



**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:** **18632 Tasman Highway, Douglas River**  
**CT 137993/30**

**PROPOSAL:** **Retrospective Outbuildings, removal of**  
**Second Crossover, Road Reserve Planting**

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 18 December 2025.

**APPLICANT:** **Jennifer Binns**  
**DATE:** **15/10/2025**  
**APPLICATION NO:** **DA 2025 / 00181**

# 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 137993	FOLIO 30
EDITION 7	DATE OF ISSUE 21-Jul-2021

SEARCH DATE : 13-Dec-2024

SEARCH TIME : 04.16 PM

DESCRIPTION OF LAND

Parish of BICHENO, Land District of GLAMORGAN  
Lot 30 on Sealed Plan 137993  
Derivation : Part of 50 Acres Gtd. to H. Lyne.  
Prior CTs 9924/2 and 237781/1

SCHEDULE 1

M898643 TRANSFER to as  
tenants in common in equal shares Registered  
21-Jul-2021 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any  
SP 9924 FENCING PROVISION in Schedule of Easements  
SP137993 EASEMENTS in Schedule of Easements

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

<p>OWNER D A ROTHE L S ROTHE THE TRUSTEES OF THE PROPERTY OF THE PRESBYTERIAN CHURCH OF TASMANIA</p> <p>FOLIO REFERENCE CT 9924-2, CT 237781-1</p> <p>GRANTEE PART OF 50ac GRANTED TO HENRY LYNE</p>	<p><b>PLAN OF SURVEY</b></p> <p>BY SURVEYOR A. S. HAMILTON</p> <p>LOCATION LAND DISTRICT OF GLAMORGAN PARISH OF BICHENO</p> <p>SCALE 1: 1000      LENGTHS IN METRES</p>	<p>REGISTERED NUMBER <b>SP 137993</b></p> <p>APPROVED EFFECTIVE FROM <b>9 APR 2003</b></p> <p><i>Alice Kawa</i> Recorder of Titles</p>	
<p>MAPSHEET MUNICIPAL CODE No. 112 (6036)</p>	<p>LAST UPI No. 1600764, 1600765</p>	<p>LAST PLAN No. SP 9924, P237781</p>	<p>ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN</p>

