



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**
CT ; 75133/6

PROPOSAL: **Dwelling, Outbuilding (Garage) & 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 30 September 2026/

APPLICANT: **Design To Live**

DATE: **26/06/2026**

APPLICATION NO: **DA 2026 / 107**

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:	Design To Live		
Contact person: (if different from applicant)	Dyllan Penney		
Address:	202 Wellington Street		
Suburb:	South Launceston	Post Code:	7249
Email:	info@designtolive.com.au	Phone: / Mobile:	6344 7319

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:	31 DOUGLAS STREET		
Suburb:	BICHENO	Post Code:	7215
Size of site: (m ² or Ha)	1045m ²		
Certificate of Title(s):	75133/6		
Current use of site:	VACANT		

General Application Details *Complete for All Applications*

Description of proposed use or development:	PROPOSED DWELLING, SHED AND VISITOR ACCOMODATION	
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	N/A
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:	7/08/2026
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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 75133	FOLIO 6
EDITION 3	DATE OF ISSUE 13-May-2024

SEARCH DATE : 28-May-2026

SEARCH TIME : 04.13 pm

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

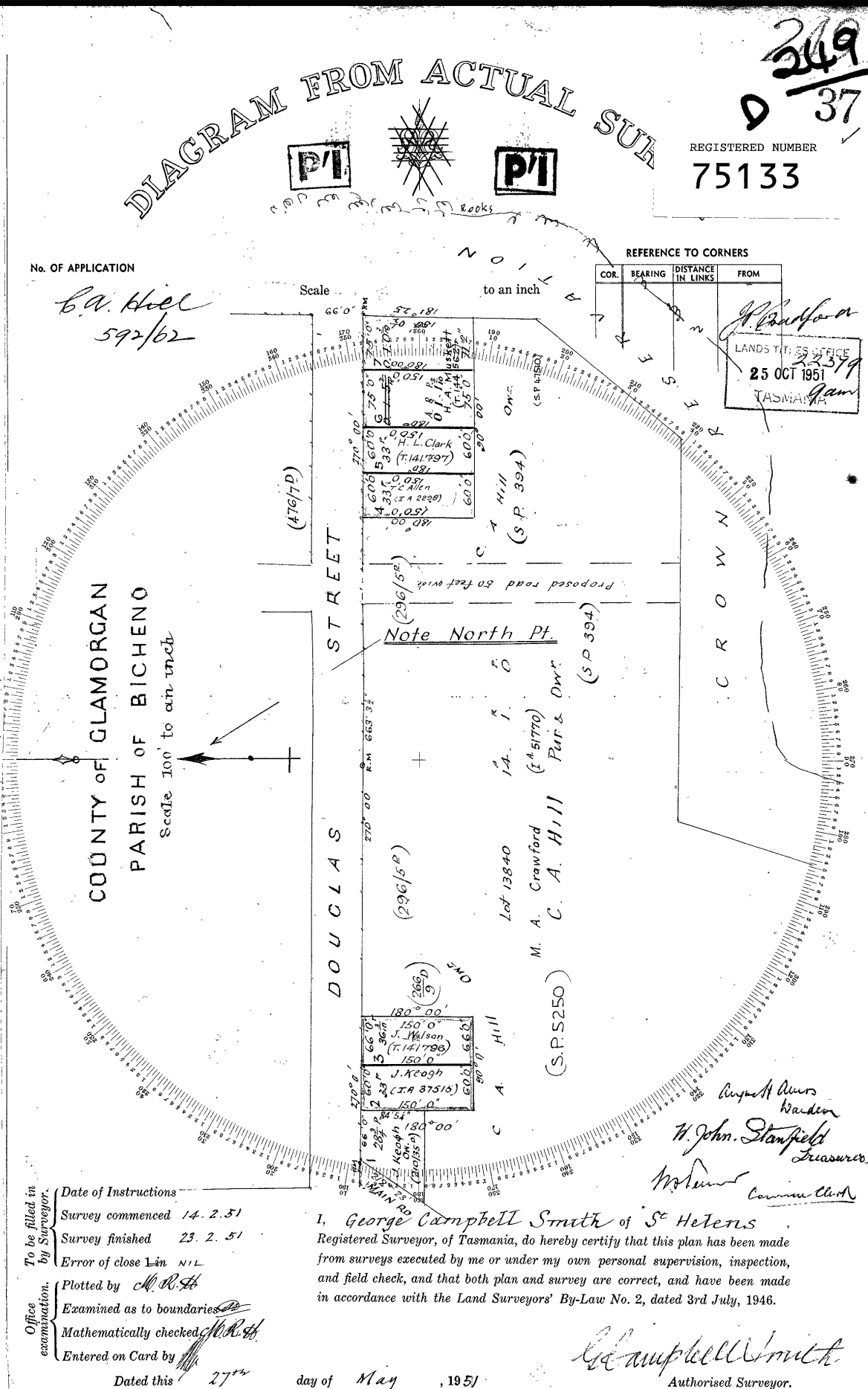
[N186248](#) TRANSFER to G & S BROCKMAN SMSF PTY LTD Registered
13-May-2024 at noon

SCHEDULE 2

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

UNREGISTERED DEALINGS AND NOTATIONS

N197641 PRIORITY NOTICE reserving priority for 90 days
TRANSFER G & S Brockman SMSF Pty Ltd to Nathan
Douglas O'Byrne and Chanea Beverley O'Byrne
MORTGAGE Nathan Douglas O'Byrne and Chanea Beverley
O'Byrne to B & E Ltd Lodged by SPROAL & ASSOCIATES
on 22-Apr-2026 BP: N197641





PROPOSED DWELLING, SHED AND VISITOR
ACCOMODATION
31 DOUGLAS STREET,
BICHENO, 7215.



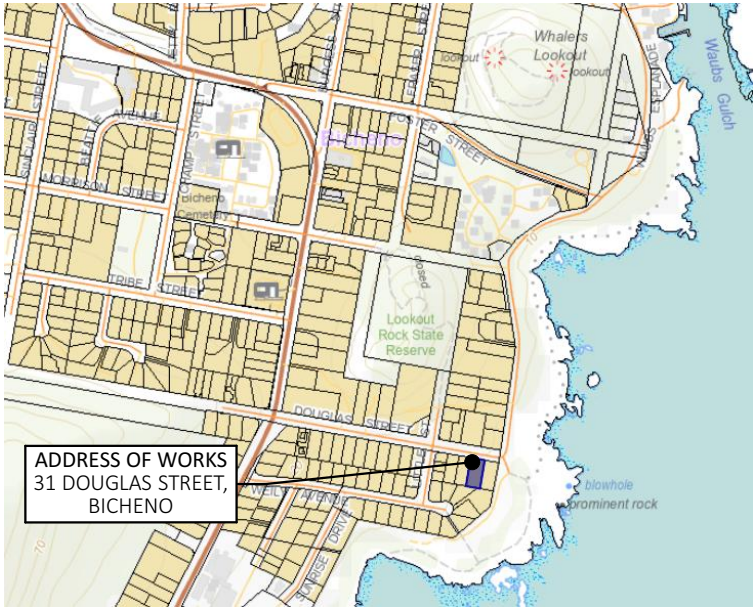
DRAWINGS

A01	COVER PAGE
A02	SITE PLAN
A03	PARKING AND TURNING 1
A04	GROUND FLOOR PLAN
A05	FIRST FLOOR PLAN
A06	EXTERNAL SERVICES
A07	ELEVATIONS NORTH
A08	ELEVATIONS SOUTH
A09	ELEVATIONS EAST
A10	ELEVATIONS WEST
A11	PERSPECTIVES

CLASSIFICATION OF BUILDING		COUNCIL	ZONE
CLASS 1A & 10A		GLAMORGAN-SPRING BAY	GENERAL RESIDENTIAL
AREAS	(m²)	LAND TITLE REFERENCE	75133/6
PROPOSED DWELLING GF	201.00	PROPERTY ID	9177812
PROPOSED DWELLING FF	84.91	LOT SIZE (M²)	1045
PROPOSED ALFRESCO	15.77	BAL RATING	N/A
PROPOSED DECK	12.57	DESIGN WIND CLASS	TBC
PROPOSED PORCH 1	8.85	SOIL CLASSIFICATION	TBC
PROPOSED PORCH 2	6.50	PLANNING OVERLAY	N/A
PROPOSED SHED	96.00		
PROPOSED STUDIO	60.19		

