



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: **8/6 Champ Street, Bicheno**
CT 108993/8

PROPOSAL: **Change of Use to 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) addressed to the Chief Executive Officer. Representations must be received before midnight on 26 August 2026.

APPLICANT: **Deearne Kathleen Wagin**
DATE: **06/02/2026**
APPLICATION NO: **DA 2026 / 021**

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:	Deearne and Alan Wagin		
Contact person: (if different from applicant)			
Address:			
Suburb:		Post Code:	
Email:		Phone: / Mobile:	

Note: All correspondence with the applicant will be via email unless otherwise advised

Owner (if different from applicant)			
Address:			
Suburb:		Post Code:	
Email:		Phone: / Mobile:	

Details of Site (Note: If your application is discretionary, the following will be placed on public exhibition)

Address of proposal:	8/6 Champ Street -Body Corporate (STRATA CORPORATION NO. 108993, 6 Champ Street Champ Street Villas, Bicheno)		
Suburb:	Bicheno	Post Code:	7215
Size of site: (m ² or Ha)	324m2		
Certificate of Title(s):	yes		
Current use of site:	Holiday home		

General Application Details <i>Complete for All Applications</i>	
Description of proposed use or development:	To be used for short term accomodtion
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:

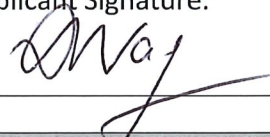
- The information in this application is true and correct.
- I/we authorise Council employees or consultants to enter the site to assess the application.
- I/we have obtained all copy licenses and permission from the copyright owner for the publication, communication and reproduction of the application 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:	31/01/2026
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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 108993	FOLIO 8
EDITION 11	DATE OF ISSUE 15-Nov-2025

SEARCH DATE : 02-June-2026

SEARCH TIME : 02.53 pm

DESCRIPTION OF LAND

Town of BICHENO

Lot 8 on Strata Plan [108993](#) and a general unit entitlement
operating for all purposes of the Strata Scheme being a 43
undivided 1/1000 interest

Derived from Strata Plan [108993](#)

Derivation : Part of 5 Acres Gtd to G Fisher

SCHEDULE 1

[N285620](#) TRANSFER to DEEARNE KATHLEEN WAGIN and ALAN JOHN
WAGIN Registered 15-Nov-2025 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
The registered proprietor holds the lot and unit entitlement
subject to any interest noted on common property

Folio of the Register volume [108993](#) folio 0

[E431498](#) MORTGAGE to Norfina Limited Registered 15-Nov-2025
at 12.01 pm

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

SEARCH OF TORRENS TITLE

VOLUME 108993	FOLIO 0
EDITION 5	DATE OF ISSUE 27-Oct-2009

SEARCH DATE : 02-June-2026

SEARCH TIME : 02.53 pm

DESCRIPTION OF LAND

Town of BICHENO

The Common Property for Strata Scheme [108993](#)

Derivation : Part of 5 Acres Gtd to G Fisher

Prior CT [104439/2](#)

SCHEDULE 1

STRATA CORPORATION NUMBER [108993](#), CHAMP STREET VILLAS BICHENO

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

[C70347](#) APPLICATION by owners to amend strata plan

[C93656](#) APPLICATION by owners to amend strata plan

Registered 03-July-1998 at noon

[C596474](#) APPLICATION to change name of scheme Registered

10-Jan-2005 at noon

[C740913](#) APPLICATION by owners to amend strata plan by

amending Lot 12 adding Lot 17 Registered 30-Jan-2007
at noon

[C929836](#) ORDER FOR RELIEF by the Recorder of Titles

Registered 06-Nov-2009 at noon

[C929837](#) ORDER FOR RELIEF by the Recorder of Titles

Registered 06-Nov-2009 at noon

[C951792](#) APPLICATION for registration of change of by-laws

Registered 02-Feb-2010 at noon

[C988753](#) ORDER FOR RELIEF by the Recorder of Titles

Registered 15-Dec-2010 at noon

D9959 ORDER FOR RELIEF by the Recorder of Titles

Registered 16-May-2011 at noon

D4254 APPLICATION by owners to amend strata plan [108993](#) by

amending Lot 15, creating Lot 18 & adjusting unit
entitlements Registered 09-July-2013 at noon

