

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 93 / 2025
ADDRESS:	168 Safety Cove Road, Port Arthur (CT 59543/9)
DESCRIPTION:	Residential – 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 **24 October 2025**.

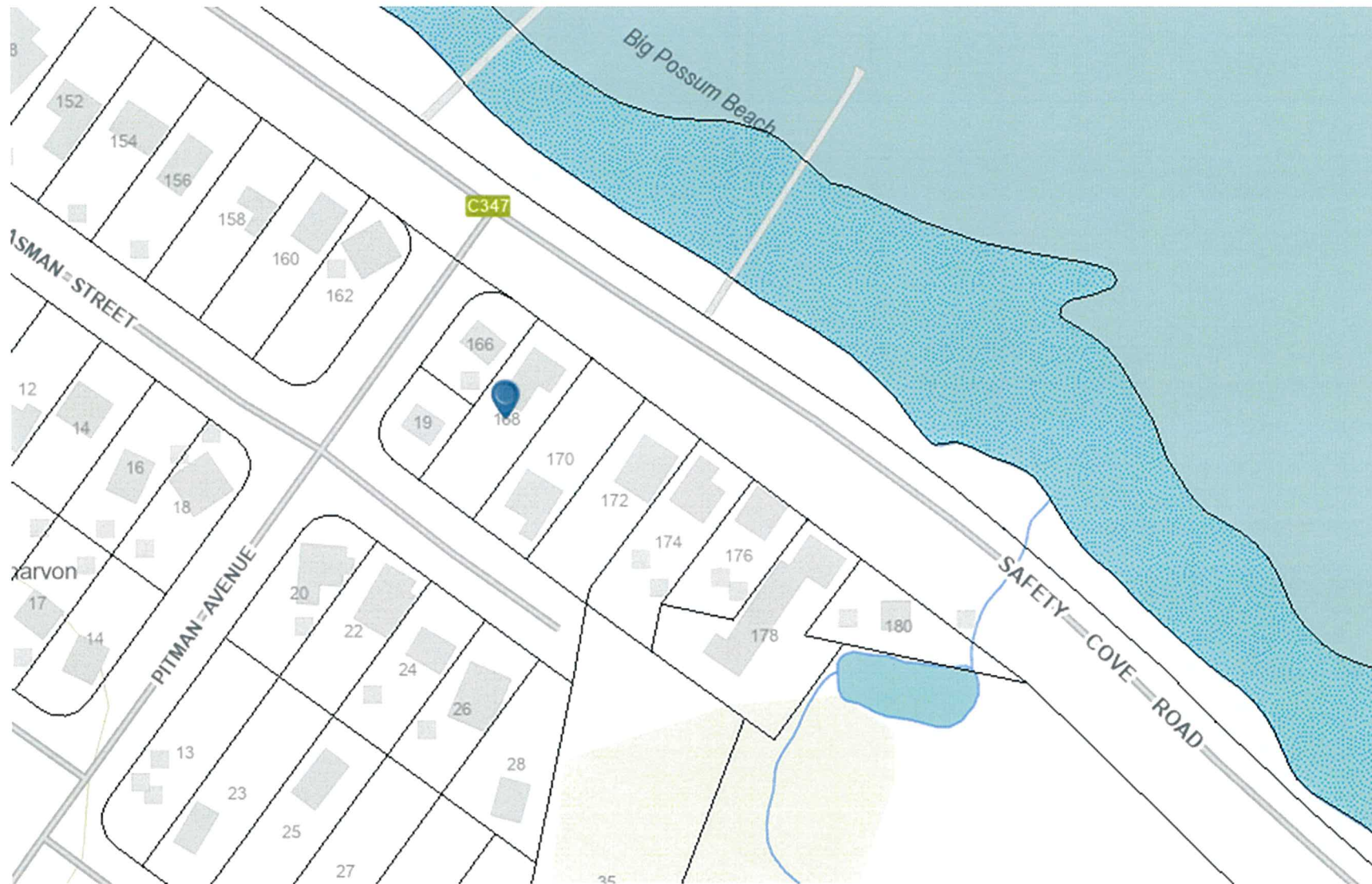
Any person may make a representation relating to the application. Representations are to be made in writing addressed to the General Manager, Tasman Council, 1713 Main Road, Nubeena TAS 7184 or by email to tasman@tasman.tas.gov.au and will be received no later than **24 October 2025**. Late representations will not be considered.



