
Application for Planning

S.57 Land Use Planning and Approvals Act 1993

The following application has been received:

Application No.: **DA2025240**

Location: **18 Moonbeam Place, Ulverstone**

Proposal: **Residential – single dwelling and shed**

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 18 February 2026

Date of Notification: **4 February 2026**

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:	9/10/2025
Application No:	DA2025240
Doc ID:	533606

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

Use or Development Site:

Site Address 18 Moonbeam Place, Ulverstone

Certificate of Title Reference 182309/120

Land Area 982m2 **Heritage Listed Property** NO YES

Applicant(s)

First Name(s) Nicholas **Surname(s)** Brandsema

Company name (if applicable) N Plus B Design **Contact No:** 6429 8800

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) Oscar **Middle Names(s)** Georgia

Surname(s) Sloane **Company name** (if applicable) Waldhauser

Postal Address:

PERMIT APPLICATION INFORMATION

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

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

Proposed Use

Vacant block

Use Class

Office use only

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

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

Proposed Residence & Shed

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

\$ 700,000 Estimate/ Actual

Total floor area of the development 393 m²

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 09/10/2025

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 09/10/2025

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 182309	FOLIO 120
EDITION 3	DATE OF ISSUE 14-Aug-2024

SEARCH DATE : 09-Oct-2025
SEARCH TIME : 11.52 AM



**CENTRAL COAST COUNCIL
LAND USE PLANNING**

Received: 9/10/2025
Application No: DA2025240
Doc ID: 533604

DESCRIPTION OF LAND

Town of ULVERSTONE
Lot 120 on Sealed Plan [182309](#)
Derivation : Part of Lot 425, 100 Acres Gtd. to Alexander Clerke
Prior CT [172491/1](#)

SCHEDULE 1

[M974057](#) TRANSFER to OSCAR RIK MITCHELL SLOANE and GEORGIA WALDHAUSER Registered 27-Sep-2022 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
[SP182309](#) COVENANTS in Schedule of Easements
[SP182309](#) FENCING COVENANT in Schedule of Easements
[SP160066](#), [SP162512](#), [SP164872](#), [SP166960](#), [SP168027](#), [SP168579](#),
[SP169259](#) & [SP172491](#) COVENANTS in Schedule of Easements
[SP6613](#), [SP43670](#), [SP160066](#), [SP162512](#), [SP164872](#), [SP166960](#),
[SP168027](#), [SP168579](#), [SP169259](#) & [SP172491](#) FENCING
 COVENANT in Schedule of Easements
[E387306](#) MORTGAGE to Commonwealth Bank of Australia
 Registered 14-Aug-2024 at 12.01 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

CENTRAL COAST COUNCIL LAND USE PLANNING	
Received:	9/10/2025
Application No:	DA2025240
Doc ID:	533608

<p>SCHEDULE OF EASEMENTS</p> <p>NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.</p>	<p>Registered Number</p> <p style="font-size: 2em; font-weight: bold;">SP182309</p>
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PAGE 1 OF 6 PAGE/S
EASEMENTS AND PROFITS

Each lot on the plan is together with:-

- (1) such rights of drainage over the drainage easements shown on the plan (if any) as may be necessary to drain the stormwater and other surplus water from such lot; and
- (2) any easements or profits a prendre described hereunder.

Each lot on the plan is subject to:-

- (1) such rights of drainage over the drainage easements shown on the plan (if any) as passing through such lot as may be necessary to drain the stormwater and other surplus water from any other lot on the plan; and
- (2) any easements or profits a prendre described hereunder.

The direction of the flow of water through the drainage easements shown on the plan is indicated by arrows.

EASEMENTS

Lot 1 on the Plan is subject to:

- (a) a Pipeline and Services Easement in gross as defined below in favour of the Tasmanian Water & Sewerage Corporation Pty Ltd, its successors and assigns ("TasWater") over the Easement Land marked "Pipeline and Services Easement 4.00 Wide" on the Plan.
- (b) a Right of Drainage in gross as defined below in favour of the Central Coast Council, its successors and assigns ("Central Coast Council") over the Easement Land marked "Pipeline and Services Easement 4.00 Wide" on the Plan.
- (c) a Pipeline and Services Easement in gross as defined below in favour of TasWater over the Easement Land marked "Pipeline and Services Easement 3.00 Wide" on the Plan.
- (d) a Right of Drainage in gross as defined below in favour of the Central Coast Council, its successors and assigns over the land marked "Drainage Easement 3.00 Wide" on the Plan.
- (e) a Right of Drainage (appurtenant to the Central Coast Council) over the Easement Land marked "Drainage Easement 3.00 Wide (SP 146422)" on the Plan.
- (f) a Drainage and Sewerage Right as defined below (appurtenant to TasWater and Central Coast Council) over the land marked "Drainage & Sewerage Easement 3.00 Wide (SP168579)" on the Plan.
- (g) a Right of Drainage (appurtenant to Lots 3, 4, 5 and 6 on SP 142567 and the Central Coast Council) over the land marked "Drainage Easement 2.50 Wide (SP 142567)" on the Plan.
- (h) a Drainage and Sewerage Right created by SP 162512 (appurtenant to Central Coast Council and TasWater) over the land marked "Drainage & Sewerage Easement 3.00 Wide (SP 162512)" on the Plan.

(USE ANNEXURE PAGES FOR CONTINUATION)

<p>SUBDIVIDER: Braid, Boyles & Napier</p> <p>FOLIO REF: 172491/1</p> <p>SOLICITOR & REFERENCE: APM/210510</p>	<p>PLAN SEALED BY: CENTRAL COAST COUNCIL</p> <p>DATE: 9/15/2022</p> <p>..SUB2009.15 REF NO.</p> <p><i>Nandya Dyk</i> Council Delegate</p>
<p>NOTE: The Council Delegate must sign the Certificate for the purposes of identification.</p>	

<p>ANNEXURE TO SCHEDULE OF EASEMENTS</p> <p>PAGE 2 OF 6 PAGES</p>	<p>Registered Number</p> <p>SP182309</p>
<p>SUBDIVIDER: Braid, Boyles & Napier FOLIO REFERENCE: 172491/1</p>	

- (i) a Sewerage and Infrastructure Right appurtenant to TasWater created by and more fully set forth in SP 166960 over the land marked "Sewerage & Infrastructure Easement Variable Width (SP 162512)" on the Plan.
- (j) A Pipeline and Services Easement defined in SP 172491 in gross in favour of TasWater over the land marked "Drainage and Sewerage Easement 3.00 Wide (SP 162512)", "Sewerage & Infrastructure Easement Variable Width (SP 162512)" and "Drainage & Sewerage Easement 3.00 Wide (SP 168579)" on the Plan.

Lot 119 on the Plan is subject to:

- (a) a Pipeline and Services Easement in gross as defined below in favour of TasWater over the Easement Land marked "Pipeline and Services Easement 3.00 Wide" on the Plan.
- (b) a Pipeline and Services Easement in gross as defined below in favour of TasWater over the Easement Land marked "Pipeline and Services Easement Variable Width" on the Plan.
- (c) a Right of Drainage in gross as defined below in favour of the Central Coast Council, its successors and assigns over the land marked "Drainage Easement 2.00 Wide" on the Plan.

Lot 124 on the Plan is subject to:

- (a) a Pipeline and Services Easement in gross as defined below in favour of TasWater over the Easement Land marked "Pipeline and Services Easement 4.00 Wide" on the Plan.
- (b) a Right of Drainage in gross as defined below in favour of the Central Coast Council, its successors and assigns over the Easement Land marked "Pipeline and Services Easement 4.00 Wide" on the Plan.

Lot 125 on the Plan is subject to:

- (a) a Pipeline and Services Easement in gross as defined below in favour of TasWater over the Easement Land marked "Pipeline and Services Easement 4.00 Wide" on the Plan.
- (b) a Right of Drainage in gross as defined below in favour of the Central Coast Council, its successors and assigns over the "Pipeline and Services Easement 4.00 Wide" shown on the Plan.

COVENANTS

The owner of each Lot on the Plan hereby covenants with the subdividers that the subdividers shall not be required to fence.

Each Lot on the Plan is subject to the restrictive covenants created by SP 160066 and set forth in SP 162512, SP 164872, SP 166960, SP 168027, SP 168579, SP 169259 and SP 172491,

NOTE: Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.

<p>ANNEXURE TO SCHEDULE OF EASEMENTS</p> <p>PAGE 3 OF 6 PAGES</p>	<p>Registered Number</p> <p>SP182309</p>
<p>SUBDIVIDER: Braid, Boyles & Napier FOLIO REFERENCE: 172491/1</p>	

namely: The owners of each Lot on the Plan covenant with the subdividers and the owners for the time being of every other Lot shown on the Plan to the intent that the burden of this covenant may run with and bind the Covenantor's Lot and every part thereof and that the benefit thereof shall be annexed to and devolve with each and every part of each and every other Lot shown on the Plan to observe the following stipulation:-

- (a) Not to permit development unless the development includes the construction of at least three hard standing car parking spaces within the Lot.
- (b) Not to erect or lay or permit any electrical cable unless the cable is laid below the natural surface of the soil and at such depth as is required by any statutory or semi-statutory authority or the electricity supplier.

But nothing above contained or implied will prevent the subdividers from:

- (a) Selling any Lot free or exempt from one or more of the restrictive covenants and stipulations contained in the above Covenants, modifying, waiving or releasing or allowing any departure from any of the above Covenants in relation to any lot or portion of any lot.

INTERPRETATION

1. "Drainage & Sewerage Right" is the full and free right for TasWater and Central Coast Council and every person authorised by them, from time to time and at all times:
 - a. by means of pipes to drain sewerage, stormwater and other waste material and fluid in any quantities across and through the Drainage & Sewerage Easement 3.00 Wide shown on SP 172491;
 - b. to use, for the purposes of the easement, any line of pipes already laid within the easement for the purpose of draining sewerage, stormwater and other waste material and fluid or any pipe or pipes in replacement or substitution thereof;
 - c. to lay, place and maintain a line of pipes of sufficient internal diameter beneath the surface of the easement;
 - d. with any tools, implements or machinery, necessary for the purpose, to enter upon the easement and to remain there for any reasonable time for the purpose of laying, inspecting, cleansing, repairing, maintaining or renewing such pipe line or any part thereof; and
 - e. to open the soil of the easement to such extent as may be necessary provided that the grantee and the persons authorised by it will take all reasonable precautions to ensure as little disturbance as possible to the surface of the easement and will restore that surface as nearly practicable to its original condition.

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<p>ANNEXURE TO SCHEDULE OF EASEMENTS</p> <p>PAGE 4 OF 6 PAGES</p>	<p>Registered Number</p> <p>SP182309</p>
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2. The "Easement Land" means: In relation to any Lot on the Plan, all land forming part of that Lot and marked "Pipeline and Services Easement 4.00 Wide", "Pipeline and Services Easement 3.00 Wide" or "Pipeline and Services Easement Variable Width".
3. "Right of Drainage" where it is indicated this definition applies means: A right of drainage (including the right of construction of drains) for the Central Coast Council and its employees, contractors, agents and all other persons duly authorised by it, at all times for the purpose of carrying away stormwater and other surplus water from the dominant tenement or any such part thereof over or under the land herein indicated as the land over which the right is to subsist, and through all ponds, aboveground drains, pipes, sewers and underground drains which may hereafter be made or passing under, through, and along the last-mentioned land and the right for the same employees, contractors, agents and all other persons duly authorised by Central Coast Council to enter into and upon the last-mentioned land and to inspect, repair, cleanse, and amend any such sewer or drain without doing unnecessary damage to the said land.
4. "Pipeline and Services Easement" is defined as follows:-

FIRSTLY, THE FULL AND FREE RIGHT AND LIBERTY for TasWater and its employees, contractors, agents and all other persons duly authorised by it, at all times to:

- (1) enter and remain upon the Easement Land with or without machinery, vehicles, plant and equipment;
- (2) investigate, take soil, rock and other samples, survey, open and break up and excavate the Easement Land for any purpose or activity that TasWater is authorised to do or undertake;
- (3) install, retain, operate, modify, relocate, maintain, inspect, cleanse, repair, remove and replace the Infrastructure;
- (4) run and pass sewage, water and electricity through and along the Infrastructure;
- (5) do all works reasonably required in connection with such activities or as may be authorised or required by any law:
 - (a) without doing unnecessary damage to the Easement Land; and
 - (b) leaving the Easement Land in a clean and tidy condition;
- (6) if the Easement Land is not directly accessible from a highway, then for the purpose of undertaking any of the preceding activities TasWater may with or without employees, contractors, agents and any other persons authorised by it, and with or without machinery, vehicles, plant and equipment enter the Lot from the highway at any vehicle entry and cross the Lot to the Easement Land; and

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ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 5 OF 6 PAGES	Registered Number SP182309
SUBDIVIDER: Braid, Boyles & Napier FOLIO REFERENCE: 172491/1	

- (7) use the Easement Land as a right of carriageway for the purpose of undertaking any of the preceding purposes on other land, TasWater reinstating any damage that it causes in doing so to any boundary fence of the Lot.

SECONDLY, the benefit of a covenant in gross for TasWater with the registered proprietor/s of the Easement Land and their successors and assigns not to erect any building, or place any structures, objects, vegetation, or remove any thing that supports, protects or covers any Infrastructure on or in the Easement Land, without the prior written consent of TasWater to the intent that the burden of the covenant may run with and bind the servient land and every part thereof and that the benefit thereof may be annexed to the easement herein described.

Interpretation:

“Infrastructure” means infrastructure owned or for which TasWater is responsible and includes but is not limited to:

- (1) sewer pipes and water pipes and associated valves;
- (2) telemetry and monitoring devices;
- (3) inspection and access pits;
- (4) electricity assets and other conducting media (excluding telemetry and monitoring devices);
- (5) markers or signs indicating the location of the Easement Land or any other Infrastructure or any warnings or restrictions with respect to the Easement Land or any other Infrastructure;
- (6) anything reasonably required to support, protect or cover any other Infrastructure;
- (7) any other infrastructure whether of a similar nature or not to the preceding which is reasonably required for the piping of sewage or water, or the running of electricity, through the Easement Land or monitoring or managing that activity; and
- (8) where the context permits, any part of the Infrastructure.

NO OTHER easements, covenants or profits a prendre are hereby created to benefit or burden the lots on the Plan.

SIGNED by **GREGORY WILLIAM VINCENT**)
BRAID one of the registered proprietors of)
 the land comprised in folio of the Register)
 Volume 172491 Folio 1 in the presence of :-)

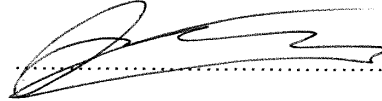



Witness Signature: *Alison Campbell*
 Witness Full Name: *Alison Jayne Campbell*
 Address: *18 King Edward Street*
Ulverstone Tas 7315
 Occupation: *Office Manager*

NOTE: Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.


