
Application for Planning

S.57 Land Use Planning and Approvals Act 1993

The following application has been received:

Application No.: **DA2025169**

Location: **15 Alice Street, West Ulverstone**

Proposal: **Residential - multiple dwellings - staged strata**

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 2025*.

The representation must be made on or before **17 December 2025**

Date of Notification: **3 December 2025**

Vicki Brereton
CHIEF EXECUTIVE OFFICER

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: 22/07/2025
 Application No: DA2025169
 Doc ID: 525822

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

Use or Development Site:

Site Address 15 Alice Street, West Ulverstone TAS 7315

Certificate of Title Reference PID6955609, TITLE REF 219089/15

Land Area 1313 sqm **Heritage Listed Property** NO YES

Applicant(s)

First Name(s) Bradley Mathew **Surname(s)** Reeves

Company name (if applicable) Chloe Nicole Holdings PTY LTD **Contact No:** 0421 754 973

Postal Address: PO Box 7616 Launceston TAS 7250

Email address: brad@brooklynbradley.com

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) Bradley Mathew **Middle Names(s)**

Surname(s) Reeves **Company name** (if applicable) Chloe Nicole Holdings PTY LTD

Postal Address: PO Box 7616 Launceston TAS 7250

PERMIT APPLICATION INFORMATION	(If insufficient space for proposed use and development, please attach separate documents)
<i>"USE" is the purpose or manner for which land is utilised.</i>	
Proposed Use	<input style="width: 95%; height: 20px;" type="text" value="Residential - multiple dwellings. Staged Strata."/>
Use Class <i>Office use only</i>	<input style="width: 95%; height: 20px;" type="text"/>

"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).

Demolition of existing outbuildings and garage, renovation of existing dwelling and construction of 3 new specialist disability accommodation (SDA) dwellings. Potential staged strata.

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

\$ 1,200,000 Estimate/ Actual

Total floor area of the development 535m²

Declaration of Notice to Landowner
If land is NOT in the applicant's ownership
<p>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 <i>Land Use Planning and Approvals Act 1993</i>.</p> <p>Signature of Applicant _____ Date _____</p>
If the application involves land within a Strata Corporation
<p>I _____, declare that the owner/each of the owners of the body corporation has been notified of the intention to make this permit application.</p> <p>Signature of Applicant _____ Date _____</p>

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 Bradley Mathew Reeves
 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 22 July 2025 | 2:09 PM AEST

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

SEARCH OF TORRENS TITLE

VOLUME 219089	FOLIO 15
EDITION 6	DATE OF ISSUE 18-Feb-2025

SEARCH DATE : 22-Jul-2025

SEARCH TIME : 02.01 PM

	CENTRAL COAST COUNCIL LAND USE PLANNING
Received:	22/07/2025
Application No:	DA2025169
Doc ID:	525825

DESCRIPTION OF LAND

Town of ULVERSTONE

Lot 15 on Plan [219089](#)

Derivation : Part of Lot 2. Sec. K. - Gtd. to H.W.Milbourne

Prior CT [2691/18](#)

SCHEDULE 1

[N232587](#) TRANSFER to CHLOE NICOLE HOLDINGS PTY LTD

Registered 18-Feb-2025 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

115318 BOUNDARY FENCES CONDITION in Transfer

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.

2691 18

CENTRAL COAST COUNCIL LAND USE PLANNING	
Received:	22/07/2025
Application No:	DA2025169
Doc ID:	525824

Cert. of Title. Vol. 519. Fol. 33.

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.

Mitchinson

Recorder of Titles.

DESCRIPTION OF LAND



NOTE.—ENTRIES CANCELLED UNDER SIGNATURE OF THE RECORDER OF TITLES ARE NO LONGER SUBSISTING.

TOWN OF ULVERSTONE
ONE ROOD ELEVEN PERCHES AND NINE TENTHS OF A PERCH
on the Plan hereon

FIRST SCHEDULE (continued overleaf)

KEITH ALWYN JOHNSTON of Ulverstone, Linesman and
ALICE LEILA JOHNSTON his wife.

Mitchinson
CANCELLED
RECORDER OF TITLES

SECOND SCHEDULE (continued overleaf)

TRANSFER NO. 115318 was made SUBJECT TO boundary fences condition.

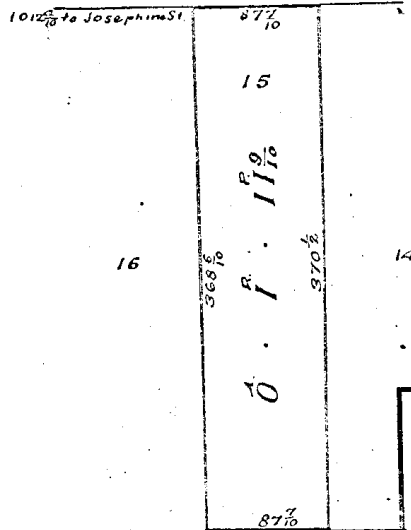
PROPERTY ADDRESS

15 Alice Street
ULVERSTONE

ALICE ST

Lot 15 of this plan consists of all the land comprised in the above-mentioned cancelled folio of the Register.

REGISTERED NUMBER
219089



CANCELLED
17 JAN 1995

Part of Lot 2. Sec. K. - Gtd. to H.W. Milbourne - Meas. in Links.

FIRST Edition. Registered

12 JUN 1970

Derived from C.T. Vol. 519. Fol. 33. Transfer A332782 A. Lyons.



Central Coast Council



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



1-Dec-2025

**15 ALICE STREET,
 WEST ULVERSTONE
 DA2025169**

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.

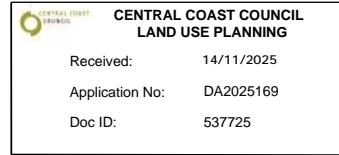
© The List 2025.
 © Central Coast Council 2025.

10 m

Scale =
1:427.140

14th of November 2025

Tory Puglisi
Land Use Planning Team
Central Coast Council
19 King Edward Street,
Ulverstone TAS 7315



Dear Tory,

DEVELOPMENT APPLICATION – MULTIPLE DWELLINGS
15 ALICE STREET, WEST ULVERSTONE

Please find enclosed the development application drawings accompanying this cover letter and formal submission for a proposed strata titled, multiple dwelling development at 15 Alice Street, West Ulverstone. The scope of this application includes the following (refer to the site plan for further detail):

- Renovation of the existing three-bedroom, 1 bathroom dwelling.
- Construction of three new two-bedroom, two-bathroom high physical support (HPS) accessible residential units, referred to as Proposed Unit 1, Proposed Unit 2, and Proposed Unit 3.

The development outlined in this application pertains to land identified in Certificate of Title 219089-15. The site is zoned General Residential under the Tasmanian Planning Scheme. The current and proposed use class for the property is Residential, which is a Permitted use under the Scheme.

The following information is provided to assist with the assessment of the application as per your Section 54 dated 5th of September, to the Land Use Planning and Approvals Act 1993.

1. Setbacks and building envelope for all dwellings (P3)

C8.4.2 Setbacks and building envelope for all dwellings (P3)	
Objective: The siting and scale of dwellings:	
<ul style="list-style-type: none"> (a) provides reasonably consistent separation between dwellings and their frontage within a street; (b) provides consistency in the apparent scale, bulk, massing and proportion of dwellings; (c) provides separation between dwellings on adjoining properties to allow reasonable opportunity for daylight and sunlight to enter habitable rooms and private open space; and (d) provides reasonable access to sunlight for existing solar energy installations. 	
Acceptable Solution/ Performance Criteria	Comment
<p>A3 A dwelling, excluding outbuildings with a building height of not more than 2.4m and protrusions that extend not more than 0.9m horizontally beyond the building envelope, must:</p> <ul style="list-style-type: none"> (a) be contained within a building envelope (refer to Figures 8.1, 8.2 and 8.3) determined by: <ul style="list-style-type: none"> (i) a distance equal to the frontage setback or, for an internal lot, a distance of 4.5m from the rear boundary of a property with an adjoining frontage; and (ii) projecting a line at an angle of 45 degrees from the horizontal at a height of 3m above existing ground level at the side and rear boundaries to a building height of not more than 8.5m above existing ground level; and 	<p>Building envelopes have been added to the Development Application drawing set, showing that the structures are within their respective building envelopes. The proposal meets Acceptable Solution A3.</p>

- (b) only have a setback of less than 1.5m from a side or rear boundary if the dwelling:
 - (i) does not extend beyond an existing building built on or within 0.2m of the boundary of the adjoining property; or
 - (ii) does not exceed a total length of 9m or one third the length of the side boundary (whichever is the lesser).

2. Planning Scheme Assessment

a. 7.10 Development Not Required to be Categorised into a Use Class

There are 3 proposed retaining walls that are within 1500mm of the boundary and exceed 1000mm in height. They are shown in Figure 1 and are described below:

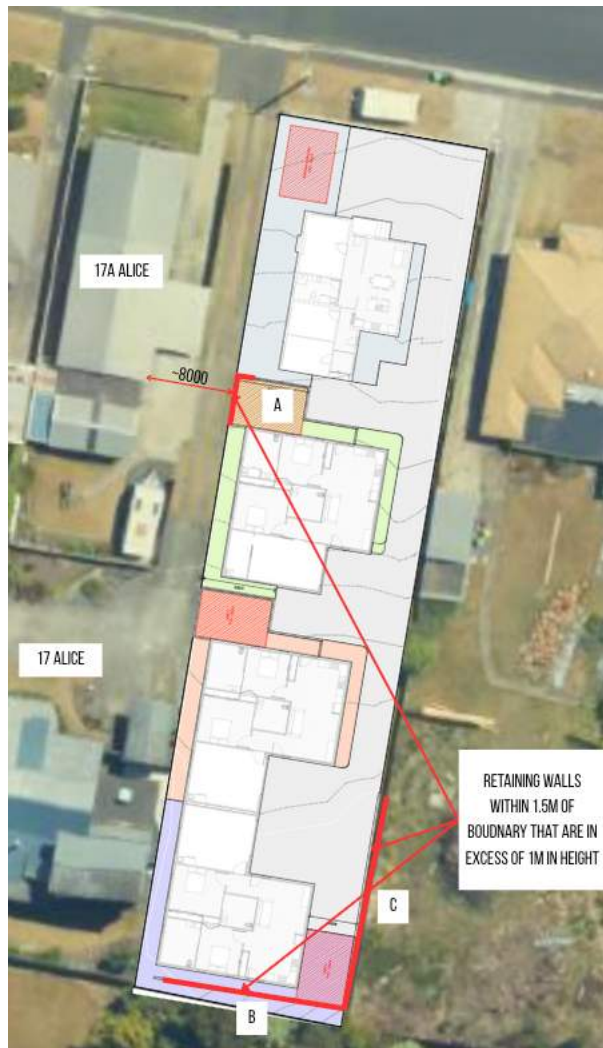


Figure 1 – Retaining walls within 1500mm of boundaries that exceed 1000mm in height

- A) The retaining wall supporting the private open space of Proposed Unit 1 on the western boundary. The wall is ~1100mm tall in the northwest corner and reduces in height traveling south along the western boundary. This boundary runs parallel to the driveway of 17 Alice Street and is approximately 8m from the eastern face of the dwelling on 17A Alice Street. This provides sufficient distance between the proposed retaining wall and the dwelling to allow solar access, without overshadowing (refer to Figure 2). Due to the distance between the wall and the nearest This wall does not cause unreasonable detrimental impact on the adjoining

property or the amenity of the surrounding area.



Figure 2 – Street view of the access to 17 and 17A Alice Street and location of the proposed retaining wall

- B) The retaining wall running parallel to the southern boundary, behind Proposed Unit 3. The wall is ~1500mm tall in the southeast corner and reduces in height traveling west along the southern boundary. The land south of the boundary is hilly terrain and is currently covered in shrub. The wall retains the land to the south allowing Proposed Unit 3 to be set down under natural ground level, providing visual amenity over the top of Proposed Unit 3 from the land to the south. There is no loss of solar access to the adjoining property. This wall does not cause unreasonable detrimental impact on the adjoining property or the amenity of the surrounding area.
- C) The retaining wall running along the eastern, to the east of Proposed Unit 3. The wall is ~1500mm tall in the southeast corner and reduces in height traveling north along the eastern boundary. A new large 2 story property is currently being built on the land to the east of the boundary. Like proposed retaining wall B, the wall retains the land to the east allowing Proposed Unit 3 to be set down under natural ground level, providing visual amenity over the top of Proposed Unit 3 from the land to the east. There is no loss of solar access to the adjoining property. This wall does not cause unreasonable detrimental impact on the adjoining property or the amenity of the surrounding area.

Therefore, none of the proposed retaining wall cause unreasonable detrimental impact on the adjoining property or the amenity of the surrounding area.

b. 8.4.3 Site coverage and private open space for all dwellings

C 8.4.3 Site coverage and private open space for all dwellings	
Objective: That dwellings are compatible with the amenity and character of the area and provide:	
<ul style="list-style-type: none"> (a) for outdoor recreation and the operational needs of the residents; (b) opportunities for the planting of gardens and landscaping; and (c) private open space that is conveniently located and has access to sunlight. 	
Acceptable Solution/ Performance Criteria	Comment

<p>A2</p> <p>A dwelling must have private open space that:</p> <ul style="list-style-type: none"> (a) is in one location and is not less than: <ul style="list-style-type: none"> (i) 24m²; or (ii) 12m², if the dwelling is a multiple dwelling with a finished floor level that is entirely more than 1.8m above the finished ground level (excluding a garage, carport or entry foyer); (b) has a minimum horizontal dimension of not less than: <ul style="list-style-type: none"> (i) 4m; or (ii) 2m, if the dwelling is a multiple dwelling with a finished floor level that is entirely more than 1.8m above the finished ground level (excluding a garage, carport or entry foyer); (c) is located between the dwelling and the frontage only if the frontage is orientated between 30 degrees west of true north and 30 degrees east of true north; and (d) has a gradient not steeper than 1 in 10. 	<p>Site plan has been updated so that private open spaces have a clear minimum dimension of 4m from face of any dwelling/retaining wall or fence to another surface. The proposal meets Acceptable Solution A2.</p>
---	---

c. C2.0 Parking and Sustainable Transport Code

A traffic impact assessment has been completed to assess the onsite car parking manoeuvrability and access ways in accordance with Code. The review shows that the proposal is compliant with the Code, the results of which are documented below and amendments to the Development Application drawings have also been made to show turning circles and accessible parking.

