
Application for Planning

S.57 Land Use Planning and Approvals Act 1993

The following application has been received:

Application No.: **DA2025203**

Location: **25 Shorehaven Drive, Turners Beach**

Proposal: **Residential - single dwelling**

Performance Criteria: **Reliance on CCO-S5.0 Turners Beach
Specific Area Plan**

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 **4 November 2025**

Date of Notification: **18 October 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:	25/08/2025
Application No:	DA2025203
Doc ID:	529107

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

Use or Development Site:

Site Address

Certificate of Title Reference

Land Area **Heritage Listed Property** NO YES

Applicant(s)

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

Company name (if applicable) **Contact No:**

Postal Address:

Email address:

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) **Middle Names(s)**

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

Postal Address:

PERMIT APPLICATION INFORMATION

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

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

Proposed Use

Single Dwelling

Use Class

Office use only

Residential

"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).

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


\$ 800,000 Estimate/ Actual

Total floor area of the development ... 331m²

Declaration of Notice to Landowner

If land is NOT in the applicant's ownership

I Brennan Reeves, 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 21/08/25

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 Brennan Reeves
 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 21/08/25

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 175068	FOLIO 10
EDITION 3	DATE OF ISSUE 28-Oct-2022

SEARCH DATE : 21-Aug-2025

SEARCH TIME : 05.39 PM

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

Received: 25/08/2025
Application No: DA2025203
Doc ID: 529109

DESCRIPTION OF LAND

Town of TURNERS BEACH
 Lot 10 on Sealed Plan [175068](#)
 Derivation : Part of Lot 463, 484A-2R-0P Gtd. to William Titley
 Prior CT [171913/99](#)

SCHEDULE 1

[M825300](#) TRANSFER to JACQUELINE ALLIE MCCULLOCH and BENJAMIN LEE MCCULLOCH Registered 03-Aug-2020 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
[SP175068](#) EASEMENTS in Schedule of Easements
[SP175068](#) COVENANTS in Schedule of Easements
[SP175068](#) FENCING COVENANT in Schedule of Easements
[SP162198](#) & [SP171913](#) COVENANTS in Schedule of Easements
[SP7699](#), [SP8179](#), [SP162198](#) & [SP171913](#) FENCING COVENANT in
 Schedule of Easements
[E321832](#) MORTGAGE to Australia and New Zealand Banking Group
 Limited Registered 28-Oct-2022 at 12.01 PM

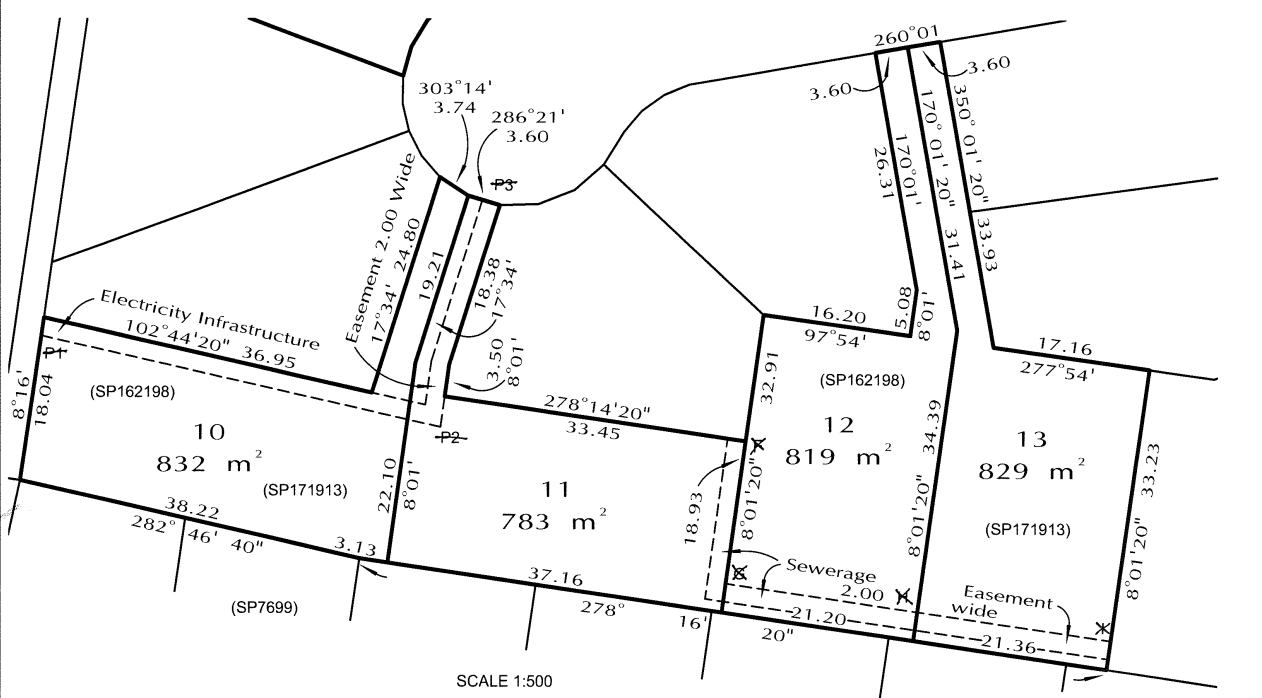
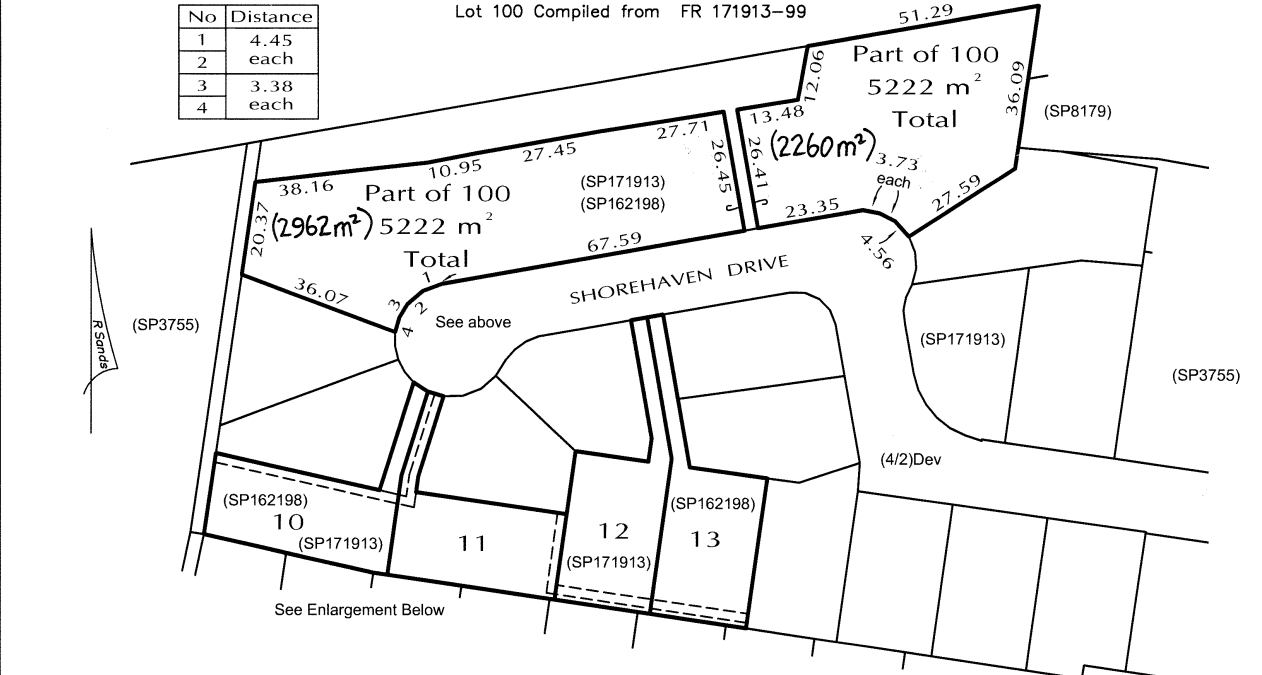
UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

OWNERS Stephen Charles Voss & Thaivadee Benita Voss	PLAN OF SURVEY BY SURVEYOR R. Sands LOCATION TOWN OF TURNERS BEACH SCALE 1:1000 LENGTHS IN METRES	REGISTERED NUMBER SP175068
FOLIO REFERENCE CT 171913-99		APPROVED EFFECTIVE FROM 19 JUL 2019 DEPUTY Recorder of Titles
GRANTEE Part of Lot 463, 484 A 2 R 0 P granted to William Titley		

MAPSHEET MUNICIPAL CODE No. 104 (4244-42)	LAST UPI No.	LAST PLAN No: SP 171913	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN
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No	Distance
1	4.45
2	each
3	3.38
4	each



Sandra Sykes 23.3.2018
COUNCIL DELEGATE DATE

<p>SCHEDULE OF EASEMENTS</p> <p>NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED</p>	<p>Registered Number</p> <p style="font-size: 2em; font-weight: bold;">SP 175068</p>
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CENTRAL COAST COUNCIL
LAND USE PLANNING
 Received: 25/08/2025
 Application No: DA2025203
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PAGE 1 OF 2 PAGE/S

EASEMENTS AND PROFITS

Each lot on the plan is together with:-

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

Each lot on the plan is subject to:-

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

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

Lots 10 and 11 on the Plan is subject to an Electricity Infrastructure Easement (~~as hereinafter defined~~) in favour of Tasmanian Networks Pty Ltd over that part of the lot marked "Electricity Infrastructure Easement 2.00 wide" shown on the Plan and more fully set forth in Sealed Plan 162198.

Lots 11, 12 and 13 on the Plan are subject to a Right of Drainage in favour of Tasmanian Water and Sewerage Corporation (north Western Region) Pty Ltd over that area marked "Sewerage Easement 2.00 wide" shown on the Plan and more fully set forth in Sealed Plan 162198.

Lots 11, 12 and 13 on the Plan are subject to a Pipeline and Services Easement in gross in favour of the Tasmanian Water and Sewerage Corporation Pty Ltd, its successors and assigns (TasWater) over the land marked "Sewerage Easement 2.00 wide" shown on the Plan ("the Easement Land") and more fully set forth in Sealed Plan 171913.

COVENANTS

Each Lot on the Plan is burdened by the covenants more fully set forth in Sealed Plan 162198, & 171913.

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: STEPHEN CHARLES VOSS and THAIVADEE BENITA VOSS FOLIO REF: 171913/99 SOLICITOR & REFERENCE: WILLIAM C JUSTO:LAM:059943	PLAN SEALED BY: CENTRAL COAST COUNCIL DATE: 23.3.2018 COM 2006.1 REF NO. Council Delegate
<p>NOTE: The Council Delegate must sign the Certificate for the purposes of identification.</p>	

<p>ANNEXURE TO SCHEDULE OF EASEMENTS</p> <p>PAGE 2 OF 2 PAGES</p>	<p>Registered Number</p> <p>SP 175068</p>
<p>SUBDIVIDER: <i>SC+TB VOSS</i></p> <p>FOLIO REFERENCE: <i>171913/99</i></p>	

FENCING COVENANT

The Owner of each of the Lots on the Plan covenants with the Vendor, Stephen Charles Voss and Thaivadee Benita Voss that the Vendor shall not be required to fence.

Signed for and on behalf of **Stephen Charles Voss** by his attorney **David Russel Wallace** by virtue of Power of Attorney Number PA 16087, who hereby declares that he has received no notice of revocation of the said Power, in the presence of:

Witness signature: *P. Fletcher-Jones* *DRW*

Print Name:

Print Address: **Paula Fletcher-Jones**

Print Occupation: **4 Watchorn Street, Hobart Tas 7000**
Law Clerk

Signed for and on behalf of **Thaivadee Benita Voss** by her attorney **David Russell Wallace** by virtue of Power of Attorney Number PA 16086, who hereby declares that he has received no notice of revocation of the said Power, in the presence of:

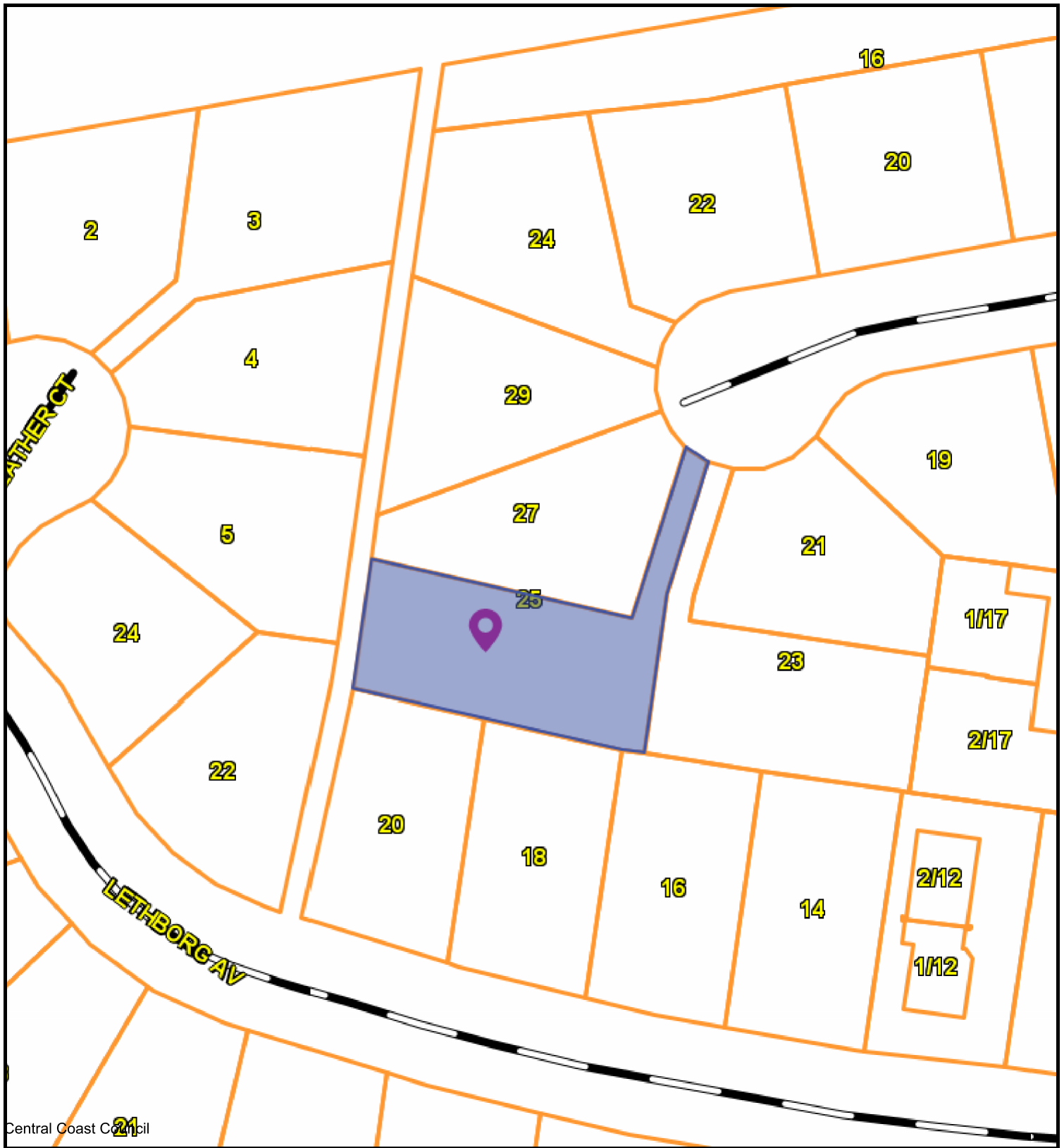
Witness signature: *P. Fletcher-Jones* *DRW*

Print Name: **Paula Fletcher-Jones**

Print Address: **4 Watchorn Street, Hobart Tas 7000**

Print Occupation: **Law Clerk**

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



Central Coast Council



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



16-Oct-2025

**25 SHOREHAVEN DRIVE,
 TURNERS BEACH
 DA2025203**

IMPORTANT

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

Disclaimer

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

© The List 2025.
 © Central Coast Council 2025.

