



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: **Lot 3 Charles Street, Triabunna
CT 181989/3**

PROPOSAL: **Dwelling with Attached Garage**

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 05 August 2026.

APPLICANT: **Rainbow Building Solutions**
DATE: **13/07/2026**
APPLICATION NO: **DA 2026 / 118**

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:	Rainbow Building Solutions		
Contact person: (if different from applicant)	Josh Smith		
Address:	139 Main Road		
Suburb:	Sorell	Post Code:	7172
Email:	josh@rainbowbuilding.com.au	Phone: / Mobile:	62651944

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

Owner (if different from applicant)			
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:	Lot 3 (300266 / 1) Charles Street		
Suburb:	Triabunna	Post Code:	7190
Size of site: (m ² or Ha)			
Certificate of Title(s):	300266 / 1		
Current use of site:	Vacant		

General Application Details *Complete for All Applications*

Description of proposed use or development:	2 bedroom dwelling with attached garage	
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)	☐ 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:	8.7.2026
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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.

UNREGISTERED DEALINGS REPORT

SEARCH DATE : 26-June-2026

SEARCH TIME : 10:12 am

CT: 300266/1

N247394 PRIORITY NOTICE reserving priority for 90 days
TRANSFER COLIN ANDREW TRIFFETT, PETER JOHN TRIFFETT
AND LYNNETTE MARY TRIFFETT TO JEREMY EDWARD DUGGAN
AND DAMIEN JOHN DUGGAN Lodged by BAKER WILSON DAVIES
on 03-June-2026 BP: N247394

N242128 TRANSFER to JEREMY EDWARD DUGGAN and DAMIEN JOHN
DUGGAN as tenants in common in equal shares Lodged
by BAKER WILSON DAVIES on 13-June-2026 BP: N242128

SEARCH OF TORRENS TITLE

VOLUME 300266	FOLIO 1
EDITION 1	DATE OF ISSUE 13-May-2026

SEARCH DATE : 30-June-2026

SEARCH TIME : 12.59 pm

DESCRIPTION OF LAND

Town of TRIABUNNA

Lot 1 on Sealed Plan [300266](#)

Derivation : Part of Lot 3, 1A-1R-24P, Sect. K, Gtd. to Joseph James McClusky

Prior CT [181989/3](#)SCHEDULE 1

[E199479](#) & [E273339](#) COLIN ANDREW TRIFFETT of fifty undivided 1/100 shares, PETER JOHN TRIFFETT of twenty-five undivided 1/100 shares and LYNNETTE MARY TRIFFETT of twenty-five undivided 1/100 shares as tenants in common Registered 30-Sept-2021 at noon

