



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: **23 Maria Street, Triabunna**
CT 144415/3

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 17th March 2023.

APPLICANT: **Design.East**

DATE: **18/01/2023**

APPLICATION NO: **DA 2023 / 008**

Application for Planning Approval

Advice:

Use this form for all no permit required, permitted and discretionary planning applications including visitor accommodation, subdivision as well as for planning scheme amendment & minor amendments to permits.

Completing this form in full will help ensure that all necessary information is provided and avoid any delay. The planning scheme in clause 6.0 provides details of other information that may be required. A checklist of application documents is provided on page 4 of this form.

Often, it is beneficial to provide a separate written submission explaining in general terms what is proposed and why and to justify the proposal against any applicable performance criteria.

If you have any queries with the form or what information is required, please contact the office.

Details of Applicant and Owner			
Applicant:	Design East PTY LTD		
Contact person: (if different from applicant)	Ella		
Address:	153A Davey Street		
Suburb:	Hobart	Post Code:	7000
Email:	ejohnson@designeast.com.au	Phone: / Mobile:	62236740

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

Owner (if different from applicant)	Dion Wilson		
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:	23 Maria Street		
Suburb:	Triabunna	Post Code:	7190
Size of site: (m ² or Ha)	8.759Ha		
Certificate of Title(s):	14415/3		
Current use of site:	Residential		

General Application Details *Complete for All Applications*

Description of proposed use or development:	Proposed Shed.
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Estimated value of works: (design & construction)	\$
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Is the property on the State Heritage Register? (Tick one)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
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For all Non-Residential Applications

Hours of Operation	
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Number of Employees	
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Describe any delivery of goods to and from the site, including the types of vehicles used and the estimated average weekly frequency	
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Describe any hazardous materials to be used or stored on site	
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Type & location of any large plant or machinery used (refrigeration, generators)	
--	--

Describe any retail and/or storage of goods or equipment in outdoor areas	
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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: 18.01.23
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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.

PROPOSED SHED at 23 MARIA STREET TRIABUNNA, 7190 for DION WILSON		DE JOB # 5579
ISSUE: APPROVAL SET - 22 FEBRUARY 2023		
DWG. No.	DRAWING	ISSUE
5579 - A01	DRAWING INDEX	A
5579 - A02	SITE PLAN	A
5579 - A03	SITE PLAN - OVERLAY 1	A
5579 - A04	SITE PLAN - OVERLAY 2	A
5579 - A05	PROPOSED GROUND FLOOR PLAN	A
5579 - A06	ELEVATIONS 01 OF 02	A
5579 - A07	ELEVATIONS 02 OF 02	A

GENERAL INFORMATION

Accredited Building Designer: Monty East
Accreditation Number: CC 1910

Land title reference number: C.T. 14415/3

Site area: 8.759 HA

Total floor area: 1023 m²

IMPORTANT

1. USE WRITTEN DIMENSIONS ONLY.
2. DO NOT SCALE DRAWINGS.
3. THE CONTRACTOR IS TO CHECK ALL LEVELS, DATUMS, AND DIMENSIONS IN RELATION TO THE DRAWINGS AND THE SITE BEFORE PROCEEDING WITH THE WORK OR SHOP DRAWINGS.
4. ENSURE THAT THIS DRAWING AND ANY ACCOMPANYING DETAILS AND/OR SPECIFICATIONS HAVE BEEN STAMPED AS 'APPROVED' BY THE RELEVANT LOCAL AUTHORITY.
5. THE PROPRIETOR IS TO ENSURE THAT ANY "CONDITIONS OF APPROVAL" ISSUED BY THE BUILDING SURVEYOR, RELEVANT COUNCIL AND OTHER STATUTORY AUTHORITIES ARE PASSED ONTO THE CONTRACTOR BEFORE CONSTRUCTION BEGINS.
6. MATERIALS AND WORKMANSHIP SHALL CONFORM WITH RELEVANT STANDARDS, BUILDING CODE OF AUSTRALIA AND PRODUCT MANUFACTURERS WRITTEN INSTRUCTIONS.
7. ANY ALTERATION TO THE CONSTRUCTION AND/OR MATERIALS INDICATED IN THESE DRAWINGS IS TO BE APPROVED BY DESIGN EAST, THE ENGINEER, THE BUILDING SURVEYOR, AND THE PROPRIETOR BEFORE PROCEEDING WITH THE WORK.
8. IF THERE ARE ANY QUERIES IN RELATION TO DIMENSIONS, LEVELS OR CONSTRUCTION DETAILS, CONTACT:

design . EAST

phone 6223 6740 email admin@designeast.com.au

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Phone (03)6223 6740
Email design@designeast.com.au
Web www.designeast.com.au
Accreditation No. CC1910

