
Application for Planning

S.57 Land Use Planning and Approvals Act 1993

The following application has been received:

Application No.: **DA2024104**

Location: **Lions Park, Penguin, Surf Club Road,
Penguin (CT19142/1)**

Proposal: **Sports and Recreation - communal
public sauna**

Performance Criteria: **Discretionary uses**

The application may be inspected at the Administration Centre, 19 King Edward Street, Ulverstone during Office hours and on the council's website: www.centralcoast.tas.gov.au Any person may make representation in relation to the applications (in accordance with S.57(5) of the Act) by writing to the Chief Executive Officer, PO Box 220, Ulverstone 7315 or by email to admin@centralcoast.tas.gov.au and quoting the Application No. Any representations received by the Council are classed as public documents and will be made available to the public where applicable under the *Local Government (Meeting Procedures) Regulations 2015*.

The representation must be made on or before **20 October 2025**

Date of Notification: **4 October 2025**

CENTRAL COAST COUNCIL

PO Box 220
19 King Edward Street
ULVERSTONE TASMANIA 7315
Ph: (03) 6429 8900
Email: planning@centralcoast.tas.gov.au
www: centralcoast.tas.gov.au



Land Use Planning and Approvals Act 1993
Tasmanian Planning Scheme – Central Coast
PLANNING PERMIT APPLICATION

CENTRAL COAST COUNCIL
LAND USE PLANNING
Received: 29/09/2025
Application No: DA2024104
Doc ID: 532882

Office use only: Zone: Permit Pathway – NPR/Permitted/Discretionary

Use or Development Site: Lions Park Penguin

Site Address: Lions Park, Penguin, Tas, 7316

Certificate of Title Reference: 9176324

Land Area: 20m2 Heritage Listed Property: NO YES

Applicant(s)

First Name(s): Bradley Surname(s): McDonald

Company name (if applicable): Savu Saunas Contact No: 0408 342 586

Postal Address: 7 Hull Street, Leith

Email address: brad@savusaunas.com.au

Please tick box to receive correspondence and any relevant information regarding your application via email.

Owner(s) (note – if more than one owner, all names must be indicated)

First Name(s): Same as above. Middle Names(s):

Surname(s): Company name (if applicable):

Postal Address:

PERMIT APPLICATION INFORMATION (If insufficient space for proposed use and development, please attach separate documents)

"USE" is the purpose or manner for which land is utilised.

Proposed Use

Use Class
Office use only

"Development" is the works required to facilitate the proposed use of the land, including the construction or alteration or demolition of buildings and structures, signs, any change in ground level and the clearing of vegetation.

Proposed Development (please submit all documentation in PDF format to planning@centralcoast.tas.gov.au separating A4 documents & forms from A3 documents).

Savu Saunas provide custom built saunas, within a shipping container. No demolition or alterations are required to the existing land. The container will be placed into position with a small crane, onto some timber pads to level it. The sauna is powered from a single phase 32a extension lead that can be plugged into the storage shed of the toilet block, and a standard garden hose connection is required to supply water to our sauna heaters auto dosing machine.

The sauna will be available to the public between 6am -10pm and available to book a 50 minute session via our customised app. We are expecting people to utilise the close proximity to the ocean and go for a cold swim midway through their sauna session to reap the benefits that contrast therapy exposes. There is an existing cold water shower accessible nearby next to the carpark.

Value of the development – (to include all works on site such as outbuildings, sealed driveways and fencing)

\$.....\$8,000..... Estimate/ Actual

Total floor area of the development20.....m²

Declaration of Notice to Landowner

If land is NOT in the applicant's ownership

I , declare that the owner/each of the owners of the land has been notified of the intention to make this permit application under section 52(1) of the *Land Use Planning and Approvals Act 1993*.

Signature of Applicant

Date

If the application involves land within a Strata Corporation

I , declare that the owner/each of the owners of the body corporation has been notified of the intention to make this permit application.

Signature of Applicant


Date

If the application involves land owned or administered by the CENTRAL COAST COUNCIL

Central Coast Council consents to the making of this permit application.

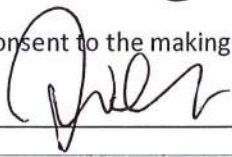
UPDATED 29.9.25

General Managers Signature 

Date 14/05/2025 

If the permit application involves land owned or administered by the CROWN

I, Jesse Walker, Unit Manager (Assessments) the ~~Minister~~ delegate responsible for the land, consent to the making of this permit application.

Minister (Signature) 

Date 29/7/25

NB: If the site includes land owned or administered by the Central Coast Council or by a State government agency, the consent in writing (a letter) from the Council or the Minister responsible for Crown land must be provided at the time of making the application - and this application form must be signed by the Council or the Minister responsible.

Applicants Declaration

I/ we Bradley McDonald declare that the information I have given in this permit application to be true and correct to the best of my knowledge.

Signature of Applicant/s  Date 28/4/25

Office Use Only	
Planning Permit Fee	\$
Public Notice Fee	\$
Permit Amendment / Extension Fee	\$
No Permit Required Assessment Fee	\$
TOTAL	\$
Validity Date	

29 September 2025

I, Vicki Brereton, Chief Executive Officer of Central Coast Council, under Section 52 of the *Land Use Planning and Approvals Act 1993*, hereby give my written permission for the lodgement of a planning application for a Communal Public Sauna at Main Road, Penguin as detailed in Planning Application – DA2024104 updated plans and documentation received 6 August 2025.



