**TASMAN COUNCIL**

1713 Main Road, Nubeena TAS 7184

Phone: (03) 6250 9200 Facsimile: (03) 6250 9220

Email: [tasman@tasman.tas.gov.au](mailto:tasman@tasman.tas.gov.au)Website: [www.tasman.tas.gov.au](http://www.tasman.tas.gov.au)

ABN: 63 590 070 717

## NOTICE OF PROPOSED DEVELOPMENT

### *Tasman Interim Planning Scheme 2015*

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):

<b>NUMBER:</b>	DA 29/2020
<b>ADDRESS:</b>	3560 Arthur Highway, Murdunna (CT 142563/2)
<b>DESCRIPTION:</b>	Outbuilding & Change of Use to Visitor Accommodation

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 - [www.tasman.tas.gov.au](http://www.tasman.tas.gov.au) until 4:30pm **24 April 2020**.

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](mailto:tasman@tasman.tas.gov.au) and will be received no later than 4.30pm on **24 April 2020**. Late representations will not be considered.

**Kim Hossack****General Manager****Date: 04 April 2020**



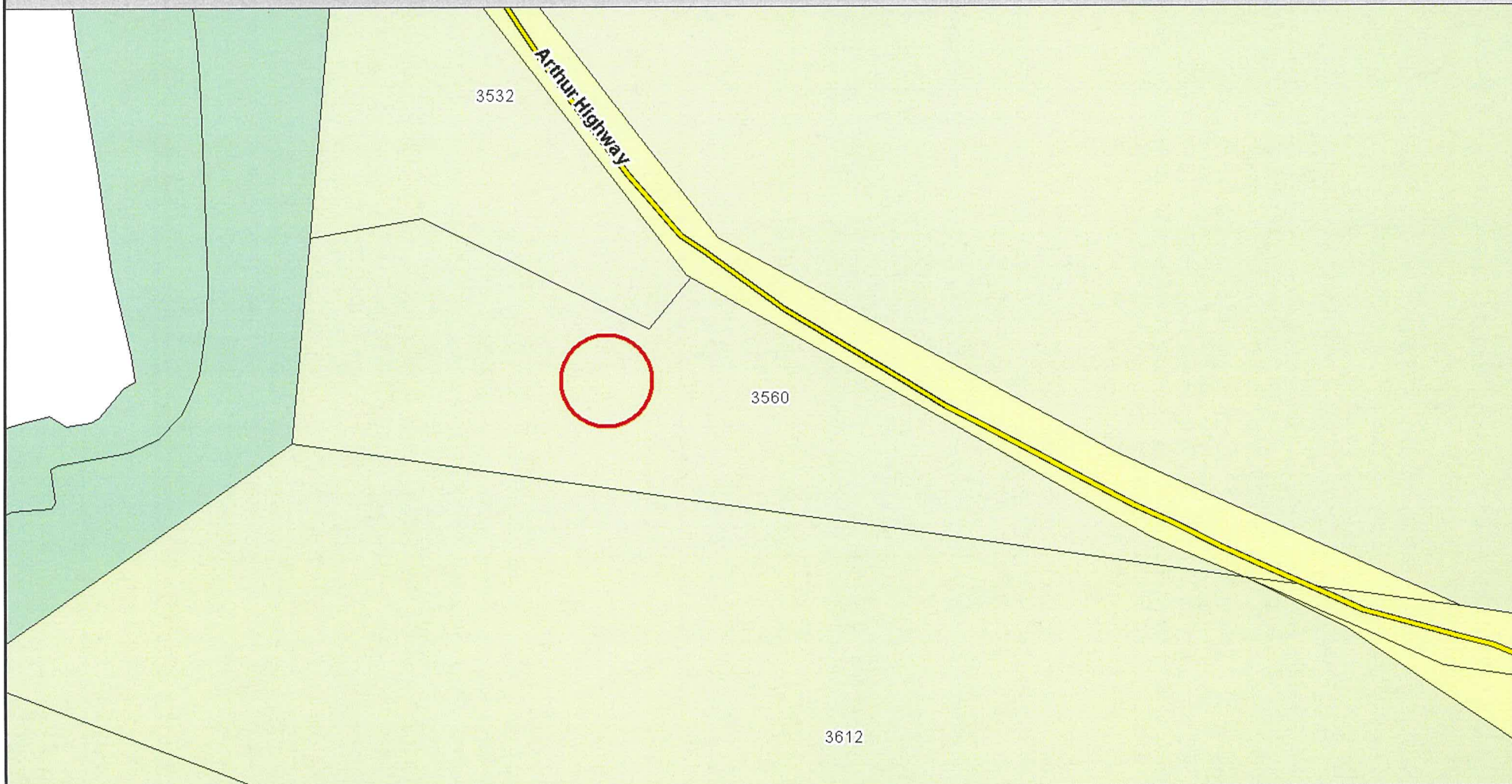
"A Natural Escape"

**Title:**

3560 Arthur Highway, Murdunna (CT 142563/2) - 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](http://www.tasman.tas.gov.au). until 4:30 on 24 April 2020.