[D128346](#) Order of the Recorder of Titles Registered

14-Aug-2014 at noon

[D127018](#) ORDER of the Recorder of Titles Registered

19-Aug-2014 at noon

[D152185](#) ORDER of the Recorder of Titles under Part 9 Strata

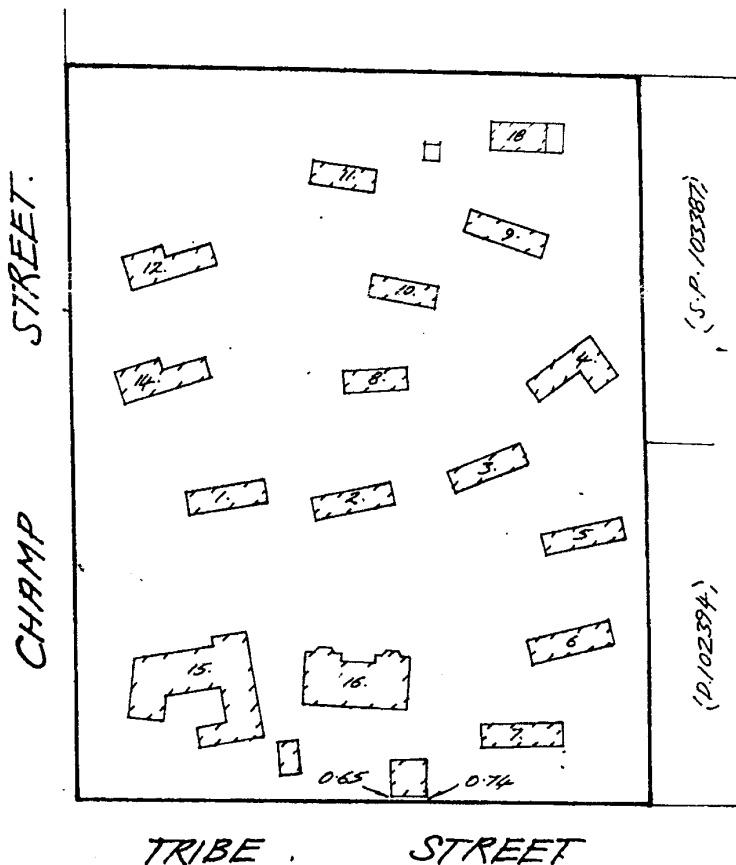
[E19782](#) Titles Act 1998 Registered 10-Aug-2015 at noon
ORDER of the Recorder of Titles Registered
08-Oct-2015 at noon

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

CITY/TOWN BICHENO SUBURB FOLIO REFERENCE C.T. 104439-2 SITE COMPRISES THE WHOLE OF LOT / ON PLAN No. D. 108998		STRATUM PLAN D4254 <u>NEW</u> SHEET 1 OF 4 SHEETS		Registered Number 108993.
MAPSHEET MUNICIPAL CODE No. 112 (6036-42)		NAME OF BUILDING SCHEME CHAMP STREET STRATUM PLAN VILLAS, BICHENO		REGISTERED 20-JAN-1994 <i>Michael J. Smith</i> Recorder of Titles.
LAST UPI No. 1605291		SCALE 1: 750	LENGTHS IN METRES	

SITE PLAN



NOTES: ALL BUILDINGS ON THE SITE TO BE SHOWN ON SHEET 1. BUILDING TO SITE BOUNDARY OFFSETS OF LESS THAN 2.00 METRES TO BE SHOWN ON SHEET 1. THE FEE SIMPLE OF THE SITE IS CONTAINED WITHIN THE STRATUM PLAN/BODY CORPORATE FOLIO. FLAT FOLIOS ARE HELD SUBJECT TO STRATUM PLAN ENDORSEMENTS.		COUNCIL/DELEGATE DATE <i>R. G. G. G.</i> 4/12/12	REGISTERED LAND SURVEYOR DATE <i>[Signature]</i> 20.2.12
STRATA DEVELOPMENT CONTRACT No. (IF APPLICABLE)		LODGED BY CLARKE & GEE	

