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## Application for Planning

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

The following application has been received:

Application No.: **DA2025290**

Location: **9 Dry Street, Leith (CT189524/1)**

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](http://www.centralcoast.tas.gov.au) Any person may make representation in relation to the applications (in accordance with S.57(5) of the Act) by writing to the Chief Executive Officer, PO Box 220, Ulverstone 7315 or by email to [admin@centralcoast.tas.gov.au](mailto: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 29 January 2026**

Date of Notification: **14 January 2026**

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

Office use only:

Zone:

Permit Pathway – NPR/Permitted/Discretionary

**Use or Development Site:**

Site Address

9 Dry Street, Leith

Certificate of  
Title Reference

189524/1

Land Area

2604m2

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)

MFT Family Investments

Middle Name(s)

Surname(s)

Company name (if applicable)

Postal Address:

**PERMIT APPLICATION INFORMATION**

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

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

**Proposed Use**

Proposed Residence & Shed

**Use Class**

Office use only

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

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

Proposed Residence & Shed

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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

\$ 600,0000 ..... Estimate/ Actual

Total floor area of the development .....385 .....m<sup>2</sup>

**Declaration of Notice to Landowner**

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

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

Signature of Applicant 

Date 12/12/2025

**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 12/12/2025

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

**CENTRAL COAST COUNCIL**  
**LAND USE PLANNING**

Received: 25/11/2025

Application No: DA2025290

Doc ID: 538623

**SEARCH OF TORRENS TITLE**

VOLUME 189524	FOLIO 1
EDITION 1	DATE OF ISSUE 11-Nov-2025

SEARCH DATE : 21-Nov-2025

SEARCH TIME : 03.16 PM

DESCRIPTION OF LAND

City of DEVONPORT  
 Lot 1 on Sealed Plan [189524](#)  
 Derivation : Part of Lots 1 & 5 (2 Acres) and Lots 6 & 7 (2 Acres) Gtd. to Edward Frances Dease  
 Prior CT [36211/1](#)

SCHEDULE 1


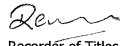
[N116543](#) TRANSFER to MFT FAMILY INVESTMENTS PTY LTD  
 Registered 22-Mar-2023 at 12.01 PM

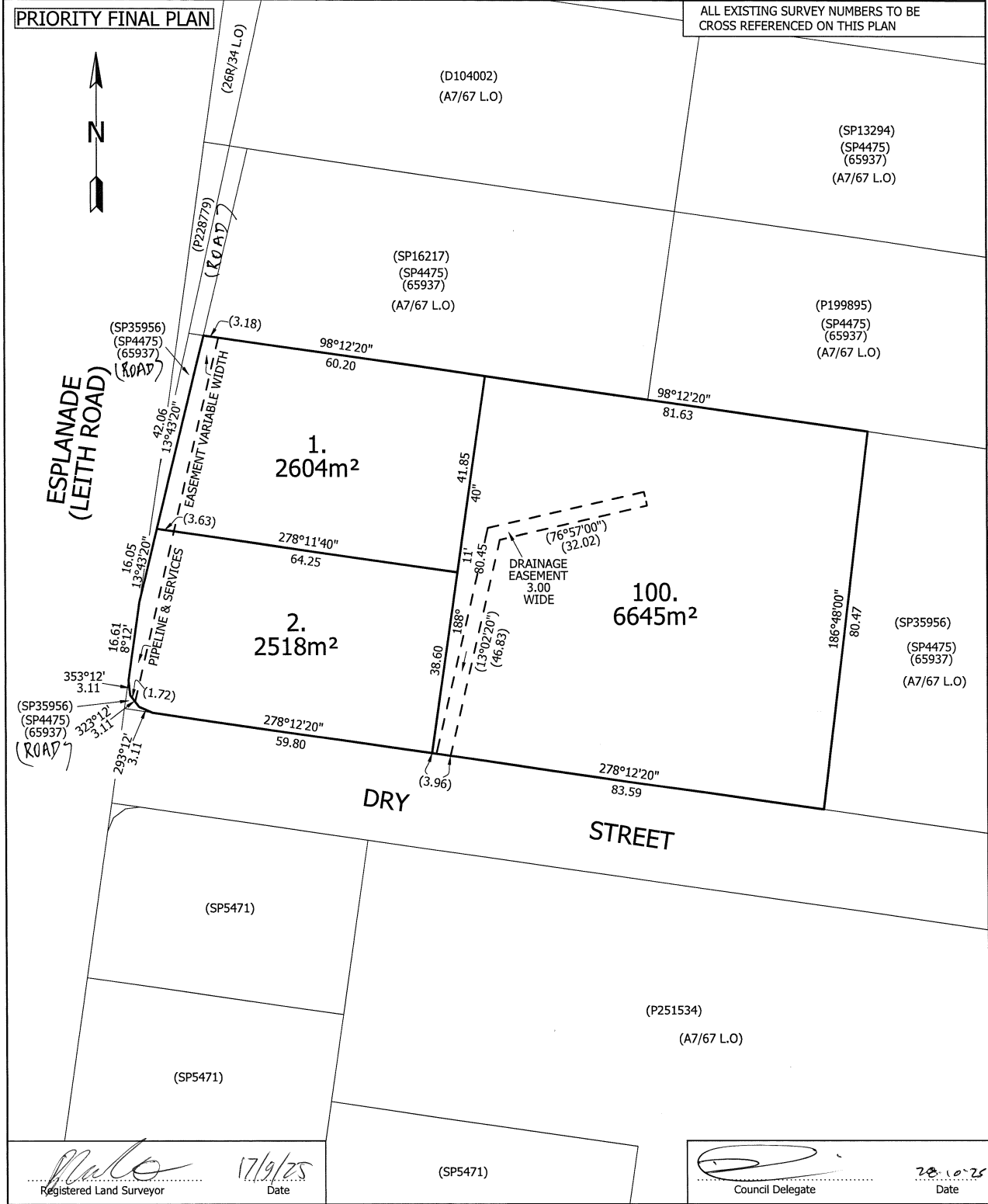
SCHEDULE 2

Reservations and conditions in the Crown Grant if any  
[SP189524](#) EASEMENTS in Schedule of Easements  
[SP189524](#) FENCING COVENANT in Schedule of Easements  
[SP189524](#) SEWERAGE AND/OR DRAINAGE RESTRICTION  
[SP 4475](#) FENCING COVENANT in Schedule of Easements  
[118908](#) BOUNDARY FENCES CONDITION in Transfer  
[E334520](#) MORTGAGE to Commonwealth Bank of Australia  
 Registered 22-Mar-2023 at 12.02 PM  
[E391455](#) AGREEMENT pursuant to Section 78 of the Land Use  
 Planning and Approvals Act 1993 Registered  
 11-Nov-2025 at noon

