



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: **18037 Tasman Highway, Bicheno**
CT 143410/1

PROPOSAL: **Additions & Alterations**

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 23 September 2026.

APPLICANT: **Jennifer Binns**
DATE: **14/08/2026**
APPLICATION NO: **DA 2026 / 145**



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, planning scheme amendment & minor amendments to permits.

For visitor accommodation in the General Residential, Low Density Residential, Rural Living, Environmental Living or Village Zone use the sharing economy form 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 application form or what information is required please contact the office.

Details of Applicant & Owner

Applicant:	Jennifer Binns				
Contact person: (if different from applicant)					
Address:	52 Cecilia Street			Phone	
	St Helens	7216		Fax:	
Email:	mail@jenniferbinnsdesign.com.au			Mobile:	0439765452
Do you wish for all correspondence to be sent solely by email?				Yes ☒	No ☐

Application for Planning Approval

Details of Site and Application

Please note, if your application is discretionary the following will be placed on public exhibition.

Site Details

Address / Location of Proposal: 18037 Tasman Highway			
Suburb Bicheno Post Code 7215			
Size of site	m ²	or	Ha
Certificate of Title(s):	143410/1		
Current use of site:	Residential		

General Application Details

Complete for All Applications

☐	New Dwelling	☐	Change of use
☒	Additions / Alterations to Dwelling	☐	Intensification or modification of use
☐	New Outbuilding or Addition	☐	Subdivision or boundary adjustment
☐	New Agricultural Building	☐	Minor amendment to existing permit DA /
☐	Commercial / Industrial Building	☐	Planning Scheme Amendment

Estimated value of works (design & construction)	
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Describe the order and timing of any staged works:	N/A 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 ☐	No ☒
Have any potentially contaminating activities ever occurred on the site? <i>If yes, please provide a separate written description of those activities.</i>	Yes ☐	No ☒
Is the proposal consistent with any restrictive covenants or Part 5 agreements that apply to the site?	Yes ☒	No ☐

Application for Planning Approval

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	☒ Yes ☐ No	
Fencing	☐ Yes ☒ No	
New or upgraded vehicle / pedestrian access	☐ Yes ☒ No	
New or modified water, sewer, electrical or telecommunications connection	☐ Yes ☒ No	
Retaining walls	☐ Yes ☒ No	
Cut or fill	☐ Yes ☒ No	
Signage	☐ Yes ☒ No	
New car parking	☐ Yes ☒ No	
Vegetation removal	☒ Yes ☐ No	

Existing floor area 127.9. m ²	Proposed floor area 90.9.m ²
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Number of existing car parking on site 2+	Number of proposed car parking on site 2+
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Describe the width & surfacing of vehicular access (existing or proposed) and how drainage/runoff is collected and discharged:	Existing sealed access drained to street
If vehicular access is from a road sign-posted at more than 60 km/hr, please state the sight distance in both directions:	n/a 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 / ☐ N/A ☐
	Discharge to kerb & gutter:	Yes ☐ / N/A ☐
	Discharge to roadside table drain:...	Yes ☐ / N/A ☐
	Discharge to natural watercourse: ..	Yes ☐ / N/A ☐

Application for Planning Approval

	Retained on site:	Yes ☒ / N/A ☐		
Materials				
External building material	Walls:	Timber	Roof:	Colorbond
External building colours	Walls:	TBA	Roof:	TBA
Fencing materials:	n/a	Retailing wall materials:	n/a	

For all outbuildings

Describe for what purpose the building is to be used:	
Describe any intended toilet, shower, cooking or heating to be installed:	
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					

Application for Planning Approval

Personal Information Protection Statement:

The personal information that Council is collecting from you is deemed personal information for the purposes of the *Personal Information Protection Act 2004*. The intended recipients of personal information collected by Council may include its officers, agents or contractors or data service providers. The supply of the information by you is voluntary. If you cannot provide or do not wish to provide the information sought, Council may be unable to process your application. Council is collecting this personal information from you for the purposes of managing, addressing, advising upon and determining the application and other related Council matters.

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.
- In relation to this application, I/we agree to allow Council employees or consultants to enter the site in order to assess the application.
- I/we confirm that I/we are the copyright holder or have the authority to sign on behalf of any person with copyright for documents to this application and authorities Council to provide a copy of this application to any person for assessment or statutory consultation.
- 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 acknowledge that if the application is discretionary that the application will be exhibited in the Council offices and on the Council website.
- 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:		Date:	13.08.26
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If application 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:
	Email	13.08.26

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 be 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 such consent prior to lodgement. Written requests for consent of the Council must be sent to General Manager. Request for Ministerial consent should be directed to the relevant department.

Application for Planning Approval

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.