Vicki Brereton
CHIEF EXECUTIVE OFFICER



Department of Natural Resources
and Environment Tasmania

GPO Box 44, Hobart, TAS 7001 Australia
Ph 1300 TAS PARKS / 1300 827 727 Fax 03) 6223 8308
www.parks.tas.gov.au



Enquiries: Tanya Simm
Phone: 6165 4691
Email: tanya.simm@parks.tas.gov.au
Our ref: 25/1194

29 September 2025

Ms Samantha Searle
Obo Savu Saunas
Central Coast Council
PO Box 220
ULVERSTONE TAS 7315

	CENTRAL COAST COUNCIL LAND USE PLANNING
Received:	29/09/2025
Application No:	DA2024104
Doc ID:	532883

E: admin@centralcoast.tas.gov.au

Dear Ms Searle,

**LODGEMENT OF PLANNING APPLICATION
BRADLEY MCDONALD, SAVU SAUNAS
COMMUNAL PUBLIC SAUNA
MAIN ROAD, PENGUIN**

This letter, issued pursuant to section 52(1B) of the *Land Use Planning and Approvals Act 1993*, is to confirm that the Crown consents to the making of the revised Planning Permit Application, insofar as the proposed development relates to Crown land managed by the Department of Natural Resources and Environment Tasmania.

Crown consent is only given to the lodgement of this application. Any variation will require further consent from the Crown.

This letter does not constitute, nor imply, any approval to undertake works, or that any other approvals required under the *Crown Lands Act 1976* have been granted. If planning approval is given for the proposed development, the applicant will be required to obtain separate and distinct consent from the Crown before commencing any works on Crown land.

If you need more information regarding the above, please contact the officer nominated at the head of this correspondence.

Yours sincerely,

Jesse Walker
Unit Manager (Assessments)

Instrument of Revocation and Delegation

DELEGATION OF THE DIRECTOR-GENERAL OF LANDS' FUNCTIONS UNDER THE *LAND USE PLANNING AND APPROVALS ACT 1993*

I, JASON JACOBI, being and as the Director-General of Lands appointed under section 7 of the *Crown Lands Act 1976*, hereby revoke any previous delegation made pursuant to section 52(1E) of the *Land Use Planning and Approvals Act 1993* ("the Act") and, acting pursuant to section 52(1E) of the Act, I hereby delegate the functions described (by reference to the relevant provision of the Act and generally) in Schedule 1, to the persons respectively holding the offices of Deputy Secretary (Parks and Wildlife Service) (position number 700451), General Manager (Park Operations and Business Services) (position number 708581), Manager (Property Services) (position number 707556), Unit Manager (Operations) (position number 702124) and Unit Manager (Assessments) (position number 334958) in accordance with the functions delegated to me by the Minister administering the *Crown Lands Act 1976*, by instrument dated 9 November 2023.

SCHEDULE 1

Provision	Description of Functions
Section 52(1B)	Signing, and providing written permission for, applications for permits in relation to Crown land.

Dated at HOBART this 29 day of July, 2024



.....
Jason Jacobi
DIRECTOR-GENERAL OF LANDS

SEARCH OF TORRENS TITLE

VOLUME 19142	FOLIO 1
EDITION 2	DATE OF ISSUE 09-Jul-2015

SEARCH DATE : 08-Nov-2024

SEARCH TIME : 11.27 AM

	CENTRAL COAST COUNCIL LAND USE PLANNING
Received:	31/03/2025
Application No:	DA2024104
Doc ID:	515034

DESCRIPTION OF LAND

Town of PENGUIN

Lot 1 on Diagram 19142

Derivation : Whole of 1103m2, Vested in The Australian National Railways Commission.

Prior CT 4014/11

SCHEDULE 1

A852904 TRANSFER to CENTRAL COAST COUNCIL

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

UNREGISTERED DEALINGS AND NOTATIONS

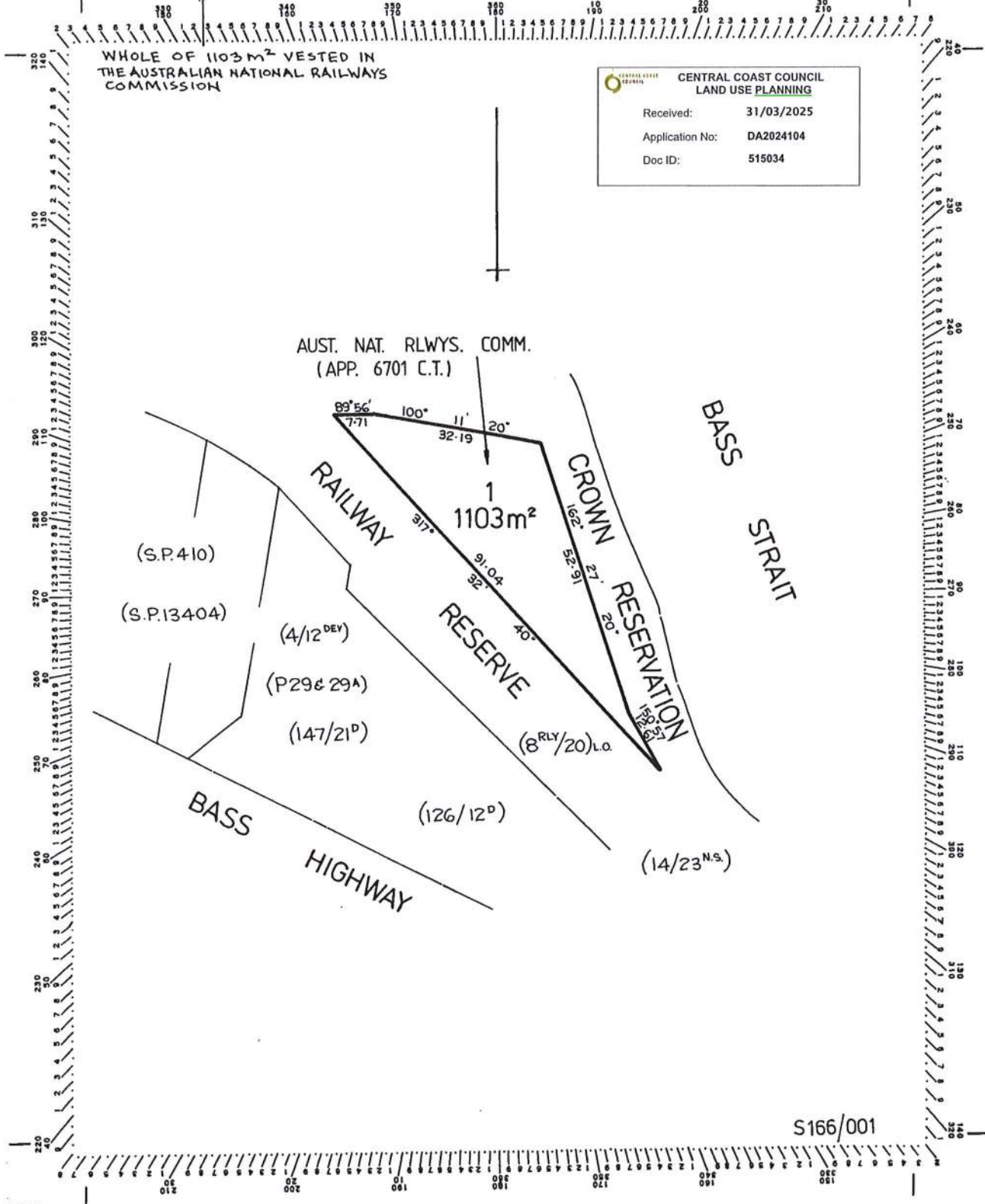
No unregistered dealings or other notations