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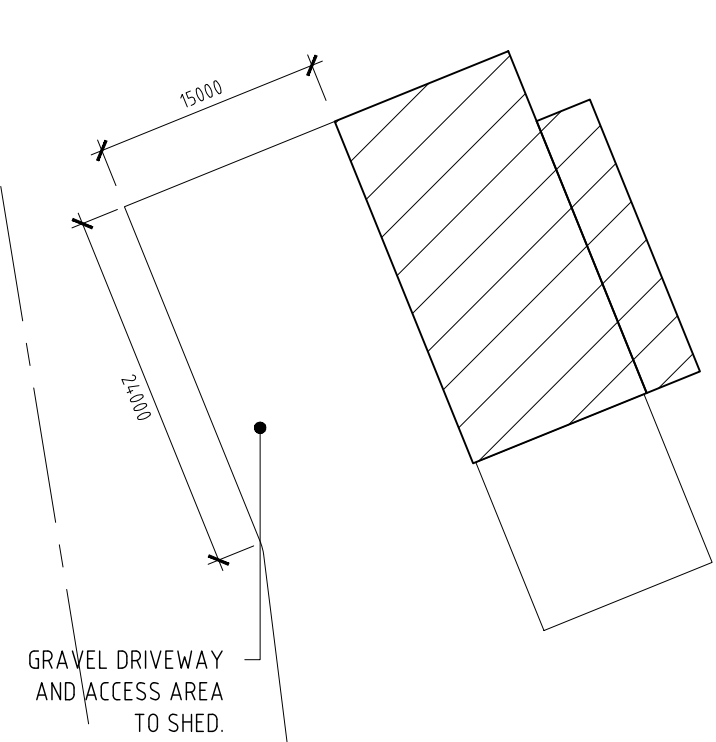
building design and interior architecture

SITE NOTES	
Property Address:	23 MARIA STREET, TRIABUNNA
Property ID:	3179253
Title Reference:	14415/3
Site Area:	8.759 ± HA
Municipality:	GLAMORGAN SPRING BAY
Owner:	D. A. WILSON BUILDING CONTRACTORS PTY LTD

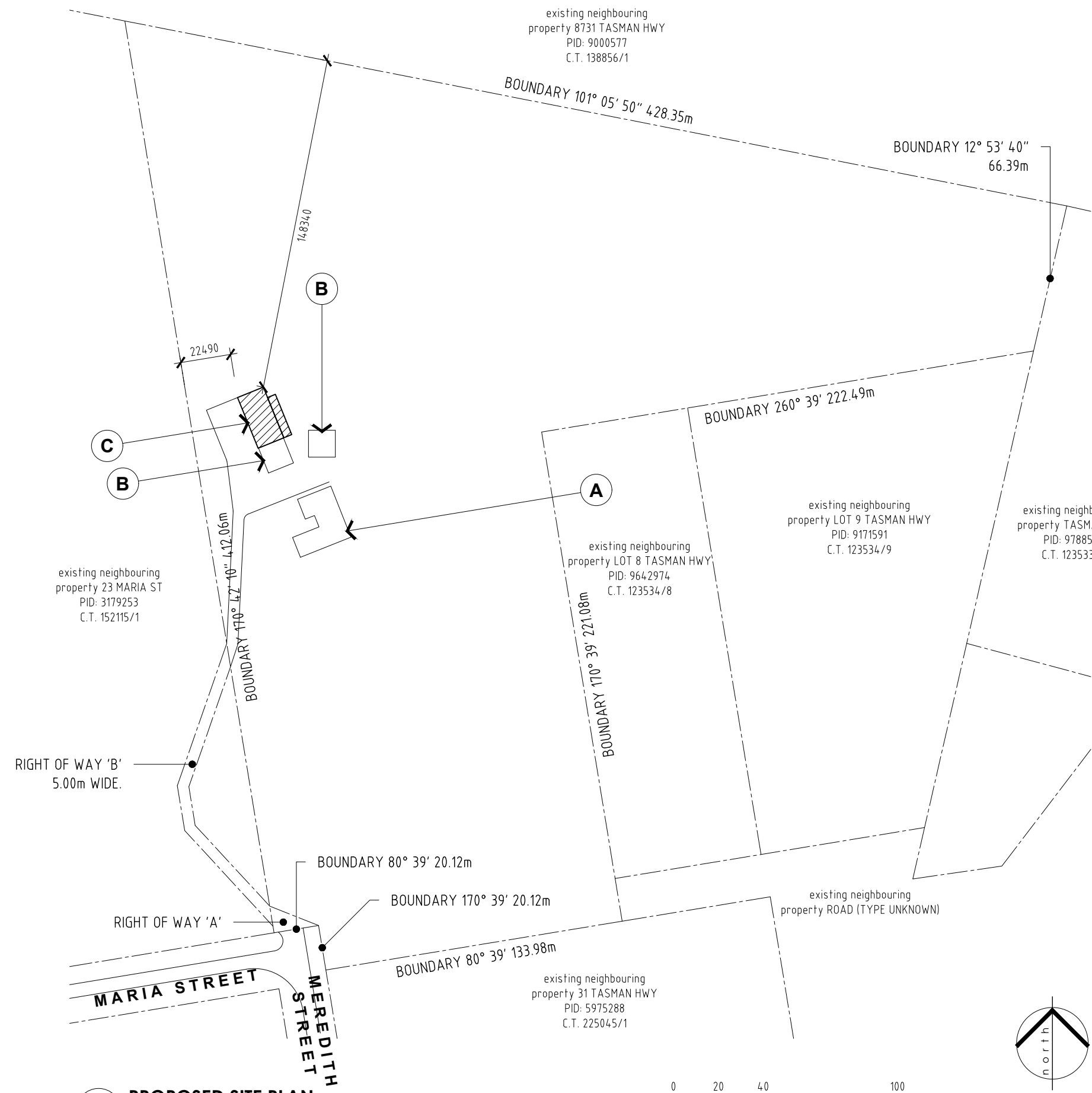
SITE KEY	
A	OUTLINE OF EXISTING RESIDENCE.
B	OUTLINE OF EXISTING SHED.
C	PROPOSED SHED. EXTENT SHOWN HATCHED.

