



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: **RA19 Ryans Road, Spring Beach**
CT 62671/43

PROPOSAL: **Outbuilding**

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 General Manager.

Representations must be received before midnight on Thursday 09 October 2025.

APPLICANT: **Rainbow Building Solutions**

DATE: **18/09/2025**

APPLICATION NO: **DA 2025 / 165**

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:	Nick Smith of Rainbow Building Solutions		
Contact person: (if different from applicant)			
Address:	139 Main Road		
Suburb:	Sorell	Post Code:	7172
Email:	nick@rainbowbuilding.com.au	Phone: / Mobile:	1300737910

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

Owner (if different from applicant)	Emily Palermo		
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:	19 Ryans Road		
Suburb:	Spring Beach	Post Code:	7190
Size of site: (m ² or Ha)	669 sq/m		
Certificate of Title(s):	62671 / 43		
Current use of site:	shed		

General Application Details *Complete for All Applications*

Description of proposed use or development:	Equipment storage, household items	
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)	<input type="checkbox"/> Yes / No <input checked="" type="checkbox"/>	

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:	18/09/2025
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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 62671	FOLIO 43
EDITION 4	DATE OF ISSUE 25-Nov-2020

SEARCH DATE : 02-Sep-2025

SEARCH TIME : 02.56 PM

DESCRIPTION OF LAND

Parish of ORFORD, Land District of PEMBROKE
Lot 43 on Sealed Plan [62671](#) (formerly being SP1671)
Derivation : Part of Lot 5698 Gtd. to G. Arnold
Prior CT [2354/70](#)

SCHEDULE 1

[M853149](#) TRANSFER to EMILY MARIAN PALERMO and DAVIDE PALERMO
as tenants in common in equal shares Registered
25-Nov-2020 at noon

