**TASMAN COUNCIL**

1713 Main Road, Nubeena TAS 7184

Phone: (03) 6250 9200

Email: tasman@tasman.tas.gov.auWebsite: www.tasman.tas.gov.au

ABN: 63 590 070 717

NOTICE OF PROPOSED DEVELOPMENT

Notice is hereby given that an application has been made for planning approval under the Land Use Planning and Approvals Act 1993, for the following development(s):

| | |
|---------------------|--|
| NUMBER: | DA 109/2023 |
| ADDRESS: | Site 101, 1583 Nubeena Road, Nubeena (CT 167731/101) |
| DESCRIPTION: | Residential – Construction of a Multiple Dwelling |

The relevant plans and documents can be viewed on Council's website <https://tasman.tas.gov.au/advertised-applications/>, by using the QR Code below, or they are available in hard copy upon request by calling Council on (03) 6250 9200 or email tasman@tasman.tas.gov.au until **19 January 2024**.

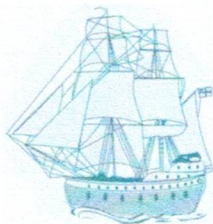
Any person may make a representation relating to the application. Representations are to be made in writing addressed to the General Manager, Tasman Council, 1713 Main Road, Nubeena TAS 7184 or by email to tasman@tasman.tas.gov.au and will be received no later than **19 January 2024**. Late representations will not be considered.

**Blake Repine****General Manager****Date: 5 January 2024**

DA 109/2023, Site 101, 1583 Nubeena Road, Nubeena (CT 167731/101), The relevant plans and documents can be inspected at the Council Offices at 1713 Main Road, Nubeena during normal office hours, or the plans may be viewed on Council's website at www.tasman.tas.gov.au until the date representations close 19 January 2024.

The below image was sourced from The List: <https://maps.thelist.tas.gov.au/listmap/app/list/map>





TASMAN COUNCIL

1713 Main Road, Nubeena TAS 7184

Tel 03 6250 9200 Fax 03 6250 9220

Email tasman@tasman.tas.gov.au

Web www.tasman.tas.gov.au

ABN 63590070717

Application for Planning Permit

The personal information requested on this form is being collected by council for purpose set out in the title of the form. The personal information will be used solely by council for the primary purpose or directly related purposes. The applicant understands that personal information is provided for the above mentioned function and that he/she may apply to council for access to and/or amendment of the information. Requests for access or correction should be made to Tasman Council's Customer Service Officer.

APPLICANT DETAILS*

| | | | |
|------------------------|--|----------|--|
| FULL NAME | | | |
| POSTAL ADDRESS | | POSTCODE | |
| PHONE (BUSINESS HOURS) | | FAX | |
| MOBILE | | EMAIL | |

OWNERS DETAILS (IF DIFFERENT)*

| | | | |
|------------------------|--|----------|--|
| FULL NAME | | | |
| POSTAL ADDRESS | | POSTCODE | |
| PHONE (BUSINESS HOURS) | | MOBILE | |

DESCRIPTION OF PROPOSED DEVELOPMENT*

| | |
|--|---|
| <input checked="" type="checkbox"/> New Dwelling | <input type="checkbox"/> New Shed/ Outbuilding |
| <input type="checkbox"/> Subdivision | <input type="checkbox"/> Extension/ Addition |
| <input type="checkbox"/> Change of Use | <input type="checkbox"/> Demolition |
| <input type="checkbox"/> Commercial/ Industrial Building | <input type="checkbox"/> Other (please specify – right) |

PRESENT USE OF LAND/ BUILDING(S)

Vacant land

LOCATION OF PROPOSED DEVELOPMENT*

| | | | |
|---|--|---|-----|
| ADDRESS | Lot 101, 1583 Nubeena road Nubeena Tasmania 7184 | | |
| CERTIFICATE OF TITLE | 167731/101 | LOT NUMBER | 101 |
| FLOOR AREA | | | |
| Existing floor area (square metres): 80 meters home | | Proposed floor area (square metres): 90 mt including deck | |
| CAR PARKING | | | |
| Number existing 1 | | Number proposed - 1 | |

| | |
|---|--|
| SITE CONTAMINATION | |
| Have any potentially contaminating uses been undertaken on this site? (Refer to list provided on page 5) | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| TASMANIAN HERITAGE OR ABORIGINAL HERITAGE REGISTER | |
| Is this property on the Tasmanian Heritage or Aboriginal Heritage Register? | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| VALUE (mandatory field) | |
| Value of work (inc. GST) | ONE HUNDRED AND FORTY THOUSAND DOLLARS (\$140,000) |

PRE-APPLICATION DISCUSSIONS*

| | |
|--|--|
| HAVE YOU HAD PRE-APPLICATION DISCUSSIONS WITH A COUNCIL OFFICER? (If yes, please specify officers name, if known) Belinda Nutting | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
|--|--|