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

Blake Repine
General Manager
Date: 10 October 2025

DA 93 / 2025 – 168 Safety Cove Road, Port Arthur (CT 59543/9)– 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 24 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 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.

APPLICANT DETAILS*

FULL NAME	GAYE GREENHILL		
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	AS ABOVE		
POSTAL ADDRESS		POSTCODE	
PHONE (BUSINESS HOURS)		MOBILE	

DESCRIPTION OF PROPOSED DEVELOPMENT*

☐ New Dwelling	☐ Extension/ Addition
☒ New Shed/ Outbuilding	☐ Demolition
☐ Subdivision	☐ Visitor Accommodation
☐ Change of Use	☐ Other (please specify – right)
☐ 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)

RESIDENTIAL DWELLING & OUTBUILDINGS

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	168 SAFETY COVE ROAD PORT ARTHUR		
CERTIFICATE OF TITLE	54543	LOT NUMBER	09
FLOOR AREA			
Existing floor area (square metres):	140	Proposed floor area (square metres):	84
CAR PARKING			
Number existing	4	Number proposed	4

SITE CONTAMINATION*	
Have any potentially contaminating uses been undertaken on this site? (Refer to list provided on page 5)	☐ Yes ☒ No
TASMANIAN HERITAGE OR ABORIGINAL HERITAGE REGISTER*	
Is this property on the Tasmanian Heritage or Aboriginal Heritage Register?	☐ Yes ☒ No
VEGETATION REMOVAL*	
Does the proposal require any vegetation removal? If yes, provide details on the site plan.	☐ Yes ☒ No
VALUE (mandatory field)	
Value of work (inc. GST)	\$ 44300

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>Gaye Greenhill</i>
NAME OF APPLICANT (PLEASE PRINT)	GAYE GREENHILL
DATE	19-04-2025

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	
NAME OF APPLICANT (PLEASE PRINT)	
DATE	
NAME/S OF OWNER/S NOTIFIED	
DATE	

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	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.)			☐ Yes ☐ 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.)			☐ Yes ☐ 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.)			☐ Yes ☐ No
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 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

NOTHING TO BE REMOVED

Dated:

19-04-2025

Signed:

Gayle Green Lee

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

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 59543	FOLIO 9
EDITION 2	DATE OF ISSUE 17-Feb-2016

SEARCH DATE : 29-Apr-2025

SEARCH TIME : 10.50 AM

DESCRIPTION OF LAND

Parish of CARNARVON, Land District of PEMBROKE
Lot 9 on Plan 59543 (formerly being P1379)
Derivation : Part of Lot 6979 Gtd. to J. Macfarlane
Prior CT 2265/72

SCHEDULE 1

E22418 TRANSFER to GAYE ANTOINETTE MARY GREENHILL
Registered 17-Feb-2016 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
A263322 FENCING PROVISION in Transfer

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

P1373

COUNTY OF PEMBROKE

PARISH OF CARNARVON

SCALE 100 FT. TO AN INCH

Part of Lot 6979 1/5 Gt. to John Macfarlane

Hotel Arthur Pty. Ltd. 137-19 ct. & 421-34 ct.

