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## Application for Planning

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

The following application has been received:

Application No.: **DA2025211**

Location: **21B Dial Road, Penguin**

Proposal: **Residential - single dwelling and shed**

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](http://www.centralcoast.tas.gov.au) Any person may make representation in relation to the applications (in accordance with S.57(5) of the Act) by writing to the Chief Executive Officer, PO Box 220, Ulverstone 7315 or by email to [admin@centralcoast.tas.gov.au](mailto:admin@centralcoast.tas.gov.au) and quoting the Application No. Any representations received by the Council are classed as public documents and will be made available to the public where applicable under the *Local Government (Meeting Procedures) Regulations 2025*.


The representation must be made on or before **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](mailto:planning@centralcoast.tas.gov.au)  
www: [centralcoast.tas.gov.au](http://centralcoast.tas.gov.au)



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

	<b>CENTRAL COAST COUNCIL LAND USE PLANNING</b>
Received:	5/09/2025
Application No:	DA2025211
Doc ID:	530467

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

**Use or Development Site:**

**Site Address**      21B Dlal Road, Penguin

**Certificate of Title Reference**      185598/4

**Land Area**      6151m2      **Heritage Listed Property**      NO       YES

**Applicant(s)**

**First Name(s)**      Nicholas      **Surname(s)**      Brandsema

**Company name (if applicable)**      N Plus B Design      **Contact No:**      6429 8800

**Postal Address:**      8 Brandsema Street, Turners Beach

**Email address:**      admin@nplusb.com.au

Please tick box to receive correspondence and any relevant information regarding your application via email.

**Owner(s)** (note – if more than one owner, all names must be indicated)

**First Name(s)**      Thomas      **Middle Names(s)**      Sarah

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

**Postal Address:**      21B Dlal Road, Penguin

**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**

Vacant block

**Use Class**

Office use only

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

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

Proposed Residence & Shed

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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


\$ 880,000 ..... Estimate/ Actual

Total floor area of the development .... 873m<sup>2</sup> .....m<sup>2</sup>

**Declaration of Notice to Landowner**

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

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

Signature of Applicant 

Date 05/09/2025

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

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

Signature of Applicant

Date

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

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

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

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


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

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

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

**Applicants Declaration**

I/ we Nicholas Brandsema  
 declare that the information I have given in this permit application to be true and correct to the best of my knowledge.


Signature of Applicant/s  Date 05/09/2025

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

SEARCH OF TORRENS TITLE

VOLUME 185598	FOLIO 4
EDITION 1	DATE OF ISSUE 10-Jan-2024

SEARCH DATE : 25-Feb-2025  
SEARCH TIME : 02.56 PM

	<b>CENTRAL COAST COUNCIL LAND USE PLANNING</b>
Received:	5/09/2025
Application No:	DA2025211
Doc ID:	530466

DESCRIPTION OF LAND

Town of PENGUIN  
Lot 4 on Sealed Plan 185598  
Derivation : Part of Lot 5706, 100 Acres Gtd. to Joseph Ling  
Prior CT 232322/1

SCHEDULE 1

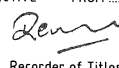
M845955 TRANSFER to THOMAS LEONARD GUARD and SARAH JANE  
TREVASKIS Registered 14-Dec-2020 at noon

SCHEDULE 2

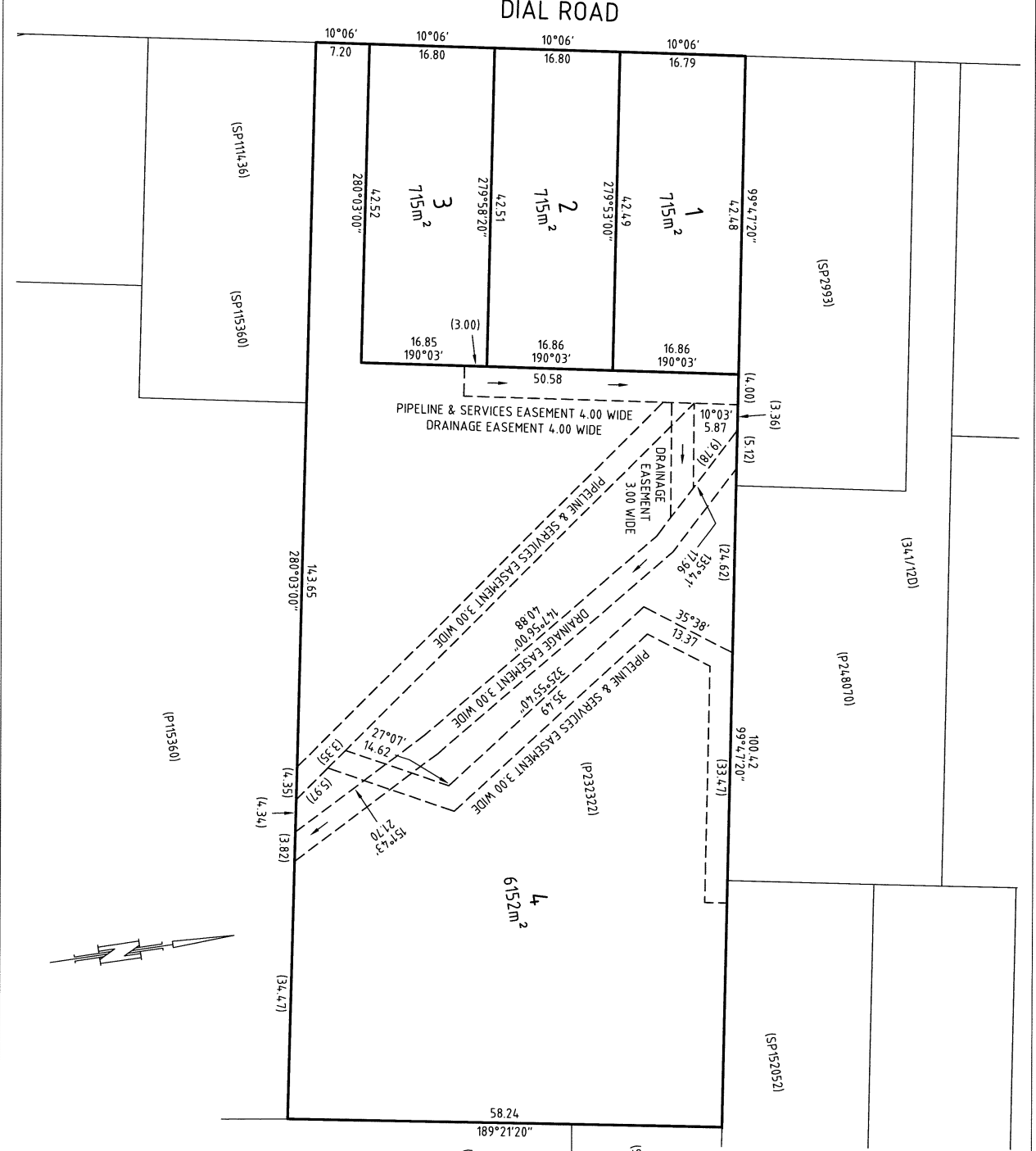
Reservations and conditions in the Crown Grant if any  
SP185598 EASEMENTS in Schedule of Easements  
SP185598 FENCING PROVISION in Schedule of Easements  
143779 & A2390 FENCING CONDITION in Transfer  
E242813 MORTGAGE to Commonwealth Bank of Australia  
Registered 14-Dec-2020 at 12.01 PM


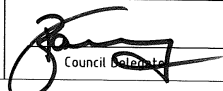
UNREGISTERED DEALINGS AND NOTATIONS


No unregistered dealings or other notations

OWNERS: Thomas Leonard Guard & Sarah Jane Trevaskis  FOLIO REFERENCE: 232322/1  GRANTEE: Part of Lot 5706, 100A-0R-0P, Gtd. to Joseph Ling.	<b>PLAN OF SURVEY</b>  BY SURVEYOR: JOHN E W MAGEE PDA SURVEYORS, ENGINEERS & PLANNERS <b>TOWN OF PENGWIN</b> LOCATION: <del>LAND DISTRICT OF DEVON</del> <b>PARISH OF ASHWATER</b>  SCALE 1: 500      LENGTHS IN METRES	REGISTERED NUMBER <b>SP185598</b>
		APPROVED EFFECTIVE FROM 10 JAN 2024  Recorder of Titles

PRIORITY FINAL PLAN      ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN



 Registered Land Surveyor	25/17/23      50742 Date      Surveyor Ref	(SP155930)      (SP155930)	 Council Delegate	31.10.23 Date
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	<b>CENTRAL COAST COUNCIL LAND USE PLANNING</b>
Received:	5/09/2025
Application No:	DA2025211
Doc ID:	530469

<b>SCHEDULE OF EASEMENTS</b>	Registered Number
<b>NOTE:</b> THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	SP 185598

PAGE 1 OF 3 PAGES

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.