LOTS 30 & 40 COMPILED FROM CT'S 9924-2, 237781-1 & THIS SURVEY

EARLY ISSUE

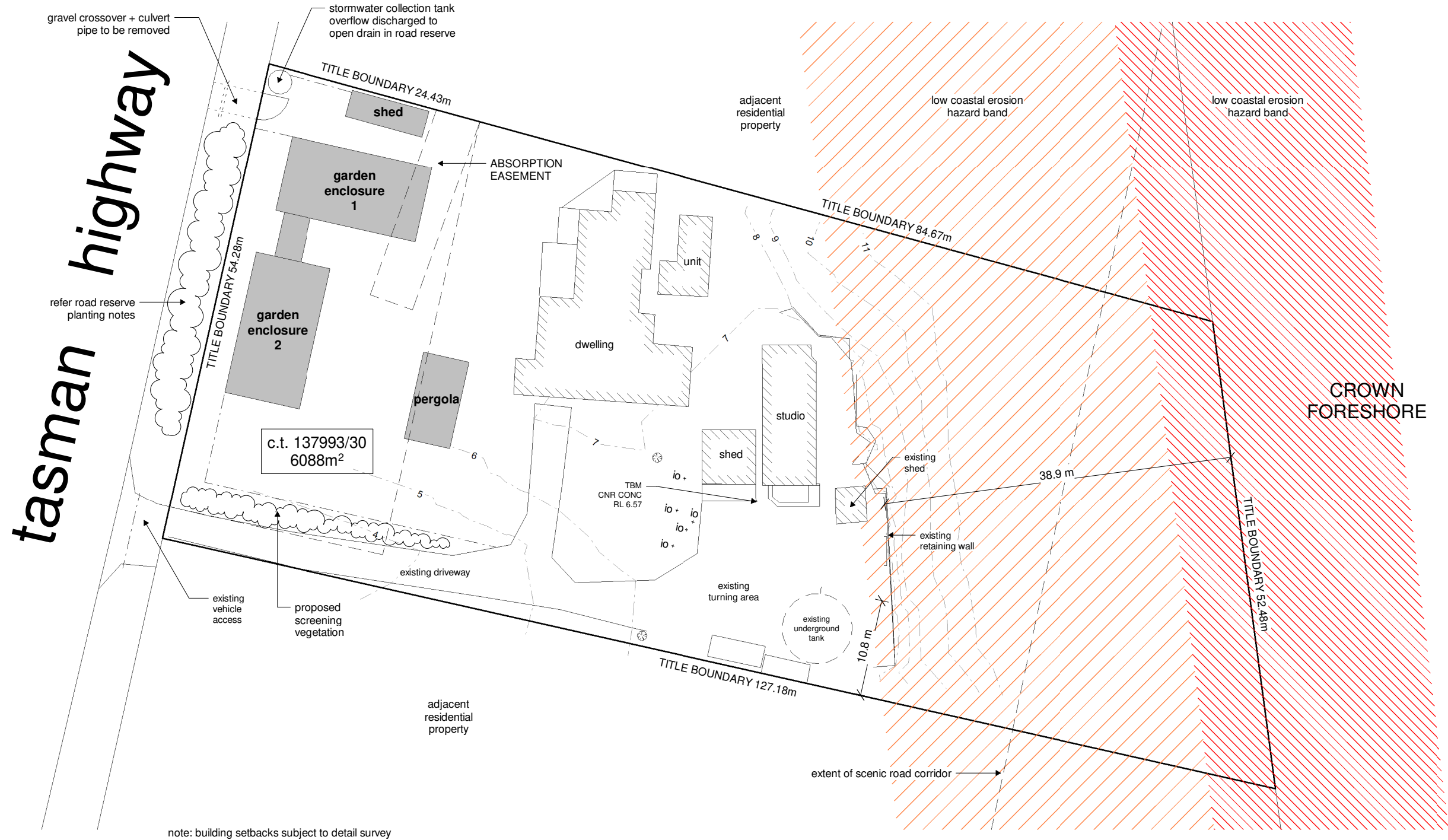
(SP 9924)

## as-constructed outbuildings

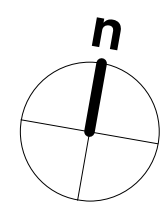
18632 tasman highway bicheno tasmania 7215



