



Application for Planning Approval

Land Use Planning and Approvals Act 1993

APPLICATION NO.

DA2024/114

LOCATION OF AFFECTED AREA

593 BRIGGS ROAD & 595 BRIGGS ROAD, BRIGHTON

DESCRIPTION OF DEVELOPMENT PROPOSAL

**BUSINESS AND PROFESSIONAL SERVICES (VETERINARY CENTRE).
CONSTRUCTION OF VETERINARY CENTRE, ANCILLARY CLASSROOM
AND VET ACCOMMODATION. CONSTRUCTION OF TOILET BLOCK.**

A COPY OF THE DEVELOPMENT APPLICATION MAY BE VIEWED AT www.brighton.tas.gov.au AND AT THE COUNCIL OFFICES, 1 TIVOLI ROAD, OLD BEACH, BETWEEN 8:15 A.M. AND 4:45 P.M, MONDAY TO FRIDAY OR VIA THE QR CODE BELOW. ANY PERSON MAY MAKE WRITTEN REPRESENTATIONS IN ACCORDANCE WITH S.57(5) OF THE LAND USE PLANNING AND APPROVALS ACT 1993 CONCERNING THIS APPLICATION UNTIL 4:45 P.M. ON **24/07/2024**. ADDRESSED TO THE GENERAL MANAGER AT 1 TIVOLI ROAD, OLD BEACH, 7017 OR BY EMAIL AT development@brighton.tas.gov.au. REPRESENTATIONS SHOULD INCLUDE A DAYTIME TELEPHONE NUMBER TO ALLOW COUNCIL OFFICERS TO DISCUSS, IF NECESSARY, ANY MATTERS RAISED.

JAMES DRYBURGH
General Manager



Brighton
going places



Bonorong Wildlife Sanctuary
PO Box 59, BRIGHTON TAS 7030

02 Jul 2024

James Dryburgh
General Manager
Brighton Council
1 Tivoli Road
Old Beach 7017

Dear James,

I am writing in response to your Request for Information letter dated 25 Jun 2024 which asked how the proposed veterinarian services included in DA 2024/00114 will operate, the subservience or otherwise of the classroom facilities to the tourism operation or veterinary services, and a question regarding parking.

New Veterinary Facilities

The new veterinary facilities proposed in DA 2024/00114 extend the veterinarian services already provided on-site. Building part of our veterinary services in a separate location from the current veterinary services, was a deliberate and well-planned choice to provide “best practice”.

As part of conceiving the first DA application (DA2023/00206), we made a plan for how Bonorong could prepare for the next ten years and be ready for the possible veterinary challenges that may come our way. These decisions were made after extensive analysis of any situation that may arise from fluctuations in wildlife numbers needing assistance, what services we may provide, and what quarantine risks may be associated with treating wildlife. As part of this process, all the specialised rooms that we may need were analysed in detail. We had to look at all the functions that were required, which services could be done in shared rooms, and which rooms required a specific setup or placement, to be able to provide best practice treatment and care for wildlife.

Some of these choices are obvious, such as having the recovery room close to the vet surgery areas, and the x-ray machine close to the consult and surgical areas. In the case of a quarantine surgical setup, having it as far away as possible from other rooms has obvious benefits, but best practice would be to have the surgical building in another area altogether, which is what we have planned for in this case. Planning for the second building separate to the main hospital was compiled as a separate DA submission based on determination of construction options and budget.

To further highlight the need of separate vet facilities the Avian bird flu is a great example to use. The Avian Flu Influenza currently sweeping the globe is sadly having a disastrous impact on marine wildlife and has now spread to

PROPOSED FELINE FIX VETERINARY SERVICE AND CLASSROOM BLOCK (B4), VETERINARY AFTER HOURS ACCOMMODATION (B5) & RELOCATED TOILET BLOCK (B5A)

DEVELOPMENT APPLICATION 23-05-24

DRAWING LIST

DA.100 – DATA / COVER SHEET
 DA.101 – EXISTING SITE PLAN
 DA.102 – PROPOSED SITE PLAN
 DA.103 – SITE SURVEY PLAN PART 1
 DA.104 – SITE SURVEY PLAN PART 2
 DA.105 – NEW GROUND FLOOR PLAN
 DA.106 – NEW ROOF PLAN
 DA.107 – NEW LANDSCAPE PLAN
 DA.108 – EXISTING OPEN SPACE PLAN AND ASSOCIATED CAR PARKING
 DA.109 – DRAINAGE PLAN (SURFACE AND STORMWATER)
 DA.110 – SEWER DIAGRAM
 DA.111 – OVERALL ELEVATIONS

BUILDING 4- NEW FELINE FIX VET AND CLASSROOM

DA.200 – NEW FELINE FIX & CLASSROOM - FLOOR PLAN
 DA.201 – NEW FELINE FIX & CLASSROOM - ELECTRICAL PLAN
 DA.202 – NEW FELINE FIX & CLASSROOM - REFLECTED CEILING PLAN
 DA.203 – NEW FELINE FIX & CLASSROOM - FINISHES PLAN
 DA.204 – NEW FELINE FIX & CLASSROOM - ELEVATIONS
 DA.205 – NEW FELINE FIX & CLASSROOM - ELEVATIONS
 DA.206 – NEW FELINE FIX & CLASSROOM - SECTION 1
 DA.207 – NEW FELINE FIX & CLASSROOM - SECTION 2

BUILDING 5- VETERINARY ACCOMMODATION

DA.300 – VET ACCOMMODATION - FLOOR PLAN
 DA.301 – VET ACCOMMODATION - ELECTRICAL PLAN
 DA.302 – VET ACCOMMODATION - REFLECTED CEILING PLAN
 DA.303 – VET ACCOMMODATION - FINISHES PLAN
 DA.304 – VET ACCOMMODATION - ELEVATIONS
 DA.305 – VET ACCOMMODATION - SECTION 1
 DA.306 – VET ACCOMMODATION - SECTION 2

BUILDING 5A- RELOCATED TOILET BLOCK

DA.400 – RELOCATED TOILET BLOCK - FLOOR PLAN ELEVATIONS & SECTION

DA.500 – SHADOW DIAGRAMS

DA.600 – 3D IMAGE

DA.601 – 3D IMAGE

DA.602 – 3D IMAGE

BUILDING AREAS:

SITE AREA COMBINED: 25,964 m²

EXISTING BUILT AREA. (FOOTPRINT)

ORPHAN CARE BUILDING 911 m²
 MAIN ENTRY BUILDING 92.0 m²
 COTTAGE 91.0 m²
 EXISTING TOILET BLOCK 72.0 m²
 EXISTING SERVICES BUILDING 10.0 m²
 EXISTING ADMINISTRATION BUILDING 65.0 m²
 NEW VET HOSPITAL 55.0 m²
 NEW TOILET BLOCK 341 m²
 NEW SERVICES BUILDING 67 m²
 118 m²

TOTAL NEW BUILDING WORKS. (FOOTPRINT)

BUILDING 4 – NEW FELINE FIX VET & CLASSROOM 354m²
 BUILDING 5 – NEW AFTER HOURS VET ACCOMMODATION 286 m²
 BUILDING 5A – RELOCATED TOILET BLOCK 47m²
 21m²

EXISTING LANDSCAPED AREA:

NEW LANDSCAPED AREA: 6923 m²

NEW LANDSCAPED AREA: 400 m²

LANDSCAPED AREA FOR WATER ABSORPTION (AREA AT LEAST 25% OF THE SITE AREA) COMPLIES

SITE COVERAGE – 911 m² BUILT FORM COMPLIES WITH REQUIREMENTS - 11.6% (CAN NOT EXCEED 50%) - COMPLIES

OTHER DATA:

BIKE STORAGE: YES
 ONSITE GARBAGE STORAGE: YES
 EXISTING SEWER CONNECTION: (ONSITE) YES
 EXISTING TAS WATER CONNECTION: YES
 EXISTING POWER CONNECTION: YES
 EXISTING BORE WATER CONNECTION: YES
 TREES TO BE REMOVED: NONE
 BAL ASSESSMENT - BAL - 12.5
 10,000 LITRE - (B2 - SERVICE BUILDING)
 10,000 LITRE - (CAFE)
 10,000 LITRE - (B4 - FELINE FIX / CLASSROOM)
 NEW FIRE WATER TANK
 EXISTING FIRE WATER TANK
 NEW FIRE WATER TANK



PROJECT DATA:

BRIGHTON COUNCIL INTERIM PLANNING SCHEME 2015 AND BRIGHTON COUNCIL LOCAL PROVISIONS SCHEDULE
 BRIGHTON COUNCIL INTERIM PLANNING SCHEDULE 2015 AND BRIGHTON COUNCIL LOCAL PROVISIONS SCHEDULES

ADDRESS: 593 BRIGGS ROAD BRIGHTON, TASMANIA 7030
 CERTIFICATE OF TITLE: C.T. 4698/17
 SITE AREA OF TITLE: 7.834 ha
 FSR REQUIRED BY COUNCIL: N/A
 ZONE: RURAL RESIDENTIAL

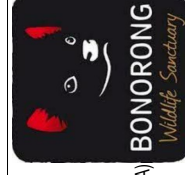
ADDRESS: 595 BRIGGS ROAD BRIGHTON, TASMANIA 7030
 CERTIFICATE OF TITLE: CT 3971-89
 SITE AREA OF TITLE: 18.13 ha
 FRS REQUIRED BY COUNCIL: N/A
 ZONE: RURAL RESIDENTIAL

(EXISTING USE RIGHTS AS BONORONG WILDLIFE SANCTUARY) (WE ARE REQUESTING A REVIEW OF THE EXISTING USE RIGHTS THAT OCCURS ON 593 BRIGGS ROAD (BONORONG WILDLIFE SANCTUARY) AND REQUEST A REVIEW IN LIGHT OF THE ADJACENCY AND THE FACT THAT THE SITE WILL REMAIN AS PART OF BONORONG AS AN ADHESION ORDER WAS APPLIED FOR IN NOVEMBER 2023 AND GRANTED IN JANUARY 2024.)

Rev. A

Date: 23.05.24

Client: Bonorong Wildlife Sanctuary
 Project: PROPOSED FELINE FIX VETERINARY SERVICE AND CLASSROOM BLOCK (B4), VETERINARY AFTER HOURS ACCOMMODATION (B5) & RELOCATED TOILET BLOCK (B5A)
 593 Briggs Rd, Brighton TAS 7030



Architects / Interior Designers

MISHO+ASSOCIATES

ARCHITECTURE AND INTERIOR DESIGN
 PO BOX 184 HULLONVILLE TASMANIA 7050
 TELEPHONE 61 3 6244 2333
 EMAIL MISHO@MISHO.COM.AU WWW.MISHO.COM.AU
 MISHO + ASSOCIATES PTY LTD
 ACN 065 038 486

Drawing Title

DATA / COVER SHEET



Job Number

22.621

Number

DA-100

Date

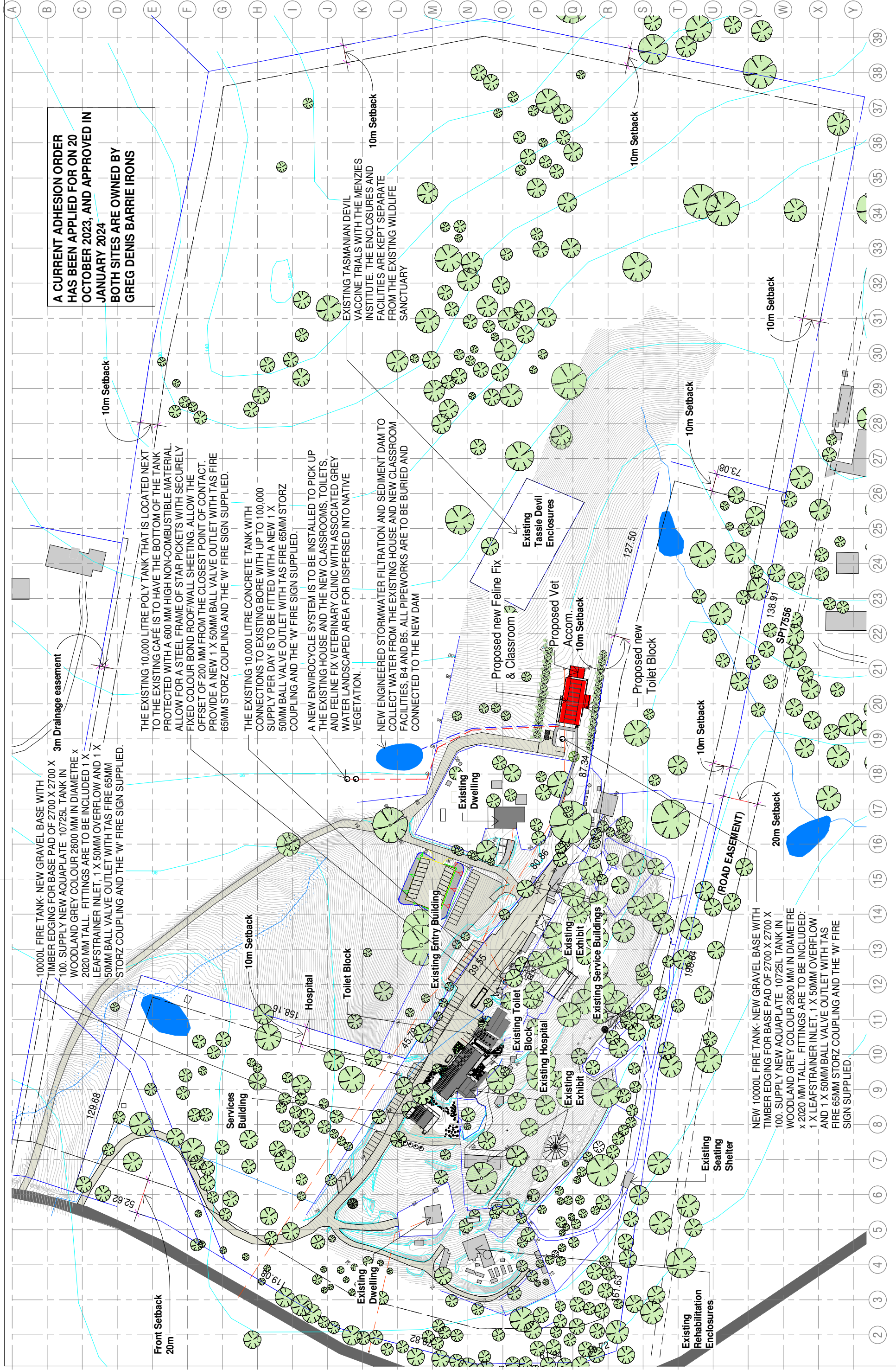
23.05.24

Scale

1:1@A3

Issue

A



A CURRENT ADHESION ORDER HAS BEEN APPLIED FOR ON 20 OCTOBER 2023, AND APPROVED IN JANUARY 2024. BOTH SITES ARE OWNED BY GREG DENIS BARRIE IRONS

THE EXISTING 10,000 LITRE POLY TANK THAT IS LOCATED NEXT TO THE EXISTING CAFÉ IS TO HAVE THE BOTTOM OF THE TANK PROTECTED WITH A 600 MM HIGH NON-COMBUSTIBLE MATERIAL. ALLOW FOR A STEEL FRAME OF STAR PICKETS WITH SECURELY FIXED COLOUR BOND ROOF/WALL SHEETING. ALLOW THE OFFSET OF 200 MM FROM THE CLOSEST POINT OF CONTACT. PROVIDE A NEW 1 X 50MM BALL VALVE OUTLET WITH TAS FIRE 65MM STORZ COUPLING AND THE 'W' FIRE SIGN SUPPLIED.

THE EXISTING 10,000 LITRE CONCRETE TANK WITH CONNECTIONS TO EXISTING BORE WITH UP TO 100,000 SUPPLY PER DAY IS TO BE FITTED WITH A NEW 1 X 50MM BALL VALVE OUTLET WITH TAS FIRE 65MM STORZ COUPLING AND THE 'W' FIRE SIGN SUPPLIED.

A NEW ENVIROCYCLE SYSTEM IS TO BE INSTALLED TO PICK UP THE EXISTING HOUSE AND THE NEW CLASSROOMS, TOILETS, AND FELINE FIX VETERINARY CLINIC WITH ASSOCIATED GREY WATER LANDSCAPED AREA FOR DISPERSED INTO NATIVE VEGETATION.

NEW ENGINEERED STORMWATER FILTRATION AND SEDIMENT DAM TO COLLECT WATER FROM THE EXISTING HOUSE AND NEW CLASSROOM FACILITIES, B4 AND B5. ALL PIPEWORKS ARE TO BE BURIED AND CONNECTED TO THE NEW DAM

10000L FIRE TANK- NEW GRAVEL BASE WITH TIMBER EDGING FOR BASE PAD OF 2700 X 2700 X 100. SUPPLY NEW AQUAPLATE 10725L TANK IN WOODLAND GREY COLOUR 2600 MM IN DIAMETRE x 2020 MM TALL. FITTINGS ARE TO BE INCLUDED 1 X LEAFSTRAINER INLET, 1 X 50MM OVERFLOW AND 1 X 50MM BALL VALVE OUTLET WITH TAS FIRE 65MM STORZ COUPLING AND THE 'W' FIRE SIGN SUPPLIED.

NEW 10000L FIRE TANK- NEW GRAVEL BASE WITH TIMBER EDGING FOR BASE PAD OF 2700 X 2700 X 100. SUPPLY NEW AQUAPLATE 10725L TANK IN WOODLAND GREY COLOUR 2600 MM IN DIAMETRE x 2020 MM TALL. FITTINGS ARE TO BE INCLUDED: 1 X LEAFSTRAINER INLET, 1 X 50MM OVERFLOW AND 1 X 50MM BALL VALVE OUTLET WITH TAS FIRE 65MM STORZ COUPLING AND THE 'W' FIRE SIGN SUPPLIED.

Rev. A	Description DEVELOPMENT APPLICATION	Date 23.05.24	Client Bonorong Wildlife Sanctuary	Architects / Interior Designers MISHO+ASSOCIATES	Drawing Title PROPOSED SITE PLAN	Date 23.05.24	Scale 1:2000 @A3	Number DA-102	Issue A
						Job Number 22.621	Number DA-102	Issue A	

Bonorong Wildlife Sanctuary
 Project:
 PROPOSED FELINE FIX VETERINARY SERVICE AND CLASSROOM BLOCK (B4), VETERINARY AFTER HOURS ACCOMMODATION (B5) & RELOCATED TOILET BLOCK (B5A)
 593 Briggs Rd, Brighton TAS 7030

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 ARCHITECTURE AND INTERIOR DESIGN
 PO BOX 184 HUNONVILLE
 TELEPHONE 61 3 6244 2333
 EMAIL MISHO@MISHO.COM.AU WWW.MISHO.COM.AU
 MISHO + ASSOCIATES PTY LTD
 ACN 065 038 486 ABN 32 045 038 486

BONORONG
 Wildlife Sanctuary



- LEGEND**
- File boundary
 - Top/loose of bank
 - Fence
 - Clearland perimeter
 - Power pole
 - Survey mark
 - Sprinkler
 - Graded drain
 - Graded pit
 - Buildings
 - Shed/lean-to/verandah/alcove
- EP A CD CP
- All tracks and road ways are gravel U.A.O.

