
Application for Planning

S.57 Land Use Planning and Approvals Act 1993

The following application has been received:

Application No.: **DA2025215**

Location: **14 Medici Drive, Gawler**

Proposal: **Residential - single dwelling**

Performance Criteria: **Reliance on *C2.0 Parking and Sustainable Transport Code***

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 **29 October 2025**

Date of Notification: **15 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:	14/10/2025
Application No:	DA2025215
Doc ID:	534003

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

Use or Development Site:

Site Address 14 Medici Drive, Gawler

Certificate of Title Reference 188492/1 118821/9

Land Area 54180m2 **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) Adam & Kaisha **Middle Names(s)**

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

Postal Address: 14 Medicic Drive, Gawler

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

Rural Living

Use Class

Office use only

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

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

Proposed Residence

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


\$ 480,000 Estimate/ Actual

Total floor area of the development 229m²

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 11/09/2025

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 11/09/2025

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

SEARCH OF TORRENS TITLE

VOLUME 188492	FOLIO 1
EDITION 2	DATE OF ISSUE 09-Aug-2025

 **CENTRAL COAST COUNCIL
LAND USE PLANNING**

Received: 11/09/2025

Application No: DA2025215

Doc ID: 531091

SEARCH DATE : 15-Aug-2025
SEARCH TIME : 11.20 AM

DESCRIPTION OF LAND

Parish of NORTH MOTTON Land District of DEVON
Lot 1 on Plan 188492
Derivation : Part of Lot 4000, 44A-2R-0P and Part of Lot 3827,
170 Acres Gtd. to Robert Hardie and Joseph Ozanne
respectively.
Prior CT 180874/1

SCHEDULE 1

M915817 & N260808 TRANSFER to KAISHA LAINE GLEESON and ADAM
GARY GLEESON Registered 09-Aug-2025 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
BENEFITING EASEMENT: the full free and unrestricted right and
liberty from time to time at all times hereafter to
erect and maintain such posts or pole as the Hydro
Electric Commission (or any other authority
substituted therefor) shall reasonably require for
the carriage of electric power lines to the said land
within described along all that strip of land shown
as Power Pole Easement 2.00 wide on Plan 188492 AND
for all or any of such purposes as aforesaid the full
free and unrestricted right and liberty of entry
egress and regress from time to time and at all times
hereafter through over and across and along the said
power pole easement and such part of the land
immediately contiguous thereto as shall be reasonably
necessary to enable the owners or occupiers of the
said land within described to enjoy the rights and
liberties thereby granted
B787796 BENEFITING EASEMENT: a right of carriageway over the
Right of Way on Plan 188492 Registered 03-Feb-1995
at 12.01 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

OWNER: KYLEN DANE HOMAN, JESSICA LOUISE HOMAN, ADAM GARY GLEESON, KAISHA LAINE GLEESON
 FOLIO REFERENCE: 180874/1
 GRANTEE: PART OF LOT 4000, 44A-2R-0P AND PART OF LOT 3827, 170 ACRES GTD TO ROBERT HARDIE AND JOSEPH OZANNE RESPECTIVELY

NEW PLAN OF TITLE
 LOCATION: LAND DISTRICT OF DEVON PARISH OF NORTH MOTTON
 FIRST SURVEY PLAN No: 13/21 Rev
 COMPILED BY: PDA
 SCALE 1:7500 LENGTHS IN METRES

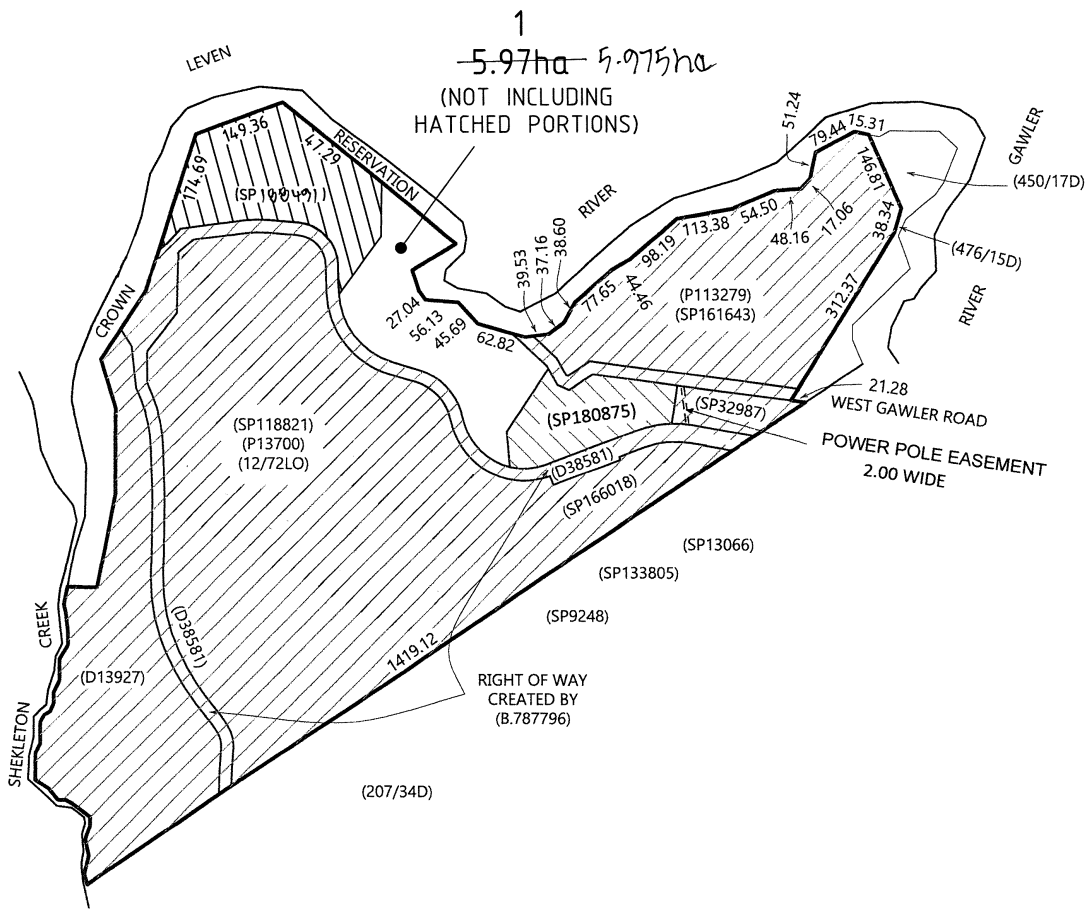
Registered Number
P.188492
 APPROVED 24 APR 2025

 Recorder of Titles

ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN

CENTRAL COAST COUNCIL LAND USE PLANNING
 Received: 11/09/2025
 Application No: DA2025215
 Doc ID: 531090

BALANCE PLAN




UNREGISTERED AND RECENTLY REGISTERED DEALINGS REPORT

SEARCH DATE : 08-Aug-2025

SEARCH TIME : 09:36 am

CT: 188492/1

 CENTRAL COAST COUNCIL LAND USE PLANNING	
Received:	11/09/2025
Application No:	DA2025215
Doc ID:	531095

<u>Lodge Date</u>	<u>Type</u>	<u>DealingNo</u>	<u>Reg Date</u>
03-Jul-2025	PRIORITY	N274009	
08-Jul-2025	P/D/MORTG	N274170	
08-Jul-2025	TRANSFER	N260808	

Search covers any dealings registered in the last 90 days and any dealings yet to be registered.

UNREGISTERED DEALINGS REPORT

SEARCH DATE : 08-Aug-2025

SEARCH TIME : 09:36 am

CT: 188492/1

	CENTRAL COAST COUNCIL LAND USE PLANNING
Received:	11/09/2025
Application No:	DA2025215
Doc ID:	531094

N274009 PRIORITY NOTICE reserving priority for 90 days
D/MORTGAGE Commonwealth Bank of Australia to Adam
Gary Gleeson and Kaisha Laine Gleeson and Jessica
Louise Homan and Kylen Dane Homan
TRANSFER Jessica Louise Homan and Kylen Dane Homan to
Adam Gary Gleeson and Kaisha Laine Gleeson Lodged by
CANN LEGAL on 03-Jul-2025 BP: N274009

N274170 PARTIAL DISCHARGE of MORTGAGE E279439 Lodged by
CANN LEGAL on 08-Jul-2025 BP: N274170


N260808 TRANSFER to KAISHA LAINE GLEESON and ADAM GARY
GLEESON Lodged by CANN LEGAL on 08-Jul-2025 BP:
N274170

SEARCH OF TORRENS TITLE

VOLUME 118821	FOLIO 9
EDITION 14	DATE OF ISSUE 24-Apr-2025

SEARCH DATE : 14-Oct-2025

SEARCH TIME : 12.04 PM



**CENTRAL COAST COUNCIL
LAND USE PLANNING**

Received: 14/10/2025
Application No: DA2025215
Doc ID: 534002

DESCRIPTION OF LAND

Parish of NORTH MOTTON, Land District of DEVON
 Lot 9 on Sealed Plan [118821](#)
 Derivation : Part of Lot 4000 and part of Lot 3827 Gtd. to R.
 Hardie and J. Ozanne respectively., Part of Lot 36600 Gtd to K
 E & P I Porter
 Prior CTs [115320/1](#) and [13700/2](#)

SCHEDULE 1

[C660053](#) TRANSFER to RICHARD VAN NEUTEGEM Registered
 17-Nov-2005 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
[SP118821](#) FENCING COVENANT in Schedule of Easements
[SP118821](#) EASEMENTS in Schedule of Easements
[SP118821](#) COVENANTS in Schedule of Easements
[SP118821](#) COUNCIL NOTIFICATION under Section 83(5) of the Local
 Government (Building and Miscellaneous Provisions)
 Act 1993.
[SP180875](#) BURDENING EASEMENT: a powerline easement (appurtenant
 to Lot 1 on Sealed Plan [180875](#)) over the land marked
 Power Easement AB variable width on Sealed Plan [118821](#)
[SP188491](#) BURDENING EASEMENT: a service easement (appurtenant
 to Lot 1 on Sealed Plan [188491](#)) over the land marked
 Infrastructure Easement A-B Variable Width ([SP188491](#))
 on Sealed Plan [118821](#)
[N228852](#) BURDENING EASEMENT: an electricity infrastructure
 easement in favour of Tasmanian Networks Pty Ltd over
 the land marked Electrical Infrastructure Easement
 A-B Variable Width on Sealed Plan [118821](#) (Subject to
 Provisions) Registered 24-Apr-2025 at 12.01 PM
[E387995](#) MORTGAGE to Commonwealth Bank of Australia
 Registered 27-Jul-2024 at 12.01 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

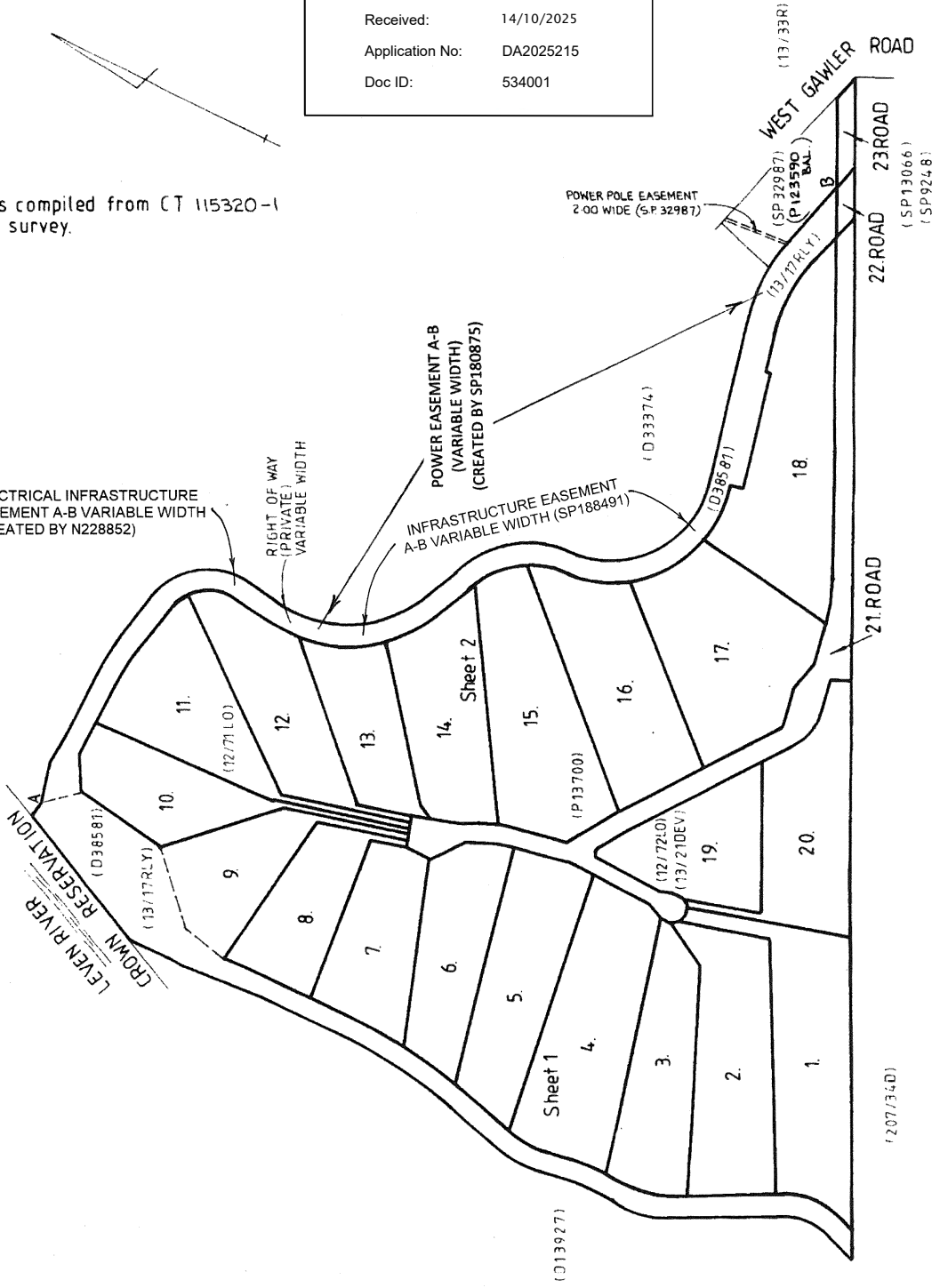
<p>OWNER PANORAMA GOLD PTY LTD D.M. WESCOMBE T.E. PORTER</p> <p>FOLIO REFERENCE CT 4490/33 F/R 115320/1 CT 32987/7 F/R 13700/2 CT 3469/45 F/R 32987/1</p> <p>GRANTEE PART OF LOT 4000, 44A-2R-0P GTD TO: ROBERT HARDIE PART OF LOT 3827, 170A-0R-0P GTD TO: JOSEPH OZANNE PART OF LOT 36600, 5-489hd KEVIN EDWARD & PAULINE ISABEL PORTER, PUR</p>	<p align="center">PLAN OF SURVEY</p> <p>BY SURVEYOR K.R. MICHELL OF K.R. MICHELL & ASSOC P/L 64 BEST ST, DEVONPORT, TSD</p> <p>LOCATION LAND DISTRICT OF DEVON PARISH OF NORTH MOTTON</p> <p>SCALE 1:4000 LENGTHS IN METRES</p>	<p align="center">REGISTERED NUMBER SP118821</p> <p>APPROVED EFFECTIVE FROM 24 JUL 1996 <i>[Signature]</i> Recorder of Titles</p>	
<p>MAPSHEET MUNICIPAL CODE No. 63 104</p>	<p>LAST UPL No. 5646 6305647, 6305648, 6305646</p>	<p>LAST PLAN P 13700 P 115320 No. (42/7110), (43/210EV)</p>	<p>ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN</p>

