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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.: **DA2025114**

Location: **72 Deviation Road, Penguin**

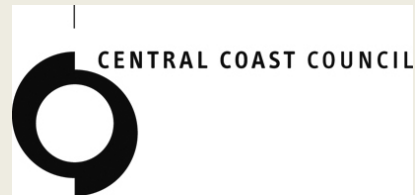
Proposal: **Residential - single dwelling, home office and conversion of existing dwelling to outbuilding**

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 19 January 2026**

Date of Notification: **24 December 2025**

**CENTRAL COAST COUNCIL**  
PO Box 220  
19 King Edward Street  
ULVERSTONE TASMANIA 7315  
Ph: (03) 6429 8900  
Email: [planning@centralcoast.tas.gov.au](mailto:planning@centralcoast.tas.gov.au)  
www: [centralcoast.tas.gov.au](http://centralcoast.tas.gov.au)



***Land Use Planning and Approvals Act 1993***  
***Tasmanian Planning Scheme – Central Coast***  
**PLANNING PERMIT APPLICATION**

	<b>CENTRAL COAST COUNCIL LAND USE PLANNING</b>
Received:	20/05/2025
Application No:	DA2025114
Doc ID:	519048

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

**Use or Development Site:**

**Site Address**      72 Deviation Road, Penguin

**Certificate of Title Reference**      CT: 123018/2

**Land Area**      5626m2      **Heritage Listed Property**      NO       YES

**Applicant(s)**

**First Name(s)**            **Surname(s)**     

**Company name** (if applicable)      PLA Designs Pty Ltd      **Contact No:**      0407 532 435

**Postal Address:**      PO Box 428, Somerset TAS 7322

**Email address:**      paul@pladesign.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)**      Simon & Alena      **Middle Names(s)**     

**Surname(s)**      Revell      **Company name** (if applicable)     

**Postal Address:**      PO Box 103, Penguin TAS 7316

**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**

**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).

\_\_Single Dwelling, Home Office + Conversion of Existing Dwelling to Outbuilding\_\_

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

\$ 500,000..... Estimate/ Actual

Total floor area of the development .....300.5.....m<sup>2</sup>

**Declaration of Notice to Landowner**

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

I Paul Allen , 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 *Paul Allen*

Date 20.05.2025

**If the application involves land within a Strata Corporation**

I , declare that the owner/each of the owners of the body corporation has been notified of the intention to make this permit application.

Signature of Applicant

Date

**If the application involves land owned or administered by the CENTRAL COAST COUNCIL**

Central Coast Council consents to the making of this permit application.

General Managers Signature \_\_\_\_\_ Date \_\_\_\_\_

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

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

Minister (Signature) \_\_\_\_\_ Date \_\_\_\_\_

*NB: If the site includes land owned or administered by the Central Coast Council or by a State government agency, the consent in writing (a letter) from the Council or the Minister responsible for Crown land must be provided at the time of making the application - and this application form must be signed by the Council or the Minister responsible.*

**Applicants Declaration**

I/ we Paul Allen  
 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 Paul Allen Date 20 May 2025

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

SEARCH OF TORRENS TITLE

VOLUME 123018	FOLIO 2
EDITION 5	DATE OF ISSUE 05-Jun-2007

SEARCH DATE : 21-May-2021  
SEARCH TIME : 12.43 PM



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

Received: 20/05/2025  
Application No: DA2025114  
Doc ID: 519050

DESCRIPTION OF LAND

Town of PENGUIN  
Lot 2 on Sealed Plan 123018  
Derivation : Part of Lot 5051, 180 Acres Gtd. to Charles Richard Law  
Prior CTs 22774/1 and 122656/1

SCHEDULE 1

C618355 TRANSFER to SIMON BARRY REVELL and ALENA ANNE REVELL  
Registered 05-May-2005 at 12.01 PM

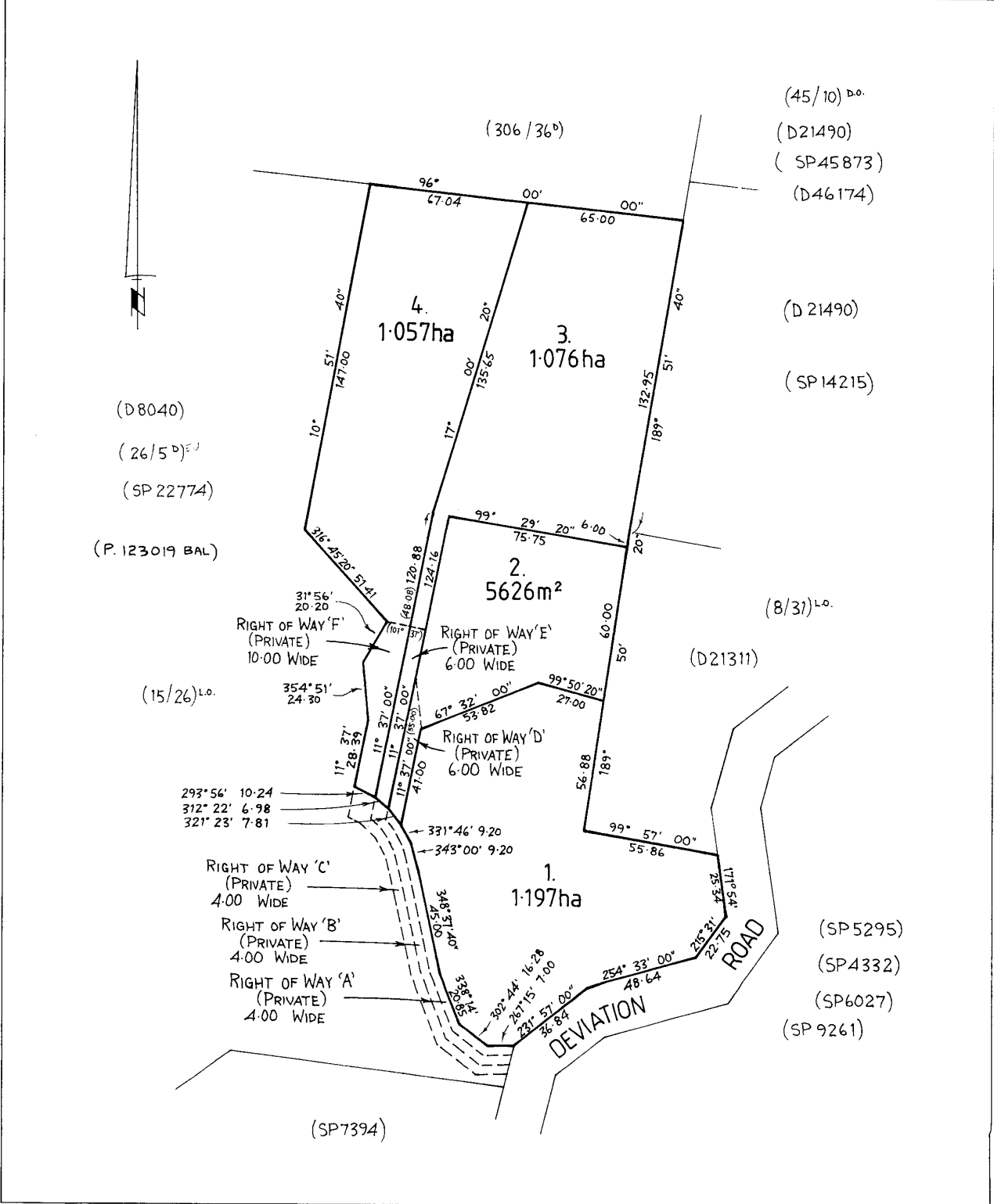
SCHEDULE 2

Reservations and conditions in the Crown Grant if any  
SP 123018 EASEMENTS in Schedule of Easements  
SP 123018 COVENANTS in Schedule of Easements  
SP 22774, SP 123018 FENCING COVENANT in Schedule of Easements  
SP 123018 SEPTIC TANK NOTIFICATION  
A535389 FENCING PROVISION in Transfer  
A535389 FENCING PROVISION in Transfer  
B695032 PROCLAMATION under Section 9A and 52A of the Roads and Jetties Act 1935 Registered 12-Apr-1994 at 12.01 PM  
C618356 MORTGAGE to Commonwealth Bank of Australia Registered 05-May-2005 at 12.02 PM  
C791907 MORTGAGE to Commonwealth Bank of Australia Registered 05-Jun-2007 at noon

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

OWNER Peter David Day & Rosemary Ann Day.		<b>PLAN OF SURVEY</b>		REGISTERED NUMBER
FOLIO REFERENCE C.T. 22774-1 & C.T. <del>4094-49</del> 122656/1		BY SURVEYOR P.M. Plunkett of PEACOCK, DARCEY & ANDERSON P/L AUTHORIZED SURVEYORS		<b>SP 123018</b>
GRANTEE Part of Lot 5051, 180 Acres. Granted to Charles Richard Law.		LOCATION 91 MOUNT STREET - BURNIE		
		<b>TOWN OF PENGUIN</b>		APPROVED EFFECTIVE FROM 2.U. MAR. 1996.
		SCALE 1:1500 LENGTHS IN METRES		Recd. <i>[Signature]</i>
MAPSHEET MUNICIPAL CODE No. 104	LAST UPI No. 5701393, EXF40	LAST PLAN P.122656 No. SP22774, <del>8840</del>	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN	



A-148



**SCHEDULE OF EASEMENTS**

NOTE:—The Town Clerk or Council Clerk must sign the certificate on the back page for the purpose of identification.