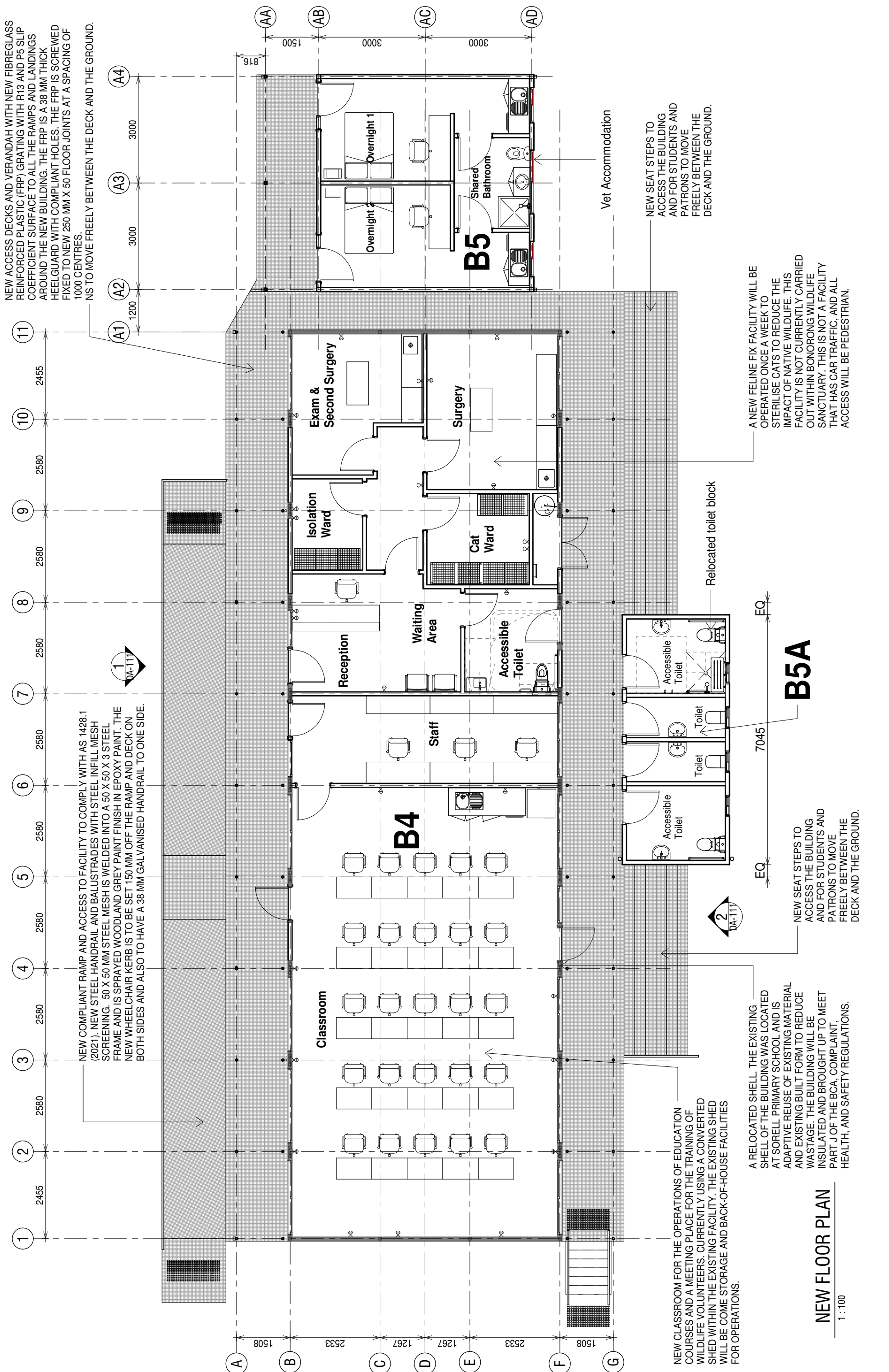
FR 105122/2
Owner: Gregory Dennis Barrie Irons



FR 45487/1
Owner: Gregory Dennis Barrie Irons

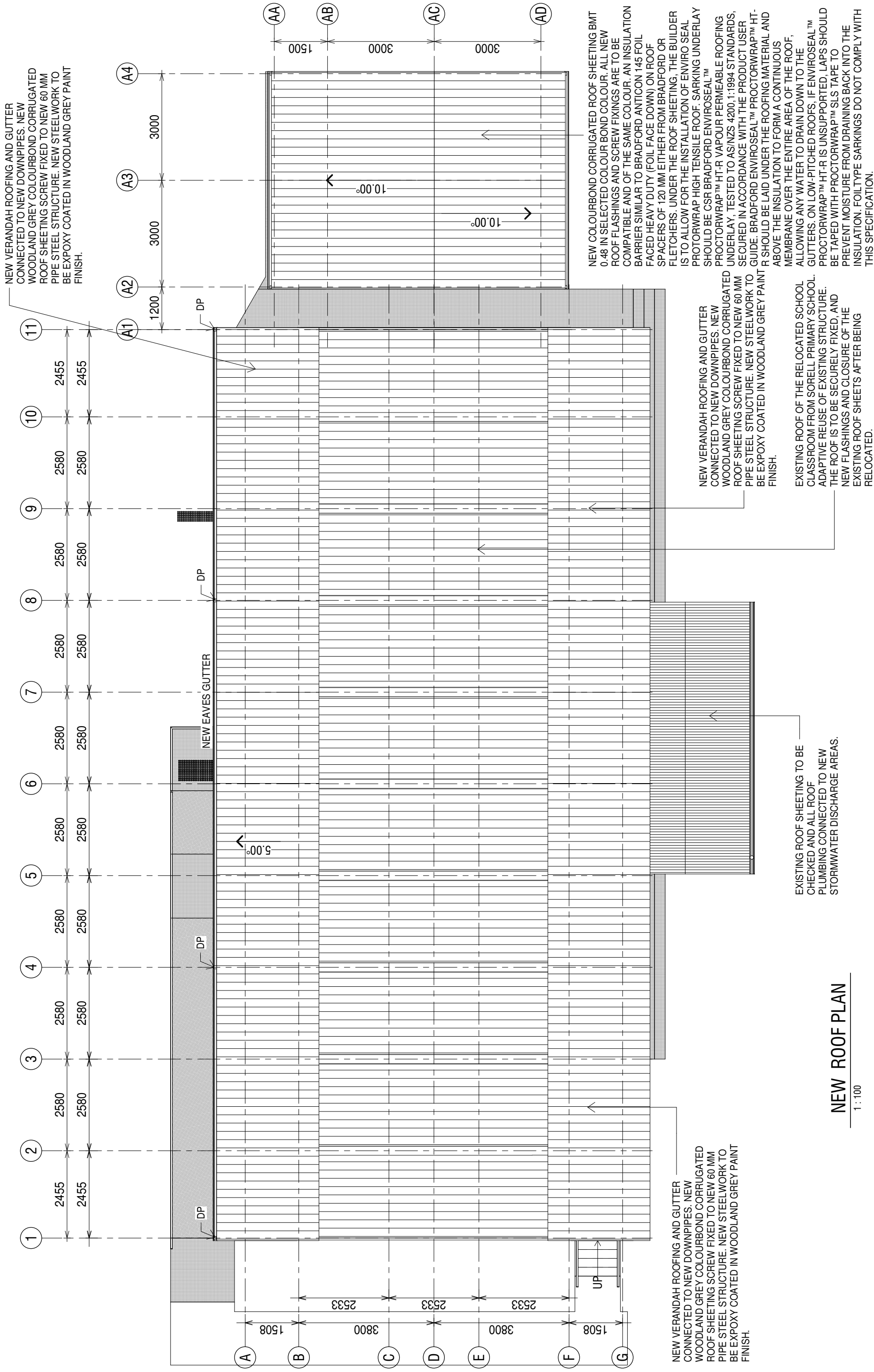
3 DETAIL SURVEY PLAN
1:500 (A3) 1:1000 (A4)

Rev. A	Description DEVELOPMENT APPLICATION	Date 23.05.24	Client Bonorong Wildlife Sanctuary Project PROPOSED FELINE FIX VETERINARY SERVICE AND CLASSROOM BLOCK (B4), VETERINARY AFTER HOURS ACCOMMODATION (B5) & RELOCATED TOILET BLOCK (B5A) 593 Briggs Rd, Brighton TAS 7030	Architects / Interior Designers MISHO+ASSOCIATES ARCHITECTURE AND INTERIOR DESIGN PO BOX 184 HUNONVILLE TAS 7005 TELEPHONE 61 3 6244 2393 EMAIL MISHO@MISHO.COM.AU WWW.MISHO.COM.AU MISHO + ASSOCIATES PTY LTD ACN 065 038 486	Drawing Title SITE SURVEY PLAN PART 2	Date 23.05.24	Scale @A3	Issue A
						Job Number 22.621	Number DA-104	



NEW FLOOR PLAN
1:100

Rev.	Description	Date	Scale	1:100 @A3	Issue	A
Architects / Interior Designers		Drawing Title		NEW GROUND FLOOR PLAN		
MISHO+ASSOCIATES		MISHO		MISHO		
ARCHITECTURE AND INTERIOR DESIGN		PO BOX 184 HUCONVILLE TAS 7250		TELEPHONE 61 3 6244 2333		
FACSIMILE 61 3 6244 3111		EMAIL MISHO@MISHO.COM.AU WWW.MISHO.COM.AU		MISHO + ASSOCIATES PTY LTD		
ACN 065 038 486		ABN 32 045 038 486				
Client		Bonorong Wildlife Sanctuary		588 Briggs Rd, Brighton TAS 7030		
Project		PROPOSED FELINE FIX VETERINARY SERVICE AND CLASSROOM BLOCK (B4), VETERINARY AFTER HOURS ACCOMMODATION (B5) & RELOCATED TOILET BLOCK (B5A)				
Date		23.05.24				



NEW VERANDAH ROOFING AND GUTTER CONNECTED TO NEW DOWNPIPES. NEW WOODLAND GREY COLOURBOND CORRUGATED ROOF SHEETING SCREW FIXED TO NEW 60 MM PIPE STEEL STRUCTURE. NEW STEELWORK TO BE EXPOXY COATED IN WOODLAND GREY PAINT FINISH.

NEW COLOURBOND CORRUGATED ROOF SHEETING BMT 0.48 IN SELECTED COLOUR BOND COLOUR. ALL NEW ROOF FLASHINGS AND SCREW FIXINGS ARE TO BE COMPATIBLE AND OF THE SAME COLOUR. AN INSULATION BARRIER SIMILAR TO BRADFORD ANTICON 145 FOIL FACED HEAVY DUTY (FOIL FACE DOWN) ON ROOF SPACERS OF 120 MM EITHER FROM BRADFORD OR FLETCHERS. UNDER THE ROOF SHEETING, THE BUILDER IS TO ALLOW FOR THE INSTALLATION OF ENVIRO SEAL PROTORWRAP HIGH TENSILE ROOF. SARKING UNDERLAY SHOULD BE CSR BRADFORD ENVIROSEAL™ PROCTORWRAP™ HT-R VAPOUR PERMEABLE ROOFING UNDERLAY, TESTED TO AS/NZS 4200.1:1994 STANDARDS, SECURED IN ACCORDANCE WITH THE PRODUCT USER GUIDE. BRADFORD ENVIROSEAL™ PROCTORWRAP™ HT-R SHOULD BE LAID UNDER THE ROOFING MATERIAL AND ABOVE THE INSULATION TO FORM A CONTINUOUS MEMBRANE OVER THE ENTIRE AREA OF THE ROOF, ALLOWING ANY WATER TO DRAIN DOWN TO THE GUTTERS. ON LOW-PITCHED ROOFS, IF ENVIROSEAL™ PROCTORWRAP™ HT-R IS UNSUPPORTED, LAPS SHOULD BE TAPED WITH PROCTORWRAP™ SLS TAPE TO PREVENT MOISTURE FROM DRAINING BACK INTO THE INSULATION. FOILTYP E SARKINGS DO NOT COMPLY WITH THIS SPECIFICATION.

NEW VERANDAH ROOFING AND GUTTER CONNECTED TO NEW DOWNPIPES. NEW WOODLAND GREY COLOURBOND CORRUGATED ROOF SHEETING SCREW FIXED TO NEW 60 MM PIPE STEEL STRUCTURE. NEW STEELWORK TO BE EXPOXY COATED IN WOODLAND GREY PAINT FINISH.

EXISTING ROOF SHEETING TO BE CHECKED AND ALL ROOF PLUMBING CONNECTED TO NEW STORMWATER DISCHARGE AREAS.

NEW VERANDAH ROOFING AND GUTTER CONNECTED TO NEW DOWNPIPES. NEW WOODLAND GREY COLOURBOND CORRUGATED ROOF SHEETING SCREW FIXED TO NEW 60 MM PIPE STEEL STRUCTURE. NEW STEELWORK TO BE EXPOXY COATED IN WOODLAND GREY PAINT FINISH.

NEW ROOF PLAN
1 : 100

Rev. A	Description DEVELOPMENT APPLICATION	Date 23.05.24	Client Bonorong Wildlife Sanctuary Project PROPOSED FELINE FIX VETERINARY SERVICE AND CLASSROOM BLOCK (B4), VETERINARY AFTER HOURS ACCOMMODATION (B5) & RELOCATED TOILET BLOCK (B5A) 593 Briggs Rd, Brighton TAS 7030	Architects / Interior Designers MISHO+ASSOCIATES ARCHITECTURE AND INTERIOR DESIGN PO BOX 184 HUCONVILLE TAS 7009 TELEPHONE 61 3 6244 2333 EMAIL MISHO@MISHO.COM.AU WWW.MISHO.COM.AU MISHO + ASSOCIATES PTY LTD ACN 045 038 486 ABN 32 045 038 486	Drawing Title NEW ROOF PLAN	Date 23.05.24	Scale 1:100 @A3	Job Number 22.621	Number DA-106	Issue A
						North	0 5 10 15M	22.621	DA-106	A

New Concrete Hardstand With Barrier Kerb And Landscaped Edges. Allow For DDA Car Parking And All Associated Line Markings And Bollard. The Transition Between The Hardstand And The New Concrete 1500 Mm Wide Footpath Is To Be Level. New Trafficable Drain To Pick Up Surface Water From Hardstand And Direct To The New Stormwater Discharge.

New 10000l Fire Tank - New Gravel Base With Timber Edging For Base Pad Of 2700 X 2700 X 100. Supply New Aquaplate 10725l Tank In Woodland Grey Colour 2600 Mm In Diameter X 2020 Mm Tall. Fittings Are To Be Included 1 X Leaksrainer Inlet, 1 X 50mm Overflow And 1 X 50mm Ball Valve Outlet With Tas Fire 65mm Storz Coupling And The 'W' Fire Sign Supplied.

New Car Parking For Two Cars For Cat Transfers From Vetinary Clinics And The Cats Shelter For Procedures.

New 1500 Mm Wide Concrete Pathways For Staff And Students To Access The New Classroom Facilities And The Feline Fix Facility. The New Concrete Slab Will Have The New Services Below The Concrete Slab. New Power Supply From The Main Switchboard And New Mains Water Supply From The Connection Near The Existing Back Of House Facilities.

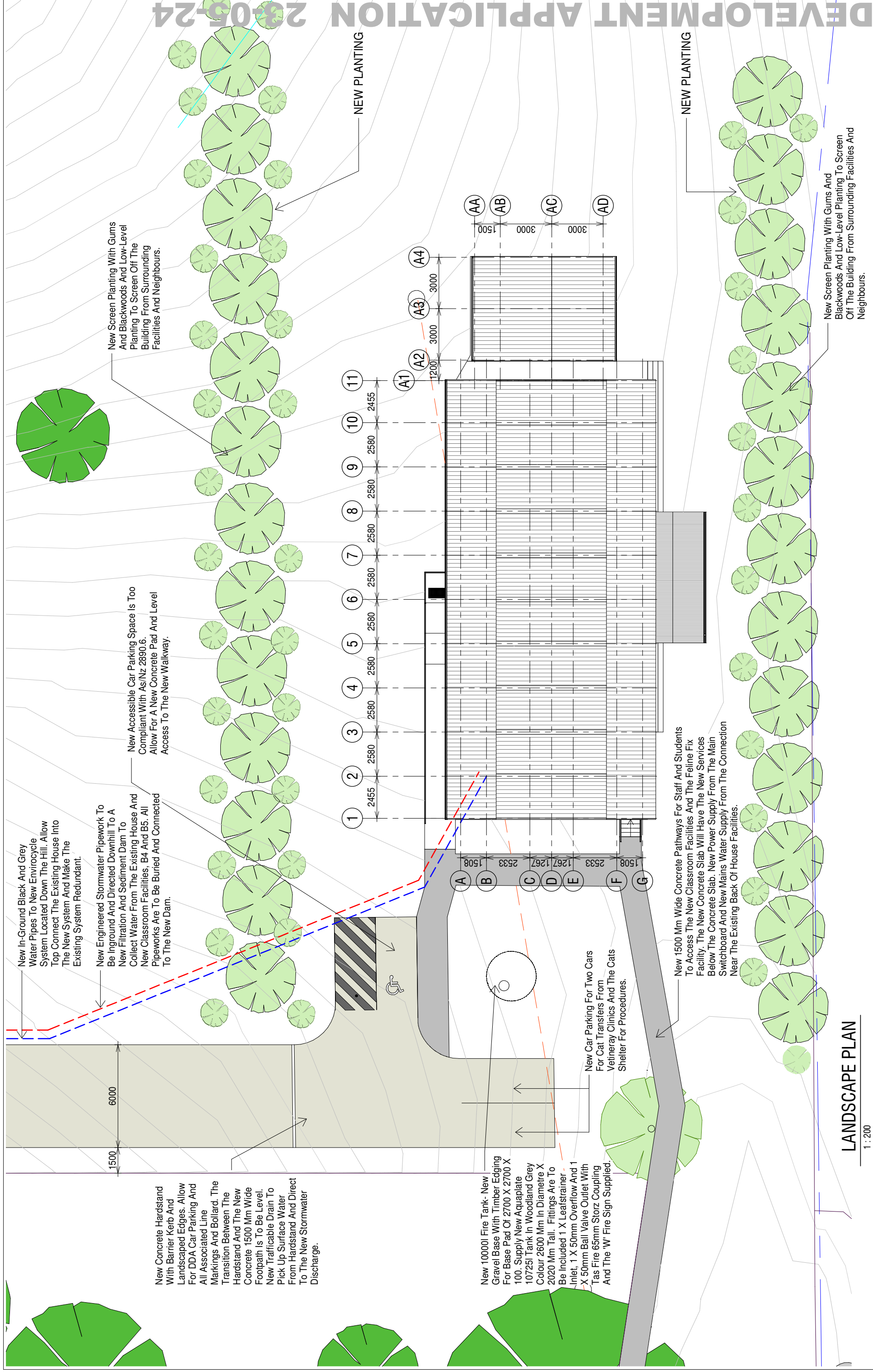
New In-Ground Black And Grey Water Pipes To New Envirocycle System Located Down The Hill. Allow Top Connect The Existing House Into The New System And Make The Existing System Redundant.

New Engineered Stormwater Pipework To Be Inground And Directed Downhill To A New Filtration And Sediment Dam To Collect Water From The Existing House And New Classroom Facilities, B4 And B5. All Pipeworks Are To Be Buried And Connected To The New Dam.

New Accessible Car Parking Space Is Too Compliant With AS/Nz 2890.6. Allow For A New Concrete Pad And Level Access To The New Walkway.

New Screen Planting With Gums And Blackwoods And Low-Level Planting To Screen Off The Building From Surrounding Facilities And Neighbours.

New Screen Planting With Gums And Blackwoods And Low-Level Planting To Screen Off The Building From Surrounding Facilities And Neighbours.



LANDSCAPE PLAN

1 : 200

Rev. Description

Date

23.05.24

Client

Bonorong Wildlife Sanctuary
 PROPOSED FELINE FIX VETERINARY SERVICE AND CLASSROOM BLOCK (B4), VETERINARY AFTER HOURS ACCOMMODATION (B5) & RELOCATED TOILET BLOCK (B5A)
 593 Briggs Rd, Brighton TAS 7030

Architects / Interior Designers

MISHO+ASSOCIATES
 ARCHITECTURE AND INTERIOR DESIGN
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 TELEPHONE 61 3 6244 2333
 EMAIL MISHO@MISHO.COM.AU WWW.MISHO.COM.AU
 MISHO + ASSOCIATES PTY LTD
 ACN 045 038 486

Drawing Title

NEW LANDSCAPE PLAN



North

Date

23.05.24

Scale

1 : 200 @A3

Number

22.621

Job Number

22.621

Issue

DA-107

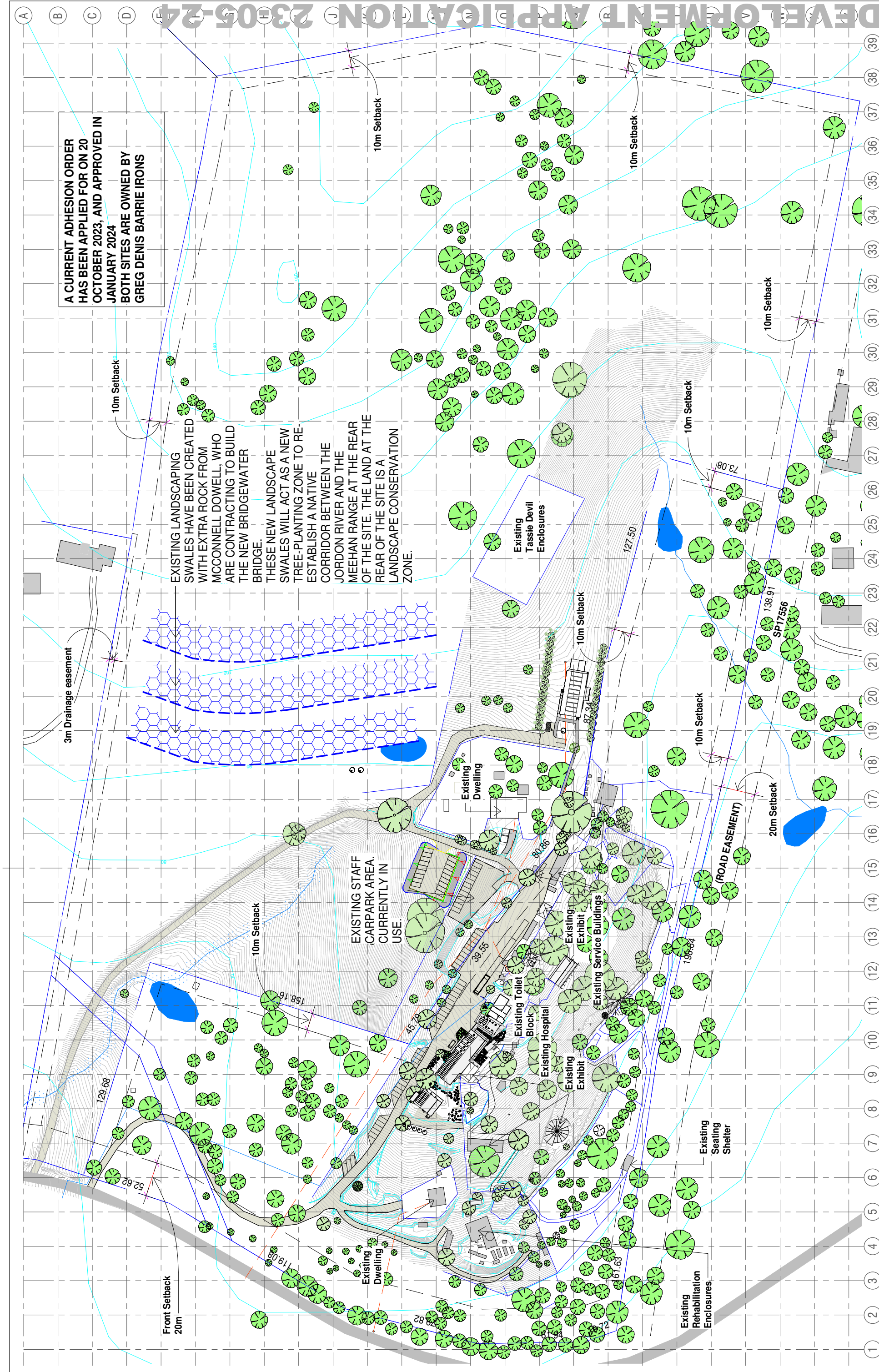
Number

DA-107

Issue

A

DEVELOPMENT APPLICATION 23-05-24



A CURRENT ADHESION ORDER HAS BEEN APPLIED FOR ON 20 OCTOBER 2023, AND APPROVED IN JANUARY 2024 BOTH SITES ARE OWNED BY GREG DENIS BARRIE IRONS

EXISTING LANDSCAPING SWALES HAVE BEEN CREATED WITH EXTRA ROCK FROM MCCONNELL DOWELL, WHO ARE CONTRACTING TO BUILD THE NEW BRIDGEWATER BRIDGE. THESE NEW LANDSCAPE SWALES WILL ACT AS A NEW TREE-PLANTING ZONE TO RE-ESTABLISH A NATIVE CORRIDOR BETWEEN THE JORDON RIVER AND THE MEEHAN RANGE AT THE REAR OF THE SITE. THE LAND AT THE REAR OF THE SITE IS A LANDSCAPE CONSERVATION ZONE.

EXISTING STAFF CARPARK AREA. CURRENTLY IN USE.

