



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: **13 Sunrise Drive, Bicheno**
CT 177160/79

PROPOSAL: **Single Dwelling**

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 21 October 2026.

APPLICANT: **Jennifer Binns**
DATE: **17/08/2026**
APPLICATION NO: **DA 2026 / 146**

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:	Jennifer Binns		
Contact person: (if different from applicant)			
Address:	52 Cecilia Street		
Suburb:	St Helens TAS	Post Code:	7216
Email:	mail@jenniferbinnsdesign.com.au	Phone: / Mobile:	0439 765 452

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

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Details of Site (Note: If your application is discretionary, the following will be placed on public exhibition)			
Address of proposal:	13 Sunrise Drive		
Suburb:	Bicheno TAS	Post Code:	7215
Size of site: (m ² or Ha)	974		
Certificate of Title(s):	177160/79 300778/179 _____		
Current use of site:	Vacant		

General Application Details Complete for All Applications

Description of proposed use or development:	Proposed dwelling
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:	~~August 17 2026~~ August 18 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 300778	FOLIO 179
EDITION 1	DATE OF ISSUE 13-Aug-2026

SEARCH DATE : 18-Aug-2026

SEARCH TIME : 03.44 pm

DESCRIPTION OF LAND

Town of BICHENO

Lot 179 on Sealed Plan [300778](#)

Derivation : Part of Lot 28402, 30A-3R-25P Frank Augustine Hill

Prior CT [177160/79](#)SCHEDULE 1

[M945555](#) TRANSFER to GORDON STREET BICHENO PTY LTD
Registered 07-Mar-2022 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

[SP300778](#) COVENANTS in Schedule of Easements[SP300778](#) FENCING PROVISION in Schedule of Easements[SP177160](#) COVENANTS in Schedule of Easements[SP177160](#) FENCING PROVISION in Schedule of Easements[SP177160](#) SEWERAGE AND/OR DRAINAGE RESTRICTION[SP110678](#) FENCING COVENANT in Schedule of Easements[A35627](#) FENCING CONDITION in Transfer[C975887](#) INSTRUMENT Creating Restrictive Covenants Registered
05-Jan-2012 at noon[E167938](#) AGREEMENT pursuant to Section 78 of the Land Use
Planning and Approvals Act 1993 Registered
03-June-2019 at noonUNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

OWNER GORDON STREET BICHENO PTY LTD FOLIO REFERENCE CT 177160-79 GRANTEE PART OF LOT 28402 (30-3-25), FRANK AUGUSTINE HILL	PLAN OF SURVEY BY SURVEYOR A. S. HAMILTON LOCATION TOWN OF BICHENO SCALE 1: 400 LENGTHS IN METRES	REGISTERED NUMBER SP300778 APPROVED EFFECTIVE FROM 13 AUG 2026 <i>[Signature]</i> Recorder of Titles
ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN		
PRIORITY FINAL PLAN		
<i>[Signature]</i> 21-6-26 REGISTERED LAND SURVEYOR DATE	<i>[Signature]</i> 28/7/24 COUNCIL DELEGATE DATE	

SCHEDULE OF EASEMENTS NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	Registered Number SP 300778
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PAGE 1 OF 1 PAGE

EASEMENTS AND PROFITS

There are no easements or profits to benefit or burden the lots on the plan

FENCING PROVISION

In respect to the lots on the plan the vendor (Gordon Street Bicheno Pty Ltd) shall not be required to fence

COVENANTS 1

The owners of the lots on the plan are affected by covenants created by and more fully set forth in Sealed Plan 177160 in much the following terms-

1. Not to erect a fence over 1.00 metre in height on such lot within 3.00 metres of the Sunrise Drive frontage boundary

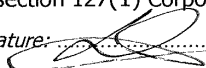
COVENANTS 2

The owners of the lots on the plan are affected by covenants created by and more fully set forth in Instrument C975887 in much the following terms-

2. Not to erect a building on such lot higher than 19.835 metres AHD (Australian Height Datum)

Executed by GORDON STREET BICHENO PTY LTD (ACN 650 072 674)

pursuant to section 127(1) Corporations Act 2001 (Cth) by-

Director signature: 

Print Full Name: **BELKIS DEFNE MADAKBAS**

Director signature: 

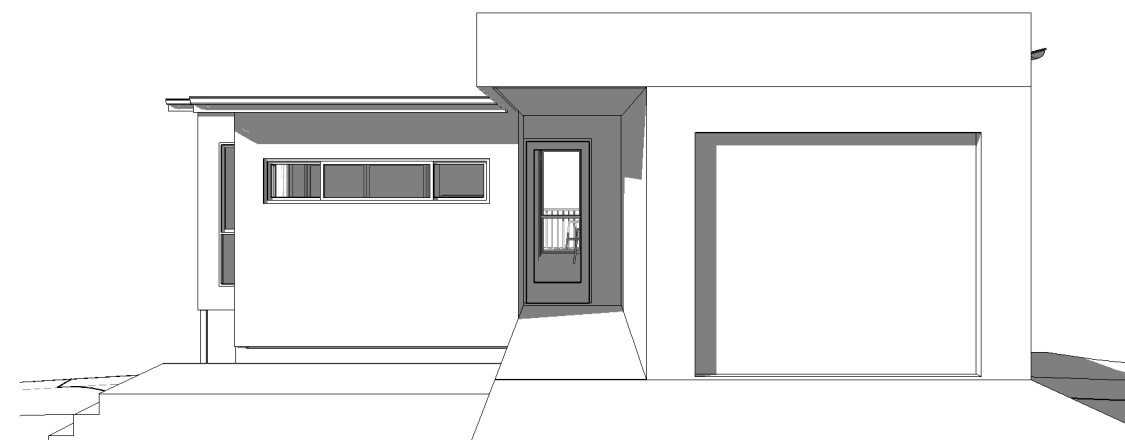
Print Full Name: **HATICE BETÜL MADAKBAS**

