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## Application for Planning

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### *S.57 Land Use Planning and Approvals Act 1993*

The following application has been received:

Application No.: **DA2025120**

Location: **43 Susan Street, Turners Beach**

Proposal: **Residential - single dwelling and  
demolition of existing house**

Performance Criteria: **Setbacks and building envelope for all  
dwellings; and Frontage fences for all  
dwellings**

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](http://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 **24 September 2025**

Date of Notification: **10 September 2025**

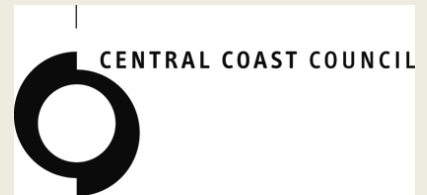
**CENTRAL COAST COUNCIL**

PO Box 220

19 King Edward Street

ULVERSTONE TASMANIA 7315

Ph: (03) 6429 8900

Email: [planning@centralcoast.tas.gov.au](mailto:planning@centralcoast.tas.gov.au)www: [centralcoast.tas.gov.au](http://centralcoast.tas.gov.au)**Land Use Planning and Approvals Act 1993****Tasmanian Planning Scheme – Central Coast****PLANNING PERMIT APPLICATION***Office use only:*

Zone:

Permit Pathway – NPR/Permitted/Discretionary

**Use or Development Site:**

Site Address

43 Susan Street, Turners Beach

Certificate of  
Title Reference

221605/23

Land Area

809m2

Heritage Listed Property

NO

YES

**Applicant(s)**

First Name(s)

Nicholas

Surname(s)

Brandsema

Company name  
(if applicable)

N Plus B Design

Contact No:

Postal Address:

8 Brandsema Street, Turners Beach

Email address:

admin@nplusb.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)

Jade

Middle Names(s)

Surname(s)

Hughes

Company name (if applicable)

Postal Address:

43 Susan Street, Turners Beach

**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**

General Residential

**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](mailto:planning@centralcoast.tas.gov.au) separating A4 documents & forms from A3 documents).

Proposed Residence & Demolition

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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


\$580,000 Estimate/ Actual

Total floor area of the development 270 m<sup>2</sup>

**Declaration of Notice to Landowner**

**If land is NOT in the applicant's ownership**

I Nicholas Brandsema, 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 26/05/2025

**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.  
 General Managers Signature \_\_\_\_\_ Date \_\_\_\_\_

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

I, \_\_\_\_\_ the Minister  
 responsible for the land, consent to the making of this permit application.  
 Minister (Signature) \_\_\_\_\_ Date \_\_\_\_\_

*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**

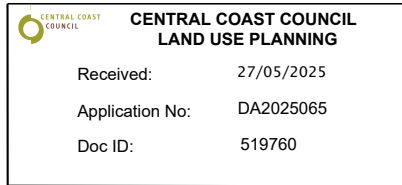
I/ we Nicholas Brandsema  
 declare that the information I have given in this permit application to be true and correct to the best of my knowledge.  
 Signature of Applicant/s  Date 26/05/2025

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

SEARCH OF TORRENS TITLE

VOLUME 221605	FOLIO 23
EDITION 11	DATE OF ISSUE 21-Nov-2022

SEARCH DATE : 26-May-2025  
SEARCH TIME : 11.48 AM



DESCRIPTION OF LAND

Town of LEITH  
Lot 23 on Plan 221605  
Derivation : Part of Lot 1 Sec W Gtd to H V G Turner  
Prior CT 2754/22

SCHEDULE 1

M423192 TRANSFER to JADE EDWARD HUGHES Registered  
17-Jul-2013 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any  
A3095 FENCING CONDITION in Transfer  
E325032 MORTGAGE to Commonwealth Bank of Australia  
Registered 21-Nov-2022 at 12.01 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

ORIGINAL - NOT TO BE REMOVED FROM TITLES OFFICE

R.P. 1469  
TASMANIA  
REAL PROPERTY ACT, 1862, as amended  
NOTE—REGISTERED FOR OFFICE  
CONVENIENCE TO REPLACE



CERTIFICATE OF TITLE

Register Book  
Vol. Fol.

2754 22

Cert. of Title Vol.1107 Fol.22

I certify that the person described in the First Schedule is the registered proprietor of an estate in fee simple in the land within described together with such interests and subject to such encumbrances and interests as are shown in the Second Schedule. In witness whereof I have hereunto signed my name and affixed my seal.

*[Signature]*  
Recorder of Titles.  
DESCRIPTION OF LAND



TOWN OF LEITH  
THIRTY TWO PERCHES on the Plan hereon

FIRST SCHEDULE (continued overleaf)

HUGH CHARLES COCKS of Turner's Beach, Television and Radio Technician  
and ALICE COCKS his Wife

SECOND SCHEDULE (continued overleaf)

No. A196110 MORTGAGE to The Launceston  
Bank for Savings  
Registered 26th May, 1964 at Noon  
(Sgd.) A. IMLACH, Recorder of Titles.

DISCHARGED A359031

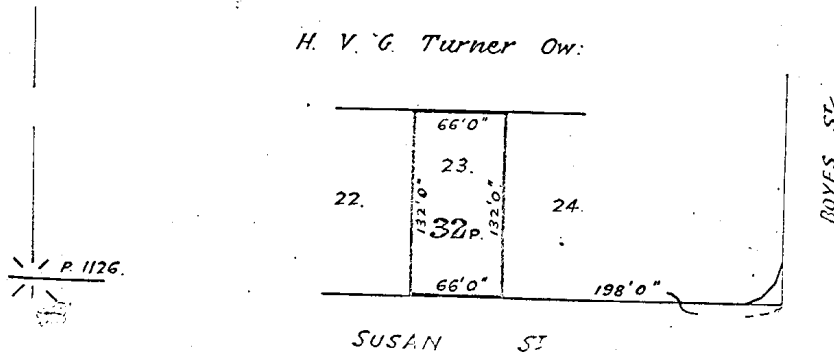
*[Signature]*  
Recorder of Titles.

TRANSFER NO. A3095 was made SUBJECT TO fencing condition.

HE RECORDER OF TITLES ARE NO LONGER SUBSISTING.

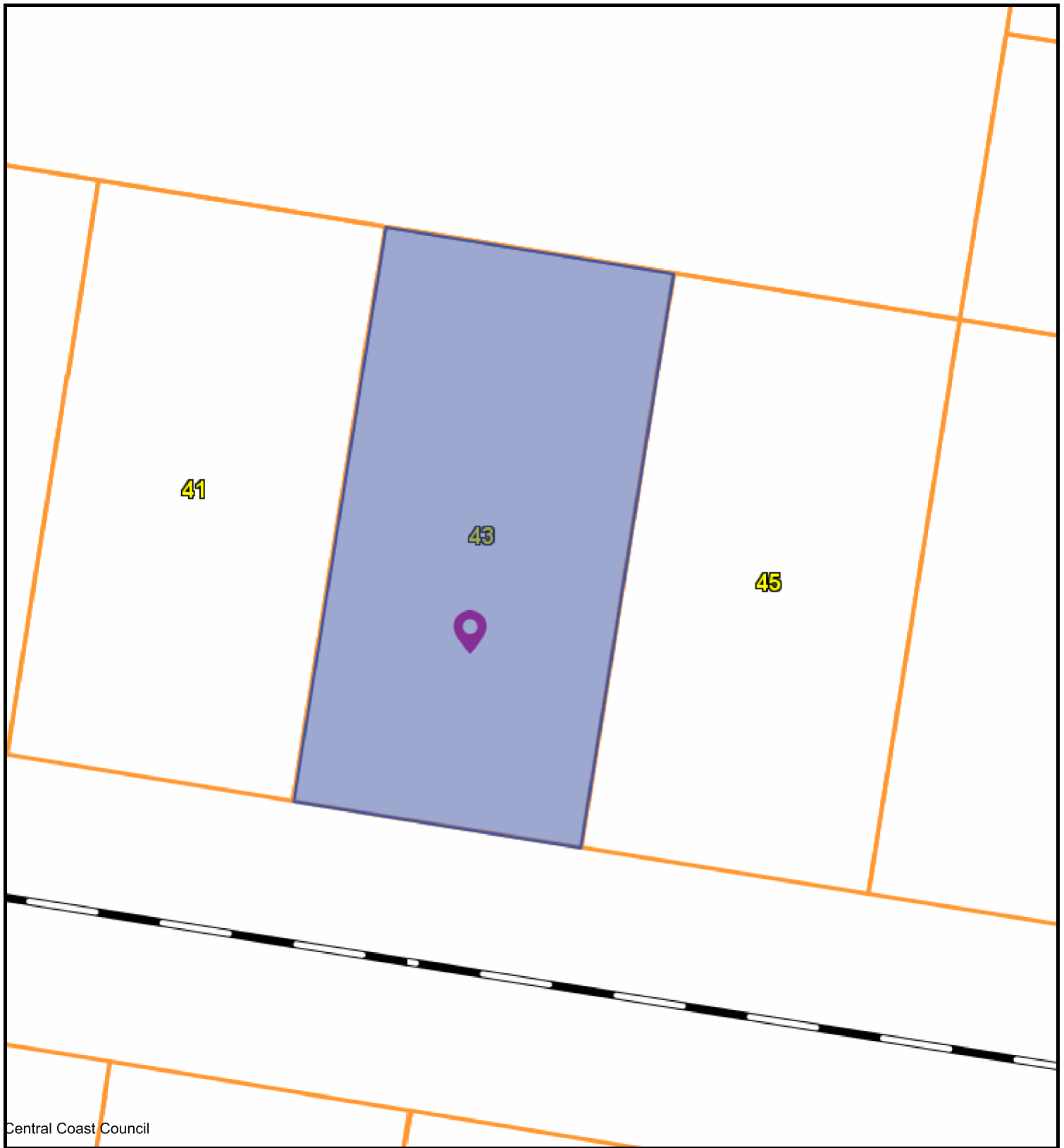
Lot 23 of this plan consists of all the land comprised in the above-mentioned cancelled folio of the Register.

