



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: **88 Barton Avenue, Triabunna**
CT 25463/21

PROPOSAL: **Residential - New Outbuilding (Storage Shed)**

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 30 September 2026.

APPLICANT: **David Brent Charlton**

DATE: **07/09/2026**

APPLICATION NO: **DA 2026 / 158**

SCALE: 1:500
SHEET 1 OF 2
DWG CHA0226
DRAWN BY WILLBUILT
RTN CC1911 P
OUTBUILDING

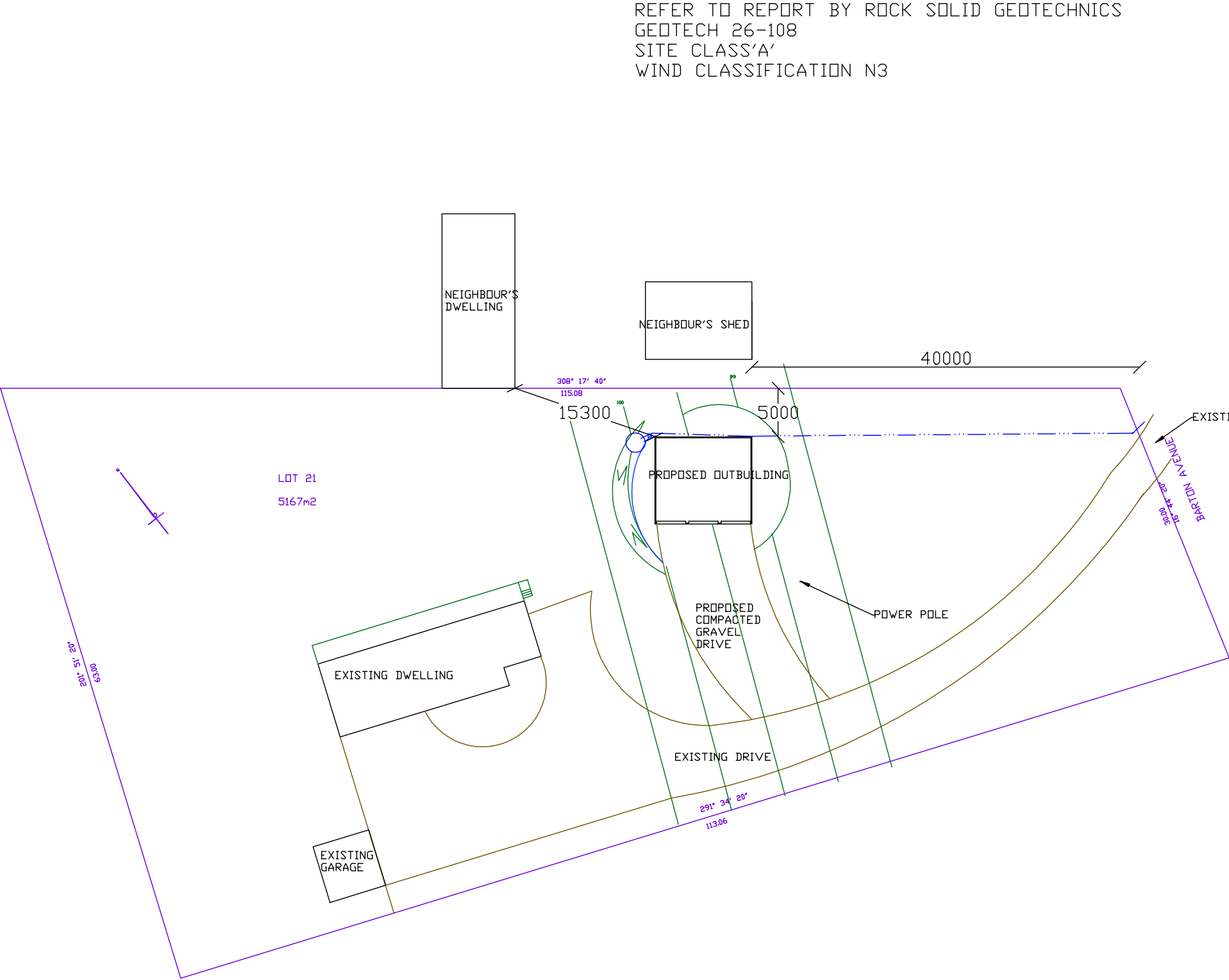
D & S CHARLTON
LOT21 No88
BARTON AVENUE
TRIABUNNA 7190
V 25463 F 21

GENERAL NOTES
THESE DRAWINGS ARE TO BE READ
IN CONJUNCTION WITH THE BUILDING SPECIFICATIONS,
GEOTECHNICAL & STRUCTURAL ENGINEERING
SPECIFICATIONS & PLANS WHERE REQUIRED.
USE FIGURED DIMENSIONS ONLY. DO NOT SCALE THE
DRAWING
ALL WORK SHALL BE IN ACCORDANCE WITH THE
BUILDING CODE OF AUSTRALIA (BCA) & RELEVANT
STANDARDS.
THE BUILDER IS TO CHECK ALL SITE BOUNDARIES,
SITE DIMENSIONS, DIMENSIONS OF ANY EXISTING
BUILDING IN RELATIONSHIP TO THE PROPOSED WORKS
LEVELS, BEARINGS, EXISTING SEWER & STORMWATER
DRAINS & OUTLETS & THE LOCATION OF ANY
EASEMENT BOUNDARIES PRIOR TO THE COMMENCEMENT
OF ANY WORKS.

REFER TO RANBUILD DRAWING NUMBER
443667-GA
FOR PLAN DETAIL & ELEVATIONS

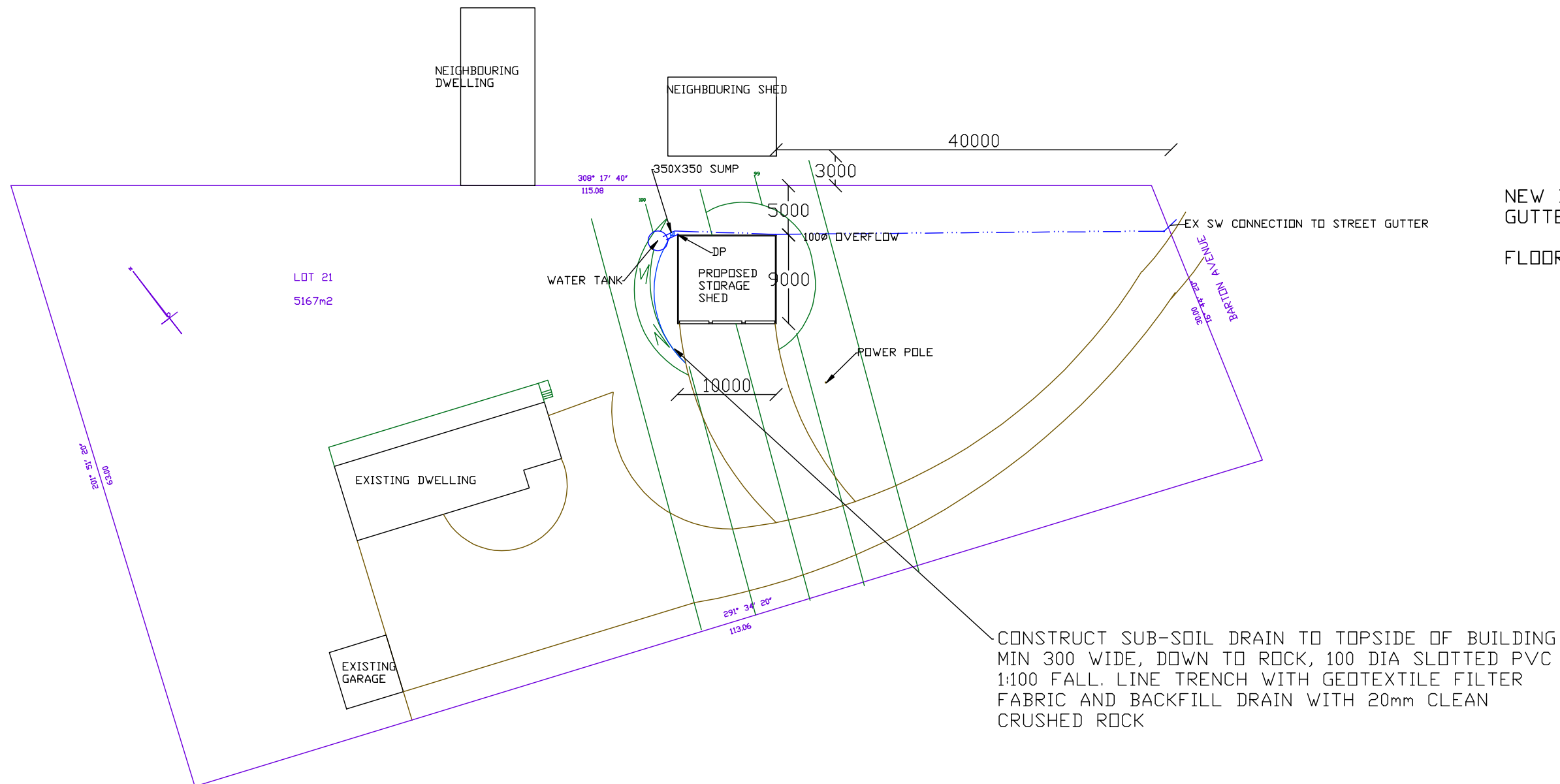
WILLBUILT
CC1911P
T WILLIAMS
9 EUMATALLA ST
LAUDERDALE
Ph0418122582