DECLARATION BY APPLICANT*

| | |
|--|------------------|
| I/ we declare that the information given is a true and accurate representation of the proposed development; and I/ we am/ are liable for the payment of Council application processing fees, even in the event of the development not proceeding; and I/ we authorise Tasman Council to provide a copy of my documents relating to this application to any person for the purpose of assessment and public consultation and agree to arrange for the permission of the copyright owner of any part of this application to be obtained. | |
| SIGNATURE OF APPLICANT | [REDACTED] |
| NAME OF APPLICANT (PLEASE PRINT) | [REDACTED] |
| DATE | 25/ October 2023 |

DECLARATION IF APPLICANT IS NOT THE OWNER

| | |
|---|-----------------|
| I hereby declare that I am the applicant for the development at the address detailed in this application for a planning permit, and that I have notified the owner/s of the land for which I am making this application, in accordance with Section 52(1a) of the <i>Land Use Planning and Approvals Act 1993</i> . | |
| SIGNATURE OF APPLICANT | [REDACTED] |
| NAME OF APPLICANT (PLEASE PRINT) | [REDACTED] |
| DATE | 25 OCTOBER 2023 |
| NAME/S OF OWNER/S NOTIFIED | |
| DATE | |

| | |
|--|--|
| IS THE APPLICANT AND/OR OWNER A TASMAN COUNCIL COUNCILLOR, COUNCIL OFFICER OR HIS OR HER SPOUSE OR IMMEDIATE RELATIVE? * | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
|--|--|

DECLARATION IF LAND IS COUNCIL OR CROWN LAND

If the land that is the subject of this application is owned or administered by either the Crown or Tasman Council, the consent of the Minister of the Crown or the General Manager of the Council, whichever is applicable, must be included here. This consent should be completed and signed by either the Minister, the General Manager of Tasman Council, or their delegate (as specified in Subsections 52(1d-1g) of the *Land Use Planning and Approvals Act 1993*).

| | |
|---|---|
| DECLARATION | I, _____ being responsible for the administration of land at _____ declare that I have given permission for the making of this application. |
| | |
| SIGNATURE OF MINISTER/ GENERAL MANAGER | |
| DATE | |

NON-RESIDENTIAL DEVELOPMENTS

Note: This section must be completed for all applications for non-residential uses, home occupations and domestic/ residential businesses or other managed/ commercial residential uses (e.g. hostel or motel).

| | | | |
|---|--|--|---|
| HOURS OF BUSINESS | | | |
| CURRENT | | PROPOSED | |
| Monday to Friday | | Monday to Friday | |
| Saturday | | Saturday | |
| Sunday | | Sunday | |
| NUMBER OF EMPLOYEES | | | |
| CURRENT | | PROPOSED | |
| Total Employees | | Total Employees | |
| Employees on Site | | Employees on Site | |
| PLANT/ MACHINERY | | | |
| Is there any large plant or machinery that would need to be installed or used on site such as refrigeration units and generators? (If yes, please list below the type of machinery and ensure location, dimensions etc are clearly marked on your plans.) | | | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| | | | |
| | | | |
| | | | |
| OUTDOOR STORAGE/ SEATING/ NUMBER OF BEDS | | | |
| Is outdoor storage proposed? (If yes, please ensure that your plans show where the outdoor storage areas are and what type of goods are stored. This information will help us assess the impact of the proposal on the amenity.) | | | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| If you are proposing a night club, café or the like, what is the number of seats proposed including the capacity at any bar area? | | Please ensure that the arrangements are shown on your plans. This information enables us to assess the car parking arrangements. | |
| If you are proposing a hotel, motel, visitor accommodation, hostel or the like, what is the number of beds proposed? | | Please ensure the beds are clearly indicated on your plans. This information enables us to assess the car parking arrangements. | |
| GOODS DELIVERIES | | | |
| Will there be any goods deliveries to and from the site? (If yes, please estimate the number and type of vehicles and how often they will make trips.) | | | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| Type and Size of Vehicle | | Number of Vehicles on Site | |
| Trip Frequency per Month | | | |

CHECKLIST

To ensure that we can process your application as quickly as possible, please read the following checklist carefully to ensure that you have provided the following at the time of lodging the application. If you are unclear on any aspect of your application, please phone (03) 6250 9200 to discuss or arrange an appointment concerning your proposal. Note that, in accordance with Section 54 of the *Land Use Planning and Approvals Act 1993*, Council may require additional information.