C.2.5.1 Car parking numbers	
Objective: That an appropriate level of car parking spaces are provided to meet the needs of the use.	
Acceptable Solution/ Performance Criteria	Comment
<p>Acceptable Solution A1</p> <p>The number of on-site car parking spaces must be no less than the number specified in Table C2.1, less the number of car parking spaces that cannot be provided due to the site including container refund scheme space, excluding if:</p> <ul style="list-style-type: none"> (a) the site is subject to a parking plan for the area adopted by council, in which case parking provision (spaces or cash-in-lieu) must be in accordance with that plan; (b) the site is contained within a parking precinct plan and subject to Clause C2.7; (c) the site is subject to Clause C2.5.5; or (d) it relates to an intensification of an existing use or development or a change of use where: <ul style="list-style-type: none"> i. the number of on-site car parking spaces for the existing use or development specified in Table C2.1 is greater than the number of car parking spaces specified in Table C2.1 for the proposed use or development, in which case no additional on-site car parking is required; or ii. the number of on-site car parking spaces for the existing use or development specified in 	<p>Complies with Acceptable Solution A1</p> <p>The Planning Scheme requires a provision of 9 parking spaces (2 per dwelling and one visitor parking space). The proposal meets Acceptable Solution A1.</p>

<p>Table C2.1 is less than the number of car parking spaces specified in Table C2.1 for the proposed use or development, in which case on-site car parking must be calculated as follows: $N = A + (C - B)$ N = Number of on-site car parking spaces required A = Number of existing on site car parking spaces B = Number of on-site car parking spaces required for the existing use or development specified in Table C2.1 C = Number of on-site car parking spaces required for the proposed use or development specified in Table C2.1.</p>	
C2.5.2 Bicycle parking numbers	
<p>Objective: That an appropriate level of bicycle parking spaces are provided to meet the needs of the use.</p>	
Acceptable Solution/ Performance Criteria	Comment
<p>Acceptable Solution A1</p> <p>Bicycle parking spaces must: (a) be provided on the site or within 50m of the site; and (b) be no less than the number specified in Table C2.1.</p>	<p>Not Applicable</p> <p>As the Planning Scheme has no requirement in bicycle parking for the proposed development, this clause is not applicable.</p>
C2.5.3 Motorcycle parking numbers	
<p>Objective: That the appropriate level of motorcycle parking is provided to meet the needs of the use.</p>	
Acceptable Solution/ Performance Criteria	Comment
<p>Acceptable Solution A1</p> <p>The number of on-site motorcycle parking spaces for all uses must: (a) be no less than the number specified in Table C2.4; and (a) (b) if an existing use or development is extended or intensified, the number of on-site motorcycle parking spaces must be based on the proposed extension or intensification, provided the existing number of motorcycle parking spaces is maintained.</p>	<p>Complies with Acceptable Solution A1</p> <p>As the Planning Scheme does not require provision of a motorcycle space for developments with fewer than 20 car parking spaces, the proposal meets Acceptable Solution A1.</p>
C2.5.4 Loading bays	
<p>Objective: That adequate access for goods delivery and collection is provided, and to avoid unreasonable loss of amenity and adverse impacts on traffic flows.</p>	
Acceptable Solution/ Performance Criteria	Comment
<p>Acceptable Solution A1</p> <p>A loading bay must be provided for uses with a floor area of more than 1000m² in a single occupancy.</p>	<p>Not Applicable</p> <p>As the Planning Scheme has no requirement for loading bays for the proposed development, this clause is not applicable.</p>

C2.6.1 Construction of parking areas

Objective:
That parking areas are constructed to an appropriate standard.

Acceptable Solution/ Performance Criteria	Comment
<p>Acceptable Solution A1</p> <p>All parking, access ways, manoeuvring and circulation spaces must:</p> <ul style="list-style-type: none">(a) be constructed with a durable all weather pavement;(b) be drained to the public stormwater system, or contain stormwater on the site; and(c) excluding all uses in the Rural Zone, Agriculture Zone, Landscape Conservation Zone, Environmental Management Zone, Recreation Zone and Open Space Zone, be surfaced by a spray seal, asphalt, concrete, pavers or equivalent material to restrict abrasion from traffic and minimise entry of water to the pavement.	<p>Complies with Acceptable Solution A1</p> <p>All parking, access ways, manoeuvring and circulation spaces will be concrete and will therefore be durable all-weather and will restrict abrasion from traffic and minimise entry of water to the pavement. A stormwater system will be designed and constructed as per Australian Standard.</p>

C2.6.2 Design and layout of parking areas

Objective:
That parking areas are designed and laid out to provide convenient, safe and efficient parking.

Acceptable Solution/ Performance Criteria	Comment
<p>Acceptable Solution A1.1</p> <p>Parking, access ways, manoeuvring and circulation spaces must either:</p> <ul style="list-style-type: none"> (a) comply with the following: <ul style="list-style-type: none"> i. have a gradient in accordance with <i>Australian Standard AS 2890 - Parking facilities, Parts 1-6</i>; ii. provide for vehicles to enter and exit the site in a forward direction where providing for more than 4 parking spaces; iii. have an access width not less than the requirements in Table C2.2; iv. have car parking space dimensions which satisfy the requirements in Table C2.3; v. have a combined access and manoeuvring width adjacent to parking spaces not less than the requirements in Table C2.3 where there are 3 or more car parking spaces; vi. have a vertical clearance of not less than 2.1m above the parking surface level; and vii. excluding a single dwelling, be delineated by line marking or other clear physical means; or (b) comply with <i>Australian Standard AS 2890- Parking facilities, Parts 1-6</i>. <p>Acceptable Solution A1.2</p> <p>Parking spaces provided for use by persons with a disability must satisfy the following:</p> <ul style="list-style-type: none"> (a) be located as close as practicable to the main entry point to the building; (b) be incorporated into the overall car park design; and (c) be designed and constructed in accordance with <i>Australian/ New Zealand Standard AS/NZS 2890.6:2009 Parking facilities, Off-street parking for people with disabilities</i>. 	<p>Complies with Acceptable Solutions A1.1 and A1.2.</p> <p>As the parking spaces onsite comply with the requirements set out in Australian Standard AS 2890- Parking facilities, Parts 1-6 and Australian Standard AS2890.6, the proposed development complies with Acceptable Solution A1.1 and A1.2.</p>

C2.6.3 Number of accesses for vehicles	
<p>Objective: That:</p> <ul style="list-style-type: none"> (a) access to land is provided which is safe and efficient for users of the land and all road network users, including but not limited to drivers, passengers, pedestrians and cyclists by minimising the number of vehicle accesses; (b) accesses do not cause an unreasonable loss of amenity of adjoining uses; and (c) the number of accesses minimise impacts on the streetscape. 	
Acceptable Solution/ Performance Criteria	Comment
<p>Acceptable Solution A1</p> <p>The number of accesses provided for each frontage must:</p> <ul style="list-style-type: none"> (a) be no more than 1; or (b) no more than the existing number of accesses, whichever is the greater. 	<p>Complies with Acceptable Solution A1</p> <p>As the proposed development will have one access driveway off Alice Street it complies with Acceptable Solution A1.</p>
C2.6.4 Lighting of parking areas within the General Business Zone and Central Business Zone	
<p>Objective: That parking and vehicle circulation roads and pedestrian paths within the General Business Zone and Central Business Zone, which are used outside daylight hours, are provided with lighting to a standard which:</p> <ul style="list-style-type: none"> (a) enables easy and efficient use; (b) promotes the safety of users; (c) minimises opportunities for crime or anti-social behaviour; and (d) prevents unreasonable light overspill impacts. (e) 	
Acceptable Solution/ Performance Criteria	Comment
<p>Acceptable Solution A1</p> <p>In car parks within the General Business Zone and Central Business Zone, parking and vehicle circulation roads and pedestrian paths serving 5 or more car parking spaces, which are used outside daylight hours, must be provided with lighting in accordance with Clause 3.1 "Basis of Design" and Clause 3.6 "Car Parks" in <i>Australian Standard/New Zealand Standard AS/NZS 1158.3.1:2005 Lighting for roads and public spaces Part 3.1: Pedestrian area (Category P) lighting – Performance and design requirements</i>.</p>	<p>Not Applicable</p> <p>As the proposed development is not within the General Business Zone and Central Business Zone, this clause is not applicable.</p>
C2.6.5 Pedestrian access	
<p>Objective: That pedestrian access within parking areas is provided in a safe and convenient manner.</p>	
Acceptable Solution/ Performance Criteria	Comment
<p>Acceptable Solution A1.1</p> <p>Uses that require 10 or more car parking spaces must:</p> <ul style="list-style-type: none"> (a) have a 1m wide footpath that is separated from the access ways or parking aisles, excluding where crossing access ways or parking aisles, by: <ul style="list-style-type: none"> i. a horizontal distance of 2.5m between the edge of the footpath and the access way or parking aisle; or ii. protective devices such as bollards, guard rails or planters between the 	<p>Acceptable solution A1.1 – Not Applicable</p> <p>The proposal includes 9 car spaces.</p> <p>Complies with Acceptable Solution A1.2 Accessible parking is provide within the garage of each accessible dwelling. The car space located in front of Proposed Unit 3 is directly adjacent the front door where the gradient is not steeper than 1 in 14.</p>

<p>footpath and the access way or parking aisle; and</p> <p>(b) be signed and line marked at points where pedestrians cross access ways or parking aisles.</p> <p>Acceptable Solution A1.2 In parking areas containing accessible car parking spaces for use by persons with a disability, a footpath having a width not less than 1.5m and a gradient not steeper than 1 in 14 is required from those spaces to the main entry point to the building.</p>	
--	--

d. C3.0 Road and Railway Assets Code, Clause C3.5.1

C3.5.1 Traffic generation at a vehicle crossing, level crossing or new junction	
<p>Objective: To minimise any adverse effects on the safety and efficiency of the road or rail network from vehicular traffic generated from the site at an existing or new vehicle crossing or level crossing or new junction.</p>	
Acceptable Solution/ Performance Criteria	Comment
<p>Acceptable Solution A1.1 For a category 1 road or a limited access road, vehicular traffic to and from the site will not require:</p> <ul style="list-style-type: none"> (a) a new junction; (b) a new vehicle crossing; or (c) a new level crossing. <p>Acceptable Solution A1.2 For a road, excluding a category 1 road or a limited access road, written consent for a new junction, vehicle crossing, or level crossing to serve the use and development has been issued by the road authority.</p> <p>Acceptable Solution A1.3 For the rail network, written consent for a new private level crossing to serve the use and development has been issued by the rail authority.</p> <p>Acceptable Solution A1.4 Vehicular traffic to and from the site, using an existing vehicle crossing or private level crossing, will not increase by more than:</p> <ul style="list-style-type: none"> (a) the amounts in Table C3.1; or (b) allowed by a licence issued under Part IVA of the Roads and Jetties Act 1935 in respect to a limited access road. <p>Acceptable Solution A1.5 Vehicular traffic must be able to enter and leave a major road in a forward direction.</p>	<p>Acceptable Solution A1.1, A1.2 and A1.3 not applicable – Alice Street is not a Category 1 road, limited access road or on the rail network.</p> <p>Complies with Acceptable solution A1.4 The additional average daily traffic movements from the proposal is 32.1 which is within the allowable maximum of 40 vehicle movements per day as per Table C3.1 for vehicle crossings on ‘other’ roads. Refer to the section ‘Traffic Generation’ below.</p> <p>Complies with Acceptable solution A1.5 As vehicles can exit and enter the site in a forward direction to and from Alice Road, the proposed development complies with Acceptable Solution A1.5.</p>

Traffic Generation

The traffic generation rate for each of the units has been sourced from the Roads and Maritime Services (RMS) Guide to Traffic Generating Developments Technical Direction TDT2013/04a (RMS Technical Direction).

The RMS Technical Direction specifies the following traffic generation rates for low density residential dwellings:

Daily vehicle trips = 10.7 trips per dwelling;

The proposed development includes the addition of 3 dwellings. Therefore, the additional traffic generated from the proposal will be:

$10.7 \times 3 = 32.1$ additional daily traffic movements.

Table C3.1 from the Tasmanian Planning Scheme below, states the acceptable increase in daily traffic movements for vehicle crossing on other roads 40 vehicle movements per day. The proposal is therefore within the requirements of Table C3.1.

3. Site Plan with OSD

Please refer to the updated Development application drawing set that includes the proposed onsite storm water detention on sheet A106, which has been designed in accordance with Council's Stormwater Detention Policy.

Please advise of any additional information that will be required to assist Council with the assessment of this application to achieve a positive outcome.

If you have any queries, please do not hesitate to contact me.

Kind Regards,



Brad Reeves



**BROOKLYN
BRADLEY**

BRAD REEVES

DIRECTOR
B.ENG(HONS), M.ENG, MBA, MIE AUST P.ENG

PO BOX 7616
LAUNCESTON
TASMANIA 7250

0421 754 973
BRAD@BROOKLYNBRADLEY.COM

WWW.BROOKLYNBRADLEY.COM
@BROOKLYNBRADLEY.AU

\

Submission to Planning Authority Notice

Application details

Council Planning Permit No.	DA2025169
Council notice date	28/07/2025
TasWater Reference No.	TWDA 2025/00899-CC
Date of response	4/08/2025
TasWater Contact	Robert Stapleton
Phone No.	0417279866

Response issued to

Council name	CENTRAL COAST COUNCIL
Contact details	planning@centralcoast.tas.gov.au
Development details	
Address	15 ALICE ST, WEST ULVERSTONE
Property ID (PID)	6955609
Description of development	Multiple Dwellings x 4 (1 ex, 3 new) – Staged

Schedule of drawings/documents

Prepared by	Drawing/document No.	Revision No.	Issue date
N+B Designs	"Site Plan" / Sheet: A101/A109	A	30/06/2025

Conditions

SUBMISSION TO PLANNING AUTHORITY NOTICE OF PLANNING APPLICATION REFERRAL

Pursuant to the *Water and Sewerage Industry Act 2008* (TAS) Section 56P(1) TasWater imposes the following conditions on the permit for this application:

CONNECTIONS, METERING & BACKFLOW

1. A suitably sized water supply with a metered connection and sewerage system and connection to the development must be designed and constructed to TasWater's satisfaction and be in accordance with any other conditions in this permit.
2. Any removal/supply and installation of water meters and/or the removal of redundant and/or installation of new and modified property service connections must be carried out by TasWater at the developer's cost.
3. Prior to commencing construction/use of the development, any water connection utilised for construction/the development must have a backflow prevention device and water meter installed, to the satisfaction of TasWater.

ASSET CREATION & INFRASTRUCTURE WORKS

4. Prior to applying for a Certificate for Certifiable Works, the developer must physically locate all existing infrastructure to provide sufficient information for accurate design and physical works to be undertaken.

- Plans submitted with the application for Certificate(s) for Certifiable Work (Building and/or Plumbing) must, to the satisfaction of TasWater show, all existing, redundant and/or proposed property services and mains.
- Prior to undertaking any works related to water and sewerage, physical markers must be in place that clearly identify where water and/or sewer connections are to be made in accordance with any approved plan to TasWater's satisfaction.

DEVELOPER CHARGES

- Prior to TasWater issuing a Certificate(s) for Certifiable Work (Building) and/or (Plumbing), the applicant or landowner as the case may be, must pay a developer charge totalling \$2,811.20 to TasWater for water infrastructure for 1.6 additional Equivalent Tenements, indexed by the Consumer Price Index All groups (Hobart) from the date of this Submission to Planning Authority Notice until the date it is paid to TasWater.
- Prior to TasWater issuing a Certificate(s) for Certifiable Work (Building) and/or (Plumbing), the applicant or landowner as the case may be, must pay a developer charge totalling \$3,953.25 to TasWater for sewerage infrastructure for 2.25 additional Equivalent Tenements, indexed by the Consumer Price Index All groups (Hobart) from the date of this Submission to Planning Authority Notice until the date it is paid to TasWater.
- In the event Council approves a staging plan, prior to TasWater issuing Certificate(s) for Certifiable Work (Building) and/or (Plumbing) for each stage, the developer must pay the developer charges commensurate with the number of Equivalent Tenements in each stage, as approved by Council.

DEVELOPMENT ASSESSMENT FEES

- The applicant or landowner as the case may be, must pay a development assessment fee of \$417.63 to TasWater, as approved by the Economic Regulator and the fee will be indexed, until the date paid to TasWater.

The payment is required within 30 days of the issue of an invoice by TasWater.

In the event Council approves a staging plan, a Consent to Register a Legal Document fee for each stage, must be paid commensurate with the number of Equivalent Tenements in each stage, as approved by Council.

Advice

General

For information on TasWater development standards, please visit

<https://www.taswater.com.au/building-and-development/technical-standards>

For application forms please visit

<https://www.taswater.com.au/building-and-development/development-application-form>

Important Notice Regarding Plumbing Plans and Associated Costs

The SPAN includes references to documents submitted as part of the application. These plans are acceptable for planning purposes only and are subject to further detailed assessment and review during the next stage of the development proposal.

TasWater's assessment staff will ensure that the design contains sufficient detail to assess compliance with relevant codes and regulations. Additionally, the plans must be clear enough for a TasWater contractor to carry out any water or sewerage-related work.

Depending on the nature of the project, your application may require Building and/or Plumbing permits or could be exempt from these requirements. Regardless, TasWater's assessment process and associated time are recoverable through an assessment fee.