SITE PLAN 1:500



SCALE: 1:500
 SHEET 2 OF 2
 DWG CHA0226
 DRAWN BY WILLBUILT
 RTN CC1911 P
 OUTBUILDING

D & S CHARLTON
 LOT21 No88
 BARTON AVENUE
 TRIABUNNA 7190
 V 25463 F 21



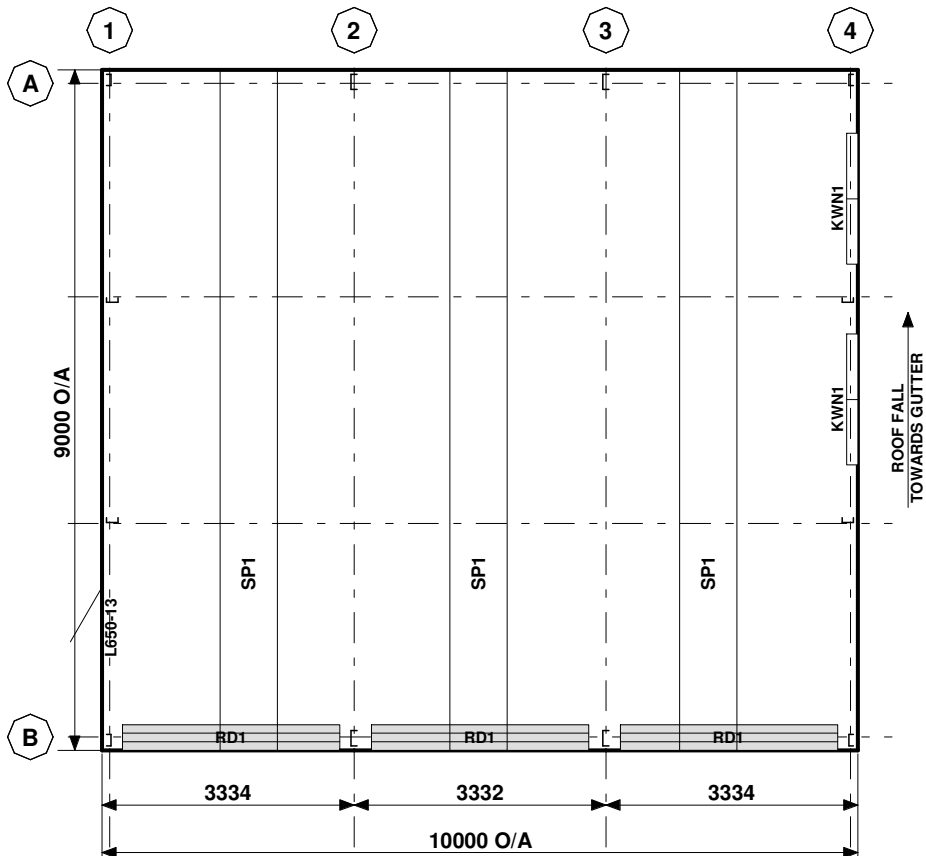
WASTE PLUMBING DIAGRAM

WILLBUILT
 CC1911P
 T WILLIAMS
 9 EUMATALLA ST
 LAUDERDALE
 Ph0418122582

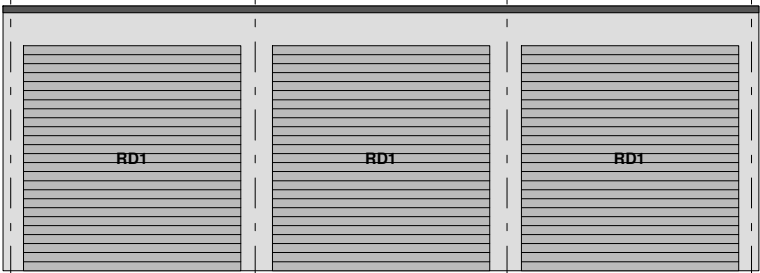
Willbuilt

Hi please see attached plan with set back on northern boundary at 5 metres.
The shed is only for storage and a home workshop.
If you have any further questions please feel free to contact me by mobile phone.
Regards Dave Charlton

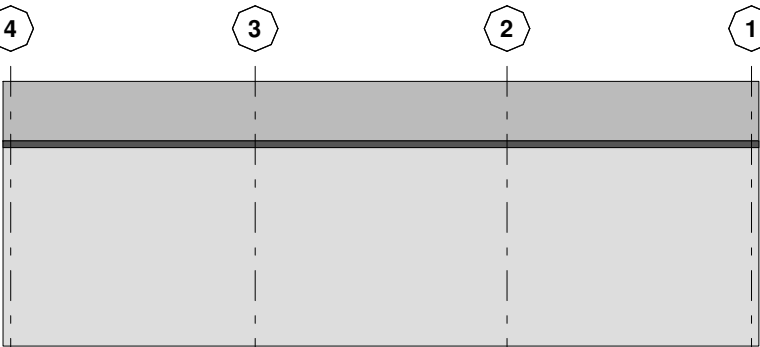
Drawings of shed attached .
Cheers



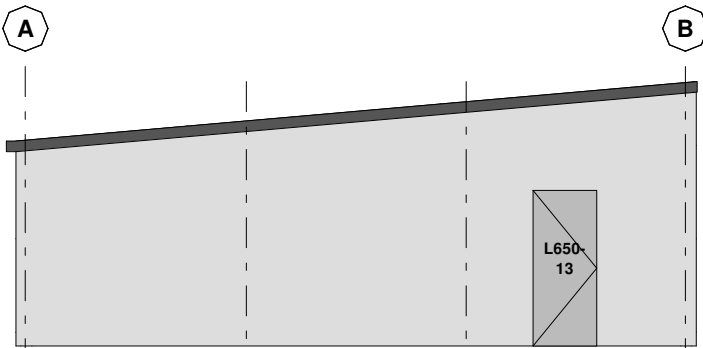
FRAME ROOF PLAN



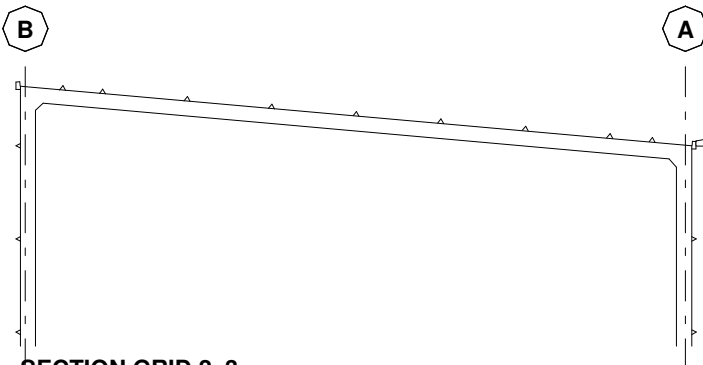
ELEVATION GRID B



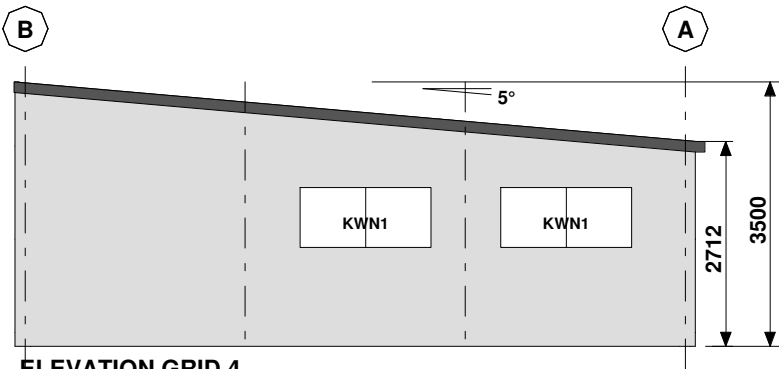
ELEVATION GRID A



ELEVATION GRID 1



SECTION GRID 2, 3



ELEVATION GRID 4

RANBUILD

Copyright 2026
Lysaght Building
Solutions Pty Ltd
trading as RANBUILD

CLADDING

ITEM	PROFILE (min)	FINISH	COLOUR
ROOF	CUSTOM ORB 0.42 BMT	CB	IS
WALLS	CUSTOM ORB 0.42 BMT	CB	SH
CORNERS	-	CB	SH
BARGE	-	CB	IS
GUTTER	HI-QUAD	CB	IS

0.35bmt=0.40tct; 0.42bmt=0.47tct; 0.48bmt=0.53tct

ACCESSORY SCHEDULE & LEGEND

QTY	MARK	DESCRIPTION
3	RD1	Steel-Line R.D, Manual "A", 2900 high x 2874 wide Clear Opening C/B
1	L650-13	Larnec Door & Frame Kit, 650/37, Std. 2040 x 820 C/Bond
2	KWN1	AMI - Reg A & B, 790x1731 CLR, Window Kit (BDSP)
3	SP1	Sheeting, Polycarbonate, Corrugated Profile (SGFGS/AFCB)

Accredited Practitioner

Alexander Filonov
CC4719P
LEVEL 1, 12 BEAUMONT ST
HAMILTON NSW 2303
+61 2 4962 4311
24/04/2026

