
Application for Planning

S.57 Land Use Planning and Approvals Act 1993

The following application has been received:

Application No.: **DA2025188**

Location: **3 Hales Street, Penguin**

Proposal: **Residential – single dwelling**

Performance Criteria: **Setbacks and building envelope
for all dwellings**

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 2015*.


The representation must be made on or before **29 September 2025**

Date of Notification: **13 September 2025**

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:	14/08/2025
Application No:	DA2025188
Doc ID:	528106

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

Use or Development Site:

Site Address

3 HALES ST PENGUIN TAS 7316

**Certificate of
Title Reference**

C.T. 160758/2

Land Area

673 sqm

Heritage Listed Property

NO

YES

Applicant(s)

First Name(s)

JO

Surname(s)

WOODBURY

Company name
(if applicable)

WOODBURY CO PTY LTD

Contact No:

0407 319 437

Postal Address:

28 DENISON ROAD WEST LAUNCESTON TAS 7250

Email address:

jo@woodburyco.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)

ANDREW & JANET

Middle Names(s)

Surname(s)

ARGENT & APPELYARD

Company name (if applicable)

Postal Address:

37 PEEL ST SOUTH LAUNCESTON TAS 7249

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

RESIDENTIAL / DWELLING

Use Class

Office use only

1A

"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).

NEW DWELLING WITH ATTACHED CARPORT

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 181m²

Declaration of Notice to Landowner

If land is NOT in the applicant's ownership

I JO WOODBURY , 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 13/08/2025

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 _____ JO WOODBURY
 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 13/08/2025

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

SEARCH OF TORRENS TITLE

VOLUME 160758	FOLIO 2
EDITION 5	DATE OF ISSUE 06-Sep-2018

**CENTRAL COAST COUNCIL
LAND USE PLANNING**

Received: 14/08/2025
Application No: DA2025188
Doc ID: 528110

SEARCH DATE : 08-Jul-2025
SEARCH TIME : 04.51 PM

DESCRIPTION OF LAND

Town of PENGUIN
Lot 2 on Plan 160758
Derivation : Part of Lot 4892, 50A-0R-0P, Gtd. to T B Scurrah
Prior CT 246148/1

SCHEDULE 1

M639537 & E150950 ANJELINA JOHANNA KENYA VAN ROOYEN
Registered 06-Sep-2018 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

SP54664 BENEFITING EASEMENT: Right of Drainage over the Drainage Easement marked EFG 1.83 wide on Plan 160758

SP54664 BURDENING EASEMENT: Right of Drainage (appurtenant to Lot 7 on Sealed Plan 54664) over the Drainage Easement marked DCBE 1.83 wide on Plan 160758

SP54664 BURDENING EASEMENT: Right of Drainage for the Central Coast Council over the Drainage Easements marked AB and DCBE 1.83 wide on the Plan

UNREGISTERED DEALINGS AND NOTATIONS

N263266 PRIORITY NOTICE reserving priority for 90 days
TRANSFER ANJELINA JOHANNA KENYA VAN ROOYEN to ANDREW JOHN ARGENT and JANET LISA APPLEYARD
MORTGAGE ANDREW JOHN ARGENT and JANET LISA APPLEYARD to NORFINA LIMITED Lodged by ZZIM CONVEYANCING on 09-May-2025 BP: N263266

E420339 MORTGAGE to Norfina Limited Lodged by DOBSON MITCHELL on 16-Jun-2025 BP: N263265

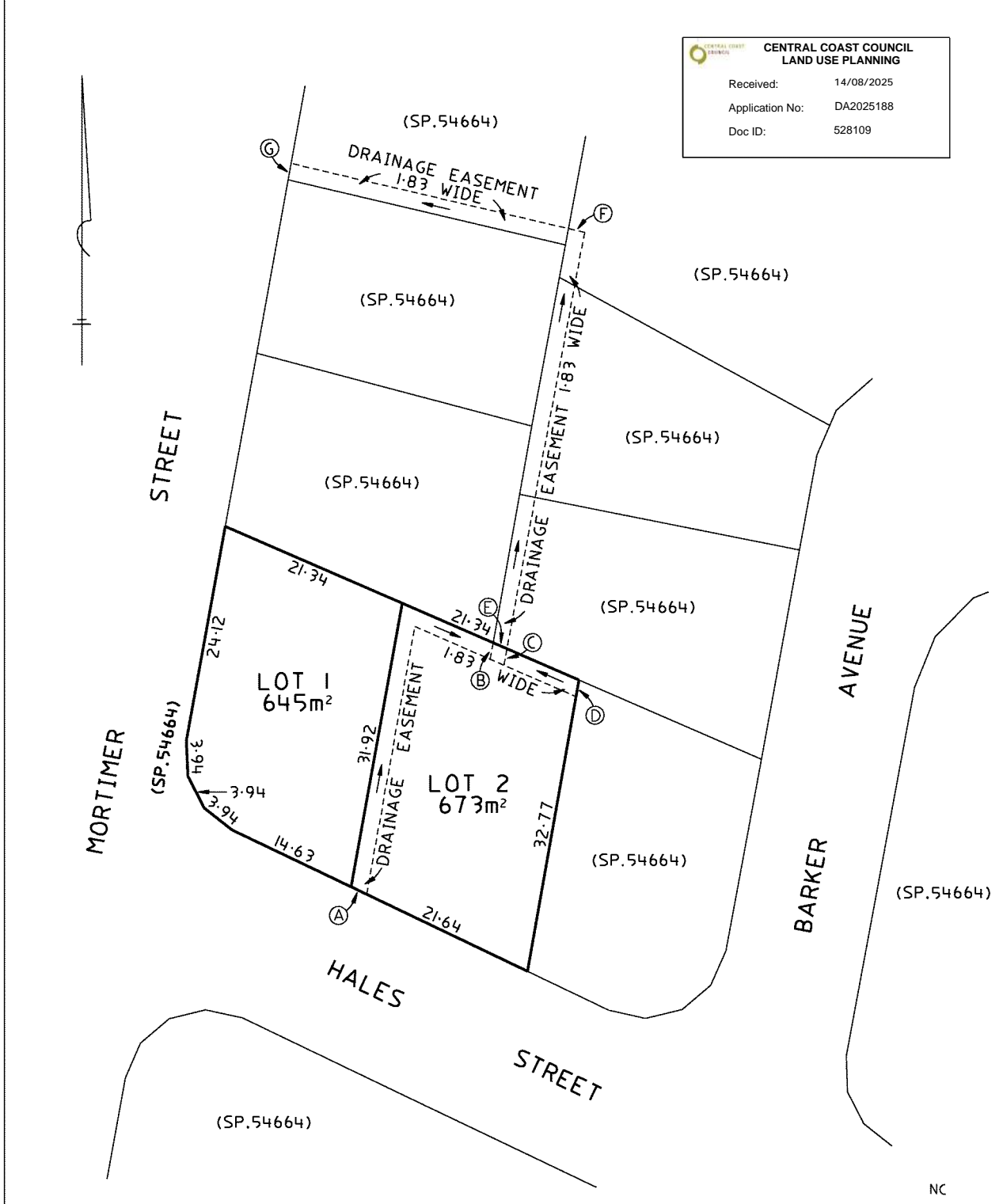
N263265 TRANSFER to ANDREW JOHN ARGENT and JANET LISA APPLEYARD Lodged by DOBSON MITCHELL on 16-Jun-2025 BP: N263265

