
Application for Planning

S.57 Land Use Planning and Approvals Act 1993

The following application has been received:

Application No.: **DA2025217**

Location: **15 Penguin Road, West Ulverstone**

Proposal: **Residential - dwelling**

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 **15 December 2025**

Date of Notification: **29 November 2025**

Vicki Brereton
CHIEF EXECUTIVE OFFICER

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: 15/09/2025
Application No: DA2025217
Doc ID: 531460

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

Use or Development Site:

Site Address

15 Penguin Road, West Ulverstone, TAS, 7315

**Certificate of
Title Reference**

59859/8

Land Area

Approx 1006.4

Heritage Listed Property

NO



YES



Applicant(s)

First Name(s)

Spenser

Surname(s)

Coward

Company name
(if applicable)

Starbox Architecture

Contact No:

0452121091

Postal Address:

Lvl 1 21 Best Street, Devonport

Email address:

spenser@starbox.net.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)

Glen + Lisa

Middle Names(s)

Surname(s)

Richardson

Company name (if applicable)

Postal Address:

PERMIT APPLICATION INFORMATION

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

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

Proposed Use

Residential

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).

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

\$...1000000..... Estimate/ Actual

Total floor area of the development360m²

Declaration of Notice to Landowner

If land is NOT in the applicant's ownership

I Starbox Architecture, 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 04.09.2025

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

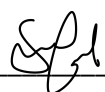
I, _____ the Minister
 responsible for the land, consent to the making of this permit application.

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 Starbox Architecture 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: 04/09/2025

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

65.

The Common Seal of the Warden, the Justices and Electors of the Municipality of Ulverstone has been subscribed to in the presence of us this 26th day of June, 1947, in pursuance of the authorisation given at a meeting of the said Council held on the 21st day of June, 1947.

L. G. Verburgam WARDEN.

[Signature] COUNCILLOR.

[Signature] COUNCIL CLERK.