REGISTERED NUMBER  
221605



Part of Lot 1 Sec.W. Gtd. to H.V.G. Turner Meas. in Ft. & Ins. P. 1126  
FIRST Edition. Registered 1970

Derived from C.T. Vol. 1107 Fol. 22 Transfer A196109 Launceston Bank For Savings



Central Coast Council



CENTRAL COAST COUNCIL  
 19 King Edward St  
 Ulverstone  
 TAS 7315  
 Telephone: 03 6429 8900  
 admin@centralcoast.tas.gov.au



8-Sep-2025

**43 SUSAN STREET,  
 TURNERS BEACH  
 DA2025120**

**IMPORTANT**

This map was produced on the GEOCENTRIC DATUM OF AUSTRALIA 1994 (GDA94), which has superseded the Australian Geographic Datum of 1984 (AGD66/84). Heights are referenced to the Australia Height Datum (AHD). For most practical purposes GDA94 coordinates, and satellite derived (GPS) coordinates based on the World Geodetic Datum 1984 (WGS84), are the same.

**Disclaimer**

This map is not a precise survey document  
 All care is taken in the preparation of this plan; however, Central Coast Council accepts no responsibility for any misprints, errors, omissions or inaccuracies. The information contained within this plan is for pictorial representation only. Do not scale. Accurate measurement should be undertaken by survey.  
 © The List 2025.  
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**10 m**

Scale =  
**1:366.660**




PO BOX 8035,  
TREVALLYN 7250  
  
LAUNCESTON  
(03) 6709 8116  
156 GEORGE STREET, 7250  
  
HOBART  
(03) 6227 7968  
REAR STUDIO  
132 DAVEY STREET, 7000  
INFO@NOVALAND.COM.AU  
ABN 60 675 014 356

Date 14/08/2025

PO Box 220  
19 King Edward Street  
Ulverstone  
Tasmania 7315

Via Email: admin@centralcoast.tas.gov.au

	<b>CENTRAL COAST COUNCIL LAND USE PLANNING</b>
Received:	4/09/2025
Application No:	DA2025120
Doc ID:	530309

**RE: Response to Request for Information - DA2025120 - Residential - single dwelling - 43 Susan Street, TURNERS BEACH**

Dear Theresia,

Thank you for your correspondence dated 04 June 2025 outlining the additional information required to progress the assessment of this application. Please find below responses to each item, along with supporting documentation where applicable.

**1. Updated application form:**

In response to item 1, the application form has been updated to include the demolition of the existing dwelling.

**2. Garage Openings – Clause 8.4.2 (P2):**

The proposed garage is considered to comply with the performance criteria, as it presents a streetscape outcome consistent with existing development in the area. Nearby properties, including 35, 37, and 49 Susan Street, all have garages oriented toward the frontage with similar setbacks as what is proposed within this application. In fact, the garage at 37 Susan Street is a particularly good example, as the garage servicing this location appears to have a lesser setback than what is proposed (approximately 3.5m).



Figure: 35 Susan Street – approx. setback 4.5m

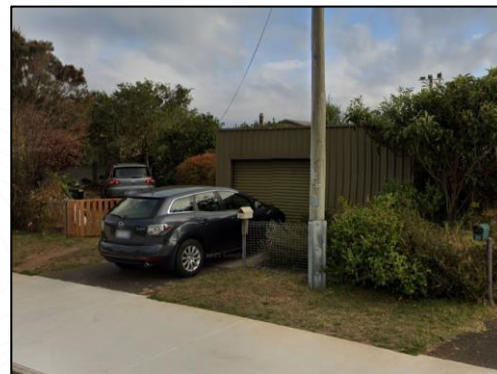


Figure: 37 Susan Street – approx. setback 3.5m – Note vehicle overhang into Road Reserve

Unlike those examples, however, the garage in this proposal is oriented approximately 70° east of the frontage, meaning the garage doors do not directly front the street. This orientation significantly reduces the visual prominence of the garage, ensuring it does not dominate the streetscape. The angled design also allows the building to step back gradually from the road, rather than presenting a large, flat façade to the frontage.

In addition, the proposed driveway provides a generous on-site parking area of approximately 81m<sup>2</sup>, which ensures that vehicles can be accommodated within the title boundaries without encroaching into the road reserve (as has occurred with other properties in the streetscape).

There are no topographical constraints on the site that limit the placement of the garage with the site being relatively flat.

Given the angled siting, the reduced visual impact of the garage doors, and the consistency of setback with other garages along the street, the proposal is considered to meet the performance criteria as it does not undermine the established character of the area and achieves the outcome prescribed by the objectives of the standard.

### **3. Outbuilding Elevations:**

Regarding item 3, the proposed outbuilding no longer forms part of this application, and the amended plans reflecting this change are attached.

### **4. Building Envelope – CCO-S5.1 (A1):**

In relation to item 4, the proposal complies with the building envelope provisions outlined in CCO-S5.1. All components of the structure are set back 4.5 metres from the frontage and 1.5 metres from the side and rear boundaries (excluding the minor protrusions on the eastern side of the structure), with a height no greater than 5.5m, being entirely contained within the building envelope. Therefore, the proposal is considered to comply with the acceptable solution.

### **5. Stormwater Drainage Plan:**

For item 5, the stormwater drainage plan is included and demonstrates the structure and impervious surfacing is drained and connected to the Council's stormwater mains. Please refer to the attached plan.

### **Conclusion:**

The proposal is considered compliant with all relevant Performance Criteria and Acceptable Solutions as outlined in the responses above.

Please do not hesitate to contact us should further clarification be required.

Sincerely,



Alex Bowles  
Town Planner  
Nova Land Consulting


Date 03/09/2025

PO Box 220  
19 King Edward Street  
Ulverstone  
Tasmania 7315

Via Email: admin@centralcoast.tas.gov.au



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HOBART  
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REAR STUDIO  
132 DAVEY STREET, 7000  
INFO@NOVALAND.COM.AU  
ABN 60 675 014 356

	<b>CENTRAL COAST COUNCIL LAND USE PLANNING</b>
Received:	4/09/2025
Application No:	DA2025120
Doc ID:	530308

**RE: Response to Request for Information - DA2025120 - Residential - single dwelling -  
43 Susan Street, TURNERS BEACH**

Dear Theresia,

Thank you for your correspondence dated 2 September 2025, outlining the additional information required to progress the assessment of this application. Please find below responses to the item raised.

**1. Assessment against clause 8.4.7-(P1)**

The proposed fencing and gate along the frontage are 1.6 metres in height. As this does not meet the acceptable solution, the proposal is assessed against the performance criteria.

At this scale, the fence is not considered significant or imposing, and the inclusion of a visually permeable gate provides a break in visual bulk, allowing additional visibility to the road and supporting passive surveillance.

While much of Susan Street features low or no frontage fencing, there are clear precedents for taller treatments within the immediate area, including 27 Susan Street, 47 Susan Street, and 27 Boyes Street (which has frontage and access to Susan Street). These properties incorporate taller, non-transparent fencing solutions that are comparable to, or greater than, what is proposed. Other nearby properties such as 4, 12, and 20 Susan Street achieve a similar or higher degree of screening through a combination of fencing and vegetation. At 24 Arcadia Avenue, which also fronts Susan Street, a solid fence with a visually permeable gate is used, closely resembling the approach adopted in this proposal.

In this context, the proposed 1.6-metre fence and gate sit comfortably within the range of treatments already present in the streetscape. The design strikes a balance between privacy and surveillance, providing a “happy medium” where the dwelling is afforded some screening without the fence appearing visually dominant or overbearing.

The orientation of the road and traffic volumes do not create any concern for traffic safety within the road reserve or for ingress and egress movements from the site.

There are also no topographical constraints affecting the design or location of the fence.

Overall, the proposed frontage treatment is considered compatible with the established character of the area, while providing both security and privacy in accordance with the performance criteria.

**Conclusion:**

The proposal is considered compliant with the Performance Criteria and s as outlined in the responses above.

Please do not hesitate to contact us should further clarification be required.

Sincerely,

A handwritten signature in black ink, appearing to read 'Alex Bowles', with a stylized flourish at the end.