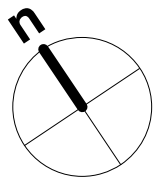
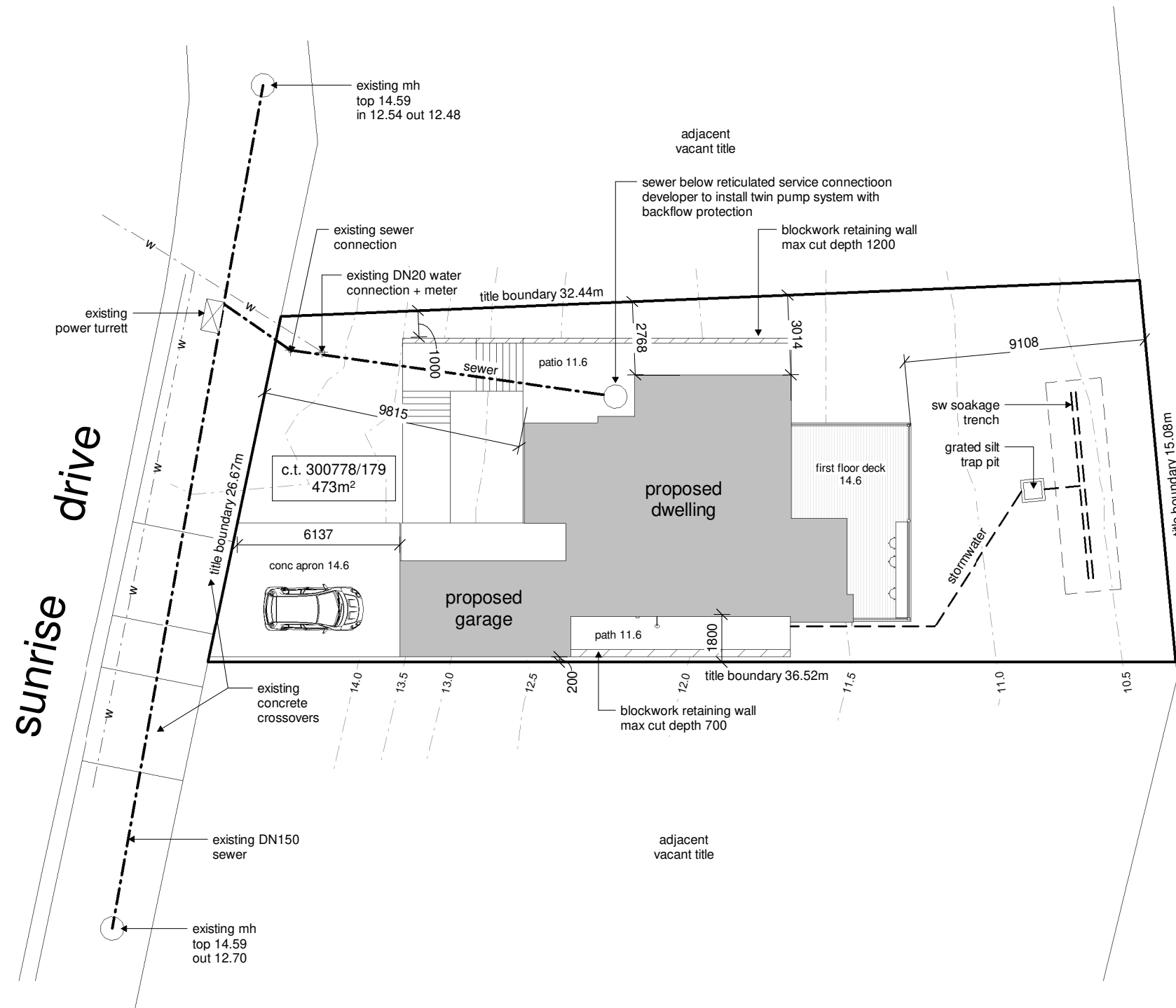
(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: GORDON STREET BICHENO P/L FOLIO REF: 177160-79 SOLICITOR: Alex Graham Legal	PLAN SEALED BY: GLAMORGAN SPRING BAY COUNCIL DATE: 30 July 2026 SA 2025 017 REF NO.  Council Delegate
NOTE: The Council Delegate must sign the Certificate for the purposes of identification.	

