

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 44 / 2025
ADDRESS:	3496 Arthur Hwy, Murdunna (CT: 96498/2)
DESCRIPTION:	General Retail & Hire – Operation of a Sauna and Construction of an Outbuilding

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 **02 October 2025**

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 **02 October 2025**. Late representations will not be considered.

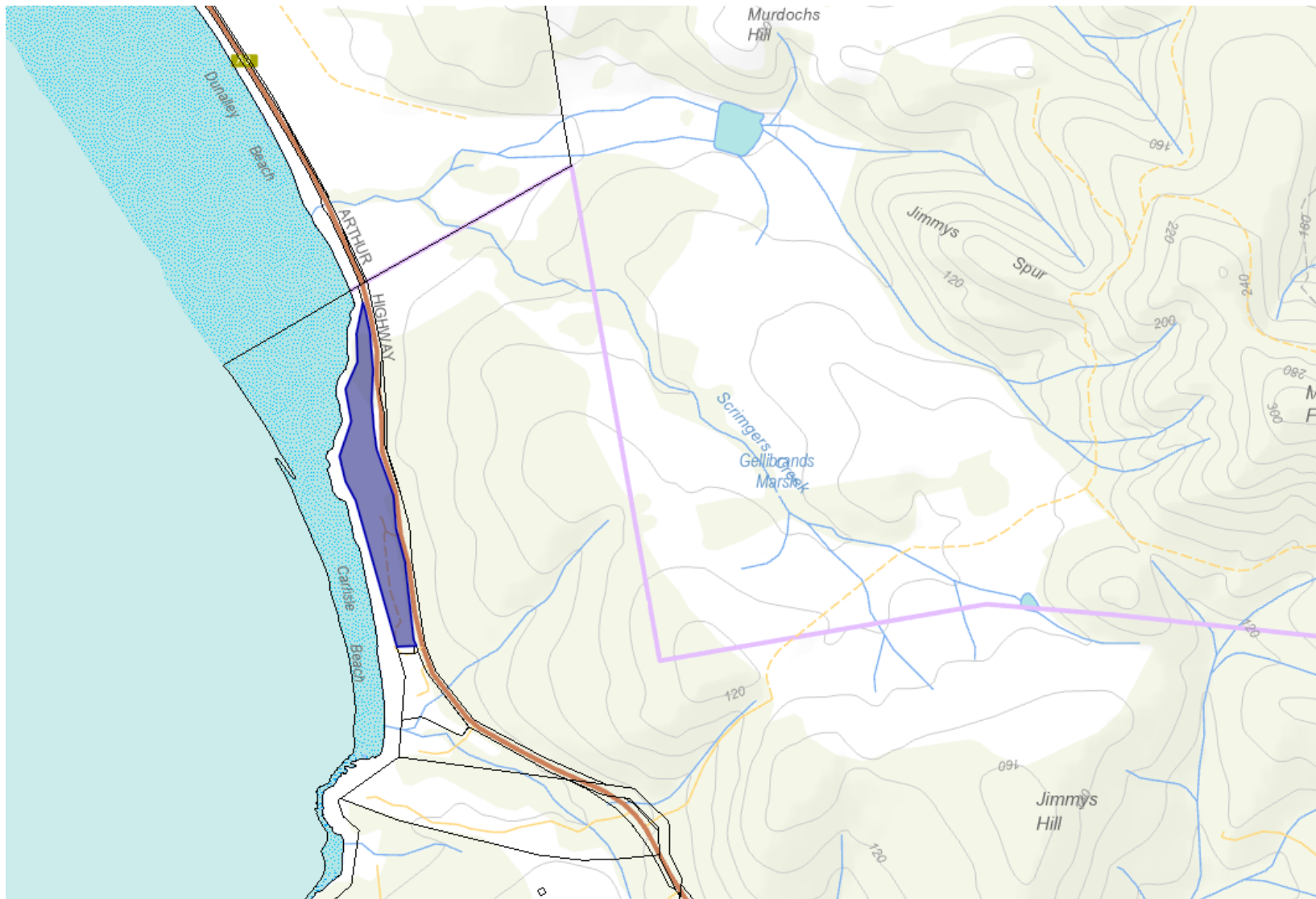


A handwritten signature in black ink, appearing to read 'Blake Repine'.

Blake Repine
General Manager
Date: 19 September 2025

DA 44 / 2025 – 3496 Arthur Hwy, Murdunna (CT 96498/2)– 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 02 October 2025.

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



TASMAN COUNCIL

A Natural Escape

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 representatives, 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.