planning drawings

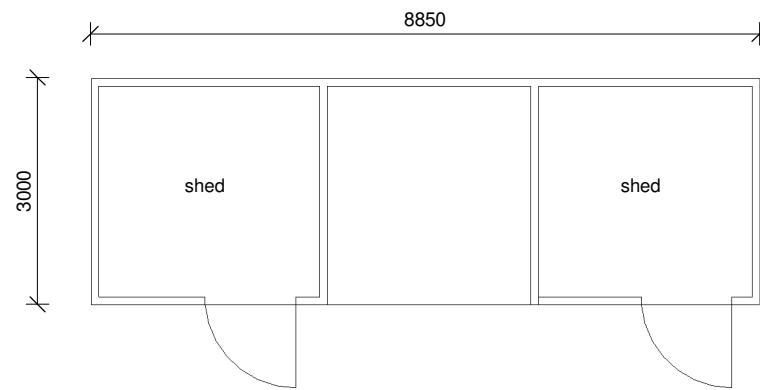




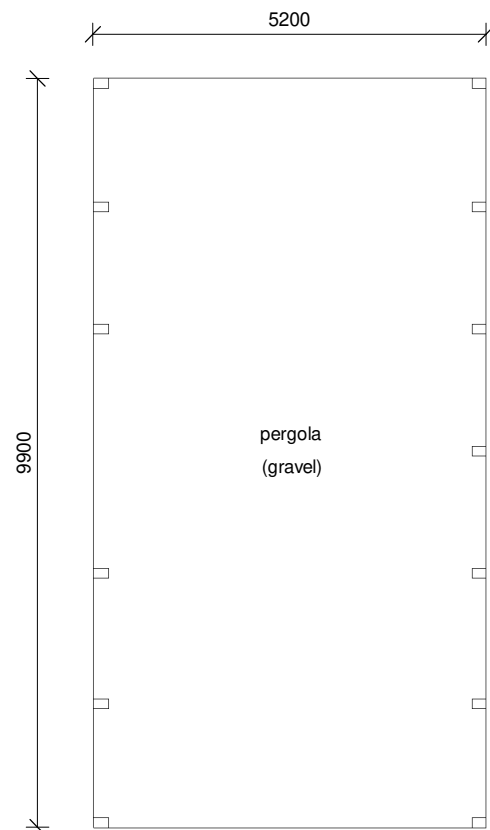
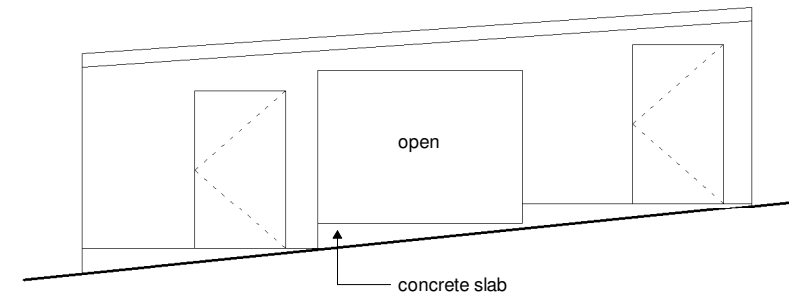
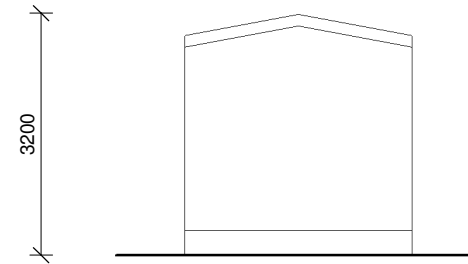
- road reserve planting:
- Kunzea ambigua*
  - Leptospermum scoparium*
  - Banksia marginata*
  - Melaleuca gibbosa*
  - Poa poiformis*
  - Lomandra longifolia*
  - Indigofera australis*
  - Correa Alba*
  - Clematis gentianoides*
  - Pomaderris elliptica*



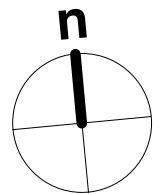
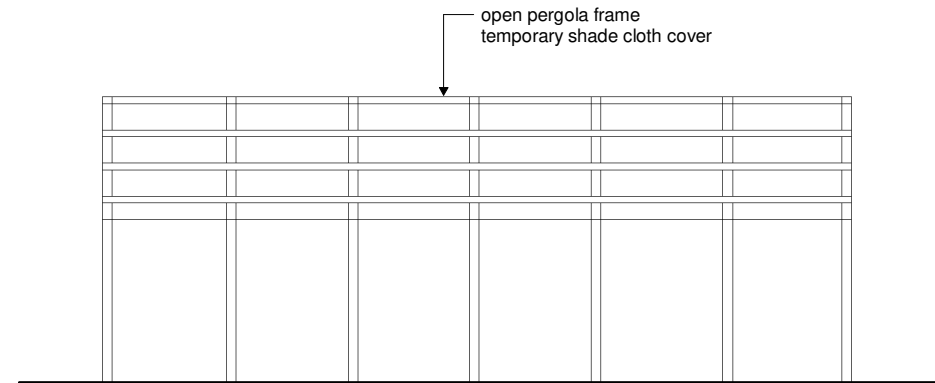
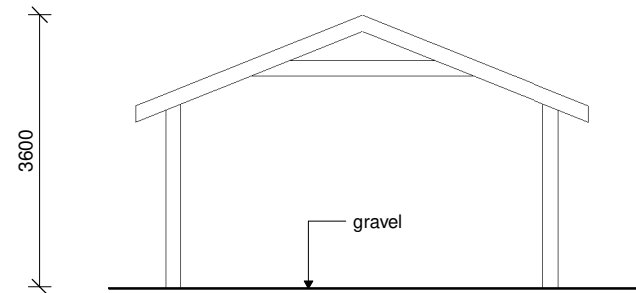
1	Revision 1	Date 1
REV:	DESCRIPTION:	DATE:
PROJECT: as-constructed outbuildings  FOR:  18632 tasman highway bicheno tasmania 7215		
DRAWING TITLE:  site plan		
DRAWING NO:  a02	DRAWN BY: JB  DATE: 01.10.25	
SCALE: 1 : 500	PROJECT: 0224GI	
<div> jennifer binns</div> <div>www.jenniferbinnsdesign.com.au 0439 765 452 : mail @ jenniferbinnsdesign.com.au 52 cecilia street st helens tasmania 7216</div> <div><div>BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA</div></div> <div>ACCREDITATION NO: CC 1269L</div>		