OWNER FOLIO REFERENCE CT.246148/1 GRANTEE PART OF LOT 4892 (50A-OR-OP) GTO TO THOMAS BOWMAN SCURRAH	PLAN OF TITLE LOCATION TOWN OF PENGUIN FIRST SURVEY PLAN No. SP.3493 COMPILED BY LDRB SCALE 1: 400 LENGTHS IN METRES	Registered Number P.160758 APPROVED 5 NOV 2010 <i>Alice Kawa</i> Recorder of Titles
	MAPSHEET MUNICIPAL CODE No. 104 (4244-21)	LAST UPI No EXV93

ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN

**CENTRAL COAST COUNCIL
LAND USE PLANNING**

Received: 14/08/2025
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 Doc ID: 528109





Central Coast Council



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



11-Sep-2025

**3 HALES STREET,
 PENGUIN
 DA2025188**

IMPORTANT

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

Disclaimer

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

10 m

Scale =
1:427.140



PLANNING REPORT


Prepared by: Jo Woodbury / Licenced Building Practitioner.
 Licence No: 551573843
 Phone: 0407 319 437
 Email: jo@woodburyco.com.au
 Office: 181 Invermay Road, Invermay, TAS, 7248

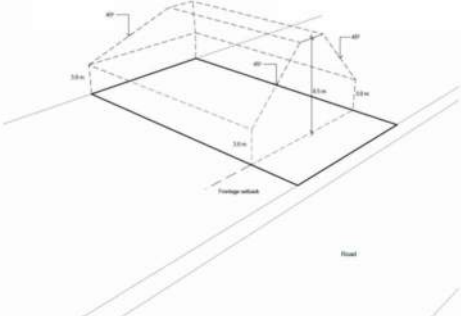
Date	12/08/2025	
Address	3 HALES ST PENGUIN TAS 7316	
Owner	ANDREW ARGENT & JANET APPELYARD	
PID	3073301	
CT	160758/2	
Zone	General Residential	
Overlays	NA	
Area	673 sqm	
LGA	Central Coast	

8.0 General Residential Zone

8.4.2 Setbacks and building envelope for all dwellings	<p>A1 - Unless within a building area on a sealed plan, a dwelling, excluding garages, carports and protrusions that extend not more than 0.9m into the frontage setback, must have a setback from a frontage that is:</p> <p>(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;</p> <p>(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;</p> <p>(c) if for a vacant site and there are existing dwellings on adjoining properties on the same street, not more than the greater, or less than the lesser, setback for the equivalent frontage of the dwellings on the adjoining sites on the same street; or</p> <p>(d) if located above a non-residential use at ground floor level, not less than the setback from the frontage of the ground floor level.</p>	Complies
A2 –		Refer to P2



	<p>A garage or carport for a dwelling must have a setback from a primary frontage of not less than:</p> <p>(a) 5.5m, or alternatively 1m behind the building line;</p> <p>(b) the same as the building line, if a portion of the dwelling gross floor area is located above the garage or carport; or</p> <p>(c) 1m, if the existing ground level slopes up or down at a gradient steeper than 1 in 5 for a distance of 10m from the frontage.</p>	
	<p>P2</p> <p>A garage or carport for a dwelling must have a setback from a primary frontage that is compatible with the setbacks of existing garages or carports in the street, having regard to any topographical constraints.</p>	<p>Although the proposed carport setback does not meet the 5.5m requirement under A2, it satisfies the performance criteria of P2.</p> <ul style="list-style-type: none"> • Several nearby properties, including 7 South Rd and 19 South Rd, have garages or carports within similar or lesser setbacks. • The site has a steep slope, and this design helps minimize excessive excavation and disturbance to the land. • The carport is attached to the dwelling and matches its architectural style, maintaining the streetscape's overall character. • This design allows vehicles to turn within the property and exit the street forward, enhancing safety. 

	<p>A3</p> <p>A dwelling, excluding outbuildings with a building height of not more than 2.4m and protrusions that extend not more than 0.9m horizontally beyond the building envelope, must:</p> <p>(a) be contained within a building envelope (refer to Figures 8.1, 8.2 and 8.3) determined by:</p> <ul style="list-style-type: none"> (i) a distance equal to the frontage setback or, for an internal lot, a distance of 4.5m from the rear boundary of a property with an adjoining frontage; and (ii) projecting a line at an angle of 45 degrees from the horizontal at a height of 3m above existing ground level at the side and rear boundaries to a building height of not more than 8.5m above existing ground level; and <p>(b) only have a setback of less than 1.5m from a side or rear boundary if the dwelling:</p> <ul style="list-style-type: none"> (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).  <p>Figure 8.1 Building envelope as required by clause 8.4.2 A3(a) and clause 8.5.1 A2(a)</p>	Complies
8.4.3 Site coverage and private open space	<p>A1</p> <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>	Complies

	<p>A2</p> <p>A dwelling must have private open space that:</p> <p>(a) is in one location and is not less than:</p> <ul style="list-style-type: none"> (i) 24m²; or (ii) 12m², if the dwelling is a multiple dwelling with a finished floor level that is entirely more than 1.8m above the finished ground level (excluding a garage, carport or entry foyer); <p>(b) has a minimum horizontal dimension of not less than:</p> <ul style="list-style-type: none"> (i) 4m; or (ii) 2m, if the dwelling is a multiple dwelling with a finished floor level that is entirely more than 1.8m above the finished ground level (excluding a garage, carport or entry foyer); <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>	Complies
8.4.5 width of opening for garage and carport	<p>A1 - 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).</p>	Complies
8.4.6 Privacy for all dwelling	<p>A1</p> <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> <ul style="list-style-type: none"> (i) from a window or glazed door, to a habitable room of the other dwelling on the same site; or (ii) from a balcony, deck, roof terrace or the private open space of the other dwelling on the same site. 	Complies

	<p>A2</p> <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> <ul style="list-style-type: none"> (i) is to have a setback of not less than 3m from a side boundary; (ii) is to have a setback of not less than 4m from a rear boundary; (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 (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>(b) the window or glazed door:</p> <ul style="list-style-type: none"> (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; (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 (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%. 	Complies
	<p>P2</p> <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>	
	<p>A3</p> <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> <ul style="list-style-type: none"> (i) it is separated by a screen of not less than 1.7m in height; or (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. 	NA

8.4.7 Frontage fences for all dwellings	A1 No Acceptable Solution.	
	<p>P1</p> <p>A fence (including a free-standing wall) for a dwelling within 4.5m of a frontage must:</p> <ul style="list-style-type: none"> (a) provide for security and privacy while allowing for passive surveillance of the road; and (b) be compatible with the height and transparency of fences in the street, having regard to: <ul style="list-style-type: none"> (i) the topography of the site; and (ii) traffic volumes on the adjoining road. 	