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

OWNER: MFT FAMILY INVESTMENTS PTY LTD  FOLIO REFERENCE: C.T.36211/1  GRANTEE: PARTS OF LOTS 1 & 5 (2 ACRES) LOTS 2 & 3 (2 ACRES) & LOTS 6 & 7 (2 ACRES) GRANTED TO EDWARD FRANCES DEASE.	<b>PLAN OF SURVEY</b>  <b>Woolcott</b> LAND SERVICES BY SURVEYOR: BRETT RICHARD WOOLCOTT LOCATION: CITY OF DEVONPORT (SEC. F) SCALE 1: 750      LENGTHS IN METRES	REGISTERED NUMBER <h1 style="margin: 0;">SP189524</h1> APPROVED EFFECTIVE FROM <b>11 NOV 2025</b>  Recorder of Titles
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<b>SCHEDULE OF EASEMENTS</b>	Registered Number
<b>NOTE:</b> THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	<b>SP 189524</b>

PAGE 1 OF 3 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

Lots 1 and 2 on the Plan ("the Lot") are subject to a PIPELINE AND SERVICES EASEMENT in gross in favour of TasWater over the land marked "Pipeline & Services Easement Variable Width" shown on the Plan ("the Easement Land").

*(as defined hereinafter)*

Lot 100 on the Plan is subject to a RIGHT OF DRAINAGE in gross in favour of Central Coast Council over the land marked "Drainage Easement 3.00 Wide" shown on the Plan.


Definitions

"Pipeline and Services Easement" is defined as follows:-

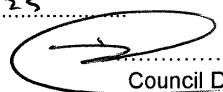
**FIRSTLY, THE FULL AND FREE RIGHT AND LIBERTY** for TasWater and its employees, contractors, agents and all other persons duly authorised by it, at all times to:

- (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;

  
 Christopher John Martin - Director

  
 Tracey Leza Martin-Cole - Director

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: MFT Investments Pty Ltd FOLIO REF: Vol. 36211 Fol. 1 SOLICITOR & REFERENCE: Debbie Hutton Conveyancing Pty Ltd 250408	PLAN SEALED BY: Central Coast Council DATE: 28.10.25 DA2023122 REF NO.  Council Delegate
<p><b>NOTE:</b> The Council Delegate must sign the Certificate for the purposes of identification.</p>	

<p><b>ANNEXURE TO SCHEDULE OF EASEMENTS</b></p> <p>PAGE 2 OF 3 PAGES</p>	<p>Registered Number</p> <p><b>SP 189524</b></p>
<p>SUBDIVIDER: MFT Investments Pty Ltd FOLIO REFERENCE: Vol. 36211 Fol. 1</p>	

- (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
- (6) 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:

- (a) sewer pipes and water pipes and associated valves;
- (b) telemetry and monitoring devices;
- (c) inspection and access pits;
- (d) electricity assets and other conducting media (excluding telemetry and monitoring devices);
- (e) 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;
- (f) anything reasonably required to support, protect or cover any other Infrastructure;
- (g) 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
- (h) where the context permits, any part of the Infrastructure.

"TasWater" means Tasmanian Water & Sewerage Corporation Pty Ltd (ACN 162 220 653), its successors and assigns.

  
.....  
Christopher John Martin - Director

  
.....  
Tracey Leza Martin-Cole - Director


**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><b>ANNEXURE TO SCHEDULE OF EASEMENTS</b></p> <p>PAGE 3 OF 3 PAGES</p>	<p>Registered Number</p> <p><b>SP 18 95 24</b></p>
<p>SUBDIVIDER: MFT Investments Pty Ltd                  FOLIO REFERENCE: Vol. 36211 Fol. 1</p>	

Fencing ~~Provision~~ Covenant

The owners of the lots on the plan covenant with the Vendor MFT Family Trust Investments Pty Ltd as trustee for Martin Family Trust that the Vendor shall not be required to fence.

Executed by MFT Family Investment Pty ACN 649 849 696  
 as Trustees of the Martin Family Trust  
 being the registered proprietors of the land comprised  
 in the folio of the Register Volume 36211 Folio 1 pursuant  
 to section 127(1) of the *Corporations Act 2001* (Cth)

  
 .....  
 Christopher John Martin - Director

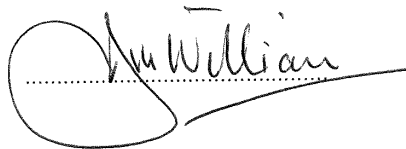
  
 .....  
 Tracey Leza Martin-Cole - Director

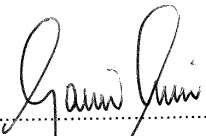
**EXECUTED BY COMMONWEALTH BANK OF AUSTRALIA**

EXECUTED as a deed.

SIGNED for and on behalf of  
 COMMONWEALTH BANK OF AUSTRALIA  
 ABN 48 123 123 124  
 by its Attorney Jodi Maree Williams  
 under Power dated 25/7/2008, registered  
 number PA28019 who certifies that she is  
 Account Manager of  
 COMMONWEALTH BANK of AUSTRALIA  
 in the presence of:

)  
 ) COMMONWEALTH BANK OF AUSTRALIA  
 ) by its attorney  
 )

  
 .....

  
 .....  
 Signature of Witness  
 Gavin Muir, 54 Rooke Street, Devonport TAS  
 Name of Witness

**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



13-Jan-2026

**9 DRY STREET,  
 LEITH (CT189524/1)  
 DA2025290**

**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**

8 January 2026

**CENTRAL COAST COUNCIL**

DEVELOPMENT & REGULATORY SERVICES

Received: **08 JAN 2026**

Application No: .....

Doc. Id .....

Tory Puglisi  
Central Coast Council  
Planning Department  
Via [planning@centralcoast.tas.gov.au](mailto:planning@centralcoast.tas.gov.au)

**Response to Performance Criteria P2 of Clause 10.4.3**

In response to the request for further information for DA 2025290, please see the response to requested clause below.

**10.4.3 Setback**

<b>Objective</b>	That the siting of dwellings is compatible with the streetscape and does not cause an unreasonable loss of amenity for adjoining properties.	
<b>Acceptable Solution</b>	<b>Performance Criteria</b>	
<b>A2</b>	<b>P2</b>	
Dwellings, excluding outbuildings with a building height of not more than 2.4m and protrusions that extend not more than 0.9m horizontally from the building, must have a setback from side and rear boundaries of not less than 5m.	The siting of a dwelling must not cause an unreasonable loss of amenity to adjoining properties, having regard to:	
	<ul style="list-style-type: none"> <li>a) the topography of the site;</li> <li>b) the size, shape and orientation of the site;</li> <li>c) the setbacks of surrounding buildings;</li> <li>d) the height, bulk and form of existing and proposed buildings;</li> <li>e) the existing buildings and private open space areas on the site;</li> <li>f) sunlight to private open space and windows of habitable rooms on adjoining properties; and</li> <li>g) the character of development existing on established properties in the area.</li> </ul>	

The subject site comprises 2,604m<sup>2</sup> with a frontage of 42m onto Leith Road. The land falls approximately 5m across the site in a westerly direction. Considering the topography and surrounding landscape, the site's primary outlook is toward the treelined shore of the Forth River (to the west).

