



Application for Planning Approval

Land Use Planning and Approvals Act 1993

APPLICATION NO.

DA2024/160

LOCATION OF AFFECTED AREA

14 LUKAARLIA DRIVE, BRIDGEWATER

DESCRIPTION OF DEVELOPMENT PROPOSAL

STONE CUTTING PLANT & WAREHOUSE

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 **01/10/2025**. ADDRESSED TO THE CHIEF EXECUTIVE OFFICER 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.

CALLUM PEARCE-RASMUSSEN
Acting Chief Executive
Officer



Brighton
going places



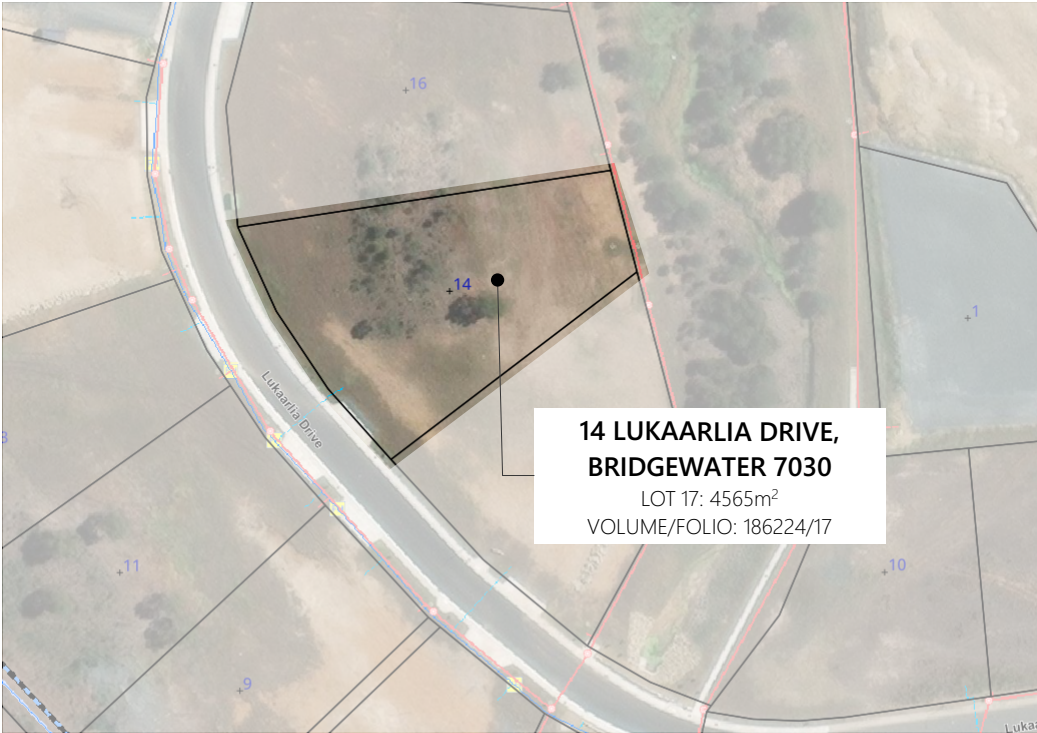
ORAMATIS

DEVELOPMENT APPLICATION

14 LUKAARLIA DRIVE, BRIDGEWATER 7030

PROPOSED WAREHOUSE / WORKSHOP

ID	NAME	REV
	COVER PAGE	
DA01	NOTES & SITE LOCATION PLAN	
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DA03	LANDSCAPING PLAN	A
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DA08	GF FITOUT PLAN	B
DA09	ELEVATION	
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DA11	ROOF PLAN	
DA12	MATERIAL BOARD EXTERIOR FINISHES	



1 LOCATION PLAN/SATELLITE IMAGERY
1:2000

GENERAL NOTES

GENERAL
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DO NOT SCALE FROM THIS DRAWING

THE CONTRACTOR SHALL CONFIRM ON SITE EXISTING CONDITIONS, LEVELS AND DIMENSIONS PRIOR TO COMMENCEMENT OF WORKS

ALL DISCREPANCIES TO BE REPORTED TO THE ARCHITECT FOR INSTRUCTION

ALL LEVELS INDICATED PERTAIN TO FINISHED LEVELS AND NOT STRUCTURAL LEVELS UNLESS OTHERWISE INDICATED

MATERIALS AND WORK PRACTICES SHALL COMPLY WITH THE NATIONAL CONSTRUCTION CODE (NCC) AND OTHER RELEVANT CODES REFERRED TO IN THE NCC

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER CONTRACT DOCUMENTS, SPECIFICATIONS AND DRAWINGS

PROPRIETARY ITEMS, SYSTEMS AND ASSEMBLIES ARE TO BE ASSEMBLED, INSTALLED OR FIXED IN CONFORMANCE WITH THE CURRENT WRITTEN RECOMMENDATIONS AND INSTRUCTIONS OF THE MANUFACTURER OR SUPPLIER

WORKPLACE HEALTH AND SAFETY
ALL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE PROJECT SAFE DESIGN REPORT

ALL CONTRACTORS MUST CARRY OUT WORKS IN ACCORDANCE WITH CURRENT HEALTH AND SAFETY LEGISLATION AND BEST PRACTICE INCLUDING PREPARATION OF A CONSTRUCTION SAFETY MANAGEMENT PLAN

LAND TITLE REFERENCE
VOLUME (PLAN): 186224/17

DESIGN WIND SPEED
WIND LOADING TO AS 4055: N3

SOIL CLASSIFICATION
SOIL CLASSIFICATION TO AS 2870: H-1

CLIMATE ZONE FOR THERMAL DESIGN
CLIMATE ZONE TO BCA FIGURE 1.1.4: 7

BUSHFIRE PRONE AREA BAL RATING
BUSHFIRE ATTACK LEVEL (BAL) TO AS 3959: BAL-LOW
CORROSION ENVIRONMENT
CORROSION ENVIRONMENT TO AS/NZS 2312: N/A
KNOWN SITE HAZARDS: n/a