The Schedule must be signed by the owners and mortgagees of the land affected. Signatures should be attested.

	<b>CENTRAL COAST COUNCIL LAND USE PLANNING</b>
Received:	20/05/2025
Application No:	DA2025114
Doc ID:	519050

**EASEMENTS AND PROFITS**

Each lot on the plan is together with:—

- (1) such rights of drainage over the drainage easements shewn 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 à prendre described hereunder.

Each lot on the plan is subject to:—

- (1) such rights of drainage over the drainage easements shewn 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 à prendre described hereunder.

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

**EASEMENTS**

1. Lot 1 is together with a Right of Carriageway over the Right of Way A (Private) 4.00 metres wide, the Right of Way B (Private) 4.00 metres wide, the Right of Way C (Private) 4.00 metres wide, and the Right of Way D (Private) 6.00 metres wide shown on the Plan
2. Lot 2 is
  - (a) together with a Right of Carriageway over the Right of Way A (Private) 4.00 metres wide, the Right of Way B (Private) 4.00 metres wide, the Right of Way C (Private) 4.00 metres wide, the Right of Way E (Private) 6.00 metres wide and the Right of Way F (Private) 10 metres wide shown on the Plan
  - (b) subject to a Right of Carriageway over the Right of Way D (Private) 6.00 metres wide shown on the Plan *APPURTENANT TO LOTS 1 3 AND 4 ON THE PLAN*
3. Lot 3 is
  - (a) together with a Right of Carriageway over the Right of Way A (Private) 4.00 metres wide, the Right of Way B (Private) 4.00 metres wide, the Right of Way C (Private) 4.00 metres wide, the Right of Way D (Private) 6.00 metres wide and the Right of Way F (Private) 10 metres wide shown on the Plan
  - (b) subject to a Right of Carriageway over the Right of Way E (Private) 6.00 metres wide shown on the Plan *APPURTENANT TO LOTS 2 AND 4 ON THE PLAN*

4. Lot 4 is
- (a) together with a Right of Carriageway over the Right of Way A (Private) 4.00 metres wide, the Right of Way B (Private) 4.00 metres wide, the Right of Way C (Private) 4.00 metres wide, the Right of Way D (Private) 6.00 metres wide and the Right of Way E (Private) 6.00 metres wide shown on the Plan
  - (b) subject to a Right of Carriageway over the Right of Way F (Private) 10.00 metres wide shown on the Plan *APPURTENANT TO LOTS 2 AND 3 ON THE PLAN.*

**COVENANTS:**


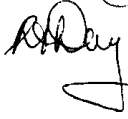
1. The Owner of each Lot shown on the plan covenants with the Vendors Peter David Day and Rosemary Ann Day that the Vendors shall not be required to fence.
2. The Owner of each Lot shown on the plan covenants with the said Peter David Day and Rosemary Ann Day and the owners for the time being of every other lot shown on the plan to the intent that the burden of these covenants shall run with and bind the Covenantors Lot and every part thereof and that the benefit thereof may be annexed to and devolve with each and every part of every other Lot shown on the said plan and each and every part thereof to observe the following stipulations:
  - (a) That no building has outer walls of asbestos sheeting or of any other similar material shall be erected on such Lot.
  - (b) That there shall not be erected on such Lot any buildings of a total value exclusive of outbuildings of less than \$50,000.00 such value to be the actual cost of labour and materials only provided that any question as to value shall be settled by the Vendor or its authorised agent to whom all necessary valuations shall be produced.
  - (c) That there shall not be kept on such Lot, any pig or greyhound.
  - (d) Not to erect on the said Lot any dwelling or building which has exterior walls constructed of other than brick, stone or masonry (minor panels or architectural features excluded) provided that an outbuilding may have colourbond or similar wall cladding, unless approved by the Central Coast Council

**PROVIDED** and it is hereby declared that nothing herein contained or implied shall prevent the said Vendors from

- (a) selling any Lot freed and exempt from any one or more of the restrictive covenants and stipulations contained herein
- (b) modifying, waiving, releasing or allowing any departure from any of the said restrictive covenants in relation to any Lot or any portion of any Lot

**NO PROFITS A PRENDRE ARE CREATED NO BENEFIT OR BURDEN THE LAND SHOWN ON THE SAID PLAN**

SIGNED by PETER DAVID DAY )  
and ROSEMARY ANN DAY )  
the registered proprietors of )  
the land comprised in Folio )  
of the Register Volume 22774 )  
Folio 1 and Volume 4094 Folio )  
49 in the presence of : )

62 Mission Hill Rd.

Administrative Assistant.

This is the schedule of easements attached to the plan of Peter David Day and  
(Insert Subdivider's Full Name)

Rosemary Ann Day affecting land in

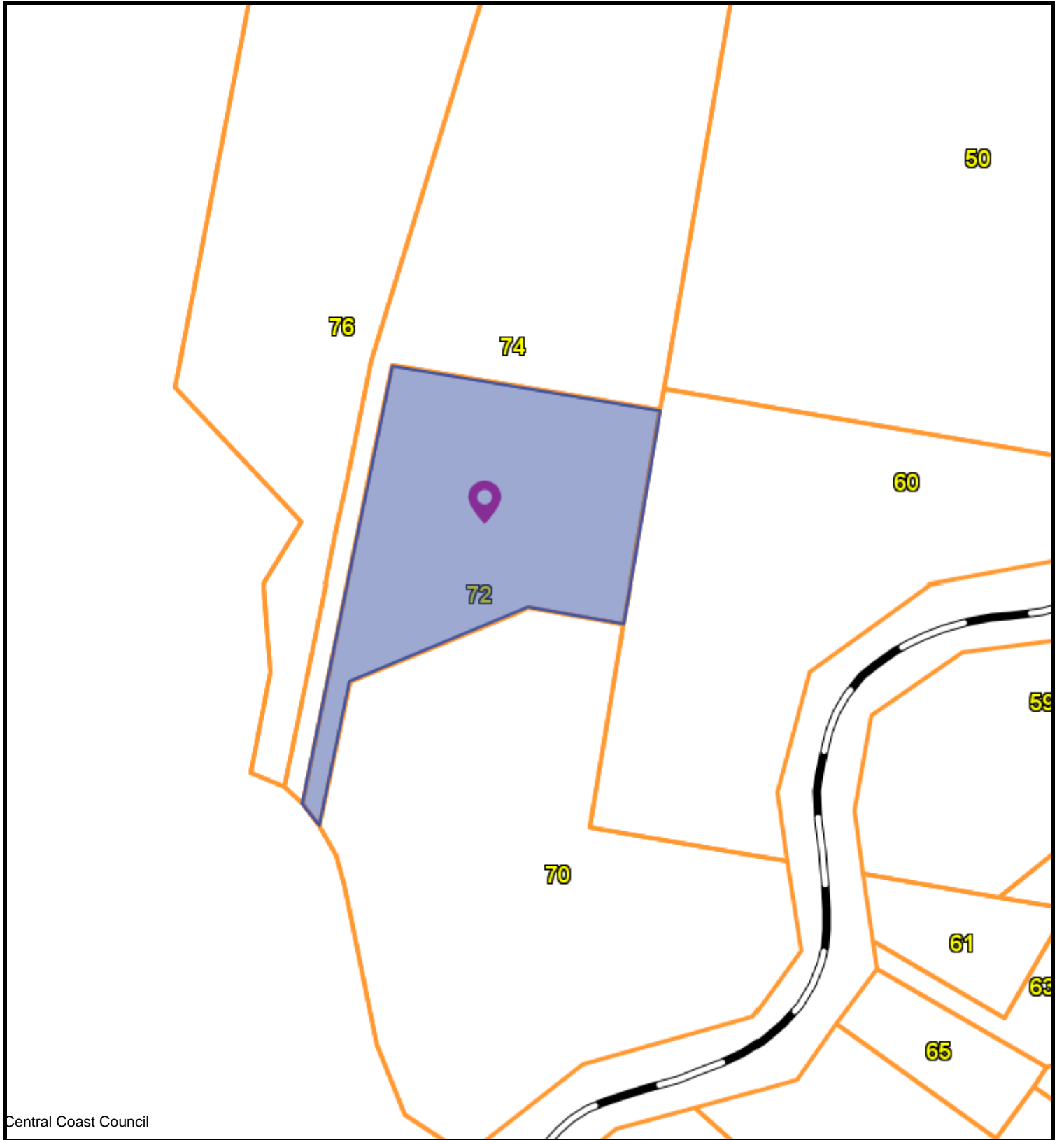
Folio of the Register Volume 22774 Folial and Volume 4094 Folia 49  
(Insert Title Reference)