1. A completed Application for Planning Permit Form. *Please ensure that the form provides an accurate description of the proposal, has the correct address and contact details and is signed and dated by the applicant.*
2. A current copy of the Certificate of Title for all lots involved in the proposal. *The title details must include, where available, a copy of the search page, title plan, sealed plan or diagram and any schedule of easements (if any), or other restrictions, including covenants. Council notification or conditions of transfer.*
3. One (1) copy of the following information (email submissions are accepted):
 - a. An analysis of the site and surrounding area setting out accurate descriptions of the following:
 - i. topography and major site features including an indication of the type and extent of native vegetation present, natural drainage lines, water courses and wetlands, trees greater than 5 metres in height in areas of skyline or landscape importance and identification of any natural hazards including flood prone areas, high fire risk areas and land subject to instability;
 - ii. soil conditions (depth, description of type, land capability etc);
 - iii. the location and capacity of any existing services or easements on the site or connected to the site;
 - iv. existing pedestrian and vehicle access to the site;
 - v. any existing buildings on the site;
 - vi. soil and water management plans.
 - b. A site plan for the proposed use or development, drawn at a scale of not less than 1:200 (1:1000 for sites in excess of 1 hectare), showing:
 - i. a north point;
 - ii. the boundaries and dimensions of the site;
 - iii. Australian Height Datum (AHD) levels;
 - iv. natural drainage lines, watercourses and wetlands;
 - v. soil depth and type
 - vi. the location and capacity of any existing services or easements on the site or connected to the site;
 - vii. the location of any existing buildings on the site, indicating those to be retained or demolished, and their relationship to buildings on adjacent sites, streets and access ways;
 - viii. the use of adjoining properties;
 - ix. shadow diagrams of the proposed buildings where development has the potential to cause overshadowing;
 - x. the dimensions, layout and surfacing materials of all access roads, turning areas, parking areas and footpaths within and at the site entrance;
 - xi. any proposed private or public open space or communal space or facilities;
 - xii. proposed landscaping, indicating vegetation to be removed or retained and species and mature heights of plantings; and
 - xiii. methods of minimizing erosion and run-off during and after construction and preventing contamination of storm water discharged from the site.
 - c. Plans and elevations of proposed and existing buildings, drawn at a scale of not less than 1:100, showing internal layout and materials to be used on external walls and roofs and the relationship of the elevations to natural ground level showing any proposed cut or fill.
4. A written submission supporting the application that demonstrates compliance with the relevant parts of the Act, State Policies and planning scheme.

Please note that application fees will be invoiced upon initial assessment.

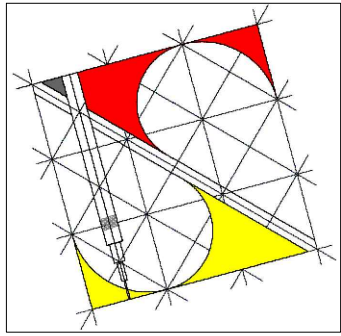
Please contact the Council's Building & Development Services Department on (03) 6250 9200 for details of fees.

| POTENTIALLY CONTAMINATING ACTIVITIES | |
|---|---|
| Agricultural Fertiliser Manufacture | Metal Founders |
| Asbestos Production and Manufacture | Metal Sprayers |
| Battery Manufacture and Recycling | Metal Treatments and Picklers |
| Chemical Manufacture or Formation | Mining and Extractive Industries |
| Defence Establishments and Training Areas | Pest Controllers (being areas where pest control chemicals are stored or vehicles and tanks used in connection with pest control are washed.) |
| Drum Reconditioning Wastes | Petroleum and Petrochemical Industries |
| Dry Cleaning Establishments | Pharmaceutical Manufacture or Formation |
| Electroplating | Printers |
| Explosives Production and Storage | Railway Yards |
| Fuel Depots and Storage Areas | Sanitary and Refining |
| Galvanisers | Scrap Yards |
| Gas Works | Service Stations |
| Gun, Pistol and Rifle Clubs | Smelting and Refining |
| Hazardous Waste Landfills | Tannery or Fellmongery or Hide Curing Works |
| Industrial Cleaners | Wood Treatment and Preservation Sites |
| Lime Burners | |

| DEFINITION OF OWNER |
|--|
| "Owner" means any of the following: |
| (a) in the case of a fee simple estate in land – the person in whom that estate is vested; |
| (b) in the case of land not registered under the <i>Land Titles Act 1980</i> and subject to a mortgage – the person having, for the time being, the equity of redemption in that mortgage; |
| (c) in the case of the land held under a tenancy for life – the person who is the life tenant; |
| (d) in the case of land held under a lease of a term not less than 99 years or for a term of not less than such other prescribed period – the person who is the lessee of the land; |
| (e) in the case of land in respect of which a person has a prescribed interest – that person; |
| (f) in the case of Crown Land within the meaning of the <i>Crown Lands Act 1976</i> – the Crown on right of the State of Tasmania |

OFFICE USE ONLY:

| | |
|---|------------------------|
| <input type="checkbox"/> Planning Fees | |
| \$ _____ | Receipt No: _____ |
| <input type="checkbox"/> Advertising Fees | |
| \$ _____ | Date of Receipt: _____ |