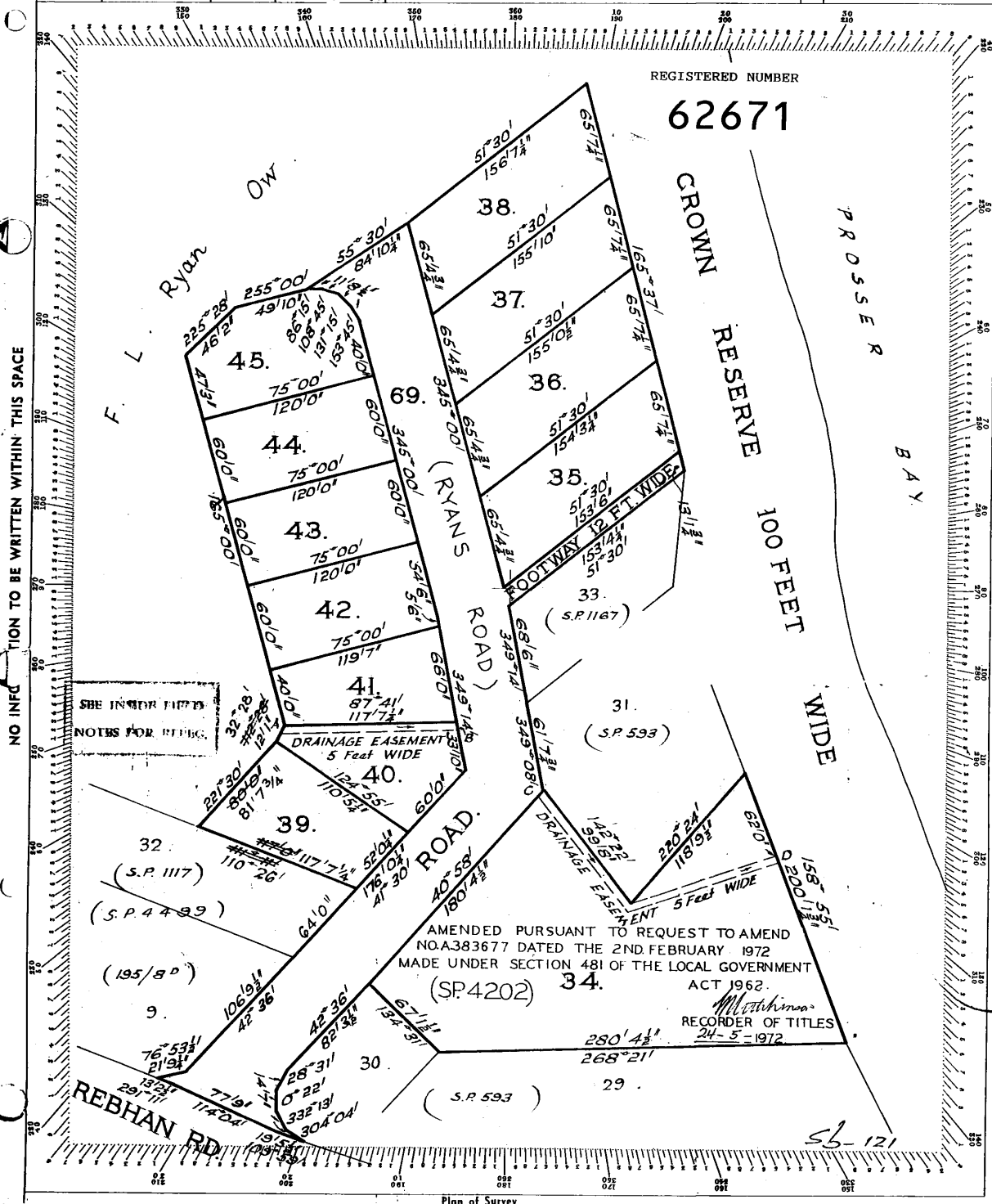
SCHEDULE 2

Reservations and conditions in the Crown Grant if any
[E240310](#) MORTGAGE to Commonwealth Bank of Australia
Registered 25-Nov-2020 at 12.01 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

Owner <u>F.L. Ryan</u>		Registered Number	
Title Reference <u>C.T. 393/126</u>		S.P.1671	
Areas of Parcels		Filed by <u>Samuel Black</u> <u>TRIABUNNA</u> on <u>5-3-68</u> at <u>10.30</u>	
Lot Number	Area	Lot Number	Area
34	3 ^R 23 ^P	41	22 ⁹ / ₁₀ P
35	33 ⁹ / ₁₀ P	42	26 ⁴ / ₁₀ P
36	34 ¹ / ₁₀ P	43	26 ⁴ / ₁₀ P
37	34 ³ / ₁₀ P	44	26 ⁴ / ₁₀ P
38	34 ⁴ / ₁₀ P	45	28 ⁴ / ₁₀ P
39	26 ⁹ / ₁₀ P	69	3 ^R 15 ⁸ / ₁₀ P
40	22 ^P		
Total		Total	3 · 2 · 34 ⁹ / ₁₀
Scale <u>60 feet</u> to an inch		Grantee: <u>Por of Lot 5698, 45¹/₁₀ P to George Arnold</u>	
For Office Use		Effective from <u>29 May 1968</u>	
Receipt No. <u>17961</u>		Receiving Clerk	
Recorder of Titles		Recorder of Deeds	





SCHEDULE OF EASEMENTS

PLAN NO.

S.P.1671

NOTE:—The Town Clerk or Council Clerk must sign the certificate on the back page for the purpose of identification.

The Schedule must be signed by the owners and mortgagees of the land affected. Signatures should be attested.

*Amended by me pursuant to request to amend
Nº A383677 dated the second day of February 1972
made under section 481 of The Local Government Act, 1962.*

M. Hutchinson
Recorder of Titles
9-6-1972.

Lot ⁷⁰~~34~~ is subject to a Right of Drainage over the drainage easement five feet wide, *passing through that lot* ~~marked on the plan~~ for the Warden Councillors and ~~ratepayers~~ *electors* of the Municipality of Spring Bay.
Lot 40 is subject to a Right of Drainage over the drainage easement five feet wide, *passing through that lot* ~~marked on the plan~~ for the balance of the land comprised in Certificate of Title Volume 393 Folio 126.

INTERPRETATION

Balance:- means that portion of the land comprised in Certificate of Title Volume 393 Folio 126 that remains vested in Francis Leo RYAN at the time of acceptance hereof but excluding therefrom the lots shown on the plan.

No other easements no profits a prender and no covenants are created to benefit or burden the lots shown on the plan.

SIGNED BY Francis Leo RYAN
the Registered Proprietor of
the lots shown on the plan being
portion of the land comprised in
Certificate of Title Volume
393 Folio 126 in the presence of

F. Leo Ryan
.....

[Signature]
.....

This is the schedule of easements attached to the plan of..... **Lots 34 - 45, 69,**

.....comprising part of the land in

Certificate of Title Volume 393 Folio 126

(Insert Title Reference)

Sealed by **MUNICIPALITY OF SPRING BAY** on **1st.March, 1968**
pursuant to a resolution of the Council
passed the 16th. day of January, 1968

14852

Council Clerk/.....

Registered Number

71

2030

APPROVAL BY LOCAL AUTHORITY

The subdivision shown in this Plan is approved

Insert here any qualification to the approval under section 468 (12), section 472, or section 477A of the Local Government Act, 1962. Rule through any blank space.

Seal

In witness whereof the common seal of the Warden, Councillors and Electors of the Municipality of Spring Bay has been hereunto affixed, pursuant to a resolution of the Council of the said municipality passed the 16th day of January, 1968, in the presence of us

L. W. Gillow
A. Hedder

Members

Council Clerk

N.B. One of these forms must be completed before the Plan is forwarded for registration.