DEVELOPMENT APPLICATION

PROJECT INFORMATION
12/08/2025

CENTRAL COAST COUNCIL
GENERAL RESIDENTIAL ZONE

BUILDING AREAS

PROPOSED BUILDING AREA	
PROPOSED DWELLING	109m2
PROPOSED DECK	33m2
PROPOSED CARPORT	39m2
PROPOSED BUILDING AREA	181m2
SITE COVERAGE	
TOTAL ROOFED AREA (DWELLING+ CARPORT + DECK)	181m2
TOTAL SITE AREA	673 sqm
26.9% SITE COVERAGE	

BUILDING DESIGNER: JO WOODBURY
ACCREDITATION No: 551573843
LAND TITLE REFERENCE NUMBER: C.T. 160758/2
DESIGN WIND SPEED: REFER ENG.
SOIL CLASSIFICATION: REFER ENG.
CLIMATE ZONE: 7
BUSHFIRE-PRONE BAL RATING: NA
ALPINE AREA: NOT APPLICABLE
CORROSION ENVIRONMENT: MED
FLOODING: NO
LANDSLIP: NO
DISPERSIVE SOILS: UNKNOWN
SALINE SOILS: UNKNOWN
SAND DUNES: UNKNOWN
MINE SUBSIDENCE: NO
COASTAL INUNDATION: NO
LANDFILL: UNKNOWN
DATUM LEVEL AT KERB: REFER DWGS
GROUND LEVEL: REFER DWGS
FINISHED FLOOR LEVEL: REFER DWGS
OVERFLOW RELIEF GULLY LEVEL: MIN 150MM BELOW LOWEST FIXTURE

ASSOCIATED DOCUMENTS

SITE CLASSIFICATION REFER ENGINEER
(WASTE WATER TREATMENT ASSESSMENT - Geo Solutions)
ENERGY EFFICIENCY REPORT BY TECHNISCH
ENGINEERING DWGS BY EXCEED ENGINEERING.
REFERENCED MANUFACTURERS SPECIFICATIONS

NOTES

these drawings are for permit approval purposes and additional information may be required to inform construction

drawings are subject to owner discretion.

contractors to verify all matters of specification, finish, selection and appearance with owner prior to commencing work and ensure work carried out is acceptable to owner, including design variation and alternatives.

drawings used for construction must carry building surveyor certification. Ensure there is only one version of construction dwgs being used.

contractors and prefabricators shall advise appropriately any omission, apparent error, anomaly or unclarity of all documents applicable to this construction.

builder and subcontractors to verify dimensions and levels on site prior to commencing work and ordering..

3 HALES ST PENGUIN TAS 7316 NEW DWELLING

ANDREW + JANET ARGENT



CENTRAL COAST COUNCIL LAND USE PLANNING	
Received:	9/09/2025
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DRAWING SHEETS

Sheet	Drawing	Current Revision	Current Revision Date
A001	TITLE SHEET		
A002	MATERIAL NOTES		
A100	SITE PLAN		
A101	GROUND FLOOR PLAN		
A102	FLOOR PLAN		
A201	ELEVATIONS		
A202	ELEVATIONS		
A301	3D VISUALS		
A302	3D VISUALS		
A303	3D VISUALS		



Jo Woodbury.
Ph: 0407 319 437
Email: jo@woodburyco.com.au
www.woodburyco.com.au

MATERIAL NOTES

WALL CLADDINGS, INSULATION AND MEMBRANES

MATERIAL FINISHS - PALETTE

INSTALL ALL CLADDINGS, MEMBRANES AND LININGS IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATIONS AND NCC RECOMMENDATIONS.

EXTERIOR WALL CLADDINGS

EC01 James Hardie 'Axon' Sheet cladding on JH cavity batten system in accordance with manufacturers specification . Texture paint finish in accordance with manufacturers technical guide. Colour **mid-grey** t.b.c with owner INSTALLATION GUIDE

https://assets.ctfassets.net/rg5y8r6t6cjr/75S0wcW88Z0l2OeN7wrCFa/5f0c3425b62ed6749adb914fefc3f0d7/Axon_Cladding_Installation_Guide_Sep_2021.pdf

EC02 James Hardie 'easy lap' Vertical cladding on 35mm timber battens at 600crs max . (panel sizes 2450x1200x9, 2750x1200x9, 3000x1200x9) texture paint finish in accordance with manufacturers technical guide. Colour surfmist. 30X40 VERTICAL BATTEN TO BE FIXED AT 900 CTRS TO FRAME THROUGH CLADDING AND PAINTED SAME COLOUR FOR RIBBED EFFECT

WINDOWS AND GLAZED DOORS

DOUBLE GLAZED UNITS U.O.N. (REFER WINDOW SCHEDULE)

FRAME TYPE: ALUMINIUM
COLOUR: Surfmist

FLOOR FINISHES

FF01: Overlay flooring confirm with owner.
FF02: Tiles. Contractor to allow for fully compliant waterproof membrane to AS3740 and laying of tiles.
FF03: Selected Carpet on underlay installed in accordance with manufacturers specification
FF04: Spotted gum timber decking or composite decking - confirm with owner.
FF05: Concrete slab STEEL trowel finish.
FF06: Compacted gravel FCR base on dampcourse membrane

EXTERNAL PAVING BY OTHERS

ROOF CLADDING

R02: Lysaght Trimdeck, Colorbond 'Surfmist' on 35mm timber roof battens @ 900crs typical. Roof membrane 'Proctor Group' High Tensile HT-R vapour permeable roofing underlay, shall be installed in accordance with AS/NZS 4200.2 Pliable Building Membranes and Underlays, Part 2 Installation in accordance with manufacturers specifications, and with the printed face upwards.

GUTTERS & FASCIAS

G01: Metroll Hi-Front Quad Gutter OR SIMILAR- Colorbond 'Surfmist'
F01: Metroll Metroline Fascia system OR SIMILAR- Colorbond 'Surfmist'

MEMBRANES

Wall Membrane:
Class 4 'Proctor Group' ProctorWrap RW' Residential Wrap typical under all claddings installed to manufacturers spec in accordance with AS/NZS 4200.2. Supply refer Bradford Insulation Group

Roof Membrane:
Class 4 Bradford Enviroseal™ ProctorWrap™ HTS vapour permeable membrane, shall be installed in accordance with AS/NZS 4200.2 Pliable Building Membranes and Underlays, Part 2 Installation Requirements, and with the printed face upwards.

INSULATION

Typical External Wall Insulation:
'Bradford Gold' Hi- Performance batts' R2.7 90mm wall batts typical throughout to all external walls unless specified otherwise.

Typical Ceiling Insulation:
'Bradford Gold' Hi- Performance batts' R5.0 240mm
OR 'Bradford Gold' Hi- Performance batts' R2.7.0 90mm where required to ensure min. 25mm ventilation to roof cavity

Typical Floor Insulation:
'Bradford' Optimo Underfloor batts' R2.5 90mm typical throughout to all suspended timber floors above unconditioned / externally exposed spaces.