Existing Tassie Devil Enclosures

Existing Dwelling

Existing Toilet Block

Existing Hospital

Existing Exhibit

Existing Service Buildings

Existing Seating Shelter

Existing Rehabilitation Enclosures

Rev.	Description	
	DEVELOPMENT APPLICATION	
Date	23.05.24	
Client	Bonorong Wildlife Sanctuary	
Project	PROPOSED FELINE FIX VETERINARY SERVICE AND CLASSROOM BLOCK (B4), VETERINARY AFTER HOURS ACCOMMODATION (B5) & RELOCATED TOILET BLOCK (B5A) 593 Briggs Rd, Brighton TAS 7030	
Architects / Interior Designers	MISHO+ASSOCIATES ARCHITECTURE AND INTERIOR DESIGN PO BOX 184 HUNONVILLE TAS 7109 TELEPHONE 61 3 6244 2333 ACNSWALE 61 3 6244 3111 EMAIL MISHO@MISHO.COM.AU WWW.MISHO.COM.AU MISHO + ASSOCIATES PTY LTD ACN 045 038 486 ABN 32 045 038 486	
Drawing Title	EXISTING OPEN SPACE PLAN AND ASSOCIATED CARPARKING	
Date	23.05.24	ISSUE
Scale	1:2000 @A3	Number
Job Number	22.621	DA-108

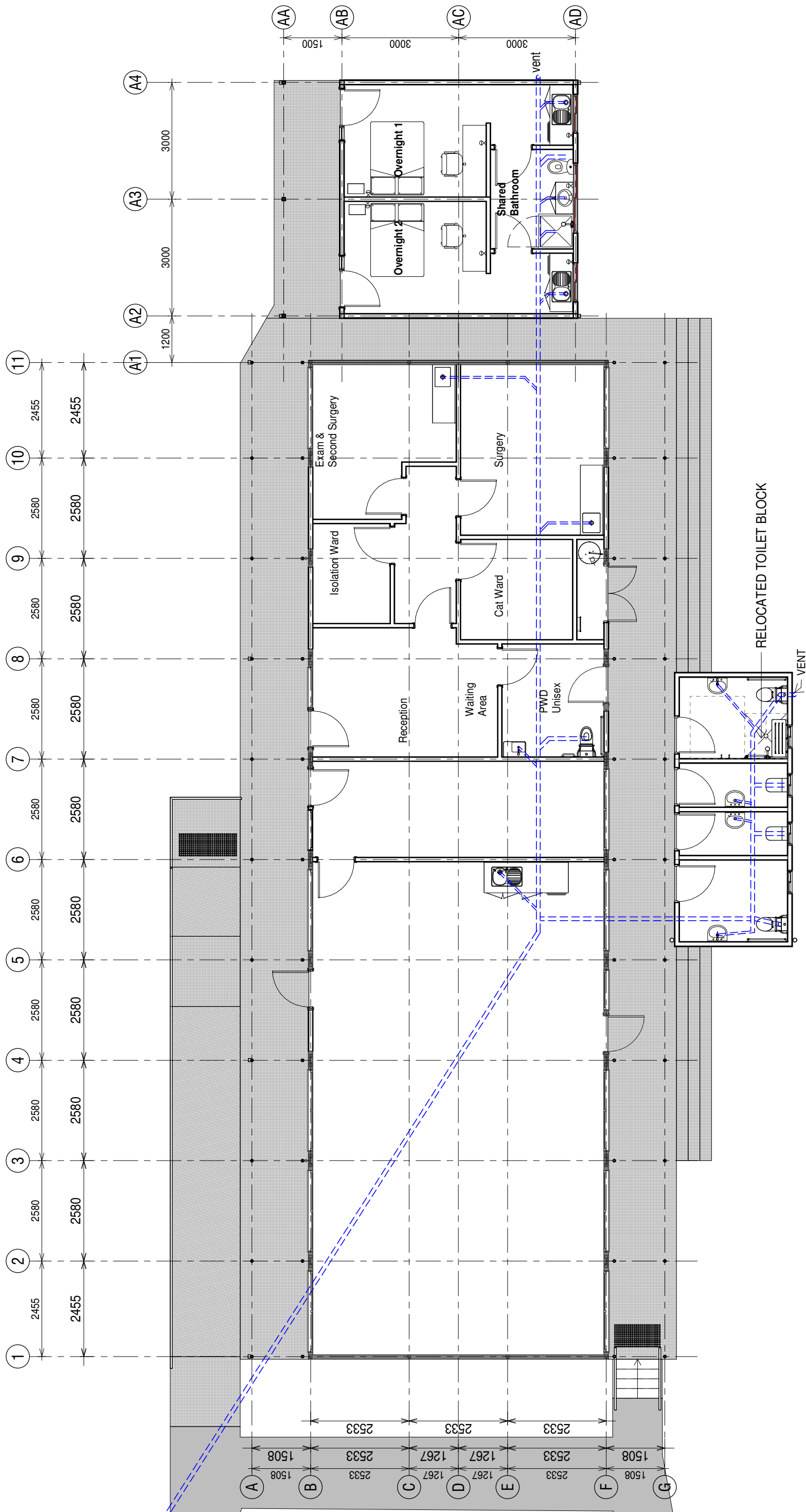


- BURIED 150mm PVC STORMWATER PIPE
- - - - BURIED 100mm PVC STORMWATER PIPE
- - - - 100mm PVC STORMWATER PIPES SUSPENDED UNDER BUILDINGS AND RAMP
- IP ○ INSPECTION POINT
- DP ○ DOWN PIPE

NEW STORMWATER / DRAINAGE PLAN
1 : 100

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						Number 22.621	Number 22.621	Number 22.621	



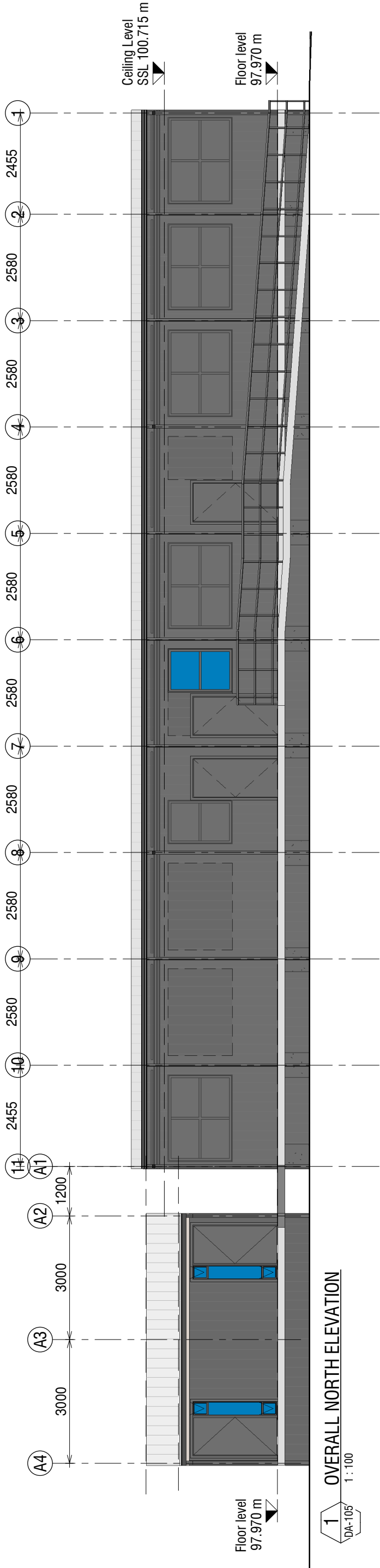


NEW SEWER PLAN
1 : 100

Rev.	Description	Date	Architects / Interior Designers	 ARCHITECTURE AND INTERIOR DESIGN PO BOX 184 HUNONVILLE TAS 7109 TELEPHONE 61 3 6244 2333 ACSMAIL 61 3 6244 3111 EMAIL MISHO@MISHO.COM.AU WWW.MISHO.COM.AU MISHO + ASSOCIATES PTY LTD ACN 045 038 486 ABN 32 045 038 486	Date	23.05.24
					Job Number	22.621
A	DEVELOPMENT APPLICATION				Drawing Title	SEWER DIAGRAM
					Scale	1 : 100 @A3
					Number	DA-110
					Issue	A

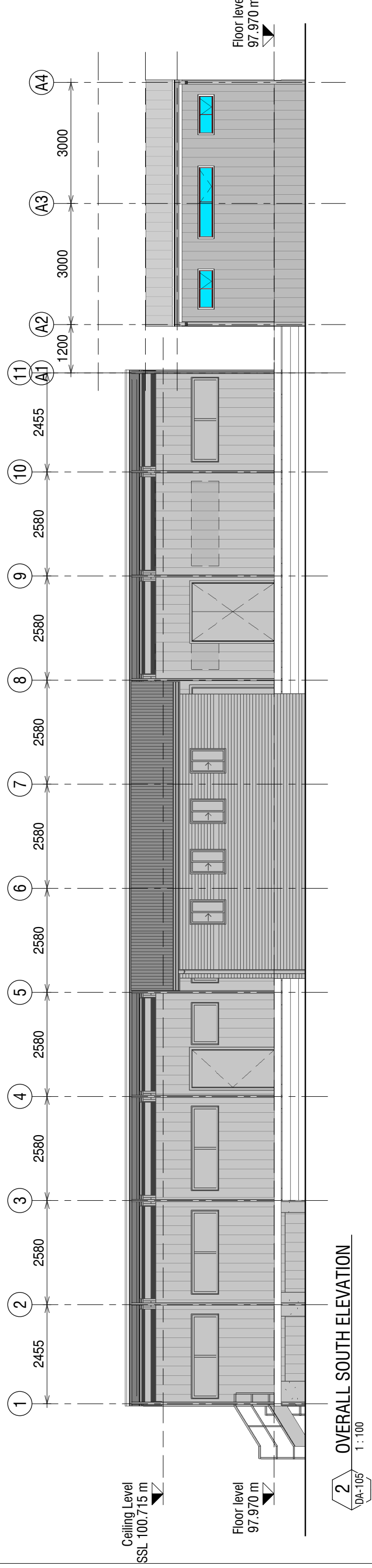
8500 BUILDING ENVELOPE

8500 BUILDING ENVELOPE



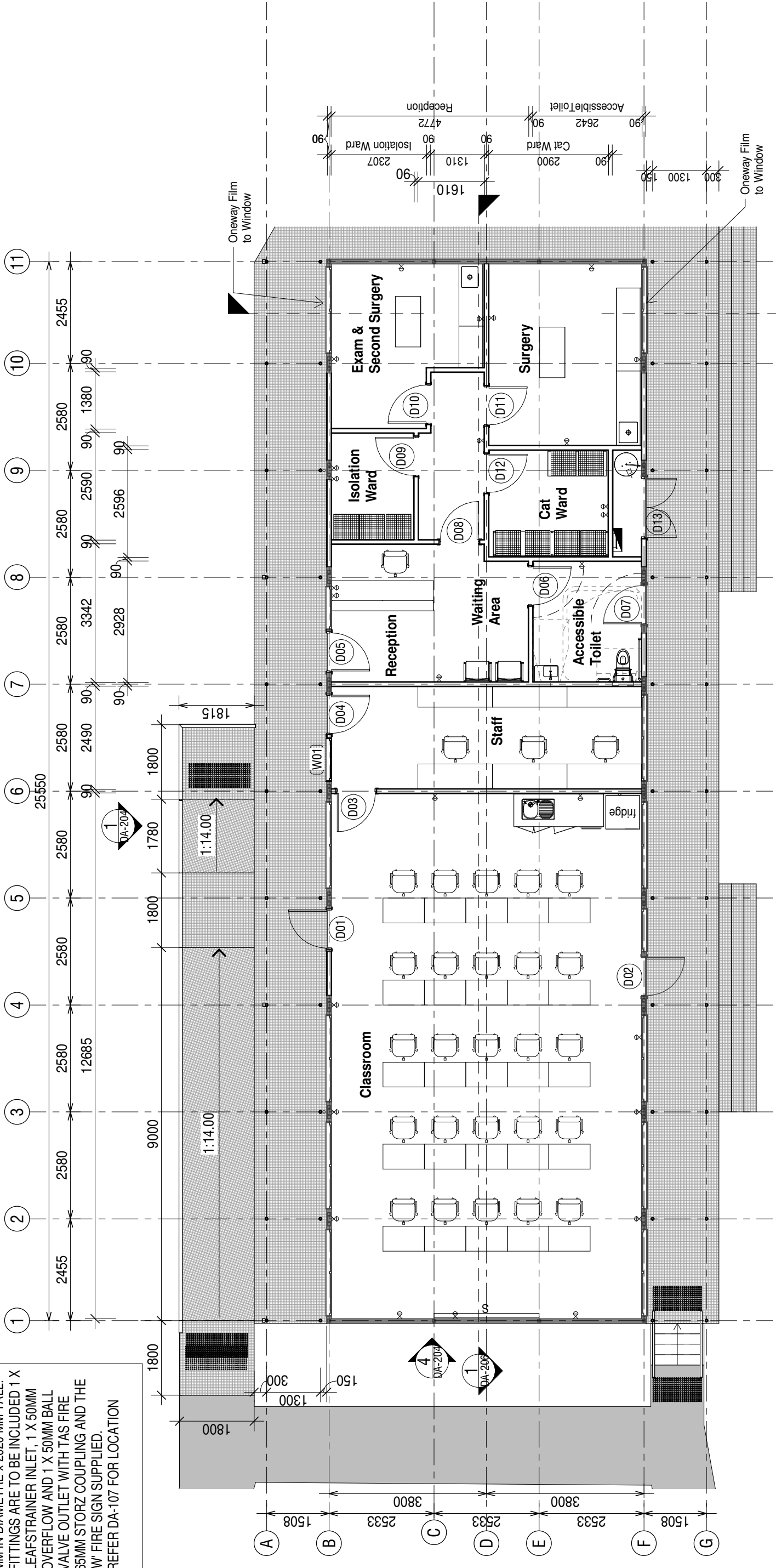
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8500 BUILDING ENVELOPE



Rev. A	Description DEVELOPMENT APPLICATION	Date 23.05.24	Client Bonorong Wildlife Sanctuary		Architects / Interior Designers MISHO+ASSOCIATES ARCHITECTURE AND INTERIOR DESIGN PO BOX 184 HUNONVILLE TAS 7109 TELEPHONE 61 3 6244 2333 ACSWAILE 61 3 6244 3111 EMAIL MISHO@MISHO.COM.AU WWW.MISHO.COM.AU MISHO + ASSOCIATES PTY LTD ACN 065 038 486 ABN 32 045 038 486	Drawing Title OVERALL ELEVATIONS	Date 23.05.24
			Project PROPOSED FELINE FIX VETERINARY SERVICE AND CLASSROOM BLOCK (B4), VETERINARY AFTER HOURS ACCOMMODATION (B5) & RELOCATED TOILET BLOCK (B5A) 593 Briggs Rd, Brighton TAS 7030				

NEW 1000L FIRE TANK - NEW
GRAVEL BASE WITH TIMBER
EDGING FOR BASE PAD OF 2700 X
2700 X 100. SUPPLY NEW
AQUAPLATE 10725L TANK IN
WOODLAND GREY COLOUR 2600
MM IN DIAMETRE x 2020 MM TALL.
FITTINGS ARE TO BE INCLUDED 1 X
LEAF-STRAINER INLET, 1 X 50MM
OVERFLOW AND 1 X 50MM BALL
VALVE OUTLET WITH TAS FIRE
65MM STORZ COUPLING AND THE
'W' FIRE SIGN SUPPLIED.
REFER DA-107 FOR LOCATION



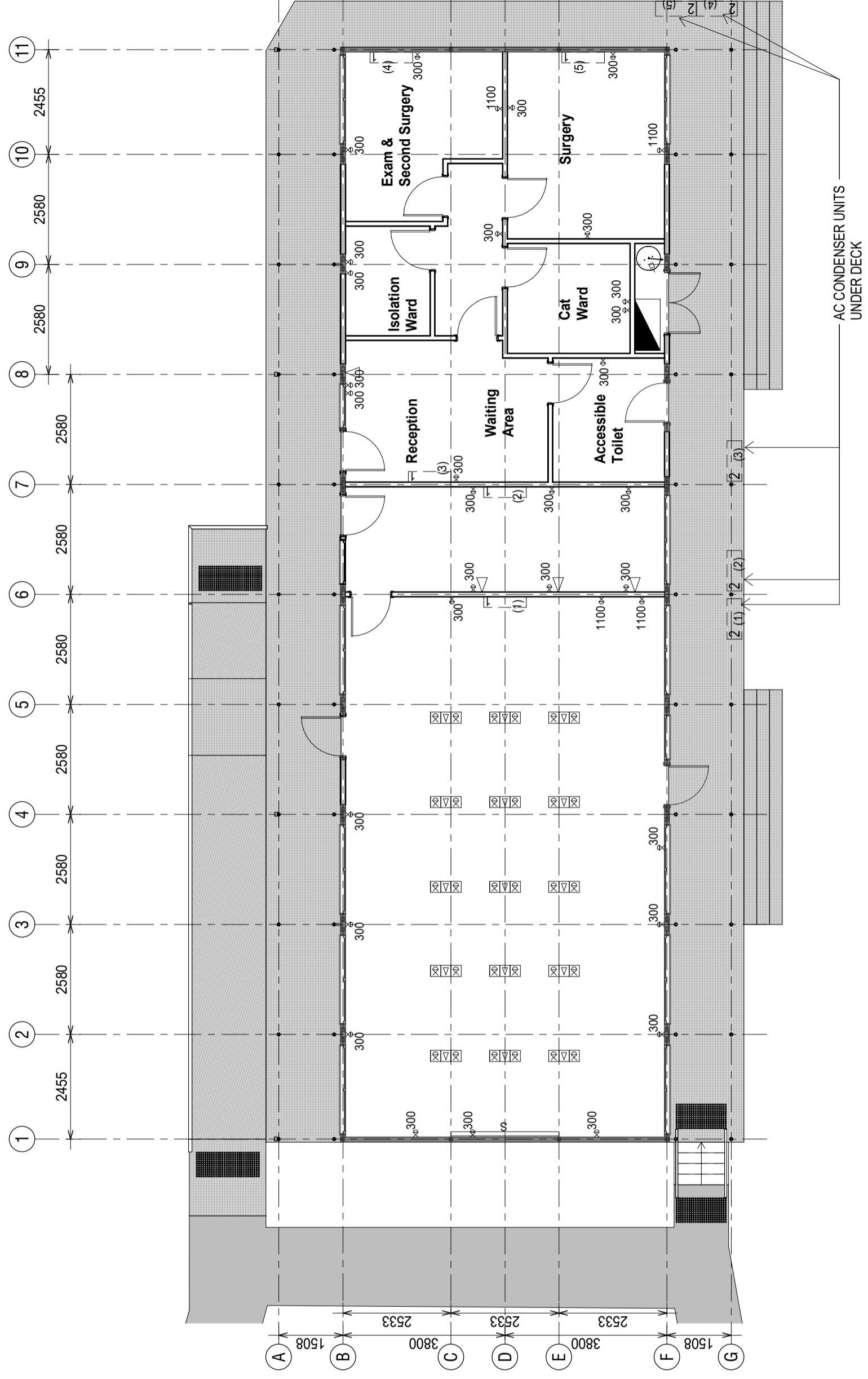
NEW FIBREGLASS REINFORCED PLASTIC (FRP) GRATING WITH R13 AND P5 SLIP COEFFICIENT SURFACE TO ALL THE RAMPS AND LANDINGS AROUND THE NEW BUILDING. THE FRP IS A 38 MM THICK HEELGUARD WITH COMPLIANT HOLES. THE FRP IS SCREWED FIXED TO NEW 250 MM X 50 FLOOR JOINTS AT A SPACING OF 1000 CENTRES.