Sealed by Central Coast Council on 19 February 1996

Solicitor's Reference

*[Handwritten Signature]*  
Council Clerk/Town Clerk  
General Manager

OSK 3134



Central Coast Council



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



22-Dec-2025

**72 DEVIATION ROAD,  
 PENGUIN  
 DA2025114**

**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.

**50 m**

Scale =  
**1:1470.420**

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# Development Application

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 CENTRAL COAST COUNCIL	CENTRAL COAST COUNCIL LAND USE PLANNING
Received:	20/05/2025
Application No:	DA2025114
Doc ID:	519049

**Use Class:** Residential

**Development:** Single Dwelling + Relocatable Home Office  
and Conversion of Existing Dwelling to Shed

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**Location:** 72 Deviation Road, PENGUIN

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**Project No:** 21098-P

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**AUTHOR DETAILS:**

Reporting Planner: Jayne Newman

Report Date: 20 May 2025

**PROPERTY DETAILS:**

Location: 72 Deviation Road, Penguin

Proposal: Single Dwelling + Relocatable Home Office &  
Conversion of Existing Sensitive use to a Shed

Use Class: Residential

Zoning: Rural Living

Title Reference: CT: 123018/2

PID: 1691659



Figure 1: Source - Listmap

## 1. Executive Summary

*This report together with the attached development plans and additional supporting reports have been prepared to provide demonstration against the relative clauses detailed within the Tasmanian Planning Scheme – Central Coast. The proposal is for a residential use within the Rural Living zone. A residential use for single dwelling is a no permit required use within the use table. The application invokes discretion relative to development standards, which have been addressed throughout this report.*

## 2. Background

*The proposal is located on a 5626m<sup>2</sup> lot, situated at 72 Deviation Road, Penguin. The lot is an internal lot, containing an existing shed (with approved residential use), accessing Deviation Road via an access strip onto a right of way on the southern side. The lot adjoins other Rural Living lots on all boundaries except the southern boundary which adjoins the Agriculture zone. This zone will be sited and is sited approximately 100 metres from the proposed dwelling. An approval was previously achieved for this dwelling, but as the permit has lapsed, the application is again submitted.*

## 3. Proposal

*Application is made for a single dwelling comprising of four bedrooms, bathroom, double garage, ensuite, laundry, kitchen and open plan lounge, sitting and dining room adjoining a northern facing deck. The dwelling will be clad in brick veneer, with colorbond roofing and aluminium window and door frames.*

*Also included in the application is the conversion of the existing single dwelling to a non-habitable space prior to the issuance of a certificate of completion for the proposed dwelling, through the removal of the laundry and kitchen.*

*A new home office is also shown on the plan, located 6 metres from the western boundary. This building has a total area of 30.78m<sup>2</sup> constructed from colorbond cladding.*

## Development Standards

### 11.4.1 Site coverage

That the site coverage:

- (a) is compatible with the character of existing development in the area; and
- (b) assists with the management of stormwater runoff.

Acceptable Solution	Performance Criteria
<p>A1 Site coverage must be not more than 400m<sup>2</sup>.</p>	<p>P1 The site coverage must be consistent with that existing on established properties in the area, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the topography of the site;</li> <li>(b) the capacity of the site to absorb runoff;</li> <li>(c) the size and shape of the site;</li> <li>(d) the existing buildings and any constraints imposed by existing development;</li> <li>(e) the need to remove vegetation; and</li> <li>(f) the character of development existing on established properties in the area.</li> </ul>

**COMMENT:**

*Site coverage is calculated at 447m<sup>2</sup> invoking discretion.*

*The proposed site coverage is similar to other adjoining lots to the north and south with the previous scheme permitting 500m. The site is sloping, with the dwelling designed to follow the slope of the land limiting the level of excavation.*

*The lot is a large lot ensuring sufficient space for the absorption of runoff, assisted by the increased setbacks provided. There is no requirement for vegetation removal within the lot. The development and site coverage proposed is consistent with other lots which have been developed within the subdivision at the end of Deviation Road.*

*The application is considered to achieve compliance with the performance criteria and objective to this clause.*

### 11.4.2 Building height, setback and siting

That height, setback and siting of buildings:

- (a) is compatible with the character of the area;
- (b) does not cause an unreasonable loss of amenity;
- (c) minimises the impact on the natural values of the area; and
- (d) minimises the impact on adjacent uses.

Acceptable Solution	Performance Criteria
<p>A1 Building height must be not more than 8.5m.</p>	<p>P1 Building height must be compatible with the character of the area and not cause an unreasonable loss of amenity to adjoining properties having regard to:</p> <ul style="list-style-type: none"> <li>(a) the topography of the site;</li> <li>(b) the height, bulk and form of existing buildings on the site and adjoining properties;</li> <li>(c) the bulk and form of proposed buildings;</li> <li>(d) sunlight to habitable rooms and private open space in adjoining properties; and</li> <li>(e) any overshadowing of adjoining properties or public places.</li> </ul>

**COMMENT:**

*The dwelling extension is proposed at a maximum height of 7.25 metres, compliant with A1.*

<p>A2 Buildings must have a setback from a frontage not less than 20m.</p>	<p>P2 Building setback from a frontage must be compatible with the landscape values of the surrounding area, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the topography of the site;</li> <li>(b) the frontage setbacks of adjacent buildings;</li> <li>(c) the height, bulk and form of existing and proposed buildings;</li> <li>(d) the appearance when viewed from roads and public places;</li> <li>(e) the retention of vegetation.</li> </ul>
<p><b>COMMENT:</b> <i>Due to the frontage of the lot adjoining a right of way, a setback of more than 20 metres from Deviation Road is achieved, therefore compliant with A2.</i></p>	

<p>A3 Buildings must have a setback from side and rear boundaries of not less than 10m.</p>	<p>P3 Buildings must be sited to not cause an unreasonable loss of amenity to adjoining properties, having regard to:</p> <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 character of the development existing on established properties in the area; and</li> <li>(f) any overshadowing of adjoining properties or public places.</li> </ul>
<p><b>COMMENT:</b> <i>The proposed dwelling is sited 10.7 metres from the closest boundary, therefore compliant with A3. The home office however invokes discretion, sited 6 metres from the western boundary. As the building is located within 10 metres of a boundary adjoining two access strips, no impact will occur to adjoining properties relative to overshadowing. The setback and bulk and scale of the building is similar to others in the area, where all other lots have development located within the side setback, some located on the boundary. The location of this small office building is not considered to have any impact on the amenity of adjoining properties.</i></p>	

<p>A4 Buildings for a sensitive use must be separated from an Agriculture Zone or Rural Zone a distance of:</p> <ul style="list-style-type: none"> <li>(a) not less than 200m; or</li> <li>(b) if the setback of an existing building for a sensitive use on the site is within 200m of that boundary, not less than the existing building.</li> </ul>	<p>P4 Buildings for a sensitive use must be sited so as to not conflict or interfere with uses in the Agriculture Zone or Rural Zone, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the size, shape and topography of the site;</li> <li>(b) the separation of any existing buildings for sensitive uses on adjoining properties;</li> <li>(c) the existing and potential use of adjoining properties;</li> <li>(d) any proposed attenuation measures; and</li> <li>(e) any buffers created by natural or other features.</li> </ul>
<p><b>COMMENT:</b> <i>The home office will reduce the current setback to the Agricultural zoned land slightly from that of the existing residential use within the site. Due to the adjoining accessways, there will still be approximately 30 metres of separation between the office and agricultural use. This area looks to be hardstand and storage sheds associated with the farm. The office building is not considered to conflict or interfere with the operation of the adjoining use. It is also noted that the residential use located at 76 Deviation Road is already located at a lesser setback than that of the proposal, therefore not creating any greater impact than currently exists. The application is considered to achieve compliance with the performance criteria and relative objective (d).</i></p>	