**CENTRAL COAST COUNCIL
LAND USE PLANNING**

Received: 14/10/2025
Application No: DA2025215
Doc ID: 534001

Lot 9 is compiled from CT 115320-1 & this survey.

ELECTRICAL INFRASTRUCTURE EASEMENT A-B VARIABLE WIDTH (CREATED BY N228852)



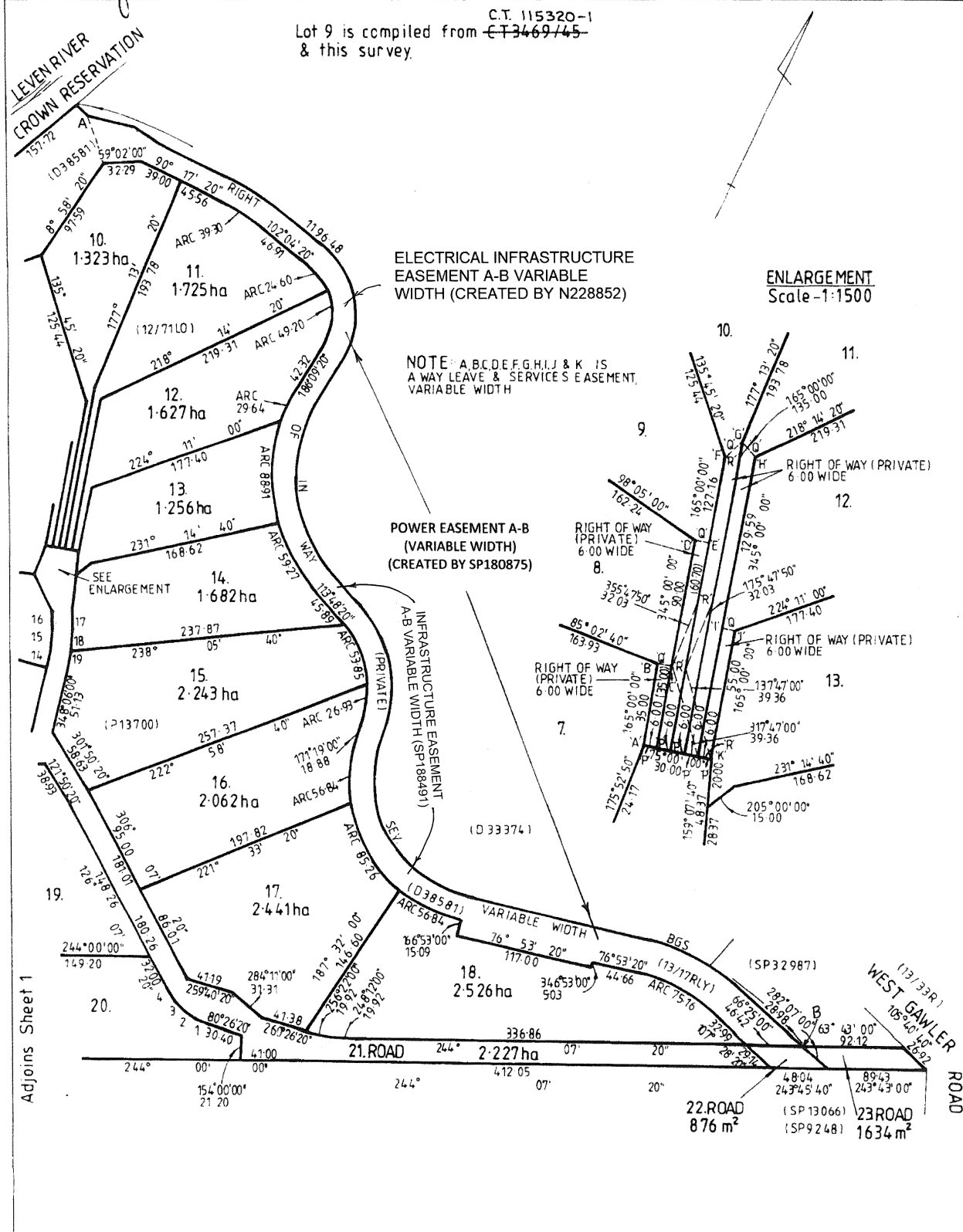
A-146


<p>PLAN OF SURVEY ANNEXURE SHEET SHEET 2 OF 2 SHEETS</p>	<p>OWNER PANORAMA GOLD PTY LTD, D M WESCOMBE & L C PORTER</p>	<p>Registered Number</p>
	<p>FOLIO REFERENCE C.T. 115320/1, F/R 13100/2 & F/R 32987/1 C.T. 4490/31, 32987/1 & 34697/45</p> <p>SCALE 1:3000 LENGTHS IN METRES</p>	<p>SP 118821</p>

SIGNED FOR IDENTIFICATION PURPOSES

THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN. THE SURVEYORS CERTIFICATE EXTENDS TO THE DETAILS ON THIS SHEET.

Registered Surveyor *[Signature]* date 6/1/95



	CENTRAL COAST COUNCIL LAND USE PLANNING
Received:	14/10/2025
Application No:	DA2025215
Doc ID:	534005
DECEMBER	

SCHEDULE OF EASEMENTS

NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.

SP 118821

EASEMENTS AND PROFITS

PAGE 1 OF 7 PAGES

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.

EASEMENTS:

1. Lots 1 to 18 are **TOGETHER WITH** a "Right of Way" over that part of Lot 9 marked "Right of Way (Private) Variable Width".
2. Lot 8 is **TOGETHER WITH** a right of carriageway over that part of Lots 9, 10, 11 and 12 which is marked PQ.
3. Lot 9 is **TOGETHER WITH** a right of carriageway over that part of Lots 8, 10, 11 and 12 which is marked PQ.
4. That part of Lot 9 marked "Right of Way (Private) Variable Width" is **TOGETHER WITH** the full free and unrestricted right and liberty from time to time and at all times hereafter to erect and maintain such posts or pole as the Hydro Electric Commission (or any other authority substituted therefor) shall reasonably require for the carriage of electric power lines to the said land along all that strip of land shown as power pole easement two metres wide on ~~Diagram No. 33374~~ ^{the Plan} **AND** for all or any of such purposes as aforesaid the full free and unrestricted right and liberty of entry and regress from time to time and all times hereafter through over and across and along the said power pole easement and such part of the land immediately contiguous thereto as shall be reasonably necessary to enable the owners or occupiers of the said land to enjoy the rights and liberties thereby granted.

<p>SUBDIVIDER : <i>Panorama Gold Pty Ltd, Debbie Maree Wescombe</i></p> <p>FOLIO REF : <i>Volume 13700 Folio 2, Volume 3464 Folio 45</i> <i>Volume 32987 Folio 1</i></p> <p>SOLICITOR & REFERENCE :</p>	<p>PLAN SEALED BY : <i>Central Coast Council</i></p> <p>DATE : <i>26 June 1995</i></p> <p><i>51992429</i> REF No. <i>C. J. ...</i> General Manager</p>
---	--

NOTE: THE COUNCIL GENERAL MANAGER MUST SIGN THE CERTIFICATE FOR THE PURPOSE OF IDENTIFICATION.

SCHEDULE OF EASEMENTS

Registered Number

PAGE 2 OF 7 PAGES

SP118821

5. Lot 10 is TOGETHER WITH a right of carriageway over that part of Lots 8, 9, 11 and 12 which is marked PQ.
6. Lot 11 is TOGETHER WITH a right of carriageway over that part of lots 8, 9, 10 and 12 which is marked PQ.
7. Lot 12 is TOGETHER WITH a right of carriageway over that part of Lots 8, 9, 10 and 11 which is marked PQ.
8. Lots 19 and 20 are TOGETHER WITH a right of footway over that part of Lot 4 shown as "Right of Footway (Private) 3.00 Wide".
9. Lots 8 to 12 are SUBJECT TO a service easement (as herein defined) shown on the Plan hereon as Wayleave and Services Easement Variable Width and marked A, B, C, D, E, F, G, H, I, J, and K.
10. That part of Lot 9 marked "Right of Way (Private) Variable Width" is SUBJECT TO a "Right of Way (appurtenant to Lots 1 to 18).
11. That part of Lot 9 marked "Right of Way (Private) Variable Width" is SUBJECT TO a right of carriageway (appurtenant to Lot 1 on Diagram No. 13927).
12. Lot 8 is SUBJECT TO a right of carriageway (appurtenant to Lots 9 to 12) over the area marked PQ.
13. Lot 9 is SUBJECT TO a right of carriageway (appurtenant to Lots 8, 10, 11 and 12) over the area marked PQ.
14. Lot 10 is SUBJECT TO a right of carriageway (appurtenant to Lots 8, 9, 11 and 12) over the area marked PQ.
15. Lot 11 is SUBJECT TO a right of carriageway (appurtenant to Lots 8, 9, 10 and 12) over the area marked PQ.
16. Lot 12 is SUBJECT TO a right of carriageway (appurtenant to Lots 8, 9, 10 and 11) over the area marked PQ.
17. Lot 4 is SUBJECT TO a right of footway (appurtenant to Lots 19 and 20) over the "Right of Footway (Private) 3.00 Wide".

"Right of Way" means full and free right for every person who is at any time entitled to an estate or interest in possession in the land herein indicated as the dominant tenement or any part thereof with which the right shall be capable of enjoyment, and every person authorised by him, to go, pass, and repass at all times and for all purposes with or without animals or vehicles or both to and from the said dominant tenement or any such part thereof PROVIDED THAT such use shall be as secondary access to the dominant tenement and no vehicle shall exceed 40 kilometres per hour thereon.

SP118821

PAGE 3 OF ⁷ PAGES

"Service Easement" means the full and free right and liberty for the Telstra Corporation, the Central Coast Council, the Hydro Electric Commission and Her Majesty the Queen to lay, use, cleanse, replace and maintain forever water mains, pipes, drains, wires, cables and other conducting media of such size and number as shall from time to time be required in the strips of land shown on the plan hereon as Wayleave and Services Easements Variable Width and marked A, B, C, D, E, F, G, H, I, J, and K and the right for their surveyors, workmen and others authorised by them from time to time and at all times hereinafter to enter into and upon the said strips of land and for the purposes aforesaid to bring such materials machinery and other things as it or they shall think proper without doing unnecessary damage to the land within the said Wayleave and Services Easement Variable Width and provided that any damage occasioned thereby shall be made good.

COVENANTS:

1. The owner of each of Lots 8 to 12 covenants with the Vendor and the owner for the time being of each of the Lots on the Plan (other than the Covenantor's Lot) to the intent that the burden of this Covenant may run with and bind the Covenantor's Lot and every part thereof and that the benefit thereof shall be annexed to and devolve with each and every part of the Lots shown on the plan (other than the Covenantor's Lot) to observe the following stipulations:-

- (1) Not to erect any fence or permit to be erected any fence or similar structure within that part of the Covenantor's Lot which is comprised within the Access Area other than on the boundaries marked AB, BC, CD, DE, EF, FG, GH, HI, IJ, JK, and KA on the Plan.
- (2) Not to construct or permit to be constructed any road or use or permit to be used as a means of vehicular access any part of the Access Area other than the strip of land marked RR on the Plan.
- (3) Not to use or permit to be used any part of the Access Area for any purpose other than for obtaining access to the Covenantor's Lot and not to park or permit to be parked any vehicles in Access Area.

