
Jo Bayley

witness
 receipt on
 address

[Signature]
 ESTAB ABOUT
 109 NELSON ROAD
 STRONG BAY TAS 7005

NOTE:- Every annexed sheet 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.

SCHEDULE OF EASEMENTS

Registered Number

PAGE 4 OF 4 PAGES

SP 116723

SIGNED by ANTHONY JOHN FENN-SMITH)
and JOSEPHINE LEONIE FENN-SMITH)
(as co-proprietors of the land in)
Certificate of Title Volume 100317)
Folio 2 in the presence of:)

[Handwritten signatures of Anthony John Fenn-Smith and Josephine Leonie Fenn-Smith]

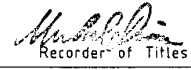
[Handwritten note: Stutchev, 109 Nelson Road, Smithton TAS]

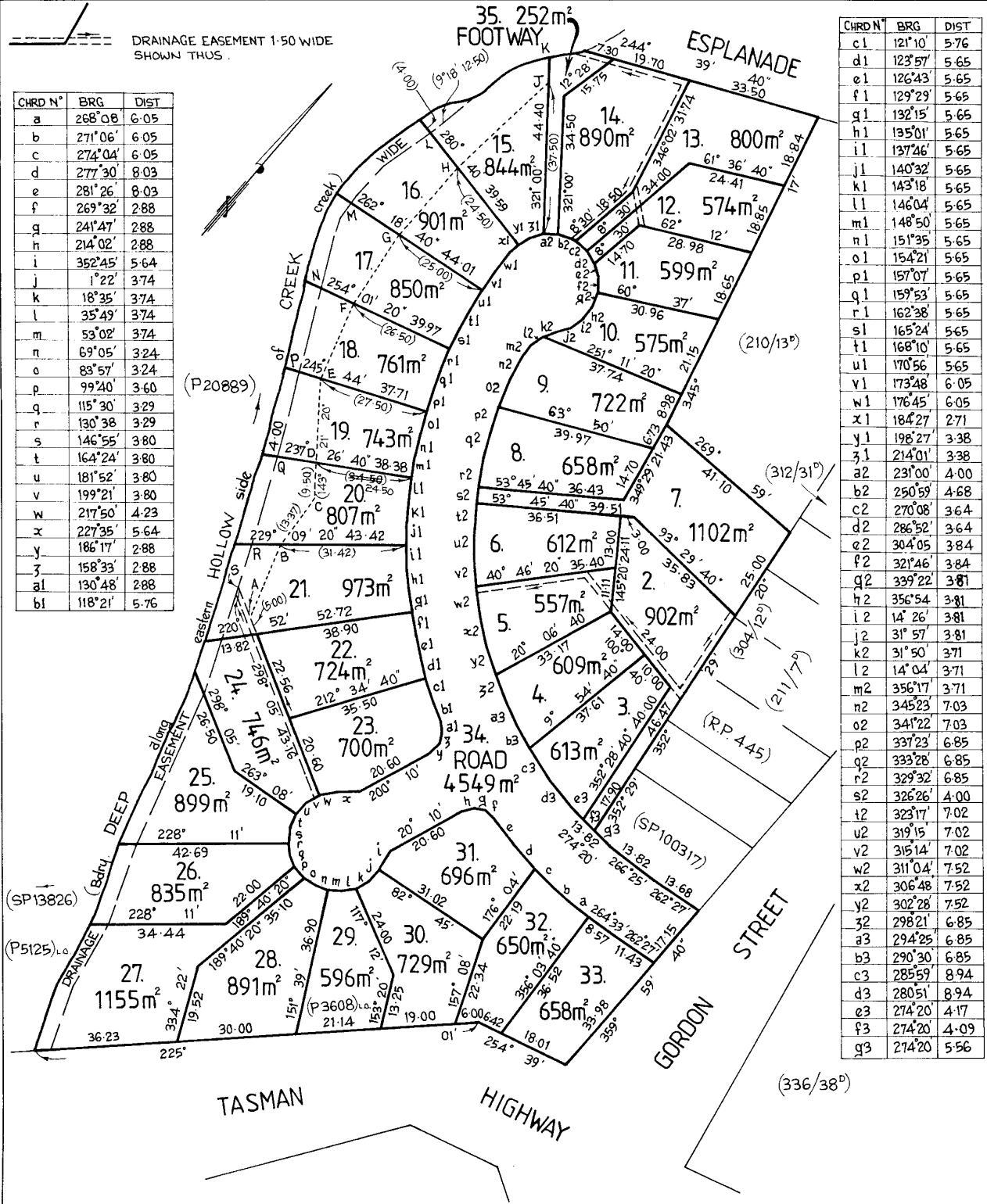
EXECUTED by the NATIONAL AUSTRALIA)
BANK LIMITED (ACN 004 044 937))
(as mortgagee under Mortgage Number)
B798618) by its Attorney)
[Handwritten note: Peter Gordon...])
under Power of Attorney Registered)
Number 67/0241 (who states that he)
holds the office in the National)
Australia Bank Limited indicated under)
his signature and who declares that)
he has received no notice of revocation)
of the said Power) in the presence of:)

[Handwritten signature: Peter Gordon]

[Handwritten signature: Peter Gordon]
Peter Gordon

IF FURTHER PAGES ARE REQUIRED USE ANNEXURE SHEETS COMMENCING AT PAGE 4

OWNER Timothy Oliver Bayley, Anita Mary Janet Bayley, Anthony John Fenn-Smith & Josephine Leonie Fenn-Smith FOLIO REFERENCE Fenn-Smith C.T. 100317-2 GRANTEE Whole of Lot 36065, 0°2'19"30, Arthur Edward Jones pur & part of Lot 1, Sec Ee, 9°2'32", John Lyne pur.	PLAN OF SURVEY BY SURVEYOR P.N. Anderson of PEACOCK DARCEY & ANDERSON PTY. LTD. AUTHORIZED SURVEYORS LOCATION 65 TAMAR STREET-LAUNCESTON TOWN OF BICHENO SCALE 1: 900 LENGTHS IN METRES	REGISTERED NUMBER SP 116723 APPROVED EFFECTIVE FROM - 3 AUG 1995  Recorder of Titles	
MAPSHEET MUNICIPAL CODE No. 46 112	LAST UPI No. 1605322	LAST PLAN No. S.P.100317	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN



CHRD N°	BRG	DIST
a	268°08'	6.05
b	271°06'	6.05
c	274°04'	6.05
d	277°30'	8.03
e	281°26'	8.03
f	269°32'	2.88
g	241°47'	2.88
h	214°02'	2.88
i	352°45'	5.64
j	1°22'	3.74
k	18°35'	3.74
l	35°49'	3.74
m	53°02'	3.74
n	69°05'	3.24
o	83°57'	3.24
p	99°40'	3.60
q	115°30'	3.29
r	130°38'	3.29
s	146°55'	3.80
t	164°24'	3.80
u	181°52'	3.80
v	199°21'	3.80
w	217°50'	4.23
x	227°35'	5.64
y	186°17'	2.88
z	158°33'	2.88
al	130°48'	2.88
bl	118°21'	5.76

CHRD N°	BRG	DIST
c1	121°10'	5.76
d1	123°57'	5.65
e1	126°43'	5.65
f1	129°29'	5.65
g1	132°15'	5.65
h1	135°01'	5.65
i1	137°46'	5.65
j1	140°32'	5.65
k1	143°18'	5.65
l1	146°04'	5.65
m1	148°50'	5.65
n1	151°35'	5.65
o1	154°21'	5.65
p1	157°07'	5.65
q1	159°53'	5.65
r1	162°38'	5.65
s1	165°24'	5.65
t1	168°10'	5.65
u1	170°56'	5.65
v1	173°48'	6.05
w1	176°45'	6.05
x1	184°27'	2.71
y1	198°27'	3.38
z1	214°01'	3.38
a2	231°00'	4.00
b2	250°59'	4.68
c2	270°08'	3.64
d2	286°52'	3.64
e2	304°05'	3.84
f2	321°46'	3.84
g2	339°22'	3.81
h2	356°54'	3.81
i2	14°26'	3.81
j2	31°57'	3.81
k2	31°50'	3.71
l2	14°04'	3.71
m2	356°17'	3.71
n2	345°23'	7.03
o2	341°22'	7.03
p2	337°23'	6.85
q2	333°26'	6.85
r2	329°32'	6.85
s2	326°26'	4.00
t2	323°17'	7.02
u2	319°15'	7.02
v2	315°14'	7.02
w2	311°04'	7.52
x2	306°48'	7.52
y2	302°28'	7.52
z2	298°21'	6.85
a3	294°25'	6.85
b3	290°30'	6.85
c3	285°59'	8.94
d3	280°51'	8.94
e3	274°20'	4.17
f3	274°20'	4.09
g3	274°20'	5.56

CHECK CAREFULLY ALL ASPECTS OF THESE DOCUMENTS BEFORE COMMENCING ASSESSMENT.

ANY ERRORS OR ANOMALIES TO BE REPORTED TO THE DRAWER BEFORE ASSESSMENT IS CONTINUED

CONFIRM ALL SIZES AND HEIGHTS ON SITE

DO NOT SCALE OFF PLAN

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PROPOSED ROOFED DECK AND EXTENSION AT 20 REDBILL DRIVE BICHENO



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LAUNGESTON
TASMANIA 7250

ACCREDITATION NO:
CC678 X

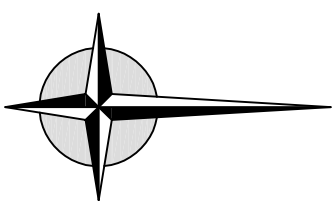
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14/03/19

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WDD '19



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NOTES:

PROJECT TITLE:
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20 REDBILL DRIVE
BICHENO**

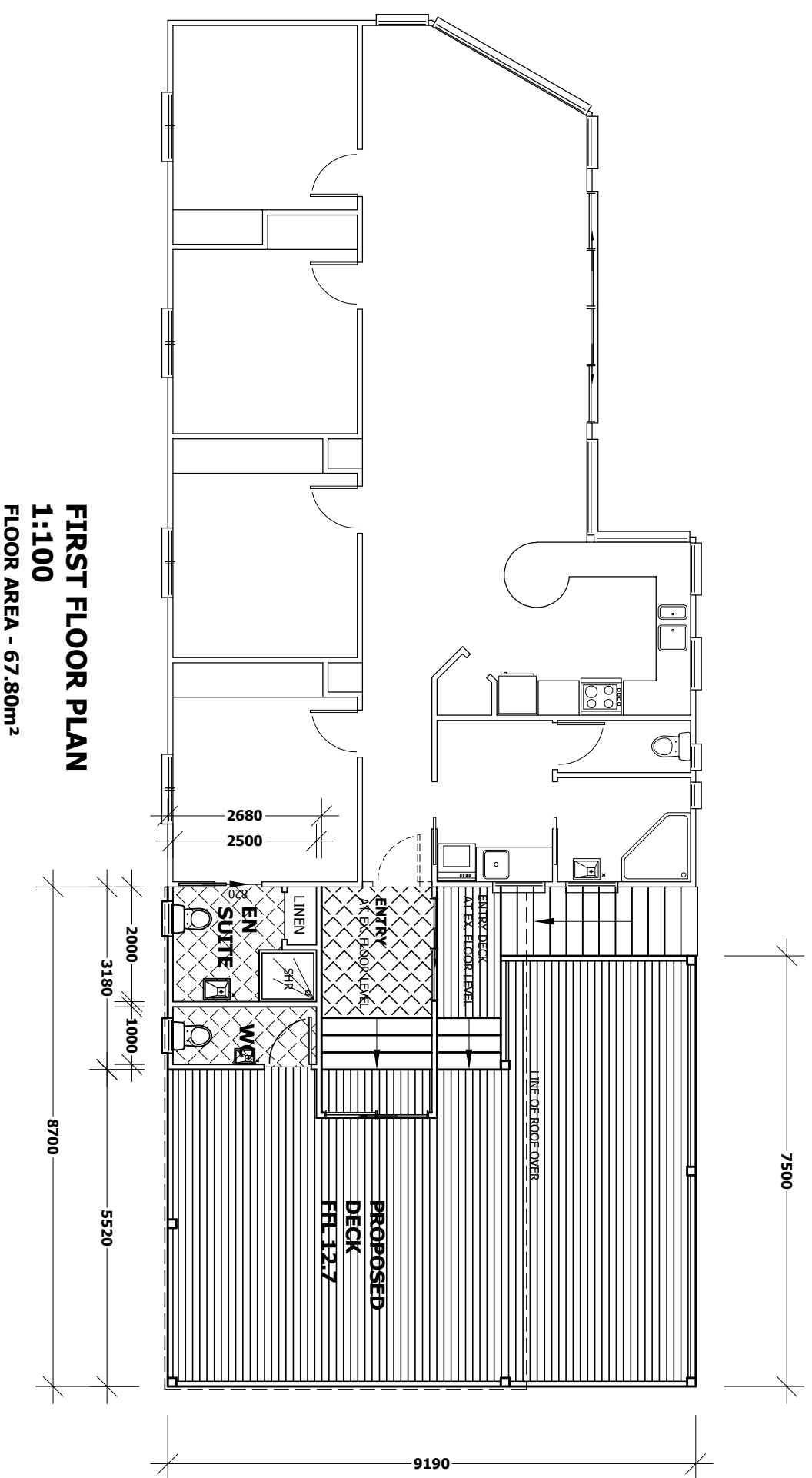
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DATE:
14/03/19