<b>CODES</b>	
<b>C1.0 – Signs Code</b>	<b>N/A</b>
No signage is proposed as part of this application.	
<b>C2.0 – Parking and Sustainable Transport Code</b>	<b>Yes</b>
The proposal provides two parking spaces within the attached garage, compliant with table C2.1.	
<b>C3.0 – Road and Railway Code</b>	<b>N/A</b>
The proposal does not increase the level of traffic to the site, then that of the existing approved access by Council.	
<b>C4.0 – Electrical Transmission Infrastructure Protection Code</b>	<b>N/A</b>
The proposal does not involve works located within an electricity transmission corridor.	
<b>C5.0 – Telecommunications Code</b>	<b>N/A</b>
The application does not propose any telecommunication facilities.	
<b>C6.0 – Local Historic Heritage Code</b>	<b>N/A</b>
The application does not involve any land requiring assessment against heritage provisions.	
<b>C7.0 – Natural Assets Code</b>	<b>N/A</b>
Although the site has a priority vegetation overlay, as the proposal does not require any clearance of priority vegetation.	
<b>C8.0 – Scenic Protection Code</b>	<b>N/A</b>
The site is not identified as being impacted by a scenic protection overlay.	
<b>C9.0 – Attenuation Code</b>	<b>N/A</b>
The site has not been identified as being located within an attenuation distance detailed within C9.2 or C9.2.	
<b>C10.0 – Coastal Erosion Hazard Code</b>	<b>N/A</b>
The site is not within an area identified as containing a coastal erosion hazard.	
<b>C11.0 – Coastal Inundation Hazard Code</b>	<b>N/A</b>
The site is not within an area identified as containing a coastal inundation hazard.	
<b>C12.0 – Flood Prone Areas Code</b>	<b>N/A</b>
The site is not within an area identified as flood prone.	
<b>C13.0 – Bushfire Prone Areas Code</b>	<b>N/A</b>
The proposal is not for a vulnerable or hazardous use, nor does it involve the subdivision of land.	
<b>C14.0 – Potentially Contaminated Land Code</b>	<b>N/A</b>
The site has not been identified as contaminated land.	
<b>C15.0 – Landslip Hazard Code</b>	<b>N/A</b>
The site is not identified within the overlay mapping as having a landslide risk.	
<b>C16.0 – Safeguarding of Airports Code</b>	<b>N/A</b>
This code is not applicable to Central Coast Council.	

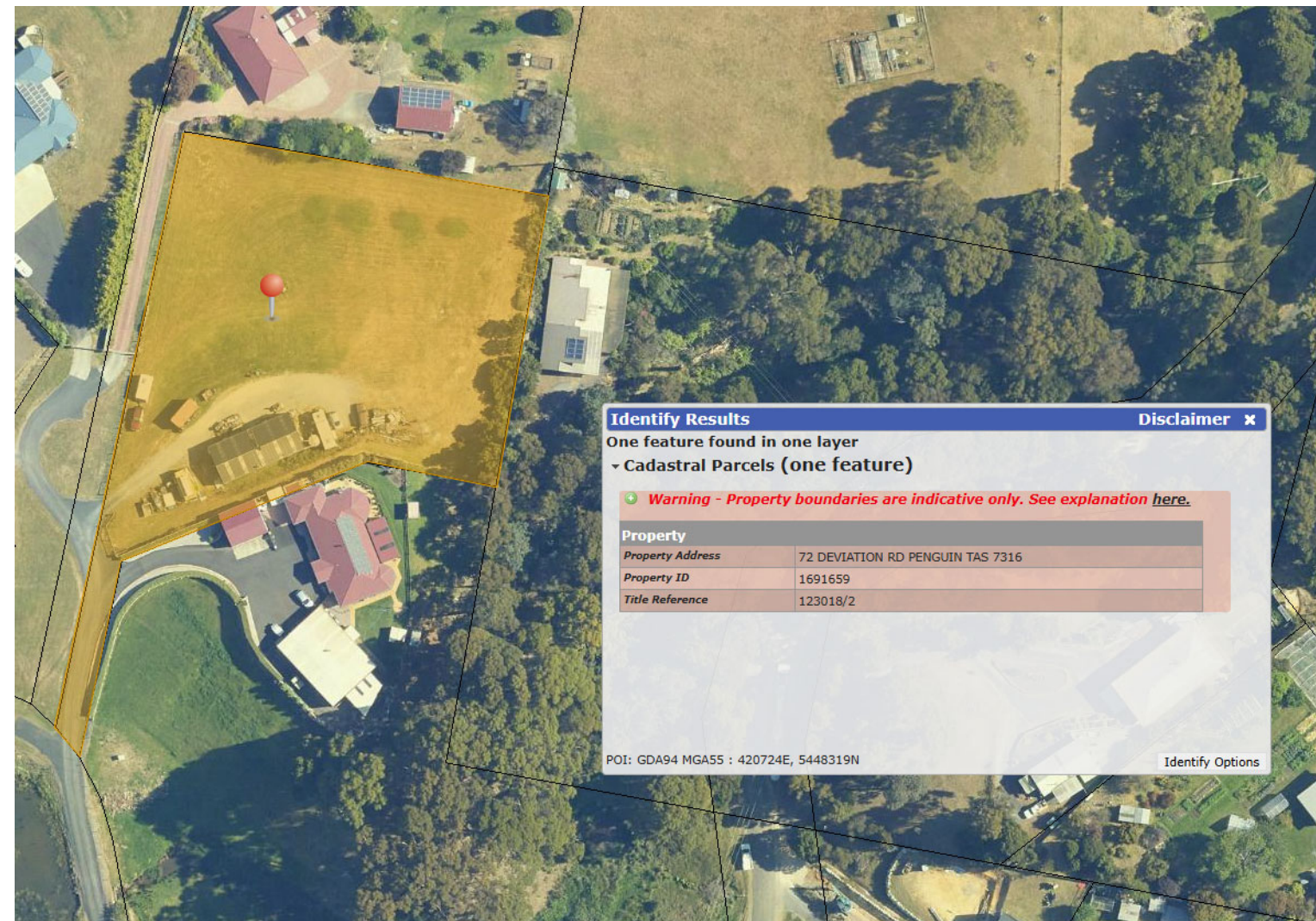
# PROPOSED RESIDENCE & HOME OFFICE 72 DEVIATION ROAD PENGUIN SIMON REVELL

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

Received: 18/12/2025  
Application No: DA2025114  
Doc ID: 540944

## DRAWING INDEX

DRAWING No.	DESCRIPTION	REVISION
01	COVER SHEET	D
02	SITE PLAN	D
03	FLOOR PLAN – A3	B
04	FLOOR PLAN – A2	B
05	ELEVATIONS SHT.1	A
06	ELEVATIONS SHT.2	A
07	RELOCATABLE HOME OFFICE PLANS	A
08	PLUMBING PLAN	B
09	EXISTING SHED/RESIDENCE PLAN	A



### PROJECT DETAILS:

TITLE REFERENCE: 123018/2

AREAS:

- SITE – 5626m<sup>2</sup>
- EXISTING FLOOR – 145m<sup>2</sup>
- PROPOSED FLOOR – 302m<sup>2</sup>
- TOTAL FLOOR – 447m<sup>2</sup>