Exposed Steel Work:
All exposed steelwork to be painted in accordance with the Australian Standard AS/NZS 2312, "Guide to the protection of structural steel against atmospheric corrosion by the use of protective coatings"

INTERNAL WALL LININGS:

10mm 'Knauf MastaShield' Plasterboard, paint finish, Dulux Professional® enviro2 LowSheen Interior Acrylic colour to be specified

WET AREA LININGS

6mm Villaboard or 10mm 'Knauf MastaShield' Wet Area Plasterboard, Dulux Professional® Wash & Wear Kitchen & Bathroom Low Sheen to be used in all wet areas Colours to be specified.

CEILINGS:

CL01
10mm 'Knauf MastaShield' Plasterboard, Rondo '226' fixing clip' and 'Rondo '308' 16mm furring channel,


WET AREA CEILING LINING


CL02
10mm 'Knauf MastaShield' Wet Area Plasterboard Dulux Professional® Wash & Wear Kitchen & Bathroom Ceiling Flat to all wet area ceilings

EXTERNAL CEILING / SOFFIT LININGS

CL03
4.5mm Cement sheet eaves lining with propriety joining strips

CL04
6mm James Hardie™ Flex Sheet

	CENTRAL COAST COUNCIL LAND USE PLANNING
Received:	9/09/2025
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Doc ID:	530678

 <p>WOODBURY & CO BUILDING DESIGN Phone 0407 319 437 28 Denison Road/ West Launceston TAS 7250 jo@woodburyco.com.au</p>	REVISION:	DESCRIPTION:	DATE:	Client: ANDREW ARGENT	Project No: AA2025	Drawing Title: MATERIAL NOTES	COPYRIGHT: This is the sole property of Woodbury & Co, and may not be used in whole, or in part without written or formal consent from Woodbury & Co. Legal action will be taken against any person/s infringing the copyright.	Sheet No: A002
				Project: NEW DWELLING	Drawn By: Jo Woodbury	Date: 07/2025		8/09/2025 12:12:00 PM
				at 3 HALES ST PENGUIN TAS 7316	Accreditation No. 551573843	Scale:		

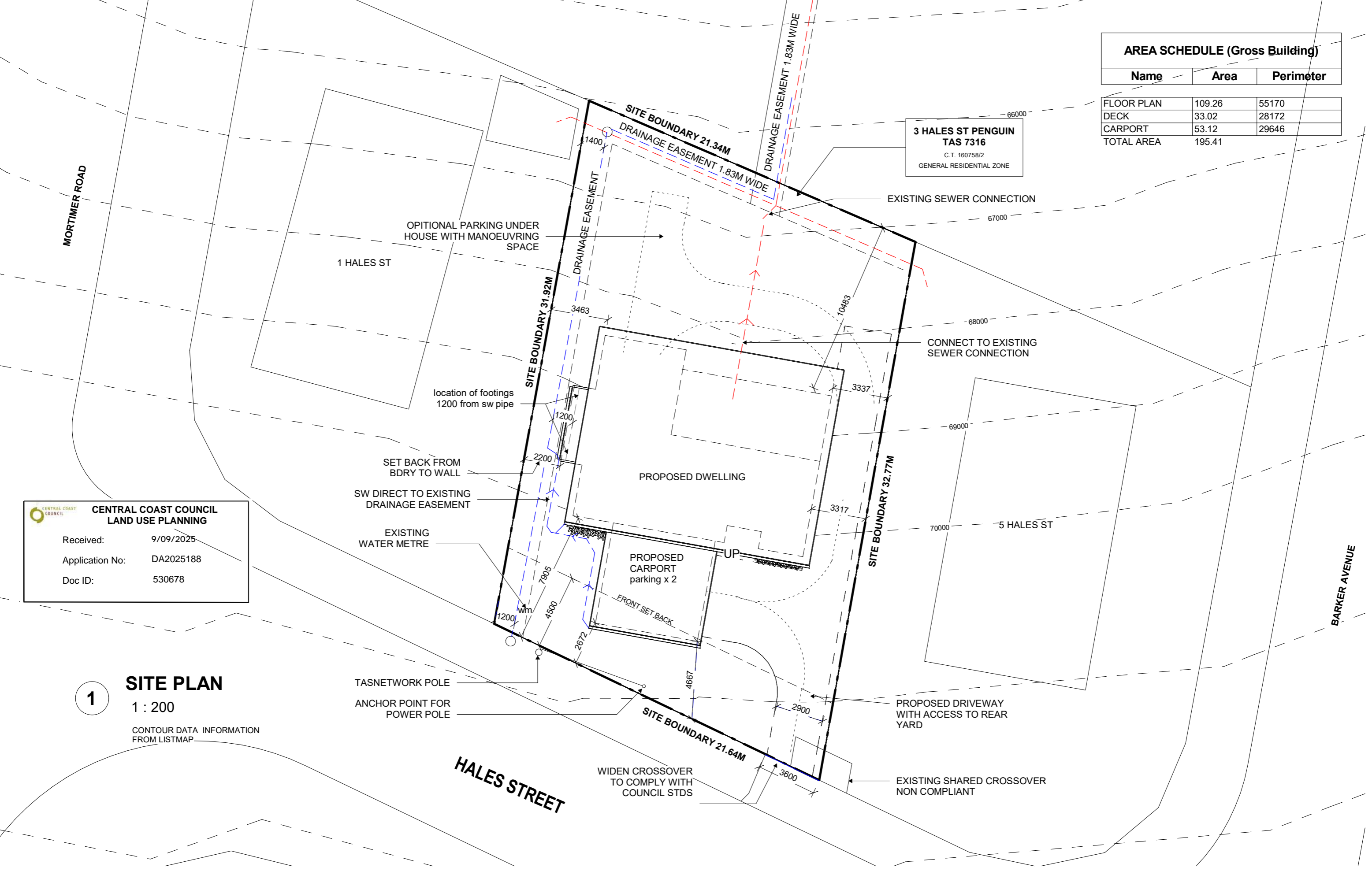
AREA SCHEDULE (Gross Building)		
Name	Area	Perimeter
FLOOR PLAN	109.26	55170
DECK	33.02	28172
CARPORT	53.12	29646
TOTAL AREA	195.41	

**3 HALES ST PENGUIN
TAS 7316**
C.T. 160758/2
GENERAL RESIDENTIAL ZONE

**CENTRAL COAST COUNCIL
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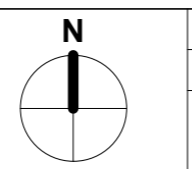
1 SITE PLAN
1 : 200

CONTOUR DATA INFORMATION FROM LISTMAP



WOODBURY & CO
BUILDING DESIGN
Phone 0407 319 437
28 Denison Road/ West Launceston TAS 7250
jo@woodburyco.com.au

REVISION:	DESCRIPTION:	DATE:



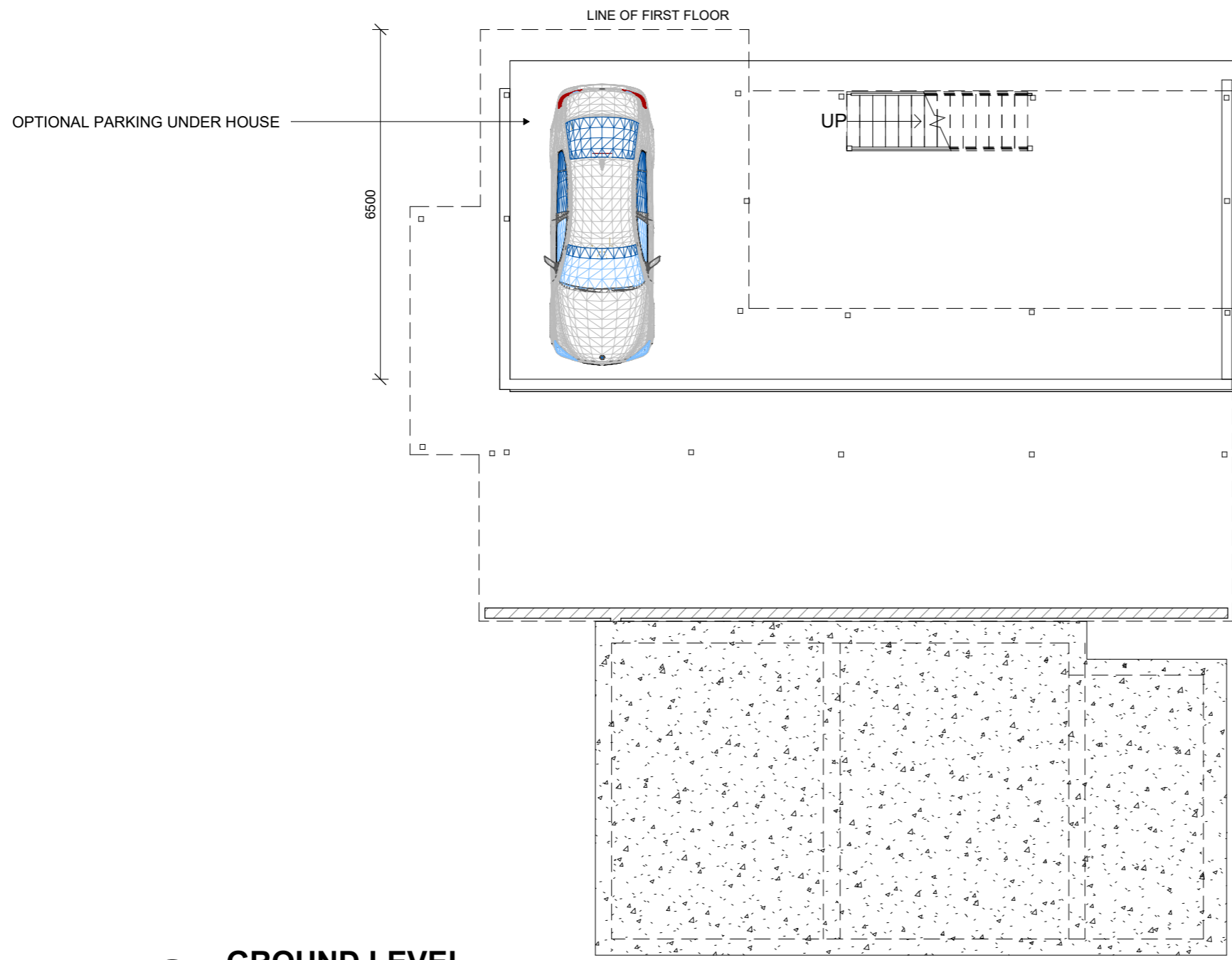
Client: ANDREW ARGENT
Project: NEW DWELLING
at 3 HALES ST PENGUIN TAS 7316

Project No: AA2025
Drawn By: Jo Woodbury
Accreditation No. 551573843

Drawing Title: SITE PLAN
Date: 07/2025
Scale: 1 : 200

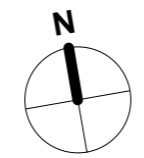
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Sheet No: A100
8/09/2025 12:12:00 PM



1
GROUND LEVEL
 1 : 100

REVISION:	DESCRIPTION:	DATE:

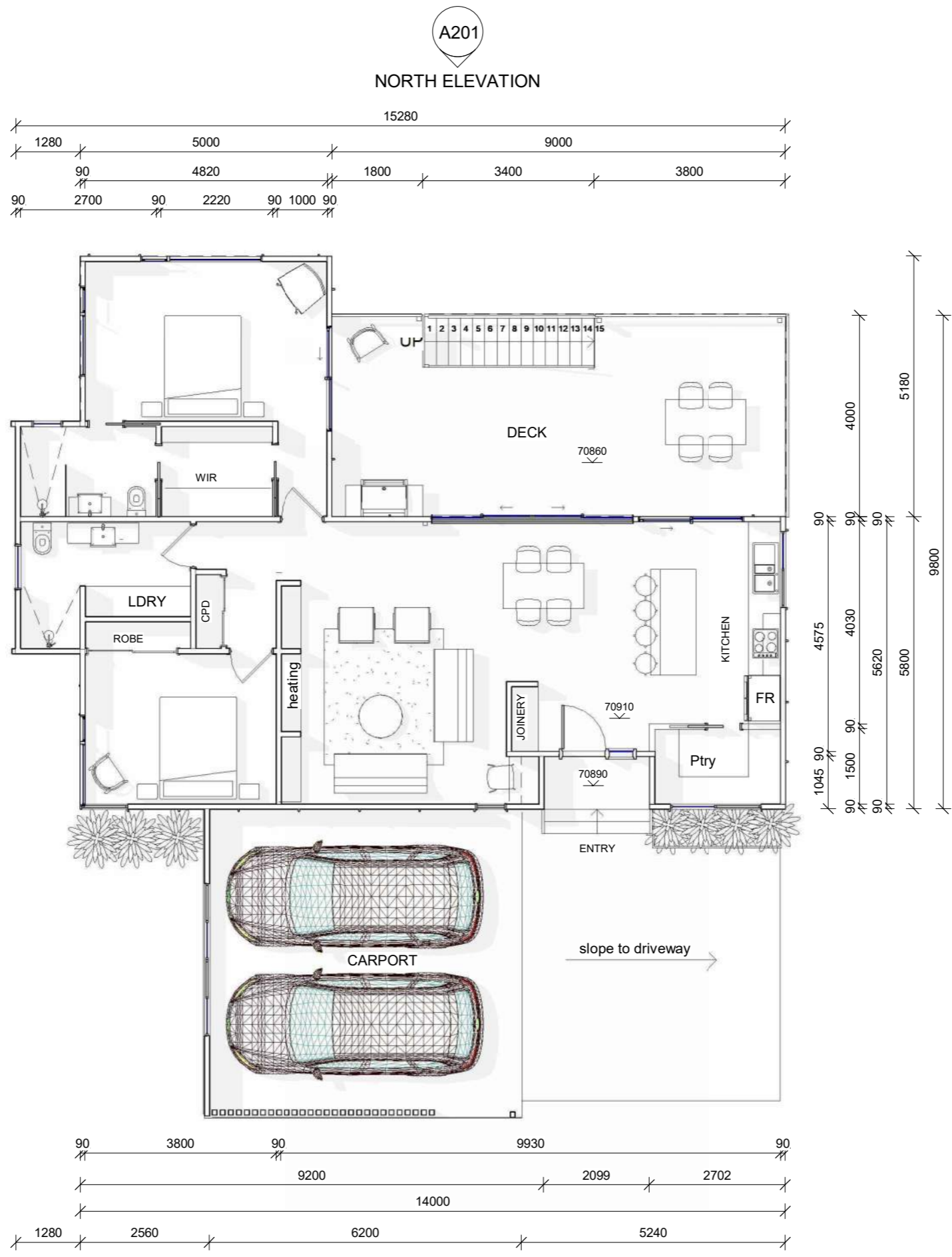


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Project No:	AA2025
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Accreditation No.	551573843