Insert firm name where applicable

NOMINATIONS BY OWNER

For the purposes of section 464 (7) (b) of the Local Government Act 1962, I nominate:

As my solicitor *Murdoch, Clarke, Cosgrove & Drzka*

As my surveyor *G. W. Griggs*

J. L. L. L.
Signature of Owner

Note: If the signature of the owner cannot conveniently be procured to the above form, the Council Clerk should complete the following certificate:

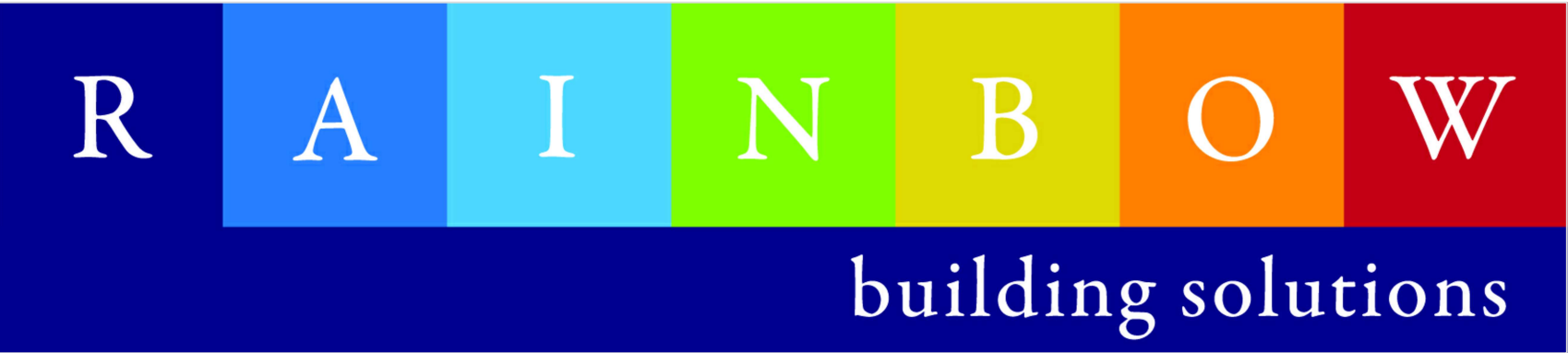
For the purposes of section 464 (7) (b) of the Local Government Act 1962, the owner has nominated:

As his solicitor

As his surveyor

Council Clerk

LATITUDE	DEPARTURE
N	E
S	W



LEGEND:
COVER PAGE
PAGE 1# SITE PLAN
PAGE 2# FLOOR PLAN/ELEVATIONS

CHECK CAREFULLY ALL ASPECTS OF THESE DOCUMENTS BEFORE COMMENCING WORK.

ANY ERRORS OR ANOMALIES TO BE REPORTED TO THE DRAWER BEFORE WORK IS CONTINUED

CONFIRM ALL SIZES AND HEIGHTS ON SITE

DO NOT SCALE OFF PLAN

ALL CONSTRUCTION IS TO COMPLY WITH THE BUILDING CODE OF AUSTRALIA AND ALL RELEVANT AUSTRALIAN STANDARDS

CONSTRUCTION STANDARDS:
ALL WORKS SHOULD BE GENERALLY INLINE WITH THE PRACTICES SET OUT IN THE 'GUIDE TO STANDARDS AND TOLERANCES 2007'

WIND LOADS DETERMINED IN ACCORDANCE WITH AS 4055 - WIND LOADS FOR HOUSING

THESE DOCUMENTS TO BE USED WITH ALL DOCUMENTATION PREPARED BY AN ENGINEER

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REQUIREMENTS OF SCHEDULE 1

DESIGNER : T. WILKIN - CC678X
PROJECT ADDRESS : 19 RYANS RD SPRING BEACH TAS 7190
CLIENT NAME : E. & D. PALERMO
TITLE REF : 62671/43
FLOOR AREA : 33.64m²
DESIGN WIND SPEED : N2
SOIL CLASSIFICATION : M
CLIMATE ZONE : 7
BAL LEVEL : LOW
ALPINE AREA : N/A
CORROSION ENVIRONMENT : N/A
KNOWN SITE HAZARDS : NONE

INDEX OF APPLICATION SET:
ARCHITECTURAL DRAWINGS - PAGE 00 - 02
ENGINEERING DRAWINGS - NO
SPECIFICATIONS - NO
ADDITIONAL PAGES - FORM 35