Application for Planning Approval

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 DPIWE's 'Guidelines for Natural Values Surveys – Terrestrial Development Proposals', which can be found at:

<http://dpiwwe.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 143410	FOLIO 1
EDITION 4	DATE OF ISSUE 01-July-2021

SEARCH DATE : 14-Aug-2026

SEARCH TIME : 11.10 am

DESCRIPTION OF LAND

Parish of BICHENO Land District of GLAMORGAN

Lot 1 on Plan [143410](#)

Being the land described in Conveyance 38/0101

Derivation : Part of Lot 2 (100 Acres) GTD to Henry Lyne

Derived from A18873

SCHEDULE 1

[M884490](#) TRANSFER to PAUL GERARD WHYTCROSS and SUZANNE
MARGARET WHYTCROSS Registered 11-May-2021 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

[E264880](#) MORTGAGE to First Mortgage Company Home Loans Pty Ltd
Registered 01-July-2021 at 12.01 pm

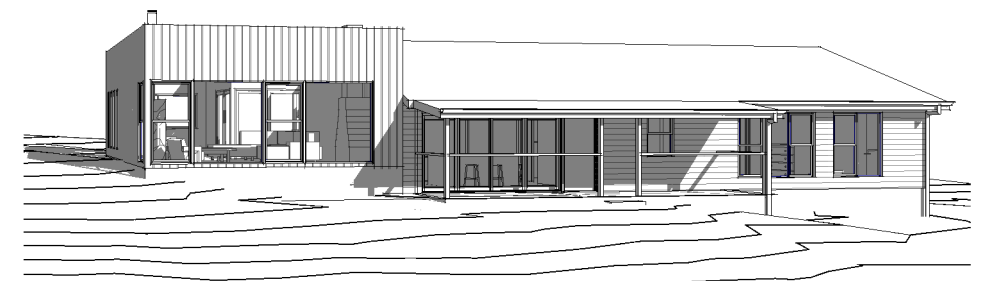
UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

FILE NUMBER A18873 GRANTEE PART OF LOT 2 (100 ACRES) GTD TO HENRY LYNE		CONVERSION PLAN LOCATION GLAMORGAN - BICHENO CONVERTED FROM 38/101 NOT TO SCALE LENGTHS IN METRES		Registered Number P.143410 APPROVED 09 MAR 2005 <i>Alice Kawa</i> Recorder of Titles	
MAPSHEET MUNICIPAL CODE No. 112 (6036)	LAST UPI No. FDL03	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN		DRAWN NJD	
SKETCH BY WAY OF ILLUSTRATION ONLY <u>"EXCEPTED LANDS"</u>					

