



**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: **7a Vicary Street, Triabunna
CT 5370/2**

PROPOSAL: **Residential - 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 Chief Executive Officer.

Representations must be received before midnight on 07 May 2026.

APPLICANT: **TasTech Sheds (Ranbuild Hobart)**

DATE: **24/02/2026**

APPLICATION NO: **DA 2026 / 032**

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:	TasTech Sheds (Ranbuild Hobart)		
Contact person: (if different from applicant)	Heith Mineur		
Address:	65 South Arm Road		
Suburb:	Rokeby	Post Code:	7019
Email:	ranbuild@tastechsheds.com.au	Phone: / Mobile:	03 6263 5800

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

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

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

Address of proposal:	7a Vicary Street		
Suburb:	Triabunna	Post Code:	7190
Size of site: (m ² or Ha)	740m ²		
Certificate of Title(s):	2/5370		
Current use of site:	Dwelling		

General Application Details *Complete for All Applications*

Description of proposed use or development:	Proposed 5.5m x 16.4m x 3.6m Class 10a outbuilding for private storage.	
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:

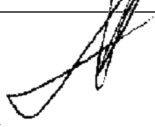
- The information in this application is true and correct.
- I/we authorise Council employees or consultants to enter the site to assess the application.
- I/we have obtained all copy licenses and permission from the copyright owner for the publication, communication and reproduction of the application 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:	24/02/2026
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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.

SEARCH OF TORRENS TITLE

VOLUME 5370	FOLIO 2
EDITION 8	DATE OF ISSUE 16-Apr-2019

SEARCH DATE : 11-Feb-2026

SEARCH TIME : 03.39 pm

DESCRIPTION OF LAND

Town of TRIABUNNA

Lot 2 on Sealed Plan [5370](#)

Derivation : Part of 3 Acres. Sec. F. - Gtd. to G. Rudd

Prior CT [3390/43](#)

SCHEDULE 1

[M750137](#) TRANSFER to BELINDA JEAN MILLER Registered
16-Apr-2019 at 12.01 pm

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

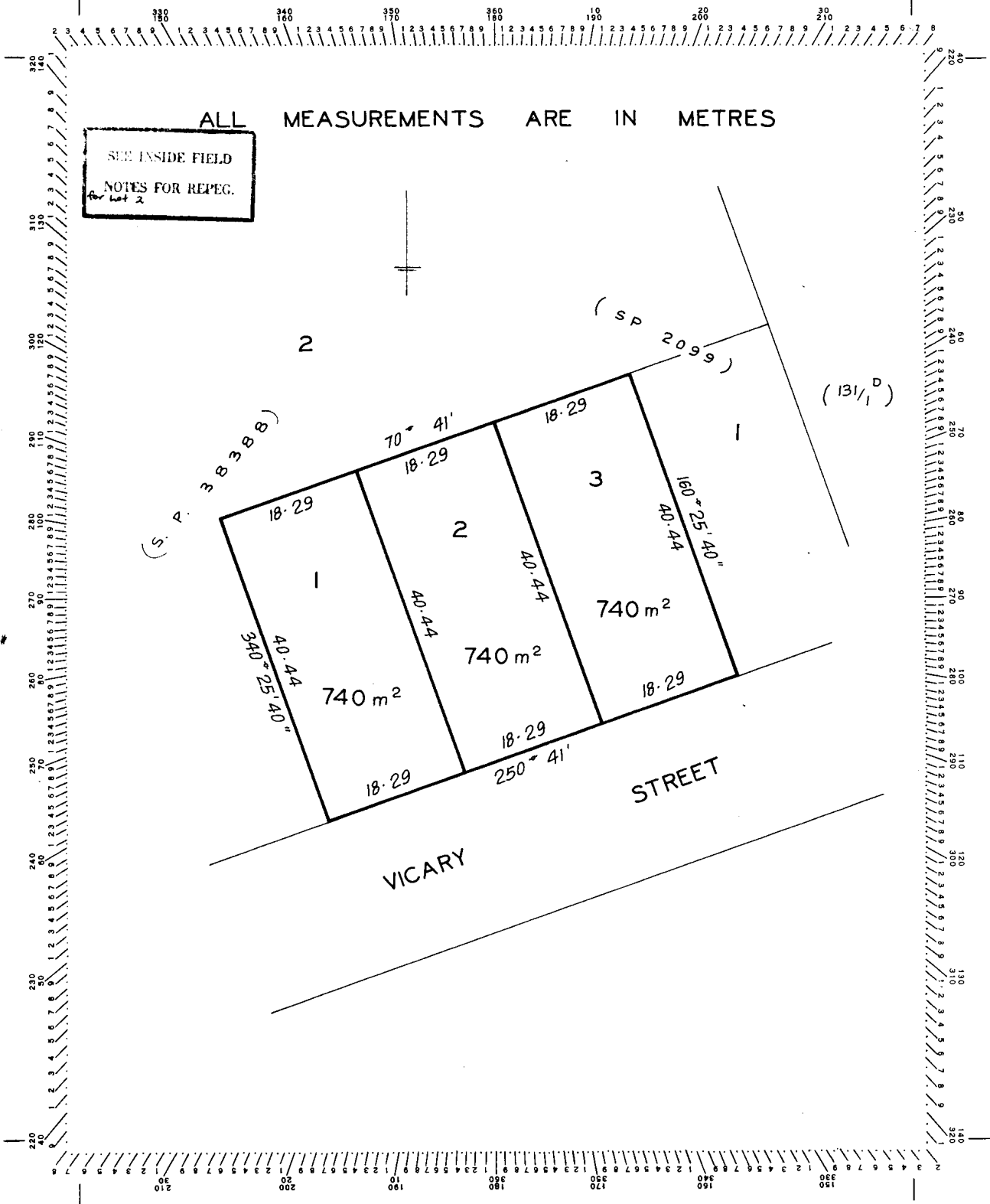
SP [2099](#) FENCING COVENANT in Schedule of Easements