"the Access Area" means the area marked ABCDEFGHIJKA on the Plan.

2. The owner of each of Lots 13 to 15, 19 and 20 covenants with the Vendor and the owner for the time being of each of the Lots on the Plan (other than the Covenantor's Lot) to the intent that the burden of this Covenant may run with and bind the Covenantor's Lot and every part thereof and that the benefit thereof shall be annexed to and devolve with each and every part of the Lots shown on the plan (other than the Covenantor's Lot) to observe the following stipulation:-

Not to erect any building on the Covenantor's Lot:-

- (1) if within 20 metres of the western boundary of the Lot, to a height exceeding 2.8 metres above the natural ground level at the highest point of the building

Handwritten mark: a circled 'N' with a vertical line through it.

SP 118821

PAGE 4 OF 7 PAGES

site;

- (2) if within 30 metres of the western boundary of the Lot, to a height exceeding 3.5 metres above the natural ground level at any point of the building site;
 - (3) if within 40 metres of the western boundary of the Lot, to a height exceeding 5.0 metres above the natural ground level at any point of the building site.
3. The Owner of each of Lots 1 to 20 covenants with the Vendor and the owner for the time being of each of the Lots on the Plan (other than the Covenantor's Lot) to the intent that the burden of this Covenant may run with and bind the Covenantor's Lot and every part thereof and that the benefit thereof shall be annexed to and devolve with each and every part of the Lots shown on the Plan (other than the Covenantor's Lot) to observe the following stipulations:-
- (1) Not to erect or cause or permit to be erected on such Lot any dwelling house the exposed foundations and/or exterior walls (exclusive of any windows or doors thereof) of which are constructed of less than seven tenths brick, stone or concrete or concrete brick or the roof of which is constructed of any material other than tiles or colourbond or iron.
 - (2) Not to erect or cause or permit to be erected on such Lot any building appurtenant to the dwelling house (including any garage or storage building) the exposed foundations and/or exterior walls (exclusive of any windows or doors thereof) of which are constructed of less than three tenths brick, stone or concrete brick or the roof of which is constructed of any material other than tiles or colourbond or iron.
 - (3) Not to erect or cause or permit to be erected on such Lot any private dwelling house, which, excludes any buildings appurtenant thereto, shall have a floor area of less than 120 square metres.
 - (4) Not to erect or cause or permit to be erected place or use upon such Lot any shop, building or erection whatsoever for the purpose of selling or offering or exposing for sale therein any articles, wares or merchandise whatsoever.
 - (5) Not to erect or cause or permit to be erected or place upon such Lot or any part thereof any hoarding or structure for use as a bill posting or advertising station.
 - (6) Not to affix or display or permit to be affixed or displayed on any wall or fence upon such Lot or any part thereof any posters, bills, hoardings or advertisements (except any notice or advertisement in the usual form for the sale or letting of such Lot or any building erected thereon).
 - (7) Not to cut down or remove or permit to be cut down or removed from such Lot any trees without the consent in writing of the Central Coast Council first

SP 118821

PAGE 5 OF 7 PAGES

had and obtained except to the extent that it may be necessary for the purpose of clearing a building site or obtaining access to buildings or for the purposes of safety or for the installation of services provided those services cannot be practically or conveniently located elsewhere on such Lot.

- (8) Not to erect, install or amend or permit to be erected, installed or amended any drainage, pipes or drainage dissipaters on such Lot or any part thereof which cause or may cause any storm water to enter or cause damage to any adjoining Lot or to any road on the plan or any area adjacent to such road.
- (9) Not to store, heap or permit to be excavated, carried away or removed from such Lot or any part thereof any trees, logs, earth, clay, stone, gravel or sand except such as may be necessary for the purpose of road or driveway construction and levelling or filling such Lot or for the formation of any building, swimming pool or barbecue to be constructed thereon or for landscaping such Lot or any part thereof.
- (10) Not to permit or allow any engine or machinery worked or driven by steam, gas, electric or other mechanical power and used for any trade operations to be erected, affixed or placed on any part of such Lot PROVIDED THAT this Covenant does not apply to any engine or machinery used for hobby purposes only.
- (11) Not to carry out or permit to allow to be carried on such Lot or any part thereof any trade or business PROVIDED THAT the letting of a dwelling house or the use of a dwelling house as a display home shall not be deemed to be a trade or business or in breach of this covenant.
- (12) Not to use or permit or allow such Lot or any part thereof to be used for any commercial or industrial purpose.
- (13) Not to keep or allow to be kept on such Lot or any part thereof any animals or poultry for commercial purposes.
- (14) Not to subdivide the Lot. excluding Lot 18 on the plan.
- (15) Not to erect upon the said Lot any Multiple Class One dwelling (including home units and attached pairs).

"The Vendor" means Panorama Gold Pty. Ltd.

FENCING COVENANT:

The Owner of each of Lots 1 to 20 (inclusive) covenants with the Vendor (Panorama Gold Pty. Ltd.) that the Vendor shall not be required to fence.

NO OTHER easements, covenants or profits a prendre are hereby created to benefit or

Covenant 14 relating to Lot 18 hereon deleted by me pursuant to Request to Amend No.D48685 made under Section 103 of the Local Government (Building & Miscellaneous Provisions) Act 1993
Alice Kawa
 Recorder of Titles
 27 / 6 / 2012

11

SCHEDULE OF EASEMENTS

PAGE 6 OF 7 PAGES

Registered Number

SP118821

burden the Lots shown on the plan.

THE COMMON SEAL of PANORAMA GOLD PTY. LTD. the registered proprietor of the land comprised in folios of the Register Volume 13700 Folio 2 and Volume 3469 Folio 45 in the presence of:-



Robina Robinson
Director

Robinson
Director

SIGNED by **DEBBIE MAREE WESCOMBE** the registered proprietor of the land comprised in folio of the Register Volume 32987 Folio 1 in the presence of:-

Debbie Wescombe

Witness:
Occupation: *Training Partner*
Address: *Brambleton R.S.D. 3
Liverstone 7315*

Signed by Elizabeth Frances Parsons as Chief Executive Officer and delegate of THE PUBLIC TRUSTEE (as Mortgagee) in the presence of:

Elizabeth Frances Parsons
Chief Executive Officer

Elizabeth Frances Parsons
Woburn

SIGNED for and on behalf of COMMONWEALTH BANK OF AUSTRALIA by its duly constituted Attorney

COMMONWEALTH BANK OF AUSTRALIA
by its Attorney

GARTH CAMERON SLADE
under Power of Attorney No. 6915658 who hereby certifies that he has received no notice of revocation of the said Power and in the presence of:

Garth Cameron Slade

Garth Cameron Slade
"C.D." Bank Loans Officer

IF FURTHER PAGES ARE REQUIRED USE CONTINUING PAGES

<p>ANNEXURE TO SCHEDULE OF EASEMENTS</p> <p>PAGE 7 OF 7 PAGE/S</p>	<p>Registered Number</p> <p>SP 118821</p>
<p>SUBDIVIDER: PANORAMA GOLD PTY LTD & OTHERS</p> <p>FOLIO REFERENCE: 115320/1 & OTHERS</p>	

COVENANTS (Continued):

Covenant 2 hereon amended by the addition of the following:

The owner of each of lots 10 – 15, 19 and 20 covenants with the Vendor and the owner for the time being of each of the lots on the Plan (other than the covenantor's Lot) to the intent that the burden of this covenant may run with and bind the Covenantor's lot and every part thereof and the benefit thereof shall be annexed to and devolve with each and every part of the Lots shown on the plan (other than the Covenantors Lot) to observe the following stipulations:-

- Not to erect any building, nor to plant or permit to be planted any trees, shrubs or other vegetation on the Covenantor's lot after the date of acceptance of this amendment to the plan –
1. if within 25 metres of the western boundary of the lot, to a height exceeding 2.8 metres above the natural ground level;
 2. if within 35 metres of the western boundary of the lot, to a height exceeding 3.5 metres above the natural ground level;
 3. if within 45 metres of the western boundary of the lot, to a height exceeding 5.0 metres above the natural ground level.

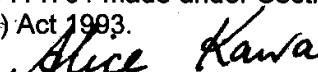
The owner of lot 1 covenants with the Vendor and the owner of Lot 2 on the Plan to the intent that the burden of this Covenant may run with and bind the Covenantor's Lot and every part thereof and that the benefit thereof shall be annexed to and devolve with every part of Lot 2 on the Plan to observe the following stipulations:

Not to erect any building, nor to plant or permit to be planted any trees, shrubs or other vegetation to a height exceeding 1.0 metre above the natural ground level on the accessway portion of lot 1 east of lot 2 after the date of acceptance of this amendment to the plan.

Covenant 3 hereon is amended by the addition of the following after (7):

Not to cut down or remove or permit to be cut down or removed from such lot any trees without the consent in writing of the Central Coast Council first had and obtained except to the extent that it may be necessary for the purpose of maintaining the tree, shrub and vegetation height restrictions in Covenant 2 or clearing a building site or obtaining access to buildings or for the purposes of safety or for the installation of services provided those services cannot be practically or conveniently located elsewhere on such lot.

Covenants herein amended as above pursuant to Request to Amend No. C414761 made by me pursuant to Request to Amend No. C414761 made under Section 103 of the Local Government (Building & Miscellaneous Provisions) Act 1993.


 Recorder of Titles 19/11/2002

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.

Hi Tory,

I can confirm the following:

- the land is to be used as residential only
- the land is flat in nature so there is minimal risk of erosion
- the block is also large enough to naturally deal with excess water flow
- the surrounding properties all have gravel driveways as access including the right of way we currently use as access to the block
- there is minimal risk of dust to be carried off the driveway (more dust would likely be generated by trucks using the right of way)
- we intend to only surface with gravel and believe this should be sufficient

I trust this meets your requirements of criteria and we can proceed with advertising the planning application.

Kind regards,
Kaisha Gleeson

From: Tory Puglisi <tory.puglisi@centralcoast.tas.gov.au>
Sent: Thursday, October 9, 2025 2:27:37 PM
To: Kaisha Gleeson <kaishagleeson@outlook.com>
Subject: RE: 14 Medici Drive, Gawler

Hi Kaisha

Thanks for sending through the email. I hope this works...

Please find following copy of relevant Performance Criteria from the *Tasmanian Planning Scheme – Central Coast* to be addressed as part of your application. The performance criteria to be addressed is highlighted in yellow.

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 .
Acceptable Solutions	Performance Criteria
A1 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	P1 All parking, access ways, manoeuvring and circulation spaces must be readily identifiable and constructed so that they are useable in all weather conditions, having regard to: (a) the nature of the use ; (b) the topography of the land ;

(c) 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.

- (c) the drainage system available;
- (d) the likelihood of transporting sediment or debris from the site onto a road or public place;
- (e) the likelihood of generating dust; and
- (f) the nature of the proposed surfacing.

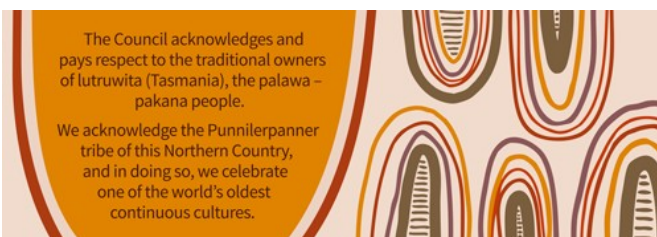
Kind regards
Tory Puglisi
LAND USE PLANNER

 [Book time to meet with me](#)

Tory Puglisi
Land Use Planner
CENTRAL COAST COUNCIL
PO Box 220 | 19 King Edward Street, Ulverstone TAS 7315
03 6429 8951

www.centralcoast.tas.gov.au |  [Find us on Facebook](#)

 [Subscribe to the Central Coast Council eNewsletter](#)



Disclaimer This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to which it is addressed and contains information that is privileged and confidential. If you are not the named addressee you should not disseminate, distribute, copy or alter this email. Any views or opinions presented in this email are solely those of the author and might not represent those of Central Coast Council. Warning: Although Central Coast Council has taken reasonable precautions to ensure no viruses are present in this email, the Council cannot accept responsibility for any loss or damage arising from the use of this email or attachments.

Please consider the environment before printing this email.



CENTRAL COAST COUNCIL
LAND USE PLANNING

Received: 02/10/2025

Application No: DA2025215

Doc ID: 533013



strata
geoscience and environmental

Onsite Wastewater System Design

**Lot 2 25 Ozanne Drive
Gawler**

May 2025

Important Notes:

The author, Strata Geoscience and Environmental, gives permission for this report to be copied and distributed to interested parties only if it is reproduced in colour and in full including all appendices. No responsibility is taken for the contents and recommendations of this report if it is not reproduced as requested.

Strata Geoscience and Environmental reserves the right to submit this report the relevant regulatory agencies where it has a responsibility to do so.

1. Introduction

Strata Geoscience and Environmental Pty Ltd was commissioned to conduct an onsite wastewater system design for:

Client and Site Details	
Client Name	Kaisha Gleeson
Site Address	Lot 2 25 Ozanne Drive Gawler
Proposed Development	New system for 4 bed equivalent dwelling

The investigation was conducted with reference to Australian Standards AS1547-2012 Onsite Domestic Wastewater Management and also follows the principles outlined in AS1726-1993 Geotechnical Site Investigations.