proposed dwelling extension + alterations

paul + suzanne whytcross
18037 tasman highway bicheno tasmania 7215

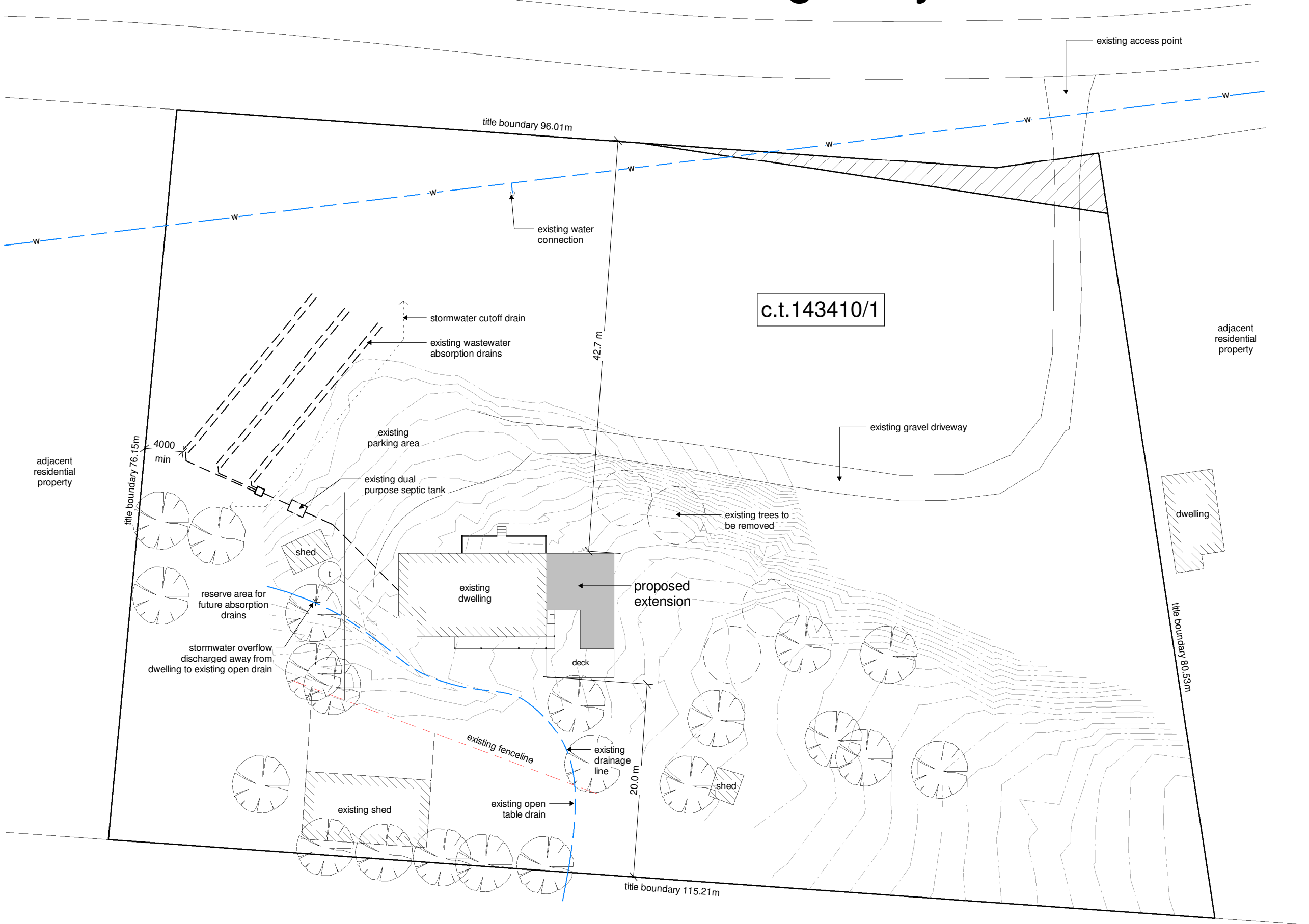


planning application

tasman highway

Building Areas

existing dwelling	126.57
existing storage shed	91.00
proposed extension	55.18
proposed deck	35.74
existing verandah 1	17.02
existing animal shelter 2	13.33
existing verandah 2	12.71
wood store	10.32
existing animal shelter 1	9.61
	371.49



REV: DESCRIPTION: DATE:

PROJECT:
proposed dwelling addition + alterations
p + s whycross
18037 tasman highway
bicheno tasmania 7215

DRAWING TITLE:
site plan

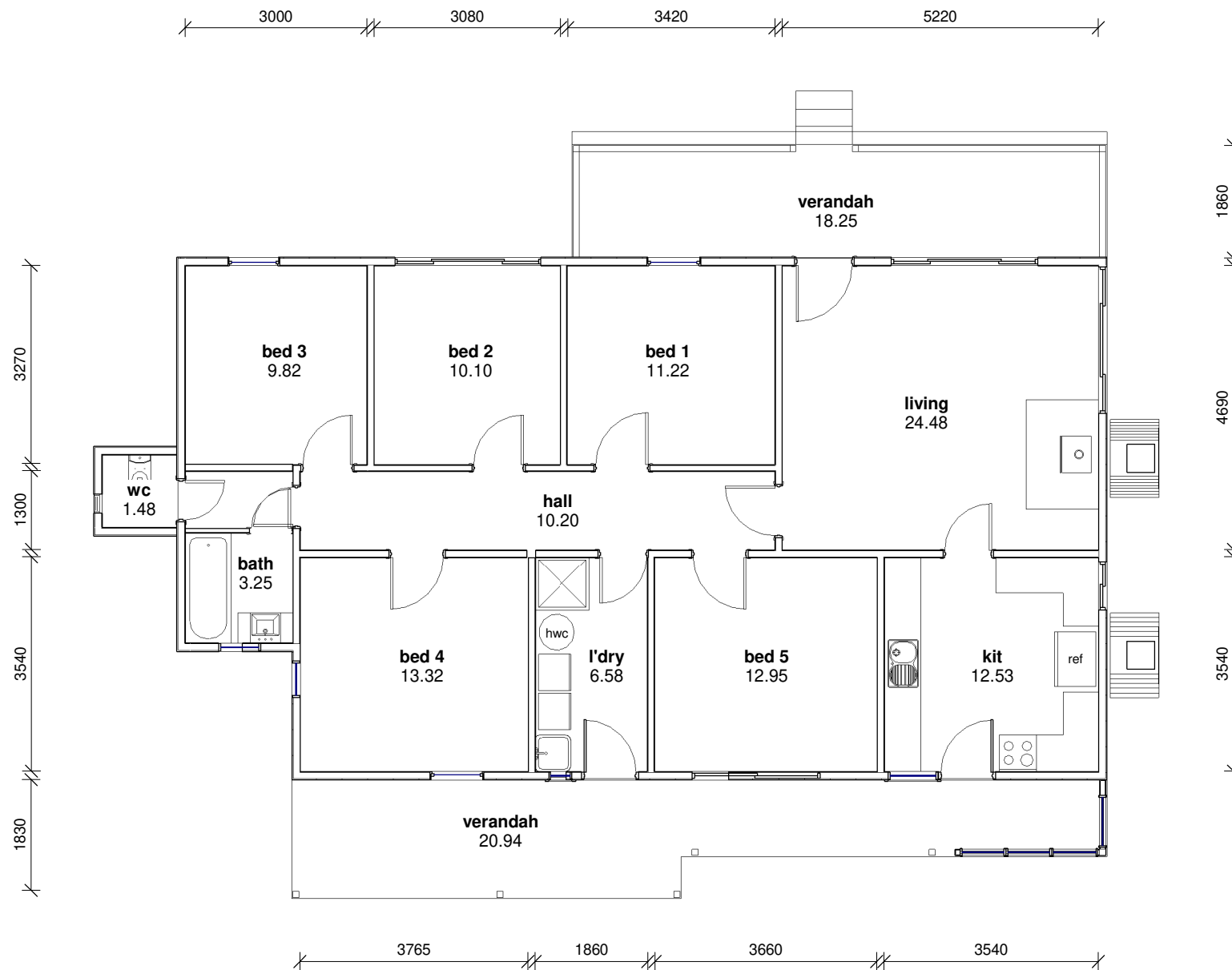
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DRAWN BY: JB
DATE: 08.09.26