Drawing Title	GROUND FLOOR PLAN
Date:	07/2025
Scale:	1 : 100

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AREA SCHEDULE (Gross Building)

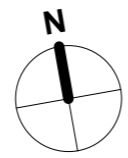
Name	Area	Perimeter
FLOOR PLAN	109.26	55170
DECK	33.02	28172
CARPORT	53.12	29646
TOTAL AREA	195.41	

A202
 WEST ELEVATION

A201
 EAST ELEVATION

A202
 SOUTH ELEVATION

REVISION:	DESCRIPTION:	DATE:



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Project No: **AA2025**
 Drawn By: Jo Woodbury
 Accreditation No. 551573843

Drawing Title: **FLOOR PLAN**
 Date: 07/2025
 Scale: 1 : 100

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Sheet No: **A102**
 8/09/2025 12:12:03 PM

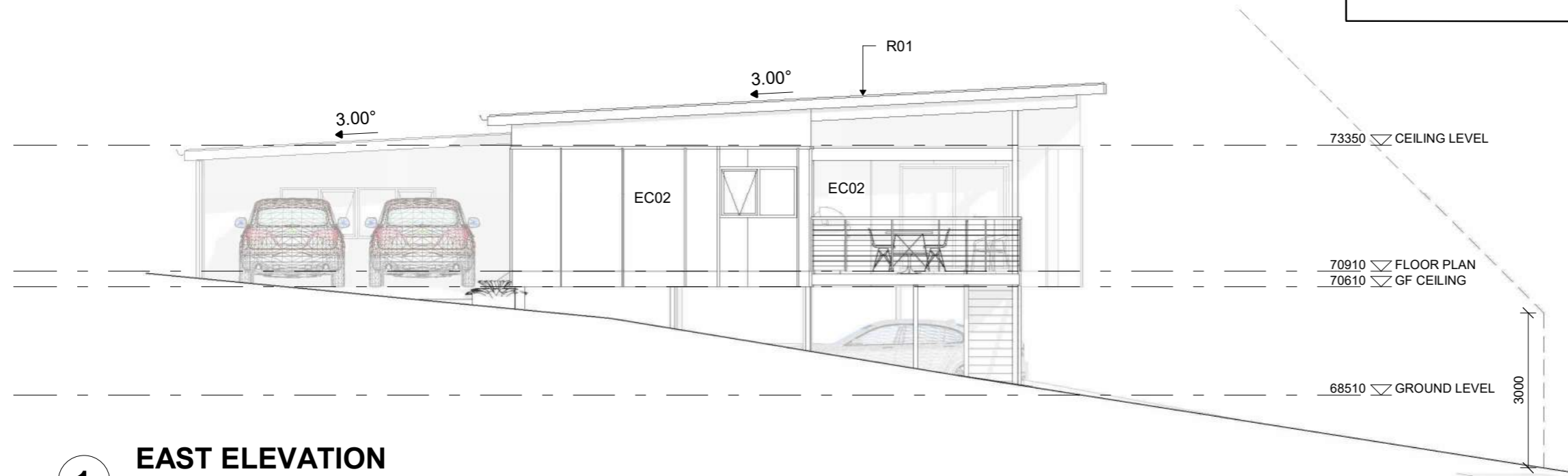
ELEVATION LEGEND

EC01	James Hardie 'Axon' Sheet cladding. Colour mid-grey t.b.c with owner
EC02	James Hardie 'easy lap' Vertical cladding. Colour surfmist
R01	Colourbond Trimdeck - Surfist finish
G01	Metroll Hi-Front Quad Gutter OR SIMILAR Colourbond 'Surfmist'
F01	Metroll Metroline Fascia system OR SIMILAR- Colorbond 'Surfmist'

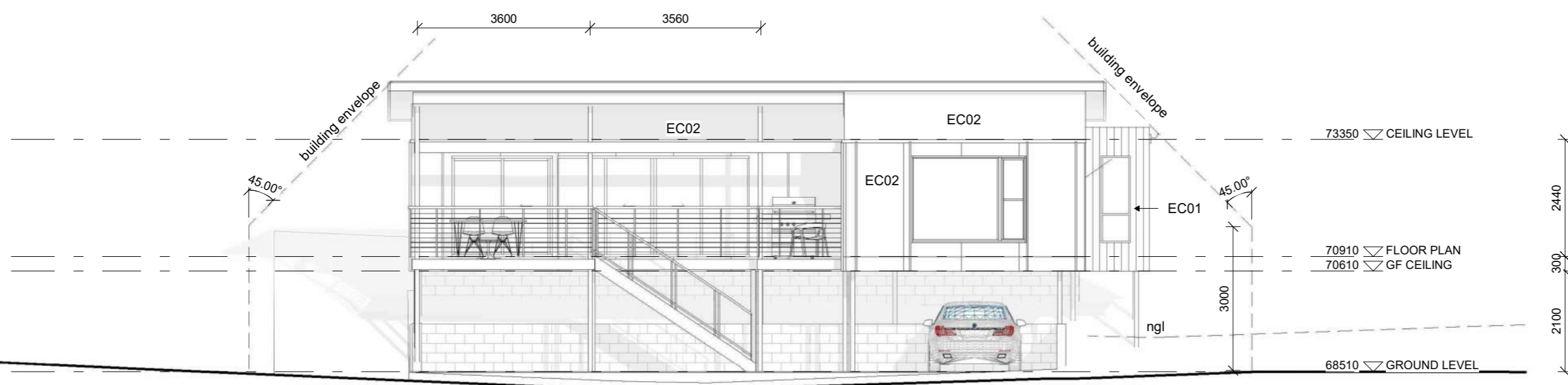
All propriety products to be installed in accordance with manufacturers specification

