

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 / 2025
ADDRESS:	5533 Arthur Hwy, Eaglehawk Neck (CT: 186254/2)
DESCRIPTION:	Residential – Construction of a Dwelling

All plans and documents submitted with the application can be inspected at the Tasman Council Office, Monday to Friday from 8:30am to 4:30pm. In addition to the statutory requirements, some documents, relevant to the assessment of the application are available on the council website by following this link:

<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 during the period for which representations may be made, until **30th January 2026**.

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 **30th January 2026**. Late representations will not be considered.

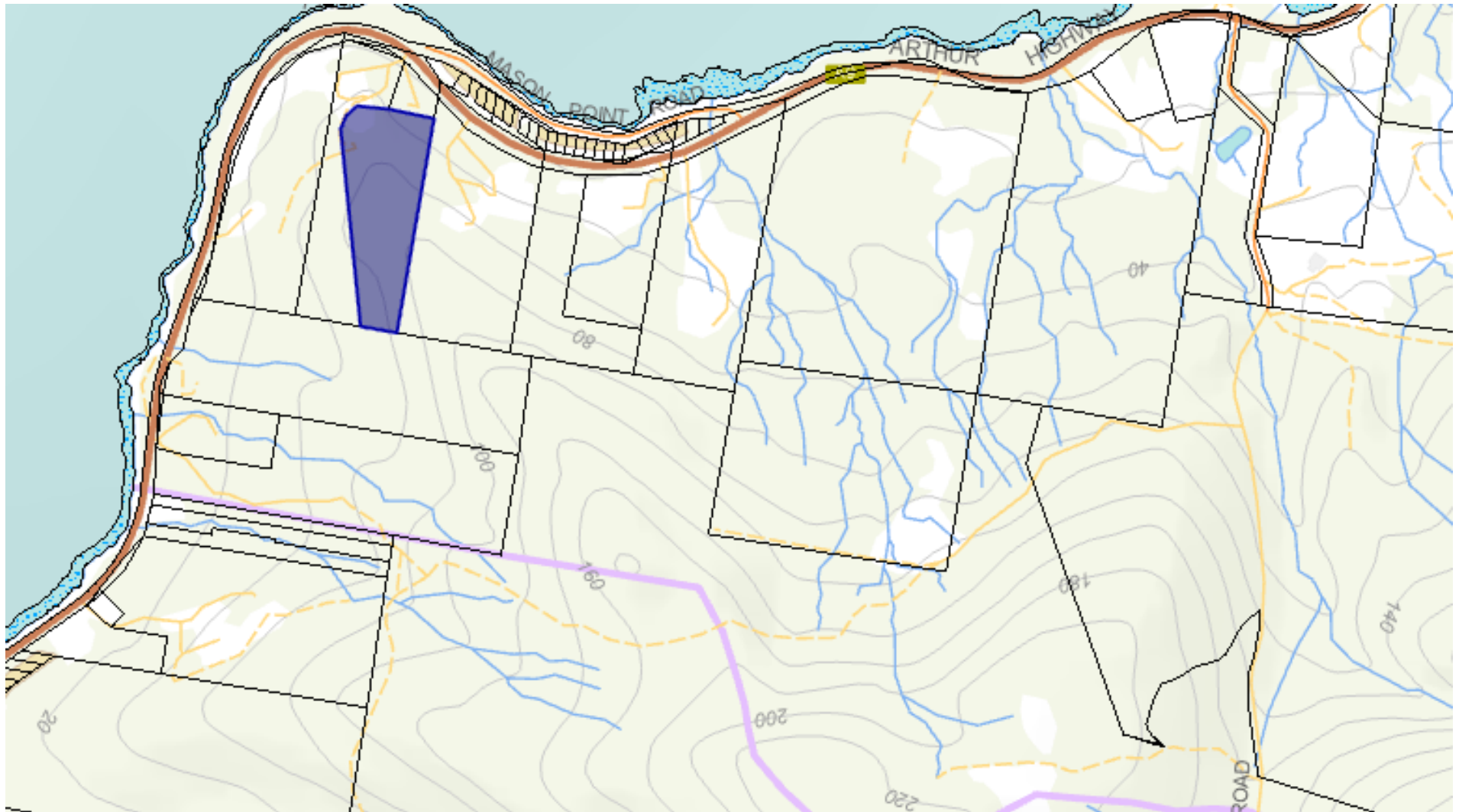


A handwritten signature in black ink, appearing to read 'Blake Repine'.

Blake Repine
General Manager
Date: 16 January 2025

DA 109 / 2025, 5533 Arthur Hwy, Eaglehawk Neck (CT: 186254/2) – 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 30 January 2026.

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



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. If an application is made under Section 57 of the Land Use Planning and Approvals Act 1993, a copy of the lodgement documents must be made available for any person to inspect during public notification. Please note that any information, reports and plans submitted with an application are treated as public documents and may be reproduced for representors, referral authorities and any other persons/bodies interested in the proposal.

Requests for access or correction should be made to Tasman Council's Customer Service Officer.

* Indicates mandatory field

APPLICANT DETAILS*

FULL NAME	WILKIN DESIGN & DRAFTING PTY LTD		
POSTAL ADDRESS		POSTCODE	
PHONE (BUSINESS HOURS)		MOBILE:	
EMAIL			

NOTE: All Council correspondence will be emailed to the applicant unless otherwise specified.

OWNERS DETAILS (IF DIFFERENT TO APPLICANT DETAILS)*

ENSURE OWNER DETAILS MATCH THE CURRENT CERTIFICATE OF TITLE

FULL NAME			
POSTAL ADDRESS		POSTCODE	
PHONE (BUSINESS HOURS)		MOBILE	

DESCRIPTION OF PROPOSED DEVELOPMENT*

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

Are any of the components in this application seeking retrospective approval?*

E.g. Use and/or development that has commenced without a planning permit.