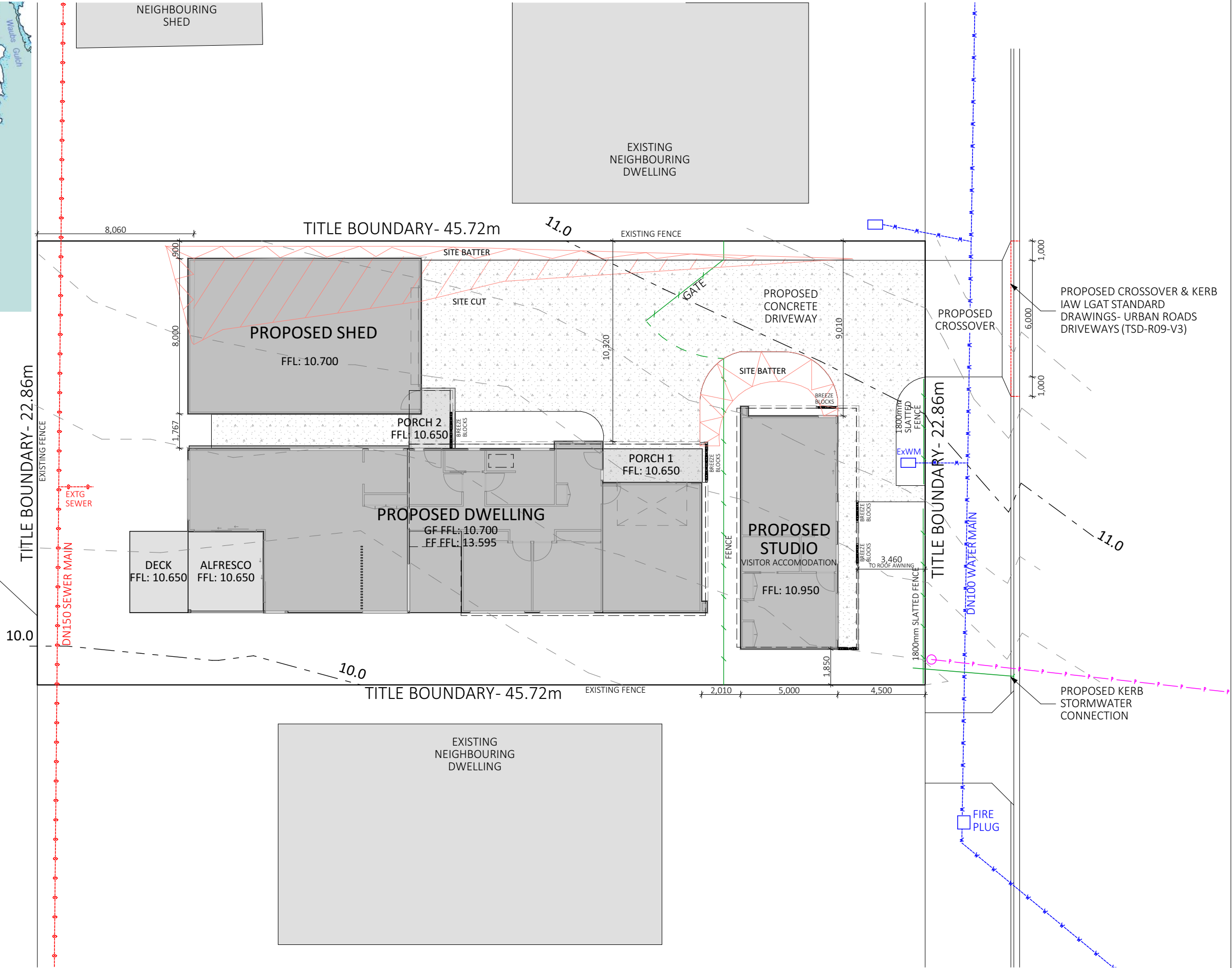
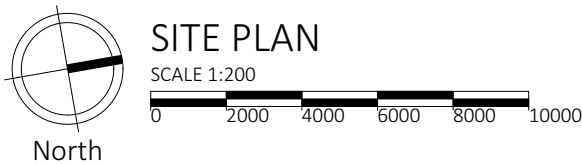
ATTACHMENTS

	ACC # 371799313 ABN. 71 615 812 747 PH. 6344 7319 E. info@designtolive.com.au W. designtolive.com.au	CLIENT/S: NATHAN & CHANEA O'BYRNE	DRAWING COVER PAGE	I/WE APPROVE THESE DRAWING TO BE CORRECT PER CONTRACT.	SIGNATURE: DATE: SIGNATURE: DATE:	COPYRIGHT: This is the sole property of Design To Live, and may not be used in whole, or in part without written or formal consent from Design To Live. Legal action will be taken against any person/s infringing the copyright.	REV.	DATE	DESCRIPTION	DESIGNER	M.L.	JOB NUMBER	DGLS31
							R1	22/06/2026	CLIENT REVIEW	DRAWN	D.P	DRAWING	A01
							R2	24/06/2026	FOR DA				1 OF 11
							R3	05/08/2026	REVISED DA	CHECKED	M.L.	PAGE SIZE	A3



LOCALITY PLAN
NOT TO SCALE

AREA	m ²
PROPOSED DWELLING GF	201.00
PROPOSED DWELLING FF	84.91
PROPOSED ALFRESCO	15.77
PROPOSED DECK	12.57
PROPOSED PORCH 1	8.85
PROPOSED PORCH 2	6.50
PROPOSED SHED	96.00
PROPOSED STUDIO	60.19



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CLIENT/S:
NATHAN & CHANEA O'BYRNE

SITE ADDRESS:
31 DOUGLAS STREET,
BICHENO, 7215.

DRAWING
SITE PLAN

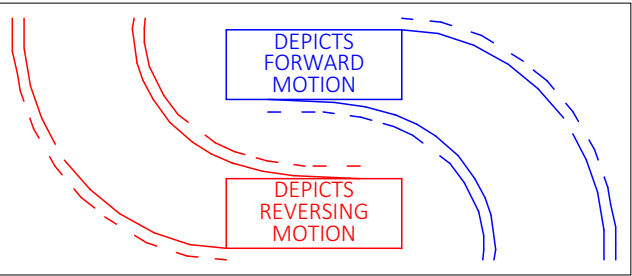
I/WE APPROVE THESE DRAWING TO BE
CORRECT PER CONTRACT.