Urban Space Designers
Building Design and Drafting

SINGLE DWELLING

DEVELOPMENT APPLICATION

Address: Eco Village
1583 Nubeena Road
Nubeena TAS - 7184

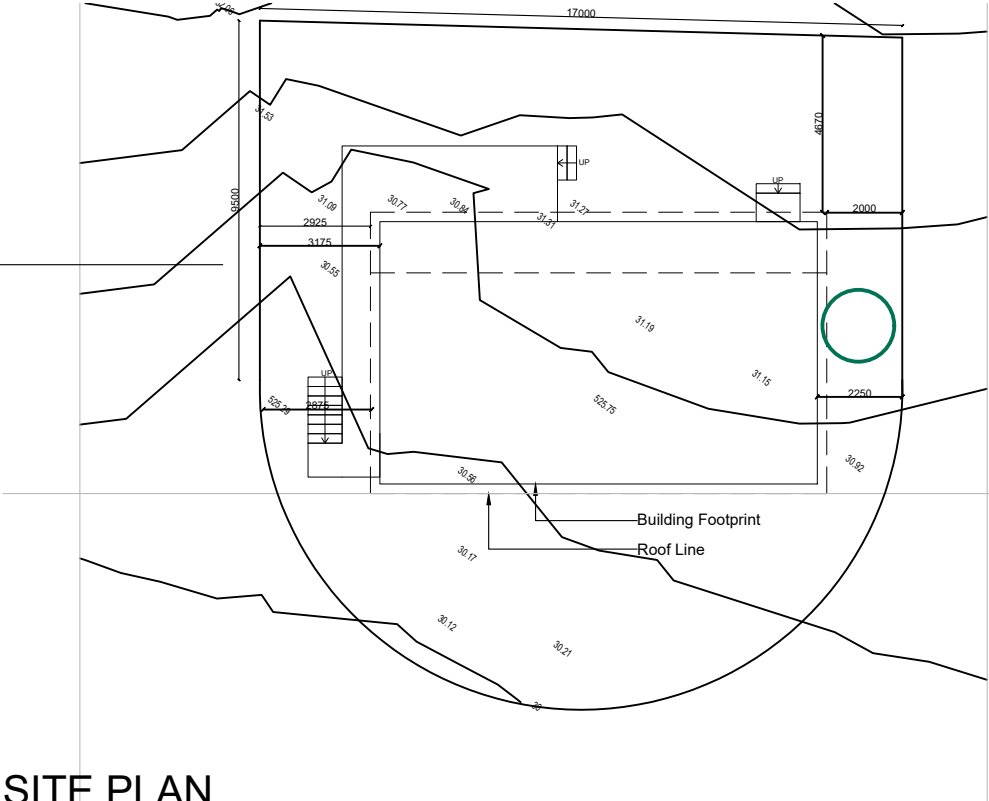
NOTES

KEY PROJECT STATISTICS & DATA

Site plan showing lots 101 through 108, 109, and 110. The lots are defined by a 'SITE BOUNDARY' line. Each lot is labeled with its number, area in m², and radius R.

| Lot Number | Area (m²) | Radius (R) |
|------------|-----------|------------|
| 101 | 275m² | 8.50 |
| 102 | 275m² | 8.50 |
| 103 | 275m² | 8.50 |
| 104 | 275m² | 8.50 |
| 105 | 275m² | 8.50 |
| 106 | 231m² | 7.50 |
| 107 | 176m² | 7.50 |
| 108 | 176m² | 7.50 |
| 109 | 113m² | 6.00 |
| 110 | 176m² | 7.50 |

Boundary line distances (from left to right): 9.50, (17.00), 9.50, (17.00), 9.50, (17.00), 9.50, (17.00), 9.50, (17.00), 9.50. Boundary line distances (from bottom left to top right): 5.92, (12.05), 9.29, 7.95.