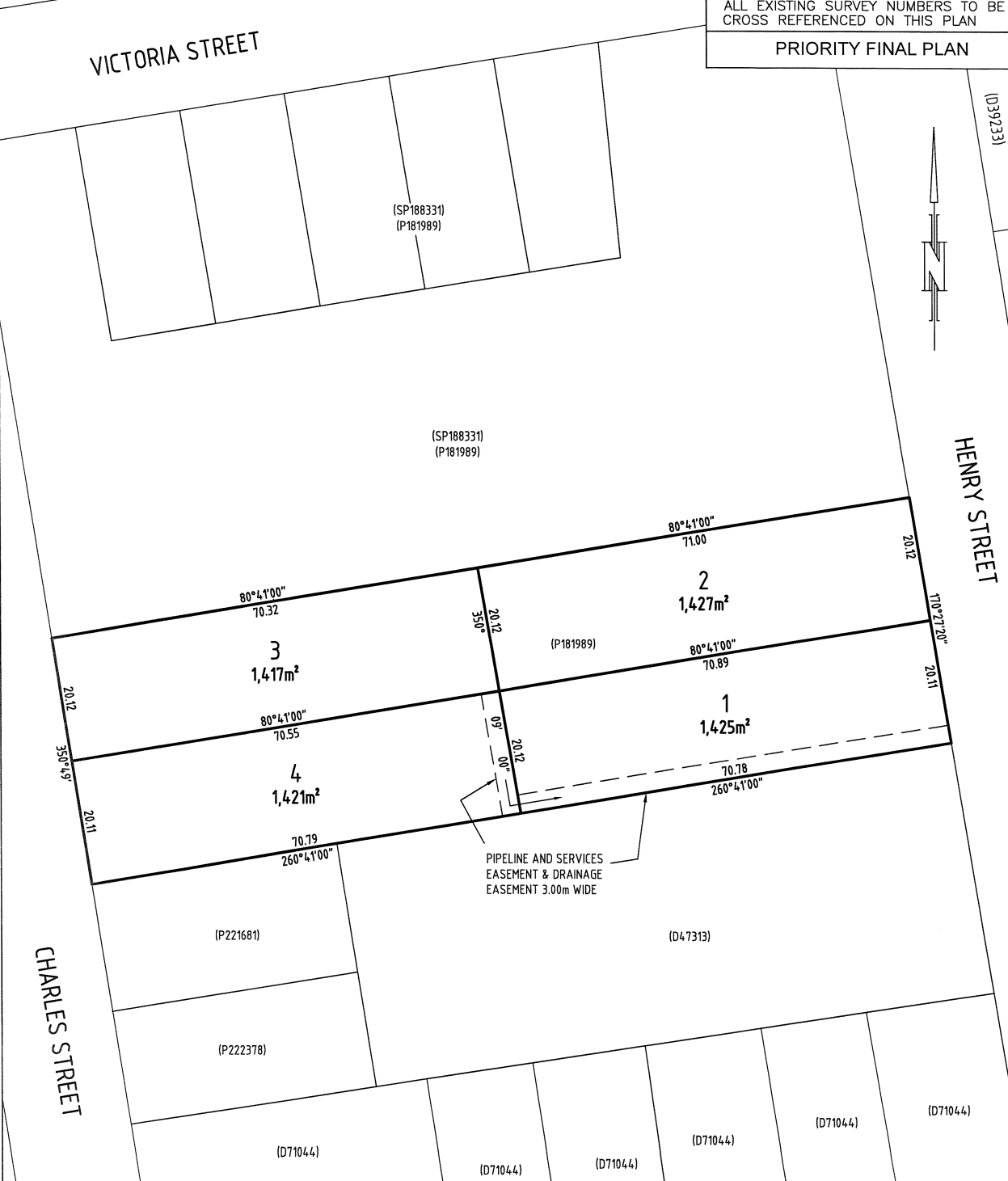
SCHEDULE 2

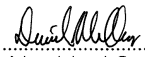
Reservations and conditions in the Crown Grant if any
SP[300266](#) EASEMENTS in Schedule of Easements

UNREGISTERED DEALINGS AND NOTATIONS

- N247394 PRIORITY NOTICE reserving priority for 90 days
TRANSFER COLIN ANDREW TRIFFETT, PETER JOHN TRIFFETT
AND LYNNETTE MARY TRIFFETT TO JEREMY EDWARD DUGGAN
AND DAMIEN JOHN DUGGAN Lodged by BAKER WILSON DAVIES
on 03-June-2026 BP: N247394
- N242128 TRANSFER to JEREMY EDWARD DUGGAN and DAMIEN JOHN
DUGGAN as tenants in common in equal shares Lodged
by BAKER WILSON DAVIES on 13-June-2026 BP: N242128

OWNER COLIN ANDREW TRIFFETT PETER JOHN TRIFFETT LYNNETTE MARY TRIFFETT FOLIO REFERENCE C.T.181989/3 GRANTEE WHOLE OF LOT 3. 1A-1R-24P, SECT. K, GTD. TO JOSEPH JAMES MCCLUSKY.	PLAN OF SURVEY BY SURVEYOR DAVID BRUCE MILLER ROGERSON AND BIRCH SURVEYORS UNIT 1 - 2 KENNEDY DRIVE, CAMBRIDGE PARK PH 6248-5898 MOB. 0400-114-824 TOWN OF TRIABUNNA (SECTION K) SCALE 1: 600 LENGTHS IN METRES	REGISTERED NUMBER SP300266 APPROVED EFFECTIVE FROM 13 MAY 2026  Recorder of Titles
ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN PRIORITY FINAL PLAN		



 Registered Land Surveyor 4/3/26 Date	 Chief Executive Officer being the General Manager as appointed by Council pursuant to section 51 of the Local Government Act 1993 (Tas) 28.03.26 Date
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SCHEDULE OF EASEMENTS	Registered Number
NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	SP 300266

PAGE 1 OF 4 PAGES

EASEMENTS AND PROFITS

Each lot on the plan is together with: -

- (1) such rights of drainage over the drainage easements shown on the plan (if any) as may be necessary to drain the stormwater and other surplus water from such lot; and
- (2) any easements or profits a prendre described hereunder.

Each lot on the plan is subject to:-

- (1) such rights of drainage over the drainage easements shown on the plan (if any) as passing through such lot as may be necessary to drain the stormwater and other surplus water from any other lot on the plan; and
- (2) any easements or profits a prendre described hereunder.

The direction of the flow of water through the drainage easements shown on the plan is indicated by arrows.

EASEMENTS

Lots 1 and 4 on the Plan are each subject to a right of drainage (in gross in favour of Glamorgan Spring Bay Council) over the areas marked "PIPELINE AND SERVICES EASEMENT & DRAINAGE EASEMENT 3.00m WIDE" shown passing through each such lot on the Plan.

Lots 1 and 4 on the Plan are each subject to a Pipeline and Services Easement [as herein defined] (in gross in favour of the Tasmanian Water and Sewerage Corporation Pty Limited, its successors and assigns) over the areas marked "PIPELINE AND SERVICES EASEMENT & DRAINAGE EASEMENT 3.00m WIDE" shown passing through each such lot on the Plan.

DEFINITION OF PIPELINE AND SERVICES EASEMENT

"Pipeline and Services Easement" is defined as follows:

FIRSTLY, THE FULL RIGHT AND LIBERTY for TasWater and its employees, contractors, agents and all other persons duly authorised by it, at all times to:

- (1) enter and remain upon the Easement Land with or without machinery, vehicles, plant and equipment;
- (2) investigate, take soil, rock and other samples, survey, open and break up and excavate the Easement Land for any purpose or activity that TasWater is authorised to do or undertake;

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: CA TRIFFETT, PJ TRIFFETT & LM TRIFFETT FOLIO REF: 181989-3 SOLICITOR: E R HENRY WHERRETT & BENJAMIN (REF Scott Law SWL 74988)	PLAN SEALED BY: GLAMORGAN SPRING BAY COUNCIL DATE: 25.3.26 Chief Executive Officer being the General Manager as appointed by Council pursuant to section 61 of the Local Government Act 1993 (Tas) REF NO: SA 2023/009 Council Delegate
NOTE: The Council Delegate must sign the Certificate for the purposes of identification.	