20 m

Scale =
1:737.100

CENTRAL COAST COUNCIL
LAND USE PLANNING

Received: 25/08/2025
Application No: DA2025203
Doc ID: 529111

23 August 2025

Supporting Planning Statement

25 Shorehaven Drive, TURNERS BEACH



Sally Pearce
PEARCE PLANNING
VERSION 1

THE PROPOSAL

The applicant proposes to establish a residential use and develop a single dwelling (dwelling). The use is a Residential use class which is a No Permit Required use for a single dwelling within the General Residential zone.

The site is subject to the Turners Beach Specific Area Plan, LPS reference CCO-S5.0 and Turners Beach Specific Area Plan Local Area Objective, LPS reference CCO-S5.3.1.1.

The provisions of the specific area plan are in substitution for and are in addition to the provisions of the General Residential zone, as specified in the relevant provision.

As the site is subject to the Turners Beach Specific Area Plan, a single dwelling is a permitted use and a permit application is required.

The proposed dwelling comprises of four (4) bedrooms, open plan kitchen / dining / living area (with butler's pantry), two (2) bathrooms and a powder room, bar, kids' room, laundry, a roofed alfresco area, partially roofed deck and attached double garage. The dwelling is single storey and is shown to be clad in brick and weatherboard Linea cladding, with aluminium frame windows and doors with colorbond roofing.

The total height of the building is 5.497m, located 3.345m through to 3.86m from the boundary to be treated as the primary frontage, 6.985m through to 8.4m from the western side boundary, 6.928m through to 8.0m from the eastern side boundary and 1.0m through to 1.65m from the rear boundary.

Discretion is invoked on the northern boundary setback, to be treated as the primary frontage, due to the site being internal in layout and sitting predominately behind 27 Shorehaven Drive, Turners Beach.

TITLE DETAILS

Address	Title Reference	Property ID
25 Shorehaven Drive, Turners Beach	175068/10	9995428

TASMANIAN PLANNING SCHEME ASSESSMENT

LOCAL PROVISIONS SCHEDULE

The site is subject to the Turners Beach Specific Area Plan, LPS reference CCO-S5.0 and Turners Beach Specific Area Plan Local Area Objective, LPS reference CCO-S5.3.1.1.

Turners Beach Specific Area Plan Local Area Objective, LPS reference CCO-S5.3.1.1	
Local Area Objective	Comment
The local area objectives of the Turners Beach Specific Area Plan are to:	
(a) Protect and conserve existing native flora and fauna in a natural state;	The site is vacant land and devoid of any native flora and fauna.
(b) Identify areas vulnerable to coastal inundation by the sea;	The site is vulnerable to coastal inundation by the sea and identified as low coastal inundation hazard band.

(c) Retain access to the foreshore in a manner that is not disruptive to natural processes;	The site is an internal allotment and will not impede on any access to the foreshore.
(d) maintain and enhance opportunity for visual outlook to the sea and coastal landmarks;	The proposed development is single storey which will enhance opportunity for visual outlook to the sea for dwellings in the surrounding area.
(e) retain an eclectic mix of housing styles at suburban density and with characteristic <u>building setbacks</u> to the street;	The proposed hip and valley roof design and composite external finishings will complement the existing housing styles, with standard density development with compatible setbacks to the street for an internal allotment.
(f) provide for new residential <u>development</u> in waterfront locations of a scale and appearance to nestle within the landscape;	The proposed development is single storey, designed to be discrete within the landscape.
(g) provide for buildings that are typically one or two storeys high, oriented to the <u>frontage</u> , and separated from the <u>frontage</u> and internal <u>site</u> boundaries;	The proposed development is single storey, orientated to the frontage to maximum solar access and is separated from the frontage and all internal site boundaries.
(h) allow commercial buildings to the <u>frontage</u> ;	The proposed development is for a single dwelling only.
(i) employ low, transparent fencing and vegetation to define the <u>frontage</u> ; and side and rear boundary fencing that is unobtrusive in terms of colour and material;	As site is fully developed on all boundaries and has existing boundary fencing in place.
(j) typically treat the <u>frontage setback</u> for garden and landscape purposes;	The allotment is internal in nature with the frontage utilised for vehicular access.
(k) <u>use</u> measures such as split-level <u>building</u> design or broken form to minimise the scale and bulk of new buildings and additions to existing buildings;	The proposed development is single storey design.
(l) <u>use</u> increased <u>setback</u> distances to minimise any potential privacy loss from buildings that are higher than neighbouring dwellings;	The proposed development is single storey and is not higher than neighbouring dwellings.
(m) manage street trees and remnant vegetation to complement and create view corridors in residential areas;	The allotment is internal in nature with the frontage utilised for vehicular access.
(n) retain the generally informal character of the residential area north of the Bass Highway through appropriate street planting, narrowing of streets, and <u>use</u> of swale drains;	The allotment is internal in nature with the frontage utilised for vehicular access.
(o) limit commercial activity to home occupation and local convenience retail;	The proposed development is for a single dwelling only.
(p) retain sand dunes at the natural beach profile; and provide access through the dunes only at specific and formalised locations;	The site is the last vacant lot on the southern side of Shorehaven Drive excepting 19 Shoreline with no changes to the sand dunes.
(q) manage the environmental significance of the River Forth estuary area to retain the Eucalypt forest and under-storey; and	The proposed development is for a single dwelling within a General Residentially zoned land.
(r) restrict new <u>development</u> on sand dunes and the River Forth estuary to minor low impact facilities such as toilets and change rooms, and car parking of a size to minimise loss of vegetation and visual quality.	The site is not on sand dunes or within the River Forth estuary.

CCO-S5.7 Development Standards for Buildings and Works

CCO-S5.7.1 Setbacks and building envelope for all buildings

Objective:

That building height:

- (a) minimises over-shadowing of adjoining sites;
- (b) protects privacy of adjoining dwellings; and
- (c) protects view lines.

A1 – Acceptable Solution

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 CCO-S5.1, CCO-S5.2 and CCO-S5.3) 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 5.5m 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).

A1. Does not Comply. The siting of the proposed dwelling cannot meet the 4.5m setback from the rear boundary of 27 Shorehaven Drive and cannot meet the acceptable solution.

P1.1 – Performance Criteria

The siting and scale of a dwelling must:

- (a) not cause an unreasonable loss of amenity to adjoining properties, having regard to:
 - (i) reduction in sunlight to a habitable room (other than a bedroom) of a dwelling on an adjoining property;
 - (ii) overshadowing the private open space of a dwelling on an adjoining property;
 - (iii) overshadowing of an adjoining vacant property; or
 - (iv) visual impacts caused by the apparent scale, bulk or proportions of the dwelling when viewed from an adjoining property;
- (b) provide separation between dwellings on adjoining properties that is consistent with that existing on established properties in the area; and
- (c) not cause an unreasonable reduction in sunlight to an existing solar energy installation on:
 - (i) an adjoining property; or
 - (ii) another dwelling on the same site.

P1.1 Assessment:

The siting of the dwelling has been considered to work with the constraints of an internal allotment building envelope and keeping sufficiently clear of the 2.0m electricity infrastructure easement.

The setbacks meet the acceptable solution distances to both the side boundaries and the rear boundary setback. The setback discretion is to the northern boundary between 25 and 27 Shorehaven Drive.

The adjoining property to the north is unaffected by the proposed development as it sits to the north of the subject site. The adjoining properties to the west are setback from the site with a footway. The adjoining property to the east is an internal allotment with substantial hardstand established between the shared boundary and the existing dwelling at 23 Shorehaven Drive.

Overshadowing plans have been prepared to inform the proposed shadow cast from the existing boundary fencing and the proposed dwelling.

The two adjoining properties south of the subject site are 20A Lethborg Avenue which has two multiple dwellings and 18 Lethborg Avenue, which has a single dwelling and outbuildings to the rear of the property.

The overshadowing details provided, show the shadow cast from the existing boundary fencing and proposed dwelling in grey. The red scale shows where the proposed dwelling shadow extends past the existing shadow of the boundary fencing. The shadow impact from the dwelling is at its peak at 9.00am hitting the face of the dwelling at 20A Lethborg Avenue and the shed at 18 Lethborg Avenue. The shadow has greatly reduced to the base of the dwelling wall at 20A Lethborg Avenue and the shed at 18 Lethborg Avenue by 11.00 am and contained within the existing fencing shadow by 1.00pm for the dwelling at 20A Lethborg Avenue.

The overshadowing plans show modest levels of overshadowing expected in a residential setting in the General Residential zone., with access to full afternoon sunlight to the dwelling and its private open space at 20A Lethborg Avenue. The private open space at the rear of 18 Lethborg Avenue has a small portion east of the outbuilding in shade past the fencing, but this is also modest and expected in a residential setting.

The visual impacts of the dwelling have been considered in the single storey design, hip and valley roof and reduced apex height of 5.497m. These design considerations greatly assist in mitigating impacts to adjoining properties through bulk and scale.

The proposed separation distances of 3.345m, 6.985m, 6.998m and 1.0m to boundaries of the site are consistent with existing separation distances with dwellings at 17, 21, 23, 27 and 29 Shorehaven Drive and 2, 3 and 4 Heather Court in the immediate vicinity.

The overshadowing plans evidence that there is no impact to any existing solar energy installations on any adjoining property and there is no other dwelling on the same site.

The siting and scale of the proposed dwelling does not cause an unreasonable loss of amenity to adjoining properties.

P1.2 – Performance Criteria

Building height of a dwelling must minimise over-shadowing, protect of privacy in adjoining dwellings and protect view lines, having regard to:

- (a) the likelihood for overshadowing of a habitable room or an area of private open space in a dwelling on the site or adjacent land if the resultant period of sunlight is less than 3 hours between 9.00am and 5.00pm on 21st of June;
- (b) the likelihood for direct overlooking from a window in a building with a finished floor level more than 1.0m above natural ground level to a habitable room or private open space area in a dwelling on the site or on adjacent land;
- (c) the relationship between appearance and design characteristics of the buildings and any buildings on adjacent land;
- (d) the apparent building height when viewed from a frontage road and adjacent land in another zone;
- (e) the effect of the slope and orientation of the site and adjacent land on apparent building height;
- (f) the effect and durability of screening to attenuate impact of the building to view from a frontage road or from adjacent land in another zone; and
- (g) the protection of view lines enjoyed by existing dwellings, and is not more than 7.5m.

P1.2 Assessment:

The overshadowing plans show modest levels of overshadowing expected in a residential setting in the General Residential zone, with access to full afternoon sunlight to the dwelling and its private open space at 20A Lethborg Avenue for greater than 3 hours on the 21st of June. The private open space at the rear of 18 Lethborg Avenue has a small portion east of the outbuilding in shade past the fencing, but this is also modest and expected in a residential setting, with access to full afternoon sunlight to the majority of the private open space at the rear of 18 Lethborg Avenue for greater than 3 hours on the 21st of June.

Due to the subject site being flat and the finished floor level of the proposed single storey dwelling is under 1m, there is no likelihood of direct overlooking.

The proposed appearance and design characteristics of the dwelling is in keeping and compatible with the existing developed dwellings in the adjacent land.

The building height of 5.497m meets the acceptable solution height of not greater than 5.5m, with the site and surrounding area being relatively flat, maintains the apparent building height at single storey. It is noted that the existing properties at 23, 27 and 29 Shorehaven Drive are double storey. The apparent building height of the proposed single dwelling is a modest single storey building height.

The subject site is embedded in land assigned to the General Residential zone and the surrounding area.

The visual impacts of the dwelling have been considered in the single storey design, hip and valley roof and reduced apex height of 5.497m. These design considerations greatly assist in mitigating impacts to adjoining properties through bulk and scale.

The view lines enjoyed by existing dwellings will remain protected as the dwelling has an apex height of 5.497m.

A2 – Not Applicable. The proposed development is a dwelling.

CCO-S5.7.2 Vegetation management

Objective:

Vegetation is managed in a sustainable manner.

A1 – Acceptable Solution

There must be no clearing or conversion of vegetation within the littoral, riparian and road reserve.

A1. Complies. There is no clearing or conversion of vegetation proposed.

CCO-S5.7.3 Landscaping

Objective:

The front of the dwelling is landscaped.

A1 – Acceptable Solution

On a site, excluding an internal lot, not less than 50% of the site area between the frontage and a building containing a dwelling must be landscaped with not less than grass.

A1. Not Applicable. The site is an internal lot.

CCO-S5.7.4 Beach access

Objective:

Access to the beach or the River Forth is controlled to minimise damage to the ecosystem.

A1 – Acceptable Solution

New vehicular or pedestrian accesses to the beach or River Forth must not be created.

A1. Complies. The application does not propose a new vehicular access or pedestrian access to the beach or River Forth.