2. Summary of Site and Soil Evaluation and Design Outcomes

The investigation's key findings were:

SSE and Design Outcomes	
General Comments	Site suitable for disposal of primary treatment
Key Site and Soil Limitations to System Design	<ul style="list-style-type: none">• Low hydraulic conductivity soils• Proximal surface waters
Summary of Proposed System Specification	Primary Treatment: 3500L Dual Purpose septic tank Secondary Treatment: Mounded Trench Land Application: Mounded Trench

3. Investigation

Please refer to Appendix 3 for Desktop Site and Soil Evaluation results.

4. Interpretation

The site is situated on a slight variable slope underlain by sands and clay soils derived from inferred Quaternary aged sediments

With respect to the sustainability of long term disposal of wastewater within the site boundaries the following comments are made:

Soils – Natural soils will have a moderate to moderate to low permeability for the acceptance of wastewater flows and will show a high cation exchange complex for the absorption of nutrients from effluent.

Environmental Sensitivities – The development area is gently sloping with nearest surface water body located approximately 100 m down slope of the proposed residence. Groundwater was not intersected throughout geotechnical investigation however it may flow over clayey subsoils as a perched watertable throughout wet periods.

Climate - the nearest weather station with long term data is the Ulverstone Station with a mean annual rainfall of 966.2 mm (BOM 2025) and no evaporation data.

Title Searches – Searches of the Land Title did not show any easements or right of ways which would affect the positioning of the wastewater land application system.

Given the above, the general environmental and public health risk associated with the site is regarded as low provided adequate setback distances and other controls are adopted.

5. Onsite Wastewater System Design

5.1 Site and Soil Considerations

Results of the SSE (Appendix 4) found the following typical soil profile on site:

	Topsoils (A1-A3)	Subsoils (B1-B3)
Description	CLAYEY SAND (SC)	Clayey SILT (ML)/Silty CLAY(CL)
Soil Category (AS1547-2011)	3	5
Indicative Permeability (m/d)	1.5	0.5
Recommended DIR (mm/d)/DLR (L/D)	25	5
pH	6.9	6.5
EC	1.9	4.2
Emmerson Class	8	5

5.2 Risk Management of Site and Soil Constraints

Key site and soil constraints as well as their risk management:

Site/Soil Constraint	Risk Mitigation Measure
Proximal surface water	<ul style="list-style-type: none"> Maintain recommended setback

5.3 Proposed Wastewater System Concept Design

It is therefore recommended that the following system be adopted:

Treatment Train Component	Proposed Concept Design
Primary Treatment	<ul style="list-style-type: none"> Septic Tank
Secondary Treatment	<ul style="list-style-type: none"> Mounded Trench
LAA Design	<ul style="list-style-type: none"> Mounded Trench

The development proposal is for the construction of a new wastewater system to service the proposed 4 bedroom equivalent dwelling on tank water with standard water savings fixtures. Therefore under AS1547-2012 the calculated effluent flows and required disposal area is as follows:

Wastewater System Modelling	
Number of Proposed Bedrooms	4
Number of Equivalent Persons	6
Water Source (Tank/Mains)	Tank
Daily Loading (L/per person/D)	120
Total Daily Loading (L/D)	720
Adopted Soil Category (AS1547-2012)	5
Indicative Permeability (m/d)	0.5
Adopted DLR/DIR (mm/d OR L/m ² /d)	5
Min Required LAA (m ²)	144

The absorption area could be catered for by four 20 m x 1.8 m mounded Trenches installed as shown on the site plan with adequate room for a 100% reserve if required (see Appendix 1). Refer to Appendix 2/3 for more detailed calculations as well as specific design and construction notes.

5.5 System Requirements

Nutrient, bacterial and viral reduction performance should be inline with the prescriptions of AS1546.3:2008 for primary treated effluent. It is noteworthy that the high CEC of the soils plus distances from ephemeral drainage lines will all serve to further reduce the risk of residual nutrients, bacterial or viruses entering any waterway.

5.6 Management Requirements

To ensure that the treatment system functions adequately and provides effective treatment and disposal of effluent over its design life, asset owners have the following responsibilities:

- Suitably qualified maintenance contractors must be engaged to service the system, as required by Council under the approval to operate.
- Keep as much fat and oil out of the system as possible; and
- Conserve water.

To ensure that the septic tank functions adequately and retains all solids over its design life asset owners have the following responsibilities:

- De-sludge (pump out) Septic Tanks at a maximum frequency of once every three years.
- Clean outlet filter and grease traps monthly
- Do not install "sinkerators"
- Maintain a logbook recording the date and contractor details of the above.

To ensure that the land application area (LAA) functions adequately and provides effective treatment and disposal of effluent over its design life, asset owners have the following responsibilities:

- LAA should be checked regularly to ensure that effluent is draining freely, including flushing of lines and cleaning of inline filters.
- All vehicles, livestock and large trees should be excluded from around the irrigation area.
- Low sodium/phosphorous based detergents should be used to increase the service life of irrigation area.
- Regularly mow grass within the LAA and remove this to maximise uptake of water and nutrients;
- Not to erect any structures over the LAA;
- Ensure that the LAA is kept level by filling any depressions with good quality topsoil (not clay).

Excessive surface dampness, smell or growth of vegetation around the LAA may indicate sub-optimal performance and professional advice should be sort.

5.7 Setback Requirements

The setbacks as indicated on the site plan conform with Acceptable Solutions or Performance Criteria for setback distance outlined in the Tasmanian Building Act 2016.

*Site and Soil Evaluation and Onsite Wastewater System Design
Lot 2 25 Ozanne Drive Gawler*

Acceptable Solutions	Performance Criteria	Compliance
<p>A1</p> <p>Horizontal separation distance from a building to a land application area must comply with one of the following:</p> <ul style="list-style-type: none"> a. be no less than 6m: b. be no less than: <ul style="list-style-type: none"> (i) 2m from an upslope or level building. (ii) If primary treated effluent to be no less than 4m plus 1m for every degree of average gradient from a downslope building (iii) If secondary treatment and subsurface application, no less than 2m plus 0.25m for every degree of average gradient from a downslope building 	<p>P1</p> <p>a. The land application area is located so that the risk of wastewater reducing the bearing capacity of the buildings foundations is acceptably low</p>	<p>Complies with A1 (a)</p>
<p>A2</p> <p>Horizontal separation distance from downslope water to a land application area must comply with (a) or (b).</p> <ul style="list-style-type: none"> a) be no less than 100m b) be no less than the following: <ul style="list-style-type: none"> i) If primary treated effluent to be no less than 15m plus 7m for every degree of average gradient from a downslope surface water, or; ii) if secondary treatment and subsurface application, no less than 15m plus 2 m for every degree of average gradient from a downslope surface water 	<p>P2</p> <p>Horizontal separation distance from downslope water to a land application area must comply with all of the following:</p> <ul style="list-style-type: none"> a) Setbacks must be consistent with AS/NZS 1547 Appendix R b) A risk assessment in accordance with Appendix A of AS/NZS 1547 has been completed that demonstrates that the risk is acceptable 	<p>Complies with A2 (a)</p>
<p>A3</p> <p>Horizontal separation distance from a property boundary to a land application area must comply with either of the following:</p> <ul style="list-style-type: none"> a) be no less than 40m from a property boundary b) be no less than <ul style="list-style-type: none"> (i) 1.5m from an upslope or level property boundary; and (ii) if primary treated effluent 2m for every degree of average gradient from a downslope property boundary; or (iii) if secondary treated effluent and subsurface application every degree of average gradient from a downslope prop 	<p>P3</p> <p>Horizontal separation distance from the boundary to a land application area must comply with all of the following:</p> <ul style="list-style-type: none"> a) Setbacks must be consistent with AS/NZS 1547 Appendix R, and b) A risk assessment in accordance with Appendix A of AS/NZS 1547 has been completed that demonstrates that the risk is acceptable 	<p>Complies with A3 (B) (I and II)</p>

*Site and Soil Evaluation and Onsite Wastewater System Design
Lot 2 25 Ozanne Drive Gawler*

<p>A4</p> <p>Horizontal separation distance from a downslope bore, well or similar water supply to a land application area must be no less than 50m and not be within the zone of influence of the bore whether up or down gradient</p>	<p>P4</p> <p>Horizontal separation distance from a downslope bore to a land application area must comply with all of the following:</p> <ul style="list-style-type: none"> a) Setbacks must be consistent with AS/NZS 1547 Appendix R, and b) A risk assessment in accordance with Appendix A of AS/NZS 1547 has been completed that demonstrates that the risk is acceptable 	<p>Complies with A4</p>
<p>A5</p> <p>Vertical separation distance between groundwater and a land application area must be no less than 1.5m</p>	<p>P5</p> <p>Vertical separation distance between groundwater to a land application area must comply with all of the following:</p> <ul style="list-style-type: none"> a) Setbacks must be consistent with AS/NZS 1547 Appendix R, and b) A risk assessment in accordance with Appendix A of AS/NZS 1547 has been completed that demonstrates that the risk is acceptable 	<p>Complies with A5</p>
<p>A6</p> <p>Vertical separation distance between a limiting layer and a land application area must be no less than 1.5m</p>	<p>P6</p> <p>Vertical setback must be consistent with AS/NZS 1547 Appendix R,</p>	<p>Complies with A6</p>
<p>A7</p> <p>The arrangement of a land application area must comply with both of the following:</p> <ul style="list-style-type: none"> (a) not include areas beneath buildings, driveways or other hard star (b) have a minimum horizontal dimension of 3m. 	<p>P7</p> <p>No performance criteria</p>	<p>Complies with A7(a/b)</p>

6. Conclusions and Further Recommendations

In conclusion, the following comments and recommendations are made:

- The maximum wastewater flow rate (MWWF) modelling conducted in this report shows that the generated flows are likely to be no more than 720 L/day.
- That such flows will require a land application area (LAA) comprising four 20m x 1.8m Mounded Trenches.
- It is likely that peak flows associated with the development should be within the buffering capacity of the system both in terms of the system sizing as well as for their acceptance into the disposal area.
- If the hydraulic capacity of soils underlying disposal areas is exceeded by effluent water flows, the disposal area has the capacity to be increased by up to 100%.
- **If the prescriptions of this report are followed the likely human and environmental health risks associated with effluent disposal onsite is rated as low.**



S Nielsen MEngSc CPSS
Director
Strata Geoscience and Environmental Pty Ltd
E:sven@strataconsulting.com.au



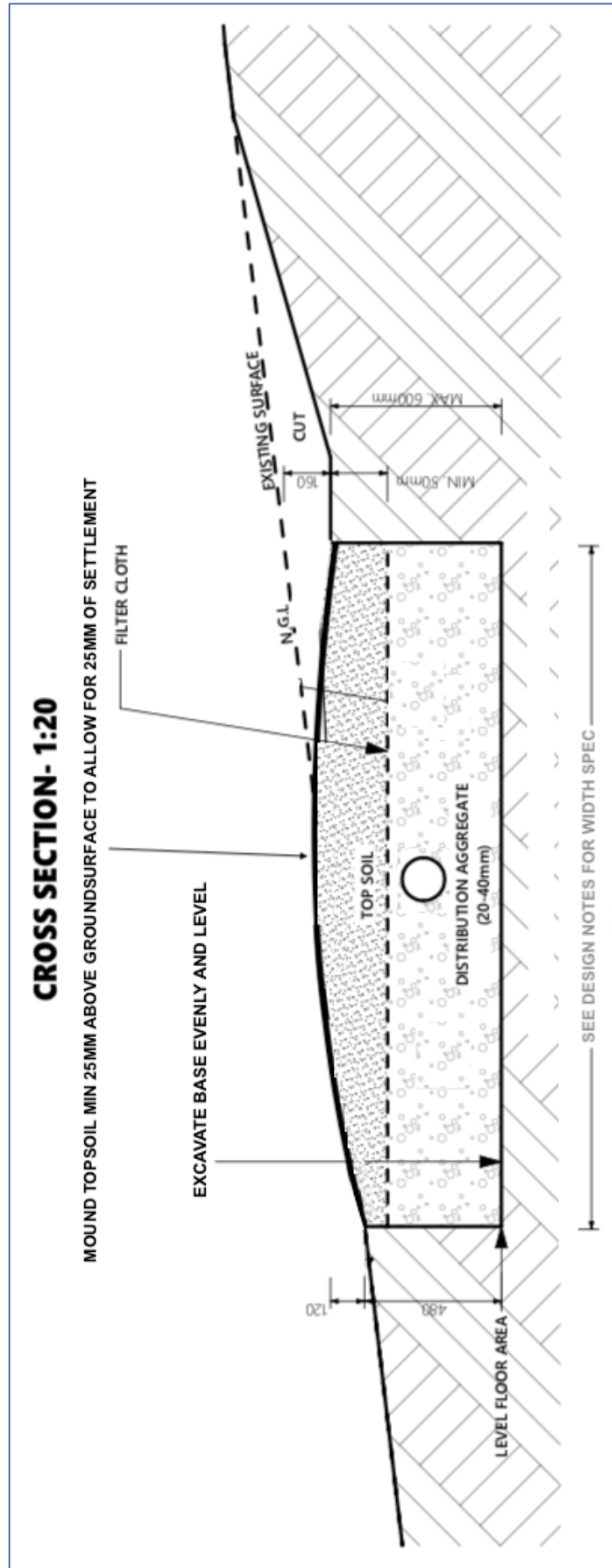
7. References

- AS1726-1993- Geotechnical Site Investigations
- AS1547-2012 Onsite Domestic Wastewater Management
- Bureau of Meteorology Website- Monthly Climate Statistics

Appendix 1 Detailed Design Calculations

Wastewater Loading Certificate*	
System Capacity	6EP at 120L/person/day = 720 L/D
Design Summary	
• Effluent Quality	Primary
• Tankage	Min 3500L
• Adopted Soil category	5
• Amended Adopted Soil Category	Not amended
• Adopted DLR/DIR (mm/d OR L/m ² /d)	5
• LAA Design	Mounded Trench
• Min Primary LAA Requirement	144m ²
• Reserve Area	Min 100% reserve LAA must be maintained in an undeveloped state near the primary system as identified on the site plan
Fixtures	Assumes std water saving fixtures inc 6/3L dual flush toilets, aerator forcets, Washing/dishwashing machines with min WELSS rating 4.5 star
Consequences of Variation in Effluent Flows	
• High Flows (Peak Flows)	The system should be capable of buffering against flows of up to 10% in a 24 hr period or 5% over a 7 day period. System not rated for spa installation.
• Low Flows	Should not affect system performance
Consequences of Variation in Effluent Quality	Residence to avoid the installation of sink disposal systems (eg "sinkerators"), or the addition of large amounts of household cleaning products or other solvents. These can overload system BOD or affect effluent treatment by system biota.
Consequences of Lack of Maintenance and Monitoring Attention	<p>Owners should maintain the system in compliance with systems Home Owners Manual and council permit.</p> <p>All livestock, vehicles and persons to be excluded from the LAA.</p> <p>Failure to ensure the above may lead to infection of waterways, bores or the spread of disease, as well as production of foul odours, attraction of pests and excessive weed growth.</p>

* In accordance with Clause 7.4.2(d) of AS/NZS 1547.2012.