SITE CLASSIFICATION: M

WIND CLASSIFICATION: N2

CLIMATE ZONE: 7

BUSHFIRE ATTACK LEVEL: TO BE CONFIRMED

CORROSION ENVIRONMENT: LOW

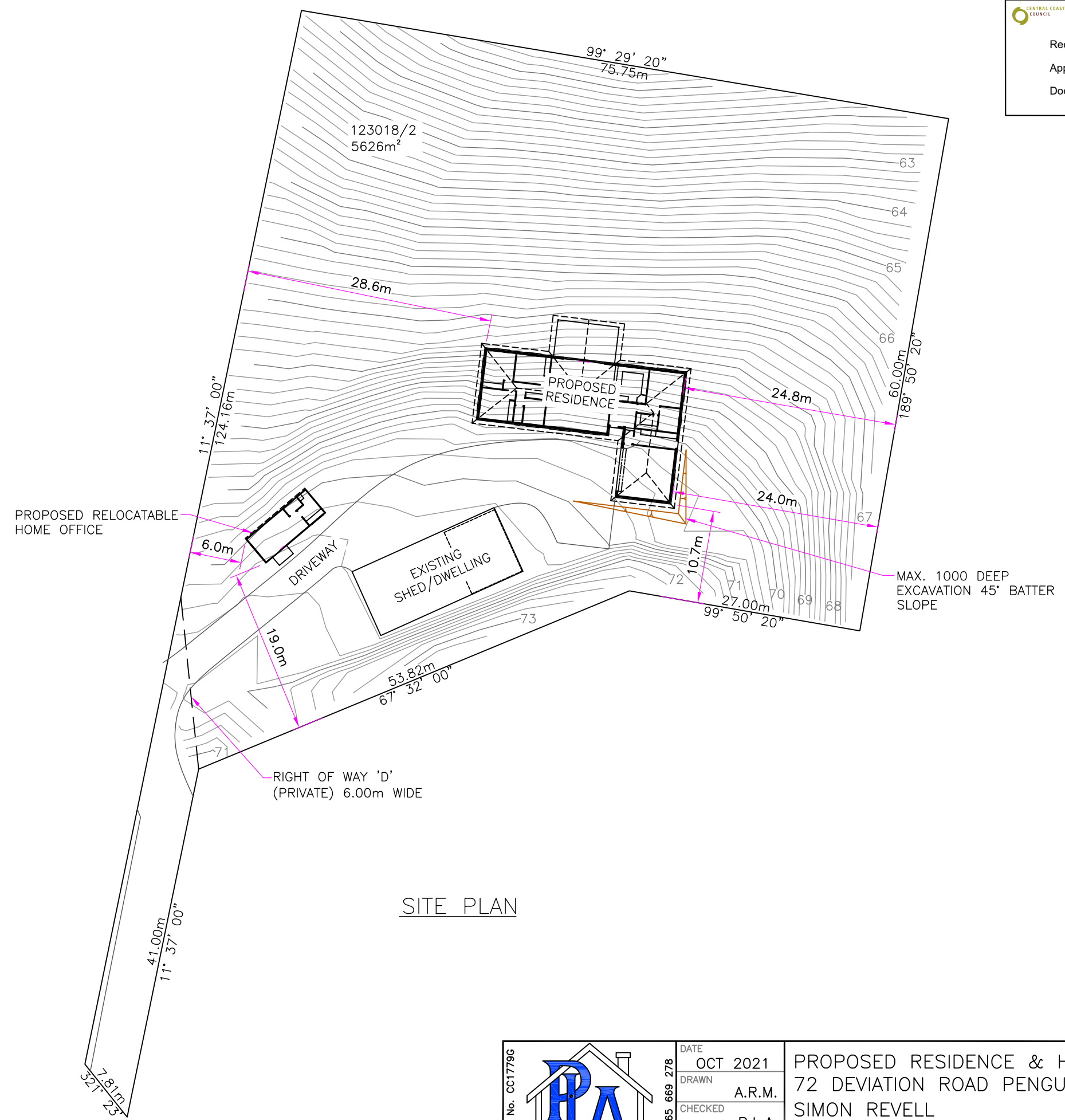
ALPINE AREA: NOT APPLICABLE

Accreditation No. CC1779G  Ph: 0407 532 435 Email: paul@pladesign.com.au	DATE	OCT 2021	PROPOSED RESIDENCE & HOME OFFICE 72 DEVIATION ROAD PENGUIN SIMON REVELL	REV. DATE D 15.10.25
	DRAWN	A.R.M.		
	CHECKED	P.L.A.		
	SHEET SIZE	A3		
	SCALE			
DRAWING No. 21098-01				



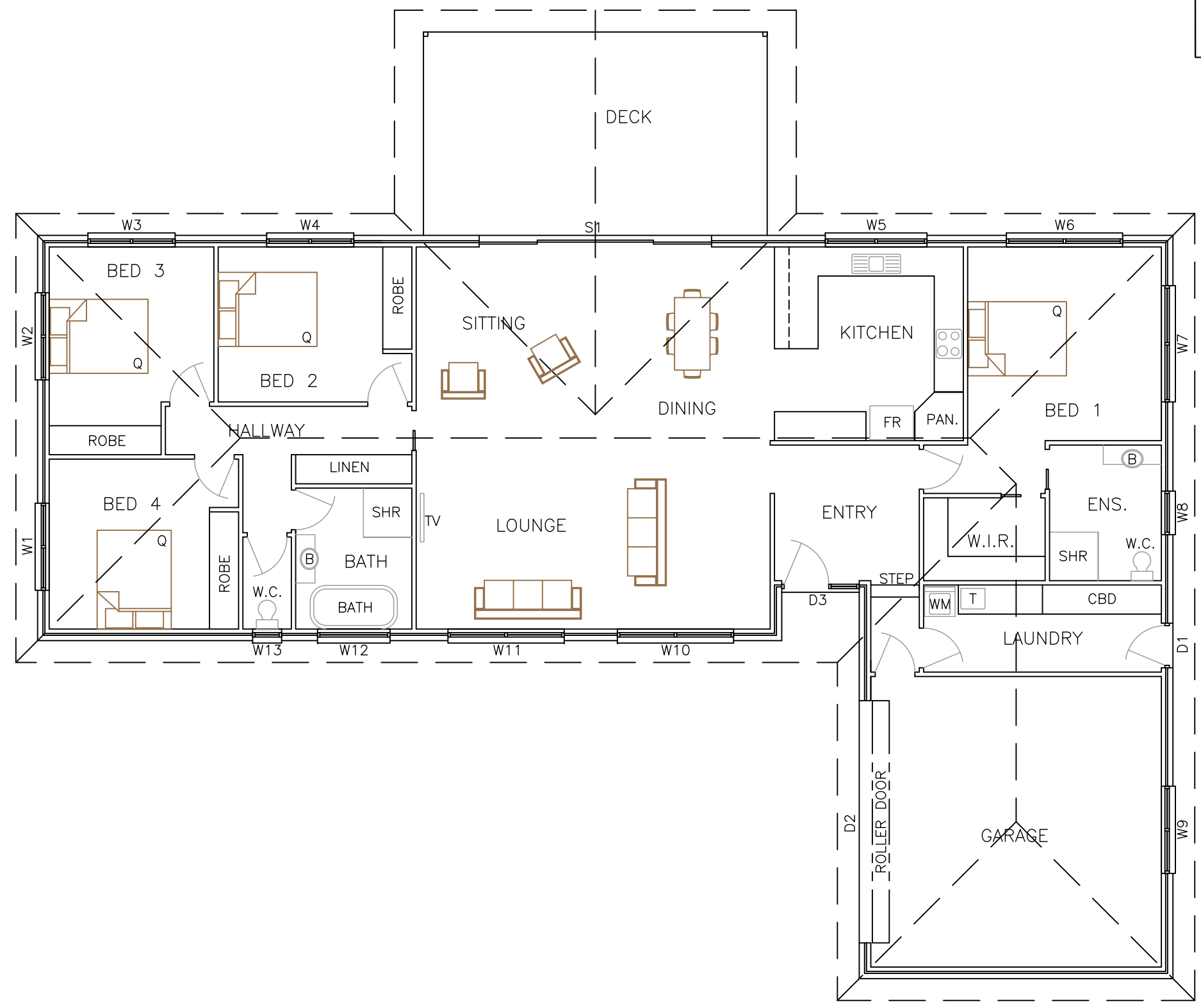
**CENTRAL COAST COUNCIL**  
**LAND USE PLANNING**