PLANNING ZONE: 19:GENERAL INDUSTRIAL



GENERAL NOTES

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REV ID DESCRIPTION DATE

PROJECT
PROPOSED WAREHOUSE
14 LUKAARLIA DRIVE, BRIDGEWATER 7030

CLIENT
RENSHAW STONE

REVISION

PROJECT ID
2467

DATE

24/03/2025

CHECKED BY
D.D

SCALE

AS SHOWN @ A3

DRAWN BY
C.L

PAGE

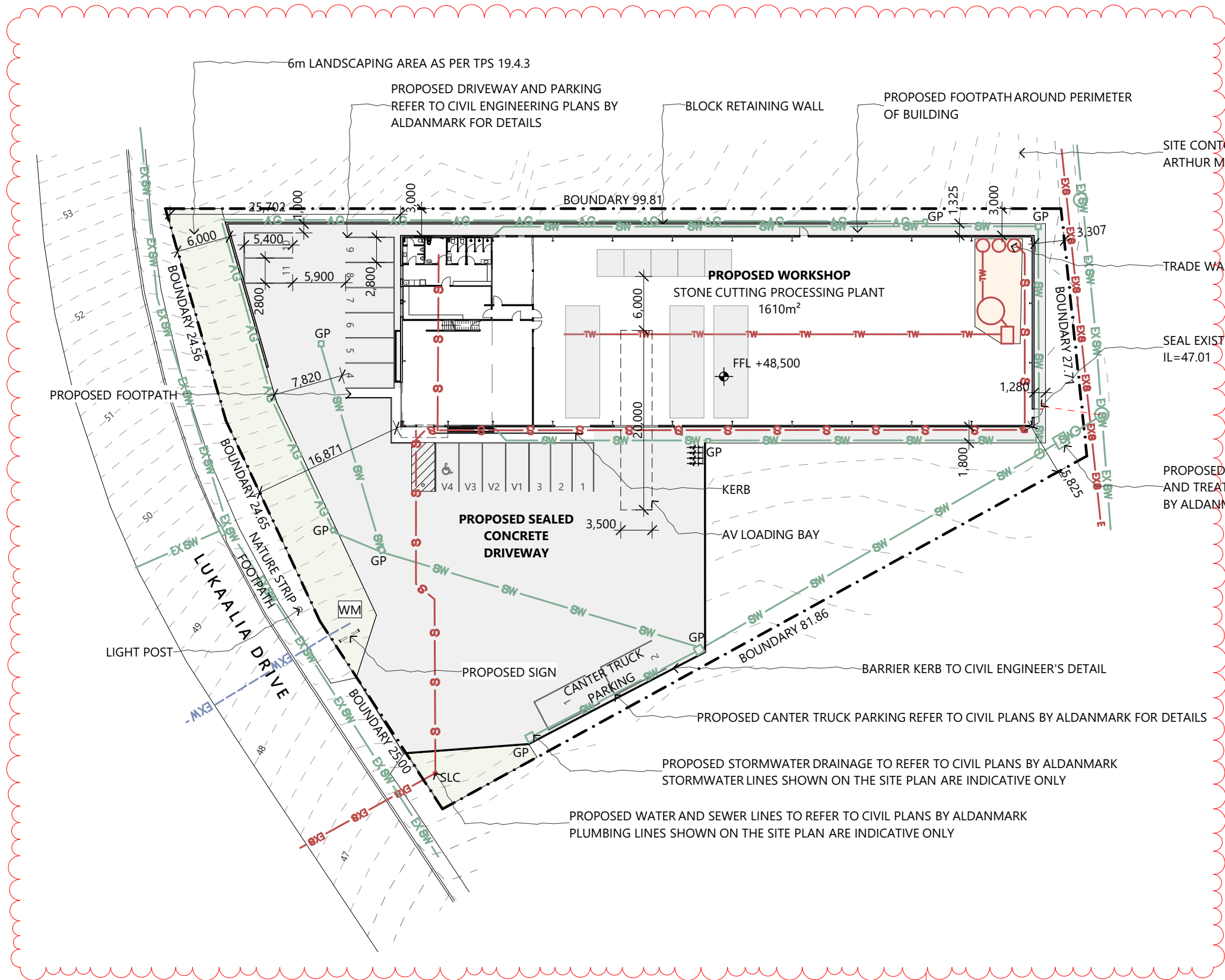
DA01

DRAWING

NOTES & SITE LOCATION PLAN

NORTH





1
-
SITE PLAN
1:500

- LEGEND**
- WM EXISTING WATER METER
 - SLC SEWER LOT CONNECTION
 - SWLC STORMWATER LOT CONNECTION
 - S** PROPOSED Ø100 UPVC SEWER LINE
 - SW** PROPOSED Ø225 UPVC STORMWATER LINE
 - W** PROPOSED UPVC WATER LINE
 - EXS** EXISTING SEWER LINE
 - EXSW** EXISTING STORMWATER LINE
 - EXW** EXISTING WATER LINE
 - TW** TRADE WASTE LINE

AREA SCHEDULE

GROUND FLOOR	1610m²
MEZZANINE FLOOR	200m²
TOTAL	1810m²

CARPARKING NUMBER REQUIRED BY TPS

USE	AREA	NO. OF CARPARKING	
DISPLAY	160m²	4 (+1 DISABLED)	1 PER 50m²
MANUFACTURING	1170m²	6	1 PER 200m²
STORAGE	91m²	1	1 PER 200m²
OFFICE	34+112	4	1 PER 40m²
TOTAL		15	

BICYCLE NUMBER REQUIRED BY TPS

USE	AREA	NO. OF BICYCLE PARKING	
DISPLAY	160m²	1	1 PER 500m²
MANUFACTURING	1170m²	2	1 PER 5 EMPLOYEES
STORAGE	91m²	0	NO REQ.
OFFICE	34+112	1	1 PER 500m²
TOTAL		4	