SP [5370](#) FENCING COVENANT in Schedule of Easements

UNREGISTERED DEALINGS AND NOTATIONS

N300225 PRIORITY NOTICE reserving priority for 90 days
TRANSFER BELINDA JEAN MILLER TO JOHNPAUL MARIA
COSTANZO
MORTGAGE JOHNPAUL MARIA COSTANZO TO COMMONWEALTH BANK
OF AUSTRALIA Lodged by TAS CONVEYANCING PTY LTD on
18-Nov-2025 BP: N300225

Owner: Matie Isabel Castle	PLAN OF SURVEY by Surveyor A. C. Peacock of land situated in the TOWN OF TRIABUNNA SEC F Scale 1 : 500	Registered Number: S.P. 5370
Title Reference: C.T. 2481 / 92		Effective from: 4-4-74
Grantee: Part of 3 Acres George Rudd		P/I <i>M. Whitman</i> Recorder of titles



7



SCHEDULE OF EASEMENTS

PLAN NO.

S.P. 5370

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.

EASEMENTS

No easements or profits a prendre are created to benefit or burden the Lots shown on the plan.

COVENANTS

The owners of the Lots shown on the plan covenant with MARIE ISABEL CASTLE that the Vendor the said Marie Isabel Castle shall not be required to fence.

SIGNED by the said MARIE ISABEL CASTLE the registered proprietor of the land comprised and described in Certificate of Title Registered Volume 2481 Folio 92 in the presence of:

[Handwritten signature]

Marie Isabel Castle

THE COMMON SEAL of THE HOBART SAVINGS BANK was hereunto affixed as Mortgagee under Memorandum of Mortgage No. A314282 by order of the Executive Committee in the presence of:

[Handwritten signature]

[Handwritten signature]

Members of the Executive Committee

[Handwritten signature]

General Manager

THE COMMON SEAL of H. JONES AND COMPANY PROPRIETARY LIMITED was hereunto affixed as Mortgagee under Memorandum of Mortgage No. A314283 in the presence of:

The Common Seal of H. Jones and Company Proprietary Limited was hereunto affixed this 8th day of January 1974 in the presence of

[Handwritten signature]

Director

[Handwritten signature]

Acting Secretary

Certified correct for the purposes of the Real Property Act 1862, as amended.

[Handwritten Signature]
Subdivider/Solicitor for the Subdivider

This is the schedule of easements attached to the plan of Lots 1, 2 and 3

comprising part of the land in

Certificate of Title Registered Volume 2481 Folio 92
(Insert Title Reference)

Sealed by Municipality of Tasman on 7.3.1974

[Handwritten Signature]
Council Clerk/Town Clerk

80740



PROPOSED SHED FOR:
COSTANZO
7a VICARY STREET, TRIABUNNA
TAS 7109

VOLUME: 5370 FOLIO: 2 LOT NO: 2
CLIMATE ZONE: 7 WIND CLASS: TBC BAL: TBC
BUILDING CLASS: 10a SITE AREA: 740 m² ALPINE AREA: N/A BCA FIGURE 3.7.5.2
SOIL CLASS: TBC

CORROSION ENVIRONMENT: N/A - FOR STEEL SUBJECT TO THE INFLUENCE OF SALT WATER,
BREAKING SURF OR HEAVY INDUSTRIAL AREAS, REFER TO BCA SECTION 3.4.2.2 & BCA TABLE 3.4.4.2
CLADDING AND FIXINGS TO MANUFACTURER'S RECOMMENDATIONS

OTHER HAZARDS: N/A - HIGH WIND, EARTHQUAKE, FLOODING, LANDSLIP, DISPERSIVE SOILS, SAND DUNES,
MINE SUBSIDENCE, LANDFILL, SNOW & ICE OR OTHER RELEVANT FACTORS

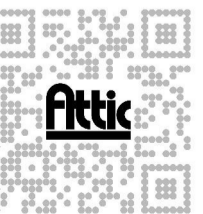
STAGE 1

- 1 COVER PAGE
- 2 PROPOSED SITE PLAN
- 3 PROPOSED DEVELOPMENT SUMMARY
- 4 PROPOSED SHED LOCATION / FLOOR PLAN
- 5 PROPOSED ROOF / STORMWATER PLAN
- 6 PROPOSED SHED ELEVATIONS
- 7 SECTION AA