Based on the requirements of the Performance Criteria, the assessment must, firstly, identify the existing amenity of the adjoining lots and, secondly, ascertain if the proposed development causes an unreasonable loss of the identified amenity, having regard to the relevant subpoints. Amenity is defined in the Planning Scheme as *in relation to a locality, place or building, any quality, condition or factor that makes or contributes to making the locality, place or building harmonious, pleasant or enjoyable.*

### Existing amenity of adjoining lots

The site adjoins 81 Leith Road to the north, 3 Dry Street (address geocode) to the south and 9 Dry Street to the east. 81 Leith Road and 3 Dry Street have similar orientation, topography, outlook and frontage width to the subject site. The key differences are that 81 Leith Road has a larger land area and 3 Dry Street is a corner lot with a secondary frontage onto Dry Street. 9 Dry Street, being the parent lot from which the subject site was subdivided, has a single frontage onto Dry Street.

Both 81 Leith Road and 3 Dry Street are vacant. As discussed, the primary outlook for these sites will be similar to the subject site and to the west. 9 Dry Street has an existing dwelling and multiple outbuildings. The primary outlook for the existing dwelling (based upon the design characteristics) is to the west. The perceived outlook, factoring sightlines from existing tree cover, is shown (by way of pink lines over aerial imagery) in Figure 1.

**Figure 1: Sightlines from western elevation windows (factoring existing tree cover)**



There are approximately 10 trees irregularly planted around the boundary of the subject site, casting shade on the neighbouring lots to the east and south. Most notably, there are two trees that currently cast shade over the same area that will be impacted by shade cast from the proposed development. According to the *Tree Canopy Height* Layer on LISTmap, the trees are between 13m and 17m high.

## Impacts on amenity

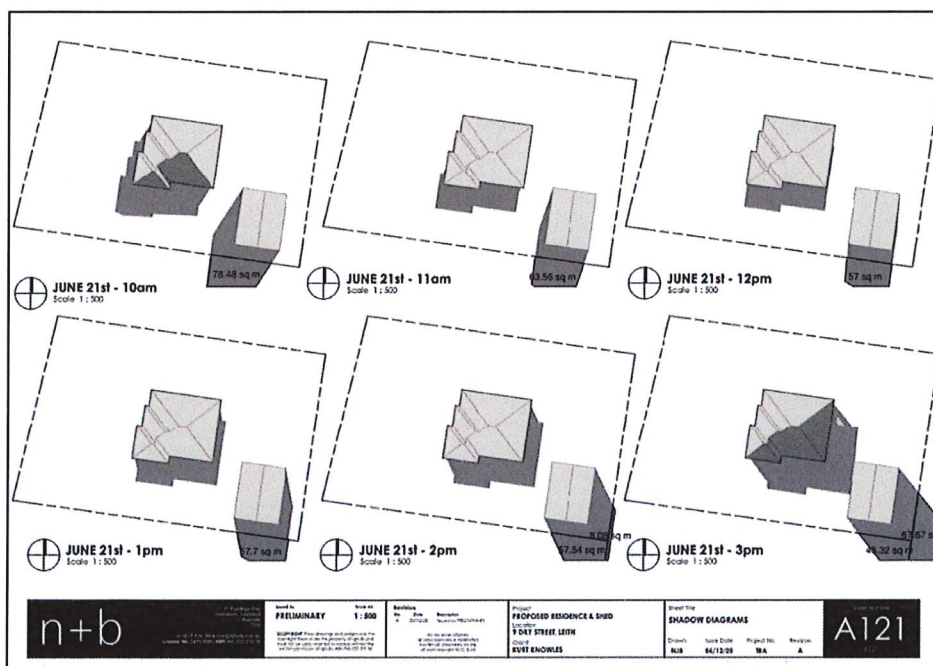
The outbuilding is setback 49.25m from the frontage boundary, 26.35m from the northern boundary, 5m from the eastern boundary and 3m from the southern boundary. Given the large setback from the northern boundary and that the reduced setback extends further than any permitted solution, it is considered that there is no unreasonable impact on the adjoining lot to the north.

The proposed outbuilding will not be visible from the existing dwelling on the adjoining lot to the west because of the treeline along the common boundary (as can be seen from the sightlines over aerial imagery shown in Figure 1). Noting that, there is no unreasonable impact on amenity resulting from any visual impacts. If the trees were to be removed, the outbuilding would have a nominal impact as it is further north of the primary outlook of the existing dwelling. Additionally, the spatial separation of approximately 30m is sufficient to ensure that any perceived impacts are not unreasonable.

The outbuilding will be visible from 3 Dry Street; however, it will be at rear of their site and not within the primary outlook of a future dwelling. It is domestic in scale and similar to many others that exist in lower density areas of Leith and the wider Central Coast community. The placement of an outbuilding with a reduced setback in this area allows provision and justification for a future developer of 3 Dry Street to have an outbuilding in a similar location and setback without hindering their other development opportunities. Additionally, allowing an outbuilding with a reduced setback on the neighbouring site would have a lesser impact on the outlook of the neighbouring dwelling at 9 Dry Street than a Permitted option.

A shading plan has been prepared by n+b and provided as part of this submission. The shading plan demonstrates shading impacts upon the adjoining lots for each hour between 9am and 3pm on June 21 (see Figure 2). The winter solstice occurs between June 20 and June 22 each year so June 21 (on average) represents when the sun is at its lowest point and shading is at its worst. As can be seen in Figure 2, the shading on the adjoining lot to the south does not exceed 78.48m<sup>2</sup> on 3 Dry Street and 67.67m<sup>2</sup> on 9 Dry Street. This represents 3% of the overall site area of 3 Dry Street and 1% of 9 Dry Street. This is considered to be reasonable and no hindrance to the future developability of the neighbouring sites.

Figure 2: Shading Diagrams



As previously discussed, the outbuilding is setback 3m from the southern boundary, which is 2m less than the Acceptable Solution. However, an examination of the character of development on established properties in the area demonstrates that reduced setbacks to the southern boundary are a common and established pattern. As detailed in Table 1, a number of nearby properties have buildings located in close proximity to the southern boundary, with setbacks ranging from less than 1m to 3m, while larger setbacks generally occur on substantially larger or irregularly shaped lots. In this context, the proposed 3m setback is consistent with the prevailing development pattern in the area and reflects the established character of development.

