
Application for Planning

S.57 Land Use Planning and Approvals Act 1993

The following application has been received:

Application No.: **DA2024107**

Location: **24 Kywong Crescent, West Ulverstone**

Proposal: **Residential - multiple dwellings x 2 and retrospective retaining walls**

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 **15 December 2025**

Date of Notification: **29 November 2025**

Vicki Brereton
CHIEF EXECUTIVE OFFICER

CENTRAL COAST COUNCIL

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



Land Use Planning and Approvals Act 1993

Tasmanian Planning Scheme – Central Coast

PLANNING PERMIT APPLICATION

	CENTRAL COAST COUNCIL LAND USE PLANNING
Received:	16/10/2025
Application No:	DA2024107
Doc ID:	534954

Office use only:

Zone:

Permit Pathway – NPR/Permitted/Discretionary

Use or Development Site:

Site Address

24 KYWONG CRESENT WEST ULVERSTONE

Certificate of
Title Reference

Land Area

2040

Heritage Listed Property

NO

YES

Applicant(s)

First Name(s)

FOUAD KHAJIL

Surname(s)

KHAJIL

Company name
(if applicable)

MIRAGE BUILDINGS

Contact No:

Postal Address:

79 GEORGE ST DEVONPORT

Email address:

FRED@miragebuilding.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)

FOUAD KHAJIL

Middle Name(s)

Surname(s)

KHAJIL

Company name (if applicable)

Postal Address:

AS ABOVE

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

multiple dwelling

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).

CARRY OUT NECESSARY EXCAVATIONS & CONSTRUCT
2 DWELLINGS AS TO PLAN

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

\$ 480,000 Estimate/ Actual

Total floor area of the development 426 m²

Declaration of Notice to Landowner

If land is NOT in the applicant's ownership

I, FOUAD KRATIC, 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 15/10/25

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 FOUAD KHALIL
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 15/10/25

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 167032	FOLIO 1
EDITION 2	DATE OF ISSUE 17-Apr-2015

SEARCH DATE : 12-Mar-2019

SEARCH TIME : 04.25 PM

DESCRIPTION OF LAND

Town of ULVERSTONE

Lot 1 on Plan 167032

Derivation : Part of Lot 2 Gtd to Thomas Bowman Scurrah.

Prior CT 52640/11

SCHEDULE 1

M506204 TRANSFER to FRED TURNER and LEAH TURNER Registered
17-Apr-2015 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

SP52640 COVENANTS in Schedule of Easements

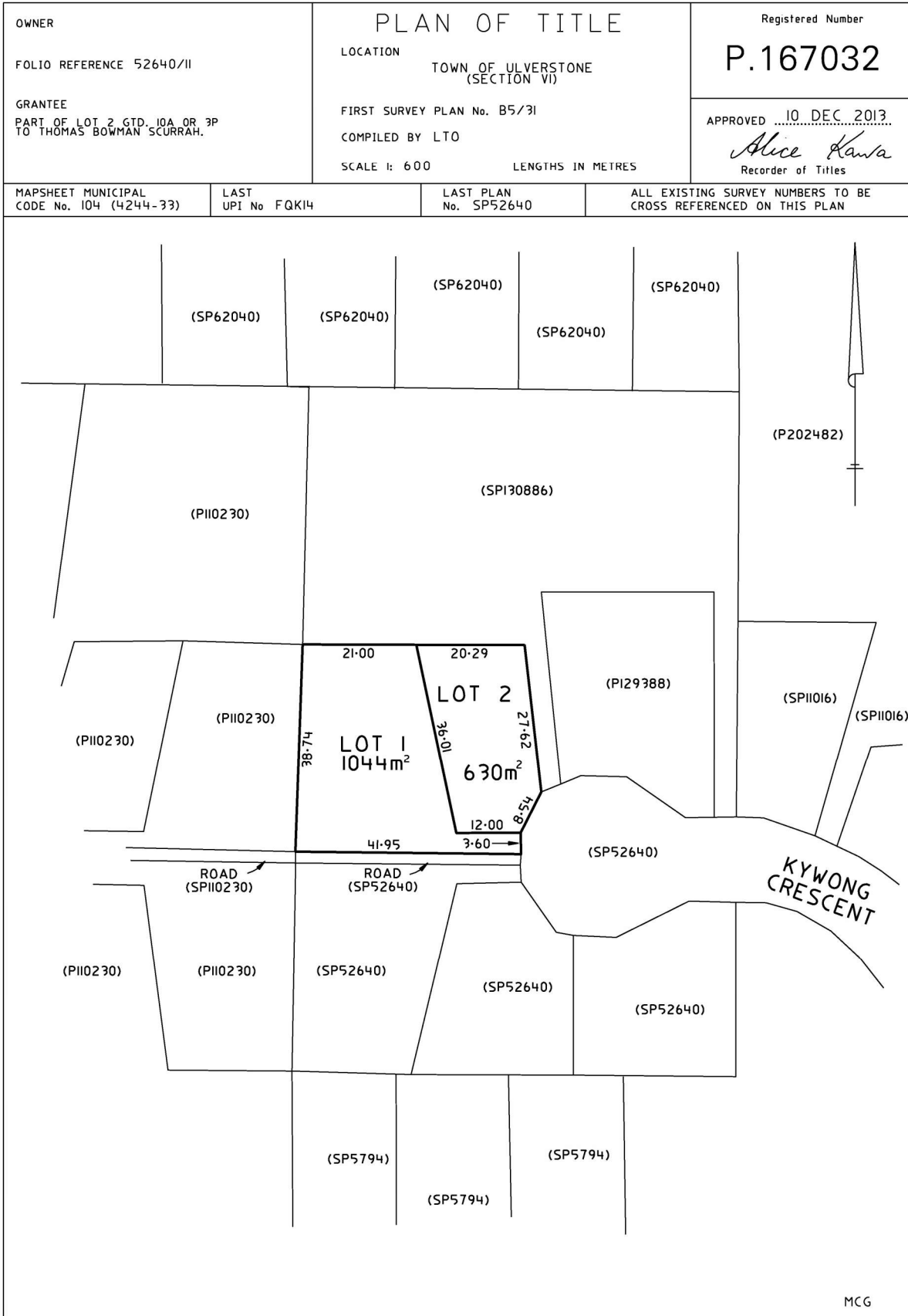
SP1006 & SP52640 FENCING COVENANT in Schedule of Easements

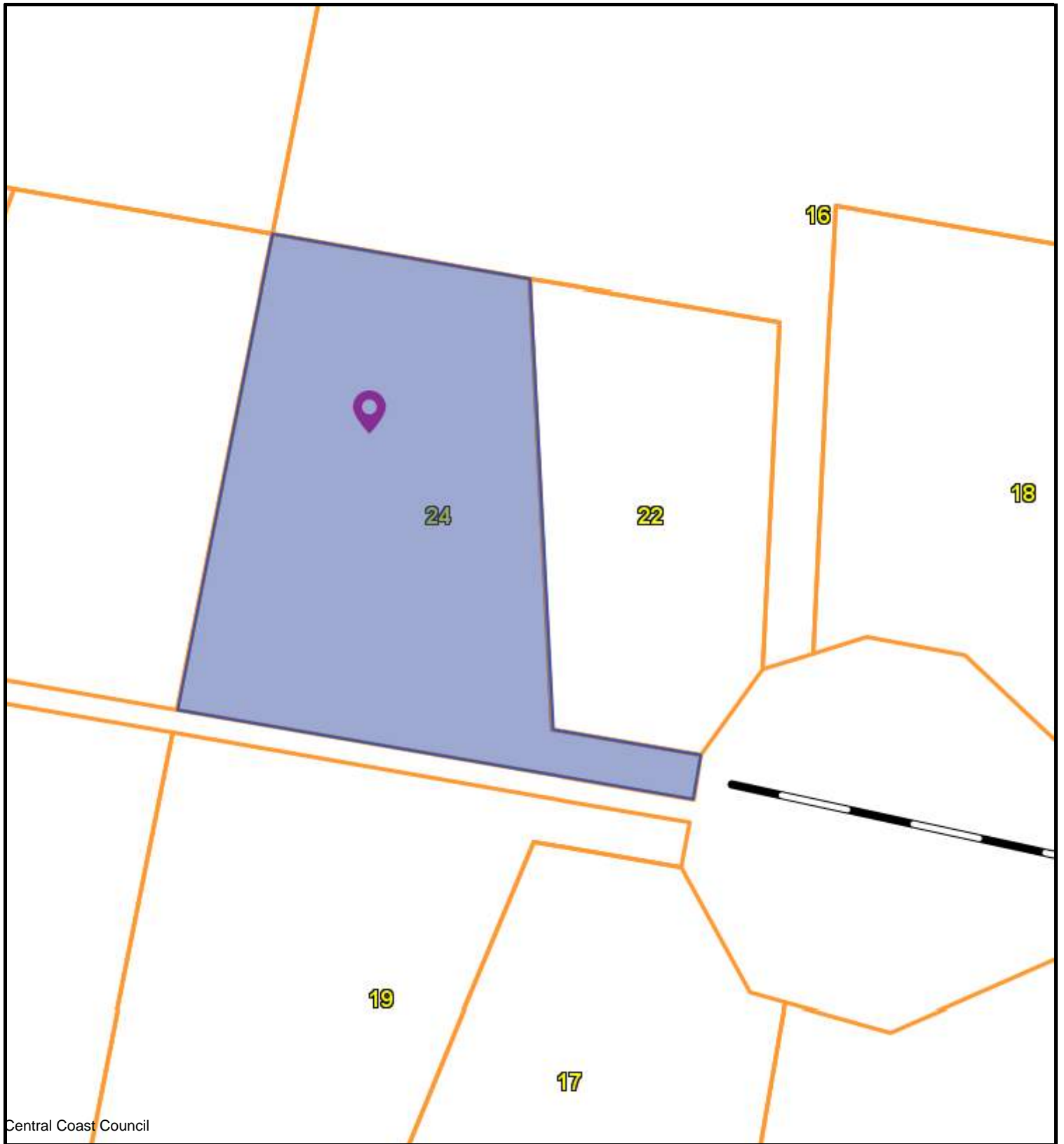
A269308 FENCING PROVISION in Transfer

D156658 MORTGAGE to Australia and New Zealand Banking Group
Limited Registered 17-Apr-2015 at 12.01 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations





Central Coast Council



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



27-Nov-2025

**24 KYWONG CRESCENT,
 WEST ULVERSTONE
 DA2024107**

IMPORTANT

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

Disclaimer

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

Scale =
1:427.140

Site Runoff Calculations - AS3500.3:2021 / Boyds Method

Description - 25105 - 24 Kywong

Date: 13/06/2025

Site Area (A)	1056	m2
F _{imp} (predeveloped)	0.4	Fraction Impervious for predeveloped site
t _c (minutes)	10	minutes
¹⁰ I ₆₀ (mm/hr)	27.2	Rainfall Intensity for 10% AEP for 1 hour intensity (mm/hr)
C ₁₀ ¹	0.13	pervious area 10% AEP runoff coefficient
C ₁₀ (Predeveloped)	0.44	10% AEP runoff coefficient
Preveloped Design AEP (x)	5	% (Annual Exceedance Probability)
F _y	1.05	Pre-developed Frequency Factor
C (AEP x)	0.46	Pre-developed Coefficient of runoff
Rainfall Intensity for Design AEP	86	mm/hr
PSD, Qp (Permissible Site Discharge)	11.6	L/s

F _{imp} (post-developed)	0.75	Fraction Impervious for post developed site
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Post Developed Design AEP (y)	5	% (Annual Exceedance Probability)
C ₁₀ (Postdeveloped)	0.71	10% AEP runoff coefficient
F _y	1.05	Post-developed Frequency Factor
C (AEP y)	0.74	Post-developed Coefficient of runoff
Rainfall Intensity for Design AEP	85.7	mm/hr
Post Developed Inflow, Ip (L/s)	18.7	L/s

Post Developed Design AEP (y)	1	% (Annual Exceedance Probability)
C ₁₀ (Postdeveloped)	0.71	10% AEP runoff coefficient
F _y	1.2	Post-developed Frequency Factor
C (AEP y)	0.85	Post-developed Coefficient of runoff
Rainfall Intensity for Design AEP	121	mm/hr
Post Developed Inflow, Q (L/s)	30.1	L/s

BOYDS METHOD

STORM DURATION (MINUTES)	I20 (5% AEP) - mm/hr	C	Ip (l/s)	Qp (l/s)	V1 (L)	Smax (L)
5	118	0.74	25.7	11.6	7718	4241
10	85.7	0.74	18.7	11.6	11211	4257
15	69.6	0.74	15.2	11.6	13657	3226
20	59.5	0.74	13.0	11.6	15567	1659
25	52.5	0.74	11.4	11.6	17170	-215
30	47.4	0.74	10.3	11.6	18602	-2260
45	37.5	0.74	8.2	11.6	22075	-9218

BOYDS METHOD

STORM DURATION (MINUTES) (1% AEP) - mm/hr	C	Ip (l/s)	Qp (l/s)	V1 (L)	Smax (L)
5	0.85	39.9	11.6	11960	8483
10	0.85	30.2	11.6	18090	11136
15	0.85	24.6	11.6	22134	11703
20	0.85	21.0	11.6	25147	11239
25	0.85	18.4	11.6	27584	10199
30	0.85	16.4	11.6	29602	8740
45	0.85	12.8	11.6	34446	3153

$$S_{max} = V_1 (1 - Q_p/I_p)$$

S_{max} = Maximum Volume of temporary Storage (m³)

V₁ = Volume of inflow flood (m³)

I_p = Peak discharge of inflow hydrograph (m³/s)

Q_p = Peak discharge of outflow hydrograph (m³/s)

$$V_s = T_c (Q_i - Q_o)$$

V_s = detention volume required

Q_i = Peak inflow rate is calculated using the rational method.

Q_o = Allowable peak outflow rate, which is similar to the PSD.

T_c = time of concentration for the watershed

Size Primary Outlet

$$Q = C_d A_o \sqrt{2g H_o} \quad (19.3)$$

H_o	0.9	Maximum Head (m)
C_d	0.62	Coefficient of Discharge
	1	No. of tanks
A_o	4449	mm ²
D_o	75 mm	(Orifice Diameter)

where,

Q = the orifice flow rate (m³/s)

C_d = orifice discharge coefficient
(use 0.60 for orifice diameter $D_o < 50$ mm,
0.62 for $D_o \geq 50$ mm)

A_o = area of orifice (m²)

H_o = effective head on the orifice measured from the centroid of the opening (m)

g = acceleration due to gravity (9.81 m/s²)

$$A_o = \frac{PSD}{C_d \sqrt{2g H_o}}$$

$$D_o = \sqrt{\frac{4A_o}{\pi}}$$

AEP (%)	Frequency Factor, Fy
20	0.95
10	1
5	1.05
2	1.15
1	1.2

IFD Design Rainfall Intensity (mm/h)

Issued: 12-Dec-24

Location Label: Devonport

Requested coordinate: Latitude -41.217 Longitude 146.35

Nearest grid cell: Latitude 41.2125 (S) Longitude 146.3625 (E)

Duration	Duration in min	Annual Exceedance Probability (AEP)			
		20%	10%	5%	1%
5 min	5	84.3	101	118	160
10 min	10	60.4	72.7	85.7	121
15 min	15	48.9	58.9	69.6	98.7
20 min	20	41.9	50.4	59.5	84.1
25 min	25	37.1	44.6	52.5	73.8
30 min	30	33.6	40.3	47.4	66
45 min	45	26.8	32.1	37.5	51.2
1 hour	60	22.9	27.2	31.7	42.5

CERTIFICATE OF QUALIFIED PERSON – ASSESSABLE ITEM

Section 321

To: Owner /Agent
 Address
 Suburb/postcode

Form **55**

Qualified person details:

Qualified person:
 Address: Phone No:
 Fax No:
 Licence No: Email address:
 Qualifications and Insurance details: *(description from Column 3 of the Director's Determination - Certificates by Qualified Persons for Assessable Items)*
 Speciality area of expertise: *(description from Column 4 of the Director's Determination - Certificates by Qualified Persons for Assessable Items)*

Details of work:

Address: Lot No:
 Certificate of title No:
 The assessable item related to this certificate: *(description of the assessable item being certified)*
Assessable item includes –

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

Certificate details:

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

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

building work, plumbing work or plumbing installation or demolition work

OR

a building, temporary structure or plumbing installation

In issuing this certificate the following matters are relevant –

Documents:

BN7205D01-D09 (Rev A).

Relevant calculations:

Refer to plans

References:

AS1170.1 AS3600 AS2870.

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

Design of retaining wall elements as shown on plans.

The retaining walls will not create an unreasonable detrimental impact to the adjoining land as per Clause 7.10.2 of the Tasmanian Planning Scheme. I am satisfied that the construction of the retaining walls will not impact the adjoining land, nor how the adjoining land is used, assuming the usual applicable codes and practices are followed.

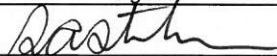
Scope and/or Limitations

On-going maintenance is required to maintain the integrity of the footing system. The designs rely on the site classification information which should be confirmed by the inspection of the excavation.

I certify the matters described in this certificate.

Qualified person:

Signed:



Certificate No:

BN7205(C)

Date:

28/10/2025

CERTIFICATE OF THE RESPONSIBLE DESIGNER

Section 94
Section 106
Section 129
Section 155

CENTRAL COAST COUNCIL
CENTRAL COAST COUNCIL
LAND USE PLANNING

Received: 28/07/2025
Application No: DA2024107
Doc ID: 526364

To:

Owner name

Address

Suburb/postcode

Form **35**

Designer details:

Name: Category:

Business name: Phone No:

Business address:

Fax No:

Licence No: Email address:

Details of the proposed work:

Owner/Applicant Designer's project reference No.

⁴⁸Address: Lot No:

Type of work: Building work Plumbing work (X all applicable)

Description of work:

(new building / alteration / addition / repair / removal / re-erection
water / sewerage / stormwater / on-site wastewater management system / backflow prevention / other)

Description of the Design Work (Scope, limitations or exclusions): (X all applicable certificates)

Certificate Type:	Certificate	Responsible Practitioner
	<input type="checkbox"/> Building design	Architect or Building Designer
	<input type="checkbox"/> Structural design	Engineer or Civil Designer
	<input type="checkbox"/> Fire Safety design	Fire Engineer
	<input type="checkbox"/> Civil design	Civil Engineer or Civil Designer
	<input checked="" type="checkbox"/> Hydraulic design	Building Services Designer
	<input type="checkbox"/> Fire service design	Building Services Designer
	<input type="checkbox"/> Electrical design	Building Services Designer
	<input type="checkbox"/> Mechanical design	Building Service Designer
	<input type="checkbox"/> Plumbing design	Plumber-Certifier; Architect, Building Designer or Engineer
	<input type="checkbox"/> Other (specify)	

Deemed-to-Satisfy:

Performance Solution: (X the appropriate box)

Other details:

Design documents provided:	
-----------------------------------	--

The following documents are provided with this Certificate –

Document description:

Drawing numbers: 25105 – Sheets 00, D01 to D02 (Rev 0)	Prepared by: J Mulcahy	Date: 13/06/2025
Schedules:	Prepared by:	Date:
Specifications:	Prepared by:	Date:
Computations:	Prepared by:	Date:
Performance solution proposals:	Prepared by:	Date:
Test reports:	Prepared by:	Date:

Standards, codes or guidelines relied on in design process:	
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AS 3500.3 – Plumbing & Drainage : Stormwater
Central Coast Council Detention Storage Guidelines
Engineering Principles

Any other relevant documentation:	
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Attribution as designer:	
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I Jonathon Mulcahy am responsible for the design of that part of the work as described in this certificate;

The documentation relating to the design includes sufficient information for the assessment of the work in accordance with the *Building Act 2016* and sufficient detail for the builder or plumber to carry out the work in accordance with the documents and the Act;

This certificate confirms compliance and is evidence of suitability of this design with the requirements of the National Construction Code.

	<i>Name: (print)</i>	<i>Signed</i>	<i>Date</i>
Designer:	<input type="text" value="Jonathon Mulcahy"/>	<input type="text"/>	<input type="text" value="13/06/2025"/>
Licence No:	<input type="text" value="430733550"/>	<input type="text"/>	

Planning Scheme Response

To

THE TASMANIAN PLANNING SCHEME

FOR

24 Kywong Crescent, West Ulverstone

PREPARED BY:

James Kreltszheim
Building Designer
All Draw Building Design

Proposal	Studio Residence
Permit Applicant	Mr. Fred Turner
Location of Subject Site	24 Kywong Court, West Ulverstone TAS, 7315
Title Reference	167032/1
Restrictions / Covenants	No
Land Size	1044 m2
Zoning	General Residential

SUMMARY

This report has been prepared in support of the Planning Permit Application for 24 Kywong Court, West Ulverstone. The application seeks approval for a Proposed 4 bedroom residential dwelling with a detached studio unit.

General Residential Zone				
8.4 Development Standards for Dwellings				
	<i>Met?</i>	Acceptable Solutions A1	<i>Met?</i>	<i>Comments</i>
8.4.1 Residential density for multiple dwelling	<i>Met?</i>	Acceptable Solutions A1	<i>Met?</i>	<i>Comments</i>
Objective: That the density of multiple dwellings: (a) makes efficient use of land for housing; and (b) optimises the use of infrastructure and community services.	Yes	Multiple dwellings must have a site area per dwelling of not less than 325m2.	Yes	The site has an area of 1044m2
	<i>Met?</i>	Performance Criteria P1	<i>Met?</i>	<i>Comments</i>
.	Yes	Multiple dwellings must only have a site area per dwelling that is less than 325m2, if the development will not exceed the capacity of infrastructure services and: (a) is compatible with the density of existing development on established properties in the area; or (b) provides for a significant social or community benefit and is: (i) wholly or partly within 400m walking distance of a public transport stop; or (ii) wholly or partly within 400m walking distance of an Inner Residential Zone, Village Zone, Urban Mixed Use Zone, Local Business Zone, General Business Zone, Central Business Zone or Commercial Zone.	Yes	The development is compatible with the density of the established properties in the area.
8.4.2 Setbacks and building envelope for all dwellings	<i>Met?</i>	Acceptable Solutions A1	<i>Met?</i>	<i>Comments</i>
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.	Yes	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, 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; (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 (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.	Yes	The proposed development is on a subdivision that is situated on a battleaxe style lot that is behind the streetscape and does not have a street facing façade.