PROPOSED SHED FOR E. & D. PALERMO AT 19 RYANS RD SPRING BEACH TAS 7190



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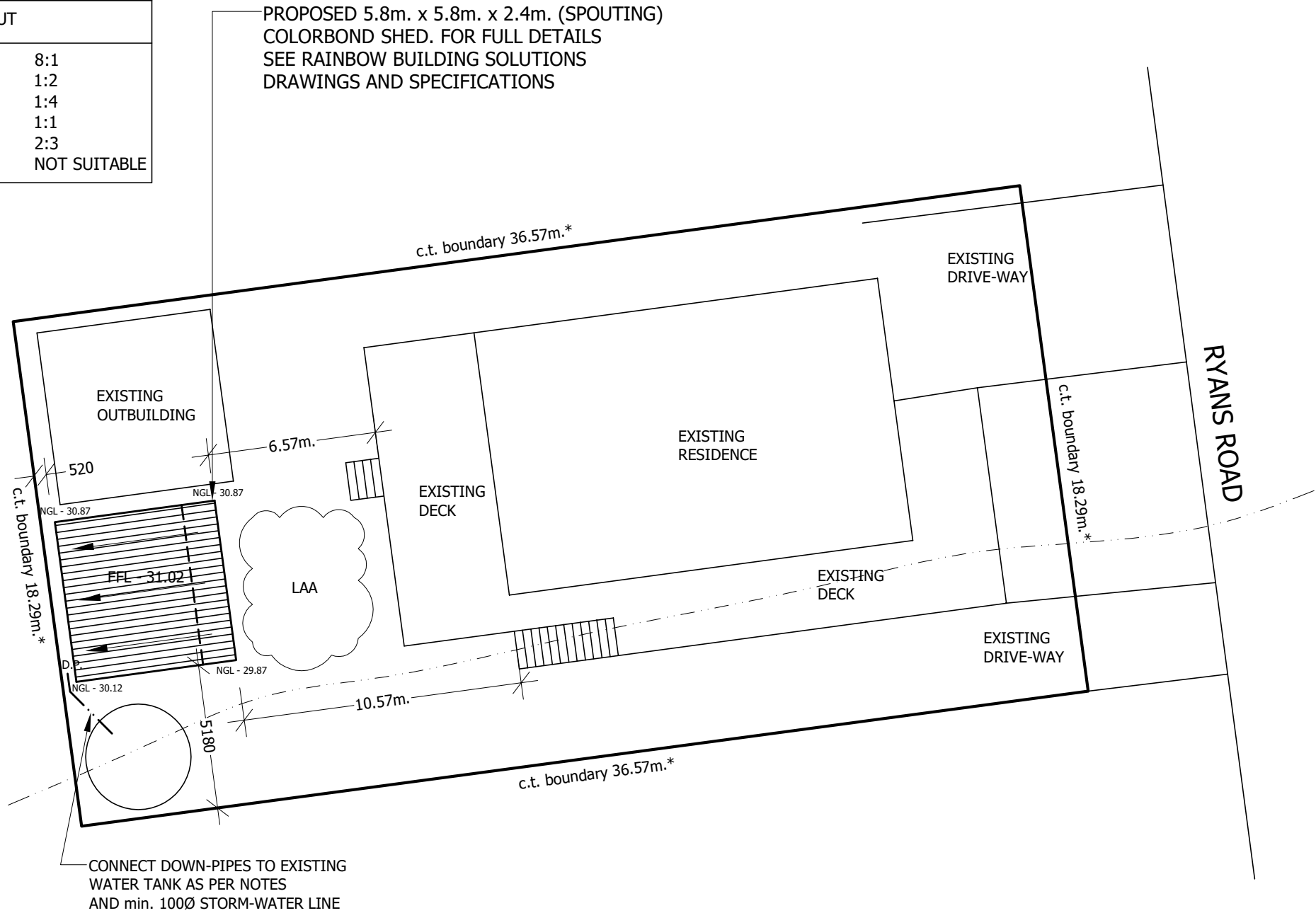
P.O. BOX 478
LAUNCESTON
TASMANIA 7250

ACCREDITATION NO:
CC678 X

DATE:
02/09/2025

JOB NUMBER:
DA/BA-25SRPALE

NOTE: TABLE FOR UNPROTECTED EMBANKMENT SLOPES SLOPE = H:L		
SOIL TYPE	COMPACTED FILL	CUT
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SAND	1:2	1:2
SILT	1:4	1:4
CLAY	(FIRM) 1:2	1:1
	(SOFT)	2:3
SOFT SOILS	NOT SUITABLE	NOT SUITABLE



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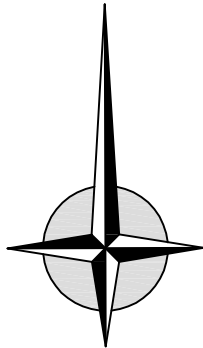
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SITE PLAN

1:200


NOTE: ALL DIMENSIONS TO BE CONFIRMED ON SITE.