(If yes, please specify the relevant components)

☐ Yes

☒ No

PRESENT USE OF LAND/ BUILDING(S)*

VACANT LAND

LOCATION OF PROPOSED DEVELOPMENT*

ADDRESS	5531 ARTHUR HWY EAGLEHAWK NECK TAS 7179		
CERTIFICATE OF TITLE: FOLIO NUMBER	186254	LOT NUMBER	2

FLOOR AREA*	
Existing floor area (square metres):	Proposed floor area (square metres): 116.15m2
CAR PARKING*	
Number existing	Number proposed 2

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
VEGETATION REMOVAL*	
Does the proposal require any vegetation removal? If yes, provide details on the site plan.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
VALUE*	
Value of work (inc. GST)	\$ 550,000

Please complete both declarations if you are making the application but not the owner

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	<i>Todd Wilkin</i>
NAME OF APPLICANT (PLEASE PRINT)	TODD WILKIN - WILKIN DESIGN & DRAFTING PTY LTD
DATE	5/11/2025

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	<i>Todd Wilkin</i>
NAME OF APPLICANT (PLEASE PRINT)	Todd Wilkin
DATE	10/11/25
NAME/S OF OWNER/S NOTIFIED	
DATE	10/11/25

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 <i>Land Use Planning and Approvals Act 1993</i>).	
DECLARATION	<p>I, _____</p> <p>being responsible for the administration of land at _____</p> <p>declare that I have given permission for the making of this application.</p>
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			

PLANNING PERMIT – APPLICATION CHECKLIST – MANDATORY

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.

Please note that the following information is required by Clause 6.1 of the State Planning Provisions. An application will not be considered to be a valid application and will not be processed without the required information as detailed below.

Please complete the below checklist



Completed Application Form - Required

All sections filled out correctly and owner details match those listed on the title documents

Application form includes a detailed cost estimate of the proposal



Written Submission - Required

Description of the proposed development

Justification addressing the Performance Criteria (if applicable)



Title Documents - Required

Current copy of the Certificate of Title (Folio Plan and Text Page)

Copies of any restrictive covenants, easements, or other relevant documents.



Site Plan - Required

Drawn to scale

Shows the location of the proposed development including setback distances from boundaries

Includes existing structures, property boundaries, access points, driveways, parking areas, rainwater tanks and any natural features (vegetation and waterways)



Floor Plan and Elevations - Required

Detailed floor plans of the proposed development

Elevations showing the height and external appearance



Stormwater and Servicing Plan - Required

Details on how stormwater will be managed on-site

Information about connections to utilities (water, sewer, electricity)

Elevations showing the height and external appearance of all water tanks



Landscaping Plan - if applicable

Details of existing vegetation to be retained or removed



Supporting Reports and Assessments - if applicable

Bushfire Hazard Management Plan and Report

Traffic Impact Assessment

Natural Values Assessment

Onsite Wastewater Assessment

Dated:

Signed:

Please note the following:

Application fees will be invoiced upon initial assessment, this is within 4 business days of submission.

If this application results in building works occurring on the property, applicant and/or owner information including name and contact details will be provided to the Office of the Valuer General for the purpose of undertaking a valuation inspection of the property / building works.

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	

SEARCH OF TORRENS TITLE

VOLUME 186254	FOLIO 2
EDITION 2	DATE OF ISSUE 13-Apr-2025

SEARCH DATE : 19-Nov-2025

SEARCH TIME : 03.10 PM

DESCRIPTION OF LAND

Parish of TARANNA Land District of PEMBROKE

Lot 2 on Sealed Plan [186254](#)

Derivation : Part of Lot 31939 Gtd. to Charles William Shields

Prior CT [49394/1](#)SCHEDULE 1

[B633634](#) & [C956449](#) TRANSFER to
Registered 12-Apr-2010 at 12.01 PM



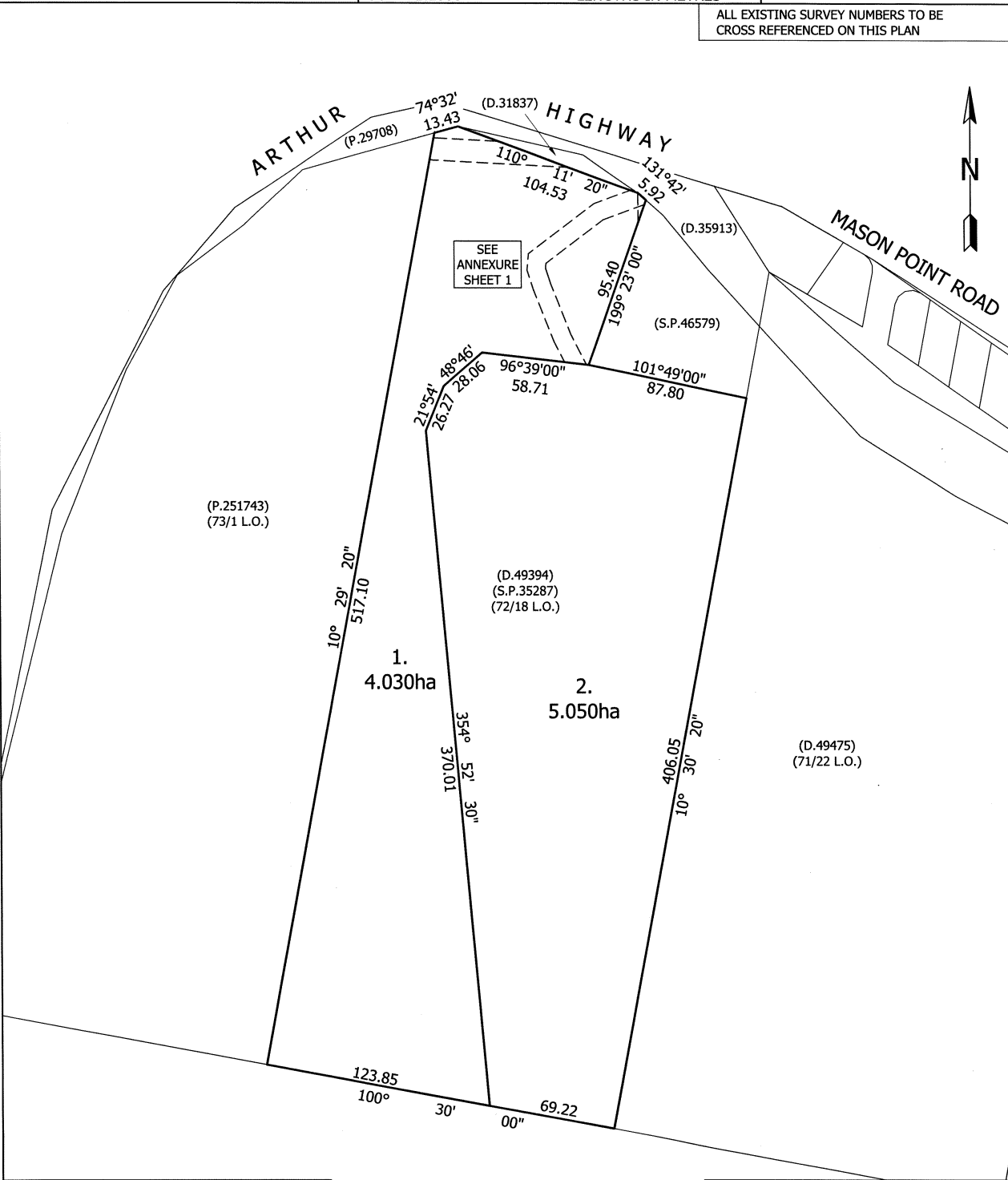

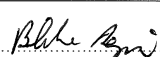
SCHEDULE 2

Reservations and conditions in the Crown Grant if any

[SP186254](#) EASEMENTS in Schedule of Easements[SP186254](#) FENCING COVENANT in Schedule of EasementsUNREGISTERED DEALINGS AND NOTATIONS