CA Triffett
B. Wherrett

ER Henry
B. Wherrett

25.3.26
CA Triffett
B. Wherrett

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 2 OF 4 PAGES	Registered Number SP 300266
SUBDIVIDER: CA TRIFFETT, PJ TRIFFETT & LM TRIFFETT FOLIO REFERENCE: 181989-3	

- (3) install, retain, operate, modify, relocate, maintain, inspect, cleanse, repair, remove and replace the Infrastructure;
- (4) run and pass sewage, water and electricity through and along the Infrastructure;
- (5) do all works reasonably required in connection with such activities or as may be authorised or required by any law:
 - (i) without doing unnecessary damage to the Easement Land; and
 - (ii) leaving the Easement Land in a clean and tidy condition;
- (6) if the Easement Land is not directly accessible from a highway, then for the purpose of undertaking any of the preceding activities TasWater may with or without employees, contractors, agents and any other persons authorised by it, and with or without machinery, vehicles, plant and equipment enter the Lot from the highway at any vehicle entry and cross the Lot to the Easement Land; and
- (7) use the Easement Land as a right of carriageway for the purpose of undertaking any of the preceding purposes on other land, TasWater reinstating any damage that it causes in doing so to any boundary fence of the Lot.

SECONDLY, the benefit of a covenant in gross for TasWater with the registered proprietors of the Easement Land and their successors and assigns not to erect any building, or place any structures, objects, vegetation, or remove any thing that supports, protects or covers any Infrastructure on or in the Easement Land, without the prior consent of TasWater to the intent that the burden of the covenant may run with and bind the servient land and every part thereof and that the benefit thereof may be annexed to the easement herein described.

INTERPRETATION of definition of "Pipeline and Services Easement":

"TasWater" means Tasmanian Water and Sewerage Corporation Pty Ltd (ACN 162 220 653) its successors and assigns.

"the Easement Land" means where the context permits that part of the land comprising respectively Lots 1 and 4 on the Plan marked "PIPELINE AND SERVICES EASEMENT & DRAINAGE EASEMENT 3.00m WIDE" shown passing through each such lot on the Plan.

"the Lot" means where the context permits Lot 1 and 4 on the Plan.

NOTE: 1. Except for when an annexure (additional) page is required solely for execution(s) every annexed page must be signed by the parties to the dealing, or where the party is a corporate body, be signed by the persons who have attested the affixing of the seal of that body to the dealing;
 2. All pages comprising this dealing must be pinned or stapled together.

THE BACK OF THIS FORM MUST NOT BE USED

CA Triffett
B.Heapman

B.Heapman

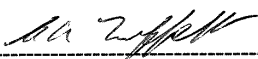
L Triffett
B.Heapman

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 3 OF 4 PAGES	Registered Number SP 300266
SUBDIVIDER: CA TRIFFETT, PJ TRIFFETT & LM TRIFFETT FOLIO REFERENCE: 181989-3	

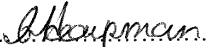
"Infrastructure" means infrastructure owned or for which TasWater is responsible and includes but is not limited to:

- (a) sewer pipes and water pipes and associated valves;
- (b) telemetry and monitoring devices;
- (c) inspection and access pits;
- (d) electricity assets and other conducting media (excluding telemetry and monitoring devices);
- (e) markers or signs indicating the location of the Easement Land or the Infrastructure or any warnings or restrictions with respect to the Easement Land or the Infrastructure;
- (f) any thing reasonably required to support, protect or cover any of the Infrastructure;
- (g) any other infrastructure whether of a similar nature or not to the preceding which is reasonably required for the piping of sewage or water, or the running of electricity, through the Easement Land or monitoring or managing that activity; and
- (h) where the context permits, any part of the Infrastructure.

Signed by Colin Andrew Triffett being
one of the registered proprietors of the land in
Folio of the Register Volume 181989 Folio 3
in the presence of:


 (signature of Colin Andrew Triffett)

WITNESS

Witness signature *x* 
 Witness full name (Print) *x* Cathy Heaysman
 Witness full postal address (Print) *x* 15 Brinktop Road Sorell Tas 7172

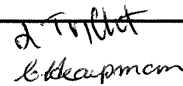
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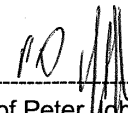




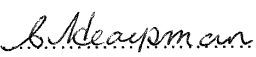


ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 4 OF 4 PAGES	Registered Number SP 300266
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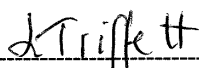
Signed by Peter John Triffett being
one of the registered proprietors of the land in
Folio of the Register Volume 181989 Folio 3
in the presence of:



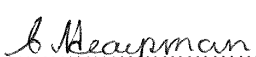
 (signature of Peter John Triffett)

Witness signature * 
 Witness full name (Print) * Cathy Heaysman
 Witness full postal address (Print) * 15 Brinktop Rd Sorell Tas 7172

Signed by Lynnette Mary Triffett being
one of the registered proprietors of the land in
Folio of the Register Volume 181989 Folio 3
in the presence of:



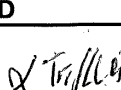
 (signature of Lynnette Mary Triffett)

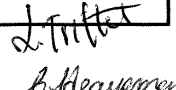
Witness signature * 
 Witness full name (Print) * Cathy Heaysman
 Witness full postal address (Print) * 15 Brinktop Rd Sorell Tas 7172

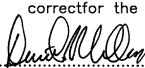
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Peter John Triffett