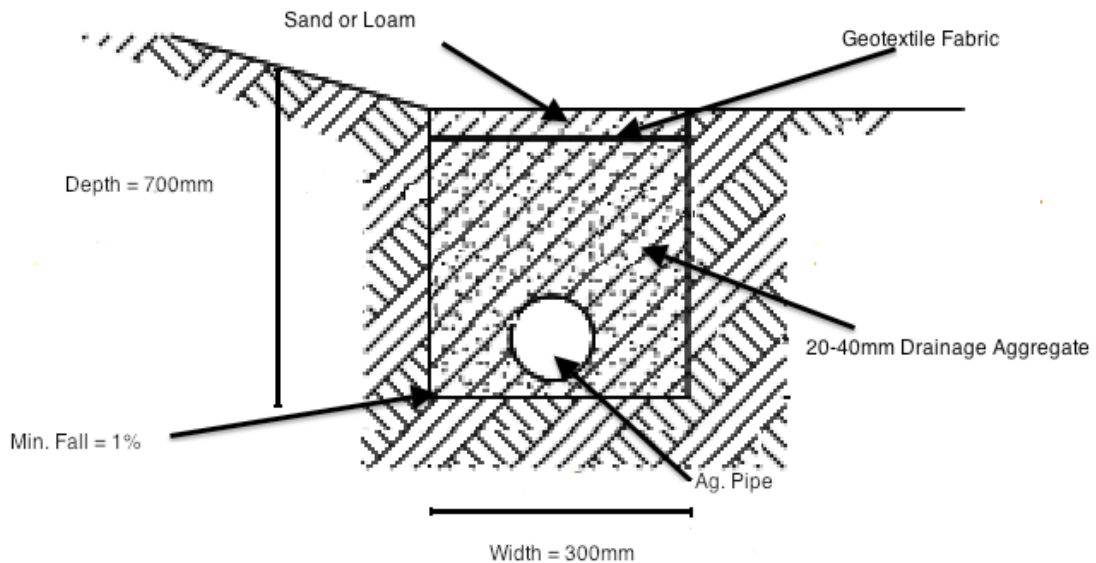
Septic Tank Installation

1. Septic Tanks should be installed in firm ground and/or on a uniform layer of sand of minimum thickness 100mm.
2. Septic Tanks should be surrounded by sand or compacted soil by watering and tamping to the firmness of the surrounding soil.
3. The influent pipe should be installed with a minimum grade of 1.65% or 1 in 60.
4. It is recommended that septic tanks are installed a minimum of 3 meters from foundations and for systems utilising a pump well, away from bedrooms.
5. Fiberglass or plastic tanks set in urban or Aboriginal Housing in Remote Area Communities shall be fitted with concrete lids or collars.
6. All vehicles and livestock should be excluded from septic tank areas.
7. The Septic Tank **MUST** be a dual purpose design with a minimum capacity compliant with the stipulations of AS1547-2012
8. An outflow filter shall be connected to the outflow of the septic tank.

Septic Trench Design and Construction Notes

1. Each trench has the dimensions of 20.0 m X 2.0m X 0.5 m.
2. There are four trenches in total as located on site plan giving a total basal area of 144 m² (See Appendix 1)
3. Trenches must be positioned parallel with the contours of the land and the base of the trench **MUST** be excavated evenly and level. In clay soils smearing of walls and floors of bed **MUST** be avoided and should be scoured to a depth of 5-10 mm to reduce base and sidewall sealing after applying Gypsum at a rate of 0.5Kg/m².
4. The lower 400mm is to be filled with 20-25mm aggregate.
5. 100mm PVC pipes slotted in the 8'o'clock and 4'o'clock positions to be placed on top of aggregate as shown. The distribution pipe **MUST** be level to ensure flow of effluent to all areas of the trench. Failure to ensure this may cause preferential overloading of the trench and the potential for bed overflow.
6. A further 50mm of aggregate can be added around/over the grid before overlaying with geo-textile to prevent soil from clogging gravels/lateral slots. For sandy soils the sides of the trench should also be lined.
7. Backfilling of the trench a minimum of 25mm above original ground surface level with endemic topsoil (if a sand/loam) or imported loam should proceed. Do not mechanically compact this layer.
8. An inspection outlet should be placed on each distribution pipe.
9. Vehicles and livestock **MUST** be excluded from the trench area.

Interceptor Ag Drain Design and Construction Notes



Ag drain cross section showing key dimensions

Interceptor Drain Construction Notes

1. Ag drain should be located upslope of the proposed irrigation area/trenches/beds as shown in site plan.
2. Ag drain should be 300mm wide and 700mm deep. The base of the trench **MUST** be excavated evenly with a minimum fall to the discharge point of 1%. In clay soils smearing of walls and floors of bed **MUST** be avoided.
3. Ag drains are best employed for areas where significant subsurface groundwater recharge is anticipated.
4. Ag. drains should be constructed to ensure adequate fall to appropriate stormwater discharge points or other suitable areas provided that any water is not disposed of over site boundaries.

Appendix 3 Desktop Site and Soil Evaluation

Site and Soil Evaluation with Reference to AS1547 Table D1 Appendix D1	
Site Factor	Result
Slope (over proposed system/LAA)	Approximately 2 degrees
Shape	Planar, Convergent
Aspect	Variable
Exposure	High exposure to both sun and wind
Erosion, mass movements landslip	No evidence of erosion, mass movement or landslip
Boulders/Rock Outcrops	None observed
Vegetation	Grass, weeds
Watercourse	Approx 100m from LAA.
Soil Water Regime	Perched water possible in flatter areas. Upslope interceptor drain to mitigate shallow groundwater impacts. Depth to permanent groundwater >5m
Fill	None observed
Run-on/Flooding	Not anticipated over the development area or LAA. Upslope interceptor to capture any surface, near surface flows.
Channeled Runoff	No concentrated runoff over proposed LAA. See storm water management plan (or similar) for details of onsite storm water management.
Soil Surface Condition	Grass/weeds
Salinity	No saline tolerant species, salt scald or bare earth observed.
Other Site and Soil Factors	May remove pump well if adequate fall is achievable. Cat 5 soil determined with reference to SEAM subdivisional assessment

Appendix 4 Form 35

CERTIFICATE OF THE RESPONSIBLE DESIGNER

**Section 94
 Section 106
 Section 129
 Section 155**

Form 35

To: Owner name

 Address
 Suburb/postcode

Designer details:

Name: Category:
 Business name: Phone No:
 Business address:
 Fax No:
 Licence No: Email address:

Details of the proposed work:

Owner/Applicant Designer's project reference No.
Address:

Lot No:
Type of work: Building work Plumbing work (X all applicable)

Description of work:

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

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

Certificate Type:	Certificate	Responsible Practitioner
	<input type="checkbox"/> Building design	Architect or Building Designer
	<input type="checkbox"/> Structural design	Engineer or Civil Designer
	<input type="checkbox"/> Fire Safety design	Fire Engineer
	<input type="checkbox"/> Civil design	Civil Engineer or Civil Designer
	<input checked="" type="checkbox"/> Hydraulic design	Building Services Designer
	<input type="checkbox"/> Fire service design	Building Services Designer
	<input type="checkbox"/> Electrical design	Building Services Designer

*Site and Soil Evaluation and Onsite Wastewater System Design
Lot 2 25 Ozanne Drive Gawler*

	<input type="checkbox"/> Mechanical design	Building Service Designer
	<input type="checkbox"/> Plumbing design	Plumber-Certifier; Architect, Building Designer or Engineer
	<input type="checkbox"/> Other (specify)	
Deemed-to-Satisfy: <input checked="" type="checkbox"/>	Performance Solution: <input type="checkbox"/> (<i>X the appropriate box</i>)	
Other details:		

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

The following documents are provided with this Certificate –

Document description:

Drawing numbers:	Prepared by:	Date:
Schedules:	Prepared by:	Date
Specifications:	Prepared by: SN	Date 1/5/25
Computations	Prepared by: SN	Date 1/5/25
Performance solution proposals:	Prepared by:	Date
Test reports:	Prepared by:	Date

Standards, codes or guidelines relied on in design process:	
--	--

AS1547-2012

--

Any other relevant documentation:	
SEE TERMS AND CONDITIONS IN REPORT	

Attribution as designer:	
---------------------------------	--

I SVEN NIESEN..... am responsible for the design of that part of the work as described in this certificate;

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

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

Name: (print)SVEN NIELSEN

SN

Designer:

SVEN NIELSEN



1/5/25

Licence No:

CC6113K

Assessment of Certifiable Works: (TasWater)	
--	--

Note: single residential dwellings and outbuildings on a lot with an existing sewer connection are not considered to increase demand and are not certifiable.

If you cannot check ALL of these boxes, LEAVE THIS SECTION BLANK.

TasWater must then be contacted to determine if the proposed works are Certifiable Works.

I confirm that the proposed works are not Certifiable Works, in accordance with the Guidelines for TasWater CCW Assessments, by virtue that all of the following are satisfied:

- The works will not increase the demand for water supplied by TasWater
- The works will not increase or decrease the amount of sewage or toxins that is to be removed by, or discharged into, TasWater's sewerage infrastructure
- The works will not require a new connection, or a modification to an existing connection, to be made to TasWater's infrastructure
- The works will not damage or interfere with TasWater's works
- The works will not adversely affect TasWater's operations

*Site and Soil Evaluation and Onsite Wastewater System Design
Lot 2 25 Ozanne Drive Gawler*

The work are not within 2m of TasWater's infrastructure and are outside any TasWater easement


I have checked the LISTMap to confirm the location of TasWater infrastructure

If the property is connected to TasWater's water system, a water meter is in place, or has been applied for to TasWater.

Certification:

ISVEN NIELSEN..... being responsible for the proposed work, am satisfied that the works described above are not Certifiable Works, as defined within the *Water and Sewerage Industry Act 2008*, that I have answered the above questions with all due diligence and have read and understood the Guidelines for TasWater CCW Assessments.

Note: the Guidelines for TasWater Certification of Certifiable Works Assessments are available at: www.taswater.com.au

	<i>Name: (print)</i>	<i>Signed</i>	<i>Date</i>
Designer:	SVEN NIELSEN		Date: 1/5/25

CBOS Certificate of Accreditation



Certificate of Accreditation

On-Site Domestic Wastewater Treatment Unit ASI546.1 Septic Tanks

This Certificate of Accreditation is hereby issued by the Director of Building Control and acting pursuant to Section 18 of the *Building Act 2016* and the National Construction Code (NCC), as applicable.

System: **Orion Model BLOO UST 3250**

Manufacturer/Supplier **Orion Australia Pty Ltd.**
ACN 154671986

or **2 East Goderich Street,**
Deloraine, TAS 7304

This is to certify that the **Orion Model BLOO UST 3250** Septic Tank is accredited as an on-site wastewater treatment unit in single dwellings (within plumbing installations in Tasmania). This accreditation is subject to the conditions and permitted uses specified in accordance with the *Building Act 2016* and the NCC as applicable.

Peter John Graham
Director of Building Control
Consumer, Building and Occupational Services
Department of Justice

Date of Issue: **6 July 2021**

Certificate No: **DOC/21/53401**

This Certificate of Accreditation is valid until 6 July 2026, subject to conditions or unless withdrawn earlier by the Director of Building Control



Appendix 5 Terms and Conditions

Scope of Work

These Terms and Conditions apply to any services provided to you ("the Client") by Strata Geoscience and Environmental Pty Ltd ("Strata"). By continuing to instruct Strata to act after receiving the Terms and Conditions or by using this report and its findings for design and/or permit application processes and not objecting to any of the Terms and Conditions the Client agrees to be bound by these Terms and Conditions, and any other terms and conditions supplied by Strata from time to time at Strata's sole and absolute discretion. The scope of the services provided to the Client by Strata is limited to the services and specified purpose agreed between Strata and the Client and set out in the correspondence to which this document is enclosed or annexed ("the Services"). Strata does not purport to advise beyond the Services.