SCALE:
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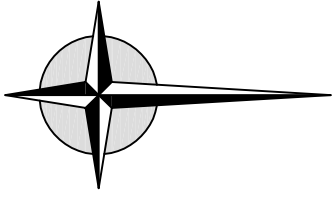
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FIRST FLOOR PLAN
1:100
FLOOR AREA - 67.80m²

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PROJECT TITLE:
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BICHENO**

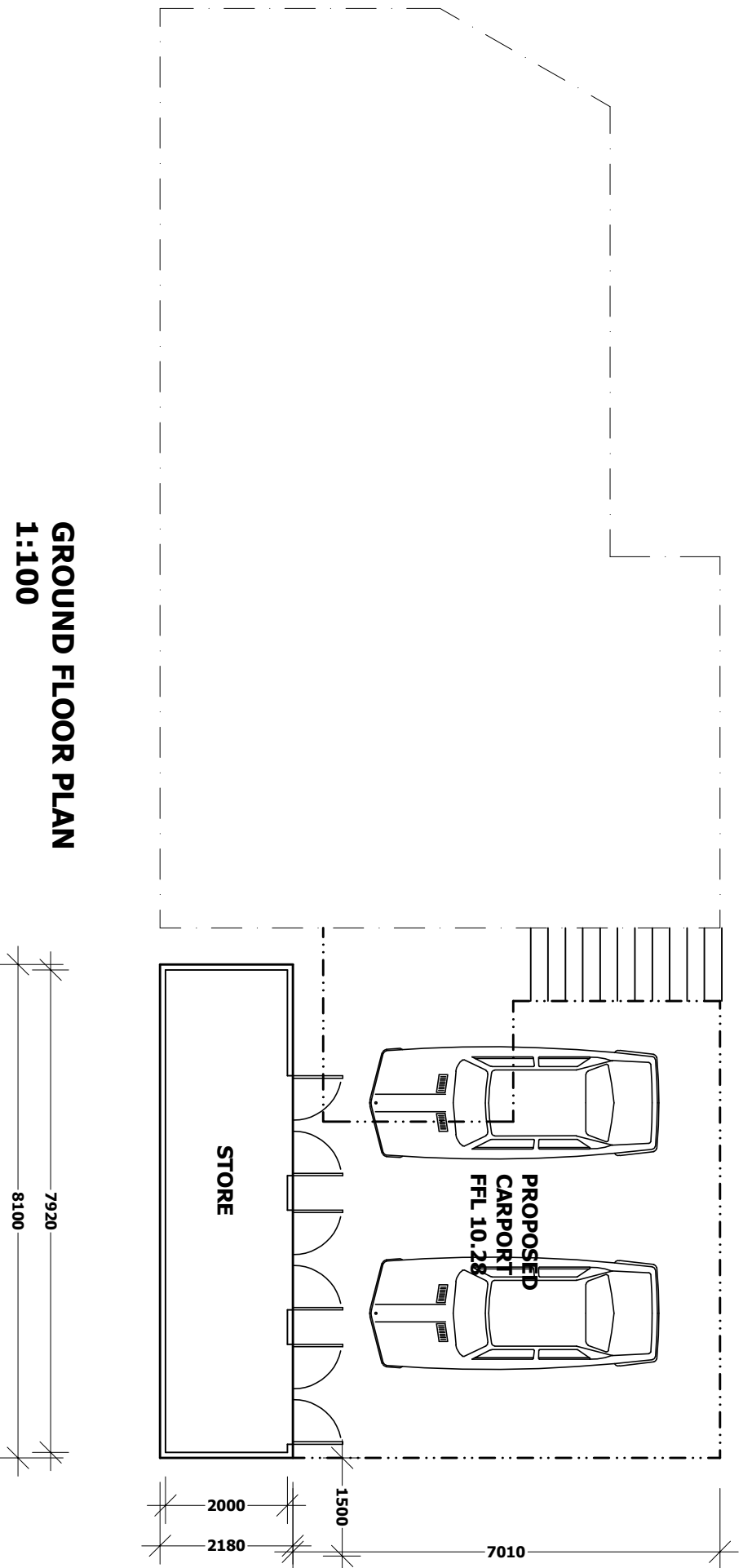
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14/03/19