<p>ANNEXURE TO SCHEDULE OF EASEMENTS</p> <p>PAGE 6 OF 6 PAGES</p>	<p>Registered Number</p> <p>SP182309</p>
<p>SUBDIVIDER: Braid, Boyles & Napier FOLIO REFERENCE: 172491/1</p>	


SIGNED by **ALEXANDER PAUL BRAID**)
NAPIER one of the registered proprietors of)
the land comprised in folio of the Register)
Volume 172491 Folio 1 in the presence of :-)



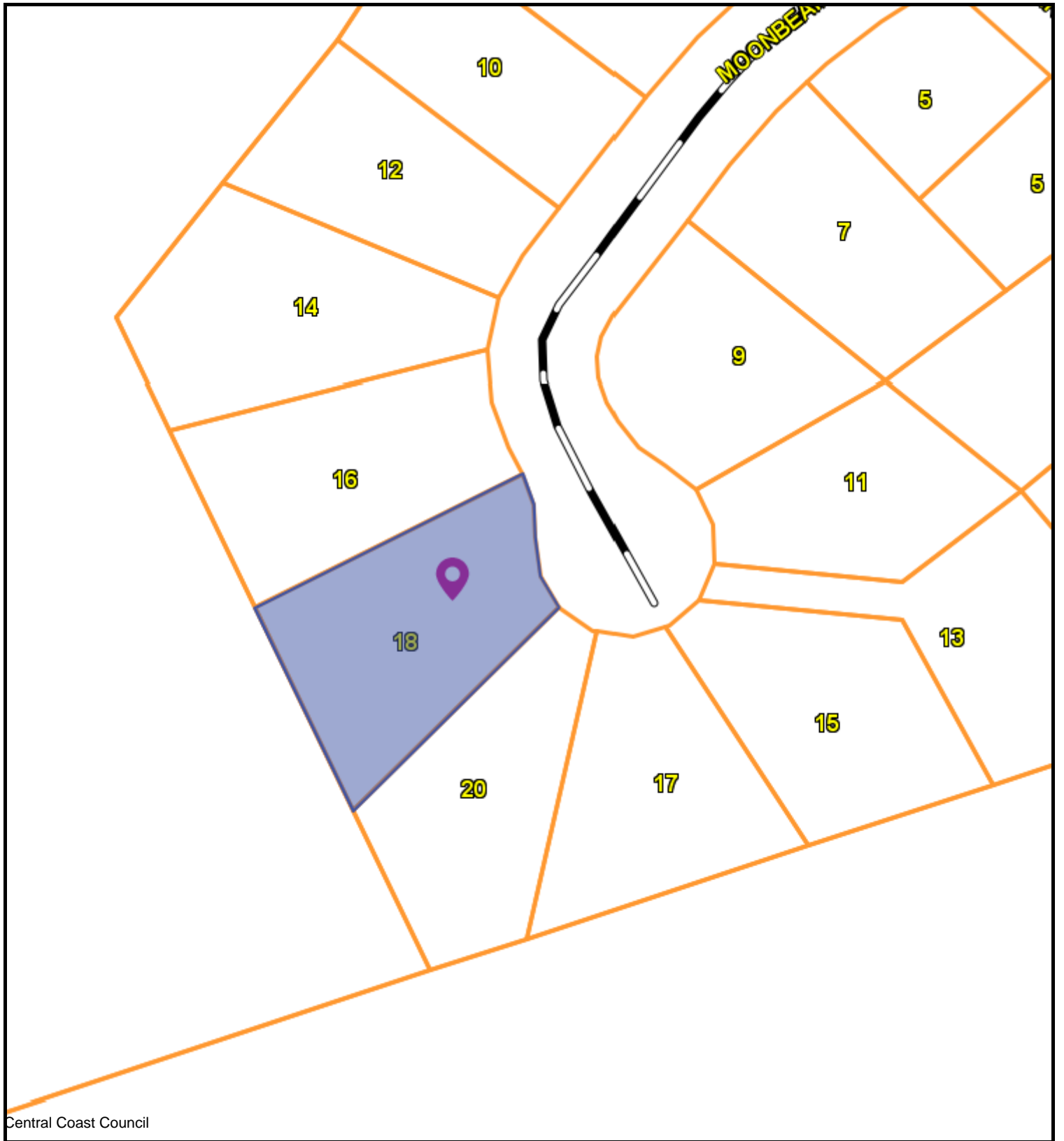
Witness Signature: )
Witness Full Name: NICHOLAS J SIMMS)
Address: 13 LEGANA ST SOUTH LAUNCESTON)
7249)
Occupation: Builder)

SIGNED by **DEBRA ANN BOYLES** one of)
the registered proprietors of the land)
comprised in folio of the Register)
Volume 172491 Folio 1 in the presence of :-)



Witness Signature: )
Witness Full Name: Colin Boyles)
Address: 6 Leith Place)
Tewantin QLD 4505)
Occupation: Retired)

NOTE: Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.



Central Coast Council



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



2-Feb-2026

**18 MOONBEAM PLACE,
 ULVERSTONE
 DA2025240**

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.

20 m

Scale =
1:737.100



CENTRAL COAST COUNCIL
LAND USE PLANNING

Received: 9/10/2025
Application No: DA2025240
Doc ID: 533605

TassieSheds

TASSIE SHEDS

(03) 6165 0204

info@tassiesheds.com.au

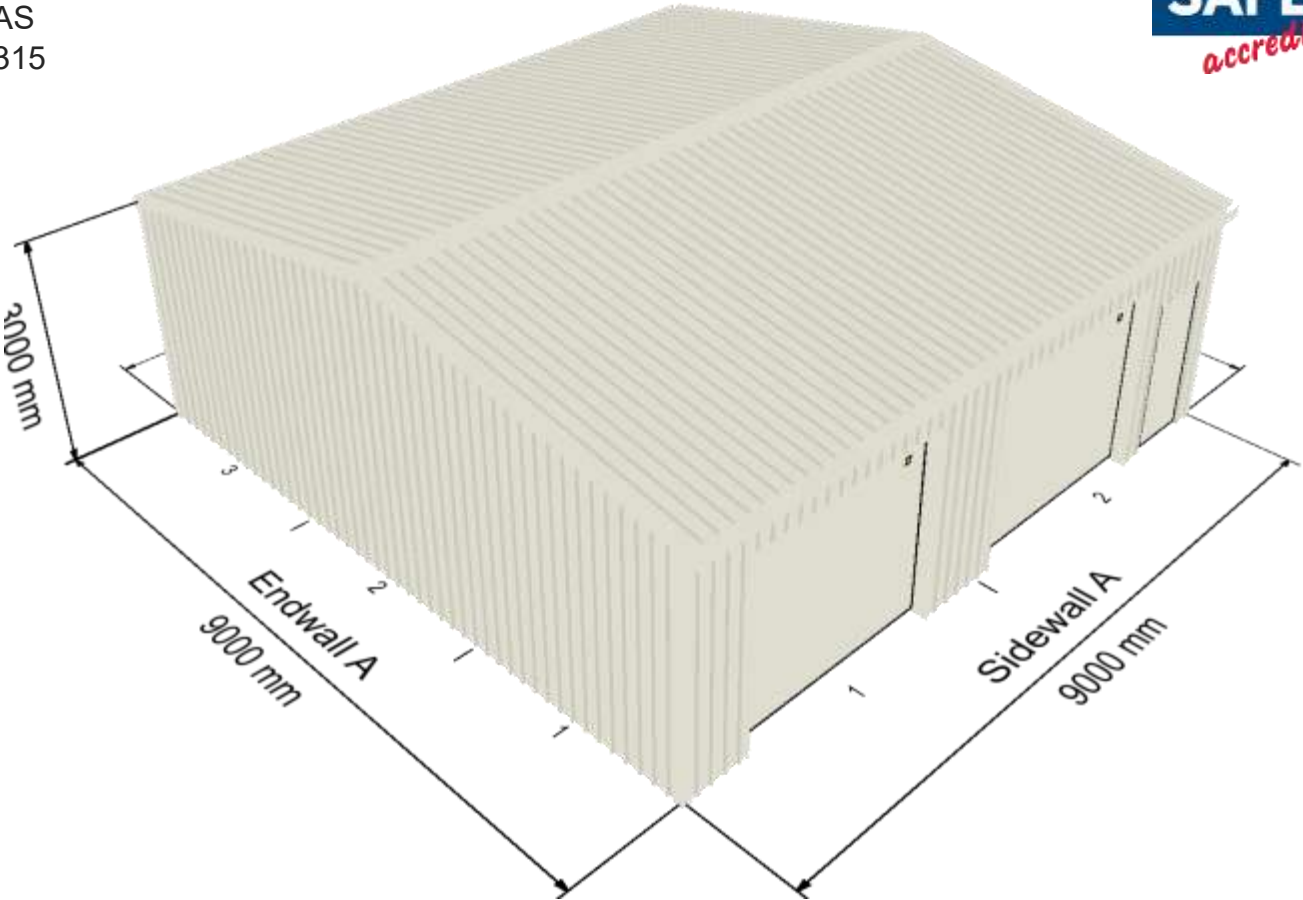
CAN: 644 258 560

29-05-2025

Quote #1006865279

Quotation

Oscar Sloane
18 Moonbeam Place
Ulverstone
TAS
7315



Colorbond® Zincolume®



Quote #1006865279, 29-05-2025

Building Specifications

Building Site Address:

18 Moonbeam Place, Ulverstone, TAS, 7315

Design Criteria:

Snow Load: N/A
Wind Load/Exposure: 43.9 m/s
Building Class: 10a
Wind Region: A4
Importance Level: 2
Terrain Category: 1.8
Shielding: 1
Topography: 1.05

Sheeting and Trim Details:

Roof Type: Trimdek 0.42 BMT 0.47 TCT
Roof Colour: Surfmist
Wall Type: Trimdek 0.42 BMT 0.47 TCT
Wall Colour: Surfmist
Gutter Type: Quad Gutter 150 Hi-Front
Trim Colour: Surfmist (SM)
Base Trim: None
Solar Load: N/A

Building Dimensions:

Width: 9.000 m
Length: 9.000 m
Eave Height: 3.000 m
Apex Height: 3.793 m
Roof Pitch: 10 deg
Sidewall Bays: 2 4.500 m
Endwall Bays: 3 3.000 m

Building Specs:

Columns: 2C25019
Rafters: 2C25019
Floor Area: 81.000 sqm
Endwall Column: C15019
Roof Purlins: Z15015
Side Wall Girts: Z15012
End Wall Girts: Z10012

Leanto A Details:

Span: N/A
Bays: N/A
Drop: N/A
Roof Pitch: N/A
Eave Height: N/A

Leanto B Details:

Span: N/A
Bays: N/A
Drop: N/A
Roof Pitch: N/A
Eave Height: N/A

Slab and Footing Details: (Slab Details For Quoting – Not Included)

Bored Engineering plans included
Bolt Down Anchor Brackets
100mm Slab (100mm,125mm & 150mm Available)
Main Column Footings: 800 mm - 600 mm (Depth x Diameter)
End Mullion Footings: 650 mm - 600 mm (Depth x Diameter)

Opening Details:

- Personnel doors: 1x Larnec 2040 x 820 x 35mm - CB Pre Hung - Colorbond Single Skin - P/C Tube Frame - Wind Class N4 & C1 Knob/Knob Outward Swing Surfmist
- Roller Doors: 2400h x 2750w Roller Door (opening) Surfmist Sidewall A
2400h x 2750w Roller Door (opening) Surfmist Sidewall A
- Included Windows: None
- Framed Openings: None
- Open Bays: None
- Translucent Panels: None
- Door Extras: 2x Box A Door

Insulation Details:

None

Mezzanine:

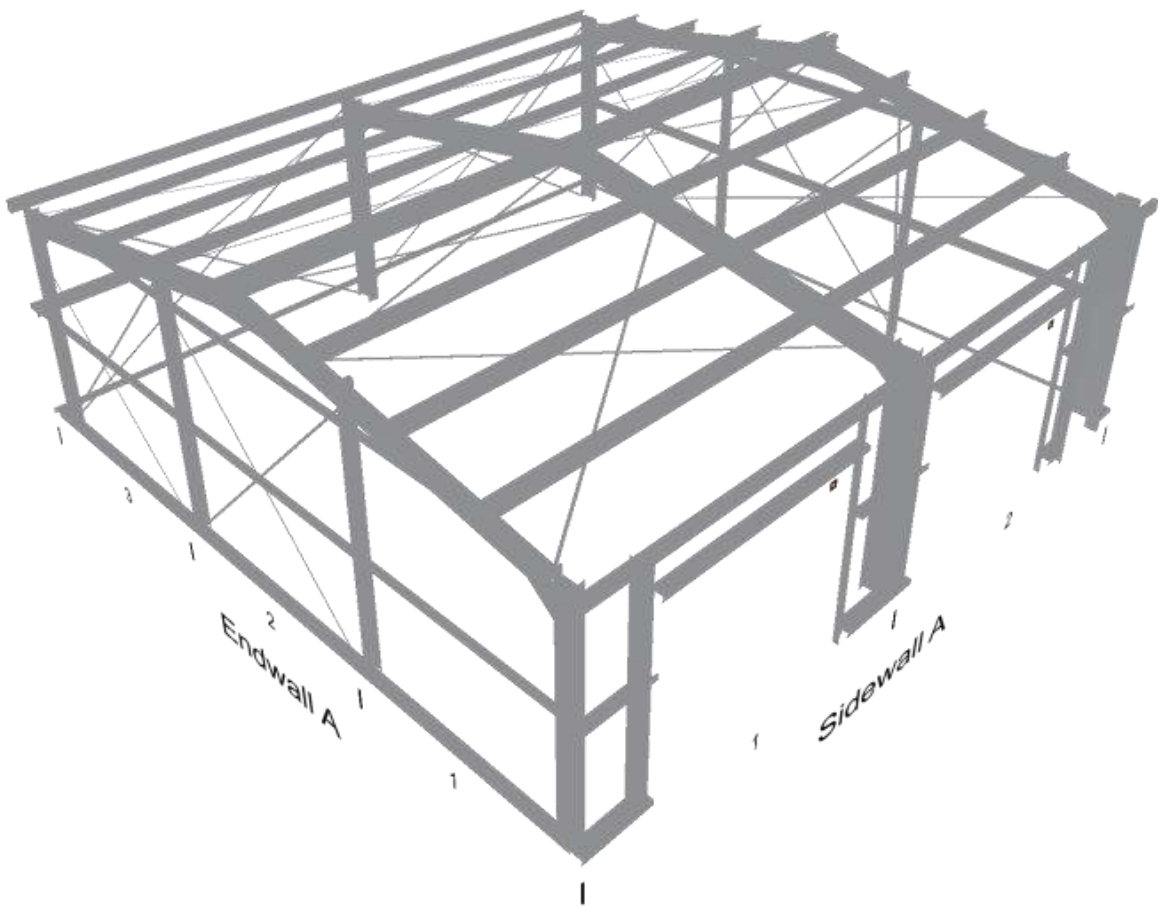
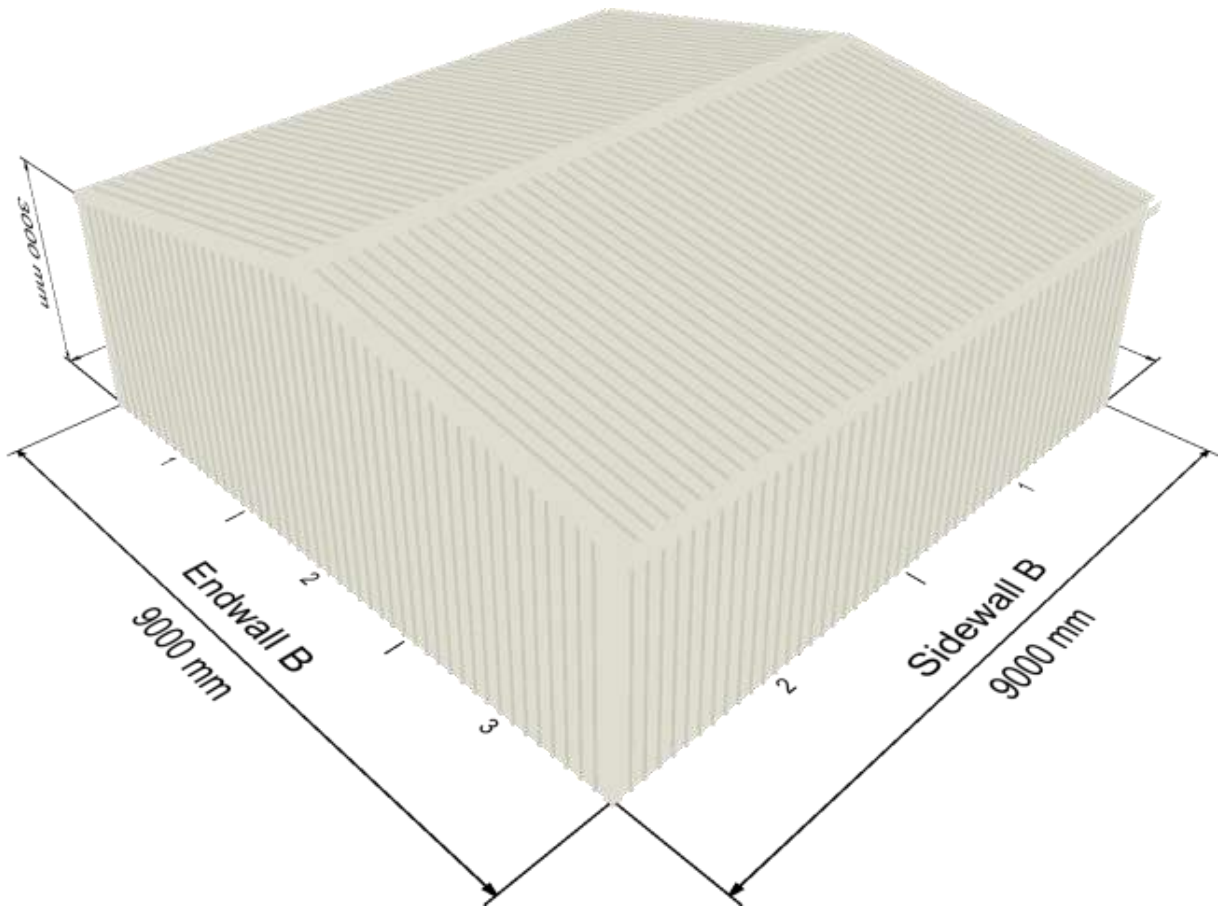
Floor Height: N/A Bays: N/A
Live Load: N/A Joist Spacing: N/A