8.4 Development Standards for Dwellings

8.4.2 Setbacks and building envelope for all dwellings

Objective:

The siting and scale of dwellings:

- (a) provides reasonably consistent separation between dwellings and their frontage within a street;
- (b) provides consistency in the apparent scale, bulk, massing and proportion of dwellings;
- (c) provides separation between dwellings on adjoining properties to allow reasonable opportunity for daylight and sunlight to enter habitable rooms and private open space; and
- (d) provides reasonable access to sunlight for existing solar energy installations.

A1 – Acceptable Solution

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.

A1: Complies. The site is an internal allotment and the dwelling is setback more than 4.5m from the primary frontage.

A2 – Acceptable Solution

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.

A2: Complies. The site is an internal allotment and the attached garage is setback more than 5.5m from the primary frontage.

A3 – Acceptable Solution

Substituted with Specific Area Plan – CCO-S5.7.1 Setbacks and building envelope for all buildings.

A3: Not Applicable.

8.4.3 Site coverage and private open space for all dwellings

Objective:

That dwellings are compatible with the amenity and character of the area and provide:

- (a) for outdoor recreation and the operational needs of the residents;
- (b) opportunities for the planting of gardens and landscaping; and
- (c) private open space that is conveniently located and has access to sunlight.

A1 – Acceptable Solution

Dwellings must have:

- (a) a site coverage of not more than 50% (excluding eaves up to 0.6m wide); and
- (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).

A1: Complies. The proposed site area excluding the access strip is 739.27m², with the proposed site coverage of 331.2m², which equates to 44.8% site coverage, without excluding the eaves.

A2 – Acceptable Solution

A dwelling must have private open space that:

- (a) is in one location and is not less than:
 - (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);
- (b) has a minimum horizontal dimension of not less than:
 - (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);
- (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
- (d) has a gradient not steeper than 1 in 10.

A2: Complies. As evidenced on the site plan, dedicated private open space adjacent the alfresco area meets the 24m² area, in one location, with a minimum horizontal dimension of not less than 4m and has a gradient of not steeper than 1 in 10.

8.4.5 Width of openings for garages and carports for all dwellings

Objective:

To reduce the potential for garage or carport openings to dominate the primary frontage.

A1 – Acceptable Solution

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).

A1: Not Applicable. The attached garage is setback greater than 12m to the primary frontage, due to being an internal allotment.

8.4.6 Privacy for all dwellings

Objective:

To provide a reasonable opportunity for privacy for dwellings.

A1 – Acceptable Solution

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:

- (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;
- (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

- (c) dwelling on the same site, unless the balcony, deck, roof terrace, parking space, or carport is not less than 6m:
 - (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.

A1: Complies. There is no 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.

A2 – Acceptable Solution

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):

- (a) the window or glazed door:
 - (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.
- (b) the window or glazed door:
 - (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%.

A2: Complies. There is no window or glazed door to a habitable room of a dwelling, that has a floor level more than 1m above existing ground level.

A3 – Acceptable Solution

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:

- (a) 2.5m; or
- (b) 1m if:
 - (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.

A3: Not Applicable. There is no shared driveway or parking space proposed.

8.4.7 Frontage fences for all dwellings

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.

A1 – Acceptable Solution

No Acceptable Solution. [S5]

Footnotes

[S5] An exemption applies for fences in this zone – see Table 4.6.

Assessment against the performance criteria is required.

P1 – Performance Criteria

A fence (including a free-standing wall) for a dwelling within 4.5m of a frontage must:

- (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:
 - (i) the topography of the site; and
 - (ii) traffic volumes on the adjoining road.

P1 Not Applicable. There is no frontage fencing proposed as part of this permit application.

CODES

C1.0 SIGN CODE

Not applicable – There is no signage proposed.

C2.0 PARKING AND SUSTAINABLE TRANSPORT CODE

C2.5 Use Standards

C2.5.1 Car parking numbers

Objective:

That an appropriate level of car parking spaces are provided to meet the needs of the use.

A1 – Acceptable Solution

The number of on-site car parking spaces must be no less than the number specified in Table C2.1, excluding if:

- (a) the site is subject to a parking plan for the area adopted by council, in which case parking provision (spaces or cash-in-lieu) must be in accordance with that plan;
- (b) the site is contained within a parking precinct plan and subject to Clause C2.7;
- (c) the site is subject to Clause C2.5.5; or
- (d) it relates to an intensification of an existing use or development or a change of use where:
 - (i) the number of on-site car parking spaces for the existing use or development specified in Table C2.1 is greater than the number of car parking spaces specified in Table C2.1 for the proposed use or development, in which case no additional on-site car parking is required; or
 - (ii) the number of on-site car parking spaces for the existing use or development specified in Table C2.1 is less than the number of car parking spaces specified in Table C2.1 for the proposed use or development, in which case on-site car parking must be calculated as follows:
 - a. $N = A + (C - B)$
 - b. N = Number of on-site car parking spaces required
 - c. A = Number of existing on site car parking spaces
 - d. B = Number of on-site car parking spaces required for the existing use or development specified in Table C2.1
 - e. C = Number of on-site car parking spaces required for the proposed use or development specified in Table C2.1.

A1: Complies. In accordance with Table C2.1 the proposed Single Dwelling requires two onsite parking spaces to the serve the dwelling. The attached double garage meets the two spaces required.

C2.6 Development Standards for Buildings and Works

C2.6.1 Construction of parking areas

Objective:

That parking areas are constructed to an appropriate standard.

A1 – Acceptable Solution

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.

A1: Complies. All parking, access ways, manoeuvring and circulation spaces are constructed with a durable all weather pavement, drains to the public stormwater system and concrete pavement.

C2.6.2 Design and layout of parking areas

Objective:

That parking areas are designed and laid out to provide convenient, safe and efficient parking.

A1.1 – Acceptable Solution

Parking, access ways, manoeuvring and circulation spaces must either:

- (a) comply with the following:
 - (i) have a gradient in accordance with *Australian Standard AS 2890 - Parking facilities, Parts 1-6*;
 - (ii) provide for vehicles to enter and exit the site in a forward direction where providing for more than 4 parking spaces;
 - (iii) have an access width not less than the requirements in Table C2.2;
 - (iv) have car parking space dimensions which satisfy the requirements in Table C2.3;
 - (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;
 - (vi) have a vertical clearance of not less than 2.1m above the parking surface level; and
 - (vii) excluding a single dwelling, be delineated by line marking or other clear physical means; or
- (b) comply with *Australian Standard AS 2890- Parking facilities, Parts 1-6*.

A1.2 – Acceptable Solution

Parking spaces provided for use by persons with a disability must satisfy the following:

- (a) be located as close as practicable to the main entry point to the building;
- (b) be incorporated into the overall car park design; and
- (c) be designed and constructed in accordance with *Australian/New Zealand Standard AS/NZS 2890.6:2009 Parking facilities, Off-street parking for people with disabilities*. [S35]

Footnotes

[S35] Requirements for the number of accessible car parking spaces are specified in part D3 of the National Construction Code 2016.

A1: Complies. All parking, access ways, manoeuvring and circulation spaces comply with *Australian Standards AS 2890 – Parking Facilities, Parts 1-6*.

C2.6.3 Number of accesses for vehicles

Objective:

That:

- (a) access to land is provided which is safe and efficient for users of the land and all road network users, including but not limited to drivers, passengers, pedestrians and cyclists by minimising the number of vehicle accesses;
- (b) accesses do not cause an unreasonable loss of amenity of adjoining uses; and
- (c) the number of accesses minimise impacts on the streetscape.

A1 – Acceptable Solution

The number of accesses provided for each frontage must:

- (a) be no more than 1; or
- (b) no more than the existing number of accesses,

whichever is the greater.

A1: Complies. There is 1 access provided for the frontage.

C3.0 ROAD AND RAILWAY ASSETS CODE

Not Applicable – The site has an approved existing vehicular access to Shorehaven Drive, no changes are proposed to the existing access arrangement.

C4.0 ELECTRICITY TRANSMISSION INFRASTRUCTURE PROTECTION CODE

Not Applicable – The site is not on land within an electricity transmission corridor, communication station buffer or substation facility buffer area.

C5.0 TELECOMMUNICATIONS CODE

Not Applicable – The use and development does not involve telecommunications.

C6.0 LOCAL HISTORIC HERITAGE CODE

Not Applicable – The site is not subject to the Local Historic Heritage Code.

C7.0 NATURAL ASSETS CODE

Not Applicable – The site is not subject to a waterway and coastal protection area, or future coastal refugia area or priority vegetation area.

C8.0 SCENIC PROTECTION CODE

Not Applicable – The site is not within a scenic protection area or scenic road corridor.

C9.0 ATTENUATION CODE

Not Applicable – The site is not within an activity listed in Table C9.1 and C9.2.

C10.0 COASTAL EROSION HAZARD CODE

Not Applicable – The site is not within a coastal erosion hazard area.

C11.0 COASTAL INUNDATION HAZARD CODE

Exempt – The site is subject to low coastal inundation hazard band, but is exempt from the Code in accordance with clause C11.4.1(a), as the use and development is building and plumbing work as defined in the *Building Act 2016*, and is not a critical, hazardous or vulnerable use; is not located within a high coastal inundation hazard band; is not located within a non-urban zone and not within a medium coastal inundation hazard band; and does not involve coastal protection works.

C12.0 FLOOD-PRONE AREAS HAZARD CODE

Not Applicable – The site is not within a flood-prone hazard area.

C13.0 BUSHFIRE-PRONE AREAS CODE

Not Applicable – The site is not within a bushfire-prone area.

C14.0 POTENTIALLY CONTAMINATED LAND CODE

Not Applicable – The site is not on potentially contaminated land.

C15.0 LANDSLIP HAZARD CODE

Not Applicable – The site has no identified landslip hazard.

C16.0 SAFEGUARDING OF AIRPORTS CODE

Not Applicable – The site is not subject to an airport noise exposure area or land within an airport obstacle limitation area.

PRELIMINARY ISSUE

REVISION F

PROPOSED RESIDENCE FOR

BENJAMIN & JACQUELINE McCULLOCH

AT

LOT 10 NO.25 SHOREHAVEN DRIVE TURNERS BEACH TAS 7315

PAGE LIST

PAGE NO	PAGE TITLE
01	COVER
02	SITE PLAN
03	FLOOR PLAN
04	3D VIEWS
05	ELEVATIONS A & B
06	ELEVATIONS C & D
07	SITE OVERSHADOWING PLAN

CENTRAL COAST COUNCIL LAND USE PLANNING

Received: 25/08/2025
Application No: DA2025203
Doc ID: 529106

OVERLAYS:

- LOW COASTAL INUNDATION HAZARD BAND

WIND CLASSIFICATION: N2
TERRAIN CATEGORY: TC1.5
SHIELDING: PS
BAL LEVEL: ???
TOPOGRAPHIC: T0
CLIMATE ZONE: 7
CORROSION ENVIRONMENT: ???
SOIL TYPE: CLASS P

SITE INFORMATION:

LAND TITLE REFERENCE: 175068/10
SUBURB: TURNERS BEACH
LOCALITY: TURNERS BEACH
LOCAL AUTHORITY: CENTRAL COAST
ZONING: GENERAL RESIDENTIAL

LAND SIZE: 832m²
SITE AREA (EXCLUDING DRIVEWAY ACCES STRIP): 743m²
DWELLING FLOOR AREA: 273.5m²
SITE COVERAGE: 36%
PORCH/PATIO AREA: 57.7m²

FLOOR PLAN NOTES:

- SMOKE ALARMS TO BE INSTALLED IN ACCORDANCE WITH THE CURRENT **ABCB HOUSING PROVISIONS PART 9.5** SMOKE ALARMS MUST COMPLY WITH AS3786.
 - ONLY USE PHOTOELECTRIC TYPE SMOKE ALARMS
 - ALL SMOKE ALARMS TO BE INTERCONNECTED
 - INSTALL LOCATIONS:
 - ON EACH LEVEL OF LIVING SPACE
 - OUTSIDE EACH BEDROOM AREA
 - IN EVERY BEDROOM (**OLD ONLY**)
- WALL FINISHES AND WINDOW TYPES ON 3D VIEWS ARE INDICATIVE ONLY AND ARE NOT PRESCRIPTIVE.
- ALL GLAZING TO BE IN ACCORDANCE WITH AS1288. WINDOWS SIZES MAY VARY DUE TO MANUFACTURER'S SPECIFICATIONS.
- BUILDER TO CONFIRM ALL DIMENSIONS PRIOR TO CONSTRUCTION. DIMENSIONS ARE TO FRAME ONLY AND DO NOT INCLUDE CLADDING/LININGS (UNO).
- S.S. BALUSTRADING TO COMPLY WITH THE CURRENT **ABCB HOUSING PROVISIONS PART 11.3.6**
- DOORS TO W.C.'S TO HAVE LIFT OFF HINGES (ONLY IF THE DOORS SWING IN TOWARDS THE W.C).
- MASONRY CONSTRUCTION TO AS 3700.
- REFER ENGINEERS DRAWINGS & SPECIFICATIONS FOR ALL STRUCTURAL DETAILS, FRAMING, BRACING, TIE DOWN AND SLAB/FOOTING DETAILS.
- SEAL WET AREAS IN ACCORDANCE WITH AS3740 & THE CURRENT **ABCB HOUSING PROVISIONS PART 10.2**.
- PROVIDE FLOOR WASTE TO ALL WET AREAS.