Please be aware that your consultant may need to make revisions to their documentation to ensure the details are fit for construction. Any costs associated with updating these plans should be discussed directly with your consultant.

Developer Charges

For information on Developer Charges please visit the following webpage – <https://www.taswater.com.au/building-and-development/developer-charges>

Service Locations

Please note that the developer is responsible for arranging to locate the existing TasWater infrastructure and clearly showing it on the drawings. Existing TasWater infrastructure may be located by a surveyor and/or a private contractor engaged at the developers cost to locate the infrastructure.

- a. A permit is required to work within TasWater’s easements or in the vicinity of its infrastructure. Further information can be obtained from TasWater.
- b. TasWater has listed a number of service providers who can provide asset detection and location services should you require it. Visit <https://www.taswater.com.au/building-and-development/service-locations> for a list of companies.
- c. Sewer drainage plans or Inspection Openings (IO) for residential properties are available from your local council.

Declaration

The drawings/documents and conditions stated above constitute TasWater’s Submission to Planning Authority Notice.

CERTIFICATE OF QUALIFIED PERSON – ASSESSABLE ITEM

Section 321

To: *Owner /Agent*
 Address
 Suburb/postcode

Form **55**

Qualified person details:

Qualified person:
 Address:
 Licence No: Email address:
 Phone No:
 Fax No:

Qualifications and Insurance details: *(description from Column 3 of the Director's Determination - Certificates by Qualified Persons for Assessable Items)*

Speciality area of expertise: *(description from Column 4 of the Director's Determination - Certificates by Qualified Persons for Assessable Items)*

Details of work:

Address: Lot No:
 Certificate of title No:

The assessable item related to this certificate: *(description of the assessable item being certified)*
Assessable item includes –

- a material;
- a design
- a form of construction
- a document
- testing of a component, building system or plumbing system
- an inspection, or assessment, performed

Certificate details:

Certificate type: *(description from Column 1 of Schedule 1 of the Director's Determination - Certificates by Qualified Persons for Assessable Items n)*

This certificate is in relation to the above assessable item, at any stage, as part of - (tick one)

building work, plumbing work or plumbing installation or demolition work:

or

a building, temporary structure or plumbing installation:

In issuing this certificate the following matters are relevant –

Documents:

n+b drawings P12431 – A106

Relevant calculations:

P.25.0012.026-DRN-LET-001-Rev00
Drains model

References:

Central Coast Council Stormwater Detention Policy

Substance of Certificate: (what it is that is being certified)

Civil Design of stormwater detention system.


The design of all details pertaining to the units has been excluded from the substance of this certificate.

Scope and/or Limitations

pitt&sherry have been engaged to undertake the design and certification only.

I certify the matters described in this certificate.

Qualified person:

 Signed:

Certificate No:

P.25.0012.026

Date:

11/11/25

13 November 2025

Nick Brandsema
N+B Design
22 Fieldings Way
ULVERSTONE Tasmania 7315

Dear Nick

Re: 15 Alice Street West Ulverstone – Stormwater Assessment

The site of the proposed development at 15 Alice Street, West Ulverstone has a total area of approximately 1310m². The proposed development would have approximately 75% impervious area. The stormwater design has generally been undertaken in accordance with the Central Coast Council Stormwater Detention Policy. It is noted that there is fall towards the northern boundary down the driveway. As a result, any overland flow from a 1% AEP event can be directed to the road reserve.

The proposed site plan for the development is presented in the figure below.

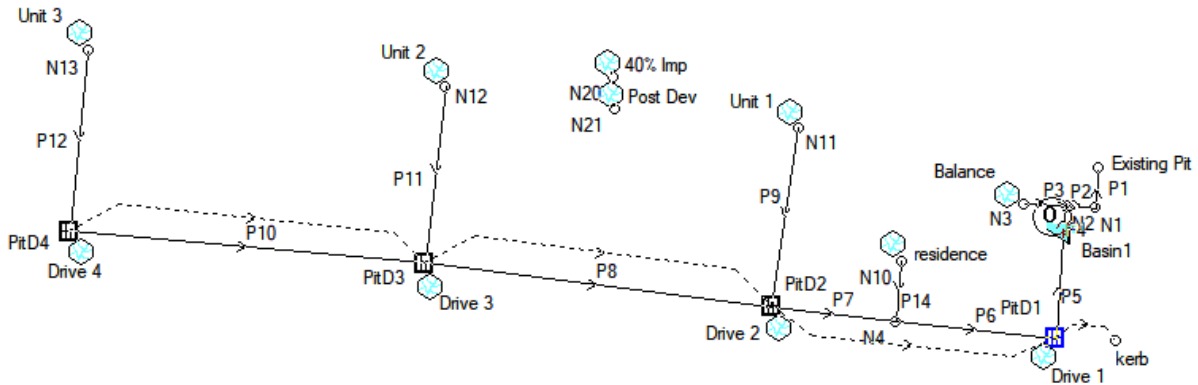


Figure 1 - DRAINS Layout



**Pitt & Sherry
(Operations) Pty Ltd**
ABN 67 140 184 309

Phone 1300 748 874
info@pittsh.com.au
pittsh.com.au

Located nationally —
Melbourne
Sydney
Brisbane
Hobart
Launceston
Newcastle
Devonport



Stormwater Discharge and Detention

The driveway is intended to be profiled to ensure no overland flow is to be directed across private property boundaries, with any overland flow directed down the driveway and to the road reserve. The proposed connection is planned to an existing kerb pit on the western side of the site. A DRAINS hydraulic/hydrologic assessment has been undertaken to assess stormwater discharge at both developed and 40% impervious (existing) conditions. The following assumptions and parameters were adopted:

- Site specific rainfall data obtained from the Bureau of Meteorology. Median pre-burst rainfall was adopted. An ensemble of temporal patterns was assessed
- A suitable range of storm durations was assessed to adequately identify peak discharge flows, and

A summary of the permissible flows from the model is outlined in Table 1 below.

Storm Event	Permissible Site Discharge	Proposed Site Discharge
50% AEP (1 in 2 yr)	11 l/s	10 l/s
20% AEP (1 in 5 yr)	16 l/s	14 l/s
10% AEP (1 in 10 yr)	21 l/s	18 l/s
5% AEP (1 in 20 yr)	26 l/s	25 l/s

Table 1 – Permissible Site Discharges

The OSD system consists of a series of pits and strip drains located along the driveway to collect all surface runoff. All runoff is directed to a single oversized DN600 Blackmax or Stormpro pipe 7.5m long, running between 900mm square pits. The downstream pit (Pit 1) has been fitted with an orifice plate over the outlet with a 90mm diameter hole to restrict the discharge.

It is noted that an overflow pipe has been provided in Pit 1, however this overflow pipe is not utilised for any storm event up to and including a 5% AEP event. In the event of the system being blocked, or for storm events exceeding the 5% AEP event, this overflow pipe will convey some overflow, however any excess surcharge from this pit is assumed to be directed towards the road reserve. No property is at risk during these events.

As can be seen in Table 1 above, the proposed detention system whereby all driveway area is directed to the detention system, the proposed discharge from the site matches the permissible discharge.

A copy of the DRAINS file, along with an output file of the modelling results has been included with this note. If you have any questions, feel free to contact me on 6451 5599.

Yours sincerely



Andrew Van Tatenhove
Senior Civil Engineer

Enc. DRAINS model & output

GENERAL INFORMATION

ACCREDITED DESIGNER: **NICHOLAS BRANDSEMA**
 ACCREDITATION NUMBER: **047538582**
 LAND TITLE REFERENCE NUMBER: **PID6955609, TITLE REF 219089/15**
 ENERGY ASSESSMENT: **TBA**
 COUNCIL ZONE: **GENERAL RESIDENTIAL**
 COUNCIL: **CENTRAL COAST COUNCIL**

FLOOR AREAS

EXISTING RESIDENCE FLOOR AREA: **111m2 (12 SQUARES)**
 PROPOSED UNIT 1: **144m2 (15 SQUARES)**
 PROPOSED UNIT 2: **140m2 (15 SQUARES)**
 PROPOSED UNIT 3: **140m2 (15 SQUARES)**

SITE INFORMATION

SITE AREA: **1312m2**
 DESIGN WIND SPEED: **TBA**
 SOIL CLASSIFICATION: **TBA**
 ALPINE AREA: **N/A**
 CORROSION ENVIRONMENT: **N/A**
 BUSHFIRE ATTACK LEVEL: **N/A**
 CLIMATE ZONE: **7**

SITE PLANS:

- A100 COVER PAGE
- A101 SITE PLAN
- A102 SITE DEMOLITION PLAN
- A103 STRATA PLAN
- A104 SITE SETOUT PLAN
- A105 SEWER DRAINAGE PLAN
- A106 STORMWATER DRAINAGE PLAN
- A107 DRIVEWAY PLAN
- A108 CONSTRUCTION NOTES 1 OF 2
- A109 CONSTRUCTION NOTES 2 OF 2
- A110 VEHICLE TURNING CIRCLES (B85)
- A111 PRIVATE OPEN SPACE PLAN
- A112 PRIVATE OPEN SPACE SHADOW PLAN

EXISTING RESIDENCE:

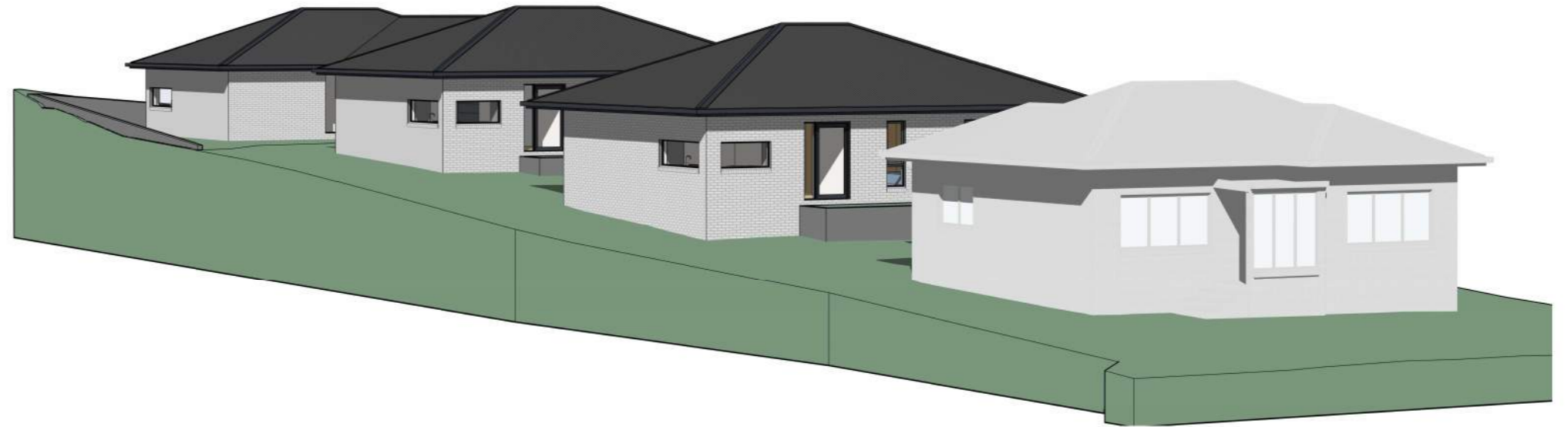
- E100 ELEVATIONS
- E101 FLOOR PLAN
- E103 DEMOLITION PLAN

PROPOSED UNIT 1:

- U100 ELEVATIONS 1 OF 2
- U101 ELEVATIONS 2 OF 2
- U102 FLOOR PLAN
- U103 SETOUT PLAN
- U104 WALL FRAMING PLAN
- U105 ELECTRICAL PLAN
- U106 REFLECTED CEILING PLAN
- U107 ROOF FRAMING PLAN
- U108 ROOF PLAN
- U109 SECTION A-A
- U110 DETAILS
- U111 WALL TYPES
- U112 WATERPROOFING NOTES 1 OF 2
- U113 WATERPROOFING NOTES 2 OF 2
- U114 WINDOW & DOOR SCHEDULE
- U115 NCC COMPLIANCE CALCULATORS
- U116 ENGINEERING NOTES
- U117 SLAB & FOOTING LAYOUT PLAN
- U118 SLAB & FOOTING DETAILS
- U119 WIND BRACING LAYOUT PLAN
- U120 BRACING AND TIE-DOWN DETAILS

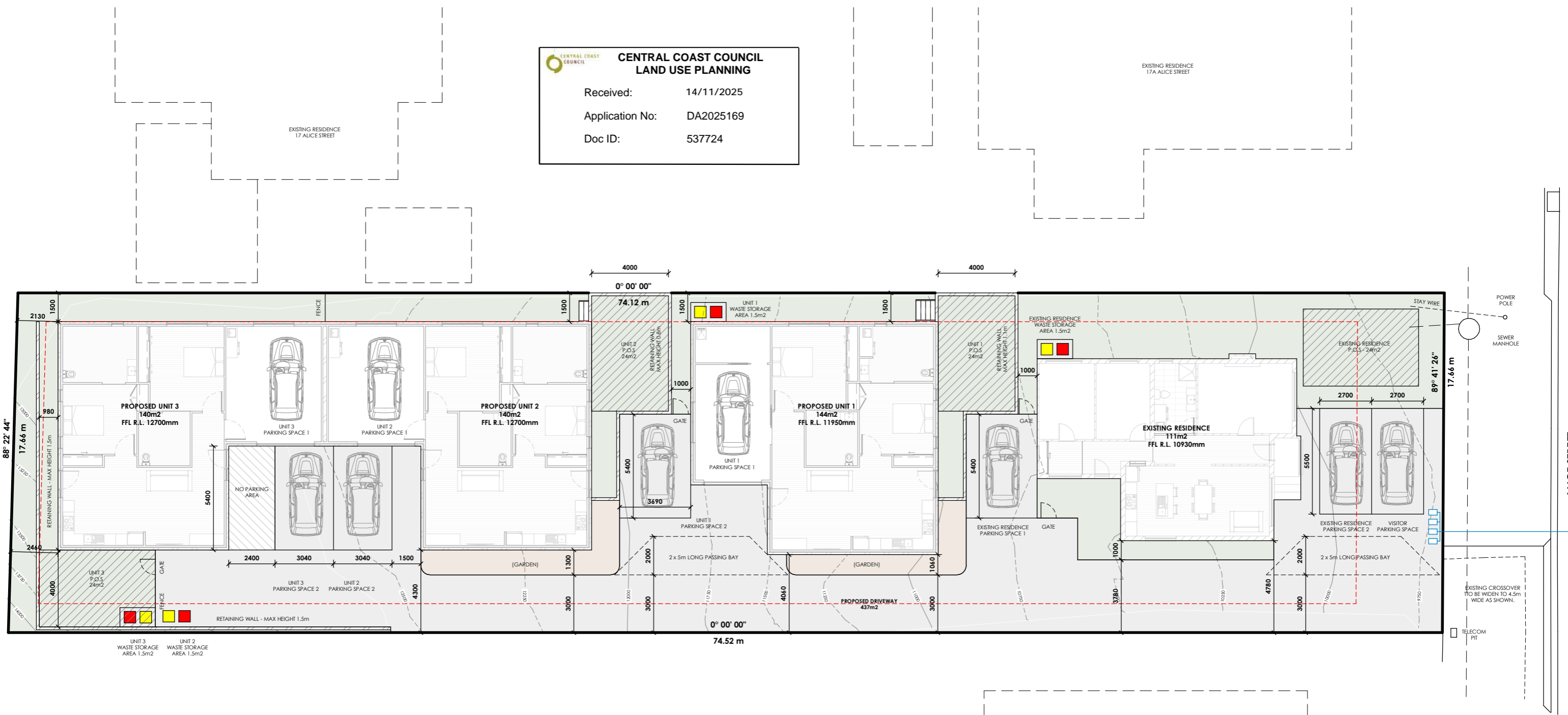
PROPOSED UNIT 2 & 3:

- U200 ELEVATIONS 1 OF 2
- U201 ELEVATIONS 2 OF 2
- U202 FLOOR PLAN
- U203 SETOUT PLAN
- U204 WALL FRAMING PLAN
- U205 ELECTRICAL PLAN
- U206 REFLECTED CEILING PLAN
- U207 ROOF FRAMING PLAN
- U208 ROOF PLAN
- U209 SECTION A-A
- U210 DETAILS
- U211 WALL TYPES
- U212 WATERPROOFING NOTES 1 OF 2
- U213 WATERPROOFING NOTES 2 OF 2
- U214 WINDOW & DOOR SCHEDULE
- U215 NCC COMPLIANCE CALCULATORS
- U216 ENGINEERING NOTES
- U217 SLAB & FOOTING LAYOUT PLAN
- U218 SLAB & FOOTING DETAILS
- U219 WIND BRACING LAYOUT PLAN
- U220 BRACING AND TIE-DOWN DETAILS



CENTRAL COAST COUNCIL
LAND USE PLANNING

Received: 14/11/2025
 Application No: DA2025169
 Doc ID: 537724



SITE PLAN

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

ALL RL LEVELS REFER TO AHD, SITE DATUM POINT
 TBA

DRIVEWAY
 120mm THICK 25MPa CONCRETE
 WITH SAW CUTS AT 4000mm CRS, 24 HOURS AFTER POURING.
 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 ACCESES AND SERVICES AS INDICATED. MAKE GOOD.