EXISTING FLOOR AREAS	
EX. BUILDING FOOTPRINT AREA	= 735 ± sqm.
EX. LOT SIZE	= 8.759 ± HA.

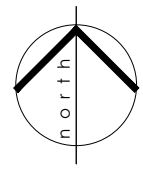
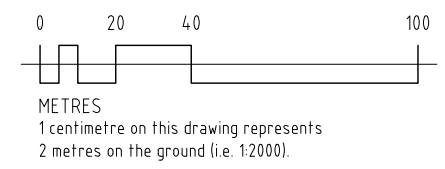
PROPOSED FLOOR AREAS	
PROPOSED SHED FLOOR AREA	= 288 ± sqm



**PARKING FOR SHED
1:500**



PROPOSED SITE PLAN



ISSUE	DESCRIPTION	DATE	DRAWN
A	PLANNING SET	22.12.22	EJ
A	RFI - 19.01.23	22.02.23	EJ

Project:	PROPOSED STORAGE SHED 23 MARIA STREET, TRIABUNNA DION WILSON
Drawing:	SITE PLAN

design:EAST registered trading name for design:EAST Pty. Ltd.

DRG. NO:	5579	A02	DATE:	22.02.23
SCALE:	1:2000 @ A3		DRAWN:	EJ

153 Davey Street Hobart Tasmania 7000 Phone (03)6223 6740 Email design@designeast.com.au Web www.designeast.com.au Accreditation No. CC191 O

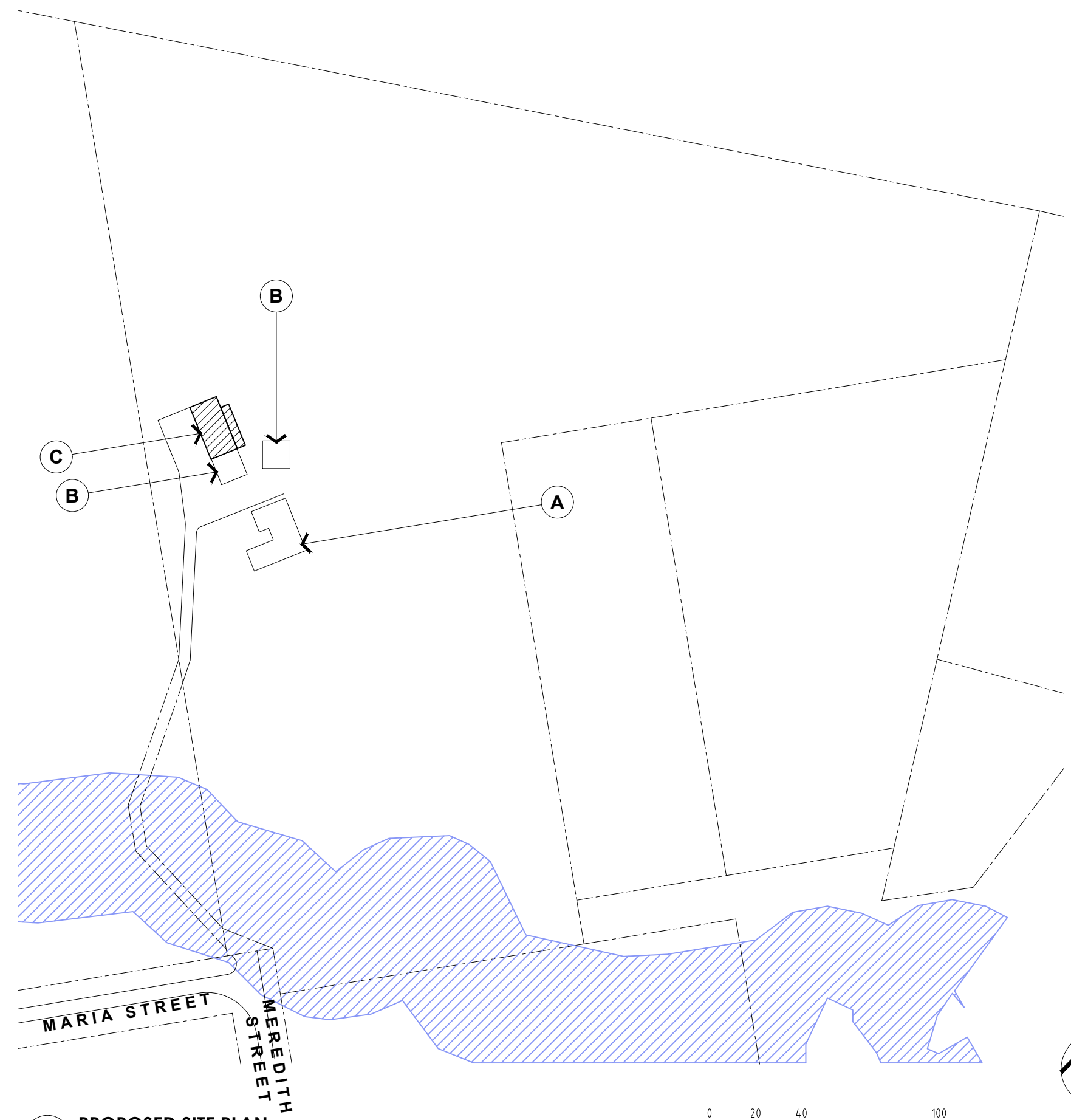
EAST
design ●
building design and interior architecture