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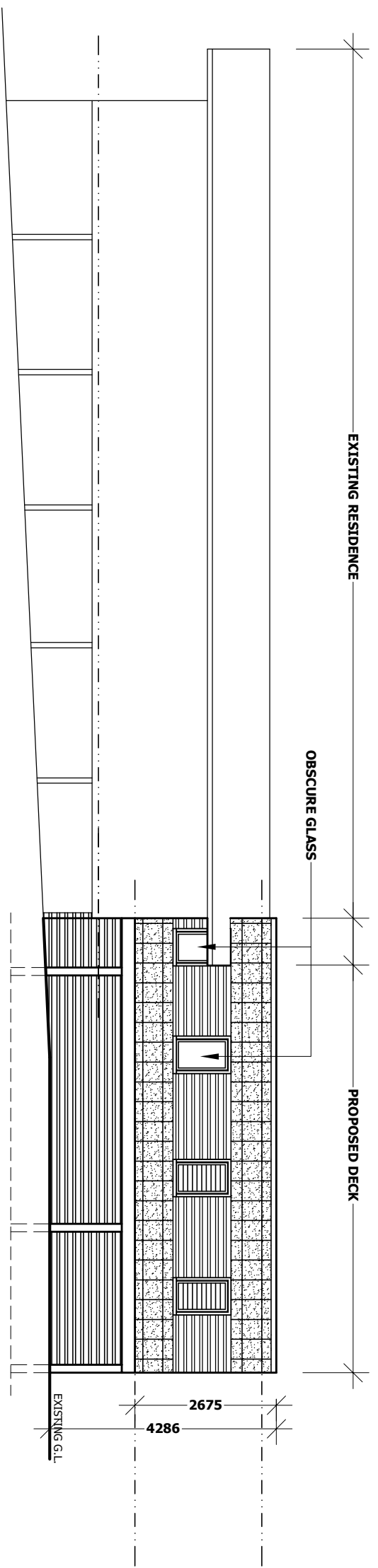
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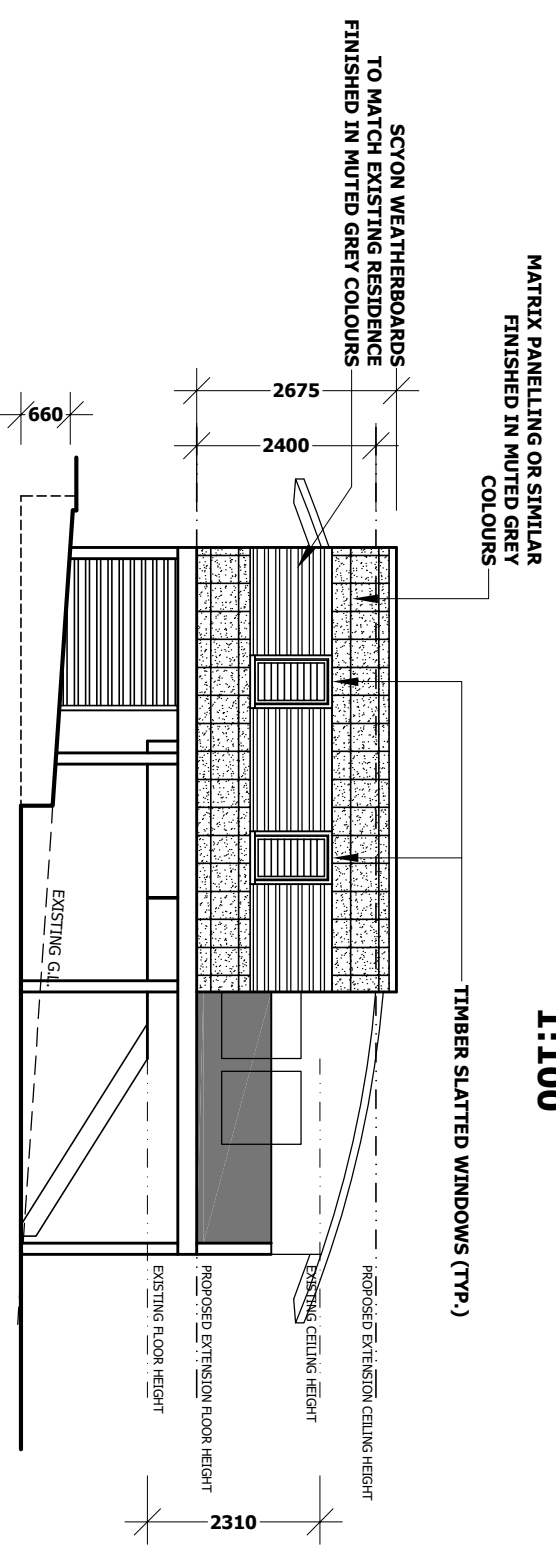


GROUND FLOOR PLAN
1:100

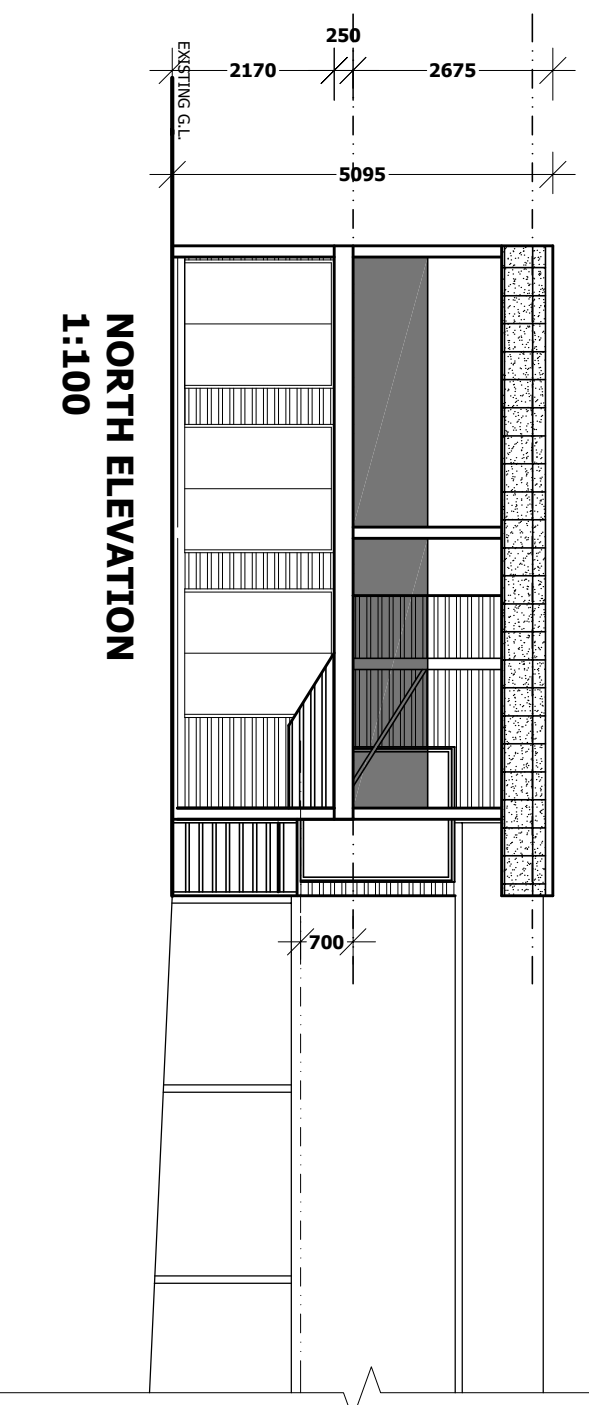
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SOUTH ELEVATION
1:100



EAST ELEVATION
1:100



NORTH ELEVATION
1:100



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PROJECT TITLE:
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BICHENO**