Appn. 6701 C.T.

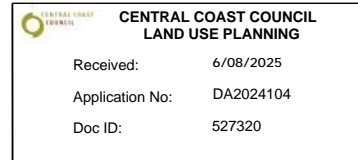
D19142

Owner: AUSTRALIAN NATIONAL RAILWAYS COMMISSION	PLAN OF SURVEY by Surveyor <u>B. J. Rollins</u> of land situated in the	Registered Number: D19142
Title Reference:	TOWN OF PENGUIN	Approved <u>17 03 1983</u> Effective from:
Grantee: Part of Lot 2216, 8-2-12, James Monaghan Dooley & Edwin Cummings Pur & part of Lot 2217, 7-0-7, James Monaghan Dooley Pur.		<u>J. Brindle</u> ACTING DEPUTY Recorder of Titles

SCALE 1: 750 MEASUREMENTS IN METRES



5th August 2025



SAVU SAUNA LIONS PARK, PENGUIN, 7316

Planning Compliance Report + Cover letter

DESIGNER

LICHT ARCHITECTURE

CERTIFIED ARCHITECT: JASON LICHT

ACCREDITATION No.: CC5860K

LOCATION

PROJECT No.: 2403

PROJECT NAME: SAVU LIONS PARK

PROPERTY ID: 9176324

PROJECT ADDRESS: LIONS PARK, PENGUIN, TAS, 7316

SITE DETAILS

CLIMATE ZONE: 7

SOIL CLASS: TBC

CADASTRAL ID: 1506288

AGREEMENT ID: 118822

EASTING: 422418

NORTHING: 5448152



Figure1. Existing Site Plan. Not to Scale.

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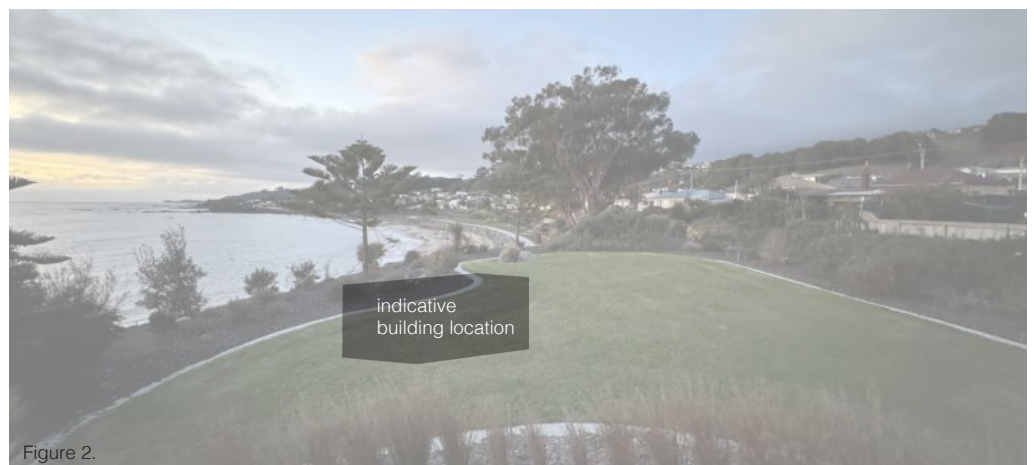


Figure 2.



Figure 3.

Site Images

PROJECT PROPOSAL

This report has been prepared on behalf of Savu Saunas for Planning Approval purposes for a proposed shipping container that has been converted into a sauna next to the existing toilet block at Lions Park Penguin as demonstrated in Figure 1.

Under the Tasmanian Planning Scheme (July 2023), the site rests within a Coastal Erosion Zone protection area.. As such, this proposal will focus upon that element of the scheme; Part C7.0 Natural Assets Code in order to demonstrate that this proposal is an appropriate development for the site.

The overall site rests on Crown Land and has an existing Crown License in place. This license has been referenced on the cover page.

As the proposal is to place a shipping container, no excavation is required and as such the proposal is low risk.

However, for thoroughness, this report will further detail the suitability of this sauna container against the Planning Scheme by addressing all specific criteria outlined in the Natural Assets Code, Part C7.6. 'Development Standards for Building and Works'.

This report should be read in conjunction with the following:

- Drawing A01, Cover page
- Drawing A02 Proposed Site Plan
- Drawing A03 Proposed Floor Plan
- Drawing A04 Proposed Elevations

Part C7.6 Development Standards

Below is an extract from the planning scheme. The proposed development does not meet the acceptable solution A1 so, will address the performance criteria outlined in part P1.1.