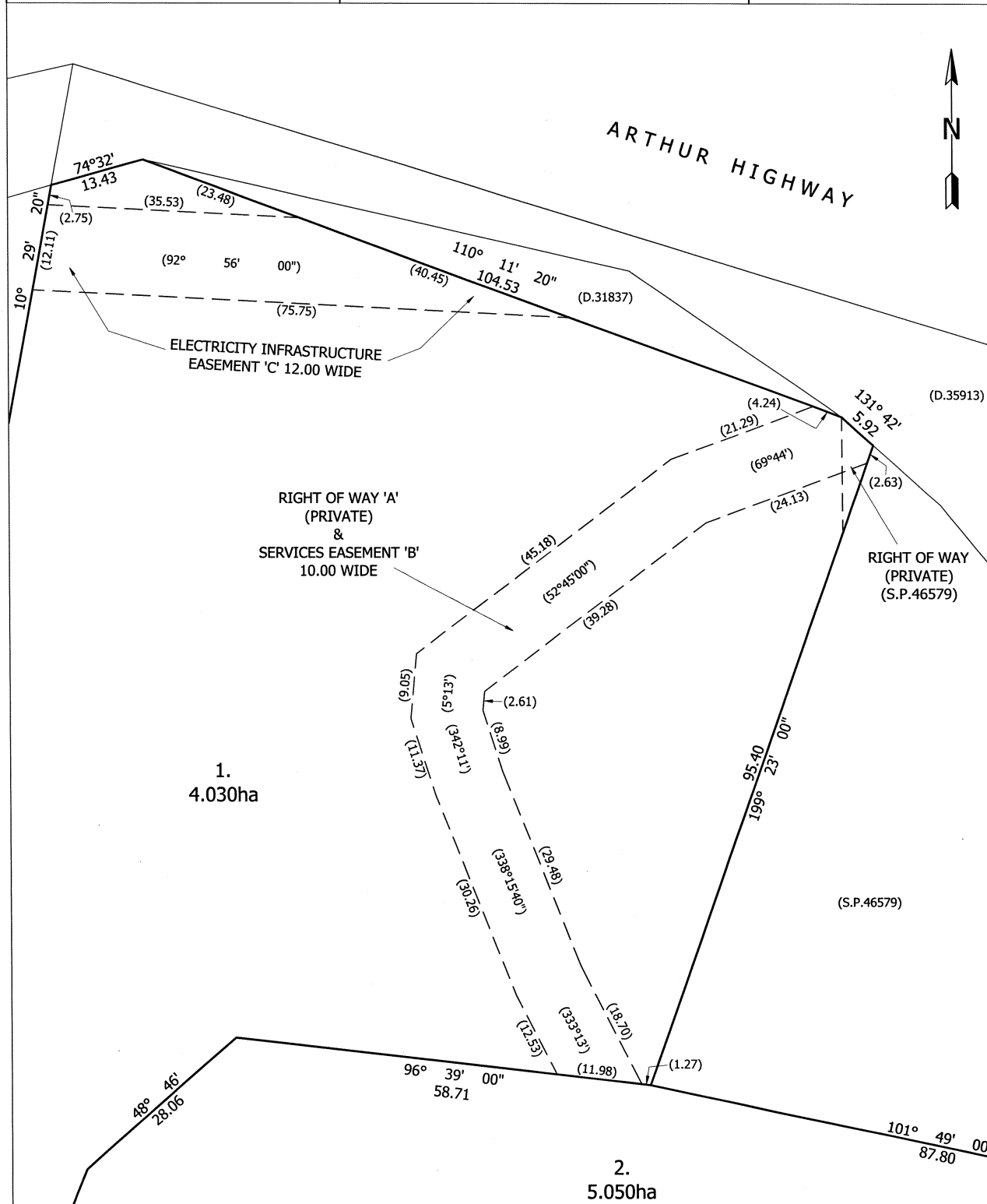
No unregistered dealings or other notations

'PRIORITY FINAL PLAN'

<p>OWNER:</p> <p>FOLIO REFERENCE: C.T.49394/1</p> <p>GRANTEE: PART OF LOT 31939 GRANTED TO CHARLES WILLIAM SHIELDS</p>	<p>PLAN OF SURVEY</p> <p></p> <p>WOOLCOTT SURVEYS</p> <p>BY SURVEYOR: COLIN STERLING SMITH</p> <p>LOCATION: LAND DISTRICT OF PEMBROKE PARISH OF TARANNA</p> <p>SCALE 1:2000 LENGTHS IN METRES</p>	<p>REGISTERED NUMBER</p> <p>SP186254</p> <p>APPROVED EFFECTIVE FROM 21 MAR 2024</p> <p></p> <p>Recorder of Titles</p>
<p>ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN</p> 		
<p></p> <p>Registered Land Surveyor</p> <p>31/03/2023</p> <p>Date</p>	<p>(P.120025) (73/34 L.O.)</p>	<p></p> <p>Council Delegate</p> <p>19/02/2024</p> <p>Date</p>

'PRIORITY FINAL PLAN'

<h1>PLAN OF SURVEY</h1> <h2>ANNEXURE SHEET</h2> <p>SHEET 1 OF 1 SHEETS</p> <p>WOOLCOTT SURVEYS</p>		<p>OWNER:</p> <p>FOLIO REFERENCE: C.T.49394/1</p> <p>SCALE 1:500</p> <p>LENGTHS IN METRES</p>	<p>Registered Number</p> <p>SP 186254</p>
<p>SIGNED FOR IDENTIFICATION PURPOSES</p> <p><i>[Signature]</i> 19/02/2024</p> <p>Council Delegate Date</p>		<p>THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN.</p> <p><i>[Signature]</i> 31/08/2023</p> <p>Registered Land Surveyor Date</p>	
		<p>APPROVED</p> <p>EFFECTIVE FROM 21 MAR 2024</p> <p><i>[Signature]</i></p> <p>Recorder of Titles</p>	



SCHEDULE OF EASEMENTS	Registered Number
NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	SP 186254

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.