ARCHITECTURAL DRAWING ONLY, FOR BUILDING PERMIT STAGE

CLIENT

Dave Charlton

SITE

88 Barton Ave
TRIABUNNA TAS 7190

BUILDING

DELUXE SKILLION
9000 SPAN x 2712/3500 EAVE x 10000 LONG

TITLE

GENERAL ARRANGEMENT

SCALE A3 SHEET 1:100	DRAWING NUMBER 443667-GA	REV B	PAGE 1/7
-------------------------	-----------------------------	----------	-------------

STRUCTURAL STEELWORK SCHEDULE			CONNECTIONS		
MARK	DESCRIPTION	SECTION	BASE	EAVES	TOP
C1	COLUMN - UNCLAD FRAME	C20024	BC4	KN3, KN7	
C2	COLUMN - CLAD FRAME	C15012	BC3	KN1, KN5	
C3	COLUMN - END	C15015	EB1		ER1
R1	RAFTER - UNCLAD FRAME	C20019		KN3	KN7
R2	RAFTER - CLAD FRAME	C15010	RA2	KN1	KN5
DM1	MULLION - ROLLER DOOR	C15010	EB1	DM1	MC4
RH1	HEAD - ROLLER DOOR	TS6175 + TS6175	RH1		
RH2	HEAD - ROLLER DOOR	TS6160 + TS6160	RH2		
OM1	OPENING MULLION	63x35x1.0 C-Channel			
OH1	OPENING HEAD	63x35x1.0 C-Channel			
OM1	OPENING MULLION	63x35x1.0 C-Channel			
OH1	OPENING HEAD	63x35x1.0 C-Channel			
Bw	BRACING - SIDE WALL	35x1.5 STRAP	SB1		
Be	BRACING - END WALL	35x1.5 STRAP	SB1		
Br	BRACING - ROOF	35x1.5 STRAP	SB2		
LB1	BRACE - LATERAL FLY	95 x 0.6 STRAP	LB1		
F1	FASCIA	C10010	FS2		
P1	PURLINS	TS6175 @ 1250	BL1		
P2	STRUT PURLIN	TS6110	BL1		
G1	GIRTS - SIDE	TS6110 @ 1380	BL1		
G2	GIRTS - END	TS6175 @ 1380	BL1		

GENERAL

- THIS IS A STANDARDISED DESIGN SUITABLE FOR LIGHT INDUSTRIAL, COMMERCIAL & RURAL BUILDINGS TO STANDARDS & REQUIREMENTS PROVIDED BY RANBUILD.
- THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH RANBUILD ASSEMBLY GUIDE.
- ANY DISCREPANCY SHALL BE REFERED TO THE ENGINEER BEFORE PROCEEDING WITH WORK.
- ALL MATERIALS & WORKMANSHIP SHALL BE IN ACCORDANCE WITH RELEVANT & CURRENT SAA CODES & WITH BY-LAWS & ORDINANCES OF THE RELEVANT BUILDING AUTHORITIES EXCEPT WHERE VARIED BY THE PROJECT SPECIFICATION.
- ALL DIMENSIONS SHOWN SHOULD BE VERIFIED BY THE BUILDER ON SITE. ENGINEERS DRAWINGS SHALL NOT BE SCALED FOR DIMENSIONS.
- DURING CONSTRUCTION THE STRUCTURE SHALL BE MAINTAINED IN A STABLE CONDITION & NO PART SHALL BE OVERSTRESSED. TEMPORARY BRACING SHALL BE PROVIDED BY THE BUILDER TO KEEP THE WORKS & EXCAVATIONS STABLE AT ALL TIMES.
- UNLESS NOTED OTHERWISE ALL LEVELS ARE IN METRES & ALL DIMENSIONS ARE IN MILLIMETRES.
- THE STRUCTURAL COMPONENTS DETAILED ON THESE DRAWINGS HAVE BEEN DESIGNED IN ACCORDANCE WITH THE RELEVANT SAA CODES & NORMAL ENGINEERING PRACTICE.
- ARCHITECTURAL ELEMENTS TO HAVE A MINIMUM OF 20mm CLEARANCE OF THE STRUCTURE & ARE TO BE ARTICULATED.
- IT IS COMMON SENSE TO WORK SAFELY AND TO PROTECT YOURSELF AND OTHERS FROM ACCIDENTS ON SITE. TO DO THIS, YOU MUST ENSURE YOU HAVE IN PLACE SAFE WORK PRACTICES AND APPROPRIATE EQUIPMENT. SAFETY INVOLVES PERSONAL PROTECTION OF EYES, OF SKIN(FROM SUNBURN) AND OF HEARING(FROM NOISE). FALL PROTECTION MUST ALSO BE IN PLACE AS APPLICABLE INCLUDING SAFETY MESH, PERSONAL HARNESSSES AND PERIMETER GUARDRAILS. IT IS RECOMMENDED THAT YOU FAMILIARIZE YOURSELF WITH APPLICABLE LAWS, REGULATIONS, RULES, GUIDELINES, CODES OF PRACTICE AND STANDARDS AND THAT YOU ADHERE STRICTLY TO THEM.

STRUCTURAL STEEL SPECIFICATION

- ALL STRUCTURAL STEELWORK TO BE CARRIED OUT IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FOLLOWING SAA CODES & SPECIFICATIONS. AS4100 STEEL STRUCTURES CODE
- AS/NZS 4600 COLD FORMED STEEL STRUCTURES CODE.
- AS1111 COMMERCIAL BOLTS & SCREWS.
- AS2887 FARM STRUCTURES (WHERE APPLICABLE).
- PROPRIETARY PRODUCTS ARE TO BE IN ACCORDANCE WITH THE RESPECTIVE MANUFACTURERS INSTRUCTIONS.

FRAME ASSEMBLY

- CORRECT FRAME ASSEMBLY IS IMPORTANT TO ACHIEVE OPTIMUM PERFORMANCE OF THE STRUCTURE
- FULLY TENSION BOLTS AT KNEE & APEX JOINTS AS SPECIFIED BEFORE STANDING FRAMES.
- FULLY TENSION BOLTS AT BASE CONNECTIONS AS SPECIFIED IMMEDIATELY AFTER STANDING THE FRAME.
- ROOF & WALL BRACING PROVIDE STRUCTURAL STABILITY WHERE SPECIFIED & MUST BE INSTALLED BEFORE THE CLADDING.

SELF DRILLING SCREWS

- QUALITY AND MECHANICAL PROPERTIES OF STRUCTURAL SCREWS MUST COMPLY WITH AS3566.1.
- ALL TEK SCREWS SHALL BE NO. 12 - 14 X 20 U.N.O
- THE MINIMUM DISTANCE OF EDGE/END SCREWS MUST HAVE AN EDGE DISTANCE OF 1.5 X SCREW DIAMETER FROM THE EDGE.
- THE MINIMUM DISTANCE OF SCREW TO SCREW SPACING MUST NOT BE LESS THAN 3 X SCREW DIAMETER BETWEEN ANY SCREWS.

HIGH TENSILE BOLTS

- ALL BOLTS SHALL BE M16 / 8.8 / S U.N.O
- CONNECTIONS WITH 8.8S BOLTS SPECIFIED ARE DESIGNED AS FRICTION TYPE JOINTS & BOLTS, NUTS & WASHERS SHALL COMPLY WITH THE RELEVANT REQUIREMENTS OF AS1252.
- 8.8/S BOLTS TO BE INSTALLED IN ACCORDANCE WITH AS4100 & TENSIONED BY AN APPROVED METHOD TO PRODUCE THE FOLLOWING SHANK TENSIONS

BOLT SIZE	SHANK TENSION (kN)
M12	50
M16	90
- FOR THIS DESIGN AN ACCEPTABLE TENSIONING METHOD IS SNUG TIGHT (PODGER SPANNER TIGHT) PLUS HALF A TURN.

CLADDING

- ALL ROOF AND WALL CLADDING TO BE INSTALLED IN ACCORDANCE WITH AS1562.1 AND THE MANUFACTURER'S INSTRUCTIONS.
- ROOF AND WALL CLADDING ARE STRUCTURAL DIAPHRAGM BRACINGS. UNDER NO CIRCUMSTANCES SHOULD THE CLADDING BE REMOVED WITHOUT WRITTEN APPROVAL FROM A PRACTICING STRUCTURAL ENGINEER.