Response to P1.1

a) Because no excavation is required and the building location is approximately 25 meters from the coastal edge, there will be no impact of erosion, siltation or sedimentation. Run-off from the roof will be collected and connected into the existing infrastructure in the same way the adjacent toilet block is.

b) the proposed location is on existing manicured grass. No other vegetation will be disturbed.

c) Not applicable as container will not be located near a natural streambank or streambed.

d) There is no impact.

e) The proposed site is on flat ground. The area is not associated with streams or outflows.

f) + g) Not applicable.

h) The new facilities are being located so they are grouped next to the existing toilet facility.

i) not applicable, no excavation required.

j.) the land is relatively flat and building footprint small meaning the building can easily respond to the shape of the land .

k) Not applicable

l) The building location is deliberately proposed away from the coastal edge, next to the existing toilet block. The toilet block has not caused any known issues regarding this clause making it an appropriate location for the sauna.

m) + n) these are being and will be followed and adhered to.

Tasmanian Planning Scheme – State Planning Provisions

C7.5 Use Standards

C7.5.1 There are no Use Standards in this code.

C7.6 Development Standards for Buildings and Works

C7.6.1 Buildings and works within a waterway and coastal protection area or a future coastal refugia area

Objective:	That buildings and works within a waterway and coastal protection area or future coastal refugia area will not have an unnecessary or unacceptable impact on natural assets.	
	Acceptable Solutions	Performance Criteria
	<p>A1</p> <p>Buildings and works within a waterway and coastal protection area must:</p> <p>(a) be within a building area on a sealed plan approved under this planning scheme;</p> <p>(b) in relation to a Class 4 watercourse, be for a crossing or bridge not more than 5m in width; or</p> <p>(c) if within the spatial extent of tidal waters, be an extension to an existing boat ramp, car park, jetty, marina, marine farming shore facility or slipway that is not more than 20% of the area of the facility existing at the effective date.</p>	<p>P1.1</p> <p>Buildings and works within a waterway and coastal protection area must avoid or minimise adverse impacts on natural assets, having regard to:</p> <p>(a) impacts caused by erosion, siltation, sedimentation and runoff;</p> <p>(b) impacts on riparian or littoral vegetation;</p> <p>(c) maintaining natural streambank and streambed condition, where it exists;</p> <p>(d) impacts on in-stream natural habitat, such as fallen logs, bank overhangs, rocks and trailing vegetation;</p> <p>(e) the need to avoid significantly impeding natural flow and drainage;</p> <p>(f) the need to maintain fish passage, where known to exist;</p> <p>(g) the need to avoid land filling of wetlands;</p> <p>(h) the need to group new facilities with existing facilities, where reasonably practical;</p> <p>(i) minimising cut and fill;</p> <p>(j) building design that responds to the particular size, shape, contours or slope of the land;</p> <p>(k) minimising impacts on coastal processes, including sand movement and wave action;</p> <p>(l) minimising the need for future works for the protection of natural assets, infrastructure and property;</p> <p>(m) the environmental best practice guidelines in the</p>

C7.0 Natural Assets Code: 6

Response to P1.2

The coastal location enables users to gain the benefits of hot / cold sauna therapy through the use of the hot sauna and cool Bass Straight ocean water. The location allows users to experience and appreciate the areas natural beauty and realise the individual and community wellness benefits of the low impact proposal.

Response to P2.1

The proposal addresses the performance criteria in a similar way to the performance criteria 1 response.

To summarise, buildings at Lions Park are grouped by locating the sauna container next to the existing public toilet block. Impacts upon vegetation, erosion and sand patterns are very low and could be argued that there is no impact which is further supported by not having any cut and fill.

Best practice guidelines will be adhered to .

Below is an extract from the planning scheme. The proposed development does not meet the acceptable solution A2 so, will address the performance criteria outlined in part P2.1.

Tasmanian Planning Scheme – State Planning Provisions

	<p><i>Wetlands and Waterways Works Manual</i>; and</p> <p>(n) the guidelines in the <i>Tasmanian Coastal Works Manual</i>.</p> <p>P1.2</p> <p>Buildings and works within the spatial extent of tidal waters must be for a use that relies upon a coastal location to fulfil its purpose, having regard to:</p> <ul style="list-style-type: none"> (a) the need to access a specific resource in a coastal location; (b) the need to operate a marine farming shore facility; (c) the need to access infrastructure available in a coastal location; (d) the need to service a marine or coastal related activity; (e) provision of essential utility or marine infrastructure; or (f) provisions of open space or for marine-related educational, research, or recreational facilities.
<p>A2</p> <p>Buildings and works within a future coastal refugia area must be located within a building area on a sealed plan approved under this planning scheme.</p>	<p>P2.1</p> <p>Buildings and works within a future coastal refugia area must allow for natural coastal processes to continue to occur and avoid or minimise adverse impacts on natural assets, having regard to:</p> <ul style="list-style-type: none"> (a) allowing for the landward transgression of sand dunes and the landward colonisation of wetlands, saltmarshes and other coastal habitats from adjacent areas; (b) avoiding the creation of barriers or drainage networks that would prevent future tidal inundation; (c) allowing the coastal processes of sand deposition or erosion to continue to occur; (d) the need to group new facilities with existing facilities, where reasonably practical; (e) the impacts on native vegetation; (f) minimising cut and fill; (g) building design that responds to the particular size, shape, contours or slope of the land; (h) the impacts of sea-level rise on natural coastal

Below is an extract from the planning scheme. The proposed development complies with Acceptable Solution A3 as it does not require a new stormwater discharge point. The stormwater will be connected to the existing toilet block stormwater infrastructure.

The proposal also complies with the Acceptable Solution A4 as no dredging or reclamation applies.