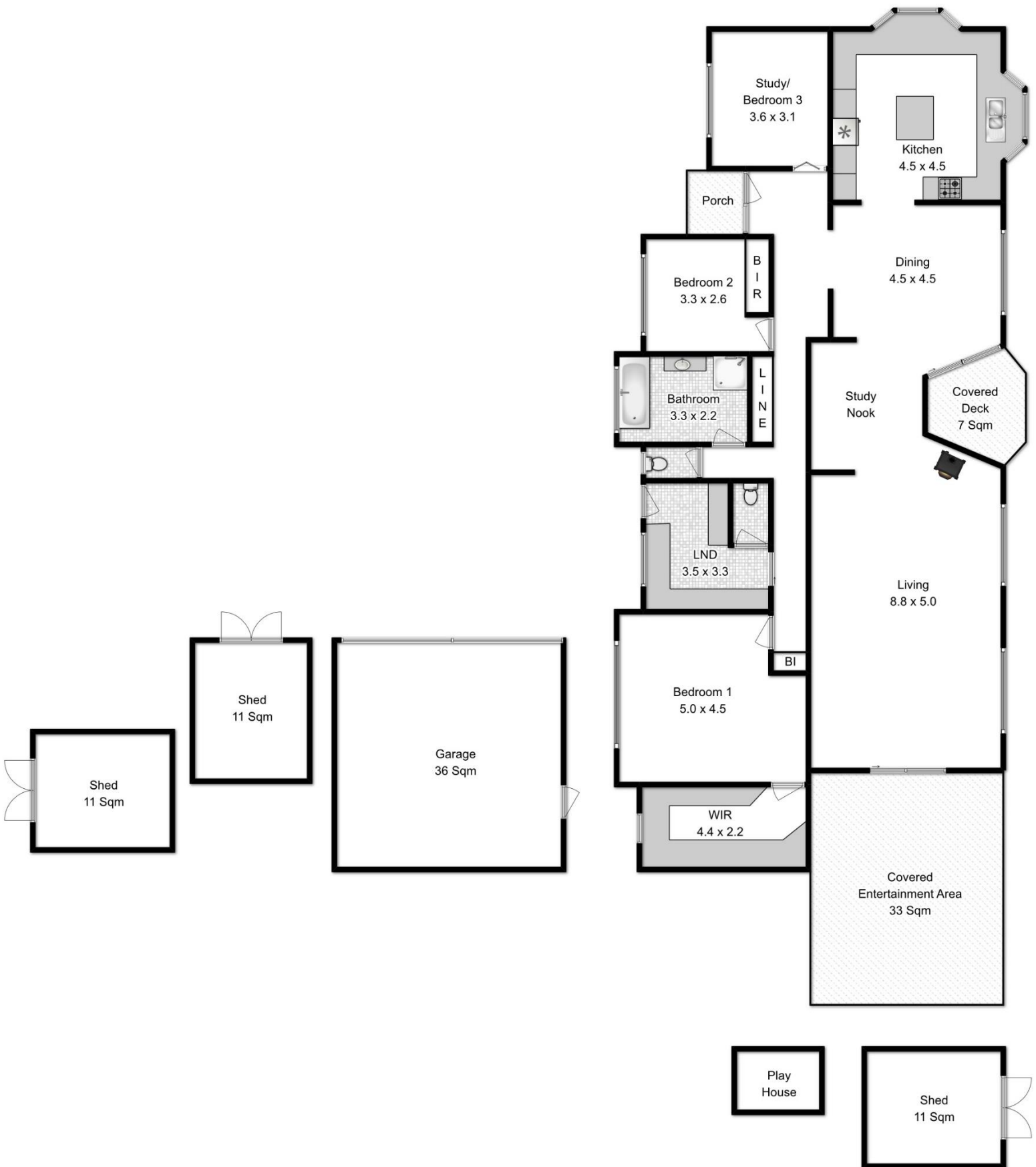
**A4**

**Map**



**Disclaimer:**

This map is a representation of the information currently held by Tasman Council. While every effort has been made to ensure the accuracy of the product, Tasman Council accepts no responsibility for any errors or omissions. Any feedback on omissions or errors would be appreciated.



**Approximate Living Area : 196 Sqm**



Please Note : This floor plan is for marketing purposes and is to be used as a guide.



IMPORTANT

1. USE WRITTEN DIMENSIONS ONLY.
2. DO NOT SCALE DRAWINGS.
3. THE CONTRACTOR IS TO CHECK ALL LEVELS, DATUMS, AND DIMENSIONS IN RELATION TO THE DRAWINGS AND THE SITE BEFORE PROCEEDING WITH THE WORK OR SHOP DRAWINGS.
4. ENSURE THAT THIS DRAWING AND ANY ACCOMPANYING DETAILS AND/OR SPECIFICATIONS HAVE BEEN STAMPED AS 'APPROVED' BY THE RELEVANT LOCAL AUTHORITY.
5. THE PROPRIETOR IS TO ENSURE THAT ANY "CONDITIONS OF APPROVAL" ISSUED BY THE BUILDING SURVEYOR, RELEVANT COUNCIL AND OTHER STATUTORY AUTHORITIES ARE PASSED ONTO THE CONTRACTOR BEFORE CONSTRUCTION BEGINS.
6. MATERIALS AND WORKMANSHIP SHALL CONFORM WITH RELEVANT STANDARDS, BUILDING CODE OF AUSTRALIA AND PRODUCT MANUFACTURERS WRITTEN INSTRUCTIONS.
7. ANY ALTERATION TO THE CONSTRUCTION AND/OR MATERIALS INDICATED IN THESE DRAWINGS IS TO BE APPROVED BY THE DESIGNER, THE ENGINEER, THE BUILDING SURVEYOR, AND THE PROPRIETOR BEFORE PROCEEDING WITH THE WORK.
8. IF IN DOUBT:- ASK!! CONTACT THE BUILDING DESIGNER AND/OR RELEVANT CONSULTANT.