Received: 18/12/2025  
 Application No: DA2025114  
 Doc ID: 540944



SITE PLAN

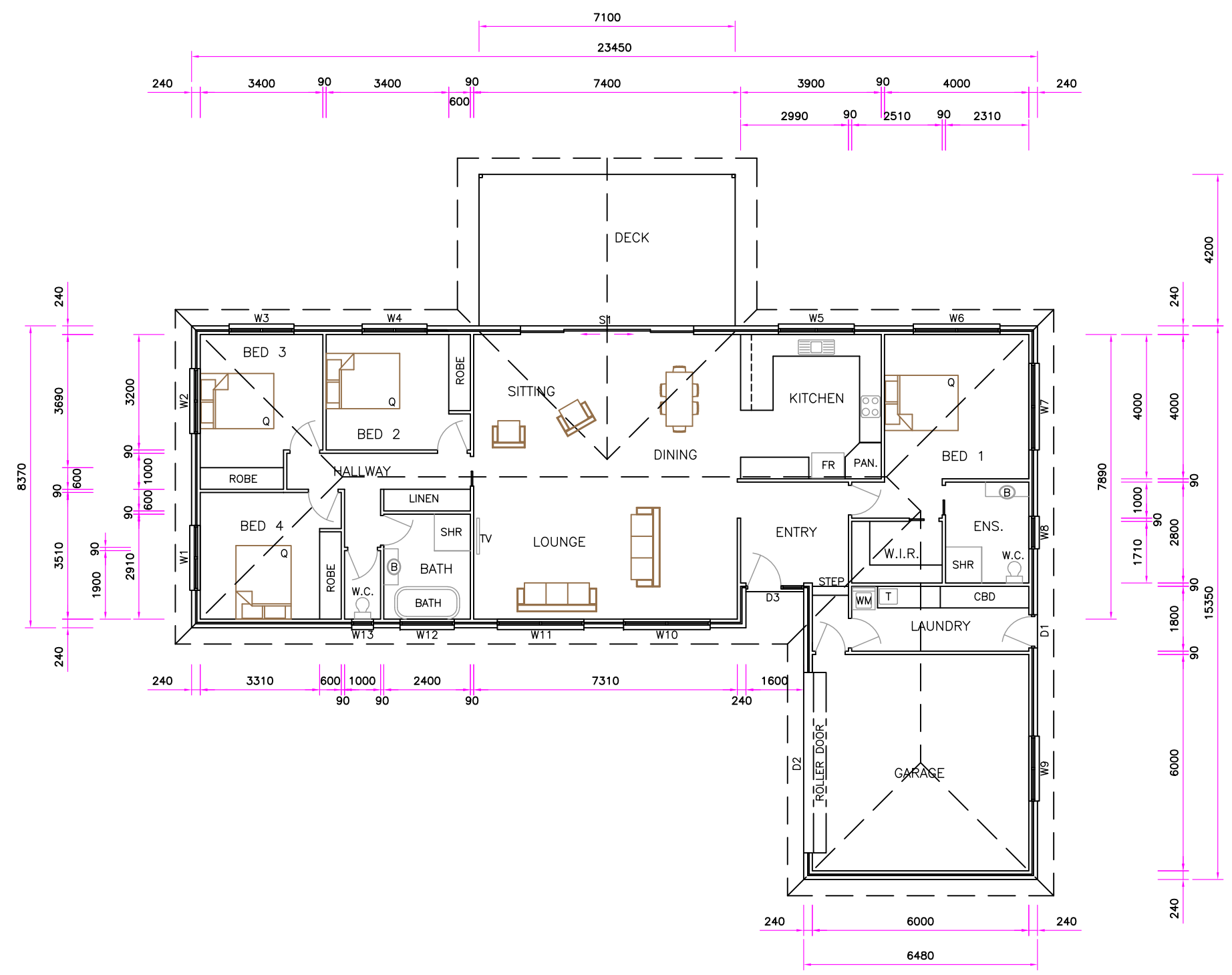
Accreditation No. CC1779G  <b>DESIGNS</b> Ph: 0407 532 435 Email: paul@pladesign.com.au	DATE	OCT 2021	PROPOSED RESIDENCE & HOME OFFICE 72 DEVIATION ROAD PENGUIN SIMON REVELL	REV.	DATE
	DRAWN	A.R.M.		D	15.10.25
	CHECKED	P.L.A.			
	SHEET SIZE	A3			
	SCALE	1 : 500			
DRAWING No. 21098-02					



FLOOR PLAN - A3

**AREA**  
 RESIDENCE = 199.47m<sup>2</sup> (21.46 SQ.)  
 GARAGE = 40.44m<sup>2</sup> (4.35 SQ.)  
 DECK = 29.82m<sup>2</sup> (3.21 SQ.)  
 TOTAL = 269.73m<sup>2</sup> (29.02 SQ.)

Accreditation No. CC1779G  Ph: 0407 532 435 Email: paul@pladesign.com.au	DATE	OCT 2021	PROPOSED RESIDENCE & HOME OFFICE 72 DEVIATION ROAD PENGUIN SIMON REVELL
	DRAWN	A.R.M.	
	CHECKED	P.L.A.	
	SHEET SIZE	A3	
	SCALE	1 : 100	
DRAWING No. 21098-03			REV. B DATE 24.02.22



FLOOR PLAN - A2

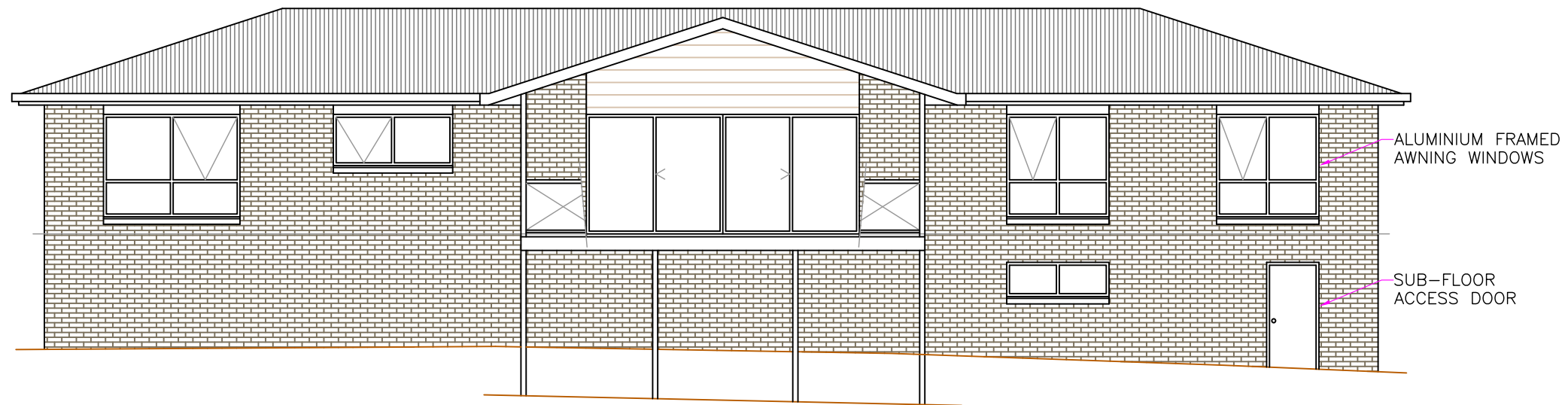
**AREA**  
 RESIDENCE = 199.47m<sup>2</sup> (21.46 SQ.)  
 GARAGE = 40.44m<sup>2</sup> (4.35 SQ.)  
 DECK = 29.82m<sup>2</sup> (3.21 SQ.)  
 TOTAL = 269.73m<sup>2</sup> (29.02 SQ.)

 Accreditation No. CC17796 Ph: 0407 532 435 Email: paul@pladesign.com.au	DATE	OCT 2021	PROPOSED RESIDENCE & HOME OFFICE 72 DEVIATION ROAD PENGUIN SIMON REVELL
	DRAWN	A.R.M.	
	CHECKED	P.L.A.	
	SHEET SIZE	A3	
SCALE	1 : 100	DRAWING No.	21098-04
		REV.	B
		DATE	24.02.22