DESIGN LOADING

- THE STRUCTURAL COMPONENTS SHOWN ON THESE DRAWINGS HAVE BEEN DESIGNED FOR THE FOLLOWING LOAD CONDITIONS COMPLYING WITH RELEVANT AUSTRALIAN STANDARDS INCLUDING AS/NZS 1170.2:2021:-

ROOF DEAD LOAD	SELF WEIGHT ONLY
ROOF LIVE LOAD	(1.8/A+0.12) BUT NOT LESS THAN 0.25kPa AND 1.1kN
WIND LOAD REGION	A1-A5
TERRAIN CATEGORY	2.64
IMPORTANCE LEVEL	2
Ms	1.0
Mt	1.0
INTERNAL PRESSURE COEFFICIENTS	Cpi = -0.65 or +0.7 (OPEN)
SITE CLASS	M (CLAY)
GROUND SNOW LOAD Sg	0.5 kPa
COASTAL DISTANCE	N/A
 - ALL DOORS AND WINDOWS SHALL HAVE THE SAME CYCLONIC WIND LOAD RATING AS THE REST OF THE BUILDING ENVELOPE, INCLUDING RESISTANCE TO FLYING DEBRIS AS SPECIFIED IN AS1170.2:2021 AND AS/NZS 4505-2012. DOORS AND WINDOWS SHALL BE CLOSED DURING STORMS. DOORS SHALL BE INSTALLED WITH WIND LOCKS IN CYCLONIC AREAS. SUPPORTING DOCUMENTATION INCLUDING TEST REPORTS SHALL BE AVAILABLE FROM DOORS AND WINDOWS MANUFACTURERS TO CONFIRM LOAD RATING AND ENSURE COMPLIANCE WITH ABOVE MENTIONED STANDARDS AND BCA. DOORS ARE ALSO REQUIRED TO BE SUPPLIED WITH A STICKER THAT SHOWS A RANGE OF INFORMATION INCLUDING THE DESIGN PRESSURE OF THE DOOR ACCORDING TO AS/NZS 4505-2012 REQUIREMENTS.
- COPYRIGHT NOTE
- THIS DRAWING REMAINS THE INTELLECTUAL PROPERTY OF RANBUILD, AND MUST NOT BE REPRODUCED, COPIED OR MODIFIED WHOLLY OR IN PART WITHOUT THE WRITTEN PERMISSION OF LYSAGHT BUILDING SOLUTIONS PTY LTD trading as RANBUILD



Copyright 2026
Lysaght Building
Solutions Pty Ltd
trading as RANBUILD

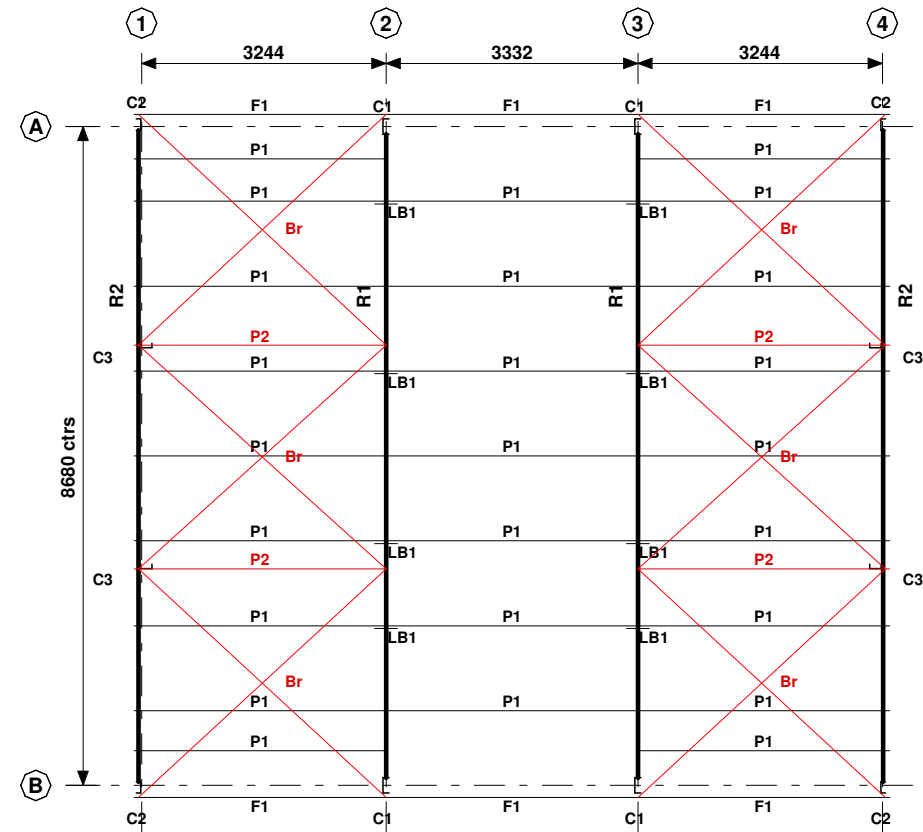
DRAWING SCHEDULE

- 1: 443667-GA GENERAL ARRANGEMENT
- 2: ENG1/1-443667 STEEL FRAME SCHEDULE AND NOTES, COVER PAGE
- 3: ENG2/1-443667 STEEL FRAME DIAGRAMs
- 4: ENG3/1-443667 CONNECTION DETAILS
- 5: ENG4/1-443667 RC SLAB PLAN
- 6: ENG5/1-443667 CHEMSET DETAILS
- 7: ENG6/1-443667 CONCRETE SPECIFICATION, SITE NOTES

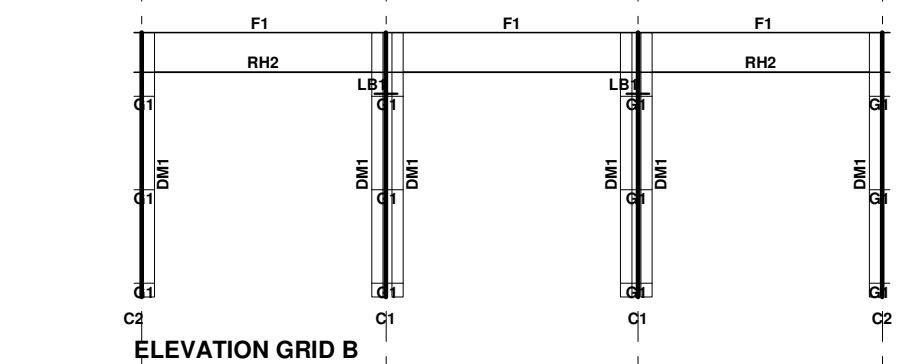
Accredited Practitioner
Alexander Filonov
CC4719P
LEVEL 1, 12 BEAUMONT ST
HAMILTON NSW 2303
+61 2 4962 4311
24/04/2026

FOR BUILDING PERMIT STAGE

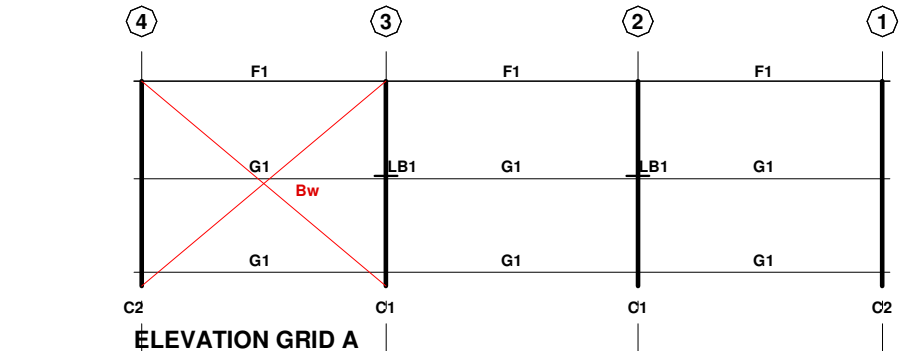
CLIENT Dave Charlton			
SITE 88 Barton Ave TRIABUNNA TAS 7190			
BUILDING DELUXE SKILLION 9000 SPAN x 2712/3500 EAVE x 10000 LONG			
TITLE STEEL FRAME SCHEDULE AND NOTES, COVER PAGE			
SCALE N/A	DRAWING NUMBER ENG1/1-443667	REV B	PAGE 2/7



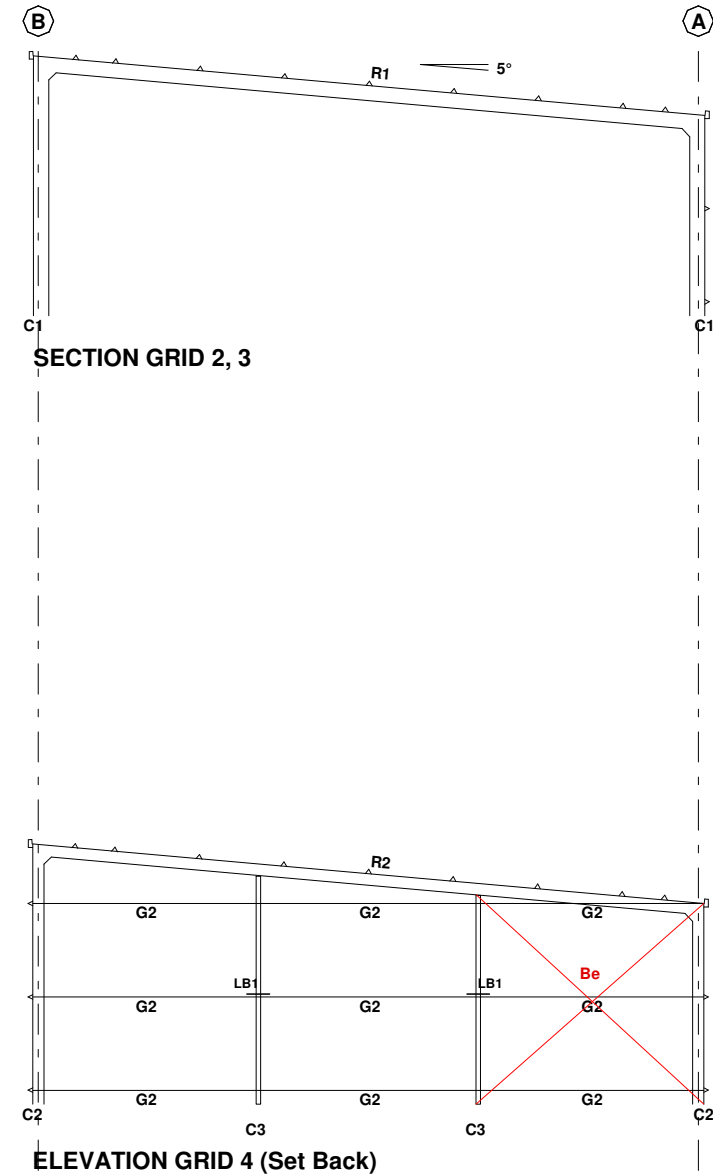
FRAME ROOF PLAN



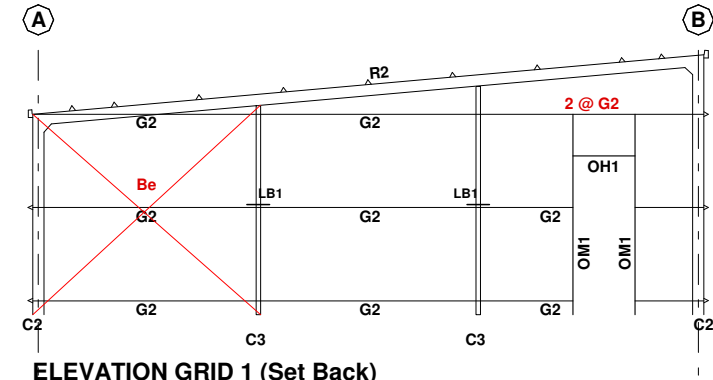
ELEVATION GRID B



ELEVATION GRID A



ELEVATION GRID 4 (Set Back)