OPOSSUM BAY
CARNARVON BAY

CROWN RESERVATION & SAFETY COVE ROAD

TASMAN STREET (16' WIDE)

66' FT. WIDE

ABEL AVENUE

ABEL AVENUE

ABEL AVENUE

ABEL AVENUE

ABEL AVENUE

ABEL AVENUE

(463 1/5)

(S P 3699)

H. Bellette & Co. (923/400)

A. B. Metford

A. B. Metford

A. B. Metford

A. B. Metford

A. B. Metford

A. B. Metford

A. B. Metford

A. B. Metford

A. B. Metford

A. B. Metford

A. B. Metford

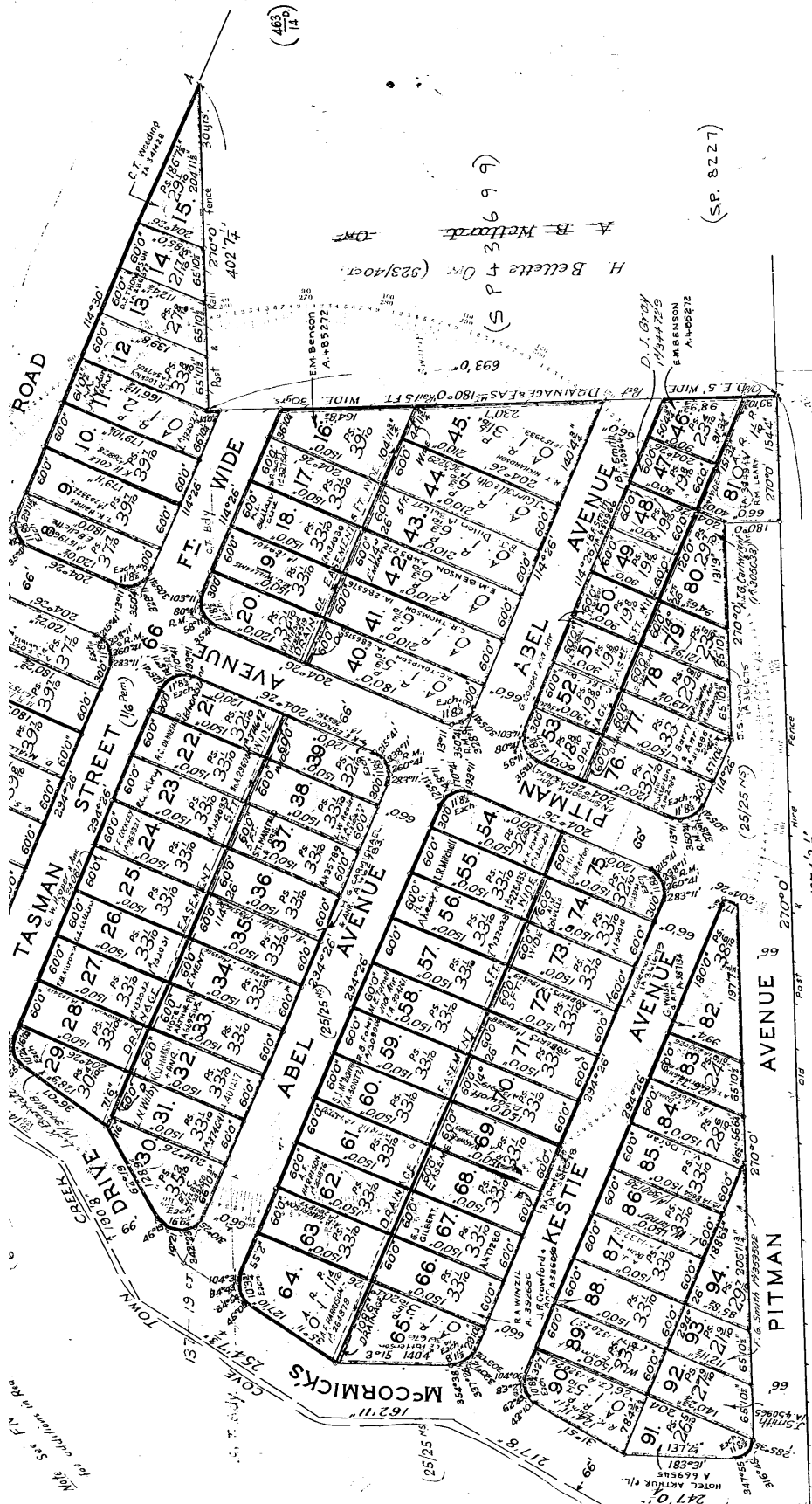
A. B. Metford

A. B. Metford

A. B. Metford

A. B. Metford

Handwritten notes and signatures at the bottom left of the plan, including "Hotel Arthur Pty. Ltd." and "Port Arthur".