Tasmanian Planning Scheme – State Planning Provisions

	<p>processes and coastal habitat;</p> <p>(i) the environmental best practice guidelines in the <i>Wetlands and Waterways Works Manual</i>; and</p> <p>(j) the guidelines in the <i>Tasmanian Coastal Works Manual</i>.</p> <p>P2.2</p> <p>Buildings and works within a future coastal refugia area must be for a use that relies upon a coastal location to fulfil its purpose, having regard to:</p> <p>(a) the need to access a specific resource in a coastal location;</p> <p>(b) the need to operate a marine farming shore facility;</p> <p>(c) the need to access infrastructure available in a coastal location;</p> <p>(d) the need to service a marine or coastal related activity;</p> <p>(e) provision of essential utility or marine infrastructure; and</p> <p>(f) provision of open space or for marine-related educational, research, or recreational facilities.</p>
<p>A3</p> <p>Development within a waterway and coastal protection area or a future coastal refugia area must not involve a new stormwater point discharge into a watercourse, wetland or lake.</p>	<p>P3</p> <p>Development within a waterway and coastal protection area or a future coastal refugia area involving a new stormwater point discharge into a watercourse, wetland or lake must avoid or minimise adverse impacts on natural assets, having regard to:</p> <p>(a) the need to minimise impacts on water quality; and</p> <p>(b) the need to mitigate and manage any impacts likely to arise from erosion, sedimentation or runoff.</p>
<p>A4</p> <p>Dredging or reclamation must not occur within a waterway and coastal protection area or a future coastal refugia area.</p>	<p>P4.1</p> <p>Dredging or reclamation within a waterway and coastal protection area or a future coastal refugia area must minimise adverse impacts on natural coastal processes and natural assets, having regard to:</p> <p>(a) impacts caused by erosion, siltation,</p>

Below is an extract from the planning scheme. The proposed development complies with Acceptable Solution A5 as the works do not include any Coastal protection works or watercourse erosion or inundation protection works.

Tasmanian Planning Scheme – State Planning Provisions

	<p>sedimentation and runoff;</p> <p>(b) impacts on riparian or littoral vegetation;</p> <p>(c) the need to avoid land filling of wetlands;</p> <p>(d) impacts on sand movement and wave action; and</p> <p>(e) the potential for increased risk to inundation of adjacent land.</p> <p>P4.2</p> <p>Dredging or reclamation within a waterway and coastal protection area or a future coastal refugia area must be necessary:</p> <p>(a) to continue an existing use or development on adjacent land; or</p> <p>(b) for a use which relies upon a coastal location to fulfil its purpose, having regard to:</p> <p>(i) the need to access a specific resource in a coastal location;</p> <p>(ii) the need to operate a marine farming shore facility;</p> <p>(iii) the need to access infrastructure available in a coastal location;</p> <p>(iv) the need to service a marine or coastal related activity;</p> <p>(v) provision of essential utility or marine infrastructure; and</p> <p>(vi) provision of open space or for marine-related educational, research, or recreational facilities.</p>
<p>A5</p> <p>Coastal protection works or watercourse erosion or inundation protection works must not occur within a waterway and coastal protection area or a future coastal refugia area.</p>	<p>P5</p> <p>Coastal protection works or watercourse erosion or inundation protection works within a waterway and coastal protection area or a future coastal refugia area must be designed by a suitably qualified person and minimise adverse impacts on natural coastal processes, having regard to:</p> <p>(a) impacts on sand movement and wave action; and</p> <p>(b) the potential for increased risk of inundation to adjacent land.</p>

Below is an extract from the planning scheme. The proposed development meets the acceptable solution A1 as no native vegetation clearing is required for the proposal.

Tasmanian Planning Scheme – State Planning Provisions

C7.6.2 Clearance within a priority vegetation area

Objective:	That clearance of native vegetation within a priority vegetation area: <ul style="list-style-type: none"> (a) does not result in unreasonable loss of priority vegetation; (b) is appropriately managed to adequately protect identified priority vegetation; and (c) minimises and appropriately manages impacts from construction and development activities..
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Clearance of native vegetation within a priority vegetation area must be within a building area on a sealed plan approved under this planning scheme.</p>	<p>P1.1</p> <p>Clearance of native vegetation within a priority vegetation area must be for:</p> <ul style="list-style-type: none"> (a) an existing use on the site, provided any clearance is contained within the minimum area necessary to be cleared to provide adequate bushfire protection, as recommended by the Tasmania Fire Service or an accredited person; (b) buildings and works associated with the construction of a single dwelling or an associated outbuilding; (c) subdivision in the General Residential Zone or Low Density Residential Zone; (d) use or development that will result in significant long term social and economic benefits and there is no feasible alternative location or design; (e) clearance of native vegetation where it is demonstrated that on-going pre-existing management cannot ensure the survival of the priority vegetation and there is little potential for long-term persistence; or (f) the clearance of native vegetation that is of limited scale relative to the extent of priority vegetation on the site. <p>P1.2</p> <p>Clearance of native vegetation within a priority vegetation area must minimise adverse impacts on priority vegetation, having regard to:</p> <ul style="list-style-type: none"> (a) the design and location of buildings and works and any constraints such as topography or land hazards;

Conclusion

This report and the accompanying drawings A01-A04 make it clear that the proposal is consistent with the Planning Schemes objectives and is in keeping with the Natural Assets Code and therefore should be recommended for approval.

We trust that this cover letter and above mentioned drawings sufficiently describe the scope of the proposed works. Please do not hesitate to get in touch should you have any questions.

Kind regards,



Jason Licht.
Director, Architect.
0488 688 805

Response to section 54, dated 13 August 2025

DA2024104 - Lions Park

Response to Clause 29.3.1-(P1)

Proposed Hours of Operation: 6:00am – 10:00pm, 7 days a week

We have carefully considered the potential impact on adjacent sensitive uses as required under Clause 29.3.1-(P1). Our operations are designed to ensure there is no unreasonable loss of amenity to nearby residents in relation to vehicle movements, noise, lighting, or other emissions.

(a) Vehicle Movements

- **Limited Peak Traffic:** The nature of our facility encourages staggered, small-group visitation rather than high-volume events. Sauna sessions are booked in advance, with most guests arriving on foot or parking once and staying for extended periods (60–90 minutes).
- **Off-Peak Usage:** Our busier period is typically within the 4-8pm. Vehicle numbers are minimal and comparable to standard recreational beach/recreational activity in the area or the high volume of vehicles parking to frequent Beer Co in the evenings which have similar peak visitation hours.