24 Kywong Crescent, West Ulverstone

8.4.2 (continued...)		Performance Criteria P1		Comments
	N/A	A dwelling must have a setback from a frontage that is compatible with the streetscape, having regard to any topographical constraints.	N/A	The proposed does not have a frontage that is visible from the streetscape.
	Met?	Acceptable Solutions A2	Met?	Comments
	Yes	A garage or carport for a dwelling must have a setback from a primary frontage of not less than: (a) 5.5m, or alternatively 1m behind the building line; (b) the same as the building line, if a portion of the dwelling gross floor area is located above the garage or carport; or (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.	Yes	The garage is not visible from the street.
		Performance Criteria P2		Comments
	Yes	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.	Yes	The garage is not visible from the street.
		Acceptable Solutions A3		Comments
	Yes	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: (a) be contained within a building envelope (refer to Figures 8.1, 8.2 and 8.3) determined by: (i) a distance equal to the frontage setback or, for an internal lot, a distance of 4.5m from the rear boundary of a property with an adjoining frontage; and (ii) projecting a line at an angle of 45 degrees from the horizontal at a height of 3m above existing ground level at the side and rear boundaries to a building height of not more than 8.5m above existing ground level; and (b) only have a setback of less than 1.5m from a side or rear boundary if the dwelling: (i) does not extend beyond an existing building built on or within 0.2m of the boundary of the adjoining property; or (ii) does not exceed a total length of 9m or one third the length of the side boundary (whichever is the lesser).	Yes	The proposed dwelling is contained within the building envelope set out in the Tas planning scheme. (see Elevations on sheet: 05, 06 of drawings)

24 Kywong Crescent, West Ulverstone

8.4.2 (Continued...)		Performance Criteria P3		Comments
	Yes	<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>(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>	Yes	<p>The siting & scale of the proposed dwelling does not impact the adjoining property regarding: sunlight to habitable spaces, shadowing of POS, bulk & visual impact.</p> <p>There is separation of dwellings from the neighbours. (see drawings)</p>
	Yes	<p>All parking, access ways, manoeuvring and circulation spaces must be designed and readily identifiable to provide convenient, safe and efficient parking, having regard to:</p> <p>(a) the characteristics of the site;</p> <p>(b) the proposed slope, dimensions and layout;</p> <p>(c) useability in all weather conditions;</p> <p>(d) vehicle and pedestrian traffic safety;</p> <p>(e) the nature and use of the development;</p> <p>(f) the expected number and type of vehicles;</p> <p>(g) the likely use of the parking areas by persons with a disability;</p> <p>(h) the nature of traffic in the surrounding area;</p>	Yes	<p>All parking, access ways, and circulation spaces are easy to identify and use by drivers and pedestrians.</p>
<p>8.4.3 Site coverage and private open space for all dwellings</p>	Met?	<p>Acceptable Solutions A1</p>	Met?	<p>Comments</p>
<p>Objective: That dwellings are compatible with the amenity and character of the area and provide:</p> <p>(a) for outdoor recreation and the operational needs of the residents;</p> <p>(b) opportunities for the planting of gardens and landscaping; and</p> <p>(c) private open space that is conveniently located and has access to sunlight.</p>	Yes	<p>Dwellings must have:</p> <p>(a) a site coverage of not more than 50% (excluding eaves up to 0.6m wide); and</p> <p>(b) for multiple dwellings, a total area of private open space of not less than 60m² associated with each dwelling, unless the dwelling has a finished floor level that is entirely more than 1.8m above the finished ground level (excluding a garage, carport or entry foyer).</p>	Yes	<p>Site Coverage is 24% with over 190m² of private open space.</p>

24 Kywong Crescent, West Ulverstone

8.4.3 (continued...)		Performance Criteria P1		Comments
	Yes	<p>P1 Dwellings must have:</p> <p>(a) site coverage consistent with that existing on established properties in the area;</p> <p>(b) private open space that is of a size and with dimensions that are appropriate for the size of the dwelling and is able to accommodate:</p> <p>(i) outdoor recreational space consistent with the projected requirements of the occupants and, for multiple dwellings, take into account any common open space provided for this purpose within the development; and</p> <p>(ii) operational needs, such as clothes drying and storage; and</p> <p>(c) reasonable space for the planting of gardens and landscaping.</p>	Yes	<p>The dwelling has a site coverage that complies and a maximum amount of private open space that can accommodate outdoor recreation, storage and landscaping.</p>
		Acceptable Solutions A2	Met?	Comments
	Yes	<p>A dwelling must have private open space that:</p> <p>(a) is in one location and is not less than:</p> <p>(i) 24m²; or</p> <p>(ii) 12m², if the dwelling is a multiple dwelling with a finished floor level that is entirely more than 1.8m above the finished ground level (excluding a garage, carport or entry foyer);</p> <p>(b) has a minimum horizontal dimension of not less than:</p> <p>(i) 4m; or</p> <p>(ii) 2m, if the dwelling is a multiple dwelling with a finished floor level that is entirely more than 1.8m above the finished ground level (excluding a garage, carport or entry foyer);</p> <p>(c) is located between the dwelling and the frontage only if the frontage is orientated between 30 degrees west of true north and 30 degrees east of true north; and</p> <p>(d) has a gradient not steeper than 1 in 10.</p>	Yes	<p>The main dwelling has private open space of 170m² (approx.) & is located to the north. It has a dimension of 18m wide and is situated in a northerly aspect towards the rear of the lot.</p> <p>The unit has private open space of 60m² & is located to the east with a clear northerly aspect out of the line of sight from the street.</p>
		Performance Criteria P2		Comments
	Yes	<p>A dwelling must have private open space that includes an area capable of serving as an extension of the dwelling for outdoor relaxation, dining, entertaining and children's play and is:</p> <p>(a) conveniently located in relation to a living area of the dwelling; and</p> <p>(b) orientated to take advantage of sunlight.</p>	Yes	<p>Both private open spaces can provide relaxed outdoor activities and serve as an alfresco &/or recreation area. It is located with direct access to habitable living spaces & orientated to get sunlight all day.</p>

24 Kywong Crescent, West Ulverstone

8.4.4 Sunlight to private open spaces	Met?	Acceptable Solutions A1	Met?	Comments
Objective: That the separation between multiple dwellings provides reasonable opportunity for sunlight to private open space for dwellings on the same site.	Yes	A multiple dwelling, that is to the north of the private open space of another dwelling on the same site, required to satisfy A2 or P2 of clause 8.4.3, must satisfy (a) or (b), unless excluded by (c): (a) the multiple dwelling is contained within a line projecting : (i) at a distance of 3m from the northern edge of the private open space; and (ii) vertically to a height of 3m above existing ground level and then at an angle of 45 degrees from the horizontal; (b) the multiple dwelling does not cause 50% of the private open space to receive less than 3 hours of sunlight between 9.00am and 3.00pm on 21st June; and (c) this Acceptable Solution excludes that part of a multiple dwelling consisting of: (i) an outbuilding with a building height not more than 2.4m; or (ii) protrusions that extend not more than 0.9m horizontally from the multiple dwelling.	Yes	The dwelling to the north of the unit does not obstruct sunlight to the private open of the unit and allows for more than 3 hours of sunlight. (see shadow diagrams: P21, 22, 23)
		Performance Criteria P1		Comments
	Yes	A multiple dwelling must be designed and sited to not cause an unreasonable loss of amenity by overshadowing the private open space, of another dwelling on the same site, which is required to satisfy A2 or P2 of clause 8.4.3 of this planning scheme.	Yes	See shadow diagrams: P21, P22, P23.
8.4.5 Width of openings for garages and carports	Met?	Acceptable Solutions A1	Met?	Comments
Objective: To reduce the potential for garage or carport openings to dominate the primary frontage.	N/A	A garage or carport for a dwelling within 12m of a primary frontage, whether the garage or carport is free-standing or part of the dwelling, must have a total width of openings facing the primary frontage of not more than 6m or half the width of the frontage (whichever is the lesser).	N/A	
		Performance Criteria P1		Comments
	N/A	A garage or carport for a dwelling must be designed to minimise the width of its openings that are visible from the street, so as to reduce the potential for the openings of a garage or carport to dominate the primary frontage.	N/A	

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8.4.6 Privacy for all dwellings	Met?	Acceptable Solutions A1	Met?	Comments
<p>Objective: To provide a reasonable opportunity for privacy for dwellings.</p>	N/A	<p>A balcony, deck, roof terrace, parking space, or carport for a dwelling (whether freestanding or part of the dwelling), that has a finished surface or floor level more than 1m above existing ground level must have a permanently fixed screen to a height of not less than 1.7m above the finished surface or floor level, with a uniform transparency of not more than 25%, along the sides facing a:</p> <p>(a) side boundary, unless the balcony, deck, roof terrace, parking space, or carport has a setback of not less than 3m from the side boundary;</p> <p>(b) rear boundary, unless the balcony, deck, roof terrace, parking space, or carport has a setback of not less than 4m from the rear boundary; and</p> <p>(c) dwelling on the same site, unless the balcony, deck, roof terrace, parking space, or carport is not less than 6m:</p> <p>(i) from a window or glazed door, to a habitable room of the other dwelling on the same site; or</p> <p>(ii) from a balcony, deck, roof terrace or the private open space of the other dwelling on the same site.</p>	N/A	<p>No balcony, deck or roof terrace is proposed. The garage will provide under cover parking, No carports proposed.</p>
		Performance Criteria P1		Comments
	N/A	<p>A balcony, deck, roof terrace, parking space or carport for a dwelling (whether freestanding or part of the dwelling) that has a finished surface or floor level more than 1m above existing ground level, must be screened, or otherwise designed, to minimise overlooking of:</p> <p>(a) a dwelling on an adjoining property or its private open space; or</p> <p>(b) another dwelling on the same site or its private open space.</p>	N/A	

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8.4.6 (Continued....)	Met?	Acceptable Solutions A2	Met?	Comments
	Yes	<p>A window or glazed door to a habitable room of a dwelling, that has a floor level more than 1m above existing ground level, must satisfy (a), unless it satisfies (b):</p> <p>(a) the window or glazed door:</p> <p>(i) is to have a setback of not less than 3m from a side boundary;</p> <p>(ii) is to have a setback of not less than 4m from a rear boundary;</p> <p>(iii) if the dwelling is a multiple dwelling, is to be not less than 6m from a window or glazed door, to a habitable room, of another dwelling on the same site; and</p> <p>(iv) if the dwelling is a multiple dwelling, is to be not less than 6m from the private open space of another dwelling on the same site.</p> <p>(b) the window or glazed door:</p> <p>(i) is to be offset, in the horizontal plane, not less than 1.5m from the edge of a window or glazed door, to a habitable room of another dwelling;</p> <p>(ii) is to have a sill height of not less than 1.7m above the floor level or have fixed obscure glazing extending to a height of not less than 1.7m above the floor level; or</p> <p>(iii) is to have a permanently fixed external screen for the full length of the window or glazed door, to a height of not less than 1.7m above floor level, with a uniform transparency of not more than 25%.</p>	Yes	<p>All windows that have a floor level above 1m from existing ground level have either a sill height of 1.7m above floor level or have fixed obscure glazing.</p> <p>See 'West & South Elevation' on sheet P6 & Elevation C & D on sheet P16</p>
		Performance Criteria P2		Comments
	Yes	<p>A window or glazed door to a habitable room of a dwelling that has a floor level more than 1m above existing ground level, must be screened, or otherwise located or designed, to minimise direct views to:</p> <p>(a) a window or glazed door, to a habitable room of another dwelling; and</p> <p>(b) the private open space of another dwelling.</p>	Yes	<p>Obscure glazing has been specified to any windows that may have direct views to neighbouring properties to the west and the window to bed 2 has windows with a 1.7m sill height to minimize direct views. (see 'Elevations' pg.05 & 06 of drawings)</p>
		Acceptable Solutions A3	Met?	Comments
	Yes	<p>A shared driveway or parking space (excluding a parking space allocated to that dwelling) must be separated from a window, or glazed door, to a habitable room of a multiple dwelling by a horizontal distance of not less than:</p> <p>(a) 2.5m; or</p> <p>(b) 1m if:</p> <p>(i) it is separated by a screen of not less than 1.7m in height; or</p> <p>(ii) the window, or glazed door, to a habitable room has a sill height of not less than 1.7m above the shared driveway or parking space, or has fixed obscure glazing extending to a height of not less than 1.7m above the floor level.</p>	Yes	<p>The driveway and parking spaces are well separated from any windows of glazed doors.</p>

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8.4.6 (Continued....)		Performance Criteria P3		Comments
	Yes	A shared driveway or parking space (excluding a parking space allocated to that dwelling), must be screened, or otherwise located or designed, to minimise unreasonable impact of vehicle noise or vehicle light intrusion to a habitable room of a multiple dwelling.	Yes	The design has ensured that there will be no impact of vehicle noise or light intrusion to a habitable rooms.
8.4.7 Front fences for all dwellings	Met?	Acceptable Solutions A1	Met?	Comments
Objective: The height and transparency of frontage fences: (a) provides adequate privacy and security for residents; (b) allows the potential for mutual passive surveillance between the road and the dwelling; and (c) is reasonably consistent with that on adjoining properties.	N/A	No Acceptable Solution.	N/A	No front fence is proposed as the front façade to Kywong Crescent is the driveway which has a width of 3.6m
8.4.8 Waste storage for multiple dwellings	Met?	Acceptable Solutions A1	Met?	Comments
Objective: To provide for the storage of waste and recycling bins for multiple dwellings.	Yes	A multiple dwelling must have a storage area, for waste and recycling bins, that is not less than 1.5m ² per dwelling and is within one of the following locations: (a) an area for the exclusive use of each dwelling, excluding the area in front of the dwelling; or (b) a common storage area with an impervious surface that: (i) has a setback of not less than 4.5m from a frontage; (ii) is not less than 5.5m from any dwelling; and (iii) is screened from the frontage and any dwelling by a wall to a height not less than 1.2m above the finished surface level of the storage area.	Yes	The proposed dwelling and the unit have designated storage areas for waste & recycling bins. (See 'Site Plan' pg.02 of drawings)
		Performance Criteria P1		Comments
	Yes	A multiple dwelling must have storage for waste and recycling bins that is: (a) capable of storing the number of bins required for the site; (b) screened from the frontage and any dwellings; and (c) if the storage area is a common storage area, separated from any dwellings to minimise impacts caused by odours and noise.	Yes	The storage areas for the bins are located to the sides of the dwellings with adequate space and are either not in view of the street or screened for the frontage. (See 'Site Plan' pg.02 of drawings)

General Residential Zone				
8.3.1. Parking & Sustainable Transport Code				
C2.5.1	Met?	Acceptable Solutions A1	Met?	Comments
Car parking numbers				
Objective: That an appropriate level of car parking spaces are provided to meet the needs of the use.	Yes	The number of on-site car parking spaces must be no less than the number specified in Table 2.1,	Yes	There is adequate parking space for a 4 bedroom dwelling including visitor parking space.
	Met?	Performance Criteria P1	Met?	Comments
.	Yes	P1.1 The number of on-site car parking spaces for uses, excluding dwellings, must meet the reasonable needs of the use. P1.2 The number of car parking spaces for dwellings must meet the reasonable needs of the use, having regard to: (a) the nature and intensity of the use and car parking required; (b) the size of the dwelling and the number of bedrooms;and (c) the pattern of parking in the surrounding area.	Yes	If a 1 bedroom or studio dwelling in the General Residential Zone (including all rooms capable of being used as a bedroom) the parking space requirements are: 1 space per dwelling as outlined in Table C2.1 of the Tasmanian Planning Scheme.
C2.6.1	Met?	Acceptable Solutions A1	Met?	Comments
Construction of parking areas				
Objective: That parking areas are constructed to an appropriate standard.	Yes	All parking, access ways, manoeuvring and circulation spaces must: (a) be constructed with a durable all weather pavement; (b) be drained to the public stormwater system, or contain stormwater on the site;and (c) excluding all uses in the Rural Zone, Agriculture Zone, Landscape Conservation Zone, Environmental Management Zone, Recreation Zone and Open Space Zone, be surfaced by a spray seal, asphalt, concrete, pavers or equivalent material to restrict abrasion from traffic and minimise entry of water to the pavement.	Yes	Parking & access ways will be constructed with weather resistant decomposed compacted granite and drain to the public stormwater system via 90mm pvc drainage pipes according to engineering specifications.
		Performance Criteria P1		Comments
Objective: That parking areas are constructed to an appropriate standard.	Yes	All parking, access ways, manoeuvring and circulation spaces must be readily identifiable and constructed so that they are useable in all weather conditions, having regard to: (a) the nature of the use; (b) the topography of the land; (c) the drainage system available; (d) the likelihood of transporting sediment or debris from the site onto a road or public place; (e) the likelihood of generating dust; and (f) the nature of the proposed surfacing	Yes	All parking areas and circulation spaces are identifiable and able to stand up to all weather conditions.

24 Kywong Crescent, West Ulverstone

C2.6.2 Design and layout of parking areas		Acceptable Solutions A1		
Objective: That parking areas are designed and laid out to provide convenient, safe and efficient parking.	Yes	<p>A1.1 Parking, access ways, manoeuvring and circulation spaces must either:</p> <p>(a) comply with the following:</p> <p>(i) have a gradient in accordance with <i>Australian Standard AS 2890 - Parking facilities</i>,</p> <p>(ii) provide for vehicles to enter and exit the site in a forward direction where providing for more than 4 parking spaces; dimensions which satisfy the requirements in Table C2.3;</p> <p>(v) have a combined access and manoeuvring width adjacent to parking spaces not less than the requirements in Table C2.3 where there are 3 or more car parking spaces;</p> <p>(vi) have a vertical clearance of not less than 2.1m above the parking surface level; and</p> <p>(vii) excluding a single dwelling, be delineated by line marking or other clear physical means; or</p> <p>(b) comply with <i>Australian Standard AS 2890- Parking facilities, Parts 1-6</i>.</p>	Yes	<p>The gradient of driveway, parking, and turning areas will be graded in accordance with AS2890, The turning area will allow vehicles to exit the site in a forward direction.</p>
		<p>A1.2 Parking spaces provided for use by persons with a disability must satisfy the following:</p> <p>(a) be located as close as practicable to the main entry point to the building;</p> <p>(b) be incorporated into the overall car park design; and</p> <p>(c) be designed and constructed in accordance with <i>Australian/New Zealand Standard AS/NZS 2890.6:2009 Parking facilities, Off-street parking for people with disabilities</i>.¹</p>	Yes	<p>Cars will be able to park close to the proposed ancillary dwelling & near to the entry point of building.</p>
		Performance Criteria P1		
		<p>All parking, access ways, manoeuvring and circulation spaces must be designed and readily identifiable to provide convenient, safe and efficient parking, having regard to:</p> <p>(a) the characteristics of the site;</p> <p>(b) the proposed slope, dimensions and layout;</p> <p>(c) useability in all weather conditions;</p> <p>(d) vehicle and pedestrian traffic safety;</p> <p>(e) the nature and use of the development;</p> <p>(f) the expected number and type of vehicles;</p> <p>(g) the likely use of the parking areas by persons with a disability;</p> <p>(h) the nature of traffic in the surrounding area;</p>	Yes	<p>All parking, access ways, and circulation spaces are easy to identify and use by drivers and pedestrians.</p>

NOTES:

1. GENERAL

- 1.1 ALL DIMENSIONS SHALL BE CHECKED ON SITE PRIOR TO COMMENCING CONSTRUCTION.
- 1.2 CHECK ARCHITECTURAL, MECHANICAL, ELECTRICAL AND DRAWINGS FOR OTHER SERVICES FOR PENETRATIONS AND CAST-IN ITEMS.

2. SITE

- 2.1 FLOOR SLAB AREAS TO BE STRIPPED OF ALL VEGETATION, TOP SOIL AND SOFT MATERIAL.
- 2.2 FILL TO BE APPROVED GRAVEL PROPERLY COMPACTED IN HORIZONTAL LAYERS NO EXCEEDING 150mm LOOSE THICKNESS.
- 2.3 ALL FOOTINGS TO BE FOUNDED IN FIRM NATURAL GROUND. MINIMUM FOUNDING DEPTH TO BE 300mm BELOW NATURAL SURFACE UNLESS OTHERWISE NOTED.
- 2.4 FINISHED GROUND LEVELS AROUND BUILDING TO BE MINIMUM 100mm BELOW GROUND FLOOR SLAB AND GRADE AWAY FROM BUILDING FOR A MINIMUM DISTANCE OF 1500mm.

3. CONCRETE

- 3.1 CONCRETE CONSTRUCTION TO BE IN ACCORDANCE WITH AS3600
- 3.2 UNLESS NOTED OTHERWISE CONCRETE TO BE GRADE N25 (28 DAY COMPRESSIVE STRENGTH OF 25MPa) 80mm SLUMP AND 20mm MAXIMUM AGGREGATE SIZE. CONCRETE TO BE PRE-MIXED IN ACCORDANCE WITH AS1379.
- 3.3 CHLORINE BASED ADMIXTURES ARE NOT TO BE USED.
- 3.4 MECHANICALLY VIBRATE CONCRETE IN THE FORM TO GIVE MAXIMUM COMPACTION, WITHOUT SEGREGATION OF THE CONCRETE.
- 3.5 MOIST CURE CONCRETE FOR A MINIMUM OF 7 DAYS.

4. REINFORCEMENT

- 4.1 SYMBOLS ON DRAWINGS FOR GRADE AND TYPE OF REINFORCEMENT:
 - N - BHP TEMP CORE GRADE 500N DEFORMED BAR TO AS4671
 - R - GRADE 250R HOT-ROLLED PLAIN ROUND BAR TO AS4671
 - L - HARD DRAWN WIRE REINFORCING FABRIC GRADE 500 TO AS4671
 - TM - TRENCH MESH - AS FOR 'L'
- 4.2 REINFORCEMENT IS REPRESENTED DIAGRAMMATICALLY AND NOT NECESSARILY IN TRUE PROJECTION.
- 4.3 REINFORCEMENT TO BE FABRICATED TO WITHIN TOLERANCES SPECIFIED BY AS3600
- 4.4 UNLESS NOTED OTHERWISE CONCRETE COVER TO REINFORCEMENT TO BE:
 - FOOTINGS: 40mm
 - SLAB ON GROUND 25mm
 - INTERIOR COLUMNS, BEAMS AND SUSPENDED SLABS 20mm
 - PATIOS AND EXTERIOR MEMBERS 40mm
- 4.5 BARS ARE TO BE SUPPORTED AT 2m MAX. CENTRES AND FABRIC SUPPORTED AT 800mm MAX. CENTRES EACH WAY.

5. MASONRY:

- 5.1 ARTICULATION JOINTS HAVE BEEN PROVIDED AT LOCATIONS SHOWN BY <. JOINTS ARE GENERALLY ALONGSIDE DOORS, WINDOWS AND CHANGES IN WALL HEIGHT AND DIRECTION.
- 5.2 BRICK TIES SHALL BE STAINLESS STEEL.
- 5.3 CONCRETE BLOCKS TO BE GRADE
- 5.4 CONCRETE FILLING FOR BLOCKWORK TO BE GRADE20, 200-250mm SLUMP, 10mm MAXIMUM AGGREGATE SIZE. PROVIDE TEMPORARY PROPPING TO LINTELS FOR 14 DAYS.

6. STEELWORK

- 6.1 ALL STEEL FRAME WORK SHALL BE POWER BRUSH CLEANED AND PAINTED WITH 2 COAT OF ZINC PHOSPHATE, UNLESS NOTED OTHERWISE
- 6.2 ALL STEEL SHALL BE GRADE C350
- 6.3 ALL BOLTS SHALL BE M16 8.8/S UNLESS NOTED OTHERWISE
- 6.4 ALL PLATES SHALL BE 8mm PL. UNLESS NOTED OTHERWISE
- 6.5 ALL WELDS SHALL BE 6 C.F.W. UNLESS NOTED OTHERWISE
- 6.6 ALL WORK SHALL COMPLY WITH THE RELEVANT AUSTRALIAN STANDARDS.