Lot 4 is subject to a pipeline and services easement in gross as defined herein (in favour of TasWater) over the land marked PIPELINE & SERVICES EASEMENT 3.00 WIDE and PIPELINE & SERVICES EASEMENT 4.00 WIDE ("the Easement Land") passing through that lot on the plan

Lot 4 is subject to a right of drainage in gross (in favour of Central Coast Council) over the land marked DRAINAGE EASEMENT 3.00 WIDE and DRAINAGE EASEMENT 4.00 WIDE passing through that lot on the plan

COVENANTS


The owners of lots 1-3 on the plan covenant with Central Coast Council to the intent that the burden of this covenant may run with and bind the covenantors lot and every part thereof and that the benefit thereof may devolve with Central Coast Council to observe the following stipulations-

- 1. Not to construct a new dwelling on such lot unless-
  - a) a retention water tank of at least 3000 litre capacity is fitted to the dwelling to collect all roof runoff
  - b) a 25mm (maximum) orifice is fitted to each tank at 200mm (maximum) above the invert of the tank
  - c) the outflow of the tank is to be connected the lot stormwater connection point

FENCING PROVISION

In respect to the lots on the plan the vendor (Thomas Leonard Guard and Sarah Jane Trevaskis) shall not be required to fence

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: TL GUARD & SJ TREVASKIS	PLAN SEALED BY: CENTRAL COAST COUNCIL
FOLIO REF: 232322-1	DATE:
SOLICITOR: GRAHAM WOODHOUSE CONVEYANCING	DA 2022094
	REF NO.
	 Council Delegate
<b>NOTE:</b> The Council Delegate must sign the Certificate for the purposes of identification	

<p><b>ANNEXURE TO SCHEDULE OF EASEMENTS</b></p> <p>PAGE 2 OF 3 PAGES</p>	<p>Registered Number</p> <p><b>SP. 185598</b></p>
<p>SUBDIVIDER: TL GUARD &amp; SJ TREVASKIS FOLIO REFERENCE: 232322-1</p>	

INTERPRETATION

“TasWater” means Tasmanian Water & Sewerage Corporation Pty Ltd (ACN 162 220 653) its successors and assigns

“Pipeline and Services Easement” means:-

FIRSTLY, the full and free right and liberty for TasWater and its employees, contractors, agents and all other persons duly authorised by it, at all times to:

- (1) enter and remain upon the Easement Land with or without machinery, vehicles, plant and equipment;
- (2) investigate, take soil, rock and other samples, survey, open and break up and excavate the Easement Land for any purpose or activity that TasWater is authorised to do or undertake;
- (3) install, retain, operate, modify, relocate, maintain, inspect, cleanse, repair, remove and replace the Infrastructure;
- (4) run and pass sewage, water and electricity through and along the Infrastructure;
- (5) do all works reasonably required in connection with such activities or as may be authorised or required by any law:
  - (a) without doing unnecessary damage to the Easement Land; and
  - (b) leaving the Easement Land in a clean and tidy condition;
- (6) if the Easement Land is not directly accessible from a highway, then for the purpose of undertaking any of the preceding activities TasWater may with or without employees, contractors, agents and any other persons authorised by it, and with or without machinery, vehicles, plant and equipment enter the Lot from the highway at any vehicle entry and cross the Lot to the Easement Land; and
- (7) use the Easement Land as a right of carriageway for the purpose of undertaking any of the preceding purposes on other land, TasWater reinstating any damage that it causes in doing so to any boundary fence of the Lot

SECONDLY, the benefit of a covenant in gross for TasWater with the registered proprietor/s of the Easement Land and their successors and assigns not to erect any building, or place any structures, objects, vegetation, or remove any thing that supports, protects or covers any Infrastructure on or in the Easement Land, without the prior written consent of TasWater to the intent that the burden of the covenant may run with and bind the servient land and every part thereof and that the benefit thereof may be annexed to the easement herein described

“Infrastructure” means infrastructure owned or for which TasWater is responsible and includes but is not limited to:

- (a) sewer pipes and water pipes and associated valves;
- (b) telemetry and monitoring devices;
- (c) inspection and access pits;
- (d) electricity assets and other conducting media (excluding telemetry and monitoring devices);

TL Guard: *TL Guard* ..... SJ Trevaskis: *SJ Trevaskis* .....

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

<p><b>ANNEXURE TO SCHEDULE OF EASEMENTS</b></p> <p>PAGE 3 OF 3 PAGES</p>	<p>Registered Number</p> <p><b>SP 185598</b></p>
<p>SUBDIVIDER: TL GUARD &amp; SJ TREVASKIS FOLIO REFERENCE: 232322-1</p>	

- (e) markers or signs indicating the location of the Easement Land or any other Infrastructure or any warnings or restrictions with respect to the Easement Land or any other Infrastructure;
- (f) anything reasonably required to support, protect or cover any other Infrastructure;
- (g) any other infrastructure whether of a similar nature or not to the preceding which is reasonably required for the piping of sewage or water, or the running of electricity, through the Easement Land or monitoring or managing that activity; and
- (h) where the context permits, any part of the Infrastructure.

Signed by SARAH JANE TREVASKIS being a registered proprietor of Folio 232322-1 in the presence of-

Witness *signature:* .....

Print Full Name:

Postal Address:

**Graham Woodhouse  
4 Cattley Street  
BURNIE TAS 7320  
Licenced Conveyancer CPC**

)  
)  
*Sarah Jane*

Signed by THOMAS LEONARD GUARD being a registered proprietor of Folio 232322-1 in the presence of-

Witness *signature:* .....

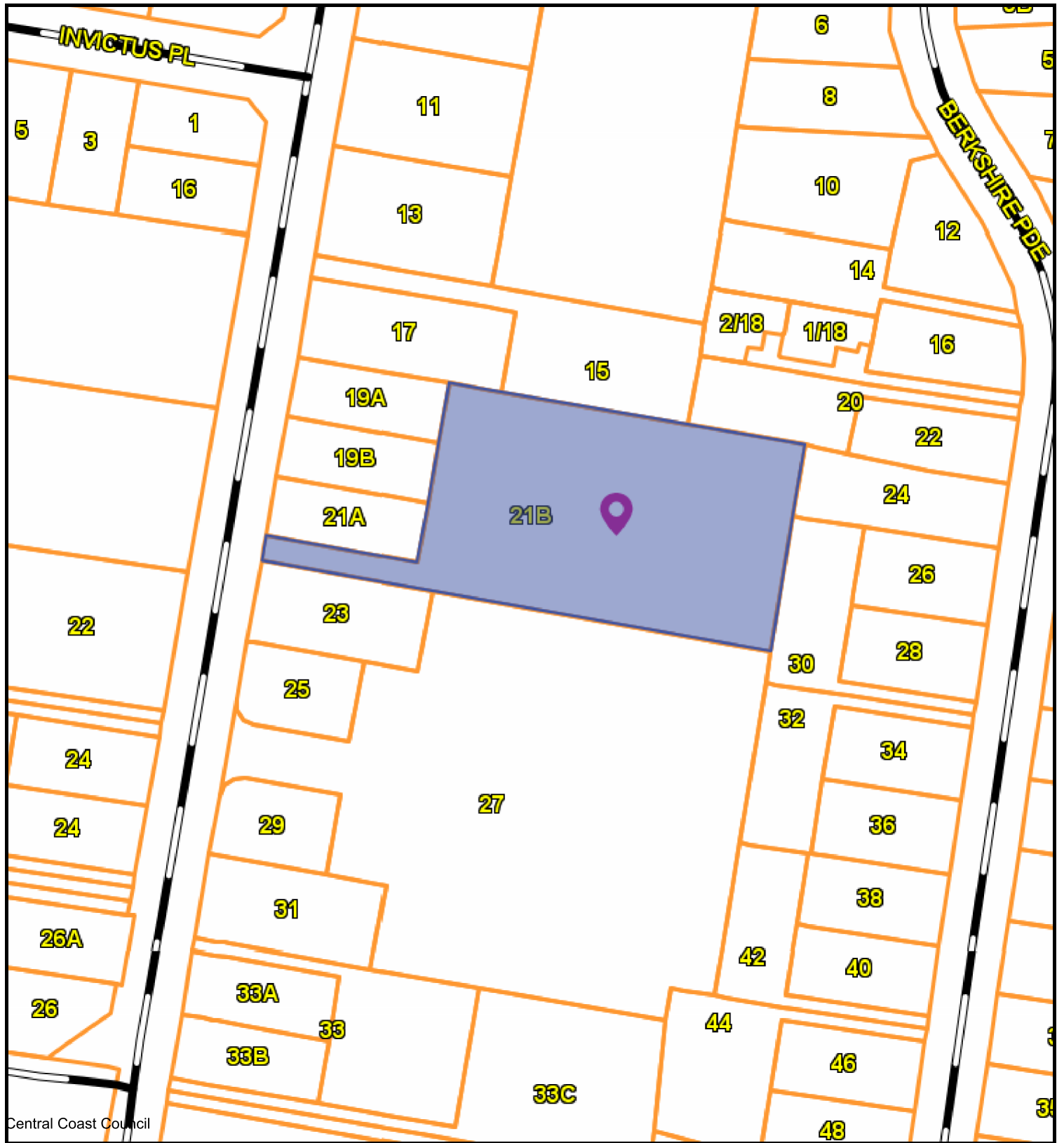
Print Full Name:

Postal Address:

**Graham Woodhouse  
4 Cattley Street  
BURNIE TAS 7320  
Licenced Conveyancer CPC**

)  
)  
*Guard*

**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

**21B DIAL ROAD,  
 PENGUIN  
 DA2025211**

**IMPORTANT**

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

**Disclaimer**

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

**50 m**

Scale =  
**1:1470.420**

Our Reference No. L250524  
Council Reference No. DA2025211  
Date 30 September 2025



PO BOX 8035,  
TREVALLYN 7250  
  
LAUNCESTON  
(03) 6709 8116  
156 GEORGE STREET, 7250  
  
HOBART  
(03) 6227 7968  
REAR STUDIO  
132 DAVEY STREET, 7000  
INFO@NOVALAND.COM.AU  
ABN 60 675 014 356

PO Box 220  
19 King Edward Street  
Ulverstone  
Tasmania 7315

Via Email: [admin@centralcoast.tas.gov.au](mailto:admin@centralcoast.tas.gov.au)

**RE: Response to Request for Information - DA2025211 – Residential – Single Dwelling & Shed - 21b Dial Road, Penguin**

Dear Planning Authority,

Please find below our response to the matters raised in Council's Request for Further Information:

**1. Clause 8.4.2 – Setbacks and Building Envelope**

*Response to P3.*

The siting and scale of the proposed outbuilding are not expected to cause an unreasonable loss of amenity to adjoining properties.