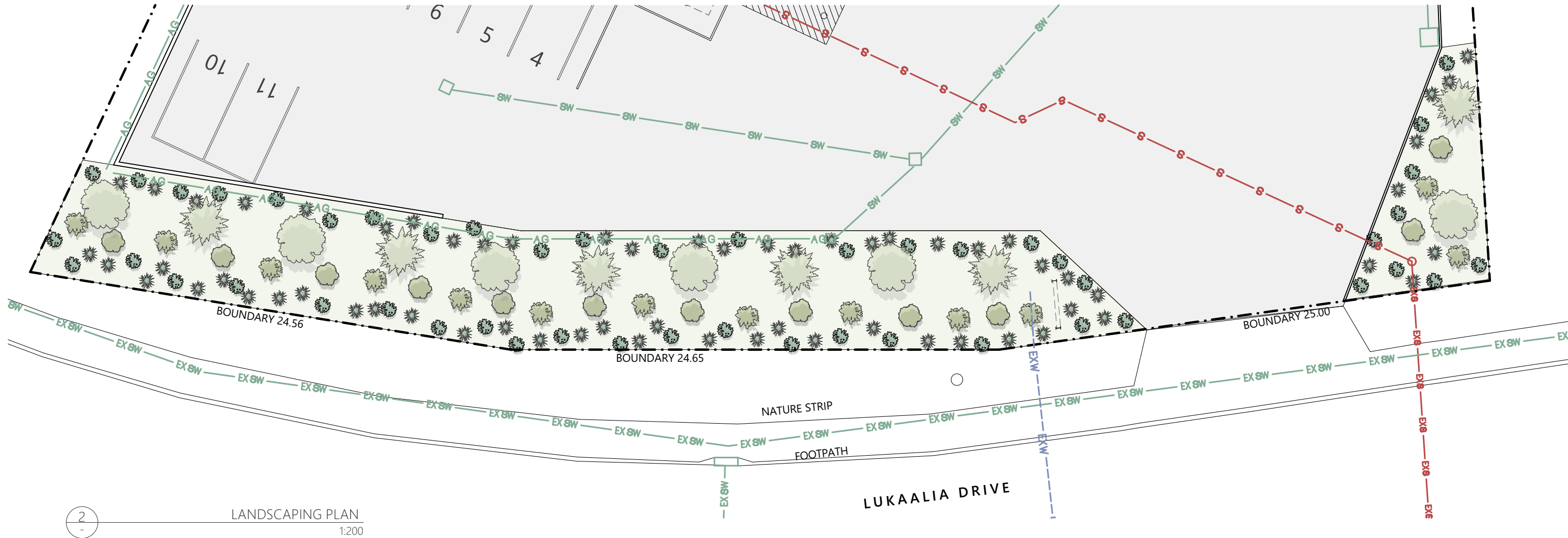
BUSINESS DETAILS

NAME: RENSHAW STONE
SERVICE: MANUFACTURER AND DISTRIBUTOR OF STONE AND PORCELAIN
STAFF NO.: 7
VEHICLE TYPE & NO.: CARS x6 (EMPLOYEES - DAILY ACCESS)
FUSO CANTER TRUCK x2 (PRODUCT DELIVERY - DAILY ACCESS)
SEMI-TRUCKS (DELIVERY OF STONE - ONCE A MONTH)





REV ID	DESCRIPTION	DATE
A	BUSINESS DETAILS, DRAINAGE DESIGN	5/03/2025
B	CAR & BICYCLE PARKING, VEHICLE DETAILS	24/03/2025

PROJECT	PROPOSED WAREHOUSE 14 LUKAARLIA DRIVE, BRIDGEWATER 7030
CLIENT	RENSHAW STONE

REVISION	B	DATE	24/03/2025	SCALE	AS SHOWN @ A3
PROJECT ID	2467	CHECKED BY	D.D	DRAWN BY	C.L

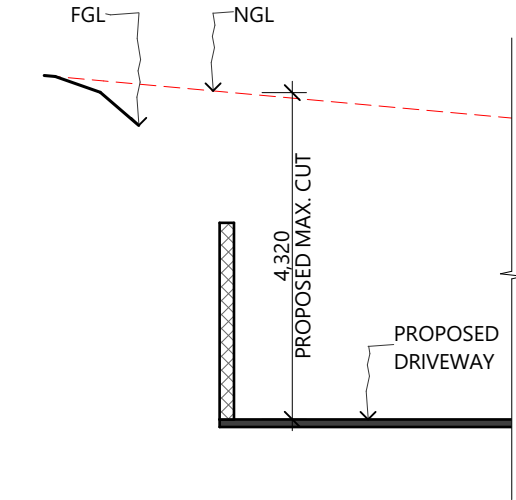
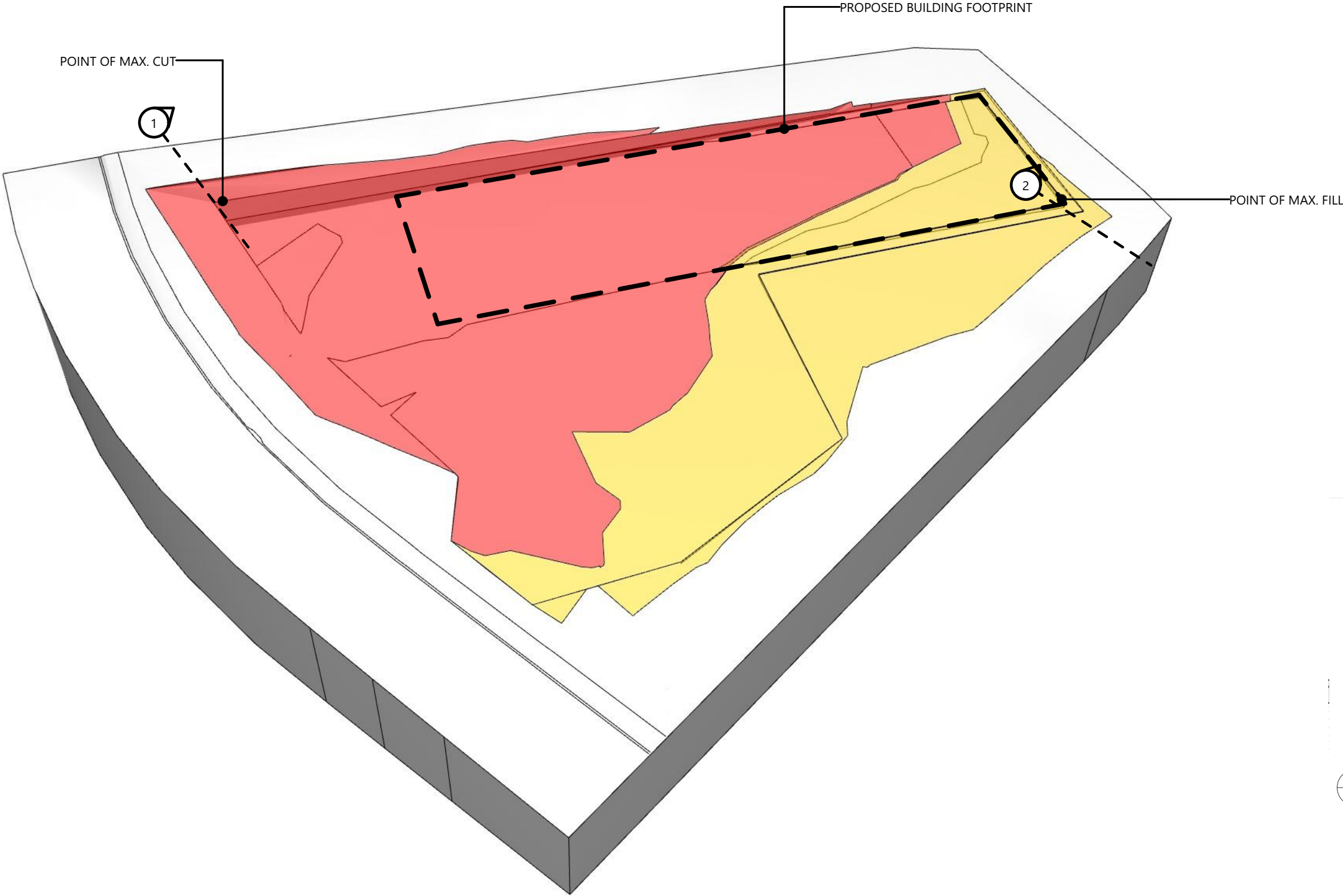