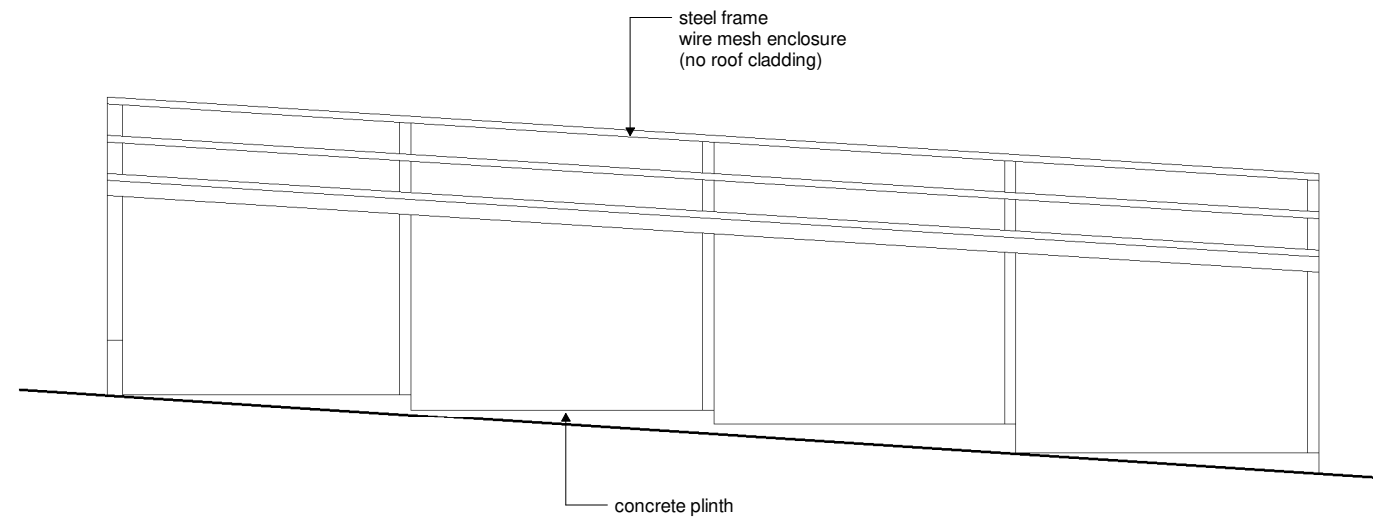
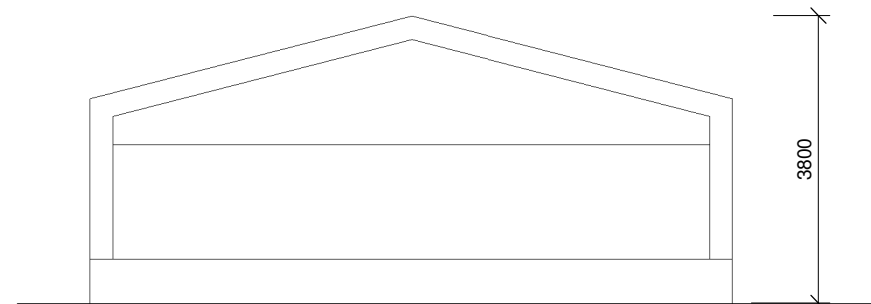