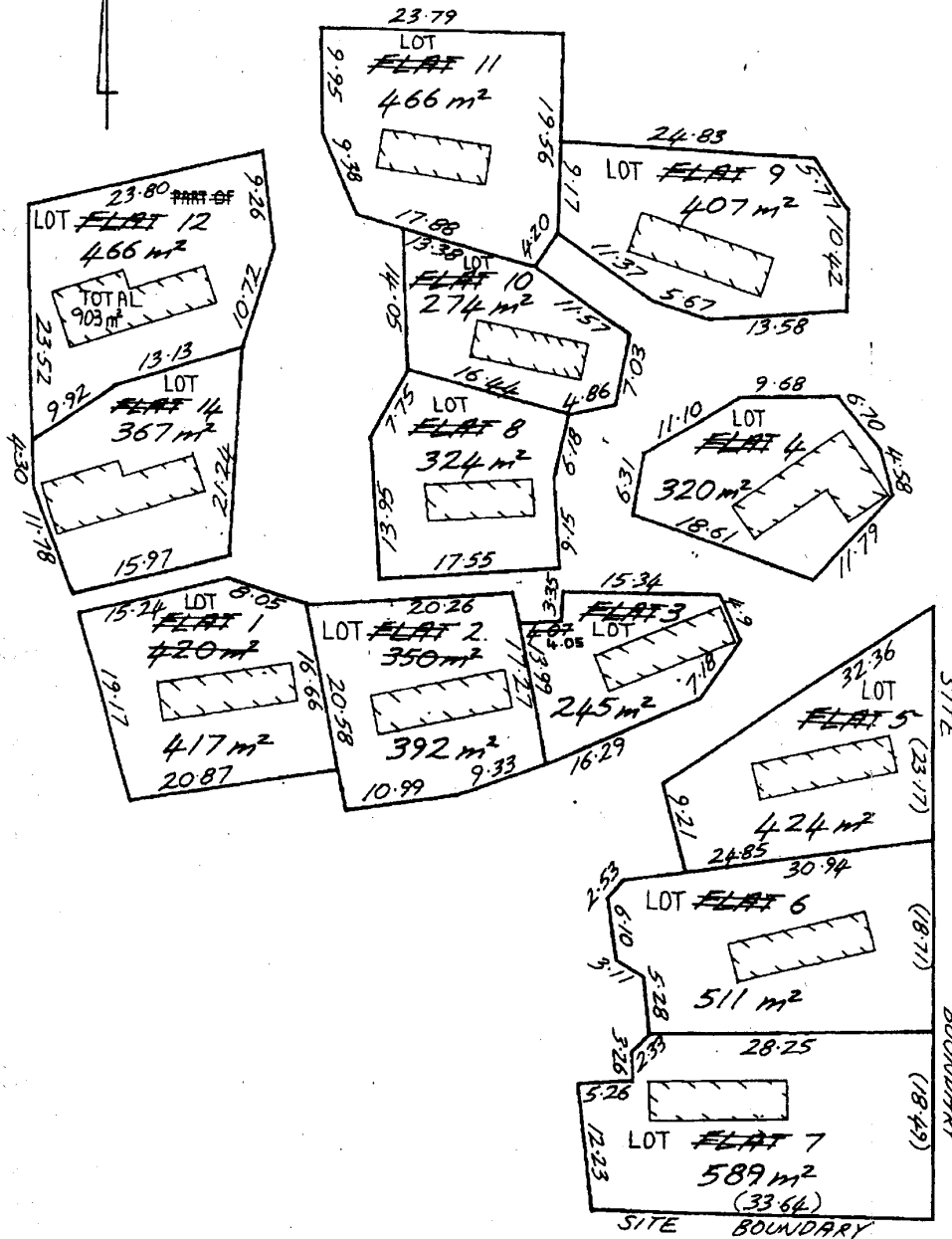
NEW SHEET 2 OF 4
C740913

No. STR 108993

Town Clerk/Council Clerk

GROUND FLOOR

SCALE
1:500



- LOTS
- HORIZONTAL BOUNDARIES OF ~~FLATS~~ ARE SHOWN BY HEAVY UNBROKEN LINES.
THE BOUNDARIES OF EACH ~~FLAT~~ EXTEND
- HORIZONTALLY ALONG THE OPEN BOUNDARIES AS DEFINED BY MEASUREMENT NOT WITHIN BRACKETS OR ALONG THE SITE BOUNDARY AS THE CASE MAY BE. MEASUREMENTS IN BRACKETS ARE FOR BOUNDARY FIXATION ONLY.
 - VERTICALLY FROM 30 METRES BELOW GROUND LEVEL TO A HEIGHT OF 150 METRES ABOVE GROUND LEVEL.
- SEE FILE FOR FIXATION OF OPEN BOUNDARIES.