SITE NOTES	
Property Address:	23 MARIA STREET, TRIABUNNA
Property ID:	3179253
Title Reference:	14415/3
Site Area:	8.759 ± HA
Municipality:	GLAMORGAN SPRING BAY
Owner:	D. A. WILSON BUILDING CONTRACTORS PTY LTD

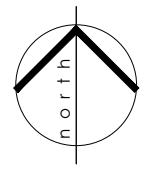
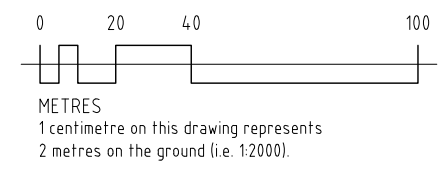
SITE KEY	
A	OUTLINE OF EXISTING RESIDENCE.
B	OUTLINE OF EXISTING SHED.
C	PROPOSED SHED. EXTENT SHOWN HATCHED.

EXISTING FLOOR AREAS	
EX. BUILDING FOOTPRINT AREA	= 735 ± sqm.
EX. LOT SIZE	= 8.759 ± HA.

PROPOSED FLOOR AREAS	
PROPOSED SHED FLOOR AREA	= 288 ± sqm



PROPOSED SITE PLAN
OVERLAY: WATERWAY AND COSTAL PROTECTION AREA.



ISSUE	DESCRIPTION	DATE	DRAWN
A	PLANNING SET	22.12.22	EJ
A	RFI - 19.01.23	22.02.23	EJ

Project:	PROPOSED STORAGE SHED 23 MARIA STREET, TRIABUNNA DION WILSON
Drawing:	SITE PLAN - OVERLAY 1

design:EAST registered trading name for design:EAST Pty. Ltd.

SCALE:	1:2000 @ A3	DRG. NO:	5579 A03	DATE:	22.02.23
DRAWN:	EJ				

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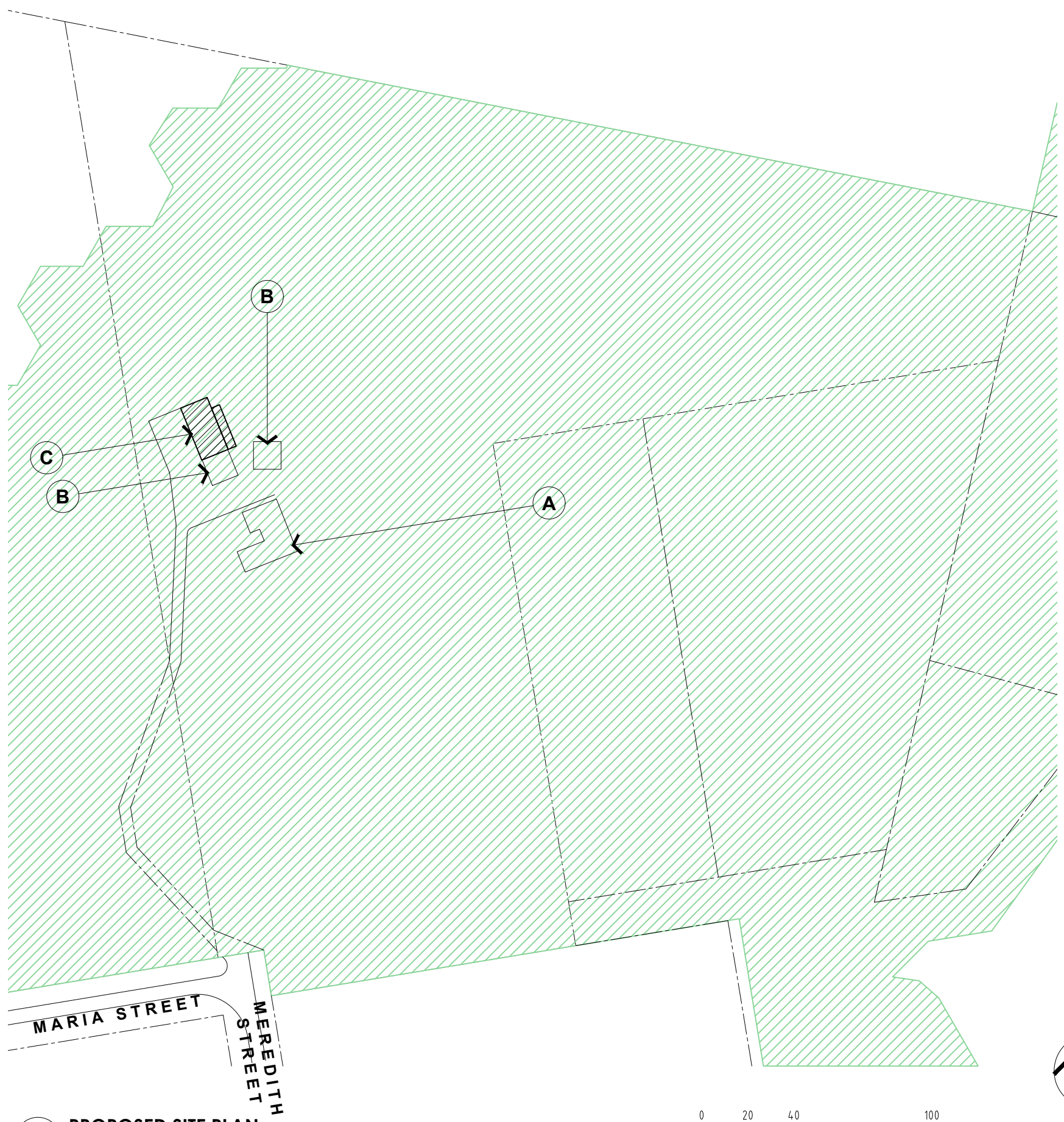
building design and interior architecture