Classroom	114m ²
Feline Fix Veterinary Service	75m ²
Total	189m²

Rev. A	Description DEVELOPMENT APPLICATION	Date 23-05-24	Client Bonorong Sanctuary PROPOSED FELINE FIX VETERINARY SERVICE AND CLASSROOM BLOCK (B4), VETERINARY AFTER HOURS ACCOMMODATION (B5) & RELOCATED TOILET BLOCK (B5A) 593 Briggs Rd, Brighton TAS 7030	Architects / Interior Designers MISHO+ASSOCIATES ARCHITECTURE AND INTERIOR DESIGN PO BOX 184 HUNONVILLE TAS 7008 TELEPHONE 61 3 6244 2333 ACNSWILE 61 3 6244 3111 EMAIL MISHO@MISHO.COM.AU WWW.MISHO.COM.AU MISHO + ASSOCIATES PTY LTD ACN 045 038 486 ABN 32 045 038 486	Drawing Title NEW FELINE FIX & CLASSROOM - FLOOR PLAN	Date 23-05-24	Scale 1:100 @ A3	Number DA-200	Issue A
						Job Number TBC	North	1:100 @ A3	10

ELECTRICAL LEGEND

- DOUBLE GPO (FLOOR MOUNTED)
- DOUBLE GPO
- DATA POINT / PHONE
- DATA POINT (FLOOR MOUNTED)
- WIFI POINT FOR INTERNAL SYSTEMS
- Wifi
- SMOKE DETECTOR
- INTERNAL / EXTERNAL CAMERA
- CAMERA WITH MOTION DETECTOR
- LED
- LED DOWNLIGHT
- POWER SUPPLY FOR CEILING MOUNTED PROJECTOR
- PROJECTOR
- EMERGENCY LIGHT
- ILLUMINATED EXIT SIGN
- 1200X300 LED TROUGH FITTING
- POWERED SCREEN
- EXTRACTION VENT MOUNTED IN CEILING
- INLINE EXTRACTION FAN MOUNTED IN CEILING SPACE
- AIR CONDITIONER HEAD UNIT 2000 ABOVE FINISHED FLOOR LEVEL
- AIR CONDITIONER CONDENSER MOUNTED IN WALL UNDER RAMP
- AIR CONDITIONER HEAD UNIT OVER 2000 ABOVE FINISHED FLOOR LEVEL
- AIR CONDITIONER CONDENSER MOUNTED UNDER FLOOR

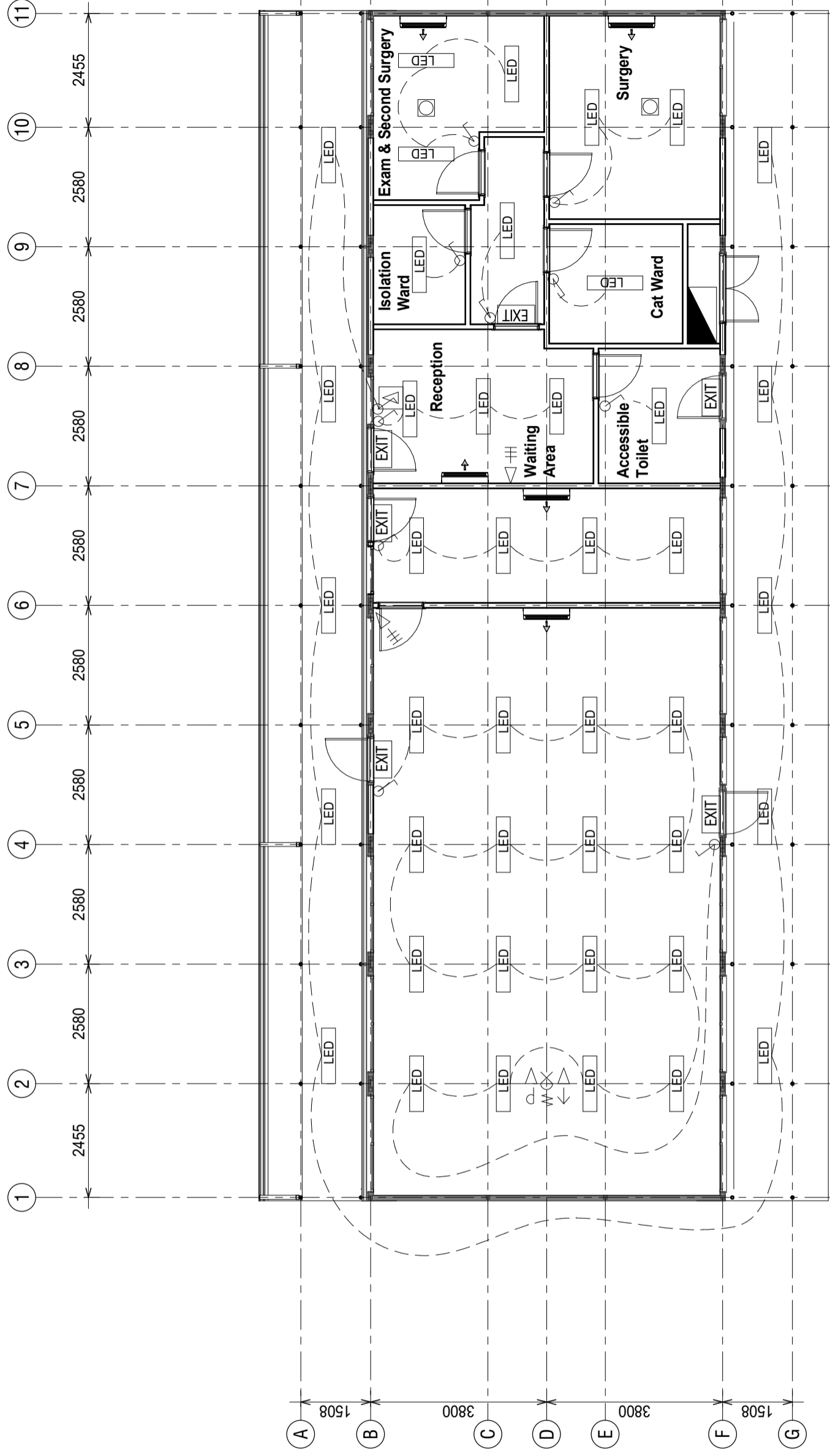


DEVELOPMENT APPLICATION 23-05-24

Rev. Description A DEVELOPMENT APPLICATION	Date 23-05-24	Scale 1:100 @A3 0 5 10 15M	Issue Number DA-201	Job Number TBC	Issue A
	Architects / Interior Designers MISHO+ASSOCIATES ARCHITECTURE AND INTERIOR DESIGN PO BOX 184 HUNONVILLE TAS 7109 TELEPHONE 61 3 6244 2319 FACSIMILE 61 3 6244 3111 EMAIL MISHO@MISHO.COM.AU WWW.MISHO.COM.AU MISHO + ASSOCIATES PTY LTD ACN 065 038 486 ABN 32 045 038 486				
Drawing Title NEW FELINE FIX & CLASSROOM - ELECTRICAL PLAN					
Client Bonorong Sanctuary PROPOSED FELINE FIX VETERINARY SERVICE AND CLASSROOM BLOCK (B4), VETERINARY AFTER HOURS ACCOMMODATION (B5) & RELOCATED TOILET BLOCK (B5A) 593 Briggs Rd, Brighton TAS 7030					

ELECTRICAL LEGEND

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	DOUBLE GPO
	DATA POINT / PHONE
	DATA POINT (FLOOR MOUNTED)
	Wifi WIFI POINT FOR INTERNAL SYSTEMS
	SMOKE DETECTOR
	INTERNAL / EXTERNAL CAMERA
	CAMERA WITH MOTION DETECTOR
	LED LED DOWNLIGHT
	POWER SUPPLY FOR CEILING MOUNTED PROJECTOR
	PROJECTOR
	EMERGENCY LIGHT
	ILLUMINATED EXIT SIGN
	1200X300 LED TROUGH FITTING
	POWERED SCREEN
	EXTRACTION VENT MOUNTED IN CEILING
	INLINE EXTRACTION FAN MOUNTED IN CEILING SPACE
	AIR CONDITIONER HEAD UNIT 2000 ABOVE FINISHED FLOOR LEVEL
	AIR CONDITIONER CONDENSER MOUNTED IN WALL UNDER RAMP
	AIR CONDITIONER HEAD UNIT OVER 2000 ABOVE FINISHED FLOOR LEVEL
	AIR CONDITIONER CONDENSER MOUNTED UNDER FLOOR



DEVELOPMENT APPLICATION 23-05-24

Rev. Description
A DEVELOPMENT APPLICATION

DATE
23-05-24

Client
Bonorong Sanctuary
Project
PROPOSED FELINE FIX VETERINARY SERVICE AND CLASSROOM BLOCK (B4), VETERINARY AFTER HOURS ACCOMMODATION (B5) & RELOCATED TOILET BLOCK (B5A)
593 Briggs Rd, Brighton TAS 7030







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MISHO + ASSOCIATES PTY LTD
ACN 065 038 486 A BN 32 045 038 486

Drawing Title
NEW FELINE FIX & CLASSROOM - REFLECTED CEILING PLAN

North
Job Number
TBC

Date
23-05-24
Scale
1:100 @A3
Number
DA-202
Issue
A

FINISHES LEGEND

-  Floor Vinyl - Polyflor Polysafe - Taupe - w/r 4610
-  Floor Vinyl to Wet Areas Polyflor Polysafe - Taupe - w/r 4610
-  Wall Vinyl - Polyflor Polusafe-Plus PU-Polar Ice 2840- to a height of 2100mm above finished floor level with 100mm coving
-  100mm Black Vinyl Skirting To All Other Areas

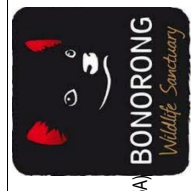


DEVELOPMENT APPLICATION 23-05-24

Rev. Description

Date: 23-05-24

Client: **Bonorong Sanctuary**
 Project: PROPOSED FELINE FIX VETERINARY SERVICE AND CLASSROOM BLOCK (B4), VETERINARY AFTER HOURS ACCOMMODATION (B5) & RELOCATED TOILET BLOCK (B5A)
 593 Briggs Rd, Brighton TAS 7030



Architects / Interior Designers
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 MISHO + ASSOCIATES PTY LTD
 ACN 065 038 486 ABN 32 045 038 486

Drawing Title
NEW FELINE FIX & CLASSROOM - FINISHES PLAN

Job Number: TBC
 Number: DA-203
 Issue: A

Date: 23-05-24
 Scale: As indicated @A3
 North arrow icon

LEGEND

Relocated Building From Sorell Primary School To Be Relocated And Placed On New Structural Footings To Engineers Details. The Adaptive Reuse Of A Building From A Thirty Plus Year-Old School Building To Become The Classroom Facility For The Teaching Of Wildlife Care And Protecting The Environment Is Perfectly Aligned To The Ethos Of Bonorong Wildlife Sanctuary Principles. The Internal Walls Will Be Heavily Insulated And A New Ceiling Cavity Will Be Created To Also Have A R 5.0 + Insulation Factor. The Underside Of The Relocated Structure Will Also Be Insulated And Sealed Off.

WC – The Existing Wall Cladding Will Be Re-Positioned And Securely Fixed And Repainted To Woodland Grey Paint Colour. The Panels Will Be Repaired And Made Good On Completion Of The Re Installation Of The Building

WF – The Existing Windows Will Be Retained And New E Glass Film Applied To The Glass Inside And Outside. The Frames Will Be Cleaned And Painted In Woodland Grey Paint Finish.

NV – New Verandah Structure To Be Placed Along The Northern Elevation And The Southern Elevation To Shade The Windows And Protect The Facade And Glazing From The Sun Penetration And Protection To The Windows. New Steel Structure And Steel Purlins For The Floor Structure With A Modwood Decking That Has A R11 Value And A Bal 29 Rating.

RF-V – New Colourbond Woodland Grey Roof Sheetting Screw Fixed To New Steel Structural Framing To Also Be Painted In Woodland Grey Epoxy Finish.

RF – Existing Metal Deck Roofing Sheetting To Be Relaid After Relocation And Joints Patched With Existing Or New Roof Sheetting Material.

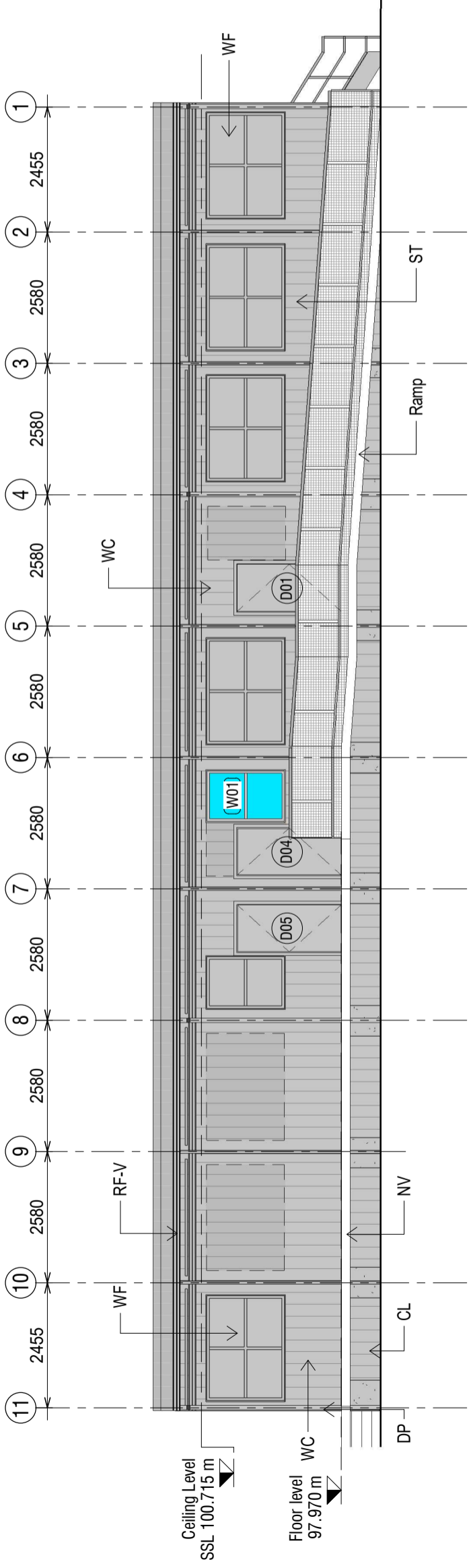
CL – The Underside Of The Relocated Building Will Be Closed Off To Comply With Bal 19 Rating. The Site Has A Bal Rating Of Bal 12.5 Only. This Will Be Closed Off With Metal Panelling.

Ramp – New Patrons Ramp To Comply With As 1428.1-2021. New Timber Handrail And Balustrades With Steel Infill Mesh Screening. 50 X 50 Mm Steel Mesh Is Welded Into A 50 X 50 X 3 Steel Frame And Is Sprayed Woodland Grey Paint Finish In Epoxy Paint. The New Wheelchair Deck Is To Be Set 150 Mm Off The Ramp And Deck On Both Sides And Also To Have A 38 Mm Galvanised Handrail To One Side.

Sub St – New Concrete Pier/ Pad Footings As Specified On Consulting Engineers. New Timber-Treated Posts And Bearers As Detailed To Form The Ramp And The Front Deck To The Entry.

ST – Adaptive Reuse Of An Existing Building To Have Structural Engineers Sign Off And To Be Used In A Similar Manner As Its Previous Life As A Classroom And Brought Up To Part J Environmental Standards.

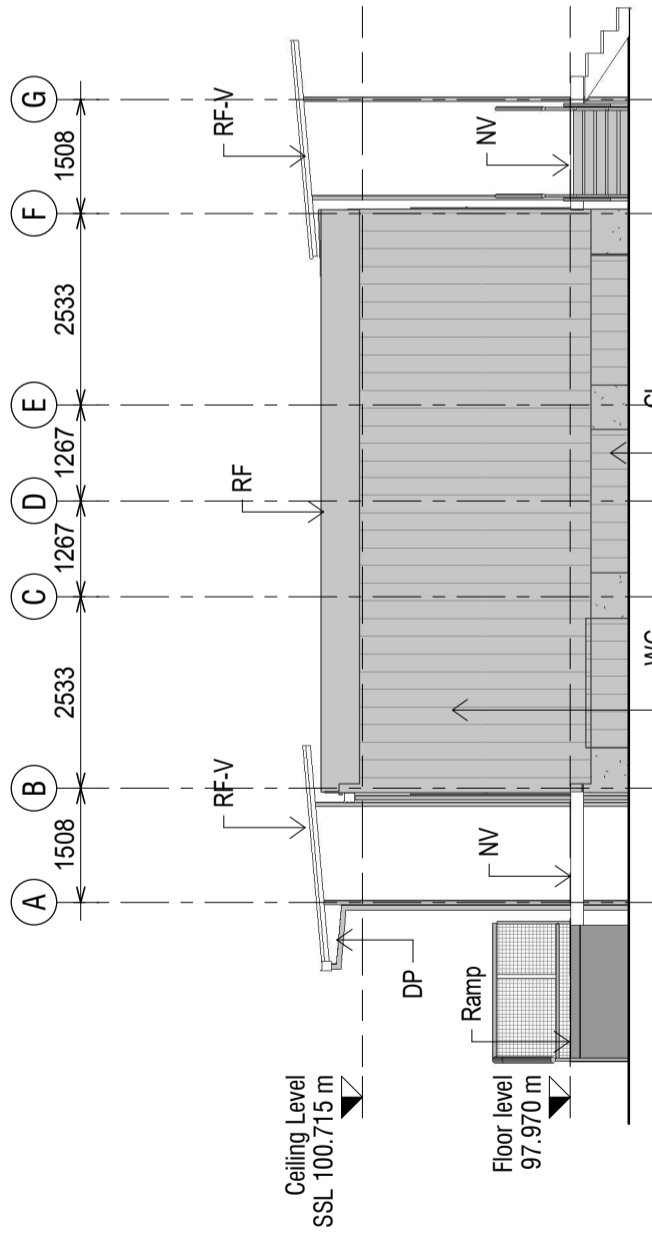
8500 BUILDING ENVELOPE



NEW FELINE FIX & CLASSROOM - NORTH ELEVATION

1 : 100

8500 BUILDING ENVELOPE



NEW FELINE FIX & CLASSROOM - WEST ELEVATION

1 : 100

Rev. A Description DEVELOPMENT APPLICATION

DNM 23-05-24

Client **Bonorong Sanctuary**

Project PROPOSED FELINE FIX VETERINARY SERVICE AND CLASSROOM BLOCK (B4), VETERINARY AFTER HOURS ACCOMMODATION (B5) & RELOCATED TOILET BLOCK (B5A) 593 Briggs Rd, Brighton TAS 7030



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MISHO + ASSOCIATES PTY LTD
ACN 065 038 486 A BN 32 045 038 486

Drawing Title

NEW FELINE FIX & CLASSROOM - ELEVATIONS

Job Number

TBC

Date

23-05-24

Scale

As indicated @A3

Number

DA-204

Issue

A

LEGEND

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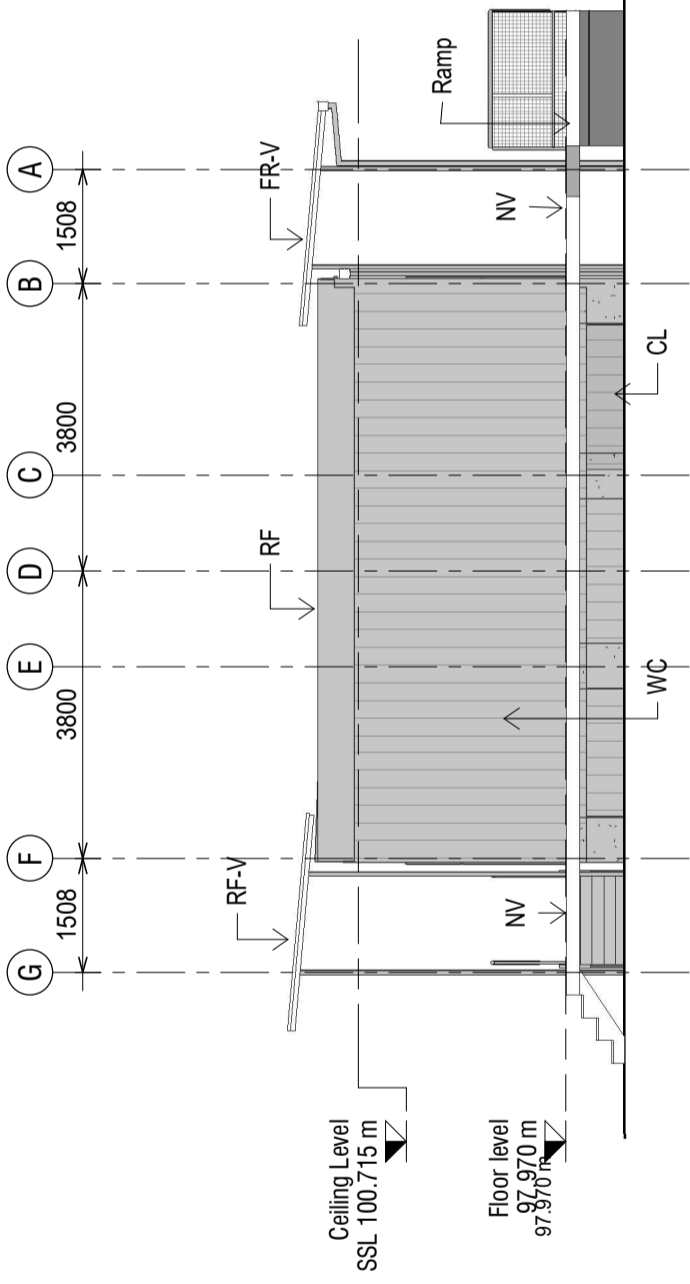
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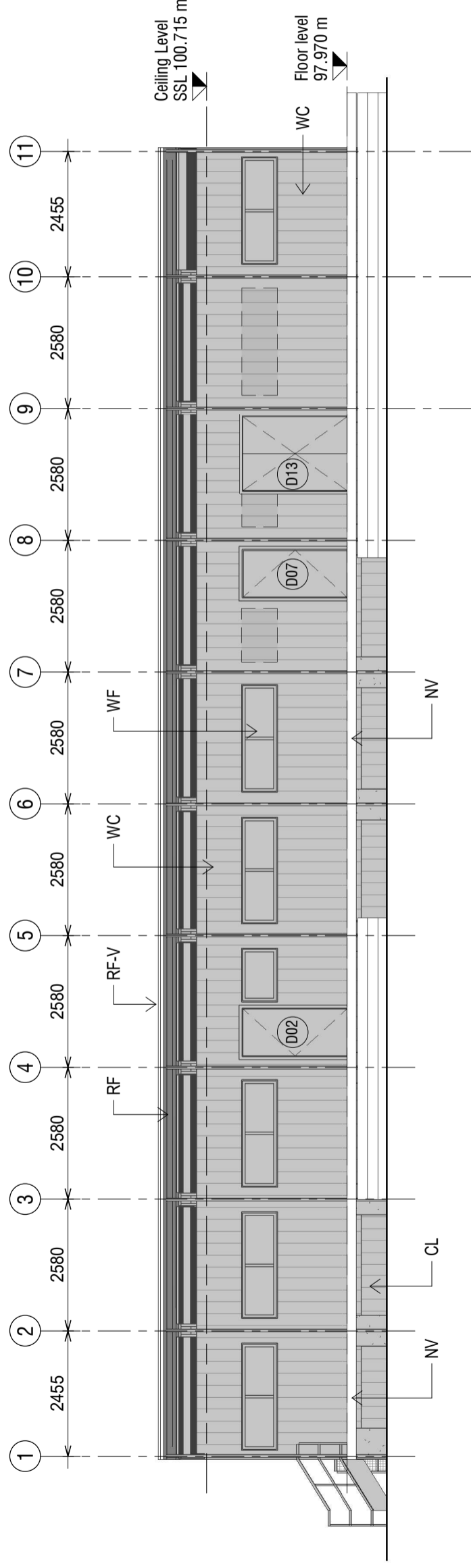
8500 BUILDING ENVELOPE



NEW FELINE FIX & CLASSROOM- EAST ELEVATION

1 : 100

8500 BUILDING ENVELOPE



NEW FELINE FIX & CLASSROOM - SOUTH ELEVATION

1 : 100

Rev. Description

DA-205

Client
Bonorong Sanctuary

Project
PROPOSED FELINE FIX VETERINARY SERVICE AND CLASSROOM BLOCK (B4), VETERINARY AFTER HOURS ACCOMMODATION (B5) & RELOCATED TOILET BLOCK (B5A)
593 Briggs Rd, Brighton TAS 7030