STRATA PLAN

STRATA TITLES ACT 1998

Registered Number

NEW
D4254

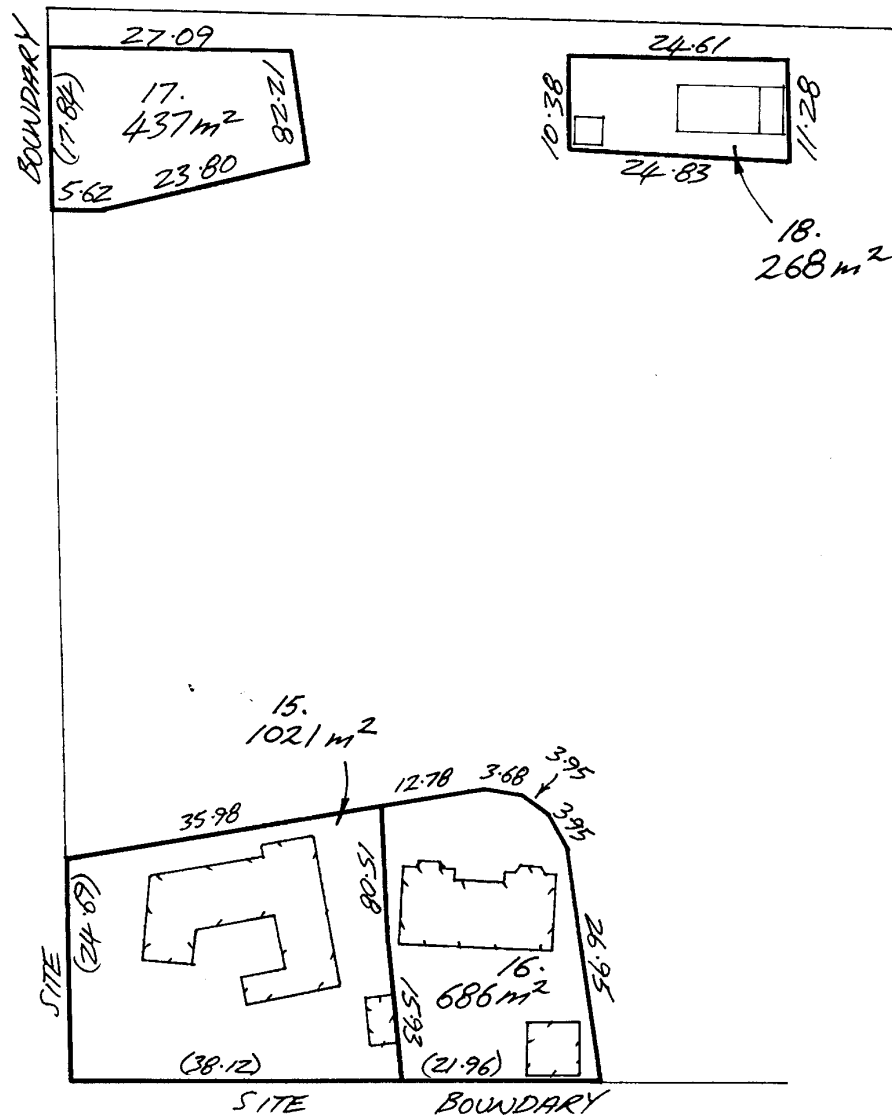
SHEET 3 OF 4 SHEETS

[Signature]
Council Delegate

4/12/12
Date

108993

1:500



SEE SHEET 2 FOR LOT DESCRIPTION

[Signature] 20.2.12
Registered Land Surveyor Date

STRATA PLAN		STRATA TITLES ACT 1998		Registered Number 108993																																																																																																																																		
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NAME OF BODY CORPORATE: Strata Corporation No. 108993 CHAMP STREET VILLAS BICHENO																																																																																																																																						
ADDRESS FOR THE SERVICE OF NOTICES: CHAMP STREET, BICHENO																																																																																																																																						