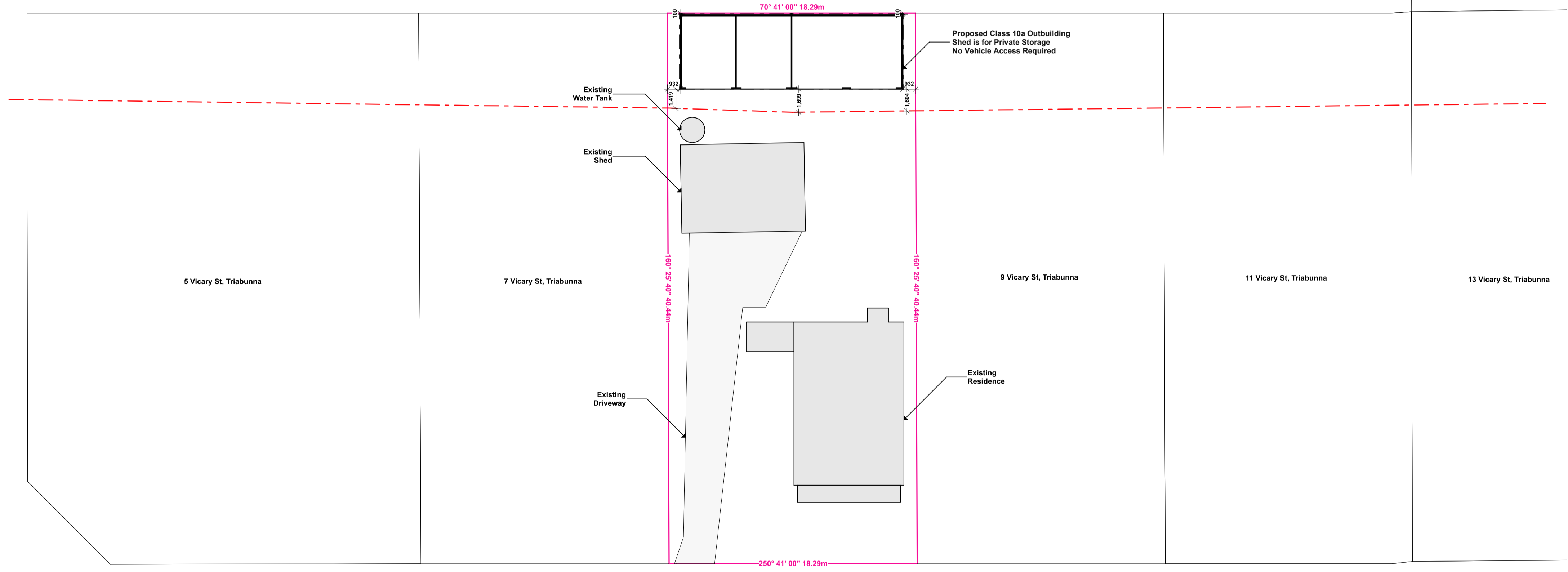
COSTANZO

NEW SHED
7a VICARY STREET,
TRIABUNNA, TAS 7109

Date: 17/4/2026 Size: A2 Scale:
Job: #ATT1693 Drawn: N Valentine
Email: nik@theattic.net.au