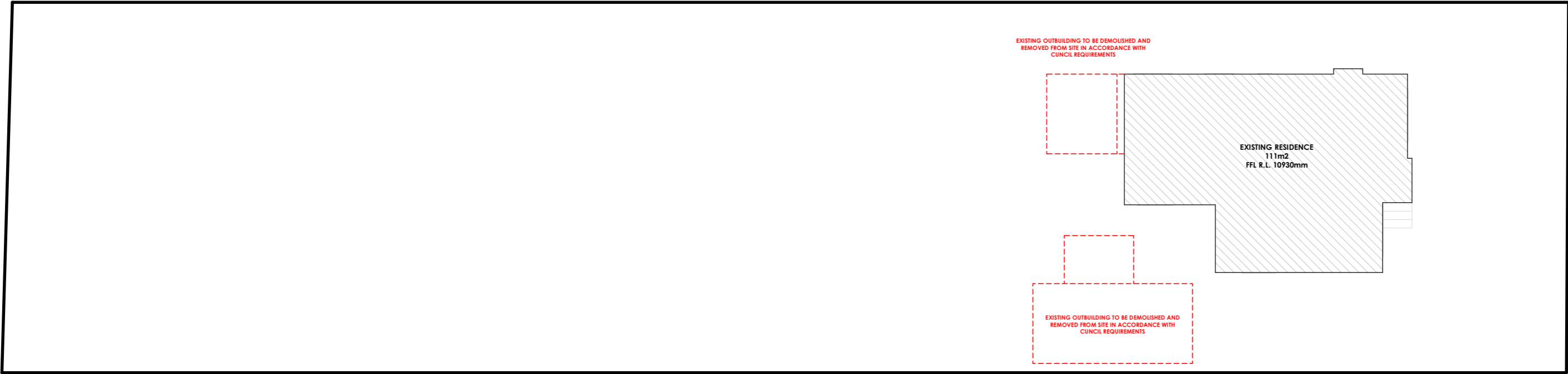
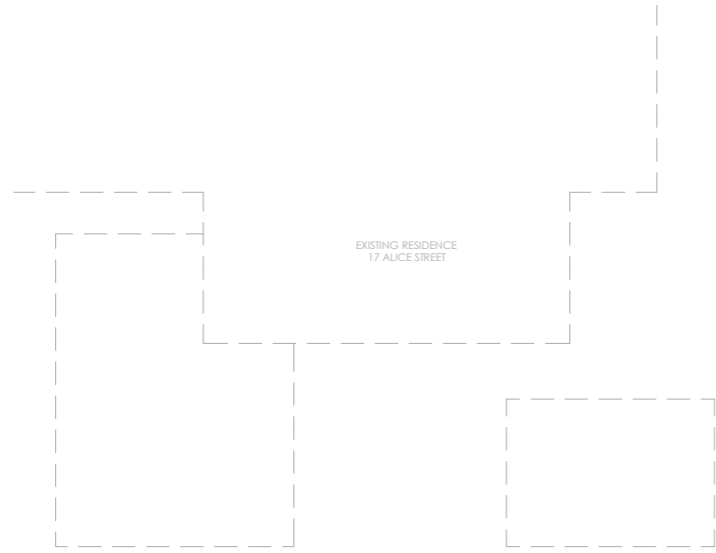
SETTING OUT:
 THE BUILDER SHALL ACCURATELY SET-OUT THE WORKS AND VERIFY ALL DIMENSIONS AND LEVELS BEFORE COMENCING ANY WORKS, AND SHALL MAKE GOOD AT HIS OWN EXPENSE ANY ERRORS ARISING FROM INACCURACIES OF THE SETOUT.

PROTECTION WORK
 (PART 6 - PROTECTION WORK OF THE BUILDING ACT 2016)
 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 (NOTICE FOR PROPOSED PROTECTION WORK).

SITE PLAN
 Scale 1 : 200

CENTRAL COAST COUNCIL
LAND USE PLANNING

Received: 14/11/2025
 Application No: DA2025169
 Doc ID: 537724



 **DEMOLITION PLAN**
 Scale 1 : 200

n+b

22 Fieldings Way
 Ulverstone, Tasmania
 Australia
 7315

m 0417 134 369 e nick@nplusb.com.au
 License No. 047538582 ABN 946 222 219 16

Issued As
PRELIMINARY

Scale A3
1 : 200

©COPYRIGHT These drawings and designs and the copyright there of are the property of nplusb and must not be used, retained or copied without the written permission of nplusb. ABN 946 222 219 16

Revision		
No.	Date	Description
A	07/05/25	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 UNIT DEVELOPMENT

Location
15 ALICE STREET, WEST ULVERSTONE

Client
BROOKLYN BRADLEY

Sheet Title			
DEMOLITION PLAN			
Drawn	Issue Date	Project No.	Revision
NJB	30/06/25	P12431	A

Sheet Number
A102
 /A112

NOTE:
SURCHARGE FROM PITS AT NORTHERN END OF SITE ASSUMED TO BE DIRECTED TO ROAD RESERVE.

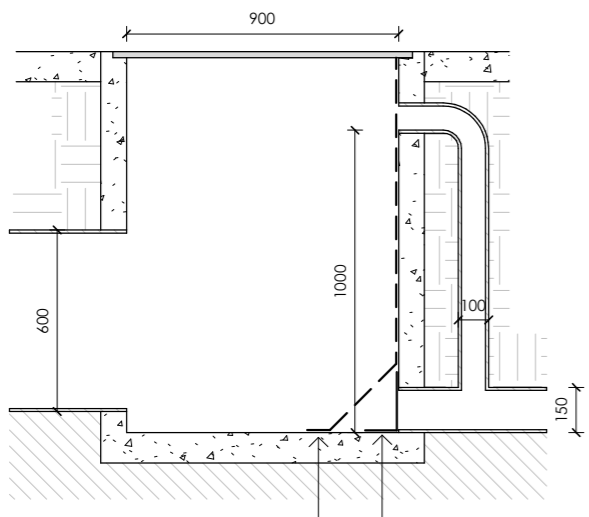
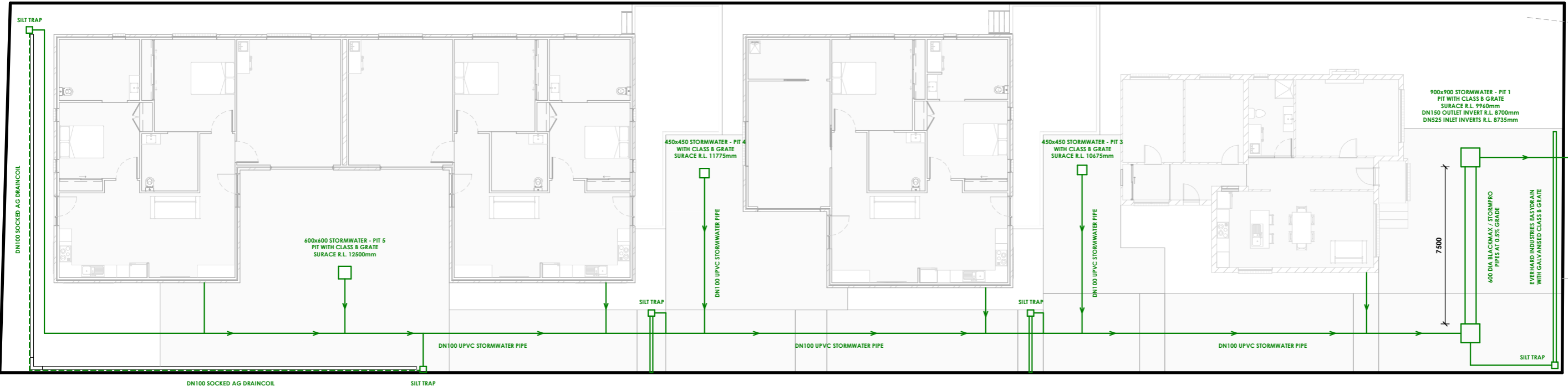
CENTRAL COAST COUNCIL
LAND USE PLANNING

Received: 14/11/2025
Application No: DA2025169
Doc ID: 537724

EXISTING SIDE ENTRY PIT
EXISTING DN225 OUTLET
INVERT R.L. 8450mm

PROPOSED DN150 INLET
INVERT R.L. 8500mm

ALICE STREET



STORMWATER PIT 1
900x900 STORMWATER PIT
90 DIA ORIFICE PLATE TO BE FITTED OVER OUTLET.
PIT TO BE FITTED WITH CLASS B GRATED LID.

STORMWATER PLAN
Scale 1 : 200

n+b

22 Fieldings Way
Ulverstone, Tasmania
Australia
7315

m 0417 134 369 e nick@nplusb.com.au
License No. 047538582 ABN 946 222 219 16

Issued As
PRELIMINARY

Scale A3
As
indicated

Revision No.	Date	Description
A	07/05/25	Issued as PRELIMINARY

do not scale off plans
all dimensions are in millimeters
confirm all dimensions on site
all work relevant NCC & AS

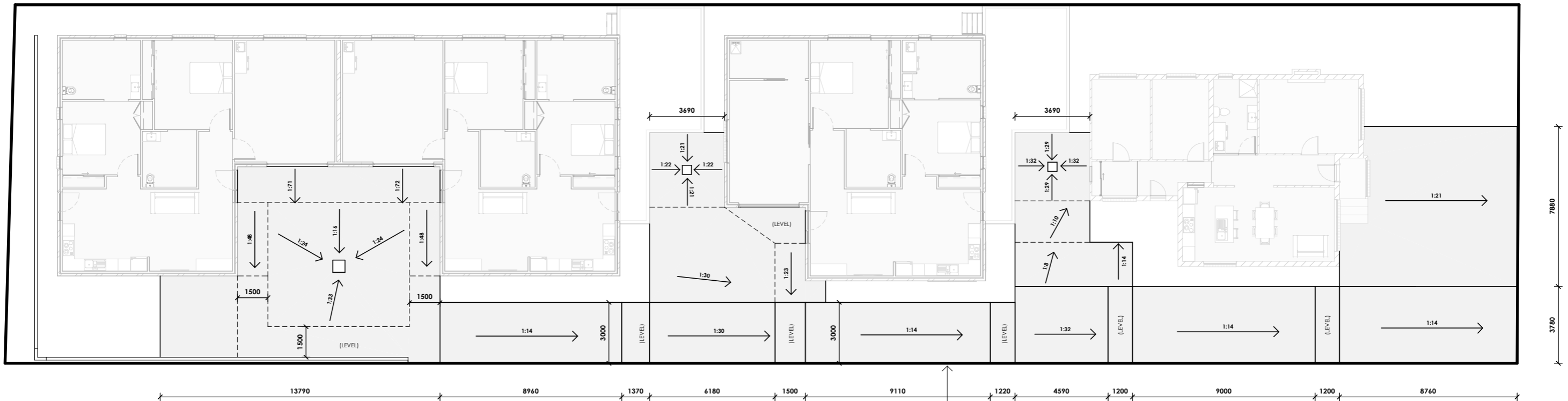
Project
PROPOSED UNIT DEVELOPMENT

Location
15 ALICE STREET, WEST ULVERSTONE

Client
BROOKLYN BRADLEY

Sheet Title			
STORMWATER DRAINAGE PLAN			
Drawn	Issue Date	Project No.	Revision
NJB	30/06/25	P12431	A

Sheet Number
A106
/A112



HANDRAIL PROFILE FOR RAMP TO BE PROVIDED ON FENCE SIDE OF DRIVEWAY. HANDRAIL EXTENSIONS AND KERB RAILS SHALL COMPLY WITH THE REQUIREMENTS OF AS1428.1
 DRIVEWAY TO HAVE SLIP RESISTANCE SHALL BE A MINIMUM OF P4 OR R11.

DRIVEWAY PLAN
 Scale 1 : 200

n+b

22 Fieldings Way
 Ulverstone, Tasmania
 Australia
 7315

m 0417 134 369 e nick@nplusb.com.au
 License No. 047538582 ABN 946 222 219 16

Issued As
PRELIMINARY

Scale A3
1 : 200

©COPYRIGHT These drawings and designs and the copyright there of are the property of nplusb and must not be used, retained or copied without the written permission of nplusb. ABN 946 222 219 16

Revision		
No.	Date	Description
A	07/05/25	Issued as PRELIMINARY

do not scale off plans
 all dimensions are in millimeters
 confirm all dimensions on site
 all work relevant NCC & AS

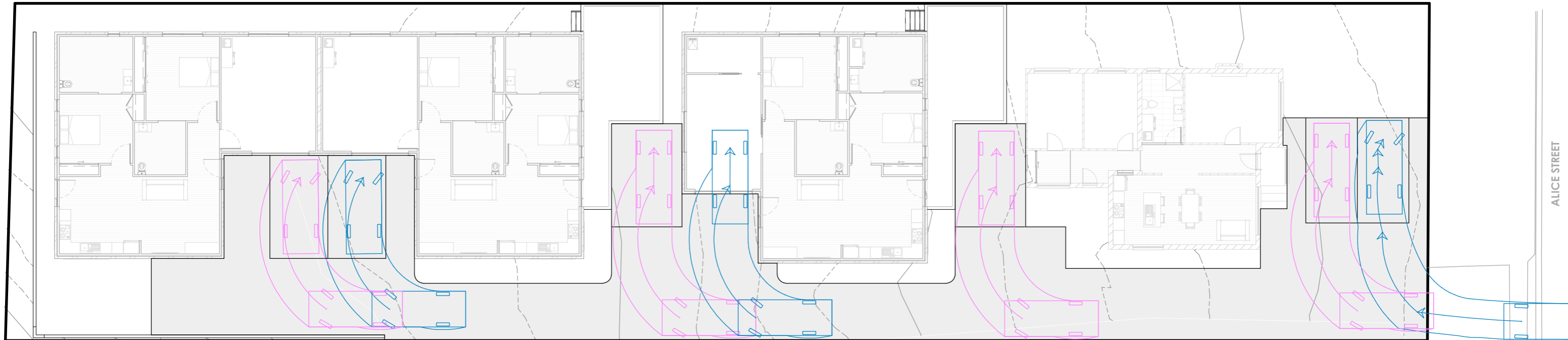
Project
PROPOSED UNIT DEVELOPMENT

Location
15 ALICE STREET, WEST ULVERSTONE

Client
BROOKLYN BRADLEY

Sheet Title			
DRIVEWAY PLAN			
Drawn	Issue Date	Project No.	Revision
NJB	30/06/25	P12431	A