**Table 1: Minimum setbacks of buildings to the southern boundary in the area**

Address	Land area (approx.)	Minimum setback to southern boundary (approx.)
65 Leith Road, Leith	3595m <sup>2</sup>	0.5m
67 Leith Road, Leith	3537m <sup>2</sup>	2.8m
3 Tasmania Street, Leith	3769m <sup>2</sup>	1.8m
2 Tasmania Street, Leith	3769m <sup>2</sup>	1.0m
81 Leith Road, Leith	3738m <sup>2</sup>	Vacant
3 Dry Street, Leith	2520m <sup>2</sup>	Vacant
99 Leith Road, Leith	2033m <sup>2</sup>	4.8m
101 Leith Road, Leith	2042m <sup>2</sup>	1.5m
105 Leith Road, Leith	3566m <sup>2</sup> (internal lot)	10.5m
107 Leith Road, Leith	1944m <sup>2</sup>	1.3m
109 Leith Road, Leith	1848m <sup>2</sup>	2.4m
9 Dry Street, Leith	6652m <sup>2</sup>	14.0m
15 Dry Street, Leith	4234m <sup>2</sup>	11.5m
5 Dry Street, Leith	1.015ha	11.5m

## Conclusion

Having regard to the matters set out in Clause 10.4.3, it is considered that the proposed outbuilding does not result in an unreasonable loss of amenity to adjoining properties. The development is domestic in scale, appropriately sited, and does not result in unreasonable visual impacts. Any shading impacts are limited in extent, and do not materially affect the use or future development potential of neighbouring sites.

When assessed against the definition of amenity in the Scheme, the proposal does not detract from the qualities that make the adjoining properties or locality harmonious, pleasant or enjoyable. Accordingly, the siting of the outbuilding satisfies Performance Criteria P2 of Clause 10.4.3.



<https://eurekagarages.com.au>  
[quotes@eurekagarages.com.au](mailto:quotes@eurekagarages.com.au)  
 03 9314 1245  
 208 Fairbairn Rd  
 Sunshine West VIC 3020

CENTRAL COAST COUNCIL  
 LAND USE PLANNING  
 Received: 12/12/2025  
 Application No: DA2025290  
 Doc ID: 540939

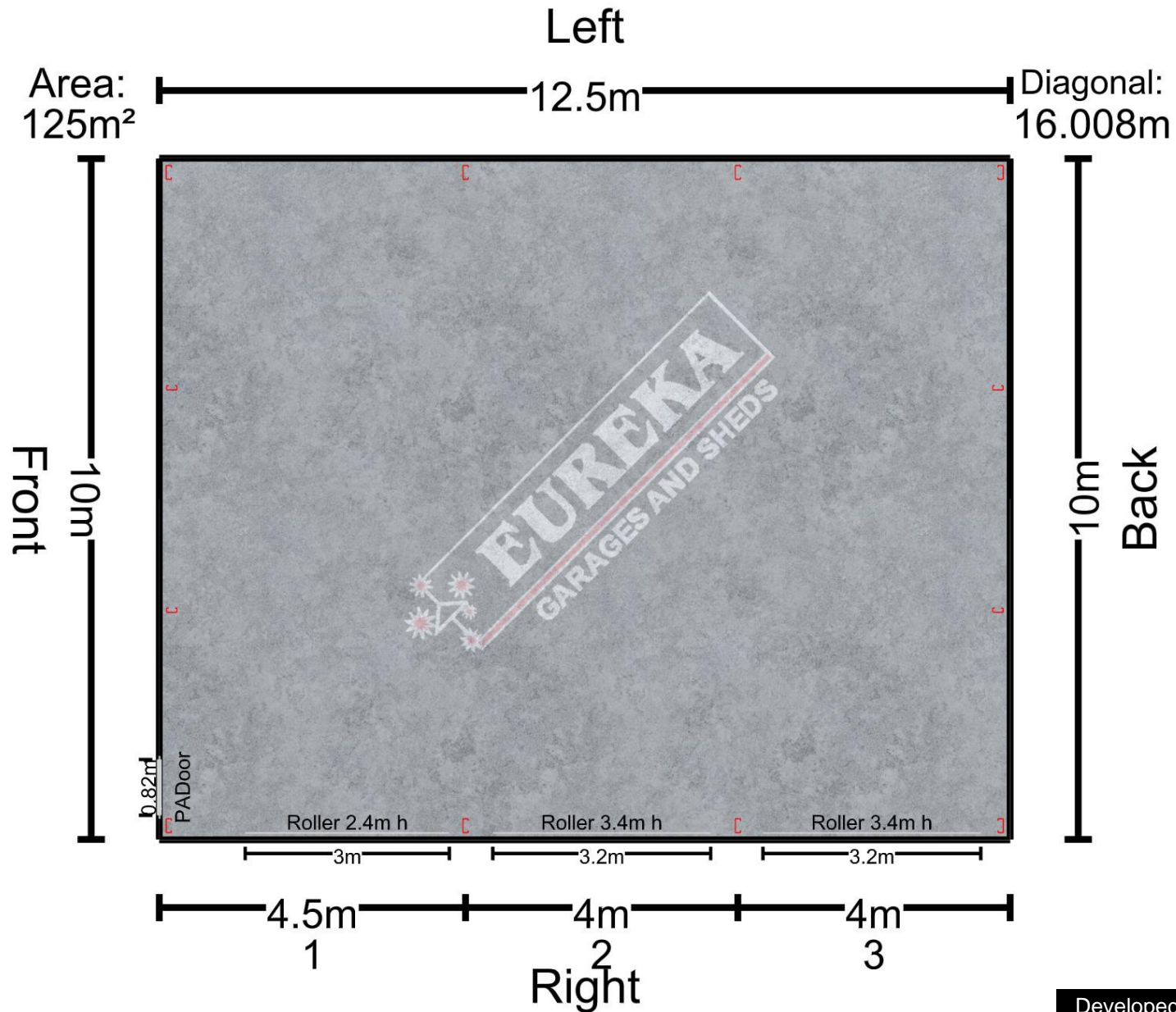


3D View [View & Edit in 3D: https://www.eurekagarages.com.au/request-a-quote/shed-designer.html#PQHVPc0oZ6n/2](https://www.eurekagarages.com.au/request-a-quote/shed-designer.html#PQHVPc0oZ6n/2)



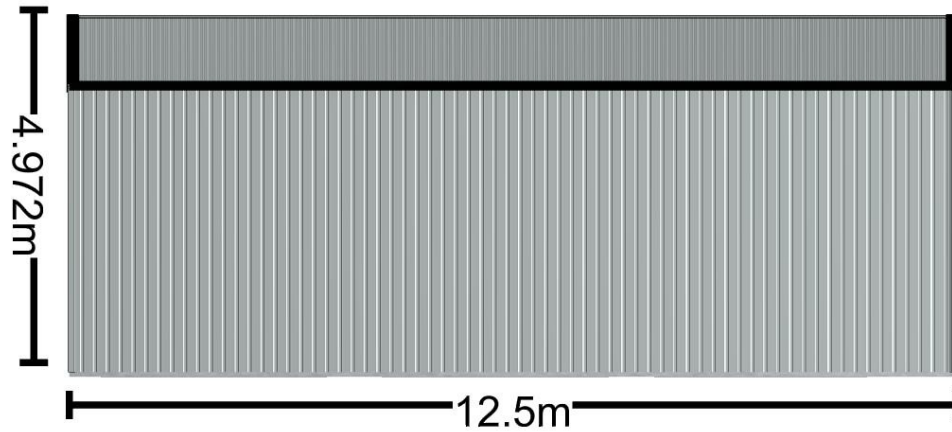


Floor Plan [View & Edit in 3D: https://www.eurekagarages.com.au/request-a-quote/shed-designer.html#PQHVPcooZ6n/2](https://www.eurekagarages.com.au/request-a-quote/shed-designer.html#PQHVPcooZ6n/2)