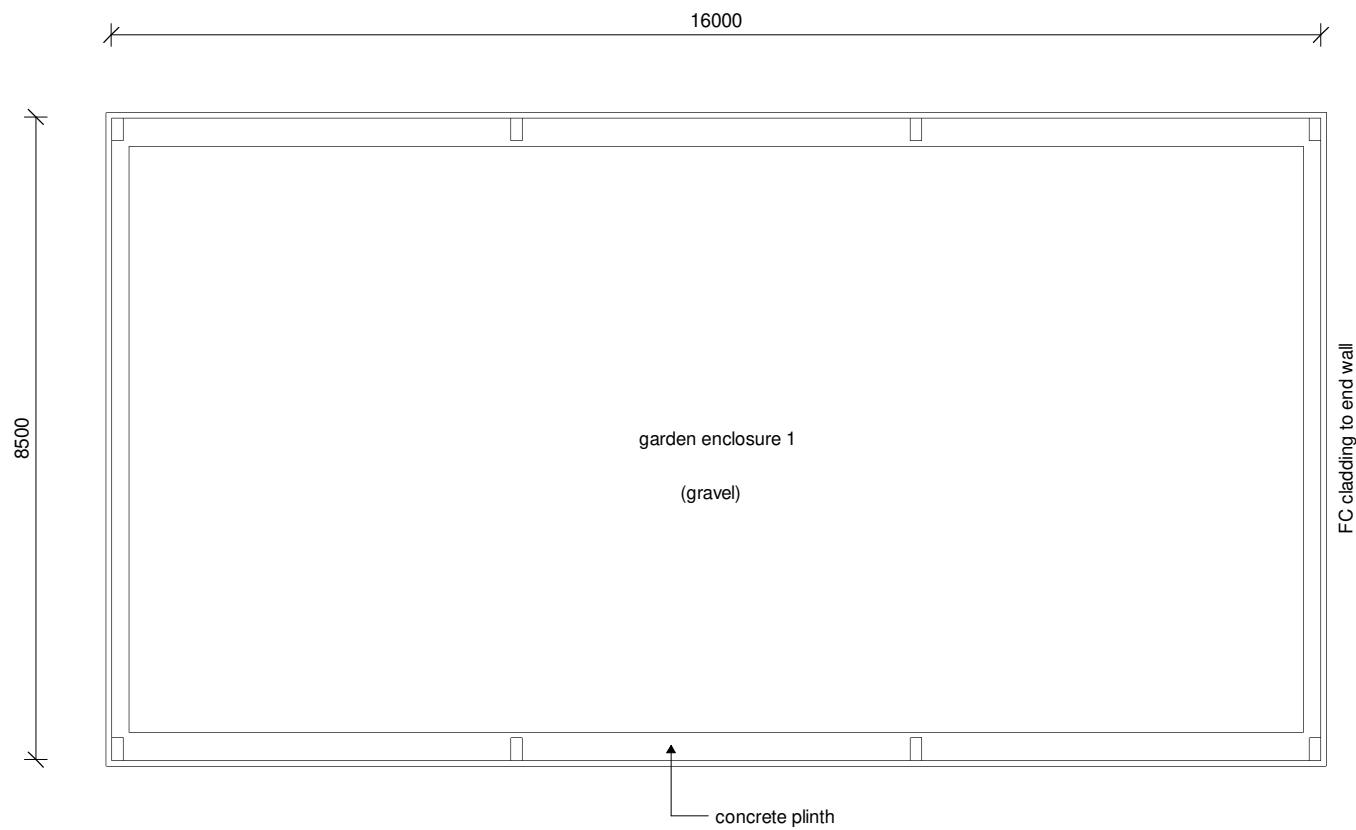
1 shed  
1 : 100