APPLICANT DETAILS*

FULL NAME	Roger Sparrow		
POSTAL ADDRESS		POSTCODE	
PHONE (BUSINESS HOURS)		MOBILE:	
EMAIL			

NOTE: All Council correspondence will be emailed to the email address provided.

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

Sauna on trailer

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)

Whisky & gin distillery

ADDRESS: 1713 Main Road, NUBEENA TAS 7184 | PHONE: (03) 6250 9200
EMAIL: tasman@tasman.tas.gov.au | WEB: www.tasman.tas.gov.au
ABN: 63 590 070 717

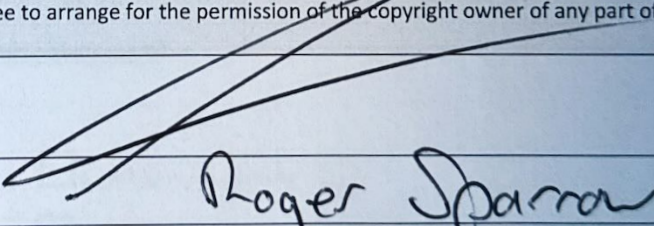
LOCATION OF PROPOSED DEVELOPMENT*

ADDRESS	3496 Arthur Hwy, Mordenna		
CERTIFICATE OF TITLE	96498	LOT NUMBER	2
FLOOR AREA			
Existing floor area (square metres):		Proposed floor area (square metres):	
CAR PARKING			
Number existing		Number proposed	

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 (mandatory field)	
Value of work (inc. GST)	\$ 40,000

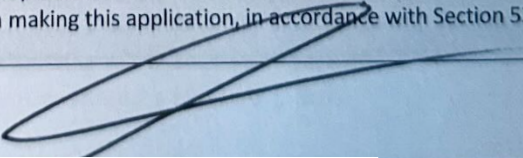


DECLARATION BY APPLICANT*

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	
NAME OF APPLICANT (PLEASE PRINT)	Roger Sparrow
DATE	14/05/2025


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 Land Use Planning
and Approvals Act 1993.

SIGNATURE OF APPLICANT	
NAME OF APPLICANT (PLEASE PRINT)	 Roger Sparrow
DATE	14/05/2025
NAME/S OF OWNER/S NOTIFIED	
DATE	14/05/2025

DECLARATION IF LAND IS COUNCIL OR CROWN LAND

If the land and 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	 Delegate for the Minister administering the Roads and Jetties Act 1935	
DATE	8/08/2025	

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	10-6
Saturday	-	Saturday	10-6
Sunday	-	Sunday	10-6
NUMBER OF EMPLOYEES			
CURRENT		PROPOSED	
Total Employees	-	Total Employees	1-2
Employees on Site	-	Employees on Site	1-2
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 checked="" type="checkbox"/> No
OUTDOOR STORAGE/ SEATING/ NUMBER OF BEDS			<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
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.)			
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?	n/a	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?	n/a	Please ensure the beds are clearly indicated on your plans. This information enables us to assess the car parking arrangements.	
GOODS DELIVERIES			<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
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.)			
Type and Size of Vehicle	Number of Vehicles on Site		
Trip Frequency per Month			

PLANNING PERMIT – APPLICATION 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.

Please complete the below checklist



Completed Application Form

- All sections are 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

- Description of the proposed development
- Justification addressing the Performance Criteria (if applicable)



Title Documents

- Current copy of the Certificate of Title (Folio Plan and Text Page)
- Copies of any restrictive covenants, easements, or other relevant documents.



Site Plan

- Drawn to scale
- Shows the location of the proposed development
- Includes existing structures, property boundaries, access points and any natural features (vegetation and waterways)



Floor Plan and Elevations

- Detailed floor plans of the proposed development
- Elevations showing the height and external appearance



Stormwater and Servicing Plan

- Details on how stormwater will be managed on-site
- Information about connections to utilities (water, sewer, electricity)
- Elevations showing the height and external appearance



Landscaping Plan (if applicable)

- Details of existing vegetation to be retained or removed



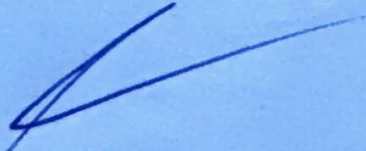
Supporting Reports and Assessments (if applicable)

- Bushfire Hazard Management Plan and Report
- Traffic Impact Assessment
- Natural Values Assessment
- Onsite Wastewater Assessment

Dated:

5 June 2025

Signed:



Please note that application fees will be invoiced upon initial assessment.
Planning application assessment fees excluding subdivision assessment:

1 June 2025

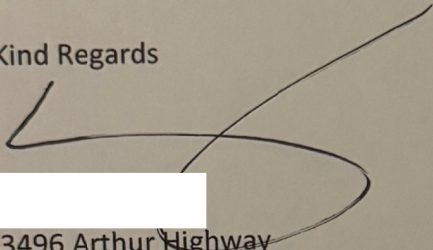
General Manager
Tasman Council
1713 Main Road
Nubeena TAS 7184

Dear Team

This letter is to confirm my landowner approval for Roger Sparrow to use my property for the operation of a mobile sauna business

Please contact me on [REDACTED] if you require further information

Kind Regards



[REDACTED]
3496 Arthur Highway
Murdunna
TAS 7178

Roger Sparrow

Date: 3 July 2025

General Manager

Tasman Council

1713 Main Road

Nubeena TAS 7184

Subject: **Application for Planning Permit – Mobile Sauna at 3496 Arthur Highway, Murdunna (PID: 5957936)**

Dear General Manager,

I am writing to apply for a Planning Permit under the Land Use Planning and Approvals Act 1993 for the temporary placement and operation of a mobile sauna (on a trailer) at 3496 Arthur Highway, Murdunna (PID: 5957936).

Proposal Summary:

- Use/Development: Temporary placement and use of a mobile sauna on a trailer
- Location: 3496 Arthur Highway, Murdunna, TAS 7178
- Property ID: 5957936
- Property Owner:
- Zoning: Rural Zone (under the Tasman Interim Planning Scheme 2015)

- Operating Hours: Proposed to operate up to 7 days a week from 10:00 AM to 6:00 PM
- Access and Parking: Safe vehicle access and on-site parking are available
- Servicing: The sauna is self-contained and all greywater will be collected and disposed of off-site in accordance with environmental health requirements
- Structure Details: The sauna is mounted on a trailer and heated by electricity. No permanent structures or earthworks are proposed

To ensure safe access and compliance with State Growth requirements, we propose to seal a 8 x 6 meter area where the driveway meets Arthur Highway. This will provide a durable, stable surface for vehicles entering and exiting the property without damaging the highway verge.

We note that the existing building on the site straddles the title boundary. In contrast, the proposed sauna will be located entirely within the title boundary, with a setback of approximately 5 meters from the boundary line, ensuring full compliance with setback requirements.

A shipping container will be placed on site to provide secure storage for outdoor furniture and other gear. The container will also serve as a convenient space for sauna users to change into appropriate attire, enhancing the functionality and comfort of the facility.

This is a low-intensity, small-scale wellness initiative that fits comfortably within the Rural Zone, maintaining the natural character of the site. The sauna is designed to operate intermittently, with minimal environmental impact and no disruption to local infrastructure.

The sauna will be barely visible from the Arthur Highway and will sit discreetly among the surrounding vegetation, ensuring it blends harmoniously into the landscape and does not detract from the rural or visual amenity of the area.

The proposal places no additional burden on the existing road network, and is comparable in scale and impact to the nearby gin tasting facility, showcasing the value of low-impact rural tourism experiences.

Importantly, this facility will be a great asset to the local community, offering a unique opportunity for wellness and relaxation, while enhancing the mix of attractions available to visitors in the region. It supports both community wellbeing and sustainable, small-scale tourism development.

Bushfire Management

The site's grassed areas will be regularly slashed to reduce fuel loads and minimise bushfire risk. Adequate water supply for fire management is available from a nearby dam on the property, ensuring prompt access for firefighting if necessary. The mobile sauna will be operated with strict safety precautions, including supervision during use and compliance with all relevant fire safety regulations.

Landscaping and Weed Management

No additional landscaping works are proposed as part of this development. However, there will be an ongoing focus on removing weeds to maintain the natural vegetation and ecological health of the site. This approach supports the conservation of local biodiversity and helps preserve the rural character of the area.

Utilities

The site is already connected to electricity, which will be used to support the operation of the mobile sauna and any associated equipment. No new utility connections or infrastructure upgrades are proposed as part of this development.

Signage

Signage will be State Growth approved signage.