THE SITE IS LOCATED IN THE FOLLOWING AREAS OF THE TASMAN INTERIM PLANNING SCHEME 2015:-

- RURAL RESOURCE ZONE 26.0
- COASTAL INUNDATION HAZARD AREA.
- BUSHFIRE PRONE AREA.

SITE COVERAGE (as per Tasman Interim Planning Scheme 2015)

EXISTING RESIDENCE - 240.00m² (approx).

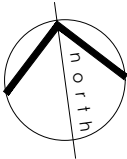
EXISTING OUTBUILDINGS/GARAGE - 60.00m²

PROPOSED GARAGE - 108.00m²

TOTAL - 408.00m²

SITE AREA - 35 240m²

TOTAL SITE COVERAGE - 1.16%



MATT GILLEY | building designer


PO Box 224 Lindisfame Tasmania 7015 p: 0437499238 e: matt.gilley@bigpond.com

issue	description	date

project	PROPOSED GARAGE 3560 ARTHUR HIGHWAY MURDUNNA	
proprietor	CHAU NOMINEES PTY. LTD.	

drawing			SITE PLAN
scale	project no.	drawing no.	
1:1250	1605		
date	drawn	A01	
MAR 2020	MG		

WALL KEY

- 

HORIZONTAL 64mm TOP HAT BATTENS OVER STEEL FRAME. REFER TO DRAWINGS PROVIDED BY 'STEELINE'. 0.42 BMT COLORBOND 'STEELCLAD' SHEET WALL CLADDING OVER - JASPER LRV 15%
- RD1 & RD3

2400h x 2350w SERIES 'A' WINDLOCKED ROLLER-DOOR + FLASHINGS. COLORBOND FINISH - JASPER LRV 15%
- RD2

3600h x 300w SERIES 'B' WINDLOCKED ROLLER-DOOR + FLASHINGS. COLORBOND FINISH - JASPER LRV 15%

PLUMBING NOTES

ALL PLUMBING & DRAINAGE SHALL COMPLY WITH AS 3500, THE TASMANIAN PLUMBING CODE, THE PLUMBING CODE OF AUSTRALIA & THE MUNICIPLE STANDARD DRAWINGS.

UNLESS NOTED OTHERWISE, ALL SEWER AND STORMWATER DRAINS SHALL BE PVC SEWER CLASS "SN6" TO AS 1260.

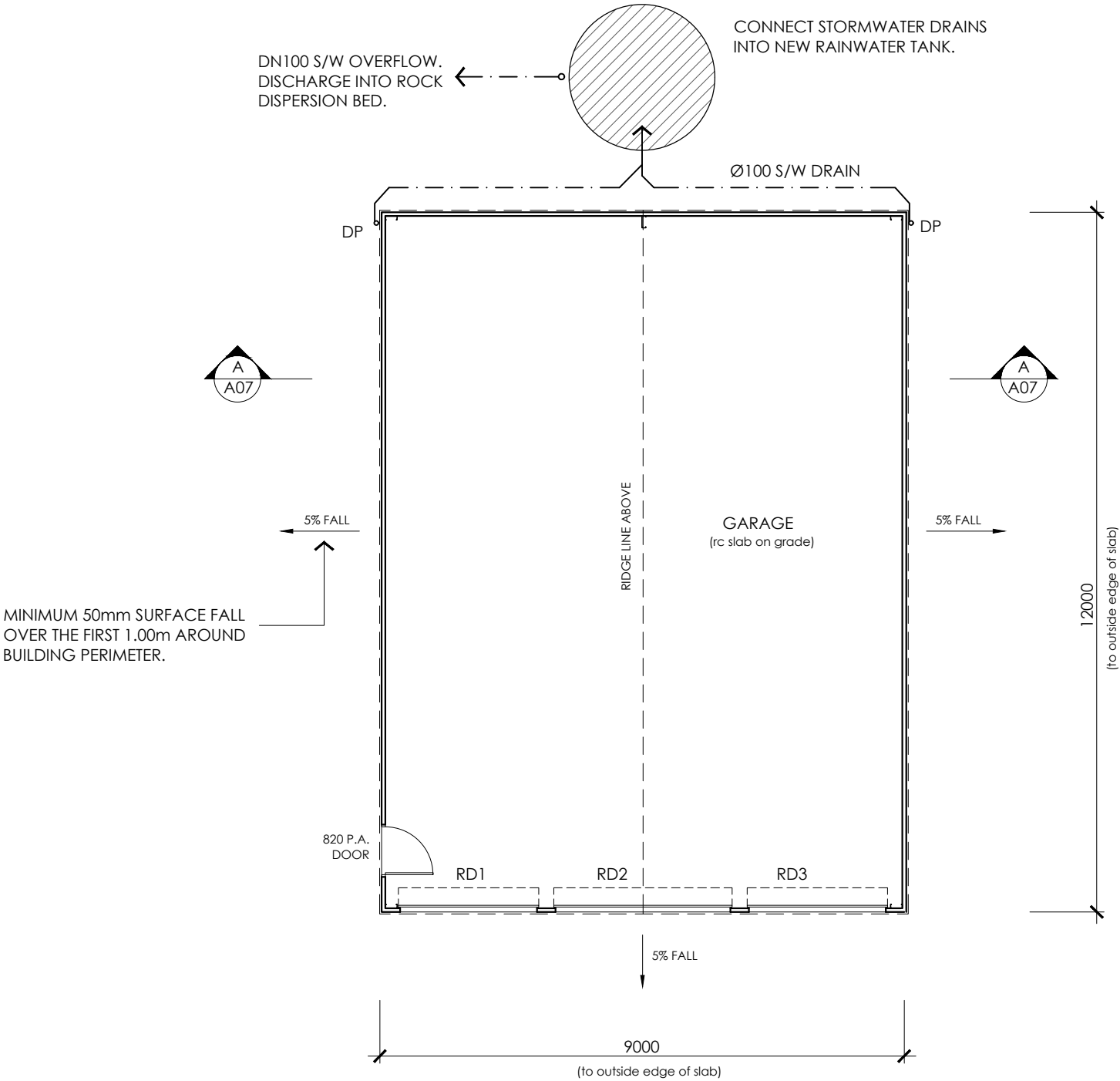
ALL CONNECTIONS TO COUNCIL OR Tas Water SERVICES SHALL BE UNDERTAKEN BY BY THE COUNCIL OR Tas Water AUTHORITY AT THE DEVELOPER'S COST.