PROPOSED LANDSCAPING PLANTS

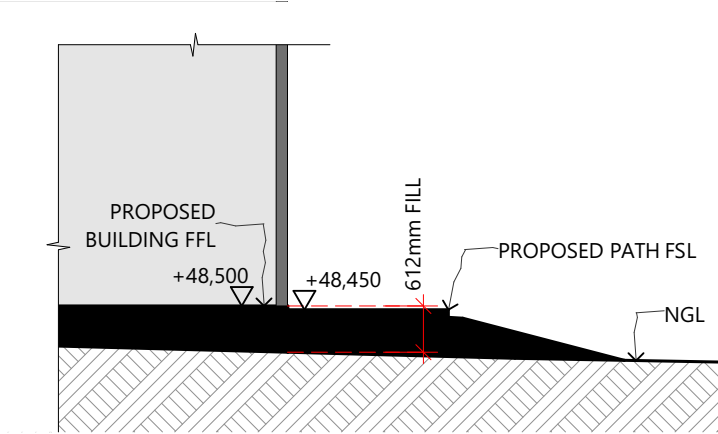
NATIVE TREES LAYER		NATIVE TREES LAYER			
		NAME:	HEIGHT:	DRAINAGE:	TOLERATES:
		01 ACACIA MEARNsii	5-10M	GOOD	DRY / WET
		02 BANKSIA MARGINATA	5-10M	GOOD	DRY / WET
NATIVE SHRUBS LAYER		NATIVE SHRUBS LAYER			
		NAME:	HEIGHT: (0.6m MIN.)	DRAINAGE:	TOLERATES:
		05 BAUERA RUBIOIDES	<2.5M	GOOD	WET
		06 BOSSIAEA CINEREA	<2.5M	GOOD	DRY
NATIVE GROUND LAYER		NATIVE GROUND LAYER			
		NAME:	HEIGHT:	DRAINAGE:	TOLERATES:
		09 GOODENIA OVATA	<2.5M	GOOD	DRY / WET
		10 EURYOMYRTUS RAMOSISSIMA	<2.5M	GOOD	DRY
					
		11 PELARGONIUM AUSTRALE	CREEPER	GOOD	DRY
		12 STYLIDIUM GRAMINIFOLIUM	CREEPER	GOOD	DRY
		13 LOMANDRA LONGIFOLIA	GRASS/LILY/SEDGE	GOOD	DRY
		14 THEMEDA TRIANDRA	GRASS/LILY/SEDGE	GOOD	DRY

LEGEND

- PROPOSED CUT
- PROPOSED FILL



1 SECTION - MAX. CUT
1:100



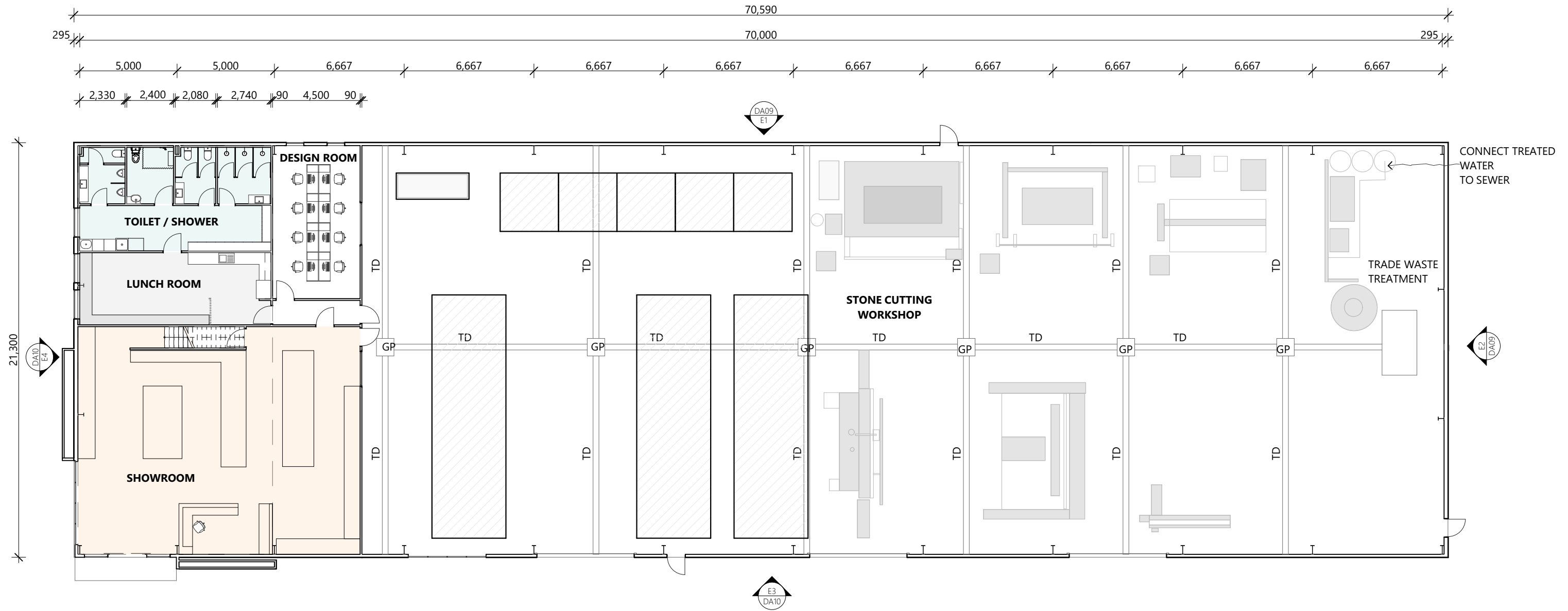
2 SECTION - MAX. FILL
1:100

REV ID	DESCRIPTION	DATE
A	CUT & FILL	5/03/2025

PROJECT	PROPOSED WAREHOUSE 14 LUKAARLIA DRIVE, BRIDGEWATER 7030
CLIENT	RENSHAW STONE

REVISION	A	DATE	24/03/2025
PROJECT ID	2467	CHECKED BY	D.D

SCALE	AS SHOWN @ A3
DRAWN BY	C.L



1
-
GROUND FLOOR PLAN
1:200

LEGEND

GP GRATED PIT
TD GRATED TRENCH DRAIN

GENERAL NOTES

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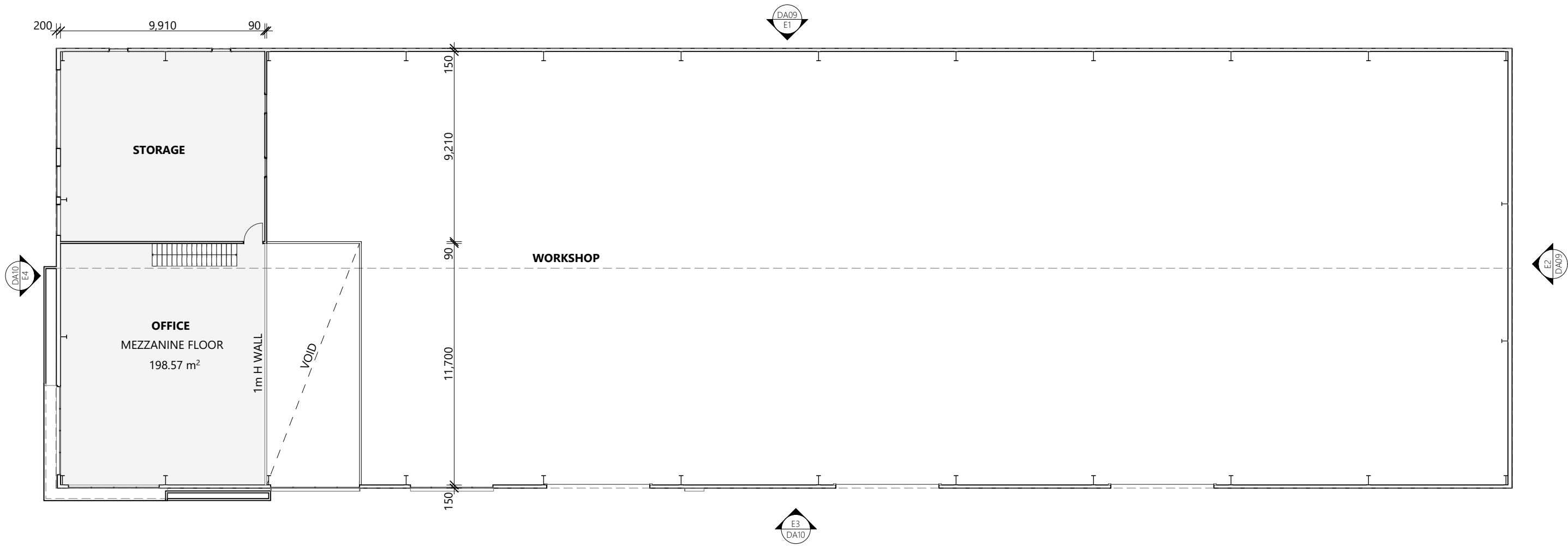
REV ID	DESCRIPTION	DATE
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CLIENT	RENSHAW STONE