(SP119258)

T. Mason

Lot 10731

Plotted by
Competitions checked
Examined as to boundaries 14/10/10
Entered on diagrams 14/10/10
Remains on card
Entered on card

REGISTERED NUMBER
59543

New Outbuilding

PROJECT SPECIFIC

Gaye Greenhill

Port Arthur 7182

Tasmanian Planning Scheme
Title Reference : Vol 59543 / Folio 09
NCC DEEMED TO SATISFY Mr Marcus Ralph CC1317F
Climate Zone 7

SITE INFORMATION

Lot: 09
Title: 59543 folio 09
Land Size: 1008.00 sqm

Council: Tasman Council
Zoning: 10 Low Density Residential

Overlays:
D.A APPROVAL: Planning approval required
BAL: not required
WIND CLASSISIFCATION : Refer to grant wood certification
CLIMATE ZONE: 7
ENERGY RATING :Na
BUILDING CLASSISIFCATION: 10A

LAYOUT	DRAWING		UPDATED DATE
	ID	NAME	
1052-00 location information	6.	DRAWING LIST (1)	29/04/2025 10:56 AM
1052-01 Site Plan	0.	Floor Plan (107)	29/04/2025 10:56 AM
1052-02 Part Site Plan	0.	Floor Plan (107)	29/04/2025 10:56 AM
1052-03 Floor Plan	0.	Floor Plan (106)	29/04/2025 10:56 AM
1052-04 Elevations	0.	Floor Plan (106)	29/04/2025 10:56 AM
1052-04 Elevations	0.	Floor Plan (106)	29/04/2025 10:56 AM

Floor Plan

Proposed Outbuilding	84.00 sqm
existing dwelling	140.00 sqm site cover
existing outbuilding (to be demolished)	30.00 sqm
Total Site Cover	254.00 sqm
Site Area	1008.00 sqm
Site Coverage	25.20 % site coverage

existing site access

existing site access

PROPERTY IDENTIFICATION



Service over and above

MARCUSRALPH

Design -architectural animation

Building designer accreditation CC1317F

13 Franklin street
Richmond, Tasmania 7025

0409 975 825 mob

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New Outbuilding

Gaye Greenhill
168 Saffey Cove Road
Port Arthur 7182

location information

date issue revision

26/02/2025 A

designed and drawn revision-date

M.Ralph Design Drawing

job no: drawing no:

2025-1052 **1052-00**



Site Plan

scale 1:500

Proposed Outbuilding	84.00 sqm
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Site Plan