ELEVATION GRID 1 (Set Back)

Accredited Practitioner
Alexander Filonov
CC4719P
LEVEL 1, 12 BEAUMONT ST
HAMILTON NSW 2303
+61 2 4962 4311
24/04/2026

FOR BUILDING PERMIT STAGE

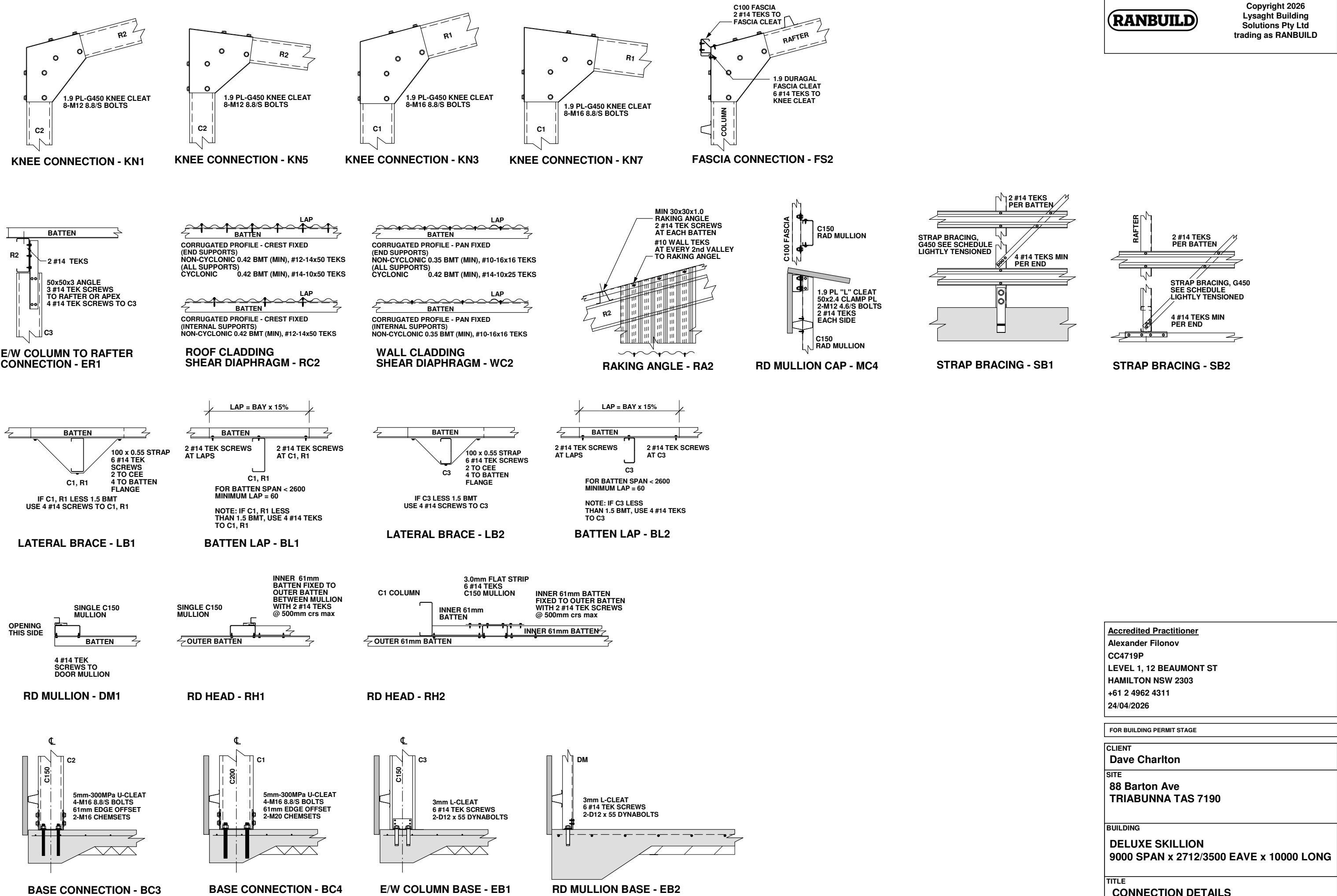
CLIENT
Dave Charlton

SITE
**88 Barton Ave
TRIABUNNA TAS 7190**

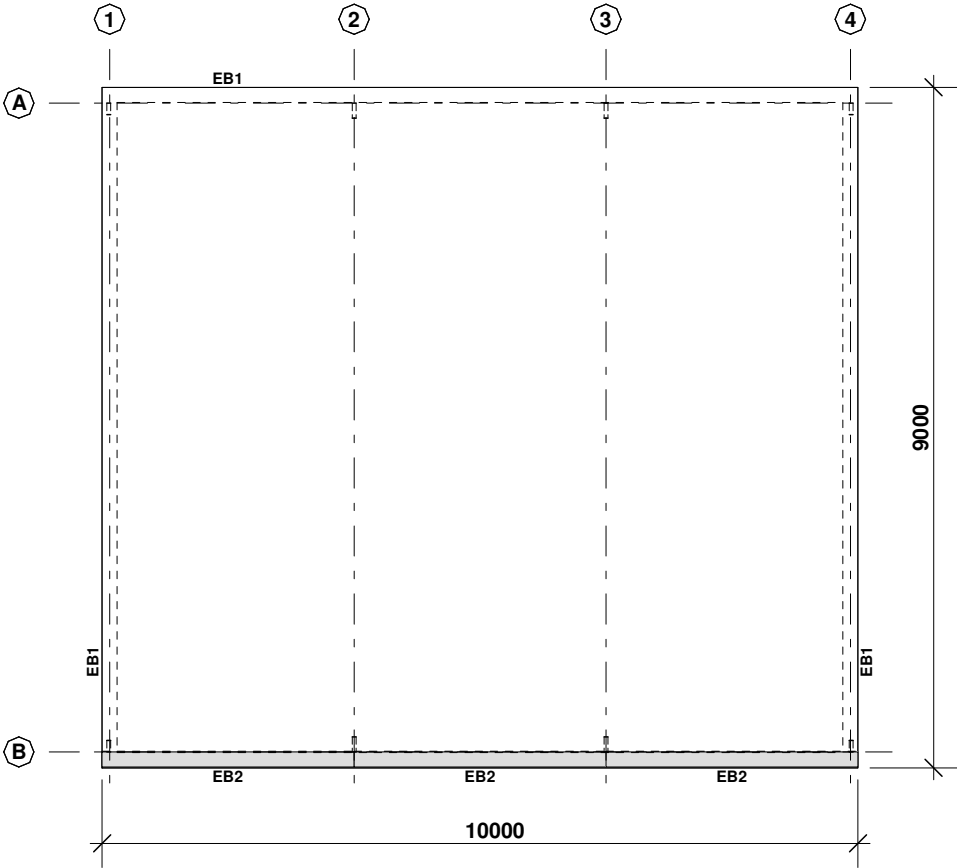
BUILDING
**DELUXE SKILLION
9000 SPAN x 2712/3500 EAVE x 10000 LONG**

TITLE
STEEL FRAME DIAGRAMS

SCALE A3 SHEET 1:100	DRAWING NUMBER ENG2/1-443667	REV B	PAGE 3/7
-------------------------	--	-----------------	--------------------



Accredited Practitioner Alexander Filonov CC4719P LEVEL 1, 12 BEAUMONT ST HAMILTON NSW 2303 +61 2 4962 4311 24/04/2026			
FOR BUILDING PERMIT STAGE			
CLIENT Dave Charlton			
SITE 88 Barton Ave TRIABUNNA TAS 7190			
BUILDING DELUXE SKILLION 9000 SPAN x 2712/3500 EAVE x 10000 LONG			
TITLE CONNECTION DETAILS			
SCALE A3 SHEET 1:20	DRAWING NUMBER ENG3/1-443667	REV B	PAGE 4/7



RC SLAB

THIS GENERAL PURPOSE RC FLOOR DESIGN IS SUITABLE FOR STRUCTURES USED FOR DOMESTIC, FARM AND COMMERCIAL NON-HABITABLE BUILDINGS SUCH AS GARAGES, STORAGE SHEDS, BARNs, STABLES ETC. THE DESIGN IS NOT SUITABLE FOR STRUCTURES CONVERTED FOR USE AS A DWELLING. ALL DIMENSIONS SHOULD BE CHECKED AND VERIFIED PRIOR TO COMMENCEMENT OF ANY WORKS. IF SLIDING DOORS ARE INCLUDED ON THIS PROJECT, A STRIP FOOTING OR PAD FOOTINGS WILL BE NECESSARY, AND MUST BE POURED IN CONJUNCTION WITH THIS GARAGE'S SLAB OR FOOTINGS.