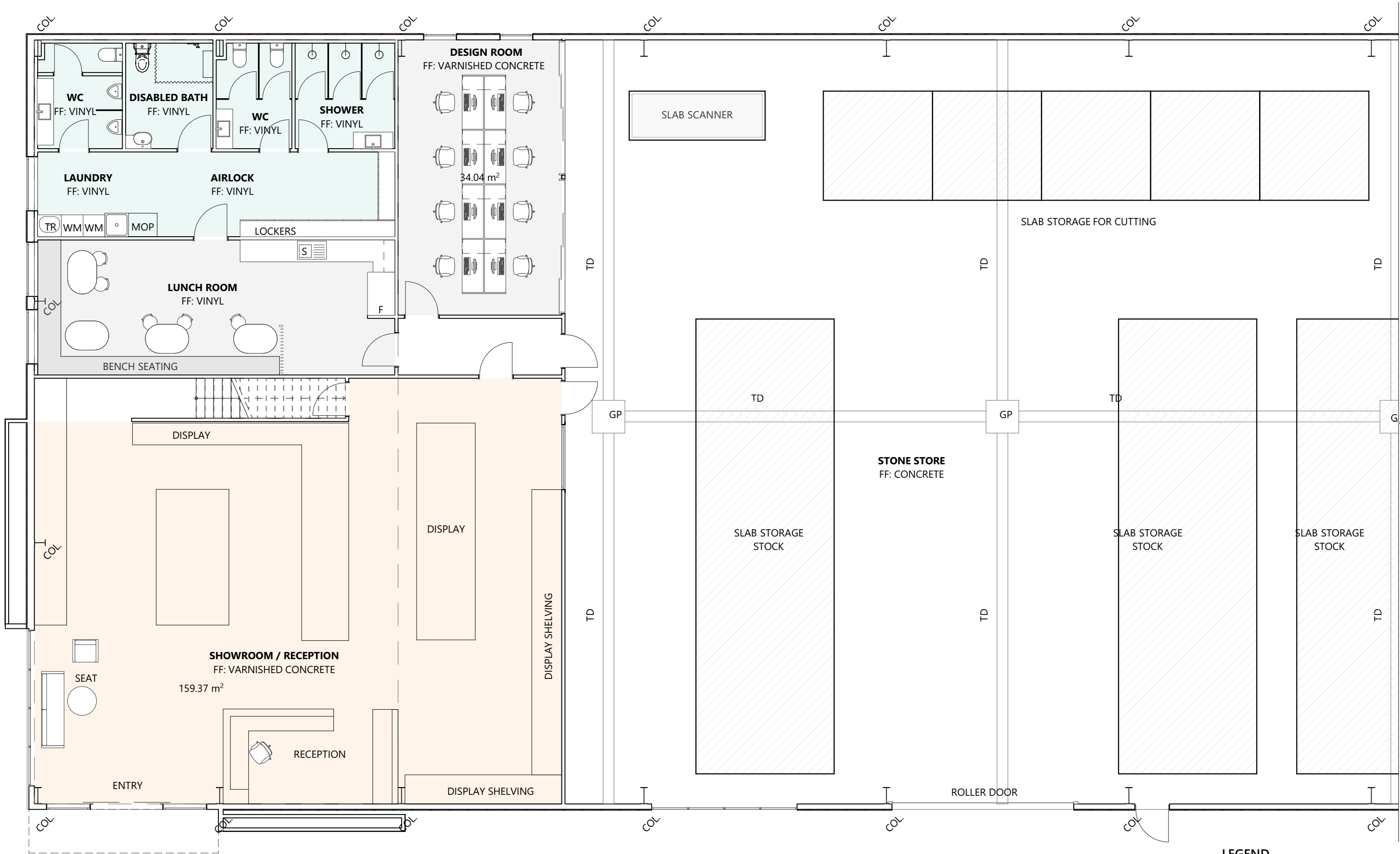
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SCALE	DRAWN BY
	C.L