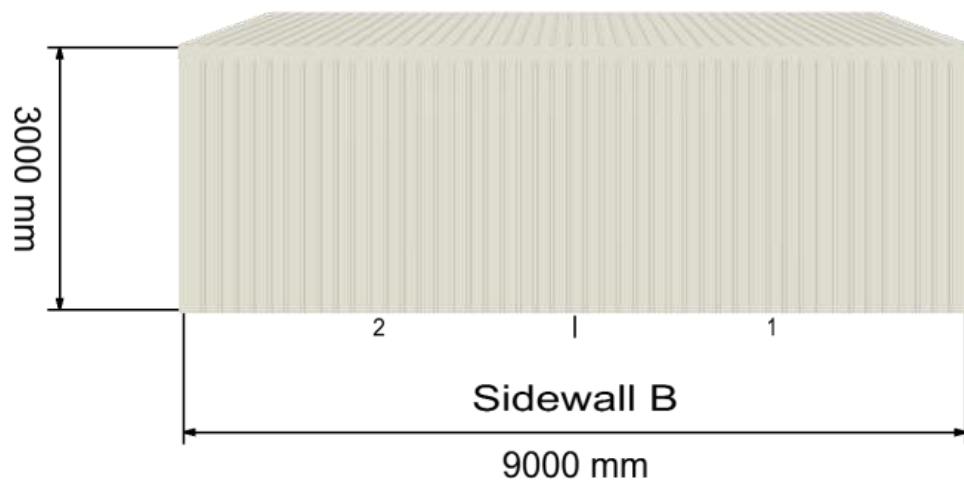
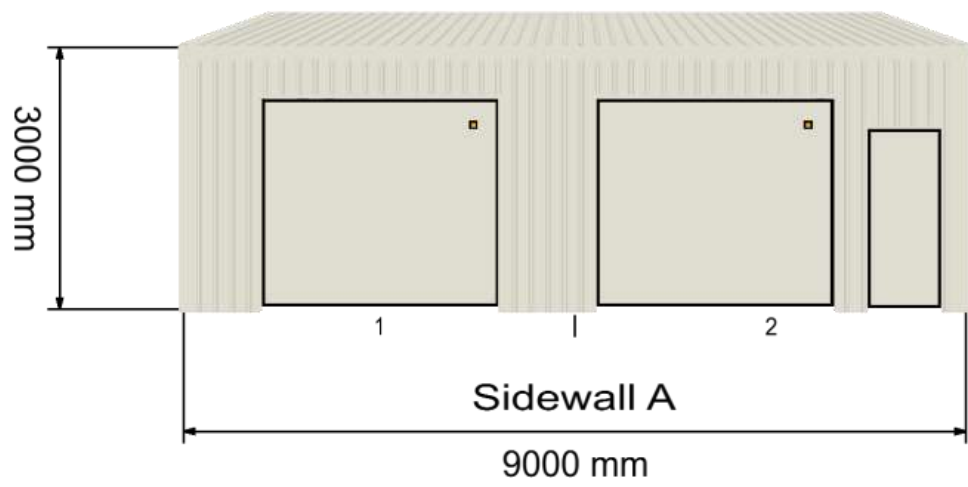
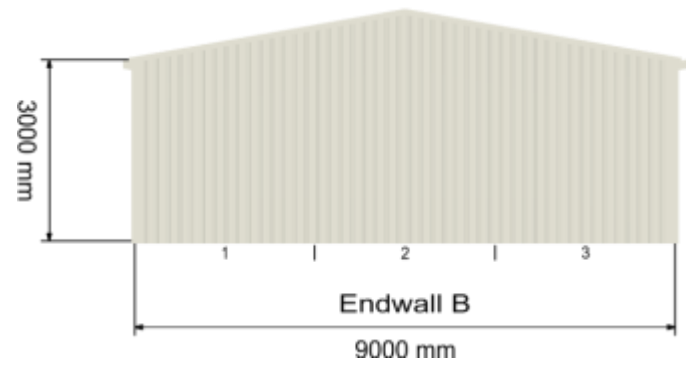
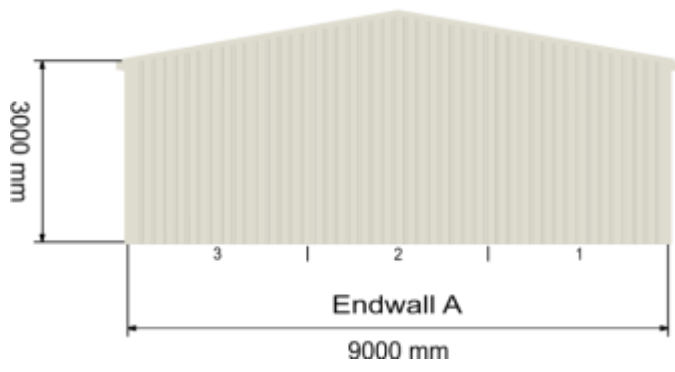
Extra Options:

N/A
Knee Brace: N/A
Apex Brace: N/A

Total Building Weight:

2639.12kg





Pricing & Payment Terms

Purchase Conditions:

10% Deposit for stamped engineering drawings.

50% Total prior to manufacturing. (40% due if 10% engineering has been paid)

50% Balance to be paid 14 days before delivery.

Special Terms – Must Read

Delivery is to the front of the property only unless there is sufficient area for the delivery truck to turn around on your property.

The shed package remains the property of Tassie Sheds until fully paid for.

The purchaser agrees to accept the shed package within 4-6 weeks of ORDERING, barring any steel shortages or unforeseen issues. **In the event of a material price rise by the material manufacturer, the purchaser agrees to pay the increase.**

Client Details

CLIENT: Oscar Sloane
Quote #1006865279
Clients Address: 18 Moonbeam Place
Ulverstone, TAS, 7315
Phone: 0400968127
Date: 29-05-2025

Kit Price

\$17,293.28 (Inc. GST.)

Delivery Included (If on standard delivery route)

Price valid for 14 days (Unless price rises)

Quote Acceptance

Signed Acceptance of Building Price and Design.

Signed That Terms and Conditions Have Been Read.

Tick Your Required Invoice:

10% Engineering Invoice (We provide full engineering documents and local certificate.) We need a total of 50% to go to manufacture. Only after paying 50% are you excluded from future price rises.)

50% Manufacturing Invoice (You receive your engineering documentation, and we begin manufacture.) Final 50% delivery invoice payment due 14 days before delivery.

100% Full Payment Invoice (You receive your engineering documentation, and we begin manufacture.)

Important Terms & Conditions

1. **Payment**

- (a) The Customer shall pay the Supplier the amount(s) stated as per payment schedule accompanying the order.
- (b) The Supplier is not obliged to deliver any Goods unless the Customer has paid all amounts in full.
- (c) The Customer must pay to the Supplier all debt collection costs, including any legal fees associated with the recovery or attempted recovery of any amount due to the Supplier under the Agreement.
- (d) Goods for each building are made as required, any orders cancelled after order placement will not be refunded.

2. **Ownership**

- (a) Ownership of the Goods does not pass to the Customer until all amounts due are paid to the Supplier. (b) Unless payment for the Goods is made to the Supplier by due date, the Supplier, or its agents or employees, may at any time enter on to the site where the Goods are stored and remove the Goods.
- (c) The Customer must indemnify the Supplier in respect of any claims, losses, costs, or damages that the Supplier may incur as a result of the Supplier taking action under clause 2(b).
- (d) Until the Customer has paid for the Goods;
 - (i) The Customer must not use, sell, lease, dispose, assign, or encumber the Goods (by mortgage, lien, charge or otherwise) without the consent of the Supplier; and
 - (ii) The Customer must store the Goods separately in a readily identifiable state.

3. **Council**

- (a) The Customer agrees to pay any additional costs incurred should the Local Council require any changes be made to the building.
- (b) A rejection of any building application or scope of works by the Local Council does not constitute a cancellation of the order and all moneys payable by the Customer to the Supplier shall become immediately due and payable.

4. **Delivery**

- (a) The Customer will at his expense provide or cause to be provided full and clear access to the delivery site.
- (b) Times for delivery are approximate and the Supplier can in no way be held responsible for variations to the proposed times.
- (c) Where delivery is specified to be made to a site, any additional mechanical assistance required to unload the Goods (e.g. crane, etc) must be paid for and organised by the Customer.
- (d) The Customer is to immediately notify the Supplier in writing upon discovery of any defect or shortage in the Goods. The Customer is deemed to have accepted the Goods and shall not have any claim in respect of defects or shortage unless the Supplier is notified in writing within forty-eight (48) hours of delivery of the Goods.
- (e) Windows are delivered direct to site or directed location via courier or and do not come with the shed delivery.
- (f) If delivery can not be made, we can generally hold the shed for the Customer for 2 weeks after which time it may be transferred to a storage yard at a cost of \$200 a week payable by the Customer.

5. **General**

- (a) Minor variations in measurements from those shown in the order shall not give rise to any claim for damages or breach of Agreement.
- (b) To the extent permitted by law, the Supplier's liability with respect to the supply of defective or faulty Goods is limited to the lowest of:
 - (i) The replacement or repair of the Goods; or
 - (ii) Payment of the costs of replacing the Goods or supplying equivalent Goods, in each case, at the Supplier's discretion. The Supplier shall not be liable for any labour costs associated with such repair or replacement.
- (c) The Customer warrants that he has carried out his own inquiries and investigations as to adequacy or suitability of the Goods for the purpose for which the Customer intends to use the Goods and the Customer has not relied on the Supplier or the supplier's employees, agents or distributors in determining the adequacy or suitability of the Goods for the Customer's purposes.
- (d) If the Customer defaults under any term of the Agreement or these Terms & Conditions, the Supplier may terminate the Agreement and all moneys payable by the Customer to the Supplier shall become immediately due and payable.
- (e) We use windlocked doors in region C & D as directed under the building code. Windlocked doors are not required to be used in other areas even if in a high wind speed location. Windlocked doors will not be used unless directed by the Customer and included in the signed quote that windlocked doors are to be used. If you, the Customer require windlocked doors, please advise the sales agent.
- (f) Please note the building dimensions are taken from the outside of the sidewall girts, the dimensions do not include the sheeting or the gutters. E.g. a 6 meter x 6 meter shed measure 6000mm x 6000mm to the outside of the girts that the sheeting is then fixed to. The slab will also be 6000mm x 6000mm allowing the sheeting to run down the wall and past the edge of the slab.
- (g) Mezzanine quotes only include the steel bearer, joists and fixings and does not include stairs, wood flooring or balustrades.

Classic finish



Dover White™
Classic finish
SA = 0.28



Surfmist®
Classic finish
SA = 0.33
U



Evening Haze®
Classic finish
SA = 0.43



Southerly®
Classic finish
SA = 0.40



Dune®
Classic finish
SA = 0.48
U



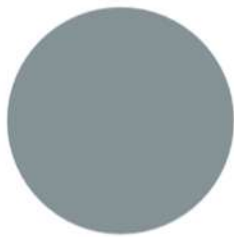
Paperbark®
Classic finish
SA = 0.43



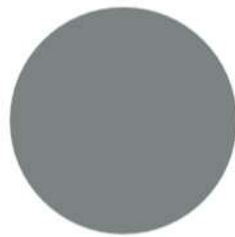
Classic Cream™
Classic finish
SA = 0.33



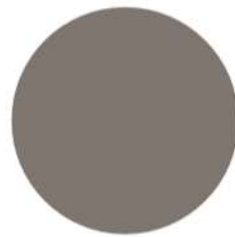
Shale Grey™
Classic finish
SA = 0.44
U



Bluegum®
Classic finish
SA = 0.57



Windspray®
Classic finish
SA = 0.60
U



Gully®
Classic finish
SA = 0.64



Jasper®
Classic finish
SA = 0.67



Wallaby®
Classic finish
SA = 0.64
U



Basalt®
Classic finish
SA = 0.67



Woodland Grey®
Classic finish
SA = 0.70
U



Monument®
Classic finish
SA = 0.73
U



Night Sky®
Classic finish
SA = 0.95



Ironstone®
Classic finish
SA = 0.73



Deep Ocean®
Classic finish
SA = 0.74



Cottage Green®
Classic finish
SA = 0.73



Pale Eucalypt®
Classic finish
SA = 0.60



Manor Red®
Classic finish
SA = 0.70

Full Sheeting And Flashing Colour Breakdown:

Roof Colour: Surfmist

Wall Colour: Surfmist

Gutter Colour: Surfmist

Ridge Colour: Surfmist

Downpipe Colour: N/A

Corner Flashings Colour: Surfmist

Vermin Flashing Colour: N/A

Opening Flashings: Surfmist

Barge Flashing: Surfmist

Sheeting Profiles:

Corro



Cover: 762mm Height: 16mm

Trimclad



Pan Width: = 130mm Rib Width = 60mm
Cover: 762mm Height: 29mm

Our Reference No. L250524
 Council Reference No. DA2025240
 Date 20 November 2025



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

Central Coast Council
 PO Box 220, ULVERSTONE 7315

	CENTRAL COAST COUNCIL LAND USE PLANNING
Received:	20/11/2025
Application No:	DA2025240
Doc ID:	538263

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

RE: Letter to Planning Authority- 18 Moonbeam Place, Ulverstone - Residential - Dwelling

Dear Planning Authority,

We are writing in relation to Residential - Dwelling at 18 Moonbeam Place, Ulverstone.