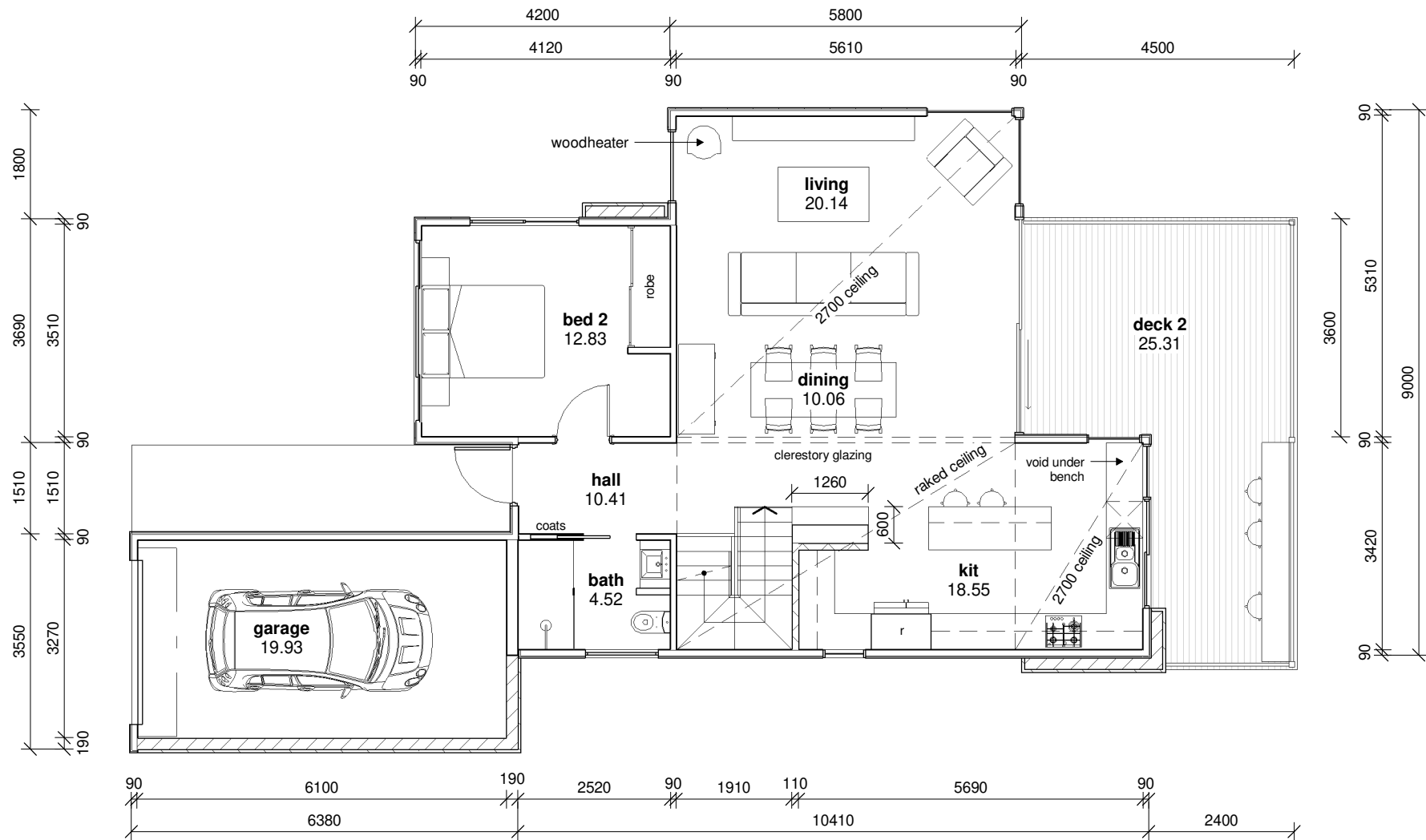
proposed dwelling

planning application

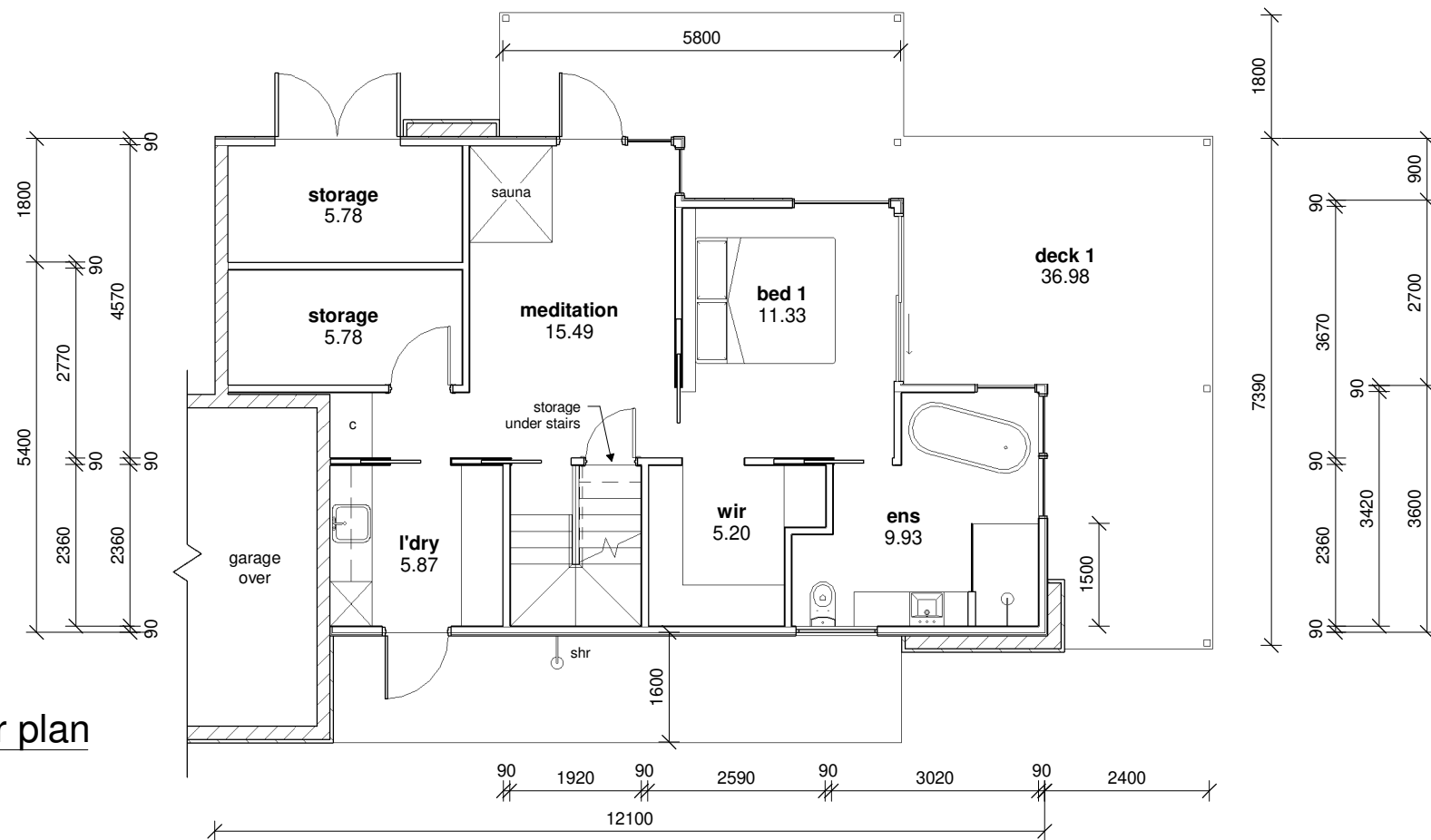
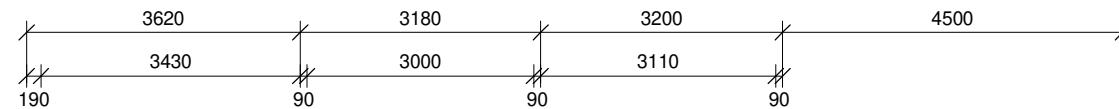




REV:	DESCRIPTION:	DATE:
PROJECT: proposed dwelling		
FOR: a duggan + a vasquez lot 1/13 sunrise drive bicheno tasmania 7215		
DRAWING TITLE: site plan		
DRAWING NO: a04	DRAWN BY: JB	
	DATE: 18.08.26	
SCALE: 1 : 200	PROJECT: 1225DU	
 jennifer binns www.jenniferbinnsdesign.com.au 0439 765 452 : mail @ jenniferbinnsdesign.com.au 52 cecilia street st helens tasmania 7216  BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA ACCREDITATION NO: CC 1269L		



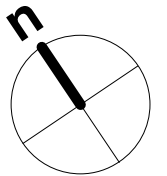
1 first floor plan
1 : 100



2 ground floor plan
1 : 100

Building Areas

first floor	85.23
ground floor	71.04
deck 1	40.04
deck 2	26.16
garage	23.08
	245.55



REV: DESCRIPTION: DATE:

PROJECT:
proposed dwelling
FOR:
a duggan + a vasquez
lot 1/13 sunrise drive
bicheno tasmania 7215