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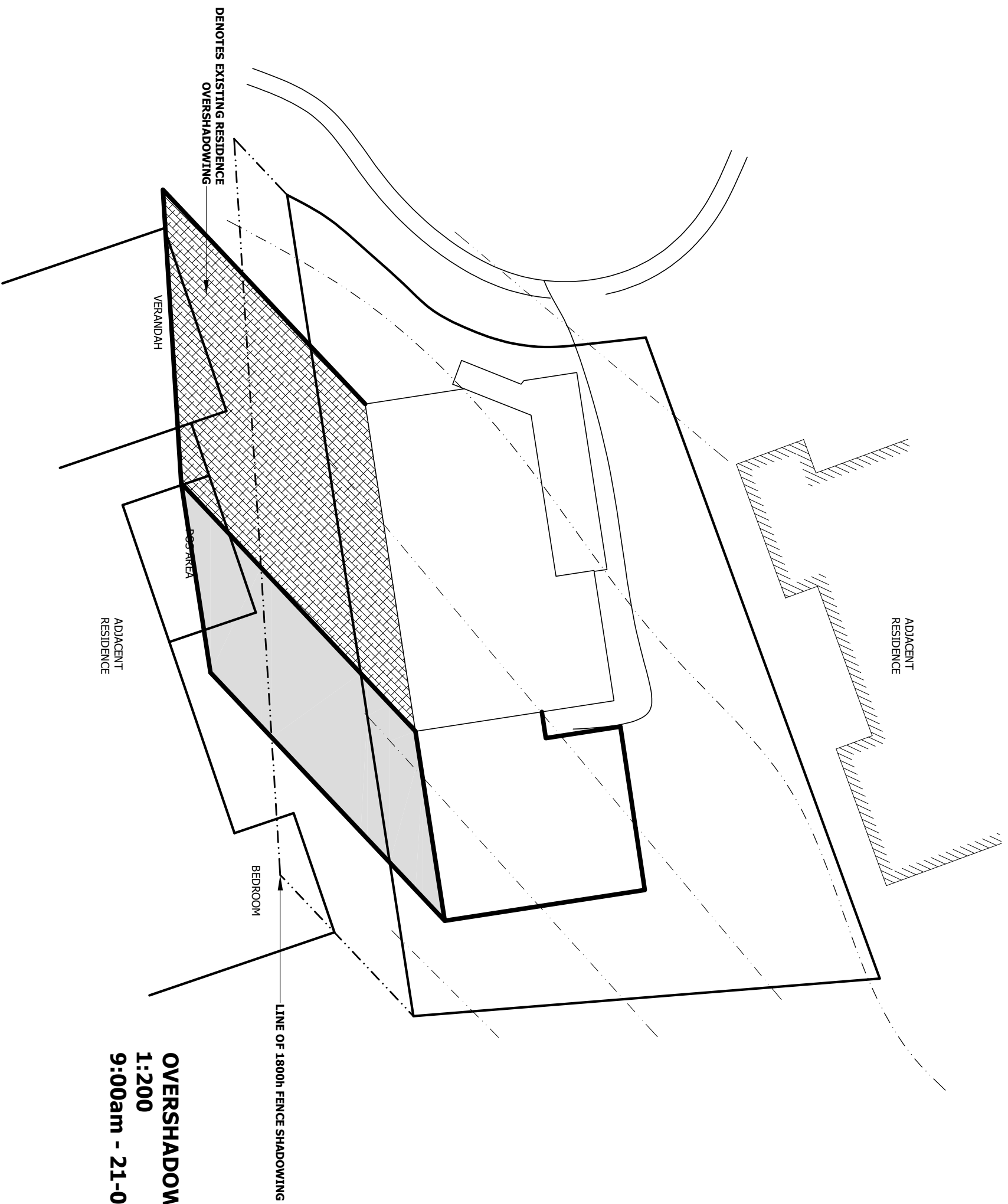
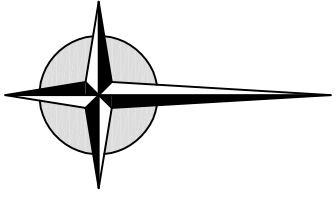
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DA-191164

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OVERSHADOWING PLAN
1:200
9:00am - 21-06

LINE OF 1800h FENCE SHADOWING

BEDROOM

VERANDAH

ADJACENT RESIDENCE

ADJACENT RESIDENCE

DENOTES EXISTING RESIDENCE OVERSHADOWING



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TASMANIA 7250

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NOTES:

PROJECT TITLE:
**GOWANS DECK,
20 REDBILL DRIVE
BICHENO**

REVISION:
OVERSHADOWING.

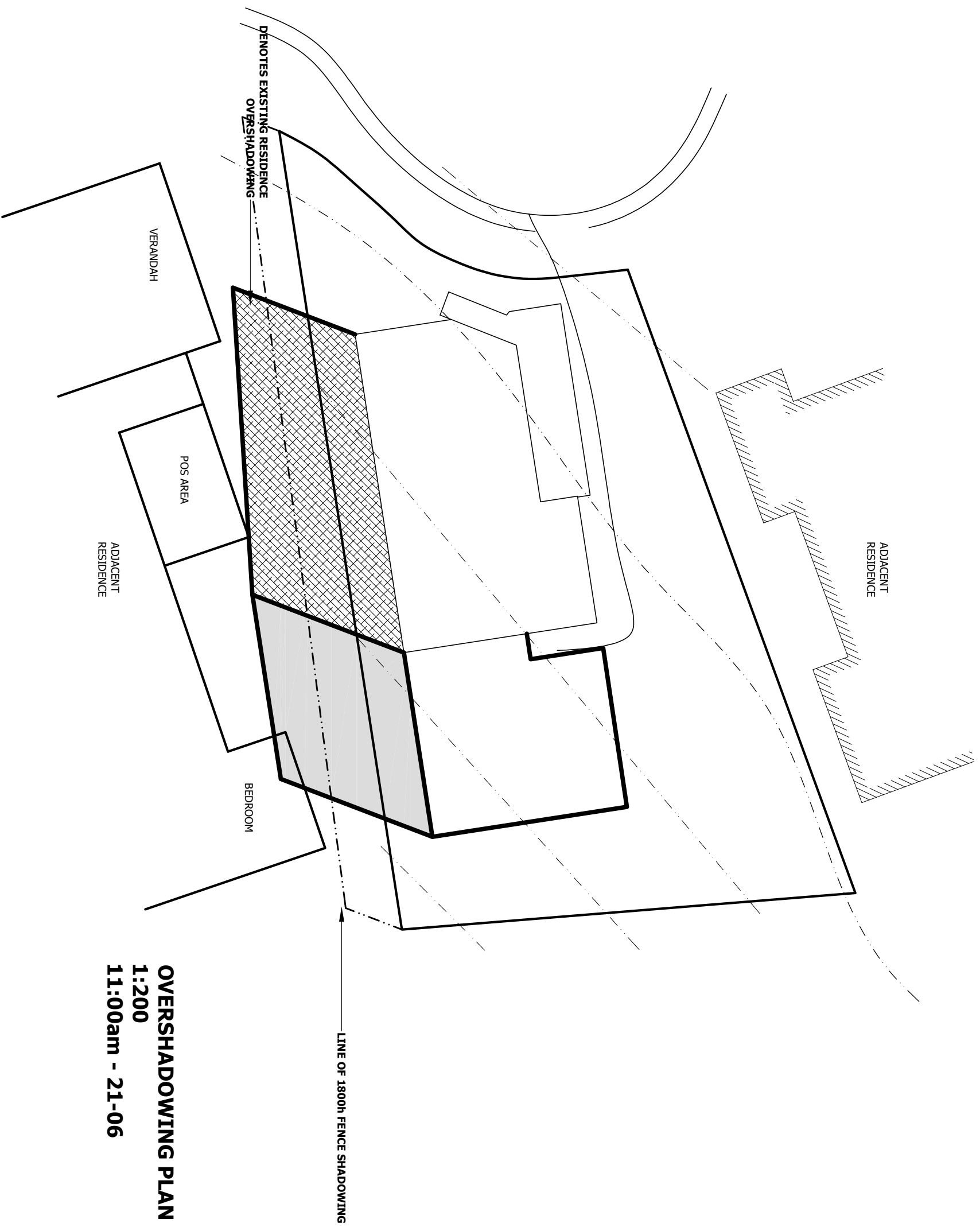
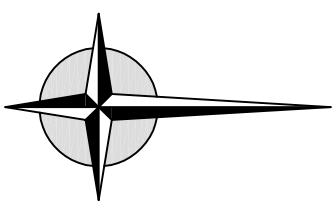
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29/03/19