DESIGN INFORMATION:

BUILDING DESIGNER: ALLDRAW BUILDING DESIGN
 REFERENCE DRAWINGS: 5 (P01-P08,P15,P16,P20-P24)
 SOIL CLASSIFICATION: N/A
 DESIGN WIND CATEGORY: N/A
 BUSHFIRE PRONE AREA
 BUSHFIRE ATTACK LEVEL: N/A
 ALPINE AREA DESIGNATION: N/A
 LAND TITLE REFERENCE: 167032/1

DRAWING SERIES:

00 COVER
 D01 DRAINAGE PLAN
 D02 DETENTION STORAGE TANK DETAILS



CENTRAL COAST COUNCIL
LAND USE PLANNING

Received: **28/07/2025**
 Application No: **DA2024107**
 Doc ID: **526363**

CIVILVISION CONSULTING
 CREATIVE ENGINEERING
 info@civisionengineering.com

20b Loone Lane
 Spreyton TAS 7310
 Mob: 0412 439 184
 ABN: 66 644 575 468

REV:	DESCRIPTION:	BY:	DATE:
STATUS:		CONSTRUCTION	

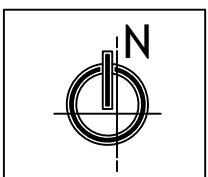
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CLIENT:	MIRAGE BUILDING

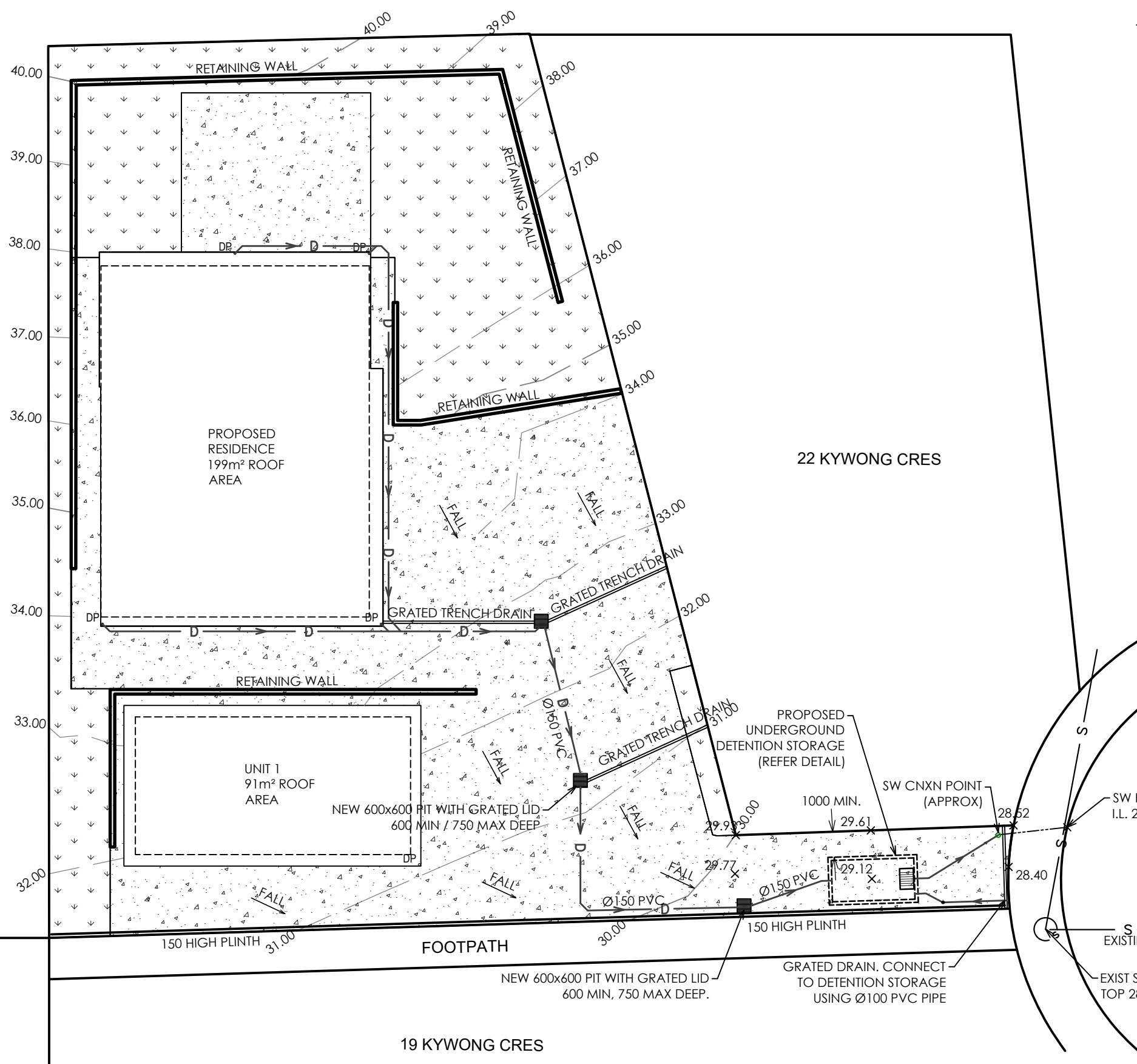
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SCALE AT A3: N.T.S	DATE: 13/06/2025	DRAWN: MS	CHECKED: JM
PROJECT NO: 25105	DRAWING NO: 00	REVISION: 0	

Mr. Jonathon Mulcahy
 BE (Civil) MIEAust CPEng NER

Signature:



Accredited Building Practitioner
 Licence No. 430733550





- NOTES:**
1. ALL DRAINS ARE Ø100 DWV PVC U.N.O
 2. CONSTRUCT INTERNAL STORMWATER DRAINS IN ACCORDANCE WITH AS3500.3:2021.
 3. ENSURE MINIMUM COVER OF 300 OVER DETENTION STORAGE PIPE
 4. PLUMBER TO CONFIRM SW POINT CONNECTION DEPTH AND AVAILABLE COVER PRIOR TO EXCAVATION.
 5. REFER TO BUILDING DESIGNER DRAWINGS FOR PLUMBING DETAILS.
 6. ENSURE DETENTION STORAGE PIT IS CONSTRUCTED LAST SO CONCRETE TRUCKS ARENT RUNNING OVER IT.


DETENTION STORAGE DESIGN INFORMATION SUMMARY	
Design AEP (Predeveloped / Post Developed)	5%
Total area of site	1048 sq. m
Design Impervious Area (Predevelopment 40% allowable)	419 sq. m
Design Impervious Area - Post development	779 sq. m
Design - Required Storage Vol	4.3 Cu. m
Total Storage Vol	4.5 Cu. m
Orifice Size	75 mm
Preveloped (5% AEP) / Post Dev Flow Rate @ (5% AEP)	11.6 / 18.7 L/s

 PERMEABLE AREA - LAWN / GARDEN BEDS
 CONCRETE / HOTMIX SURFACE

KYWONG CRESCENT

DETENTION STORAGE PLAN

SCALE 1:200



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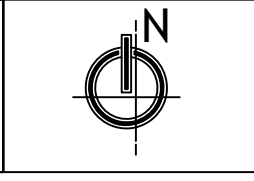
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STATUS: **CONSTRUCTION**

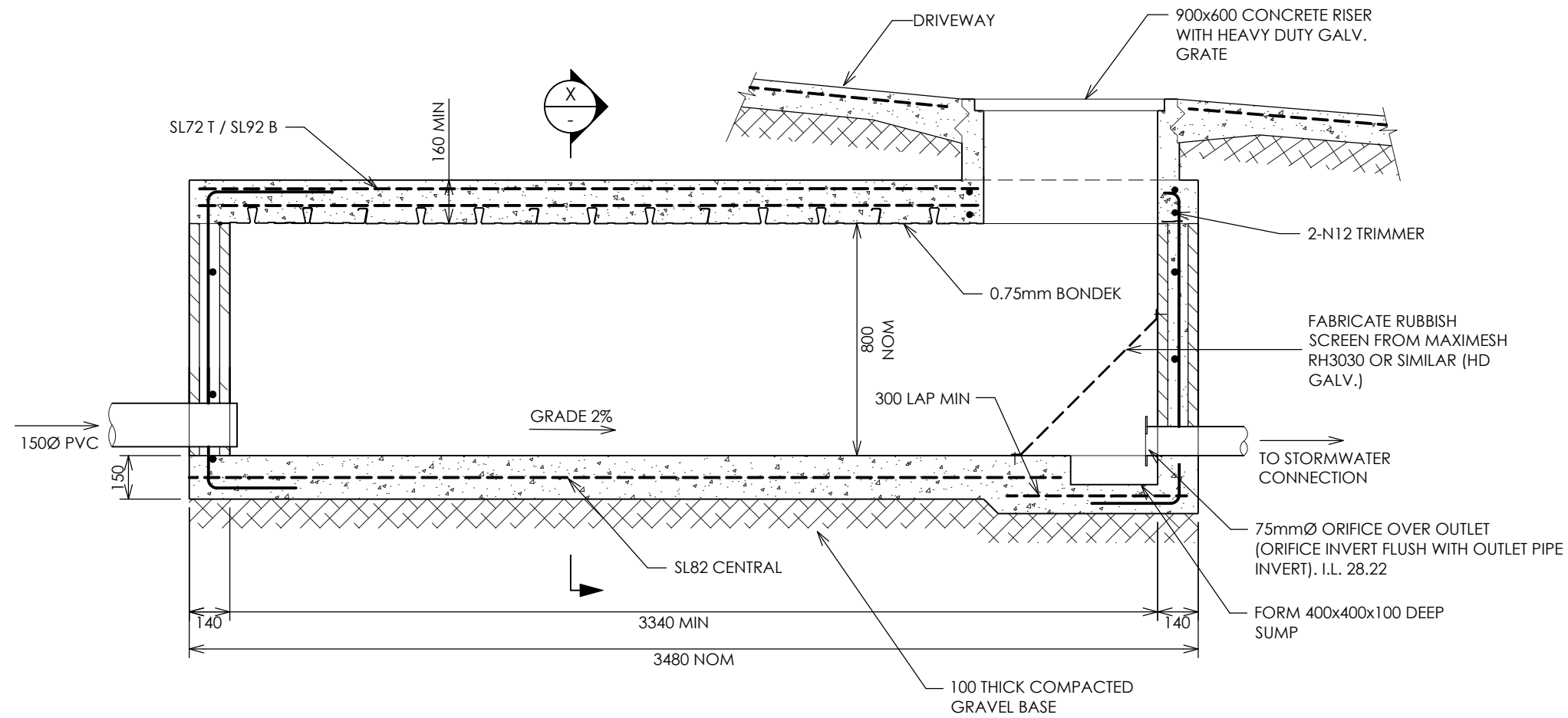
PROJECT: NEW UNITS
 24 KYWONG CRESCENT, WEST ULVERSTONE
 CLIENT: MIRAGE BUILDING

DRAWING TITLE: DETENTION STORAGE PLAN			
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PROJECT NO: 25105	DRAWING NO: D01	REVISION: 0	

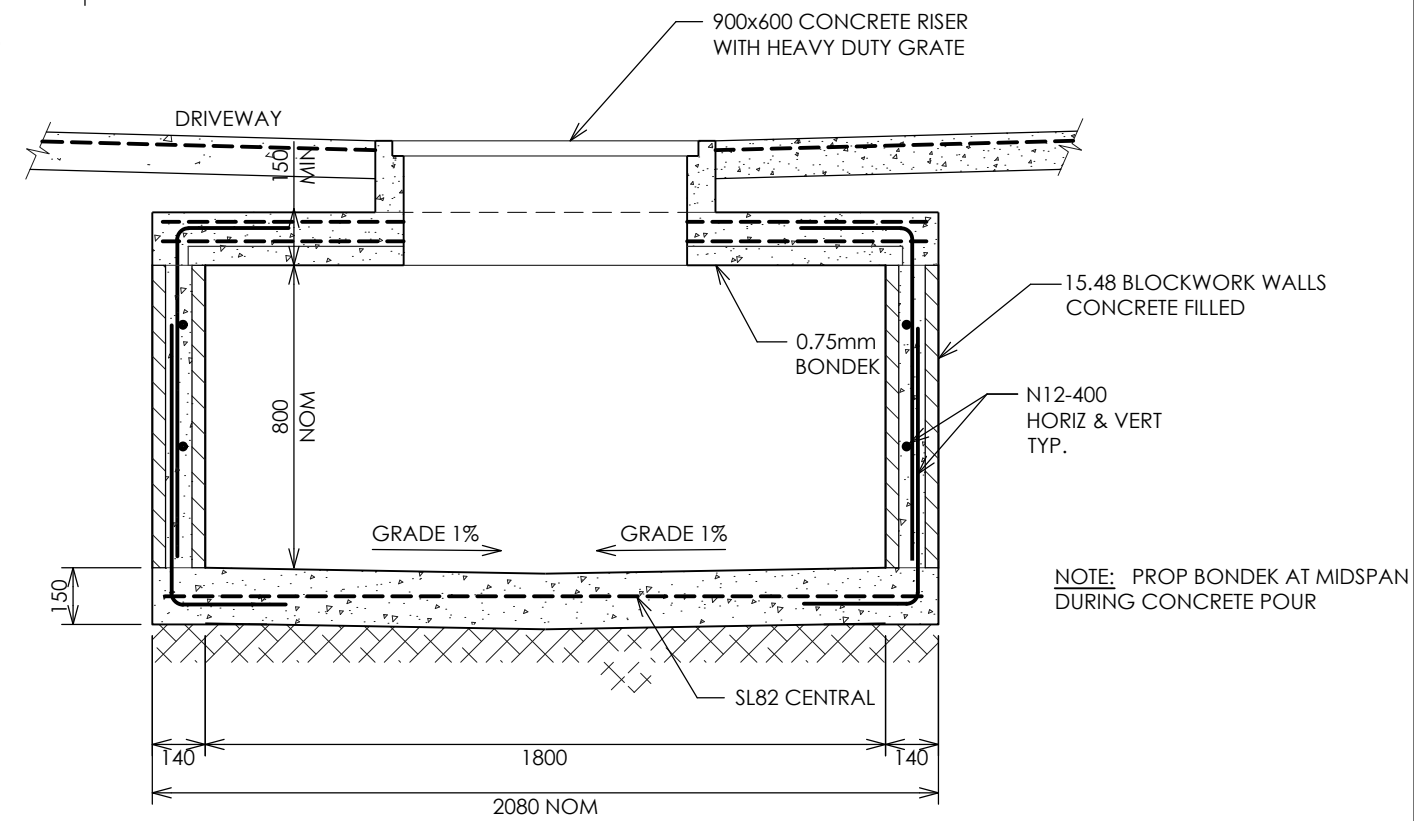
Mr. Jonathon Mulcahy
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 **CENTRAL COAST COUNCIL**
LAND USE PLANNING
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LONGITUDINAL SECTION
SCALE 1:20



SECTION X
SCALE 1:20

CENTRAL COAST COUNCIL
LAND USE PLANNING

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REV:	DESCRIPTION:	BY:	DATE:
STATUS: CONSTRUCTION			

PROJECT: NEW UNITS
24 KYWONG CRESCENT, WEST ULVERSTONE

CLIENT: MIRAGE BUILDING

DRAWING TITLE: DETENTION STORAGE TANK DETAILS			
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PROJECT NO: 25105	DRAWING NO: D02	REVISION: 0	

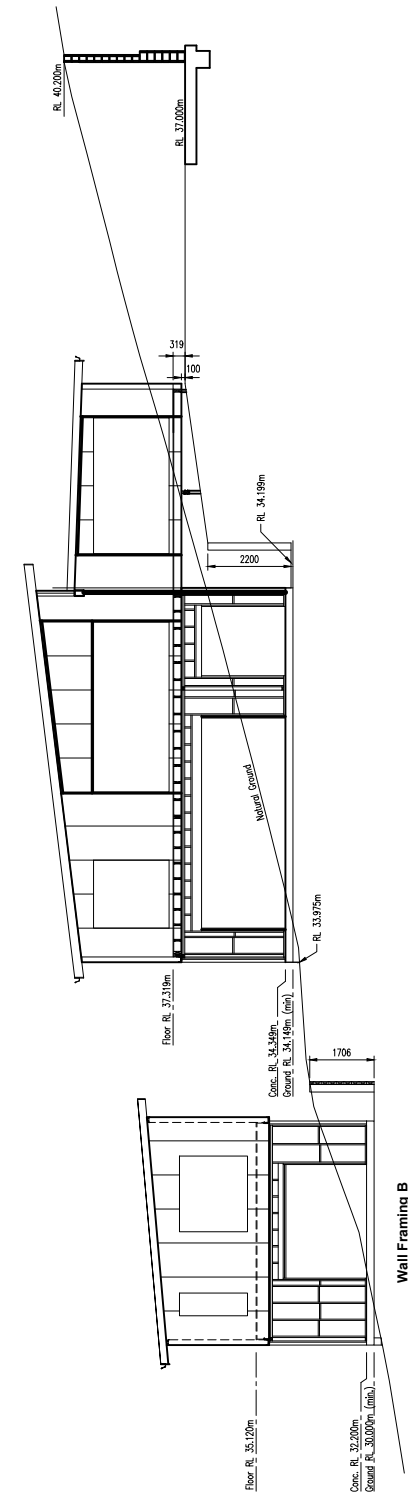
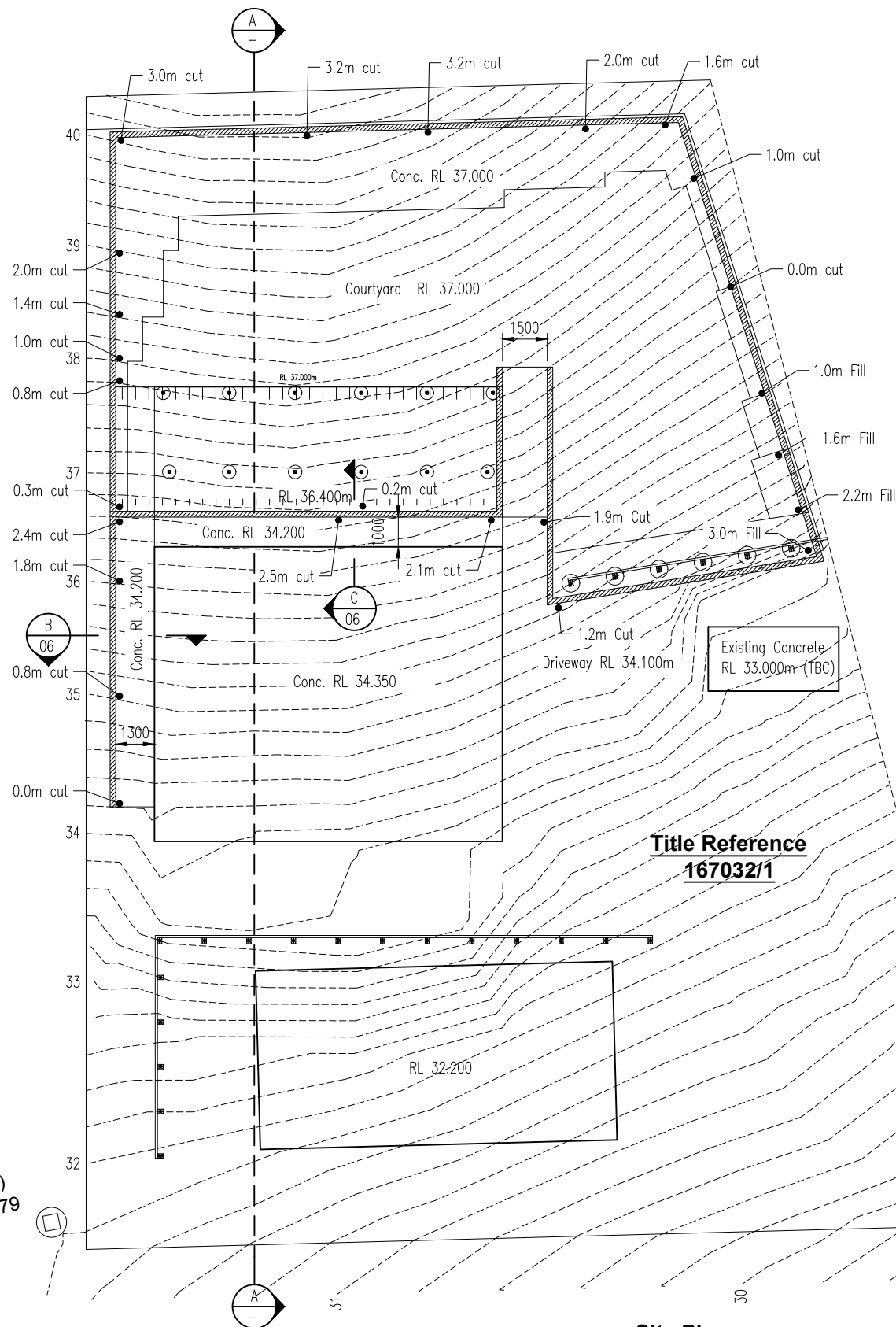
Mr. Jonathon Mulcahy
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Signature:

Accredited Building Practitioner
Licence No. 430733550

CENTRAL COAST COUNCIL
LAND USE PLANNING

Received: **16/09/2025**
 Application No: **DA2024107**
 Doc ID: **531554**



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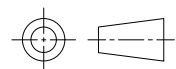
Note:
 - Contours, dimensions and heights to be confirmed with the architect and on site.

Rev.	Date	Revision Description	Inits.
?	-	Draft	-

ABN 42 068 696 524

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All dimensions in millimetres U.N.O.

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Client		Mirage Building	
Drawn	D. Dunwoodie	Proposed Blockwork Retaining Walls	
Date	28/02/2025	Title Reference: 167032/1	
Scale	1:200 (A3)	24 Kywong Crescent	
Checked		West Ulverstone, Tas, 7315	
Approved		Drawing Name	Drawing Number
		Site Plan - General Layout	BN7200D01
			Revision Draft

Notes:

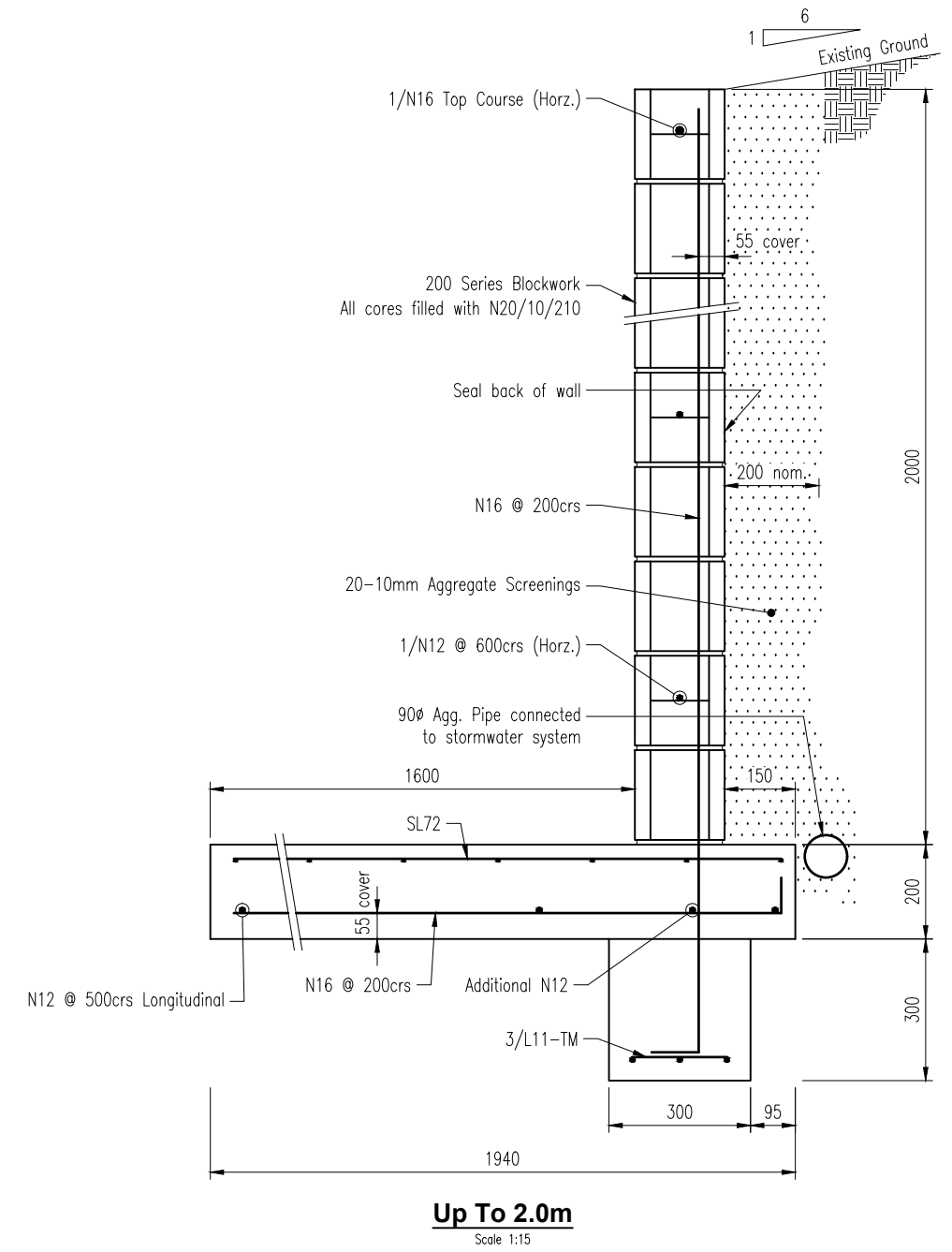
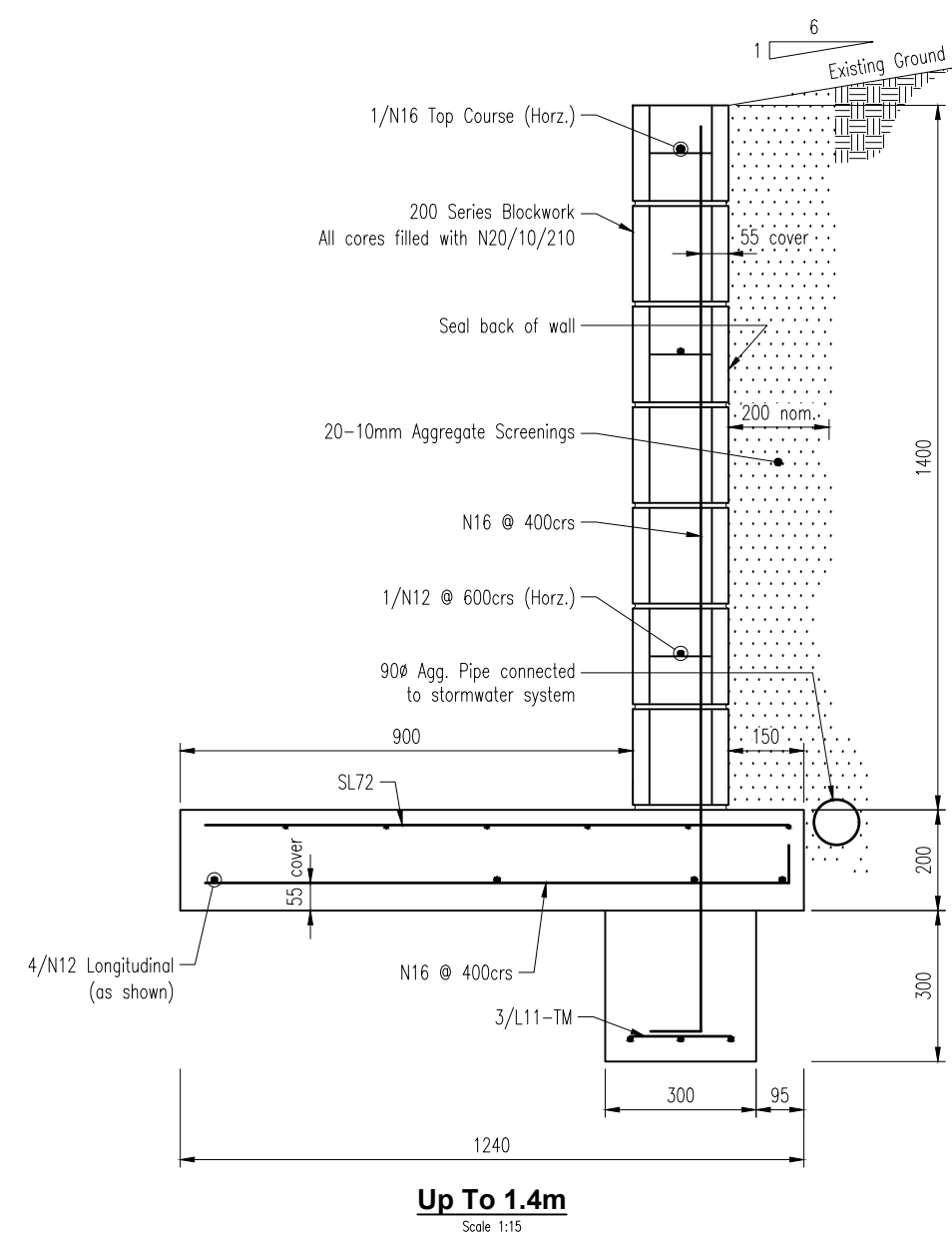
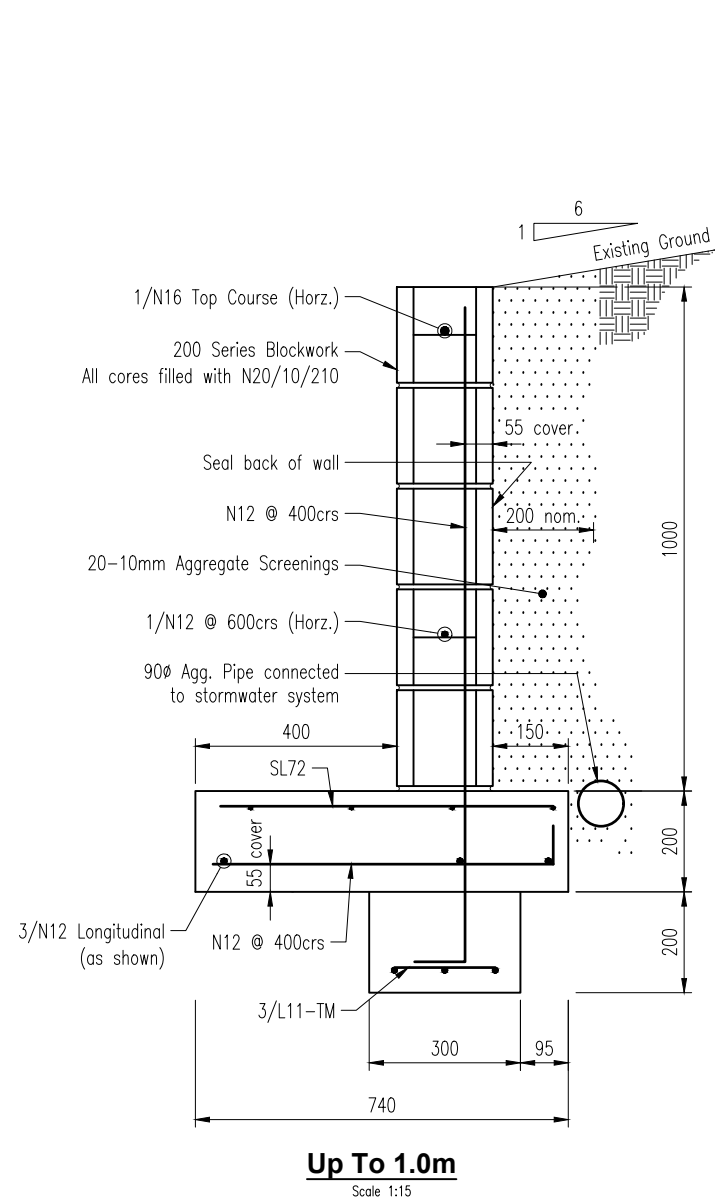
1. Concrete to be N25/20/80 for footings
2. No fines concrete to have a gravel : cement ratio of 6:1, with a minimum cement content of 210kg/m³, and a water : cement ratio of between 0.45 - 0.55.
3. Grade finished ground surface to divert water away from wall.
4. If material under retaining wall is fill, design to be confirmed by engineer unless the fill situation is shown on the drawings.
5. Termite treatment is not addressed in these drawings/specifications.
6. All concrete is to be vibrated during placing.
7. Fill material under retaining walls is to be compacted to 95% of Max. dry density.
8. Max fall of ground surface towards top of retaining wall to be 1:10 UNO
9. Max fall of ground surface away from base of retaining wall to be 1:10 UNO
10. Retaining wall not to be place on the lower side of an existing retaining wall, within '1.5 x the lower retaining wall height' UNO.
11. Retaining wall not to be place on the upper side of an existing retaining wall, within '1.5 x the lower retaining wall height' UNO.

CENTRAL COAST COUNCIL
LAND USE PLANNING

Received: **16/09/2025**

Application No: **DA2024107**

Doc ID: **531554**



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Rev.	Date	Revision Description	Inits.

ABN 42 068 696 524

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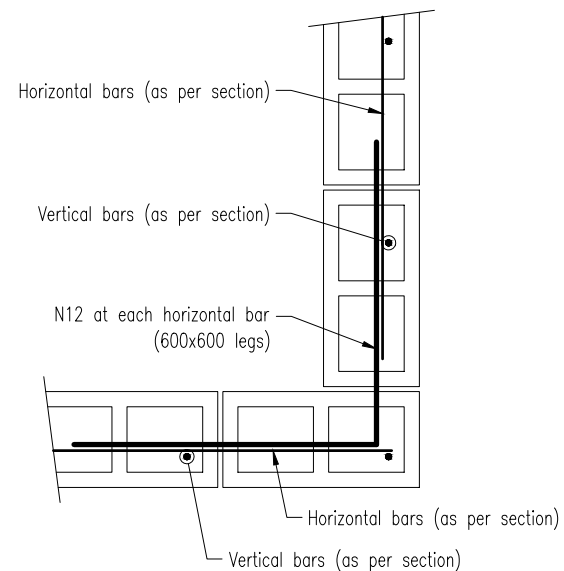
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Mirage Building		Proposed Blockwork Retaining Walls Title Reference: 167032/1 24 Kywong Crescent West Ulverstone, Tas, 7315	
Client	Drawn	D. Dunwoodie	Drawing Name Retaining Wall Details - Sheet 1 of 5
	Date	28/02/2025	
	Scale	1:15 (A3)	Drawing Number BN7205D02
	Checked		
	Approved		Revision Draft

DO NOT SCALE - IF IN DOUBT ASK

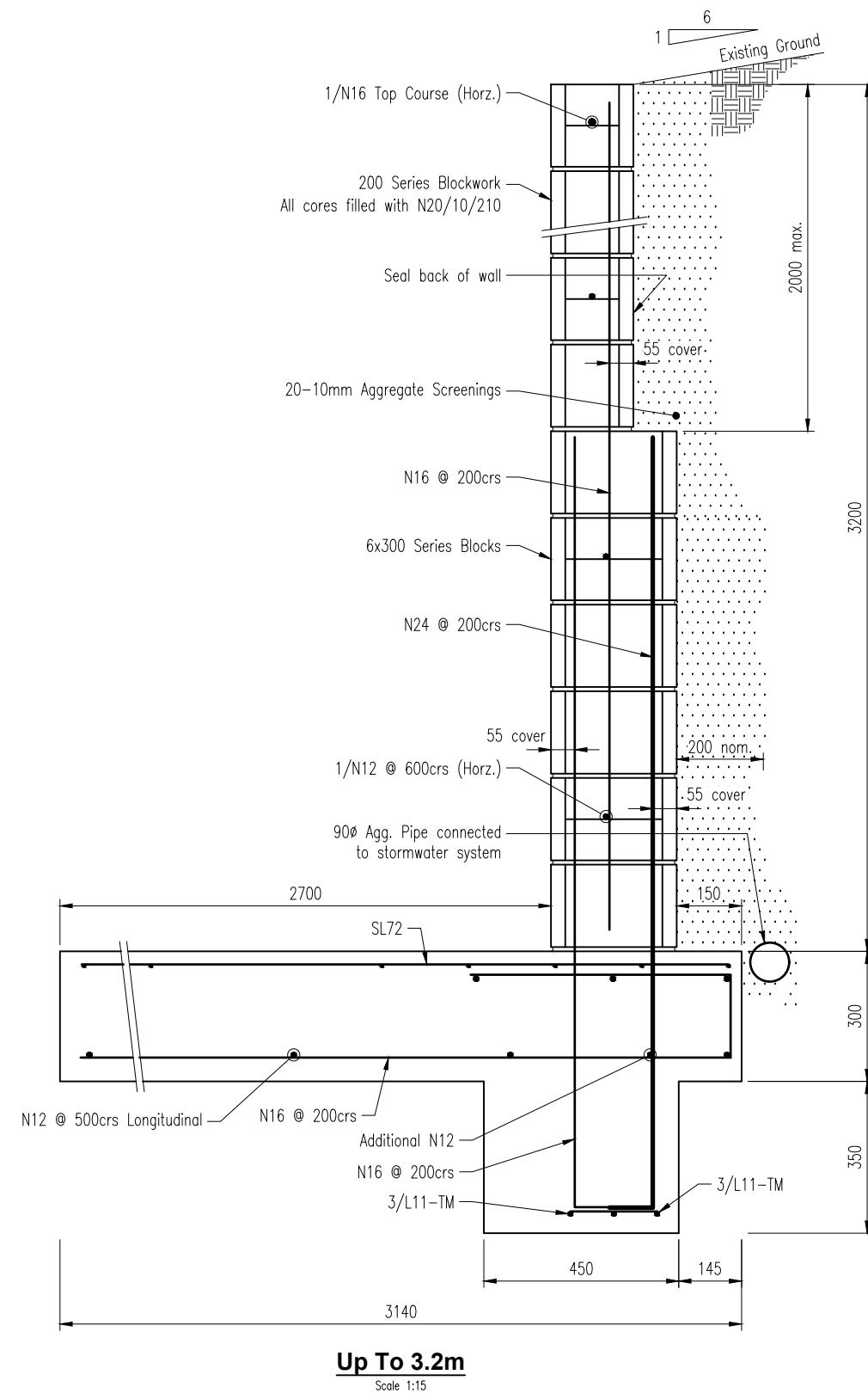
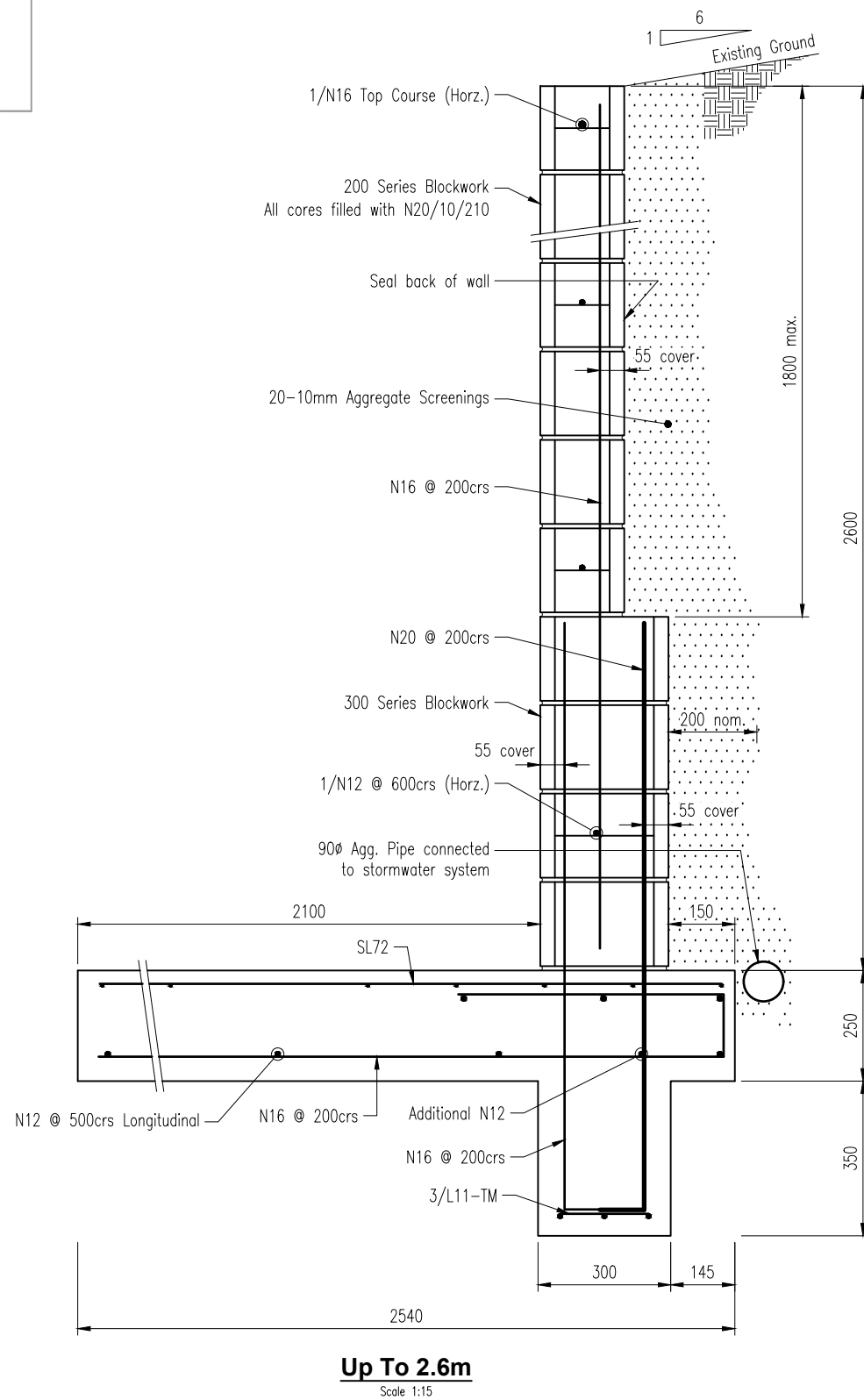
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LAND USE PLANNING

Received: **16/09/2025**
 Application No: **DA2024107**
 Doc ID: **531554**



Typical Blockwork Corner Detail

Scale 1:20



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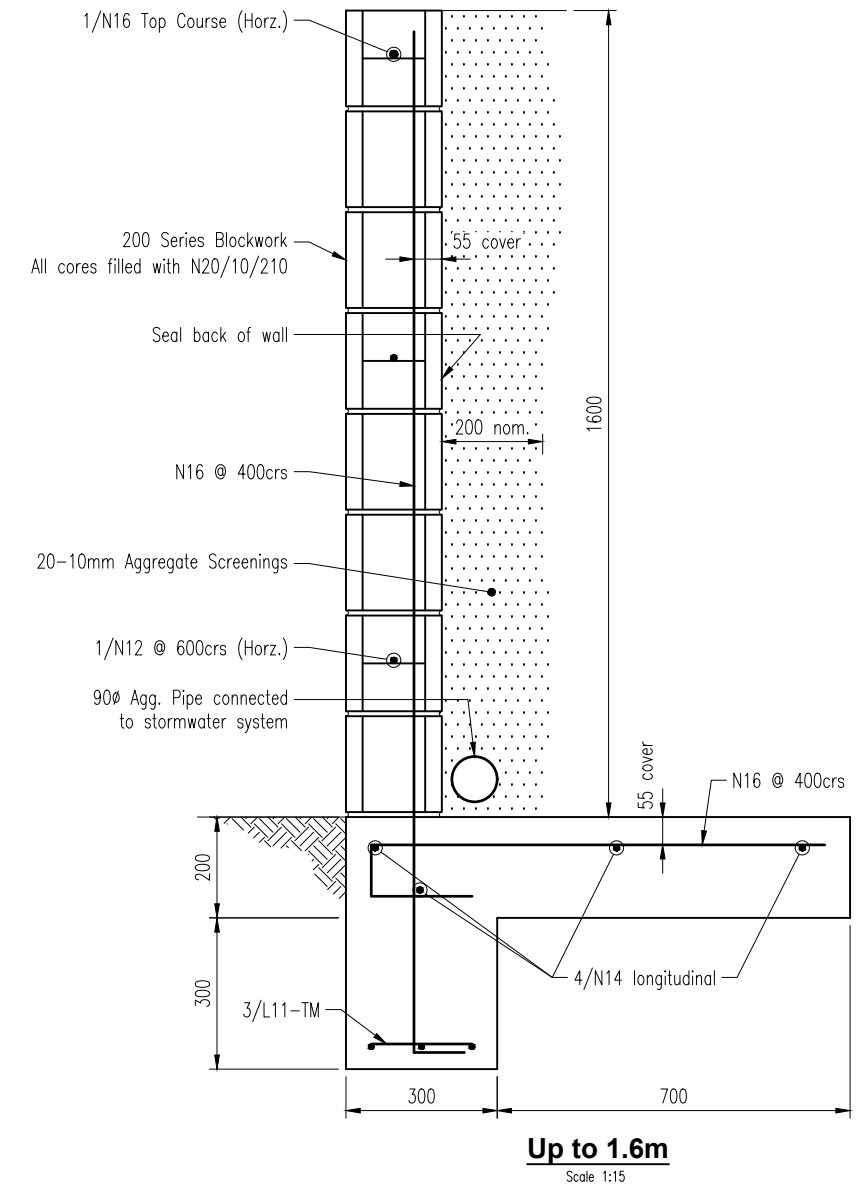
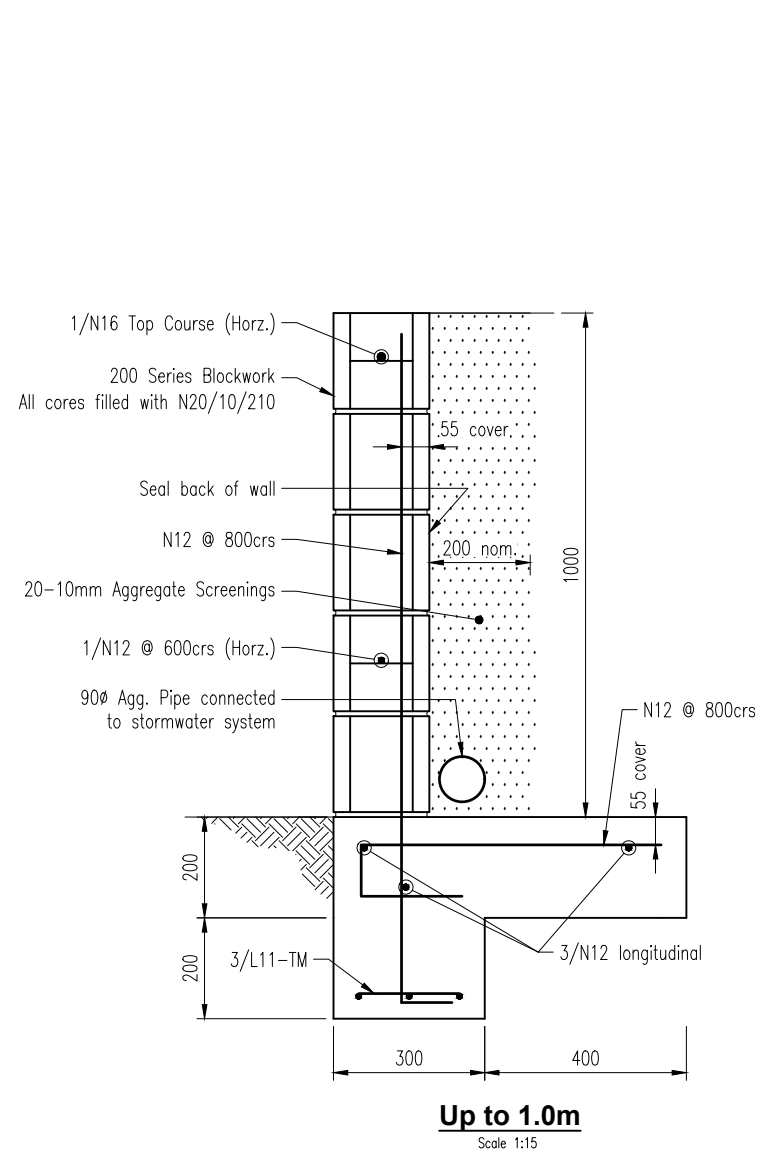
All dimensions in millimetres U.N.O.