Cathy Heaysman


Peter John Triffett


Cathy Heaysman

SURVEY NOTES SHEET 1 OF 2 SHEETS		Registered Number SP 300266		SURVEY CERTIFICATE I, <u>David Bruce Miller</u> of <u>Bellerive</u> in Tasmania a Registered Land Surveyor HEREBY CERTIFY that: a. this survey is based upon the best evidence that the nature of the case admits. b. the survey notes have been truly compiled from surveys made by me or made under my supervision; and c. this survey and accompanying survey notes comply with the relevant legislation affecting surveys and are correct for the purpose required.  Signature Date <u>4/3/26</u>	
CROSS REFERENCE PLAN NUMBERS USED AS PART OF THIS SURVEY		LENGTHS IN METRES			
Owner: COLIN ANDREW TRIFFETT, PETER JOHN TRIFFETT, & LYNNETTE MARY TRIFFETT					
Folio Reference: C.T.181989/3					
Purpose of Survey: SUBDIVISION					
Survey Commenced: 27-11-2024		Survey Completed: 27-11-2024		Surveyors Ref: TRIFP06	
Horizontal Datum: GDA2020		Bearing Datum: MGA2020		Combined Scale Factor: 0.99966821	
MGA2020 COORDINATE ORIGIN					
SURCOM	Mark ID: SPM 9914	E 575099.651	N 5293624.064	EPU ±0.016	
RTK/STATIC	Local coordinated mark:	E	N	EPU	
AUSPOS	Local coordinated mark:	E	N	EPU	Measurement Duration:
NRTK	Local coordinated mark:	E	N	EPU	CORS provider:
SB CORS	Local coordinated mark:	E	N	EPU	CORS provider:
MGA2020 BEARING ORIGIN <u>Bearing Calculation</u> SPM9914 E 575099.651 N 5293624.064 SPM9265 E 574873.837 N 5293628.060 CALC/OBS BEARING 271°00'50" 225.849 GRID <u>MGA2020 Bearing Datum</u> SPM9914 to SPM9265 271°00'50" 225.922 calc 271°00'50" 225.924 Plane calc 0°00'00" -0.002					
BOUNDARY REINSTATEMENT REPORT (Where not documented in the body of these survey notes, describe all evidence, (including statements by interested parties), comparisons and other information relevant to the reinstatement of boundaries)					



CHECK CAREFULLY ALL ASPECTS OF THESE DOCUMENTS BEFORE COMMENCING ASSESSMENT.

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

CONFIRM ALL SIZES AND HEIGHTS ON SITE

DO NOT SCALE OFF PLAN

THESE DOCUMENTS ARE INTENDED FOR COUNCIL PLANNING APPLICATION ONLY, THEY ARE NOT TO BE USED FOR ANY OTHER PURPOSES.

THIS DESIGN IS COVERED UNDER COPYRIGHT AND ANY CHANGES MUST BE CONFIRMED BY "WILKIN DESIGN & DRAFTING" THE DRAWER RETAINS ALL "INTELLECTUAL PROPERTY"

LEGEND:
COVER PAGE
PAGE 1# LOCALITY PLAN
PAGE 2# SITE PLAN
PAGE 3# FLOOR PLAN
PAGE 4# ELEVATIONS

PROPOSED TWO BEDROOM DWELLING + ATTACHED GARAGE FOR J. & D. DUGGAN AT Lot 3 CHARLES ST TRIABUNNA TAS 7190



wilkin
design

P.O. BOX 478
LAUNCESTON
TASMANIA 7250

ACCREDITATION NO:
CC678 X

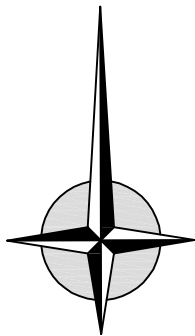
DATE:
07/07/2026

JOB NUMBER:
DA-26SRDUGG

DEVELOPMENT APPLICATION ONLY
[NOT FOR CONSTRUCTION]

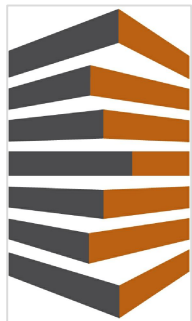
PLANNING NOTES:

- PARKING BAYS ARE A MIN. 5.5m x 2.5m.
- SWEPT PATHS TO AS2890 SHOWN ON DRAWING SET
- DRIVEWAY GRADIENT TO BE MAX. 1 in 4 (25%)
- DRIVEWAY TO HAVE A WIDTH NOT LESS THAN 4.5m.
- CONSTRUCTED FROM A DURABLE ALL WEATHER PAVEMENT
- ALL RUN OFF TO BE CONTAINED ON SITE
- PARKING BAY SLOPES: MAX 5% (1 in 20) LENGTHWAYS AND 6.25% (1 in 16) CROSS WAYS