Refer material notes for detailed information

Windows & doors - refer schedules



1 EAST ELEVATION
 1 : 100



2 NORTH ELEVATION
 1 : 100

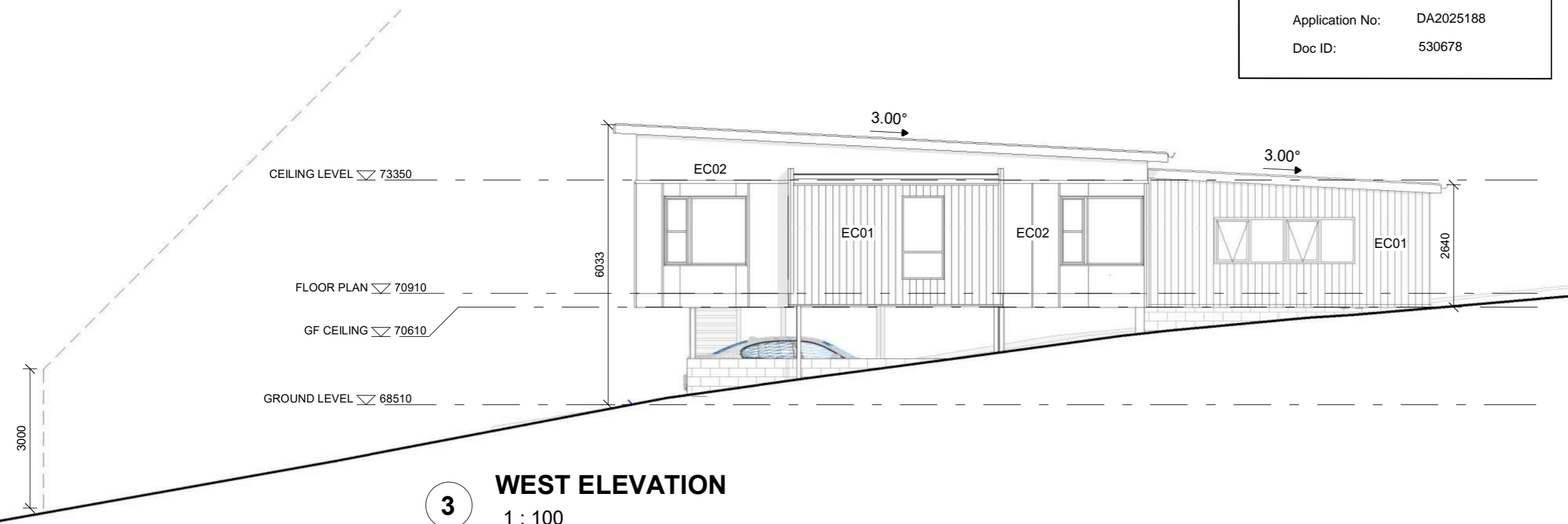
REVISION:	DESCRIPTION:	DATE:

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Project:	NEW DWELLING
at	3 HALES ST PENGUIN TAS 7316

Project No:	AA2025
Drawn By:	Jo Woodbury
Accreditation No.	551573843

Drawing Title	ELEVATIONS
Date:	07/2025
Scale:	1 : 100

- ELEVATION LEGEND**
- EC01** James Hardie 'Axon' Sheet cladding. Colour mid-grey t.b.c with owner
 - EC02** James Hardie 'easy lap' Vertical cladding. Colour surfmist
 - R01** Colourbond Trimdeck - Surfmist finish
 - G01** Metroll Hi-Front Quad Gutter OR SIMILAR Colorbond 'Surfmist'
 - F01** Metroll Metroline Fascia system OR SIMILAR- Colorbond 'Surfmist'
- All propriety products to be installed in accordance with manufacturers specification
- Refer material notes for detailed information
- Windows & doors - refer schedules



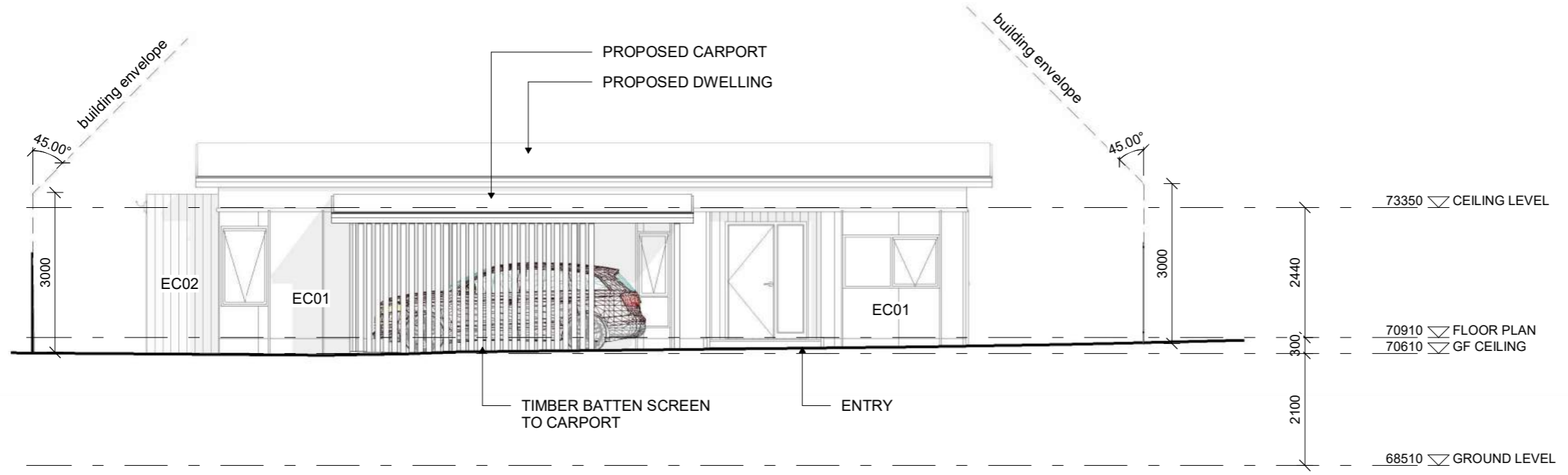
3 WEST ELEVATION
 1 : 100

Timber Balustrade
 HANDRAIL TO BE 1000mm HIGH MINIMUM
 865 MINIMUM FOR STAIRS
 90x90 POSTS @ 900 CRS
 TOP RAIL TO BE EITHER

STEEL TUBING MIN 40MM DIAM
 OR 90X45 F5 T. RADIATA PINE OR F17 SEASONED HARDWOOD

WIRE 1x19 LAY 3mm STAINLESS STEEL WIRE @ 100 CRS TENSIONED TO 1705N
 MAXIMUM DEFLECTION IN THE WIRE BALUSTRADES WHEN A 2kg MASS IS SUSPENDED MIDSPAN BETWEEN -2mm
 POSTS USE RONSTAN THREADED ADJUSTOR RF: 5340
 RONSTAN 4mm MICROLOCK SWAGE TERMINAL RF: 3211404 TENSIONERS AT EVERY STRAND OF WIRE AND AT CHANGE OF DIRECTION TO COMPLY WITH BCA/2013

Glass Balustrade
 selected glass balustrade to be in compliance with AS 1288 and installed strictly in accordance with manufacturer's specification.
 Posts at max spacing of 1800mm
 No opening greater than 125mm