SCALE: 1 : 400
PROJECT: 0921WH

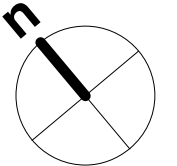
 **jennifer binns**

www.jenniferbinnsdesign.com.au
(03) 6376 2588 : 0439 765 452 : jenniferbinns@bigpond.com
suite 8 level 1 avery house, 48 cecilia street, st helens 7216

 BUILDING DESIGNERS AUSTRALIA
ACCREDITATION NO: CC 1269L



1 existing floor plan
1 : 100



REV:	DESCRIPTION:	DATE:
PROJECT: proposed dwelling addition + alterations p + s whytcross 18037 tasman highway bicheno tasmania 7215		
DRAWING TITLE: existing dwelling		
DRAWING NO: a05	DRAWN BY: JB	
	DATE: 08.09.26	
SCALE: 1 : 100	PROJECT: 0921WH	
 jennifer binns www.jenniferbinnsdesign.com.au (03) 6376 2588 : 0439 765 452 : jenniferbinns@bigpond.com suite 8 level 1 avery house, 48 cecilia street, st helens 7216		
 BUILDING DESIGNERS AUSTRALIA		ACCREDITATION NO: CC 1269L

demolition

the intent of the demolition plan is to show the general nature of structures to be demolished, contractors are responsible for visiting the job site and verifying the existing condition.

coordinate and verify with the owner all items to be salvaged prior to demolition.

notify the designer immediately if there are any discrepancies.

maintain separation between the area of demolition and the rest of the dwelling with plastic sheathing to prevent dust migration.

cause no damage to existing structures to remain and protect all existing finishes, doors, frames etc.

take care not to encroach onto adjacent occupied areas.

use all means necessary to prevent the spread of dust to adjacent areas.

conduct demolition operations and removal of debris to ensure minimum interference with streets and adjacent occupied areas.

dispose of all demolished or removed materials legally off site.

the designer has not conducted a survey of asbestos materials and shall not be held liable for asbestos or other hazardous materials. asbestos materials to be removed in accordance with workplace standards code of practice

maintain existing utilities to remain in service and protect against damage during demolition.

schedule all service shutdowns with the owner.

remove anchor bolts and embedded items from concrete which protrude above floor level.

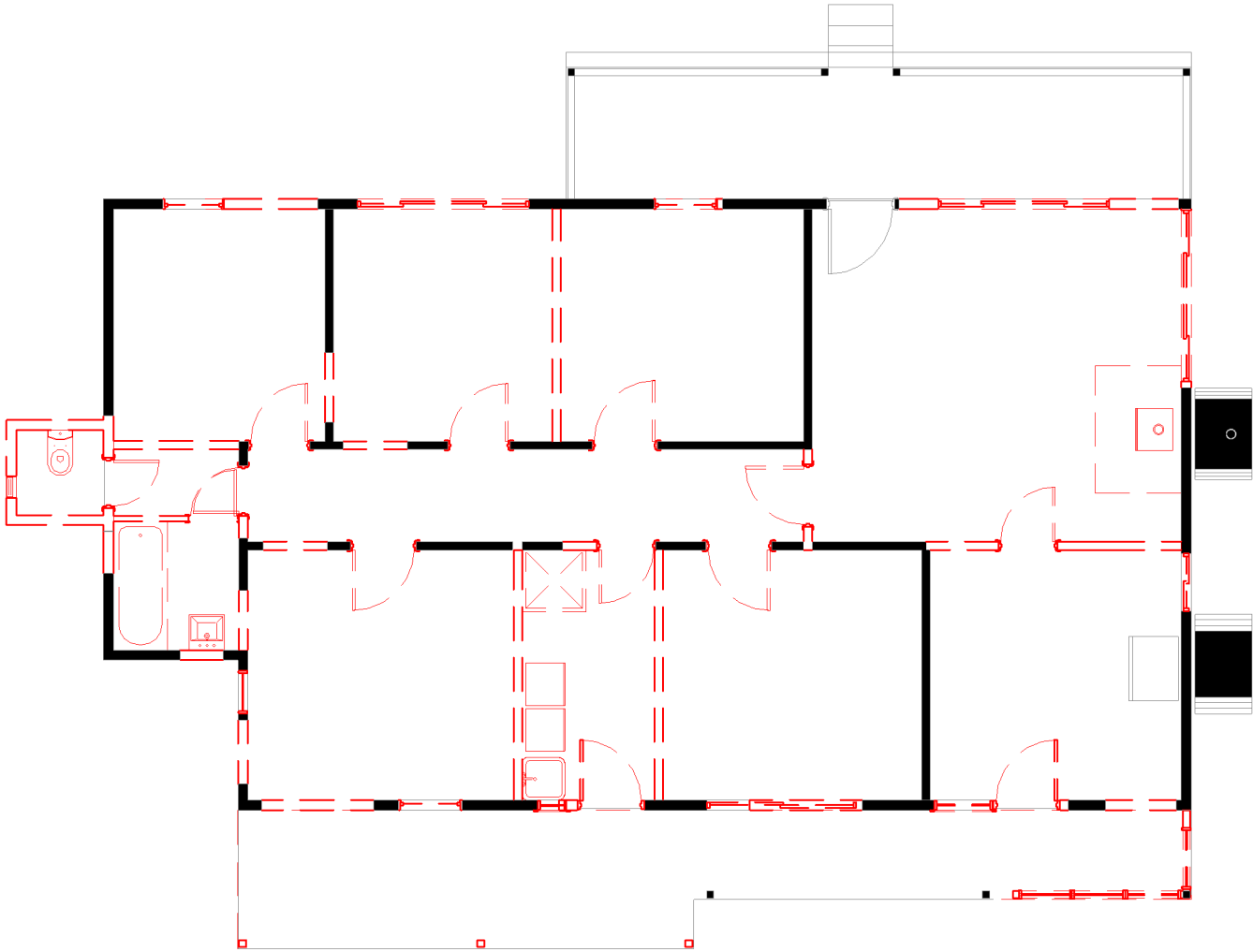
refer to strucural, mechanical, electrical and plumbing drawings where available. all hvac, electrical and plumbing items to be capped and identified.