SITE NOTES	
Property Address:	23 MARIA STREET, TRIABUNNA
Property ID:	3179253
Title Reference:	14415/3
Site Area:	8.759 ± HA
Municipality:	GLAMORGAN SPRING BAY
Owner:	D. A. WILSON BUILDING CONTRACTORS PTY LTD

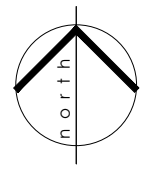
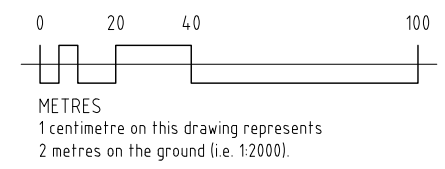
SITE KEY	
A	OUTLINE OF EXISTING RESIDENCE.
B	OUTLINE OF EXISTING SHED.
C	PROPOSED SHED. EXTENT SHOWN HATCHED.

EXISTING FLOOR AREAS	
EX. BUILDING FOOTPRINT AREA	= 735 ± sqm.
EX. LOT SIZE	= 8.759 ± HA.

PROPOSED FLOOR AREAS	
PROPOSED SHED FLOOR AREA	= 288 ± sqm



PROPOSED SITE PLAN
OVERLAY: PRIORITY VEGETATION AREA.



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SCALE:	1:2000 @ A3	DRG. NO:	5579 A04
DRAWN:	EJ	DATE:	22.02.23

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Tasmania 7000
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Email design@designeast.com.au
Web www.designeast.com.au
Accreditation No. CC191 O


Project:	PROPOSED STORAGE SHED 23 MARIA STREET, TRIABUNNA DION WILSON
Drawing:	SITE PLAN - OVERLAY 2

design:EAST registered trading name for design:EAST Pty. Ltd.

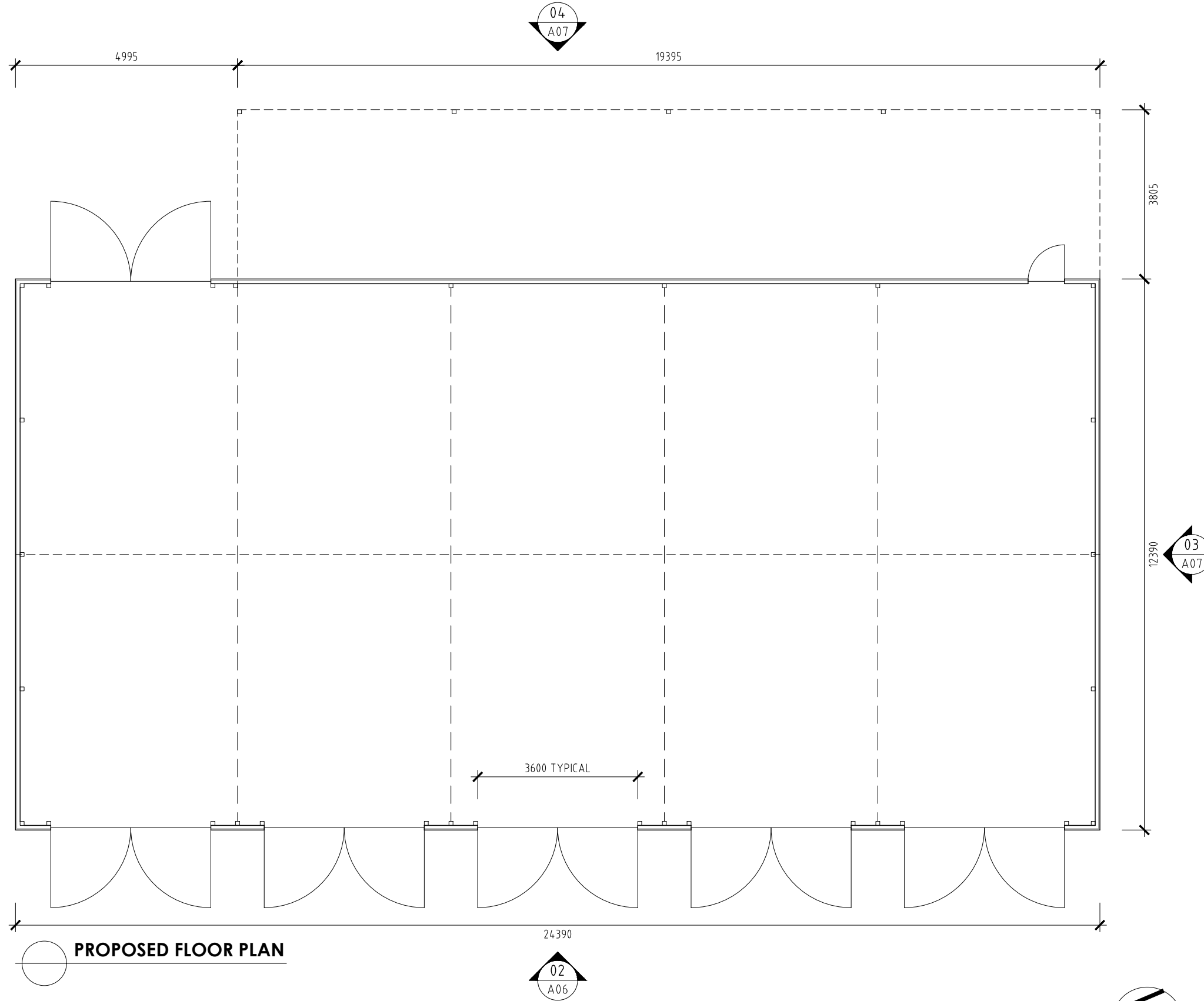
ISSUE	DESCRIPTION	DATE	DRAWN
A	PLANNING SET	22.12.22	EJ
A	RFI - 19.01.23	22.02.23	EJ