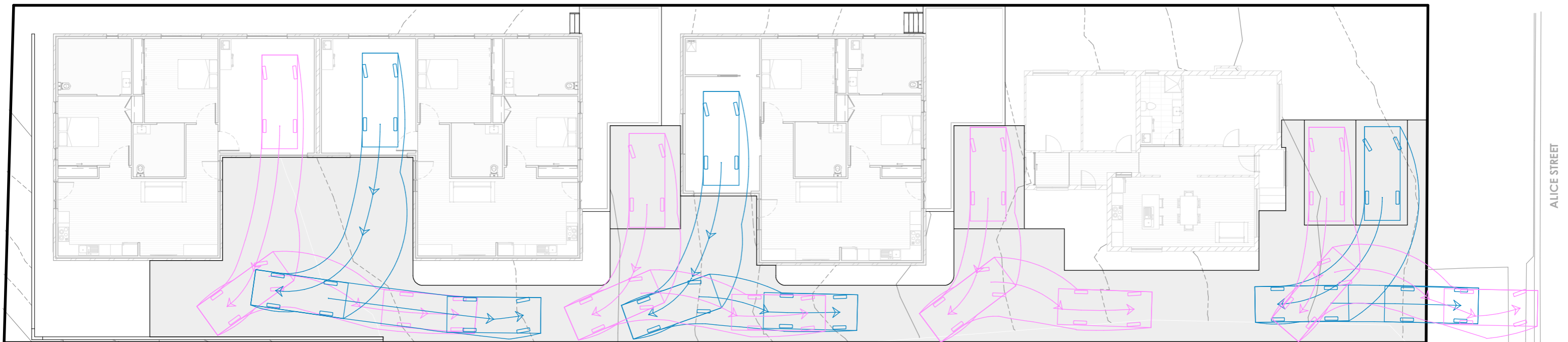
Sheet Number
A107
 /A112



 **ENTRY VEHICLE MANEUVER (B85)**
Scale 1 : 200

CENTRAL COAST COUNCIL
LAND USE PLANNING

Received: 14/11/2025
Application No: DA2025169
Doc ID: 537724



 **EXIT VEHICLE MANEUVER (B85)**
Scale 1 : 200

n+b
22 Fieldings Way
Ulverstone, Tasmania
Australia
7315
m 0417 134 369 e nick@nplusb.com.au
License No. 047538582 ABN 946 222 219 16

Issued As
PRELIMINARY
Scale A3
1 : 200

©COPYRIGHT These drawings and designs and the copyright there of are the property of nplusb and must not be used, retained or copied without the written permission of nplusb. ABN 946 222 219 16

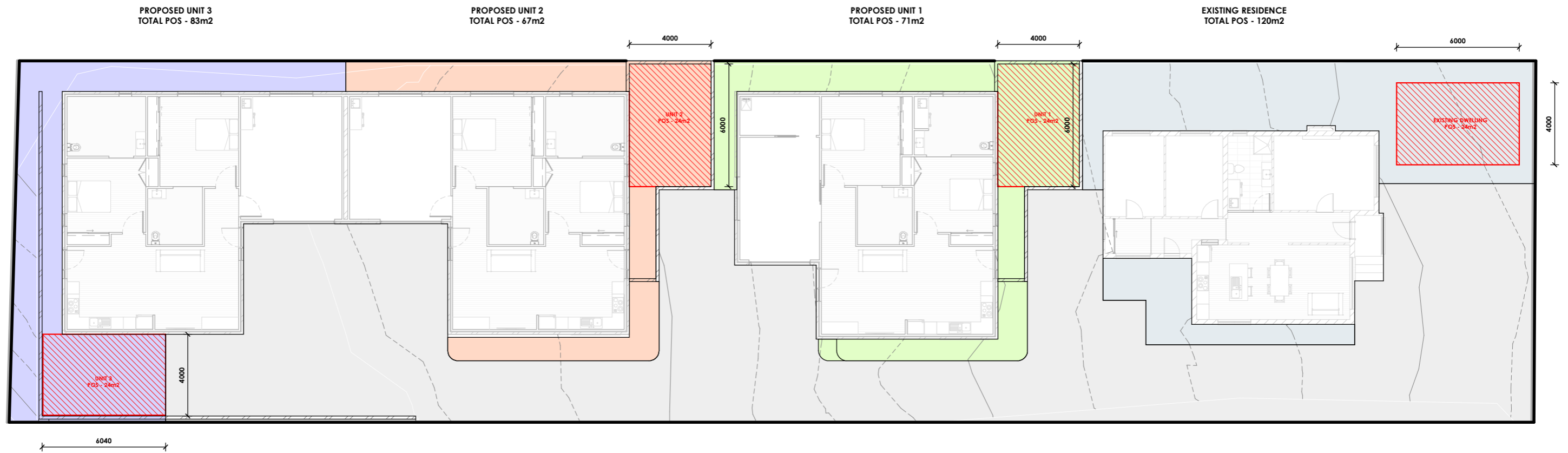
Revision		
No.	Date	Description
A	07/05/25	Issued as PRELIMINARY

do not scale off plans
all dimensions are in millimeters
confirm all dimensions on site
all work relevant NCC & AS

Project
PROPOSED UNIT DEVELOPMENT
Location
15 ALICE STREET, WEST ULVERSTONE
Client
BROOKLYN BRADLEY

Sheet Title			
VEHICLE TURNING CIRCLES (B85)			
Drawn	Issue Date	Project No.	Revision
NJB	30/06/25	P12431	A

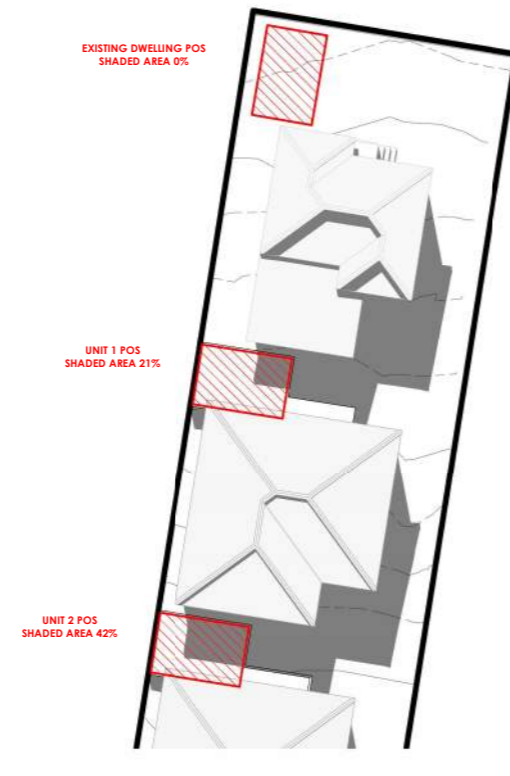
Sheet Number
A110
/A112



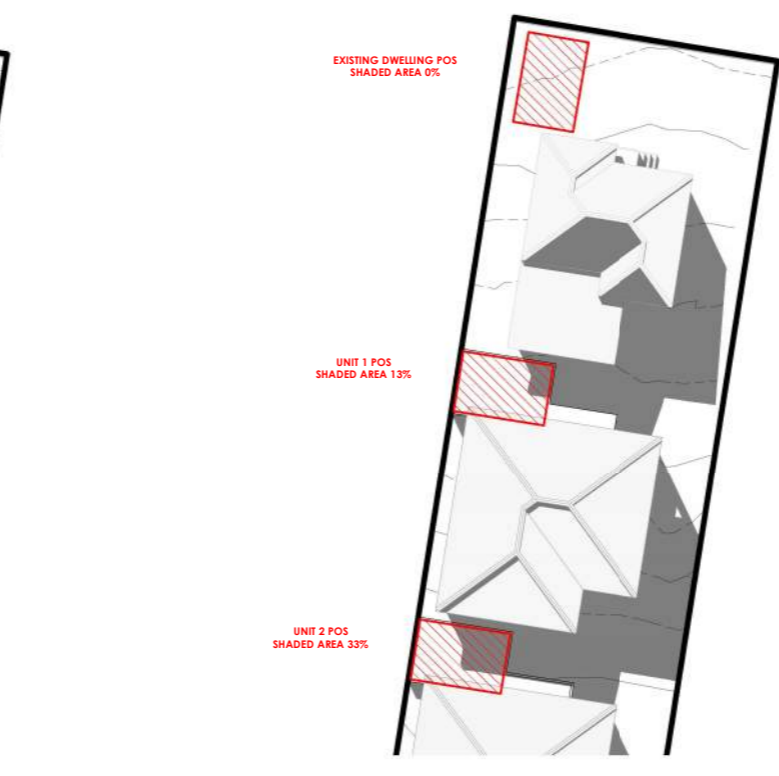
PRIVATE OPEN SPACE PLAN
 Scale 1 : 200



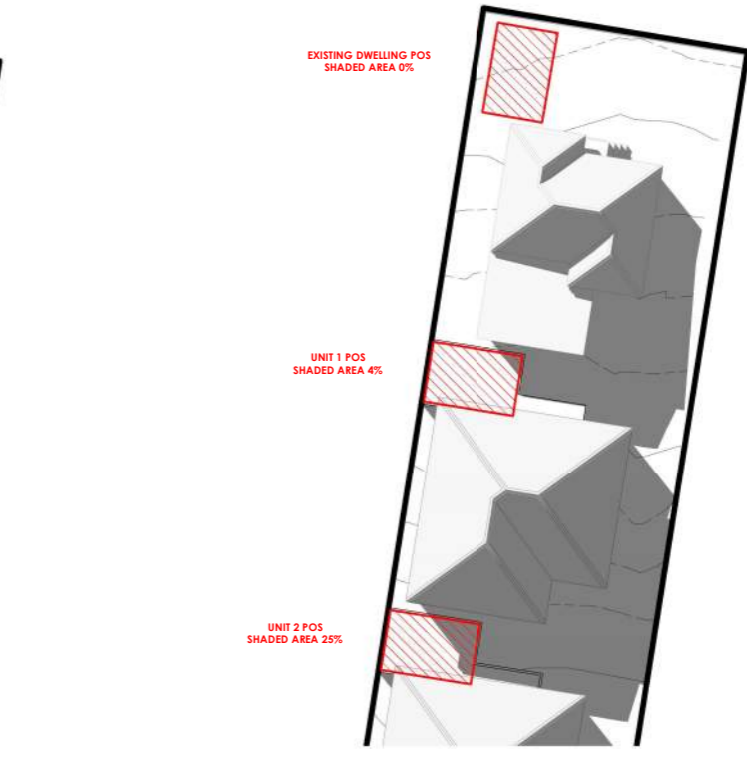
JUNE 21st POS SHADOWING - 12pm
Scale 1 : 500



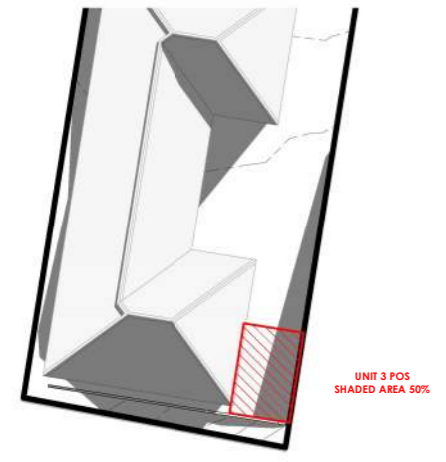
JUNE 21st POS SHADOWING - 1pm
Scale 1 : 500



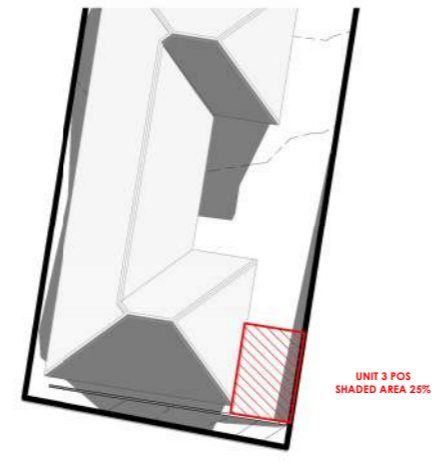
JUNE 21st POS SHADOWING - 2pm
Scale 1 : 500



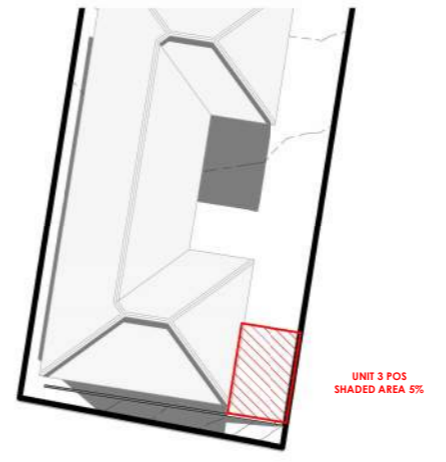
JUNE 21st POS SHADOWING - 3pm
Scale 1 : 500



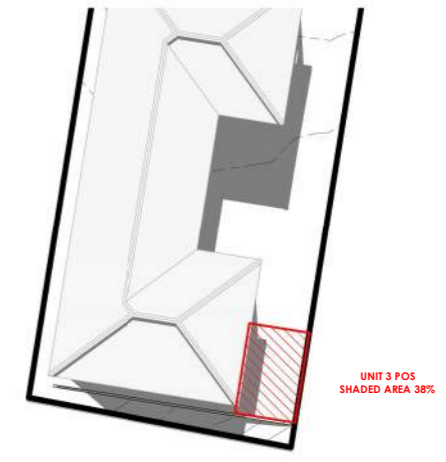
JUNE 21st POS SHADOWING - 9.30am
Scale 1 : 500



JUNE 21st POS SHADOWING - 10.30am
Scale 1 : 500



JUNE 21st POS SHADOWING - 11.30am
Scale 1 : 500



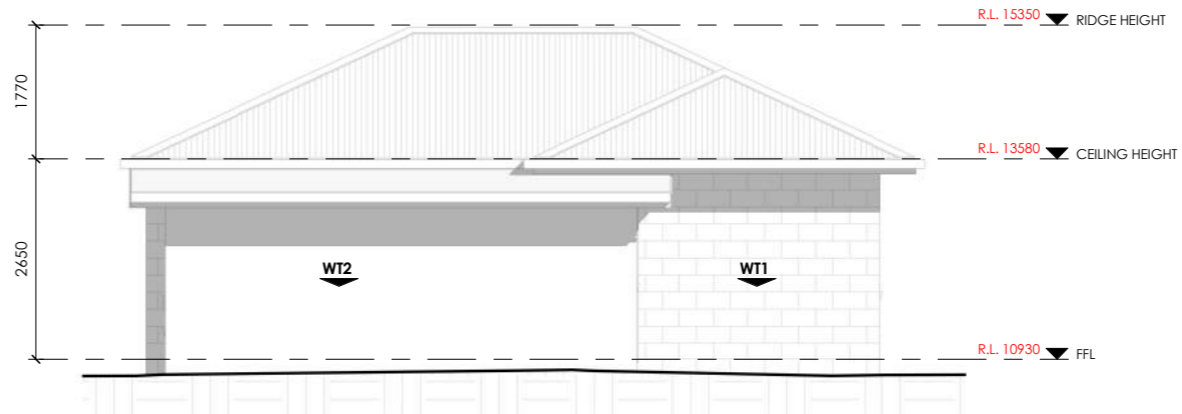
JUNE 21st POS SHADOWING - 12.30pm
Scale 1 : 500

CENTRAL COAST COUNCIL
LAND USE PLANNING
Received: 14/11/2025
Application No: DA2025169
Doc ID: 537724



NORTH ELEVATION

Scale 1 : 100



SOUTH ELEVATION

Scale 1 : 100

WALL | FACADE MATERIALS & FINISHES

WT-1 EXISTING BRICK VENEER

WT-2 EXISTING CLADDING



EAVE CONSTRUCTION NCC VOLUME 2 PART 7.5.5
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