upon completion clean the entire area to a tidy uniform condition removing all debris, dust and associated materials.

provide support for above ceiling items which were originally supported by removed structures.

tape, patch, sand, paint and repair remaining structures and finishes affected by demolition to owner's satisfaction.

comply with all requirements of local authority and building surveyor.

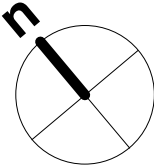
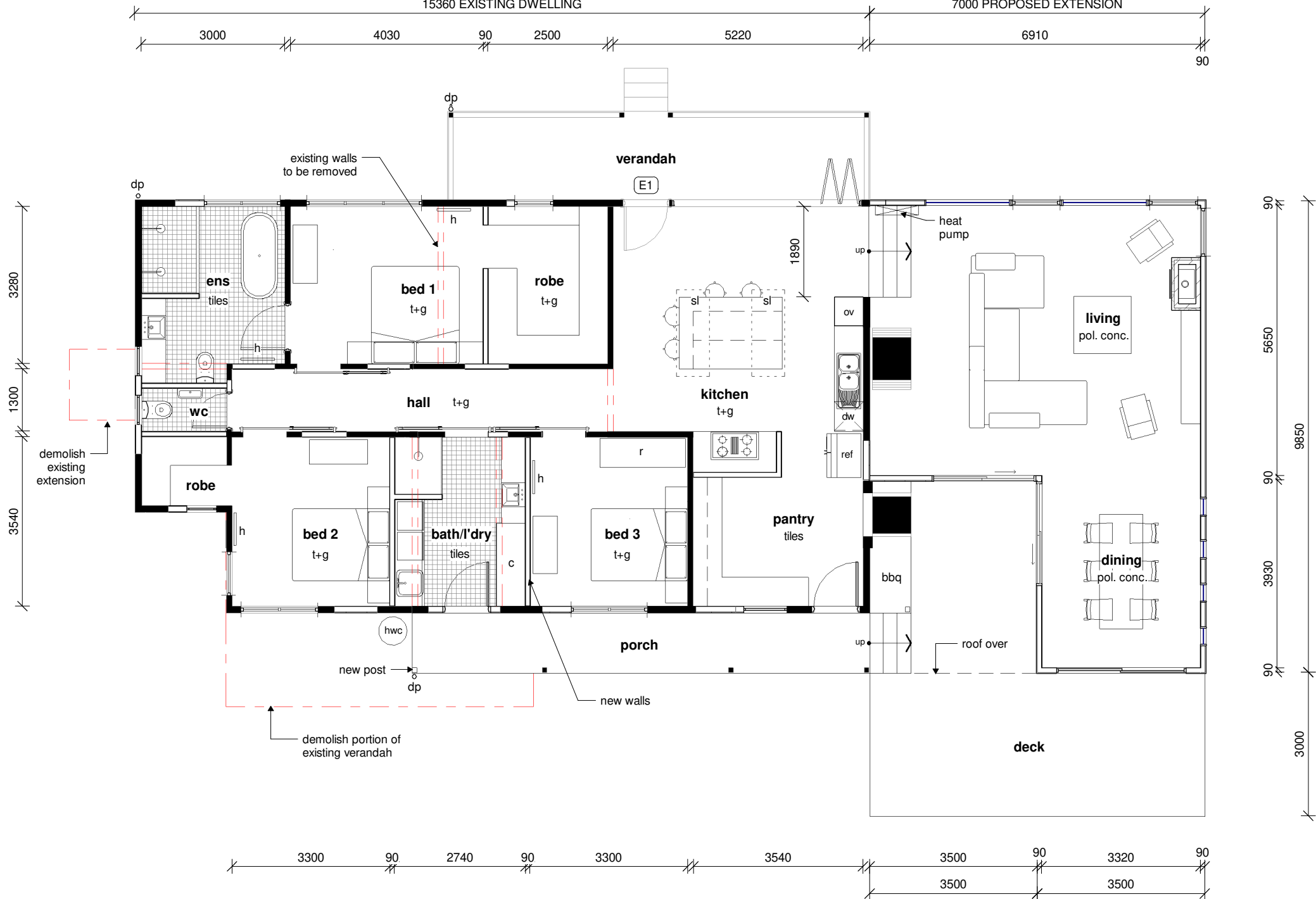