LEGEND	
MARK	DESCRIPTION
	SHED WALLS

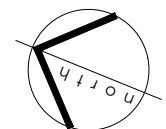
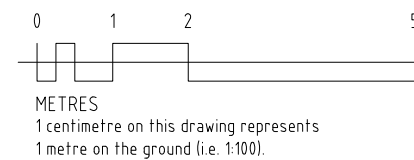
PROPOSED FLOOR AREA	
PROPOSED FLOOR (USABLE) AREA	= ± 288 sqm.

KEY	
MARK	DESCRIPTION
	PHOTOELECTRIC SMOKE ALARM (HARD WIRED) TO COMPLY WITH BCA 3.7.5.2 & AS 3786 (must be interconnected where there is more than one alarm).

SETOUT NOTES	
1.	USE WRITTEN DIMENSIONS ONLY, DO NOT SCALE DRAWINGS.
2.	ALL LEVELS, DATUMS & DIMENSIONS SHALL BE VERIFIED ON-SITE BEFORE COMMENCING ANY WORK OR SHOP DRAWINGS. ANY ANOMALIES ARE TO BE DIRECTED TO THE DESIGNER.



 **PROPOSED FLOOR PLAN**



ISSUE	DESCRIPTION	DATE	DRAWN
A	PLANNING SET	22.12.22	EJ
A	RFI - 19.01.23	22.02.23	EJ

Project:	PROPOSED STORAGE SHED 23 MARIA STREET, TRIABUNNA DION WILSON
Drawing:	PROPOSED FLOOR PLAN

design:EAST registered trading name for design:EAST Pty. Ltd.