(b) Noise

- **Low-Impact Activity:** Saunas are a quiet, wellness-focused activity. There is no amplified music, no large crowds, and no commercial kitchen or equipment producing operational noise.
- **Enclosed Structures:** The sauna units are insulated, fully enclosed, and designed to retain heat, naturally minimising any external noise.

(c) Lighting and Other Emissions

- **Low-Level, Directional Lighting:** Any external lighting will be low-level, downcast, and compliant with Australian Standards to ensure minimal light spill into residential areas.
- **No Smoke or Odour:** The saunas are electric-powered with zero smoke emissions. No cooking or other odour-producing activities occur on-site.

Summary

Given the small-scale, low-impact nature of the operation, combined with carefully managed traffic, noise, and lighting, we are confident the proposed hours will not cause unreasonable loss of amenity to nearby residents or sensitive uses.

Response to Clause 29.3.1-(A2)

(a) Signage

We acknowledge the requirements of the C1.0 Signs Code and will ensure all signage complies fully with the relevant provisions. Specifically:

- Location & Dimensions:

We have signage on the inside of the container doors that will not be visible of a night time as they will be closed. When they are open during the day they will be hidden by our privacy screens to the neighbouring properties and only visible when you come up the ramp and entering the sauna. The tear drop banners are spiked into the ground and measure 3500mm high x 850mm wide

- Signage Purpose:

The signage will be minimal and It will primarily be used for identification and directional purposes, ensuring visitors can easily locate the facility without visual clutter. **I have detailed on the image below where the signs will be located.*

(b) Lighting

- No Flood Lighting:

As confirmed, no flood lighting is proposed for the site.

- Hours of Operation:

Any small-scale, low-level external lighting (e.g., for safety near entrances) will operate only during opening hours (6:00am–10:00pm) and will be downcast, and designed to avoid light spill into surrounding areas. The lights we use can be viewed [here](#).

- The lights will be connected to an automated timer so that they will not operate outside of the pre set times. **I have detailed on the image below where the lights will be installed.*



Savu Saunas Team

E: info@savusaunas.com.au

P: [+61 408 342 586](tel:+61408342586)

W: savusaunas.com.au

Follow us: [@savusaunas](https://www.instagram.com/savusaunas)

To: Planning <planning@centralcoast.tas.gov.au>

Cc: Samantha Searle <samantha.searle@centralcoast.tas.gov.au>; Savu Saunas <info@savusaunas.com.au>

Subject: Re: Planning Application DA2024104 - 81 Main Road, PENGUIN TAS 7316

Hi Theresia,

Thank you for this information you sent through, please find below my notes in reply and supporting documents attached.

I have attached an image of our existing sauna at Devonport and Penguin – Dial Park, here you can see the 2 x teardrop banners we have for signage and also our warm white festoon lighting. These are on 24/7 at the moment, but we can set them to operate on a timer if need be. We don't have any flood lights, just the warm ambience of the festoon lighting is sufficient for us, our cleaners and our security teams.

Our current operating hours are 6am – 10pm, I haven't measured the distance to confirm the 50m, are you able to detail where this measurement is to be taken from? I'd be hopeful we could open before 8am as the 6am and 7am sessions are very popular with the morning swimmers.

We have updated our site plans and reports to address the remaining points as per your email.

Please reach out if there's anything further we can do.

Thanks. 😊

Kind Regards,

Brad McDonald

E: brad@savusaunas.com.au

P: +61 408 342 586

W: savusaunas.com.au

Follow us: [@savusaunas](https://www.instagram.com/savusaunas)

As a small business operator, your support truly means the world to me! If you enjoyed your experience with **Savu**, I'd be incredibly grateful if you could take a moment to leave us a [5-star Google review](#). It helps us grow, reach more people, and shine as one of Tasmania's top wellness destinations.

From: planning@centralcoast.tas.gov.au <planning@centralcoast.tas.gov.au>

Date: Wednesday, 21 May 2025 at 9:13 AM

To: Savu Saunas <info@savusaunas.com.au>

Cc: theresia.williams@centralcoast.tas.gov.au <theresia.williams@centralcoast.tas.gov.au>

Subject: Planning Application DA2024104 - 81 Main Road, PENGUIN TAS 7316

Dear Savu Saunas

Thank you for your application for Sports and Recreation - communal public sauna at 81 Main Road, PENGUIN TAS 7316.

Please find enclosed correspondence relating to your development application.

Kind regards

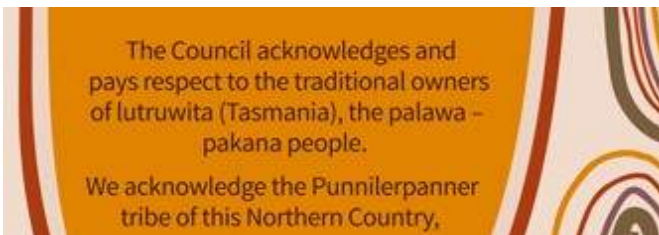
Theresa Williams

PLANNING CONSULTANT

Land Use Planning Team
CENTRAL COAST COUNCIL
PO Box 220 | 19 King Edward Street, Ulverstone TAS 7315
03 6429 8952

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**CENTRAL COAST COUNCIL
LAND USE PLANNING**

Received:	6/08/2025
Application No:	DA2024104
Doc ID:	627322

SAUNA ETIQUETTE

- 1. Shower before and after your sauna.
- 2. Enter and exit the sauna quickly to avoid unnecessary heat loss.
- 3. Two towels are required, one for drying off and one for sitting on.
- 4. Stay well hydrated before, during and after your sauna.



At Savu Saunas we believe in giving back to our community, which is why we've created the 'Savu Shares' initiative. A percentage of our profits will be dedicated to supporting local organisations, charities and individuals in need. We're committed to making our support to ensure we can make an impact on as many lives as possible. If you know of anybody who may benefit from our Savu Shares initiative, please get in touch with us.