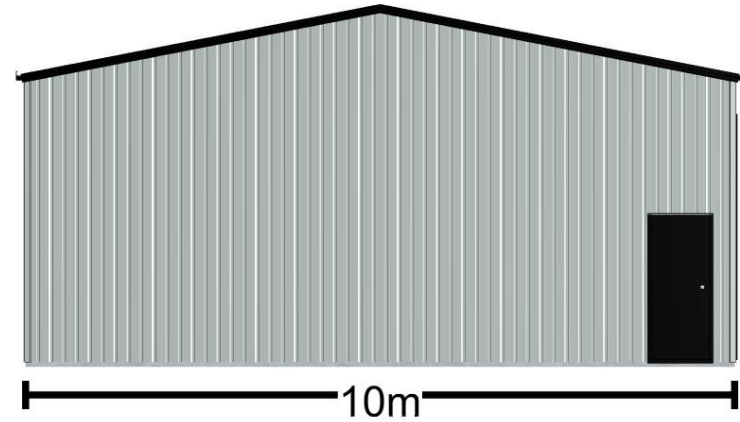




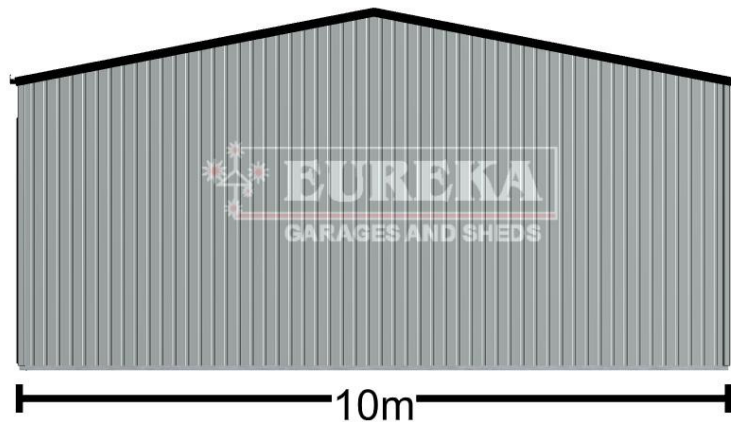
**Elevations** View & Edit in 3D: <https://www.eurekagarages.com.au/request-a-quote/shed-designer.html#PQHVPcooZ6n/2>



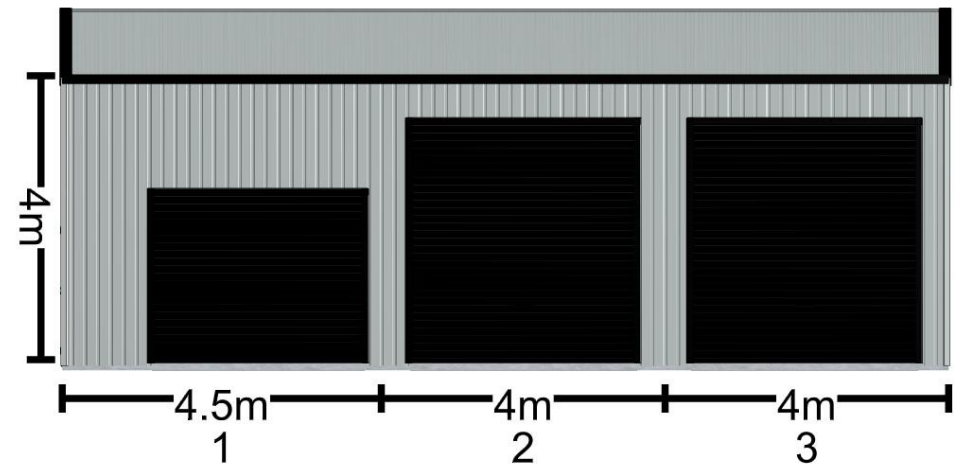
Left



Front



Back



Right

KURT KNOWLES

# PROPOSED RESIDENCE & SHED

## 9 DRY STREET, LEITH

### Drawing Schedule

SHEET	DESCRIPTION	REV	ISSUE DATE
A100	COVER PAGE	A	06/12/25
A101	SITE PLAN	A	06/12/25
A102	ELEVATIONS 1 OF 2	A	06/12/25
A103	ELEVATIONS 2 OF 2	A	06/12/25
A104	FLOOR PLAN	A	06/12/25
A105	SLAB PLAN	A	06/12/25
A106	DRAINAGE PLAN	A	06/12/25
A107	FRAMING PLAN	A	06/12/25
A108	ELECTRICAL PLAN	A	06/12/25
A109	ROOF FRAMING PLAN	A	06/12/25
A110	TRUSS LAYOUT PLAN	A	06/12/25
A111	ROOF PLAN	A	06/12/25
A112	SECTION A-A	A	06/12/25
A113	SECTION B-B	A	06/12/25
A114	DETAILS	A	06/12/25
A115	STANDARD DETAILS	A	06/12/25
A116	WALL TYPES	A	06/12/25
A117	WATERPROOFING 1 OF 2	A	06/12/25
A118	WATERPROOFING 2 OF 2	A	06/12/25
A119	WINDOW & DOOR SCHEDULE	A	06/12/25
A121	GENERAL NOTES	A	06/12/25

### GENERAL INFORMATION

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

**NICHOLAS BRANDSEMA**  
**047538582**  
**PID7654824, TITLE REF 189524/1**  
**TBA**  
**LOW DENSITY RESIDENTIAL**  
**CENTRAL COAST COUNCIL**

### FLOOR AREAS

PROPOSED DWELLING AREA:  
PROPOSED SHED AREA:

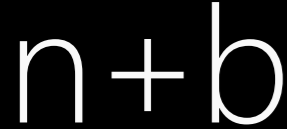
**260m2 (28 SQUARES)**  
**125m2 (12 SQUARES)**