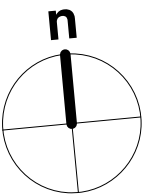
2 pergola  
1 : 100





REV:	DESCRIPTION:	DATE:
PROJECT: as-constructed outbuildings		
FOR:  18632 tasman highway bicheno tasmania 7215		
DRAWING TITLE:  outbuildings		
DRAWING NO:  a03	DRAWN BY: JB	
	DATE: 01.10.25	
SCALE: 1 : 100	PROJECT: 0224GI	
<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><div>BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA</div></div> <div>ACCREDITATION NO: CC 1269L</div>		



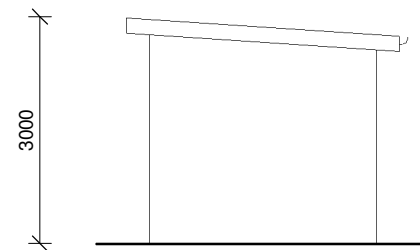
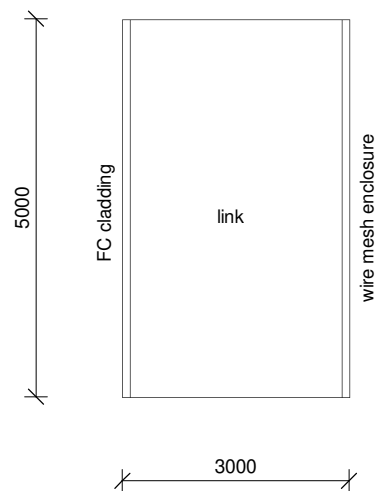
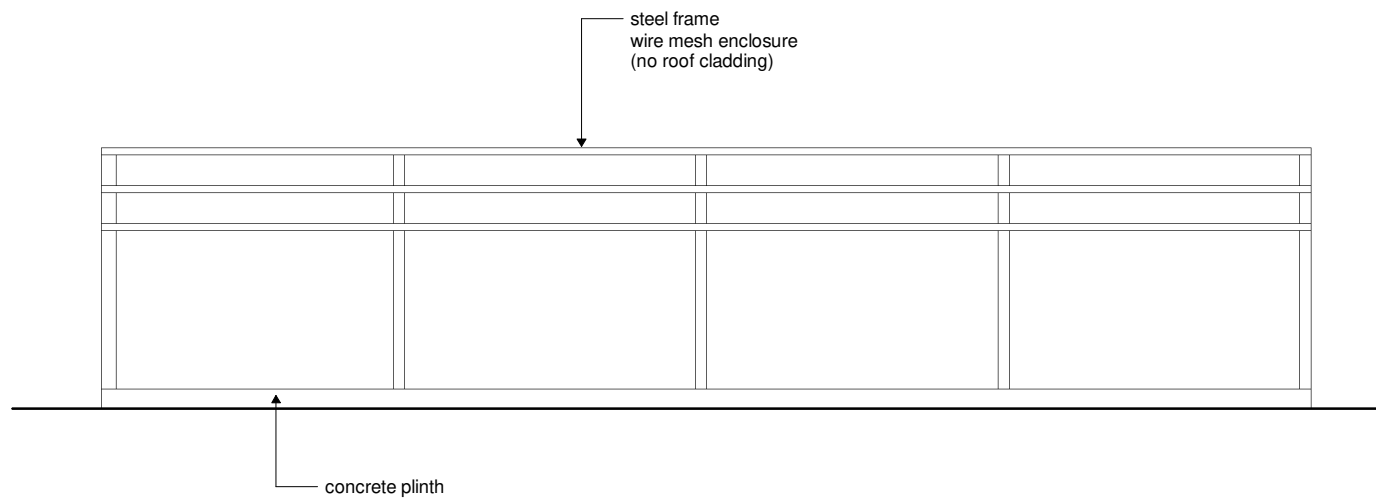
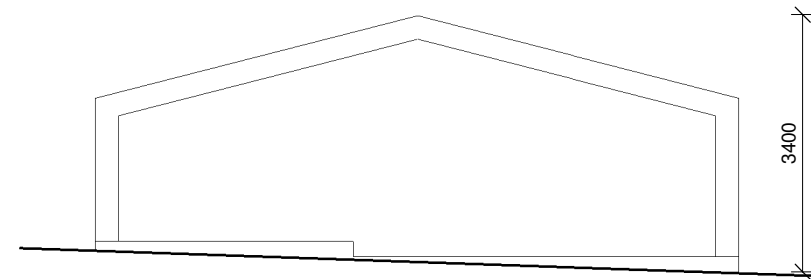
**1** garden enclosure 1  
1 : 100