Rights of carriage way

Lot 2 on the Plan is together with a right of carriage way over that part of Lot 1 on the Plan marked "RIGHT OF WAY 'A' (PRIVATE) & SERVICES EASEMENT 'B' 10.00 WIDE" on the Plan.

Lot 1 on the Plan is subject to a right of carriage way appurtenant to Lot 2 on the Plan over that part of Lot 1 on the Plan marked "RIGHT OF WAY 'A' (PRIVATE) & SERVICES EASEMENT 'B' 10.00 WIDE" on the Plan.

Lot 1 on the Plan is subject to a right of carriage way appurtenant to Lot 3 on Sealed Plan 46579 over that part of Lot 1 on the Plan ~~shown on Diagram D 49394~~ and thereon marked "RIGHT OF WAY" (private) (SP 46579)

Electricity Infrastructure Easement


Lot 1 on the Plan is subject to an Electricity Infrastructure Easement (as hereinafter defined) in favour of Tasmanian Networks Pty Ltd and its successors over that part of the said Lot 1 marked "ELECTRICITY INFRASTRUCTURE EASEMENT 'C' 12.00 WIDE" on the Plan.

"Electricity Infrastructure Easement" means

FIRSTLY all the full and free right and liberty for Tasmanian Networks Pty Ltd and its successors and its and their servants agents and contractors (hereinafter called "TasNetworks") at all times hereafter:

- (a) To maintain, lay, erect and install anything used for, or in connection with the generation, transmission or distribution of electricity including powerlines (underground), substations for converting electricity, substations for transforming or controlling electricity and equipment for metering, monitoring or controlling electricity (hereinafter called "electricity infrastructure") of such materials and type as they may determine under the land marked

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: Barbara Alain Stansbie FOLIO REF: Volume 49394 Folio 1 SOLICITOR & REFERENCE: Murdoch Clarke (RSR) 2301800	PLAN SEALED BY: Tasman Council DATE: 14/02/2024 SA 21/2022 REF NO. _____ <div style="text-align: right;">  Council Delegate </div>
NOTE: The Council Delegate must sign the Certificate for the purposes of identification.	

<p align="center">ANNEXURE TO SCHEDULE OF EASEMENTS</p> <p align="center">PAGE 2 OF 3 PAGES</p>	<p align="center">Registered Number</p> <p align="center">SP 186254</p>
<p>SUBDIVIDER: FOLIO REFERENCE: Volume 49394 Folio 1</p>	

“ELECTRICITY INFRASTRUCTURE EASEMENT ‘C’ 12.00 WIDE” on the Plan (hereinafter called the “servient land”);

- (b) To enter into and upon the servient land for the purpose of examining, operating, maintaining, repairing, modifying, adding to or replacing electricity infrastructure without doing unnecessary damage to the said servient land and making good all damage occasioned thereby;
- (c) To erect fencing, signs, barriers or other protective structures upon the servient land if these are reasonably necessary for reasons of safety;
- (d) To cause or permit electrical energy to flow or be transmitted or distributed through the said electricity infrastructure;
- (e) To enter into and upon the servient land for all or any of the above purposes with or without all necessary plant equipment and machinery and the means of transporting the same and if necessary to cross the remainder of the said land in consultation with the registered proprietor/s for the purpose of access and regress to and from the servient land;
- (f) Nothing herein contained shall prevent the registered proprietor(s) for themselves and their successors in title from using the servient land PROVIDED THAT such use does not derogate from this grant or, compromise the safe operation of the electricity infrastructure located under the servient land.

SECONDLY the benefit of a covenant for TasNetworks and its successors with the registered proprietors for themselves and their successors in title of the servient land not to erect any buildings or place any structures or objects within the said easement without the prior written consent of TasNetworks 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 hereinbefore described.

Services Easement

Lot 1 on the Plan is subject to a Services Easement (as hereinafter defined) appurtenant to Lot 2 on the Plan over that part of the said Lot 1 marked “RIGHT OF WAY ‘A’ (PRIVATE) & SERVICES EASEMENT ‘B’ 10.00 WIDE” on the Plan.

Lot 2 on the Plan is together with a Services Easement (as hereinafter defined) over that part of Lot 1 on the Plan marked “RIGHT OF WAY ‘A’ (PRIVATE) & SERVICES EASEMENT ‘B’ 10.00 WIDE” on the Plan.

“**Service Easement**” means the full and free right for the owner or owners for the time being of the land with the benefit of the easement (“the Benefited Land”) to construct, lay, affix, maintain and repair all pipes, wires and cables for electricity, gas, water, telephone, sewerage, internet and

NOTE: 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.

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 3 OF 3 PAGES	Registered Number SP. 186254
SUBDIVIDER: FOLIO REFERENCE: Volume 49394 Folio 1	

stormwater of such sizes necessary and convenient to supply to and service the said Benefited Land with all electricity, gas, water, internet and telephone connections together with sewerage and stormwater disposal and together with the full and free right and liberty at all times to run water through the said pipes in such quantities as may be reasonably necessary for the aforesaid purposes and from time to time and at all times hereafter to enter upon the said strips of land to inspect, cleanse, repair and maintain the said pipes, wires and cables and when and where necessary to install and lay new portions of pipeline, wiring and/or cables in substitution therefor and for the purposes of full enjoyment of the aforesaid rights the owner or owners for the time being of Benefited Land shall have full and free uninterrupted right and liberty at all times and from time to time to enter upon and go pass and repass over and along the said strip of land with or without inspectors, workmen or other persons and to bring upon the said strip of land any materials, machinery, tools and other equipment as may be necessary or convenient for the proper installation, construction, laying and maintenance of the said pipes, the said wires and the said cables or portions thereof provided that the rights and privileges hereby granted shall be exercised in a proper and workmanlike manner so as to cause as little inconvenience as possible and to do as little damage as practicable upon the said strip of land.

Fencing Covenant

The owner(s) of each lot shown on the Plan covenants with the Vendor that the Vendor shall not be required to fence.

Signed by
as the registered proprietor of the land
comprised in folio of the register Volume
49394 Folio 1 in the presence of:



Witness signature:

M Blacklow

Witness name:

MELINDA BLACKLOW

Witness full address:

101 WOOLLEYS RD
KEULEVIE 7176
TAS

NOTE: 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.