1 demolition plan
1 : 100

REV:	DESCRIPTION:	DATE:
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DRAWING TITLE: demolition plan		
DRAWING NO: a06	DRAWN BY: JB DATE: 08.09.26	
SCALE: 1 : 100	PROJECT: 0921WH	
 jennifer binns www.jenniferbinnsdesign.com.au (03) 6376 2588 : 0439 765 452 : jenniferbinns@bigpond.com suite 8 level 1 avery house, 48 cecilia street, st helens 7216  BUILDING DESIGNERS AUSTRALIA ACCREDITATION NO: CC 1269L		

Building Areas

existing dwelling	126.57
existing storage shed	91.00
proposed extension	55.18
proposed deck	35.74
existing verandah 1	17.02
existing animal shelter 2	13.33
existing verandah 2	12.71
wood store	10.32
existing animal shelter 1	9.61



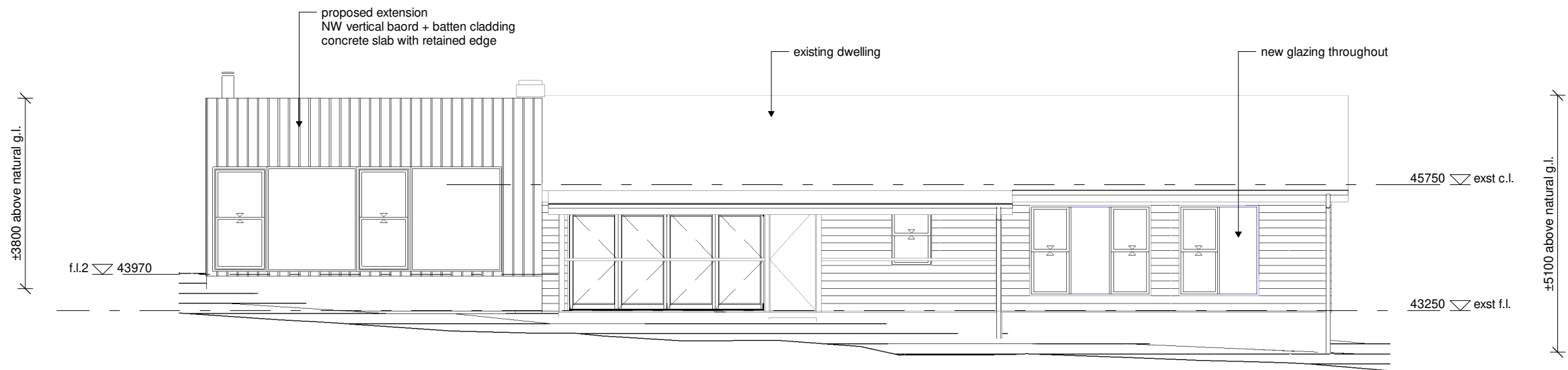
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DRAWING TITLE: proposed floor plan		
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	DATE: 08.09.26	
SCALE: 1 : 100	PROJECT: 0921WH	



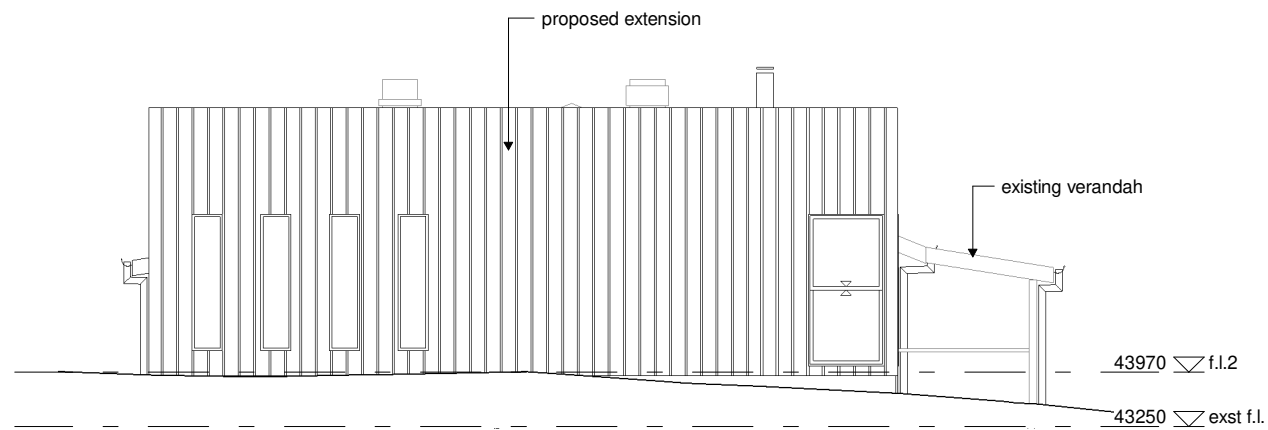
www.jenniferbinnsdesign.com.au
(03) 6376 2588 : 0439 765 452 : jenniferbinns@bigpond.com
suite 8 level 1 avery house, 48 cecilia street, st helens 7216