ALL CONTRACTORS TO OBTAIN ABOVEGROUND AND BELOWGROUND ASSET INFORMATION BEFORE WORKS COMMENCE ON SITE



VICARY STREET

IMPORTANT: BUILDER TO VERIFY ALL EXISTING AND PROPOSED DIMENSIONS ON SITE, BOTH PRIOR TO & DURING CONSTRUCTION

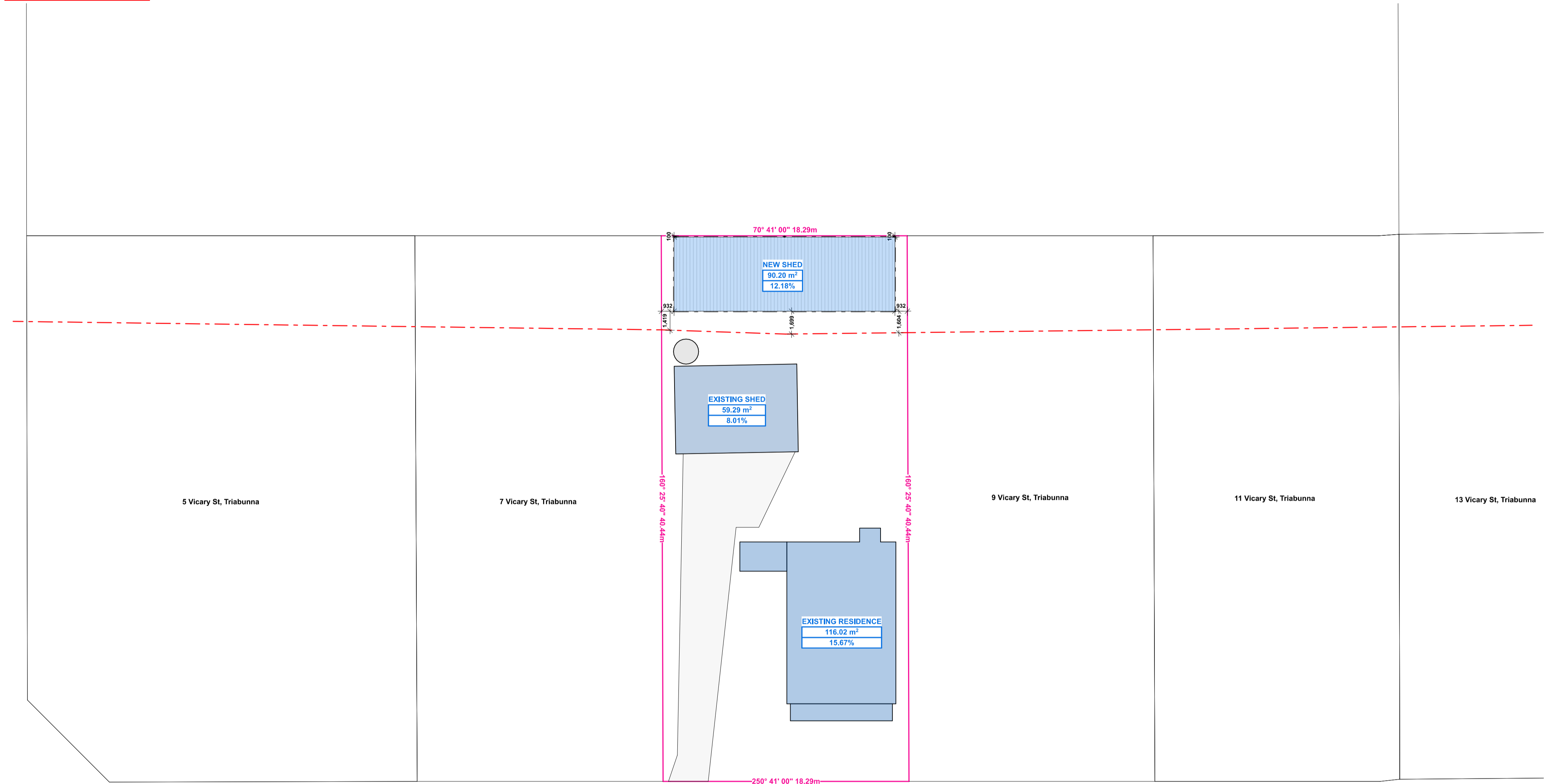
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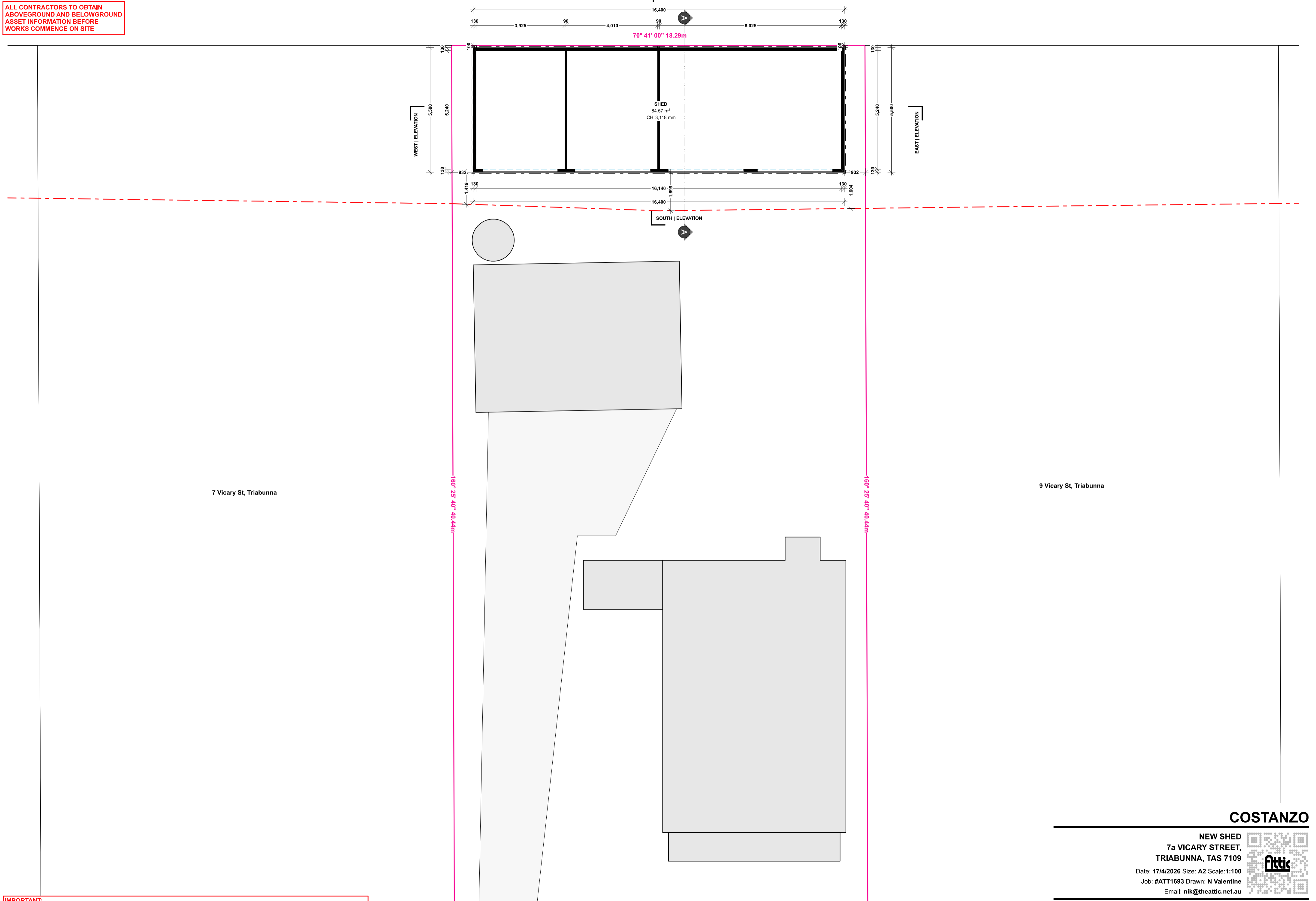