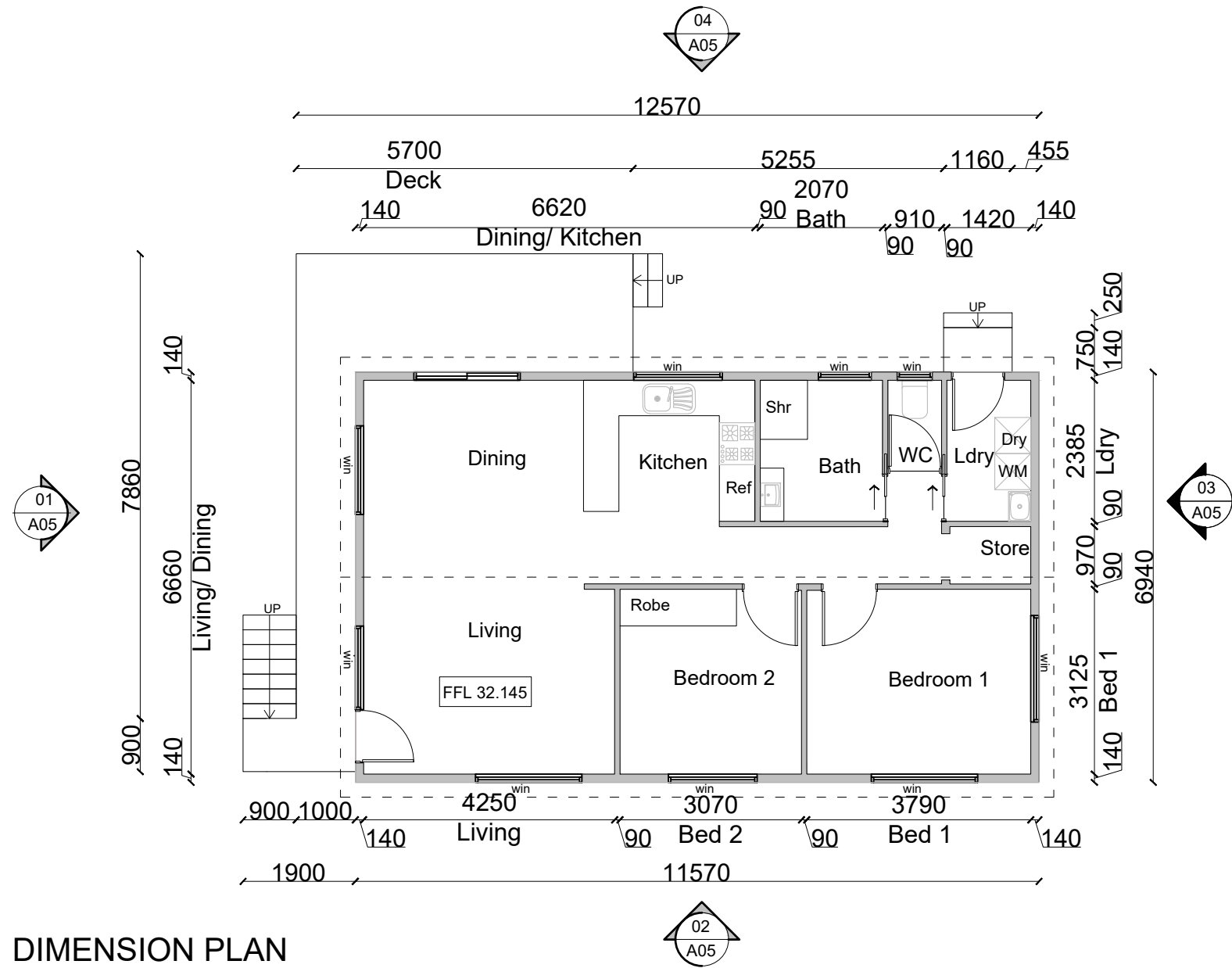


FINISHES : COLOR / MATERIAL SCHEDULE

DRAWING LIST

| RELOCATABLE HOME AT LOT 101/1583, NUBEENA ROAD, NUBEENA TAS - 7184 | | |
|--|--------------------------|------------|
| S.NO. | DESCRIPTION | AREA SQ.M. |
| 1 | SITE AREA (LOT 101) | 275 |
| 2 | GREEN AREA | 194.71 |
| 3 | BLDG BUILT UP AREA | |
| | | 80.29 |
| | DECK AREA | 29 |
| 4 | IMPERVIOUS SURFACE | |
| | BUILDING GRD/SITE COVER | 80.29 |
| | TOTAL IMPERVIOUS SURFACE | 80.29 |
| | PERCENTAGE | 29% |
| 5 | PERVIOUS SURFACE | |
| | GREEN AREA | 194.71 |
| | TOTAL PERVIOUS SURFACE | 194.71 |
| | PERCENTAGE | 71% |