ACCREDITATION NC
CC 1269

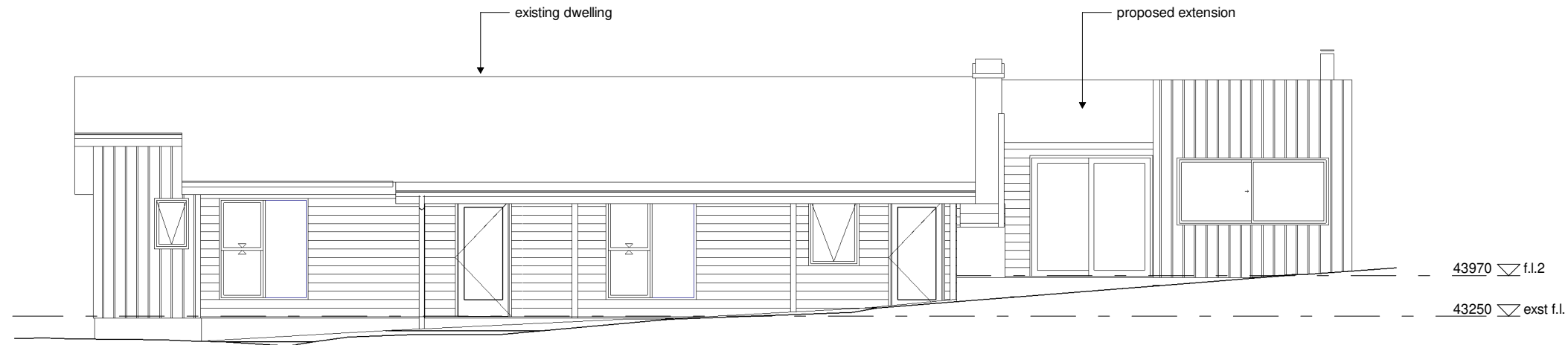


1 NE elevation
1 : 100

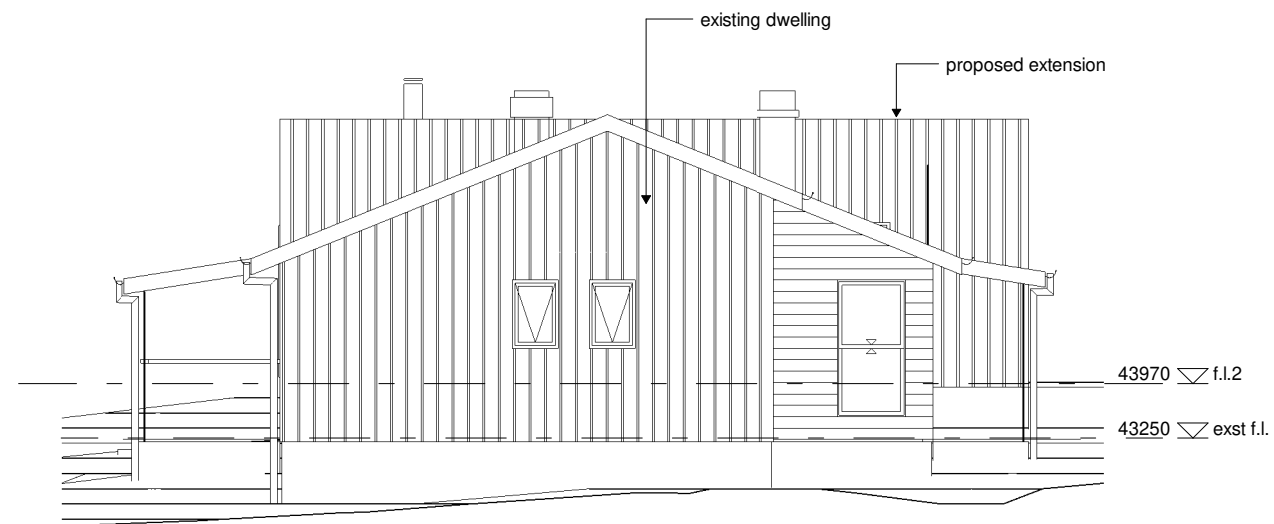


2 SE elevation
1 : 100

REV:	DESCRIPTION:	DATE:
PROJECT:		
proposed dwelling addition + alterations		
p + s whytcross		
18037 tasman highway		
bicheno tasmania 7215		
DRAWING TITLE:		
proposed elevations		
DRAWING NO:	DRAWN BY: JB	
a08	DATE: 08.09.26	
SCALE: 1 : 100	PROJECT: 0921WH	
 jennifer binns www.jenniferbinnsdesign.com.au (03) 6376 2588 : 0439 765 452 : jenniferbinns@bigpond.com suite 8 level 1 avery house, 48 cecilia street, st helens 7216		
 BUILDING DESIGNERS AUSTRALIA ACCREDITATION NO: CC 1269L		