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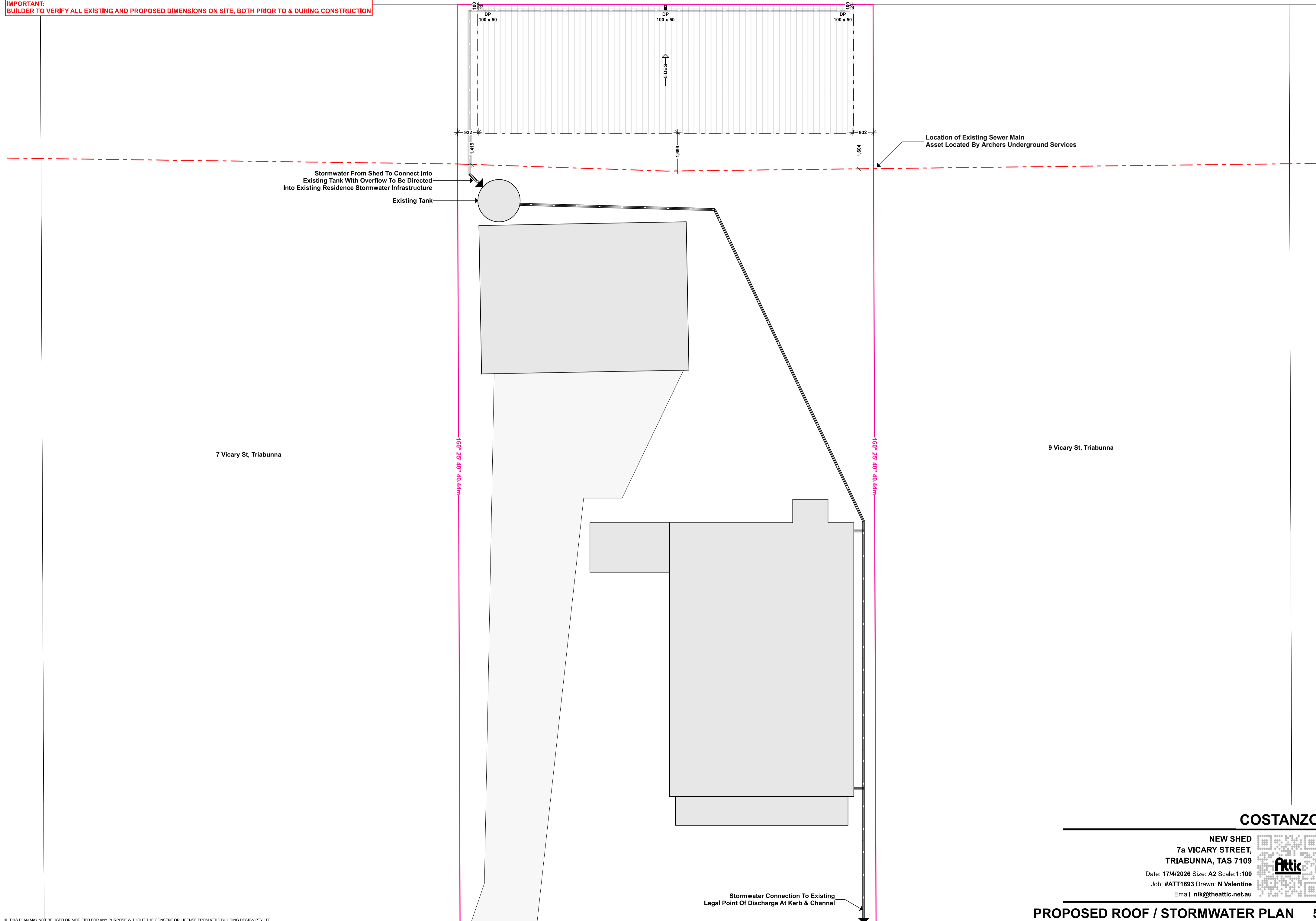
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Stormwater From Shed To Connect Into Existing Tank With Overflow To Be Directed Into Existing Residence Stormwater Infrastructure