COLORBOND CUSTOM ORB ROOF CLADDING

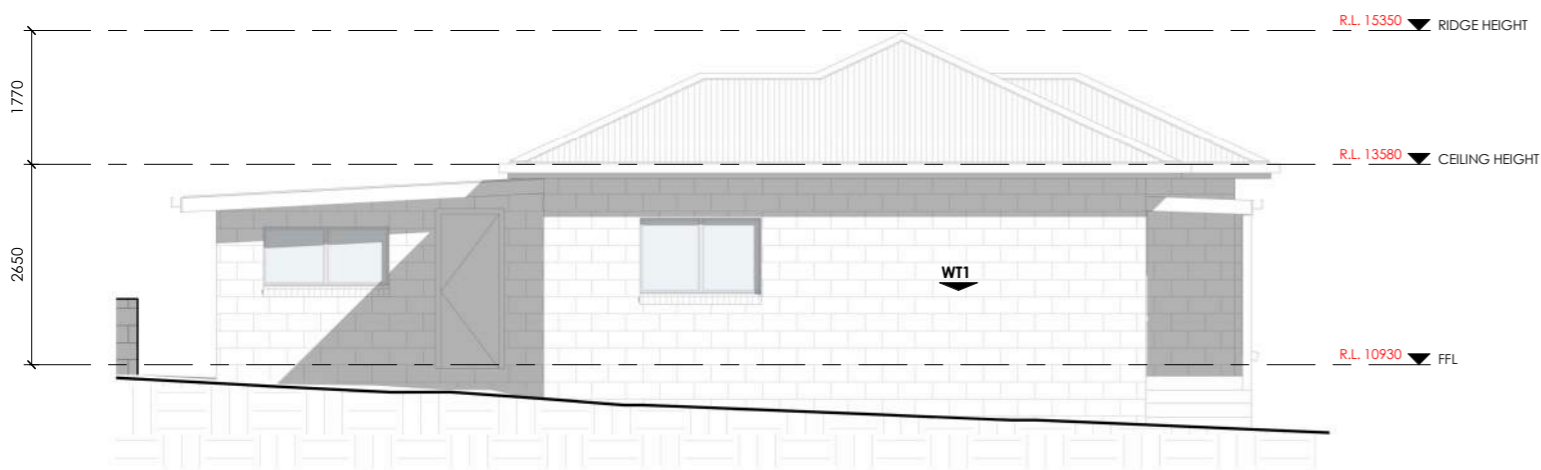
INSTALLED AS PER MANUFACTURERS SPECIFICATIONS & AS1562 COLOUR BY OWNER, COLOUR TO BE "MONUMENT"

SELECTED ALUMINIUM FRAMED WINDOWS & DOORS

NCC PART 8.2 POWDER COATED ALUMINIUM WINDOW & DOOR FRAMES, UNLESS OTHERWISE NOTED. REVEALS AS SELECTED. ALL FLASHING & FIXINGS TO MANUFACTURERS SPECIFICATIONS

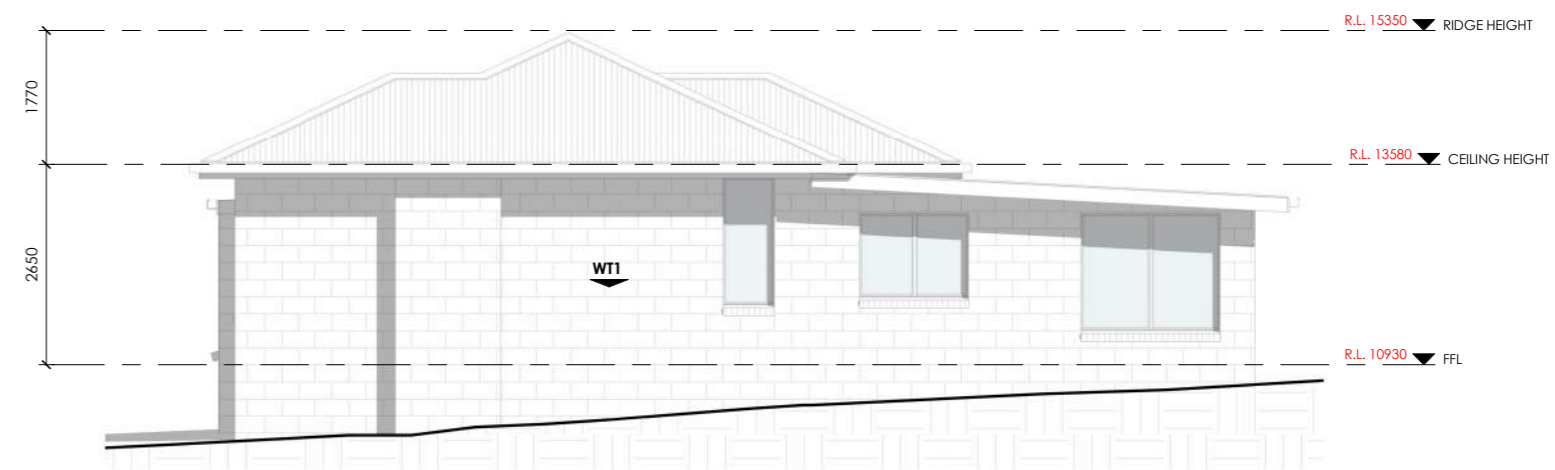
GLAZING & FRAME CONSTRUCTION TO AS2047 & AS1288 ALL FIXINGS & FLASHINGS TO MANUFACTURERS REQUIREMENTS

CENTRAL COAST COUNCIL	
LAND USE PLANNING	
Received:	14/11/2025
Application No:	DA2025169
Doc ID:	537724



EAST ELEVATION

Scale 1 : 100



WEST ELEVATION

Scale 1 : 100



22 Fieldings Way
Ulverstone, Tasmania
Australia
7315
m 0417 134 369 e nick@nplusb.com.au
License No. 047538582 ABN 946 222 219 16

Issued As
PRELIMINARY
Scale A3
1 : 100

©COPYRIGHT These drawings and designs and the copyright there of are the property of nplusb and must not be used, retained or copied without the written permission of nplusb. ABN 946 222 219 16

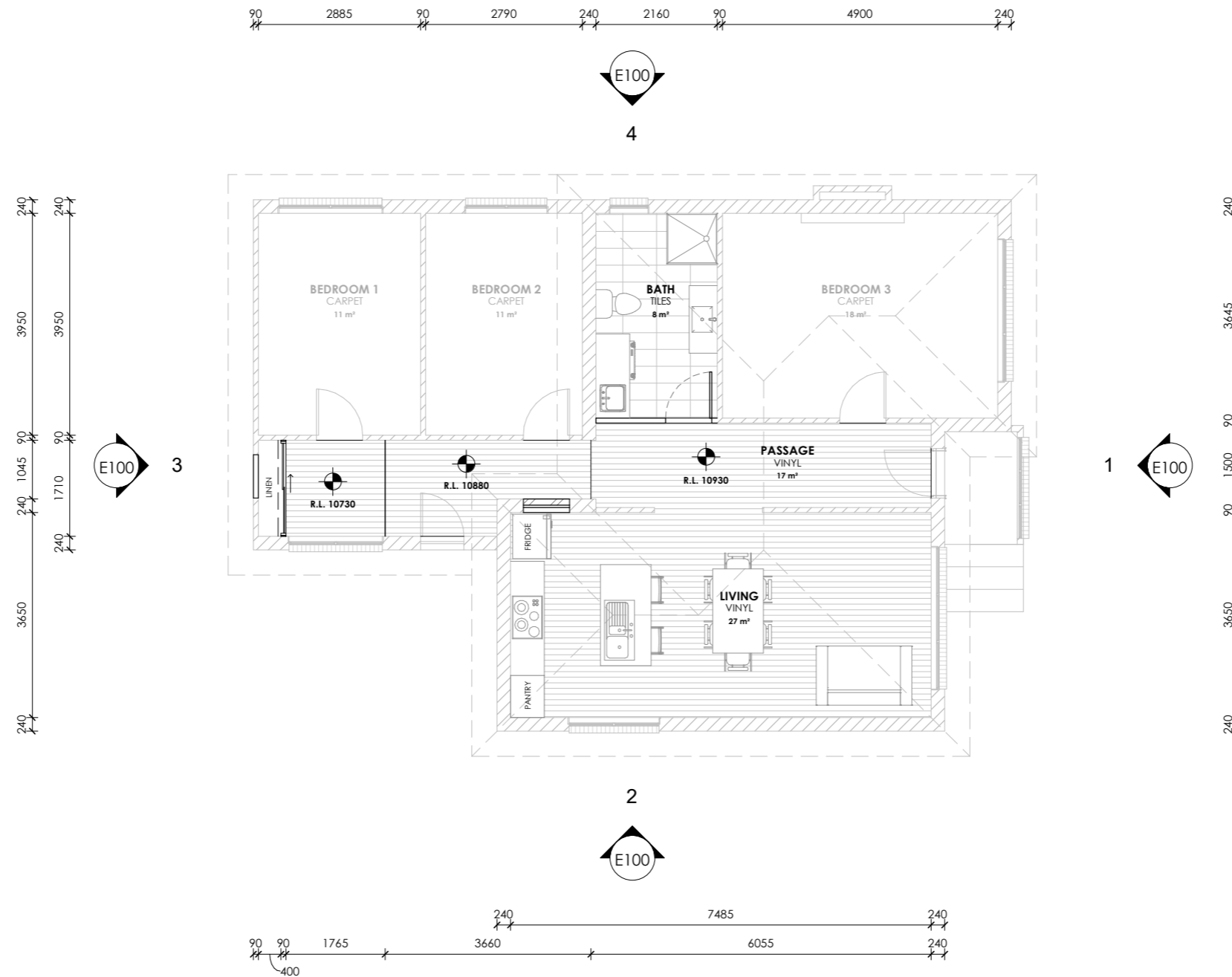
Revision		
No.	Date	Description
A	07/05/25	Issued as PRELIMINARY

do not scale off plans
all dimensions are in millimeters
confirm all dimensions on site
all work relevant NCC & AS

Project
EXISTING RESIDENCE
Location
15 ALICE STREET, WEST ULVERSTONE
Client
BROOKLYN BRADLEY

Sheet Title			
ELEVATIONS			
Drawn	Issue Date	Project No.	Revision
NJB	07/05/25	TBA	A

Sheet Number
E100
/E101



FLOOR AREAS & FINISHES

FLOOR AREA - 111m2

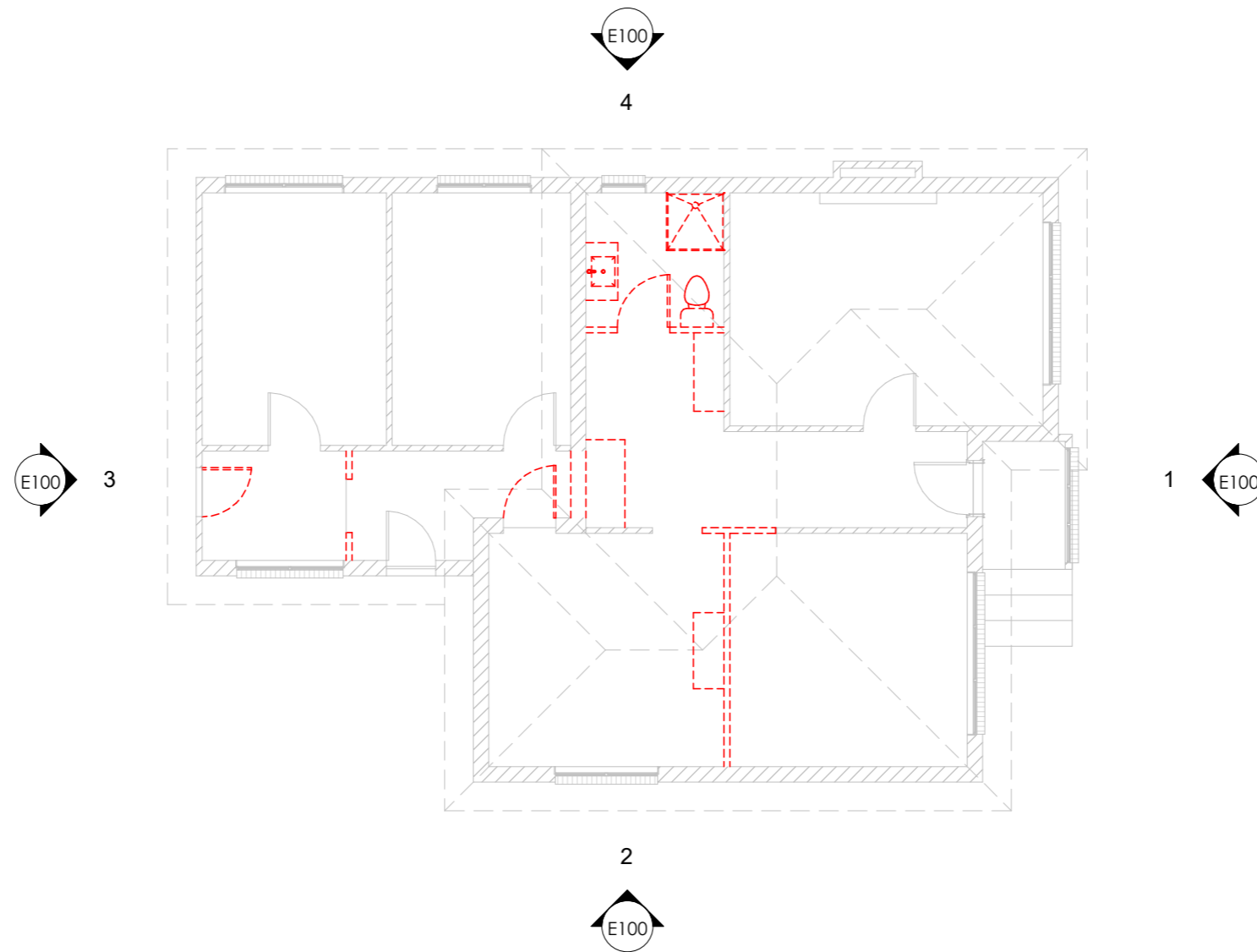
NOTES

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

<p>22 Fieldings Way Ulverstone, Tasmania Australia 7315</p> <p>m 0417 134 369 e nick@nplusb.com.au License No. 047538582 ABN 946 222 219 16</p>	<p>Issued As PRELIMINARY</p> <p>Scale A3 1 : 100</p>	<p>Revision</p> <table border="1"> <thead> <tr> <th>No.</th> <th>Date</th> <th>Description</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>07/05/25</td> <td>Issued as PRELIMINARY</td> </tr> </tbody> </table> <p>do not scale off plans all dimensions are in millimeters confirm all dimensions on site all work relevant NCC & AS</p>	No.	Date	Description	A	07/05/25	Issued as PRELIMINARY	<p>Project EXISTING RESIDENCE</p> <p>Location 15 ALICE STREET, WEST ULVERSTONE</p> <p>Client BROOKLYN BRADLEY</p>	<p>Sheet Title FLOOR PLAN</p> <table border="1"> <thead> <tr> <th>Drawn</th> <th>Issue Date</th> <th>Project No.</th> <th>Revision</th> </tr> </thead> <tbody> <tr> <td>NJB</td> <td>07/05/25</td> <td>TBA</td> <td>A</td> </tr> </tbody> </table>	Drawn	Issue Date	Project No.	Revision	NJB	07/05/25	TBA	A	<p>Sheet Number E101 /E101</p>
	No.	Date	Description																
A	07/05/25	Issued as PRELIMINARY																	
Drawn	Issue Date	Project No.	Revision																
NJB	07/05/25	TBA	A																



DEMOLITION PLAN
 Scale 1 : 100



NORTH ELEVATION

Scale 1 : 100

WALL | FACADE MATERIALS & FINISHES

WT-1 BRICK VENEER, COLOUR & STYE BY OWNER.