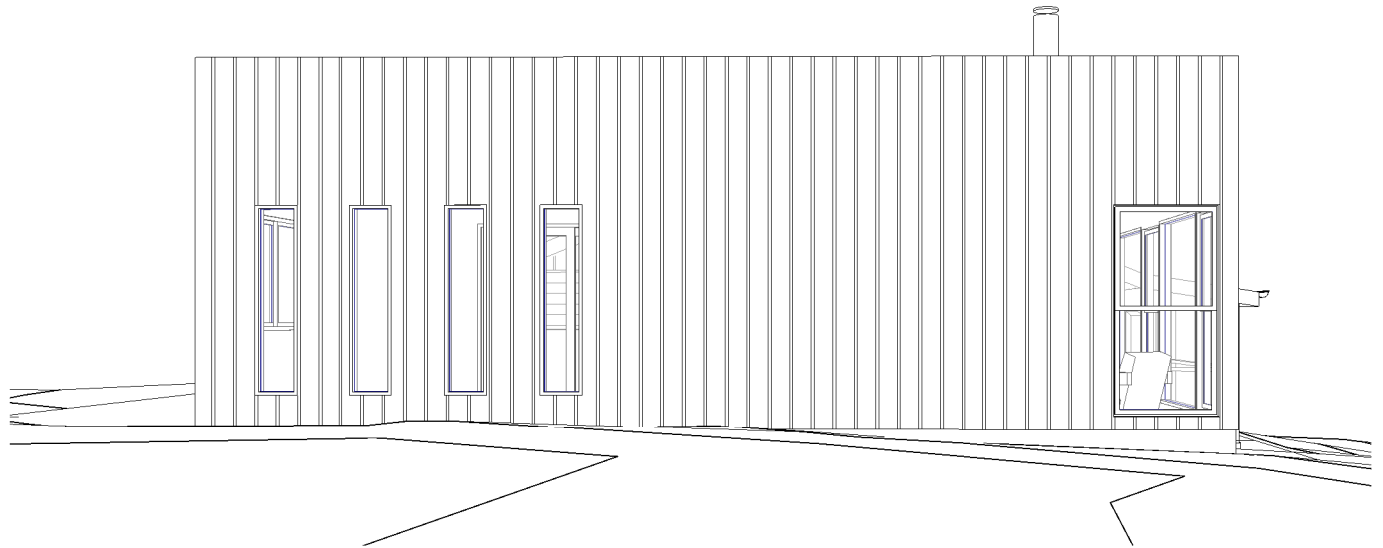
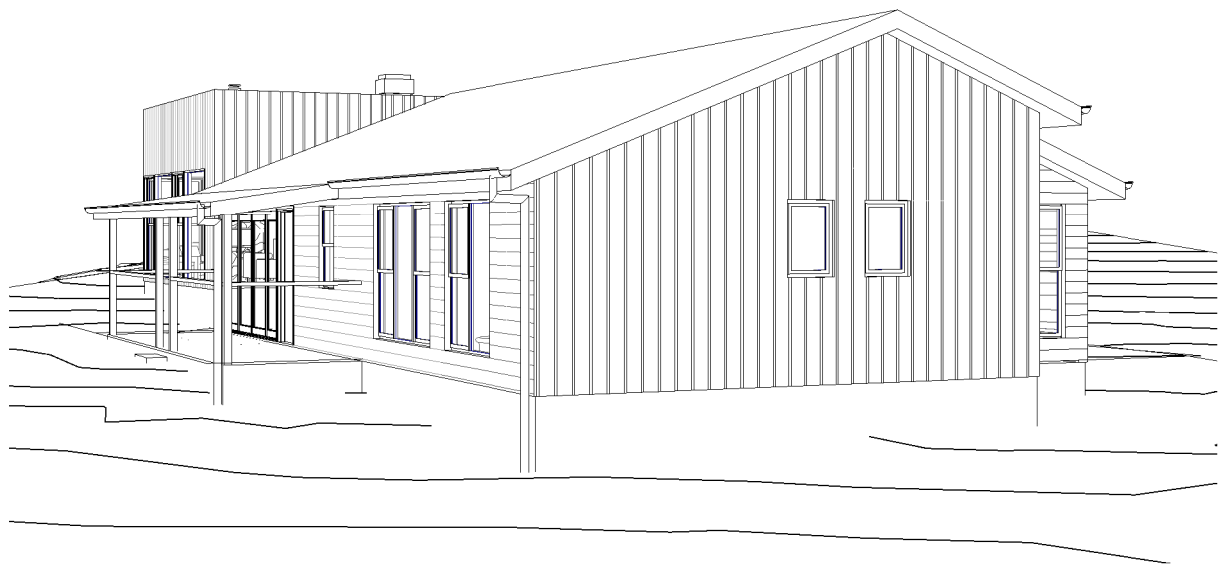


1 SW elevation
1 : 100



2 NW elevation
1 : 100

REV:	DESCRIPTION:	DATE:
PROJECT: proposed dwelling addition + alterations p + s whytcross 18037 tasman highway bicheno tasmania 7215		
DRAWING TITLE: proposed elevations		
DRAWING NO: a09	DRAWN BY: JB	
	DATE: 08.09.26	
SCALE: 1 : 100	PROJECT: 0921WH	
 jennifer binns www.jenniferbinnsdesign.com.au (03) 6376 2588 : 0439 765 452 : jenniferbinns@bigpond.com suite 8 level 1 avery house, 48 cecilia street, st helens 7216  BUILDING DESIGNERS AUSTRALIA ACCREDITATION NO: CC 1269L		



REV:	DESCRIPTION:	DATE:
PROJECT: proposed dwelling addition + alterations p + s whycross 18037 tasman highway bicheno tasmania 7215		
DRAWING TITLE: visuals		
DRAWING NO: a10		DRAWN BY: JB DATE: 08.09.26
SCALE:		PROJECT: 0921WH
jennifer binns www.jenniferbinnsdesign.com.au (03) 6376 2588 : 0439 765 452 : jenniferbinns@bigpond.com suite 8 level 1 avery house, 48 cecilia street, st helens 7216 bda BUILDING DESIGNERS AUSTRALIA ACCREDITATION NO: CC 1269L		