THE BUILDER SHALL CONFIRM THE PRESENCE & LOCATION OF ALL EXISTING SERVICES ON THE SITE & WITHIN THE AREA OF WORKS.  
ALL DANGEROUS SERVICES (underground & overhead) MUST BE CLEARLY IDENTIFIED.

DP - NEW uPVC DOWNPIPE Ø90 (unless noted otherwise).

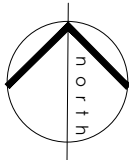
MINIMUM PIPE GRADES:-

STORMWATER - 1.00% (1:100)



FLOOR PLAN 1:100

PROPOSED GARAGE - 108.00m²



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project	PROPOSED GARAGE 3560 ARTHUR HIGHWAY MURDUNNA	
proprietor	CHAU NOMINEES PTY. LTD.	

drawing FLOOR PLAN		
scale	project no.	drawing no.
1:100	1605	A03
date	drawn	
MAR 2020	MG	

ROOF KEY

- R1

'STEELCLAD' 0.42BMT STEEL ROOF CLADDING. PITCH - 10° COLORBOND FINISH JASPER - LRV 15%.
- DP

NEW uPVC DOWNPIPE Ø90

ROOFING NOTES

METAL ROOF SHEETING SHALL COMPLY WITH AS 1562.1 DESIGN & INSTALLATION OF SHEET ROOF & WALL CLADDING: METAL.