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CONTACT
info@savusaunas.com.au
WWW.SAVUSAUNAS.COM.AU



LIONS PARK

2 x Teardrop banners 3.5m x .85m

Festoon Lighting

EXISTING BBQ SHELTER

EXISTING BBQ SHELTER

LOW COASTAL EROSION ZONE

MEDIUM COASTAL EROSION ZONE

EXISTING TREE

EXISTING PUBLIC TOILET

PROPOSED DECK

PROPOSED RAMP

EXISTING ROCK

HIGH COASTAL EROSION ZONE

BEACH

SURF CLUB ROAD

Lions Park

Zvonl Gornik Lions Park

Physiotherapy
closed

Penguin General Practice

INDICATIVE TRAIN TRACK

INDICATIVE RESIDENTIAL FENCELINE

SAVU SAUNAS: LIONS PARK

GENERAL NOTES

PROJECT

DESIGNER
 Certified Architect: JASON LICHT
 Accreditation N°: CC5860K
 TAS Architect
 Registration No.: 962
 Architects Address: 199 Macquarie Street
 Hobart, TAS, 7000
 0488688805

LOCATION

Project N°: 2403
 Project Name: SAVU LIONS PARK
 Title Reference: PID: 9176324
 Project Address: LIONS PARK, PENGUIN TAS

SITE DETAILS

CLIMATE ZONE: 7
 WIND SPEED: Refer Eng
 SOIL CLASS: Refer Eng
 ALPINE AREA: N/A
 CORROSION: COASTAL

Drawing List

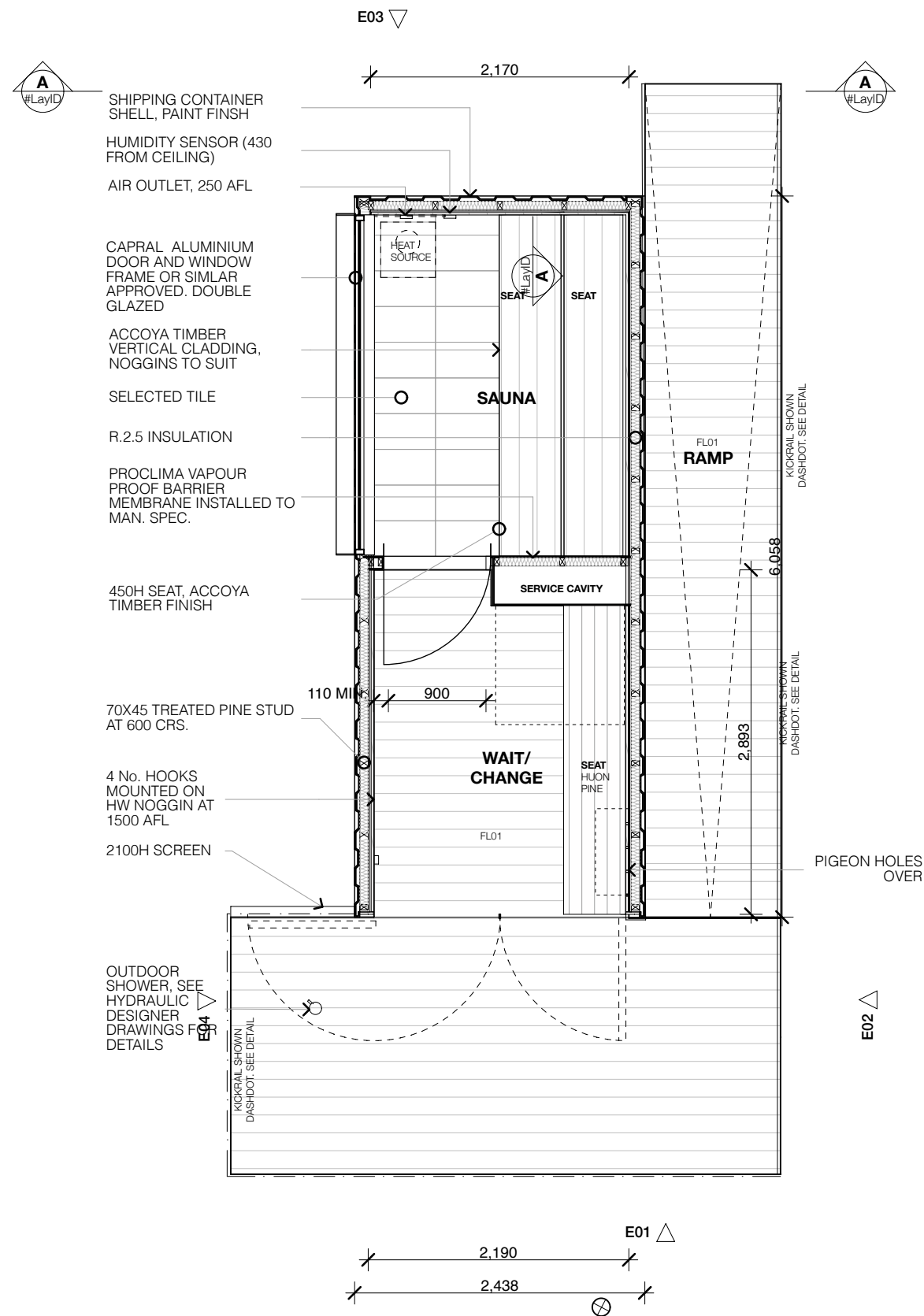
Set	N°	Drawing Name	Rev	Scales
DA	A01	Cover Page		
DA	A02	Floor, Ceiling & Roof Plans		
DA	A03	Elevations 1+2		
DA	A04	Elevations 3+4		

 CENTRAL COAST COUNCIL LAND USE PLANNING	
Received:	6/08/2025
Application No:	DA2024104
Doc ID:	527319

SITE PLAN Scale 1:500



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	01	10/12/2024	CLIENT COMMENT	JL	-	-			CLIENT INFORMATION
	02	31/07/2025	DEVELOPMENT APPLICATION	JL	-	A			drawing title Cover Page
	03	05/08/2025	DEVELOPMENT APPLICATION	JL	-	B	original size print date 6/8/2025 drawing n° 2403-A01 issue		