Third Parties

The Services are supplied to the Client for the sole benefit of the Client and must not be relied upon by any person or entity other than the Client. Strata is not responsible or liable to any third party. All parties other than the Client are advised to seek their own advice before proceeding with any course of action.

Provision of Information

The Client is responsible for the provision of all legal, survey and other particulars concerning the site on which Strata is providing the Services, including particulars of existing structures and services and features for the site and for adjoining sites and structures. The Client is also responsible for the provision of specialised services not provided by Strata. If Strata obtains these particulars or specialised services on the instruction of the Client, Strata does so as agent of the Client and at the Client's expense. Strata is not obliged to confirm the accuracy and completeness of information supplied by the Client or any third party service provider. The Client is responsible for the accuracy and completeness of all particulars or services provided by the Client or obtained on the Client's behalf. Strata is not liable, and accepts no responsibility, for any claim, demand, charge, loss, damage, injury or expense whatsoever suffered by the Client or any other person or entity resulting from the failure of the Client or third party to provide accurate and complete information. In the event additional information becomes available to the Client, the Client must inform Strata in writing of that information as soon as possible. Further advice will be provided at the Client's cost. Any report is prepared on the assumption that the instructions and information supplied to Strata has been provided in good faith and is all of the information relevant to the provision of the Services by Strata. Strata is not liable, and accepts no responsibility, for any claim, demand, charge, loss, damage, injury or expense whatsoever if Strata has been supplied with insufficient, incorrect, incomplete, false or misleading information.

Integrity

Any report provided by Strata presents the findings of the site assessment. While all reasonable care is taken when conducting site investigations and reporting to the Client, Strata does not warrant that the information contained in any report is free from errors or omissions. Strata is not liable, and accepts no responsibility, for any claim, demand, charge, loss, damage, injury or expense whatsoever resulting from errors in a report. Any report should be read in its entirety, inclusive of any summary and annexures. Strata does not accept any responsibility where part of any report is relied upon without reference to the full report.

Project Specific Criteria

Any report provided by Strata will be prepared on the basis of unique project development plans which apply only to the site that is being investigated. Reports provided by Strata do not apply to any project other than that originally specified by the Client to Strata. The Report must not be used or relied upon if any changes to the project are made. The Client should engage Strata to further advise on the effect of any change to the project. Further advice will be provided at the Client's cost. Strata is not liable, and accepts no responsibility, for any claim, demand, charge, loss, damage, injury or expense whatsoever where any change to the project is made without obtaining a further written report from Strata. Changes to the project may include, but are not limited to, changes to the investigated site or neighbouring sites, for instance, variation of the location of proposed building envelopes/footprints, changes to building design which may impact upon building settlement or slope stability, or changes to earthworks, including removal (site cutting) or deposition of sediments or rock from the site.

Classification to AS2870-2011

It must be emphasised that the site classification to AS2870-2011 and recommendations referred to in this report are based solely on the observed soil profile at the time of the investigation for this report and account has been taken of Clause 2.1.1 of AS2870 - 2011. Other abnormal moisture conditions as defined in AS2870 - 2011 Clause 1.3.3 (a) (b) (c) and (d) may need to be considered in the design of the structure. Without designing for the possibility of all abnormal moisture conditions as defined in Clause 1.3.3, distresses will occur and may result in non "acceptable probabilities of serviceability and safety of the building during its design life", as defined in AS2870 - 2011, Clause 1.3.1. Furthermore the classification is preliminary in nature and needs verification at the founding surface inspection phase. The classification may be changed at this time based upon the nature of the founding surface over the entire footprint of the project area. Any costs associated with a change in the site classification are to be incurred by the client. Furthermore any costs associated with delayed works associated with a founding surface inspection or a change in classification are to be borne by the client. Where founding surface inspections are not commissioned the classifications contained within this report are void.

Subsurface Variations with Time

Any report provided by Strata is based upon subsurface conditions encountered at the time of the investigation. Conditions can and do change significantly and unexpectedly over a short period of time. For example groundwater levels may fluctuate over time, affecting latent soil bearing capacity and ex-situ/insitu fill sediments may be placed/removed from the site. Changes to the subsurface conditions that were encountered at the time of the investigation void all recommendations made by Strata in any report. Strata is not liable, and accepts no responsibility, for any claim, demand, charge, loss, damage, injury or expense whatsoever resulting from any change to the subsurface conditions that were encountered at the time of the investigation. In the event of a delay in the commencement of a project or if additional information becomes available to the Client about a change in conditions becomes available to the Client, the Client should engage Strata to make a further investigation to ensure that the conditions initially encountered still exist. Further advice will be provided at the Client's cost. Without limiting the generality of the above statement, Strata does not accept liability where any report is

Site and Soil Evaluation and Onsite Wastewater System Design Lot 2 25 Ozanne Drive Gawler

relied upon after three months from the date of the report, (unless otherwise provided in the report or required by the Australian Standard which the report purports to comply with), or the date when the Client becomes aware of any change in condition. Any report should be reviewed regularly to ensure that it continues to be accurate and further advice requested from Strata where applicable.

Interpretation

Site investigation identifies subsurface conditions only at the discrete points of geotechnical drilling, and at the time of drilling. All data received from the geotechnical drilling is interpreted to report to the Client about overall site conditions as well as their anticipated impact upon the specific project. Actual site conditions may vary from those inferred to exist as it is virtually impossible to provide a definitive subsurface profile which accounts for all the possible variability inherent in earth materials. This is particularly pertinent to some weathered sedimentary geologies or colluvial/alluvial clast deposits which may show significant variability in depth to refusal over a development area. Rock incongruities such as joints, dips or faults may also result in subsurface variability. Soil depths and composition can vary due to natural and anthropogenic processes. Variability may lead to differences between the design depth of bored/driven piers compared with the actual depth of individual piers constructed onsite. It may also affect the founding depth of conventional strip, pier and beam or slab footings, which may result in increased costs associated with excavation (particularly of rock) or materials costs of foundations. Founding surface inspections should be commissioned by the Client prior to foundation construction to verify the results of initial site characterisation and failure to insure this will void the classifications and recommendations contained within this report. Strata is not liable, and accepts no responsibility, for any claim, demand, charge, loss, damage, injury or expense whatsoever resulting from any variation from the site conditions inferred to exist.

Strata is not responsible for the interpretation of site data or report findings by other parties, including parties involved in the design and construction process. The Client must seek advice from Strata about the interpretation of the site data or report.

Report Recommendations

Any report recommendations provided by Strata are only preliminary. A report is based upon the assumption that the site conditions as revealed through selective point sampling are indicative of actual conditions throughout an area. This assumption cannot be substantiated until earthworks and/or foundation construction is almost complete. Where variations in conditions are encountered, Strata should be engaged to provide further advice. Further advice will be provided at the Client's cost. Strata is not liable, and accepts no responsibility, for any claim, demand, charge, loss, damage, injury or expense whatsoever if the results of selective point sampling are not indicative of actual conditions throughout an area or if the Client becomes aware of variations in conditions and does not engage Strata for further advice.

Geo-environmental Considerations

Where onsite wastewater site investigation and land application system designs are provided by Strata, reasonable effort will be made to minimise environmental and public health risks associated with the disposal of effluent within site boundaries with respect to relevant Australian guidelines and industry best practise at the time of investigation. Strata is not liable, and accepts no responsibility, for any claim, demand, charge, loss, damage, injury or expense whatsoever resulting from:

- (i) changes to either the project or site conditions that affect the onsite wastewater land application system's ability to safely dispose of modelled wastewater flows; or
- (ii) seepage, pollution or contamination or the cost of removing, nullifying or clearing up seepage, polluting or contaminating substances; or
- (iii) poor system performance where septic tanks have not been de-sludged at maximum intervals of 3 years or AWTs systems have not been serviced in compliance with the manufacturers recommendations; or
- (iv) failure of the client to commission both interim and final inspections by the designer throughout the system construction; or
- (v) the selection of inappropriate plants for irrigation areas; or
- (vi) damage to any infrastructure including but not limited to foundations, walls, driveways and pavements; or
- (vii) land instability, soil erosion or dispersion; or
- (viii) design changes requested by the Permit Authority.

Furthermore Strata does not guarantee septic trench and bed design life beyond 2 years from installation.

Strata does not consider site contamination, unless the Client specifically instructs Strata to consider the site contamination in writing. If a request is made by the Client to consider site contamination, Strata will provide additional terms and conditions that will apply to the engagement.

Copyright and Use of Documents

Copyright in all drawings, reports, specifications, calculations and other documents provided by Strata or its employees in connection with the Services remain vested in Strata. The Client has a licence to use the documents for the purpose of completing the project. However, the Client must not otherwise use the documents, make copies of the documents or amend the documents unless express approval in writing is given in advance by Strata. The Client must not publish or allow to be published, in whole or in part, any document provided by Strata or the name or professional affiliations of Strata, without first obtaining the written consent of Strata as to the form and context in which it is to appear.

If, during the course of providing the Services, Strata develops, discovers or first reduces to practice a concept, product or process which is capable of being patented then such concept, product or process is and remains the property of Strata and:

- (i) the Client must not use, infringe or otherwise appropriate the same other than for the purpose of the project without first obtaining the written consent of Strata; and
- (ii) the Client is entitled to a royalty free licence to use the same during the life of the works comprising the project.

Digital Copies of Report

If any report is provided to the Client in an electronic copy except directly from Strata, the Client should verify the report contents with Strata to ensure they have not been altered or varied from the report provided by Strata.

*Site and Soil Evaluation and Onsite Wastewater System Design
Lot 2 25 Ozanne Drive Gawler*

PROPOSED RESIDENCE

14 MEDICI DRIVE, GAWLER

CENTRAL COAST COUNCIL LAND USE PLANNING	
Received:	14/10/2025
Application No:	DA2025215
Doc ID:	534004

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 PLAN	A	22/08/25
A111	SECTION A-A	A	22/08/25
A112	SECTION B-B	A	22/08/25
A113	DETAILS	A	22/08/25
A114	WALL TYPES	A	22/08/25
A115	WATERPROOFING 1 OF 2	A	22/08/25
A116	WATERPROOFING 2 OF 2	A	22/08/25
A117	WINDOW & DOOR SCHEDULE	A	22/08/25
A118	LIGHTING CALCULATOR	A	22/08/25
A119	CONSTRUCTION NOTES 1 OF 2	A	22/08/25
A120	CONSTRUCTION NOTES 2 OF 2	A	22/08/25
A121	BAL CONSTRUCTION NOTES	A	22/08/25
A122	3D PERSPECTIVES	A	22/08/25

GENERAL INFORMATION

ACCREDITED DESIGNER: **NICHOLAS BRANDSEMA**
 ACCREDITATION NUMBER: **047538582**
 LAND TITLE REFERENCE NUMBER: **PID9204215, TITLE REF188492/1**
 ENERGY ASSESSMENT: **TBA**
 COUNCIL ZONE: **RURAL LIVING ENVIRONMENTAL MANAGEMENT CENTRAL COAST COUNCIL**

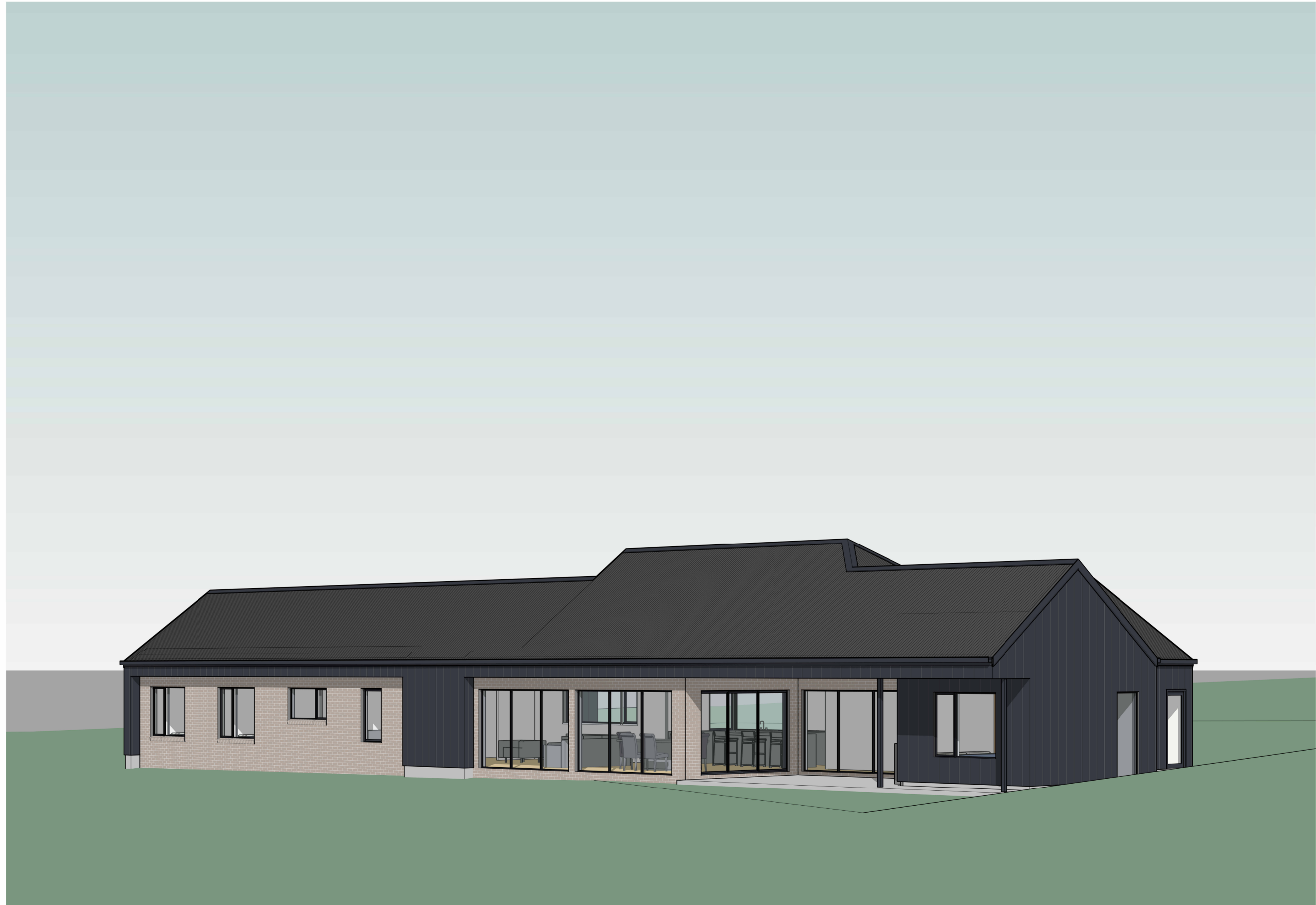
COUNCIL:


FLOOR AREAS

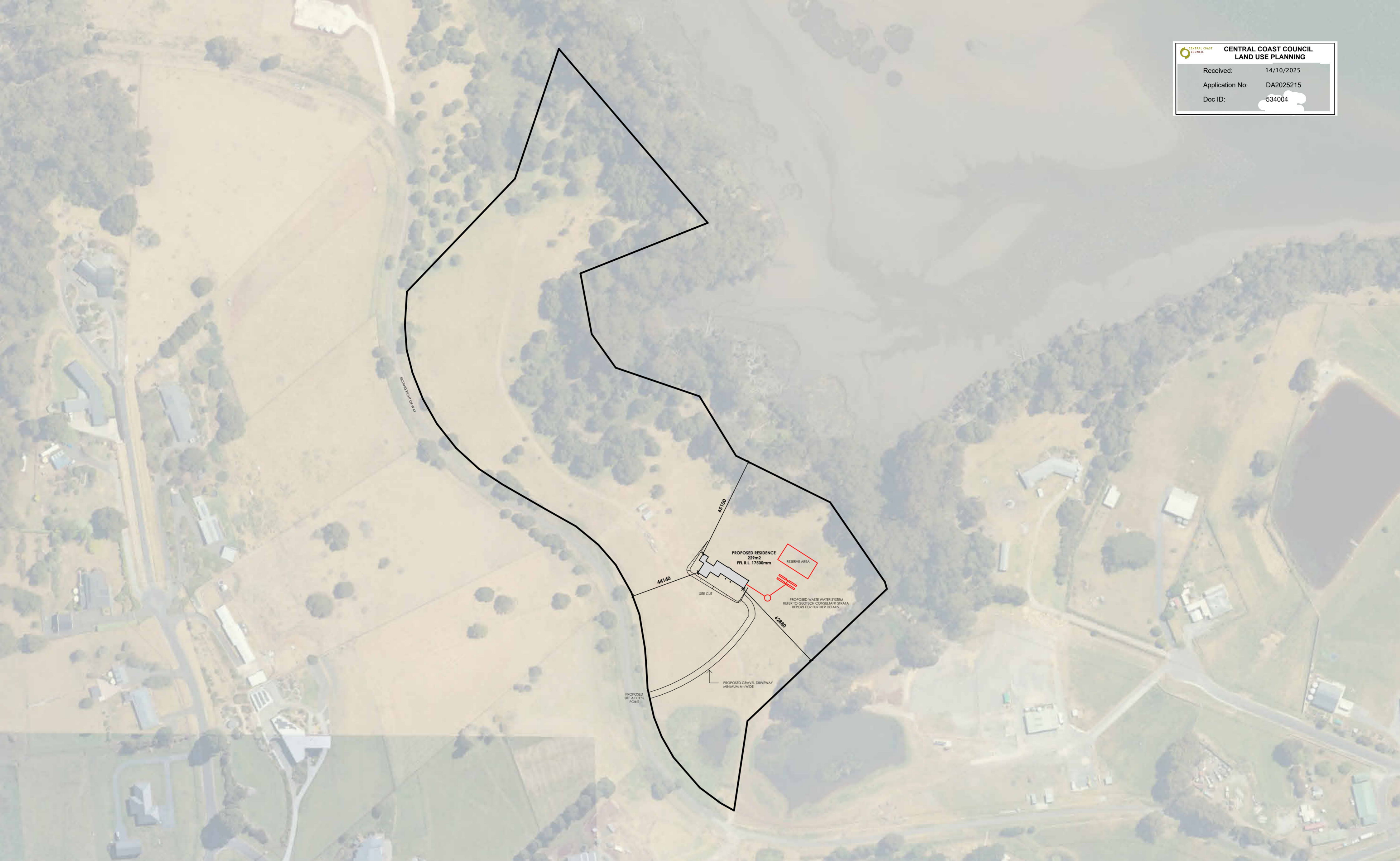
GROUND FLOOR AREA: **229m2 (24 SQUARES)**

SITE INFORMATION

SITE AREA: **54180m2**
 DESIGN WIND SPEED: **TBA**
 SOIL CLASSIFICATION: **TBA**
 ALPINE AREA: **N/A**
 CORROSION ENVIRONMENT: **N/A**
 BUSHFIRE ATTACK LEVEL: **TBA**
 CLIMATE ZONE: **7**



 <p>22 Fieldings Way Ulverstone, Tasmania Australia 7315</p> <p>m 0417 134 369 e nick@nplusb.com.au License No. 047538582 ABN 946 222 219 16</p>	<p>Issued As PRELIMINARY Scale A2</p>	<p>Revision No. A Date 22/08/25 Description Issued as PRELIMINARY</p> <p><small>do not scale off plans all dimensions are in millimeters confirm all dimensions on site all work relevant NCC & AS</small></p>	<p>Project PROPOSED RESIDENCE Location 14 MEDICI DRIVE, GAWLER Client ADAM & KAISHA GLEESON</p>	<p>Sheet Title COVER PAGE</p> <p>Drawn NJB Issue Date 22/08/25 Project No. TBA Revision A</p>	<p>Sheet Number A100 / A122</p>
	<p><small>©COPYRIGHT These drawings and designs and the copyright there of are the property of nplusb and must not be used, retained or copied without the written permission of nplusb. ABN 946 222 219 16</small></p>				





CENTRAL COAST COUNCIL
LAND USE PLANNING

Received: 14/10/2025
 Application No: DA2025215
 Doc ID: 534004

SITE PLAN
 PRIMARY CONTOUR LINES SHOWN AT 2000mm INTERVALS
 SECONDARY CONTOURS SHOWN AT 1000mm INTERVALS

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 ACCESES AND SERVICES AS INDICATED. MAKE GOOD.

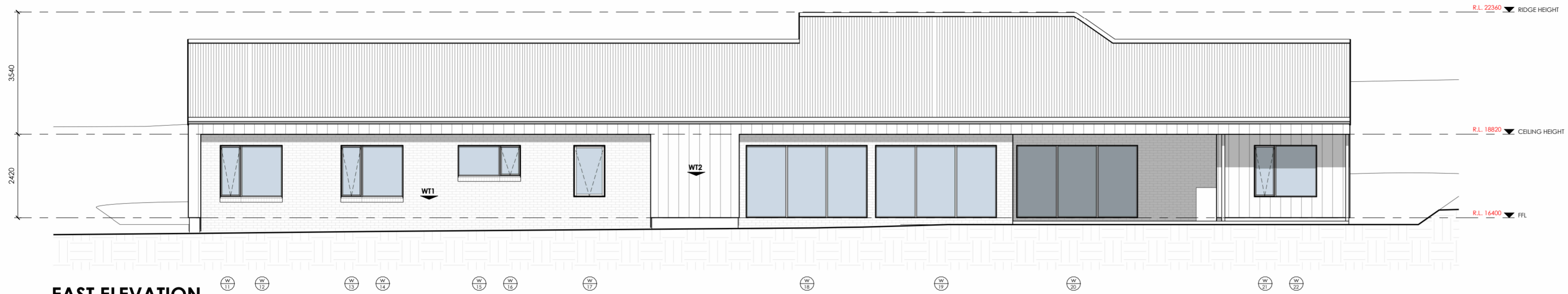
SETTING OUT:
 THE BUILDER SHALL ACCURATELY SET-OUT THE WORKS AND VERIFY ALL DIMENSIONS AND LEVELS BEFORE COMMENCING ANY WORKS, AND SHALL MAKE GOOD AT HIS OWN EXPENSE ANY ERRORS ARISING FROM INACCURACIES OF THE SETOUT.

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).

SITE PLAN
 Scale 1 : 500

<p>22 Fieldings Way Ulverstone, Tasmania Australia 7315 m 0417 134 369 e nick@nplusb.com.au License No. 047538582 ABN 946 222 219 16</p>	<p>Issued As PRELIMINARY</p>	<p>Scale A2 1 : 500</p>	<p>Revision No. A Date 22/08/25 Description Issued as PRELIMINARY</p>	<p>Project PROPOSED RESIDENCE Location 14 MEDICI DRIVE, GAWLER Client ADAM & KAISHA GLEESON</p>	<p>Sheet Title SITE PLAN</p>	<p>Sheet Number A102</p>
	<p>©COPYRIGHT These drawings and designs and the copyright there of are the property of nplusb and must not be used, retained or copied without the written permission of nplusb. ABN 946 222 219 16</p>	<p>do not scale off plans all dimensions are in millimeters confirm all dimensions on site all work relevant NCC & AS</p>	<p>Drawn NJB</p>	<p>Issue Date 22/08/25</p>	<p>Project No. TBA</p>	<p>Revision A</p>



EAST ELEVATION
Scale 1 : 100

WALL | FACADE MATERIALS & FINISHES

WT-1 BRICK VENEER, COLOUR & STYE BY OWNER.

WT-2 JAMES HARDIE OBLIQUE, 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

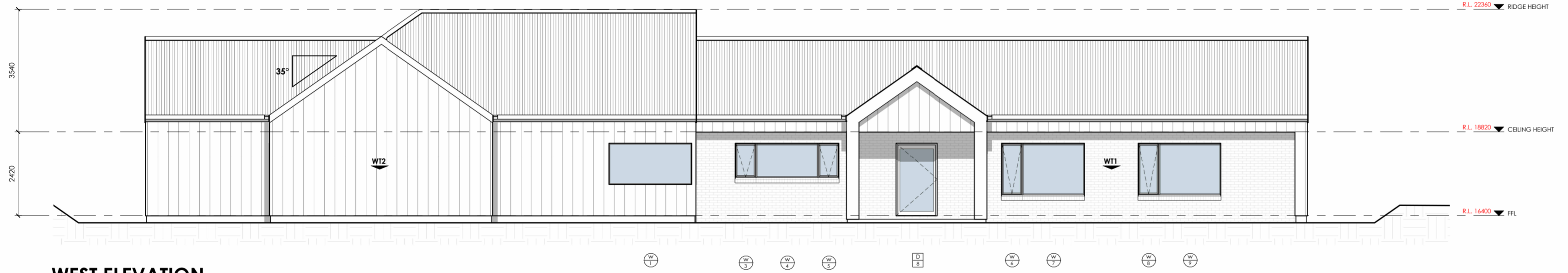
GLAZING & FRAME CONSTRUCTION TO AS2047 & AS1288
ALL FIXINGS & FLASHINGS TO MANUFACTURERS REQUIREMENTS