date issue revision

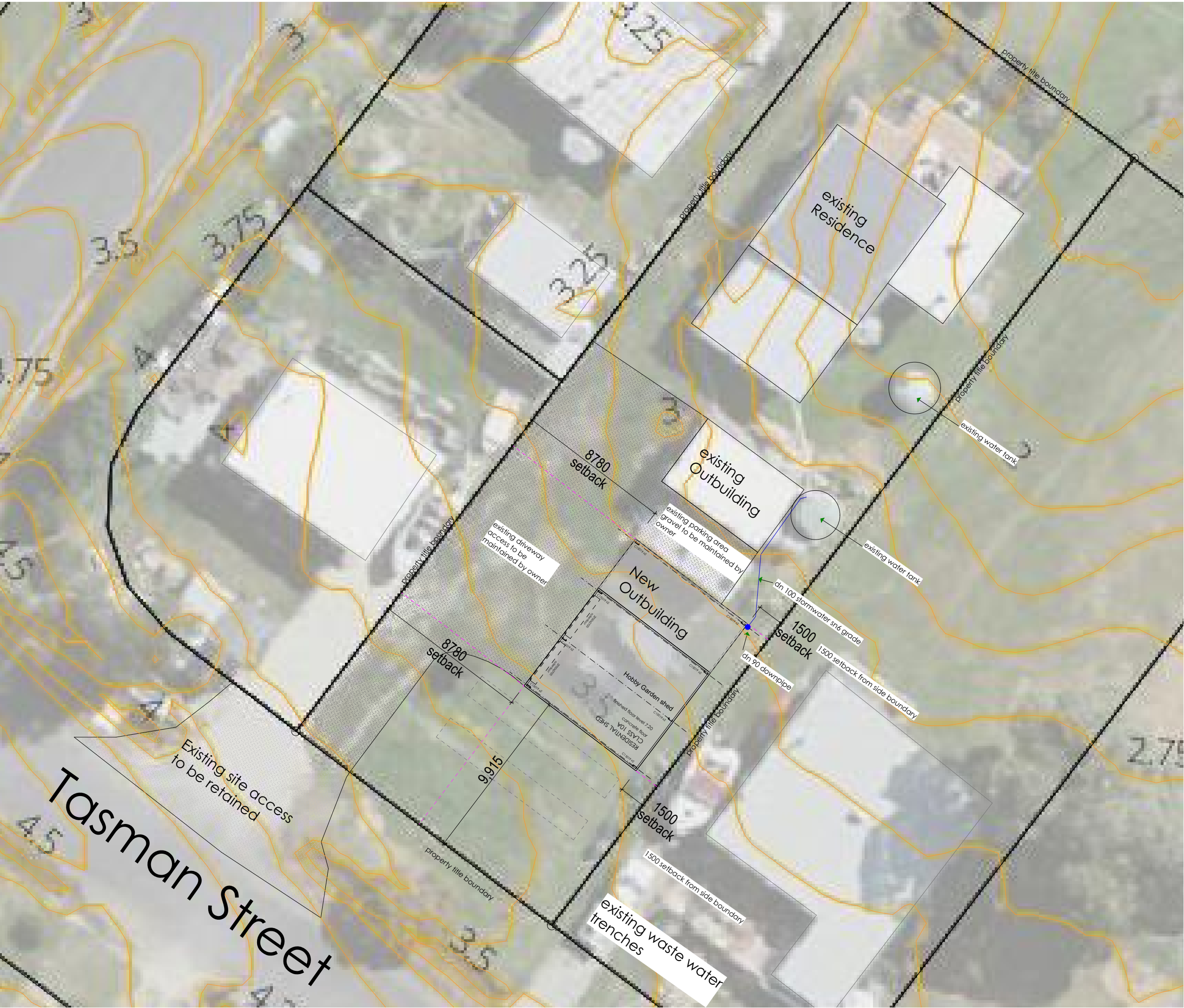
26/02/2025 A

designed and drawn revision-date

M.Ralph Design Drawing

job no: drawing no:

2025-1052 **1052-01**



Site Plan

scale 1:200

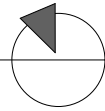
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Service over and above
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New Outbuilding
Gaye Greenhill
168 Saffey Cove Road
Port Arthur 7182

Part Site Plan	
date	issue revision
26/02/2025	A
designed and drawn	revision-date
M.Ralph	Design Drawing
job no:	drawing no:
2025-1052	1052-02



PLUMBING LAYOUT

SCALE 1:100

Sewer and Stormwater lines are to be run along the underside concrete floor within compacted FCR.
When under a concrete slab or timber floor installation will comply with AS3500.
Refer to roof plan for fixing requirements of down pipes.
Connectio to council main or treatment plant will be inspected and approved by Local council inspectors.