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Client		Mirage Building	
Drawn	D. Dunwoodie	Proposed Blockwork Retaining Walls	
Date	28/02/2025	Title Reference: 167032/1	
Scale	1:15 (A3)	24 Kywong Crescent	
Checked		West Ulverstone, Tas, 7315	
Approved		Drawing Name	Drawing Number
		Retaining Wall Details - Sheet 2 of 5	BN7205D03
			Revision
			Draft

CENTRAL COAST COUNCIL
LAND USE PLANNING

Received: **16/09/2025**
 Application No: **DA2024107**
 Doc ID: **531554**



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Client	
Drawn	D. Dunwoodie
Date	28/02/2025
Scale	1:15 (A3)
Checked	
Approved	

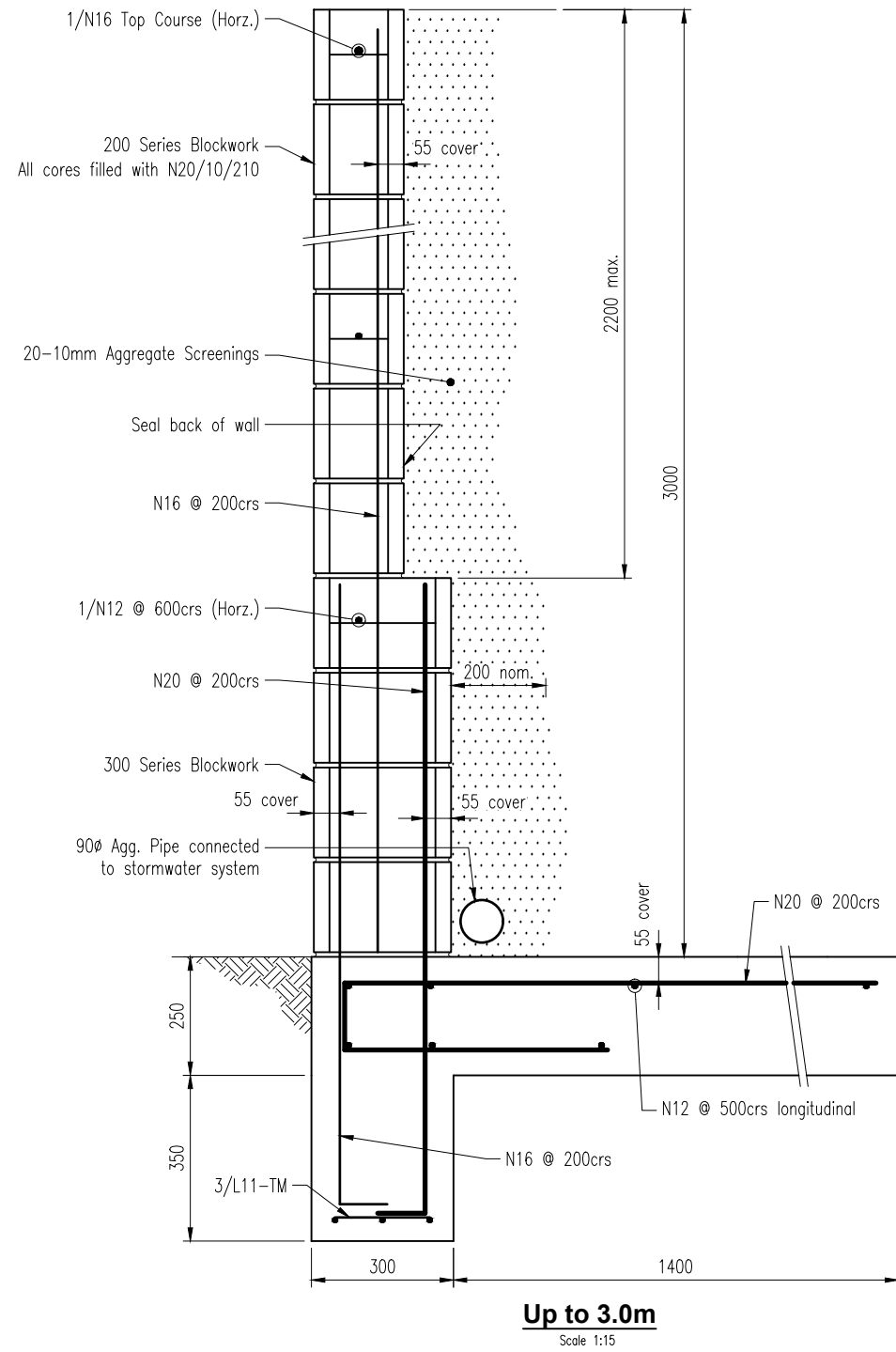
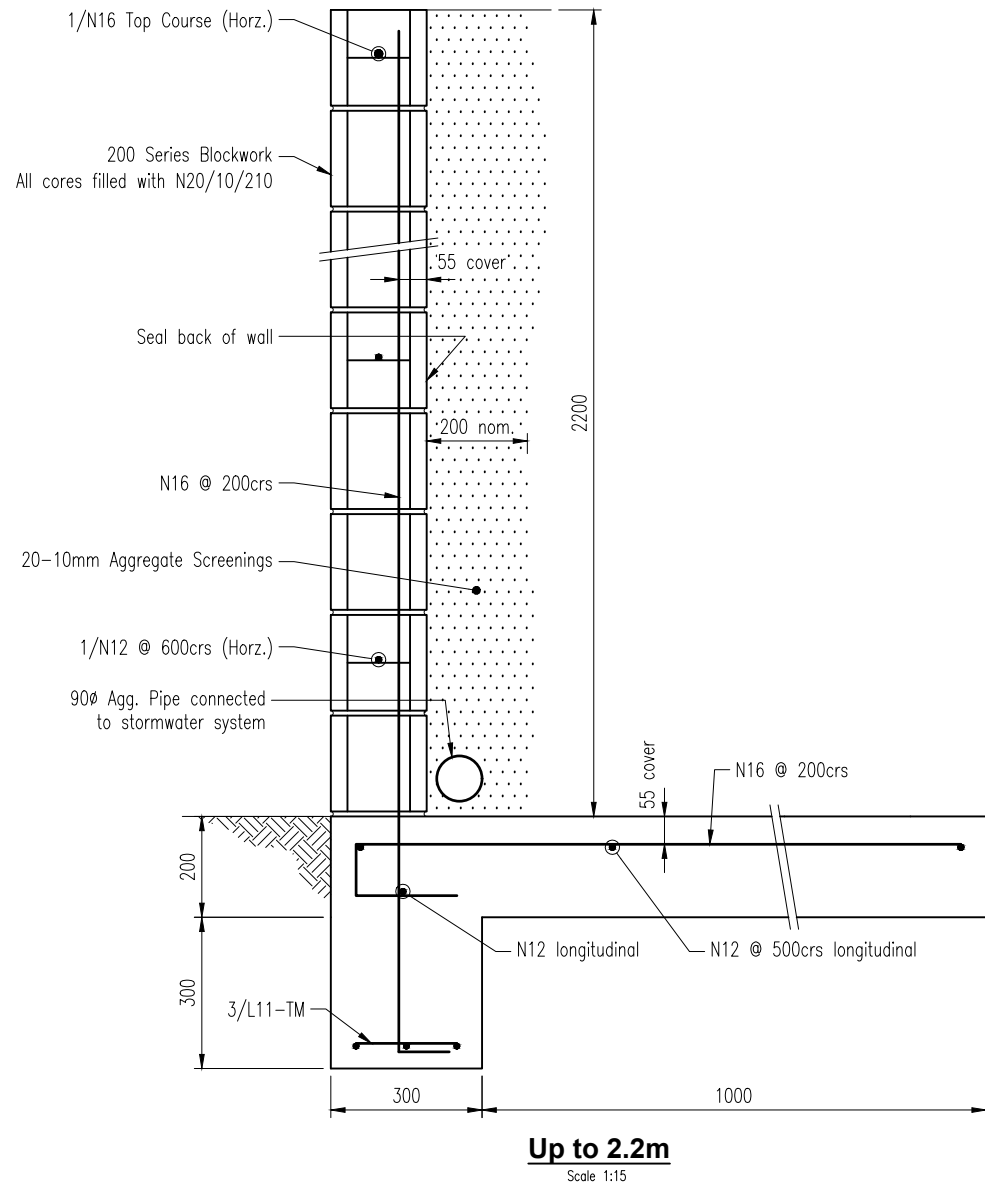
Mirage Building

Proposed Blockwork Retaining Walls
 Title Reference: 167032/1
 24 Kywong Crescent
 West Ulverstone, Tas, 7315

Drawing Name	Drawing Number	Revision
Retaining Wall Details - Sheet 3 of 5	BN7205D04	Draft

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LAND USE PLANNING

Received: **16/09/2025**
 Application No: **DA2024107**
 Doc ID: **531554**



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Client	
Drawn	D. Dunwoodie
Date	28/02/2025
Scale	1:15 (A3)
Checked	
Approved	

Mirage Building

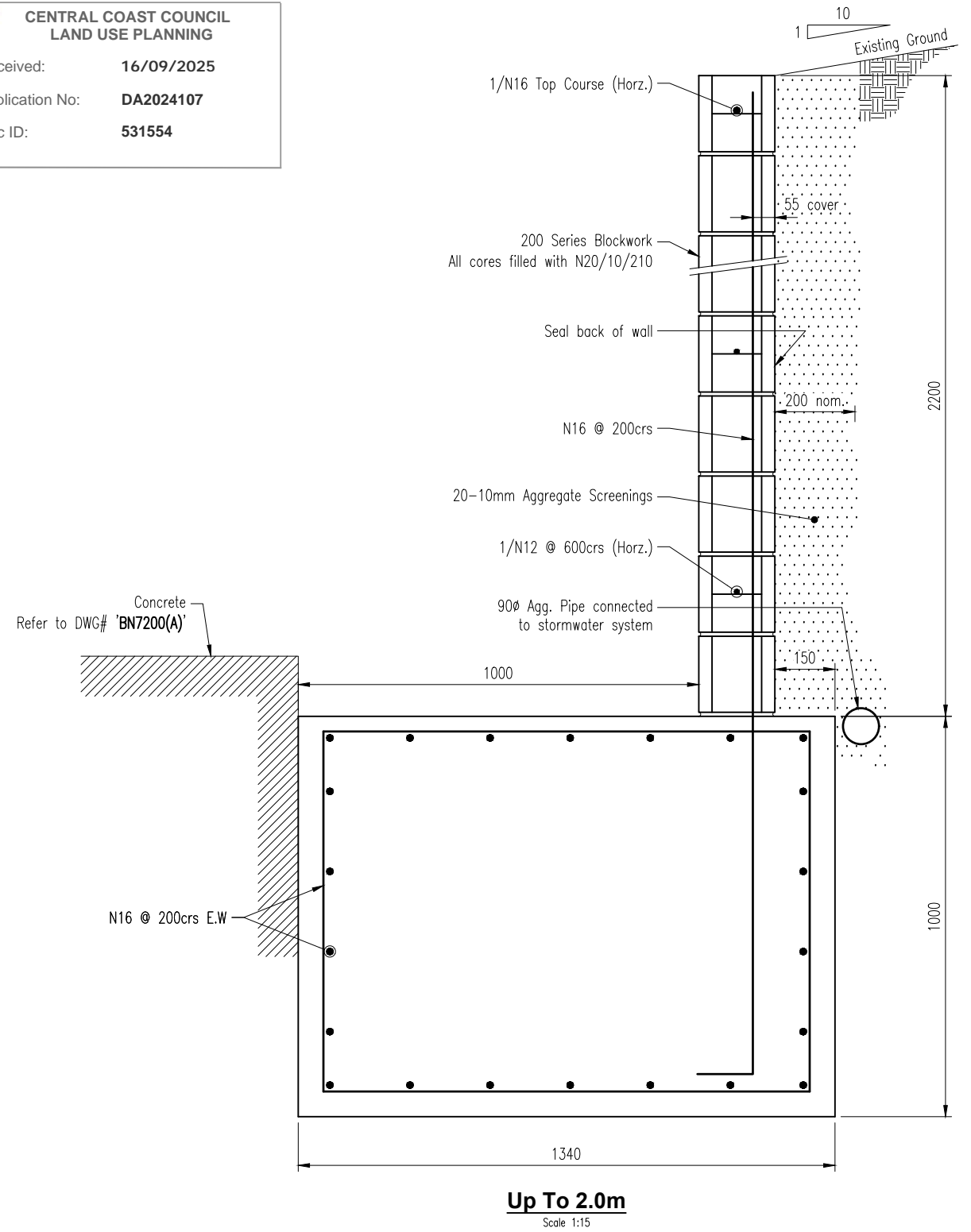
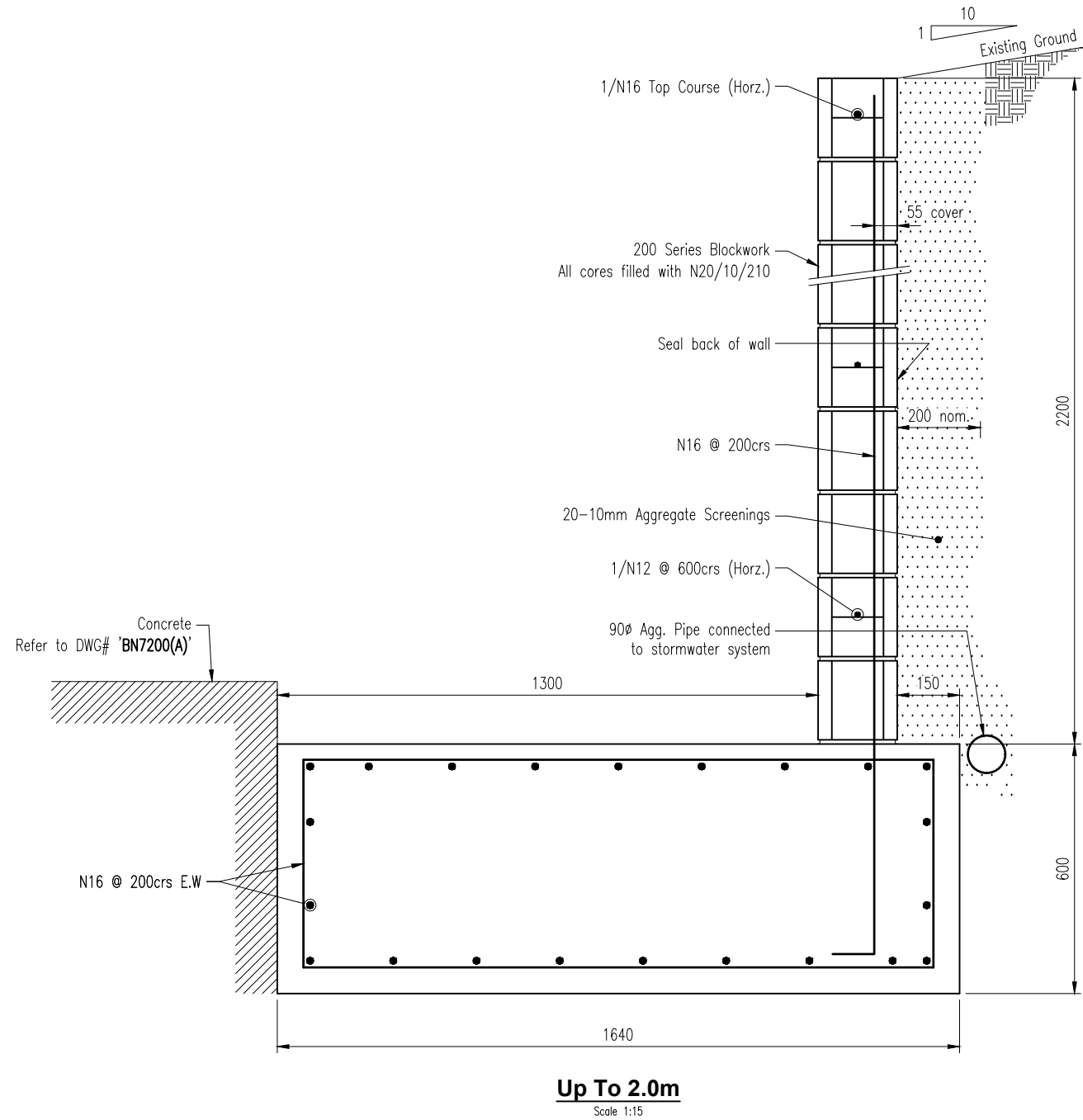
Proposed Blockwork Retaining Walls
 Title Reference: 167032/1
 24 Kywong Crescent
 West Ulverstone, Tas, 7315

Drawing Name	Drawing Number	Revision
Retaining Wall Details - Sheet 4 of 5	BN7205D05	Draft

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Drawn	D. Dunwoodie
Date	28/02/2025
Scale	1:15 (A3)
Checked	
Approved	

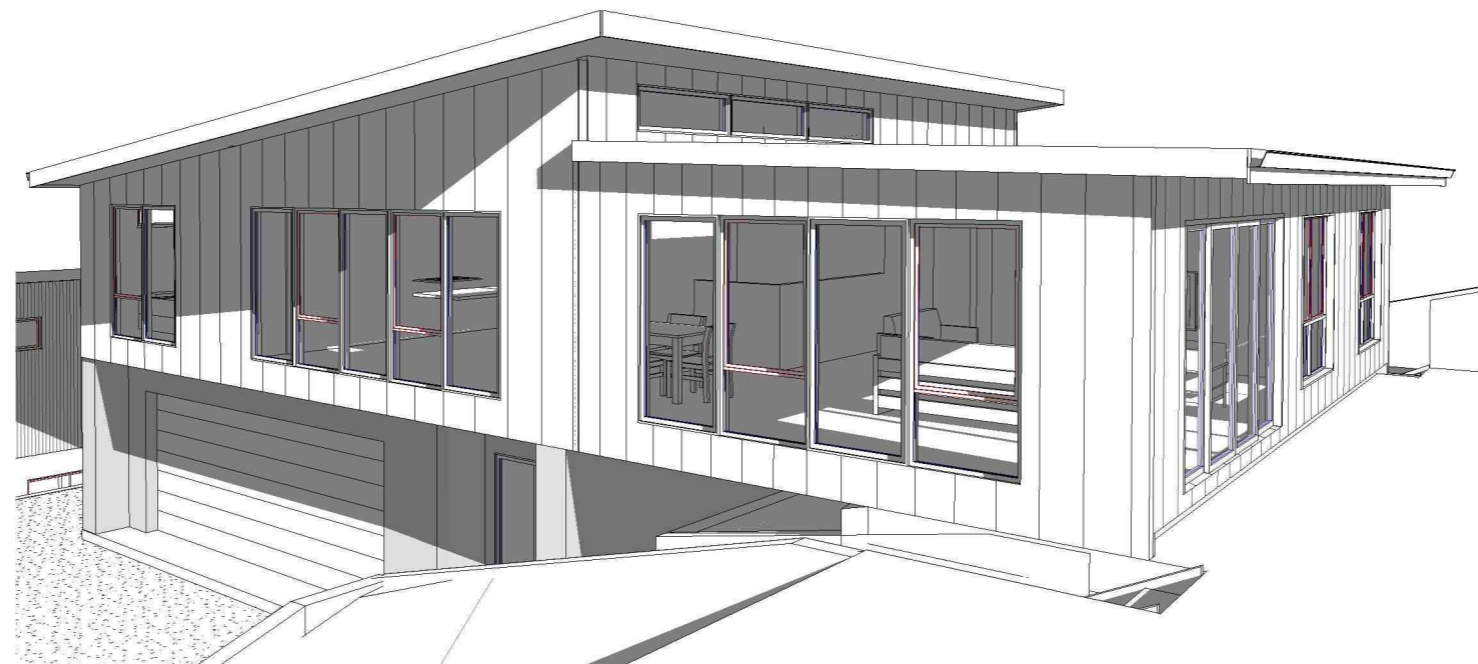
Mirage Building


Proposed Blockwork Retaining Walls
 Title Reference: 167032/1
 24 Kywong Crescent
 West Ulverstone, Tas, 7315

Drawing Name	Drawing Number	Revision
Retaining Wall Details - Sheet 5 of 5	BN7205D06	Draft

Proposed dwelling & unit: 24 Kywong Crescent, ULVERSTONE

CLIENT: MIRAGE BUILDING



 CENTRAL COAST COUNCIL LAND USE PLANNING	
Received:	13/11/2025
Application No:	DA2024107
Doc ID:	537546

SHEET LIST	
Sheet Number	Sheet Name
P01	COVER
P02	PROPOSED SITE PLAN
P03	GROUND FLOOR PLAN
P04	FIRST FLOOR PLAN
P05	ELEVATIONS
P06	ELEVATIONS
P07	3D ELEVATIONS
P08	ROOF DRAINAGE PLAN
P09	SECTION & DETAILS
P10	NOTES & DETAILS
P11	CONSTRUCTION DETAILS
P12	ELECTRICAL PLAN
P13	GLAZING SCHEDULE
P14	GLAZING SCHEDULE II
P15	UNIT PLANS
P16	UNIT ELEVATIONS
P17	UNIT ELECTRICAL PLAN
P18	UNIT GLAZING
P19	WET AREA DETAILS
P20	OVERLOOKING PLAN
P21	9am SHADOW (Sept 22)
P22	12pm SHADOW (Sept 22)
P23	3pm SHADOW (Sept 22)
P24	PARKING PLAN
P25	UPPER LEVEL DRAINAGE
P26	LOWER DRAINAGE PLAN



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No.	Description	Date

MIRAGE BUILDING

24 Kywong Crescent,
West Ulverstone

COVER		
Project number	5	P01
Date	12/11/2025	
Drawn by	JK	Scale
Checked by	FK	

AREAS:

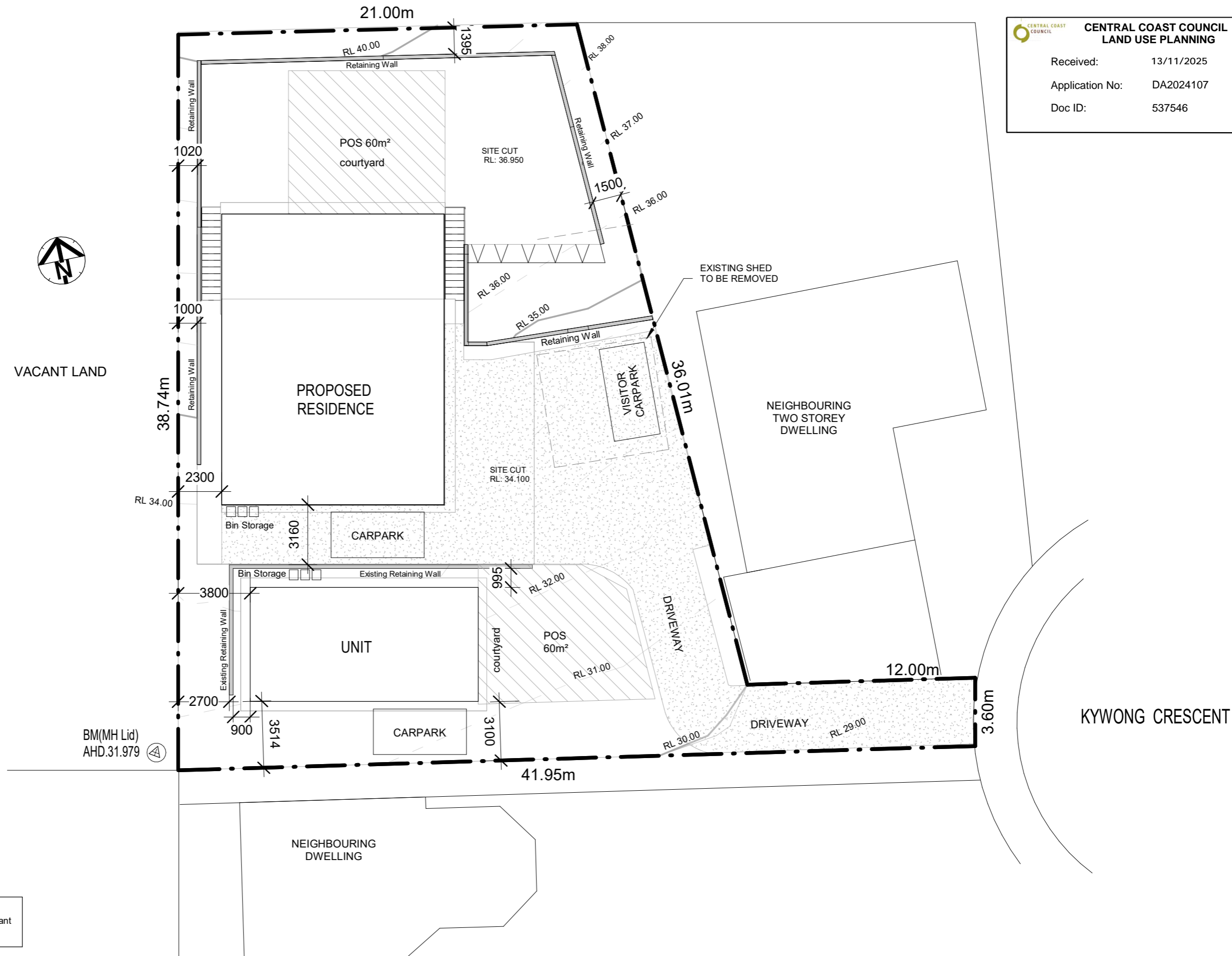
SITE AREA: 1044m²
 GROUND FLOOR: 55.9m²
 FIRST FLOOR: 179m²
 GARAGE: 51.9m²
 DWELLING TOTAL: 286.8m²
 UNIT TOTAL: 139.2m²