ROOF DRAINAGE NOTES:

- ALL GUTTER AND DOWNPIPE WORKS TO AS/NZS 3500.3 AND THE CURRENT **ABCB HOUSING PROVISIONS PART 7.4**.
- DOWNPIPES (DP) TO BE 90mmØ UPVC.
- TEMPORARY DOWNPIPES TO BE PROVIDED AT DP LOCATIONS DURING CONSTRUCTION DRAINING ROOFWATER ONTO GROUND, 2M MIN AWAY FROM BUILDING.
- ALL STORMWATER, DOWN PIPES, RAIN WATER TANKS & SITE DRAINAGE TO BE SIZED & LOCATED BY THE HYDRAULIC CONSULTANT/ PLUMBER IN ACCORDANCE WITH **THE CURRENT NCC VOL. 3 PART B6 AND B7**, THE CURRENT **ABCB HOUSING PROVISIONS PART 7.4** STATE LEGISLATION/ LOCAL PLANNING SCHEME HOUSE CODE AND AS 3500 ALL PARTS.
- THE ROOF DRAINAGE SYSTEM MUST BE PROVIDED WITH AN OVERFLOW TO PREVENT THE BACKFLOW OF WATER INTO THE BUILDING.
- THE AREA SPECIFIC RAINFALL INTENSITY **FOR GUTTERING SELECTION, OVERFLOW MEASURES & DOWNPIPES MUST BE SELECTED FROM THE RELEVANT TABLES IN THE CURRENT ABCB HOUSING PROVISIONS PART 7.4** OR FROM AS/NZ3500.
- EAVES GUTTERS MUST BE INSTALLED AT A FALL NOT LESS THAN 1 IN 500 WITH SUPPORT BRACKETS AT 1.2m MAXIMUM CENTRES.
- BOX GUTTERS MUST BE INSTALLED AT A FALL NOT LESS THAN 1 IN 100 IN ACCORDANCE WITH AS/NZ3500.3.
- DOWNPIPES MUST SERVE NOT MORE THAN 12 METRES OF GUTTER LENGTH FOR EACH DOWNPIPE WHICH MUST BE LOCATED AS CLOSE AS POSSIBLE TO VALLEY GUTTERS. EAVES GUTTERS MUST BE PROVIDED WITH AN OVERFLOW SYSTEM WHERE DOWNPIPES ARE LOCATED MORE THAN 1.2 METRES FROM A VALLEY GUTTER.

SECTION NOTES:

- TRUSS DESIGN IS INDICATIVE ONLY AND IS NOT PRESCRIPTIVE. FINAL DESIGN TO TRUSS MANUFACTURER SPECIFICATIONS.
- ALL PINE TO BE JD4 MIN.
- ALL HWD. TO BE F14 MIN.
- GROUND LINE SHOWN DOES NOT RELATE TO ACTUAL SLOPE OF SITE.
- FURNITURE AND FIXTURES ARE INDICATIVE ONLY AND ARE NOT PRESCRIPTIVE.
- SECTIONS ARE INTENDED TO BE A VISUAL AID ONLY, THEY ARE NOT PRESCRIPTIVE BUT INDICATIVE ONLY. THE IMAGES ARE NOT TO BE RELIED UPON IN ANY WAY FOR FINAL CONSTRUCTION FINISHES AND RESULTS.

FOUNDATION NOTES:

- THESE PLANS ARE TO BE READ IN CONJUNCTION WITH CONTRACT DOCUMENTS AND ENGINEERS DRAWINGS AND SPECIFICATIONS. RESPONSIBLE PARTIES ARE TO BE NOTIFIED OF ANY DISCREPANCIES. SITE CLASSIFICATION IS TO BE CONFIRMED BY INSPECTION OF FOOTING EXCAVATIONS.
- PLUMBER RESPONSIBLE TO LOCATE AND CONFIRM SEWER HOUSE CONNECTION LOCATION ACCURATELY PRIOR TO COMMENCEMENT. PLUMBER IS TO VERIFY WITH SITE SUPERVISOR PRIOR TO SETTING OUT FIXTURE DRAINAGE POINTS. NO AMENDMENTS OR SPECIAL FIXTURES HAVE BEEN NOMINATED.
- WHERE SERVICES / PIPEWORK ARE LOCATED UNDER DRIVEWAYS AND SLABS CONTRACTORS ARE TO ENSURE ADEQUATE COMPACTION TO TRENCH BACKFILL ACHIEVED TO SUPPORT CONCRETE.
- REBATE GARAGE DOORS & SLIDING GLASS DOORS 20mm, AND SHOWER RECESSES 50mm IN LOCATIONS SHOWN.
- ACCORDING TO MANUF' SPEC. OR BUILDERS DIRECTIONS.
- MINIMUM COVER TO GROUND - 50mm.
- TOP COVER TO SLAB REINFORCEMENT - 30mm.
- GRADE FINISHED GROUND SURFACE TO DIVERT WATER AWAY FROM BUILDING.
- WATERPROOF MEMBRANE IS 0.2mm POLYETHYLENE. JOINTS ARE TO BE LAPPED 300mm AND TAPED.
- REINFORCEMENT TO BE SUPPORTED ON PLASTIC CHAIRS AT 1000mm CRS.
- ALL CONCRETE IS TO BE MECHANICALLY VIBRATED DURING PLACING.
- FILL MATERIAL AND SAND UNDER SLABS IS TO BE COMPACTED TO 95% OF MAX. DRY DENSITY.
- FLOORS TO ALL WET AREAS TO HAVE A FALL TO A FLOOR WASTE.

PATH/DRIVEWAY NOTES:

- DRIVEWAY SLOPE NOT TO EXCEED 1:4. CHECK WITH LOCAL AUTHORITY REQUIREMENTS PRIOR TO CONSTRUCTING ANY DRIVEWAYS, PATHWAYS OR CROSSOVERS BETWEEN THE PROPERTY BOUNDARY AND ROAD KERB.
- PROVIDE A LAYER OF SAND A MINIMUM OF 20mm THICK UNDER THE SLAB, COMPACTED AND LEVELED.
- SLAB THICKNESS, MESH TO ENGINEERS DESIGN.

3D VIEW NOTES:

- GROUND LINE OR SLOPE OF SITE IS NOT REPRESENTED ON 3D VIEWS.
- FURNITURE AND FIXTURES ARE INDICATIVE ONLY AND ARE NOT PRESCRIPTIVE.
- 3D VIEWS, PERSPECTIVES AND ILLUSTRATIONS ARE INTENDED TO BE A VISUAL AID ONLY, THEY ARE NOT PRESCRIPTIVE BUT INDICATIVE ONLY. THE IMAGES ARE NOT TO BE RELIED UPON IN ANY WAY FOR FINAL CONSTRUCTION FINISHES AND RESULTS.

ELECTRICAL NOTES:

- SMOKE ALARMS TO BE INSTALLED IN ACCORDANCE WITH THE CURRENT **ABCB HOUSING PROVISIONS PART 9.5** SMOKE ALARMS MUST COMPLY WITH AS 3786.
 - ONLY USE PHOTOELECTRIC TYPE SMOKE ALARMS
 - ALL SMOKE ALARMS TO BE INTERCONNECTED
 - INSTALL LOCATIONS:
 - ON EACH LEVEL OF LIVING SPACE
 - OUTSIDE EACH BEDROOM AREA
 - IN EVERY BEDROOM (**OLD**)
- THIS PLAN IS INDICATIVE ONLY AND IS TO BE USED ONLY AS AN EXAMPLE. OWNERS TO NOMINATE FINAL POSITIONS OF ELECTRICAL APPLIANCES, LIGHTING AND ELECTRICAL FITTINGS.

ELEVATION NOTES:

- WALL FINISHES AND WINDOW TYPES ARE INDICATIVE ONLY AND ARE NOT PRESCRIPTIVE. REFER TO BUILDERS SPECIFICATIONS FOR DETAILS.
- GROUND LINE SHOWN ON ELEVATIONS DOES NOT RELATE TO ACTUAL SLOPE OF SITE.
- FURNITURE AND FIXTURES ARE INDICATIVE ONLY AND ARE NOT PRESCRIPTIVE.
- ELEVATIONS ARE INTENDED TO BE A VISUAL AID ONLY, THEY ARE NOT PRESCRIPTIVE BUT INDICATIVE ONLY. THE IMAGES ARE NOT TO BE RELIED UPON IN ANY WAY FOR FINAL CONSTRUCTION FINISHES AND RESULTS.

SITE WORKS NOTES:

- POSITION OF DWELLING TO BE CONFIRMED BY SURVEYOR & CLIENT PRIOR TO ANY SITE WORKS.
- ALL STORMWATER, DOWN PIPES, RAIN WATER TANKS & SITE DRAINAGE TO BE SIZED & LOCATED BY THE HYDRAULIC CONSULTANT/ PLUMBER IN ACCORDANCE WITH THE CURRENT **ABCB HOUSING PROVISIONS PART 3.3** AND STATE LEGISLATION/ LOCAL PLANNING SCHEME HOUSE CODE AND AS 3500 ALL PARTS.
- BUILDER TO ENSURE THAT ACTUAL SEWER LINE AND MANHOLE POSITIONS MATCH THOSE AS SHOWN AS BASED ON LOCAL AUTHORITY DOCUMENTS. ANY DISCREPANCIES MUST BE BROUGHT TO ATTENTION AND RESOLVED PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- BUILDER TO DETERMINE APPROPRIATE PLATFORMING METHOD ON SITE PRIOR TO COMMENCEMENT OF ANY WORKS. FINISHED FLOOR LEVEL IS TO BE ABOVE THE MINIMUM LEVEL AS PER LOCAL AUTHORITIES REQUIREMENTS & TO COMPLY WITH THE CURRENT **ABCB HOUSING PROVISIONS PART 3.3.3**
- FALL OF LAND UNKNOWN AND IS TO BE CONFIRMED ON SITE BEFORE COMMENCEMENT OF CONSTRUCTION. ANY REQUIRED EARTHWORKS INCLUDING CUT, FILL, BATTERS AND RETAINING MUST COMPLY WITH THE CURRENT **ABCB HOUSING PROVISIONS PART 4.2.2** AS 3798, AS4200 & **AS 4678**
- THE FINISHED SURFACE IMMEDIATELY SURROUNDING THE DWELLING, 1000mm WIDE, IS TO FALL AWAY FROM THE DWELLING AT A SLOPE OF 1 IN 20 MINIMUM.
- STORMWATER MUST BE CONNECTED TO A LEGAL POINT OF DISCHARGE -
 - STORMWATER KERB ADAPTERS TO STREET (2 MAX.)
 - ROOFWATER/STORMWATER PIPE
 - BUBBLERS TO COUNCIL SPECIFICATION.
 - RAINWATER TANK, OVERFLOW MUST CONNECT TO STORMWATER SYSTEM.
- SURFACE DRAINAGE IS TO DISCHARGE EVENLY WITHIN THE SITE AND WITHOUT NUISANCE TO ADJOINING PROPERTIES.
- ALL SUB-FLOOR AREAS MUST BE GRADED TO AVOID THE PONDING OF WATER.
- THE HEIGHT OF FENCES, INCLUDING THE HEIGHT OF RETAINING WALLS ARE NOT TO EXCEED 2.0m ABOVE FINISHED GROUND LEVEL **UNLESS** INDICATED ON THE PLANS AND TO LOCAL AUTHORITY APPROVAL.
- WHERE SERVICES / PIPEWORK ARE LOCATED UNDER DRIVEWAYS AND SLABS CONTRACTORS ARE TO ENSURE ADEQUATE COMPACTION TO TRENCH BACKFILL IS ACHIEVED TO SUPPORT CONCRETE.

GENERAL NOTES:

- ALL DESIGN, CONSTRUCTION METHODS AND MATERIALS TO BE IN ACCORDANCE WITH:
 - THE CURRENT NATIONAL CONSTRUCTION CODES (NCC)
 - THE STATE DEVELOPMENT CODE
 - BUILDING REGULATIONS
 - CURRENT ISSUES OF AUSTRALIAN STANDARDS & MANUFACTURERS SPECIFICATIONS & INSTALLATION DETAILS FOR MATERIALS USED
- THESE PLANS ARE TO BE READ IN CONJUNCTION WITH CONTRACT DOCUMENTS AND ENGINEERS DRAWINGS AND SPECIFICATIONS. RESPONSIBLE PARTIES ARE TO BE NOTIFIED OF ANY DISCREPANCIES.
- SUBSTITUTION OF ANY STRUCTURAL MEMBERS & OR VARIATIONS TO ANY PART OF THE DESIGN WILL VOID ANY RESPONSIBILITIES OF THE BUILDING DESIGNER FOR THE STRUCTURAL INTEGRITY & PERFORMANCE OF THE BUILDING.
- 3D VIEWS, PERSPECTIVES AND ILLUSTRATIONS ARE INTENDED TO BE A VISUAL AID ONLY, THEY ARE NOT PRESCRIPTIVE BUT INDICATIVE ONLY. THE IMAGES ARE NOT TO BE RELIED UPON IN ANY WAY FOR FINAL CONSTRUCTION FINISHES AND RESULTS.
- ALL DIMENSIONS IN MILLIMETERS.
- DIMENSIONS TAKE PREFERENCE TO SCALE AND ARE TO STRUCTURE NOT FINISH ON NEW WORK. EXISTING WALLS MAY BE NOMINALLY DIMENSIONED.
- ALL DIMENSIONS, DETAILS, SITE LEVELS AND FINISHED FLOOR LEVELS TO BE CONFIRMED BY CONTRACTOR BEFORE COMMENCEMENT OF ANY CONSTRUCTION AND RESPONSIBLE PEOPLE NOTIFIED OF ANY DISCREPANCIES.
- MANUFACTURER'S SPECIFICATION MEANS A CURRENT APPROVED SPECIFICATION FOR USE UNDER THE CONDITIONS APPLICABLE THESE DRAWINGS ARE AVAILABLE DIGITALLY, IF REQUIRED.
- ANY DATA SUPPLIED BY OTHERS AND SHOWN ON THESE DRAWINGS ARE NOT THE RESPONSIBILITY OF THIS DESIGNER. ALL USERS OF THESE DRAWINGS ARE ADVISED TO CHECK OTHER SUPPLIED DATA.
- OWNER REMAINS RESPONSIBLE FOR ONGOING MAINTENANCE OF BUILDING. STRUCTURAL ELEMENTS IN PARTICULAR ARE TO REMAIN PROTECTED BY THE METHODS SHOWN AND LISTED IN THESE DRAWINGS.
- ALL WINDOW AND DOOR DIMENSIONS ARE NOMINAL.