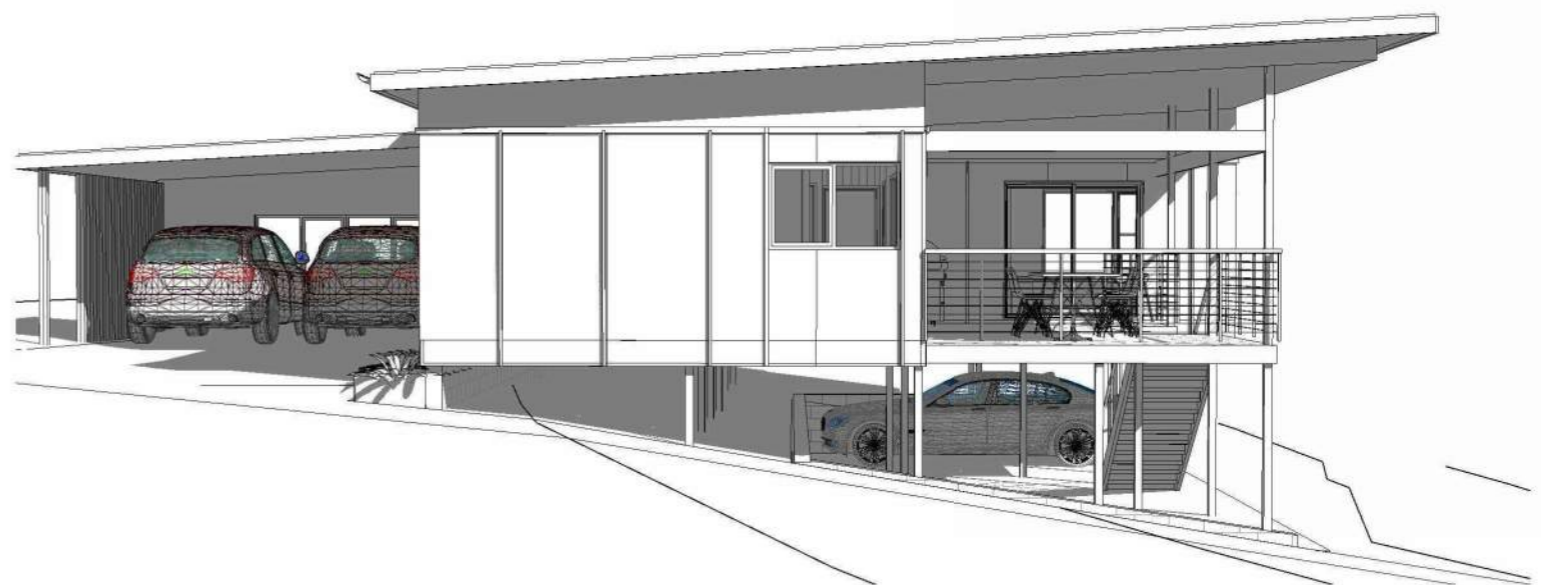
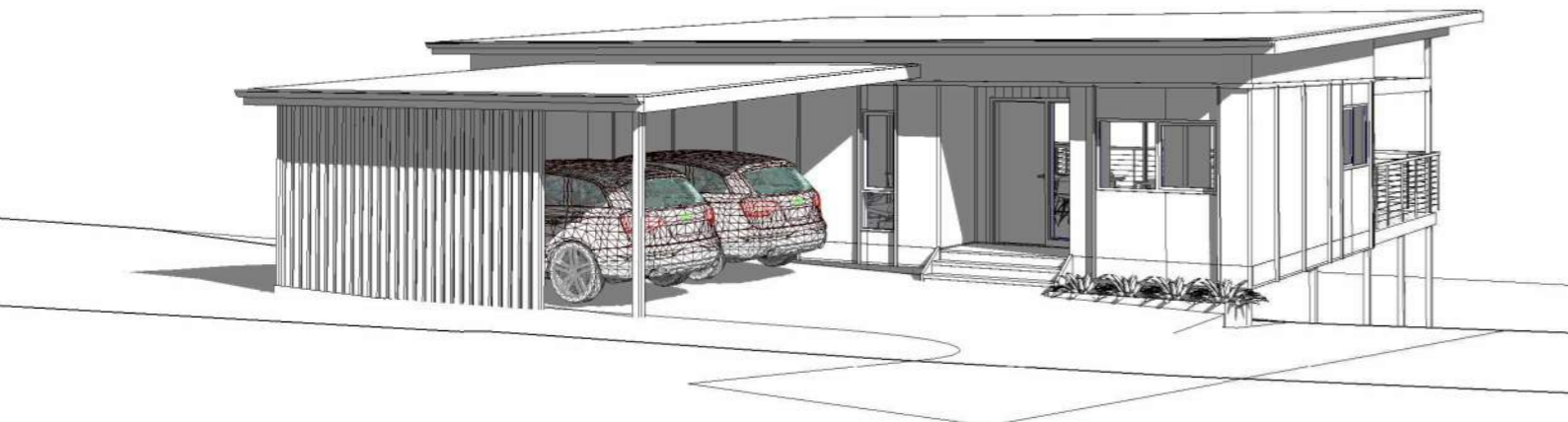
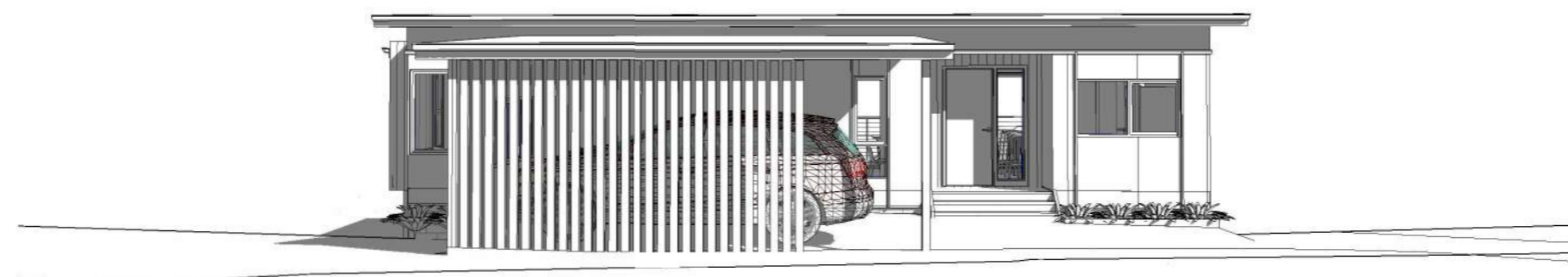
4 SOUTH ELEVATION
 1 : 100

REVISION:	DESCRIPTION:	DATE:

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at	3 HALES ST PENGUIN TAS 7316

Project No:	AA2025
Drawn By:	Jo Woodbury
Accreditation No.	551573843
Drawing Title:	ELEVATIONS
Date:	07/2025
Scale:	1 : 100

Received: 9/09/2025
 Application No: DA2025188
 Doc ID: 530678



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Project:	NEW DWELLING
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Project No:	AA2025
Drawn By:	Jo Woodbury
Accreditation No.	551573843

Drawing Title	3D VISUALS
Date:	07/2025
Scale:	

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CENTRAL COAST COUNCIL
LAND USE PLANNING
 Received: 9/09/2025
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CENTRAL COAST COUNCIL
CENTRAL COAST COUNCIL
LAND USE PLANNING

Received: 8/09/2025
 Application No: DA2025188
 Doc ID: 530633



AS5488 SUBSURFACE UTILITY INFORMATION

- ELECTRICITY
- COMMS
- STORMWATER
- UNKNOWN
- WATER
- SEWER
- GAS