Shadowing will predominantly be contained to the subject site and southern property (27 Dial Road) during the morning with shadowing moving into the neighbouring residential lots to the east during the afternoon hours.

The development will not result in overshadowing of habitable rooms on neighbouring properties as the outbuilding is either shadowing land which is vacant of development and not considered a primary private open space area; or is otherwise setback sufficient to mitigate the impacts of shadowing from impacting habitable rooms.

The adjoining property to the south contains substantial private open space, and when considered alongside the existing boundary vegetation and fencing, the extent of additional shadowing generated by the proposal is limited and not considered unreasonable.

The adjoining properties to the south and east (which are the only properties that would be impacted by shadowing) are not vacant and therefore overshadowing of undeveloped land is not relevant in this instance.

Although the building presents as a long structure, its massing is appropriately moderated through design and siting. The lowest portion of the building, at 4.675m in height, is sited 1m from the boundary and designed as an open-sided carport with a shallow 5° roof pitch extending for the first 6m of the building's depth, this reduces the visual mass when viewed from the adjoining property. Beyond this point, the roof pitch increases to 20° over the enclosed portion of the shed, with the highest point of 7.384m set back approximately 13m from the boundary. This stepped height transition reduces visual dominance by ensuring the bulkier elements are recessed further from the adjoining property. The break created by the open carport, together with the roof angle change, results in an articulated form rather than a single continuous mass. The presence of fencing and established vegetation along the shared boundary provides additional screening, further softening views from the adjoining lot.

The separation between dwellings remains consistent with the established development pattern in the area. Numerous outbuildings, including a proximate example at 26 Berkshire Parade, are located either on or close to side boundaries. The proposed siting is therefore compatible with the prevailing pattern of boundary setbacks and separation between built forms.

The proposal will also not give rise to an unreasonable reduction in solar access to existing installations. Solar arrays at 30 Berkshire Parade and 27 Dial Road are sufficiently separated or orientated so as to avoid any impact on their operation from potential shadowing associated with the development.

Accordingly, the proposal will not result in an unreasonable loss of amenity, maintains a separation consistent with the local character, and does not compromise solar energy installations. The siting and scale are therefore considered compliant with the requirements of P3.

## **2. Stormwater – Onsite Detention Design**

Stormwater from the development will be managed in accordance with the onsite detention design prepared by a suitably qualified engineer, refer to submission as part of the response.

## **3. Outbuilding - Intended Use**

The intended use of the shed is for residential storage purposes only and will remain subservient to the residential use of the property.

## **4. Existing Fill**

Fill that is not directly related to the dwelling & outbuilding is not proposed as part of this application. The materials including fill that are currently on the site relates to works on the three adjoining lots, with the subject land being used for access and temporary holding of materials for these adjoining properties. This activity falls within Clause 4.3.5 of the Scheme as temporary buildings and works associated with an existing approval.

The only fill relevant to this proposal is that required for the shed pad, which comprises clean fill as confirmed in the Geoton report.

If you have any questions regarding these responses, please feel free to contact me.

Sincerely,



Alex Bowles  
Town Planner  
Nova Land Consulting

THOMAS LEONARD GUARD & SARAH JANE TREVASKIS  
 PROPOSED RESIDENCE & SHED  
 21B DIAL ROAD, PENGUIN

**Drawing Schedule**

SHEET	DESCRIPTION	REV	ISSUE DATE
A100	COVER PAGE	A	22/08/25
A101	LOCATION PLAN	A	22/08/25
A102	SITE PLAN	A	22/08/25
A103	ELEVATIONS	A	22/08/25
A104	FLOOR PLAN	A	22/08/25
A105	SETOUT PLAN	A	22/08/25
A106	DRAINAGE PLAN	A	22/08/25
A107	WALL FRAMING PLAN	A	22/08/25
A108	ELECTRICAL PLAN	A	22/08/25
A109	REFLECTED CEILING PLAN	A	22/08/25
A110	ROOF FRAMING PLAN	A	22/08/25
A111	ROOF PLAN	A	22/08/25
A112	SECTION A-A	A	22/08/25
A113	DETAILS 1 OF 2	A	22/08/25
A114	DETAILS 2 OF 2	A	22/08/25
A115	WALL TYPES	A	22/08/25
A116	WATERPROOFING 1 OF 2	A	22/08/25
A117	WATERPROOFING 2 OF 2	A	22/08/25
A118	WINDOW & DOOR SCHEDULE	A	22/08/25
A119	LIGHTING CALCULATOR	A	22/08/25
A120	CONSTRUCTION NOTES 1 OF 2	A	22/08/25
A121	CONSTRUCTION NOTES 2 OF 2	A	22/08/25
A122	BAL 12.5 CONSTRUCTION NOTES	A	22/08/25

**GENERAL INFORMATION**

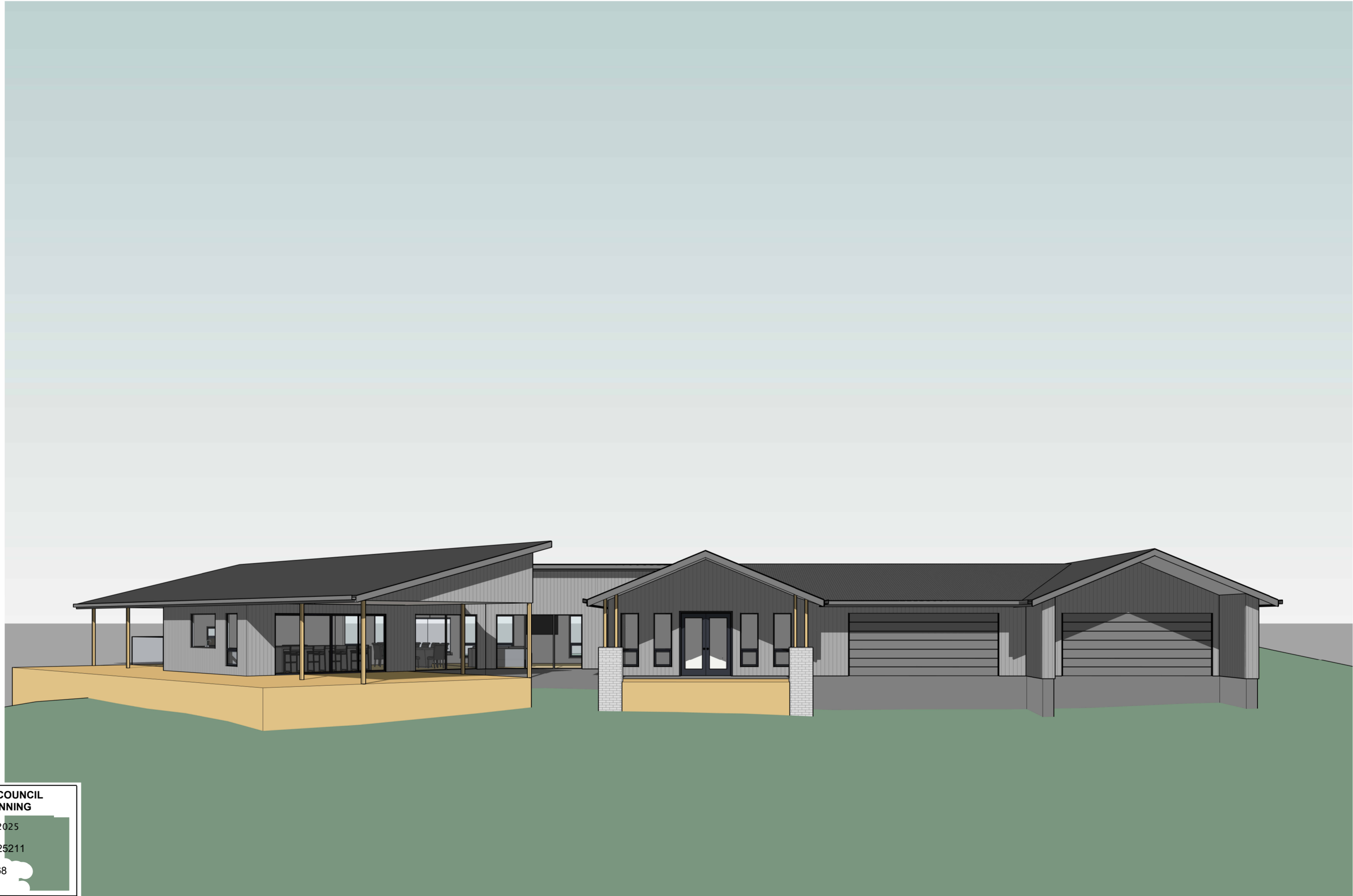
ACCREDITED DESIGNER: **NICHOLAS BRANDSEMA**  
 ACCREDITATION NUMBER: **047538582**  
 LAND TITLE REFERENCE NUMBER: **PID9057005, TITLE REF185598/4**  
 ENERGY ASSESSMENT: **TBA**  
 COUNCIL ZONE: **GENERAL RESIDENTIAL**  
 COUNCIL: **CENTRAL COAST COUNCIL**