EAVE CONSTRUCTION NCC VOLUME 2 PART 7.5.5

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

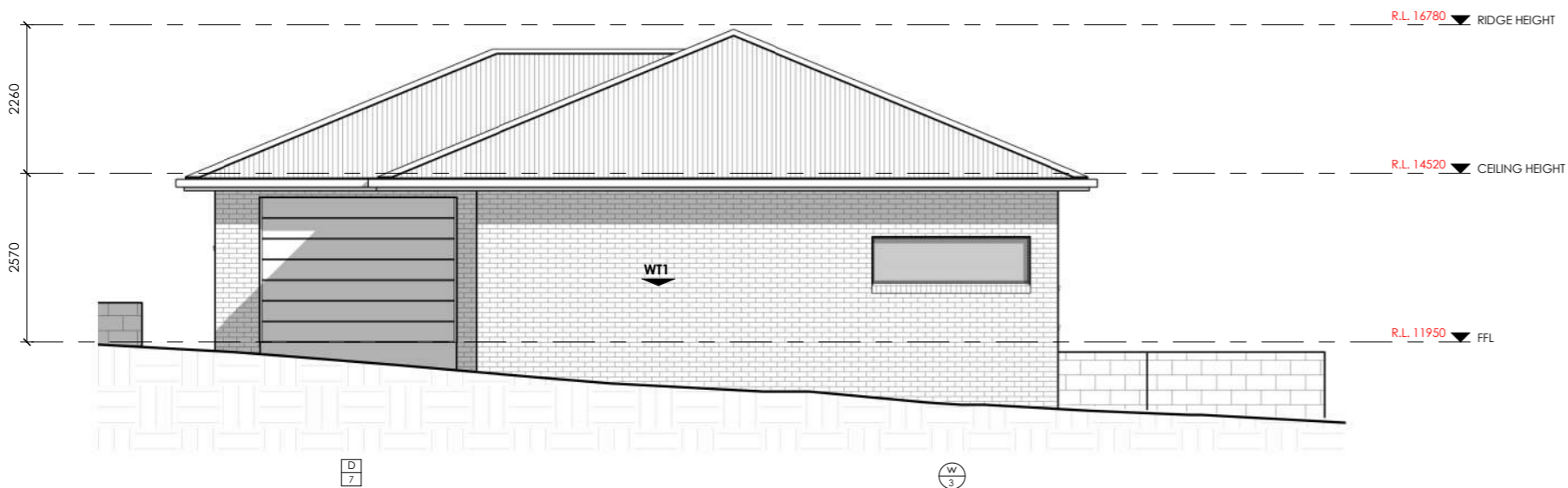
FASTENER / FIXINGS WITHIN 1200mm OF EXTERNAL CORNERS @ 200mm CENTERS, REMAINDER OF SHEET - 300mm CENTERS

COLORBOND CUSTOM ORB ROOF CLADDING
 INSTALLED AS PER MANUFACTURERS SPECIFICATIONS & AS1562
 COLOUR BY OWNER, COLOUR TO BE "MONUMENT"

SELECTED ALUMINIUM FRAMED WINDOWS & DOORS
 NCC PART 8.2 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

CENTRAL COAST COUNCIL	
LAND USE PLANNING	
Received:	14/11/2025
Application No:	DA2025169
Doc ID:	537724



EAST ELEVATION

Scale 1 : 100

n+b

22 Fieldings Way
 Ulverstone, Tasmania
 Australia
 7315
 m 0417 134 369 e nick@nplusb.com.au
 License No. 047538582 ABN 946 222 219 16

Issued As
PRELIMINARY
 Scale A3
1 : 100

©COPYRIGHT These drawings and designs and the copyright there of are the property of nplusb and must not be used, retained or copied without the written permission of nplusb. ABN 946 222 219 16

Revision		
No.	Date	Description
A	07/05/25	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 UNIT 1
 Location
15 ALICE STREET, WEST ULVERSTONE
 Client
BROOKLYN BRADLEY

Sheet Title
ELEVATIONS 1 OF 2

Drawn	Issue Date	Project No.	Revision
NJB	07/05/25	TBA	A

Sheet Number

U100

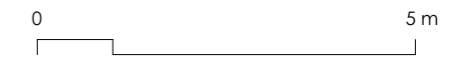
/U120



SOUTH ELEVATION
Scale 1 : 100

WALL | FACADE MATERIALS & FINISHES

WT-1 BRICK VENEER, COLOUR & STYE BY OWNER.



EAVE CONSTRUCTION NCC VOLUME 2 PART 7.5.5
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

COLORBOND CUSTOM ORB ROOF CLADDING
INSTALLED AS PER MANUFACTURERS SPECIFICATIONS & AS1562
COLOUR BY OWNER, COLOUR TO BE "MONUMENT"

SELECTED ALUMINIUM FRAMED WINDOWS & DOORS
NCC PART 8.2 POWDER COATED ALUMINIUM WINDOW &
DOOR FRAMES, UNLESS OTHERWISE NOTED. REVEALS AS SELECTED.
ALL FLASHING & FIXINGS TO MANUFACTURERS SPECIFICATIONS

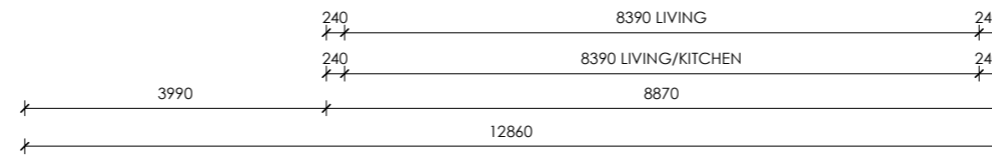
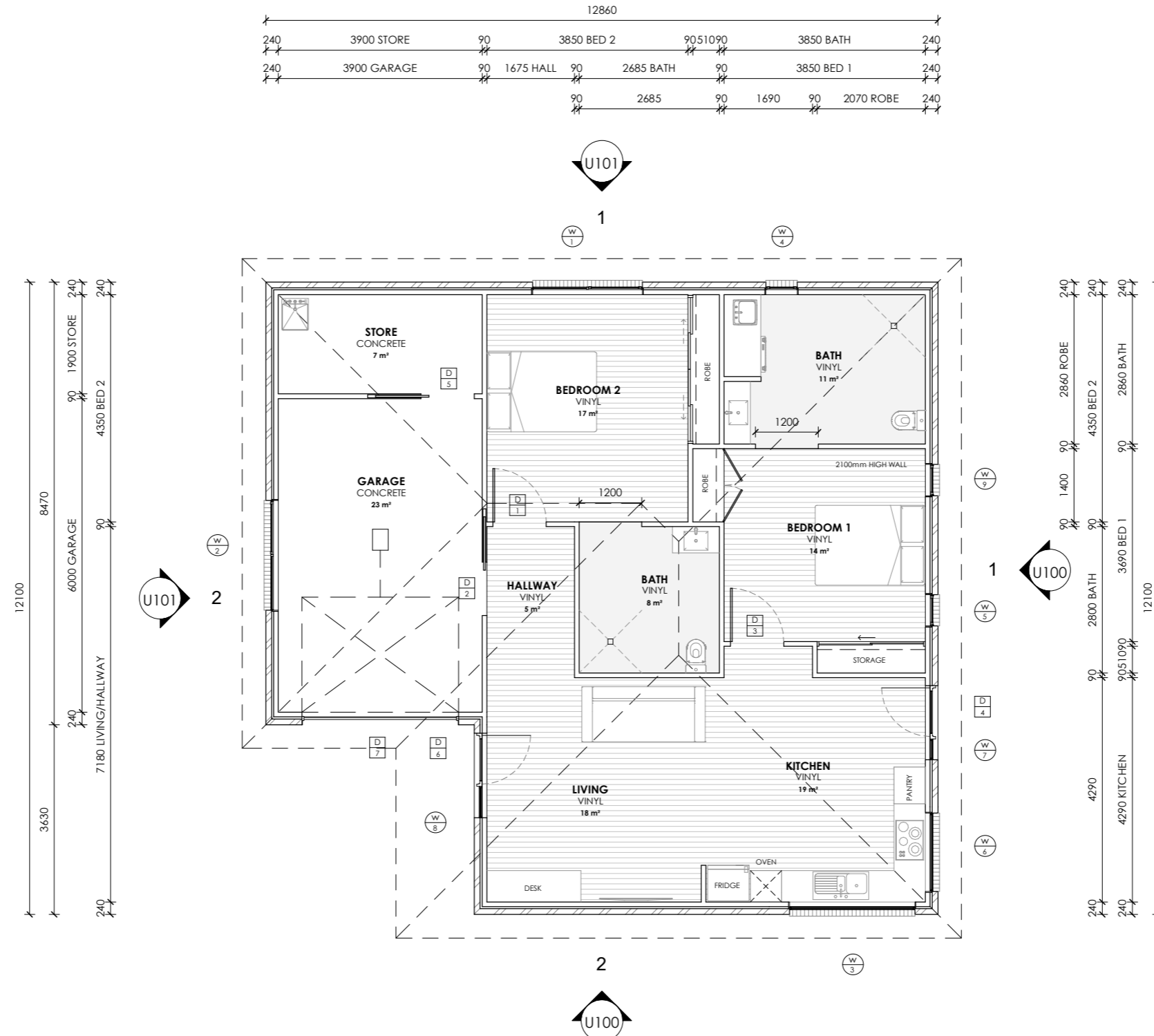
GLAZING & FRAME CONSTRUCTION TO AS2047 & AS1288
ALL FIXINGS & FLASHINGS TO MANUFACTURERS REQUIREMENTS

CENTRAL COAST COUNCIL LAND USE PLANNING	
Received:	14/11/2025
Application No:	DA2025169
Doc ID:	537724



WEST ELEVATION
Scale 1 : 100

<p>22 Fieldings Way Ulverstone, Tasmania Australia 7315</p> <p>m 0417 134 369 e nick@nplusb.com.au License No. 047538582 ABN 946 222 219 16</p>	<p>Issued As PRELIMINARY</p> <p>Scale A3 1 : 100</p>	<p>Revision</p> <table border="1"> <thead> <tr> <th>No.</th> <th>Date</th> <th>Description</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>07/05/25</td> <td>Issued as PRELIMINARY</td> </tr> </tbody> </table> <p>do not scale off plans all dimensions are in millimeters confirm all dimensions on site all work relevant NCC & AS</p>	No.	Date	Description	A	07/05/25	Issued as PRELIMINARY	<p>Project PROPOSED UNIT 1</p> <p>Location 15 ALICE STREET, WEST ULVERSTONE</p> <p>Client BROOKLYN BRADLEY</p>	<p>Sheet Title ELEVATIONS 2 OF 2</p> <table border="1"> <thead> <tr> <th>Drawn</th> <th>Issue Date</th> <th>Project No.</th> <th>Revision</th> </tr> </thead> <tbody> <tr> <td>NJB</td> <td>07/05/25</td> <td>TBA</td> <td>A</td> </tr> </tbody> </table>	Drawn	Issue Date	Project No.	Revision	NJB	07/05/25	TBA	A	<p>Sheet Number U101 /U120</p>
	No.	Date	Description																
A	07/05/25	Issued as PRELIMINARY																	
Drawn	Issue Date	Project No.	Revision																
NJB	07/05/25	TBA	A																



FLOOR AREAS & FINISHES

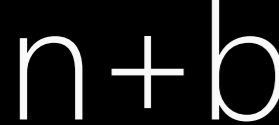
FLOOR AREA - 144m²

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

 22 Fieldings Way Ulverstone, Tasmania Australia 7315 m 0417 134 369 e nick@nplusb.com.au License No. 047538582 ABN 946 222 219 16	Issued As PRELIMINARY Scale A3 1 : 100	Revision No. Date Description A 07/05/25 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 UNIT 1 Location 15 ALICE STREET, WEST ULVERSTONE Client BROOKLYN BRADLEY	Sheet Title FLOOR PLAN Drawn Issue Date Project No. Revision NJB 07/05/25 TBA A	Sheet Number U102 /U120
	<p>©COPYRIGHT These drawings and designs and the copyright there of are the property of nplusb and must not be used, retained or copied without the written permission of nplusb. ABN 946 222 219 16</p>				

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 BCA TABLE 3.6.5. & AS1288. MINIMUM 4mm 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.

PROTECTION OF OPENABLE WINDOWS

A WINDOW OPENING MUST BE PROVIDED WITH PROTECTION, IF THE FLOOR BELOW THE WINDOW IN A BEDROOM IS 2m OR MORE ABOVE THE SURFACE BENEATH.

SANITARY COMPARTMENT (WC OR TOILET) DOORS

SANITARY COMPARTMENT DOORS TO COMPLY WITH BCA 3.8.3.3. "CONSTRUCTION OF SANITARY COMPARTMENTS". SANITARY COMPARTMENT DOORS MUST BE FITTED WITH "LIFT OFF" HINGES (EXCLUDING SLIDING & OUTWARD OPENING DOORS), UNLESS THERE IS A CLEAR SPACE OF AT LEAST 1.2m, MEASURED IN ACCORDANCE WITH BCA FIGURE 3.8.3.3, BETWEEN THE CLOSEST PAN WITHIN THE SANITARY COMPARTMENT AND THE DOORWAY.

PROTECT THE WINDOWS BY ONE OF THE FOLLOWING METHODS:

- A) A DEVICE CAPABLE OF RESTRICTING THE WINDOW OPENING; OR
- B) A SCREEN WITH SECURE FITTINGS.

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. ALUMINIUM/TIMBER) & COLOUR, FRAME COLOUR, AWNING/SLIDING OPERATION (INCLUDING SLIDING DOORS), GLASS TINT & TRANSOM & MULLION LAYOUT.

THE DEVICE OR SCREEN MUST:

- A) NOT PERMIT A 125MM SPHERE TO PASS THROUGH THE WINDOW OPENING OR SCREEN; AND
- B) RESIST AN OUTWARD HORIZONTAL ACTION OF 250N AGAINST THE WINDOW RESTRAINED BY A DEVICE; OR SCREEN PROTECTING THE OPENING; AND
- C) HAVE A CHILD RESISTANT RELEASE MECHANISM IF THE SCREEN OR DEVICE IS ABLE TO BE REMOVED, UNLOCKED OR OVERRIDDEN.

BAL COMPLIANCE


ALL WINDOWS TO BE ALUMINIUM FRAMED. SCREENS TO BE MADE FROM ALUMINIUM FRAME WITH MESH OF 2mm MAX APERTURE. MESH TO BE MADE FROM CORROSION RESISTANT STEEL, BRONZE OR ALUMINIUM. WHEN FITTED THE GAP FROM THE EDGE OF THE WINDOW FRAME TO THE EDGE OF THE SCREEN FRAME SHALL NOT BE GREATER THAN 3mm. AS PER AS-3595:2009 5.5.1A

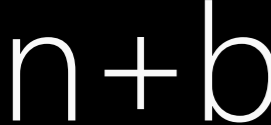
SAFETY GLAZING NOTE

WINDOWS AND GLASS MARKED WITH THIS SYMBOL ARE WITHIN 400mm OR CLOSER TO THE GROUND AND AS SUCH THE GLAZING PANEL MARKED WITH THIS SYMBOL SHALL BE 4mm THICK MIN SAFETY GLASS ALL AS PER AS-3959:2009 5.5.2 (c) (iii).