PAGE	NORTH
DA05	
DRAWING	GROUND FLOOR PLAN



1
- MEZZANINE FLOOR PLAN
1:200



1
-
GF FITOUT PLAN
1:100

- LEGEND**
- F FRIDGE
 - S SINK
 - TR LAUNDRY TROUGH
 - WM WASHING MACHINE

GENERAL NOTES

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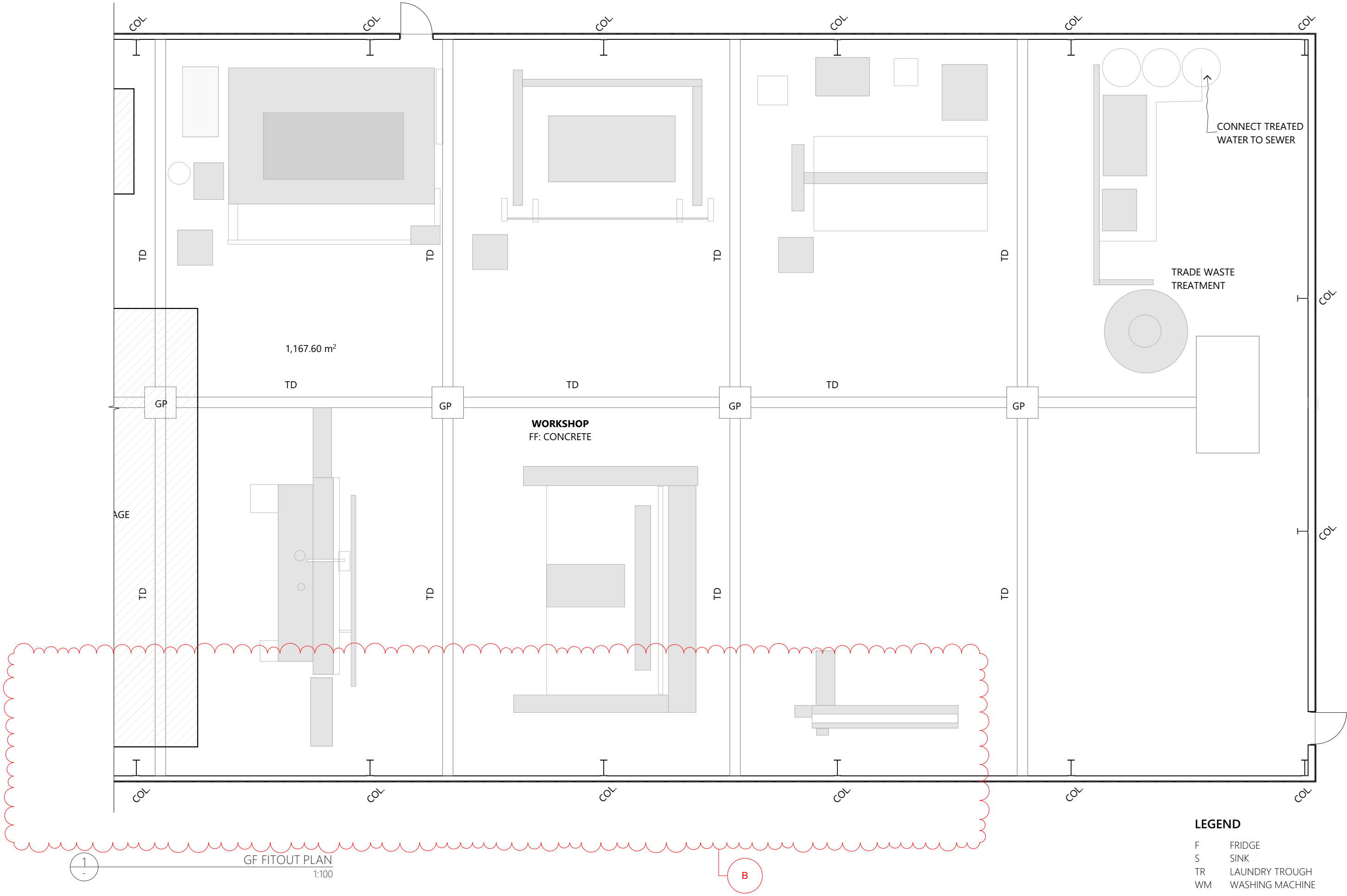
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DRAWING



GF FITOUT PLAN

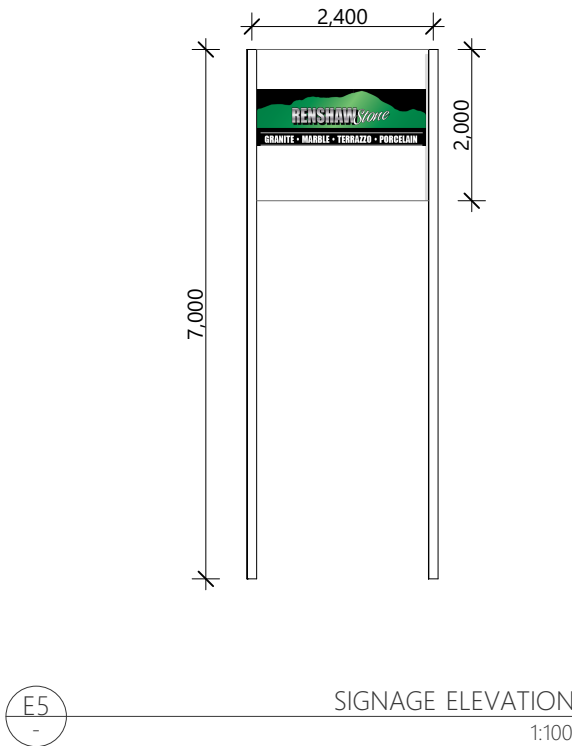
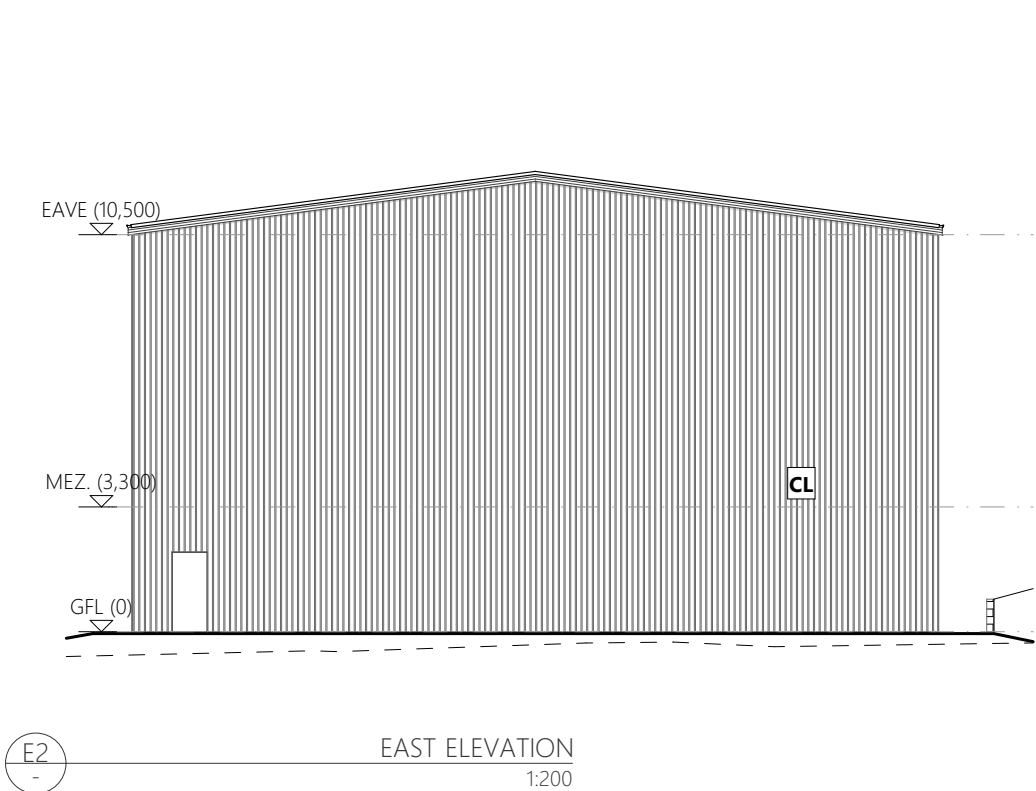
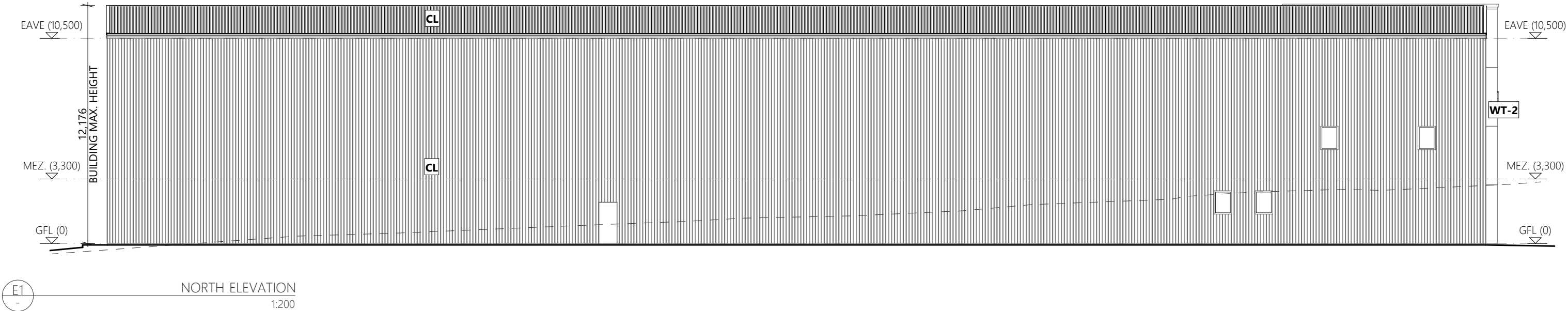
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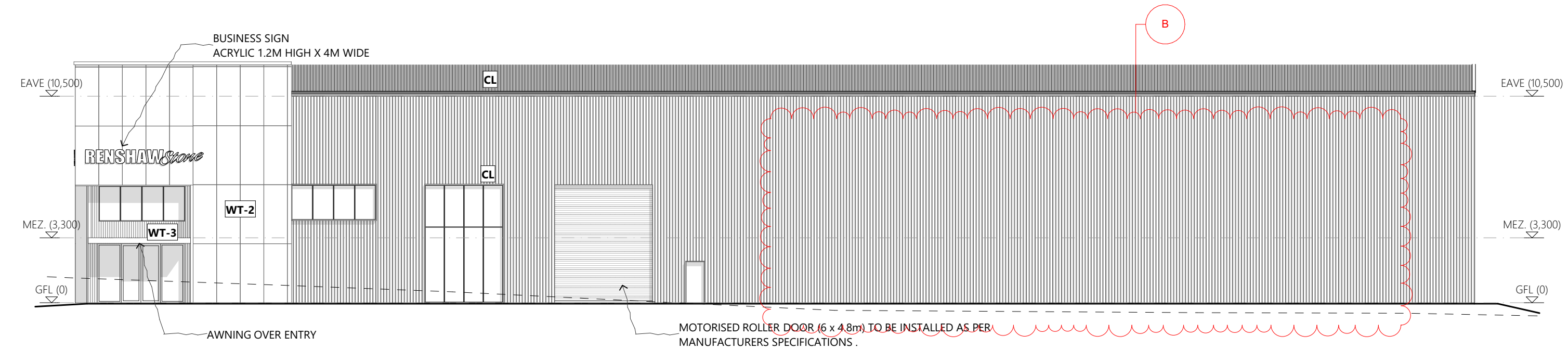
- LEGEND**
- F FRIDGE
 - S SINK
 - TR LAUNDRY TROUGH
 - WM WASHING MACHINE