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OVERSHADOWING PLAN
1:200
11:00am - 21-06

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PROJECT TITLE:
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20 REDBILL DRIVE
BICHENO**

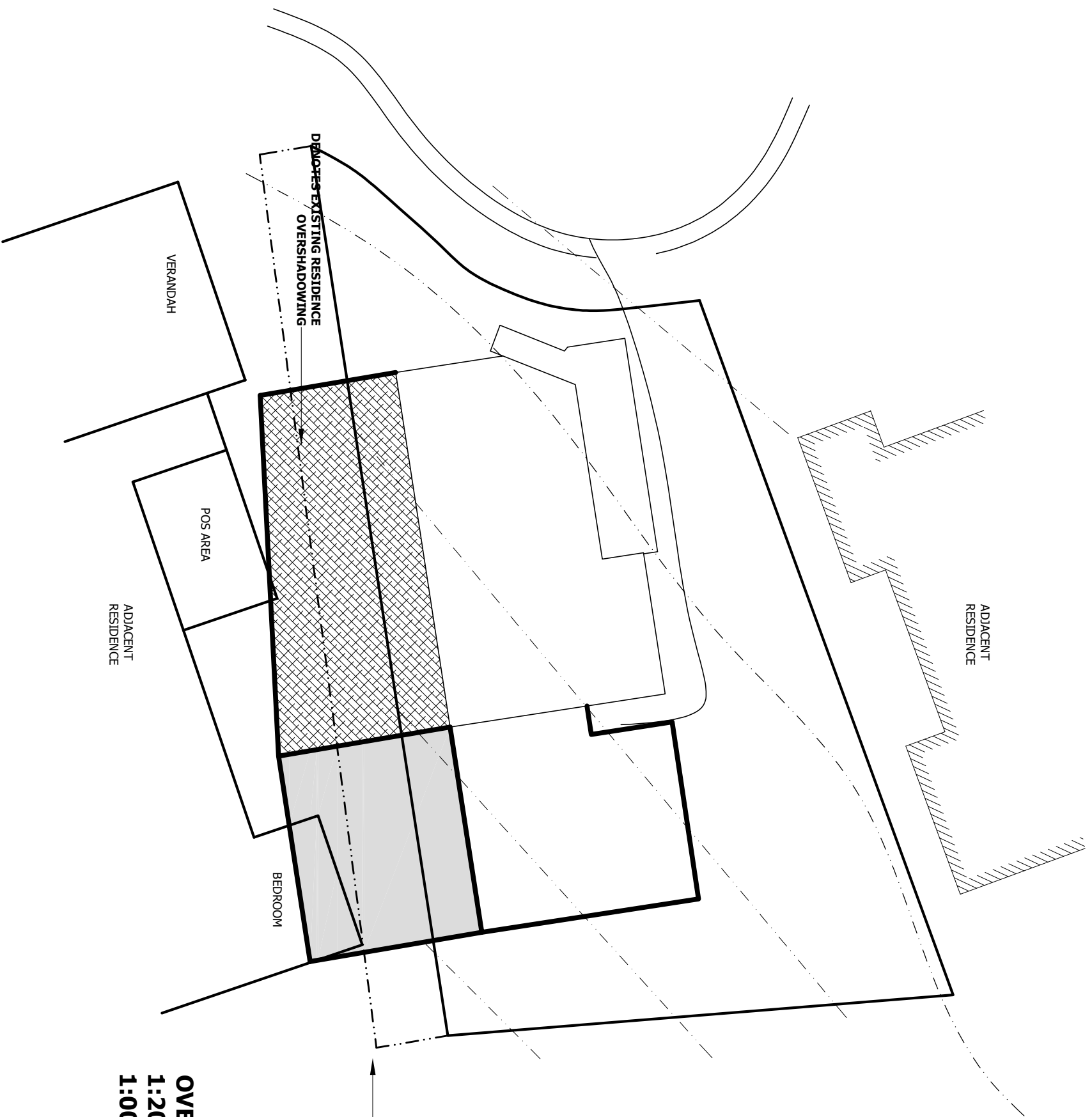
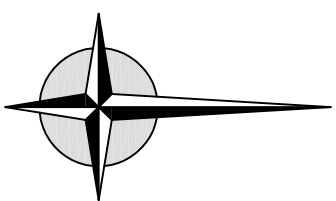
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OVERSHADOWING.

DATE:
29/03/19

SCALE:
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JOB NUMBER:
DA-191164

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OVERSHADOWING PLAN
1:200
1:00pm - 21-06

LINE OF 1800H FENCE SHADOWING

DEMOLISHED EXISTING RESIDENCE
OVERSHADOWING

VERANDAH

POS AREA

ADJACENT
RESIDENCE

BEDROOM

ADJACENT
RESIDENCE



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TASMANIA 7250

ACCREDITATION NO:
CC678 X

NOTES:
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PROJECT TITLE:
**GOWANS DECK,
20 REDBILL DRIVE
BICHENO**

REVISION:
OVERSHADOWING.