**FLOOR AREAS**

PROPOSED FLOOR AREA: **400m2 (43 SQUARES)**  
 PROPOSED SHED AREA: **473m2 (51 SQUARES)**

**SITE INFORMATION**

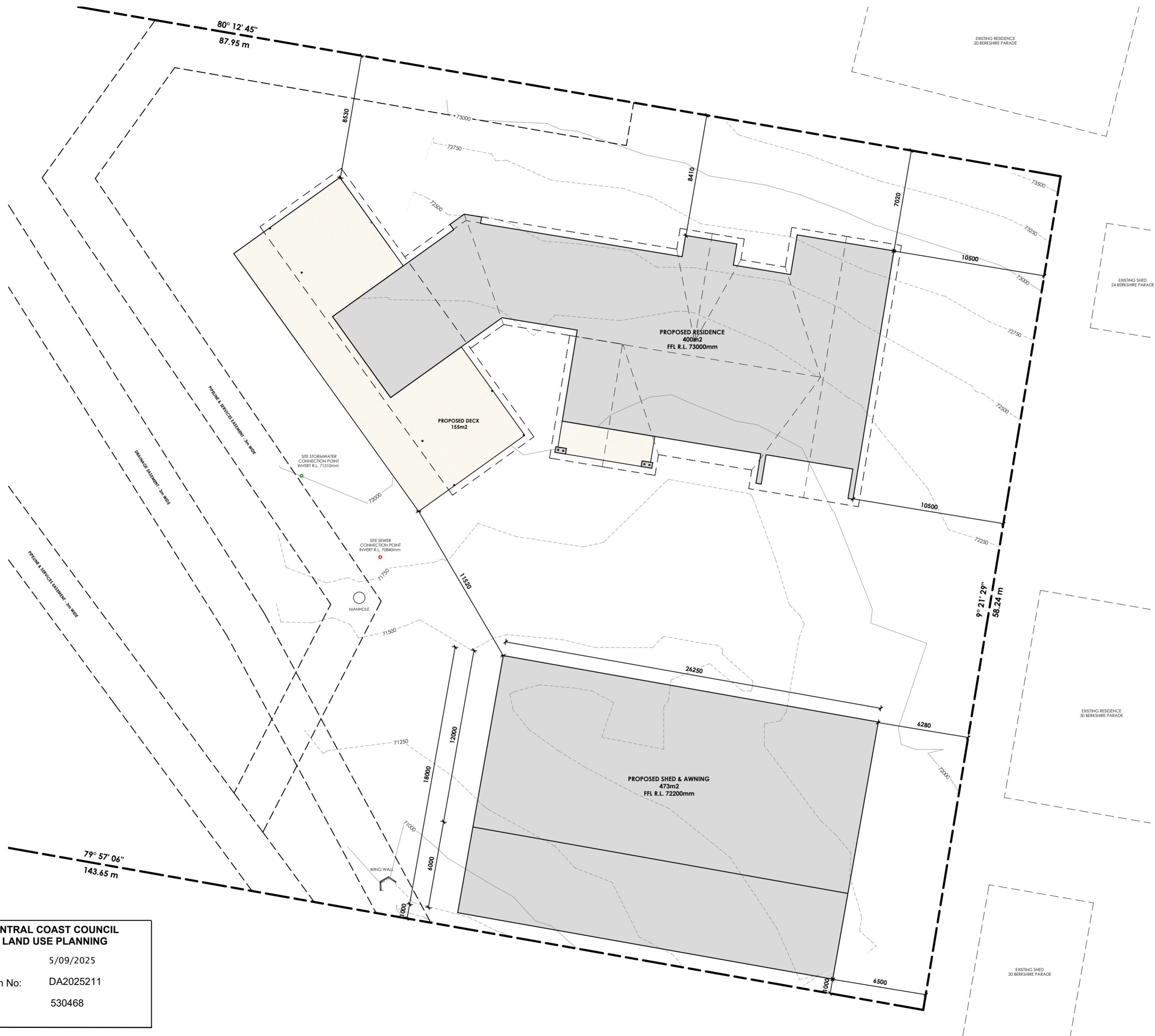
SITE AREA: **6151m2**  
 DESIGN WIND SPEED: **TBA**  
 SOIL CLASSIFICATION: **TBA**  
 ALPINE AREA: **N/A**  
 CORROSION ENVIRONMENT: **N/A**  
 BUSHFIRE ATTACK LEVEL: **TBA**  
 CLIMATE ZONE: **7**



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

Received: 5/09/2025  
 Application No: DA2025211  
 Doc ID: 530468





**SITE PLAN**  
 PRIMARY CONTOUR LINES SHOWN AT 1000mm INTERVALS  
 SECONDARY CONTOURS SHOWN AT 250mm INTERVALS  
 ALL RL LEVELS REFER TO AHD, SITE DATUM POINT TBA

**DRIVEWAY**  
 FINISH TBC BY OWNER

**GENERAL NOTES:**  
 DURING CONSTRUCTION SOIL AND WATER IS TO BE APPROPRIATELY MANAGED. THIS INCLUDES THE PROVISION OF SILT FENCING, FILTER SCREENS OR DEDICATED SILT TRAPS TO PREVENT THE DISCHARGE OF GRAVEL, SOIL OR OTHER DEBRIS TO ANY EXISTING WATER COURSE OR ADJOINING PROPERTY DURING THE CONSTRUCTION PROCESS.

**EXCAVATION:**  
 ALLOW FOR BULK EXCAVATION WHERE REQUIRED AND ALL EXCAVATION, FILLING, BACK FILLING AND CONSOLIDATION REQUIRED FOR THE FOOTINGS AND SLAB, RETAIN ALL ACCESSES AND SERVICES AS INDICATED. MAKE GOOD.

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

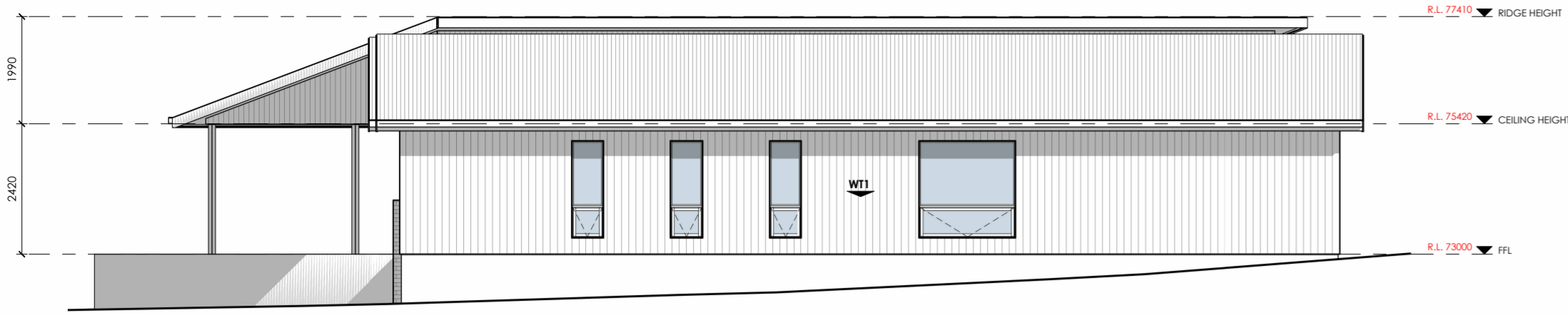
ALL SETOUT DIMENSIONS SHOWN ARE TO THE OUTSIDE FACE OF THE EXTERNAL BRICK VENEER.

**PROTECTION WORK**  
 (SECTION 121 OF THE BUILDING ACT)  
 IF EXCAVATION IS TO A LEVEL BELOW THAT OF THE ADJOINING OWNER'S FOOTINGS, ALONG THE TITLE BOUNDARY OR WITHIN 3 METRES OF A BUILDING BELONGING TO AN ADJOINING OWNER, THE BUILDER MUST (AS A MINIMUM) PROVIDE AND MAINTAIN A SUPPORT, ADJOINING OWNER TO BE NOTIFIED USING FORM 6 (BUILDING AND PROTECTION WORK NOTICE).

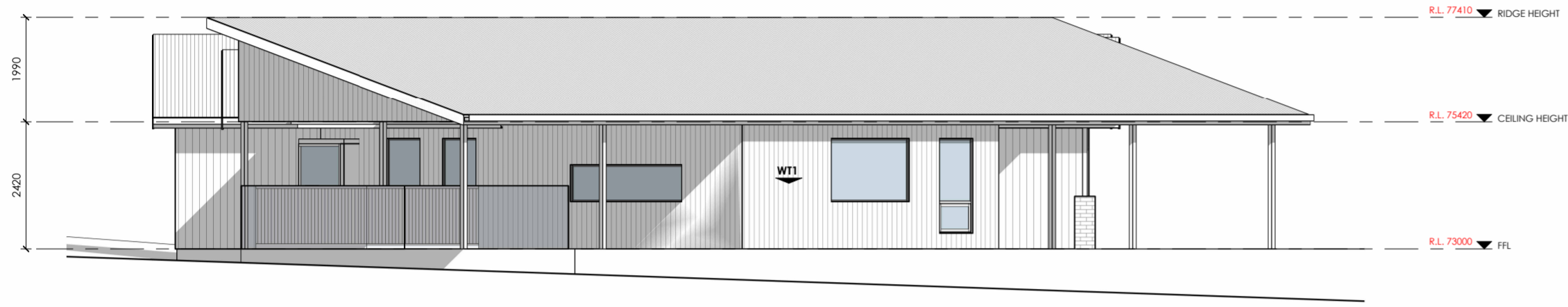
**CENTRAL COAST COUNCIL**  
**LAND USE PLANNING**