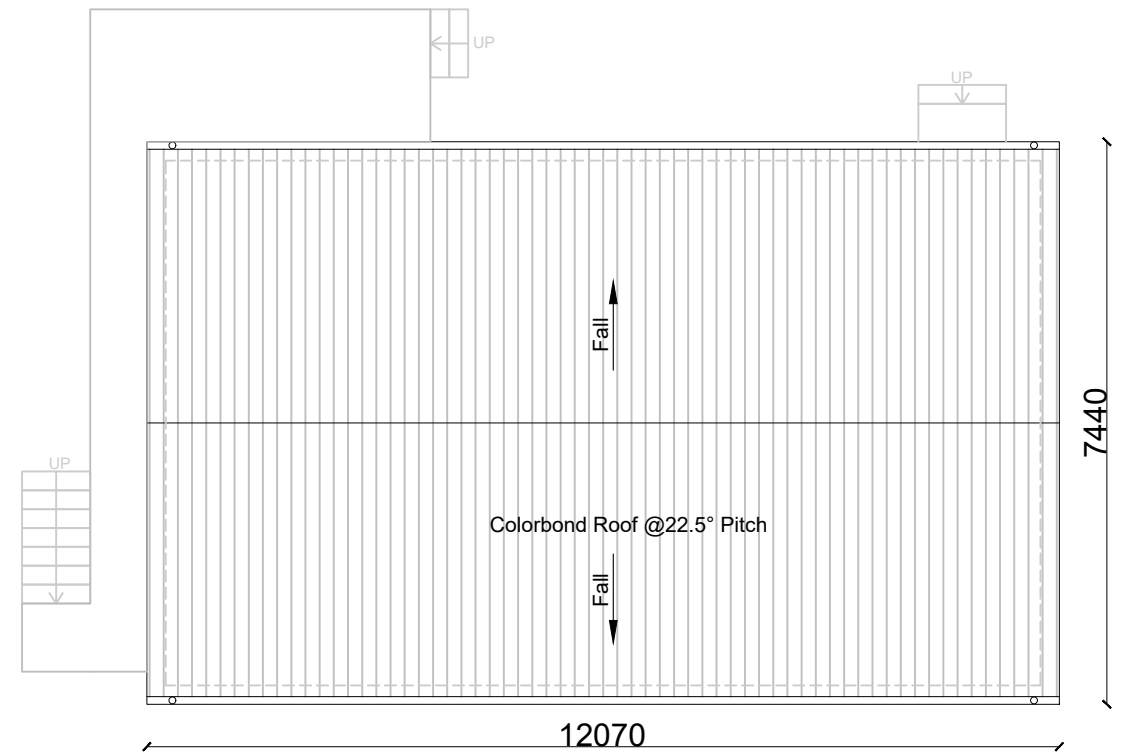
DIMENSION PLAN
SCALE 1:100

GUTTER AND DOWN PIPES

Gutter and Downpipes - BCA Volume 2 Part 3.5.2

- Colorbond metal fascias and gutters.
- Eve gutters installed with a fall of 1:500 (normally).
- Box gutters fall of 1:100.
- Spacing between downpipes maximum 12m.
- Downpipes to be located 1.2m from a valley or provisions made for overflow.
- Gutters and downpipes to be selected in accordance with BCA Vol 2 Part 3.2.5 and table 3.5.2.2.

Zincalume color (B.M.T) 0.500 protected steel sheet to Australian Standard AS139\ Fascia clips/brackets shall be attached to fascia /barge at a max 1.2m centres using recommended fasteners.



ROOF PLAN
SCALE 1:100

R3.8 Insulation batts to roof space above ceiling lining.

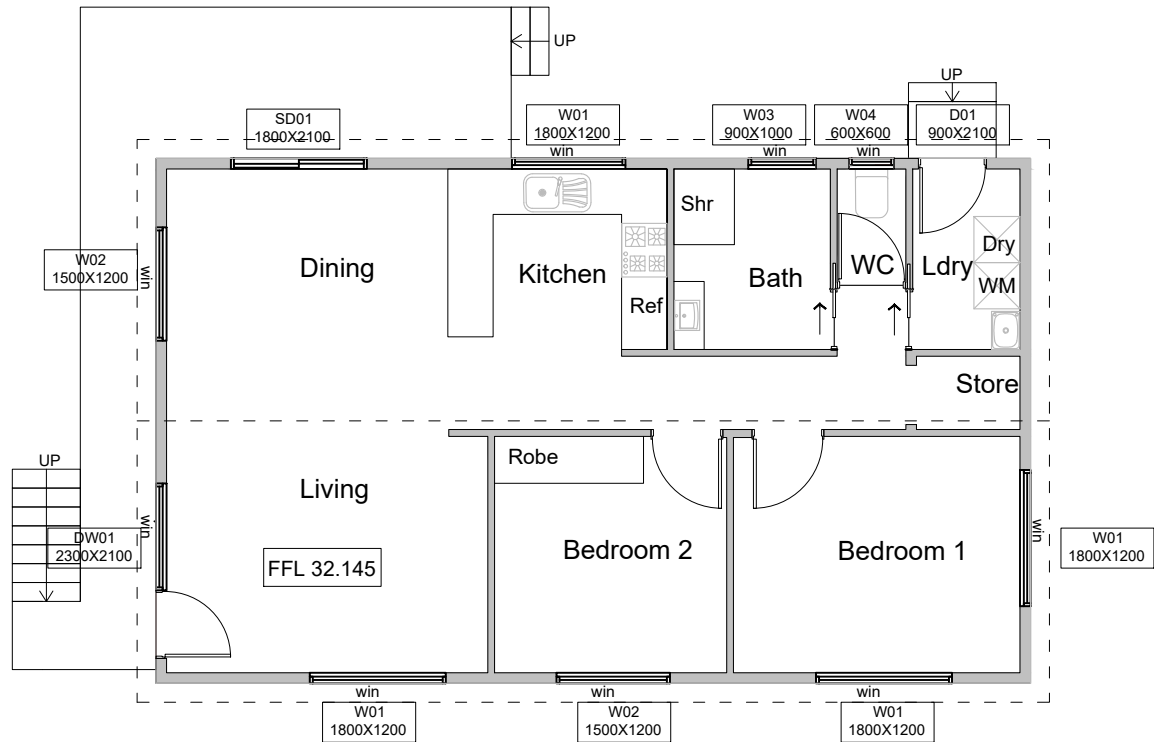
Recommended fixing for severe exposure conditions to AS3566 use class 4 materials for severe exposure and stainless steel for every server coastal environments.

ROOF CLADDING

Colorbond Skillion roof sheeting. One and a half corrugation side lap (typical).

Roof Cladding -BCA Volume 2 Part 3.5.3 Colorbond "Custom Orb" metal sheeting installed in accordance with this part AS 1562.1 and manufacturers recommendation.

- Minimum pitch 5 degrees.
- Corrosion protection in accordance with BCA Table 3.5.1.1.
- End lap of sheets 5-15 degrees-minimum 200mm.
- above 15 degrees - minimum 150mm
- Ridge line valley to be turned up (stop ended).
- Fasteners to be made of compatible material with roofing material.
- Crest fixing of end span and every second rib and internal spans every third ribs.
- Where possible sheets to be laid with side laps facing away from prevailing weather.
- Reflective foil insulation to be fitted to underside of sheets.