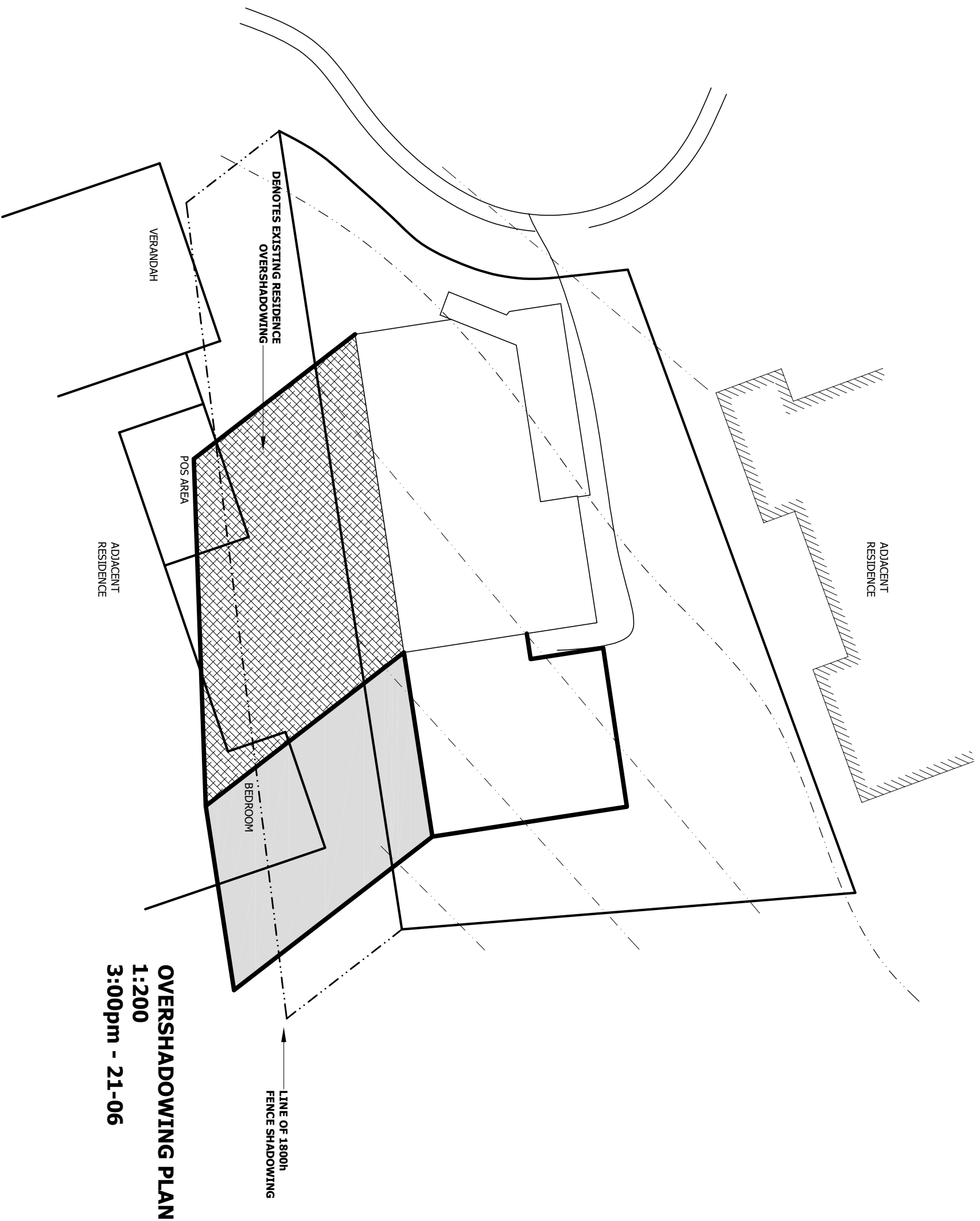
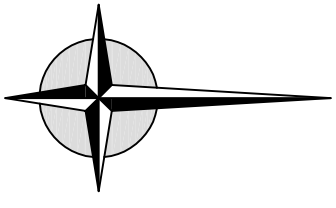
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29/03/19

SCALE:
AS SHOWN

JOB NUMBER:
DA-191164

PAGE:

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OVERSHADOWING PLAN
1:200
3:00pm - 21-06

LINE OF 1800h
FENCE SHADOWING

DENOTES EXISTING RESIDENCE
OVERSHADOWING

VERANDAH

POS AREA

ADJACENT
RESIDENCE

BEDROOM

ADJACENT
RESIDENCE



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TASMANIA 7250

ACCREDITATION NO:
CC678 X

NOTES:
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PROJECT TITLE:
**GOWANS DECK,
20 REDBILL DRIVE
BICHENO**

REVISION:
OVERSHADOWING.