FLOOR PLAN
Scale 1:50

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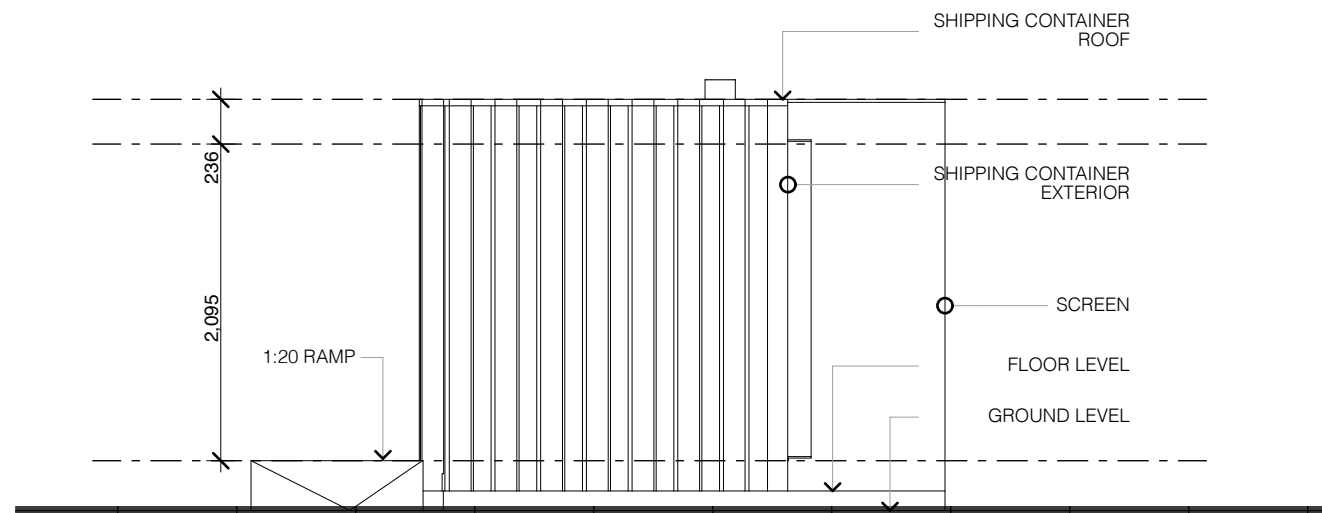
ISSUE	DATE	REASON	DRAWN	CHECK	REV
01	10/12/2024	CLIENT COMMENT	JL	-	-
02	31/07/2025	DEVELOPMENT APPLICATION	JL	-	A
03	05/08/2025	DEVELOPMENT APPLICATION	JL	-	B

general notes
 These drawings show design intent & are suitable as a guide only. Do not scale off the drawings. All dimensions in millimetres. Dimensions of existing building are indicative only - they should not be relied on and are to be verified on site before commencing work. All documents shall be read in conjunction with specifications and any consultants detail. All work shall be in accordance with the Building Code of Australia, relevant Australian Standards & local authority by-laws and regulations. Any discrepancies, errors or omissions shall be referred to the Architects. Drawings are not to be used for construction until issued Construction

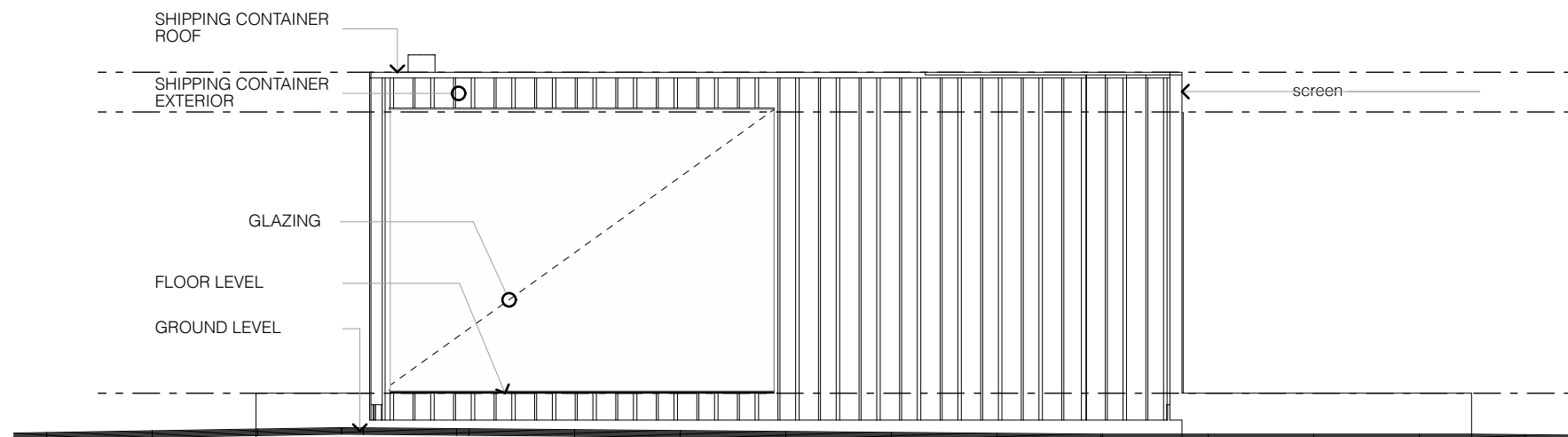
client
SAVU SAUNAS
 LIONS PARK
 PENGUIN
 TASMANIA

project
SAVU LIONS PARK

reason of issue	
CLIENT INFORMATION	original size
drawing title	print date
Floor, Ceiling & Roof Plans	6/8/2025
drawing n°	issue
2403-A02	#



ELEVATION 03
 Scale 1:50



ELEVATION 04
 Scale 1:50

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	01	10/12/2024	CLIENT COMMENT	JL	-	-			CLIENT INFORMATION
	02	31/07/2025	DEVELOPMENT APPLICATION	JL	-	A			drawing title Elevations 3+4
	03	05/08/2025	DEVELOPMENT APPLICATION	JL	-	B	original size print date 6/8/2025 drawing n° 2403-A04 issue #		