CENTRAL COAST COUNCIL
LAND USE PLANNING

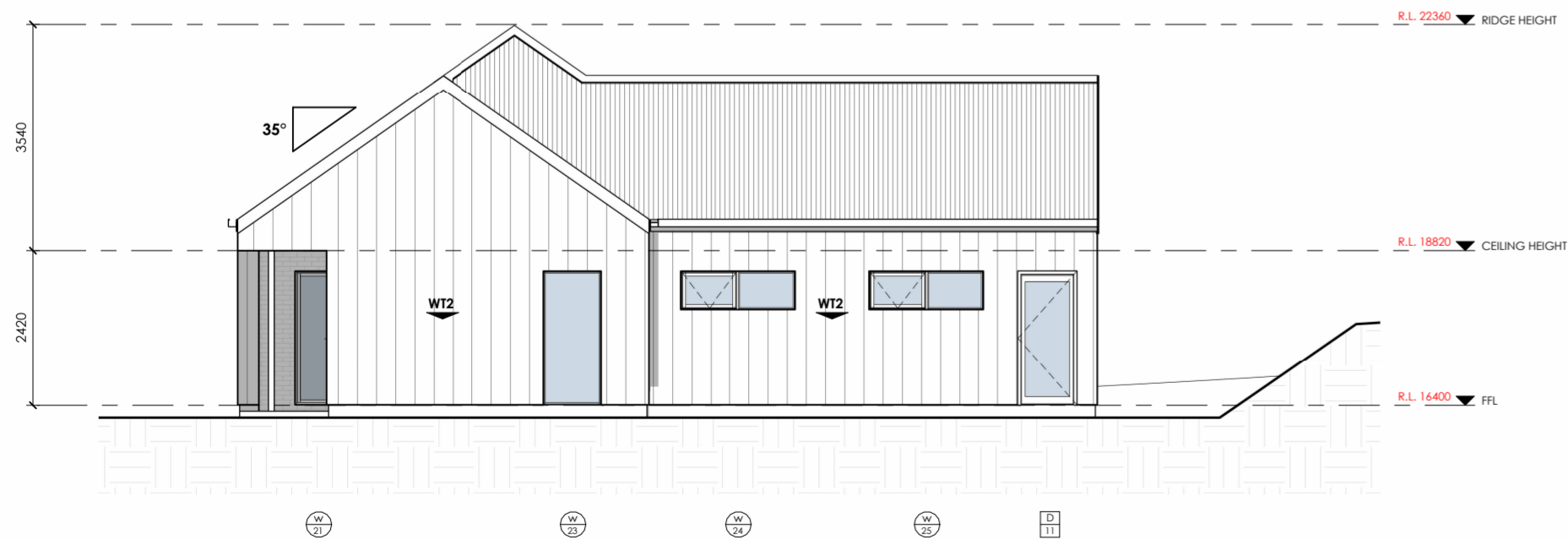
Received: 14/10/2025

Application No: DA2025215

Doc ID: 534004



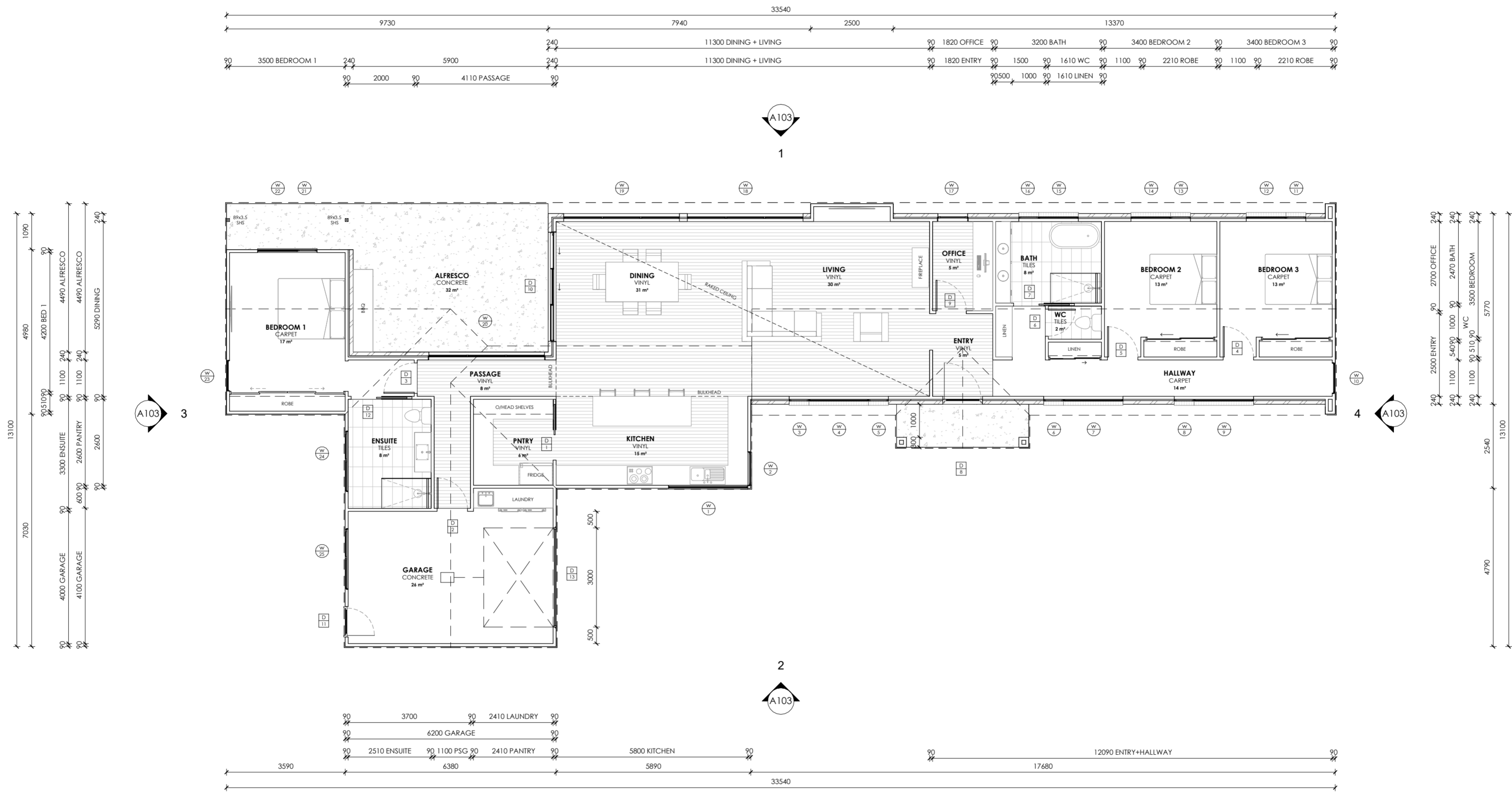
WEST ELEVATION
Scale 1 : 100



NORTH ELEVATION
Scale 1 : 100



SOUTH ELEVATION
Scale 1 : 100



FLOOR AREAS & FINISHES
 FLOOR AREA - 229m²
 ALFRESCO AREA - 32m²

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

ALL GLAZING TO COMPLY WITH WITH NCC PART 8.2 & AS1288 & AS2047
 ALL WET AREAS TO COMPLY WITH NCC PART 10.2 & AS3740
 ALL TIMBER FRAMING TO COMPLY WITH NCC PART 6 & AS1684
 ALL WORKS TO BE IN COMPLIANCE WITH NCC PART 13 & ENERGY EFFICIENCY

FLOOR PLAN
 Scale 1 : 100

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 BCA TABLE 3.6.5. & AS1288. MINIMUM 4mm 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.

PROTECTION OF OPENABLE WINDOWS

A WINDOW OPENING MUST BE PROVIDED WITH PROTECTION, IF THE FLOOR BELOW THE WINDOW IN A BEDROOM IS 2m OR MORE ABOVE THE SURFACE BENEATH.

SANITARY COMPARTMENT (WC OR TOILET) DOORS

SANITARY COMPARTMENT DOORS TO COMPLY WITH BCA 3.8.3.3.

"CONSTRUCTION OF SANITARY COMPARTMENTS": SANITARY COMPARTMENT DOORS MUST BE FITTED WITH "LEFT OFF" HINGES (EXCLUDING SLIDING & OUTWARD OPENING DOORS), UNLESS THERE IS A CLEAR SPACE OF AT LEAST 1.2m, MEASURED IN ACCORDANCE WITH BCA FIGURE 3.8.3.3, BETWEEN THE CLOSEST PAN WITHIN THE SANITARY COMPARTMENT AND THE DOORWAY.

PROTECT THE WINDOWS BY ONE OF THE FOLLOWING METHODS:

- A) A DEVICE CAPABLE OF RESTRICTING THE WINDOW OPENING; OR
- B) A SCREEN WITH SECURE FITTINGS.

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 & TRANSM & MULLION LAYOUT.

THE DEVICE OR SCREEN MUST:

- A) NOT PERMIT A 125MM SPHERE TO PASS THROUGH THE WINDOW OPENING OR SCREEN; AND
- B) RESIST AN OUTWARD HORIZONTAL ACTION OF 250N AGAINST THE WINDOW RESTRAINED BY A DEVICE; OR SCREEN PROTECTING THE OPENING; AND
- C) HAVE A CHILD RESISTANT RELEASE MECHANISM IF THE SCREEN OR DEVICE IS ABLE TO BE REMOVED, UNLOCKED OR OVERRIDDEN.

BAL COMPLIANCE


ALL WINDOWS TO BE ALUMINIUM FRAMED. SCREENS TO BE MADE FROM ALUMINIUM FRAME WITH MESH OF 2mm MAX. APERTURE. MESH TO BE MADE FROM CORROSION RESISTANT STEEL, BRONZE OR ALUMINIUM. WHEN FITTED THE GAP FROM THE EDGE OF THE WINDOW FRAME TO THE EDGE OF THE SCREEN FRAME SHALL NOT BE GREATER THAN 3mm. AS PER AS-3595:2009 5.5.1A

SAFETY GLAZING NOTE

WINDOWS AND GLASS MARKED WITH THIS SYMBOL ARE WITHIN 400mm OR CLOSER TO THE GROUND AND AS SUCH THE GLAZING PANEL MARKED WITH THIS SYMBOL SHALL BE 4mm THICK MIN SAFETY GLASS ALL AS PER AS-3959:2009 5.5.2 (c) (iii).

Window Schedule									
Mark	Floor Level	Operation	Size		Sill Height (Height Above FFL)	Location	SHGC	U-Value	Glazing
			Height	Width					
1	FFL	Fixed	1200	2400	900	KITCHEN	0.55	4.3 W/(m²·K)	DOUBLE GLAZED - 4Clr/10/4Clr
2	FFL	Awning	1200	1000	900	KITCHEN	0.55	4.3 W/(m²·K)	DOUBLE GLAZED - 4Clr/10/4Clr
3	FFL	Awning	1000	600	1100	LIVING	0.55	4.3 W/(m²·K)	DOUBLE GLAZED - 4Clr/10/4Clr
4	FFL	Fixed	1000	1800	1100	LIVING	0.55	4.3 W/(m²·K)	DOUBLE GLAZED - 4Clr/10/4Clr
5	FFL	Awning	1000	600	1100	LIVING	0.55	4.3 W/(m²·K)	DOUBLE GLAZED - 4Clr/10/4Clr
6	FFL	Awning	1500	600	600	HALLWAY	0.55	4.3 W/(m²·K)	DOUBLE GLAZED - 4Clr/10/4Clr
7	FFL	Fixed	1500	1800	600	HALLWAY	0.55	4.3 W/(m²·K)	DOUBLE GLAZED - 4Clr/10/4Clr
8	FFL	Awning	1500	600	600	HALLWAY	0.55	4.3 W/(m²·K)	DOUBLE GLAZED - 4Clr/10/4Clr
9	FFL	Fixed	1500	1800	600	HALLWAY	0.55	4.3 W/(m²·K)	DOUBLE GLAZED - 4Clr/10/4Clr
10	FFL	Fixed	2100	900	0	HALLWAY	0.55	4.3 W/(m²·K)	DOUBLE GLAZED - 4Clr/10/4Clr
11	FFL	Awning	1500	600	600	BEDROOM 3	0.55	4.3 W/(m²·K)	DOUBLE GLAZED - 4Clr/10/4Clr
12	FFL	Fixed	1500	1200	600	BEDROOM 3	0.55	4.3 W/(m²·K)	DOUBLE GLAZED - 4Clr/10/4Clr
13	FFL	Awning	1500	600	600	BEDROOM 2	0.55	4.3 W/(m²·K)	DOUBLE GLAZED - 4Clr/10/4Clr
14	FFL	Fixed	1500	1200	600	BEDROOM 2	0.55	4.3 W/(m²·K)	DOUBLE GLAZED - 4Clr/10/4Clr
15	FFL	Fixed	900	1200	1200	BATH	0.55	4.3 W/(m²·K)	DOUBLE GLAZED - 4Clr/10/4Clr
16	FFL	Awning	900	600	1200	BATH	0.55	4.3 W/(m²·K)	DOUBLE GLAZED - 4Clr/10/4Clr
17	FFL	Awning	1500	900	600	OFFICE	0.55	4.3 W/(m²·K)	DOUBLE GLAZED - 4Clr/10/4Clr
18	FFL	Fixed	2100	3500	0	DINING	0.55	4.3 W/(m²·K)	DOUBLE GLAZED - 4Clr/10/4Clr
19	FFL	Fixed	2100	3500	0	DINING	0.55	4.3 W/(m²·K)	DOUBLE GLAZED - 4Clr/10/4Clr
20	FFL	Fixed	2100	3500	0	PASSAGE	0.55	4.3 W/(m²·K)	DOUBLE GLAZED - 4Clr/10/4Clr
21	FFL	Awning	1500	600	600	BEDROOM 1	0.55	4.3 W/(m²·K)	DOUBLE GLAZED - 4Clr/10/4Clr
22	FFL	Fixed	1500	1200	600	BEDROOM 1	0.55	4.3 W/(m²·K)	DOUBLE GLAZED - 4Clr/10/4Clr
23	FFL	Fixed	2100	900	0	BEDROOM 1	0.55	4.3 W/(m²·K)	DOUBLE GLAZED - 4Clr/10/4Clr
24	FFL	Awning	600	1800	1500	ENSUITE	0.55	4.3 W/(m²·K)	DOUBLE GLAZED - 4Clr/10/4Clr
25	FFL	Awning	600	1800	1500	GARAGE	0.55	4.3 W/(m²·K)	DOUBLE GLAZED - 4Clr/10/4Clr

Door Schedule				
Mark	Location	Height	Width	Operation
1	KITCHEN	2040	920	Cavity Slider
2	GARAGE	2040	920	Internal Hinged
3	BEDROOM 1	2040	920	Internal Hinged
6	WC	2040	820	Internal Hinged
7	BATH	2040	920	Cavity Slider
8	ENTRY	2100	1200	External Hinged
9	ENTRY	2040	920	Internal Hinged
10	ALFRESCO	2100	3300	Double Glazed Sliding Door
11	GARAGE	2100	920	External Hinged
12	BEDROOM 1	2040	920	Cavity Slider
13	GARAGE	2100	3000	Panelift Garage Door
4	HALLWAY	2040	920	Internal Hinged
5	HALLWAY	2040	920	Internal Hinged

 CENTRAL COAST COUNCIL LAND USE PLANNING	
Received:	14/10/2025
Application No:	DA2025215
Doc ID:	534004