SEE ERECTION INSTRUCTIONS FOR ADDITIONAL NOTES.

REFERENCE

- SEE SLAB DETAIL DRAWING FOR:-
- SITE FOUNDATION CLASSIFICATION NOTES
 - MINIMUM SITE PREPARATION NOTES
 - CONCRETE SPECIFICATION NOTES
 - CONCRETE REINFORCEMENT NOTES
 - SLAB ON GRADE NOTES
 - DETAIL S1/EB1 - SLAB EDGE TYPE 1
 - DETAIL S1/EB2 - SLAB EDGE TYPE 2
 - DETAIL S1/IB1 - INTERNAL BEAM TYPE 1
 - DETAIL S1/IB2 - INTERNAL BEAM TYPE 2
 - DETAIL S1/A - SLAB CONTROL JOINT
 - DETAIL S1/C - SLAB CONSTRUCTION JOINT

Accredited Practitioner
Alexander Filonov
CC4719P
LEVEL 1, 12 BEAUMONT ST
HAMILTON NSW 2303
+61 2 4962 4311
24/04/2026

FOR BUILDING PERMIT STAGE

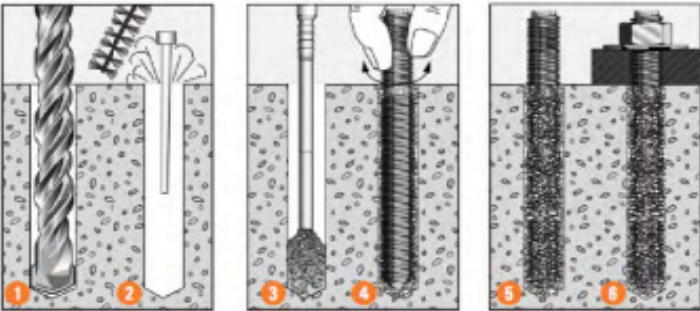
CLIENT Dave Charlton			
SITE 88 Barton Ave TRIABUNNA TAS 7190			
BUILDING DELUXE SKILLION 9000 SPAN x 2712/3500 EAVE x 10000 LONG			
TITLE RC SLAB PLAN			
SCALE A3 SHEET 1:100	DRAWING NUMBER ENG4/1-443667	REV B	PAGE 5/7

CHEMICAL ANCHOR INSTALLATION (CHEMSET)



Copyright 2026
Lysaght Building
Solutions Pty Ltd
trading as RANBUILD

Installation

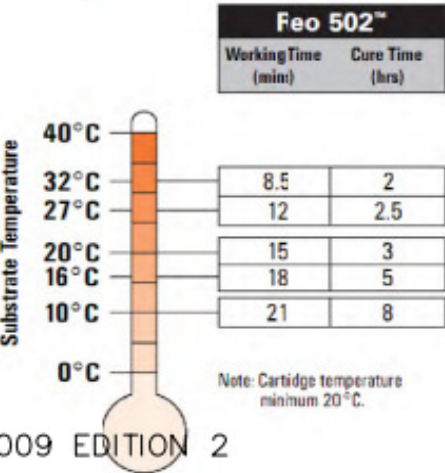


- 1. Drill recommended diameter and depth hole.
- 2. Clean hole with hole cleaning brush. Remove all debris using hole blower.
- 3. Insert mixing nozzle to bottom of hole. Fill hole to 3/4 the hole depth slowly, ensuring no air pockets form.
- 4. Insert **Ramset™ ChemSet™** Anchor Stud/rebar to bottom of hole while turning.
- 5. Allow ChemSet™ Reo 502™ to cure as per setting times.
- 6. Attach fixture.

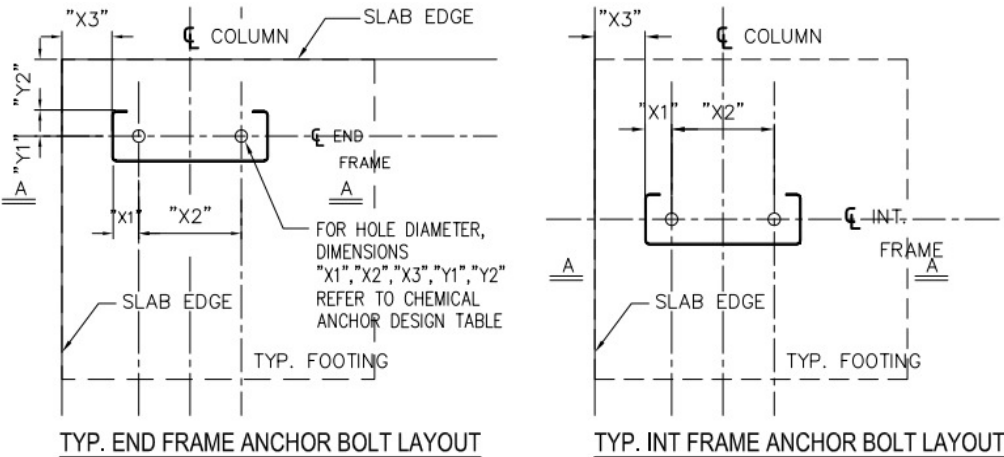
Installation temperature limits:
~ Substrate: 5 °C to 40 °C.
~ Adhesive: 20 °C to 32 °C.
Load should not be applied to anchor until the chemical has sufficiently cured is specified.

Service temperature limits:
-10 °C to 80 °C.

Setting Times



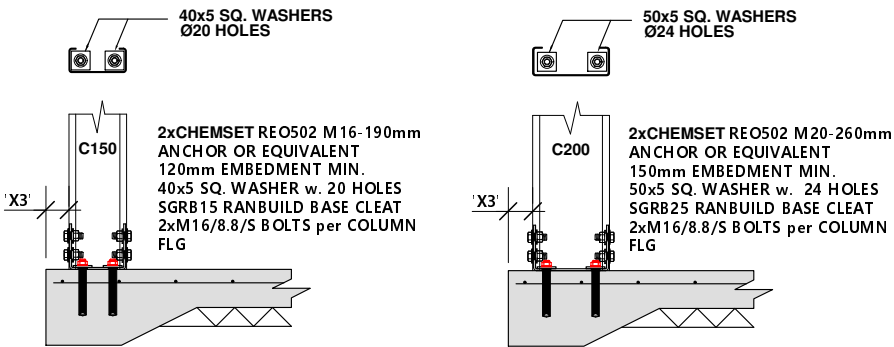
REF: RAMSET SPECIFIERS RESOURCE BOOK 2009 EDITION 2



GRID No.	GIRT TYPE	DISTANCE "X3"	DISTANCE "Y2"
1	TS61	61mm	83mm
3, B, C	TS61	61mm	61mm

COLUMN SIZE	HOLE DIAMETER	MIN ANCHOR EMBEDMENT	ANCHOR SIZE	ANCHOR TORQUE	DISTANCE "X1"	DISTANCE "X2"	DISTANCE "Y1"	SINGLE ANCHOR STRENGTH LIMIT STATE DESIGN CAPACITY	
								TENSION ϕN_{ur}	SHEAR ϕV_{ur}
C150	20mm	120mm	M16 - 190mm	95Nm	31mm	90mm	32mm	45KN	13.5KN
C200	24mm	150mm	M20 - 260mm	180Nm	36mm	130mm	38mm	64.5KN	18.5KN

NOTE:
ANCHOR DESIGN CAPACITIES ARE STRICTLY BASED UPON THE ANCHOR SIZES, EMBEDMENT LENGTHS, TORQUE REQUIREMENTS, GEOMETRICAL DIMENSIONS PRESENTED IN THIS DRAWING AND 28 DAYS CONCRETE COMPRESSIVE STRENGTH OF 25Mpa ONLY. NO ALTERATION IS ALLOWED WITHOUT OFFICAL WRITTEN CONFIRMATION FROM BLUESCOPE LYSAGHT TECHNOLOGY.