SIGNATURE: **DATE:**

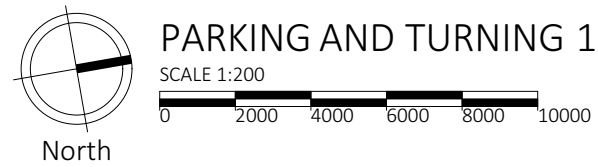
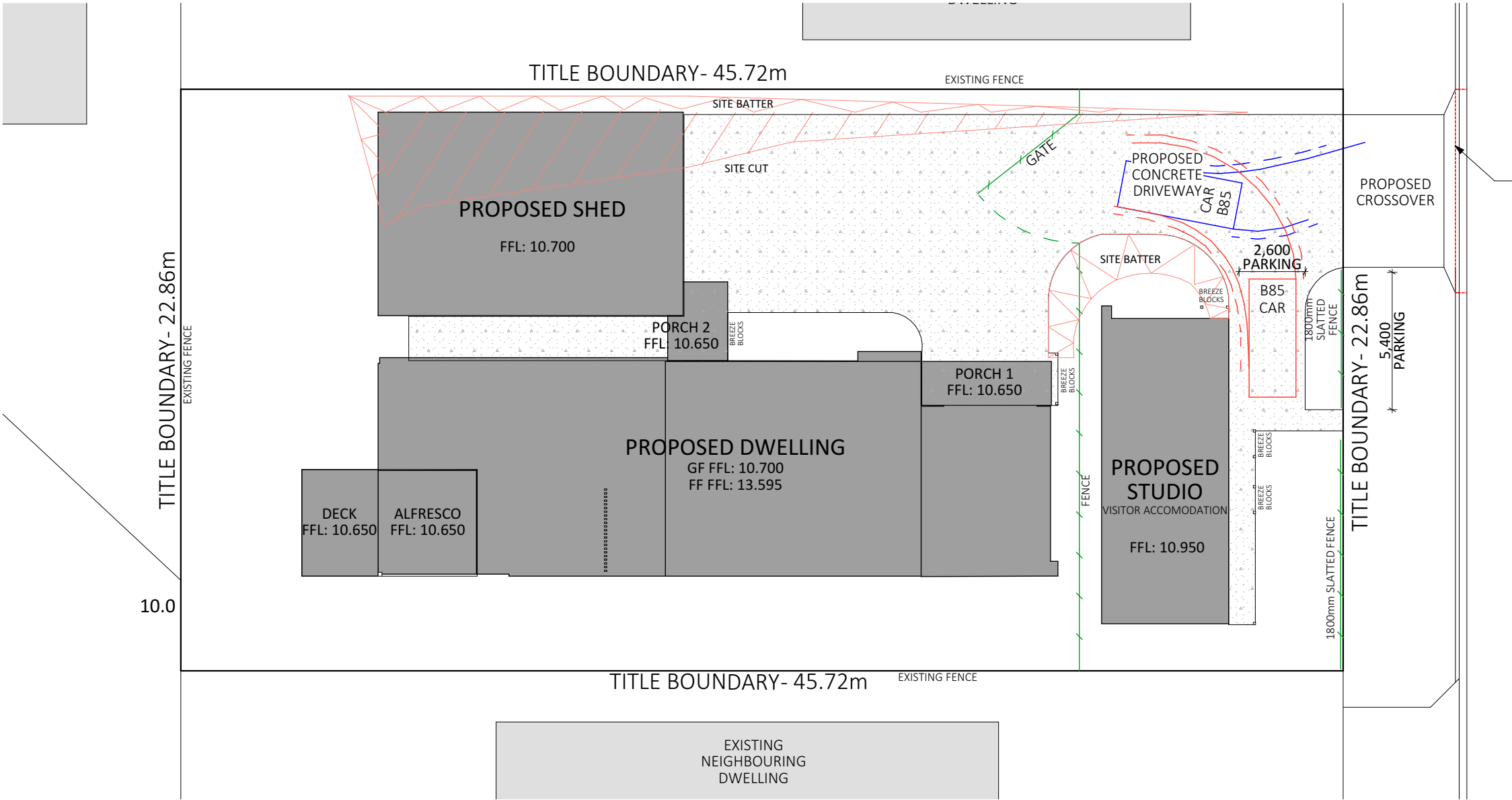
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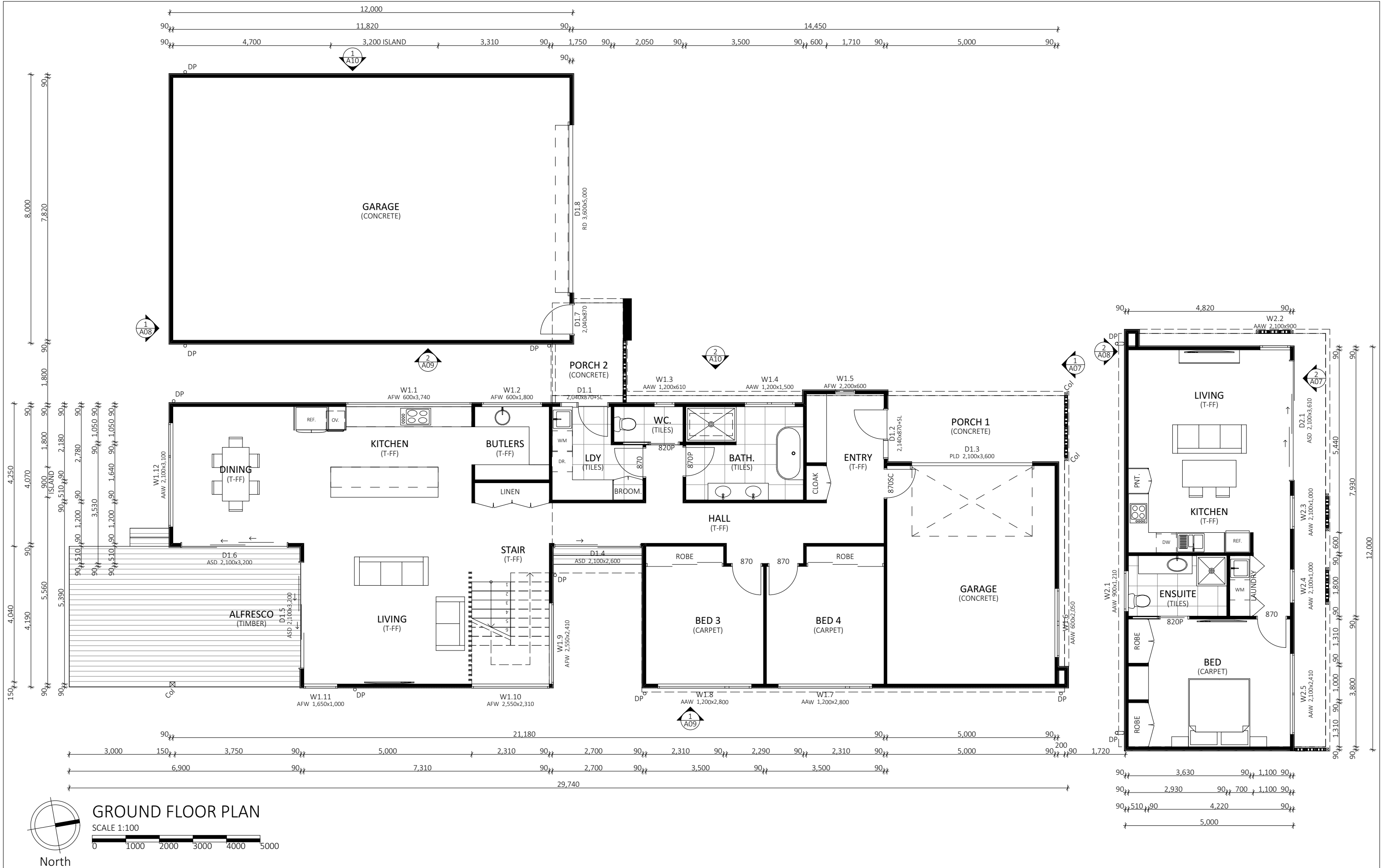
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R3	05/08/2026	REVISED DA	CHECKED	M.L.	PAGE SIZE	A3