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ABN: 31 615 195 818

PLAN NUMBER:
#2436/25
BUILDERS NUMBER:
AREI PLAN CODE:
AREI DESIGNS

CLIENT:
OWN A HOME TAS
DRAWING NAME:
COVER

PROJECT:
**PROPOSED RESIDENCE FOR
BENJAMIN & JACQUELINE McCULLOCH AT
LOT 10 NO.25 SHOREHAVEN DRIVE
TURNERS BEACH TAS 7315**

CHECKED:
N.WILTSHIRE
PAGE NO:
01 OF 07
SCALE @ A3
NTS

REV	DESCRIPTION	DRAWN	DATE
C	PRELIMINARY ISSUE	CAJ	25/06/25
D	PRELIMINARY ISSUE	CAJ	14/07/25
E	PRELIMINARY ISSUE	RL	10/08/25
F	PRELIMINARY ISSUE	RL	13/08/25

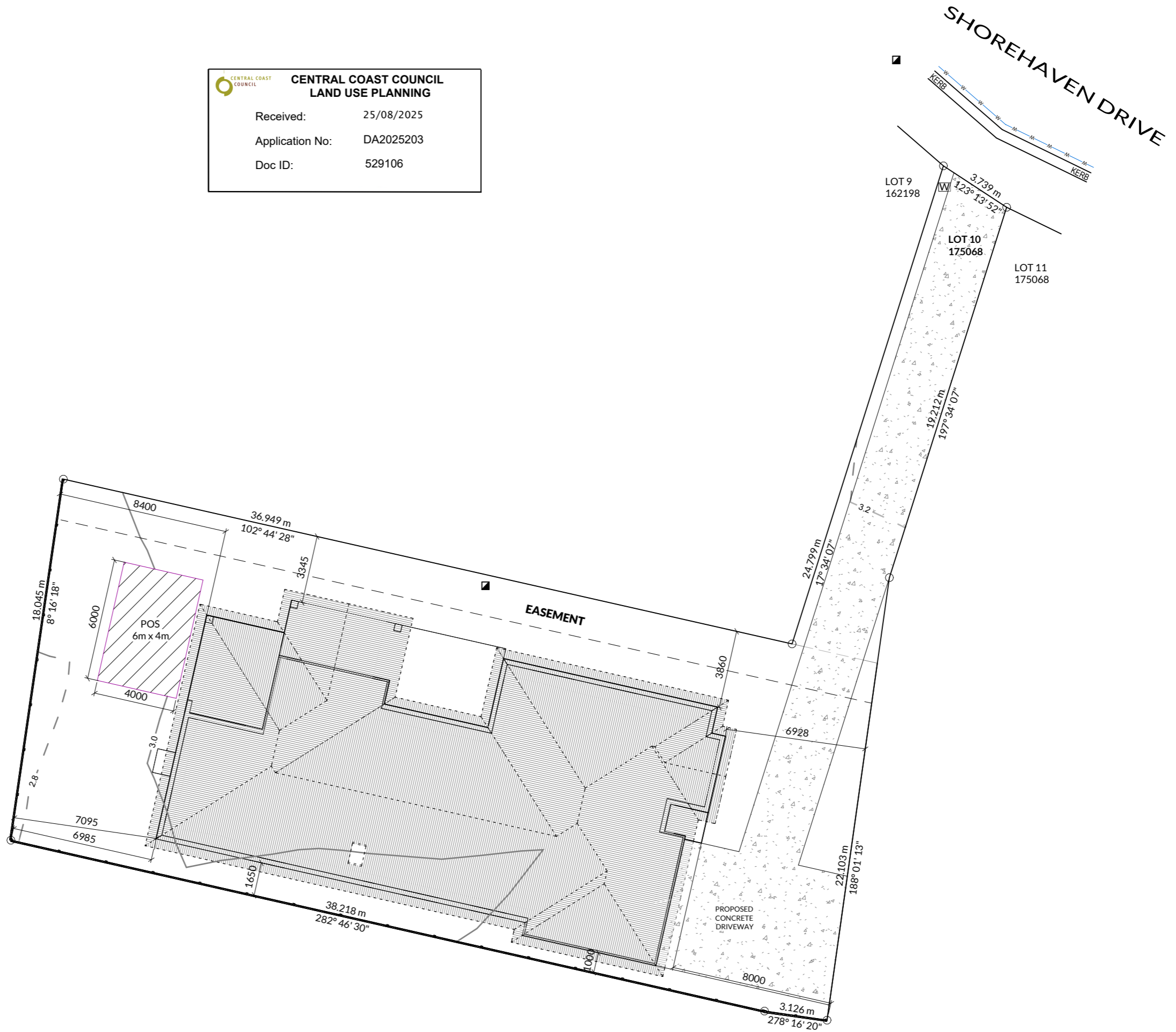
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SCALE NOT APPLICABLE

SITE AREA CALCULATIONS:
 LAND SIZE: 832m²
 SITE AREA (EXCLUDING DRIVEWAY ACCES STRIP): 743m²
 DWELLING FLOOR AREA: 273.5m²
 SITE COVERAGE: 36%
 PORCH/PATIO AREA: 57.7m²

CENTRAL COAST COUNCIL
LAND USE PLANNING

Received: 25/08/2025
 Application No: DA2025203
 Doc ID: 529106



LEGEND

- UNDERGROUND GAS MARKER
- HYDRANT
- STORM WATER PIT
- WATER CONNECTION
- ELECTRICAL TURRET
- TELSTRA PIT
- MAN HOLE
- 100mm DOWN PIPE
- POWER POLE
- STREET LIGHT
- SITE BENCH MARK
- SEWER LINE
- CONTOUR LINE
- EXISTING RETAINING
- NEW RETAINING
- ROOF LINE
- DOWNPIPE (DP) STORM WATER LINE
- FENCE
- ELECTRICAL (UNDERGROUND)
- ELECTRICAL (OVERHEAD)
- TELSTRA COMMUNICATIONS
- WATER LINE



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 W: areidesigns.com.au
 QLD QBCC: 15040886
 VIC VBA: CDB-U 73620
 TAS BSP: 071565667
 ABN: 31 615 195 818

PLAN NUMBER:
 #2436/25
 BUILDERS NUMBER:
 AREI PLAN CODE:
 AREI DESIGNS

CLIENT:
OWN A HOME TAS
 DRAWING NAME:
SITE PLAN

PROJECT:
**PROPOSED RESIDENCE FOR
 BENJAMIN & JACQUELINE McCULLOCH AT
 LOT 10 NO.25 SHOREHAVEN DRIVE
 TURNERS BEACH TAS 7315**

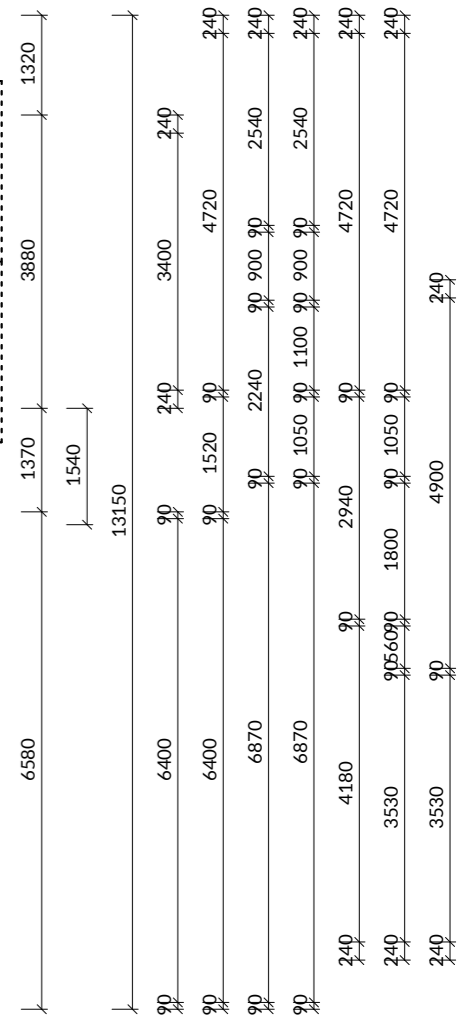
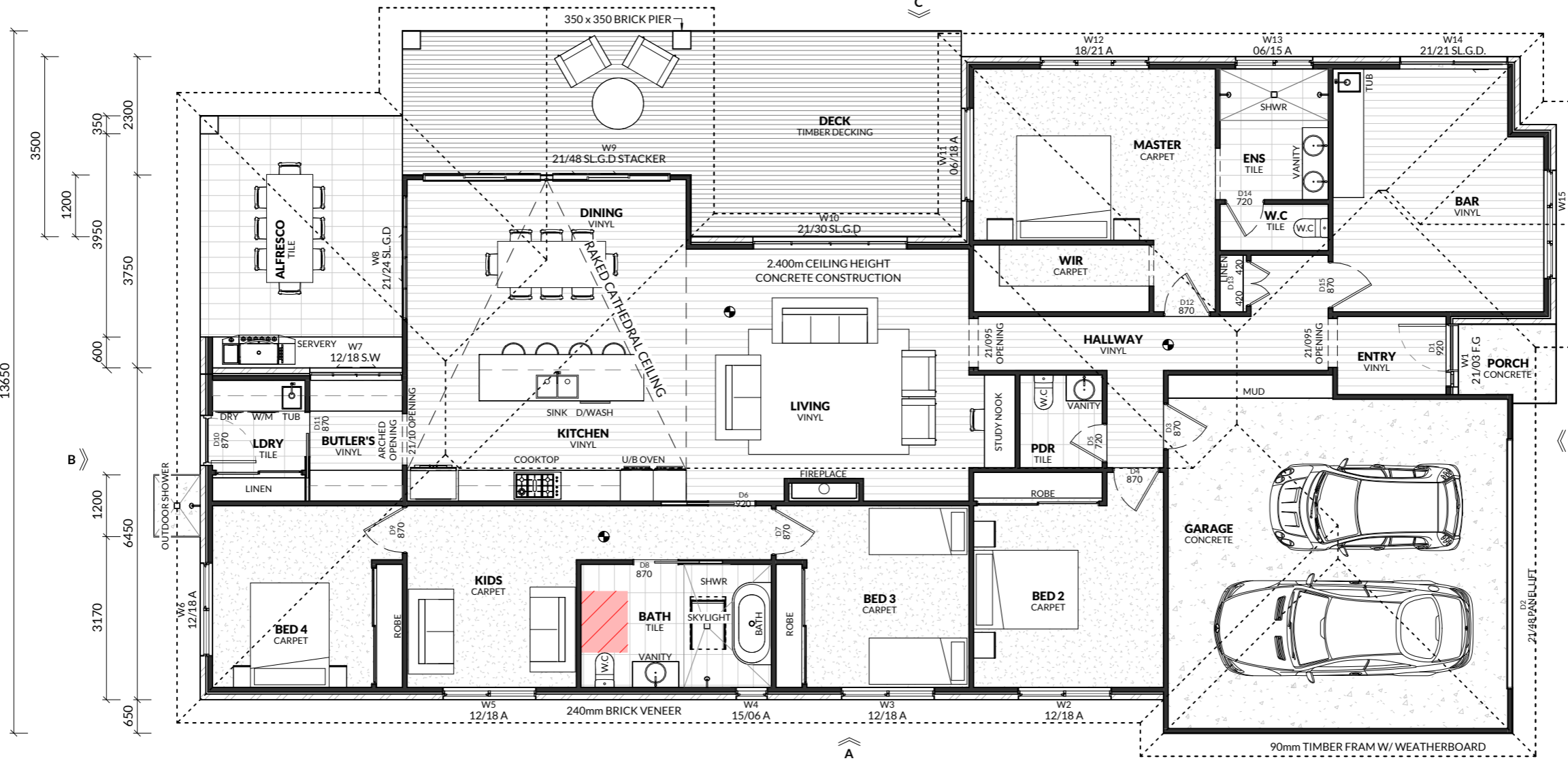
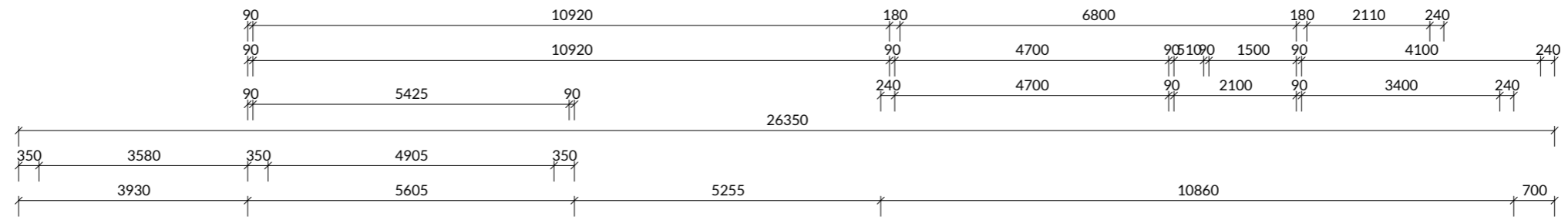
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FLOOR AREAS

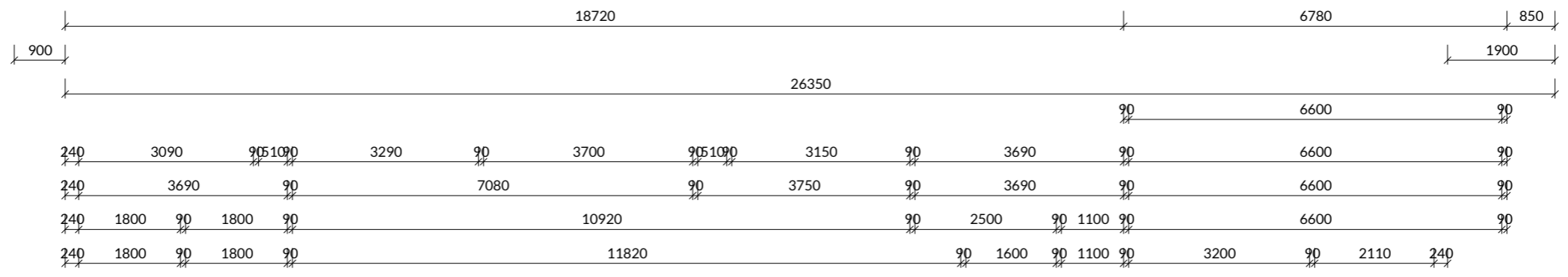
ROOM	SQUARES	SQM
ALFRESCO	2.05	19.1 m ²
DECKING	3.88	36.1 m ²
GARAGE	5.22	48.5 m ²
LIVING	24.22	225.0 m ²
PORCH	0.27	2.5 m ²
TOTAL	35.65	331.2 m²



LEGEND

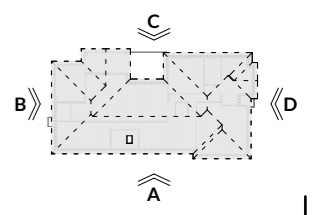
- C CASEMENT WINDOW
 - SL.G.D SLIDING GLASS DOOR
 - S.W SLIDING WINDOW
 - A AWNING WINDOW
 - D.HU DOUBLE HUNG WINDOW
 - B.D BIFOLD DOORS
 - LU LOUVERS
 - SL SIDELIGHT
 - M.V MECHANICAL VENT
 - SKL SKYLIGHT
 - F.G FIXED GLASS WINDOW
-
- ☼ SMOKE ALARM
 - † HOSE COCK
 - ⬮ ELEC M/BOX
 - ⊗ GAS BOTTLES
 - ⊗ HOT WATER
 - ⊕ FLOOR WASTE

LIVABLE HOUSING DESIGN REQUIREMENTS
 THIS DWELLING IS REQUIRED TO COMPLY WITH THE
 NCC LIVABLE HOUSING REQUIREMENTS.
 PLEASE REFER TO 'LIVABLE HOUSING REQUIREMENTS'
 SHEET FOR COMPLIANCE DETAILS.