Architects / Interior Designers

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Drawing Title

NEW FELINE FIX & CLASSROOM - ELEVATIONS

Date 23-05-24

Scale As indicated @A3

Number 10

Issue

DA-205

Job Number

TBC

A

LEGEND

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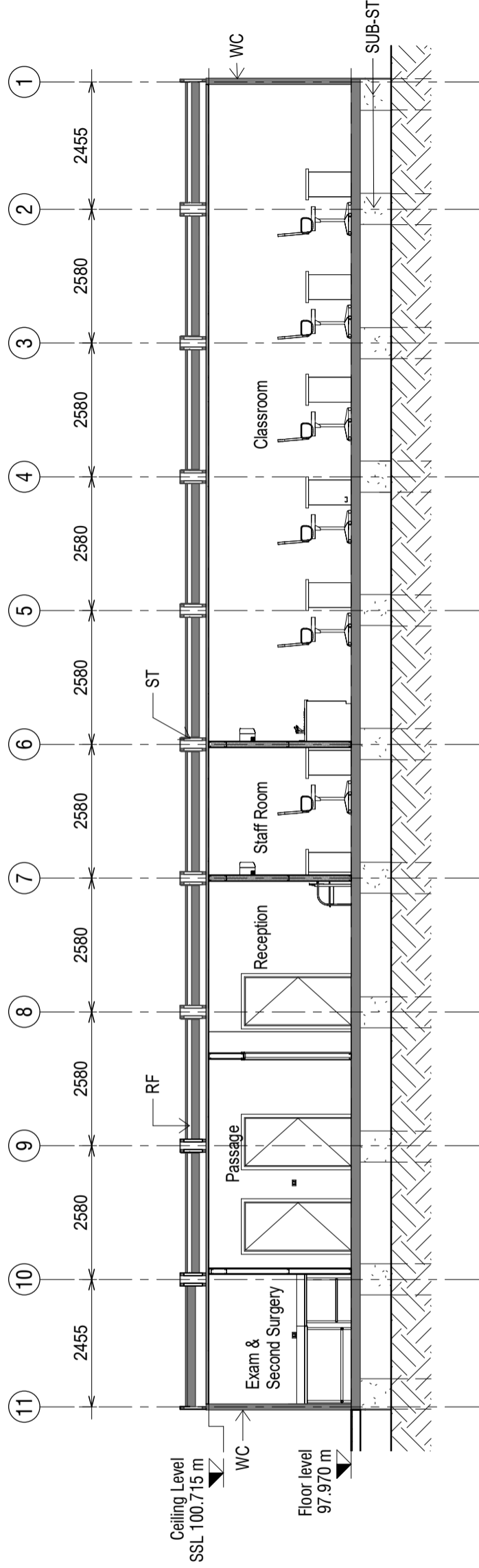
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8500 BUILDING ENVELOPE



NEW FELINE FIX & CLASSROOM - SECTION 1

1 : 100

Rev: A Description: DEVELOPMENT APPLICATION

DNM: 23-05-24

Client: Bonorong Sanctuary

Project: PROPOSED FELINE FIX VETERINARY SERVICE AND CLASSROOM BLOCK (B4), VETERINARY AFTER HOURS ACCOMMODATION (B5) & RELOCATED TOILET BLOCK (B5A) 593 Briggs Rd, Brighton TAS 7030



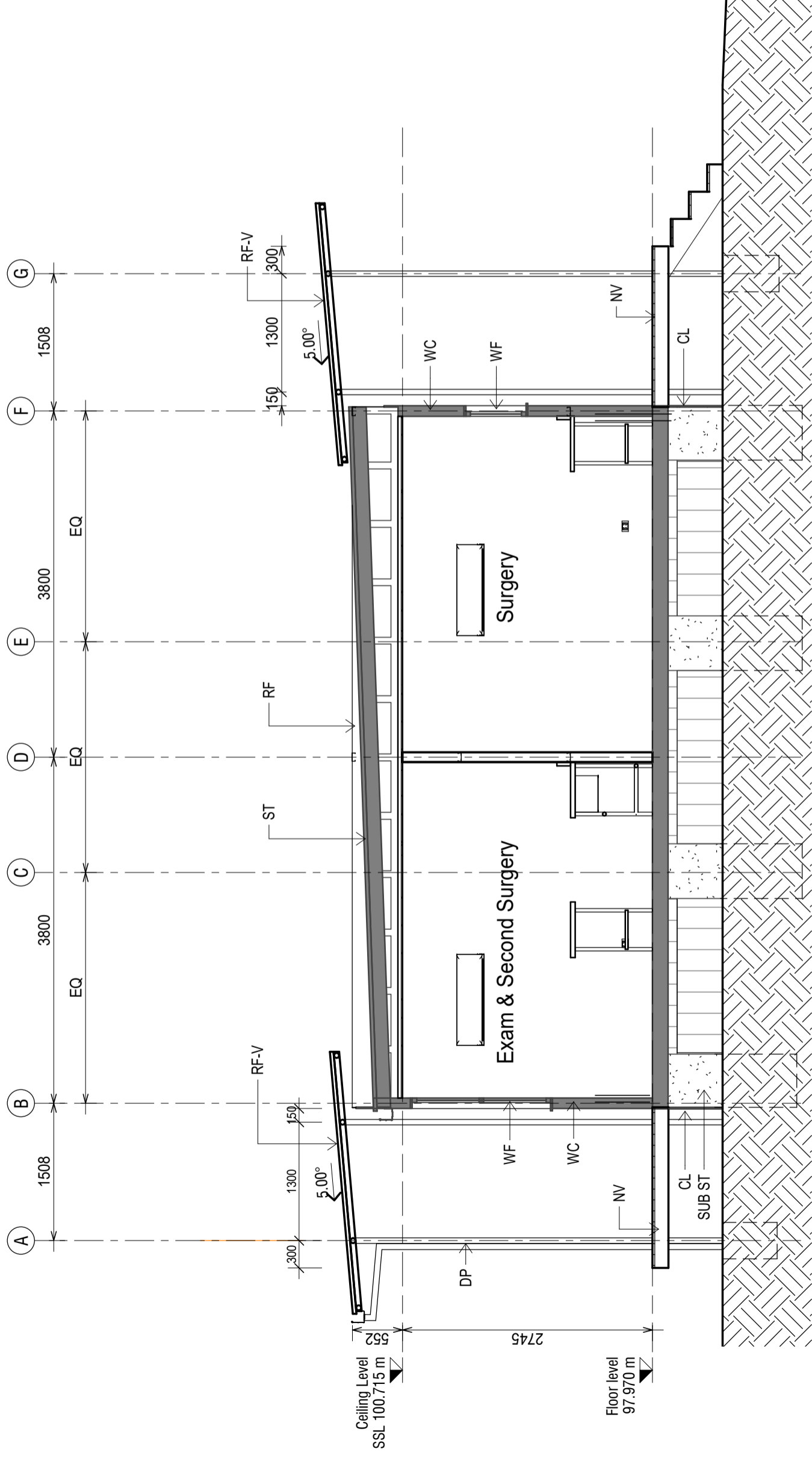
Architects / Interior Designers: MISHO+ASSOCIATES ARCHITECTURE AND INTERIOR DESIGN PO BOX 184 HUNONVILLE TAS 7005 TELEPHONE 61 3 6244 2319 FACSIMILE 61 3 6244 3111 EMAIL MISHO@MISHO.COM.AU WWW.MISHO.COM.AU MISHO + ASSOCIATES PTY LTD ACN 065 038 486 ABN 32 065 038 486

Drawing Title: NEW FELINE FIX & CLASSROOM - SECTION 1

Job Number: TBC

Date: 23-05-24
Scale: As indicated @A3
Number: DA-206
Issue: A

8500 BUILDING ENVELOPE



NEW FELINE FIX & CLASSROOM - SECTION 2

1 : 50

LEGEND

Relocated Building From Sorell Primary School To Be Relocated And Placed On New Structural Footings To Engineers Details. The Adaptive Reuse Of A Building From A Thirty Plus Year-Old School Building To Become The Classroom Facility For The Teaching Of Wildlife Care And Protecting The Environment Is Perfectly Aligned To The Ethos Of Bonorong Wildlife Sanctuary Principles. The Internal Walls Will Be Heavily Insulated And A New Ceiling Cavity Will Be Created To Also Have A R 5.0 + Insulation Factor. The Underside Of The Relocated Structure Will Also Be Insulated And Sealed Off.

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Rev. Description
A DEVELOPMENT APPLICATION

DNM
23-05-24

Client
Bonorong Sanctuary
Project
PROPOSED FELINE FIX VETERINARY SERVICE AND CLASSROOM BLOCK (B4), VETERINARY AFTER HOURS ACCOMMODATION (B5) & RELOCATED TOILET BLOCK (B5A)
593 Briggs Rd, Brighton TAS 7030



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ACN 065 038 486 ABN 32 065 038 486

Drawing Title
NEW FELINE FIX & CLASSROOM - SECTION 2

Job Number
TBC

Date
23-05-24

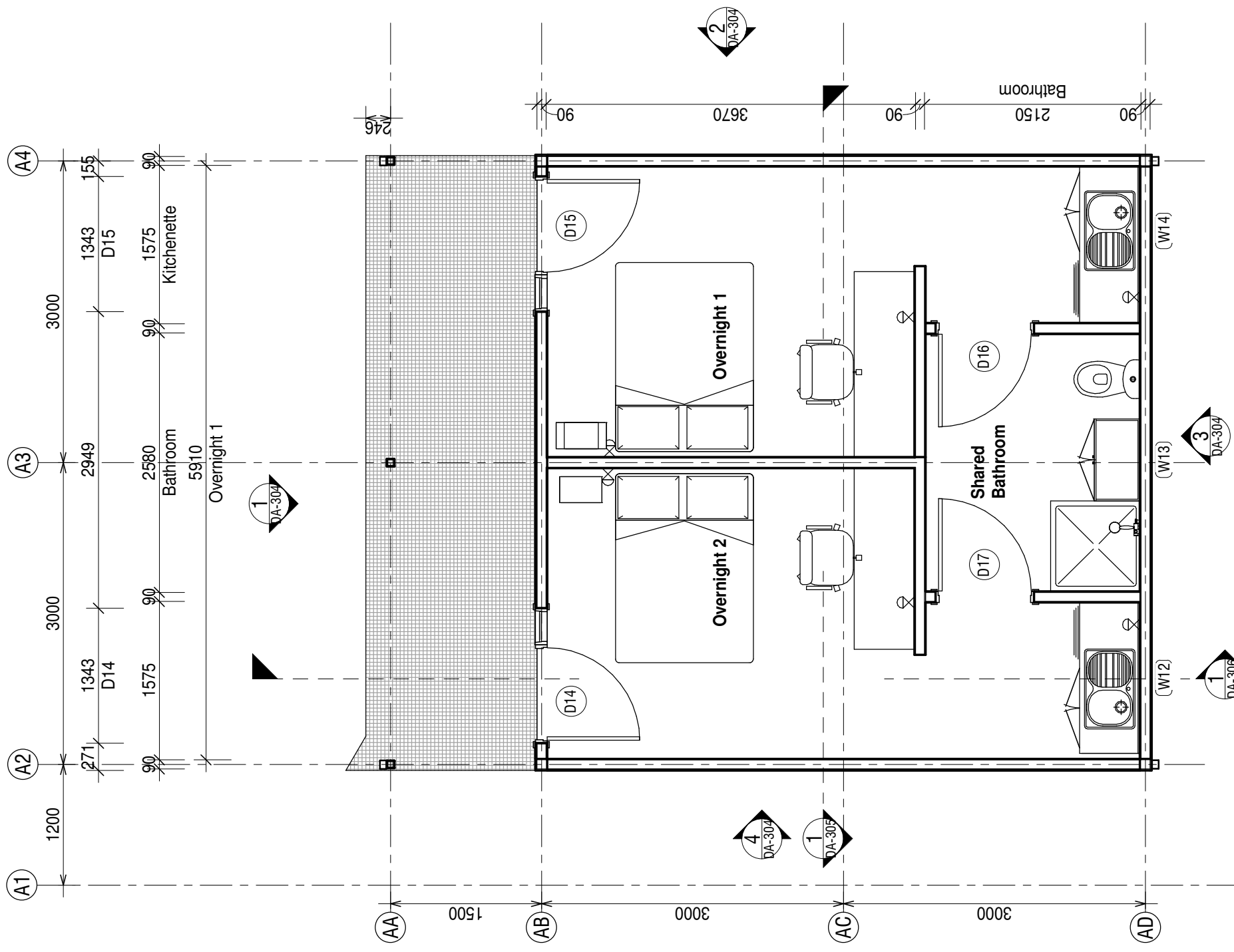
Scale
1:50 @A3

Number
DA-207

Issue
A

LEGEND

- RF- NEW CORRUGATED ROOFING IN WOODLAND GREY COLORBOND FINISH WITH SOLAR PANELS LYING FLAT ON THE ROOF. NEW GUTTERS AND DOWNPIPES IN WOODLAND GREY COLOURBOND FINISH. ALL FLASHINGS AND FIXINGS TO BE IN WOODLAND GREY. THE ROOF WILL BE A SERIES OF TIMBER TRUSSES WITH INSULATION BATT'S UNDER THE ROOF SHEETING AND OVER THE CEILING.
- WC- NEW VERTICAL WALL CLADDING IN METAL SIMILAR TO SPANDEX SHEETING BMT 0.42 IN WOODLAND GREY. UNDER THE METAL FINISH IS A BREATHABLE MEMBRANE FIXED TO PLYWOOD SHEETING OVER TIMBER STUD WALL FRAMING.
- WF- NEW DOUBLE-GLAZED ALUMINIUM WINDOW SECTIONS IN WOODLAND GREY COLORBOND COLOUR WITH BAL 29 METAL SCREENS TO OPENABLE WINDOWS. ALL OPENING WINDOWS ARE AWNING WITH WINDOW WINDERS THAT OPEN A MAXIMUM OF 150 MM.
- CL- THE UNDERSIDE OF THE BUILDING WILL BE CLOSED OFF TO COMPLY WITH THE BAL 19 RATE BUILDING CODE. THIS WILL BE CLOSED OFF WITH METAL CLADDING, THE SAME AS THE WALL CLADDING.
- RAMP NEW PATRON RAMP FROM THE ENTRY BUILDING AND TREVERSING THE LEVEL CHANGES OF THE LANDSCAPE. THIS WILL BE A COMPLAINT-ACCESSIBLE RAMP.
- ST NEW STRUCTURE. NEW CONCRETE PIER FOOTINGS AND STEEL PEIRS TO ENGINEER'S DETAILS. A NEW STEEL SUBFRAME FOR THE NEW BUILDING TO BE CONSTRUCTED OFF.
- TD TIMBER DECK TO BALCONIES.



Rev. Description
A DEVELOPMENT APPLICATION

Date
23-05-24

Client
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MISHO + ASSOCIATES PTY LTD
ACN 045 038 486

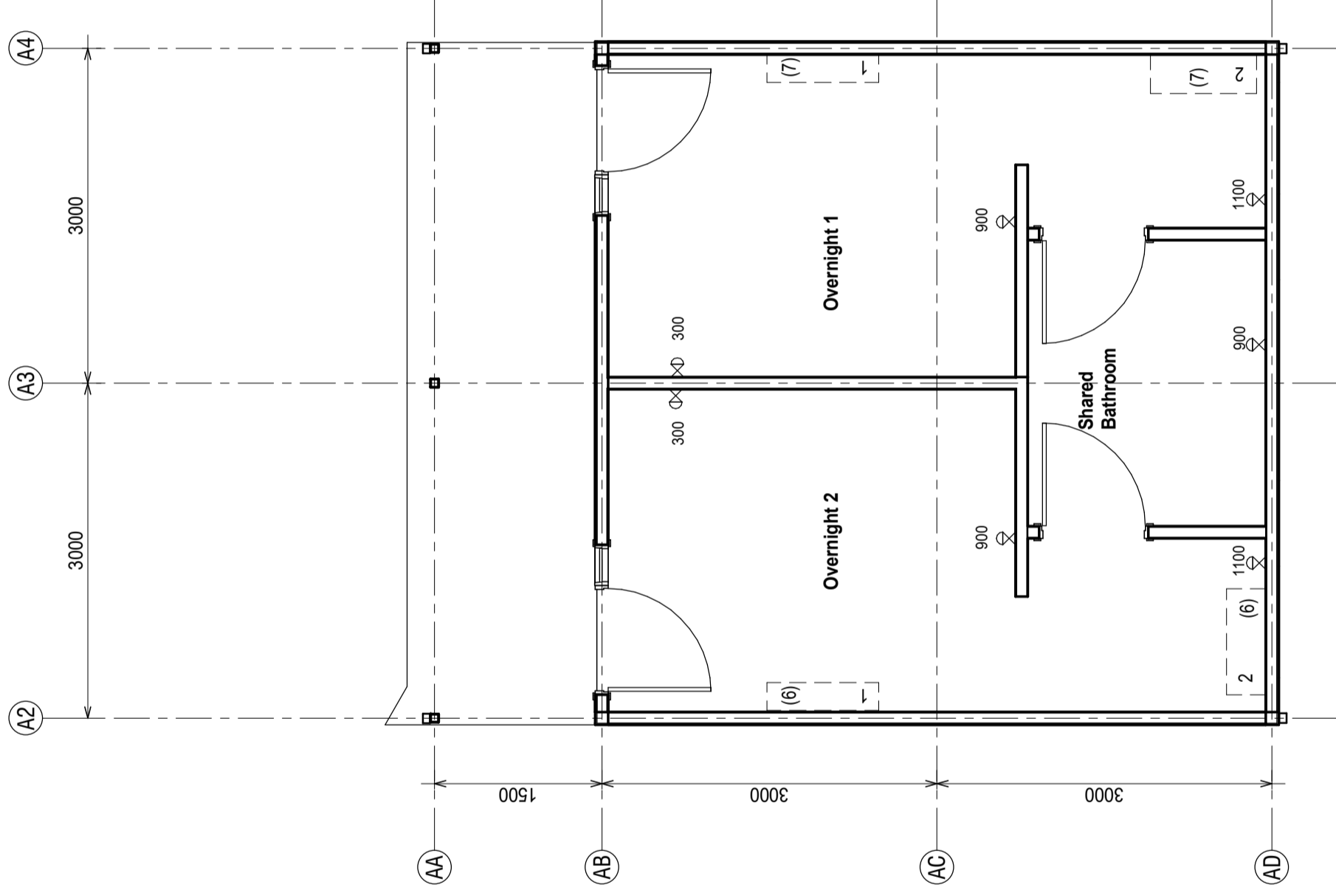
Drawing Title
VET ACCOMMODATION - FLOOR
PLAN

Job Number
TBC

Date
23-05-24
Scale
1:50 @A3
Number
DA-300
Issue
A

ELECTRICAL LEGEND

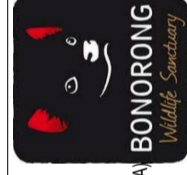
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	DATA POINT / PHONE
	WIFI POINT FOR INTERNAL SYSTEMS
	SMOKE DETECTOR
	INTERNAL / EXTERNAL CAMERA
	MOTION DETECTOR
	LED DOWNLIGHT
	POWER SUPPLY FROM CEILING MOUNTED UNIT
	EMERGENCY LIGHT
	ILLUMINATED EXIT SIGN
	1200X300 LED TROUGH FITTING
	600X600X600 DATA CABINET MOUNTED TO WALL 1600 AFFL
	AIR CONDITIONER HEAD UNIT 2000 ABOVE FINISHED FLOOR LEVEL
	AIR CONDITIONER CONDENSER MOUNTED IN WALL UNDER RAMP
	AIR CONDITIONER HEAD UNIT OVER 2000 ABOVE FINISHED FLOOR LEVEL
	AIR CONDITIONER CONDENSER MOUNTED UNDER FLOOR
	EXTRACTION VENT MOUNTED IN CEILING
	INLINE EXTRACTION FAN MOUNTED IN CEILING SPACE



Rev. A

Date: 23-05-24

Client: **Bonorong Sanctuary**
 Project: PROPOSED FELINE FIX VETERINARY SERVICE AND CLASSROOM BLOCK (B4), VETERINARY AFTER HOURS ACCOMMODATION (B5) & RELOCATED TOILET BLOCK (B5A)
 593 Briggs Rd, Brighton TAS 7030



Architects / Interior Designers
MISHO+ASSOCIATES
 ARCHITECTURE AND INTERIOR DESIGN
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 EMAIL MISHO@MISHO.COM.AU WWW.MISHO.COM.AU
 MISHO + ASSOCIATES PTY LTD
 ACN 065 038 486 ABN 32 065 038 486

Drawing Title
VET ACCOMMODATION - ELECTRICAL PLAN



Job Number
TBC

Number
DA-301

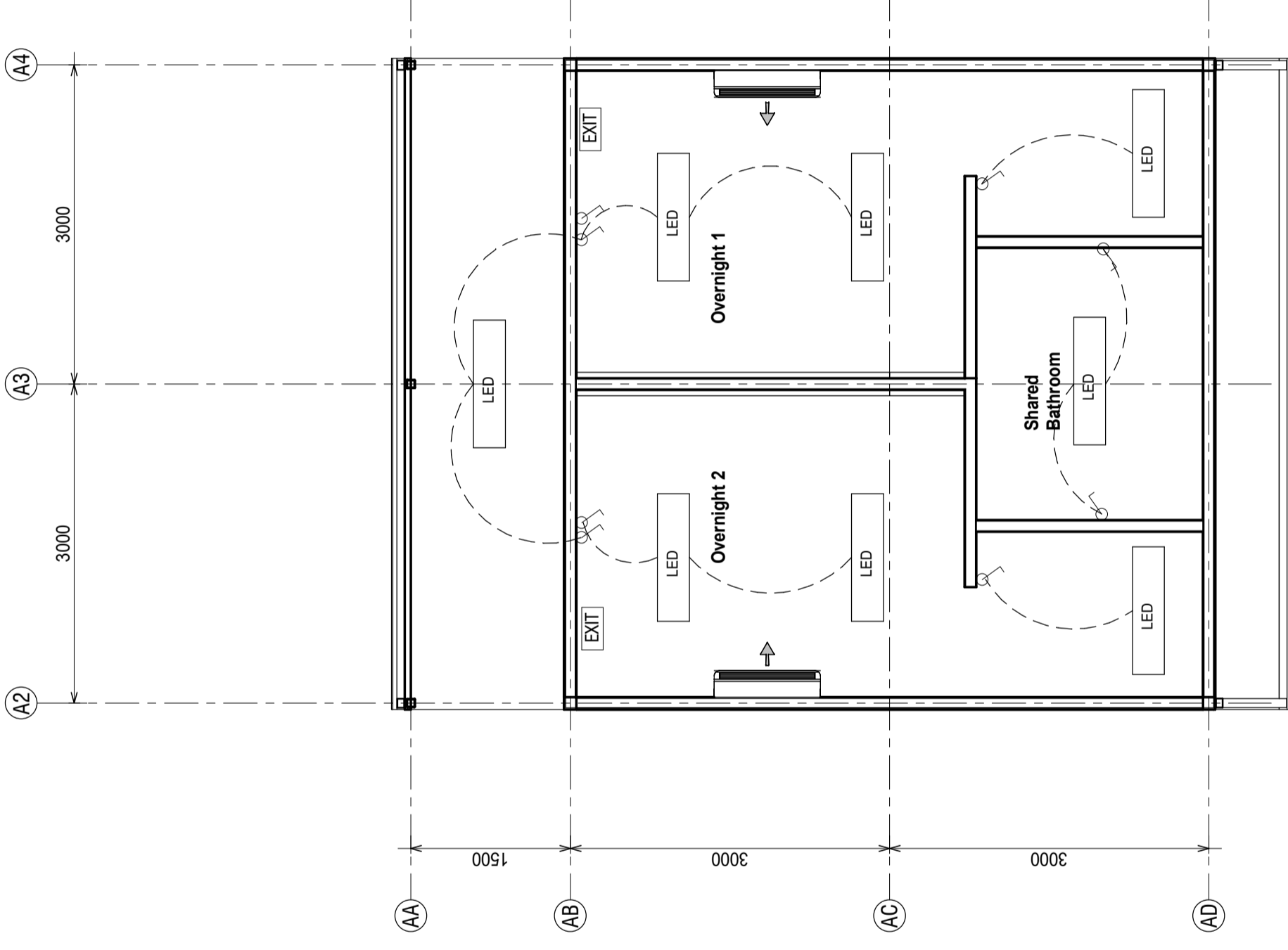
Issue
A

Date
 23-05-24

Scale
 As indicated @A3

ELECTRICAL LEGEND

	DOUBLE GPO
	DATA POINT / PHONE
	WIFI POINT FOR INTERNAL SYSTEMS
	SMOKE DETECTOR
	INTERNAL / EXTERNAL CAMERA
	MOTION DETECTOR
	LED DOWNLIGHT
	POWER SUPPLY FROM CEILING MOUNTED UNIT
	EMERGENCY LIGHT
	ILLUMINATED EXIT SIGN
	1200X300 LED TROUGH FITTING
	600X600X600 DATA CABINET MOUNTED TO WALL 1600 AFFL
	AIR CONDITIONER HEAD UNIT 2000 ABOVE FINISHED FLOOR LEVEL
	AIR CONDITIONER CONDENSER MOUNTED IN WALL UNDER RAMP
	AIR CONDITIONER HEAD UNIT OVER 2000 ABOVE FINISHED FLOOR LEVEL
	AIR CONDITIONER CONDENSER MOUNTED UNDER FLOOR
	EXTRACTION VENT MOUNTED IN CEILING
	INLINE EXTRACTION FAN MOUNTED IN CEILING SPACE