PIPE SIZES RECOMENDED

PLUMBING LEGEND:

1. wc dn100
2. urinal dn40,50
3. sink dn50,
4. basin dn40,dn50
- 5 bath dn40, dn50
6. shower dn50, dn 65 recommended
7. trough dn40,dn50,dn65 or dn100

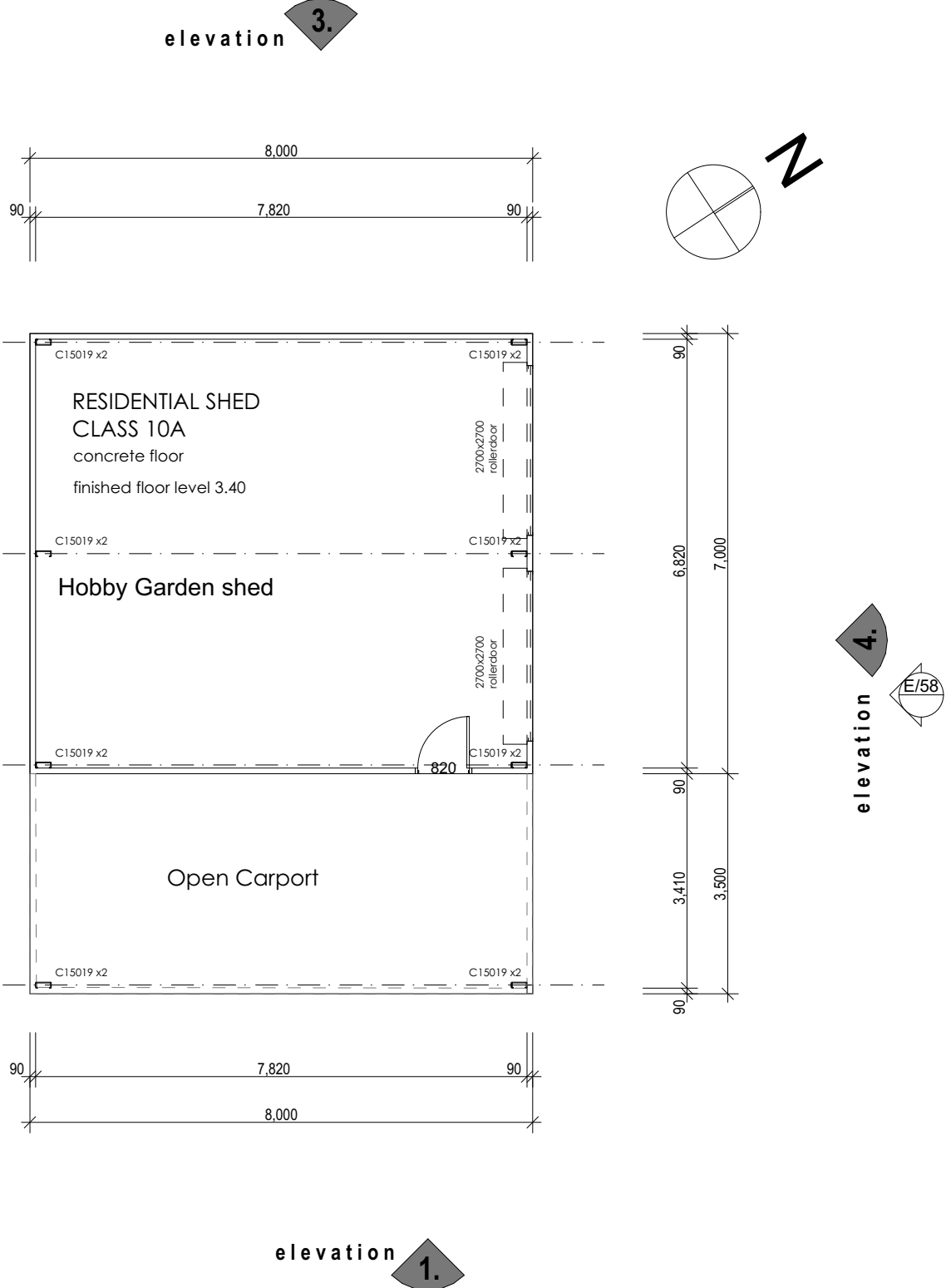
fwg floor waste gully primed by basin ,sink or trough
dn 50 or from which fixture size is priming.