TOTAL BUILDING
 FOOTPRINT: 251m²

SITE COVERAGE 24%

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LAND USE PLANNING

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STAIR NOTES:
 All stair treads must have a slip-resistant surface or slip-resistant nosing strip in accordance with BCA 3.9.1.1 & AS 4586



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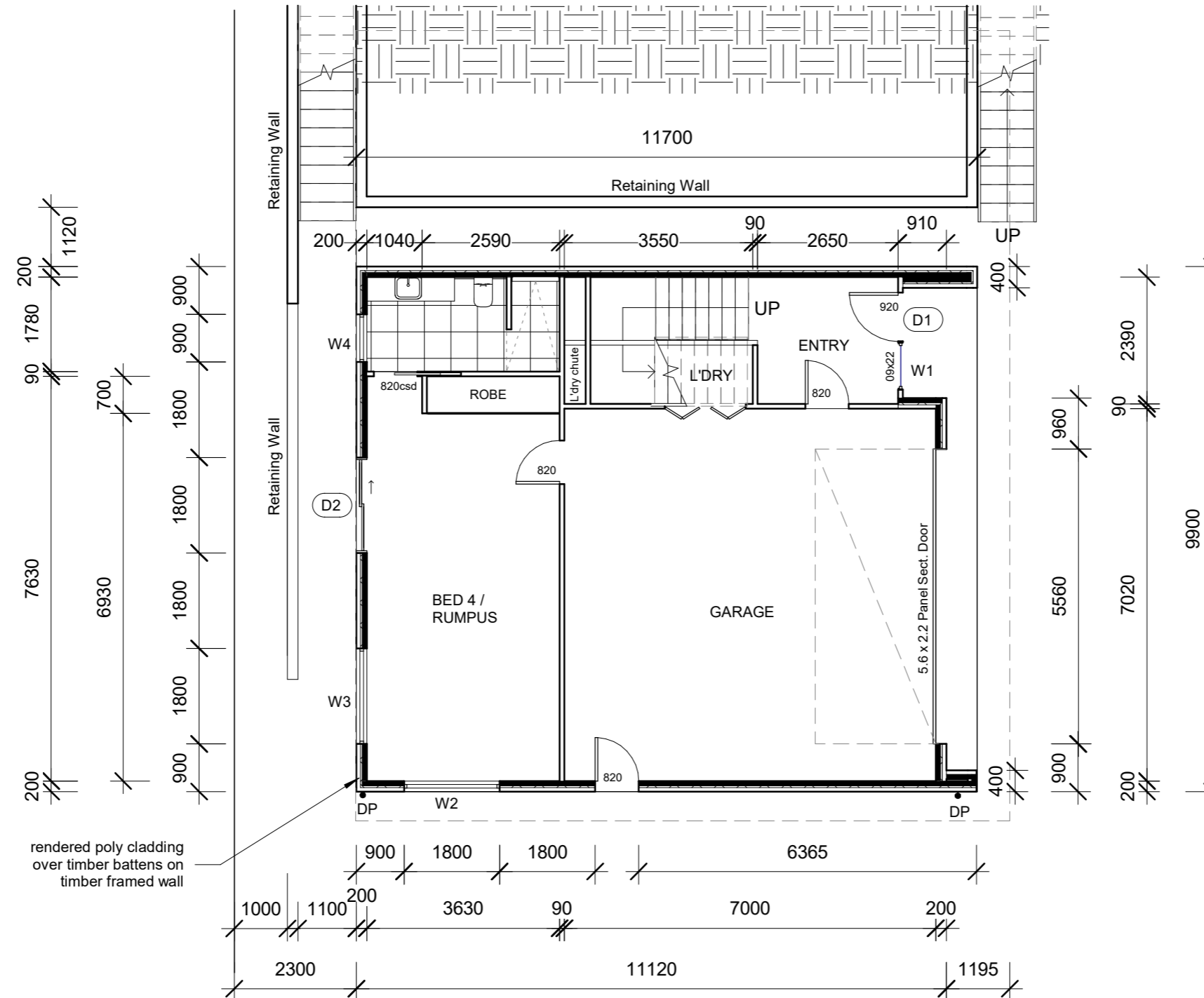
No.	Description	Date

MIRAGE BUILDING
 24 Kywong Crescent,
 West Ulverstone

PROPOSED SITE PLAN



Project number	5	P02
Date	12/11/2025	
Drawn by	JK	
Checked by	FK	
Scale		1 : 200

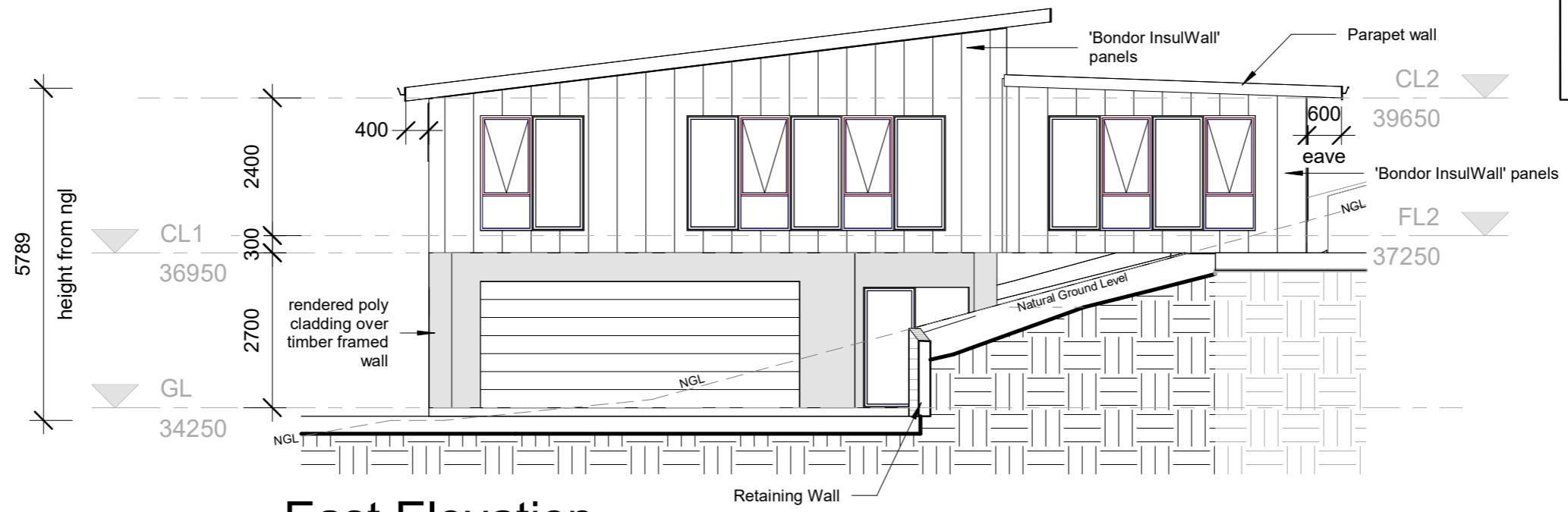


No.	Description	Date

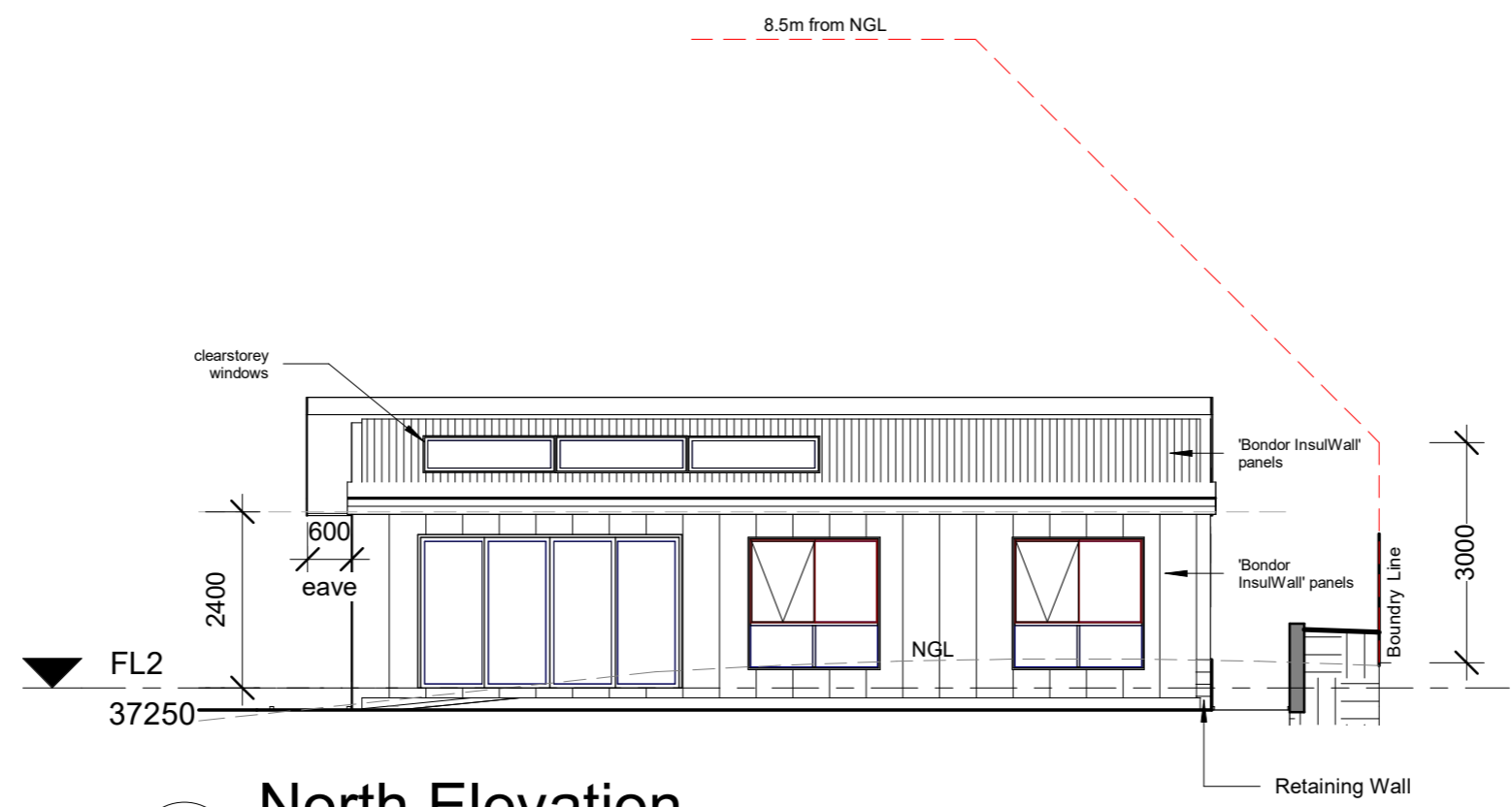
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MIRAGE BUILDING
 24 Kywong Crescent,
 West Ulverstone

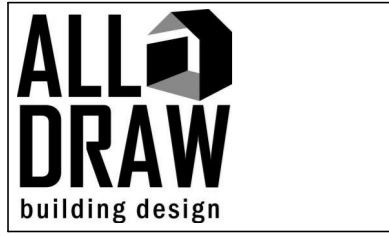
GROUND FLOOR PLAN		
Project number	5	P03
Date	12/11/2025	
Drawn by	JK	
Checked by	FK	
Scale		1 : 100



1 East Elevation
 1 : 100



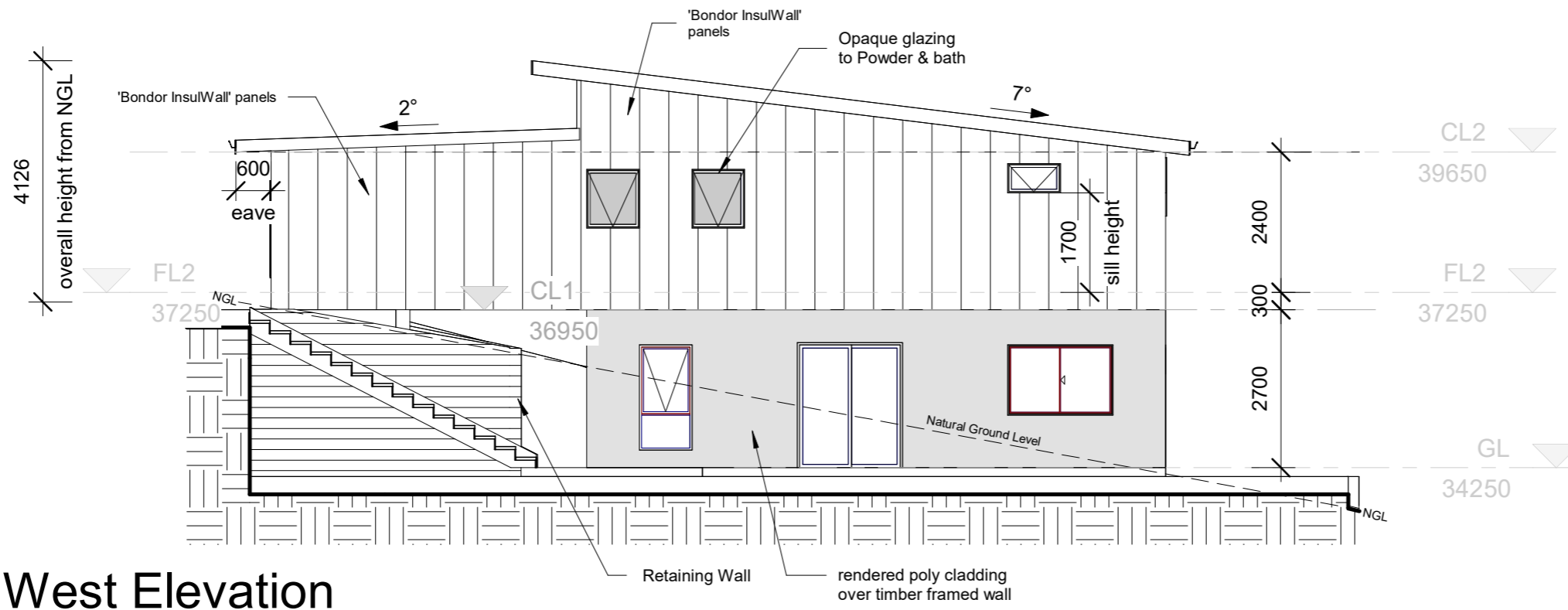
2 North Elevation
 1 : 100



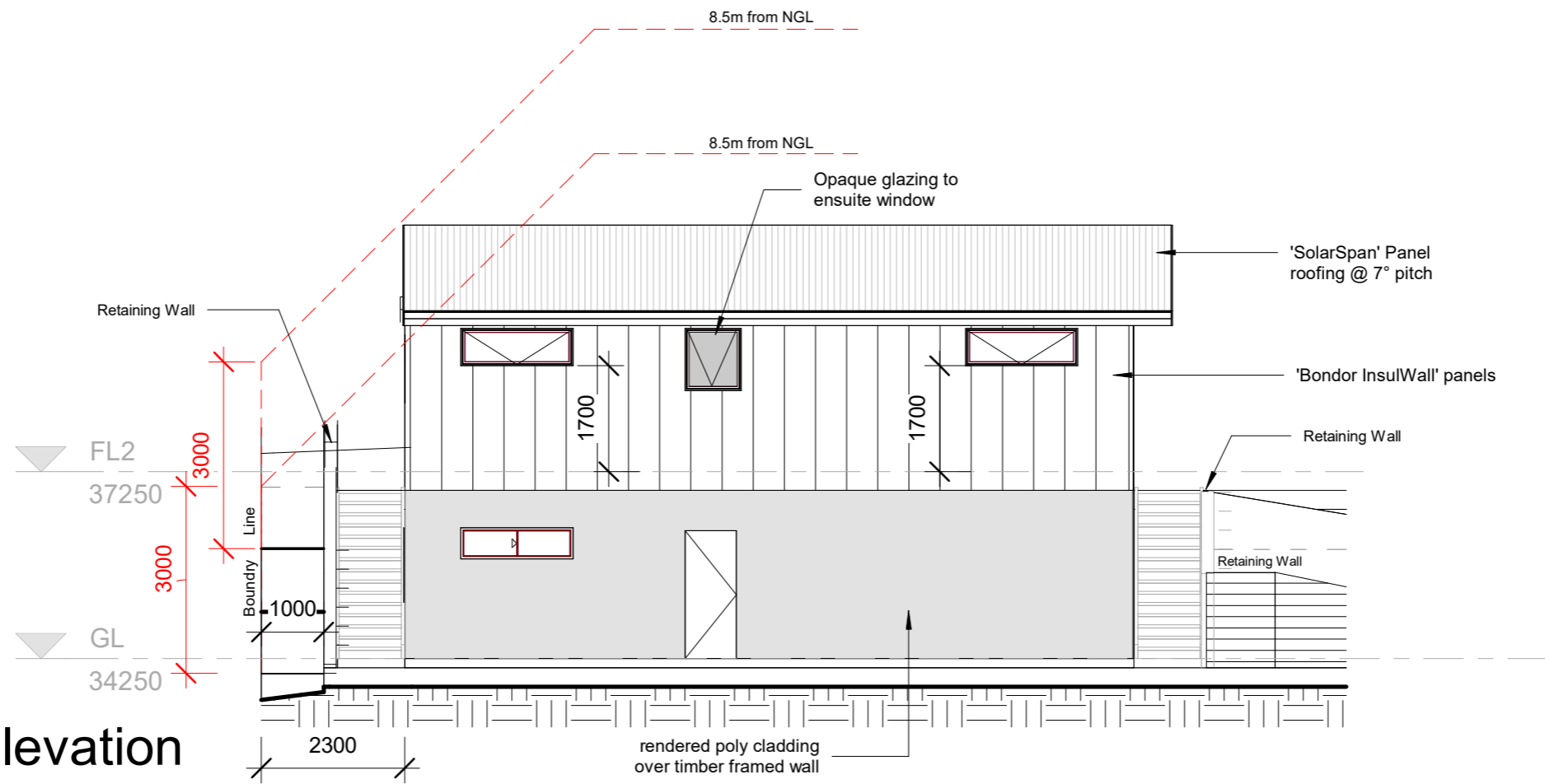
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MIRAGE BUILDING
 24 Kywong Crescent,
 West Ulverstone

ELEVATIONS		
Project number	5	P05
Date	12/11/2025	
Drawn by	JK	
Checked by	FK	
		Scale 1 : 100



1 West Elevation
 1 : 100



2 South Elevation
 1 : 100

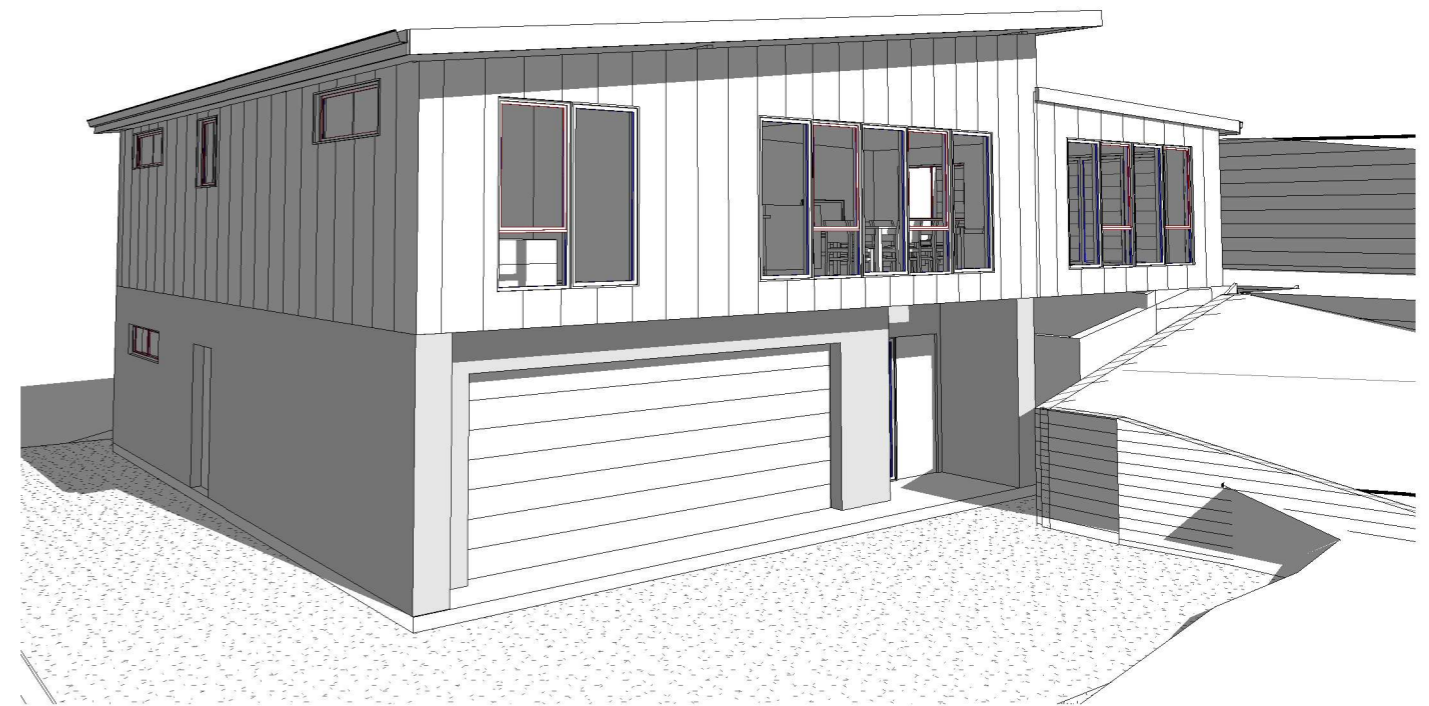


No.	Description	Date

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MIRAGE BUILDING
 24 Kywong Crescent,
 West Ulverstone

ELEVATIONS		P06
Project number	5	
Date	12/11/2025	
Drawn by	JK	
Checked by	FK	
Scale		1 : 100