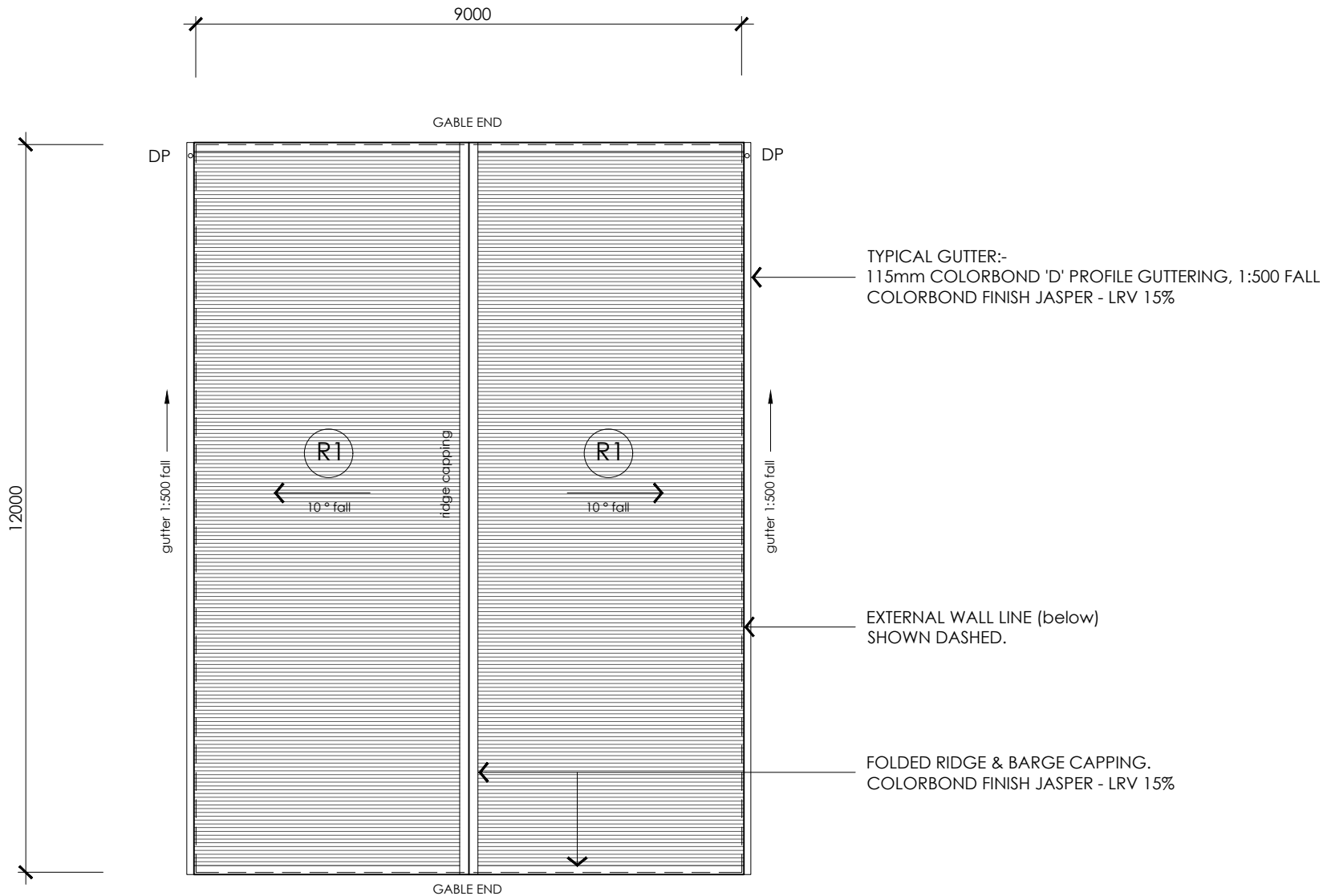
ALL ROOF SHEETING, FLASHINGS, CAPPINGS, FIXINGS AND PENETRATION FLASHING SHALL BE INSTALLED IN ACCORDANCE WITH AS 1562.1 & MANUFACTURER'S DETAILS & SPECIFICATIONS.

ALL FIXINGS/FASTENERS SHALL BE GALVANISED, AND COMPLY WITH THE RELEVANT AUSTRALIAN STANDARDS. CUSTOM ORB SHEETS CREST FIXED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATION.

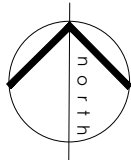
WHEREVER POSSIBLE, ROOF SHEETS ARE TO BE LAID WITH ONE AND A HALF SIDE LAPS, ENSURING THAT THE SIDE LAP IS FACING AWAY FROM PREVAILING WEATHER.

ROOF SHEETS MUST BE LAID, WHEREVER POSSIBLE, USING COMPLETE LENGTHS FROM FASCIA TO RIDGE.

ALL ROOF FLASHINGS AND CAPPINGS MUST BE PURPOSE MADE, MACHINE FOLDED COLORBOND SHEET. FLASHINGS THAT RUN PARALLEL WITH THE ROOF SHEET SHOULD HAVE THEIR EDGE TURNED DOWN TO DIP INTO THE ROOF SHEET PAN/VALLEY. FLASHINGS THAT RUN ACROSS THE TOP OF THE ROOF SHEETING SHALL ALSO HAVE THEIR EDGE TURNED DOWN AND NOTCHED TO FIT OVER THE 'TRIMDEK' SHEET RIBS. ALL FLASHINGS SHALL BE FIXED AT 600 cts. max.