Planning Department
Tasman Council
1713 Main Rd,
Nubeena, TAS 7184

Dear Sir/Madam,

PROPOSED DWELLING – 5533 ARTHUR HWY EAGLEHAWK NECK TAS 7179

Please find design drawings attached with this written submission for a proposed dwelling at 5533 Arthur Hwy, Eaglehawk Neck. The proposed dwelling will be used as the primary residence.

The development subject to this application is contained on land described in the **Certificate of Title 186254/2**. This land is zoned **Rural Living** in the **Tasmanian Planning Scheme** (The Scheme). The use class for this proposal is **residential**.

The following information is provided to assist with the assessment of the application.

The Site

The site is currently a vacant lot of some 50,500m² located within the Rural Living Zone.

The site is sloping with no specific issues contemplated with the construction of a residential building. Existing vegetation will be retained as the proposed dwelling has been sited to minimise any removal of vegetation.

The Proposal

The proposal involves:

- Construction of a single-storey dwelling with a total floor area of **115.16 m²**, containing: 2 bedrooms, 2 bathrooms, laundry and open-plan kitchen, dining, and living areas
- A deck of **74.75 m²** providing outdoor living space and connection to the landscape
- A carport of **41.92 m²** attached to the dwelling
- Associated services, including on-site wastewater disposal and rainwater storage tank
- Vehicular access from the existing driveway crossover to Arthur Highway.

The dwelling has been designed to be energy-efficient, modest in scale, and complementary to the surrounding rural environment. The use of metal cladding is consistent with rural building typologies and provides a durable, low-maintenance finish suited to the coastal environment of Eaglehawk Neck. The cladding will utilise low-reflective and muted colours.

The proposed dwelling has been carefully sited to:

- Minimise vegetation removal and disturbance;
- Maintain the natural topography of the land;
- Reduce visual prominence when viewed from the Arthur Highway and adjoining properties;

Erosion and sediment control measures will be implemented during construction to protect soil and water values.

The proposal meets acceptable solutions of The Scheme.

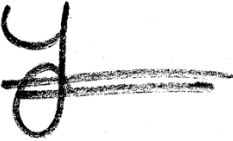
Please find attached:

- Certificate of Title;
- Development Application Form; and
- Proposed drawings.

Please advise of any additional information that will be required to assist Council with the assessment of this application to achieve a positive outcome.

If you have any queries, please do not hesitate to contact me.

Yours sincerely,

A handwritten signature in black ink, appearing to be 'T. Wilkin', with a horizontal line drawn through the middle of the signature.

Todd Wilkin

Director

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"



PROJECT INFORMATION

PROPOSED DWELLING
5533 ARTHUR HWY EAGLEHAWK NECK TAS 7179

CONTACT

laura@wilkindesign.com.au

DESIGNER	DATE
T. WILKIN Acc: CC678 X	18/12/2025

INFORMATION

PID	9707239
TITLE REFERENCE	186254/2
SOIL CLASS	TBC
WIND CLASSIFICATION	TBC
BAL	TBC
CORROSION ENVIRONMENT	N/A

SITE INFORMATION

COUNCIL	TASMAN COUNCIL
ZONE	RURAL LIVING
KNOWN SITE HAZARDS	NONE
ALPINE AREA	N/A
CLIMATE ZONE	7
PLANNING CODE OVERLAY	LOW LANDSLIP HAZARD BAND, PRIORITY VEGETATION AREA, BUSHFIRE PRONE AREA
TOTAL SITE AREA:	90,800m ²
DWELLING FLOOR AREA:	116.15m ²

PROPOSED DWELLING
5533 ARTHUR HWY EAGLEHAWK
NECK TAS 7179



ID	REV	NAME
DA-01		COVER
DA-02		SATELLITE IMAGERY
DA-03		LOCALITY PLAN
DA-04		SITE PLAN
DA-05		FLOOR PLAN
DA-06		ELEVATIONS
DA-07		3D VIEWS



DEVELOPMENT APPLICATION ONLY
[NOT FOR CONSTRUCTION]