Alex Bowles  
Town Planner  
Nova Land Consulting



JADE EDWARD HUGHES

PROPOSED RESIDENCE

# 43 SUSAN STREET, TURNERS BEACH

## Drawing Schedule

SHEET	DESCRIPTION	REV	ISSUE DATE
A100	COVER PAGE	A	26/05/25
A101	DEMOLITION PLAN	A	26/05/25
A102	SITE PLAN	A	26/05/25
A103	ELEVATIONS 1 OF 2	A	26/05/25
A104	ELEVATIONS 2 OF 2	A	26/05/25
A105	FLOOR PLAN	A	26/05/25
A106	SETOUT PLAN	A	26/05/25
A107	DRAINAGE PLAN	A	26/05/25
A108	WALL FRAMING PLAN	A	26/05/25
A109	ELECTRICAL PLAN	A	26/05/25
A110	REFLECTED CEILING PLAN	A	26/05/25
A111	ROOF FRAMING PLAN	A	26/05/25
A112	ROOF PLAN	A	26/05/25
A113	SECTION A-A	A	26/05/25
A114	DETAILS	A	26/05/25
A115	WALL TYPES	A	26/05/25
A116	WATERPROOFING 1 OF 2	A	26/05/25
A117	WATERPROOFING 2 OF 2	A	26/05/25
A118	WINDOW & DOOR SCHEDULE	A	26/05/25
A119	LIGHTING CALCULATOR	A	26/05/25
A120	CONSTRUCTION NOTES 1 OF 2	A	26/05/25
A121	CONSTRUCTION NOTES 2 OF 2	A	26/05/25
A122	BAL 12.5 CONSTRUCTION NOTES	A	26/05/25
A123	3D PERSPECTIVES	A	26/05/25

## GENERAL INFORMATION

ACCREDITED DESIGNER:  
ACCREDITATION NUMBER:  
LAND TITLE REFERENCE NUMBER:  
ENERGY ASSESSMENT:  
COUNCIL ZONE:  
COUNCIL:

**NICHOLAS BRANDSEMA**  
**047538582**  
**PID6980281, TITLE REF 221605/23**  
**TBA**  
**GENERAL RESIDENTIAL**  
**CENTRAL COAST COUNCIL**

## FLOOR AREAS

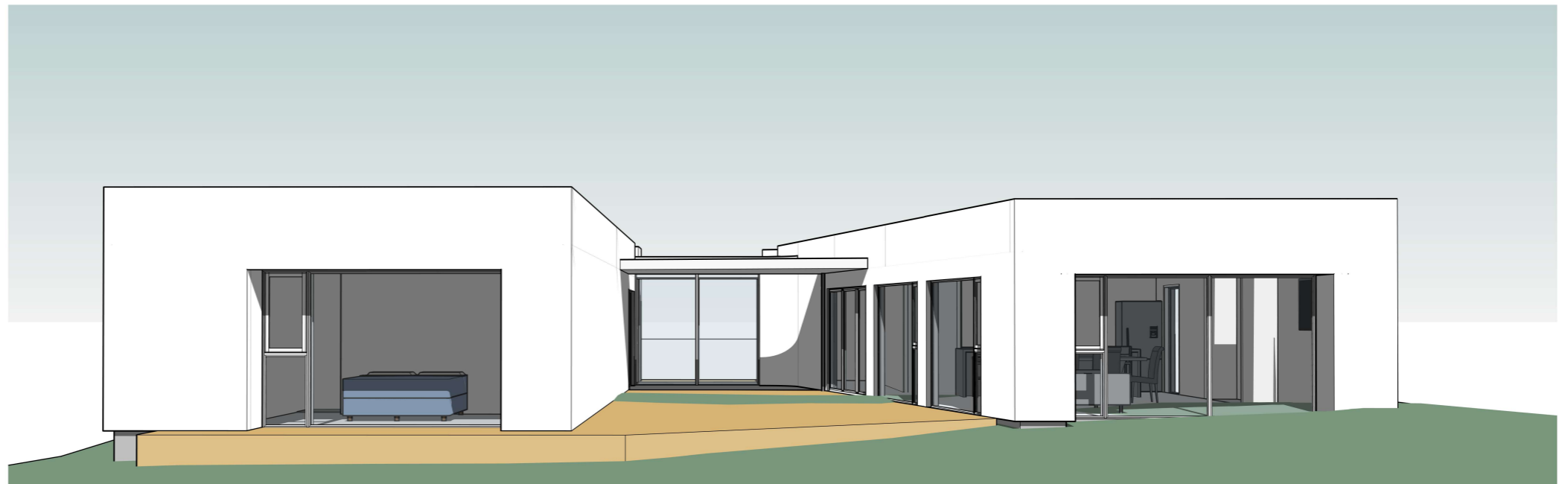
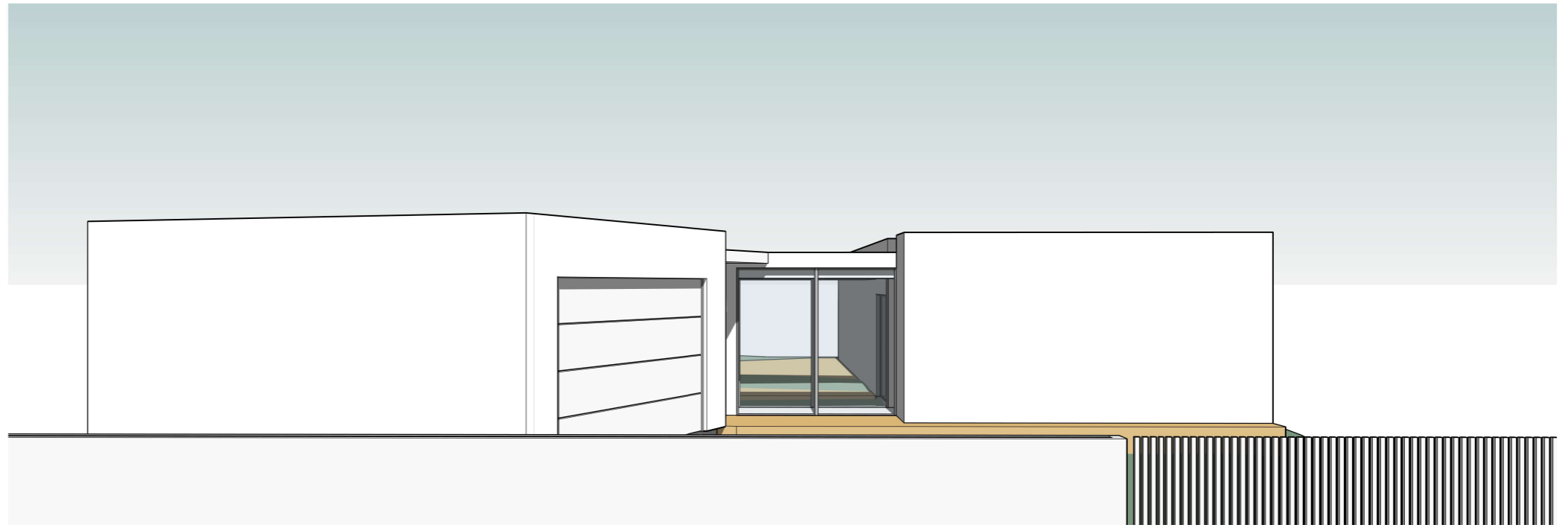
PROPOSED FLOOR AREA:

**270m<sup>2</sup> (29 SQUARES)**

## SITE INFORMATION

SITE AREA:  
DESIGN WIND SPEED:  
SOIL CLASSIFICATION:  
ALPINE AREA:  
CORROSION ENVIRONMENT:  
BUSHFIRE ATTACK LEVEL:  
CLIMATE ZONE:

**809m<sup>2</sup>**  
**TBA**  
**TBA**  
**N/A**  
**TBA**  
**TBA**  
**7**



**n+b**  
22 Fieldings Way  
Ulverstone, Tasmania  
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7315  
m 0417 134 369 e nick@nplusb.com.au  
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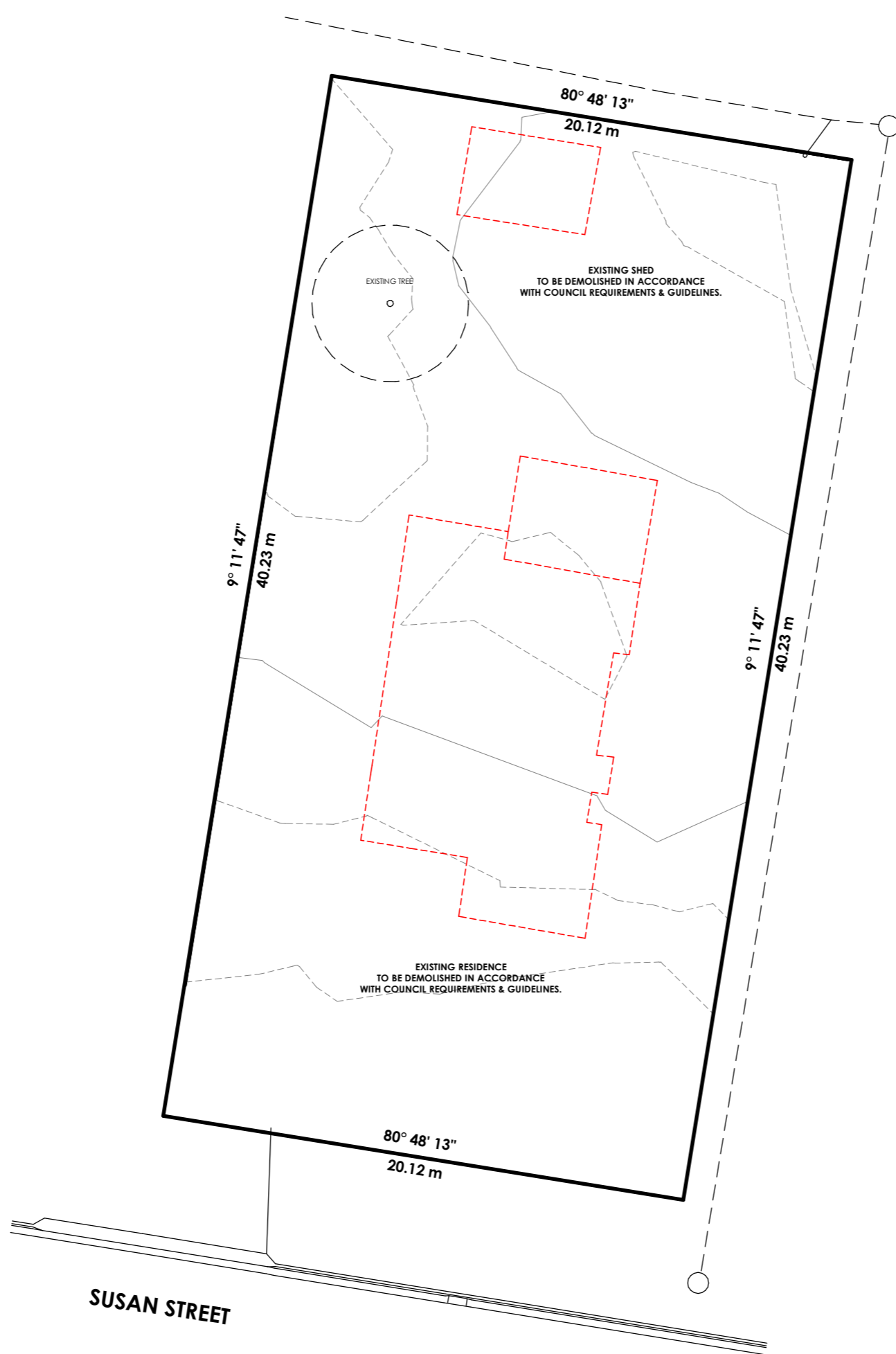
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Scale A3  
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Revision  
No. Date Description  
A 26/05/25 Issued as PRELIMINARY  
do not scale off plans  
all dimensions are in millimeters  
confirm all dimensions on site  
all work relevant NCC & AS

Project  
**PROPOSED RESIDENCE**  
Location  
**43 SUSAN STREET, TURNERS BEACH**  
Client  
**JADE HUGHES**

Sheet Title  
**COVER PAGE**  
Drawn Issue Date Project No. Revision  
**NJB 26/05/25 TBA A**

Sheet Number  
**A100**  
/A123



 **DEMOLITION PLAN**  
Scale 1 : 200

**n+b**

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Revision No.	Date	Description
A	26/05/25	Issued as PRELIMINARY

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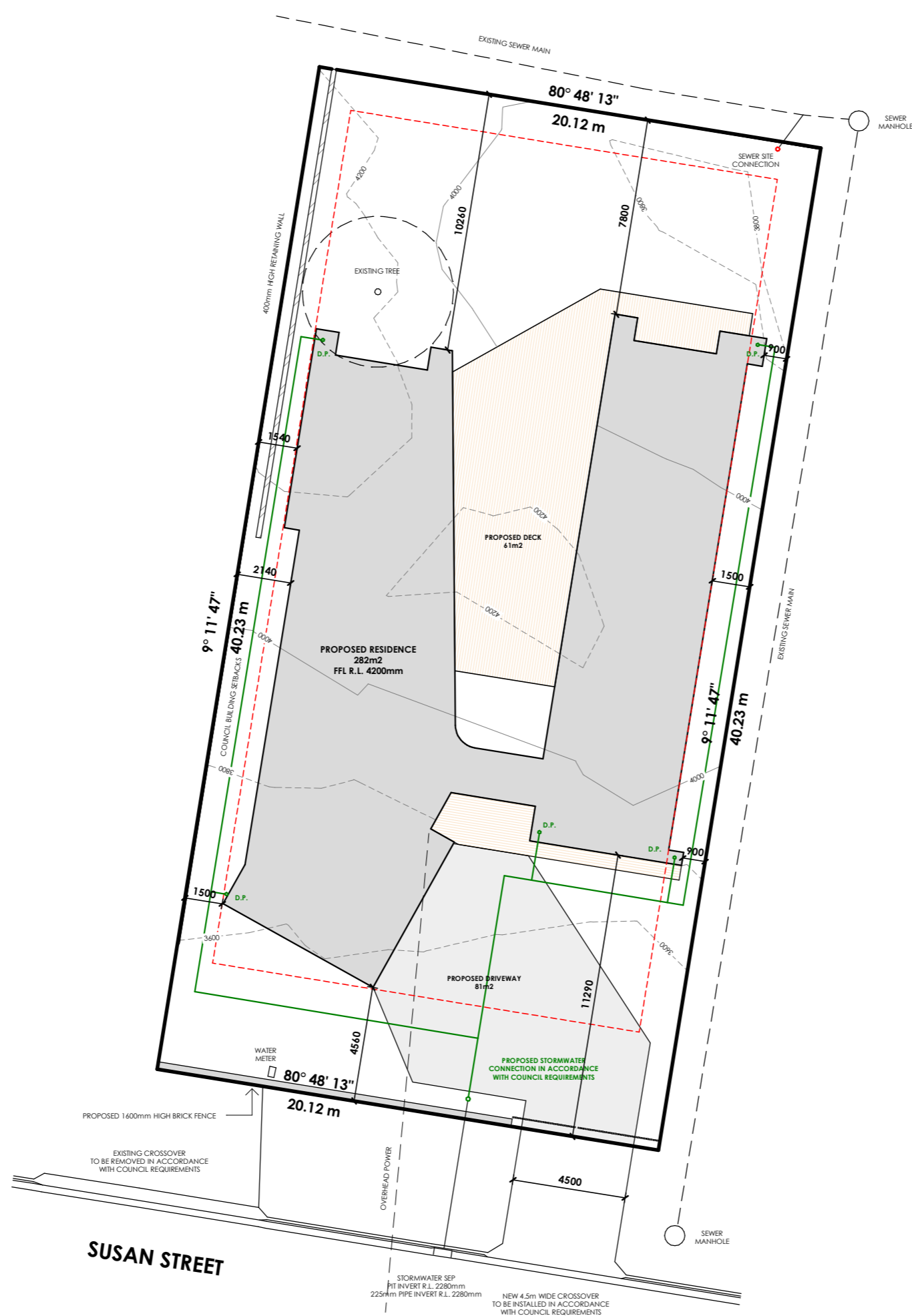
Sheet Title  
**DEMOLITION PLAN**

Drawn	Issue Date	Project No.	Revision
NJB	26/05/25	TBA	A

Sheet Number

**A101**

/A123



**SITE PLAN**

PRIMARY CONTOUR LINES SHOWN AT 1000mm INTERVALS  
SECONDARY CONTOURS SHOWN AT 250mm INTERVALS

ALL RL LEVELS REFER TO FFL LEVEL, SITE DATUM POINT  
**TBA**

**DRIVEWAY**

EXPOSED AGGREGATE 120mm THICK 25MPa CONCRETE  
WITH SAW CUTS AT 4000mm CRS, 24 HOURS AFTER POURING.  
AGGREGATE STYLE AND FINISH TO BE CONFIRMED BY OWNER.

**GENERAL NOTES:**

DURING CONSTRUCTION SOIL AND WATER IS TO BE APPROPRIATELY MANAGED. THIS INCLUDES THE PROVISION OF SILT FENCING, FILTER SCREENS OR DEDICATED SILT TRAPS TO PREVENT THE DISCHARGE OF GRAVEL, SOIL OR OTHER DEBRIS TO ANY EXISTING WATER COURSE OR ADJOINING PROPERTY DURING THE COSTRUCTION PROCESS.

**EXCAVATION:**

ALLOW FOR BULK EXCAVATION WHERE REQUIRED AND ALL EXCAVATION, FILLING, BACK FILLING AND CONSOLIDATION REQUIRED FOR THE FOOTINGS AND SLAB. RETAIN ALL ACCESSES AND SERVICES AS INDICATED. MAKE GOOD.

**SETTING OUT:**

THE BUILDER SHALL ACCURATELY SET-OUT THE WORKS AND VERIFY ALL DIMENSIONS AND LEVELS BEFORE COMENCING ANY WORKS, AND SHALL MAKE GOOD AT HIS OWN EXPENSE ANY ERRORS ARISING FROM INACCURACIES OF THE SETOUT.