Received: 5/09/2025  
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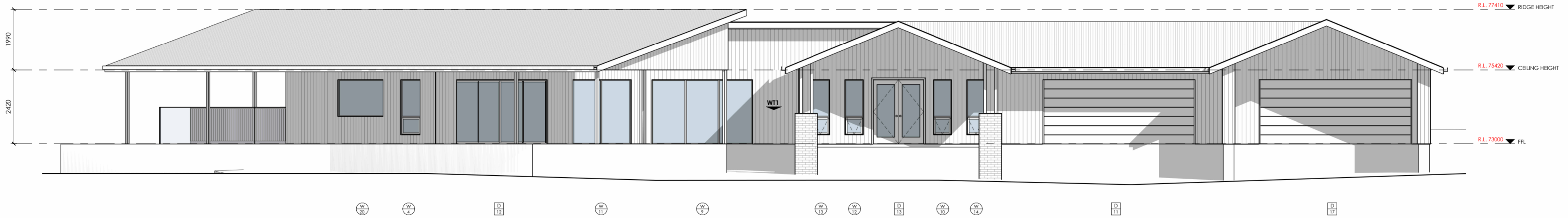
**SITE PLAN**  
 Scale 1 : 200



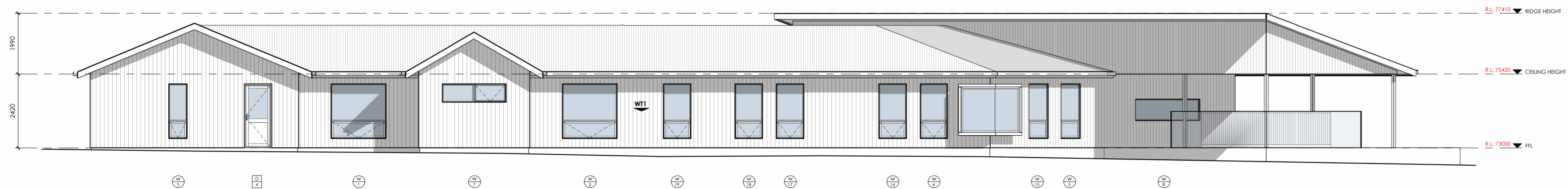
**EAST ELEVATION**  
Scale 1 : 100



**WEST ELEVATION**  
Scale 1 : 100



**SOUTH ELEVATION**  
Scale 1 : 100



**NORTH ELEVATION**  
Scale 1 : 100

**WALL | FACADE MATERIALS & FINISHES**

**WT-1** JAMES HARDIE AXON CLADDING, PAINT TO FINISH  
INSTALLED AS PER MANUFACTURERS SPECIFICATION

0 5 m

**EAVE CONSTRUCTION NCC VOLUME 2 PART 3.5.3.5**  
EAVE WIDTH OVERHANG - 600mm

EAVES LINED WITH 'HARDIFLEX' CEMENT SHEET  
TRIMMERS LOCATED WITHIN 1200mm OF  
EXTERNAL CORNERS TO BE SPACED @ 500mm  
CENTERS. REMAINDER OF SHEET - 700mm CENTERS

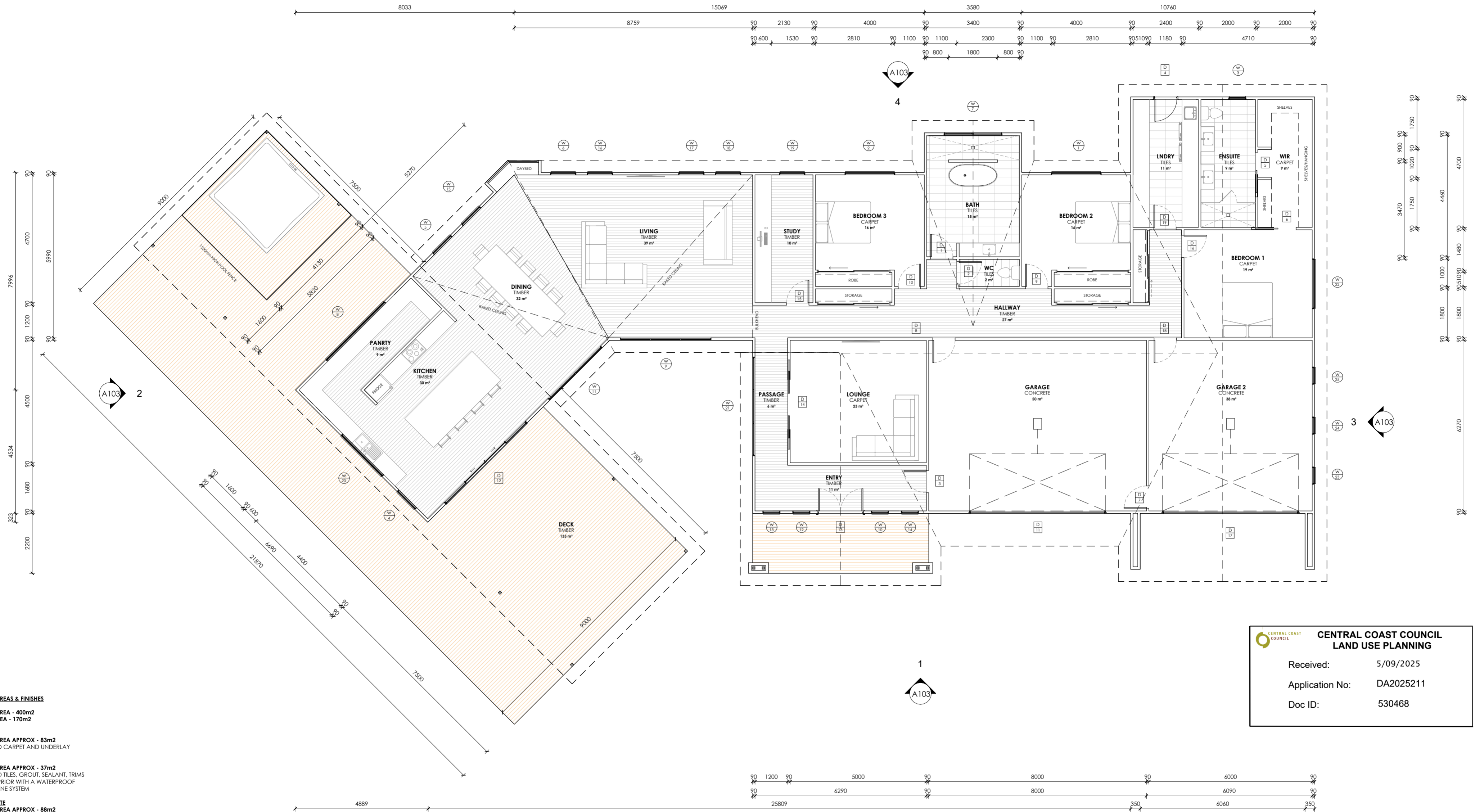
FASTENER / FIXINGS WITHIN 1200mm OF  
EXTERNAL CORNERS @ 200mm CENTERS,  
REMAINDER OF SHEET - 300mm CENTERS

**COLORBOND CUSTOM ORB ROOF CLADDING**  
INSTALLED AS PER MANUFACTURERS SPECIFICATIONS & AS1562  
COLOUR BY OWNER, COLOUR TO BE CLASSED AS "DARK"

**SELECTED ALUMINIUM FRAMED WINDOWS & DOORS**  
NCC VOLUME 2 PART 3.6 POWDER COATED ALUMINIUM WINDOW &  
DOOR FRAMES, UNLESS OTHERWISE NOTED, REVEALS AS SELECTED.  
ALL FLASHING & FIXINGS TO MANUFACTURERS SPECIFICATIONS

GLAZING & FRAME CONSTRUCTION TO AS2047 & AS1288  
ALL FIXINGS & FLASHINGS TO MANUFACTURERS REQUIREMENTS

	<b>CENTRAL COAST COUNCIL</b>	
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**FLOOR AREAS & FINISHES**  
**FLOOR AREA - 400m<sup>2</sup>**  
**DECK AREA - 170m<sup>2</sup>**

**CARPET**  
**FLOOR AREA APPROX - 83m<sup>2</sup>**  
 SELECTED CARPET AND UNDERLAY

**TILES**  
**FLOOR AREA APPROX - 37m<sup>2</sup>**  
 SELECTED TILES, GROUT, SEALANT, TRIMS  
 SEALED PRIOR WITH A WATERPROOF  
 MEMBRANE SYSTEM

**CONCRETE**  
**FLOOR AREA APPROX - 88m<sup>2</sup>**  
 NO SURFACE FINISH REQUIRED.

**TIMBER**  
**FLOOR AREA APPROX - 153m<sup>2</sup>**  
 108x12mm TASOAK FLOORING  
 SAND & APPLY CLEAR COAT TO FINISH

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

**NOTES**  
 ALL WINDOW DIMENSIONS TO BE CONFIRMED WITH  
 CLIENT PRIOR TO CONSTRUCTION BEGINNING.

ALL GLAZING TO COMPLY WITH WITH NCC 3.6 & AS1288 & AS2047  
 ALL WET AREAS TO COMPLY WITH NCC 3.8.1 & AS3740  
 ALL TIMBER FRAMING TO COMPLY WITH NCC 3.4.3 & AS1684  
 ALL WORKS TO BE IN COMPLIANCE WITH NCC 3.12 & ENERGY EFFICIENCY

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**WINDOW & DOOR SCHEDULE NOTES**

FLYSCREENS TO BE FITTED TO ALL OPENABLE WINDOWS AND DOORS (ENTRY EXEMPT).

GLAZING TYPES AVAILABLE IN TASMANIA CAN BE ACCESSED AT WWW.WERS.NET.

**SHOWER SCREENS**

1800H SEMI-FRAMELESS SHOWER SCREENS TO COMPLY WITH NCC TABLE B.4.6. & AS1288. MINIMUM 6mm THICK GRADE A TOUGHENED SAFETY GLASS, LABELLED TO COMPLY WITH INDUSTRY STANDARDS.