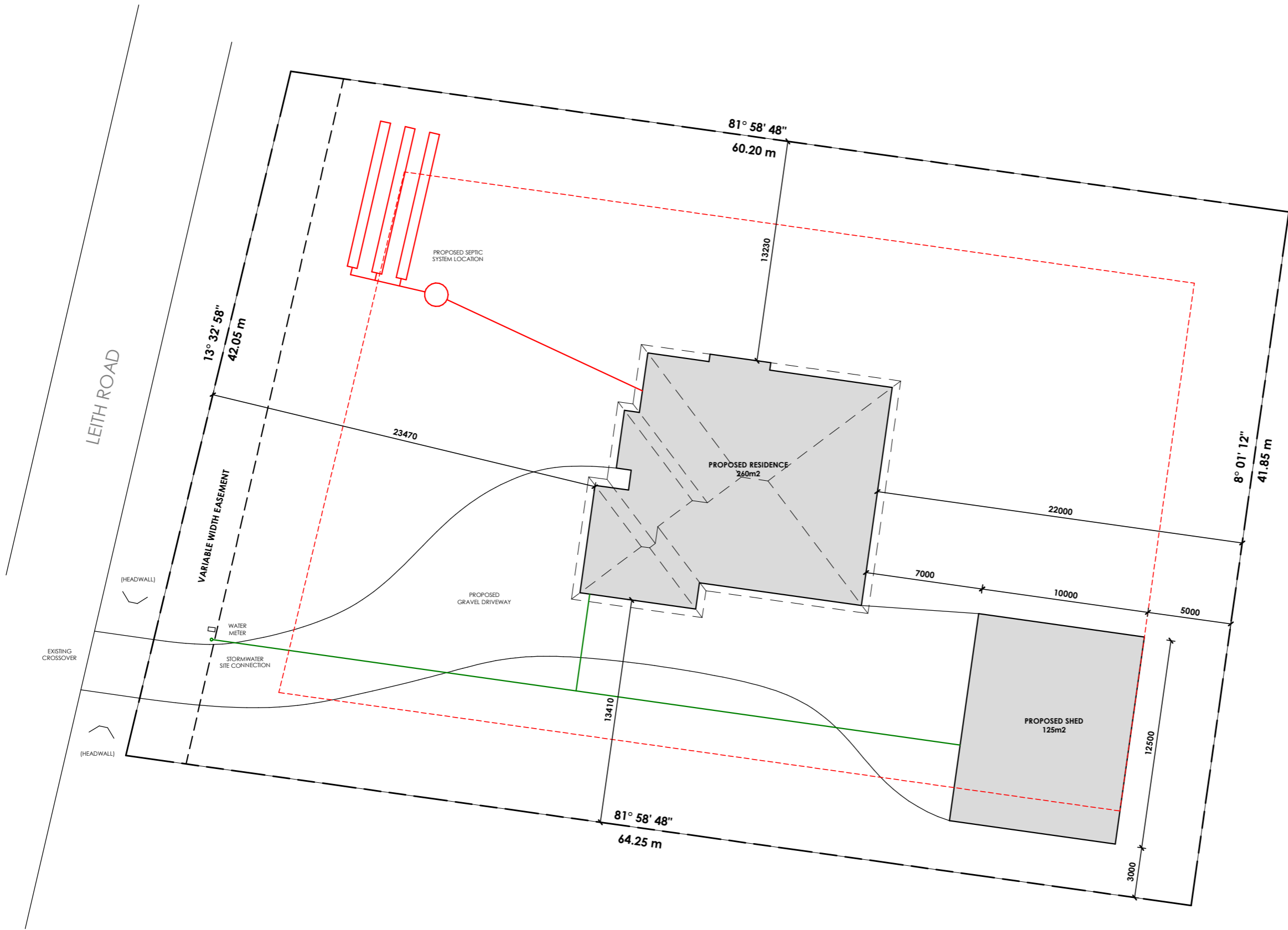
### SITE INFORMATION

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

**2604m2**  
**TBA**  
**TBA**  
**N/A**  
**TBA**  
**TBA**  
**7**

	<b>CENTRAL COAST COUNCIL</b> <b>LAND USE PLANNING</b>
Received:	<b>12/12/2025</b>
Application No:	<b>DA2025290</b>
Doc ID:	<b>540937</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 <b>PRELIMINARY</b> Scale A3  ©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 06/12/25 Issued as PRELIMINARY  do not scale off plans all dimensions are in millimeters confirm all dimensions on site all work relevant NCC & AS	Project <b>PROPOSED RESIDENCE &amp; SHED</b> Location <b>9 DRY STREET, LEITH</b> Client <b>KURT KNOWLES</b>	Sheet Title <b>COVER PAGE</b> Drawn Issue Date Project No. Revision <b>NJB 06/12/25 TBA A</b>	Sheet Number <b>A100</b> /A121
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**SITE PLAN**

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

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

**DRIVEWAY**

GRAVEL DRIVEWAY, FINISH TBC WITH 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:**

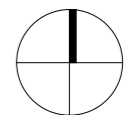
THE BUILDER SHALL ACCURATELY SET-OUT THE WORKS AND VERIFY ALL DIMENSIONS AND LEVELS BEFORE COMMENCING ANY WORKS, AND SHALL MAKE GOOD AT HIS OWN EXPENSE ANY ERRORS ARISING FROM INACCURACIES OF THE SET-OUT.

**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).

**CENTRAL COAST COUNCIL**  
LAND USE PLANNING

Received: 12/12/2025  
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**SITE PLAN**  
Scale 1 : 250

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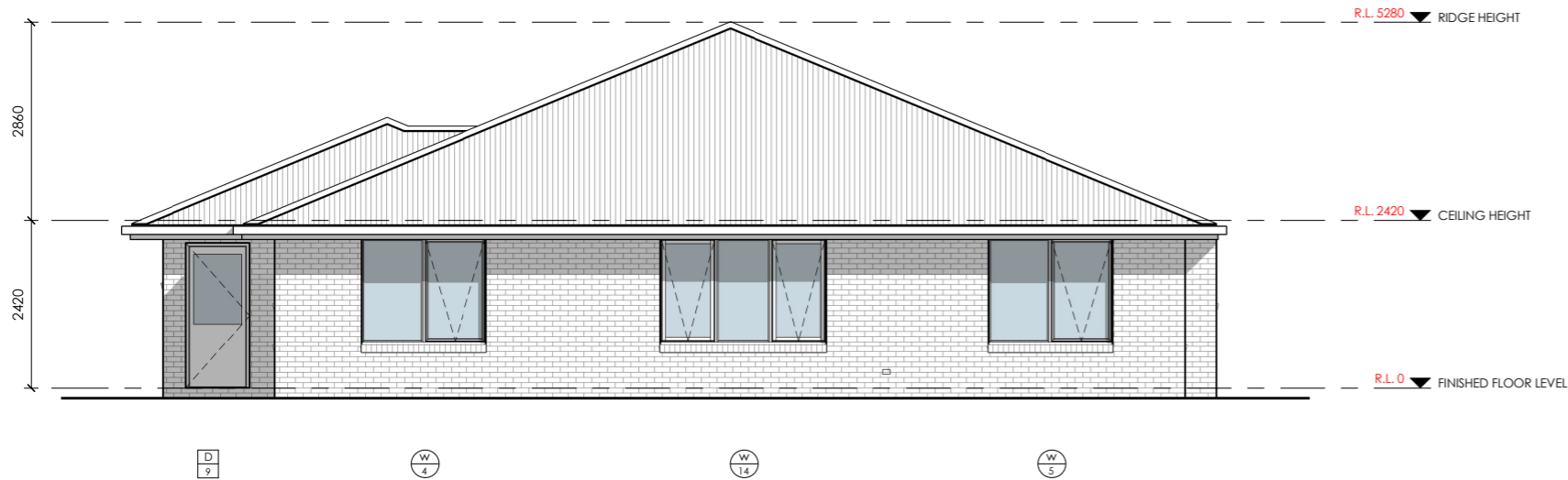
Revision		
No.	Date	Description
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all work relevant NCC & AS