Rev. Description
A DEVELOPMENT APPLICATION

Date: 23-05-24

Client: **Bonorong Sanctuary**
 Project: PROPOSED FELINE FIX VETERINARY SERVICE AND CLASSROOM BLOCK (B4), VETERINARY AFTER HOURS ACCOMMODATION (B5) & RELOCATED TOILET BLOCK (B5A)
 593 Briggs Rd, Brighton TAS 7030



Architects / Interior Designers
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 MISHO + ASSOCIATES PTY LTD
 ACN 065 038 486 ABN 32 065 038 486

Drawing Title
**VET ACCOMMODATION - REFLECTED
 CEILING PLAN**

Job Number: TBC
 Number: DA-302
 Issue: A

Date: 23-05-24
 Scale: As indicated @A3
 Number: DA-302
 Issue: A

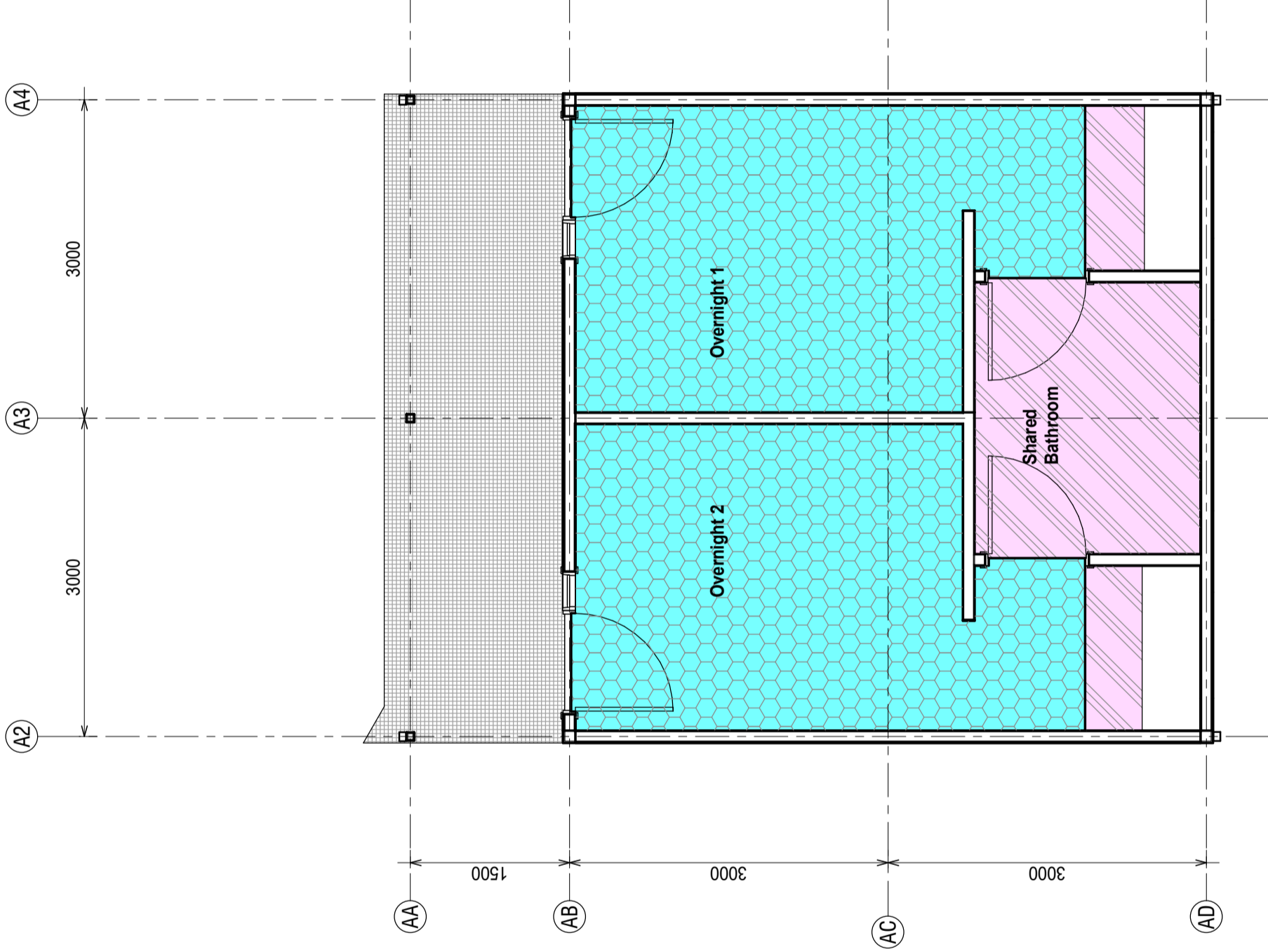
FINISHES LEGEND



Godfrey Hiest - Modular Carpet - long grain - Bark 560



Floor Vinyl to Wet Areas Polyflor Polysafe - Taupe W/R 4610 100mm coving



Rev. A Description DEVELOPMENT APPLICATION

Date 23-05-24

Client **Bonorong Sanctuary**
 Project PROPOSED FELINE FIX VETERINARY SERVICE AND CLASSROOM BLOCK (B4), VETERINARY AFTER HOURS ACCOMMODATION (B5) & RELOCATED TOILET BLOCK (B5A)
 593 Briggs Rd, Brighton TAS 7030



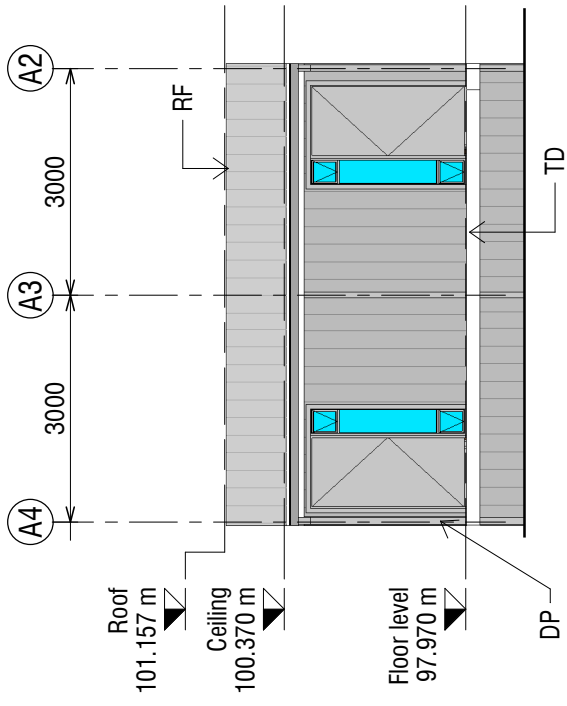
Architects / Interior Designers
MISHO+ASSOCIATES
 ARCHITECTURE AND INTERIOR DESIGN
 PO BOX 184 HUCONVILLE TAS 7250
 TELEPHONE 61 3 6244 2318 ACSMAIL 61 3 6244 3111
 EMAIL MISHO@MISHO.COM.AU WWW.MISHO.COM.AU
 MISHO + ASSOCIATES PTY LTD
 ACN 065 038 486 ABN 32 065 038 486

Drawing Title
VET ACCOMMODATION - FINISHES PLAN

Job Number TBC
 Number **DA-303**
 Issue **A**

Date 23-05-24
 Scale 1:50 @A3
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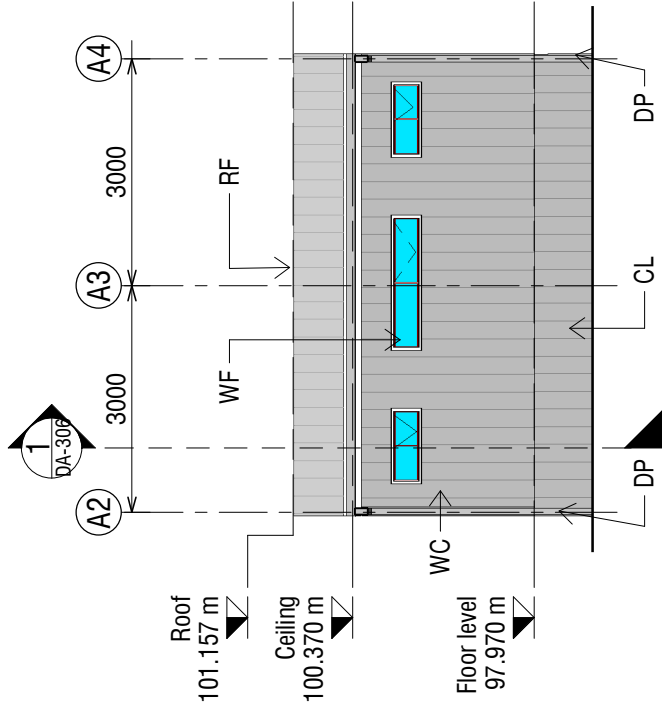
8500 BUILDING ENVELOPE



VET ACCOMMODATION - NORTH ELEVATION

1 : 100

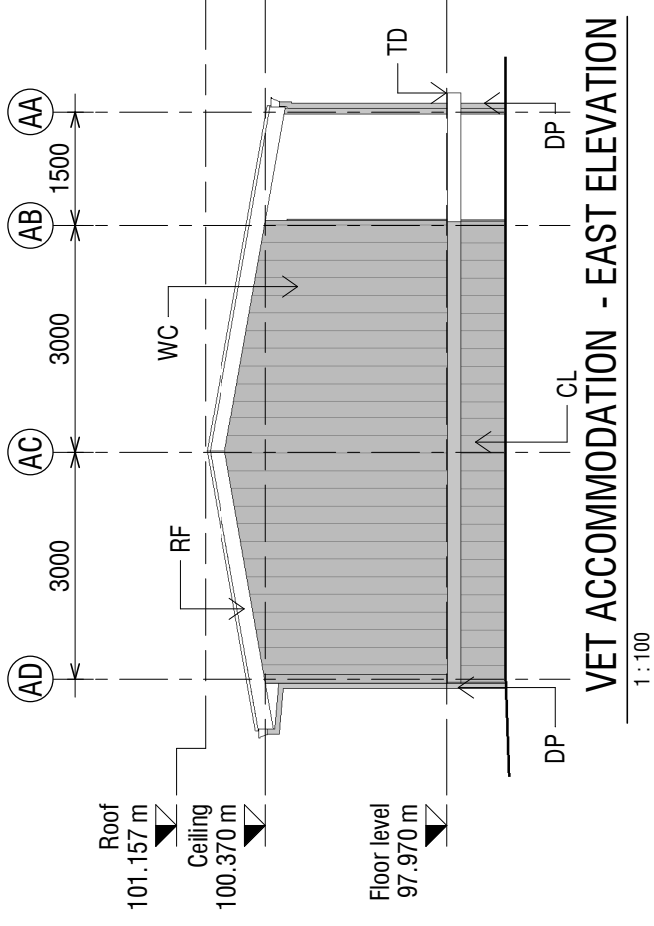
8500 BUILDING ENVELOPE



VET ACCOMMODATION - SOUTH ELEVATION

1 : 100

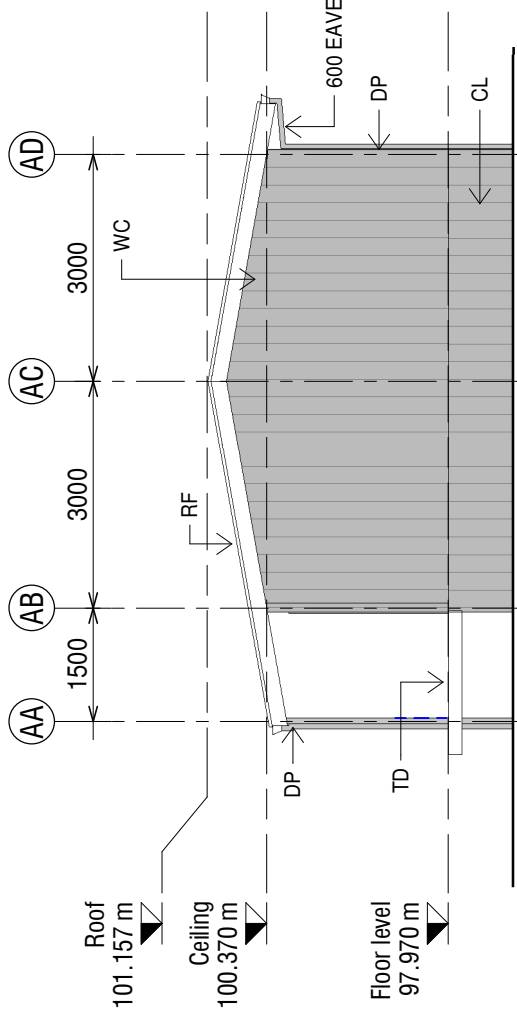
8500 BUILDING ENVELOPE



VET ACCOMMODATION - EAST ELEVATION

1 : 100

8500 BUILDING ENVELOPE



VET ACCOMMODATION - WEST ELEVATION

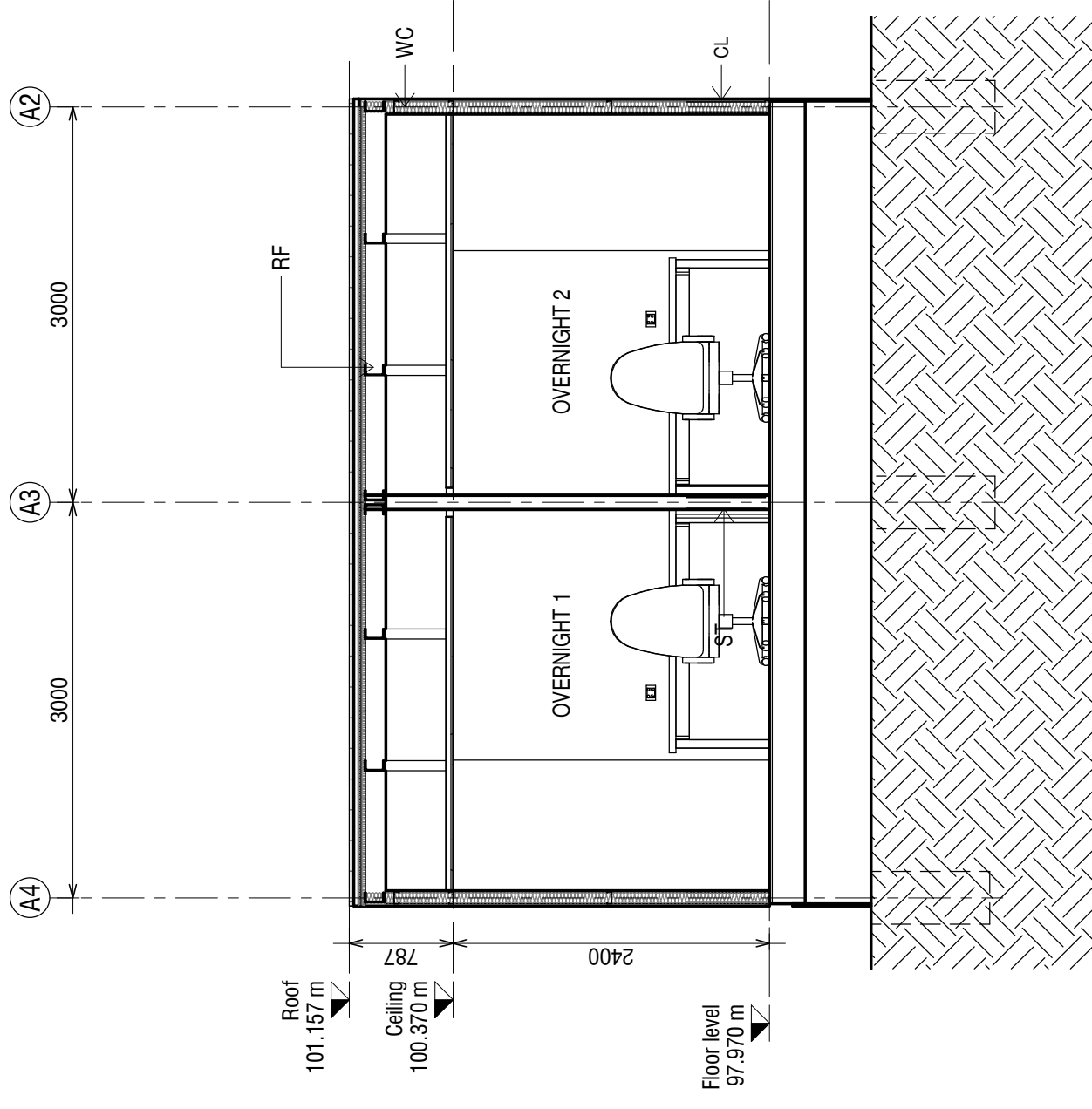
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LEGEND

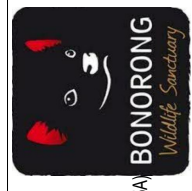
- RF- NEW CORRUGATED ROOFING IN WOODLAND GREY COLOURBOND FINISH WITH SOLAR PANELS LYING FLAT ON THE ROOF. NEW GUTTERS AND DOWNPIPES IN WOODLAND GREY COLOURBOND FINISH. ALL FLASHINGS AND FIXINGS TO BE IN WOODLAND GREY. THE ROOF WILL BE A SERIES OF TIMBER TRUSSES WITH INSULATION BATTS UNDER THE ROOF SHEETING AND OVER THE CEILING.
- WC- NEW VERTICAL WALL CLADDING IN METAL SIMILAR TO SPANDEX SHEETING BMT 0.42 IN WOODLAND GREY. UNDER THE METAL FINISH IS A BREATHABLE MEMBRANE FIXED TO PLYWOOD SHEETING OVER TIMBER STUD WALL FRAMING.
- WF- NEW DOUBLE-GLAZED ALUMINIUM WINDOW SECTIONS IN WOODLAND GREY COLOURBOND COLOUR WITH BAL 29 METAL SCREENS TO OPENABLE WINDOWS. ALL OPENING WINDOWS ARE AWNING WITH WINDOW WINDERS THAT OPEN A MAXIMUM OF 150 MM.
- CL- THE UNDERSIDE OF THE BUILDING WILL BE CLOSED OFF TO COMPLY WITH THE BAL 19 RATE BUILDING CODE. THIS WILL BE CLOSED OFF WITH METAL CLADDING, THE SAME AS THE WALL CLADDING.
- RAMP NEW PATRON RAMP FROM THE ENTRY BUILDING AND TRVERSING THE LEVEL CHANGES OF THE LANDSCAPE. THIS WILL BE A COMPLAINT-ACCESSIBLE RAMP.
- ST NEW STRUCTURE. NEW CONCRETE PIER FOOTINGS AND STEEL PEIRS TO ENGINEER'S DETAILS. A NEW STEEL SUBFRAME FOR THE NEW BUILDING TO BE CONSTRUCTED OFF.
- TD TIMBER DECK TO BALCONIES.