In response to the request to address Clause 8.4.2 of the Planning Scheme, the following assessment is provided:

8.4.2 Setbacks and building envelope for all dwellings

Objective:	The siting and scale of dwellings: (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 Solutions		Performance Criteria
A1	Unless within a building area on a sealed plan, a dwelling, excluding garages, carports and protrusions that extend not more than 0.9m into the frontage setback, must have a setback from a frontage that is: (a) if the frontage is a primary frontage, not less than 4.5m, or, if the setback from the primary frontage is less than 4.5m, not less than the setback, from the primary frontage, of any existing dwelling on the site; (b) if the frontage is not a primary frontage,	P1 A dwelling must have a setback from a frontage that is compatible with the streetscape, having regard to any topographical constraints.

<p>not less than 3m, or, if the setback from the frontage is less than 3m, not less than the setback, from a frontage that is not a primary frontage, of any existing dwelling on the site;</p> <p>(c) if for a vacant site and there are existing dwellings on adjoining properties on the same street, not more than the greater, or less than the lesser, setback for the equivalent frontage of the dwellings on the adjoining sites on the same street; or</p> <p>(d) if located above a non-residential use at ground floor level, not less than the setback from the frontage of the ground floor level.</p>	
<p>Planners Response: Complies with acceptable solution.</p> <p>All elements of the building are at least 4.5m from the primary frontage.</p> <p>The site does not contain any alternative or secondary frontages.</p> <p>Complies with the acceptable solution.</p>	
<p>A2</p> <p>A garage or carport for a dwelling must have a setback from a primary frontage of not less than:</p> <p>(a) 5.5m, or alternatively 1m behind the building line;</p> <p>(b) the same as the building line, if a portion of the dwelling gross floor area is located above the garage or carport; or</p> <p>(c) 1m, if the existing ground level slopes up or down at a gradient steeper than 1 in 5 for a distance of 10m from the frontage.</p>	<p>P2</p> <p>A garage or carport for a dwelling must have a setback from a primary frontage that is compatible with the setbacks of existing garages or carports in the street, having regard to any topographical constraints.</p>
<p>Planners Response: Complies with acceptable solution.</p> <p>Garage is set back over 5.5m.</p> <p>Complies with the acceptable solution.</p>	
<p>A3</p> <p>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> <p>(a) be contained within a building envelope (refer to Figures 8.1, 8.2 and 8.3) determined by:</p> <p>(i) a distance equal to the frontage</p>	<p>P3</p> <p>The siting and scale of a dwelling must:</p> <p>(a) not cause an unreasonable loss of amenity to adjoining properties, having regard to:</p> <p>(i) reduction in sunlight to a habitable room (other than a bedroom) of a dwelling on an adjoining property;</p> <p>(ii) overshadowing the private open space of a dwelling on an adjoining property;</p>

<p>setback or, for an internal lot, a distance of 4.5m from the rear boundary of a property with an adjoining frontage; and</p> <p>(ii) projecting a line at an angle of 45 degrees</p> <p>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> <p>(b) only have a setback of less than 1.5m from a side or rear boundary if the dwelling:</p> <p>(i) does not extend beyond an existing building built on or within 0.2m of the boundary of the adjoining property; or</p> <p>(ii) does not exceed a total length of 9m or one third the length of the side boundary (whichever is the lesser).</p> <p>(iii) 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> <p>(c) only have a setback of less than 1.5m from a side or rear boundary if the dwelling:</p> <p>(i) does not extend beyond an existing building built on or within 0.2m of the boundary of the adjoining property; or</p> <p>(ii) does not exceed a total length of 9m or one third the length of the side boundary (whichever is the lesser).</p>	<p>(iii) overshadowing of an adjoining vacant property; and</p> <p>(iv) visual impacts caused by the apparent scale, bulk or proportions of the dwelling when viewed from an adjoining property;</p> <p>(b) provide separation between dwellings on adjoining properties that is consistent with that existing on established properties in the area; and</p> <p>(c) not cause an unreasonable reduction in sunlight to an existing solar energy installation on:</p> <p>(i) an adjoining property; or</p> <p>(ii) another dwelling on the same site.</p>
---	---

Planners Response: Relies on performance criteria.

The siting and scale of the proposed outbuilding are not expected to cause an unreasonable loss of amenity to adjoining properties.

Shadow diagrams have been prepared utilising winter solstice (June 21st), being the period in which shadowing is at its greatest due to the sun's reduced zenith angle. This provides the most conservative and robust assessment of potential overshadowing impacts.

The surrounding subdivision is largely undeveloped, with adjoining properties currently vacant. The shadow diagrams indicate that during the morning hours, shadowing is predominantly contained within the subject site, with only minor encroachment onto the adjoining eastern lot. In the afternoon, shadowing continues to fall largely within the subject property and extends into the southern adjoining lot during this period.



JUNE 21st - 10am



JUNE 21st - 11.30am



JUNE 21st - 1pm



JUNE 21st - 2.30pm

The proposal will not cause a reduction in sunlight to any habitable rooms on neighbouring properties, as all land affected by shadow is presently undeveloped and does not contain dwellings or primary private open space.

Should the adjoining impacted lots be developed in the future, the shadowing regime still allows for a dwelling to be sited without compromising amenity through unreasonable or overbearing amounts of shadowing. The level of shadowing is not considered unreasonable within a residential context being that shadowing is not sustained or concentrated on lots for significant periods of time. It is also noted that the shadow diagrams do not factor in typical mitigation elements, such

as boundary fencing, which would be expected to reduce shadowing impacts from the building further.

While the dwelling includes a second-storey component that contributes to building mass, this portion is more centrally located on the site, with setbacks of approximately 4.3 m from the northern boundary and 8.2 m from the southern boundary at its closest point. The upper-level massing is separated from the boundaries and recessed from lower-level building lines, stepping back the massing of the structure from the balance of the building. Additionally, the use of varied materials and roof forms create visual interest and soften the perceived scale.

In this context, the dwelling is considered to be setback, varied in appearance and formed in a manner that it will not appear visually intrusive or bulky.

The scale and form of the outbuilding are modest, consistent with comparable outbuildings in the locality, and do not generate significant shadowing or adverse visual impacts for neighbouring properties.

Adequate separation is maintained and is consistent with the pattern of development found in the area, including dwellings and outbuildings along Moonbeam Place and Starlight Court, where buildings are typically set back only a few metres or closer from boundaries. The proposal is considered consistent with this established pattern.

The development will not cause any unreasonable reduction in sunlight to existing solar energy installations, as none are present on adjoining properties or elsewhere in the immediate vicinity.

On this basis, the proposal is considered to comply with the performance criteria.

If you have any questions regarding this response, please feel free to contact me.

Yours faithfully,

Nova Land Consulting



Alex Bowles
TOWN PLANNER

PROPOSED RESIDENCE & SHED

18 MOONBEAM PLACE, ULVERSTONE

CENTRAL COAST COUNCIL
CENTRAL COAST COUNCIL
LAND USE PLANNING

Received: 20/11/2025
 Application No: DA2025240
 Doc ID: 538262

Drawing Schedule

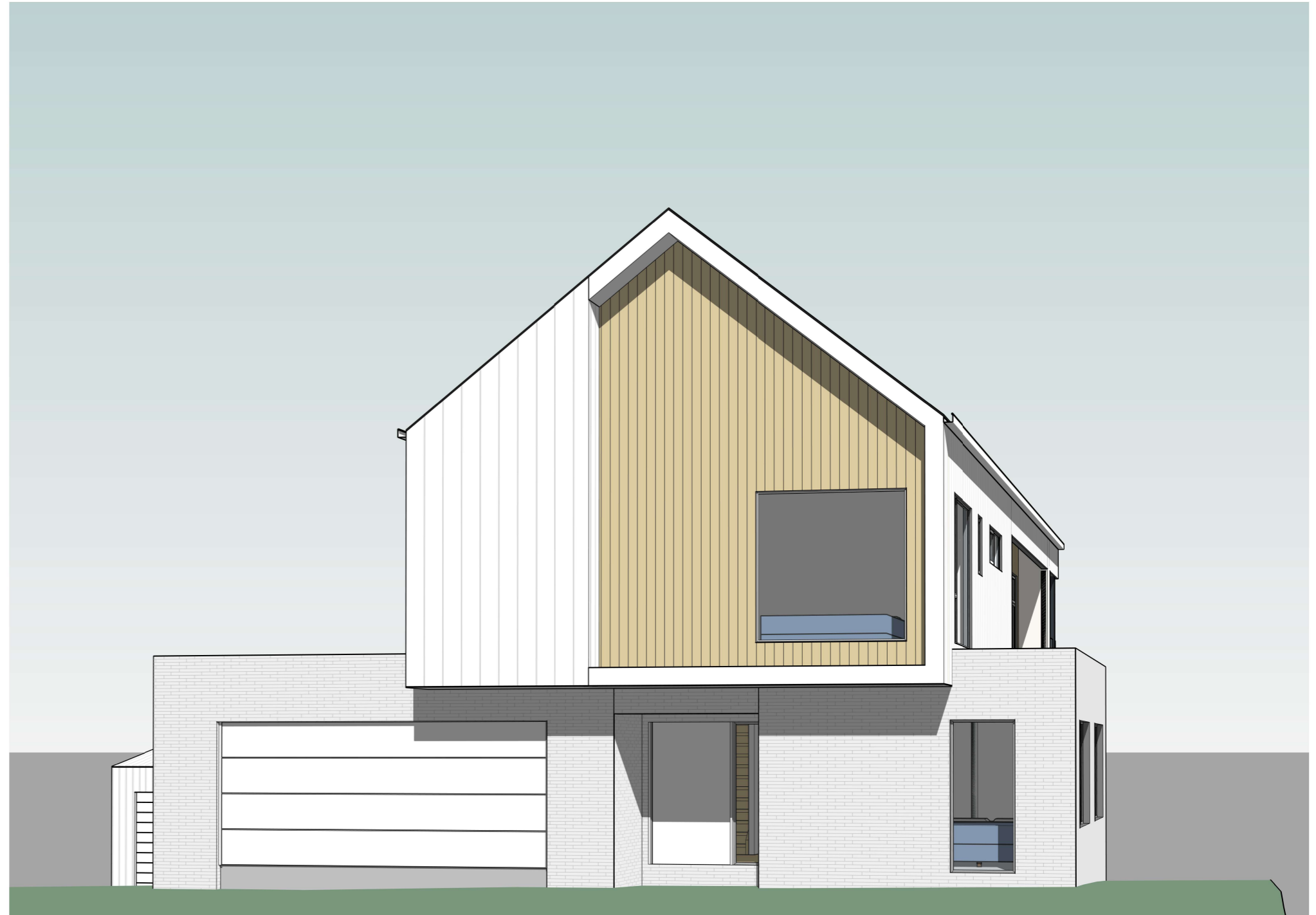
SHEET	DESCRIPTION	REV	ISSUE DATE
A100	COVER PAGE	B	14/10/25
A101	SITE PLAN	B	14/10/25
A102	ELEVATIONS 1 OF 2	B	14/10/25
A103	ELEVATIONS 2 OF 2	B	14/10/25
A104	GROUND FLOOR PLAN	B	14/10/25
A105	FIRST FLOOR PLAN	B	14/10/25
A106	GROUND FLOOR - DRAINAGE PLAN	B	14/10/25
A107	GROUND FLOOR - FRAMING PLAN	B	14/10/25
A108	GROUND FLOOR - ELECTRICAL PLAN	B	14/10/25
A109	GROUND FLOOR - CEILING PLAN	B	14/10/25
A110	GROUND FLOOR - ROOF FRAMING PLAN	B	14/10/25
A111	FIRST FLOOR - DRAINAGE PLAN	B	14/10/25
A112	FIRST FLOOR - FRAMING PLAN	B	14/10/25
A113	FIRST FLOOR - ELECTRICAL PLAN	B	14/10/25
A114	FIRST FLOOR - CEILING PLAN	B	14/10/25
A115	FIRST FLOOR - ROOF FRAMING PLAN	B	14/10/25
A116	ROOF PLAN	B	14/10/25
A117	SECTION A-A	B	14/10/25
A118	SECTION B-B	B	14/10/25
A119	DETAILS	B	14/10/25
A120	WALL TYPES	B	14/10/25
A121	WATERPROOFING 1 OF 2	B	14/10/25
A122	WATERPROOFING 2 OF 2	B	14/10/25
A123	WINDOW & DOOR SCHEDULE	B	14/10/25
A124	LIGHTING CALCULATOR	B	14/10/25
A125	CONSTRUCTION NOTES 1 OF 2	B	14/10/25
A126	CONSTRUCTION NOTES 2 OF 2	B	14/10/25
A127	BAL CONSTRUCTION NOTES	B	14/10/25
A128	3D REPRESENTATIONS	B	14/10/25
A129	ENGINEERING NOTES	B	14/10/25
A130	SLAB & FOOTING LAYOUT PLAN	B	14/10/25
A131	SLAB & FOOTING DETAILS	B	14/10/25
A132	GROUND FLOOR - BRACING PLAN	B	14/10/25
A133	FIRST FLOOR - BRACING PLAN	B	14/10/25
A134	BRACING & TIEDOWN DETAILS	B	14/10/25
A135	SHED ELEVATIONS	B	14/10/25
A136	SHADOW DIAGRAMS - JUNE 21st		