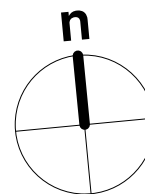
REV:	DESCRIPTION:	DATE:
PROJECT: as-constructed outbuildings FOR:  18632 tasman highway bicheno tasmania 7215		
DRAWING TITLE:  outbuildings		
DRAWING NO:  a04	DRAWN BY: JB  DATE: 01.10.25	
SCALE: 1 : 100	PROJECT: 0224GI	
<div> jennifer binns</div> <div>www.jenniferbinnsdesign.com.au 0439 765 452 : mail @ jenniferbinnsdesign.com.au 52 cecilia street st helens tasmania 7216</div> <div> BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA</div> <div>ACCREDITATION NO: CC 1269L</div>		





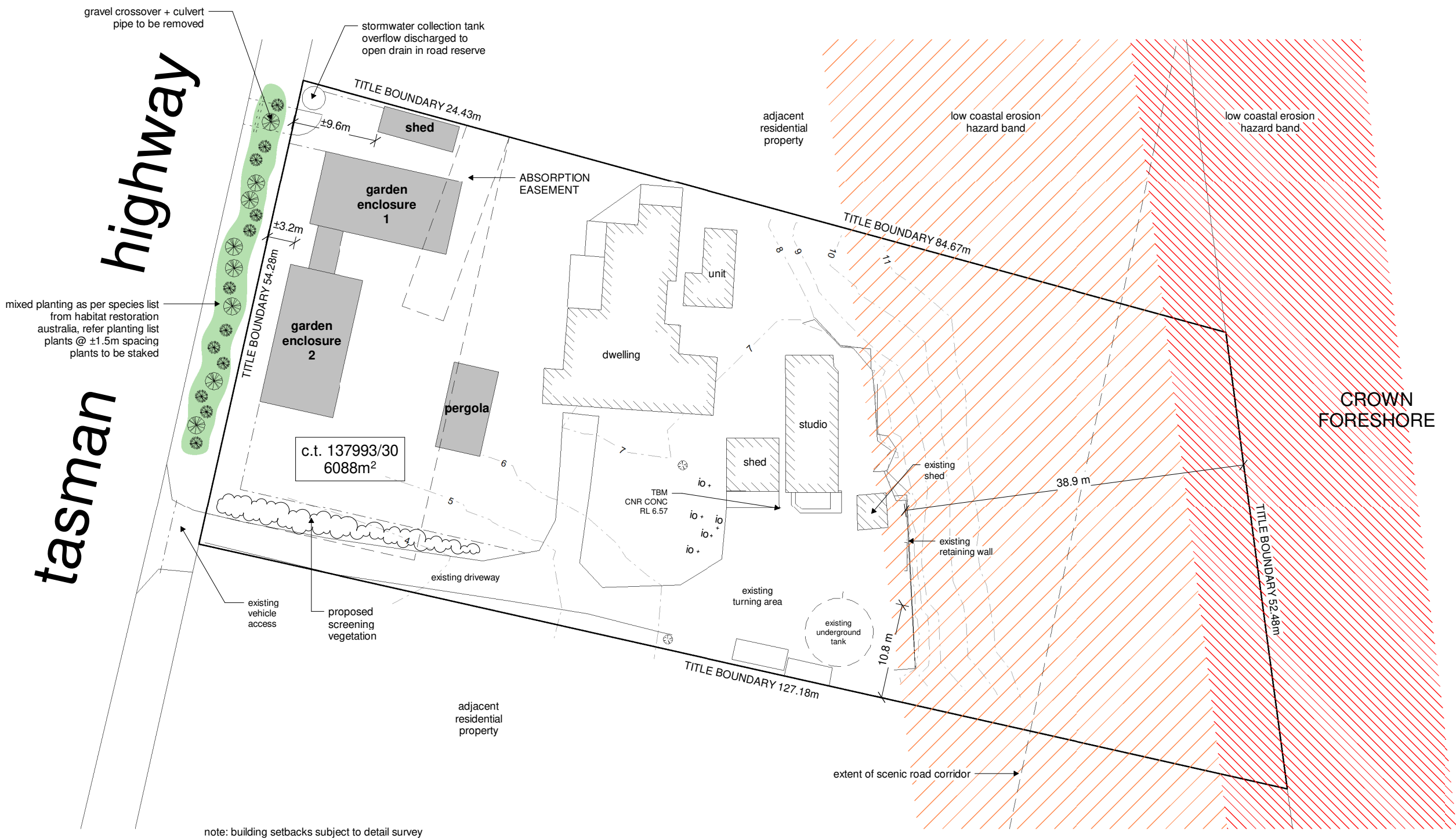
1 garden enclosure 2  
1 : 100



2 linking roof  
1 : 100

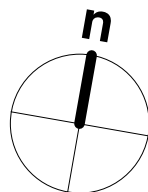


REV:	DESCRIPTION:	DATE:
PROJECT: as-constructed outbuildings		
FOR:  18632 tasman highway bicheno tasmania 7215		
DRAWING TITLE:  outbuildings		
DRAWING NO:  a05	DRAWN BY: JB	
	DATE: 01.10.25	
SCALE: 1 : 100	PROJECT: 0224GI	
<div><div></div><div><div>jennifer binns</div><div><a href="http://www.jenniferbinnsdesign.com.au">www.jenniferbinnsdesign.com.au</a> 0439 765 452 : mail @ jenniferbinnsdesign.com.au 52 cecilia street st helens tasmania 7216</div></div></div> <div><div></div><div><div>BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA</div><div>ACCREDITATION NO: CC 1269L</div></div></div>		





road reserve planting:

*Kunzea ambigua*  
*Leptospermum scoparium*  
*Banksia marginata*  
*Melaleuca gibbosa*  
*Poa poiformis*  
*Lomandra longifolia*  
*Indigofera australis*  
*Correa Alba*  
*Clematis gentianoides*  
*Pomaderris elliptica*



note: building setbacks subject to detail survey