DRAWING TITLE:
floor plans

DRAWING NO: a05
DRAWN BY: JB
DATE: 18.08.26

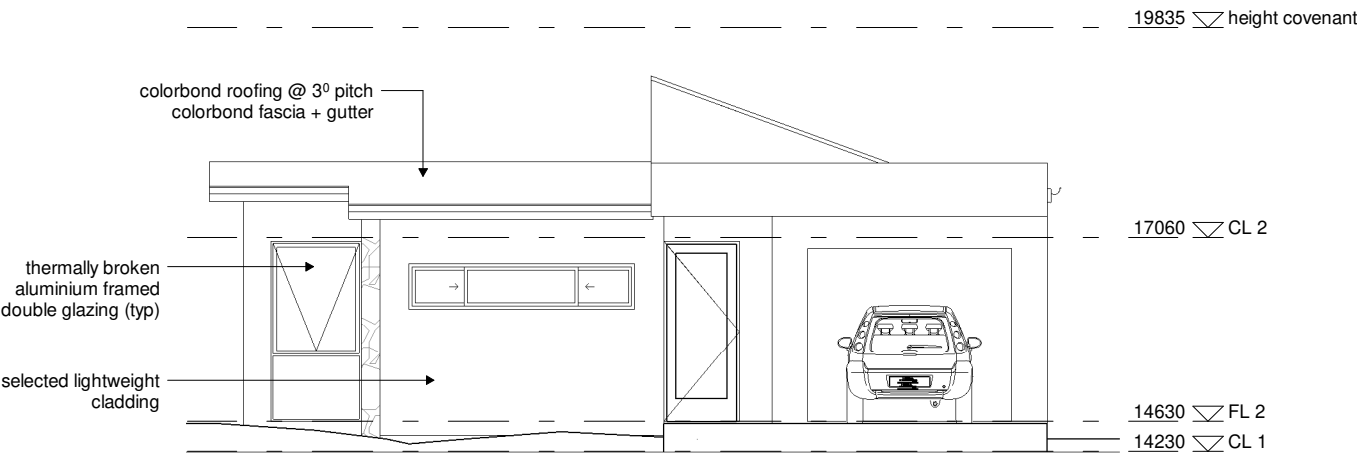
SCALE: 1 : 100
PROJECT: 1225DU

 **jennifer binns**

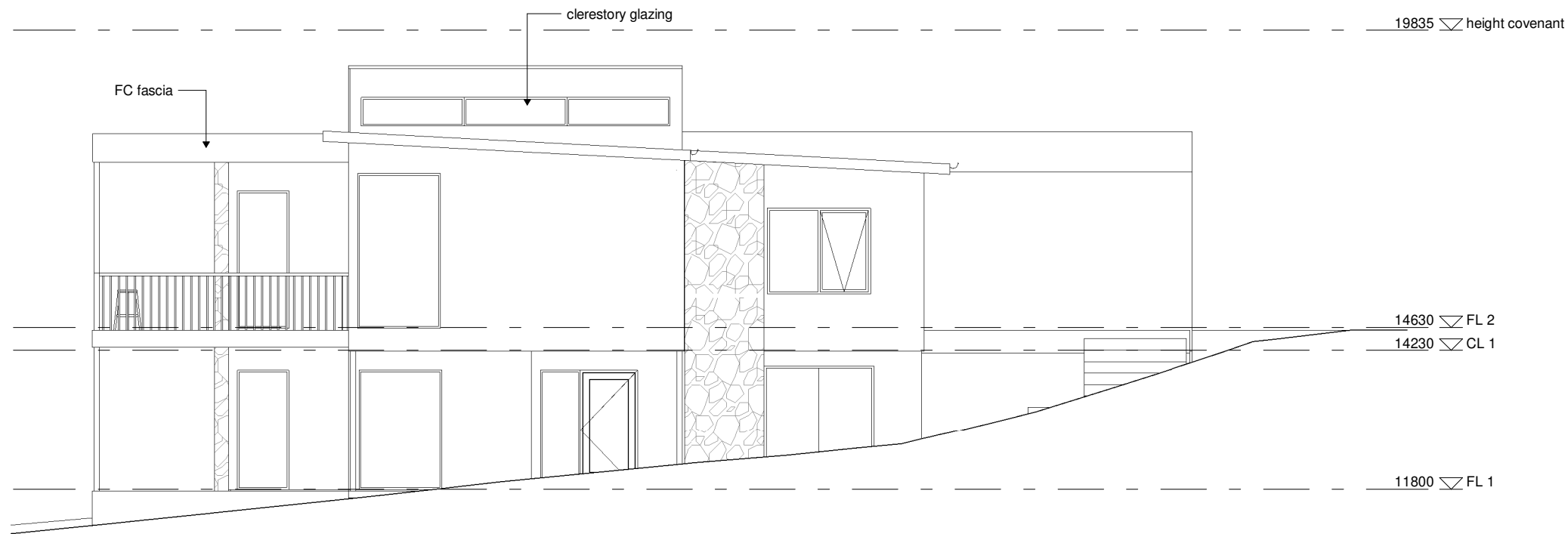
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0439 765 452 : mail @ jenniferbinnsdesign.com.au
52 cecilia street st helens tasmania 7216