Supporting Documentation:

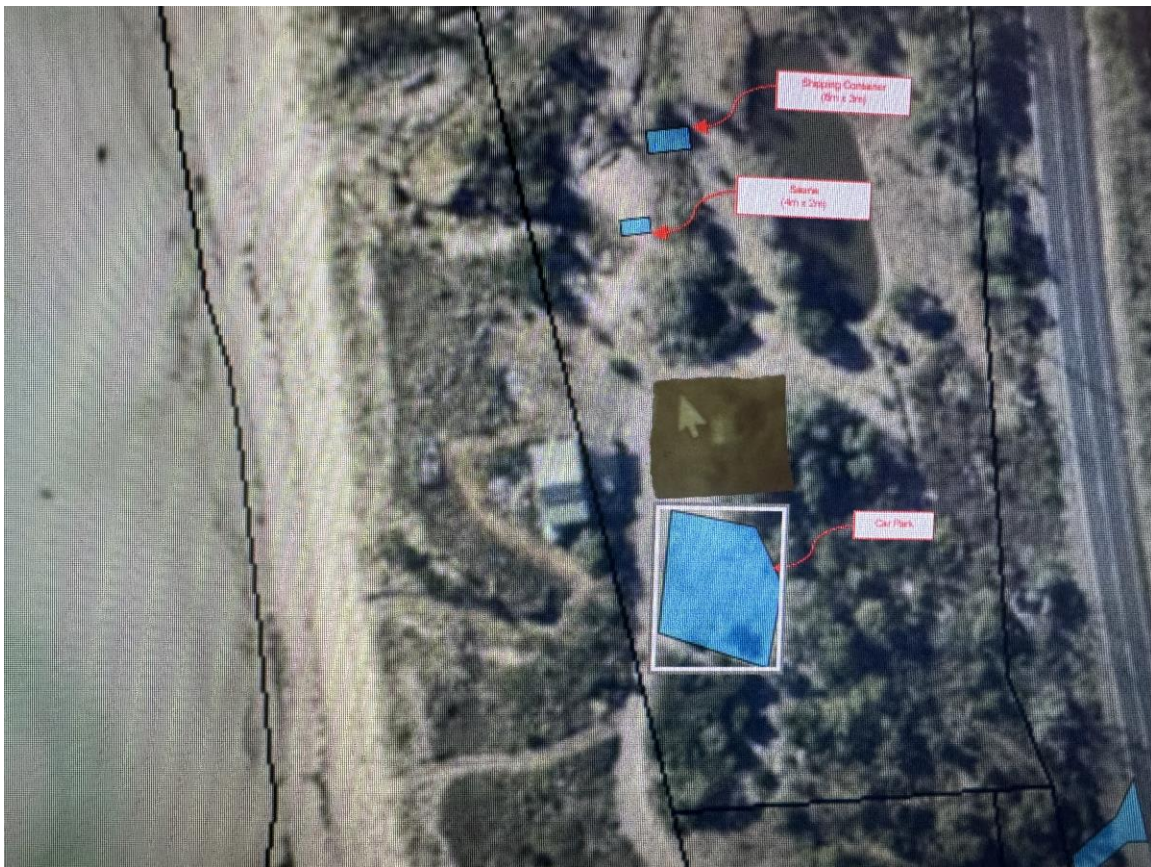
- Locational photos
- Site plan showing the proposed sauna location
- Description and specifications of the sauna trailer and shipping container
- Title documents
- Owner consent (provided by _____) - to be sent in an a separate email

Please don't hesitate to contact me if you require any further information. I look forward to working with Council to progress this application.

Thank you for your time and consideration.

Yours sincerely,

Roger Sparrow



The proposed car parking area is in the dark shaded area and not in the blue area marked on this plan.



Parking



Entrance from highway



Looking west from proposed site of sauna



Looking north from proposed site of sauna



Looking south (towards the car park) from near proposed sauna site

Samantha Stansbie

From: Roger Sparrow
Sent: Thursday, 5 June 2025 1:06 PM
To: Samantha Stansbie
Subject: RE: Application for Planning Permit - Dunalley Bay sauna
Attachments: Certified Documents.pdf; 5-6-2025, 100pm Microsoft Lens.pdf

Hi Samantha

The title docs are in the attached from page 15-19 (sorry I don't have an access to a printer nor the technical prowess to edit a PDF file so they are bundled in with another application made).

I have also attached the checklist document.

Value of work will be approximately \$40,000.

Sauna dimensions:

- Total length – 3.5 m
- Sauna room – 2.2 m x 2.3 m
- Length of the terrace – 1 m
- Total area – 8.05 m²

Trailer height: 0.5m

Photos:



Shipping container dimensions: 6m x 2.4m (wide) x 2.4m (high)

We will paint the shipping container "monument" so it blends in with the bush.

Thank you

Roger

From: Samantha Stansbie <Samantha.Stansbie@tasman.tas.gov.au>

Sent: Thursday, 5 June 2025 10:13 AM