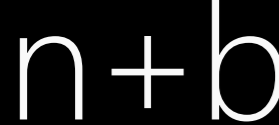
GENERAL INFORMATION

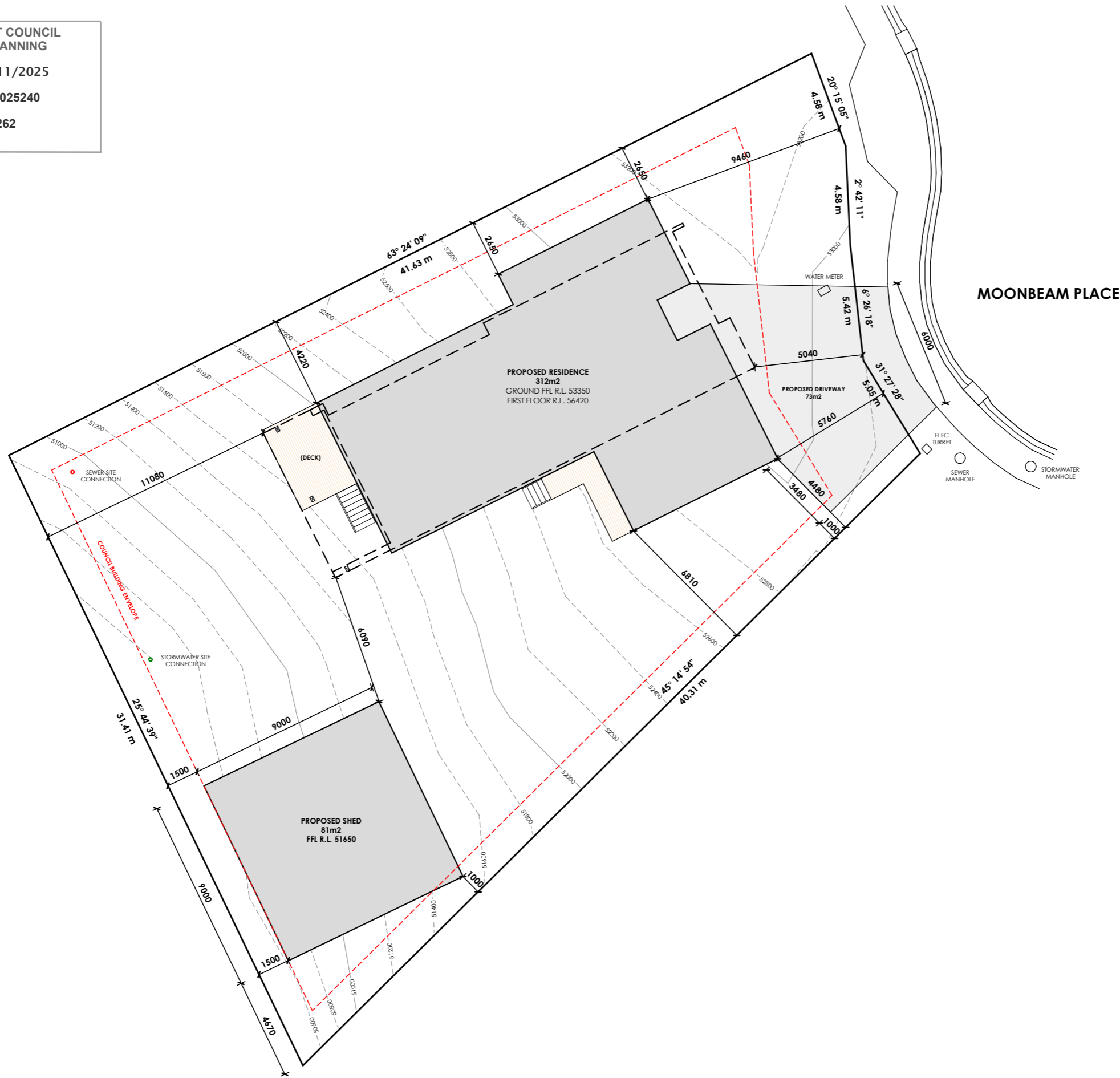
ACCREDITED DESIGNER: **NICHOLAS BRANDSEMA**
 ACCREDITATION NUMBER: **047538582**
 LAND TITLE REFERENCE NUMBER: **PID9786194, TITLE REF 182309/120**
 ENERGY ASSESSMENT: **TBA**
 COUNCIL ZONE: **GENERAL RESIDENTIAL**
 COUNCIL: **CENTRAL COAST COUNCIL**

FLOOR AREAS
 GROUND FLOOR AREA: **179m2 (19 SQUARES)**
 FIRST FLOOR AREA: **133m2 (14 SQUARES)**
 TOTAL FLOOR AREA: **312m2 (33 SQUARES)**
 SHED AREA: **81m2 (9 SQUARES)**

SITE INFORMATION
 SITE AREA: **982m2**
 DESIGN WIND SPEED: **N3**
 SOIL CLASSIFICATION: **CLASS H1**
 ALPINE AREA: **N/A**
 CORROSION ENVIRONMENT: **N/A**
 BUSHFIRE ATTACK LEVEL: **TBA**
 CLIMATE ZONE: **7**



 <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"> <thead> <tr> <th>No.</th> <th>Date</th> <th>Description</th> </tr> </thead> <tbody> <tr> <td>B</td> <td>14/10/25</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	B	14/10/25	Issued as PRELIMINARY	<p>Project PROPOSED RESIDENCE Location 18 MOONBEAM PLACE, ULVERSTONE Client OSCAR SLOANE & GEORGIA WALDHAUSER</p>	<p>Sheet Title COVER PAGE</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>14/10/25</td> <td>P12417</td> <td>B</td> </tr> </tbody> </table>	Drawn	Issue Date	Project No.	Revision	NJB	14/10/25	P12417	B	<p>Sheet Number A100 /A135</p>
	No.	Date	Description																
B	14/10/25	Issued as PRELIMINARY																	
Drawn	Issue Date	Project No.	Revision																
NJB	14/10/25	P12417	B																



SITE PLAN

PRIMARY CONTOUR LINES SHOWN AT 1000mm INTERVALS
 SECONDARY CONTOURS SHOWN AT 200mm INTERVALS

ALL RL LEVELS REFER TO FFL LEVEL, 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 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.

ALL SETOUT DIMENSIONS SHOWN ARE TO THE OUTSIDE FACE OF THE EXTERNAL BRICK VENEER.

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).





EAST ELEVATION

Scale 1 : 100

WALL | FACADE MATERIALS & FINISHES

- WT-1** STRUCTUUR NAILSTRIP CLADDING, RUN VERTICALLY INSTALLED AS PER MANUFACTURERS SPECIFICATION
- WT-2** ISLAND BLOCK AND PAVING, BESPOKE RANGE BRICK
- WT-3** MASTERWALL 75mm CLADDING, RENDER/PAINT TO FINISH INSTALLED AS PER MANUFACTURERS SPECIFICATION
- WT-4** KNOTWOOD CLADDING, COLOUR TO BE "NORDIC OAK" INSTALLED AS PER MANUFACTURERS SPECIFICATION



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

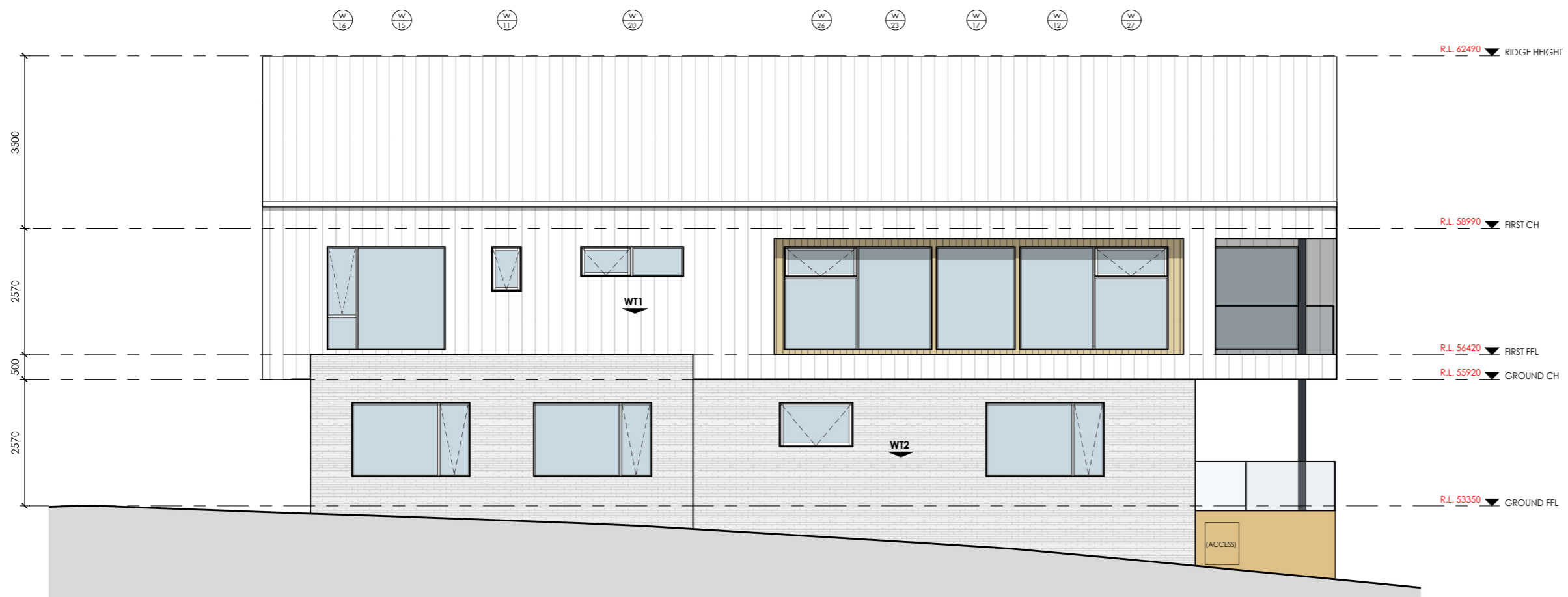
EAVES LINED WITH 'HARDIFLEX' CEMENT SHEET TRIMMERS LOCATED WITHIN 1200mm OF EXTERNAL CORNERS TO BE SPACED @ 500mm CENTERS. REMAINDER OF SHEET - 700mm CENTERS

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

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

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



NORTH ELEVATION

Scale 1 : 100

CENTRAL COAST COUNCIL
LAND USE PLANNING

Received: **20/11/2025**

Application No: **DA2025240**

Doc ID: **538262**

n+b

22 Fieldings Way
Ulverstone, Tasmania
Australia
7315

m 0417 134 369 e nick@nplusb.com.au
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Issued As
PRELIMINARY

Scale A3
1 : 100

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Revision

No.	Date	Description
B	14/10/25	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
18 MOONBEAM PLACE, ULVERSTONE

Client
OSCAR SLOANE & GEORGIA WALDHAUSER

Sheet Title
ELEVATIONS 1 OF 2

Drawn	Issue Date	Project No.	Revision
NJB	14/10/25	P12417	B

Sheet Number
A102
/A135



WEST ELEVATION
Scale 1 : 100

CENTRAL COAST COUNCIL
LAND USE PLANNING

Received: **20/11/2025**
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- WALL | FACADE MATERIALS & FINISHES**
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 - WT-3** MASTERWALL 75mm CLADDING, RENDER/PAIN TO FINISH INSTALLED AS PER MANUFACTURERS SPECIFICATION
 - WT-4** KNOTWOOD CLADDING, COLOUR TO BE "NORDIC OAK" INSTALLED AS PER MANUFACTURERS SPECIFICATION



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

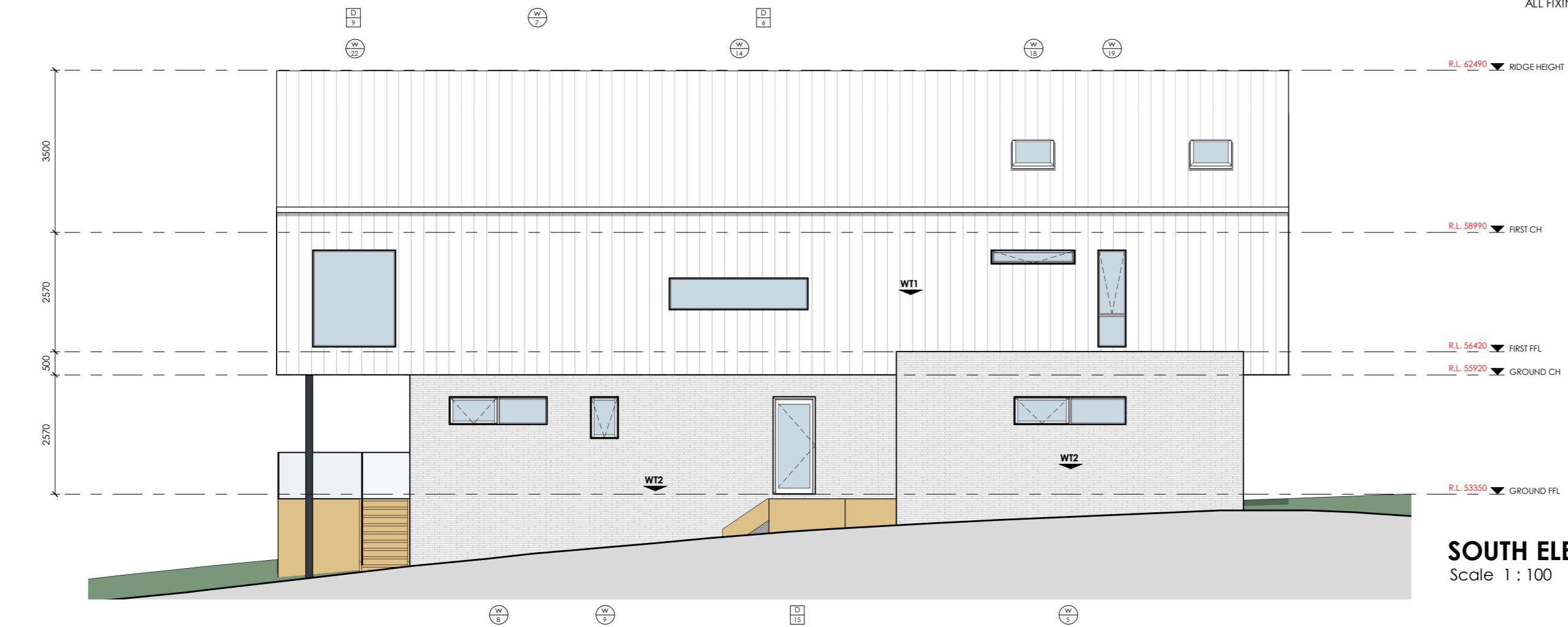
EAVES LINED WITH 'HARDIFLEX' CEMENT SHEET TRIMMERS LOCATED WITHIN 1200mm OF EXTERNAL CORNERS TO BE SPACED @ 500mm CENTERS. REMAINDER OF SHEET - 700mm CENTERS

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

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

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



SOUTH ELEVATION
Scale 1 : 100

n+b
22 Fieldings Way
Ulverstone, Tasmania
Australia
7315
m 0417 134 369 e nick@nplusb.com.au
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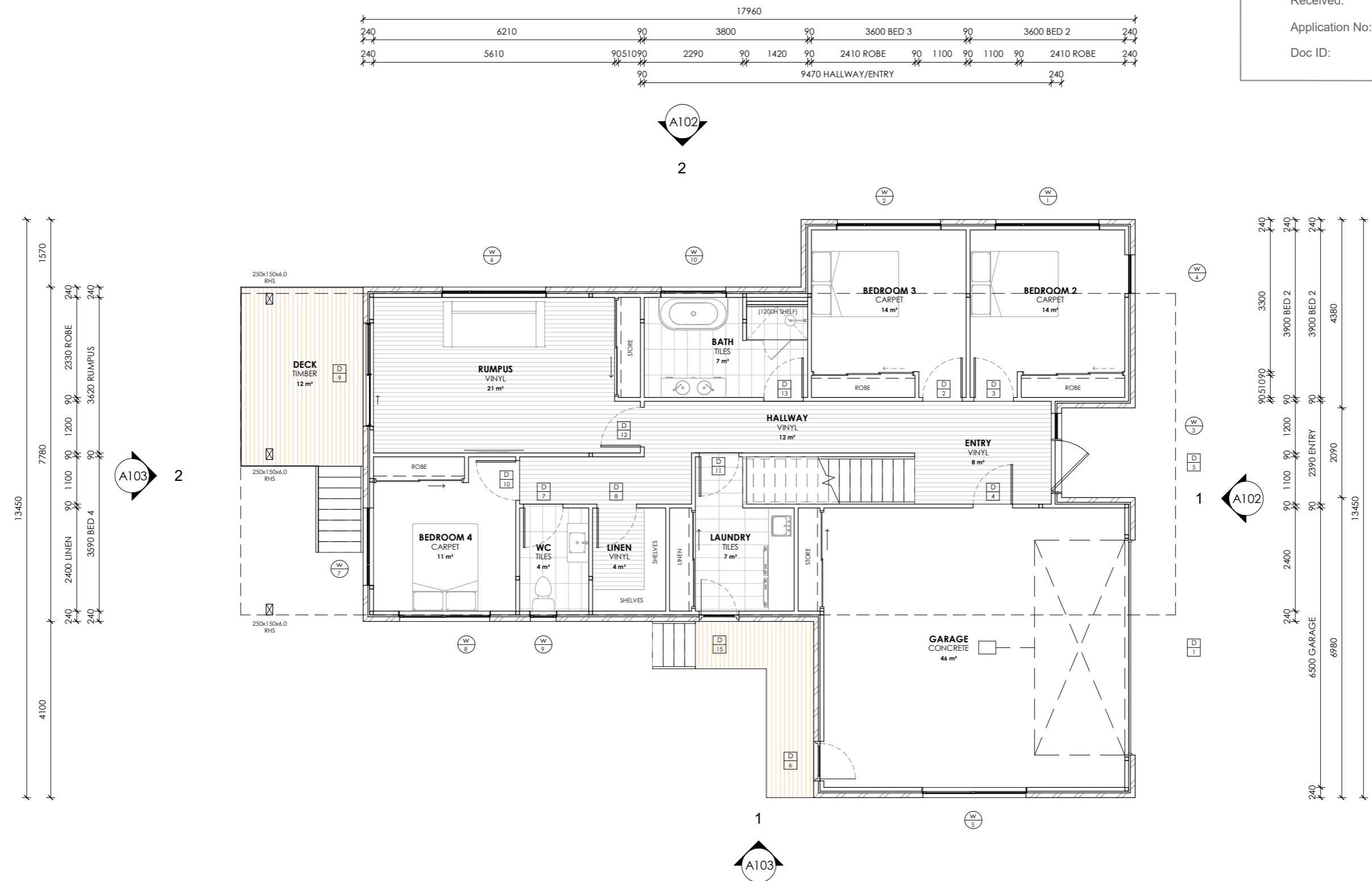
Revision		
No.	Date	Description
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all work relevant NCC & AS