SCALE:	1:100 @ A3	DRG. NO.:	5579 A05	DATE:	22.02.23
DRAWN:	EJ				

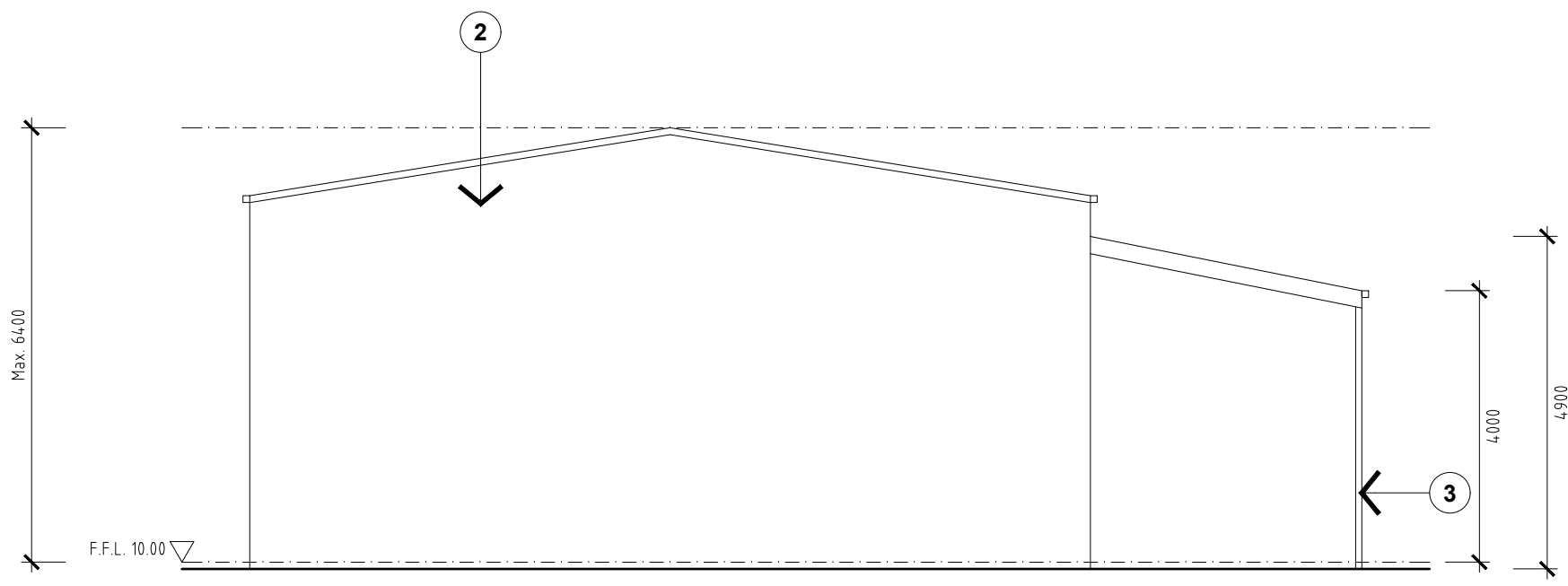
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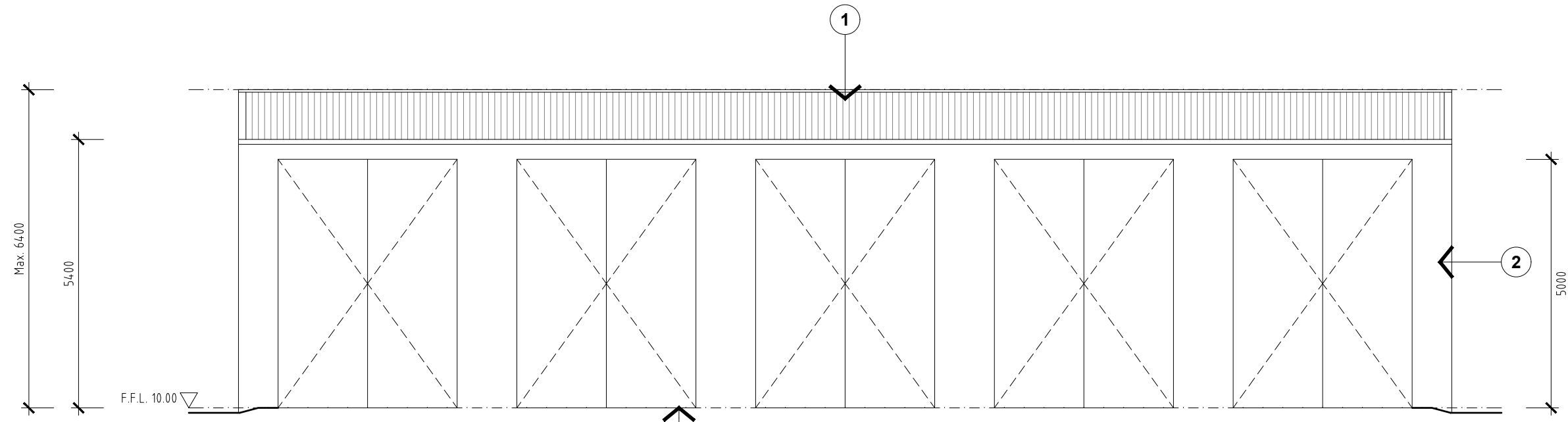
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EXTERNAL FINISHES	
1	LYSAGHT 'CUSTOM ORB' ROOFING. COLORBOND FINISH. PITCH: 9° & 11°
2	WALL CLADDING. TRIMDEK PROFILE.
3	SHS POST SUPPORT STRUCTURE.
4	HINGED DOORS. STEEL FRAMED. CLADDING TO MATCH WALLS.
5	HINGED DOOR. STEEL FRAMED. CLADDING TO MATCH WALLS.



01 A05 PROPOSED SOUTH ELEVATION



02 A05 PROPOSED WEST ELEVATION

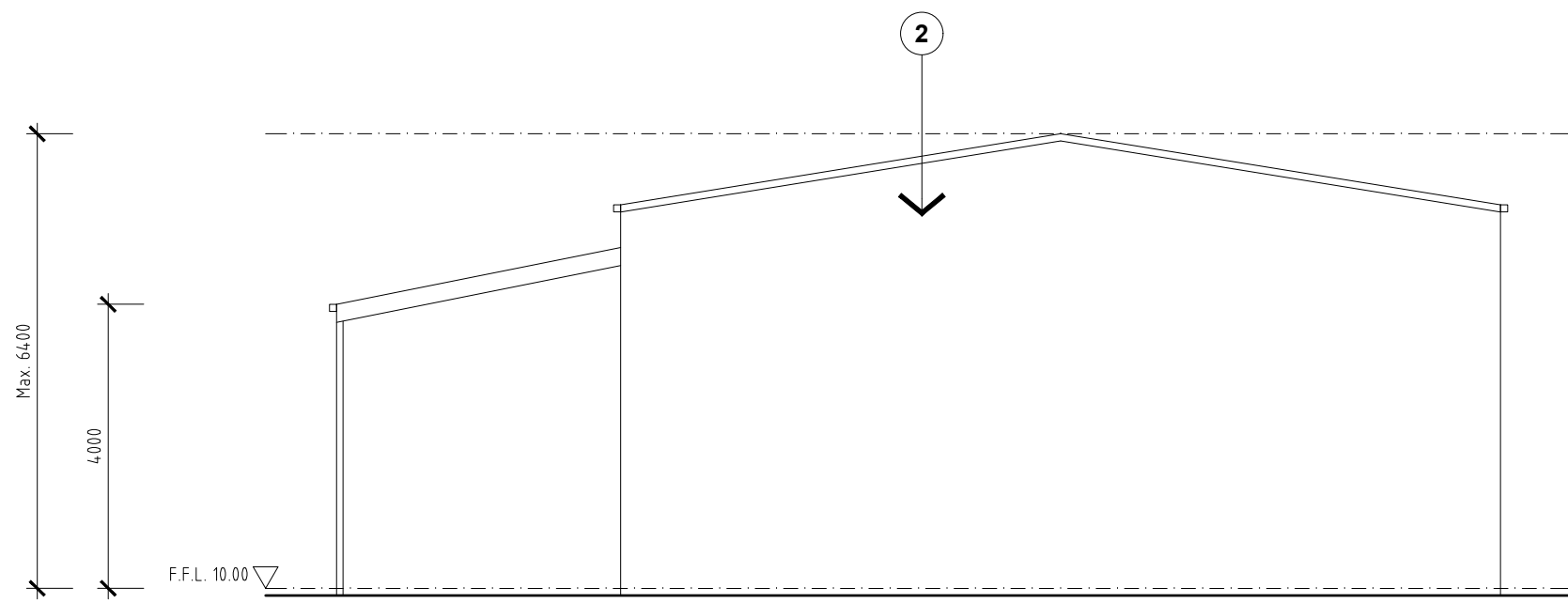
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A	RFI - 19.01.23	22.02.23	EJ