Location of Existing Sewer Main Asset Located By Archers Underground Services

7 Vicary St, Triabunna

9 Vicary St, Triabunna

160° 25' 40" 40.44m

160° 25' 40" 40.44m

Stormwater Connection To Existing Legal Point Of Discharge At Kerb & Channel

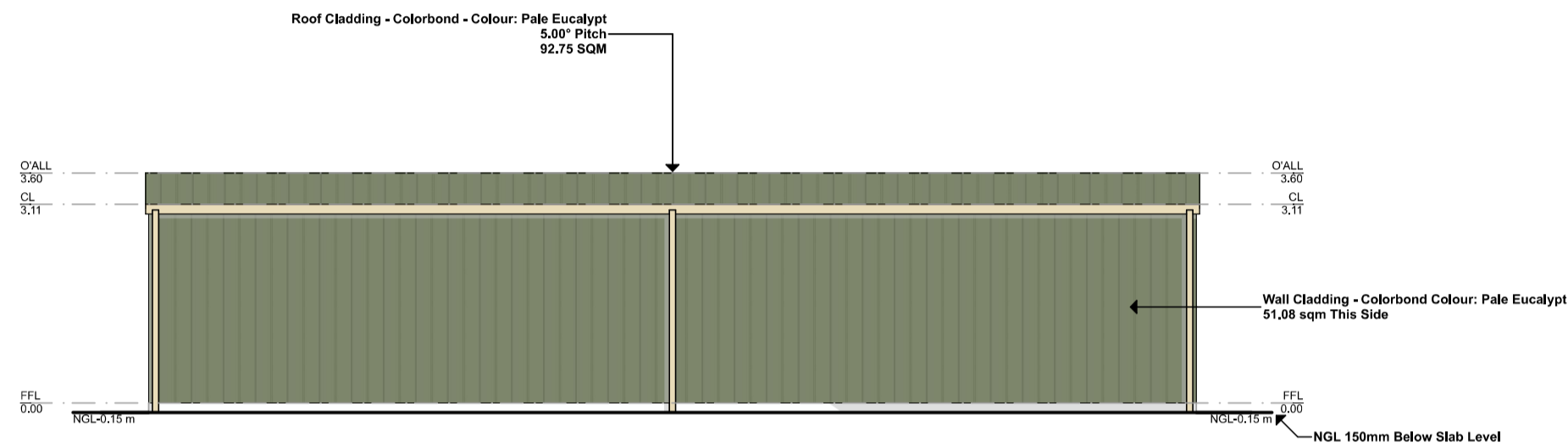
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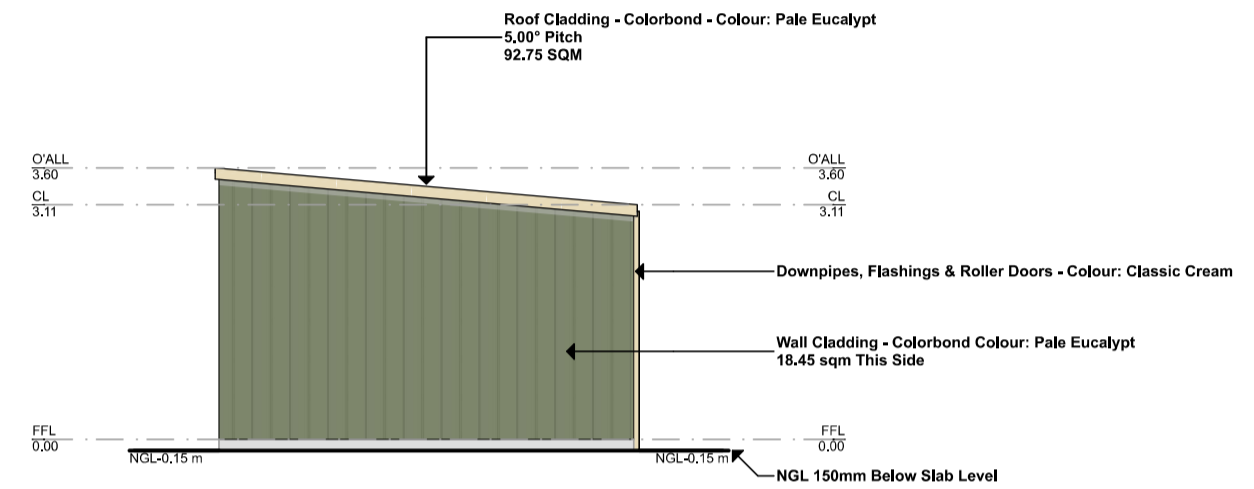
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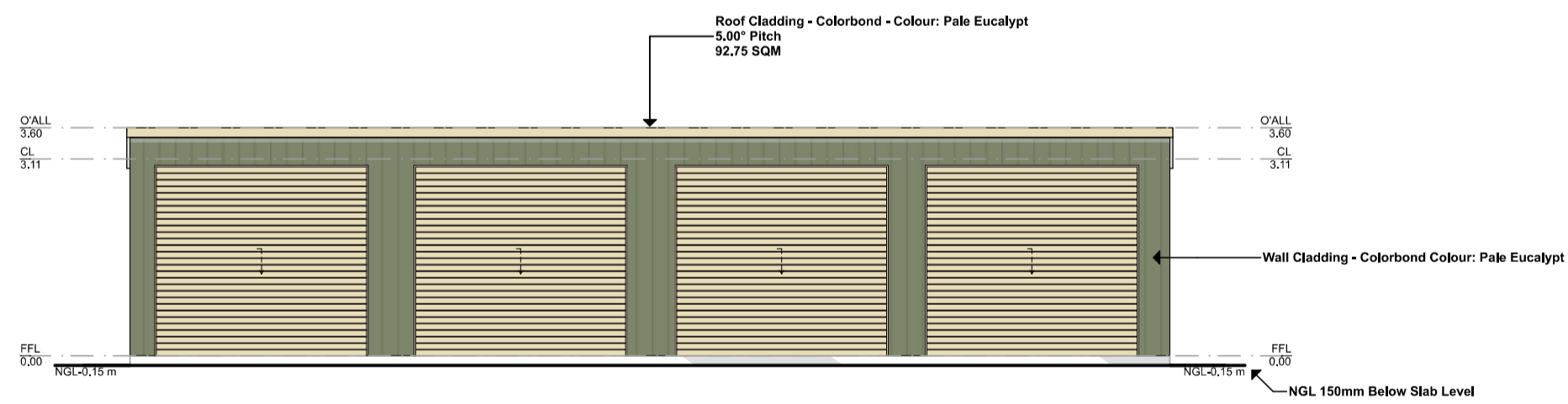
IMPORTANT:
 BUILDER TO VERIFY ALL EXISTING AND PROPOSED DIMENSIONS ON SITE, BOTH PRIOR TO & DURING CONSTRUCTION
 OPERABLE WINDOWS & DOORS MAY BE SHOWN IN THEIR OPEN STATE, FOR ILLUSTRATIVE PURPOSES ONLY