<p>Rev. Description</p> <p>A DEVELOPMENT APPLICATION</p>	<p>Date: 23-05-24</p> <p>Scale: As indicated @A3</p> <p>Number: 10</p> <p>Job Number: TBC</p> <p>Issue: DA-304</p> <p>Number: 10</p> <p>Issue: A</p>	<p>Architects / Interior Designers</p> <p>MISHO+ASSOCIATES</p> <p>ARCHITECTURE AND INTERIOR DESIGN</p> <p>PO BOX 184 HUNONVILLE TAS 7109</p> <p>TELEPHONE 61 3 6244 2333</p> <p>EMAIL MISHO@MISHO.COM.AU WWW.MISHO.COM.AU</p> <p>MISHO + ASSOCIATES PTY LTD</p> <p>ACN 065 038 486 A.B.N 32 045 038 486</p>
<p>Client: Bonorong Sanctuary</p> <p>Project: PROPOSED FELINE FIX VETERINARY SERVICE AND CLASSROOM BLOCK (B4), VETERINARY AFTER HOURS ACCOMMODATION (B5) & RELOCATED TOILET BLOCK (B5A)</p> <p>588 Briggs Rd, Brighton TAS 7030</p>		<p>Drawing Title</p> <p>VET ACCOMMODATION - ELEVATIONS</p>
<p>BONORONG</p> <p>Wildlife Sanctuary</p>		<p>1</p> <p>DA-304</p>

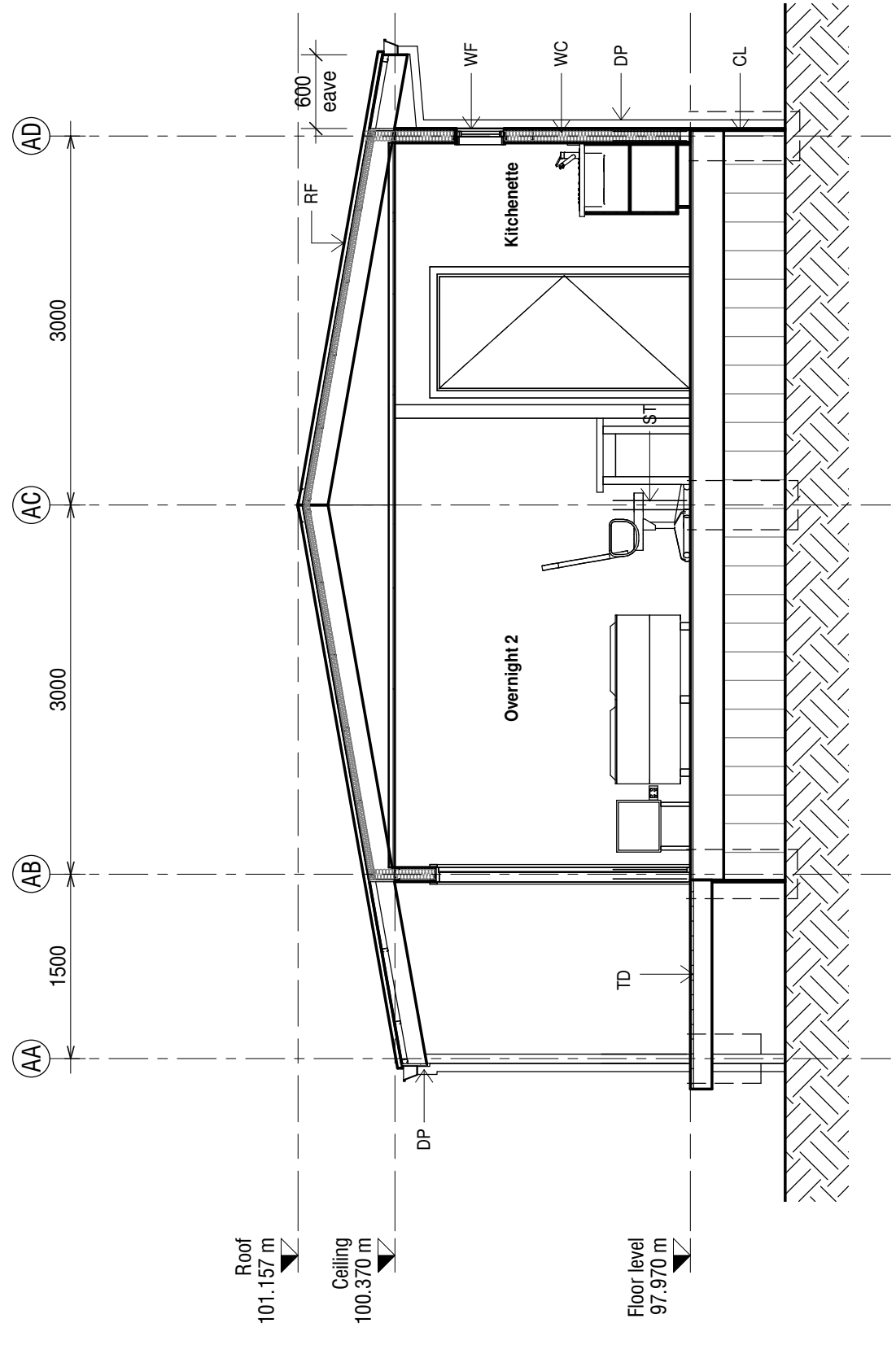
LEGEND	
RF-	NEW CORRIGATED ROOFING IN WOODLAND GREY COLORBOND FINISH WITH SOLAR PANELS LYING FLAT ON THE ROOF. NEW GUTTERS AND DOWNPIPES IN WOODLAND GREY COLOURBOND FINISH. ALL FLASHINGS AND FIXINGS TO BE IN WOODLAND GREY. THE ROOF WILL BE A SERIES OF TIMBER TRUSSES WITH INSULATION BATTS UNDER THE ROOF SHEETING AND OVER THE CEILING.
WC-	NEW VERTICAL WALL CLADDING IN METAL SIMILAR TO SPANDEX SHEETING BMT 0.42 IN WOODLAND GREY. UNDER THE METAL FINISH IS A BREATHABLE MEMBRANE FIXED TO PLYWOOD SHEETING OVER TIMBER STUD WALL FRAMING.
WF-	NEW DOUBLE-GLAZED ALUMINIUM WINDOW SECTIONS IN WOODLAND GREY COLORBOND COLOUR WITH BAL 29 METAL SCREENS TO OPENABLE WINDOWS. ALL OPENING WINDOWS ARE AWNING WITH WINDOW WINDERS THAT OPEN A MAXIMUM OF 150 MM.
CL-	THE UNDERSIDE OF THE BUILDING WILL BE CLOSED OFF TO COMPLY WITH THE BAL 19 RATE BUILDING CODE. THIS WILL BE CLOSED OFF WITH METAL CLADDING, THE SAME AS THE WALL CLADDING.
RAMP	NEW PATRON RAMP FROM THE ENTRY BUILDING AND TREVISING THE LEVEL CHANGES OF THE LANDSCAPE. THIS WILL BE A COMPLAINT-ACCESSIBLE RAMP.
ST	NEW STRUCTURE. NEW CONCRETE PIER FOOTINGS AND STEEL PEIRS TO ENGINEER'S DETAILS. A NEW STEEL SUBFRAME FOR THE NEW BUILDING TO BE CONSTRUCTED OFF.
TD	TIMBER DECK TO BALCONIES.



Rev. A	Description DEVELOPMENT APPLICATION	Date 23-05-24	Client Bonorong Sanctuary Project PROPOSED FELINE FIX VETERINARY SERVICE AND CLASSROOM BLOCK (B4), VETERINARY AFTER HOURS ACCOMMODATION (B5) & RELOCATED TOILET BLOCK (B5A) 593 Briggs Rd, Brighton TAS 7030	Architects / Interior Designers MISHO+ASSOCIATES ARCHITECTURE AND INTERIOR DESIGN PO BOX 184 HUNONVILLE TAS 7009 TELEPHONE 61 3 6244 2339 ACSWAILE 61 3 6244 3111 EMAIL MISHO@MISHO.COM.AU WWW.MISHO.COM.AU MISHO + ASSOCIATES PTY LTD ACN 065 038 486	Drawing Title VET ACCOMMODATION - SECTION 1	Date 23-05-24	Scale 1:50 @A3	Issue ISSUE	Job Number TBC	Number DA-305	Issue A



LEGEND	
RF-	NEW CORRIGATED ROOFING IN WOODLAND GREY COLORBOND FINISH WITH SOLAR PANELS LYING FLAT ON THE ROOF. NEW GUTTERS AND DOWNPIPES IN WOODLAND GREY COLOURBOND FINISH. ALL FLASHINGS AND FIXINGS TO BE IN WOODLAND GREY. THE ROOF WILL BE A SERIES OF TIMBER TRUSSES WITH INSULATION BATTS UNDER THE ROOF SHEETING AND OVER THE CEILING.
WC-	NEW VERTICAL WALL CLADDING IN METAL SIMILAR TO SPANDEX SHEETING BMT 0.42 IN WOODLAND GREY. UNDER THE METAL FINISH IS A BREATHABLE MEMBRANE FIXED TO PLYWOOD SHEETING OVER TIMBER STUD WALL FRAMING.
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CL-	THE UNDERSIDE OF THE BUILDING WILL BE CLOSED OFF TO COMPLY WITH THE BAL 19 RATE BUILDING CODE. THIS WILL BE CLOSED OFF WITH METAL CLADDING, THE SAME AS THE WALL CLADDING.
RAMP	NEW PATRON RAMP FROM THE ENTRY BUILDING AND TREVERSING THE LEVEL CHANGES OF THE LANDSCAPE. THIS WILL BE A COMPLAINT-ACCESSIBLE RAMP.
ST	NEW STRUCTURE. NEW CONCRETE PIER FOOTINGS AND STEEL PEIRS TO ENGINEER'S DETAILS. A NEW STEEL SUBFRAME FOR THE NEW BUILDING TO BE CONSTRUCTED OFF.
TD	TIMBER DECK TO BALCONIES.

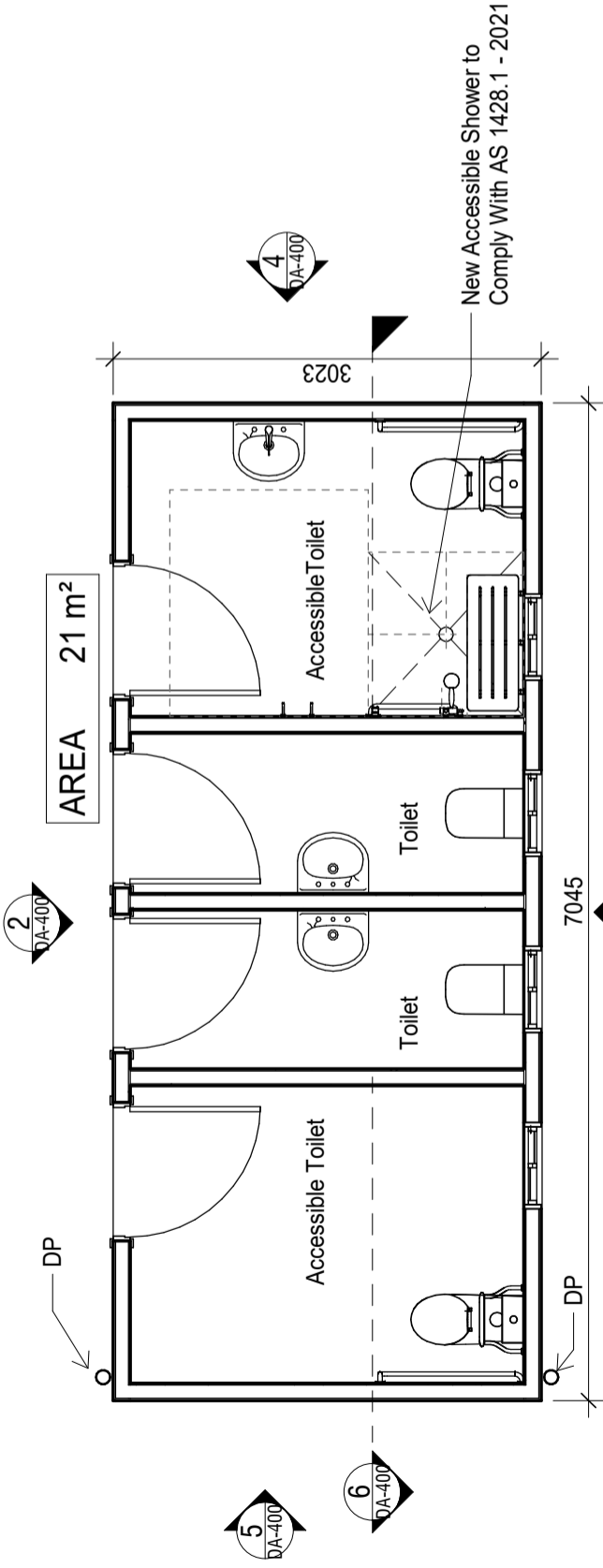


Rev. A	Description DEVELOPMENT APPLICATION	Date 23-05-24	Client Bonorong Sanctuary Project: PROPOSED FELINE FIX VETERINARY SERVICE AND CLASSROOM BLOCK (B4), VETERINARY AFTER HOURS ACCOMMODATION (B5) & RELOCATED TOILET BLOCK (B5A) 593 Briggs Rd, Brighton TAS 7030		Architects / Interior Designers MISHO+ASSOCIATES ARCHITECTURE AND INTERIOR DESIGN PO BOX 184 HUNONVILLE TAS 7009 TELEPHONE 61 3 6244 2333 EMAIL MISHO@MISHO.COM.AU WWW.MISHO.COM.AU MISHO + ASSOCIATES PTY LTD ACN 065 038 486	Drawing Title VET ACCOMMODATION - SECTION 2	Date 23-05-24	Scale 1:50 @A3	Issue A
							Job Number TBC	Number DA-306	

NOTES

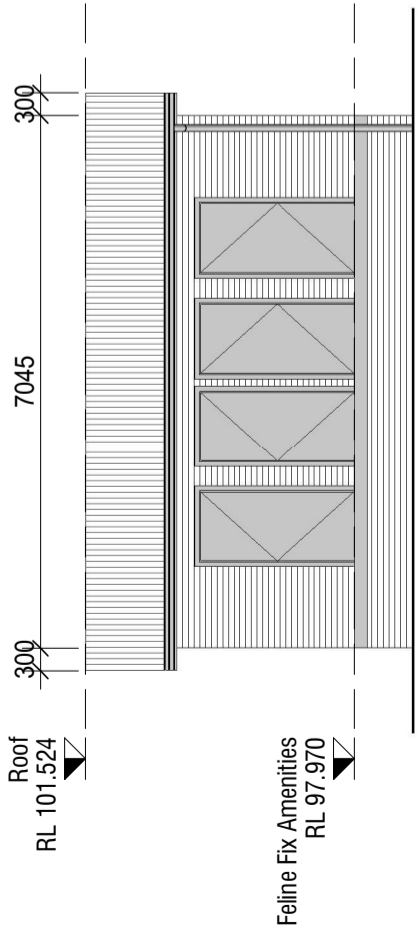
The Relocated Toilet Block Was From Imas In Taroona And Was To Be Thrown Out. Imas Offered It To Bonorong Wildlife Sanctuary And The Toilet Block Was Moved And Placed At Bororong. The Toilet Block Would Be Connected To New Services And Would Be Painted In Woodland Grey To Blend In With Other New Service Buildings. The Two Unisex Toilets And Two Accessible Toilets All Comply And Will Be Brought Up To Any Standard Required. One Toilet Will Be Made To Be A Compliant Ambulant Toilet.

There Will Be New Water Supply And Power Supply That Will Connect The Relocated Toilet Block To The Existing Services. A New Grey And Black Water System Will Be Installed To Pick Up The New Facilities.



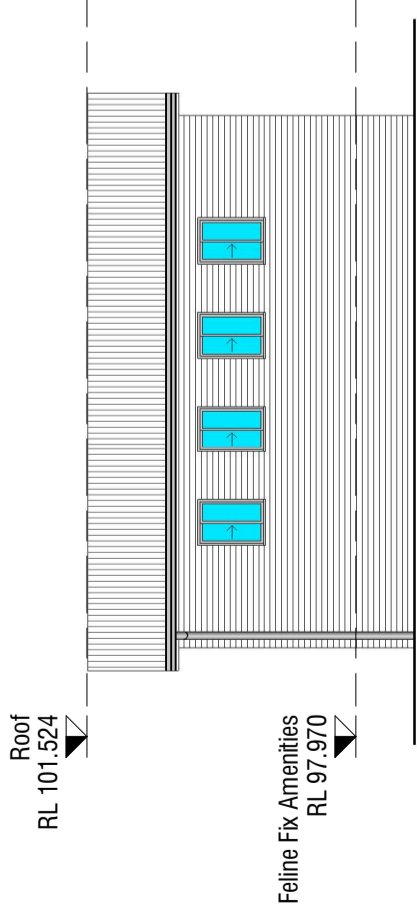
FELINE FIX AMENITIES - FLOOR PLAN

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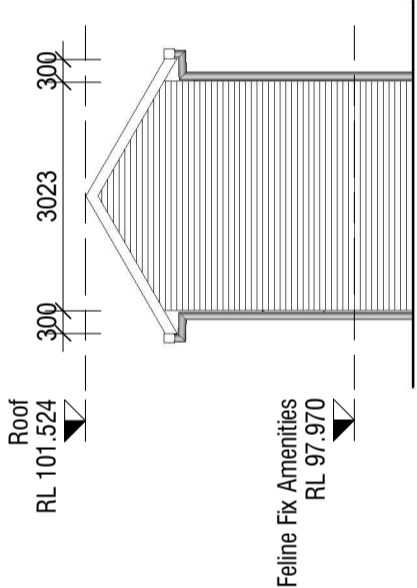
FELINE FIX AMENITIES - NORTH ELEVATION

1 : 100



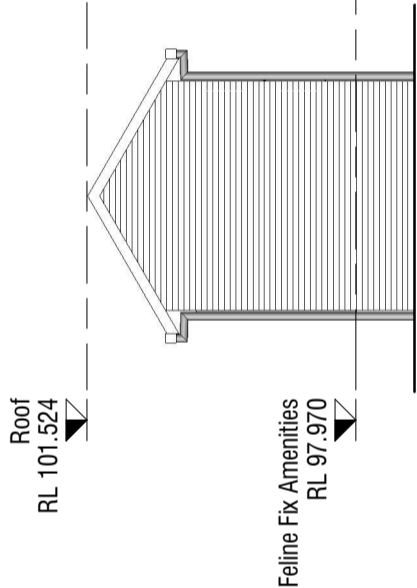
FELINE FIX AMENITIES - SOUTH ELEVATION

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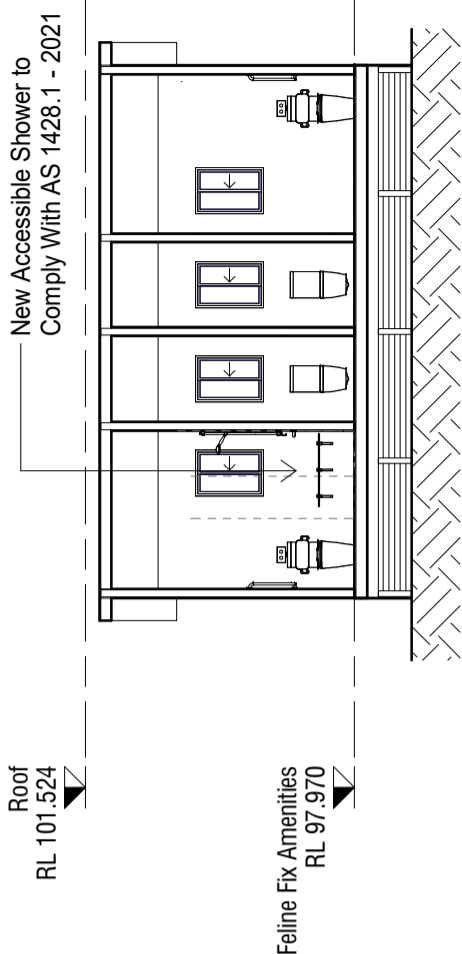
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1 : 100



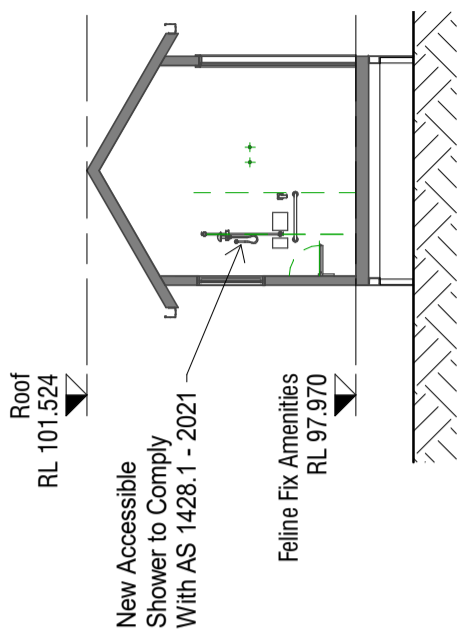
FELINE FIX AMENITIES - WEST ELEVATION

1 : 100



FELINE FIX AMENITIES - SECTION 1

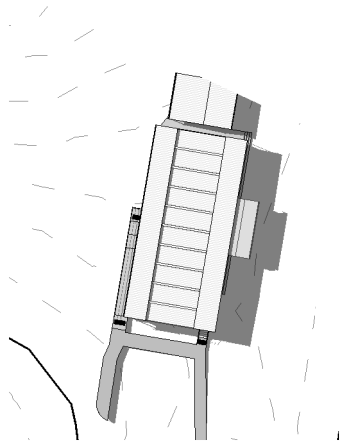
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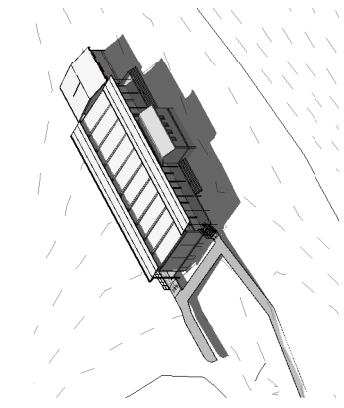
FELINE FIX AMENITIES - SECTION 2

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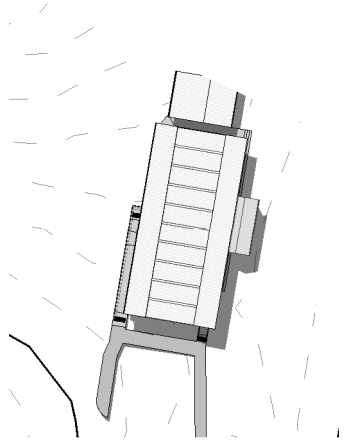
Rev. A	Description DEVELOPMENT APPLICATION	Date 23-06-23	Client Bonorong Wildlife Sanctuary		Architects / Interior Designers MISHO+ASSOCIATES ARCHITECTURE AND INTERIOR DESIGN PO BOX 184 HUCONVILLE TAS 7250 TELEPHONE 61 3 6244 2319 EMAIL MISHO@MISHO.COM.AU WWW.MISHO.COM.AU MISHO + ASSOCIATES PTY LTD ACN 065 038 486 A BN 32 065 038 486	Drawing Title FELINE FIX AMENITIES - FLOOR PLAN, ELEVATIONS & SECTION	Date 23-06-23	Scale As indicated @A3	Job Number TBC	Issue A
			Project PROPOSED FELINE FIX VETERINARY SERVICE AND CLASSROOM BLOCK (B4), VETERINARY AFTER HOURS ACCOMMODATION (B5) & RELOCATED TOILET BLOCK (B5A) 593 Briggs Rd, Brighton TAS 7030	Number DA-400						