**OPAQUE BANDS**

WHERE GLAZED DOORS OR SIDE PANELS ARE CAPABLE OF BEING MISTAKEN FOR A DOORWAY OR OPENING, THE GLASS MUST BE MARKED TO MAKE IT READILY VISIBLE AS FOLLOWS:

- MARKING IN THE FORM OF AN OPAQUE BAND NOT LESS THAN 20mm IN HEIGHT.

- THE UPPER EDGE IS NOT LESS THAN 700mm ABOVE THE FLOOR.  
- THE LOWER EDGE IS NOT MORE THAN 1200mm ABOVE THE FLOOR.

**FLASHINGS TO WALL OPENINGS**

ALL OPENINGS MUST BE ADEQUATELY FLASHED USING MATERIALS THAT COMPLY WITH AS/NZS2904. REFER TO DRAWING A117 FOR WINDOW HEAD AND SILL DETAILS. FLASHING TO BE INSTALLED WITH GLAZING MANUFACTURER'S SPECIFICATIONS FOR BRICK VENEER CONSTRUCTION.

**NOTE:**

ALL WINDOWS & DOORS ARE SHOWN AS REPRESENTATIONAL ONLY. IT IS THE RESPONSIBILITY OF THE BUILDER AND CLIENT TO REVIEW ALL WINDOW & DOOR STYLE'S PRIOR TO ORDERING. THIS INCLUDES DOOR MATERIAL (I.E. ALUMINIUM/TIMBER) & COLOUR, FRAME COLOUR, AWNING/SLIDING OPERATION (INCLUDING SLIDING DOORS), GLASS TINT & TRANSOM & MULLION LAYOUT.

Window Schedule									
Mark	Floor Level	Operation	Size		Sill Height (Height Above FFL)	Location	SHGC	U-Value	Glazing
			Height	Width					
1	FFL	Awning	1800	1800	300	BEDROOM 2	0.55	4.3 W/(m² K)	DOUBLE GLAZED - 4Clr/10/4Clr
2	FFL	Awning	1800	1800	300	BEDROOM 3	0.55	4.3 W/(m² K)	DOUBLE GLAZED - 4Clr/10/4Clr
3	FFL	Awning	1800	600	300	ENSUITE	0.55	4.3 W/(m² K)	DOUBLE GLAZED - 4Clr/10/4Clr
4	FFL	Awning	1800	900	300	KITCHEN	0.55	4.3 W/(m² K)	DOUBLE GLAZED - 4Clr/10/4Clr
5	FFL	Awning	1800	900	300	DINING	0.55	4.3 W/(m² K)	DOUBLE GLAZED - 4Clr/10/4Clr
6	FFL	Awning	1800	900	300	LIVING	0.55	4.3 W/(m² K)	DOUBLE GLAZED - 4Clr/10/4Clr
7	FFL	Awning	600	2100	1500	BATH	0.55	4.3 W/(m² K)	DOUBLE GLAZED - 4Clr/10/4Clr
8	FFL	Fixed	700	3000	900	PANTRY	0.55	4.3 W/(m² K)	DOUBLE GLAZED - 4Clr/10/4Clr
9	FFL	Fixed	2100	3300	0	LIVING	0.55	4.3 W/(m² K)	DOUBLE GLAZED - 4Clr/10/4Clr
10	FFL	Awning	1800	600	300	ENTRY	0.55	4.3 W/(m² K)	DOUBLE GLAZED - 4Clr/10/4Clr
11	FFL	Fixed	2100	2700	0	DINING	0.55	4.3 W/(m² K)	DOUBLE GLAZED - 4Clr/10/4Clr
12	FFL	Awning	1800	600	300	ENTRY	0.55	4.3 W/(m² K)	DOUBLE GLAZED - 4Clr/10/4Clr
13	FFL	Awning	1800	600	300	ENTRY	0.55	4.3 W/(m² K)	DOUBLE GLAZED - 4Clr/10/4Clr
14	FFL	Awning	1800	600	300	ENTRY	0.55	4.3 W/(m² K)	DOUBLE GLAZED - 4Clr/10/4Clr
15	FFL	Awning	1800	900	300	DINING	0.55	4.3 W/(m² K)	DOUBLE GLAZED - 4Clr/10/4Clr
16	FFL	Awning	1800	900	300	LIVING	0.55	4.3 W/(m² K)	DOUBLE GLAZED - 4Clr/10/4Clr
17	FFL	Awning	1800	900	300	LIVING	0.55	4.3 W/(m² K)	DOUBLE GLAZED - 4Clr/10/4Clr
18	FFL	Awning	1800	900	300	LIVING	0.55	4.3 W/(m² K)	DOUBLE GLAZED - 4Clr/10/4Clr
19	FFL	Awning	1800	900	300	STUDY	0.55	4.3 W/(m² K)	DOUBLE GLAZED - 4Clr/10/4Clr
20	FFL	Fixed	1200	2100	900	KITCHEN	0.55	4.3 W/(m² K)	DOUBLE GLAZED - 4Clr/10/4Clr
21	FFL	Fixed	2100	3600	0	PASSAGE	0.55	4.3 W/(m² K)	DOUBLE GLAZED - 4Clr/10/4Clr
22	FFL	Awning	1800	1800	300	BEDROOM 1	0.55	4.3 W/(m² K)	DOUBLE GLAZED - 4Clr/10/4Clr
23	FFL	Awning	1800	600	300	GARAGE 2	0.55	4.3 W/(m² K)	DOUBLE GLAZED - 4Clr/10/4Clr
24	FFL	Awning	1800	600	300	GARAGE 2	0.55	4.3 W/(m² K)	DOUBLE GLAZED - 4Clr/10/4Clr
25	FFL	Awning	1800	600	300	GARAGE 2	0.55	4.3 W/(m² K)	DOUBLE GLAZED - 4Clr/10/4Clr

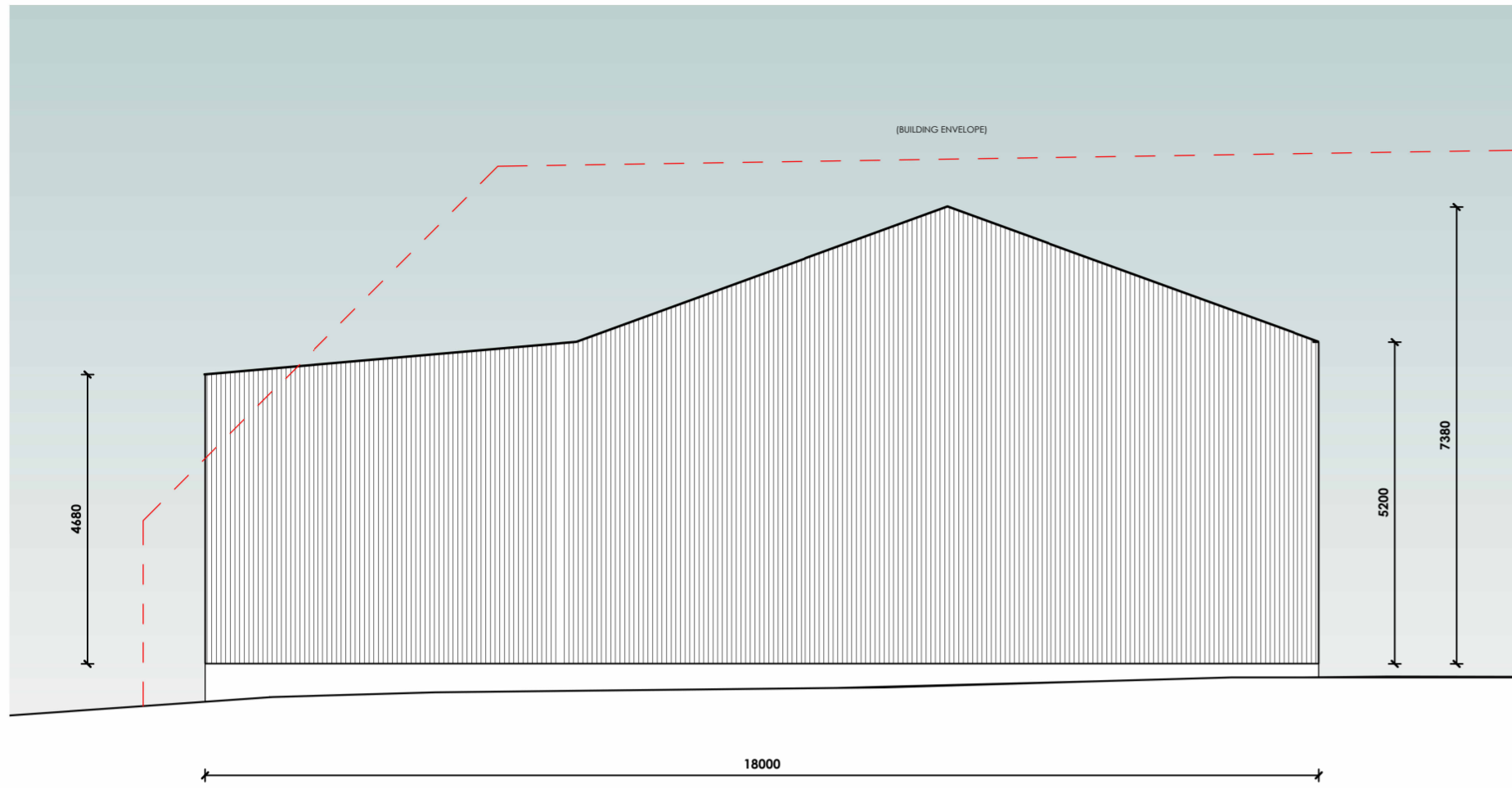
Door Schedule				
Mark	Location	Height	Width	Operation
1	BATH	2040	820	Internal Hinged
2	WC	2040	820	Internal Hinged
3	ENTRY	2040	820	Internal Hinged
4	LNDRY	2100	895	External Hinged
5	WIR	2040	820	Cavity Slider
6	BEDROOM 1	2040	820	Cavity Slider
7	GARAGE	2040	820	Internal Hinged
8	GARAGE	2040	820	Internal Hinged
9	BEDROOM 2	2040	820	Internal Hinged
10	BEDROOM 3	2040	820	Internal Hinged
11	GARAGE	2100	5000	Panelift Garage Door
12	KITCHEN	2100	4200	Double Glazed Sliding Door
13	ENTRY	2100	1640	Dual Hinged External Door
14	LOUNGE	2100	1640	Dual Glazed Cavity Slider (Frosted)
15	HALLWAY	2040	820	Internal Hinged
16	BEDROOM 1	2040	820	Internal Hinged
17	GARAGE 2	2100	5000	Panelift Garage Door
18	GARAGE 2	2040	820	Internal Hinged
19	LNDRY	2040	820	Internal Hinged