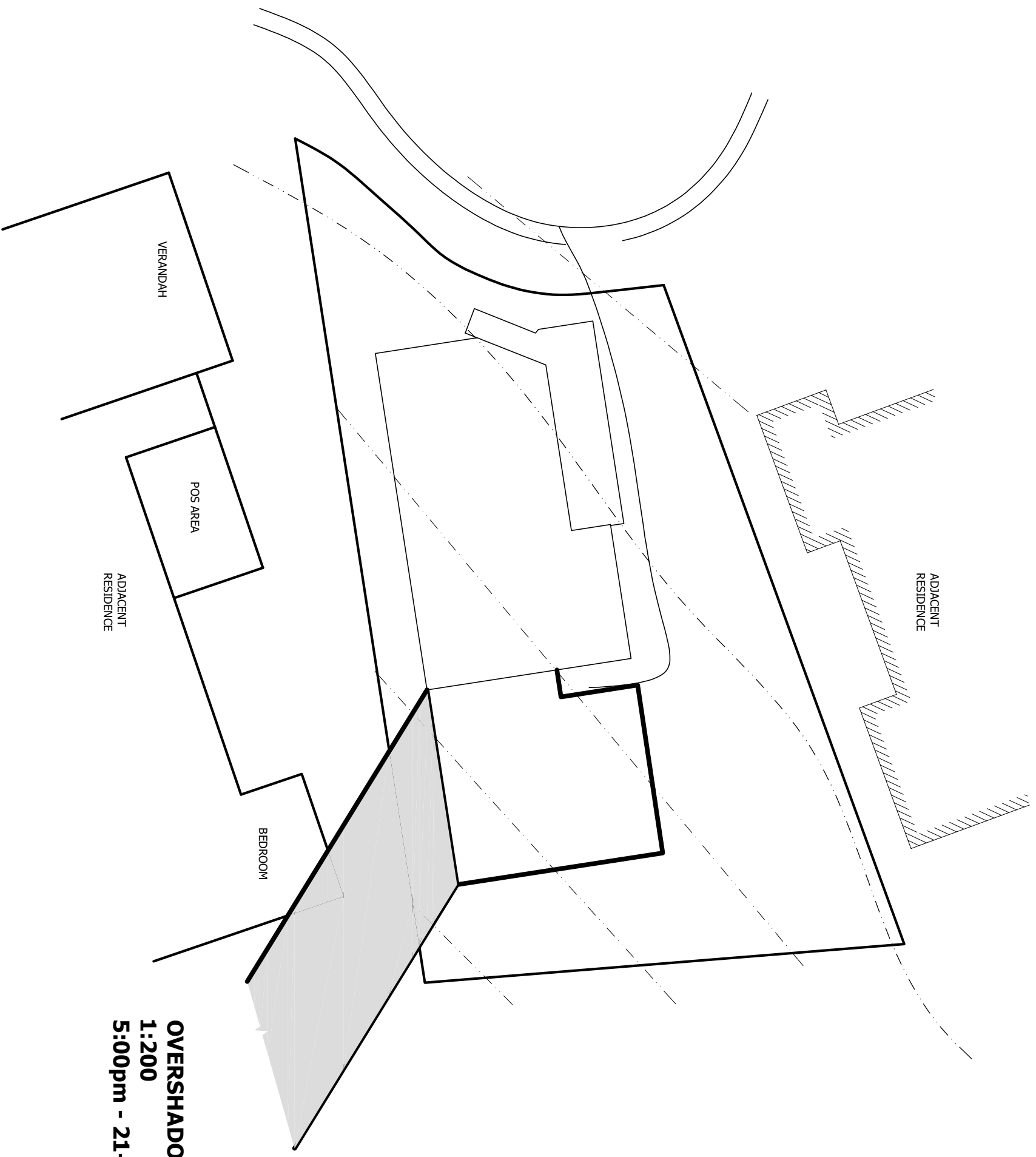
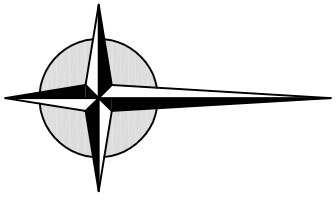
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29/03/19

SCALE:
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DA-191164

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OVERSHADOWING PLAN
1:200
5:00pm - 21-06 (SUNSET)

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LAUNGESTON
TASMANIA 7250

ACCREDITATION NO:
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NOTES:
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PROJECT TITLE:
**GOWANS DECK,
20 REDBILL DRIVE
BICHENO**

REVISION:
OVERSHADOWING.

DATE:
29/03/19

SCALE:
AS SHOWN

JOB NUMBER:
DA-191164

PAGE:
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LAUNGESTON
TASMANIA 7250

ACCREDITATION NO:
CC678 X

NOTES:

PROJECT TITLE:
**GOWANS DECK,
20 REDBILL DRIVE
BICHENO**

REVISION:
SETBACKS.

DATE:
29/03/19

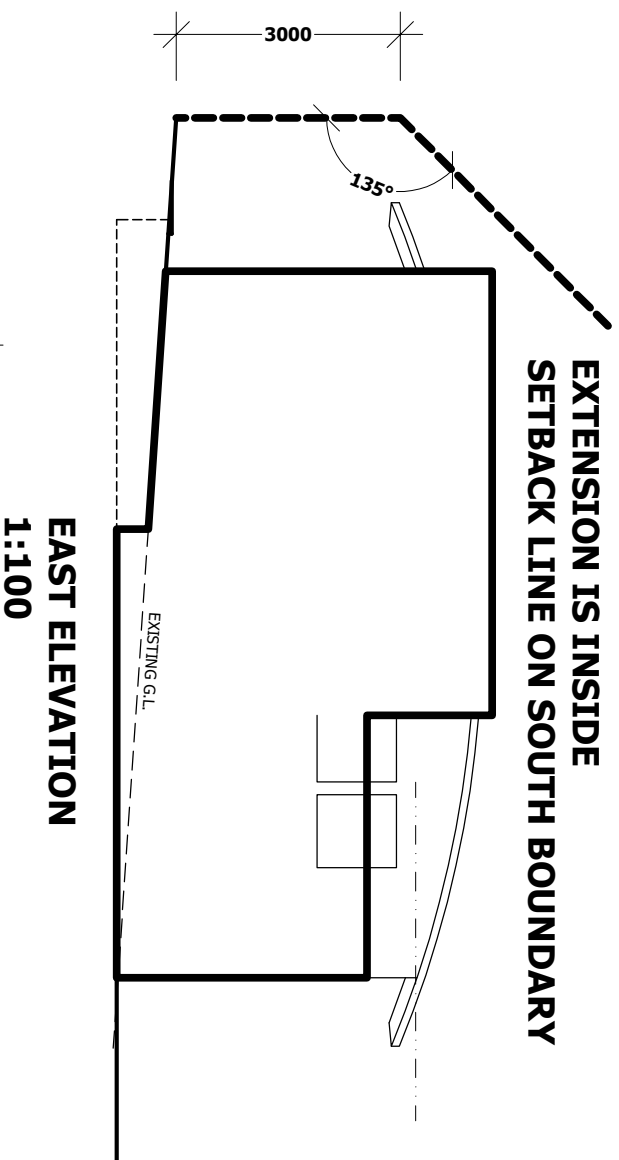
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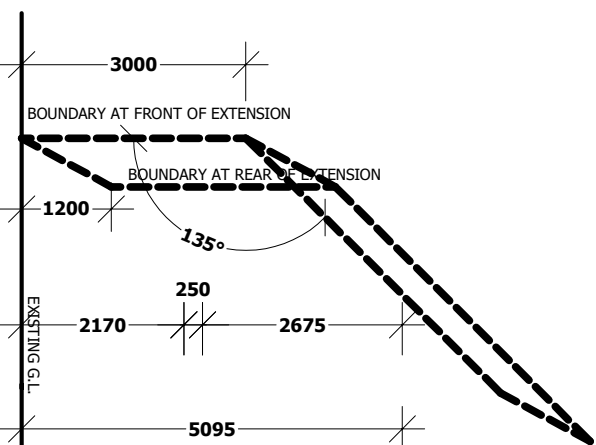
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**EXTENSION IS INSIDE
SETBACK LINE ON SOUTH BOUNDARY**



**EAST ELEVATION
1:100**

**EXTENSION IS WELL INSIDE
SETBACK LINE ON EAST BOUNDARY**



**NORTH ELEVATION
1:100**