Project
PROPOSED RESIDENCE
Location
18 MOONBEAM PLACE, ULVERSTONE
Client
OSCAR SLOANE & GEORGIA WALDHAUSER

Sheet Title			
ELEVATIONS 2 OF 2			
Drawn	Issue Date	Project No.	Revision
NJB	14/10/25	P12417	B

Sheet Number
A103
/A135

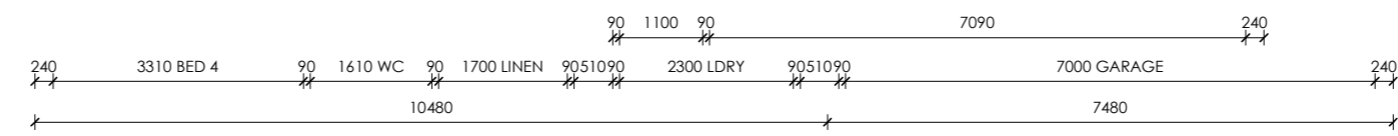


FLOOR AREAS & FINISHES

FLOOR AREA - 179m²
 DECK AREA - 18m²

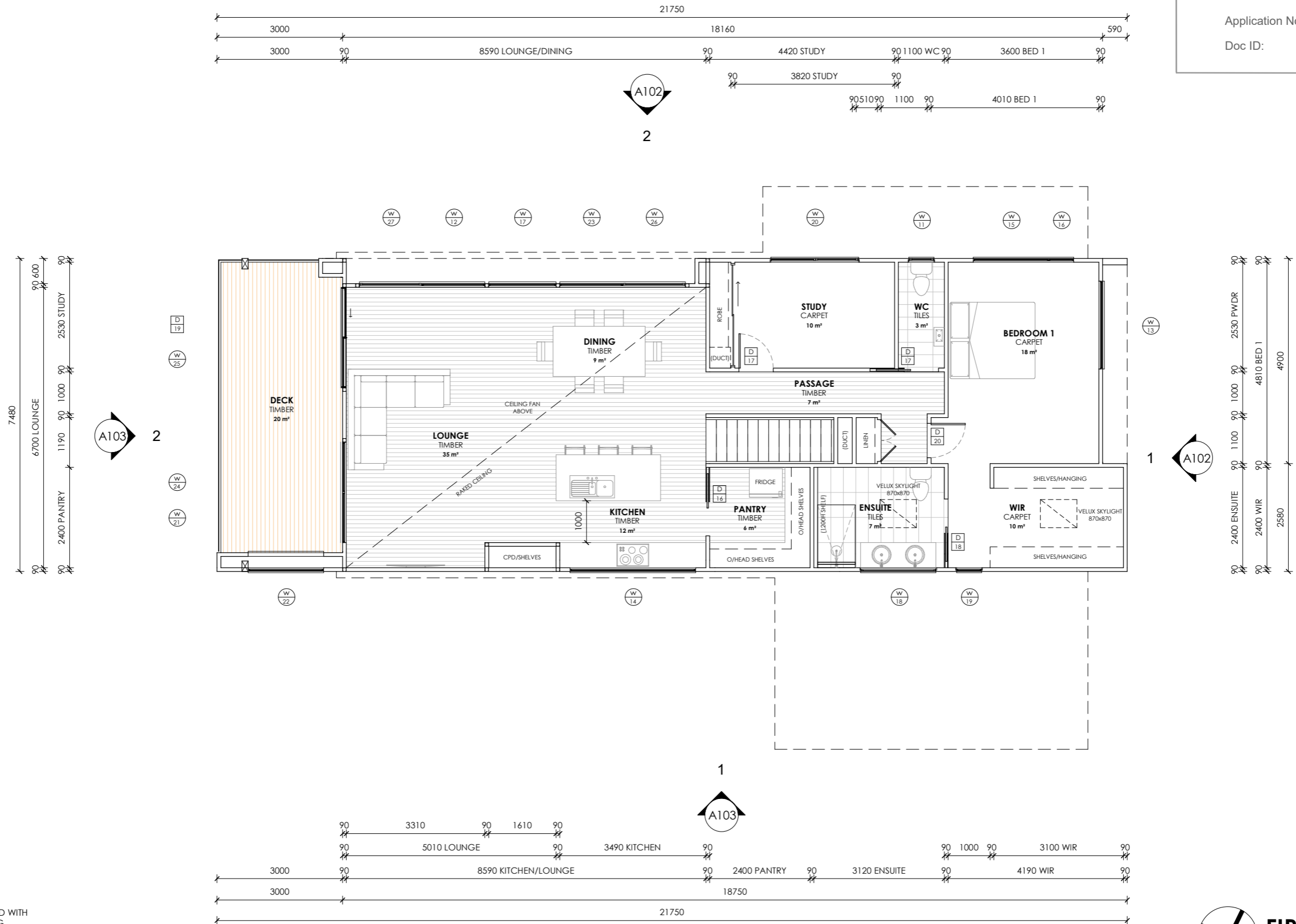
NOTES

- ALL WINDOW DIMENSIONS TO BE CONFIRMED WITH CLIENT PRIOR TO CONSTRUCTION BEGINNING.
- ALL GLAZING TO COMPLY WITH WITH NCC 3.6 & AS1288 & AS2047
- ALL WET AREAS TO COMPLY WITH NCC 3.8.1 & AS3740
- ALL TIMBER FRAMING TO COMPLY WITH NCC 3.4.3 & AS1684
- ALL WORKS TO BE IN COMPLIANCE WITH NCC 3.12 & ENERGY EFFICIENCY



GROUND FLOOR PLAN
 Scale 1 : 100

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FLOOR AREAS & FINISHES

FLOOR AREA - 133m²
 DECK AREA - 21m²

NOTES

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

ALL GLAZING TO COMPLY WITH WITH NCC 3.6 & AS1288 & AS2047
 ALL WET AREAS TO COMPLY WITH NCC 3.8.1 & AS3740
 ALL TIMBER FRAMING TO COMPLY WITH NCC 3.4.3 & AS1684
 ALL WORKS TO BE IN COMPLIANCE WITH NCC 3.12 & ENERGY EFFICIENCY

FIRST FLOOR PLAN
 Scale 1 : 100

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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 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	GROUND FFL	Fixed	1500	2400	600	BEDROOM 2	0.55	4.3 W/(m²·K)	DOUBLE GLAZED - 4Clr/10/4Clr
2	GROUND FFL	Fixed	1500	2400	600	BEDROOM 3	0.55	4.3 W/(m²·K)	DOUBLE GLAZED - 4Clr/10/4Clr
3	GROUND FFL	Fixed	2100	600	0	ENTRY	0.55	4.3 W/(m²·K)	DOUBLE GLAZED - 4Clr/10/4Clr
4	GROUND FFL	Fixed	2100	900	0	BEDROOM 2	0.55	4.3 W/(m²·K)	DOUBLE GLAZED - 4Clr/10/4Clr
5	GROUND FFL	Awning	600	2400	1500	GARAGE	0.55	4.3 W/(m²·K)	DOUBLE GLAZED - 4Clr/10/4Clr
6	GROUND FFL	Fixed	1500	2400	600	RUMPUS	0.55	4.3 W/(m²·K)	DOUBLE GLAZED - 4Clr/10/4Clr
7	GROUND FFL	Fixed	1500	1800	600		0.55	4.3 W/(m²·K)	DOUBLE GLAZED - 4Clr/10/4Clr
8	GROUND FFL	Awning	600	2100	1500	BEDROOM 4	0.55	4.3 W/(m²·K)	DOUBLE GLAZED - 4Clr/10/4Clr
9	GROUND FFL	Awning	900	600	1200	WC	0.55	4.3 W/(m²·K)	DOUBLE GLAZED - 4Clr/10/4Clr
10	GROUND FFL	Awning	900	1500	1200	BATH	0.55	4.3 W/(m²·K)	DOUBLE GLAZED - 4Clr/10/4Clr
11	FIRST FFL	Awning	900	600	1300	WC	0.55	4.3 W/(m²·K)	DOUBLE GLAZED - 4Clr/10/4Clr
12	FIRST FFL	Fixed	2100	1500	100	LOUNGE	0.55	4.3 W/(m²·K)	DOUBLE GLAZED - 4Clr/10/4Clr
13	FIRST FFL	Fixed	2100	2100	100	BEDROOM 1	0.55	4.3 W/(m²·K)	DOUBLE GLAZED - 4Clr/10/4Clr
14	FIRST FFL	Fixed	700	3000	900	KITCHEN	0.55	4.3 W/(m²·K)	DOUBLE GLAZED - 4Clr/10/4Clr
15	FIRST FFL	Fixed	2100	1800	100	BEDROOM 1	0.55	4.3 W/(m²·K)	DOUBLE GLAZED - 4Clr/10/4Clr
16	FIRST FFL	Fixed	2100	600	100	BEDROOM 1	0.55	4.3 W/(m²·K)	DOUBLE GLAZED - 4Clr/10/4Clr
17	FIRST FFL	Fixed	2100	1610	100	LOUNGE	0.55	4.3 W/(m²·K)	DOUBLE GLAZED - 4Clr/10/4Clr
18	FIRST FFL	Awning	300	1800	1900	ENSUITE	0.55	4.3 W/(m²·K)	DOUBLE GLAZED - 4Clr/10/4Clr
19	FIRST FFL	Fixed	2100	600	100	WIR	0.55	4.3 W/(m²·K)	DOUBLE GLAZED - 4Clr/10/4Clr
20	FIRST FFL	Awning	600	2100	1600	STUDY	0.55	4.3 W/(m²·K)	DOUBLE GLAZED - 4Clr/10/4Clr
21	FIRST FFL	Fixed	2100	2400	0	LOUNGE	0.55	4.3 W/(m²·K)	DOUBLE GLAZED - 4Clr/10/4Clr
22	FIRST FFL	Fixed	2100	1800	100	DECK	0.55	4.3 W/(m²·K)	DOUBLE GLAZED - 4Clr/10/4Clr
23	FIRST FFL	Fixed	2100	1500	100	DINING	0.55	4.3 W/(m²·K)	DOUBLE GLAZED - 4Clr/10/4Clr
24	FIRST FFL	Fixed	2045	2400	2300	DECK	0.55	4.3 W/(m²·K)	DOUBLE GLAZED - 4Clr/10/4Clr
25	FIRST FFL	Fixed	2045	2400	2300	LOUNGE	0.55	4.3 W/(m²·K)	DOUBLE GLAZED - 4Clr/10/4Clr
26	FIRST FFL	Awning	2100	1500	100	DINING	0.55	4.3 W/(m²·K)	DOUBLE GLAZED - 4Clr/10/4Clr
27	FIRST FFL	Awning	2100	1500	100	LOUNGE	0.55	4.3 W/(m²·K)	DOUBLE GLAZED - 4Clr/10/4Clr

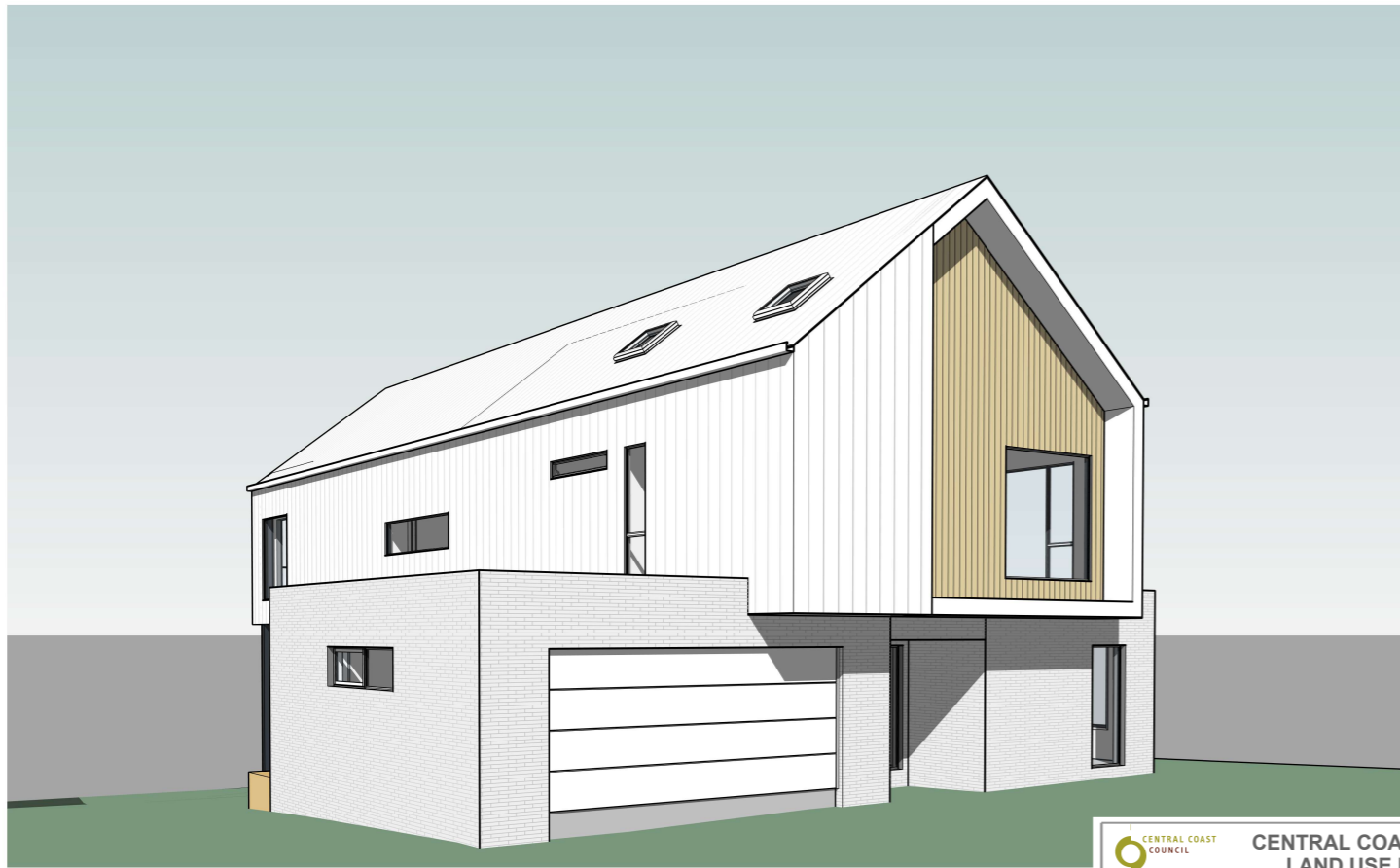
Door Schedule					
Mark	Level	Location	Height	Width	Operation
1	GROUND FFL	GARAGE	2100	5000	Panelift Garage Door
2	GROUND FFL	ENTRY	2040	920	Internal Hinged
3	GROUND FFL	ENTRY	2040	920	Internal Hinged
4	GROUND FFL	GARAGE	2040	920	Internal Hinged
5	GROUND FFL	ENTRY	2100	1200	External Hinged
6	GROUND FFL	GARAGE	2100	920	External Hinged
7	GROUND FFL	WC	2040	920	Internal Hinged
8	GROUND FFL	LINEN	2040	920	Internal Hinged
9	GROUND FFL	RUMPUS	2100	2400	Double Glazed Sliding Door
10	GROUND FFL	BEDROOM 4	2040	920	Internal Hinged
11	GROUND FFL	LAUNDRY	2040	920	Internal Hinged
12	GROUND FFL	RUMPUS	2040	920	Internal Hinged
13	GROUND FFL	BATH	2040	920	Internal Hinged
14	GROUND FFL	BATH	2100	650	Glass Shower Door
15	GROUND FFL	LAUNDRY	2100	920	External Hinged
21	GROUND FFL		2400	2750	Panelift Garage Door
22	GROUND FFL		2400	2750	Panelift Garage Door
23	GROUND FFL		2040	820	External Hinged
16	FIRST FFL	KITCHEN	2040	820	Cavity Slider
17	FIRST FFL	PASSAGE	2040	820	Internal Hinged
18	FIRST FFL	WIR	2040	820	Cavity Slider
17	FIRST FFL	WC	2040	820	Cavity Slider
19	FIRST FFL	LOUNGE	2100	2400	Double Glazed Sliding Door
20	FIRST FFL	PASSAGE	2040	820	Internal Hinged