**PROTECTION WORK**

(SECTION 121 OF THE BUILDING ACT)  
IF EXCAVATION IS TO A LEVEL BELOW THAT OF THE ADJOINING OWNER'S FOOTINGS, ALONG THE TITLE BOUNDARY OR WITHIN 3 METRES OF A BUILDING BELONGING TO AN ADJOINING OWNER, THE BUILDER MUST (AS A MINIMUM) PROVIDE AND MAINTAIN A SUPPORT. ADJOINING OWNER TO BE NOTIFIED USING FORM 6 (BUILDING AND PROTECTION WORK NOTICE).



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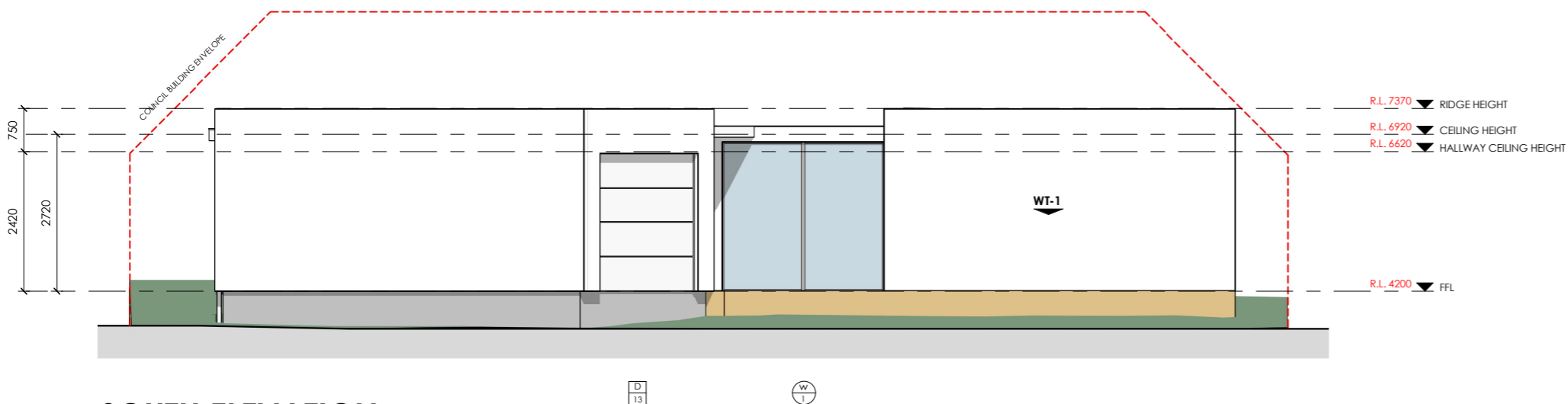
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all dimensions are in millimeters  
confirm all dimensions on site  
all work relevant NCC & AS

Project  
**PROPOSED RESIDENCE**  
Location  
**43 SUSAN STREET, TURNERS BEACH**  
Client  
**JADE HUGHES**

Sheet Title  
**SITE PLAN**  
Drawn  
**NJB**  
Issue Date  
**26/05/25**  
Project No.  
**TBA**  
Revision  
**A**

Sheet Number  
**A102**  
/A123



**SOUTH ELEVATION**  
Scale 1 : 100

**WALL | FACADE MATERIALS & FINISHES**

**WT-1** 75mm MASTERWALL CLADDING, RENDER/PAINT TO FINISH INSTALLED AS PER MANUFACTURERS SPECIFICATION.



**EAVE CONSTRUCTION NCC VOLUME 2 PART 3.5.3.5**

EAVE WIDTH OVERHANG - 600mm

EAVES LINED WITH 'HARDIFLEX' CEMENT SHEET TRIMMERS LOCATED WITHIN 1200mm OF EXTERNAL CORNERS TO BE SPACED @ 500mm CENTERS. REMAINDER OF SHEET - 700mm CENTERS

FASTENER / FIXINGS WITHIN 1200mm OF EXTERNAL CORNERS @ 200mm CENTERS, REMAINDER OF SHEET - 300mm CENTERS

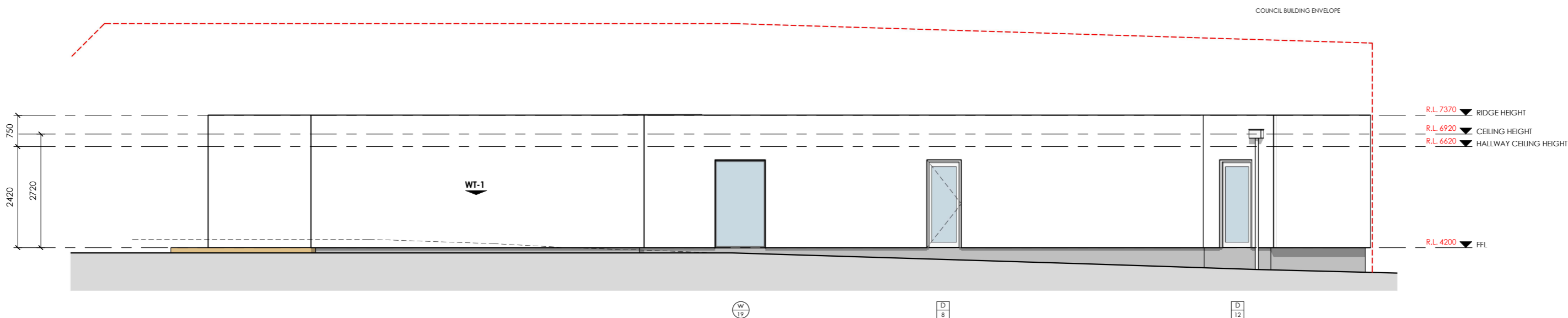
**LYSAGHT TRIMDEK ROOF CLADDING**

INSTALLED AS PER MANUFACTURERS SPECIFICATIONS & AS1562 COLOUR BY OWNER.

**SELECTED ALUMINIUM FRAMED WINDOWS & DOORS**

NCC VOLUME 2 PART 3.6 POWDER COATED ALUMINIUM WINDOW & DOOR FRAMES, UNLESS OTHERWISE NOTED. REVEALS AS SELECTED. ALL FLASHING & FIXINGS TO MANUFACTURERS SPECIFICATIONS

GLAZING & FRAME CONSTRUCTION TO AS2047 & AS1288 ALL FIXINGS & FLASHINGS TO MANUFACTURERS REQUIREMENTS



**WEST ELEVATION**  
Scale 1 : 100

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Australia  
7315

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Client  
**JADE HUGHES**

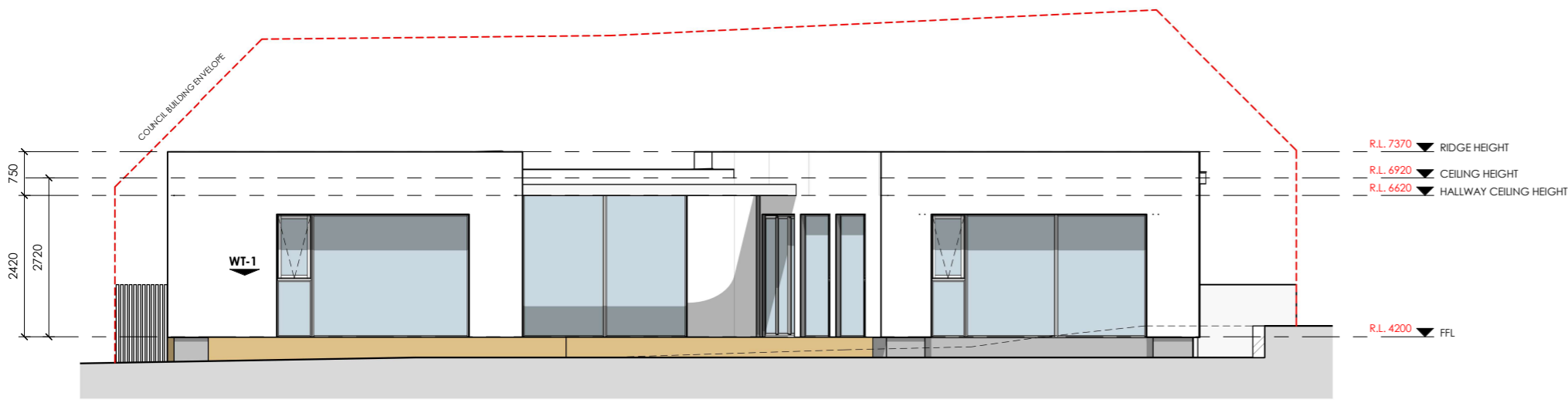
Sheet Title  
**ELEVATIONS 1 OF 2**

Drawn	Issue Date	Project No.	Revision
NJB	26/05/25	TBA	A

Sheet Number

**A103**

/A123



**NORTH ELEVATION**  
Scale 1 : 100

**WALL | FACADE MATERIALS & FINISHES**  
**WT-1** 75mm MASTERWALL CLADDING, RENDER/PAINT TO FINISH INSTALLED AS PER MANUFACTURERS SPECIFICATION.