Accredited Practitioner
Alexander Filonov
CC4719P
LEVEL 1, 12 BEAUMONT ST
HAMILTON NSW 2303
+61 2 4962 4311
24/04/2026

FOR BUILDING PERMIT STAGE

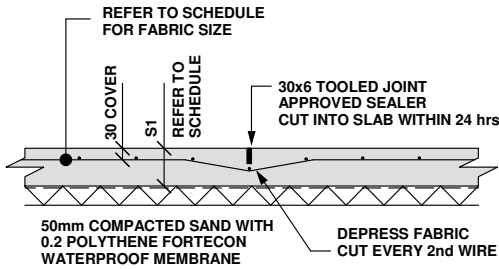
CLIENT
Dave Charlton

SITE
**88 Barton Ave
TRIABUNNA TAS 7190**

BUILDING
**DELUXE SKILLION
9000 SPAN x 2712/3500 EAVE x 10000 LONG**

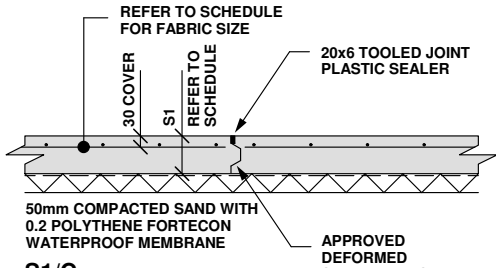
TITLE
CHEMSET DETAILS

SCALE A3 SHEET 1:20	DRAWING NUMBER ENG5/1-443667	REV B	PAGE 6/7
------------------------	---------------------------------	----------	-------------



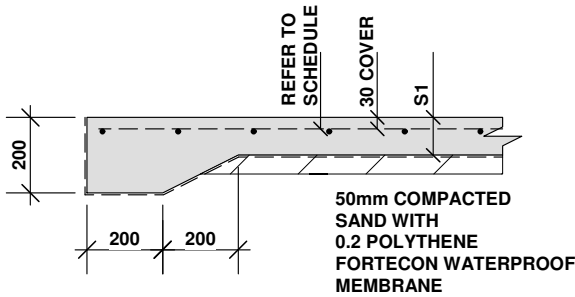
S1/A

CONTROL JOINTS MUST BE SUPPLIED AT NOT GREATER THAN 4.5M OR CONCRETE POUR AT A RATIO OF NOT MORE THAN 1:1.2 IN ANY DIRECTION.



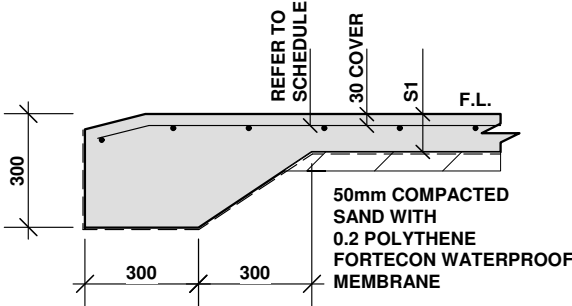
S1/C

CONSTRUCTION JOINTS MUST BE SUPPLIED WHERE AN UNBROKEN RUN OF CONCRETE POUR EXCEEDS 30M IN ANY DIRECTION.



DET S1/EB1 FOR RC SLAB

NOT SUITABLE AT OPENINGS
SUBJECT TO VEHICLE TRAFFIC



DET S1/EB2

REQUIRED AT OPENINGS
SUBJECT TO VEHICLE TRAFFIC

SITE FOUNDATION CLASSIFICATION

TWO COMMON FOUNDATION CONDITIONS & SITE CLASSIFICATIONS IN ACCORDANCE WITH AS2870 ARE USED FOR THE STANDARDISED FOOTING DESIGNS AS FOLLOWS:-

- STIFF CLAY CONFORMING TO AS2870 CLASS M.
MINIMUM SAFE BEARING CAPACITY - 100 kPa.
SHAFT ADHESION - 20 kPa
- DENSE SAND CONFORMING TO AS2870 CLASS A/S.
MINIMUM SAFE BEARING CAPACITY - 100 kPa.
- A SITE SPECIFIC GEOTECHNICAL INVESTIGATION IS RECOMMENDED & IF CONDITIONS OTHER THAN ASSUMED ARE ENCOUNTERED A DIFFERENT FOOTING DESIGN MAY BE REQUIRED & SHOULD BE REFERED TO A QUALIFIED LOCAL ENGINEER.
- ALL FOOTINGS TO BE FOUNDED IN NATURAL GROUND.
- NO FOOTING TO BE FOUNDED ON FILL MATERIAL.
- REFERENCE SHOULD BE MADE TO CSIRO PUBLICATION 10.91 GUIDE TO HOME OWNERS ON FOUNDATION MAINTENANCE & FOOTING PERFORMANCE

MINIMUM SITE PREPARATION

- STRIP SITE OF ALL TOP SOIL & DISCARD TO SPOIL. THE EXPOSED SURFACE TO BE PROOF ROLLED & AREAS REMAINING SOFT OR SPONGY ARE TO BE EXCAVATED TO SPOIL.
- PLACE APPROVED GRANULAR FILL MATERIAL TO THE REQUIRED BUILDING PLATFORM LEVEL IN LAYERS NOT EXCEEDING 200mm AND COMPACT BY ROLLING WITH SUITABLE EQUIPMENT TO ACHIEVE A DRY DENSITY RATIO OF 98% STANDARD COMPACTION TO AS1289 - E1.1 AT OPTIMUM MOISTURE CONTENT. THE TOP 200mm TO BE COMPACTED TO 100% STANDARD DRY DENSITY.
- THE COMPACTION OF ALL FILL MATERIAL TO BE INSPECTED AND APPROVED BY A RESPONSIBLE GEOTECHNICAL CONSULTANT.

CONCRETE REINFORCEMENT

- REINFORCEMENT IS REPRESENTED DIAGRAMATICALLY & NOT NECESSARILY IN TRUE PROJECTION.
- REINFORCEMENT NOTATION:-

N DENOTES HOT ROLLED DEFORMED BAR.

SL DENOTES HARD DRAWN WELDED WIRE FABRIC. THE NUMBER IMMEDIATELY FOLLOWING BAR NOTATION IS THE NOMINAL DIAMETER IN mm.
- PROVIDE BAR SUPPORTS OR SPACERS TO GIVE THE FOLLOWING COVER TO ALL REINFORCEMENT UNLESS NOTED OTHERWISE.

FOOTINGS 80 BOTTOM, 65 TOP & SIDES
SLABS 30 BOTTOM, 20 TOP
BEAMS 40 BOTTOM & SIDES TO STIRRUPS. TOP COVER AS DETAILED
- PROVIDE 2N12 DIAGONAL CORNER BARS 900 LONG AT ALL RE-ENRANT CORNERS OF OPENINGS IN SLABS AND THESE BARS TO BE POSITIONED 30mm FROM THE CORNER.

CONCRETE SPECIFICATION

- CARRY OUT ALL WORK IN ACCORDANCE WITH THE CURRENT ISSUE OF AS3600 & THE SPECIFICATION.
- CONCRETE SIZES SHOWN DO NOT INCLUDE FINISH & MUST NOT BE REDUCED OR HOLED IN ANY WAY WITHOUT THE ENGINEERS APPROVAL. DEPTH OF BEAMS INCLUDE SLAB THICKNESS.
- SLABS & BEAMS ARE TO BE POURED TOGETHER.
- CONSOLIDATE BY VIBRATION.
- SLAB CONCRETE TO BE AS SHOWN IN SLAB ON GRADE CRITERIA.
- BORED PIER CONCRETE SHALL HAVE F'c = 20 MPa, MAXIMUM AGGREGATE SIZE = 20 mm, SLUMP = 100 mm, EXCEPT FOR BCA CLASSES 2 TO 9 BUILDINGS CONCRETE SHALL HAVE F'c = 32MPa.

SLABS ON GRADE

- SLABS TO BE PLACED OVER 25 CONSOLIDATED SAND OVER PREPARED SUBGRADE.
- PROVIDE 0.2 POLYTHENE FORTICON WATERPROOF MEMBRANE UNDER ALL SLABS WITH LAPPED & TAPED JOINTS.
- PLACE PUMP MIX CONCRETE AS SPECIFIED BELOW TO ACCURATE LEVELS AS PER ARCHITECTS SPECIFICATION.
- PROVIDE CONTROL JOINTS AS INDICATED BY NEATLY SAW CUTTING 40 x 6 GROOVES WITHIN 12 HOURS OF THE FINAL FLOAT OF THE CONCRETE.
- CURE SLAB FOR 7 DAYS AFTER PLACEMENT BY MAINTAINING A CONTINUOUSLY WET SURFACE BY APPROVED METHODS. FLOODING & COVERING WITH POLYTHENE IMMEDIATELY AFTER FINISHING IS AN APPROVED METHOD.
- SEALING OF JOINTS TO BE CARRIED OUT ONE MONTH MINIMUM AFTER CURING IS COMPLETE.
- PROVIDE PROPER STORMWATER DRAINAGE AWAY FROM THE BUILDING.

SLAB ON GRADE CRITERIA	
CONCRETE COMPRESSIVE STRENGTH AT 28 DAYS (MPa)	20
FLEXURAL STRENGHT AT 90 DAYS (MPa)	5
SLUMP (mm)	100
AGGREGATE MAXIMUM SIZE (MM)	20
CEMENT TYPE	SL
CEMENT CONTENT (kg/cubic metre) MIN	320
FLY ASH CONTENT (kg/cubic metre) MAX	70
WATER / CEMENT RATIO (MAX)	0.45
MICROSTRAIN AT 56 DAYS	600
FLOOR FINISH - BURNISHED STEEL TROWEL	NON SLIP
FLOOR TOLERANCE	CLASS B

- FOR OTHER LOAD CONDITIONS A DESIGN VARIATION IS REQUIRED & SHOULD BE REFERED TO A QUALIFIED LOCAL ENGINEER.