Project  
**PROPOSED RESIDENCE & SHED**  
Location  
**9 DRY STREET, LEITH**  
Client  
**KURT KNOWLES**

Sheet Title			
<b>SITE PLAN</b>			
Drawn	Issue Date	Project No.	Revision
NJB	06/12/25	TBA	A

Sheet Number  
**A101**  
/A121



### EAST ELEVATION

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

<b>CENTRAL COAST COUNCIL</b>	
<b>CENTRAL COAST COUNCIL LAND USE PLANNING</b>	
Received:	12/12/2025
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Project  
**PROPOSED RESIDENCE & SHED**  
Location  
**9 DRY STREET, LEITH**  
Client  
**KURT KNOWLES**

Sheet Title  
**ELEVATIONS 1 OF 2**

Drawn	Issue Date	Project No.	Revision
<b>NJB</b>	<b>06/12/25</b>	<b>TBA</b>	<b>A</b>

Sheet Number

**A102**

/A121

**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



**WEST ELEVATION**

Scale 1 : 100



**SOUTH ELEVATION**

Scale 1 : 100

<b>CENTRAL COAST COUNCIL</b>	
<b>CENTRAL COAST COUNCIL LAND USE PLANNING</b>	
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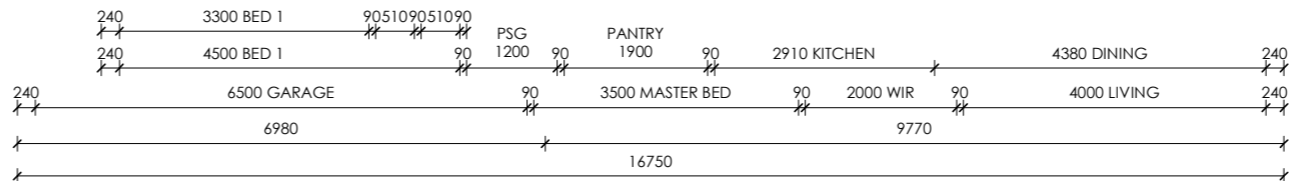
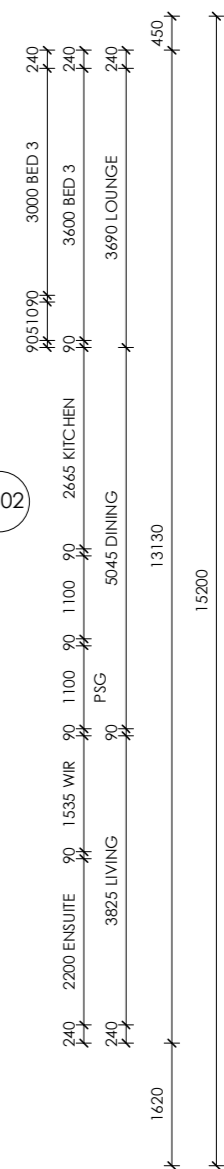
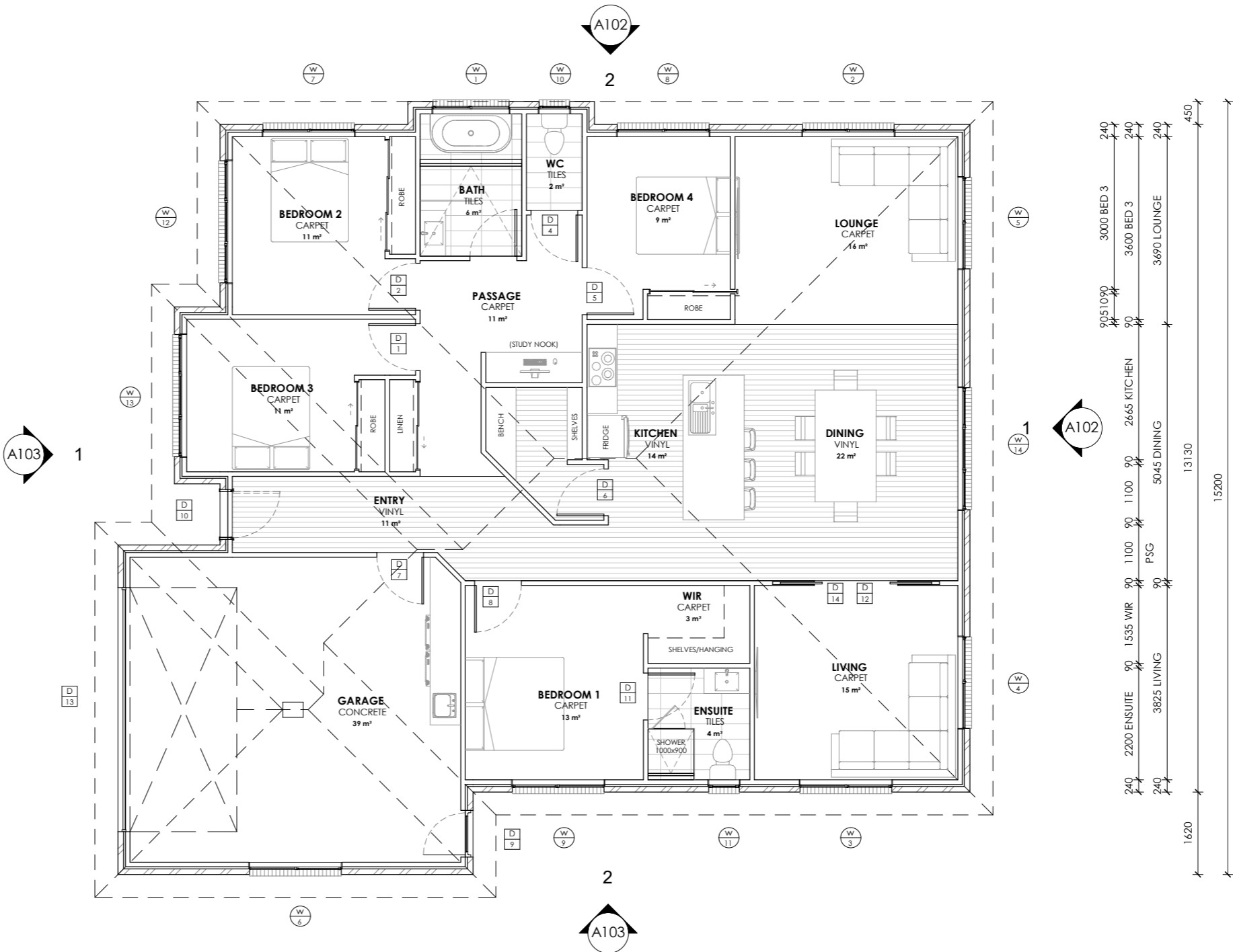
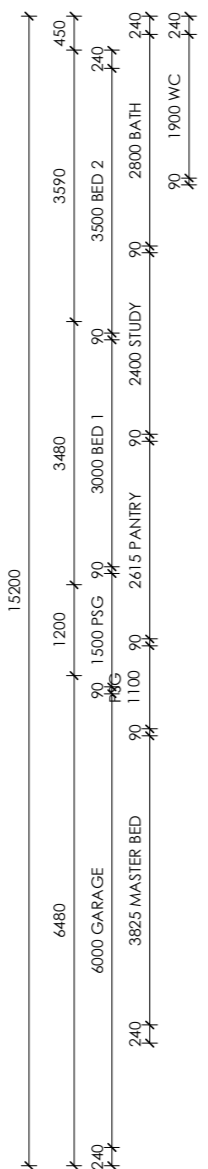
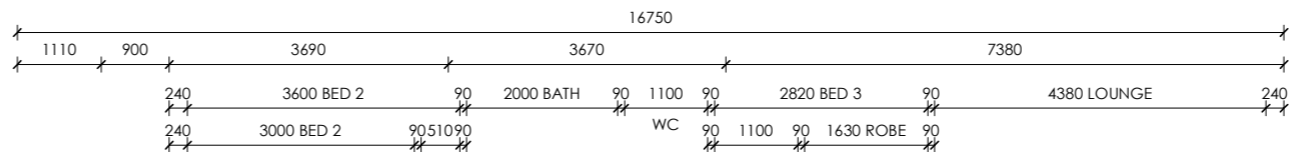
Revision		
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Project  
**PROPOSED RESIDENCE & SHED**  
Location  
**9 DRY STREET, LEITH**  
Client  
**KURT KNOWLES**