1 site plan  
1 : 500

1	Revision 1	Date 1
REV:	DESCRIPTION:	DATE:
PROJECT:		
as-constructed outbuildings		
FOR:		
18632 tasman highway bicheno tasmania 7215		
DRAWING TITLE:		
site plan		
DRAWING NO:  a02	DRAWN BY: JB	
	DATE: 29.10.25	
SCALE: 1 : 500	PROJECT: 0224GI	
<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>		

Habitat Restoration Australia  
1055 Coles Bay Rd.  
Friendly Beaches  
ABN 45226858223

To Whom it may concern,

having inspected the nature strip adjoining 18632 Tasman Hwy. and being advised of the need to remove the recently installed second driveway and reinstate provenance plants that may have existed previously my suggestion would include the removal of much if not all the aggregate on the new crossover and the discontinuation of a mowing regime to enable naturally occurring vegetation to recolonise the disturbed area and potentially stake other native vegetation whilst they re-establish . To accelerate this process some local plants should be sourced and positioned along the verge and also staked until plants are large enough to discourage vehicle parking and roadside slashing

A list of suitable plants found in the vicinity that would not obscure vehicles departing the property would include

Kunzea ambigua, Leptospermum scoparium , Banksia marginata , Melaleuca gibbosa , Poa poiformis , Lomandra longifolia , Indigofera australis , Correa Alba , Clematis gentianoides and Pomaderis elliptica

Other plants may be suitable but may require judicious pruning to maintain visual siting of highway traffic .

Regards Mark Lawrence

0408 599 845