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19 RYANS RD
SPRING BEACH TAS 7190

TITLE REF: 62671/43
PROPERTY ID: 5981274
TITLE AREA = 667.73m²*



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design

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NOTES:

PROJECT TITLE:
PALERMO SHED

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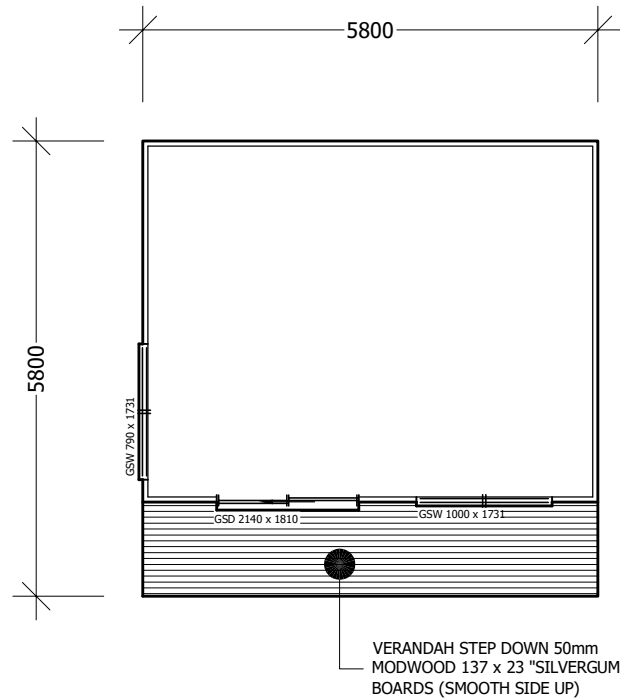
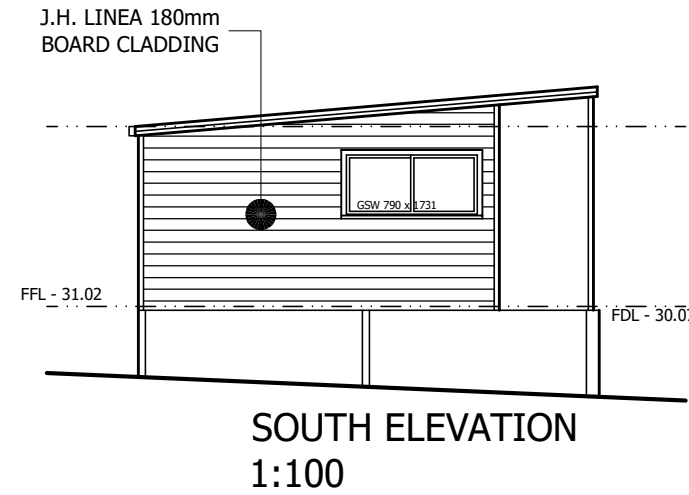
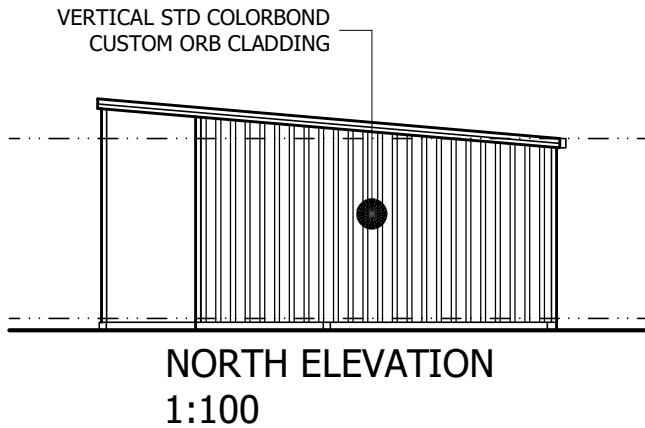
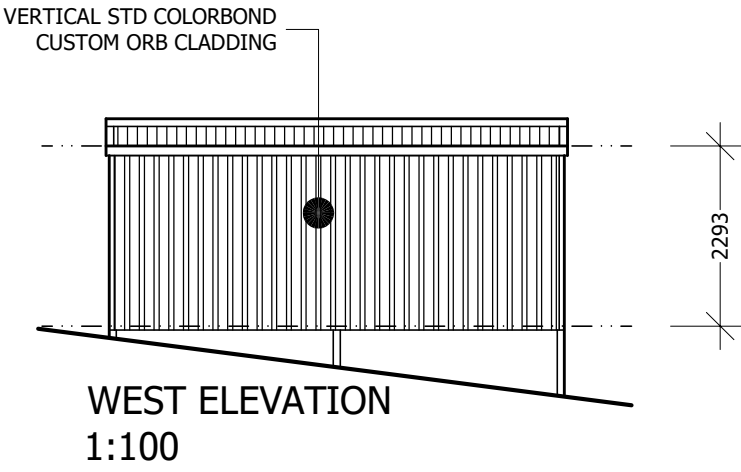
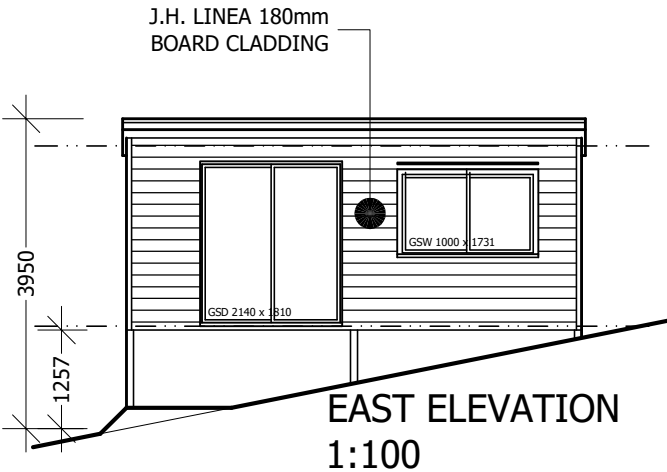
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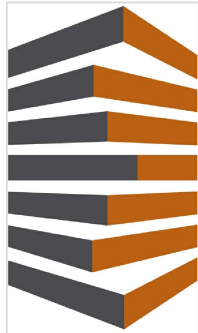
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FLOOR PLAN
1:100