Sheet Title <b>ELEVATIONS 2 OF 2</b>			
Drawn	Issue Date	Project No.	Revision
<b>NJB</b>	<b>06/12/25</b>	<b>TBA</b>	<b>A</b>

Sheet Number  
**A103**  
/A121



**FLOOR AREAS & FINISHES**

**FLOOR AREA - 220m<sup>2</sup>**  
**PORCH AREA - 2m<sup>2</sup>**

**VINYL**  
**FLOOR AREA APPROX - 53m<sup>2</sup>**  
 SELECTED VINYL PLANK FLOORING

**CARPET**  
**FLOOR AREA APPROX - 46m<sup>2</sup>**  
 SELECTED CARPET AND UNDERLAY

**TILES**  
**FLOOR AREA APPROX - 21m<sup>2</sup>**  
 SELECTED TILES, GROUT, SEALANT, TRIMS  
 SEALED PRIOR WITH A WATERPROOF  
 MEMBRANE SYSTEM

**CONCRETE**  
**FLOOR AREA APPROX - 36m<sup>2</sup>**  
 NO SURFACE FINISH REQUIRED.

SKIRTING 66x18 PRE PRIMED BEVELLED  
 SKIRTINGBOARD, PAINT TO FINISH.

**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

**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	Operation	Size		Sill Height (Height Above FFL)	Location	Energy Rating		Description
		Height	Width			U-Value	SHGC	
1	Awning	900	1500	1265	BATH	4.3 W/(m²·K)	0.55	DOUBLE GLAZED - 4Opq/10/4Clr
2	Awning	1500	1800	665	LOUNGE	4.3 W/(m²·K)	0.55	DOUBLE GLAZED - 4Clr/10/4Clr
3	Awning	1500	1800	665	LIVING	4.3 W/(m²·K)	0.55	DOUBLE GLAZED - 4Clr/10/4Clr
4	Awning	1500	1800	665	LIVING	4.3 W/(m²·K)	0.55	DOUBLE GLAZED - 4Clr/10/4Clr
5	Awning	1500	1800	665	LOUNGE	4.3 W/(m²·K)	0.55	DOUBLE GLAZED - 4Clr/10/4Clr
6	Awning	600	1800	1565	GARAGE	4.3 W/(m²·K)	0.55	DOUBLE GLAZED - 4Clr/10/4Clr
7	Awning	600	1800	1565	BEDROOM 2	4.3 W/(m²·K)	0.55	DOUBLE GLAZED - 4Clr/10/4Clr
8	Awning	1500	1800	665	BEDROOM 4	4.3 W/(m²·K)	0.55	DOUBLE GLAZED - 4Clr/10/4Clr
9	Awning	1500	1800	665	BEDROOM 1	4.3 W/(m²·K)	0.55	DOUBLE GLAZED - 4Clr/10/4Clr
10	Awning	900	600	1265	WC	4.3 W/(m²·K)	0.55	DOUBLE GLAZED - 4Opq/10/4Clr
11	Awning	900	600	1265	ENSUITE	4.3 W/(m²·K)	0.55	DOUBLE GLAZED - 4Opq/10/4Clr
12	Awning	1800	2400	365	BEDROOM 2	4.3 W/(m²·K)	0.55	DOUBLE GLAZED - 4Clr/10/4Clr
13	Awning	1800	2400	365	BEDROOM 3	4.3 W/(m²·K)	0.55	DOUBLE GLAZED - 4Clr/10/4Clr
14	Awning	1500	2400	665	DINING	4.3 W/(m²·K)	0.55	DOUBLE GLAZED - 4Clr/10/4Clr

Door Schedule				
Mark	Location	Height	Width	Operation
1	BEDROOM 3	2040	920	Internal Hinged
2	BEDROOM 2	2040	920	Internal Hinged
3	BATH	2040	920	Internal Hinged
4	WC	2040	920	Internal Hinged
5	BEDROOM 4	2040	920	Internal Hinged
6	KITCHEN	2040	920	Internal Hinged
7	GARAGE	2040	920	Internal Hinged
8	BEDROOM 1	2040	920	Internal Hinged
9	GARAGE	2100	920	External Hinged
10	ENTRY	2040	920	External Hinged
11	ENSUITE	2040	920	Internal Hinged
12	DINING	2040	820	Cavity Slider
13	GARAGE	2100	4800	Panelift Garage Door
14	LIVING	2040	820	Cavity Slider

**CENTRAL COAST COUNCIL**  
**CENTRAL COAST COUNCIL**  
**LAND USE PLANNING**

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