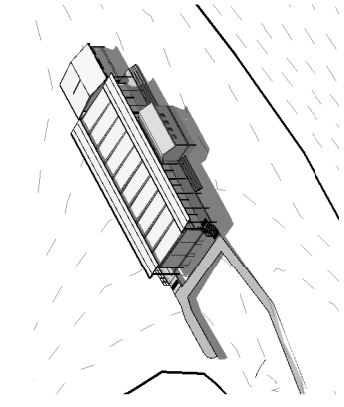
SPRING EQUINOX
1 : 1000



3D VIEW - SPRING EQUINOX



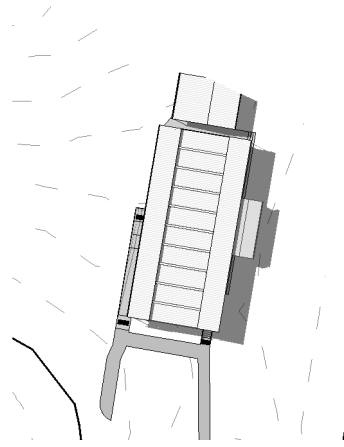
SUMMER SOLSTICE
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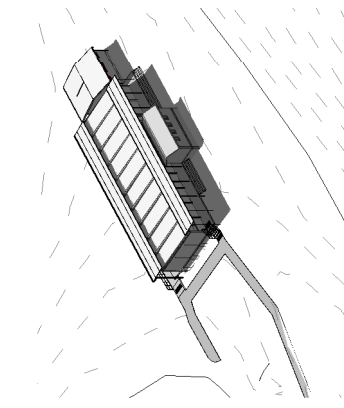
3D VIEW - SUMMER SOLSTICE

SPRING

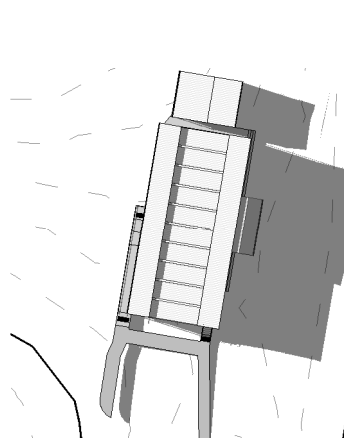
SUMMER



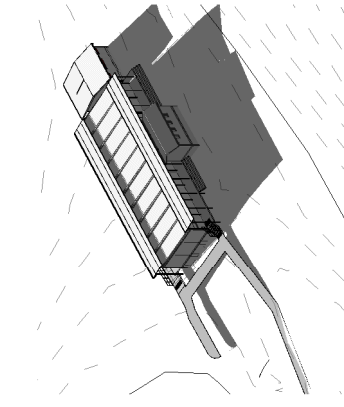
AUTUMN EQUINOX
1 : 1000



3D VIEW - AUTUMN EQUINOX



WINTER SOLSTICE
1 : 1000



3D VIEW - WINTER SOLSTICE

AUTUMN

WINTER

Rev. Description

A DEVELOPMENT APPLICATION

Date 23.05.24

Client **Bonorong Wildlife Sanctuary**
Project PROPOSED FELINE FIX VETERINARY SERVICE AND CLASSROOM BLOCK (B4) , VETERINARY AFTER HOURS ACCOMMODATION (B5) & RELOCATED TOILET BLOCK (B5A) 598 Briggs Rd, Brighton TAS 7030



Architects / Interior Designers **MISHO+ASSOCIATES**
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MISHO + ASSOCIATES PTY LTD
ACN 065 038 486 ABN 32 045 038 486

Drawing Title
SHADOW DIAGRAMS



Job Number
22.621

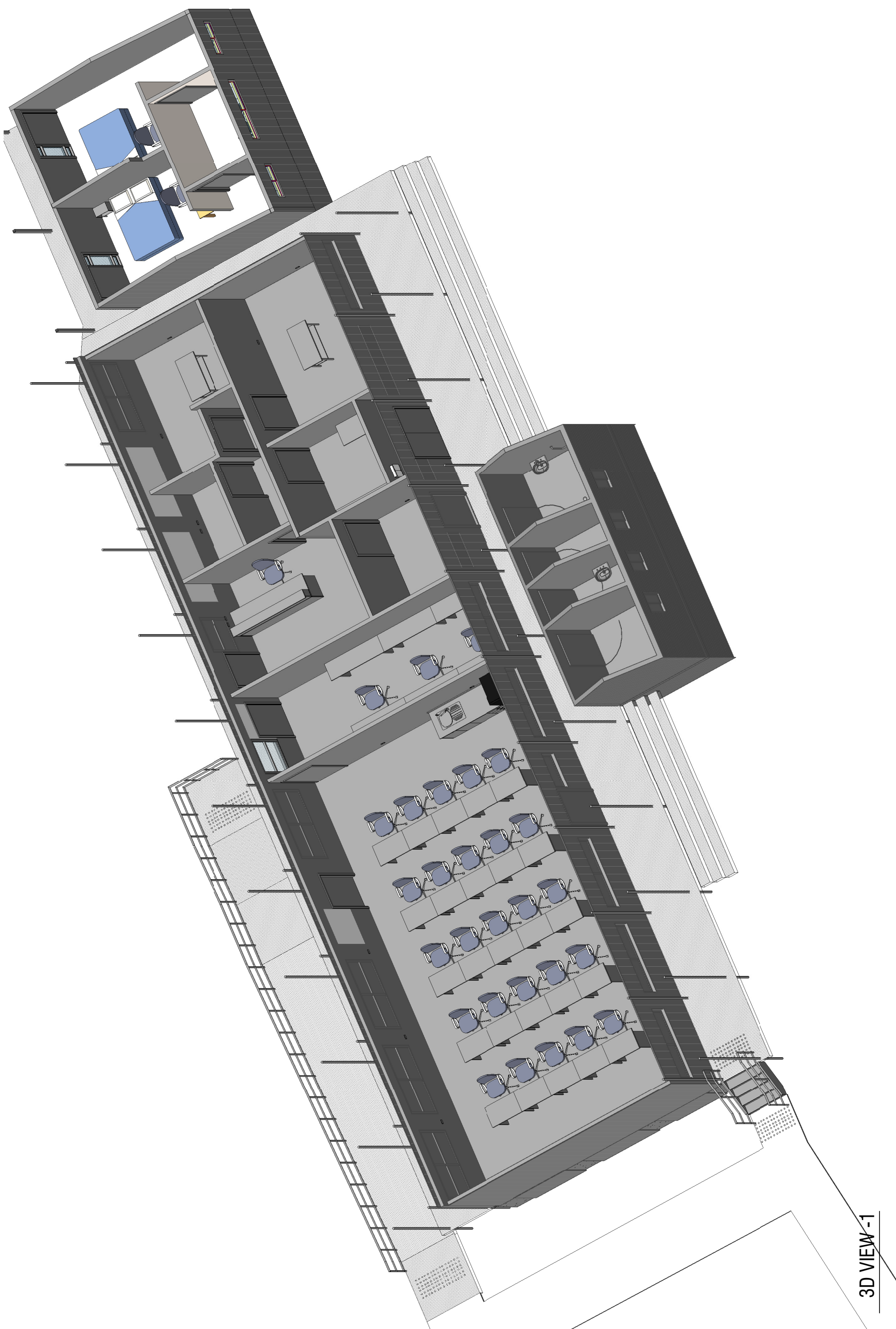
Number
DA-500

Issue
A

Date
23.05.24

Scale
1 : 1000 @A3

10
5
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3D VIEW -1

Rev. Description
A DEVELOPMENT APPLICATION

Date
23.05.24

Client
Bonorong Wildlife Sanctuary
Project
PROPOSED FELINE FIX VETERINARY SERVICE AND CLASSROOM BLOCK (B4), VETERINARY AFTER HOURS ACCOMMODATION (B5) & RELOCATED TOILET BLOCK (B5A)
598 Briggs Rd, Brighton TAS 7030



Architects / Interior Designers
MISHO+ASSOCIATES
ARCHITECTURE AND INTERIOR DESIGN
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MISHO + ASSOCIATES PTY LTD
ACN 065 038 486

Drawing Title
3D IMAGE

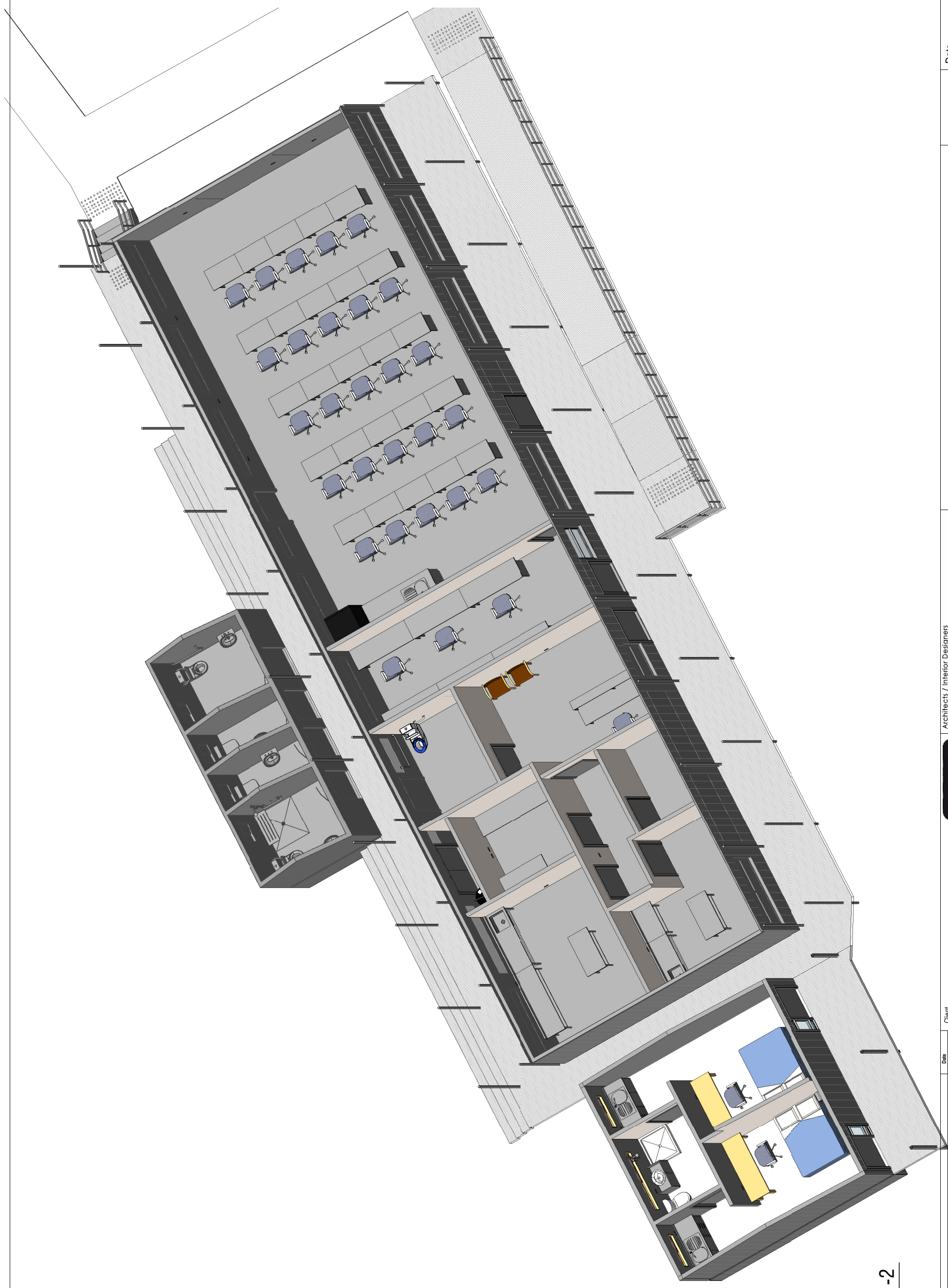
Job Number
22.621

Number
DA-600

Issue
A

Date
23.05.24

Scale
@A3
0 5 10 15M



3D VIEW -2

Rev. Description
A DEVELOPMENT APPLICATION

Date
23.05.24

Client
Bonorong Wildlife Sanctuary
Project
PROPOSED FELINE FIX VETERINARY SERVICE AND CLASSROOM BLOCK (B4), VETERINARY AFTER HOURS ACCOMMODATION (B5) & RELOCATED TOILET BLOCK (B5A)
598 Briggs Rd, Brighton TAS 7030



Architects / Interior Designers

MISHO+ASSOCIATES

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MISHO + ASSOCIATES PTY LTD
ACN 065 038 486 ABN 32 045 038 486



Drawing Title
3D IMAGE

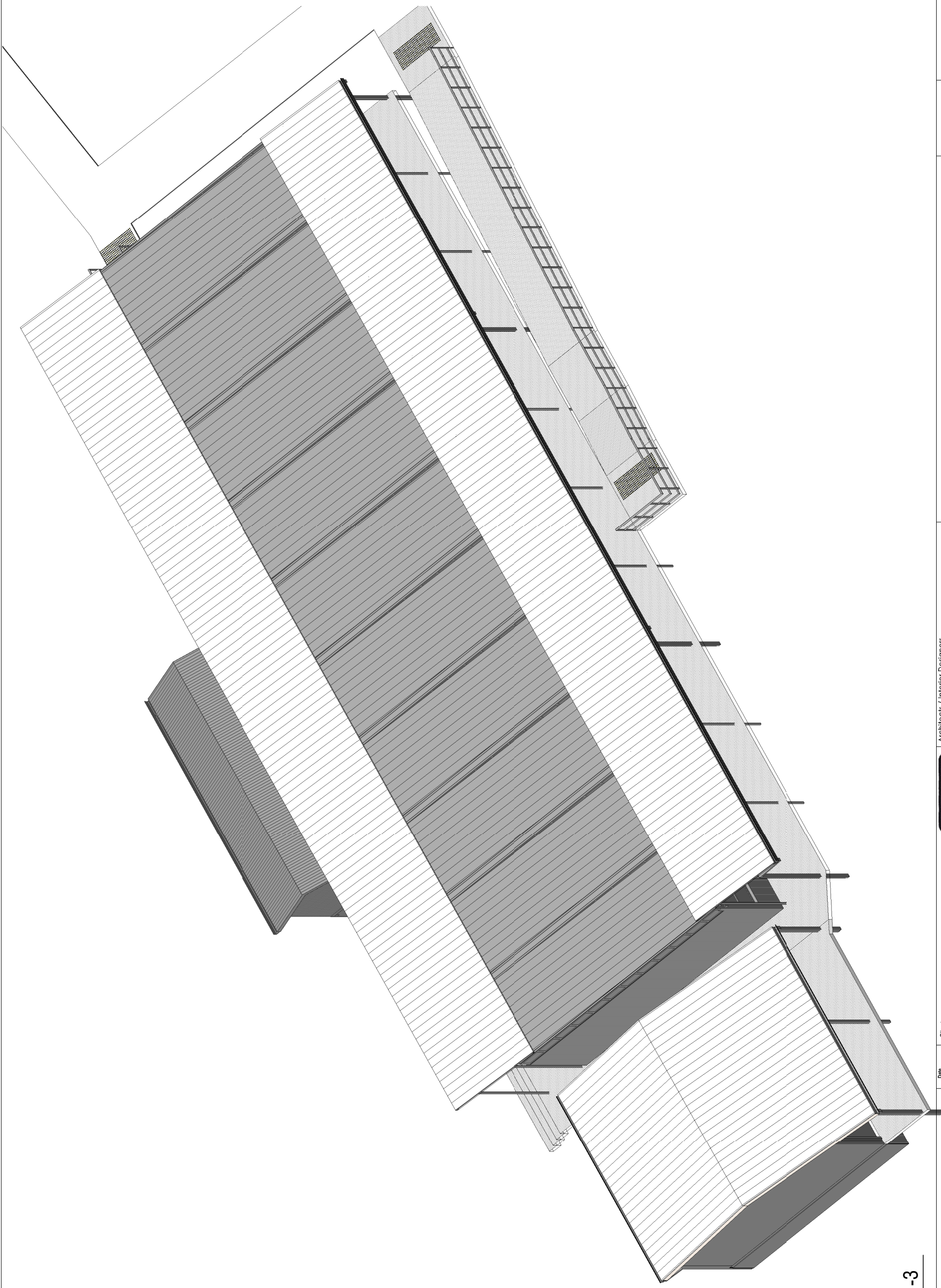
Job Number
22.621

Number
DA-601

Issue
A

Date
23.05.24

Scale
@A3



3D VIEW -3

Rev. Description

A

Date

23.05.24

Client

Bonorong Wildlife Sanctuary

Project

PROPOSED FELINE FIX VETERINARY SERVICE AND CLASSROOM BLOCK (B4), VETERINARY AFTER HOURS ACCOMMODATION (B5) & RELOCATED TOILET BLOCK (B5A) 598 Briggs Rd, Brighton TAS 7030



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MISHO + ASSOCIATES PTY LTD
ACN 065 038 486 ABN 32 045 038 486

Drawing Title

3D IMAGE

Date

23.05.24

Scale

@A3

Number

DA-602

Issue

A

Job Number

22.621

land mammals. Government advice is that this Avian flu strain is likely to hit the shores of Tasmania towards the end of this year (coinciding with the northern migration of sea birds to our state). We are the only non-government entity actively planning for, and working with Biosecurity Tasmania, on protocols and facility options to ensure on site veterinary services are able to safely deal with infected individuals.

When it comes to veterinary issues such as Avian bird flu it makes sense to have a separate facility with all of the basic functions, hundreds of metres away from the main hospital. This takes the delivery of a future proof veterinary service centre for wildlife from good practice to best practice. To put it in “dog and cat” terms, or likening it to a domestic clinic, if designing one from scratch, best practice, if room and dollars allowed, would be to have a completely separate recovery and holding facility for dogs with parvo virus as an example. We see both this DA 2024/00114 and DA 2023/00206 all part of a capacity building for veterinary services, incorporating best practice and preparation for the future.

Our decision to use the proposed facilities in DA 2024/00114 for a conservation program for wildlife through Feline Fix, is an initial programming decision and a focus on this in the application paperwork, as its intended use, may not have presented the overall picture needed to appreciate how the veterinary services buildings proposed across the two DAs, were conceived.

The chance to offer quarantine and training veterinary facilities on site at Bonorong, is complementary to our current wildlife hospital facilities. In its initial use the separated veterinary services building proposed in DA/2024 00114 will deliver a critical native wildlife conservation program already conducted by Bonorong Wildlife Sanctuary called ‘Feline Fix’. This program is aimed at reducing the devastating impact of stray, feral and unwanted cats on our native wildlife. The program also serves as a platform for widespread community education by educating on the benefits of responsible cat ownership and containment. This program is not profit generating -ie it costs money to run this program and is a wildlife conservation program.

Classroom Facilities

An onsite classroom already exists at Bonorong Wildlife Sanctuary has been operating as a learning space for more than 10 years for nationally accredited wildlife handling and awareness training courses plus a space for community-based learning for the rescue and rehabilitation of wildlife. Your RFI letter asked about the subservience of the classroom facilities to the tourism operation, or subservience to veterinary services use but this presents an ‘either/or’ when in fact the classroom facilities enable the delivery of impact and difference to both; trained wildlife staff can go onto employment in fields relating to tourism, as well as veterinary/ animal related industries. If a single subservient use is required, then the furthering of veterinarian services would be chosen.

A crucial aspect of our wildlife service being successful, is wildlife trained veterinarians, nurses, critical care staff and husbandry experts to assist with assessments, treatment, recovery, and long-term care. These are very specific skills, and whilst there are plenty of options to learn everything that is needed in these spaces when it comes to domestic animals, for wildlife this is not the case. Even if we look at veterinary training around Australia, there are very limited hours taught on wildlife, simply because it is a specialist area, and not an income generator. So, this means that we must train all of our vets, nurses, care staff, and keepers specifically in wildlife related care. This is a huge task but a critical part of our veterinary service and associated care being successful.

A classroom with appropriate room and technology was always part of our original plans in the upgrade of our veterinary services. When looking at the best place to have this, it was decided the offshoot with the separate veterinary setup was the best place for several reasons. Firstly, this minimised traffic in the main hospital and treatment area. It goes without saying the less noise and people when it comes to stressed out wildlife, the better. So potentially being able to have 20 staff and students in a learning environment away from where most of the animals are, makes sense. Adding to this is the opportunity to link the second surgical area to the classroom, where educational and teaching activities can happen in the vet area next door and be streamed and connected to the learning environment to maximise teaching opportunities. The teaching space is an essential part of a successful veterinary facility due to wildlife being our patients. As the only specialised wildlife facility in the state, we are the only ones coordinating this level of training, so it must be onsite and attached to our services.

The current classroom has served well as a training room but is outdated and not conducive to a modern learning environment. Power is limited and there is poor internet and networked facilities. The room is currently an unlined older style shack construction with a slow combustion stove and an air conditioner for hotter days. There is minimal access to natural light (one small window). The current room has been adapted for classroom use but has major limitations. The new classroom facilities outlined in DA 2024/00114 will be purpose built as a classroom, aided by the circular reuse of what was already a classroom building.

The movement of the classroom facilities to a new purpose-built building is a movement of already offered services to the community and sector, provided on site at Bonorong Wildlife Sanctuary, and is not an intensification of use for the site.

Parking

Your letter asked for a response on how the increased parking demand will be dealt with, which infers that there is in fact an increase in parking needs as a result of the additional built facilities outlined in DA 2024/00114.

As outline above, the services expected to be undertaken in the new facilities are already offered on site – the classroom merely moves teaching from one outdated classroom to a more modern facility.

As also mentioned above the intended initial use of the new veterinary facilities outlined in DA2024/00114 is for a conservation program Feline Fix currently operates as a satellite operation to Bonorong Wildlife Sanctuary, servicing its clients from leased veterinary premises in Mornington one day per week. The service is only offered to registered cat shelters so one to two cat shelters fill the available treatment slots on the one day per week the service operates. The intention is to relocate the program on site at Bonorong Wildlife Sanctuary. Outside of this program's operating hours the facilities can be sterilised and used as additional veterinary treatment facilities for native wildlife.

The Feline Fix veterinary services is only offered to registered cat shelters and undertaken for one day per week. One to two cat shelters are offered slots in the one day per week Feline Fix program. This is a total of one or two vehicles, one day per week from the cat shelters, delivering cats for desexing each morning; returning at the end of the day to collect the animals on discharge. The impact on traffic load at Bonorong is negligible – two additional cars, one day per week. The extensive parking options already offered on site and increased through delivery of DA 2023/00206 can absorb this negligible increase, without impact. In addition, the proposed new facilities in DA 2024/00114 includes a turn in bay for drop-off.

Please feel free to give me a call to discuss anything contained herein further. I'd be happy to explain/expand as needed.

Yours sincerely

A handwritten signature in black ink, appearing to be 'SN', with a long horizontal line extending to the right.

Suzy Nethercott-Watson
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