DIMENSION SCHEDULE

S1	100RC SLAB
FABRIC	SL62T mesh

Accredited Practitioner

Alexander Filonov
CC4719P
LEVEL 1, 12 BEAUMONT ST
HAMILTON NSW 2303
+61 2 4962 4311
24/04/2026

FOR BUILDING PERMIT STAGE

CLIENT

Dave Charlton

SITE

88 Barton Ave
TRIABUNNA TAS 7190

BUILDING

DELUXE SKILLION
9000 SPAN x 2712/3500 EAVE x 10000 LONG

TITLE CONCRETE SPECIFICATION, SITE
NOTES

SCALE A3 SHEET 1:20	DRAWING NUMBER ENG6/1-443667	REV B	PAGE 7/7
------------------------	---------------------------------	----------	-------------

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:	DB & SD Charlton		
Contact person: (if different from applicant)	David Charlton		
Address:			
Suburb:		Post Code:	
Email:		Phone: / Mobile:	

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

Address of proposal:	88 Barton Ave		
Suburb:	Triabunna	Post Code:	7190
Size of site: (m ² or Ha)	5267 M2		
Certificate of Title(s):	25463		
Current use of site:	Residence		

General Application Details Complete for All Applications	
Description of proposed use or development:	Storage Shed
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	N/A
Number of Employees	N/A
Describe any delivery of goods to and from the site, including the types of vehicles used and the estimated average weekly frequency	N/A
Describe any hazardous materials to be used or stored on site	N/A
Type & location of any large plant or machinery used (refrigeration, generators)	N/A
Describe any retail and/or storage of goods or equipment in outdoor areas	N/A
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:	2/09/2026
----------------------	---	-------	-----------

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:	
--	--	-------	--

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 25463	FOLIO 21
EDITION 8	DATE OF ISSUE 26-Mar-2021

SEARCH DATE : 04-June-2026

SEARCH TIME : 11.28 am

DESCRIPTION OF LAND

Parish of TRIABUNNA, Land District of PEMBROKE
Lot 21 on Sealed Plan [25463](#)
Derivation : Part of 2560 Acres Gtd to P McLaine
Prior CT [4172/34](#)

SCHEDULE 1

[M878247](#) TRANSFER to KIRK LEE Registered 26-Mar-2021 at 12.
01 pm

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
SP [25463](#) FENCING PROVISION in Schedule of Easements

UNREGISTERED DEALINGS AND NOTATIONS

N217686 PRIORITY NOTICE reserving priority for 90 days
TRANSFER KIRK LEE to DAVID BRENT CHARLTON & SHELLEY
DENISE CHARLTON Lodged by MCMULLEN LAWYERS on
11-May-2026 BP: N217686
N192780 TRANSFER to DAVID BRENT CHARLTON and SHELLEY DENISE
CHARLTON as tenants in common in equal shares
Lodged by MCMULLEN LAWYERS on 28-May-2026 BP: N192780

OS K 1110

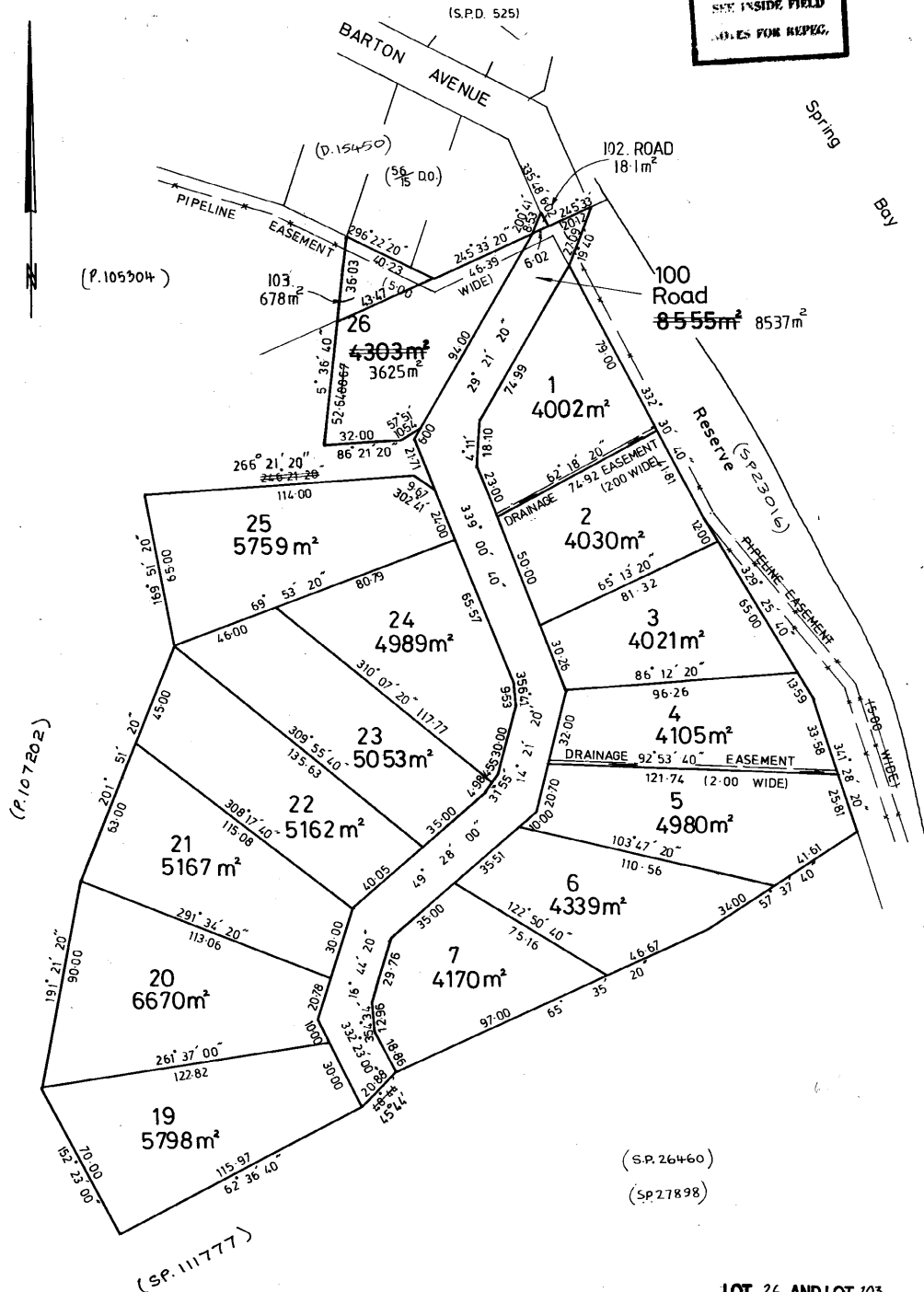
737

SP 25463

8-3-85

237

Owner: Woodstock Pty Ltd. J. B. SALMON	PLAN OF SURVEY by Surveyor J. B. MEDBURY of land situated in the	Registered Number: S. P25463
Title Reference: Conv. 34/914 58/9307	LAND DISTRICT OF PEMBROKE PARISH OF TRIABUNNA	Approved: 3-JUN 1985 Effective from:
Grantee: Part of 2560 acres granted to Peter McLaine.	SCALE 1:1500 MEASUREMENTS IN METRES	Deposited Recorder of Titles





SCHEDULE OF EASEMENTS

PLAN NO.

S.P25463

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 AND PROFITS

THIS COPY SCHEDULE CONSISTS OF 1 PAGE/S

Each lot on the plan is together with:—

- (1) such rights of drainage over the drainage easements shewn 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 à prendre described hereunder.

Each lot on the plan is subject to:—

- (1) such rights of drainage over the drainage easements shewn 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 à prendre described hereunder.

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

Am
LOTS 26 ¹⁰³ AND 100 are ^{each} subject to a Pipeline Easement over the Pipeline Easement 5.00 metres wide in favour of The Warden Councillors and Electors of the Municipality of Spring Bay. ^{shown passing through such lot} *Am*

INTERPRETATION: "Pipeline Easement" - means the full right and liberty of The Warden Councillors and Electors of the Municipality of Spring Bay to lay and maintain pipes as The Warden Councillors and Electors of the Municipality of Spring Bay may from time to time require through the pipeline easement 5.00 metres wide upon the Plan shown passing through such lot *Am* TOGETHER WITH the right of The Warden Councillors and Electors of the Municipality of Spring Bay by its agent and workmen from time to time and at all reasonable times to enter upon the area of the pipeline easement and to open up such lands for the purpose of laying, cleaning, repairing, replacing and renewing the said pipes as the occasion may require doing no unnecessary damage to such lands and upon completion of the works the surface shall be immediately restored to its former condition or as near thereto as shall be reasonably possible.

and John Barton Salmon *Am*

FENCING PROVISION : In respect of the Lots on the Plan Woodstock Pty. Ltd. as Vendor shall not be required to fence.

25463

THE COMMON SEAL of WOODSTOCK PTY. LTD.)
as registered proprietor was hereto)
affixed in the presence of:)

J.B. Salmon J.B. SALMON / DIRECTOR
P. Salmon P. SALMON / DIRECTOR



SIGNED by JOHN BARTON SALMON as)
registered proprietor in the)
presence of : -)

J.B. Salmon

[Signature]
SOLICITOR
14041117

This is the schedule of easements attached to the plan of WOODSTOCK PTY. LTD. and
(Insert Subdivider's Full Name)

JOHN BARTON SALMON affecting land in

CONVEYANCE 34/914
(Insert Title Reference)

Sealed by MUNICIPALITY OF SPRING BAY on 20th February 1984

Solicitor's Reference BUTLER, MCINTYRE & BUTLER
Council Clerk/Town Clerk *[Signature]*

OS-K 3134