Lot 3 CHARLES ST
TRIABUNNA TAS 7190

TITLE REF: 300266/1
PROPERTY ID: 9979371
TITLE AREA = 1425.00m²



wilkin
design

P.O. BOX 478
LAUNCESTON
TASMANIA 7250

ACCREDITATION NO:
CC678 X

NOTES:
-----,

PROJECT TITLE:
DUGGAN SHED
WITH FIT-OUT

CHARLES ST
TRIABUNNA

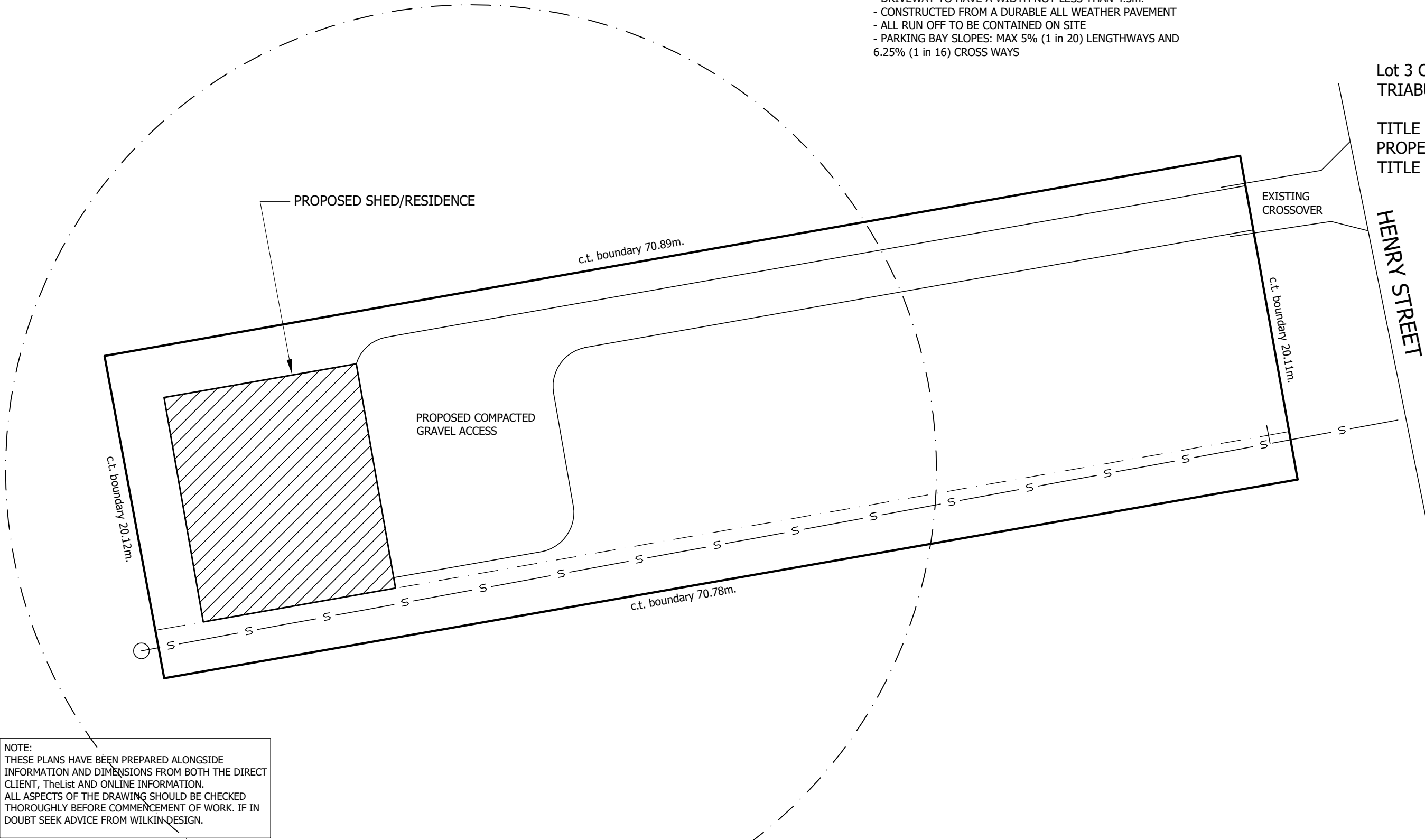
REVISION:
-----,

DATE:
07/07/2026

SCALE:
AS SHOWN

JOB NUMBER:
DA-26SRDUGG

PAGE:
01 of 04



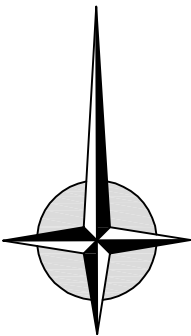
NOTE:
THESE PLANS HAVE BEEN PREPARED ALONGSIDE
INFORMATION AND DIMENSIONS FROM BOTH THE DIRECT
CLIENT, TheList AND ONLINE INFORMATION.
ALL ASPECTS OF THE DRAWING SHOULD BE CHECKED
THOROUGHLY BEFORE COMMENCEMENT OF WORK. IF IN
DOUBT SEEK ADVICE FROM WILKIN-DESIGN.

SET OUT NOTES:
- THE BUILDER IS TO SET OUT THE WORKS IN CONJUNCTION
WITH THE ACCOMPANYING PLANS. THE FINAL POSITION IS TO
BE CONFIRMED BY THE CLIENT AS TO BEING CORRECT. ALL
DIMENSIONS HEIGHTS AND LEVELS ARE TO BE CONFIRMED ON
SITE BY ALL PARTIES INCLUDING LOCAL COUNCIL, OWNER AND
ENGINEER BEFORE ANY EXCAVATION IS TO BE CARRIED OUT.

PLUMBING NOTES:
- ALL PLUMBING WORK BOTH WASTE AND WATER TO
COMPLY WITH CURRENT BCA AND AS 3500 WITH ALL
LOCAL COUNCIL REQUIREMENTS SATISFIED.
- ALL DRAINS ARE TO BE 100mm PVC SEWER PIPE SET IN
12mm BLUE METAL WITH A MINIMUM DEPTH OF 500mm ALL
AS PER AS 3500 "PLUMBING AND DRAINAGE".
- STORMWATER DRAIN INSTALLATION SHALL COMPLY WITH
AS 3500.

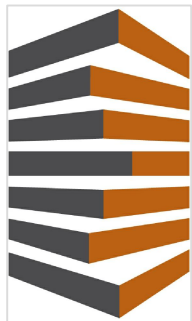
LOCALITY PLAN
dns
NOTE: ALL DIMENSIONS TO BE CONFIRMED ON SITE.