ROOF PLAN 1:100



**MATT GILLEY** | building designer

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issue	description	date

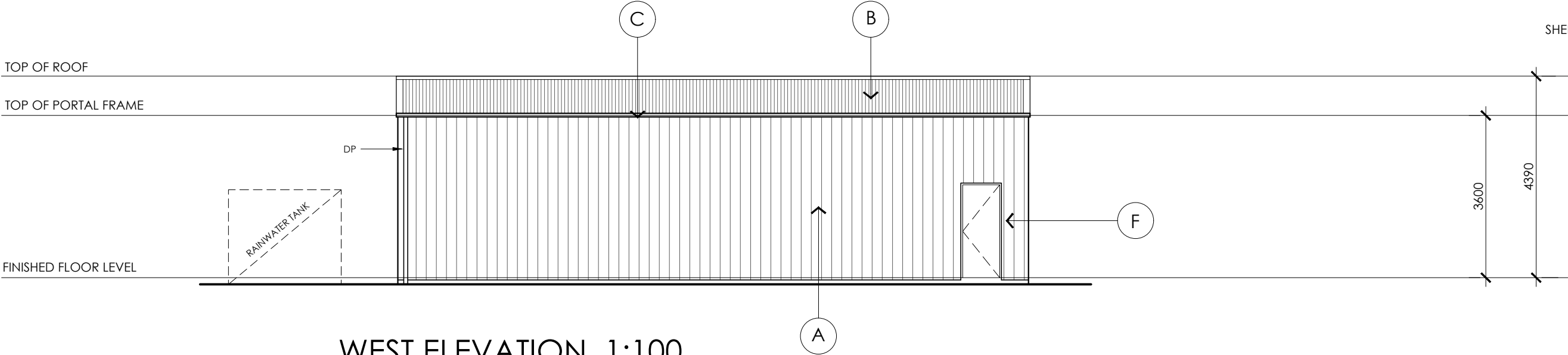
project

PROPOSED GARAGE  
3560 ARTHUR HIGHWAY  
MURDUNNA

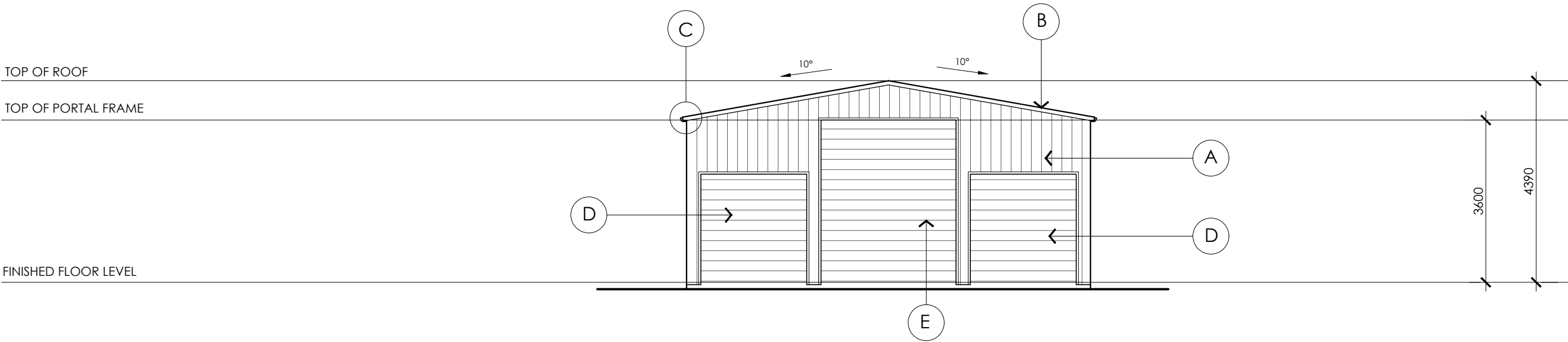
proprietor

CHAU NOMINEES PTY. LTD.

drawing			ROOF PLAN
scale	project no.	drawing no.	
1:100	1605		
date	drawn	<b>A04</b>	
MAR 2020	MG		



WEST ELEVATION 1:100



SOUTH ELEVATION 1:100

EXTERNAL MATERIALS & FINISHES

- A** 'STEELCLAD' 0.42 BMT METAL SHEET WALL CLADDING. COLORBOND FINISH JASPER - LRV 15%

**B** 'STEELCLAD' 0.42 BMT ROOF SHEETING. COLORBOND FINISH JASPER - LRV 15%

**C** METAL 115mm QUAD GUTTERING, BARGE & CAPPING. COLORBOND FINISH JASPER - LRV 15%
- D** 2400h x 2350w SERIES 'A' WINDLOCKED ROLLER-DOOR + FLASHINGS. COLORBOND FINISH JASPER - LRV 15%

**E** 3600h x 300w SERIES 'B' WINDLOCKED ROLLER-DOOR + FLASHINGS. COLORBOND FINISH JASPER - LRV 15%

**F** 820mm WIDE P.A. DOOR. COLOUR - JASPER LRV 15%

COLORBOND WALL CLADDING

INSTALL COLORBOND WALL SHEETING IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS. PROVIDE COLORBOND FLASHINGS TO ALL WINDOW HEAD, SILL & JAMBS; AND ALL INTERNAL/EXTERNAL CORNERS. COLORBOND TRIM/FLASHING TO BASE OF SHEETS.

REFER TO MANUFACTURER'S SPECIFICATION FOR SCREW FIXING GAUGE & SPACINGS.

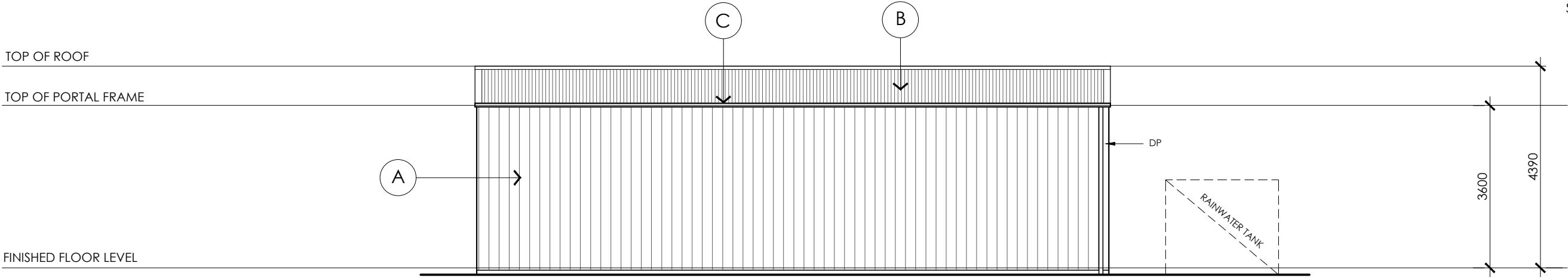
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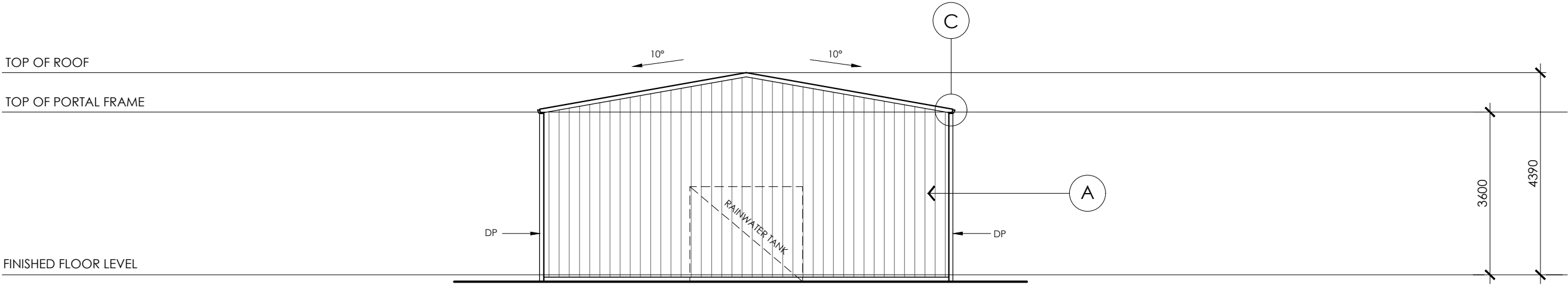
issue	description	date