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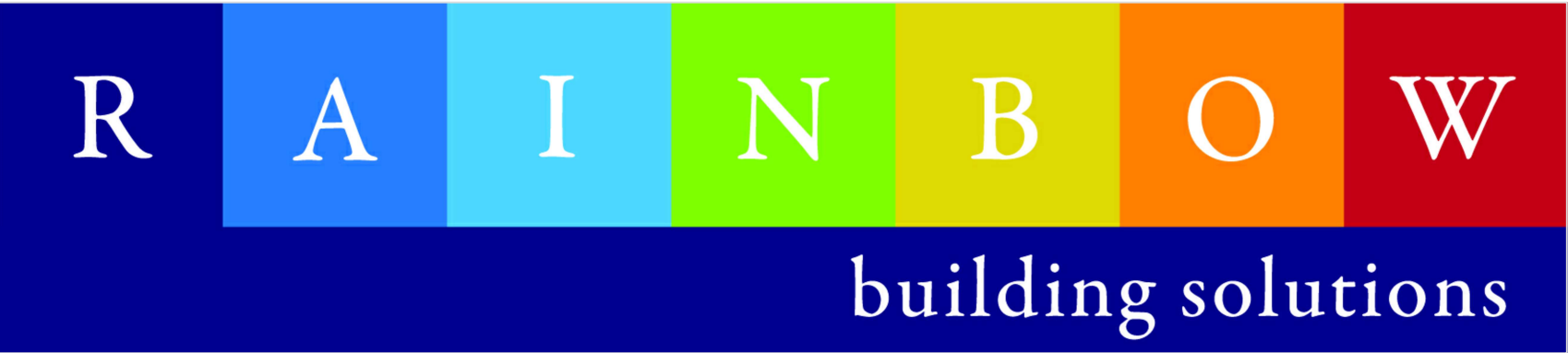
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DESIGN WIND SPEED : N2
SOIL CLASSIFICATION : M
CLIMATE ZONE : 7
BAL LEVEL : LOW
ALPINE AREA : N/A
CORROSION ENVIRONMENT : N/A
KNOWN SITE HAZARDS : NONE