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LAND USE PLANNING

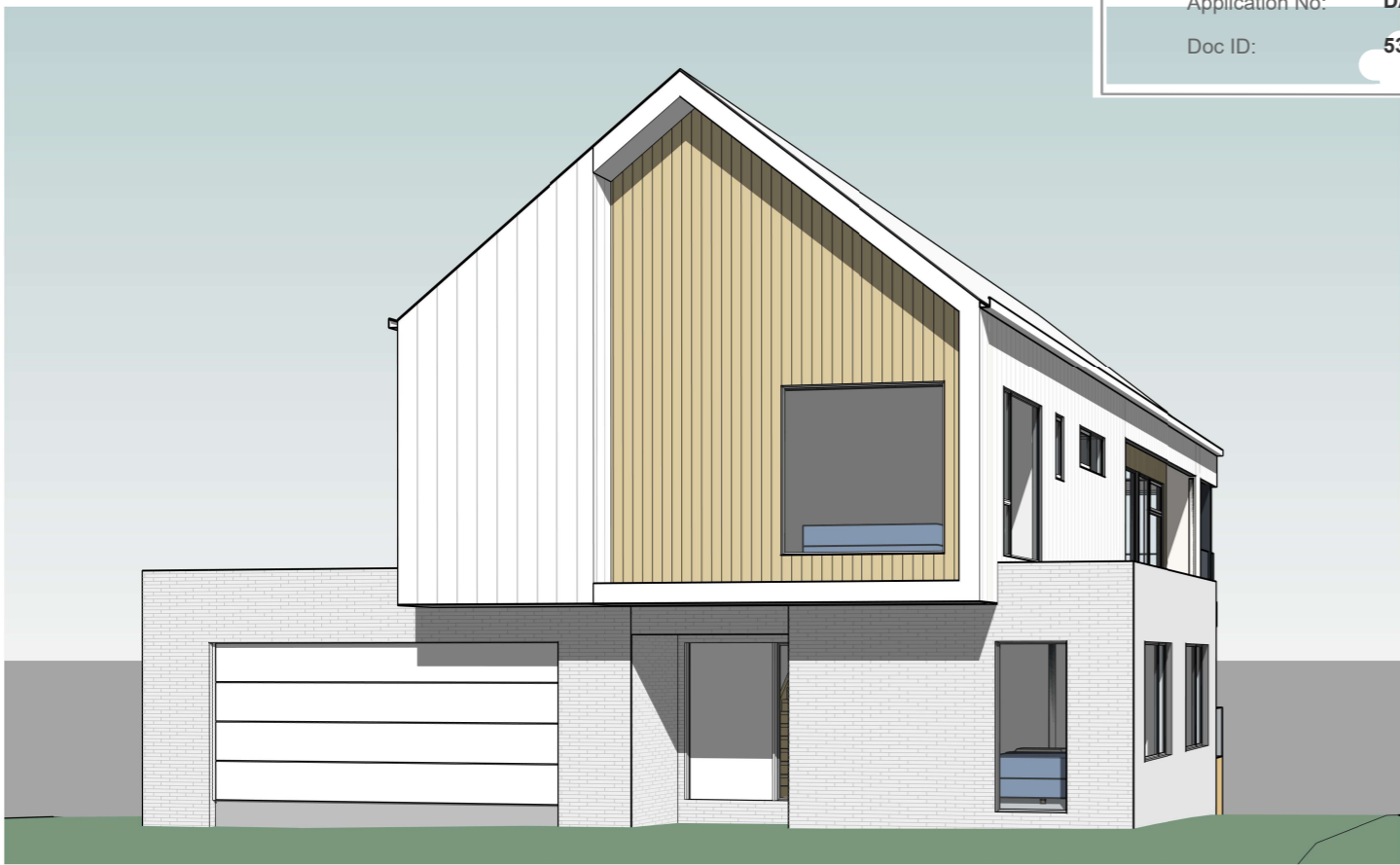
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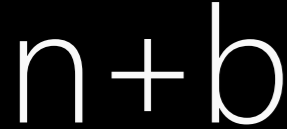
Application No: **DA2025240**

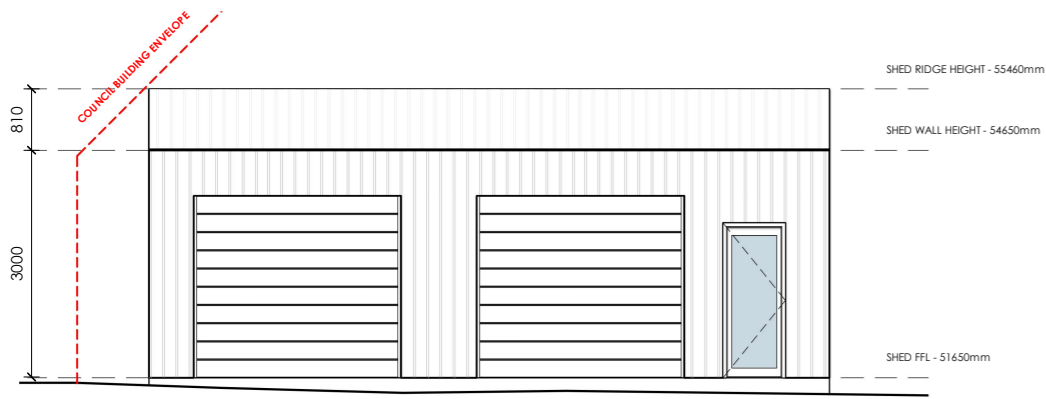
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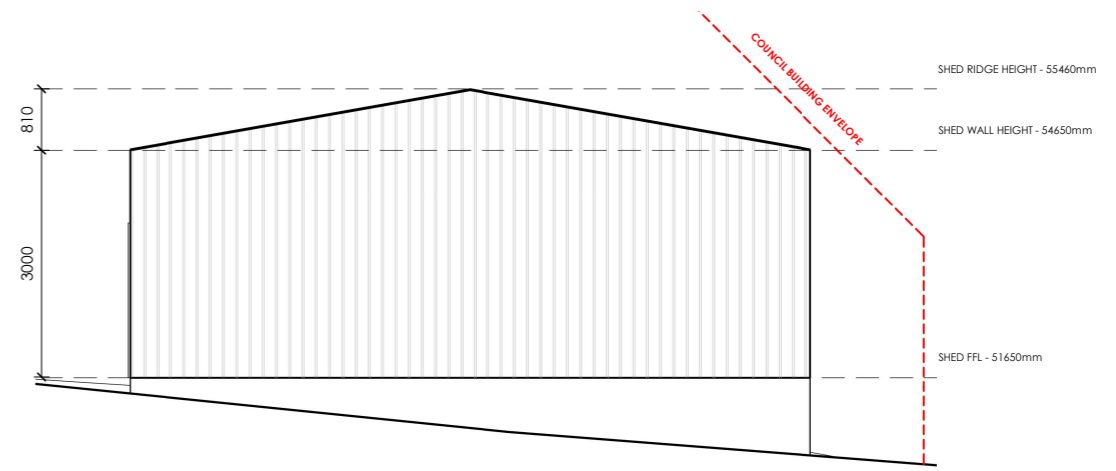

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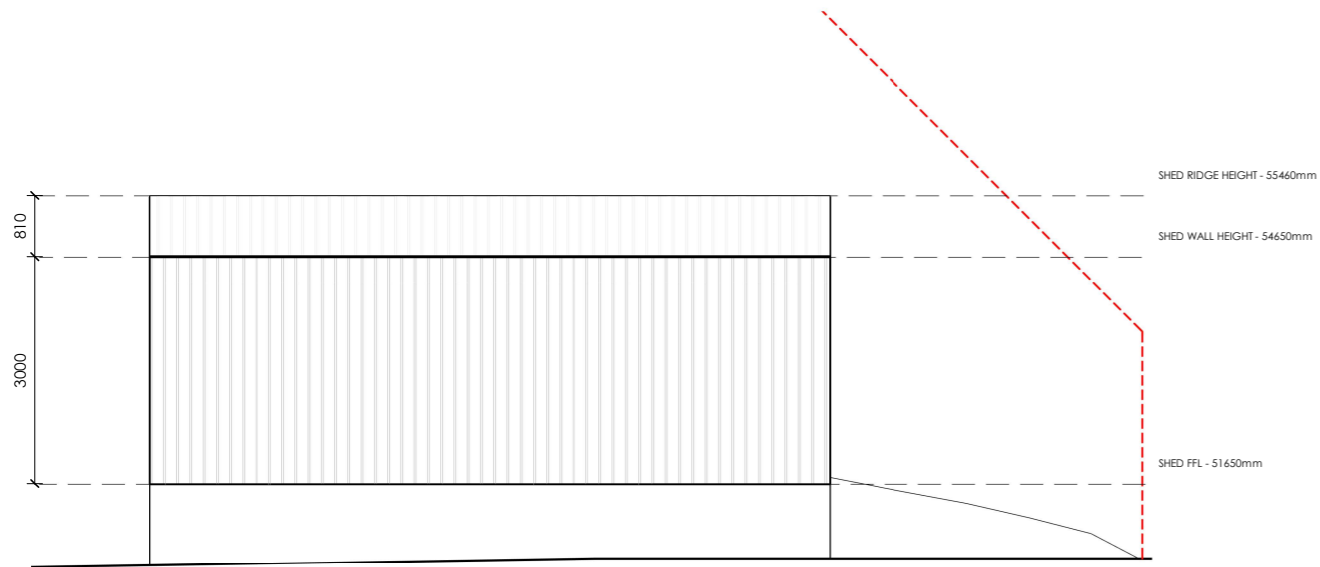
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Drawn	Issue Date	Project No.	Revision																
NJB	14/10/25	P12417	B																



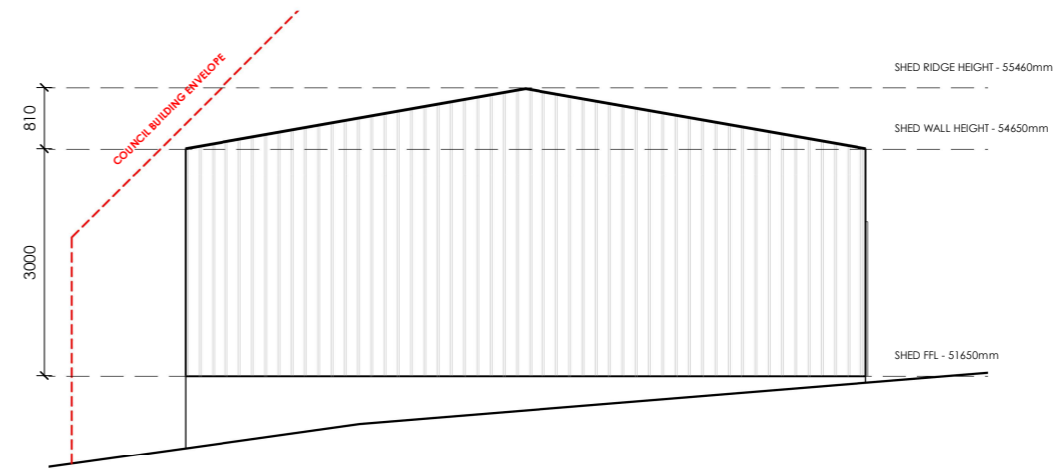
SHED EAST ELEVATION
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SHED NORTH ELEVATION
Scale 1 : 100



SHED WEST ELEVATION
Scale 1 : 100



SHED SOUTH ELEVATION
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Australia
7315
m 0417 134 369 e nick@nplusb.com.au
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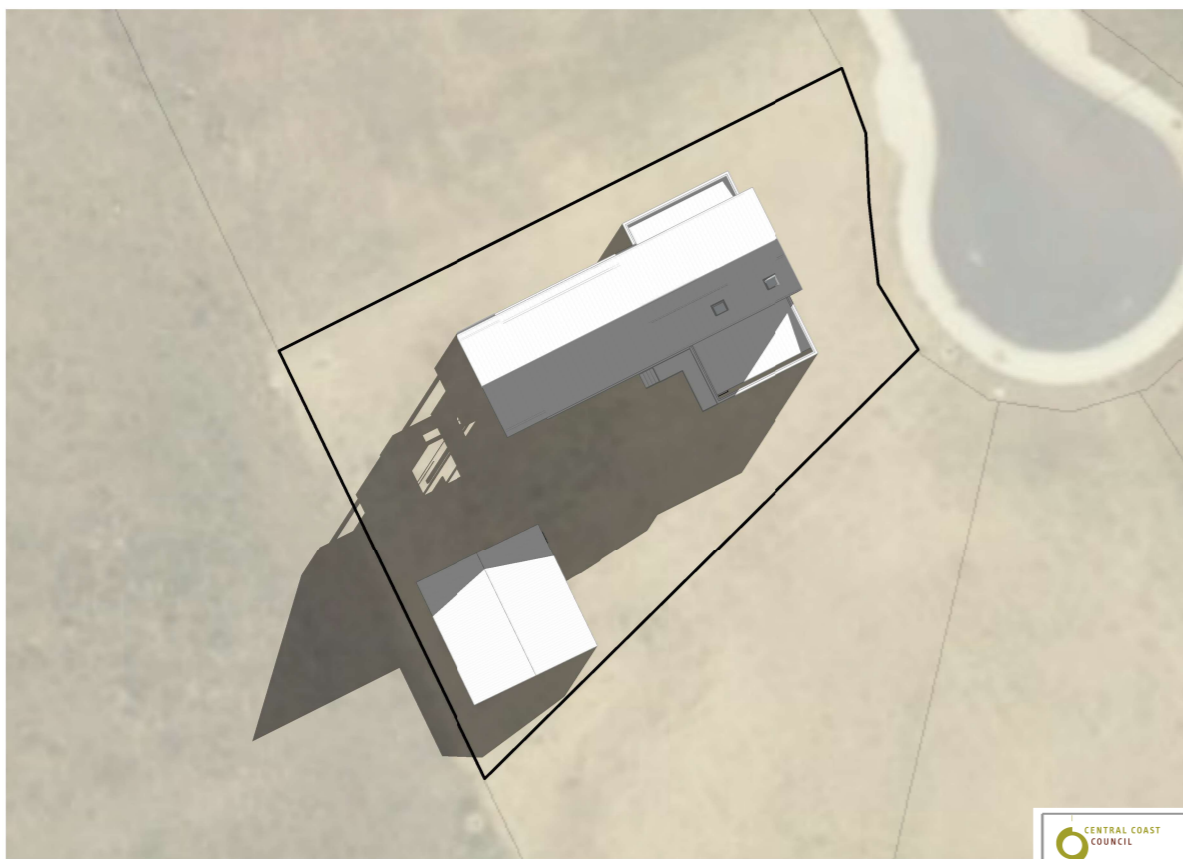
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Location
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Client
OSCAR SLOANE & GEORGIA WALDHAUSER