 **bdoo**
BUILDING DESIGNERS
ASSOCIATION OF AUSTRALIA

ACCREDITATION NO:
CC 1269L



1 west elevation
1 : 100

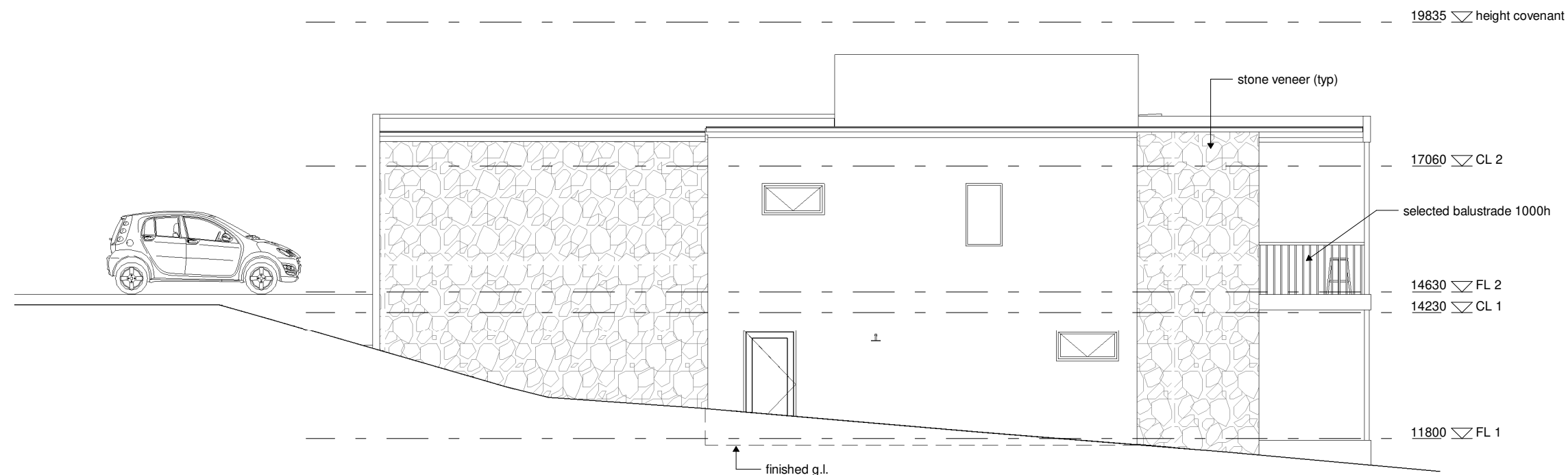


2 north elevation
1 : 100

REV:	DESCRIPTION:	DATE:
PROJECT: proposed dwelling		
FOR: a duggan + a vasquez lot 1/13 sunrise drive bicheno tasmania 7215		
DRAWING TITLE: elevations		
DRAWING NO: a06	DRAWN BY: JB	
	DATE: 18.08.26	
SCALE: 1 : 100	PROJECT: 1225DU	
 jennifer binns www.jenniferbinnsdesign.com.au 0439 765 452 : mail @ jenniferbinnsdesign.com.au 52 cecilia street st helens tasmania 7216  BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA ACCREDITATION NO: CC 1269L		



1 east elevation
1 : 100

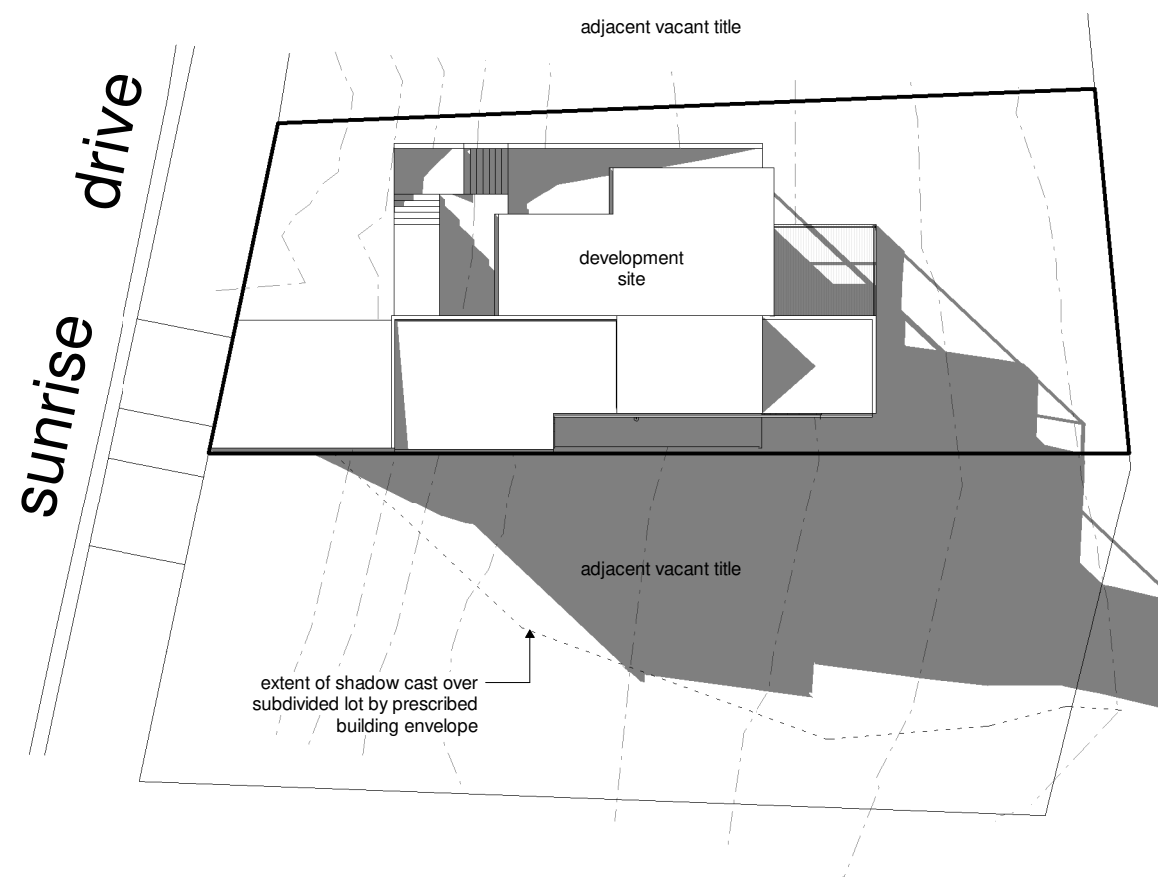


2 south elevation
1 : 100

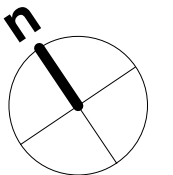
REV:	DESCRIPTION:	DATE:
PROJECT: proposed dwelling		
FOR: a duggan + a vasquez lot 1/13 sunrise drive bicheno tasmania 7215		
DRAWING TITLE: elevations		
DRAWING NO: a07	DRAWN BY: JB	
	DATE: 18.08.26	
SCALE: 1 : 100	PROJECT: 1225DU	
 jennifer binns www.jenniferbinnsdesign.com.au 0439 765 452 : mail @ jenniferbinnsdesign.com.au 52 cecilia street st helens tasmania 7216  BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA ACCREDITATION NO: CC 1269L		