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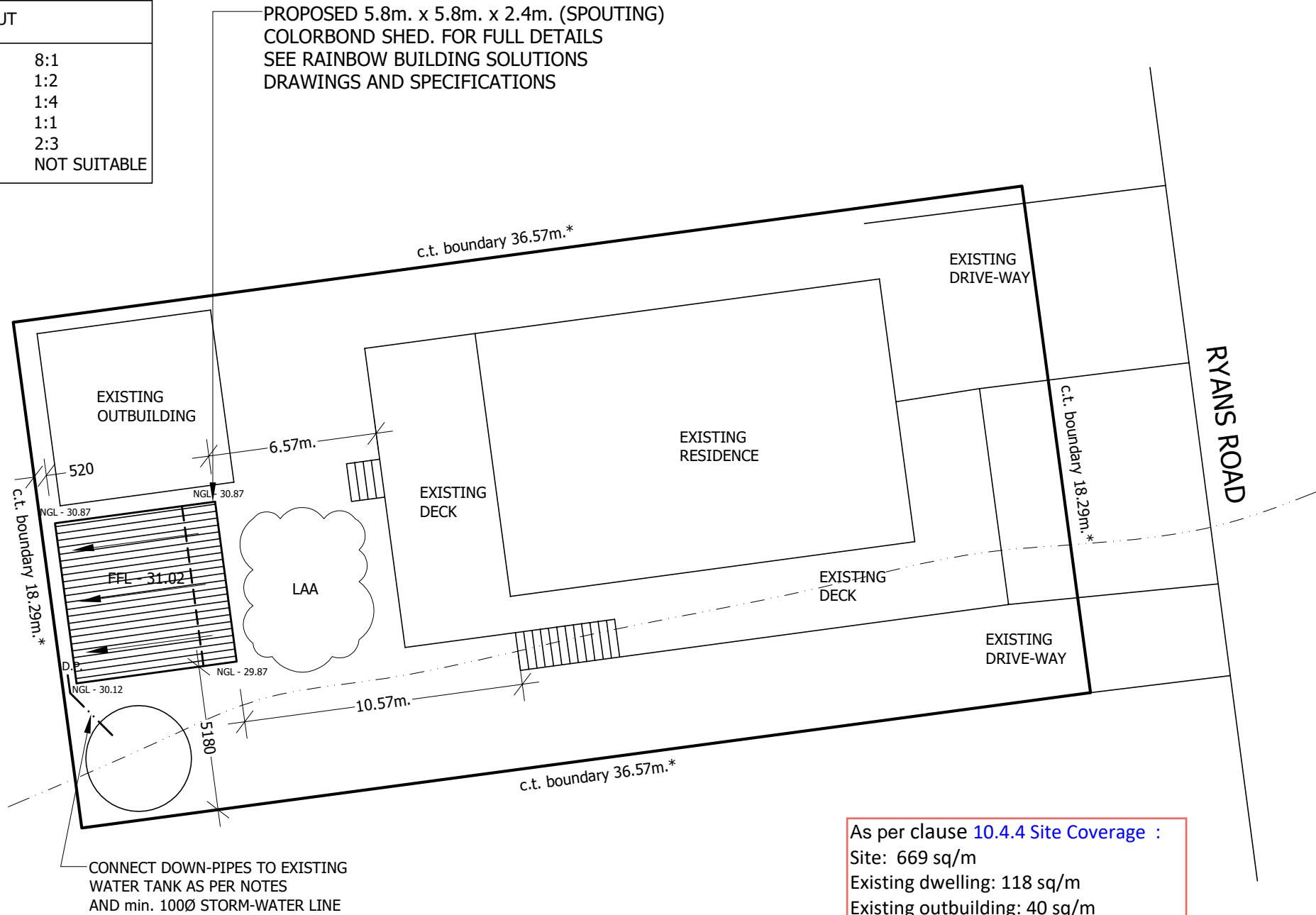
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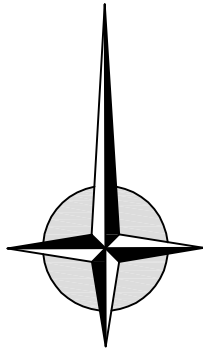
SITE PLAN
1:200

NOTE: ALL DIMENSIONS TO BE CONFIRMED ON SITE.

As per clause 10.4.4 Site Coverage :
Site: 669 sq/m
Existing dwelling: 118 sq/m
Existing outbuilding: 40 sq/m
Proposed outbuilding: 33.64 sq/m