No.	Description	Date

MIRAGE BUILDING
 24 Kywong Crescent,
 West Ulverstone

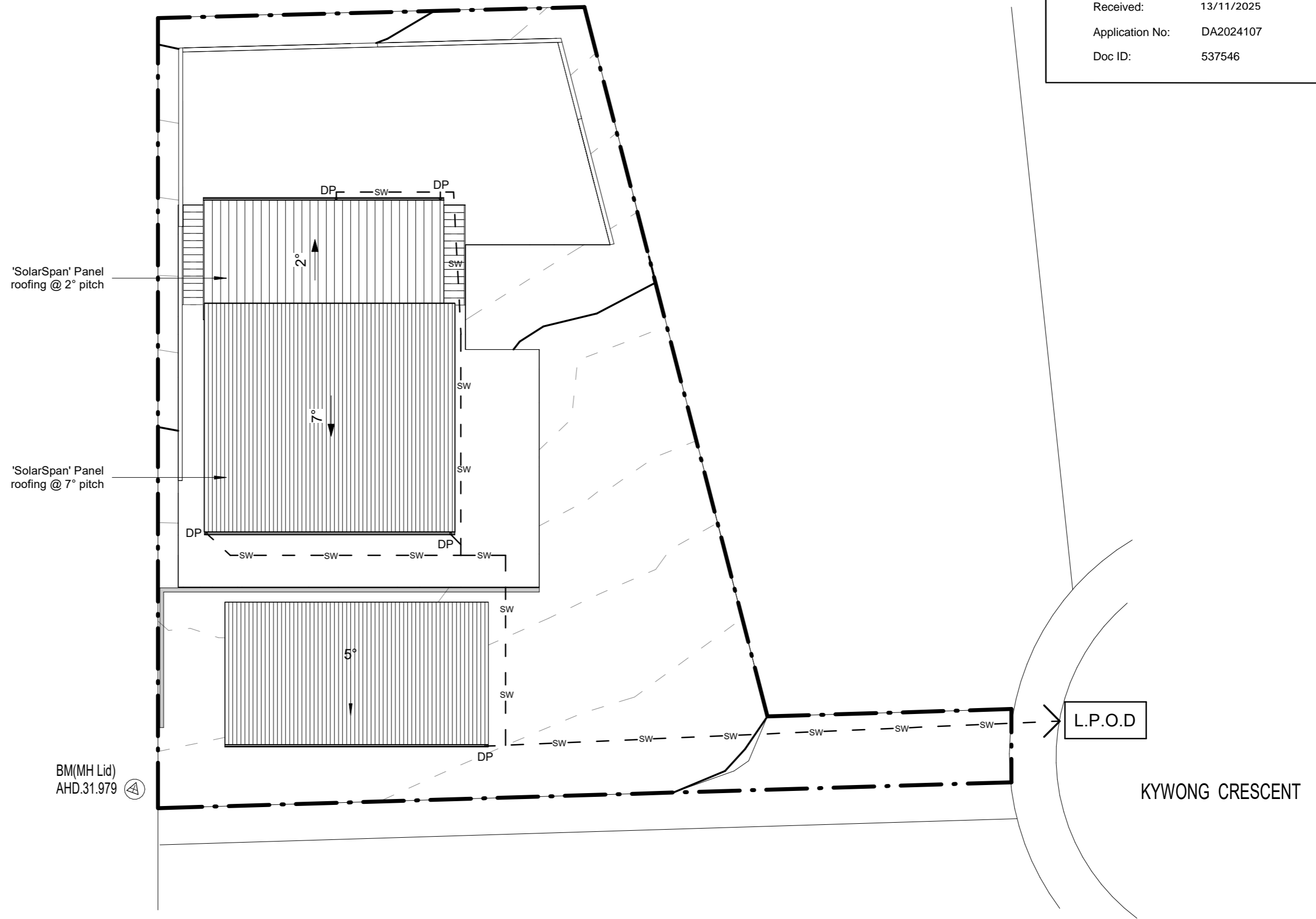
3D ELEVATIONS		
Project number	5	P07
Date	12/11/2025	
Drawn by	JK	Scale
Checked by	FK	

STORMWATER NOTES:
 ALL STORM WATER TO BE TAKEN TO THE LEGAL POINT OF DISCHARGE TO THE RELEVANT AUTHORITIES' APPROVAL. THE BUILDER AND SUBCONTRACTOR SHALL ENSURE THAT ALL STORM WATER DRAINS, SEWER PIPES AND THE LIKE ARE LOCATED AT A SUFFICIENT DISTANCE FROM ANY BUILDINGS FOOTING AND/OR SLAB EDGE BEAMS SO AS TO PREVENT GENERAL MOISTURE PENETRATION, DAMPNES, WEAKENING AND UNDERMINING OF ANY BUILDING AND ITS FOOTING SYSTEM

STORM WATER IS INDICITIVE ONLY AND IS TO BE LAYED AT THE DISCRETION OF THE PLUMBING CONTRACTOR

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LAND USE PLANNING

Received: 13/11/2025
 Application No: DA2024107
 Doc ID: 537546




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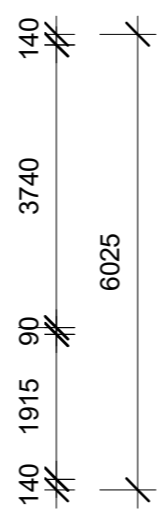
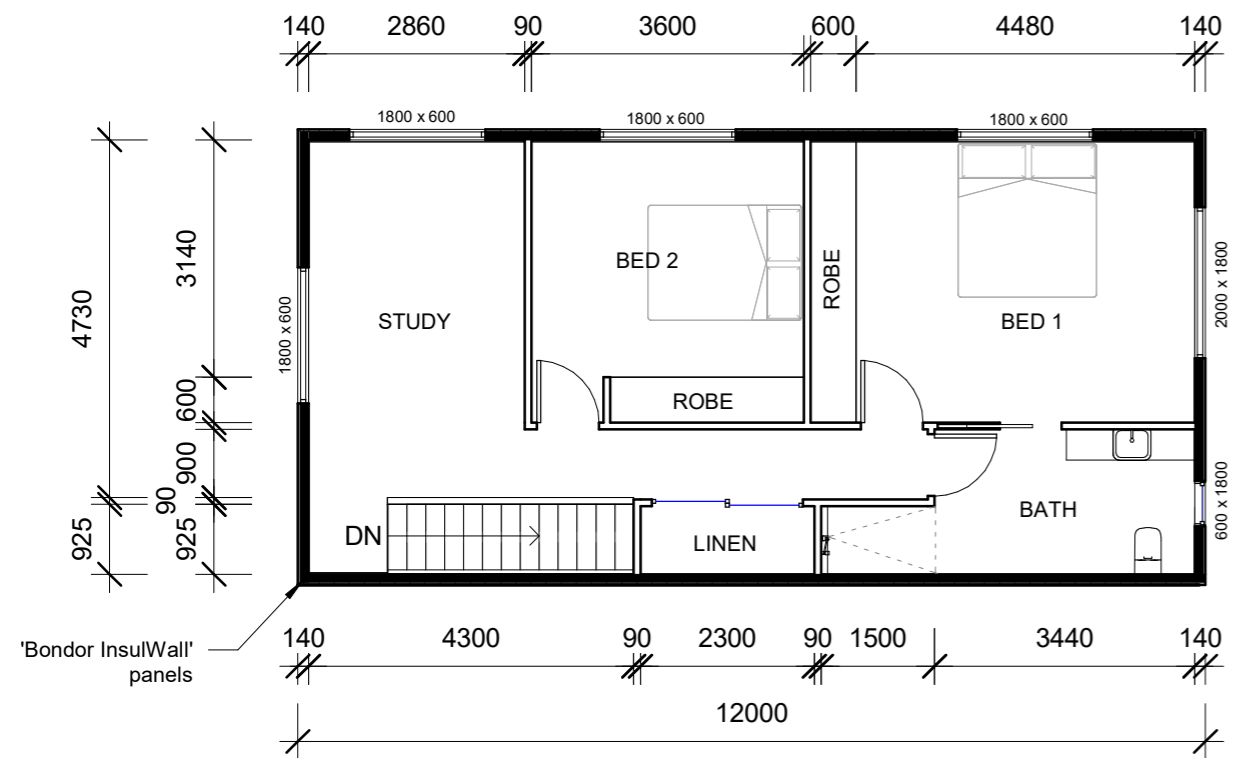
No.	Description	Date

MIRAGE BUILDING
 24 Kywong Crescent,
 West Ulverstone

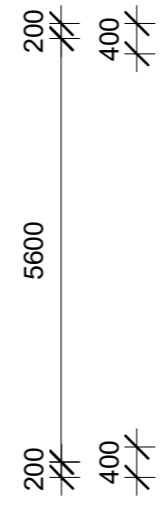
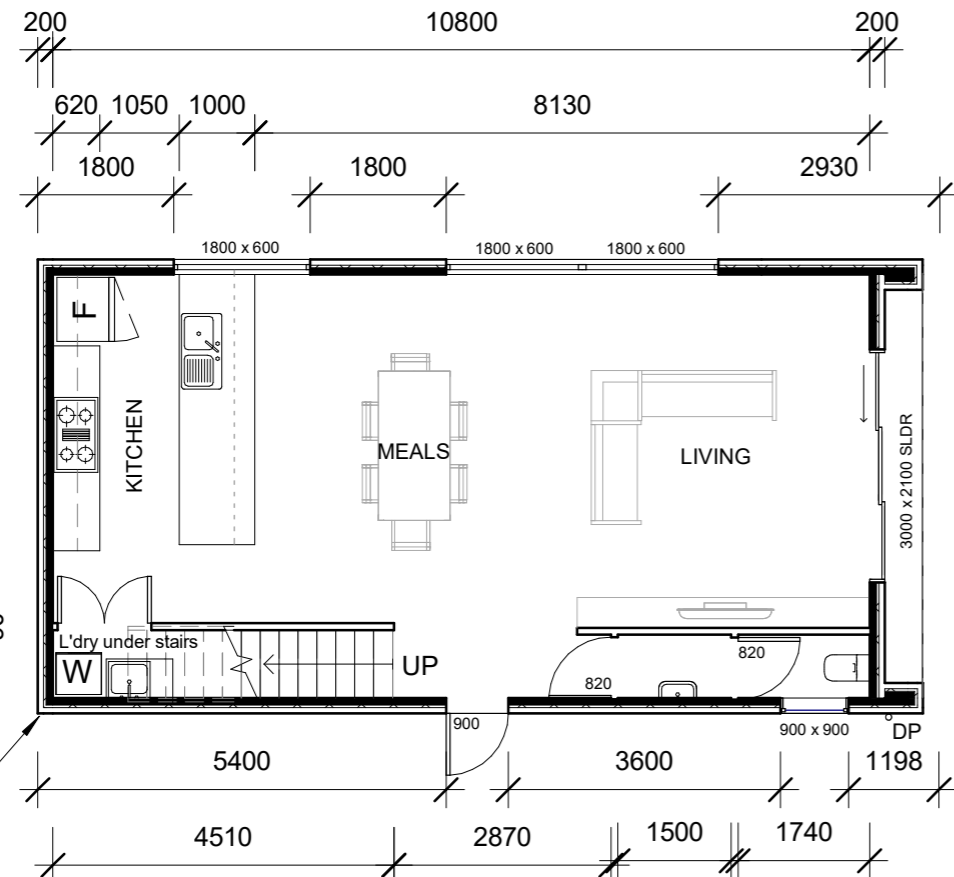
ROOF DRAINAGE PLAN



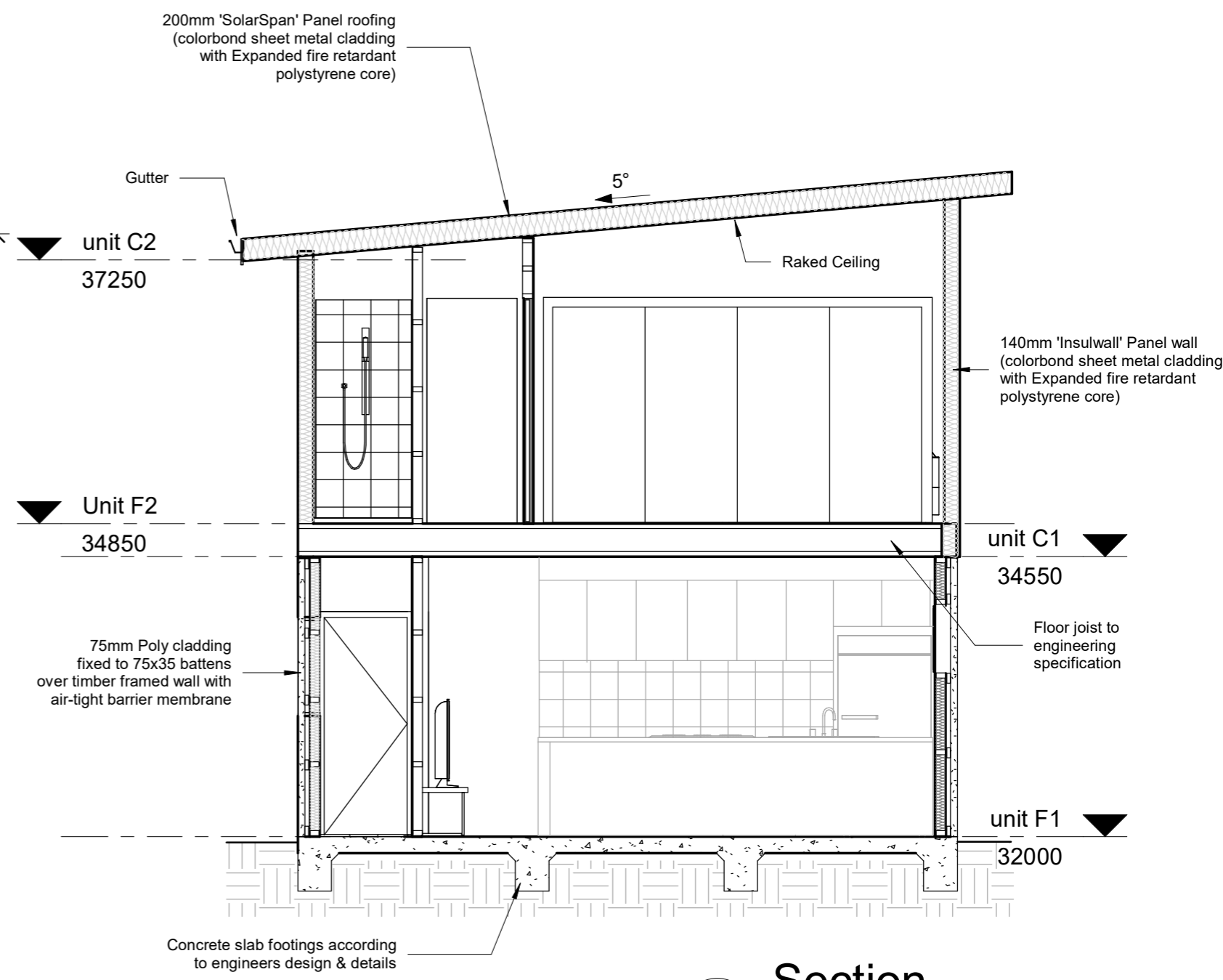
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Date	12/11/2025	
Drawn by	JK	
Checked by	FK	
Scale		1 : 200



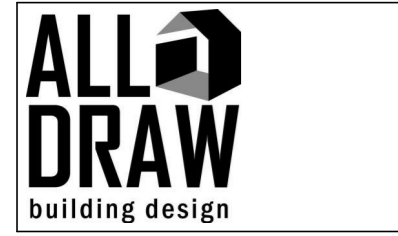
2 Unit Floor 2
 1 : 100



1 Unit Ground Floor
 1 : 100



3 Section
 1 : 50

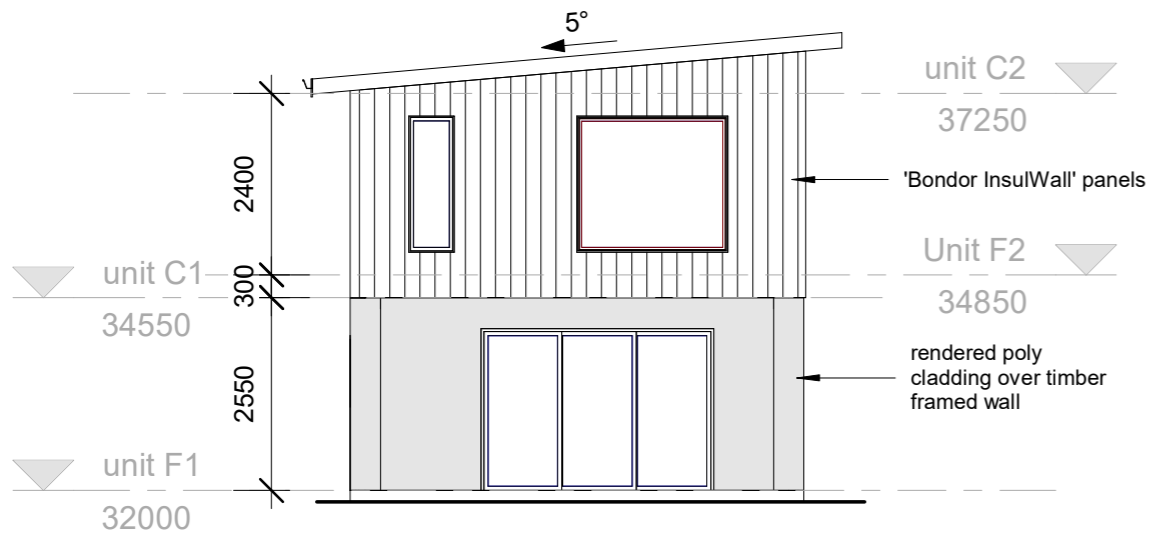


No.	Description	Date

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MIRAGE BUILDING
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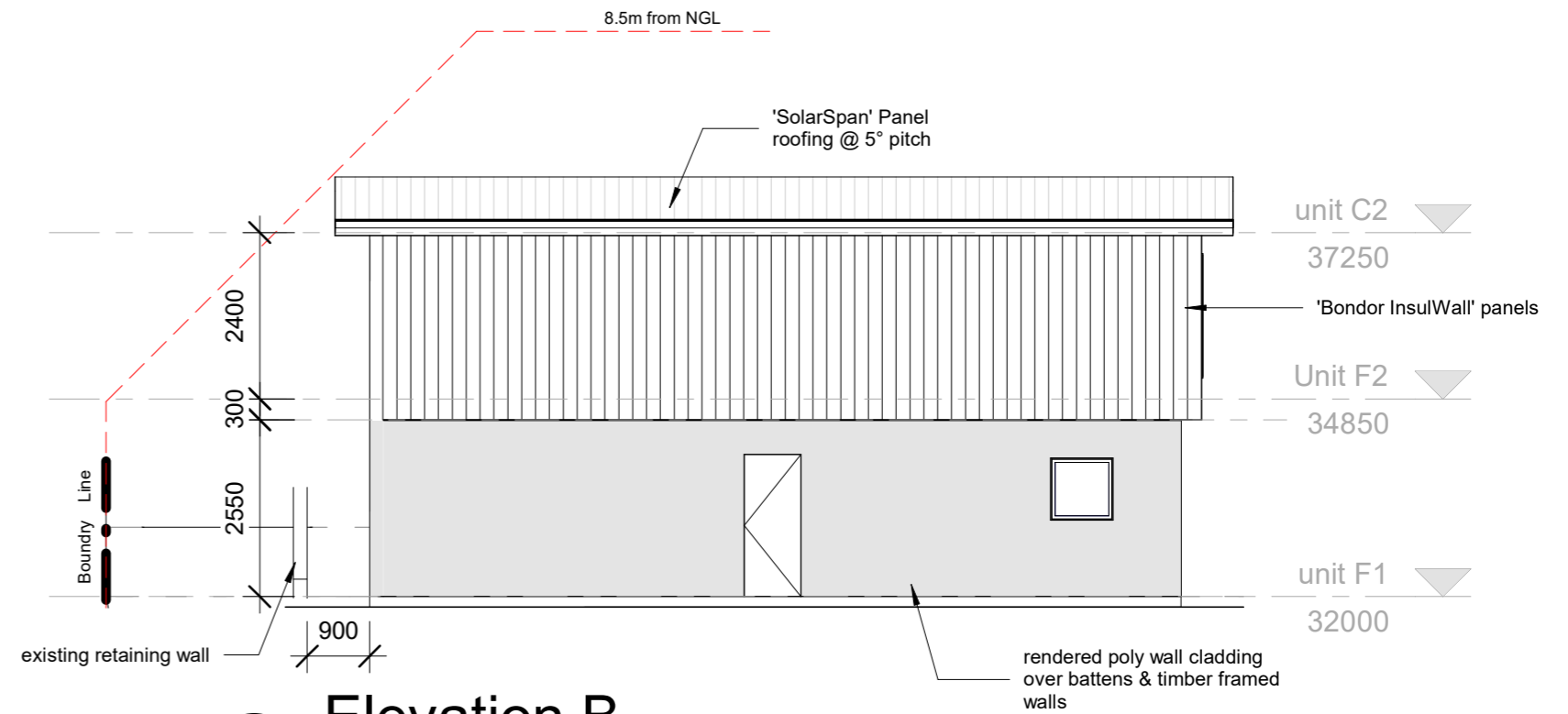
UNIT PLANS		P15
Project number	5	
Date	12/11/2025	
Drawn by	JK	
Checked by	FK	
SCrAs indicated		



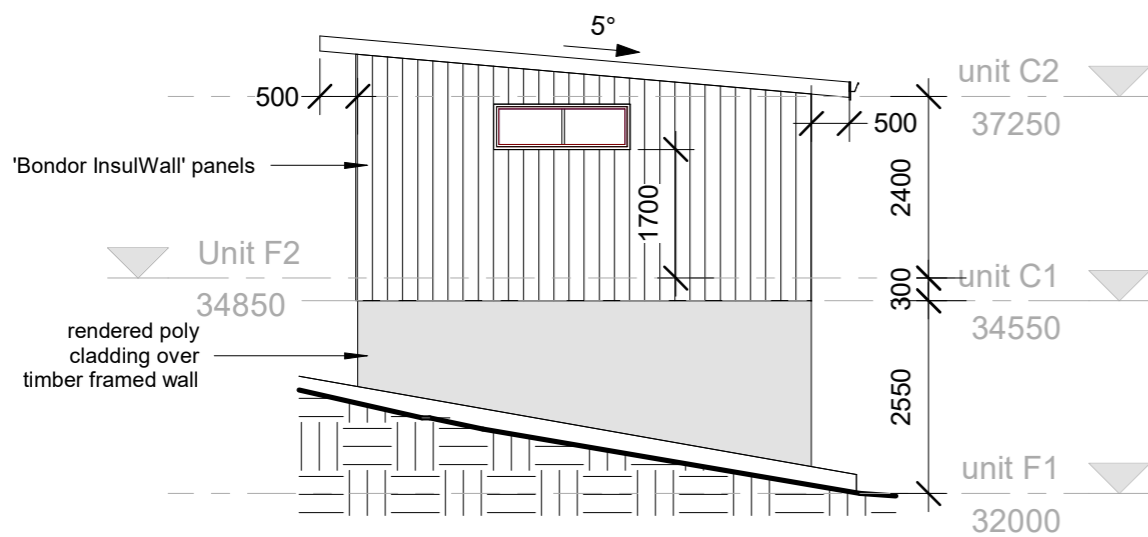
2 Elevation A
1 : 100

CENTRAL COAST COUNCIL
LAND USE PLANNING

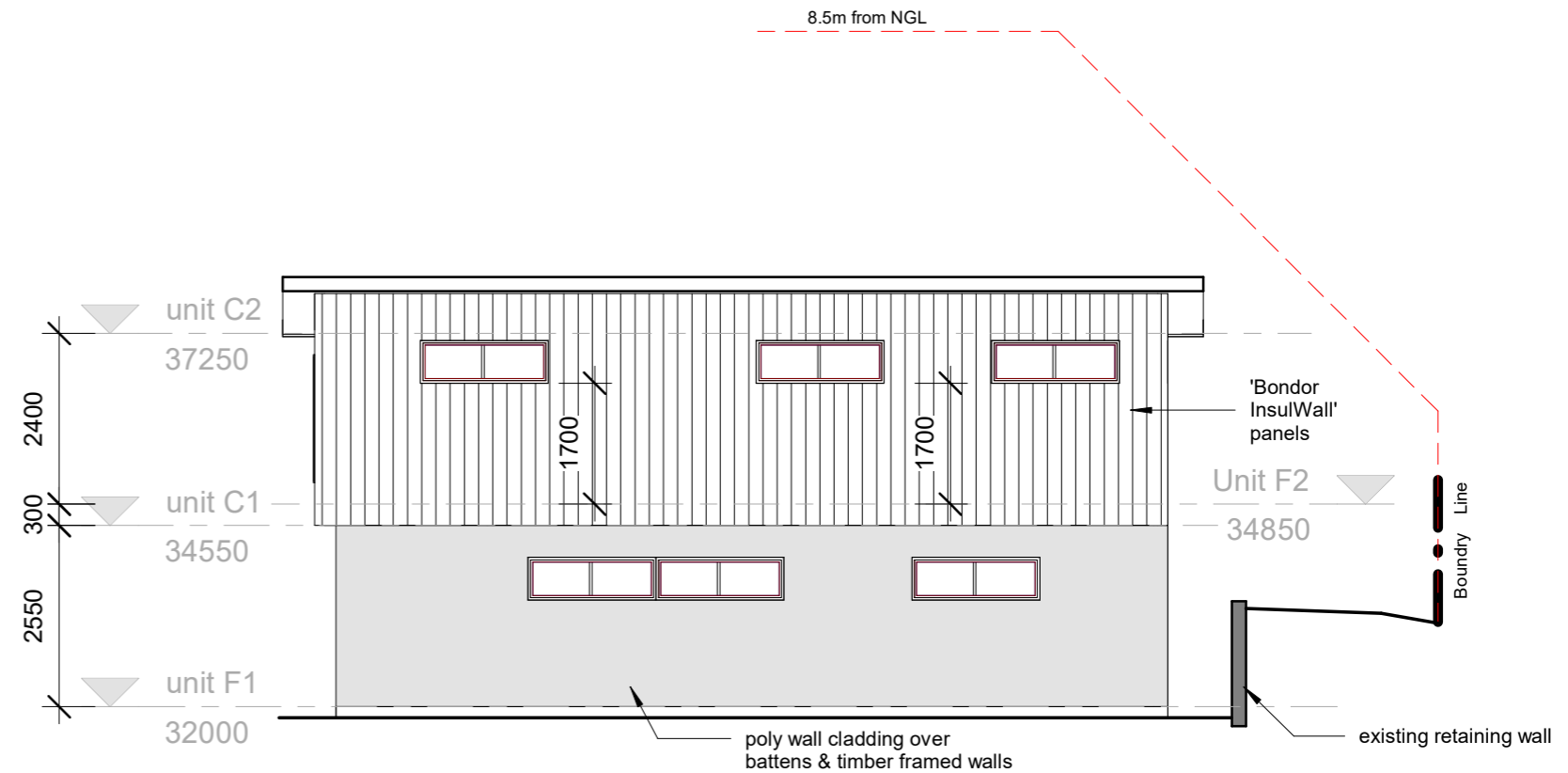
Received: 13/11/2025
Application No: DA2024107
Doc ID: 537546