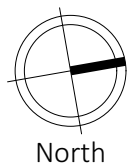
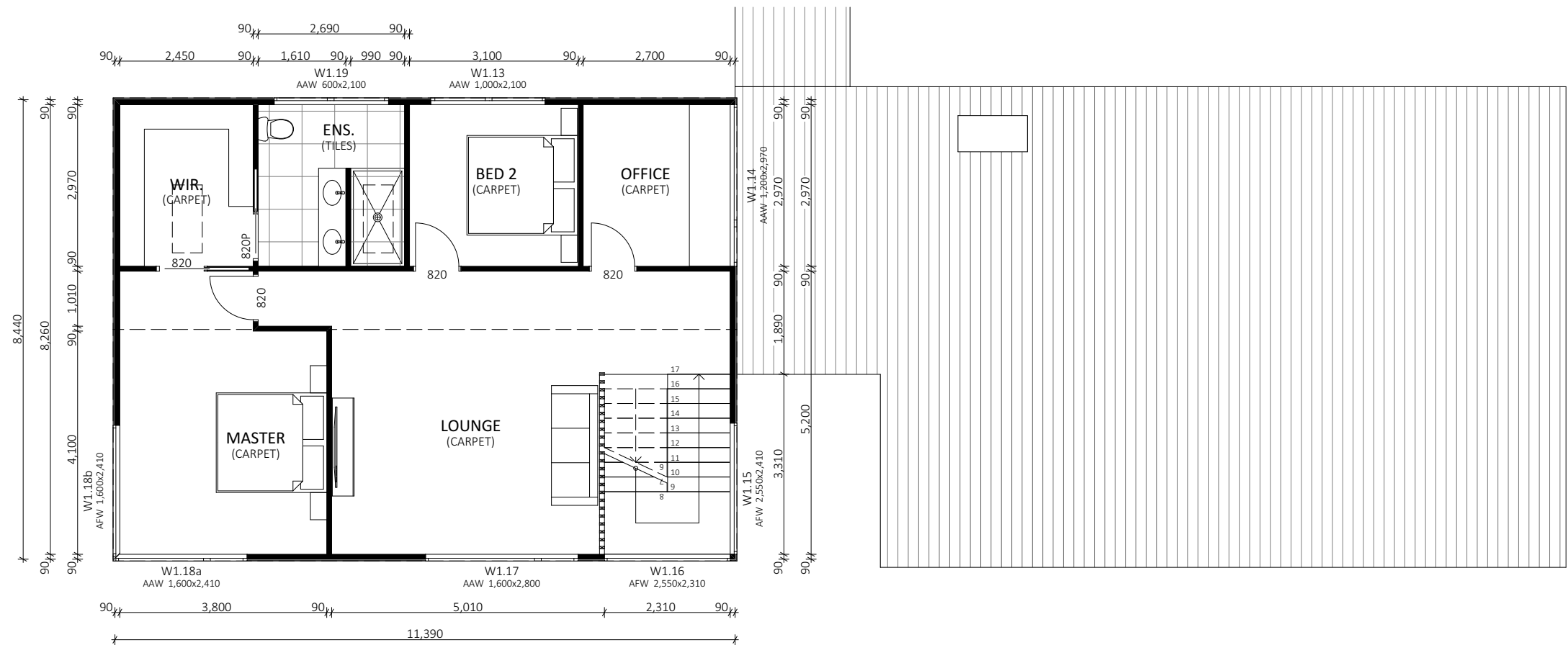
PARKING:
VISITOR ACCOMODATION PARKING 5.4m x 2.6m MIN
FORWARD ENTRY & EXIT
DWELLING FORWARD ENTRY & EXIT



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	R1						22/06/2026	CLIENT REVIEW	DRAWN	D.P	DRAWING	A03 3 OF 11	
	R2						24/06/2026	FOR DA					
	R3						05/08/2026	REVISED DA	CHECKED	M.L.	PAGE SIZE	A3	

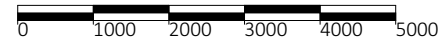


	ACC # 371799313 ABN. 71 615 812 747 PH. 6344 7319 E. info@designtolive.com.au W. designtolive.com.au	CLIENT/S: NATHAN & CHANEA O'BYRNE	SITE ADDRESS: 31 DOUGLAS STREET, BICHENO, 7215.	DRAWING GROUND FLOOR PLAN	I/WE APPROVE THESE DRAWING TO BE CORRECT PER CONTRACT.	SIGNATURE: SIGNATURE:	DATE: DATE:	COPYRIGHT: This is the sole property of Design To Live, and may not be used in whole, or in part without written or formal consent from Design To Live. Legal action will be taken against any person/s infringing the copyright.	REV.	DATE	DESCRIPTION	DESIGNER	M.L.	JOB NUMBER	DGLS31
									R1	22/06/2026	CLIENT REVIEW	DRAWN	D.P	DRAWING	A04 4 OF 11
									R2	24/06/2026	FOR DA	CHECKED	M.L.	PAGE SIZE	A3



FIRST FLOOR PLAN

SCALE 1:100



North



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W. designtolive.com.au

CLIENT/S:
NATHAN & CHANEA O'BYRNE

SITE ADDRESS:
31 DOUGLAS STREET,
BICHENO, 7215.

DRAWING FIRST FLOOR PLAN

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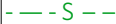
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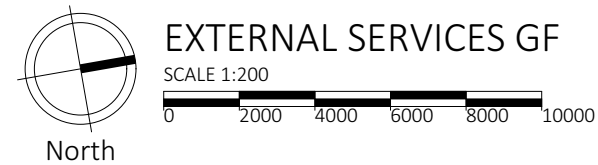
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R1	22/06/2026	CLIENT REVIEW	DRAWN	D.P	DRAWING	A05 5 OF 11
R2	24/06/2026	FOR DA				
R3	05/08/2026	REVISED DA	CHECKED	M.L.	PAGE SIZE	A3

LEGEND	
B	BASIN
Ba	BATH (POP-UP PLUG WITH REMOVABLE WASTE)
S	SINK (65Ø)
T	LAUNDRY TUB (65Ø)
SH	SHOWER
WC	WATER CLOSET
FW	FLOOR WASTE
EV	VENT (THROUGH TO ROOF)
IO	INSPECTION OPENING
ORG	O/FLOW RELIEF GULLY
RE	RODDING EYE
X	EXTERNAL TAP
P	DRAINAGE PIT (357x357x452D)
DP	DOWNPIPE (90Ø)
	WET AREAS
	STORMWATER LINE (100mm PVC)
	SEWER LINE (100mm PVC)
	AG. DRAIN
	EXISTING STORMWATER LINE
	EXISTING SEWER LINE
	EXISTING WATER LINE
	EXISTING ELECTRICAL SUPPLY

THIS PAGE IS TO BE PRINTED
AND READ IN COLOUR.

NOTES:
ALL DRAINAGE WORK SHOWN IS PROVISIONAL ONLY AND IS SUBJECT TO AMENDMENT TO COMPLY WITH LOCAL AUTHORITIES. ALL WORK IS TO COMPLY WITH AS-3500 AND LOCAL PLUMBING CODE AND SHOULD BE CARRIED OUT BY A LICENSED PLUMBER.

ALL WORKS ARE TO BE IN ACCORDANCE WITH THE WATER SUPPLY CODE OF AUSTRALIA MELBOURNE RETAIL WATER AGENCIES INTERGRATED CODE (WSA 03-2011-3.1 VERSION 3.1 MRWA VERSION 2.0) AND THE SEWERAGE CODE OF AUSTRALIA MELBOURNE RETAIL WATER AGENCIES INTERGRATED CODE (WSA 02-2014-3.1 MRWA VERSION 2.0) AND TASWATER'S SUPPLEMENTS TO THESE CODES.



INSTALL INSPECTION OPENINGS AT MAJOR BENDS FOR STORMWATER AND ALL LOW POINTS OF DOWNPIPES.