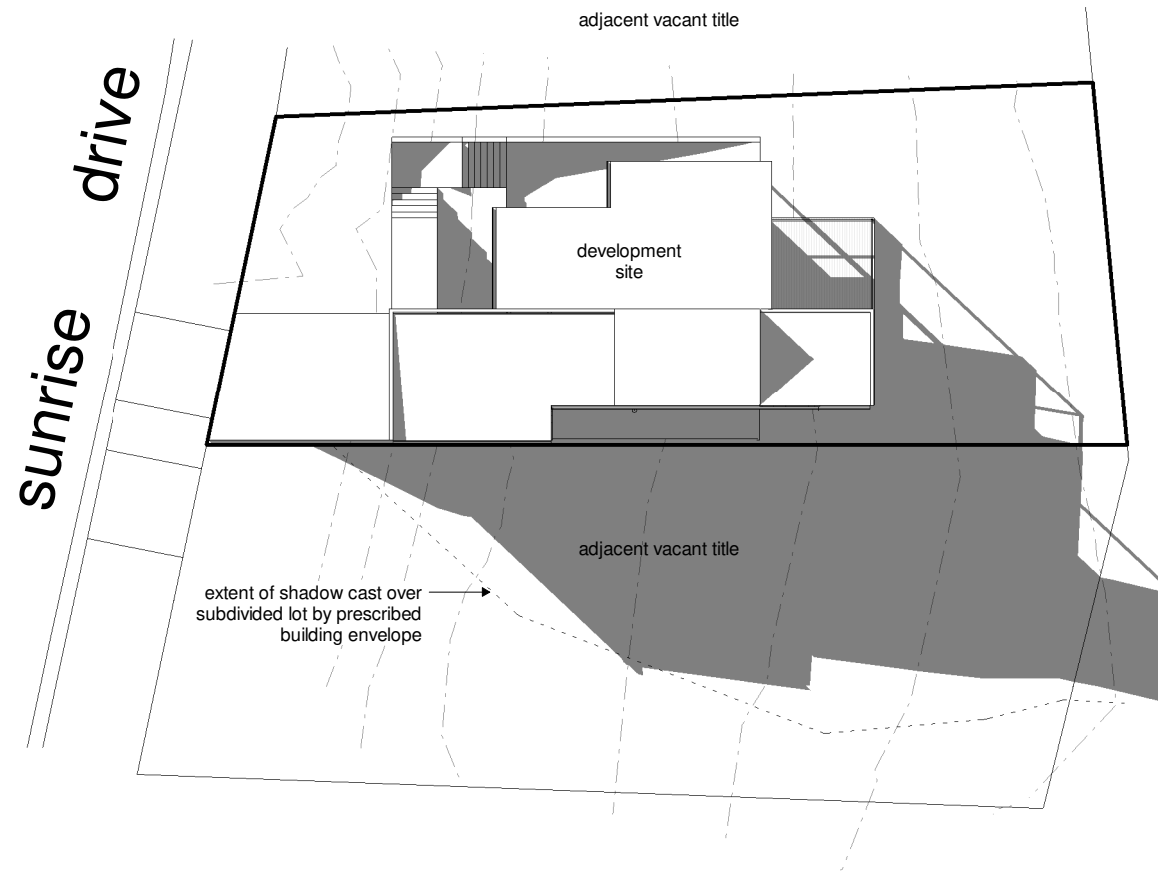
1 shadow cast june 21 11am
1 : 300



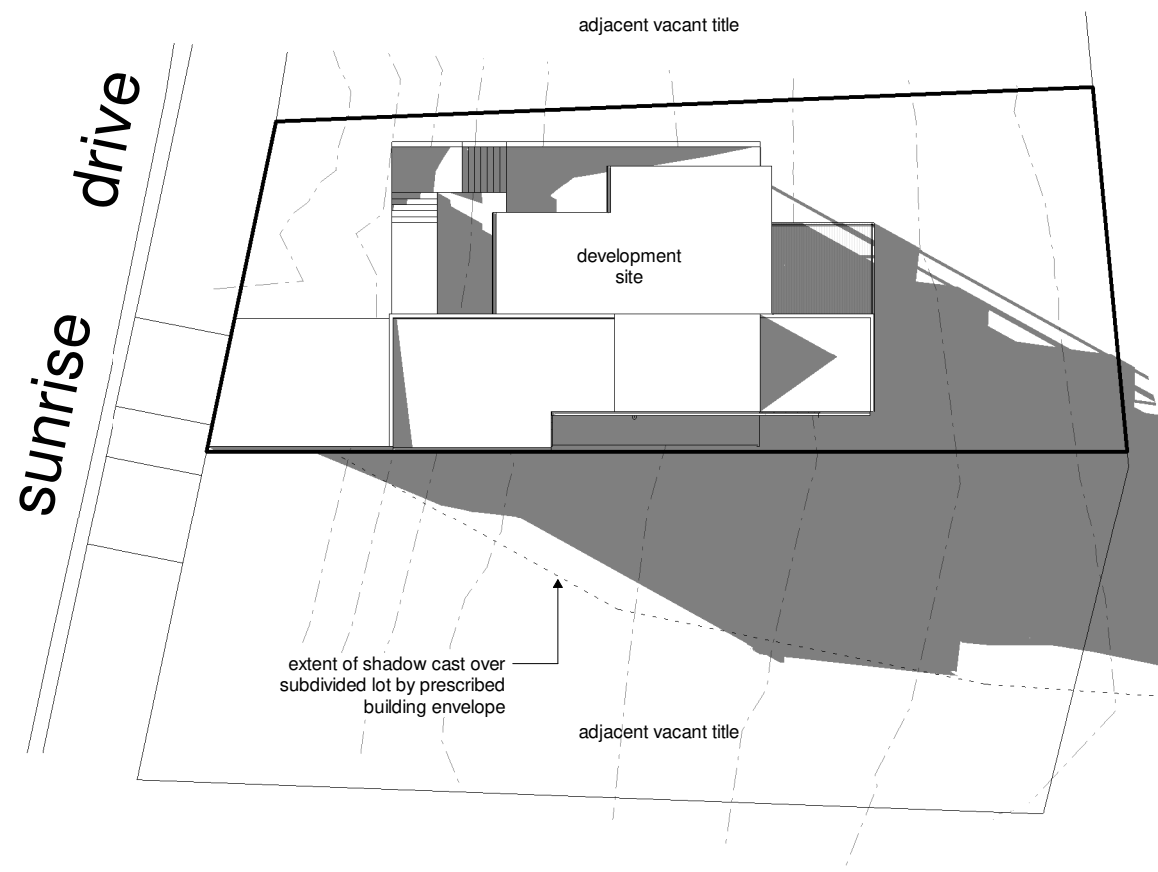
2 shadow cast june 21 12 noon
1 : 300



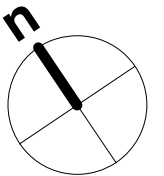
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PROJECT: proposed dwelling		
FOR: a duggan + a vasquez lot 1/13 sunrise drive bicheno tasmania 7215		
DRAWING TITLE: shadow diagrams		
DRAWING NO: a08	DRAWN BY: JB	
	DATE: 18.08.26	
SCALE: 1 : 300	PROJECT: 1225DU	
 jennifer binns www.jenniferbinnsdesign.com.au 0439 765 452 : mail @ jenniferbinnsdesign.com.au 52 cecilia street st helens tasmania 7216  ACCREDITATION NO: CC 1269L		