SATELLITE IMAGERY
1:3000



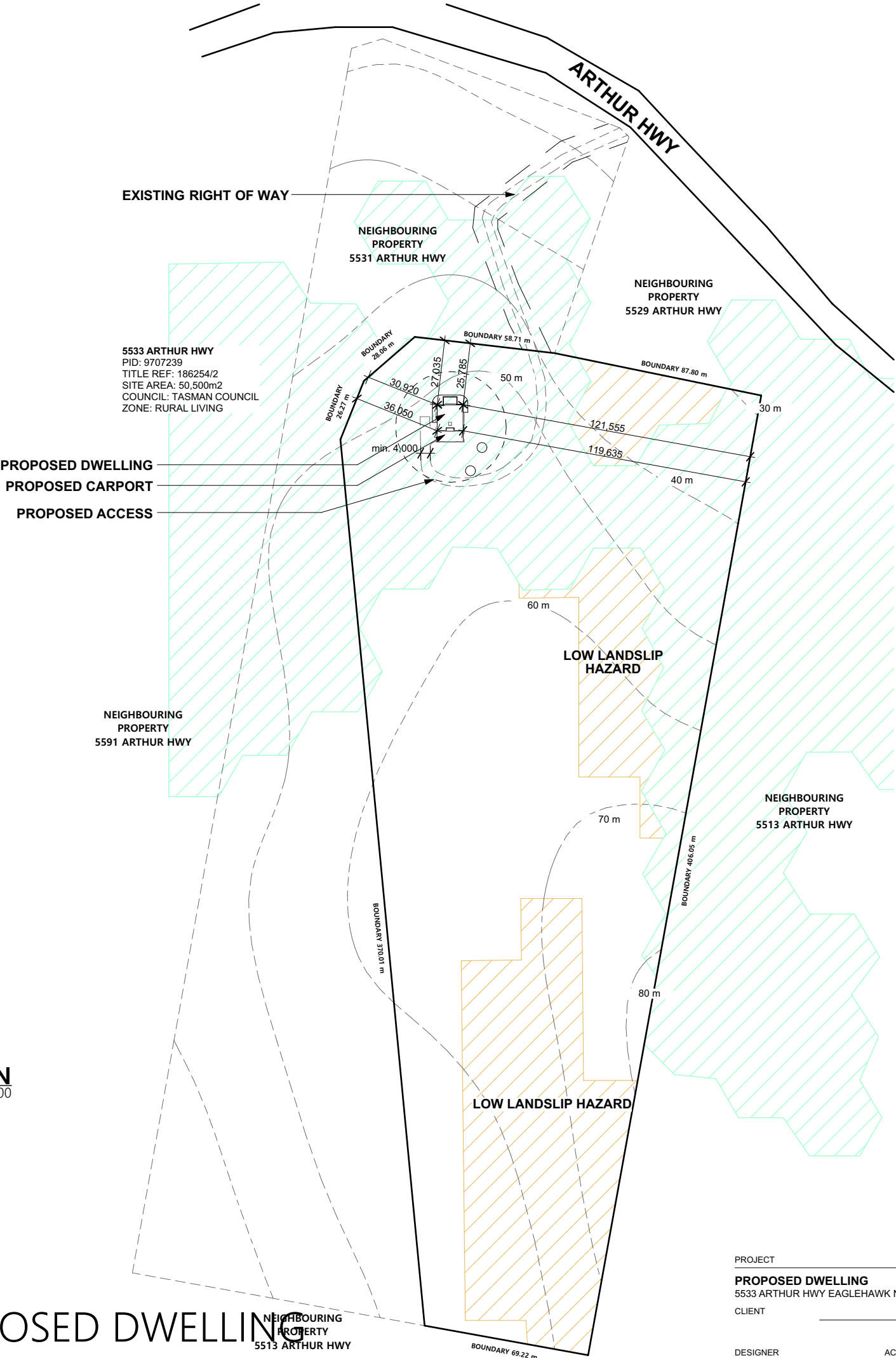
PROPOSED DWELLING

PROJECT	
PROPOSED DWELLING	
5533 ARTHUR HWY EAGLEHAWK NECK TAS 7179	
CLIENT	
DESIGNER	ACCREDITATION NO.
T. WILKIN	CC678X

DATE	SCALE
18/12/2025	As shown @ A3
CONTACT	1:3000
Email: laura@wilkindesign.com.au	
Phone: 0432 928 361	
PO BOX 478	
LAUNCESTON, TAS. 7250	

DRAWING TITLE	NORTH
SATELLITE IMAGERY	N
DRAWING	
DA-02	
JOB NO.	
1451	

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
(SOFT)	NOT SUITABLE	2:3
SOFT SOILS	NOT SUITABLE	NOT SUITABLE



LOCALITY PLAN
1:2000

DEVELOPMENT APPLICATION ONLY
[NOT FOR CONSTRUCTION]



PROPOSED DWELLING

AREA SCHEDULE

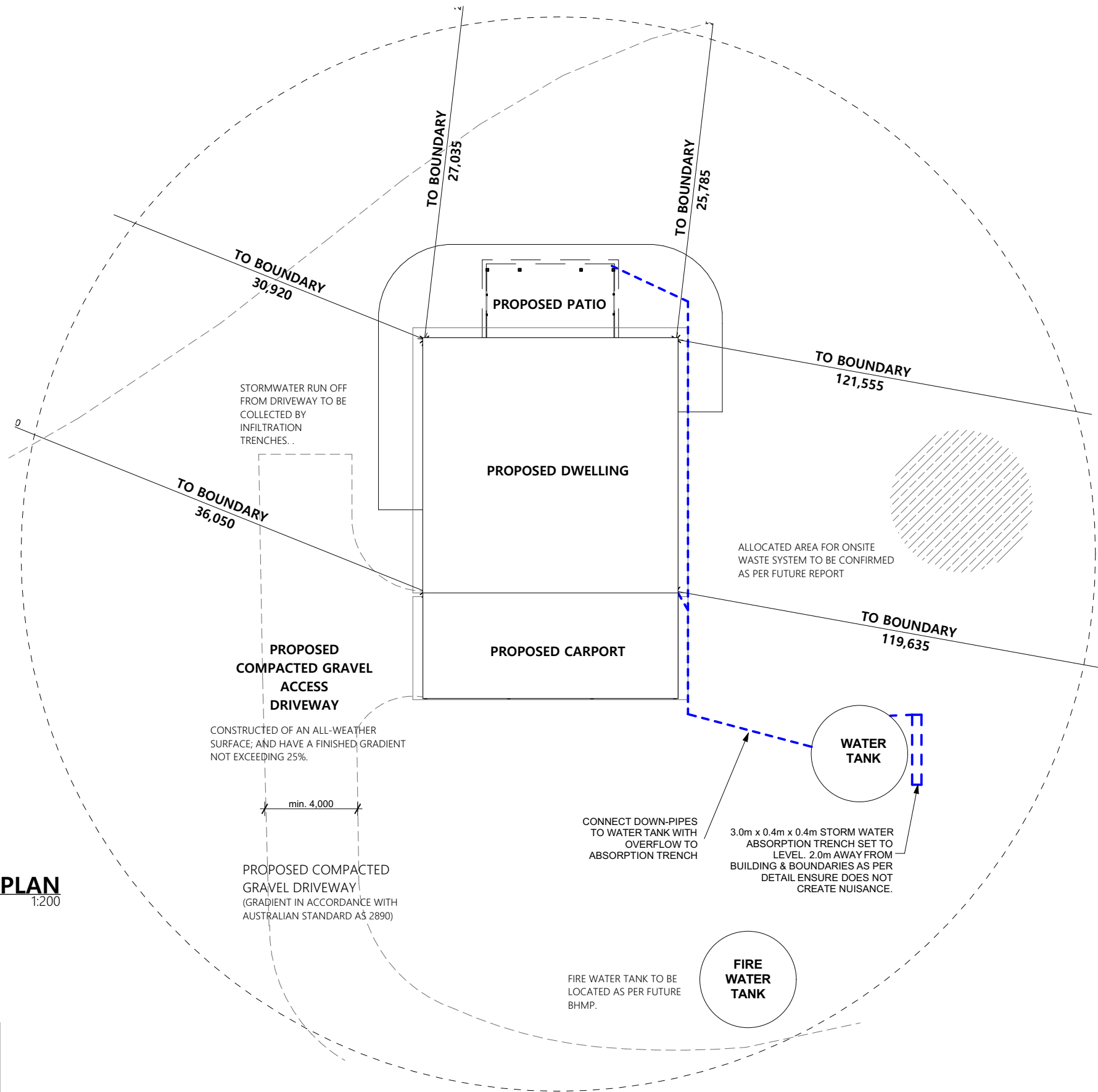
(TOTAL)	
SITE AREA	50,500m2
DWELLING	116.15m ²
CARPORT	41.92m ²
DECK	74.75m ²