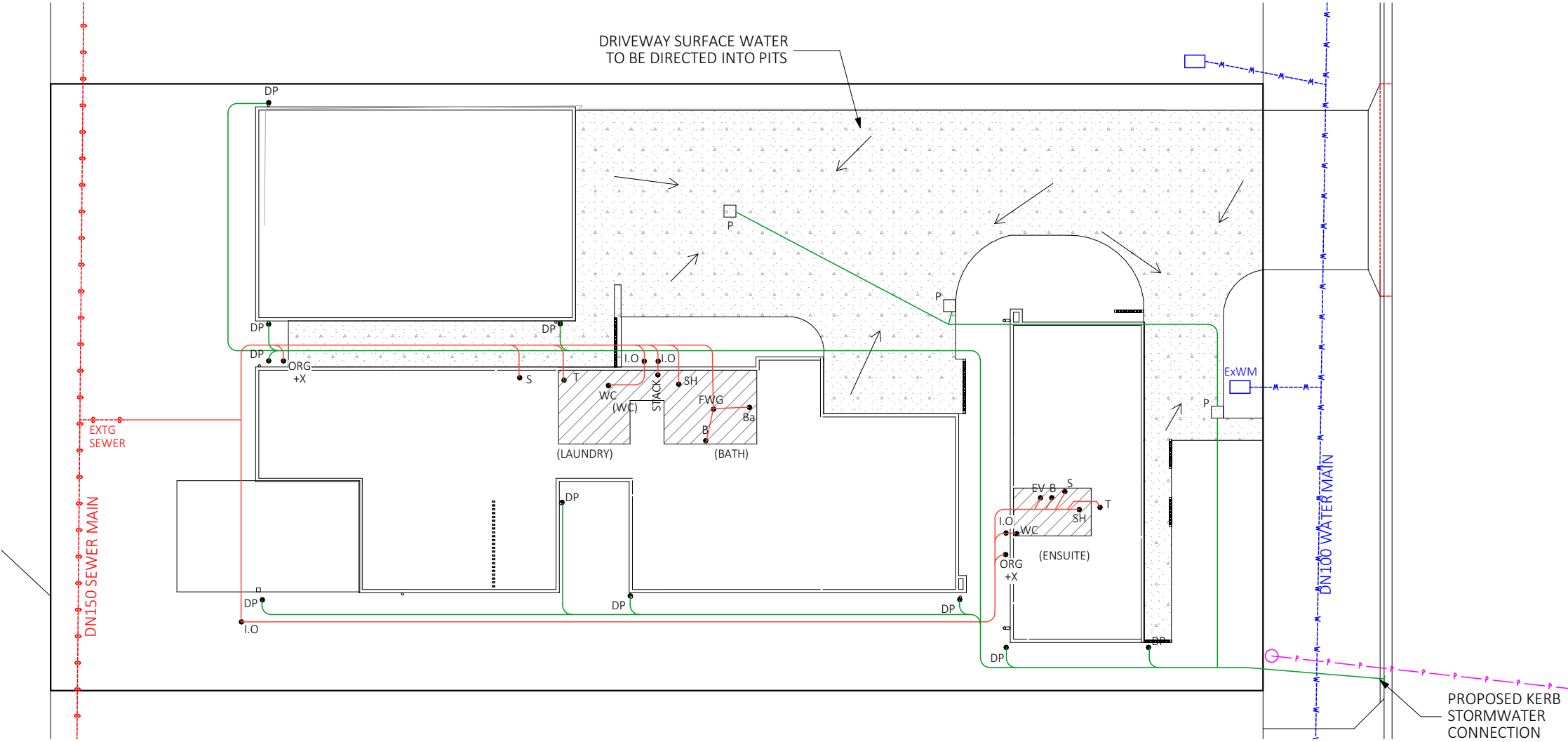
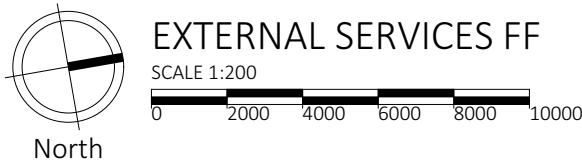
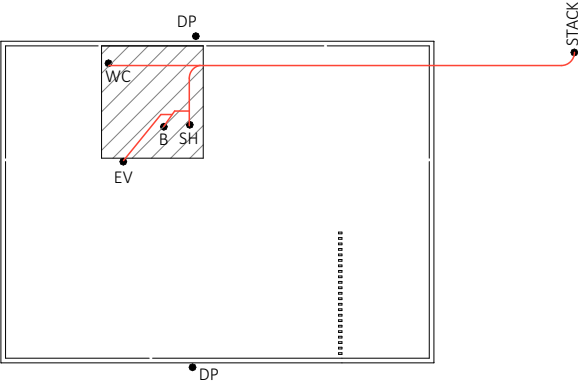
PROVIDE SURFACE DRAIN TO BACK OF BULK EXCAVATION TO DRAIN LEVELLED PAD PRIOR TO COMMENCING FOOTING EXCAVATION.

SERVICES
THE HEATED WATER SYSTEM MUST BE DESIGNED AND INSTALLED WITH PART B2 OF THE NCC VOLUME THREE- PLUMBING CODE OF AUSTRALIA.

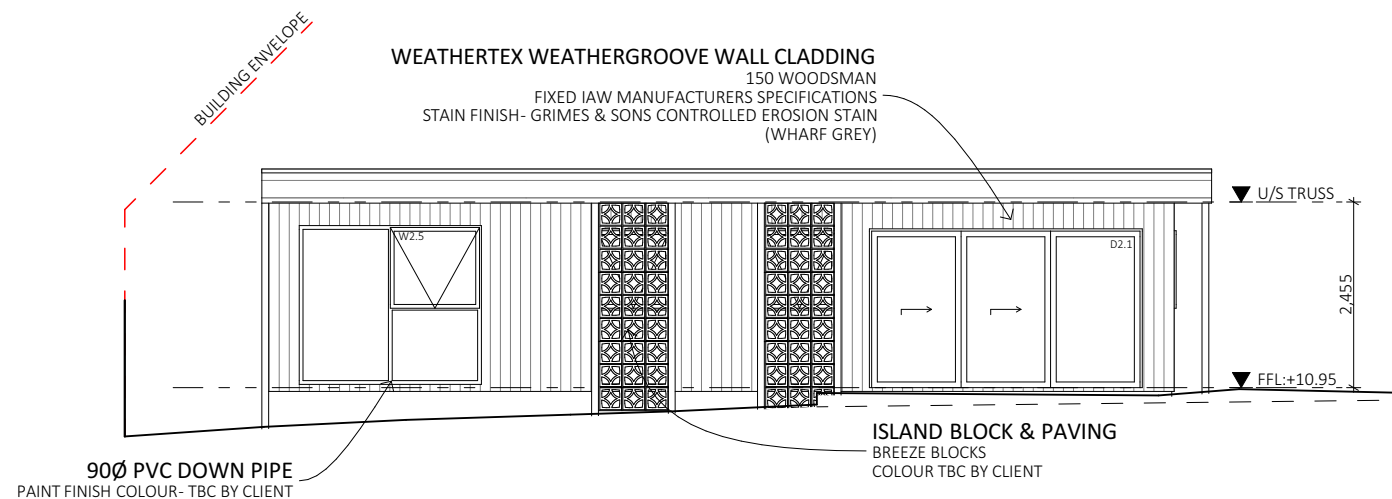
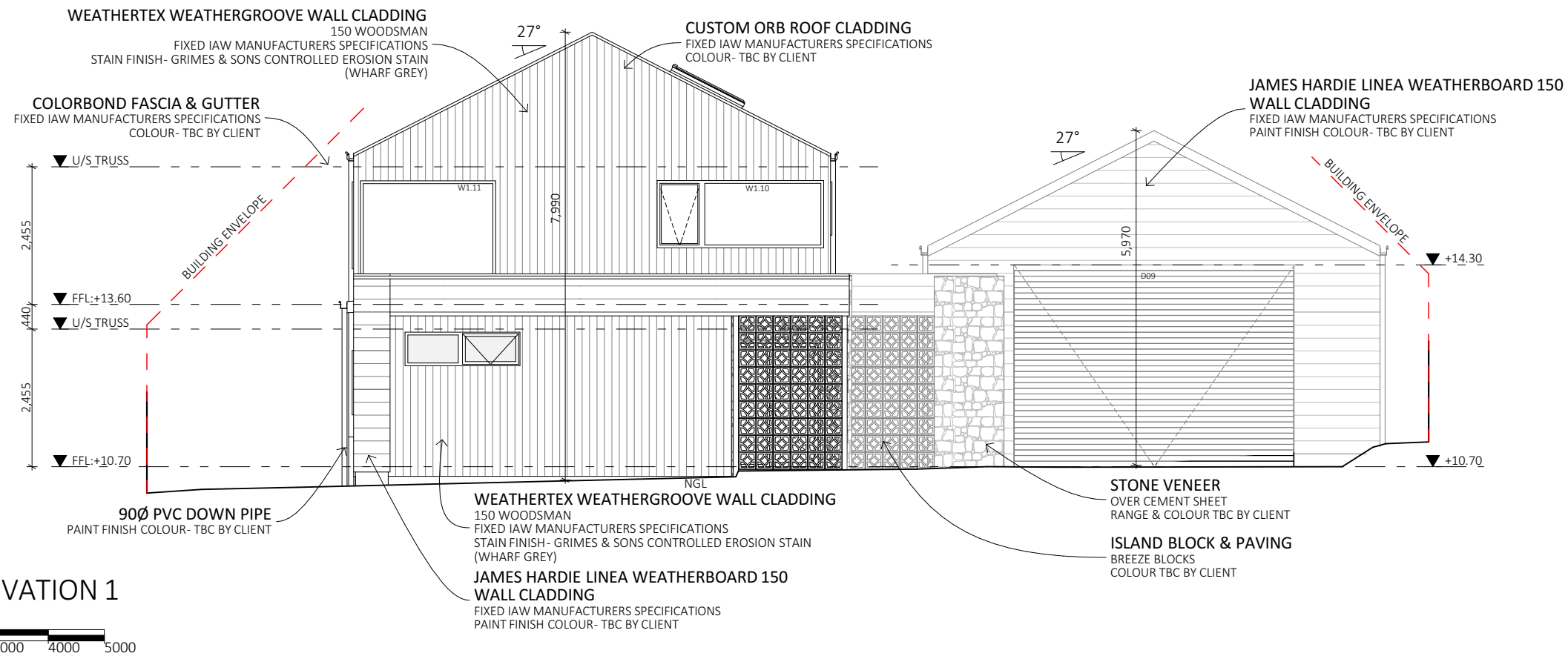
THERMAL INSULATION FOR HEATED WATER PIPING MUST:
A) BE PROTECTED AGAINST THE EFFECTS OF WEATHER AND SUNLIGHT; AND
B) BE ABLE TO WITHSTAND THE TEMPERATURES WITHIN THE PIPING ; AND
C) USE THERMAL INSULATION IN ACCORDANCE WITH AS/ NZS 4859.1