Received: 18/12/2025  
 Application No: DA2025114  
 Doc ID: 540944



EASTERN ELEVATION

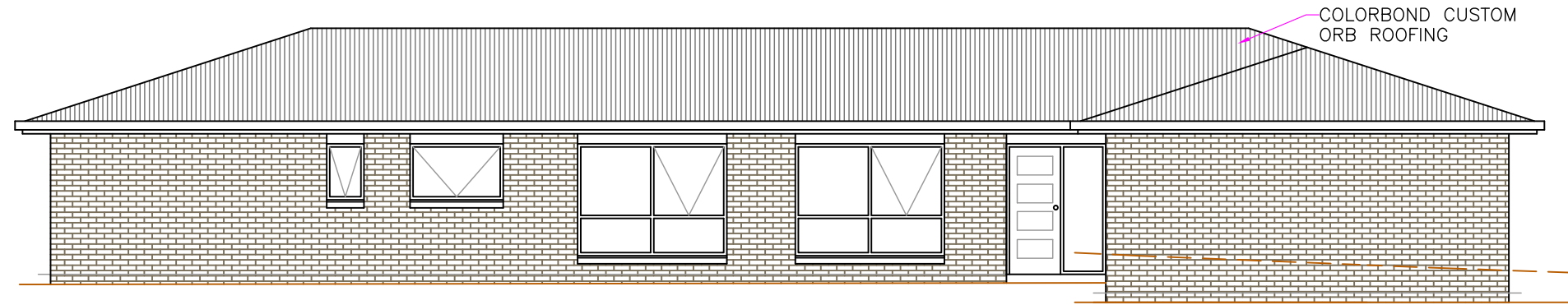


NORTHERN ELEVATION


Accreditation No. CC1779G  <b>DESIGNS</b> Ph: 0407 532 435 Email: paul@pladesign.com.au	DATE	OCT 2021	PROPOSED RESIDENCE & HOME OFFICE 72 DEVIATION ROAD PENGUIN SIMON REVELL	REV.	DATE	
	DRAWN	A.R.M.		DRAWING No.	A	24.02.22
	CHECKED	P.L.A.		21098-05		
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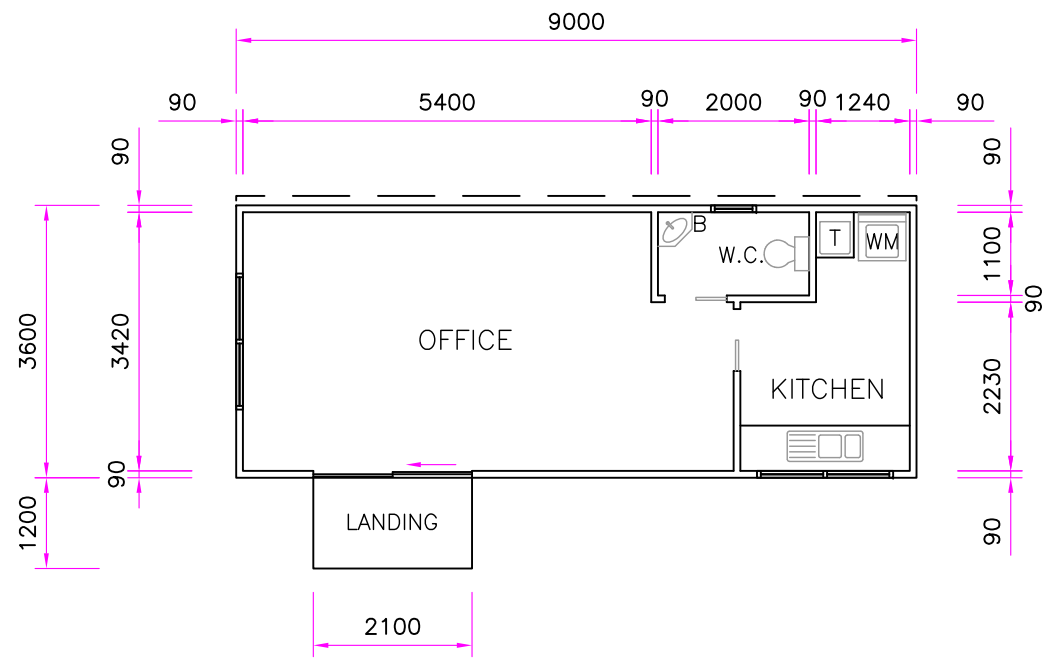
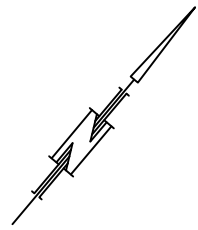


WESTERN ELEVATION

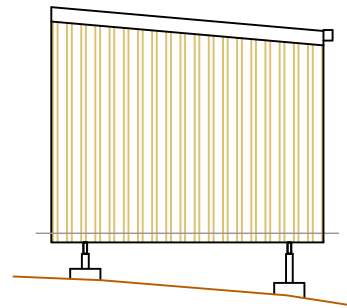


SOUTHERN ELEVATION

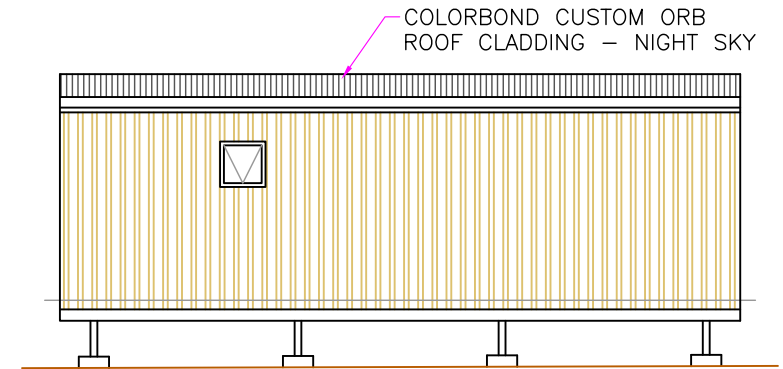
Accreditation No. CC1779G  <b>DESIGNS</b> Ph: 0407 532 435 Email: paul@pladesign.com.au	DATE	OCT 2021	PROPOSED RESIDENCE & HOME OFFICE 72 DEVIATION ROAD PENGUIN SIMON REVELL	REV.	DATE	
	DRAWN	A.R.M.		DRAWING No.	A	24.02.22
	CHECKED	P.L.A.		21098-06		
	SHEET SIZE	A3				
	SCALE	1 : 100				