PROJECT
PROPOSED DWELLING
5533 ARTHUR HWY EAGLEHAWK NECK TAS 7179
CLIENT

DESIGNER
T. WILKIN
ACCREDITATION NO.
CC678X

DATE
18/12/2025
SCALE
As shown @ A3
1:2000
CONTACT
Email: laura@wilkindesign.com.au
Phone: 0432 928 361
PO BOX 478
LAUNCESTON, TAS. 7250

DRAWING TITLE
LOCALITY PLAN
DRAWING
DA-03
JOB NO.
1451
NORTH



SITE PLAN
1:200

DEVELOPMENT APPLICATION ONLY
[NOT FOR CONSTRUCTION]



PROPOSED DWELLING

AREA SCHEDULE

(TOTAL)	
SITE AREA	50,500m2
DWELLING	116.15m ²
CARPORT	41.92m ²
DECK	74.75m ²

PROJECT
PROPOSED DWELLING
5533 ARTHUR HWY EAGLEHAWK NECK TAS 7179
CLIENT
DESIGNER
T. WILKIN
ACCREDITATION NO.
CC678X

DATE
18/12/2025
SCALE
As shown @ A3
1:200
CONTACT
Email: laura@wilkindesign.com.au
Phone: 0432 928 361
PO BOX 478
LAUNCESTON, TAS. 7250

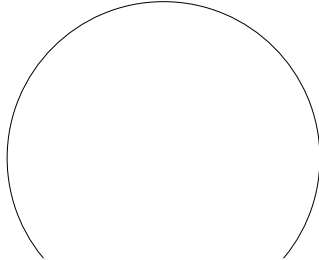
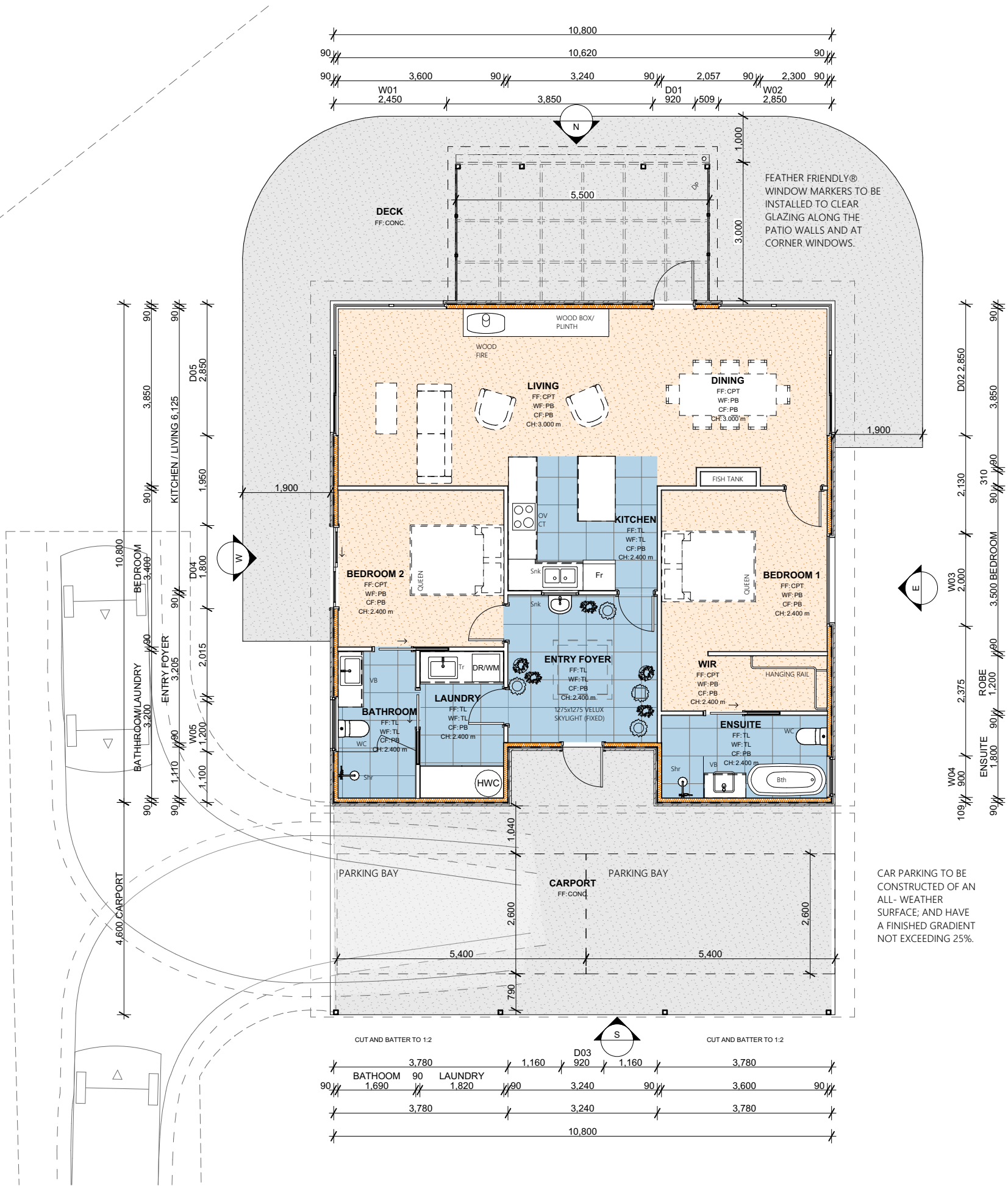
DRAWING TITLE
SITE PLAN
DRAWING
DA-04
JOB NO.
1451
NORTH

FLOOR PLAN - PROPOSED
1:100

DEVELOPMENT APPLICATION ONLY
[NOT FOR CONSTRUCTION]