project	PROPOSED GARAGE 3560 ARTHUR HIGHWAY MURDUNNA	
proprietor	CHAU NOMINEES PTY. LTD.	

drawing ELEVATIONS		
scale 1:100	project no. 1605	drawing no. <b>A05</b>
date MAR 2020	drawn MG	



EAST ELEVATION 1:100



NORTH ELEVATION 1:100

EXTERNAL MATERIALS & FINISHES

- A** 'STEELCLAD' 0.42 BMT METAL SHEET WALL CLADDING. COLORBOND FINISH JASPER - LRV 15%

**B** 'STEELCLAD' 0.42 BMT ROOF SHEETING. COLORBOND FINISH JASPER - LRV 15%

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**F** 820mm WIDE P.A. DOOR. COLOUR - JASPER LRV 15%

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issue	description	date

project	PROPOSED GARAGE 3560 ARTHUR HIGHWAY MURDUNNA	
proprietor	CHAU NOMINEES PTY. LTD.	

drawingELEVATIONS		
scale	project no.	drawing no.
1:100	1605	
date	drawn	A06
MAR 2020	MG	



## EXTERNAL MATERIALS & FINISHES

- A** 'STEELCLAD' 0.42 BMT METAL SHEET WALL CLADDING.  
COLORBOND FINISH JASPER - LRV 15%
- B** 'STEELCLAD' 0.42 BMT ROOF SHEETING.  
COLORBOND FINISH JASPER - LRV 15%
- C** METAL 115mm QUAD GUTTERING, BARGE & CAPPING.  
COLORBOND FINISH JASPER - LRV 15%

## NOTES

1. ALL PIER HOLES TO BE THOROUGHLY CLEANED OUT PRIOR TO POURING CONCRETE. DEEP PIER HOLES MAY REQUIRE A VAC TRUCK TO ASSIST IN CLEANING OUT LOOSE MATERIAL.
2. ALL CONCRETE TO BE PLACED WITH A MECHANICAL VIBRATOR. MOIST CURE SLABS MIN. 7 DAYS **OR** APPLY APPROVED CURING COMPOUND.
3. SLAB MESH COVER:- BAR CHAIR HEIGHT TO BE SELECTED TO ACHIEVE SPECIFIED COVER. BUILDER TO CHECK CORRECT COVER HAS BEEN PROVIDED, BY STRING LINES OR LASER LEVEL PRIOR TO POURING CONCRETE.

**NOTE:- ENGINEER TO INSPECT AND APPROVE ALL FOUNDATION BASE, REINFORCING, FOOTING & SLAB PREPARATION.**

**CONCRETE STRENGTH - 25MPa(footings):**

**CONCRETE SLUMP - 100mm MAX.**

## COLORBOND WALL CLADDING

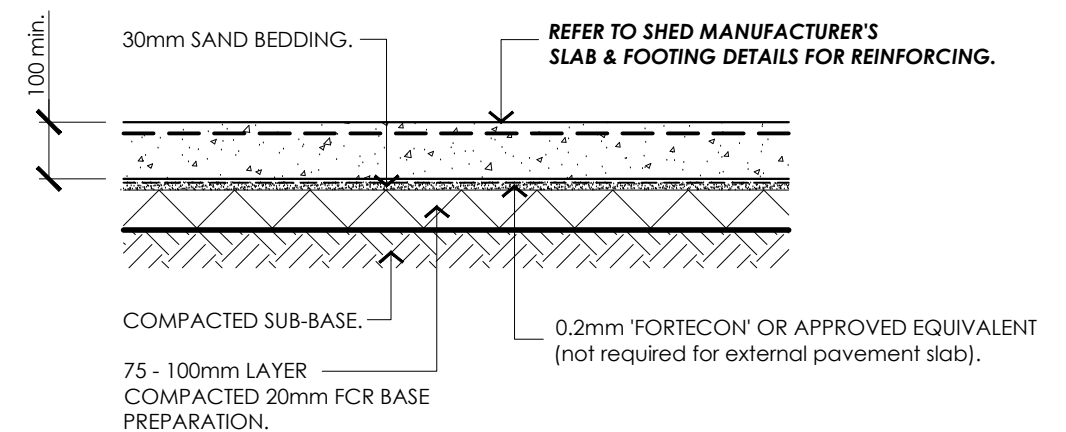
INSTALL COLORBOND WALL SHEETING IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS. PROVIDE COLORBOND FLASHINGS TO ALL WINDOW HEAD, SILL & JAMBS; AND ALL INTERNAL/EXTERNAL CORNERS. COLORBOND TRIM/FLASHING TO BASE OF SHEETS.