DIAGRAM FROM ACTUAL SURVEY

59859

4670
7/NOV
9/1947

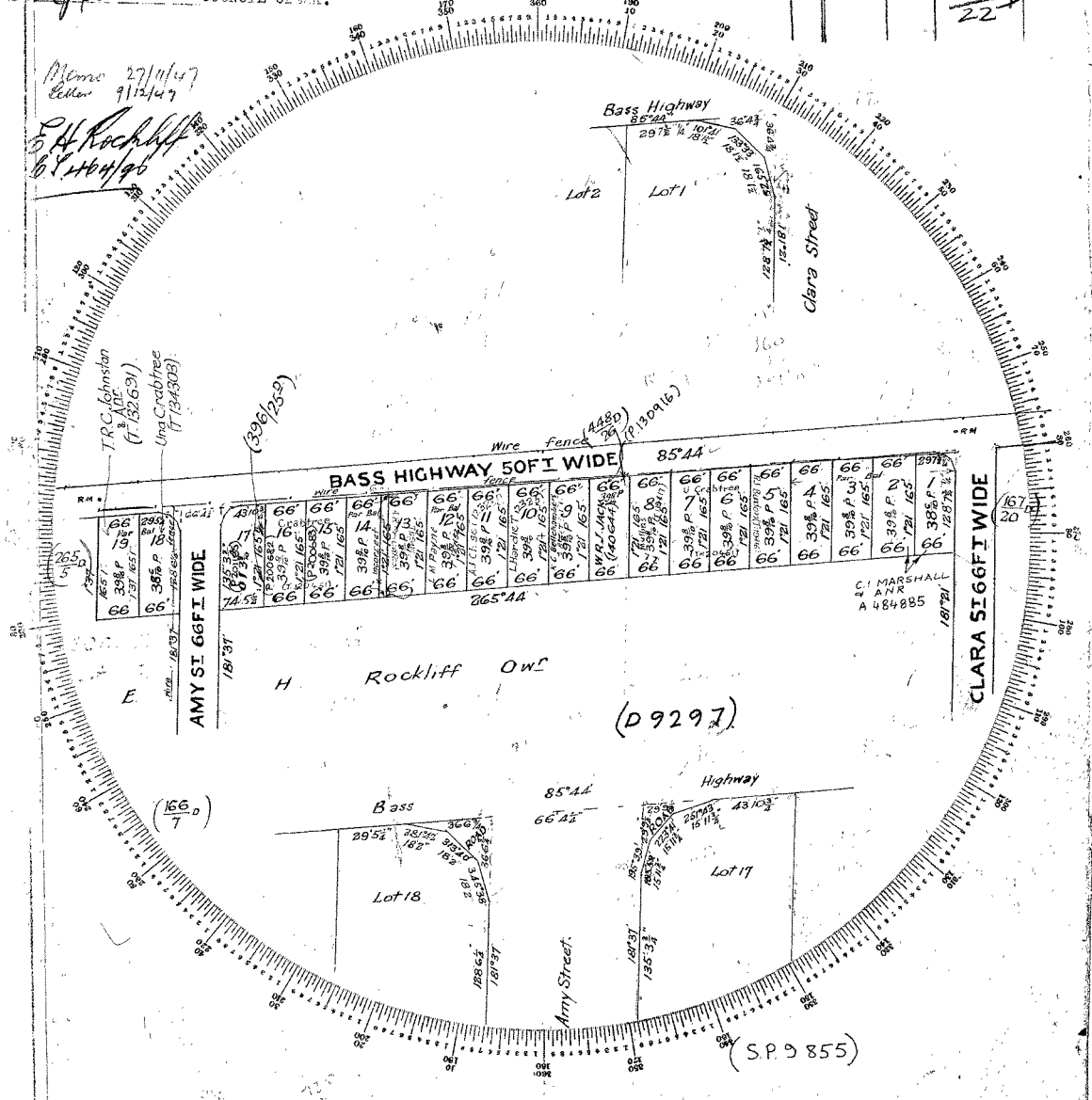
TOWN OF ULVERSTONE

Part of Lot 2 SEC. T. 65 to Frances Gertrude Clarke & (vs)
" " " 1 & 2 " B1 " " Alex. Clarke REFERENCE TO CORNERS

Scale 150 ft. to an inch.

COR.	BEARING	DISTANCE IN LINKS	FROM
			190 22


Memo 27/11/47
Eden 9/12/47
H. Rockliff
6/11/46



To be filled in by Surveyor
Date of Instructions
Survey commenced
Survey finished 14 6 47
Error of close 1 in
Plotted by *H. R. C.*
Examined as to boundaries *[Signature]*
Mathematically checked *[Signature]*
Entered on Card by *[Signature]*
Dated this 14th day of June, 1947

I, Charles Kingston Coddard of Ulverstone Registered Surveyor, of Tasmania, do hereby certify that this plan has been made from surveys executed by me or under my own personal supervision, inspection, and field check, and that both plan and survey are correct, and have been made in accordance with the Land Surveyors' By-law No. 2, dated 3rd July, 1946.

[Signature]
Authorized Surveyor.

 CENTRAL COAST COUNCIL LAND USE PLANNING	
Received:	15/09/2025
Application No:	DA2025217
Doc ID:	531457

SEARCH OF TORRENS TITLE

VOLUME 59859	FOLIO 8
EDITION 3	DATE OF ISSUE 04-Jan-2025

SEARCH DATE : 01-Jul-2025

SEARCH TIME : 02.43 PM

DESCRIPTION OF LAND

Town of ULVERSTONE
 Lot 8 on Diagram 59859 (formerly being 190-22D)
 Derivation : Part of Lot 2 Sec. B.1 Gtd. to A. Clerke
 Prior CT 2385/6

SCHEDULE 1

N228008 TRANSFER to GLEN ANDREW RICHARDSON and LISA
 RICHARDSON Registered 04-Jan-2025 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

SEARCH OF TORRENS TITLE

VOLUME 59859	FOLIO 8
EDITION 3	DATE OF ISSUE 04-Jan-2025

SEARCH DATE : 01-Jul-2025

SEARCH TIME : 02.43 PM



**CENTRAL COAST COUNCIL
LAND USE PLANNING**

Received: 16/10/2025
Application No: DA2025217
Doc ID: 535491

DESCRIPTION OF LAND

Town of ULVERSTONE

Lot 8 on Diagram 59859 (formerly being 190-22D)