CENTRAL COAST COUNCIL
LAND USE PLANNING

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 ABN: 31 615 195 818

PLAN NUMBER: #2436/25
 BUILDERS NUMBER:
 AREI PLAN CODE: AREI DESIGNS

CLIENT: **OWN A HOME TAS**

DRAWING NAME: **FLOOR PLAN**

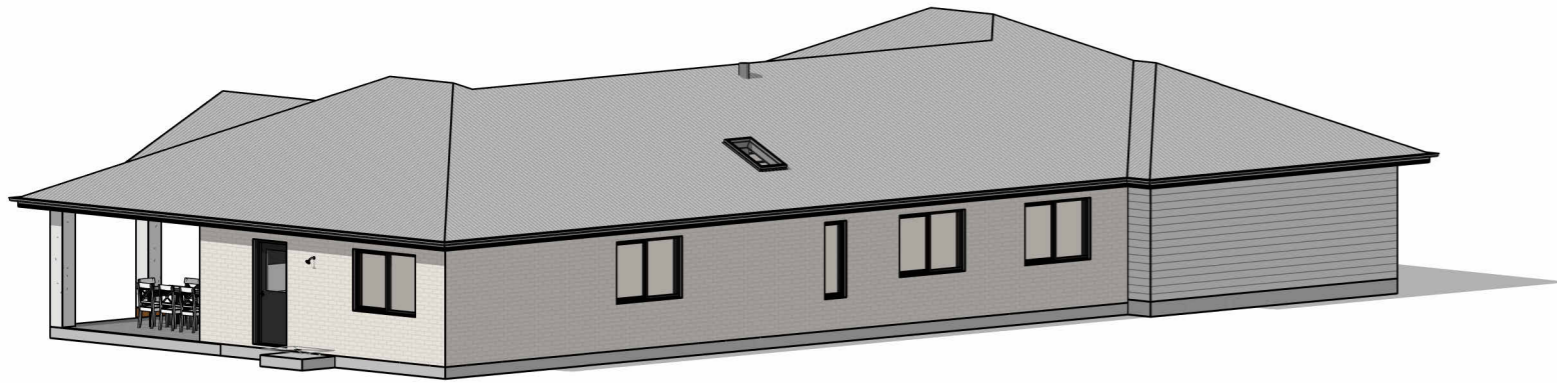
PROJECT: **PROPOSED RESIDENCE FOR BENJAMIN & JACQUELINE McCULLOCH AT LOT 10 NO.25 SHOREHAVEN DRIVE TURNERS BEACH TAS 7315**

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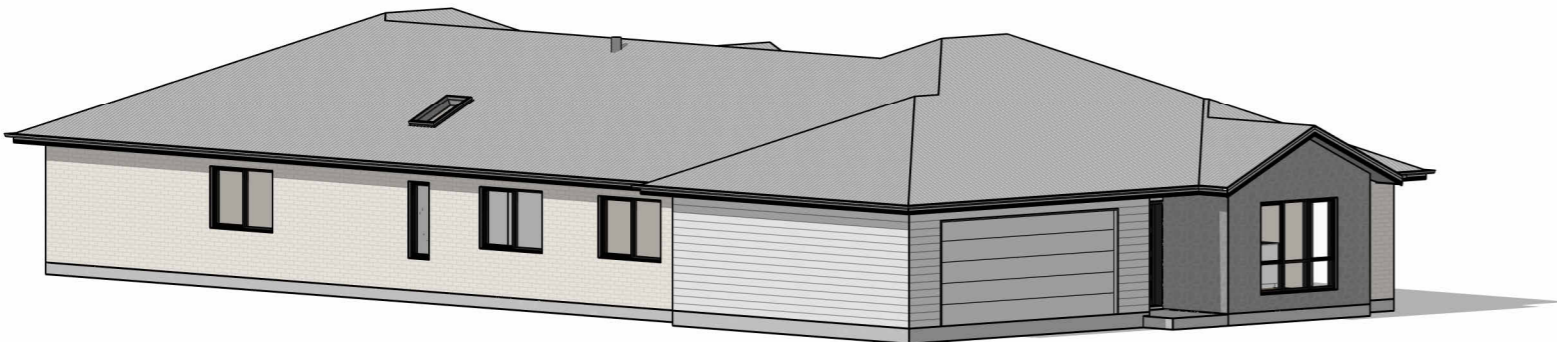
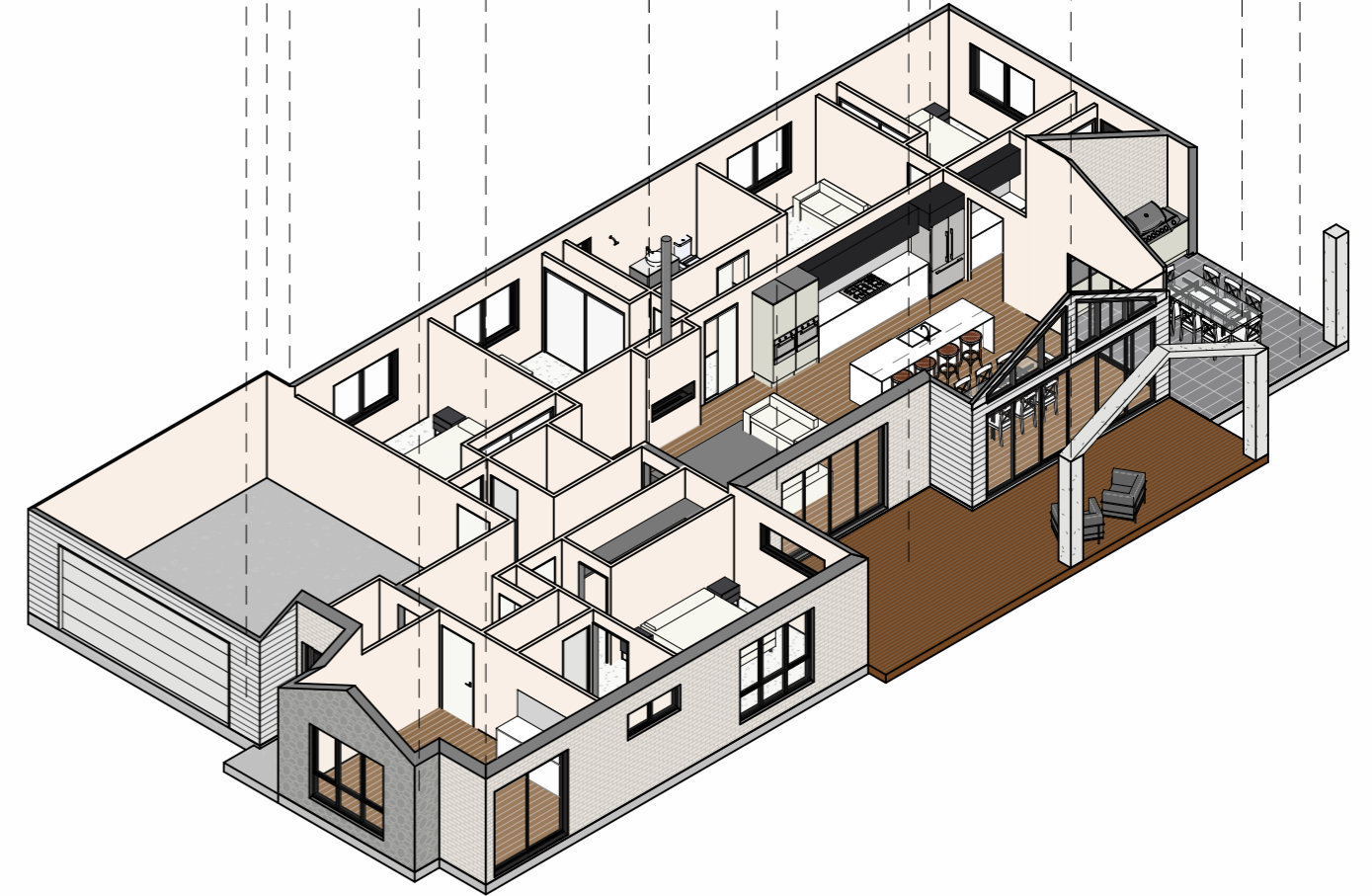
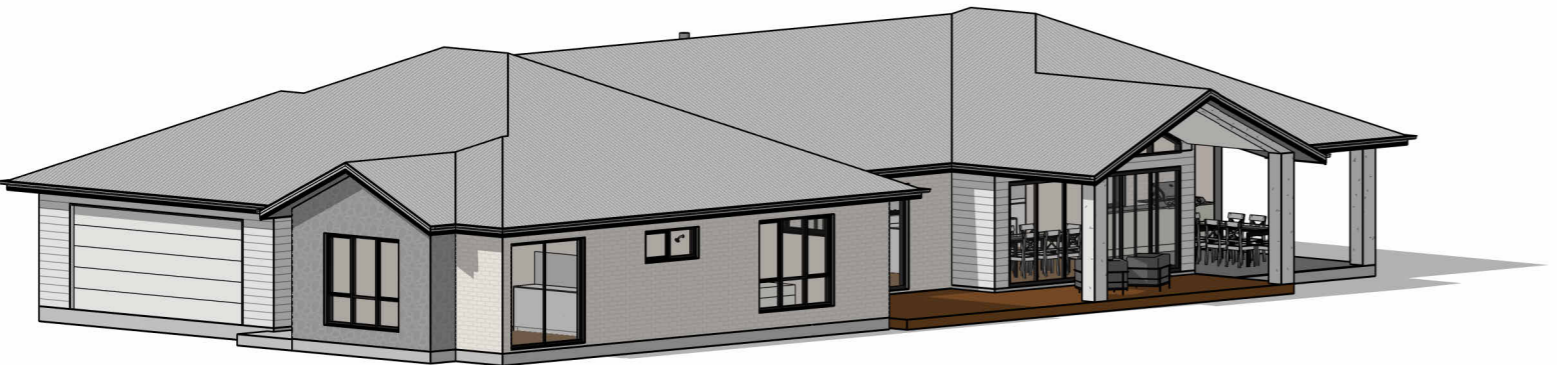
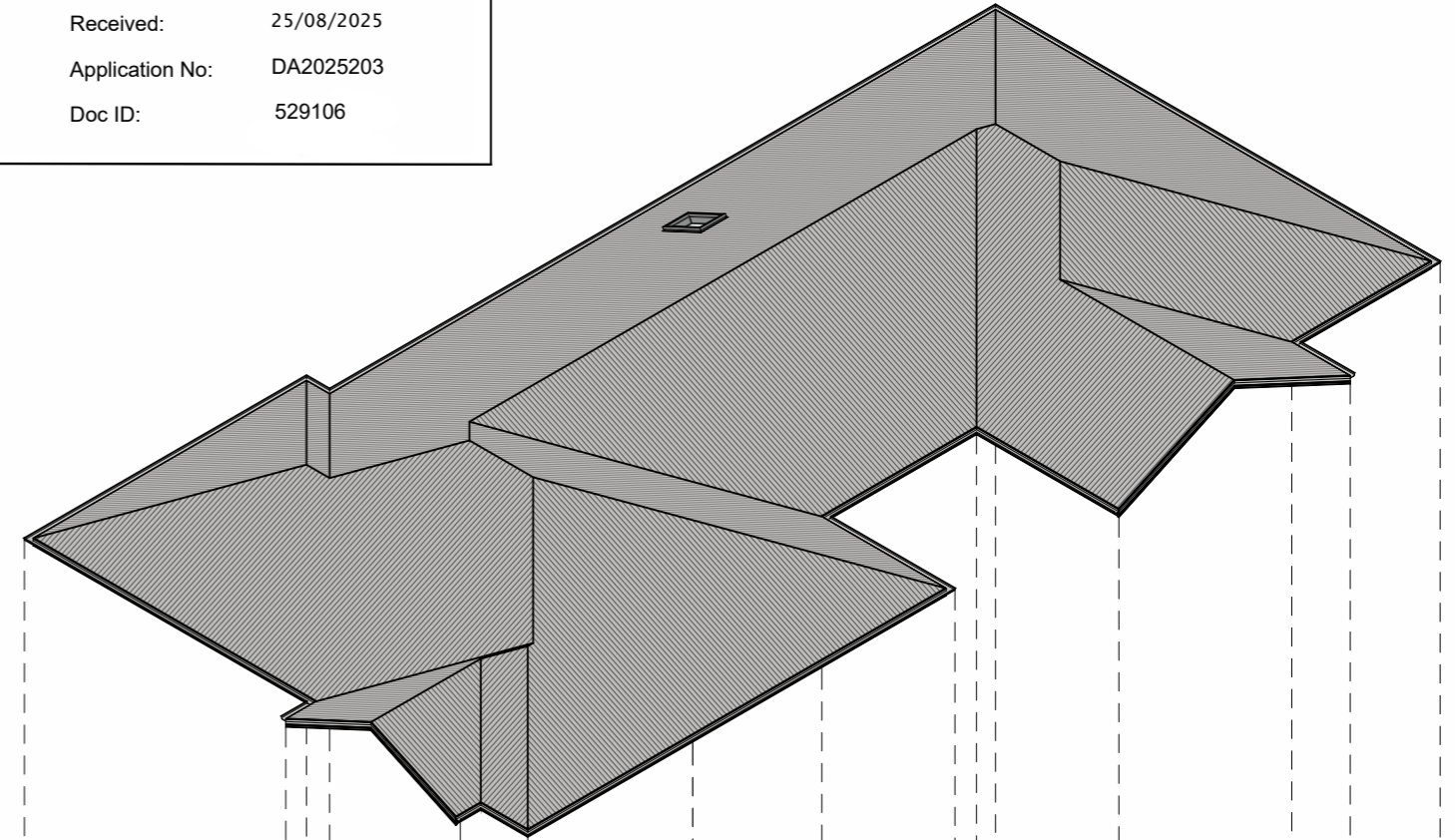
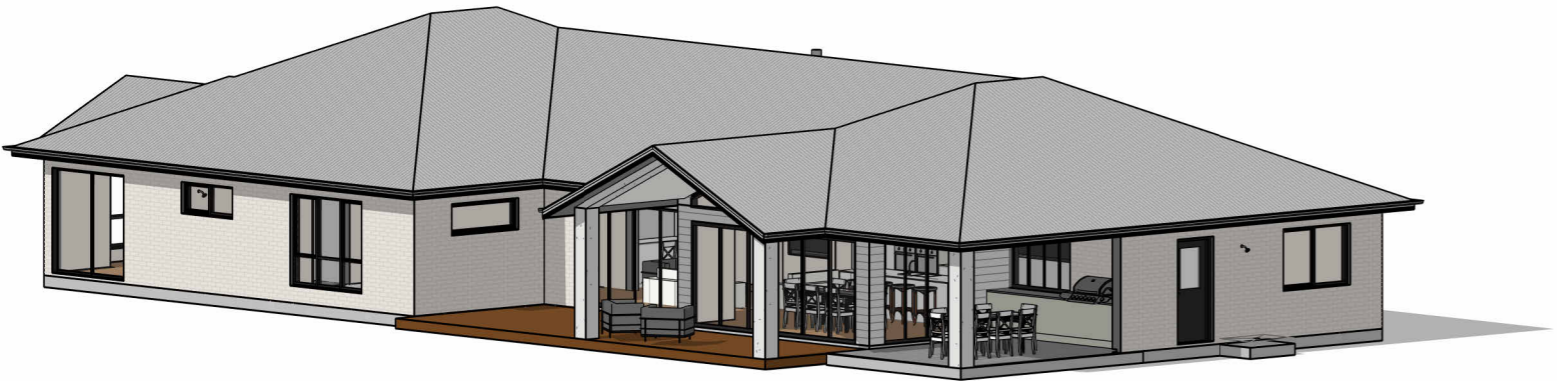
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PLAN NUMBER:
 #2436/25
 BUILDERS NUMBER:
 AREI PLAN CODE:
 AREI DESIGNS