**EAVE CONSTRUCTION NCC VOLUME 2 PART 3.5.3.5**  
EAVE WIDTH OVERHANG - 600mm

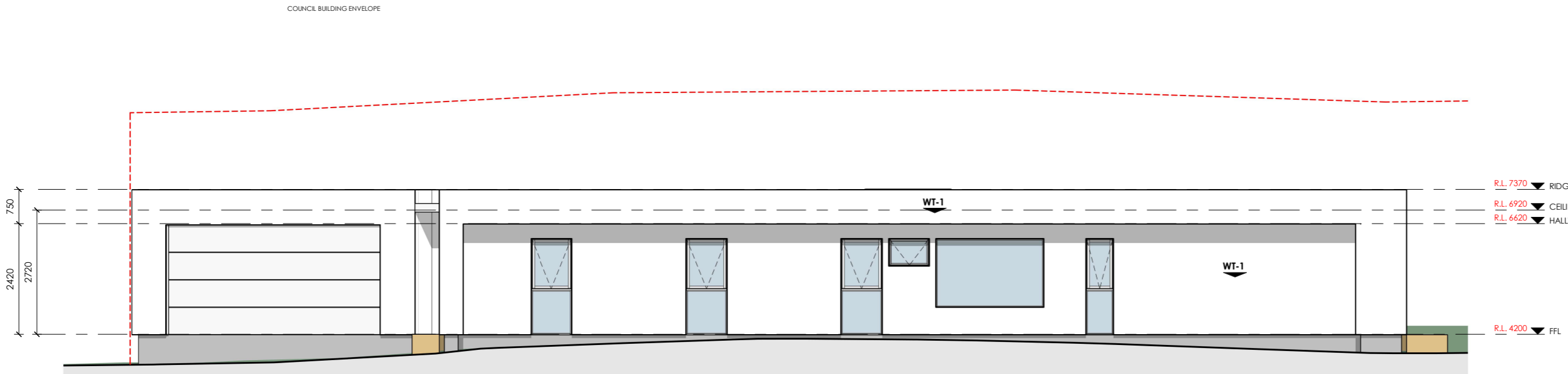
EAVES LINED WITH 'HARDIFLEX' CEMENT SHEET TRIMMERS LOCATED WITHIN 1200mm OF EXTERNAL CORNERS TO BE SPACED @ 500mm CENTERS. REMAINDER OF SHEET - 700mm CENTERS

FASTENER / FIXINGS WITHIN 1200mm OF EXTERNAL CORNERS @ 200mm CENTERS, REMAINDER OF SHEET - 300mm CENTERS

**LYSAGHT TRIMDEK ROOF CLADDING**  
INSTALLED AS PER MANUFACTURERS SPECIFICATIONS & AS1562 COLOUR BY OWNER.

**SELECTED ALUMINIUM FRAMED WINDOWS & DOORS**  
NCC VOLUME 2 PART 3.6 POWDER COATED ALUMINIUM WINDOW & DOOR FRAMES, UNLESS OTHERWISE NOTED. REVEALS AS SELECTED. ALL FLASHING & FIXINGS TO MANUFACTURERS SPECIFICATIONS

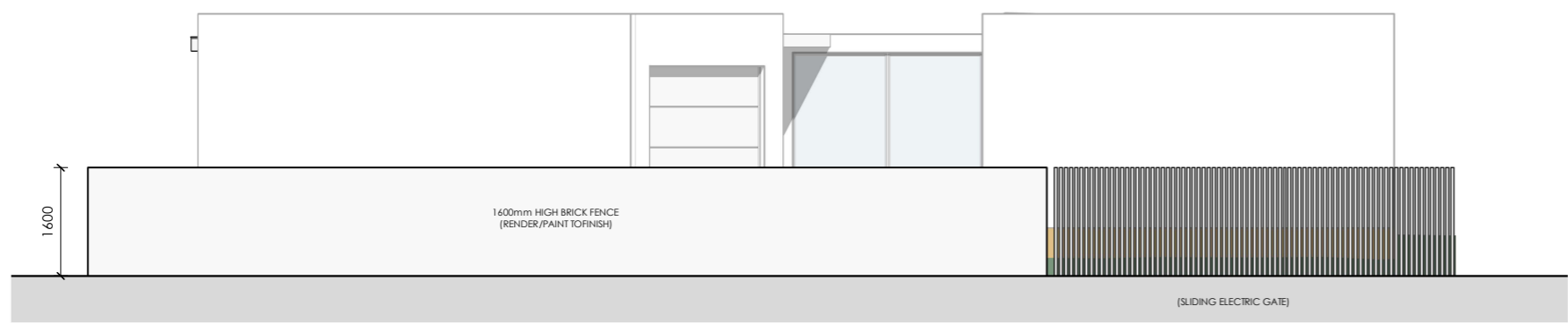
GLAZING & FRAME CONSTRUCTION TO AS2047 & AS1288  
ALL FIXINGS & FLASHINGS TO MANUFACTURERS REQUIREMENTS



**EAST ELEVATION**  
Scale 1 : 100

R.L. 7370 RIDGE HEIGHT  
 R.L. 6920 CEILING HEIGHT  
 R.L. 6620 HALLWAY CEILING HEIGHT

R.L. 4200 FFL



**FRONT FENCE ELEVATION**  
Scale 1 : 100



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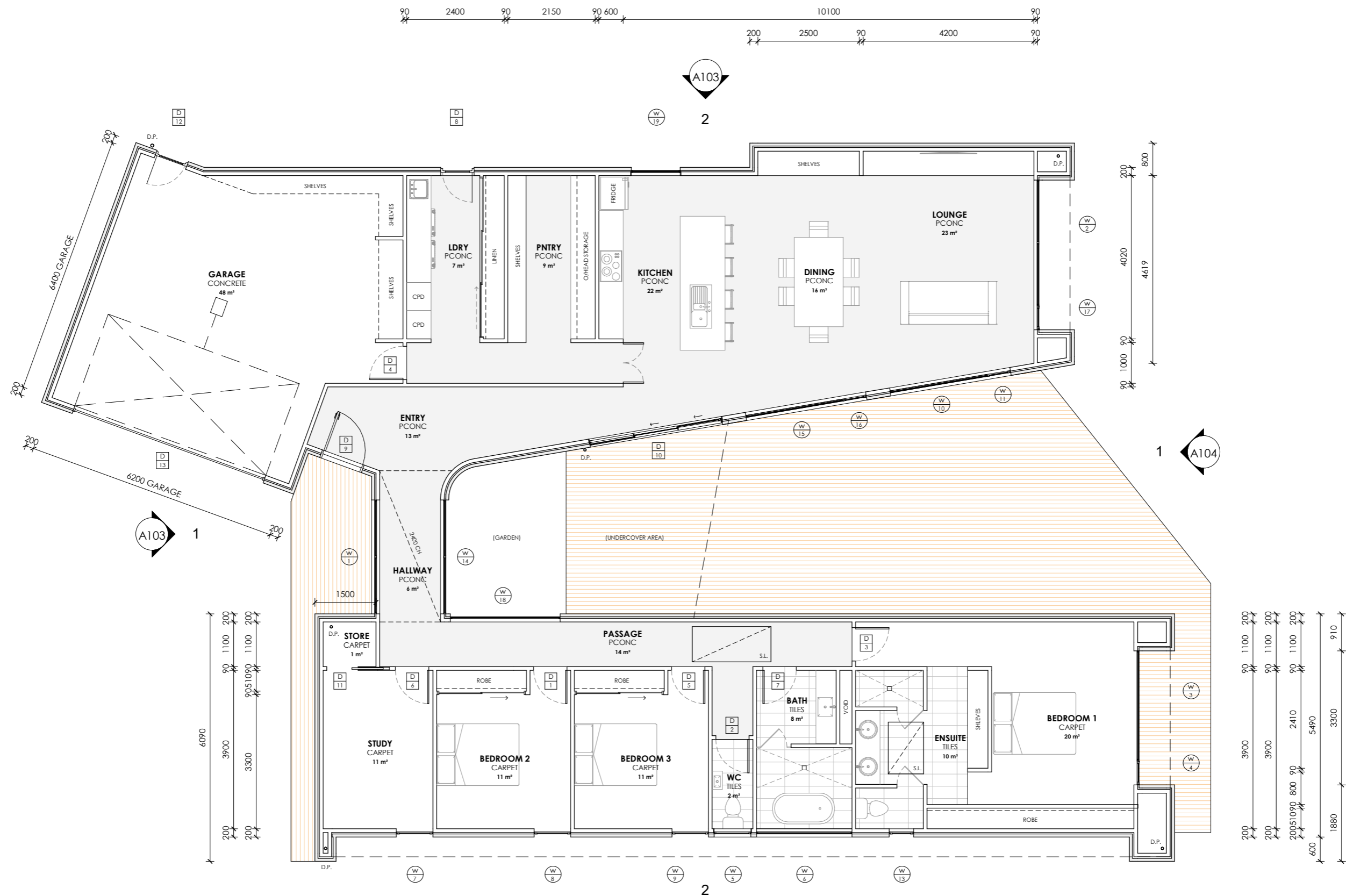
Revision  
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all work relevant NCC & AS

Project  
**PROPOSED RESIDENCE**  
Location  
**43 SUSAN STREET, TURNERS BEACH**  
Client  
**JADE HUGHES**

Sheet Title  
**ELEVATIONS 2 OF 2**  
Drawn Issue Date Project No. Revision  
**NJB 26/05/25 TBA A**

Sheet Number  
**A104**  
/A123



**FLOOR AREAS & FINISHES**

FLOOR AREA - 282m2

**NOTES**

ALL WINDOW DIMENSIONS TO BE CONFIRMED WITH CLIENT PRIOR TO CONSTRUCTION BEGINNING.