Post Construction :
Site coverage : 191.64 sq/m
Site coverage : 28.6%

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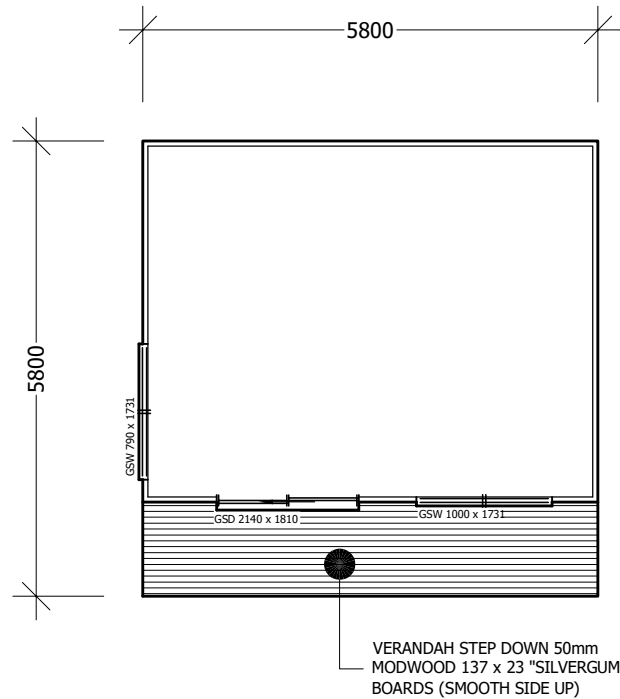
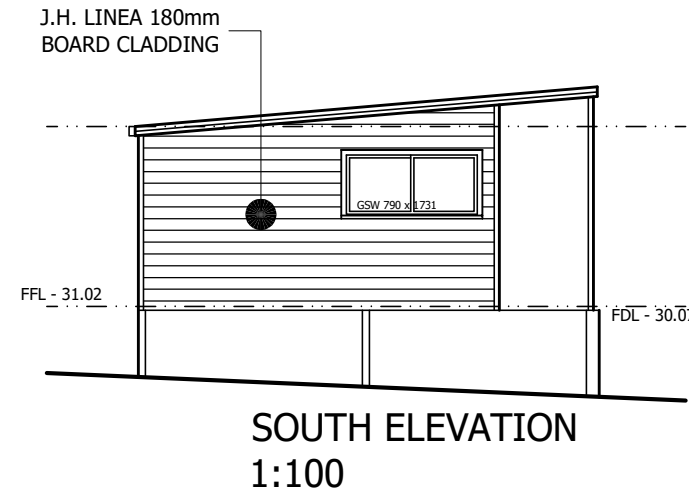
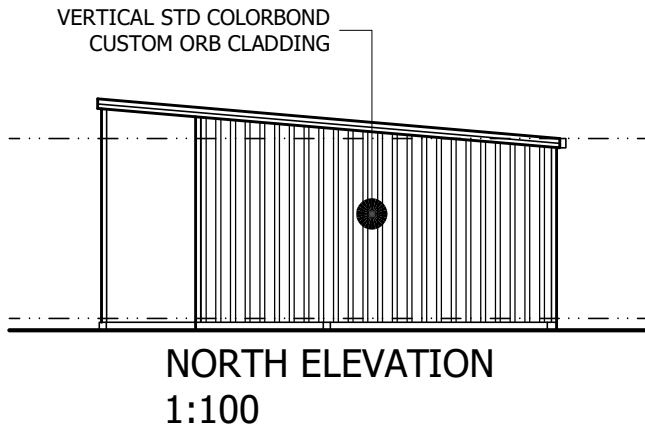
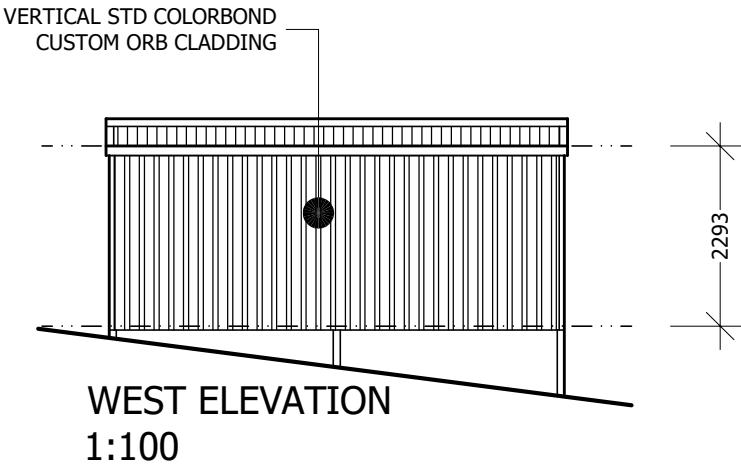
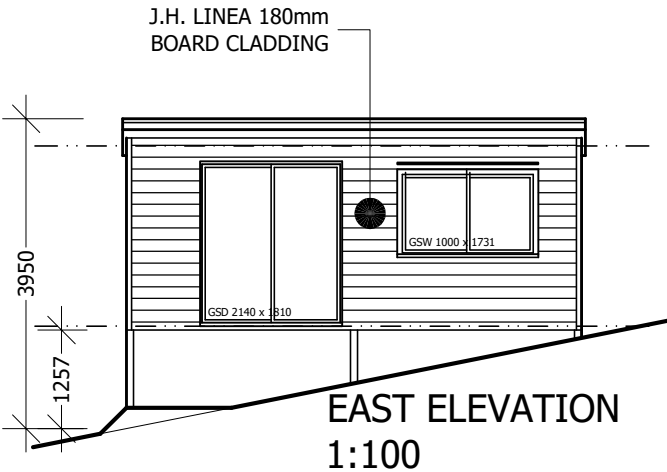
REVISION:
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DATE:
02/09/2025

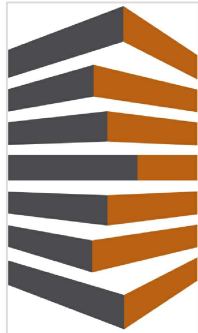
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FLOOR PLAN
1:100



wilkin
design

P.O. BOX 478
LAUNCESTON
TASMANIA 7250

ACCREDITATION NO:
CC678 X

NOTES:

PROJECT TITLE:
PALERMO SHED

RYANS RD.
SPRING BEACH

REVISION:

DATE:
02/09/2025

SCALE:
AS SHOWN

JOB NUMBER:
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