Project: PROPOSED STORAGE SHED
 23 MARIA STREET, TRIABUNNA
 DION WILSON
 Drawing: ELEVATIONS 01 OF 02
 design: EAST registered trading name for design: EAST Pty. Ltd.

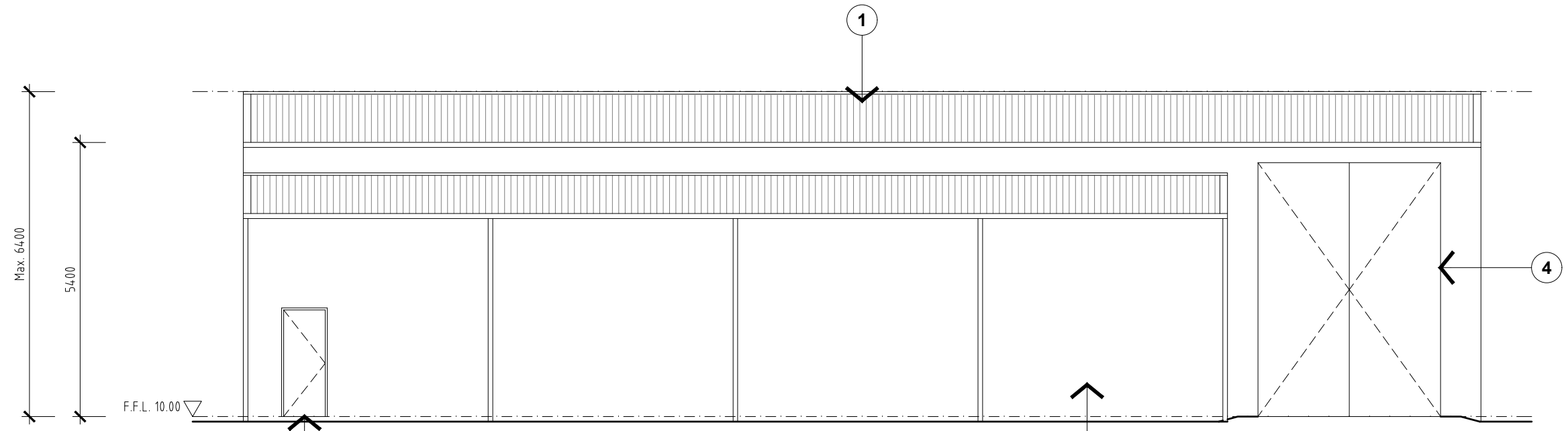
DRG. NO:	5579	A06	DATE:	22.02.23
SCALE:	1:100 @ A3		DRAWN:	EJ

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 Web www.designeast.com.au
 Accreditation No. CC191 O

EXTERNAL FINISHES	
1	LYSAGHT 'CUSTOM ORB' ROOFING. COLORBOND FINISH. PITCH: 9° & 11°
2	WALL CLADDING. TRIMDEK PROFILE.
3	SHS POST SUPPORT STRUCTURE.
4	HINGED DOORS. STEEL FRAMED. CLADDING TO MATCH WALLS.
5	HINGED DOOR. STEEL FRAMED. CLADDING TO MATCH WALLS.



03
A05 **PROPOSED NORTH ELEVATION**



04
A05 **PROPOSED EAST ELEVATION**

ISSUE	DESCRIPTION	DATE	DRAWN
A	PLANNING SET	22.12.22	EJ
A	RFI - 19.01.23	22.02.23	EJ

Project:
PROPOSED STORAGE SHED
 23 MARIA STREET, TRIABUNNA
 DION WILSON

Drawing:
 ELEVATIONS 02 OF 02
 design: EAST registered trading name for design: EAST Pty. Ltd.

DRG. NO:	5579	DATE:	22.02.23
SCALE:	1:100 @ A3	DRAWN:	EJ
	A07		

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