1 shadow cast june 21 1pm
1 : 300



2 shadow cast june 21 2pm
1 : 300



REV:	DESCRIPTION:	DATE:
PROJECT: proposed dwelling		
FOR: a duggan + a vasquez lot 1/13 sunrise drive bicheno tasmania 7215		
DRAWING TITLE: shadow diagrams		
DRAWING NO: a09	DRAWN BY: JB	
	DATE: 18.08.26	
SCALE: 1 : 300	PROJECT: 1225DU	
 jennifer binns www.jenniferbinnsdesign.com.au 0439 765 452 : mail @ jenniferbinnsdesign.com.au 52 cecilia street st helens tasmania 7216  BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA ACCREDITATION NO: CC 1269L		

proposed dwelling

planning compliance report

august 18 2026

jennifer binns building design

52 cecilia street st helens tasmania 7216

mail@jenniferbinnsdesign.com.au : 0439 765 452

Introduction

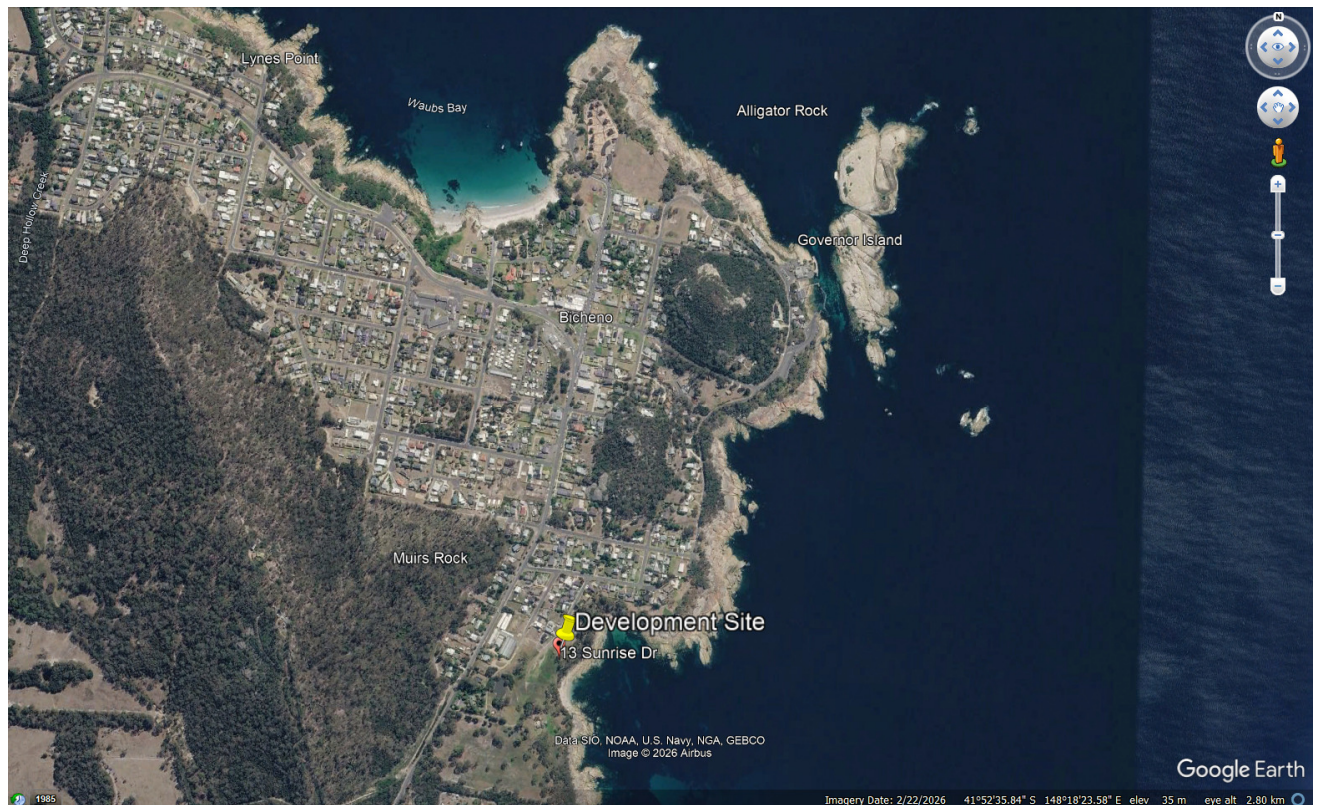
This report aims to demonstrate compliance with relevant planning standards for a proposed dwelling for Andrew Duggan + Abbey Vasquez (obo) Gordon Street Bicheno Pty Ltd at 13 Sunrise Drive Bicheno (c.t. 300778/179). The report aims to take into consideration the intent, values and objectives of the Tasmanian Planning Scheme and address all scheme standards applicable to this development.

The proposed development relies on **Performance Solutions** to satisfy relevant planning standards and is to be read in conjunction with drawings submitted for the development.

Development Site Details

The development site is recently subdivided allotment within the township of Bicheno. There is an existing vehicle crossover and service connections in place for the lot and no vegetation removal is required for the development as the site has previously been cleared of native vegetation. The new sewer connection has been installed adjacent to the road at the high point of the lot so the proposed development will require a pumped system to service the dwelling. On-site stormwater management provisions have been installed as part of the approved subdivision. The site has a small area covered by the coastal erosion hazard overlay which does not extend to the proposed development, services or access.

Zone: General Residential



Development Details

The proposed development is a new two story dwelling.

Use Class: Residential

Applicable Planning Codes

The proposed development is in the *Residential* use class which in the *General Residential* Zone is a *Permitted* use.

The following zone standards and codes of the Tasmanian Planning Scheme are applicable to the proposed development:

- **Zone 8.0 GENERAL RESIDENTIAL ZONE**
- **Code 2.0 PARKING AND SUTAINABLE TRANSPORT CODE**

Table 8.3 GENERAL RESIDENTIAL USE STANDARDS

8.3.1 Amenity

A1 Not Applicable

The proposed development is a permitted use.

A2 Not Applicable

The proposed development is a permitted use.

A3 Not Applicable

The proposed development is not a commercial use.

A4 Not Applicable

The proposed development is a permitted use.

8.3.2 Residential Character

A1 Not Applicable

The proposed development is not in the *Visitor Accommodation* use class.

A1 Not Applicable

The proposed development is not in the *Visitor Accommodation* use class.