soil classification requires the plumbing contractor to take necessary measures to prevent UPVC AND PVC pipework and all water connection to new rigid building structure to have flexible joint. refer to csiro advice and NCC for pipe connection details for reactive clay soils



FLOOR PLAN

Proposed Outbuilding	84.00 sqm
existing dwelling	140.00 sqm site cover
existing outbuilding (to be demolished)	30.00 sqm
Total Site Cover	254.00 sqm
Site Area	1008.00 sqm
Site Coverage	25.20 % site coverage



Service over and above

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New Outbuilding

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Floor Plan

date issue revision

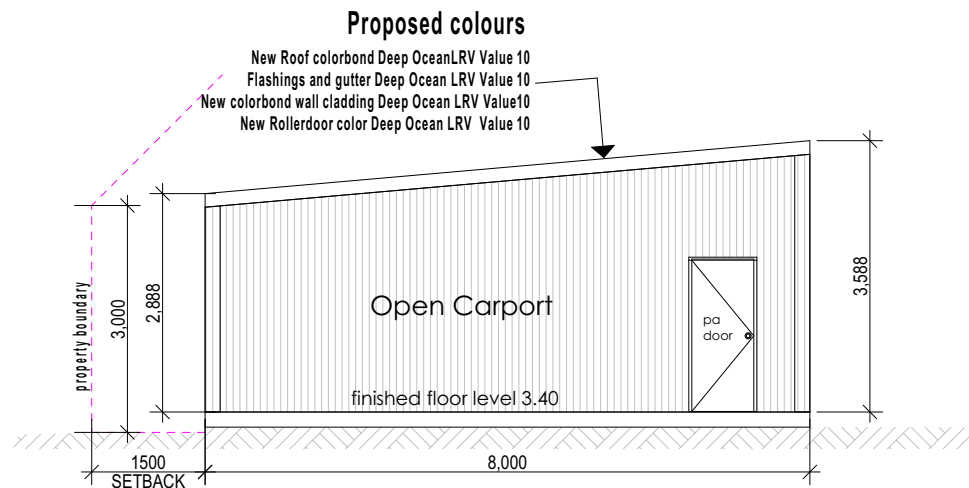
26/02/2025 A

designed and drawn revision-date

M.Ralph Design Drawing

job no: drawing no:

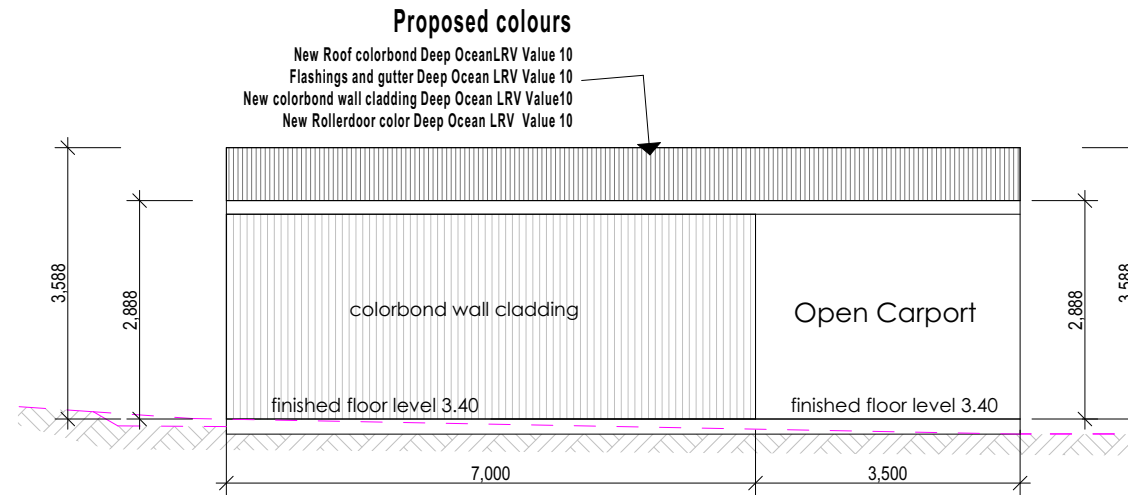
2025-1052 **1052-03**



ELEVATION 01

EAST ELEVATION

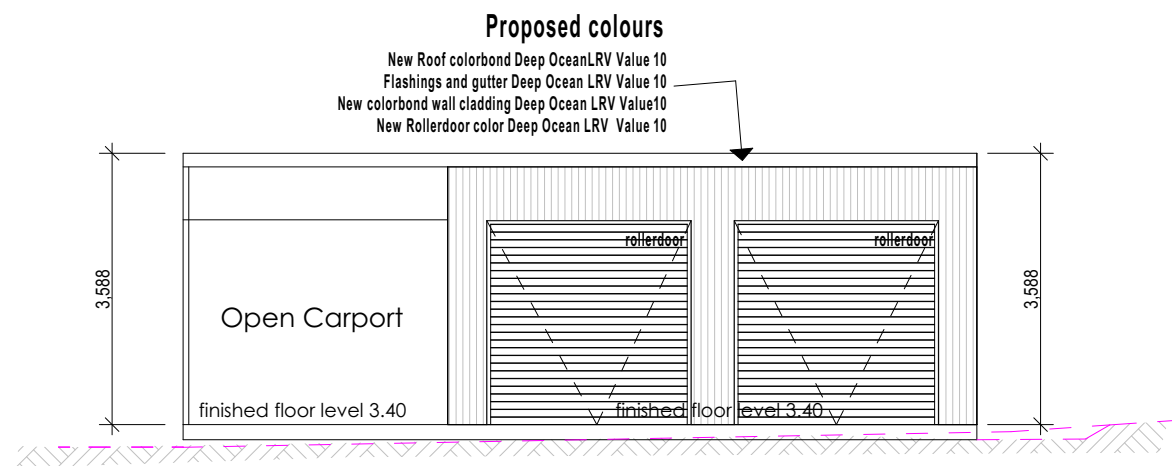
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ELEVATION 02

SOUTH WEST ELEVATION

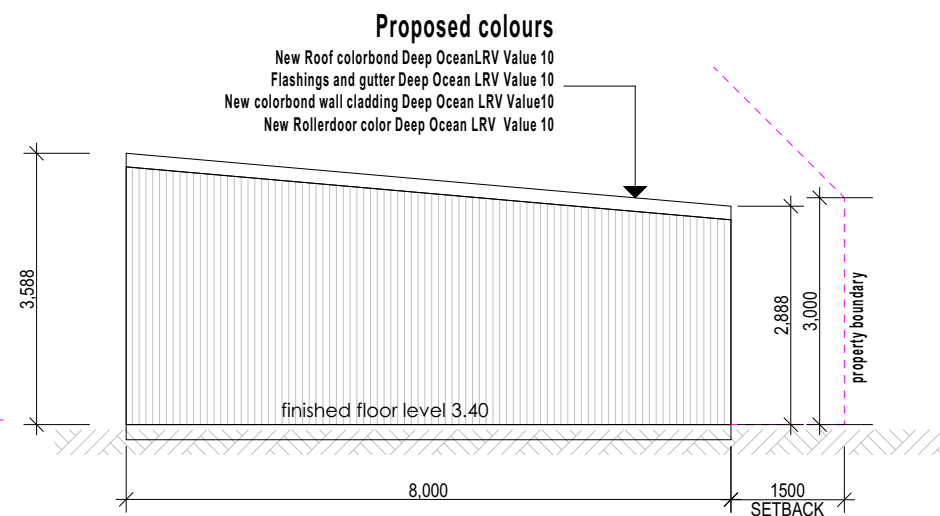
scale 1:100



ELEVATION 04

NORTH ELEVATION

scale 1:100



ELEVATION 03

WEST ELEVATION

scale 1:100



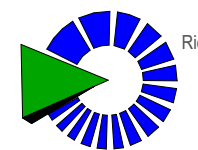
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Elevations



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M.Ralph Design Drawing

job no: drawing no:

2025-1052

1052-04