Sheet Title
SHED ELEVATIONS

Drawn	Issue Date	Project No.	Revision
NJB	14/10/25	P12417	B

Sheet Number
A135
/A135



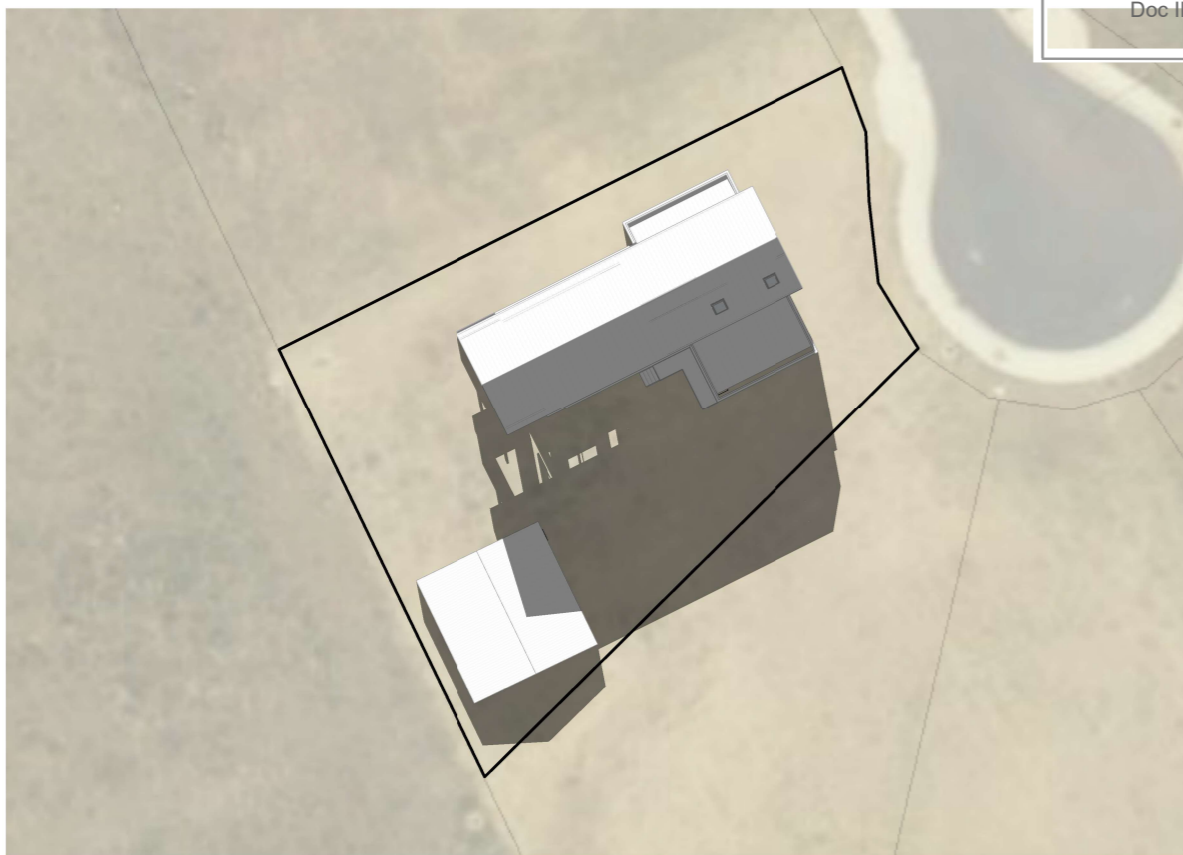
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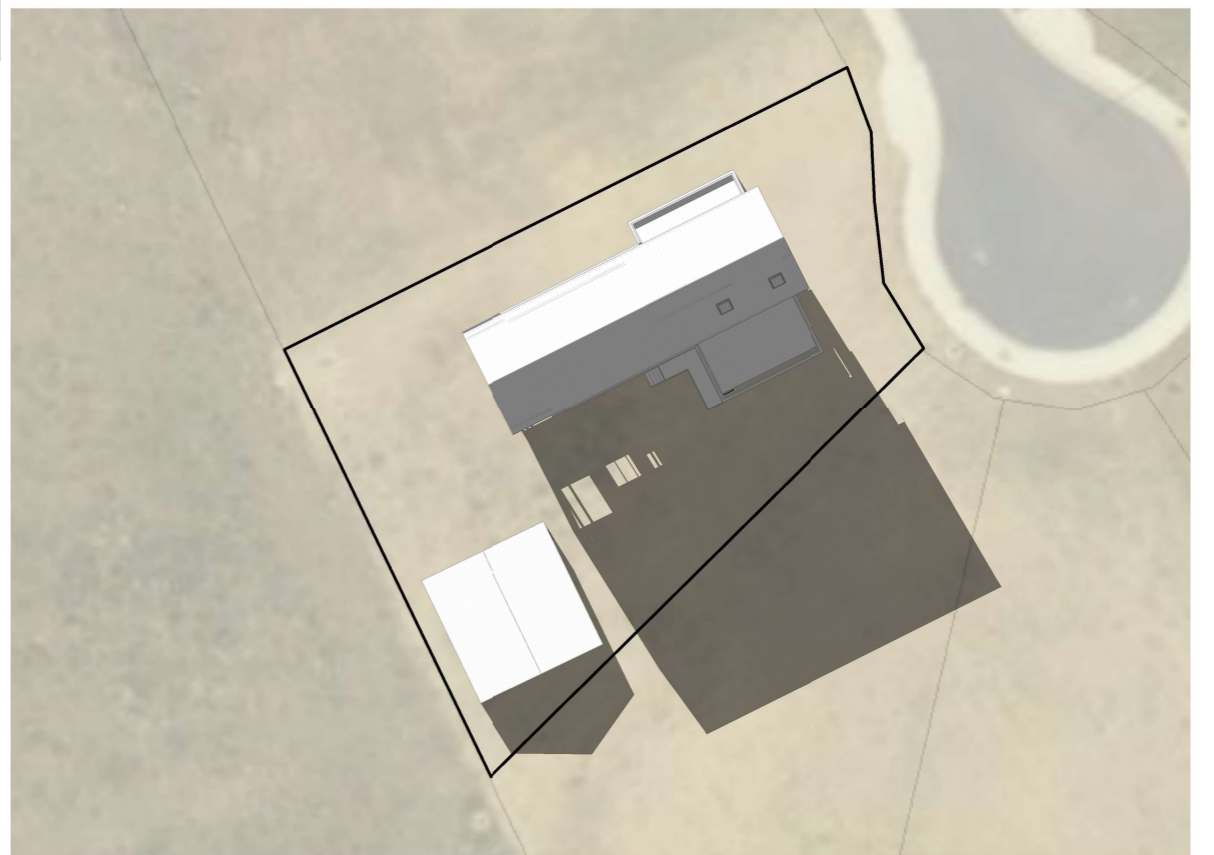
JUNE 21st - 11.30am
Scale 1 : 500

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JUNE 21st - 1pm
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JUNE 21st - 2.30pm
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No. Date Description

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Location
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Client
OSCAR SLOANE & GEORGIA WALDHAUSER

Sheet Title
SHADOW DIAGRAMS - JUNE 21st

Drawn	Issue Date	Project No.	Revision
Designer	11/18/25	P12417	

Sheet Number

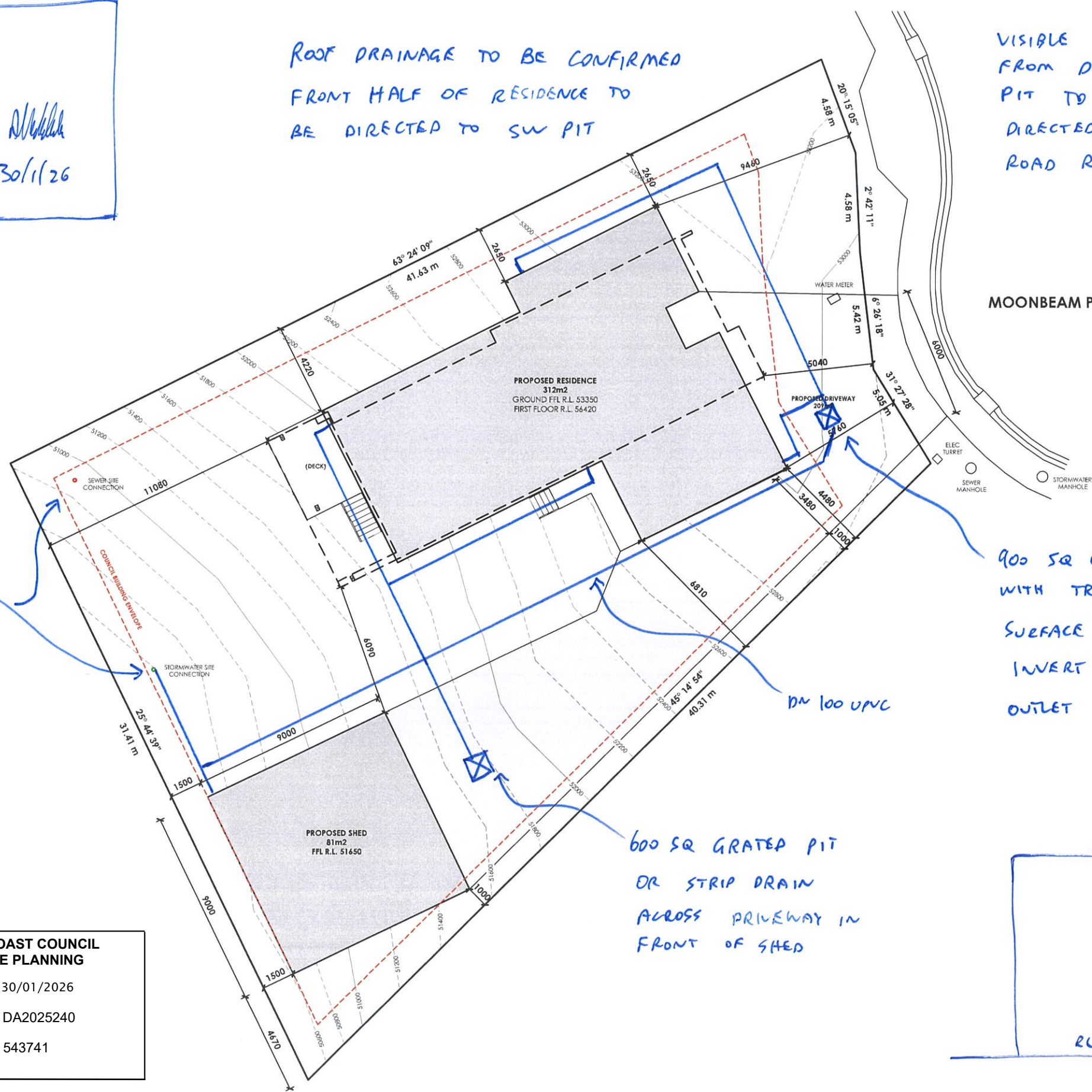
A136

/A135

CONCEPT DESIGN
 A VAN TATEMHOVE
 PITT & SHERRY 30/1/26

ROOF DRAINAGE TO BE CONFIRMED
 FRONT HALF OF RESIDENCE TO
 BE DIRECTED TO SW PIT

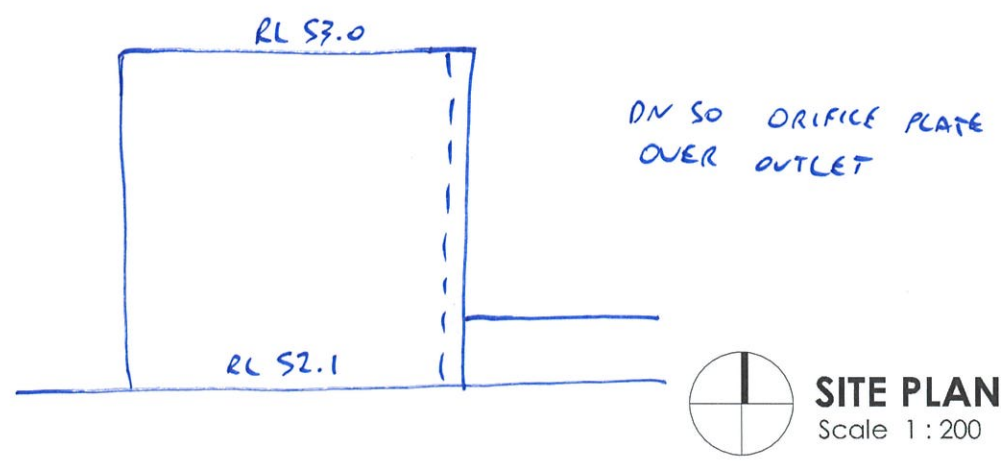
VISIBLE SURCHARGE
 FROM DETENTION
 PIT TO BE
 DIRECTED TO
 ROAD RESERVE



CONFIRM CORRECT
 LOCATION OF
 STORMWATER
 CONNECTION POINT

900 SQ GRATED PIT
 WITH TRAFFICABLE LID
 SURFACE LEVEL RL 53.0
 INVERT RL 52.1
 OUTLET FITTED WITH DN 50mm ORIFICE PLATE

600 SQ GRATED PIT
 OR STRIP DRAIN
 ACROSS DRIVEWAY IN
 FRONT OF SHED



SITE PLAN
 PRIMARY CONTOUR LINES SHOWN AT 1000mm INTERVALS
 SECONDARY CONTOURS SHOWN AT 200mm INTERVALS
 ALL RL LEVELS REFER TO FFL LEVEL, 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 CONSTRUCTION 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 COMMENCING ANY WORKS, AND SHALL
 MAKE GOOD AT HIS OWN EXPENSE ANY ERRORS
 ARISING FROM INACCURACIES OF THE SETOUT.
 ALL SETOUT DIMENSIONS SHOWN ARE TO THE OUTSIDE
 FACE OF THE EXTERNAL BRICK VENEER.
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).

CENTRAL COAST COUNCIL
LAND USE PLANNING
 Received: 30/01/2026
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 Doc ID: 543741

SITE PLAN
 Scale 1 : 200