HEATED WATER PIPING THAT IS NOT WITHIN A CONDITIONED SPACE MUST BE THERMALLY INSULATED AS FOLLOWS:

- 1. INTERNAL PIPING**
a) ALL FLOW AND RETURN INTERNAL PIPING THAT IS-
i) WITHIN AN UNVENTILATED WALL SPACE
ii) WITHIN AN INTERNAL FLOOR BETWEEN STOREYS: OR
iii) BETWEEN CEILING INSULATION AND A CEILING
MUST HAVE A MINIMUM R-VALUE OF 0.2
- 2. PIPING LOCATED WITHIN A VENTILATED WALL SPACE, AN ENCLOSED BUILDING SUBFLOOR OR A ROOF SPACE**
a) ALL FLOW AND RETURN PIPING
b) COLD WATER SUPPLY PIPING AND RELIEF VALVE PIPING WITHIN 500mm OF THE CONNECTION TO CENTRAL WATER HEATING SYSTEM,
MUST HAVE A MINIMUM R-VALUE OF 0.45



	ACC # 371799313 ABN. 71 615 812 747 PH. 6344 7319 E. info@designtolive.com.au W. designtolive.com.au	CLIENT/S: NATHAN & CHANEA O'BYRNE	SITE ADDRESS: 31 DOUGLAS STREET, BICHENO, 7215.	DRAWING EXTERNAL SERVICES	I/WE APPROVE THESE DRAWING TO BE CORRECT PER CONTRACT. SIGNATURE: SIGNATURE:	DATE: DATE:	COPYRIGHT: This is the sole property of Design To Live, and may not be used in whole, or in part without written or formal consent from Design To Live. Legal action will be taken against any person/s infringing the copyright.	REV.	DATE	DESCRIPTION	DESIGNER	M.L.	JOB NUMBER	DGLS31
								R1	22/06/2026	CLIENT REVIEW	DRAWN	D.P	DRAWING	A06 6 OF 11
								R2	24/06/2026	FOR DA	CHECKED	M.L.	PAGE SIZE	A3



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PH. 6344 7319
E. info@designtolive.com.au
W. designtolive.com.au

CLIENT/S:
NATHAN & CHANEA O'BYRNE

SITE ADDRESS:
31 DOUGLAS STREET,
BICHENO, 7215.

DRAWING
ELEVATIONS
NORTH

I/WE APPROVE THESE DRAWING TO BE
CORRECT PER CONTRACT.

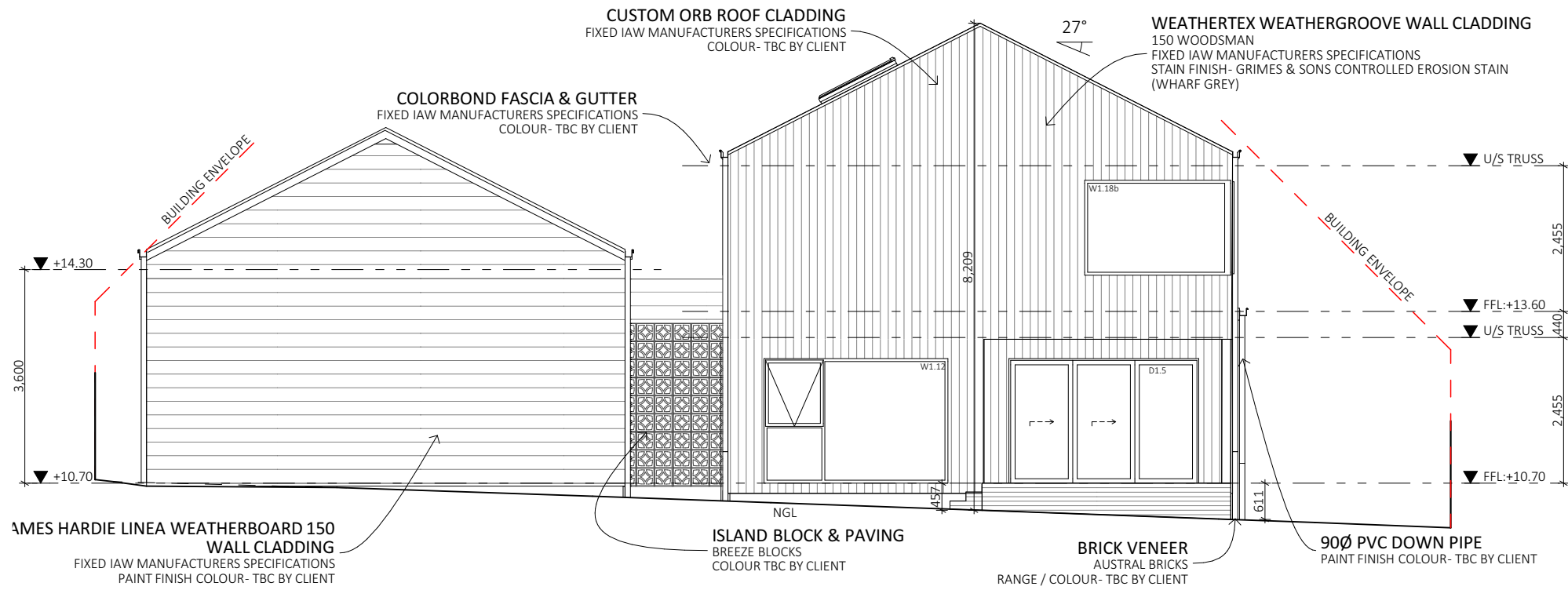
SIGNATURE:
SIGNATURE:

DATE:
DATE:

COPYRIGHT:

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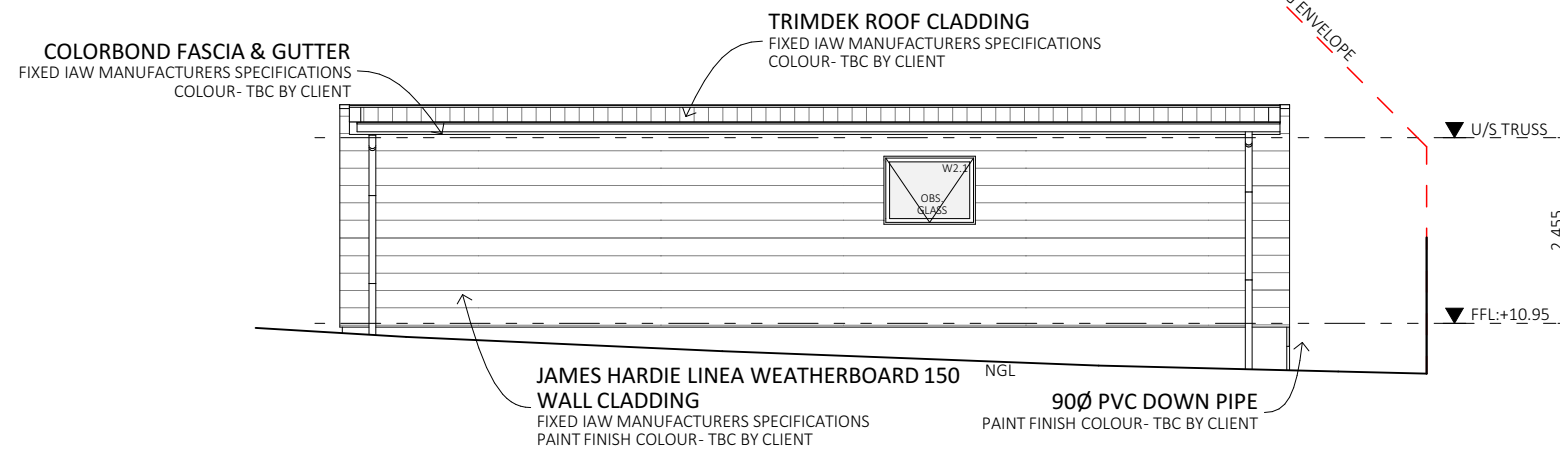
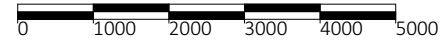
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R2	24/06/2026	FOR DA				
R3	05/08/2026	REVISED DA	CHECKED	M.L.	PAGE SIZE	A3