Table 8.4 GENERAL RESIDENTIAL DEVELOPMENT STANDARDS

8.4.1. Residential density for multiple dwellings

A1 Not Applicable

The proposed development does not include multiple dwellings.

8.4.2 Setback and building envelope for all dwellings

A1 Acceptable Solution

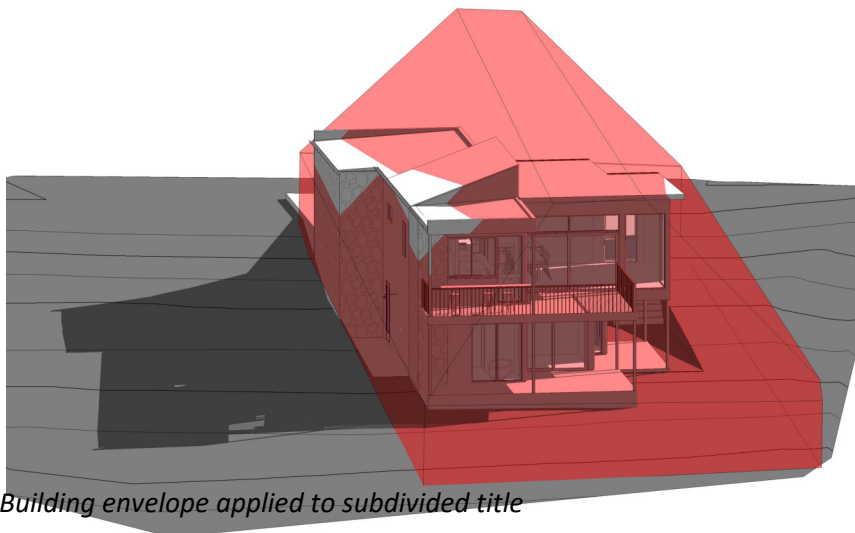
The proposed dwelling has a front setback of 6.1m and does not comprise infill development.

A2 Not Applicable

The proposed garage has a setback of 6.1m.

P3 Performance Solution

There is a small portion of the dwelling which exceeds the prescribed building envelope, refer image below. Shadow diagrams have been included with the application to demonstrate that the extent to which the development exceeds the building envelope does not increase the extent of overshadowing beyond that covered by the building envelope. The adjacent approved lot is vacant and scope is maintained to build a dwelling with reasonable solar access. The design of the proposed development presents as single story at street level and has staggered setbacks to reduce the visual bulk as viewed from adjacent properties.



8.4.3 Site coverage and private open space for all dwellings

A1 Acceptable Solution

The proposed development covers less than 50% of the site area.

A2 Acceptable Solution

The proposed dwelling has a 25.3m² first floor deck as a primary area of private open space directly accessible from the dwelling due to the topography of the site. Additional private open space at ground level is provided on the eastern side of the dwelling with a gradient of less than 1:10.

8.4.4 Sunlight to private open space of multiple dwellings

A1 Not Applicable

The proposed development does not include multiple dwellings.

8.4.5 Width of openings for garages and carports for all dwellings

A1 Acceptable Solution

The proposed garage door opening is 2.7m wide.

8.4.6 Privacy for all dwellings

P1 Performance Solution

The proposed first floor deck has a setback of 1.57m from the adjacent approved lot. The deck is designed to overlook views to the east and there is no existing dwelling on the adjacent lot.

A2 Acceptable Solution

The proposed pantry and bathroom windows are within 3m of the adjacent approved lot but there is no existing dwelling on the adjacent lot.

A3 Not Applicable

The proposed development does not include a shared driveway.

8.4.7 Frontage fences for all dwellings

A1 Not Applicable

Fencing is not proposed as part of this application.

8.4.8 Waste storage for multiple dwellings

A1 Not Applicable

The proposed development does not include multiple dwellings.

Table 8.5 DEVELOPMENT STANDARDS FOR NON DWELLINGS

Not Applicable

The proposed development is a dwelling.

Table 8.6 DEVELOPMENT STANDARDS FOR SUBDIVISION

Not Applicable

No subdivision of land is proposed

Table C2.5 CAR PARKING USE STANDARDS

C2.5.1 Car parking numbers

A1 Acceptable Solution

The proposed development provides 2 parking spaces within the boundaries of the development site in accordance with Table C2.1.

C2.5.2 Bicycle parking numbers

A1 Not Applicable

The proposed development does not require the provision of bicycle parking spaces.

C2.5.3 Motorcycle parking numbers

A1 Not Applicable

The proposed development does not require provision of motorcycle parking spaces.

C2.5.4 Loading bays

A1 Not Applicable

The proposed development does not require provision of a loading bay.

C2.5.5 Number of car parking spaces within the General Residential zone and Inner Residential zone

A1 Not Applicable

The proposed development is a residential building.

Table C2.6 CAR PARKING DEVELOPMENT STANDARDS

C2.6.1 Construction of parking areas

A1 Acceptable Solution

The proposed open parking area will be concrete drained to Sunrise Drive.

C2.6.2 Design and layout of parking areas

A1.1 Acceptable Solution

The designated parking bays have minimum dimensions of 2.6m x 5.4m with minimum vertical clearance of 2.1m and forward egress is not required.

A1.2 Not Applicable

There is no requirement for the provision of accessible parking.

C2.6.3 Number of accesses for vehicles

A1 Acceptable Solution

The property is serviced by a single existing access point.

A2 Not Applicable

The proposed development is in the *General Residential* zone.

C2.6.4 Lighting of parking areas within the Gen. Business zone and Central Business zone

A1 Not Applicable

The proposed development is in the *General Residential* zone.

C2.6.5 Pedestrian Access

A1.1 Not Applicable

The proposed development does not require the provision of >10 parking spaces.

A1.2 Not Applicable

There is no requirement for the provision of accessible parking.

C2.6.6 Loading bays

A1 Not Applicable

The proposed development does not require the provision of a loading bay.

A2 Not Applicable

The proposed development is not a commercial use.

C2.6.7 Bicycle parking and storage facilities within the Gen. Business zone and Central Business zone

A1 Not Applicable

The proposed development does not require the provision of bicycle parking spaces.

A2 Not Applicable

The proposed development does not require the provision of bicycle parking spaces.

C2.6.8 Siting of parking and turning areas

A1 Not Applicable

The proposed development is in the *General Residential* zone.

A2 Not Applicable

The proposed development is in the *General Residential* zone.

Table C2.7 PARKING PRECINCT PLAN

C2.7.1 Construction of parking areas

A1 Not Applicable

The proposed development is not within a parking precinct plan.