ALL GLAZING TO COMPLY WITH WITH NCC PART 8.2 & AS1288 & AS2047  
 ALL WET AREAS TO COMPLY WITH NCC PART 10.2 & AS3740  
 ALL TIMBER FRAMING TO COMPLY WITH NCC PART 6 & AS1684  
 ALL WORKS TO BE IN COMPLIANCE WITH NCC PART 13 & ENERGY EFFICIENCY

**FLOOR PLAN**  
 Scale 1 : 100

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Sheet Title	Drawn	Issue Date	Project No.	Revision
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**WINDOW & DOOR SCHEDULE NOTES**

FLYSCREENS TO BE FITTED TO ALL OPENABLE WINDOWS AND DOORS (ENTRY EXEMPT).

GLAZING TYPES AVAILABLE IN TASMANIA CAN BE ACCESSED AT WWW.WERS.NET.

**SHOWER SCREENS**

1800H SEMI-FRAMELESS SHOWER SCREENS TO COMPLY WITH NCC TABLE 8.4.6. & AS1288. MINIMUM 6mm THICK GRADE A TOUGHENED SAFETY GLASS, LABELLED TO COMPLY WITH INDUSTRY STANDARDS.

**OPAQUE BANDS**

WHERE GLAZED DOORS OR SIDE PANELS ARE CAPABLE OF BEING MISTAKEN FOR A DOORWAY OR OPENING, THE GLASS MUST BE MARKED TO MAKE IT READILY VISIBLE AS FOLLOWS:

- MARKING IN THE FORM OF AN OPAQUE BAND NOT LESS THAN 20mm IN HEIGHT;
- THE UPPER EDGE IS NOT LESS THAN 700mm ABOVE THE FLOOR;
- THE LOWER EDGE IS NOT MORE THAN 1200mm ABOVE THE FLOOR.

**FLASHINGS TO WALL OPENINGS**

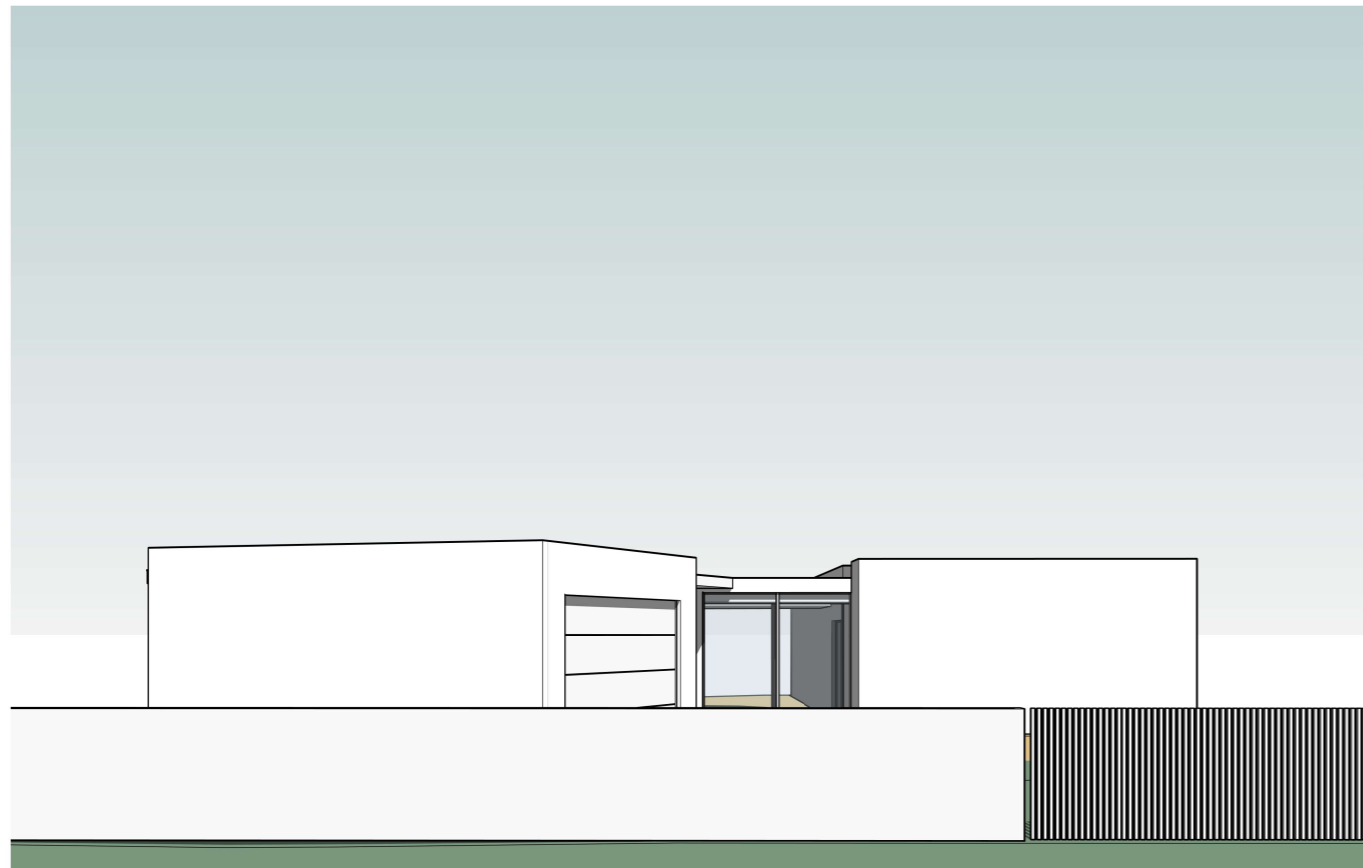
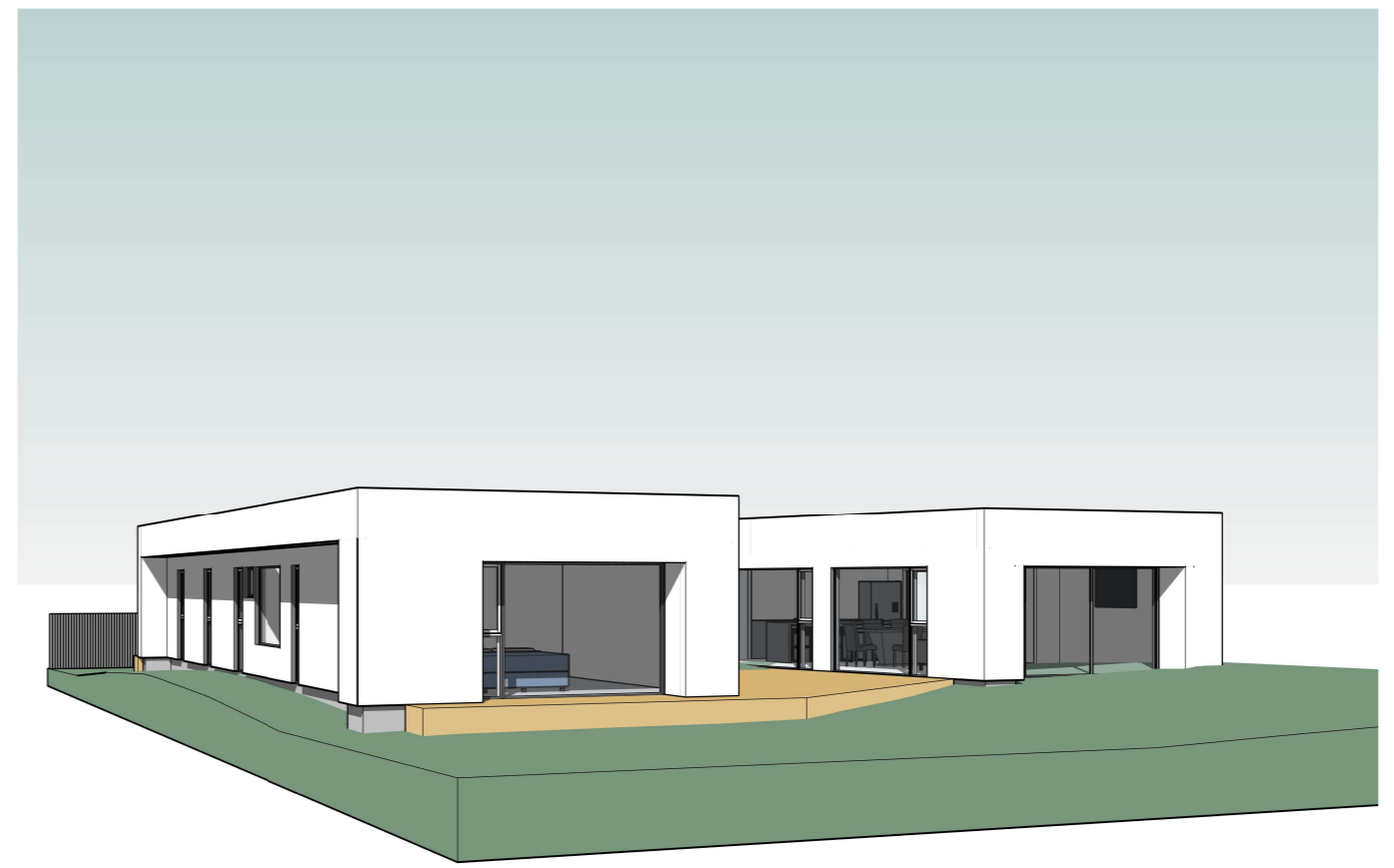
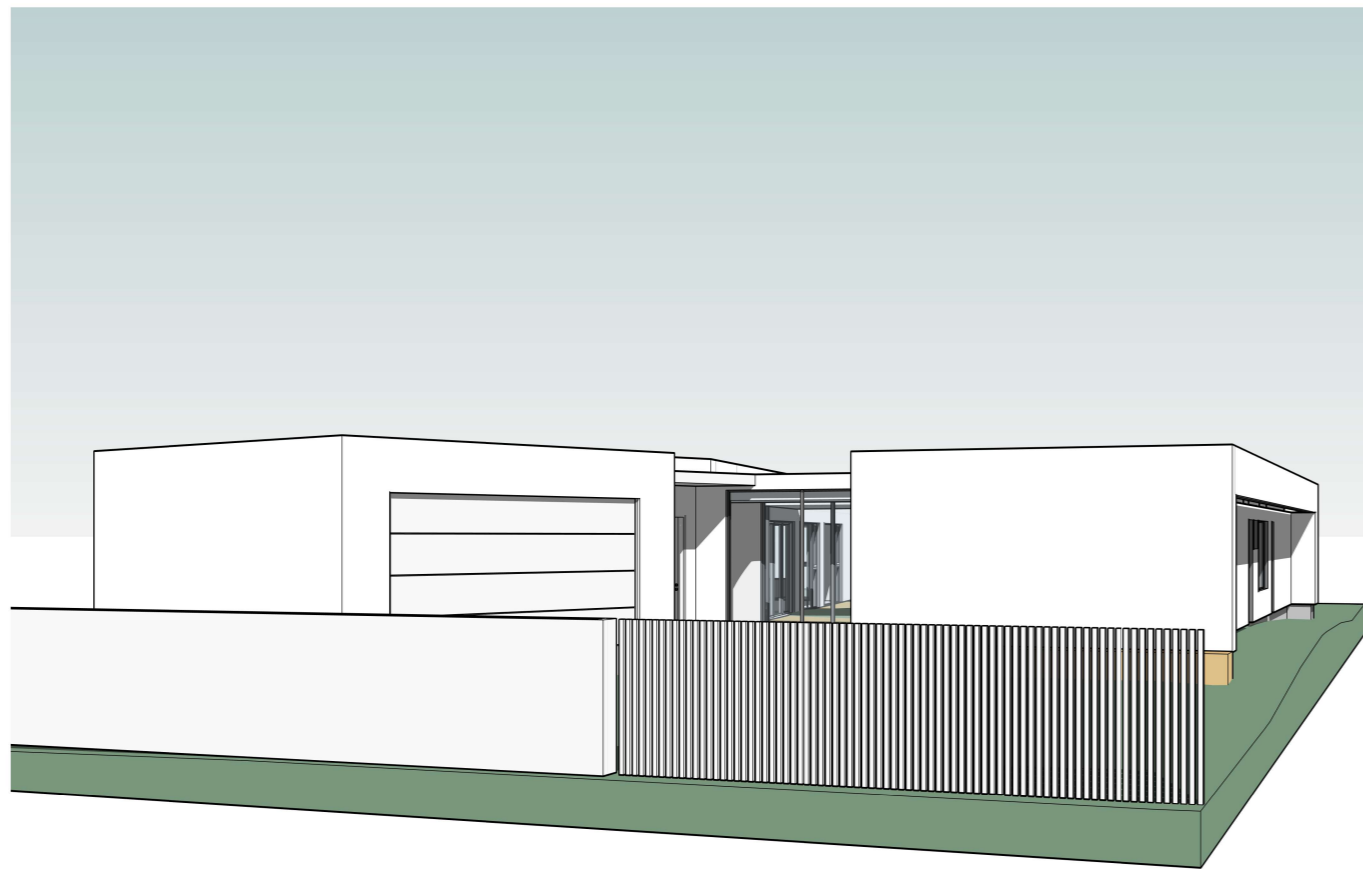
ALL OPENINGS MUST BE ADEQUATELY FLASHED USING MATERIALS THAT COMPLY WITH AS/NZS2904. REFER TO DRAWING A117 FOR WINDOW HEAD AND SILL DETAILS. FLASHING TO BE INSTALLED WITH GLAZING MANUFACTURER'S SPECIFICATIONS FOR BRICK VENEER CONSTRUCTION.