SURVEYORS CERTIFICATE I, Andrew Stuart Hamilton of Howden, a surveyor registered under the Land Surveyors Act 1909 certify that the building erected on the site and drawn on sheet 1 of this plan is within the external boundaries of the folio stated on sheet 1. and any encroachment beyond these boundaries is properly authorised according to law. Registered Surveyor 20.2.12 date 496 ref no			COUNCIL CERTIFICATE I certify that the GLENMORANG SPRING BAY Council has: (a) approved the lots shown on this plan and (b) issued this certificate of approval in accordance with Section 31 of the Strata Titles Act 1998. Council Delegate 4/12/12 date P.A. 12081 ref no																																																																																																																																			
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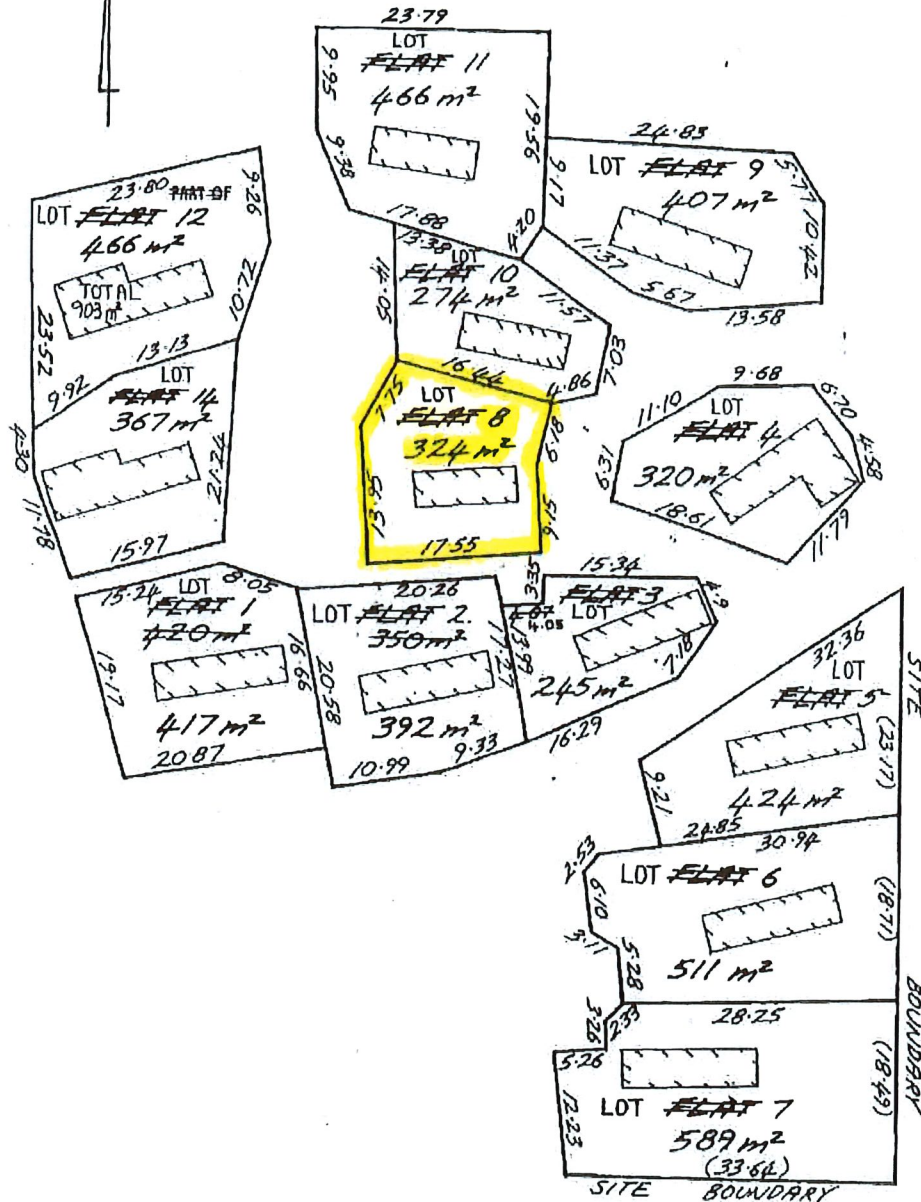
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Listed July 2025



8/6 Champ Street, Bicheno