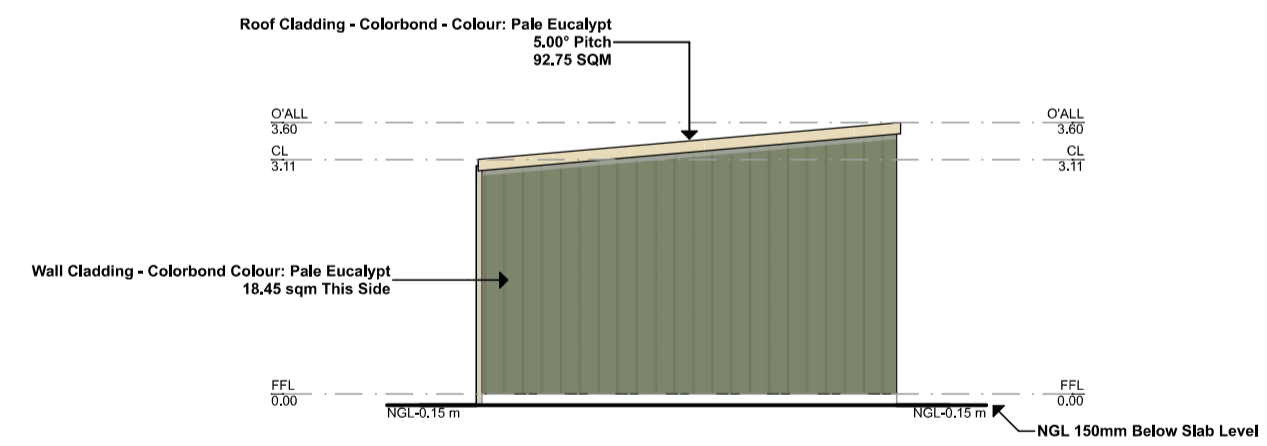
NORTH | ELEVATION



EAST | ELEVATION



SOUTH | ELEVATION



WEST | ELEVATION

IMPORTANT:
 ALL GLAZING TO COMPLY WITH AS1288 (2006) and AS2047.
 WINDOWS LOCATED 2.0m ABOVE THE SURFACE BENEATH ARE TO BE PROVIDED WITH WINDOW RESTRICTORS TO REFLECT A MAXIMUM OPENING OF 124mm, TO RESIST AN OUTWARD HORIZONTAL ACTION OF 250N IN ACCORDANCE WITH NCC PART 3.9.2.5
 WHERE THE RESTRICTING DEVICE OR SCREEN CAN BE REMOVED, UNLOCKED OR OVERRIDDEN, A PERMANENT BARRIER WITH A HEIGHT NOT LESS THAN 865mm ABOVE THE FLOOR IS REQUIRED TO THE OPENABLE WINDOW, IN ADDITION TO WINDOW PROTECTION, THE BARRIER MUST NOT HAVE ANY HORIZONTAL OR NEAR HORIZONTAL ELEMENTS BETWEEN 150mm AND 760mm ABOVE THE FLOOR THAT FACILITATE CLIMBING.
 GRADE 'A' SAFETY GLAZING IS REQUIRED TO ALL WINDOWS WITHIN 500mm OFF THE FLOOR, WITHIN 300mm OF A DOOR, WITHIN 2000mm OFF THE FLOOR IN ALL WET AREAS AND IS SUSCEPTIBLE TO HUMAN IMPACT.