1
A04

SOUTHERN ELEVATION 1

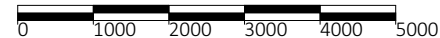
SCALE 1:100



2
A04

SOUTHERN ELEVATION 2

SCALE 1:100



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CLIENT/S:
NATHAN & CHANEA O'BYRNE

SITE ADDRESS:
31 DOUGLAS STREET,
BICHENO, 7215.

**DRAWING
ELEVATIONS
SOUTH**

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CORRECT PER CONTRACT.

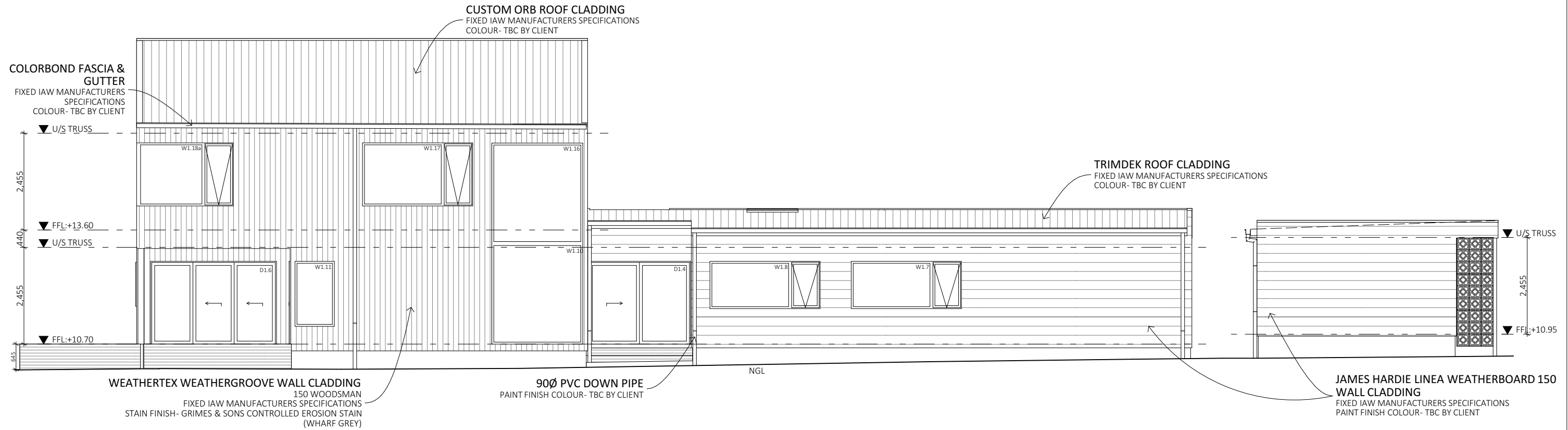
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REV.	DATE	DESCRIPTION	DESIGNER	M.L.	JOB NUMBER	DGLS31
R1	22/06/2026	CLIENT REVIEW	DRAWN	D.P	DRAWING	A08 8 OF 11
R2	24/06/2026	FOR DA				
R3	05/08/2026	REVISED DA	CHECKED	M.L.	PAGE SIZE	A3