DEVELOPMENT APPLICATION ONLY
[NOT FOR CONSTRUCTION]



Lot 3 CHARLES ST
TRIABUNNA TAS 7190

TITLE REF: 300266/1
PROPERTY ID: 9979371
TITLE AREA = 1425.00m²



wilkin
design

P.O. BOX 478
LAUNCESTON
TASMANIA 7250

ACCREDITATION NO:
CC678 X

NOTES:

PROJECT TITLE:
DUGGAN SHED
WITH FIT-OUT

CHARLES ST
TRIABUNNA

REVISION:

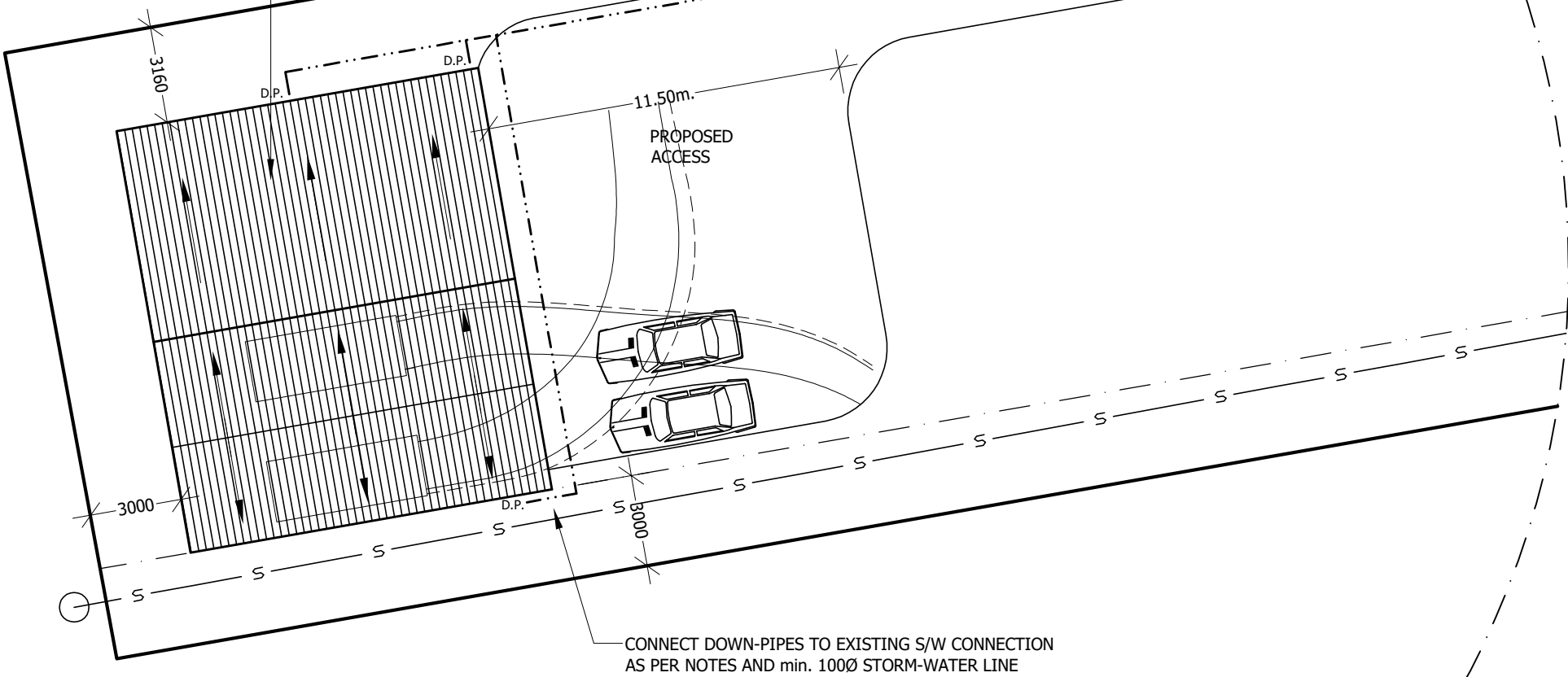
DATE:
07/07/2026

SCALE:
AS SHOWN

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DA-26SRDUGG

PAGE:
02 of 04

PROPOSED 14.0m. x 12.0m. x 4.5m (SPOUTING)
COLORBOND SHED WITH PART CLASS 1a FIT-OUT.
FOR FULL DETAILS SEE RAINBOW BUILDING SOLUTIONS
DRAWINGS AND SPECIFICATIONS