<div></div> <div>ORAMATIS STUDIO</div> <div>214 Elizabeth Street, Hobart p: (03) 6286 8440 e: admin@oramatis.com.au © Oramatis Studio PTY LTD Building Practitioner Accreditation: CC6540</div>	GENERAL NOTES		REV IDDESCRIPTIONDATE		PROJECT	REVISION	DATE	SCALE	PAGE	NORTH
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					CLIENT	PROJECT ID	CHECKED BY	DRAWN BY	DRAWING	
							RENSHAW STONE	2467	D.D	C.L

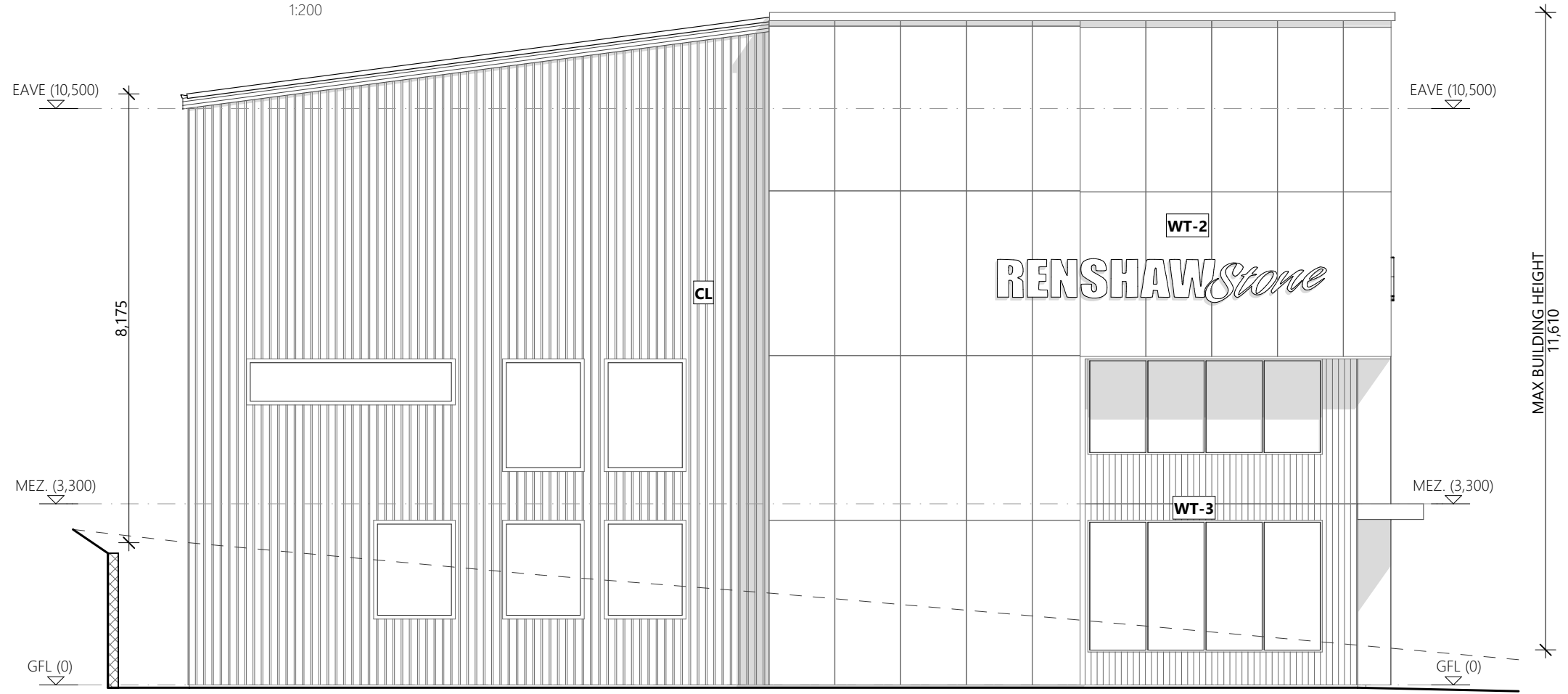


MATERIAL & FINISHES

- ROOF**
- CL** COLORBOND ROOF SHEET
COLOUR: *SURFMIST TBC*
- WALL**
- CL** COLORBOND WALL SHEET
COLOUR: *SURFMIST TBC*
 - WT-2** 3000 x 1200 x 9mm FIBRE CEMENT SHEET + STONE CLADDING
 - WT-3** JAMES HARDIE AXON CLADDING