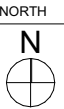
PROPOSED DWELLING

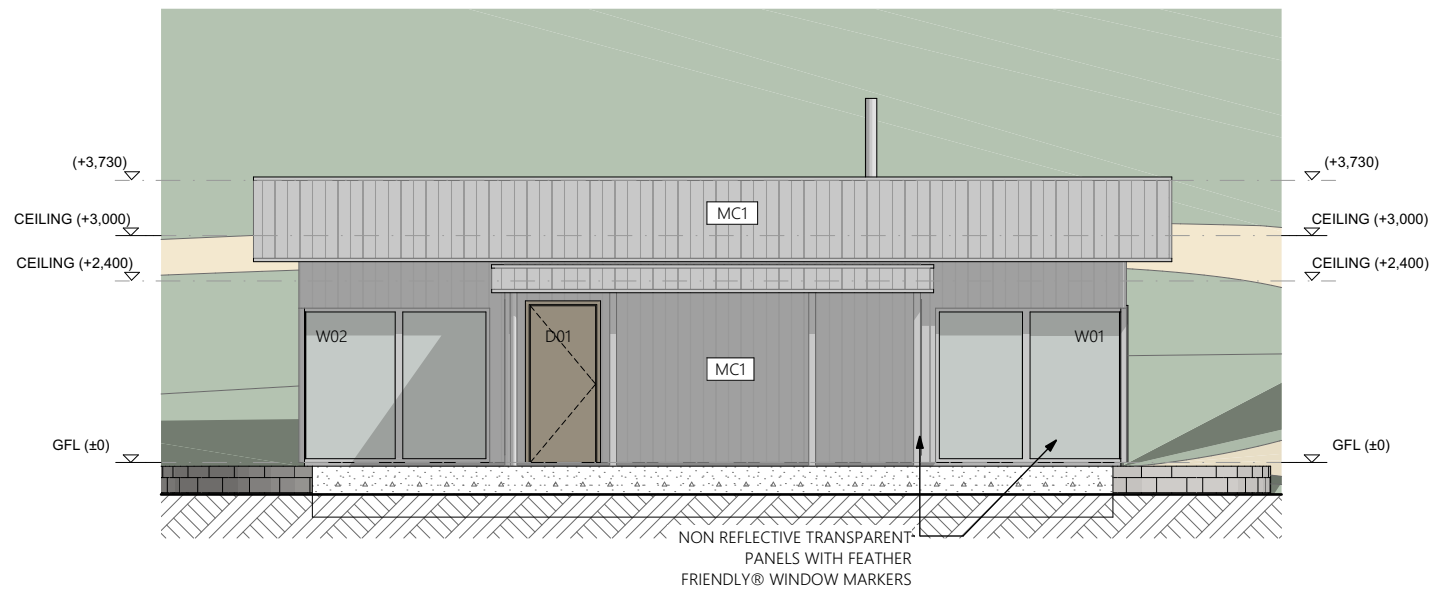


PROJECT
PROPOSED DWELLING
5533 ARTHUR HWY EAGLEHAWK NECK TAS 7179
CLIENT
DESIGNER
T. WILKIN
ACCREDITATION NO.
CC678X

DATE
18/12/2025
CONTACT
Email: laura@wilkindesign.com.au
Phone: 0432 928 361
PO BOX 478
LAUNCESTON, TAS. 7250

DRAWING TITLE
FLOOR PLAN
DRAWING
DA-05
JOB NO.
1451

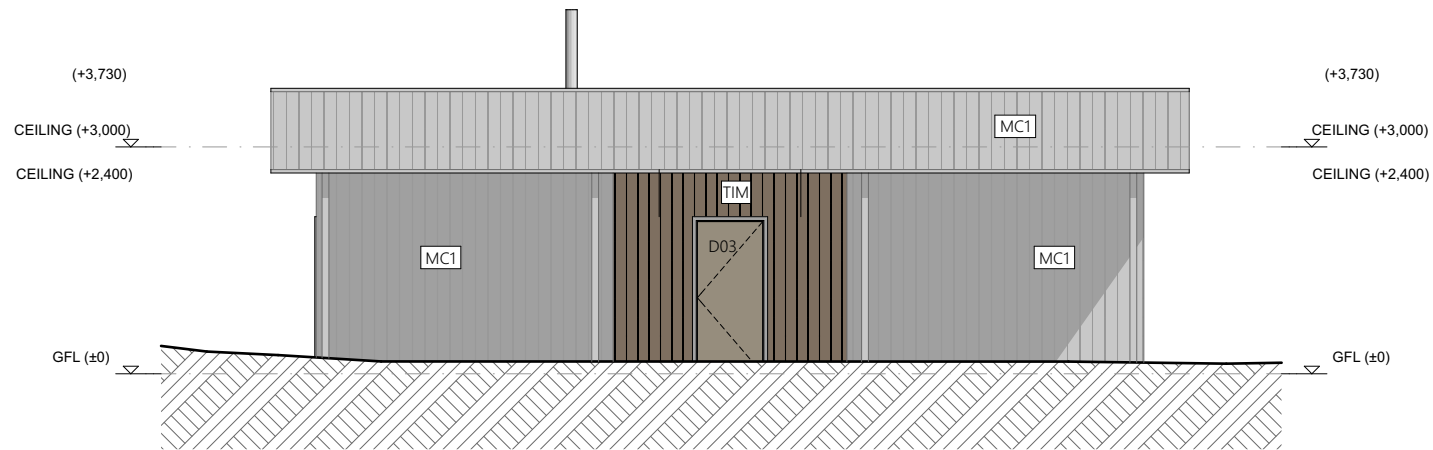




N **NORTH ELEVATION**
1:100



E **EAST ELEVATION**
1:100

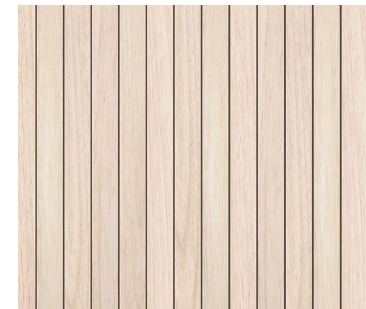


S **SOUTH ELEVATION**
1:100



W **WEST ELEVATION**
1:100

MATERIALS



MC1:
INTERLOCKING METAL
CLADDING
COLOUR: SURFMIST

TIM:
TIMBER CLADDING
FINISH/COLOUR TBC

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PROPOSED DWELLING

PROJECT
PROPOSED DWELLING
5533 ARTHUR HWY EAGLEHAWK NECK TAS 7179
CLIENT
DESIGNER
T. WILKIN
ACCREDITATION NO.
CC678X

DATE
18/12/2025
SCALE
As shown @ A3
1:100
CONTACT
Email: laura@wilkindesign.com.au
Phone: 0432 928 361
PO BOX 478
LAUNCESTON, TAS. 7250

DRAWING TITLE
ELEVATIONS
DRAWING
DA-06
JOB NO.
1451



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PROPOSED DWELLING

PROJECT
PROPOSED DWELLING
5533 ARTHUR HWY EAGLEHAWK NECK TAS 7179
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DESIGNER
T. WILKIN
ACCREDITATION NO.
CC678X

DATE
18/12/2025
SCALE
As shown @ A3
CONTACT
Email: laura@wilkindesign.com.au
Phone: 0432 928 361
PO BOX 478
LAUNCESTON, TAS. 7250

DRAWING TITLE
3D VIEWS
DRAWING
DA-07
JOB NO.
1451
NORTH