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

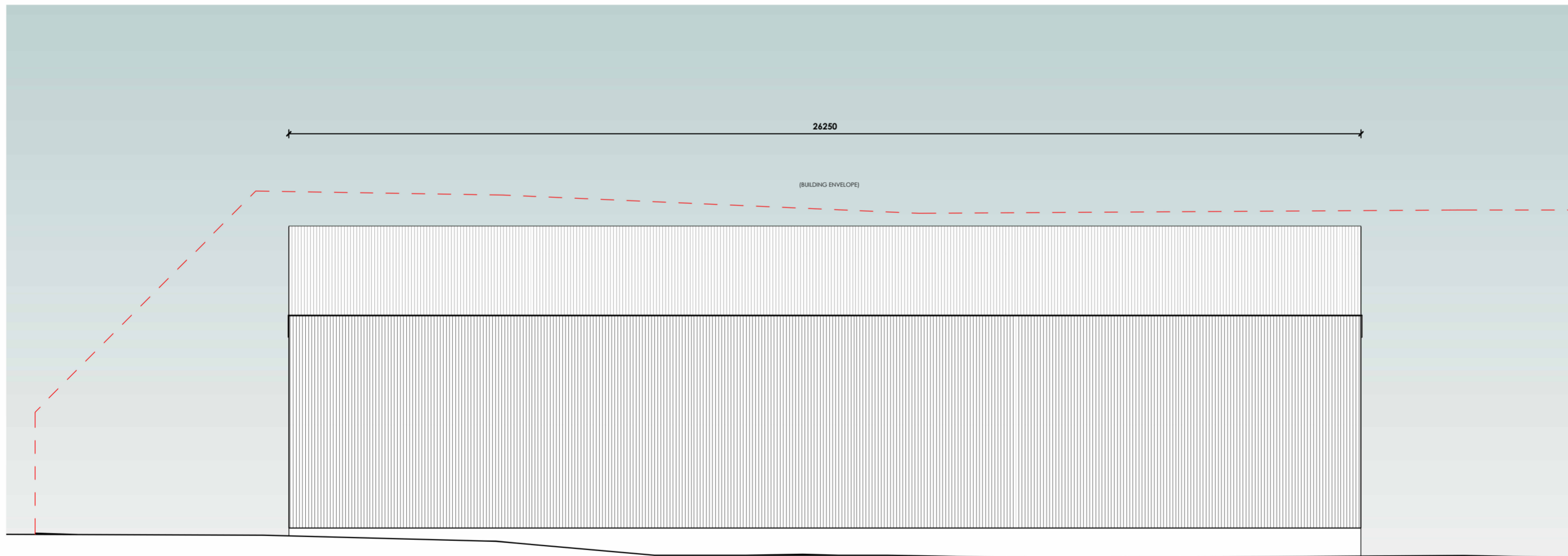
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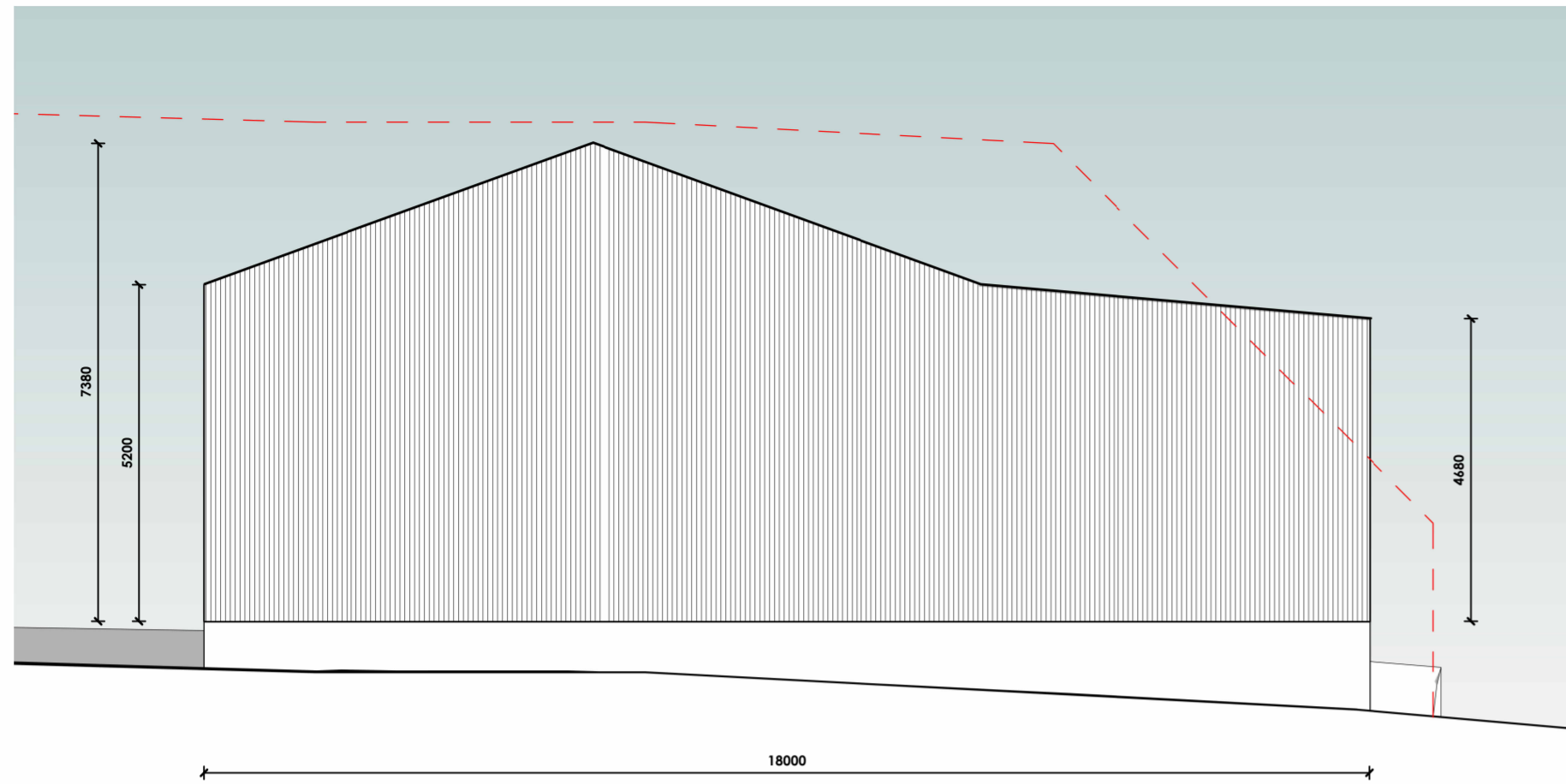
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**SHED - EAST ELEVATION**  
Scale 1 : 100