CLIENT:
OWN A HOME TAS
 DRAWING NAME:
3D VIEWS

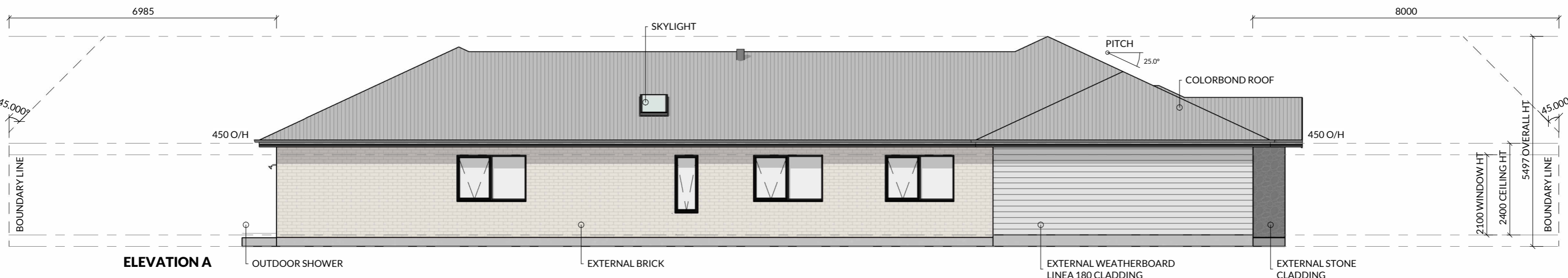
PROJECT:
**PROPOSED RESIDENCE FOR
 BENJAMIN & JACQUELINE McCULLOCH AT
 LOT 10 NO.25 SHOREHAVEN DRIVE
 TURNERS BEACH TAS 7315**

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 04 OF 07
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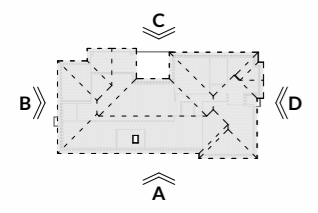
WINDOW SCHEDULE

MARK	SIZE	DESCRIPTION
W1	2100 x 300	ALUM. FRAMED FIXED GLASS
W2	1200 x 1800	ALUM. FRAMED AWNING
W3	1200 x 1800	ALUM. FRAMED AWNING
W4	1500 x 600	ALUM. FRAMED AWNING
W5	1200 x 1800	ALUM. FRAMED AWNING
W6	1200 x 1800	ALUM. FRAMED AWNING
W7	1200 x 1800	ALUM. FRAMED SLIDING WINDOW
W8	2100 x 2400	ALUM. FRAMED SLIDING GLASS DOOR
W9	2100 x 4800	ALUM. FRAMED SLIDING GLASS DOOR
W10	2100 x 3000	ALUM. FRAMED SLIDING GLASS DOOR
W11	600 x 1800	ALUM. FRAMED AWNING
W12	1800 x 2100	ALUM. FRAMED AWNING
W13	600 x 1500	ALUM. FRAMED AWNING
W14	2100 x 2100	ALUM. FRAMED SLIDING GLASS DOOR
W15	1800 x 2100	ALUM. FRAMED AWNING



DOOR SCHEDULE

MARK	SIZE	DOOR TYPE
D1	2040 x 920	GLASS ENTRY DOOR
D2	2100 x 4800	PANEL LIFT DOOR
D3	2040 x 870	HOLLOW CORE SWING
D4	2040 x 870	HOLLOW CORE SWING
D5	2040 x 720	HOLLOW CORE SWING
D6	2040 x 920	HOLLOW CORE CAVITY SLIDER
D7	2040 x 870	HOLLOW CORE SWING
D8	2040 x 870	HOLLOW CORE CAVITY SLIDER
D9	2040 x 870	HOLLOW CORE SWING
D10	2040 x 870	SOLID HALF GLASS
D11	2040 x 870	HOLLOW CORE CAVITY SLIDER
D12	2040 x 870	HOLLOW CORE SWING
D13	2 OF 2040 x 420	HOLLOW CORE SWING
D14	2040 x 720	HOLLOW CORE SWING
D15	2040 x 870	HOLLOW CORE SWING



M: 0403 508 705 | PLAN NUMBER: #2436/25 | CLIENT: **OWN A HOME TAS** | PROJECT: **PROPOSED RESIDENCE FOR BENJAMIN & JACQUELINE McCULLOCH AT LOT 10 NO.25 SHOREHAVEN DRIVE TURNERS BEACH TAS 7315** | CHECKED: N.WILTSHIRE | PAGE NO: 05 OF 07 | SCALE @ A3 1:100

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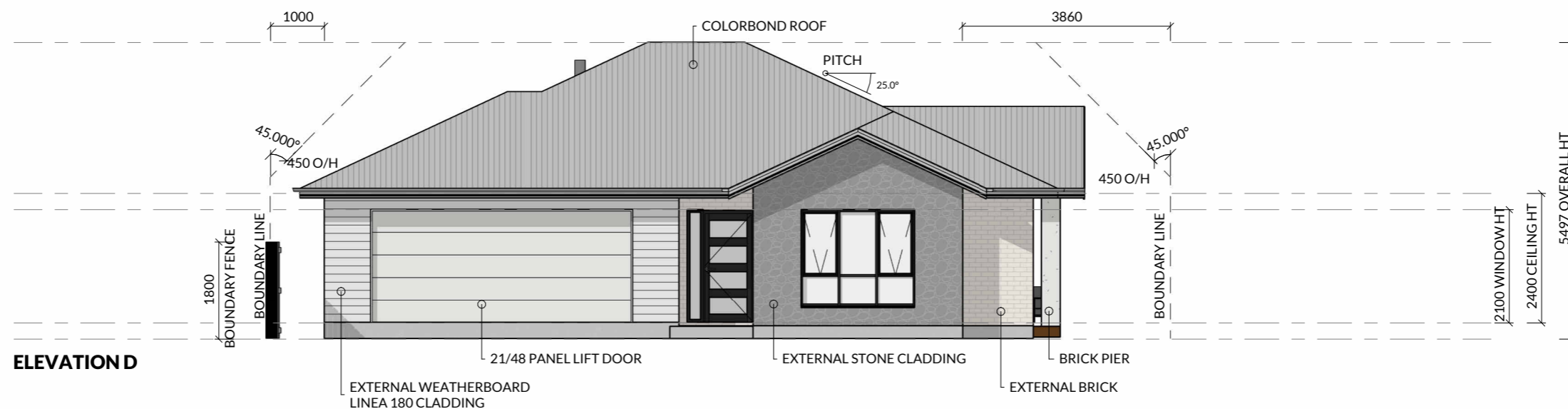
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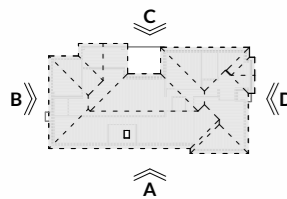
ELEVATION C

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ELEVATION D



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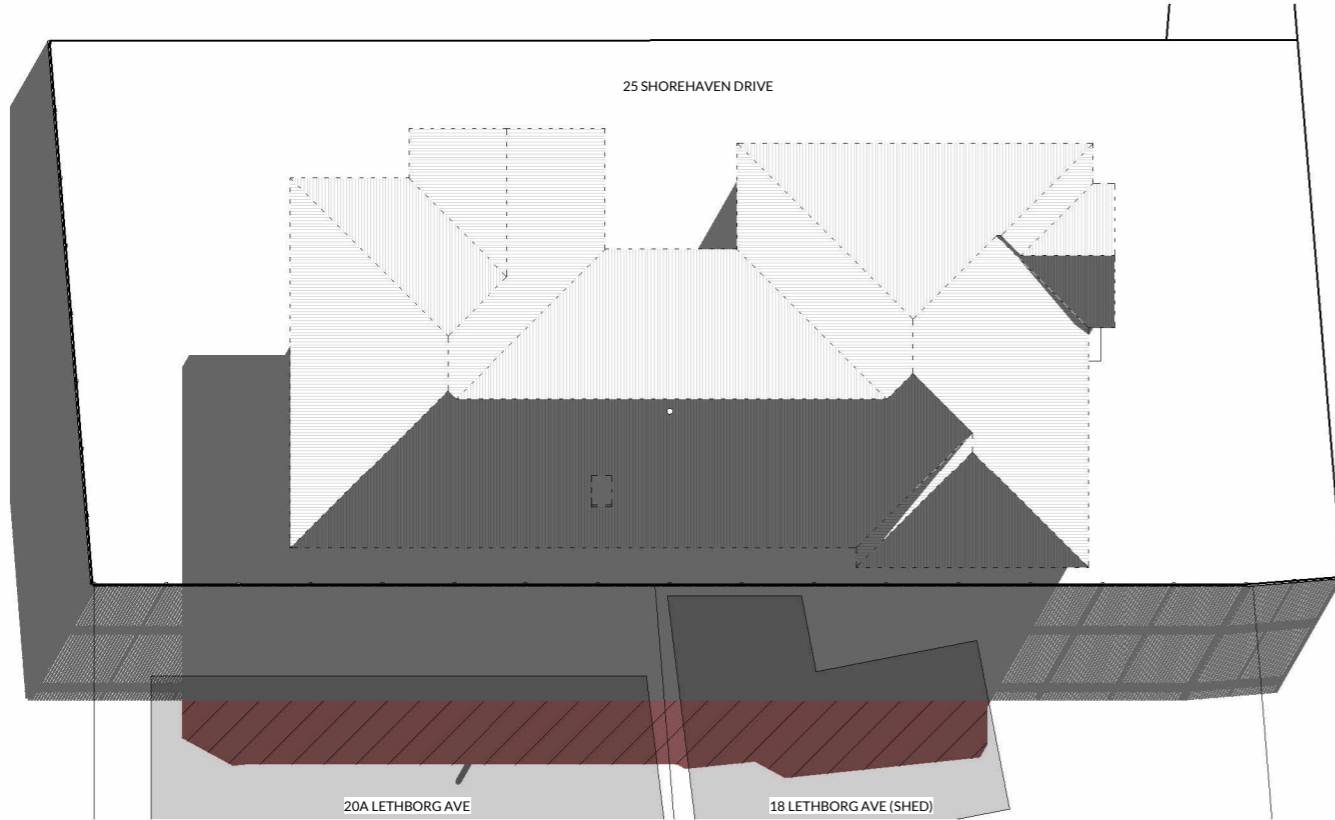
CLIENT:
OWN A HOME TAS
 DRAWING NAME:
ELEVATIONS C & D