REFER TO MANUFACTURER'S SPECIFICATION FOR SCREW FIXING GAUGE & SPACINGS.

## FOOTING & SLAB NOTE

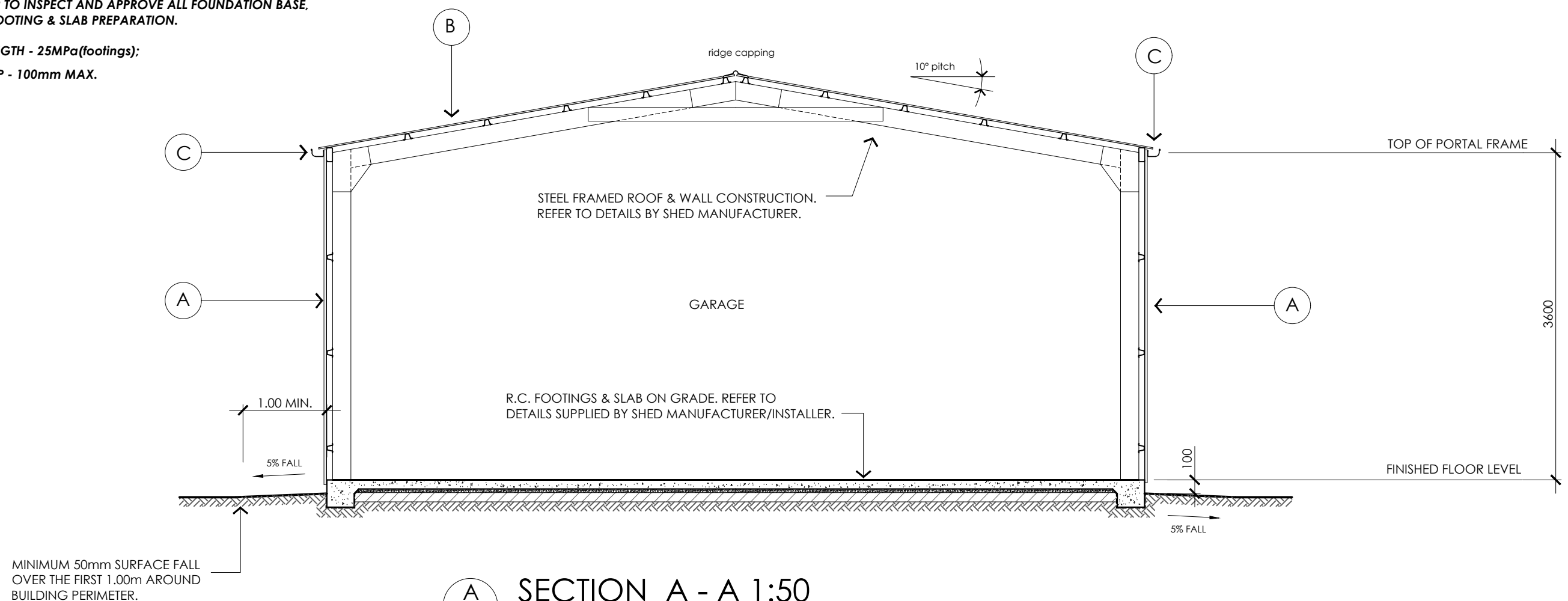
THESE DRAWINGS DO NOT COVER FOOTING & SLAB DETAILS. THEY ARE TO BE READ ALONGSIDE THE STANDARD FOOTING & SLAB DRAWINGS & DETAILS PROVIDED BY THE SHED MANUFACTURER/SUPPLIER (STEELINE ROOFING). A SOIL TEST/REPORT HAS NOT BEEN CARRIED OUT OR PROVIDED TO THE DESIGNER.

**BEFORE COMMENCING BUILDING WORK:-** FINAL FOOTING & SLAB SPECIFICATIONS WILL NEED TO BE CONFIRMED BY A STRUCTURAL ENGINEER AND/OR THE BUILDING SURVEYOR.



## SLAB ON GRADE 1:10

TYPICAL



## SECTION A - A 1:50

**MATT GILLEY** | building designer

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issue	description	date

project	PROPOSED GARAGE 3560 ARTHUR HIGHWAY MURDUNNA	
proprietor	CHAU NOMINEES PTY. LTD.	

drawing	SECTION A-A	
scale	1:10 1:50	project no. 1605
date	MAR 2020	drawn MG
		<b>A07</b>