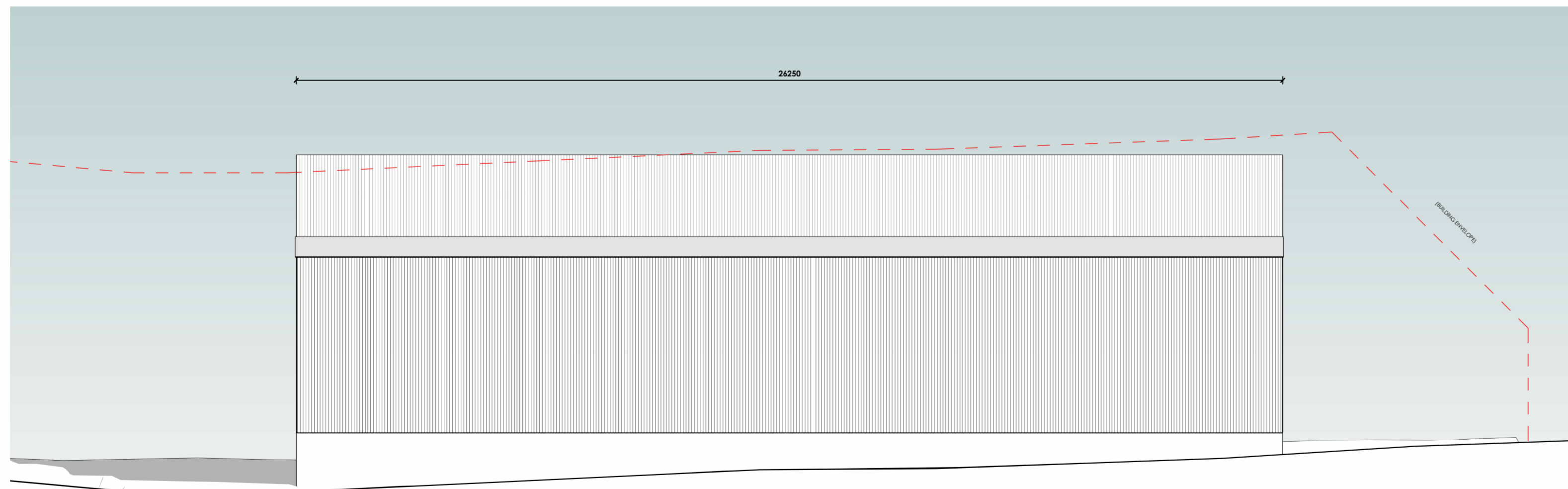


**SHED - NORTH ELEVATION**  
Scale 1 : 100



**SHED - WEST ELEVATION**

Scale 1 : 100



**SHED - SOUTH ELEVATION**

Scale 1 : 100

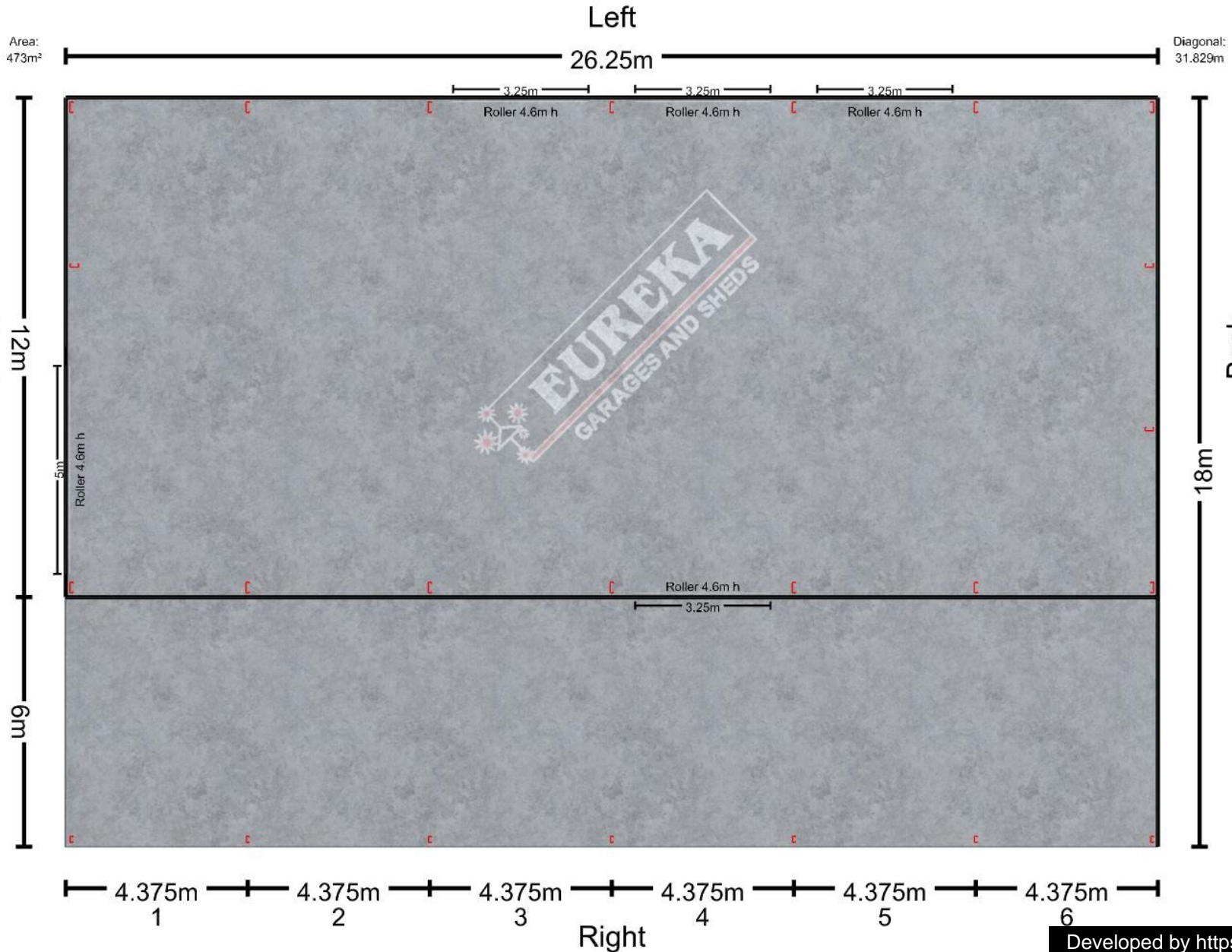


**3D View** View & Edit in 3D: <https://www.eurekagarages.com.au/request-a-quote/shed-designer.html#sUKz1SS4zuB/0>



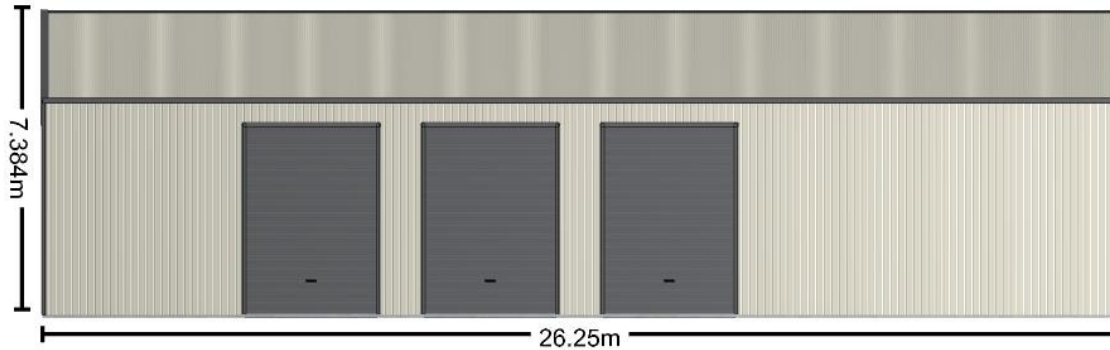


Floor Plan View & Edit in 3D: <https://www.eurekagarages.com.au/request-a-quote/shed-designer.html?sUKz1SS4zuB/0>

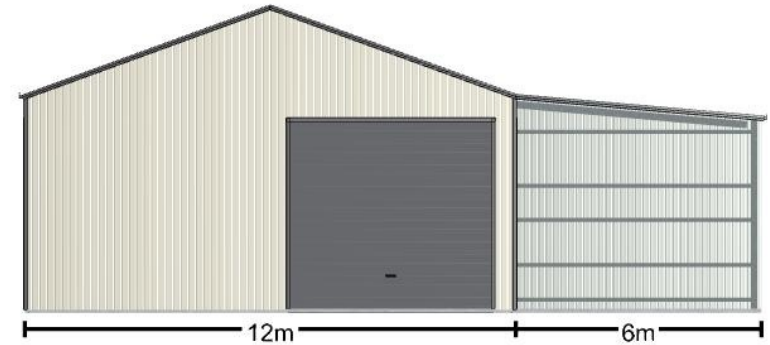




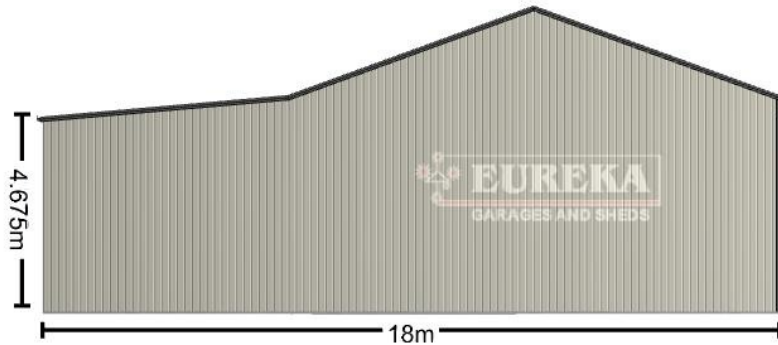
**Elevations** View & Edit in 3D: <https://www.eurekagarages.com.au/request-a-quote/shed-designer.html#sUKz1SS4zuB/0>



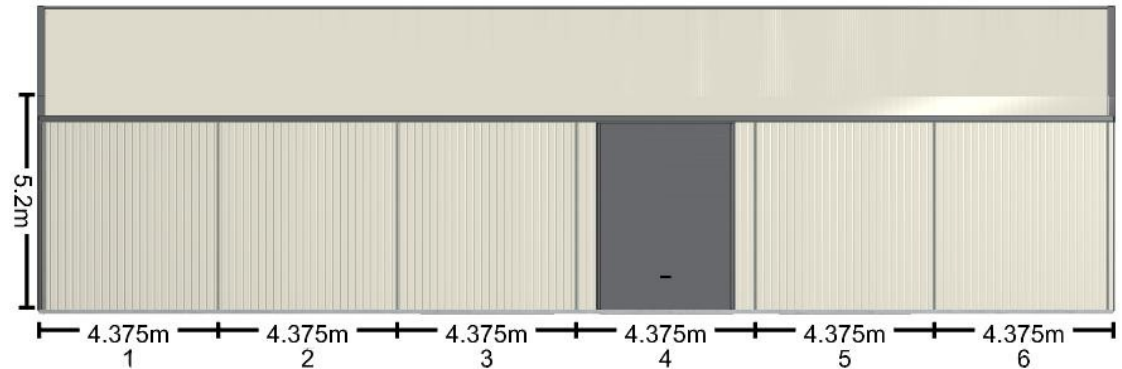
Left



Front



Back



Right