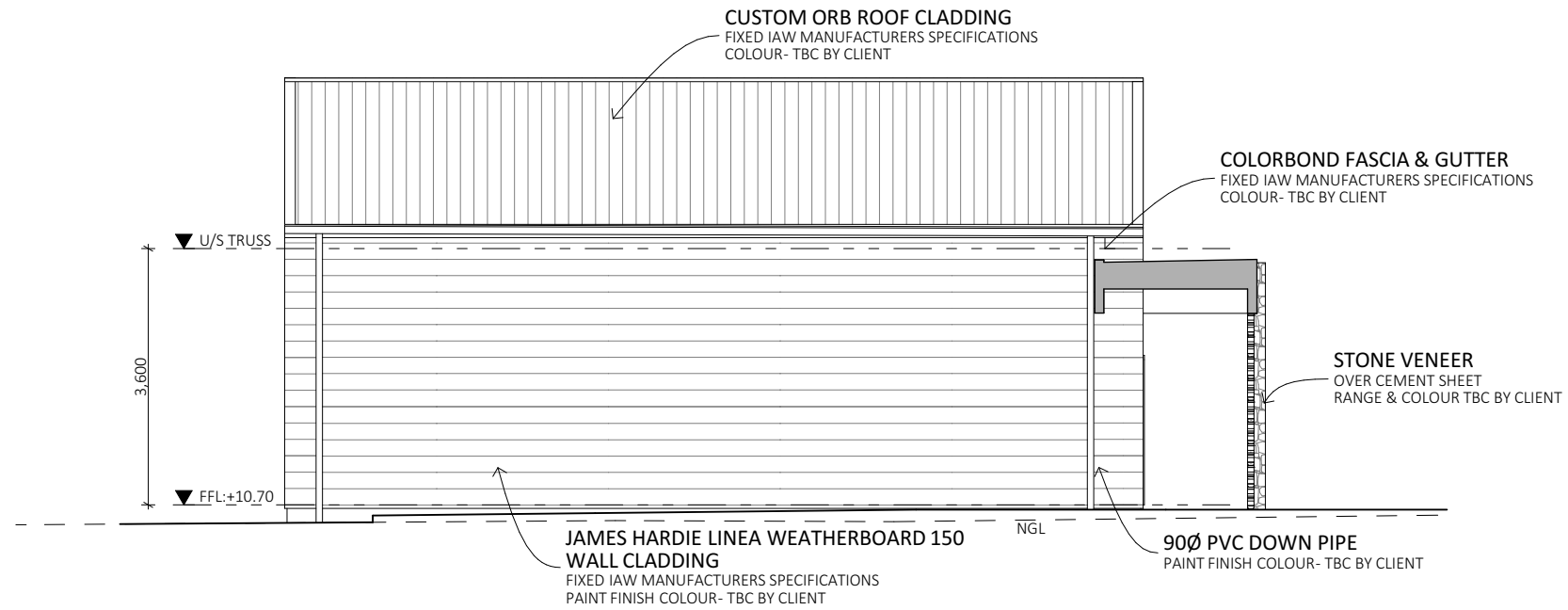


1
A04

EASTERN ELEVATION 1

SCALE 1:100

0 1000 2000 3000 4000 5000



2
A04

EASTERN ELEVATION 2

SCALE 1:100

0 1000 2000 3000 4000 5000



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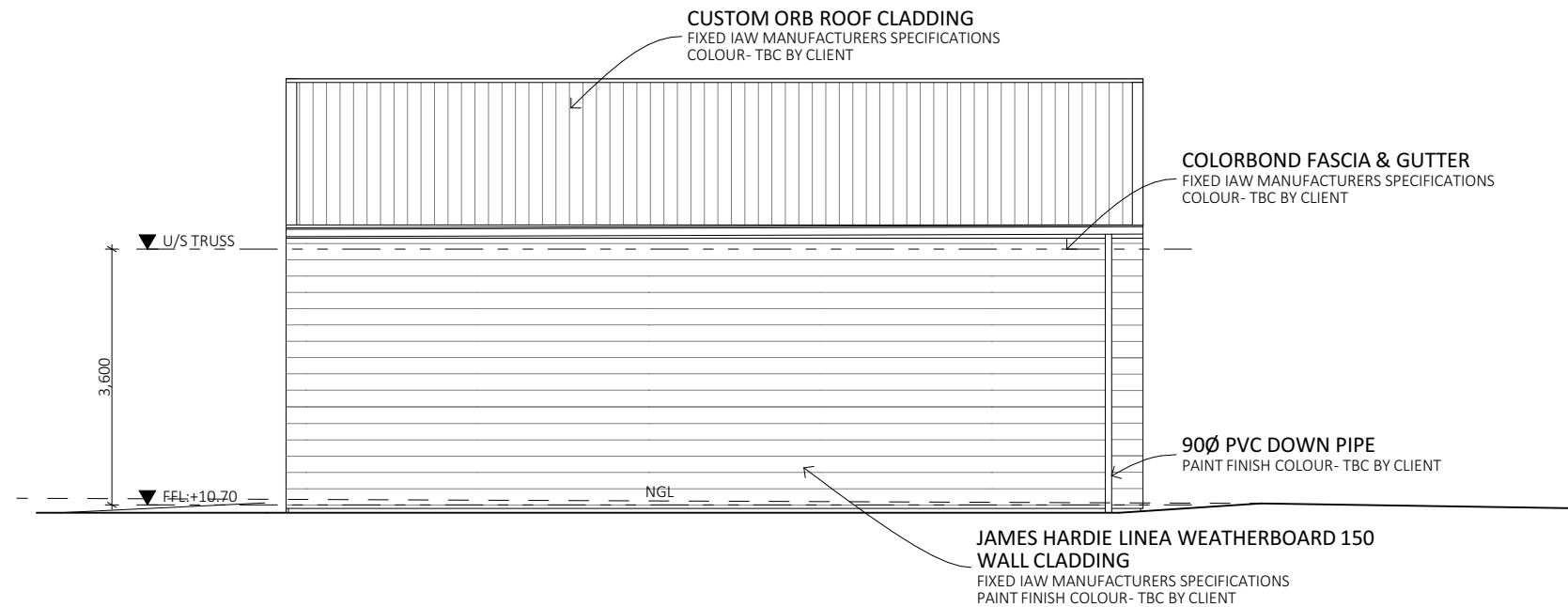
DRAWING
ELEVATIONS
EAST

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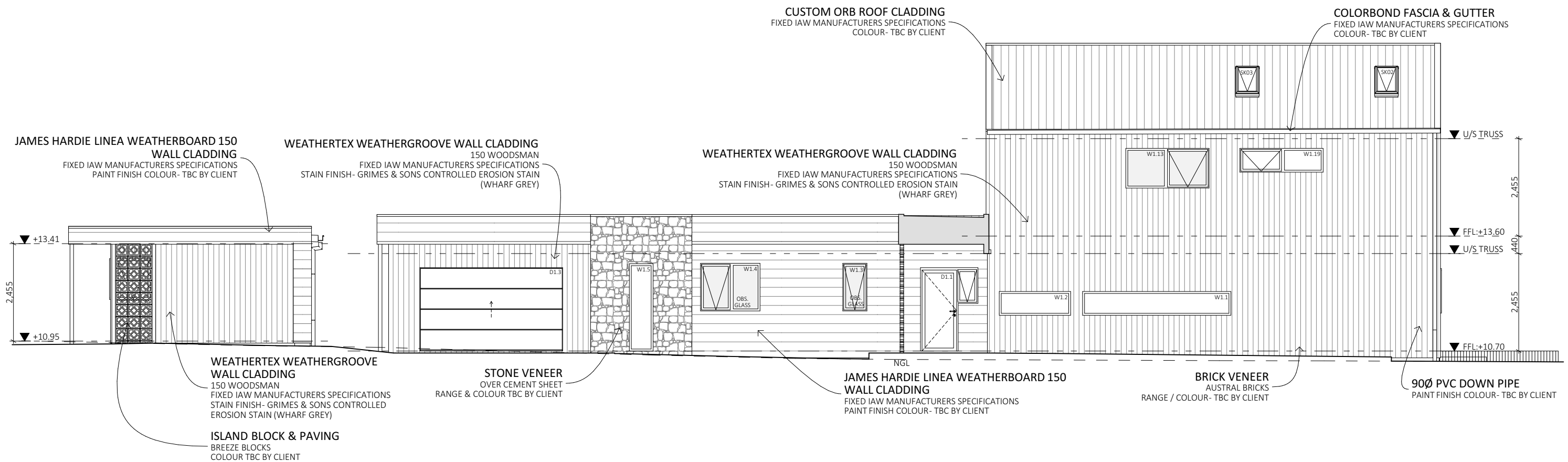
REV.	DATE	DESCRIPTION	DESIGNER	M.L.	JOB NUMBER	DGLS31
R1	22/06/2026	CLIENT REVIEW	DRAWN	D.P	DRAWING	A09 9 OF 11
R2	24/06/2026	FOR DA				
R3	05/08/2026	REVISED DA	CHECKED	M.L.	PAGE SIZE	A3



1
A04

WESTERN ELEVATION 1
SCALE 1:100

0 1000 2000 3000 4000 5000



2
A04

WESTERN ELEVATION 2
SCALE 1:100

0 1000 2000 3000 4000 5000



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R2	24/06/2026	FOR DA				
R3	05/08/2026	REVISED DA	CHECKED	M.L.	PAGE SIZE	A3



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REV.	DATE	DESCRIPTION	DESIGNER	M.L.	JOB NUMBER	DGLS31
R1	22/06/2026	CLIENT REVIEW	DRAWN	D.P	DRAWING	A11 11 of 11
R2	24/06/2026	FOR DA				
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11 September 2026

RFI Response DA2026-107

Development: Dwelling, Shed & Visitor Accommodation

Address: 31 Douglas Street, Bicheno

Council: Glamorgan Spring Bay

Zone: General Residential

Please find below further information for the proposed Development at the above address.

8.3.2 / P1

The proposed Visitor Accommodation is modest in scale, comprising one bedroom and approximately 60m² of floor area. Its size and form are compatible with other small Class 1a and Class 10a buildings commonly located toward the front of properties within the same street. The primary residential function of the site is retained through the proposed dwelling and associated shed located to the rear of the property, with the Visitor Accommodation remaining clearly subordinate to the overall residential use.

The proposal will not result in an unreasonable loss of amenity to adjoining properties. There is no direct overlooking from the Visitor Accommodation toward neighbouring properties or private open space areas, and the single-bedroom configuration limits the likely number of occupants. As a result, noise generated by the use is expected to remain consistent with normal residential activity and is unlikely to create an unreasonable impact on surrounding residents.

The Visitor Accommodation is also unlikely to adversely affect the safety or efficiency of the local road network. On-site parking is provided for a single vehicle, clear sightlines are available at the property access, and the limited occupancy of the accommodation will generate only a minor increase in vehicle movements. The proposal is therefore considered to satisfy the requirements of Clause 8.3.2 P1.

8.4.2 / P3b

The proposed shed is located within the prescribed building envelope along the western boundary. Although the total length of wall within 1.5m of the boundary exceeds 9m, the adjoining property has no dwelling located in close proximity to the shed and the proposal will therefore not result in an unreasonable reduction in separation between dwellings or adversely affect residential amenity. The siting is also consistent with the established development pattern in Douglas Street, including the dwelling at 15 Douglas Street, which is located within 1.5m of the boundary for a continuous wall length exceeding 9m. The proposed shed is therefore considered consistent with established properties in the area and satisfies Clause 8.4.2 P3(b).

8.5.1 /P1

The proposed awning projects approximately 1.04m into the frontage setback, exceeding the 0.9m Acceptable Solution allowance by only 140mm. This minor additional projection does not materially increase the apparent scale or bulk of the visitor accommodation and remains compatible with the established streetscape. Development opposite the site includes a garage located within the frontage setback, which presents a greater built form within the streetscape than the proposed awning. Accordingly, the minor awning encroachment is considered compatible with the surrounding pattern of development and satisfies the requirements of clause 8.5.1 P1.

Regards,
Dyllan Penney