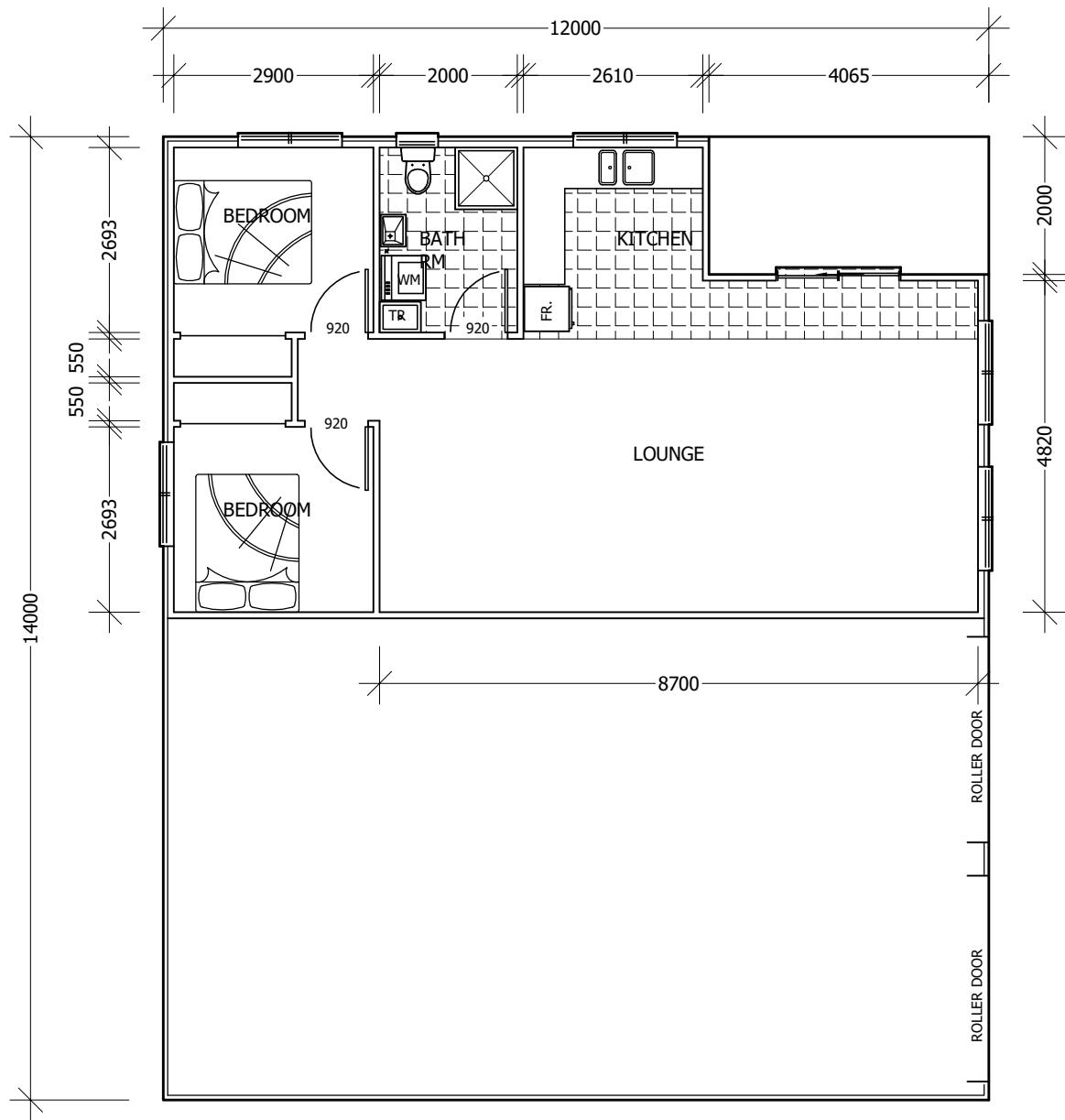
CONNECT DOWN-PIPES TO EXISTING S/W CONNECTION
AS PER NOTES AND min. 1000Ø STORM-WATER LINE

SITE PLAN
1:200

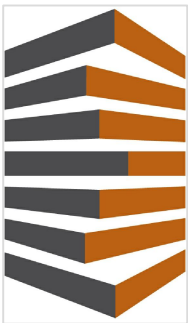
NOTE: TABLE FOR UNPROTECTED EMBANKMENT SLOPES
SLOPE = H:L

SOIL TYPE	COMPACTED FILL	CUT
STABLE ROCK	2:3	8:1
SAND	1:2	1:2
SILT	1:4	1:4
CLAY (FIRM)	1:2	1:1
CLAY (SOFT)	NOT SUITABLE	2:3
SOFT SOILS	NOT SUITABLE	NOT SUITABLE

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FLOOR PLAN
1:100



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CHARLES ST
TRIABUNNA

REVISION:
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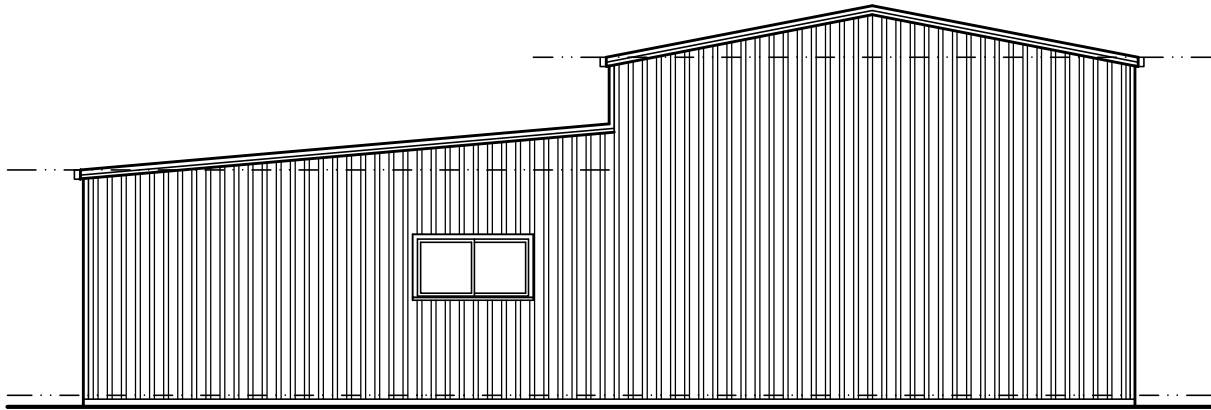
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07/07/2026