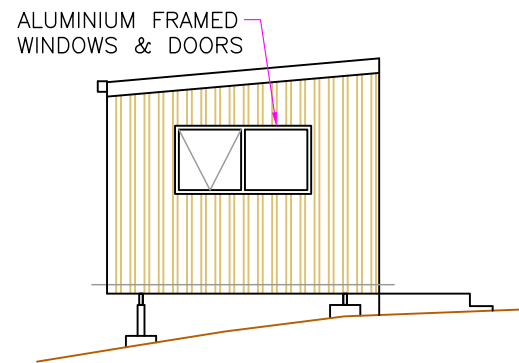
FLOOR PLAN



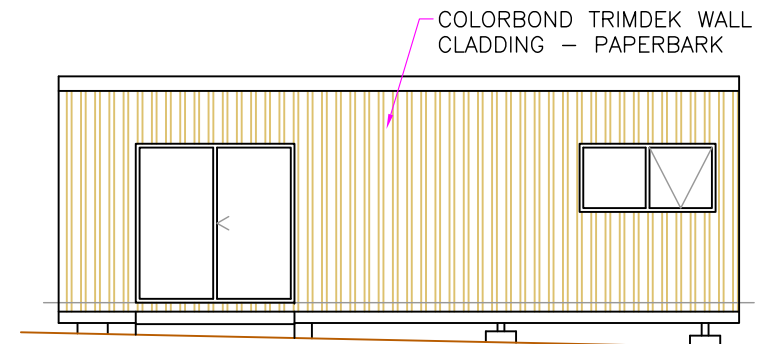
NORTH-EASTERN ELEVATION



NORTH-WESTERN ELEVATION



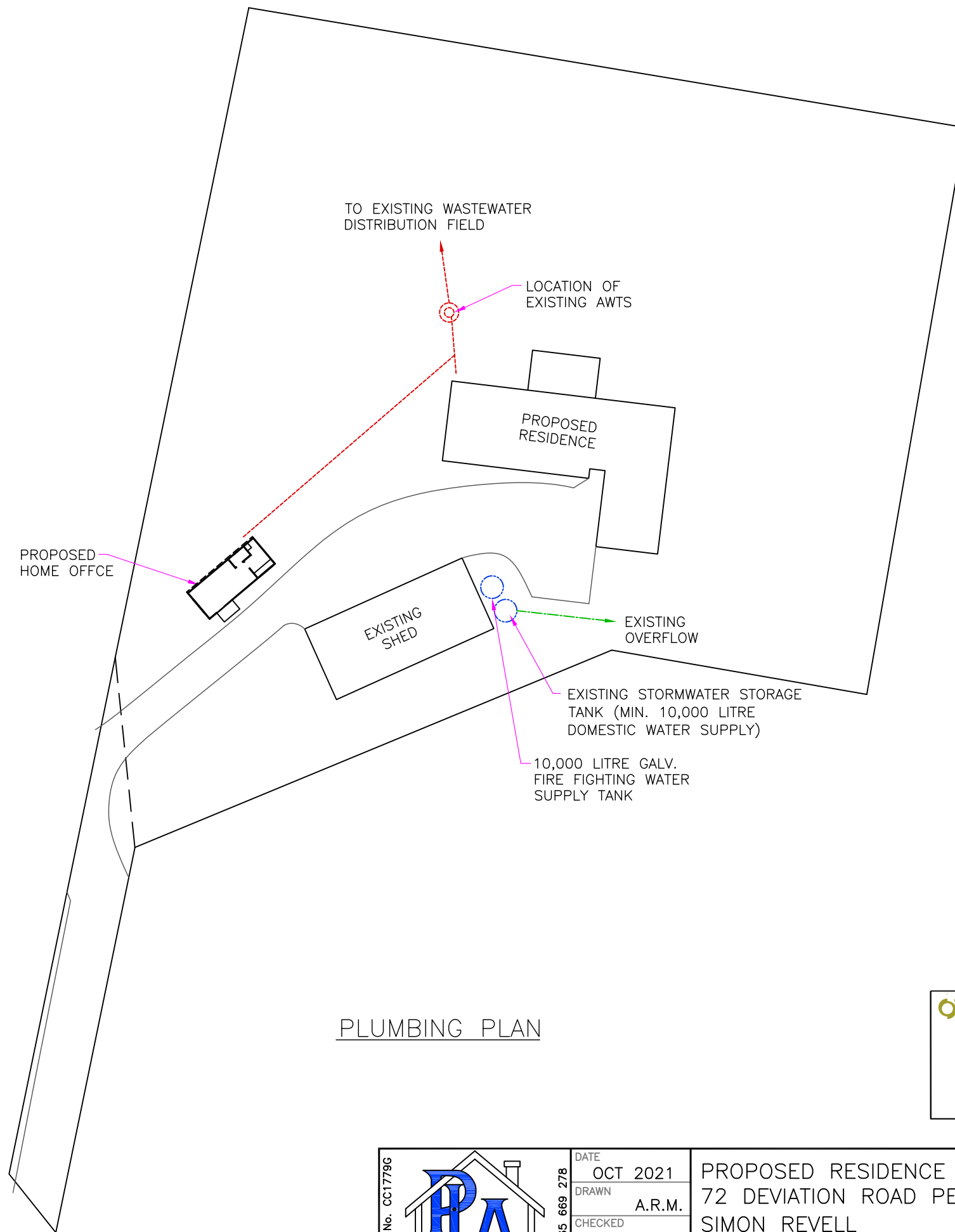
SOUTH-WESTERN ELEVATION



SOUTH-EASTERN ELEVATION

RELOCATABLE HOME OFFICE PLANS

Accreditation No. CC1779G  Ph: 0407 532 435 Email: paul@pladesign.com.au	DATE	OCT 2021	PROPOSED RESIDENCE & HOME OFFICE 72 DEVIATION ROAD PENGUIN SIMON REVELL	REV.	DATE	
	DRAWN	P.L.A.		DRAWING No.	A	13.05.25
	CHECKED					
	SHEET SIZE	A3				
	SCALE	1 : 100				



PLUMBING PLAN

LEGEND:

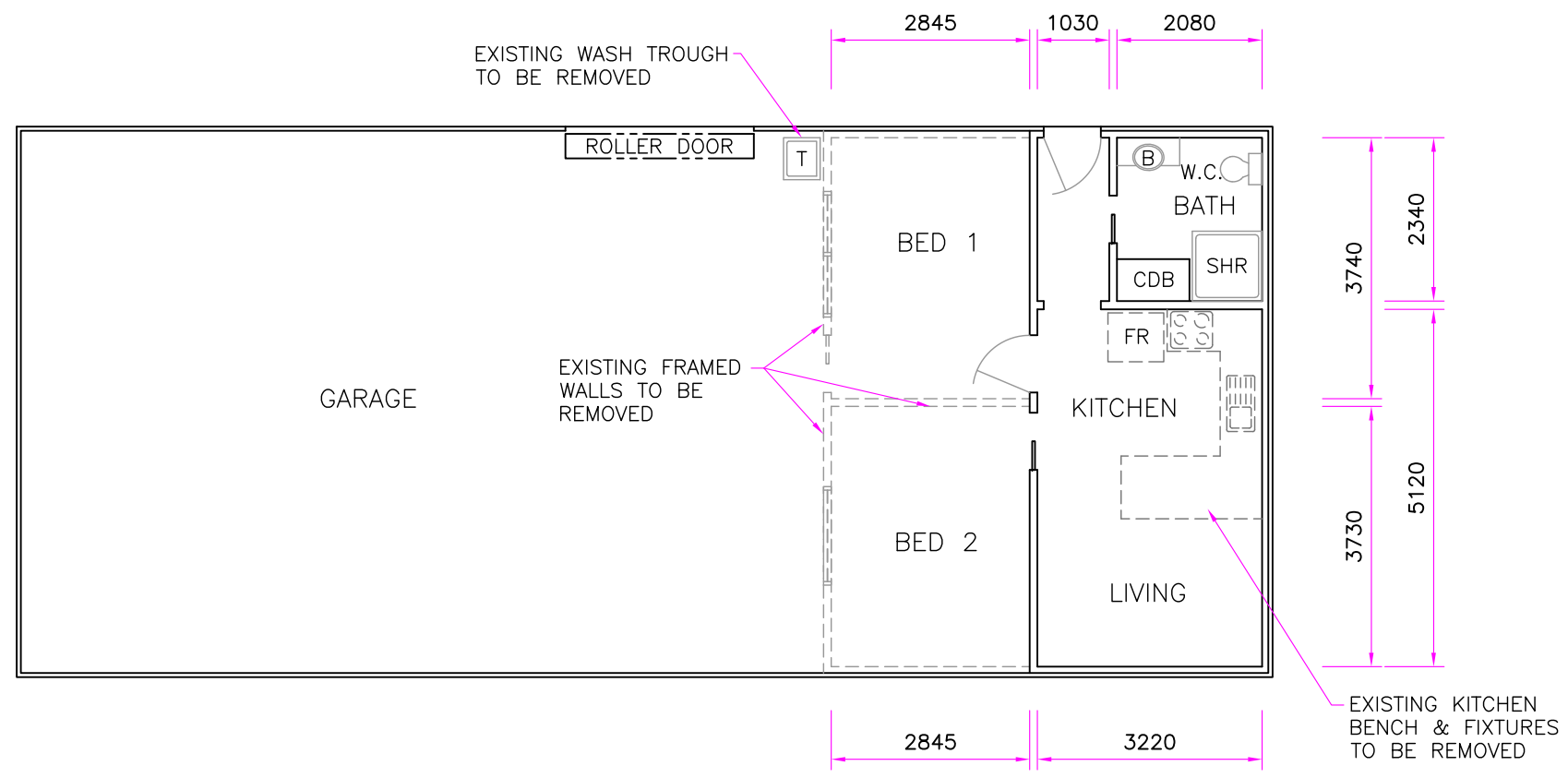
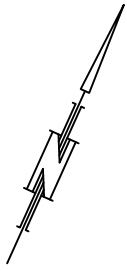
- WC - TOILET
- S - SINK
- B - BASIN
- Bth - BATH
- Shr - SHOWER
- Tr - TROUGH
- FW - FLOOR WASTE
- RE - ROD EYE
- EV - EDUCT VENT
- IO - INSPECTION OPENING
- ORG - OVERFLOW RELIEF GULLY
- DP - DOWNPIPE

NOTES:

1. ALL DRAINAGE WORK TO BE CARRIED OUT TO THE DESIGN & APPROVAL OF THE LOCAL AUTHORITIES.
2. ALL DOWNPIPES  $\phi 90$  MIN. U.N.O.
3. STORMWATER LINES TO BE  $\phi 90$  PVC SEWER LINES TO BE  $\phi 100$  PVC.
4. ORG TO BE PRIMEABLE BY FIXTURE OR TAP INSTALLATION OVER.
5. TOP OF ORG TO BE MIN. 150mm BELOW LOWEST FIXTURE OUTLET & MIN. 75mm ABOVE ADJACENT GROUND/SLAB LEVEL.


<b>CENTRAL COAST COUNCIL</b> <b>LAND USE PLANNING</b>
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Accreditation No. CC1779G  <b>DESIGNS</b> Ph: 0407 532 435 Email: paul@pladesign.com.au	DATE	OCT 2021	PROPOSED RESIDENCE & HOME OFFICE 72 DEVIATION ROAD PENGUIN SIMON REVELL	
	DRAWN	A.R.M.		
	CHECKED	P.L.A.		
	SHEET SIZE	A3		
	SCALE	1 : 500		
DRAWING No.	21098-08		REV.	DATE
	B		13.05.25	



EXISTING SHED/RESIDENCE FLOOR PLAN

NOTE:  
 RESIDENCE PORTION OF EXISTING BUILDING  
 TO BE CONVERTED TO OUTBUILDING PRIOR TO  
 OCCUPANCY OF PROPOSED DWELLING

Accreditation No. CC1779G  <b>DESIGNS</b> Ph: 0407 532 435 Email: paul@pladesign.com.au	DATE	OCT 2021	PROPOSED RESIDENCE & HOME OFFICE 72 DEVIATION ROAD PENGUIN SIMON REVELL	
	DRAWN	A.R.M.		
	CHECKED	P.L.A.		
	SHEET SIZE	A3		
	SCALE	1 : 100		
DRAWING No.		21098-09	REV. A	DATE 15.10.25