PROJECT:
**PROPOSED RESIDENCE FOR
 BENJAMIN & JACQUELINE McCULLOCH AT
 LOT 10 NO.25 SHOREHAVEN DRIVE
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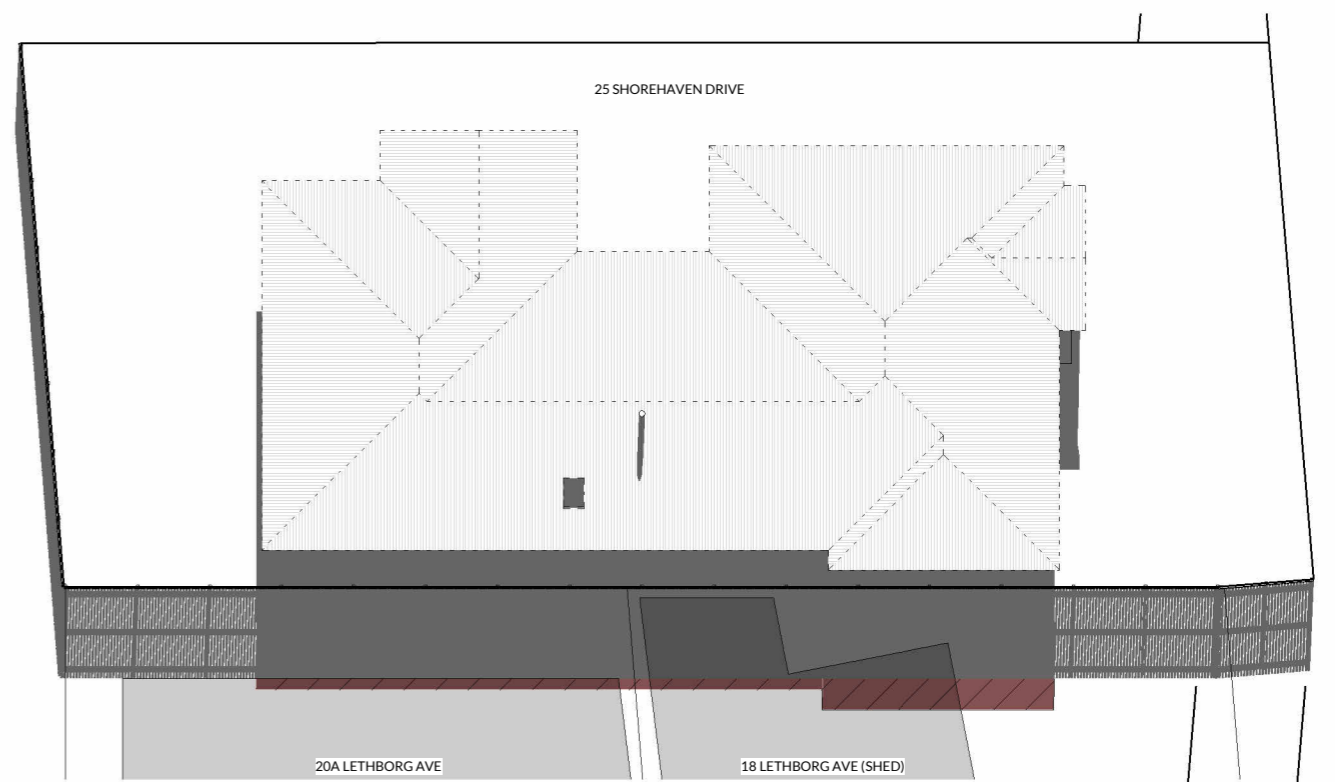
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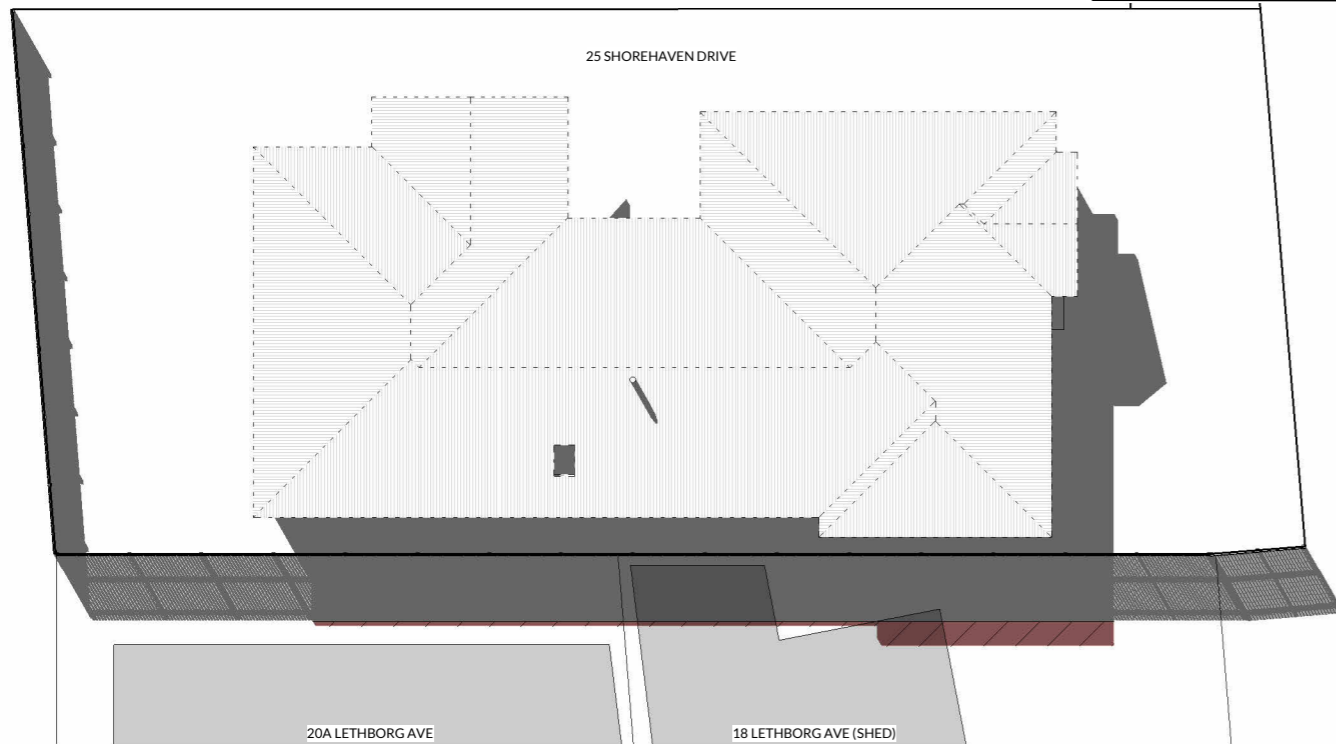
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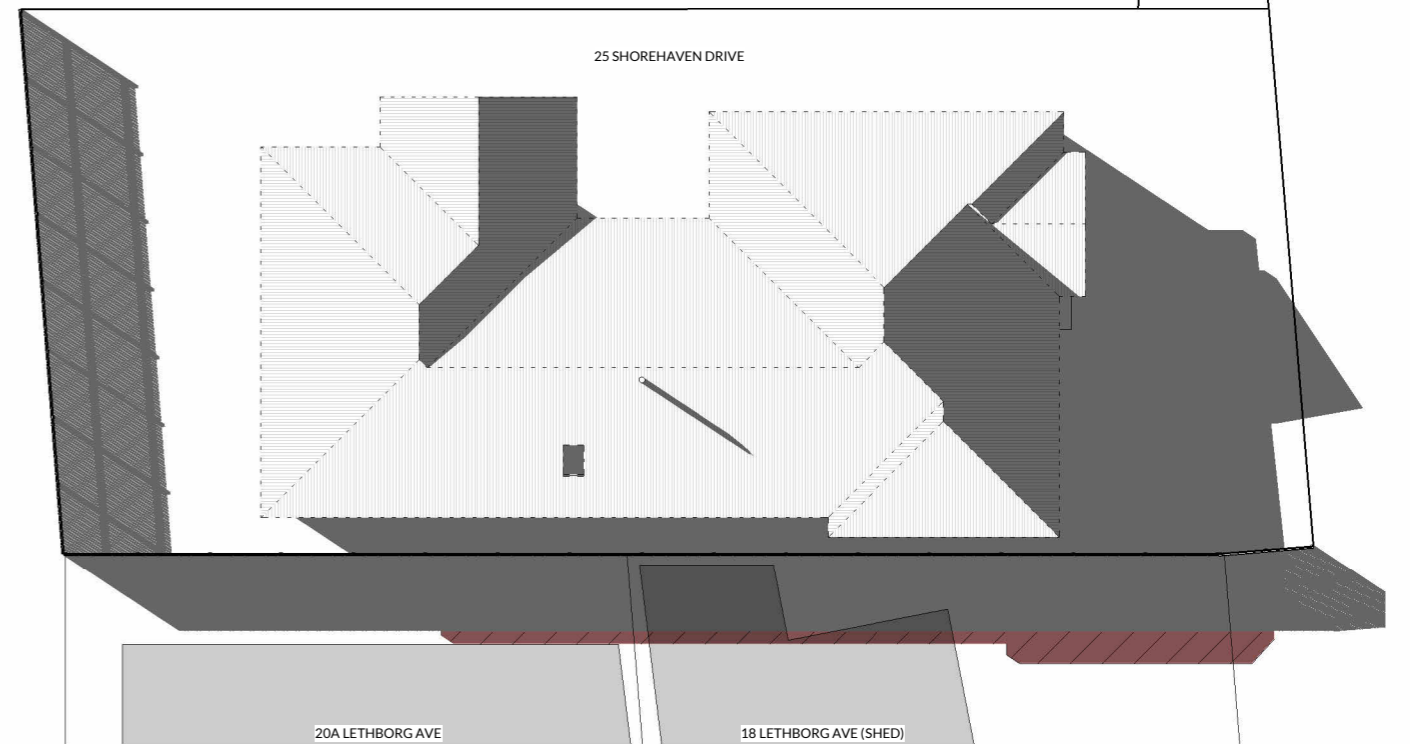
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1:250



SITE OVERSHADOWING 11AM 21 JUNE
1:250



SITE OVERSHADOWING 1PM 21 JUNE
1:250



SITE OVERSHADOWING 3PM 21 JUNE
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PLAN NUMBER:
#2436/25
BUILDERS NUMBER:
AREI PLAN CODE:
AREI DESIGNS

CLIENT:
OWN A HOME TAS
DRAWING NAME:
SITE OVERSHADOWING PLAN

PROJECT:
**PROPOSED RESIDENCE FOR
BENJAMIN & JACQUELINE McCULLOCH AT
LOT 10 NO.25 SHOREHAVEN DRIVE
TURNERS BEACH TAS 7315**

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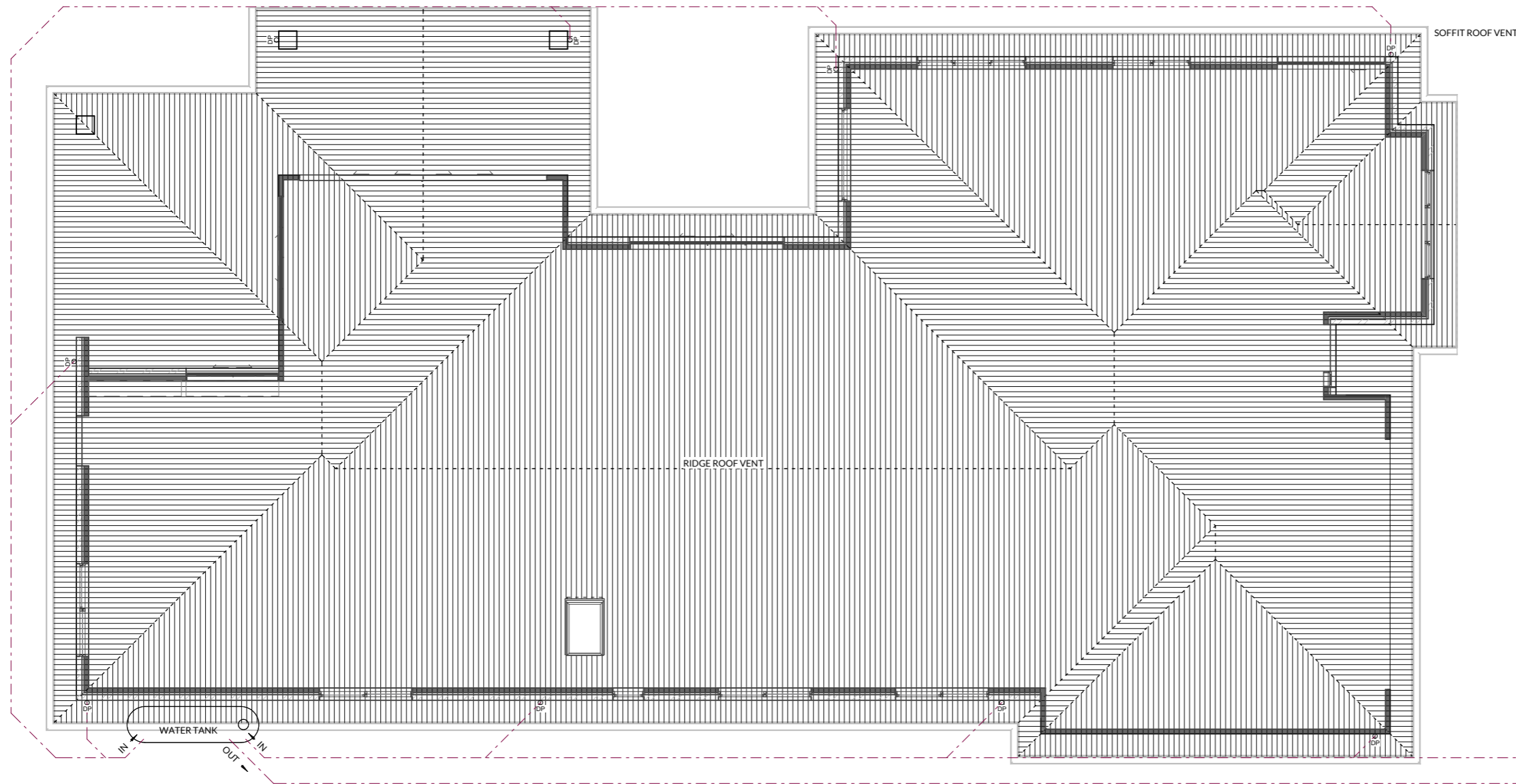


**CENTRAL COAST COUNCIL
LAND USE PLANNING**

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Application No: DA2025203
Doc ID: 533879



CONNECT TO L.O.P.D



ROOF VENTILATION

Clause F8D5 (Vol 1) 10.8.3(Housing Provisions)
CLIMATE ZONE: 6

VENTILATION IN ROOF SPACES CALCULATIONS:

STANDARD ROOF SECTION VENTILATION
NET FREE AREA MINIMUM REQUIREMENT;
SUPPLY VENTILATION REQUIREMENT
= 7000mm²/m x (2x 22.13m) = 309,820mm²

EXHAUST VENTILATION REQUIREMENT
= 5,000mm²/m x 22.13m = 110,650mm²

TOTAL ROOF AREA = 381.6 m²

ROOF TYPE: COLORBOND
FASCIA & GUTTER TYPE: COLORBOND
EAVES (TYP. O/H): 450mm
ROOF PITCH: 25°

DOWNPIPES (DP):

DP MAX. LINEAL SPACING: 12 m
RAINFALL INTENSITY LOCATION: TAS - BURNIE
ARI ONCE IN 20 YEARS mm/hr: 128 mm
ARI ONCE IN 100 YEARS mm/hr: 180 mm
MIN. DP DIAMETER (∅): 90 mm
MIN. GUTTER CROSS SECTION: 5400 mm²
MAX. ROOF AREA PER DP: 45 m²



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TAS BSP: 071565667
ABN: 31 615 195 818

PLAN NUMBER:
#2380/25
BUILDERS NUMBER:
N/A
AREI PLAN CODE:
SERIES 12 ASJ4

CLIENT:
ABM HOMES
DRAWING NAME:
ROOF DRAINAGE

PROJECT:
**PROPOSED RESIDENCE FOR
ABM HOMES AT
LOT 3412 SUBZERO CRESCENT
MENANGLE PARK NSW 2563**

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11 OF 06
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E	PRELIMINARY ISSUE	RL	10/08/25
F	PRELIMINARY ISSUE	RL	13/08/25
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