3 Elevation B
1 : 100



4 Elevation C
1 : 100



5 Elevation D
1 : 100



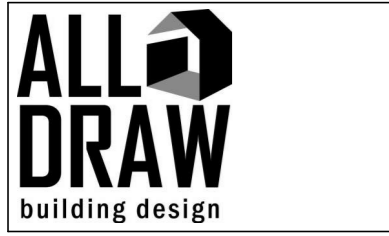
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No.	Description	Date

MIRAGE BUILDING
24 Kywong Crescent,
West Ulverstone

UNIT ELEVATIONS

Project number	5	P16
Date	12/11/2025	
Drawn by	JK	
Checked by	FK	
Scale		1 : 100



No.	Description	Date

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MIRAGE BUILDING
 24 Kywong Crescent,
 West Ulverstone

OVERLOOKING PLAN		
Project number	5	P20
Date	12/11/2025	
Drawn by	JK	Scale 1 : 200
Checked by	FK	



No.	Description	Date

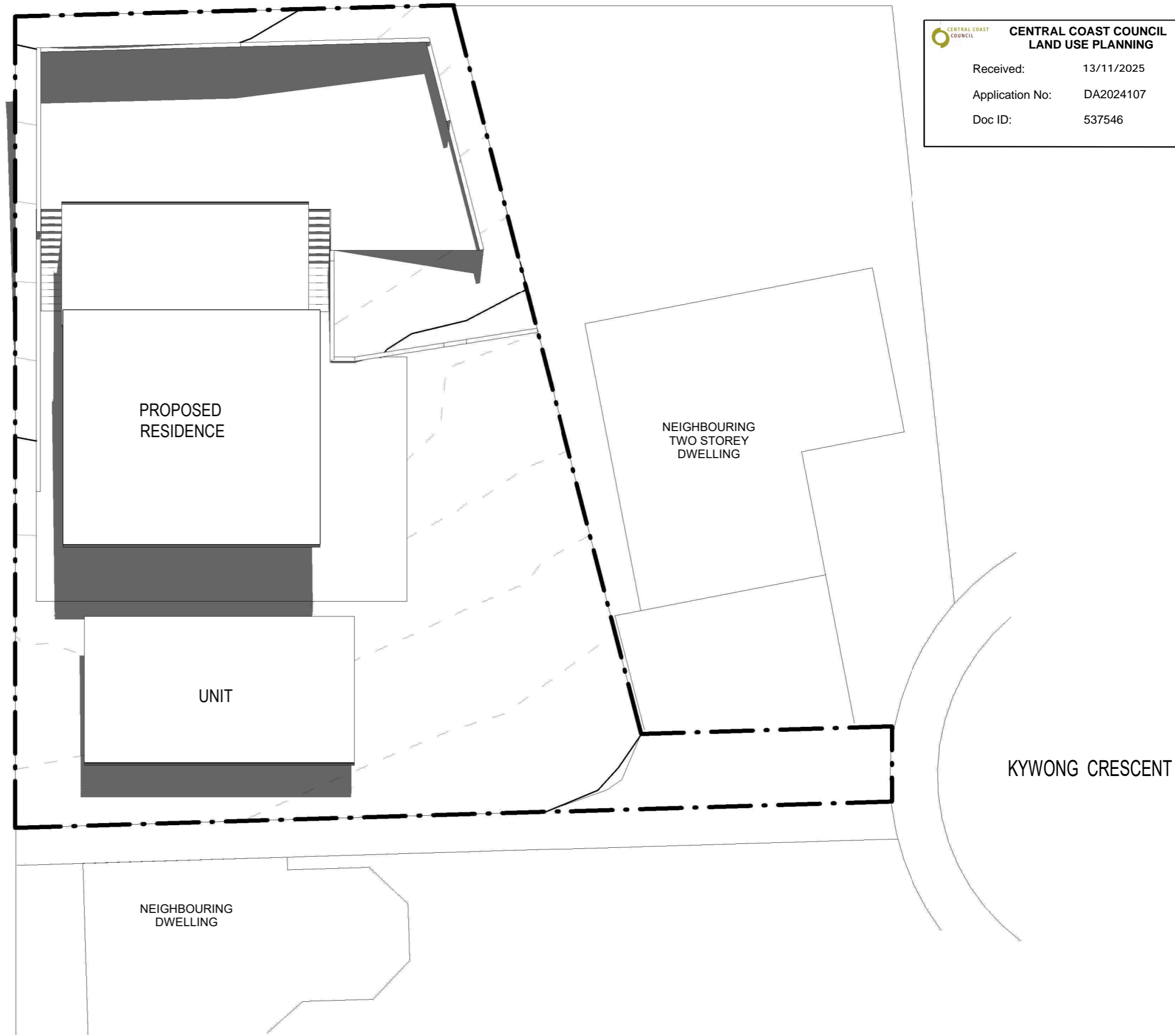
MIRAGE BUILDING
 24 Kywong Crescent,
 West Ulverstone

9am SHADOW (Sept 22)

	Project number	5	P21
	Date	12/11/2025	
	Drawn by	JK	Scale 1 : 200
	Checked by	FK	



VACANT LAND



PROPOSED
RESIDENCE

NEIGHBOURING
TWO STOREY
DWELLING

UNIT

KYWONG CRESCENT

NEIGHBOURING
DWELLING



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No.	Description	Date

MIRAGE BUILDING
 24 Kywong Crescent,
 West Ulverstone

12pm SHADOW (Sept 22)



Project number	5	P22
Date	12/11/2025	
Drawn by	JK	Scale 1 : 200
Checked by	FK	



VACANT LAND



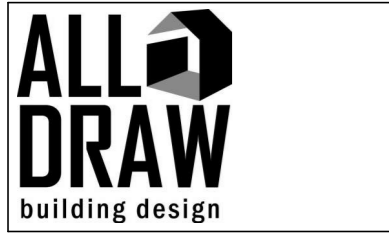
PROPOSED
RESIDENCE

NEIGHBOURING
TWO STOREY
DWELLING

UNIT

KYWONG CRESCENT

NEIGHBOURING
DWELLING



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No.	Description	Date

MIRAGE BUILDING
 24 Kywong Crescent,
 West Ulverstone

3pm SHADOW (Sept 22)	
Project number	5
Date	12/11/2025
Drawn by	JK
Checked by	FK
P23	
Scale 1 : 200	

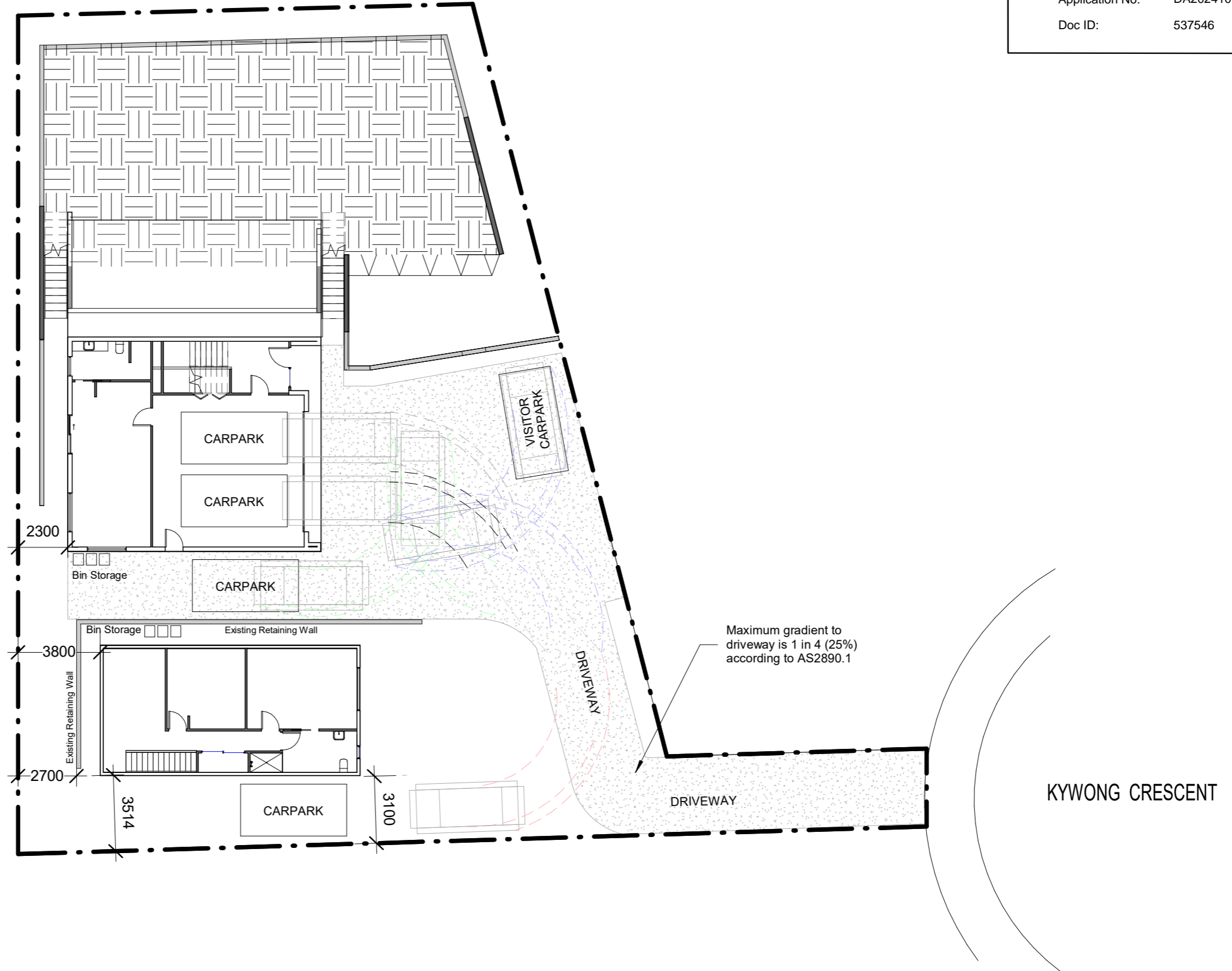


EACH PARKING SPACE HAS BEEN DESIGNED TO ALLOW VEHICLES TO EXIT THE SITE IN A FORWARDS MOTION ACCORDING TO AS2890

wheel stops are required according to AS2890.1:2004, in any situation to prevent vehicles being damaged on kerbs higher than 100mm or any form of end barrier or another parking space. The maximum height of wheel stops under AS2890.1 is 100mm

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LAND USE PLANNING

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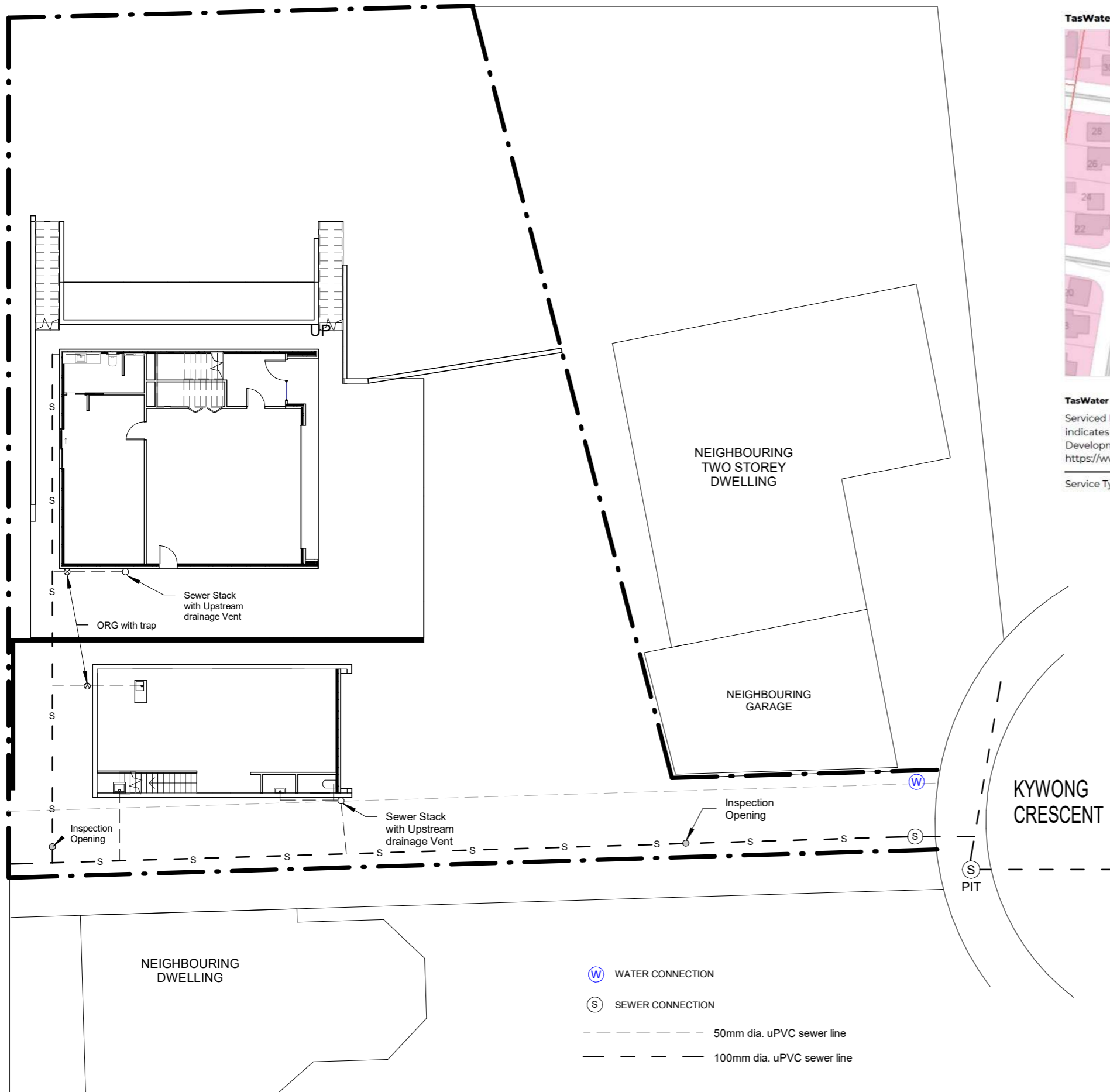
No.	Description	Date

MIRAGE BUILDING
 24 Kywong Crescent,
 West Ulverstone

PARKING PLAN



Project number	5	P24
Date	12/11/2025	
Drawn by	JK	
Checked by	FK	
Scale		1 : 200



TasWater - Sewer Service



TasWater - Sewer Serviced Land

Serviced Land is the land which TasWater will permit to be connected to its water and sewerage infrastructure. The red shading on the map indicates sewerage serviced properties. The property is connected to, or is able to connect to the TasWater sewerage reticulation network. Development assessments will be required to be undertaken prior to undertaking any work on TasWater Infrastructure. See <https://www.taswater.com.au/Customers/Serviced-Land> for further information.

Service Type Full Service

CENTRAL COAST COUNCIL
LAND USE PLANNING

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 Application No: DA2024107
 Doc ID: 537546

The overflow relief gully (ORG) should be located outside, near the kitchen or laundry, and be installed at a height of 150mm min. above natural ground level according to AS/NZS3500.2:2021 with concrete around outlet with s/steel grate.

Waste water pipe layout is indicative only & is to be laid at the discretion of the plumbing contractor.

Water meters / Sewer Inspection Openings located within vehicle manoeuvring areas must be housed in trafficable boxes installed by the developer's contractor.

INSTALL INSPECTION OPENINGS FOR WC CONNECTION, EVERY CHANGE OF DIRECTION & MAX. 30M INTERVALS FOR SEWER LINE. EXACT LOCATIONS TO BE DETERMINED ON SITE



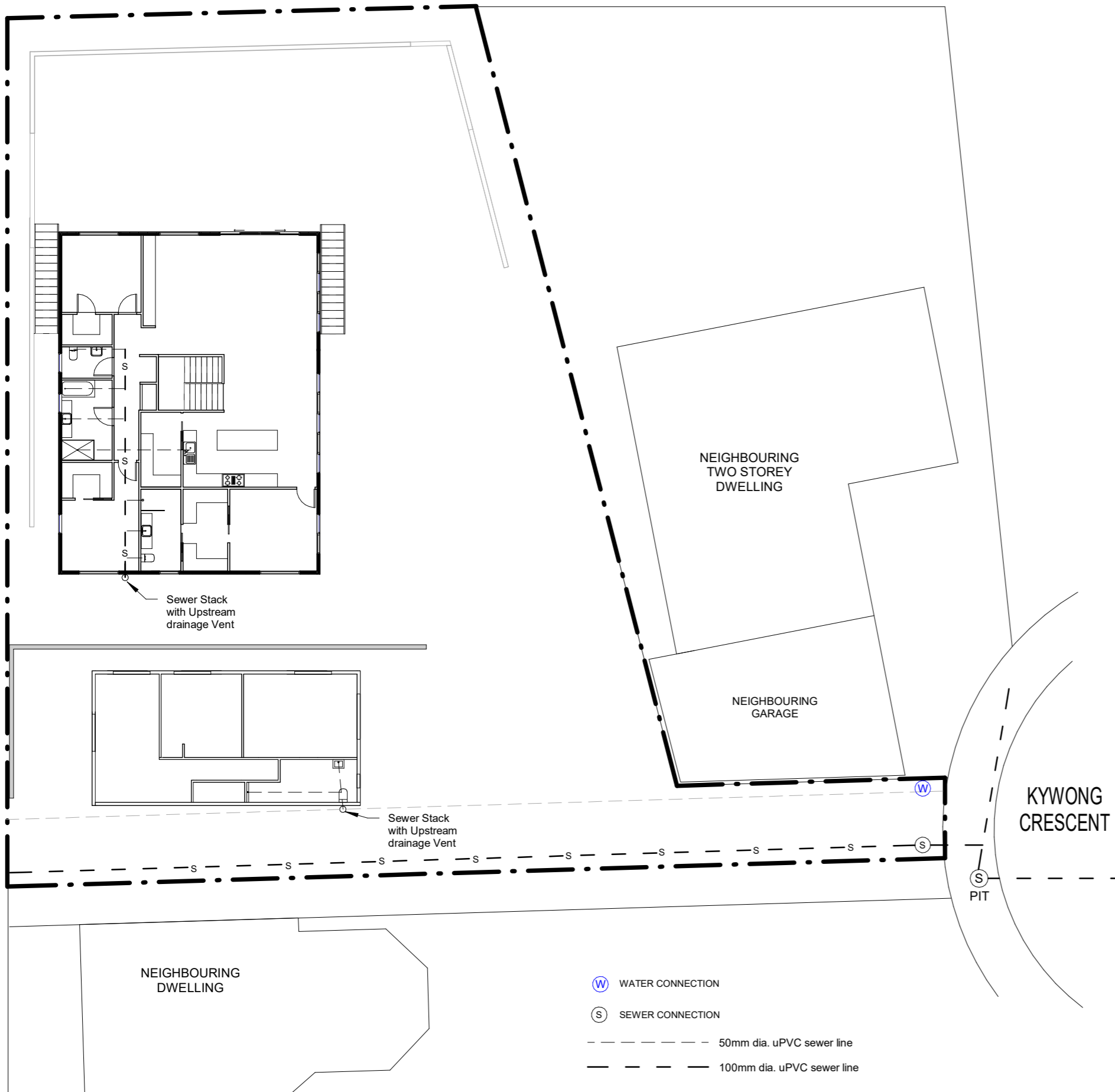
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 Licence # 911670743

No.	Description	Date

MIRAGE BUILDING
24 Kywong Crescent,
West Ulverstone

UPPER LEVEL DRAINAGE

Project number	5	P25
Date	12/11/2025	
Drawn by	JK	
Checked by	FK	
Scale		1 : 200



TasWater - Water Service



TasWater - Water Lateral Line

A lateral line indicates the property service pipe that begins at the water main and ends at the customer connection point. This is displayed on the map as a thin light blue line. Work cannot be undertaken within 2 metres of any infrastructure without seeking approval from TasWater.

MATERIAL Unknown

TasWater - Water Serviced Land

Serviced Land is the land which TasWater will permit to be connected to its water and sewerage infrastructure. The blue shading on the map indicates water serviced properties. The property is connected to, or is able to connect to the TasWater water supply network. Development assessments will be required to be undertaken prior to undertaking any work on TasWater Infrastructure. See <https://www.taswater.com.au/Customers/Serviced-Land> for further information.

Service Type Full Service

TasWater - Customer Connection Point

The Water Customer Connection Point represents the location where the customer's water infrastructure connects to, or can connect to TasWater's reticulated water supply network. The property has a Customer Connection Point, which typically is the location of the stop tap and water meter at the end of a lateral pipe from the main. This is represented on the map by a square, often containing "WC".

Location ID	L12579
Water Connection Size	20mm
Location ID	L105363
Water Connection Size	20mm

Water meters / Sewer Inspection Openings located within vehicle manoeuvring areas must be housed in trafficable boxes installed by the developer's contractor.

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INSTALL INSPECTION OPENINGS FOR WC CONNECTION, EVERY CHANGE OF DIRECTION & MAX. 30M INTERVALS FOR SEWER LINE. EXACT LOCATIONS TO BE DETERMINED ON SITE

CENTRAL COAST COUNCIL
LAND USE PLANNING

Received: 13/11/2025
 Application No: DA2024107
 Doc ID: 537546



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No.	Description	Date

MIRAGE BUILDING
 24 Kywong Crescent,
 West Ulverstone

LOWER DRAINAGE PLAN

Project number	5	P26
Date	12/11/2025	
Drawn by	JK	Scale 1 : 200
Checked by	FK	