E3
-
SOUTH ELEVATION
1:200



E4
-
WEST ELEVATION
1:100

MATERIAL & FINISHES

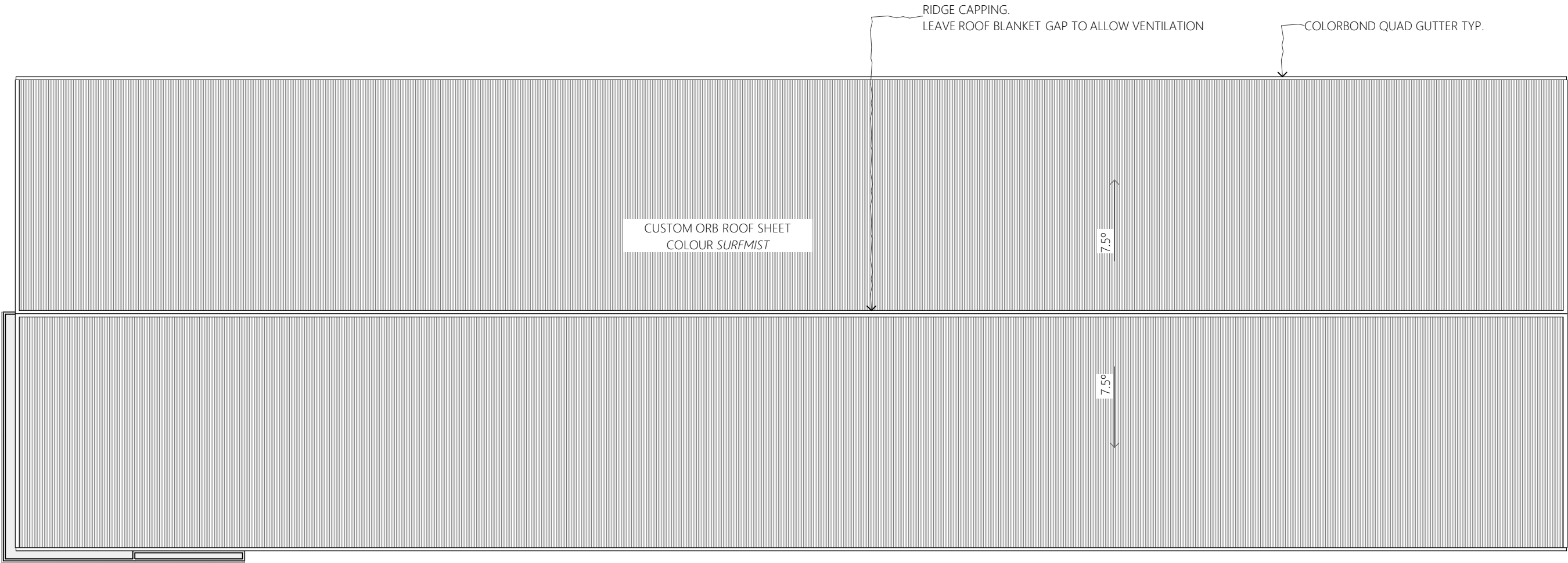
- ROOF**
- CL** COLORBOND ROOF SHEET
COLOUR: *SURFMIST TBC*
- WALL**
- CL** COLORBOND WALL SHEET
COLOUR: *SURFMIST TBC*
- WT-2** 3000 x 1200 x 9mm FIBRE CEMENT SHEET + STONE CLADDING
- WT-3** JAMES HARDIE AXON CLADDING

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B	ROLLER DOORS REMOVED	24/03/2025

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PROJECT ID	CHECKED BY	DRAWN BY
2467	D.D	C.L

PAGE	NORTH
DA10	
DRAWING	
ELEVATION	



1
-

ROOF PLAN
1:200

ROOF NOTE

COLORBOND CUSTOM ORB 0.42 ROOF SHEETING CREST FIXED AT SIDE LAPS WITH 3 FIXINGS FOR INTERNAL SPANS AND 5 FOR END SPANS.
FIX WITH ROOFZIPS M6 X 50MM (OR EQUAL).

VAPOUR PERMEABLE SARKING INSTALLED AS PER MANUFACTURER'S INSTRUCTIONS. ENSURE THERE IS A CLEAR UNIMPEDED PATH OF TRAVEL FOR WATER TO ESCAPE FROM SARKING INTO THE EAVES GUTTER.
ADDITIONAL BATTENS OR BLOCKING PIECES MAY BE REQUIRED.





SARKING MUST COMPLY WITH AS/NZS 4200 PARTS 1 AND 2.

DOWNPipes MUST NOT SERVE MORE THAN 12M OF GUTTER LENGTH FOR EACH DOWNPIPE.

ROOF BUILD UP SCHEDULE

CUSTOM ORB ROOF SHEETING @7.5° PITCH
DRAINAGE BATTEN
VAPOUR PERMEABLE ROOF SARKING
35X70 TIMBER BATTEN MGP12@ 900mm CTS
ROOF TRUSS BY MANUFACTURE

EXTERNAL MATERIAL & FINISHES

TAG	IMAGE REFERENCE	MATERIAL
CL		TRIMDECK CLADDING APPLICATION: ROOFING & WALLS SUPPLIER: LYSAGHT PRODUCT: TRIMDECK 0.42 COLOURBOND SIZE : 762 mm COLOUR: COLORBOND SOUTHERLY TBC LINK: https://lysaght.com/products/walling-cladding-facades
WT-1		CONCRETE BLOCK WALL APPLICATION: CONCRETE BLOCK WALLS SUPPLIER: ISLAND BLOCK PRODUCT: 20.01 STANDARD COLOUR: PURE WHITE LINK: https://www.islandblock.com.au/retaining-wall-blocks/reinforced-concrete-block/
WT-2		STONE CLADDING SUPPLIER: Ardesia Nero SYSTEM: Lithostone SIZE (WxH): 1190 x 2990 x 22 mm LINK: https://www.lithostonequartzsurfaces.com.au/sintered_stone/ardesia-nero/
WT-3		FIBRE AXON CLADDING APPLICATION: WALLS SUPPLIER: JAMES HARDIE SYSTEM: AXON™ SIZE (WxH): 1200 x 2450 x 9 mm COLOUR: PAINTED COLORBOND MONUMENT LINK: https://www.jameshardie.com.au/productrange/scyon-axon-cladding

ARTISTS IMPRESSIONS



GENERAL NOTES

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