IMPORTANT:
 BUILDER TO VERIFY ALL EXISTING AND PROPOSED DIMENSIONS ON SITE, BOTH PRIOR TO & DURING CONSTRUCTION
 OPERABLE WINDOWS & DOORS MAY BE SHOWN IN THEIR OPEN STATE, FOR ILLUSTRATIVE PURPOSES ONLY
 * LIFT OF HINGES TO WATER CLOSETS LOCATED WITHIN 1.2M OF THE DOORWAY SWING
 * DECALS : MIN. 20mm HIGH DECALS TO FULL HEIGHT GLAZING LOCATED BETWEEN 700MM AND 1200MM HIGH FROM FINISHED FLOOR LEVEL
 * REFER TO APPROVED ENERGY REPORT FOR GLAZING U-VALUES & SHGC
 * REFER TO ELEVATIONS FOR SPECIFICATION OF OBSCURE GLAZING

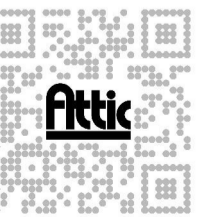
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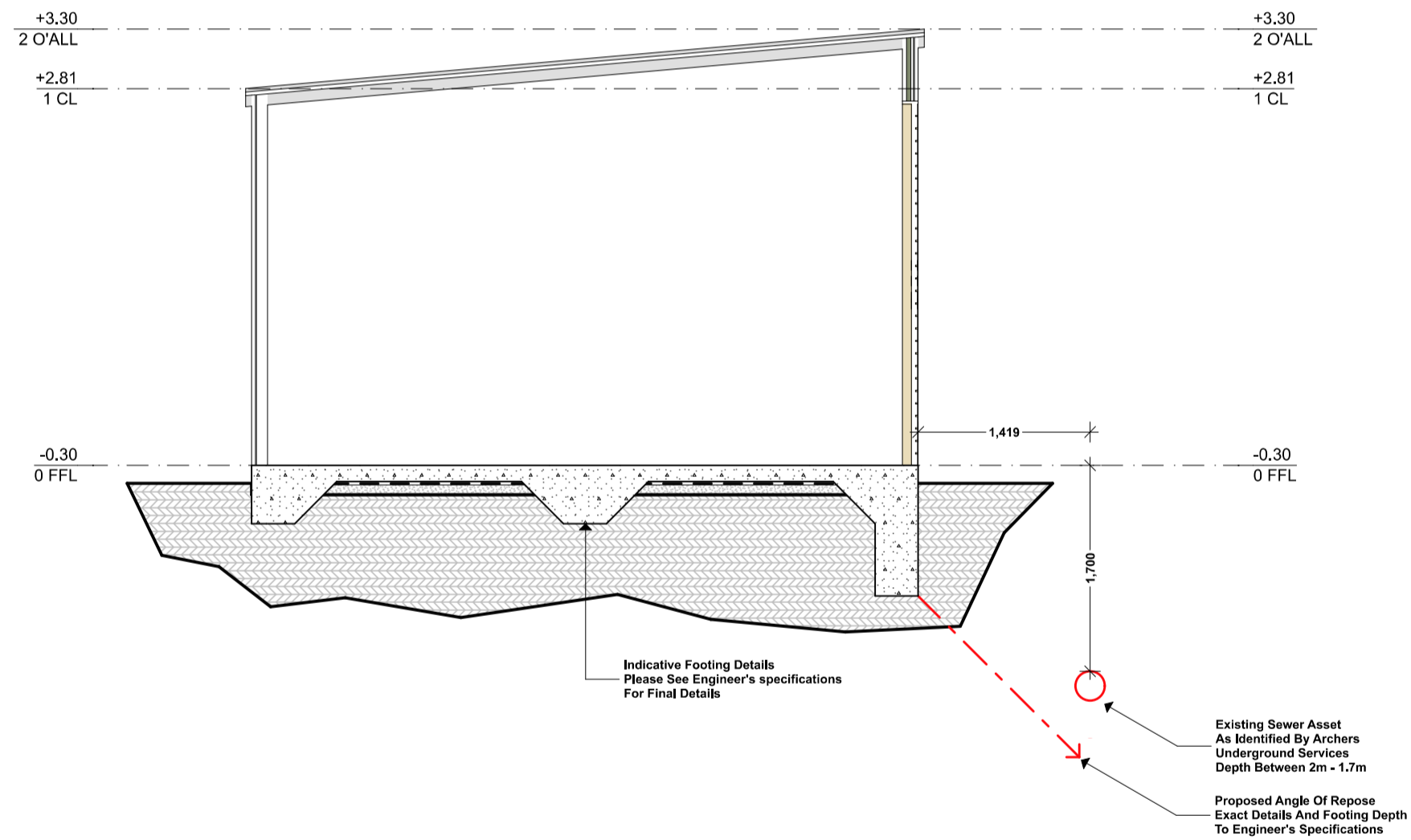
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A - A | SECTION

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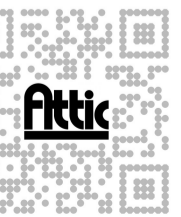
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