SCALE:
AS SHOWN

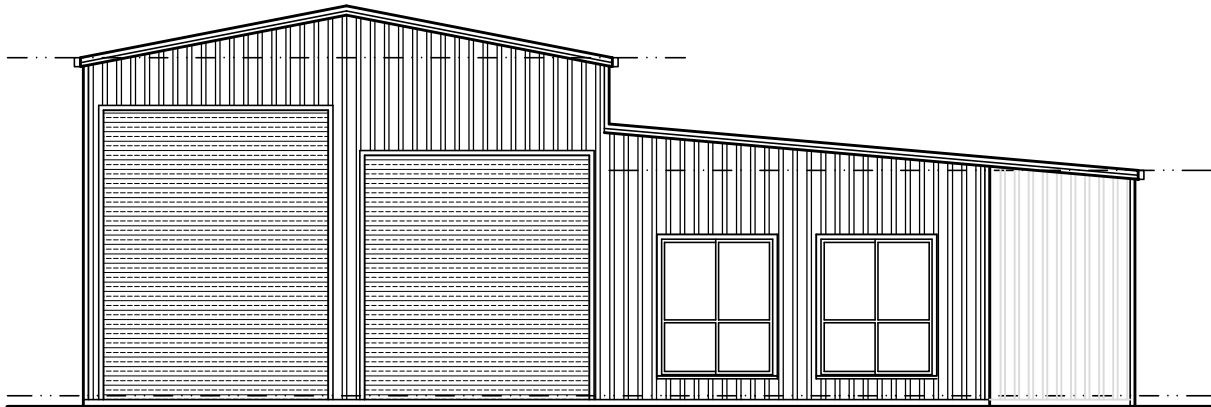
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DA-26SRDUGG

PAGE:
03 of 04

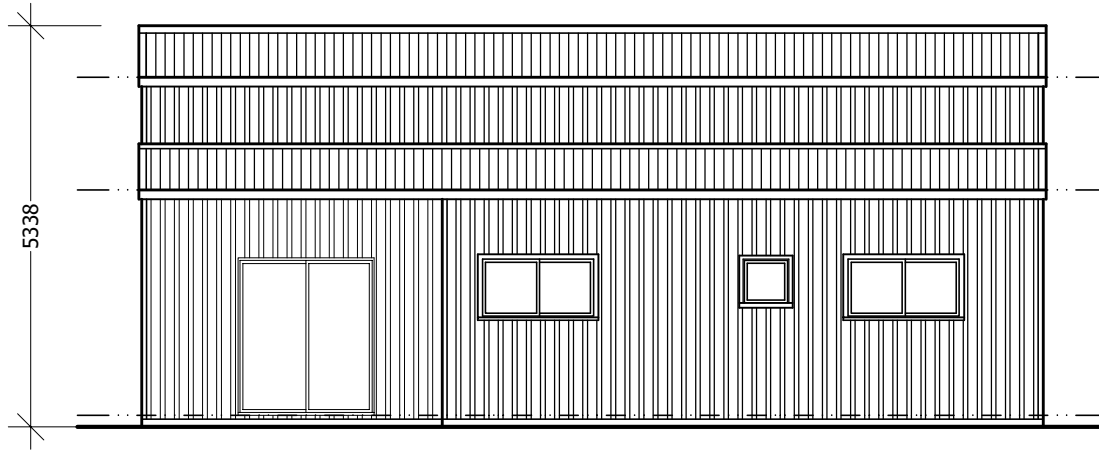
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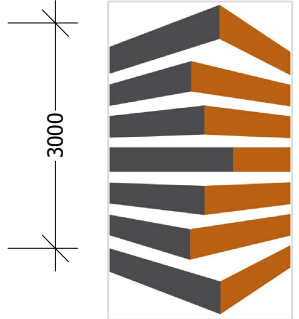
WEST ELEVATION
1:100



EAST ELEVATION
1:100



NORTH ELEVATION
1:100



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ACCREDITATION NO:
CC678 X

NOTES:
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PROJECT TITLE:
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WITH FIT-OUT
CHARLES ST
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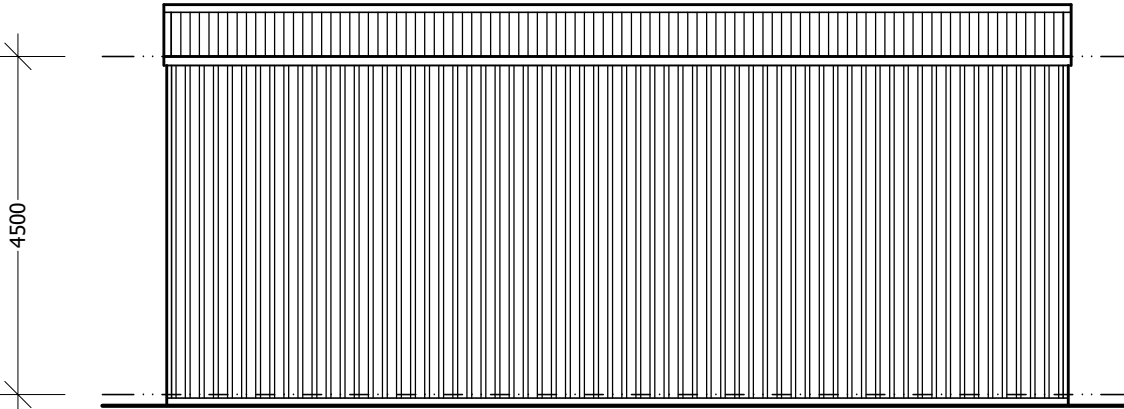
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DA-26SRDUGG

PAGE:
04 of 04



SOUTH ELEVATION
1:100

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