Window Schedule									
Mark	Floor Level	Operation	Size		Sill Height (Height Above FFL)	Location	SHGC	U-Value	Glazing
			Height	Width					
1	FFL	Awning	1500	2100	600	BEDROOM 2	0.55	4.3 W/(m²·K)	DOUBLE GLAZED - 4Clr/10/4Clr
2	FFL	Awning	600	2100	1500	GARAGE	0.55	4.3 W/(m²·K)	DOUBLE GLAZED - 4Clr/10/4Clr
3	FFL	Fixed	700	2400	900	KITCHEN	0.55	4.3 W/(m²·K)	DOUBLE GLAZED - 4Opq/10/4Clr
4	FFL	Awning	1500	600	600	BATH	0.55	4.3 W/(m²·K)	DOUBLE GLAZED - 4Opq/10/4Clr
5	FFL	Awning	1800	600	300	BEDROOM 1	0.55	4.3 W/(m²·K)	DOUBLE GLAZED - 4Clr/10/4Clr
6	FFL	Fixed	700	1500	900	KITCHEN	0.55	4.3 W/(m²·K)	DOUBLE GLAZED - 4Opq/10/4Clr
7	FFL	Fixed	2100	400	0	KITCHEN	0.55	4.3 W/(m²·K)	DOUBLE GLAZED - 4Clr/10/4Clr
8	FFL	Fixed	2100	600	0	LIVING	0.55	4.3 W/(m²·K)	DOUBLE GLAZED - 4Opq/10/4Clr
9	FFL	Awning	1800	600	300	BEDROOM 1	0.55	4.3 W/(m²·K)	DOUBLE GLAZED - 4Clr/10/4Clr

Door Schedule				
Mark	Location	Height	Width	Operation
1	BEDROOM 2	2040	1020	Internal Hinged
2	GARAGE	2040	1020	Cavity Slider
3	KITCHEN	2040	1020	Internal Hinged
4	KITCHEN	2100	1020	External Hinged
5	GARAGE	2040	1020	Cavity Slider
6	LIVING	2100	1020	External Hinged (Frosted)
7	GARAGE	2200	3000	Panelift Garage Door

 CENTRAL COAST COUNCIL LAND USE PLANNING	
Received:	14/11/2025
Application No:	DA2025169
Doc ID:	537724

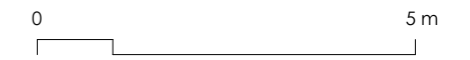
 <p>22 Fieldings Way Ulverstone, Tasmania Australia 7315</p> <p>m 0417 134 369 e nick@nplusb.com.au License No. 047538582 ABN 946 222 219 16</p>	<p>Issued As PRELIMINARY Scale A3</p> <p>©COPYRIGHT These drawings and designs and the copyright there of are the property of nplusb and must not be used, retained or copied without the written permission of nplusb. ABN 946 222 219 16</p>	<p>Revision</p> <table border="1"> <tr> <th>No.</th> <th>Date</th> <th>Description</th> </tr> <tr> <td>A</td> <td>07/05/25</td> <td>Issued as PRELIMINARY</td> </tr> </table> <p>do not scale off plans all dimensions are in millimeters confirm all dimensions on site all work relevant NCC & AS</p>	No.	Date	Description	A	07/05/25	Issued as PRELIMINARY	<p>Project PROPOSED UNIT 1</p> <p>Location 15 ALICE STREET, WEST ULVERSTONE</p> <p>Client BROOKLYN BRADLEY</p>	<p>Sheet Title WINDOW & DOOR SCHEDULE</p> <table border="1"> <tr> <th>Drawn</th> <th>Issue Date</th> <th>Project No.</th> <th>Revision</th> </tr> <tr> <td>NJB</td> <td>07/05/25</td> <td>TBA</td> <td>A</td> </tr> </table>	Drawn	Issue Date	Project No.	Revision	NJB	07/05/25	TBA	A	<p>Sheet Number U115 /U120</p>
	No.	Date	Description																
A	07/05/25	Issued as PRELIMINARY																	
Drawn	Issue Date	Project No.	Revision																
NJB	07/05/25	TBA	A																



NORTH ELEVATION
Scale 1 : 100

WALL | FACADE MATERIALS & FINISHES

WT-1 BRICK VENEER, COLOUR & STYE BY OWNER.



EAVE CONSTRUCTION NCC VOLUME 2 PART 7.5.5
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

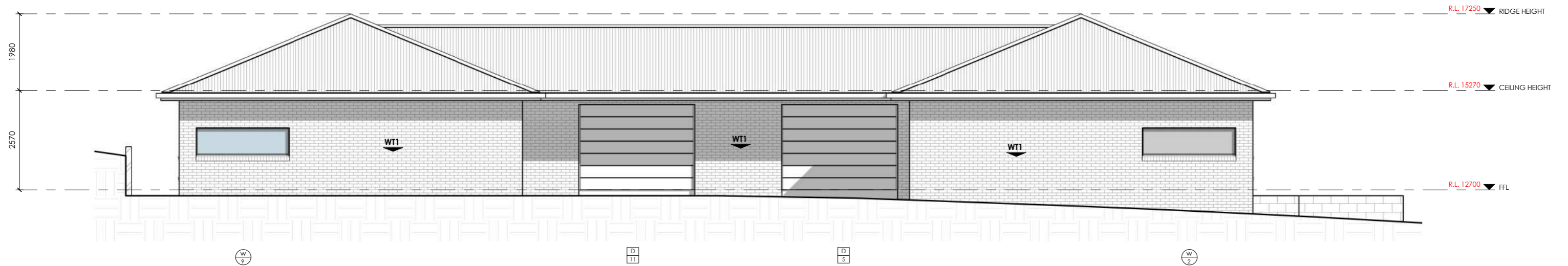
FASTENER / FIXINGS WITHIN 1200mm OF
EXTERNAL CORNERS @ 200mm CENTERS,
REMAINDER OF SHEET - 300mm CENTERS

COLORBOND CUSTOM ORB ROOF CLADDING
INSTALLED AS PER MANUFACTURERS SPECIFICATIONS & AS1562
COLOUR BY OWNER, COLOUR TO BE "MONUMENT"

SELECTED ALUMINIUM FRAMED WINDOWS & DOORS
NCC PART 8.2 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

	CENTRAL COAST COUNCIL LAND USE PLANNING	
	Received:	14/11/2025
	Application No:	DA2025169
	Doc ID:	537724



EAST ELEVATION
Scale 1 : 100

n+b
22 Fieldings Way
Ulverstone, Tasmania
Australia
7315
m 0417 134 369 e nick@nplusb.com.au
License No. 047538582 ABN 946 222 219 16

Issued As
PRELIMINARY
Scale A3
1 : 100

©COPYRIGHT These drawings and designs and the copyright there of are the property of nplusb and must not be used, retained or copied without the written permission of nplusb. ABN 946 222 219 16

Revision		
No.	Date	Description
A	07/05/25	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 UNIT 2 & 3
Location
15 ALICE STREET, WEST ULVERSTONE
Client
BROOKLYN BRADLEY

Sheet Title ELEVATIONS 1 OF 2			
Drawn	Issue Date	Project No.	Revision
NJB	07/05/25	TBA	A

Sheet Number
U200
/U220



SOUTH ELEVATION
Scale 1 : 100

WALL | FACADE MATERIALS & FINISHES

WT-1 BRICK VENEER, COLOUR & STYE BY OWNER.



EAVE CONSTRUCTION NCC VOLUME 2 PART 7.5.5
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

COLORBOND CUSTOM ORB ROOF CLADDING
INSTALLED AS PER MANUFACTURERS SPECIFICATIONS & AS1562
COLOUR BY OWNER, COLOUR TO BE "MONUMENT"

SELECTED ALUMINIUM FRAMED WINDOWS & DOORS
NCC PART 8.2 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

	CENTRAL COAST COUNCIL LAND USE PLANNING	
	Received:	14/11/2025
	Application No:	DA2025169
	Doc ID:	537724



WEST ELEVATION
Scale 1 : 100

n+b

22 Fieldings Way
Ulverstone, Tasmania
Australia
7315
m 0417 134 369 e nick@nplusb.com.au
License No. 047538582 ABN 946 222 219 16

Issued As
PRELIMINARY
Scale A3
1 : 100

©COPYRIGHT These drawings and designs and the
copyright there of are the property of nplusb and
must not be used, retained or copied without the
written permission of nplusb. ABN 946 222 219 16

Revision		
No.	Date	Description
A	07/05/25	Issued as PRELIMINARY

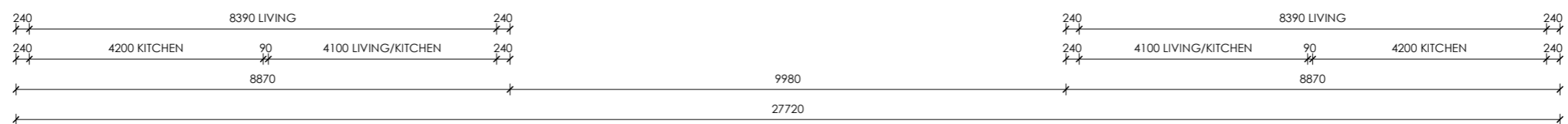
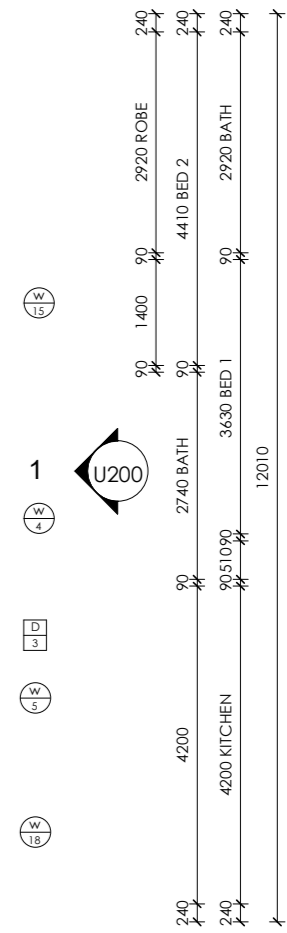
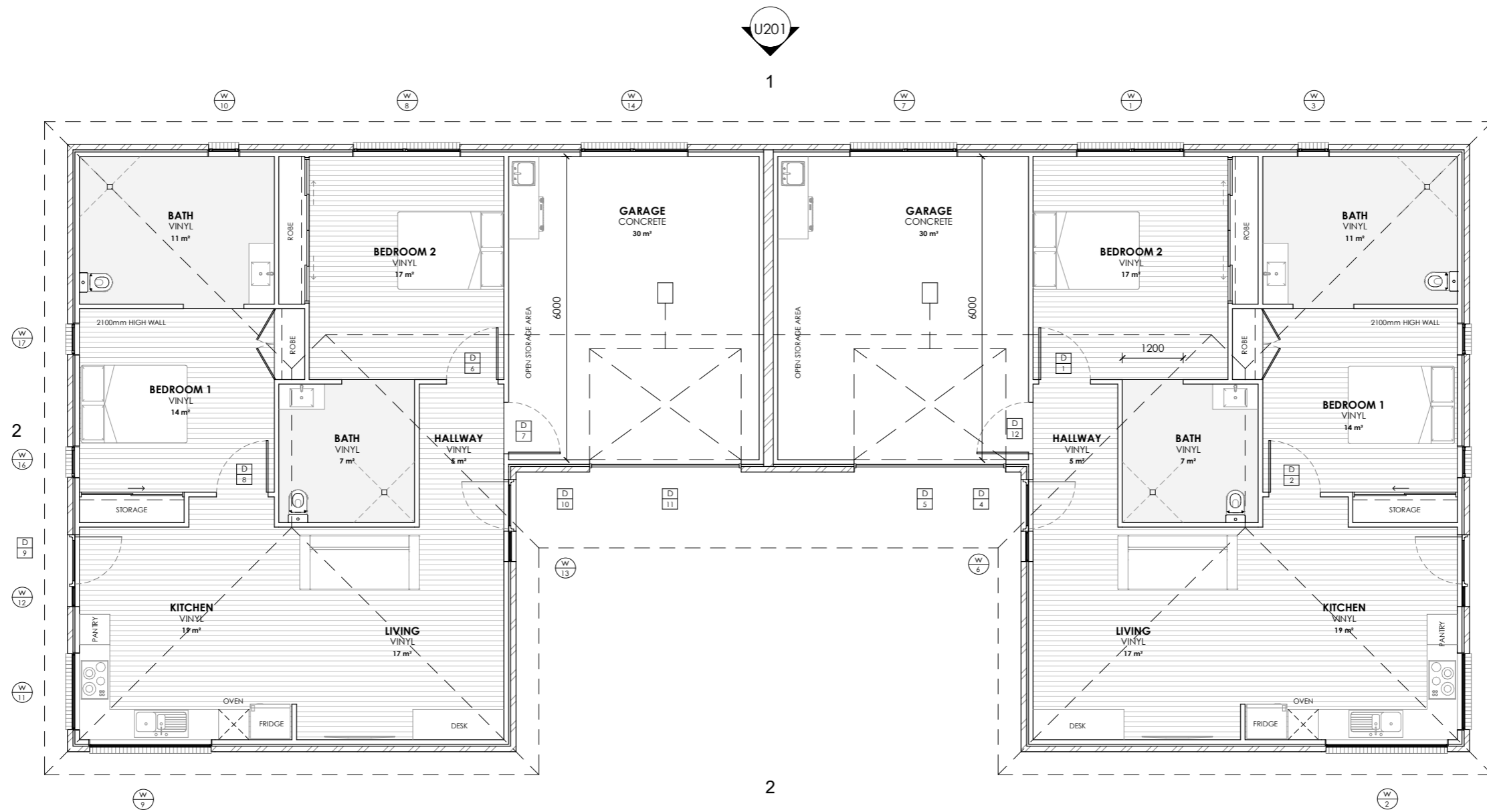
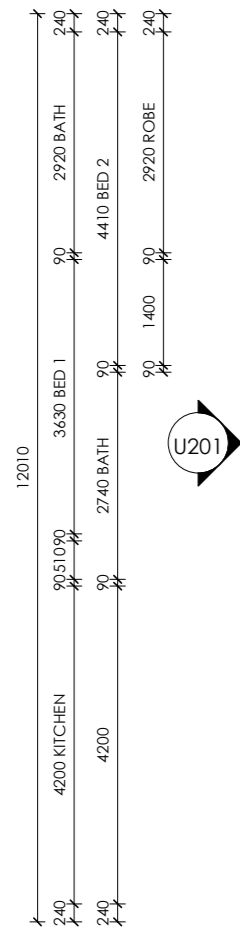
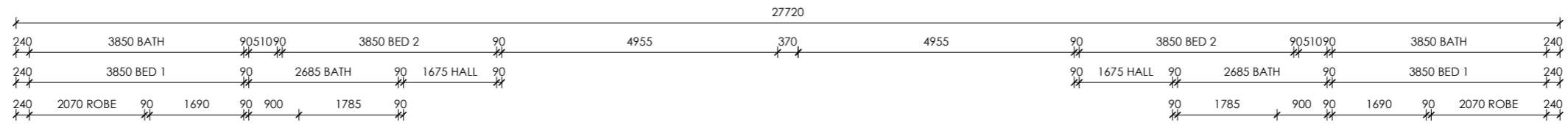
do not scale off plans
all dimensions are in millimeters
confirm all dimensions on site
all work relevant NCC & AS

Project
PROPOSED UNIT 2 & 3
Location
15 ALICE STREET, WEST ULVERSTONE
Client
BROOKLYN BRADLEY

Sheet Title
ELEVATIONS 2 OF 2

Drawn	Issue Date	Project No.	Revision
NJB	07/05/25	TBA	A

Sheet Number
U201
/U220



FLOOR AREAS & FINISHES

UNIT 3 - FLOOR AREA - 140m2

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 AREAS & FINISHES

UNIT 3 - FLOOR AREA - 140m2

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

n+b
22 Fieldings Way
Ulverstone, Tasmania
Australia
7315
m 0417 134 369 e nick@nplusb.com.au
License No. 047538582 ABN 946 222 219 16

Issued As
PRELIMINARY
Scale A3
1 : 100

Revision		
No.	Date	Description
A	07/05/25	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 UNIT 2 & 3
Location
15 ALICE STREET, WEST ULVERSTONE
Client
BROOKLYN BRADLEY

Sheet Title			
FLOOR PLAN			
Drawn	Issue Date	Project No.	Revision
NJB	07/05/25	TBA	A

Sheet Number
U202
/U220