**NOTE:**

ALL WINDOWS & DOORS ARE SHOWN AS REPRESENTATIONAL ONLY. IT IS THE RESPONSIBILITY OF THE BUILDER AND CLIENT TO REVIEW ALL WINDOW & DOOR STYLE'S PRIOR TO ORDERING. THIS INCLUDES DOOR MATERIAL (I.E. ALUMINUM/TIMBER) & COLOUR, FRAME COLOUR, AWNING/SLIDING OPERATION (INCLUDING SLIDING DOORS), GLASS TINT & TRANSOM & MULLION LAYOUT.

Window Schedule									
Mark	Floor Level	Operation	Size		Sill Height (Height Above FFL)	Location	SHGC	U-Value	Glazing
			Height	Width					
1	FFL	Fixed	2600	2800	0	HALLWAY	0.55	4.3 W/(m²·K)	DOUBLE GLAZED - 4Clr/10/4Clr
2	FFL	Fixed	2100	3080	0	LOUNGE	0.55	4.3 W/(m²·K)	DOUBLE GLAZED - 4Clr/10/4Clr
3	FFL	Fixed	2100	2700	0	BEDROOM 1	0.55	4.3 W/(m²·K)	DOUBLE GLAZED - 4Clr/10/4Clr
4	FFL	Awning	2100	600	0	BEDROOM 1	0.55	4.3 W/(m²·K)	DOUBLE GLAZED - 4Clr/10/4Clr
5	FFL	Awning	600	900	1500	WC	0.55	4.3 W/(m²·K)	DOUBLE GLAZED - 4Clr/10/4Clr
6	FFL	Fixed	1500	2350	600	BATH	0.55	4.3 W/(m²·K)	DOUBLE GLAZED - 4Clr/10/4Clr
7	FFL	Awning	2100	900	0	STUDY	0.55	4.3 W/(m²·K)	DOUBLE GLAZED - 4Clr/10/4Clr
8	FFL	Awning	2100	900	0	BEDROOM 2	0.55	4.3 W/(m²·K)	DOUBLE GLAZED - 4Clr/10/4Clr
9	FFL	Awning	2100	900	0	BEDROOM 3	0.55	4.3 W/(m²·K)	DOUBLE GLAZED - 4Clr/10/4Clr
10	FFL	Fixed	2100	2400	0	LOUNGE	0.55	4.3 W/(m²·K)	DOUBLE GLAZED - 4Clr/10/4Clr
11	FFL	Awning	2100	600	0	LOUNGE	0.55	4.3 W/(m²·K)	DOUBLE GLAZED - 4Clr/10/4Clr
13	FFL	Awning	2100	600	0	ENSUITE	0.55	4.3 W/(m²·K)	DOUBLE GLAZED - 4Clr/10/4Clr
14	FFL	Fixed	2600	2800	0	HALLWAY	0.55	4.3 W/(m²·K)	DOUBLE GLAZED - 4Clr/10/4Clr
15	FFL	Fixed	2100	2400	0	DINING	0.55	4.3 W/(m²·K)	DOUBLE GLAZED - 4Clr/10/4Clr
16	FFL	Awning	2100	600	0	DINING	0.55	4.3 W/(m²·K)	DOUBLE GLAZED - 4Clr/10/4Clr
17	FFL	Awning	2100	600	0	LOUNGE	0.55	4.3 W/(m²·K)	DOUBLE GLAZED - 4Clr/10/4Clr
18	FFL	Fixed	2100	2700	0	PASSAGE	0.55	4.3 W/(m²·K)	DOUBLE GLAZED - 4Clr/10/4Clr
19	FFL	Fixed	2100	1200	0	KITCHEN	0.55	4.3 W/(m²·K)	DOUBLE GLAZED - 4Clr/10/4Clr

Door Schedule				
Mark	Location	Height	Width	Operation
1	BEDROOM 2	2040	820	Internal Hinged
2	WC	2040	820	Internal Hinged
3	BEDROOM 1	2040	820	Internal Hinged
4	GARAGE	2040	820	Internal Hinged
5	BEDROOM 3	2040	820	Internal Hinged
6	STUDY	2040	820	Internal Hinged
7	BATH	2040	820	Internal Hinged
8	LDRY	2100	820	External Hinged
9	ENTRY	2100	1020	External Hinged
10	KITCHEN	2100	3300	Double Glazed Sliding Door
11	STUDY	2040	770	Cavity Slider
12	GARAGE	2100	820	External Hinged
13	GARAGE	2400	5000	Panelift Garage Door



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Sheet Title  
**3D PERSPECTIVES**

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**A123**  
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