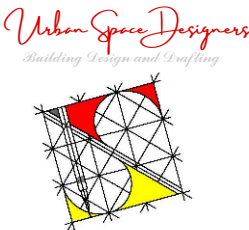


Door-Window Schedule

| ID | W01 | W02 | W03 | W04 | D01 | SD01 | DW01 |
|------------------------|--------------------------------|-----------------|-----------------|-----------|-----------|-----------|------------------------|
| Type | FIXED + SLIDING | FIXED + SLIDING | FIXED + SLIDING | FIXED | STANDARD | SLIDING | STANDARD DOOR + WINDOW |
| No.'s | 4 | 2 | 1 | 1 | 1 | 1 | 1 |
| Glazing | Refer Energy Assessment Report | | | | | | |
| *U-Value | | | | | | | |
| Frame Material | Aluminium | Aluminium | Aluminium | Aluminium | Aluminium | Aluminium | Aluminium |
| Width | 1800 | 1500 | 900 | 600 | 900 | 1800 | 1800 |
| Height | 900 | 900 | 1000 | 600 | 2100 | 2100 | 2100 |
| Sill Height (from FFL) | 1200 | 1200 | 1100 | 1500 | 0 | 0 | 0 |
| Area | 0.7 SQ.M | 0.6 SQ.M | 2.1 SQ.M | 2.7 SQ.M | 2.1 SQ.M | 5.0 SQ.M | 5.0 SQ.M |
| ID | W01 | W02 | W03 | W04 | D01 | SD01 | DW01 |
| Elevation | | | | | | | |

DOOR WINDOW SCHEDULE

SCALE 1:100



Phone:
0402438170

Email:
info@urbanspacedesigners.com.au

Accreditation:
TAS - 381246362
VIC - DP-AD 72846

The information contained in this document is copyright and may not be used or reproduced for any other project or purpose. Verify all dimensions and levels on site and report any discrepancies to *Urban Space Designers* for direction prior to the commencement of work. Drawings to be read in conjunction with all other contract documents. Use figured dimensions only. **Do not scale from drawings.** USD cannot guarantee the accuracy of content and format for copies of drawings issued electronically.
IF IN DOUBT ASK.
The completion of the issued details checked and authorized section below is confirmation of the status of the drawing. The drawing shall not be used for the construction unless endorsed "for construction" and authorized for issue.
Read these drawings in conjunctions with drawings prepared by **USD**. Refer any discrepancies with the architect before proceeding with any building works.
The drawing is prepared as built and strict instructions to builders to have a physical measurement before referring this drawing and inform USD if there are any gaps in dimensions.

Project Name:
Relocatable Home at Eco Village,

Project Address:
Lot 101, Eco Village,
1583 Nubeena Rd., Nubeena
TAS - 7184

| ISSUE ID | ISSUE NAME | ISSUE DATE |
|----------|------------|------------|
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

CHECK all dimensions and measurements on site prior to fabrication and or construction. Dimensions are in millimeters "frame to frame" and do not allow for interior linings.
ALL work in Accordance with
The Building Code of Australia (BCA) as amended, relevant Australian Standards (AS) Codes and good building practices.
Drawings to be read in conjunction with specifications and schedules.

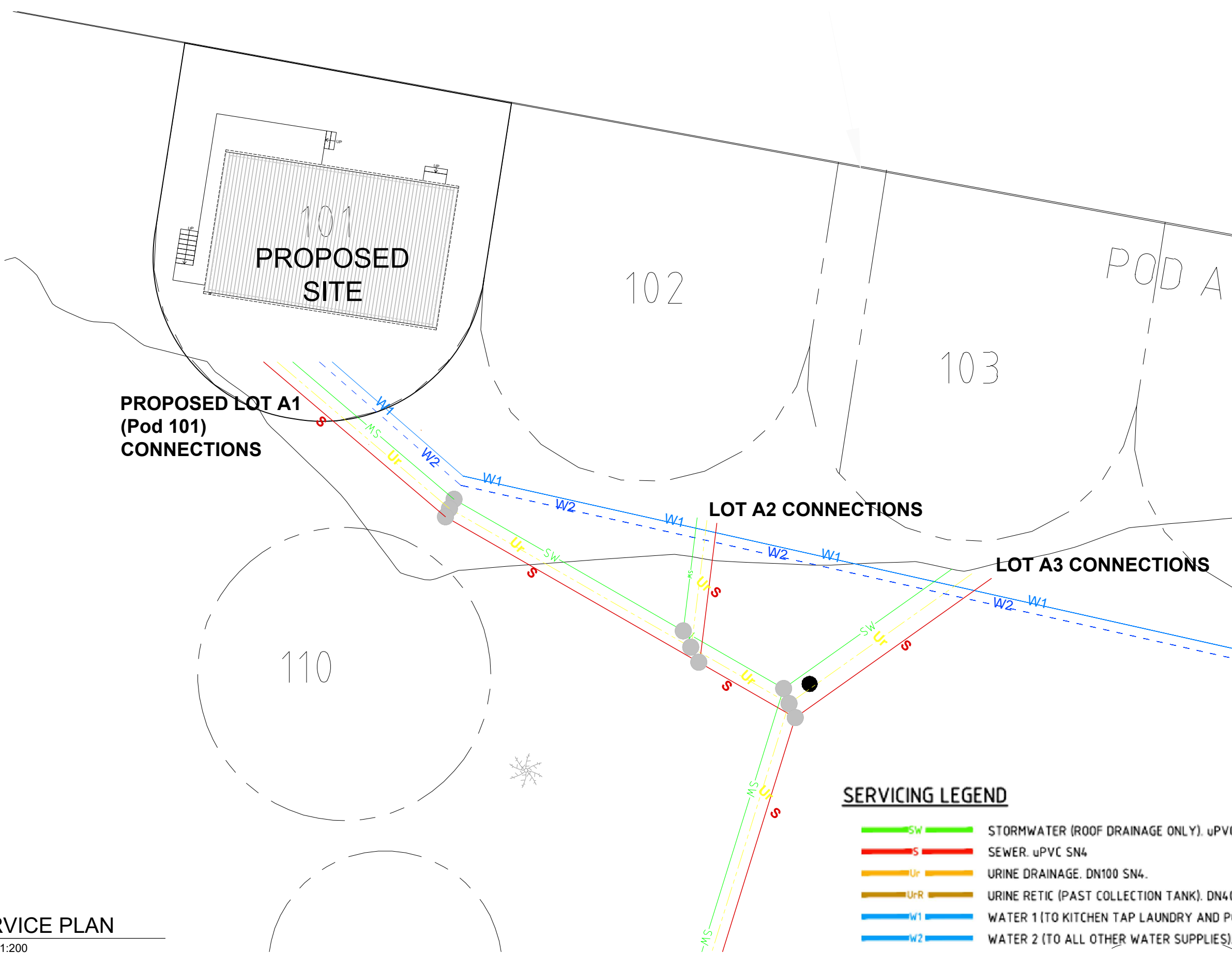
Drawing Title:
DOOR WINDOW SCHEDULE

Scale: 1:100 @ A3 **Date:** 06.11.2023

Ref. No: 101EV-NR/ARCH/2023 **Drawn by:** GK

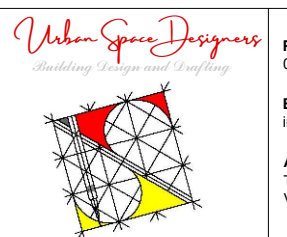
Drawing No. : **Revision No. :**

A06



SERVICE PLAN
SCALE 1:200

- SERVICING LEGEND**
- SW STORMWATER (ROOF DRAINAGE ONLY). uPVC SN4
 - S SEWER. uPVC SN4
 - Ur URINE DRAINAGE. DN100 SN4.
 - UrR URINE RETIC (PAST COLLECTION TANK). DN40 'RURAL' PE PN8.
 - W1 WATER 1 (TO KITCHEN TAP LAUNDRY AND POOL SUPPLY ONLY)
 - W2 WATER 2 (TO ALL OTHER WATER SUPPLIES). PE PN12 COLOUR: '



Phone:
0402438170

Email:
info@urbanspacedesigners.com.au

Accreditation:
TAS - 381246362
VIC - DP-AD 72846

The information contained in this document is copyright and may not be used or reproduced for any other project or purpose. Verify all dimensions and levels on site and report any discrepancies to *Urban Space Designers* for direction prior to the commencement of work. Drawings to be read in conjunction with all other contract documents. Use figured dimensions only. **Do not scale from drawings.** USD cannot guarantee the accuracy of content and format for copies of drawings issued electronically.

IF IN DOUBT ASK.

The completion of the issued details checked and authorized section below is confirmation of the status of the drawing. The drawing shall not be used for the construction unless endorsed "for construction" and authorized for issue. Read these drawings in conjunction with drawings prepared by **USD**. Refer any discrepancies with the architect before proceeding with any building works.

The drawing is prepared as built and strict instructions to builders to have a physical measurement before referring this drawing and inform USD if there are any gaps in dimensions.

Project Name:
Relocatable Home at Eco Village,

Project Address:
Lot 101, Eco Village,
1583 Nubeena Rd., Nubeena
TAS - 7184

| ISSUE ID | ISSUE NAME | ISSUE DATE |
|----------|------------|------------|
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

CHECK all dimensions and measurements on site prior to fabrication and or construction. Dimensions are in millimeters "frame to frame" and do not allow for interior linings.

ALL work in Accordance with
The Building Code of Australia (BCA) as amended, relevant Australian Standards (AS) Codes and good building practices.
Drawings to be read in conjunction with specifications and schedules.

| | |
|---------------------------------------|------------------|
| Drawing Title: SERVICE PLAN | |
| Scale: 1:200 @ A3 | Date: 06.11.2023 |
| Ref. No: 101EV-NR/ARCH/2023 | Drawn by: GK |
| Drawing No. : A07 | Revision No. : |