Derivation : Part of Lot 2 Sec. B.1 Gtd. to A. Clerke

Prior CT 2385/6

SCHEDULE 1

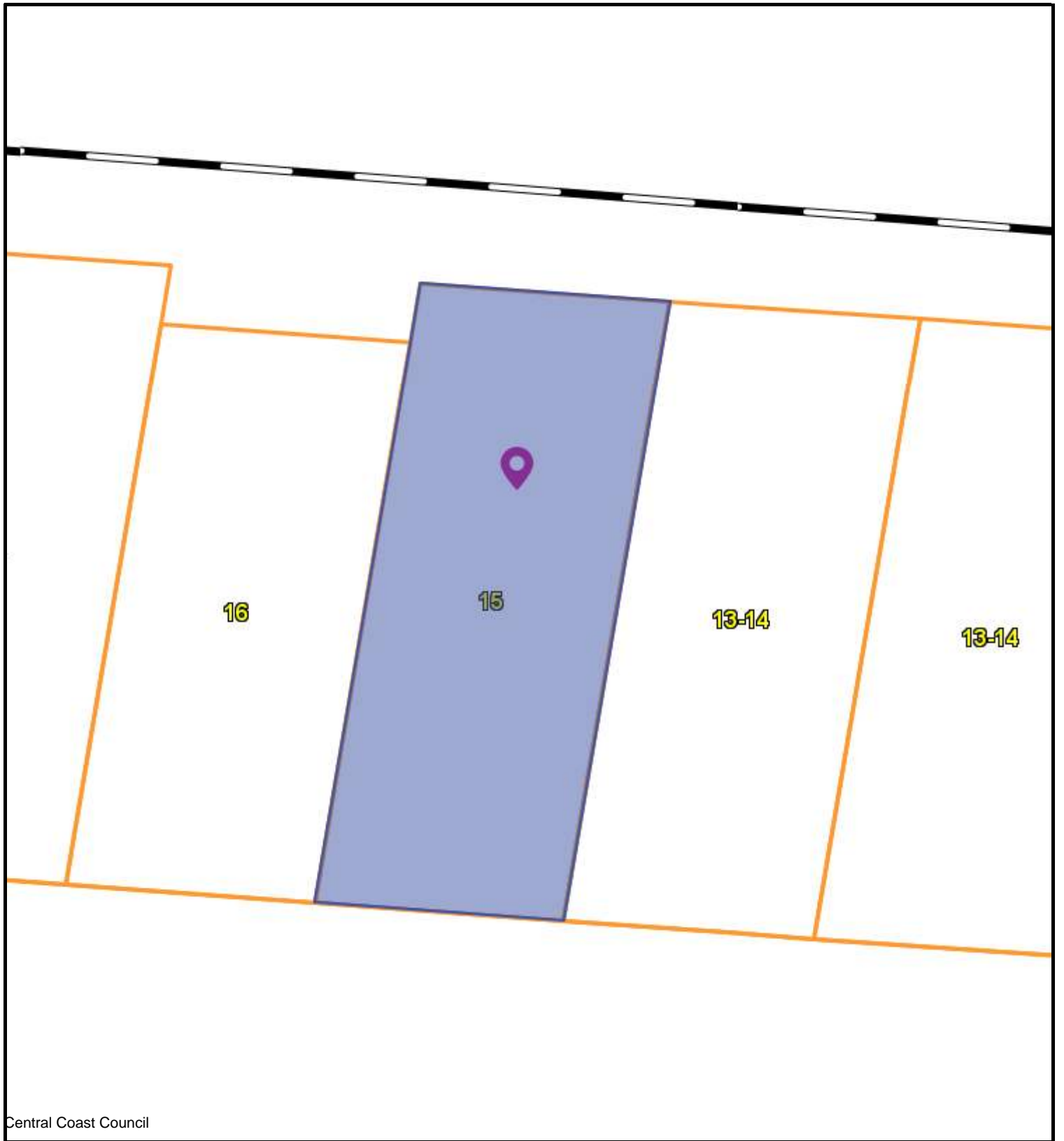
N228008 TRANSFER to GLEN ANDREW RICHARDSON and LISA RICHARDSON Registered 04-Jan-2025 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations



Central Coast Council



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



27-Nov-2025

**15 PENGUIN ROAD,
 WEST ULVERSTONE
 DA2025217**

IMPORTANT

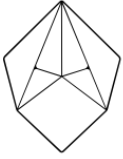
This map was produced on the GEOCENTRIC DATUM OF AUSTRALIA 1994 (GDA94), which has superseded the Australian Geographic Datum of 1984 (AGD66/84). Heights are referenced to the Australia Height Datum (AHD). For most practical purposes GDA94 coordinates, and satellite derived (GPS) coordinates based on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

Scale =
1:427.140



Response to Planning Scheme

Site 15 Penguin Road, West Ulverstone, TAS

Zone General Residential

Council Central Coast Council

Prepared by Starbox Architecture

Proposal

Demolition

The existing single dwelling will be fully demolished and all services made safe in accordance with authority requirements prior to construction.

Proposed development

Construction of a new two-storey dwelling, shed, and associated works.

Stormwater management

Roof drainage will be captured and conveyed via a charged system to three (3) on-site rainwater tanks [nominal capacity: 2,000L + [2,000L + 2,000L]. Tanks will provide detention/re-use for non-potable demand (e.g. toilet flushing and garden irrigation), with gravity overflow discharged to the legal point of discharge (LPOD) via a kerb adaptor to public infrastructure (kerb and channel). If required by Council, on-site detention (OSD) sizing and MUSIC/STORM compliance will be confirmed at detailed design. Hardstand drainage such as the driveway will fall directly to the public kerb and channel on 15 Penguin Road. Refer to A01 Site Plan for driveway drainage strategy.

Sewer & water management

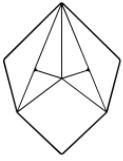
The new dwelling will be connected to the reticulated sewer and potable water networks using publicly available infrastructure within the adjacent road reserve, subject to the relevant authority's approvals and standards.

Note

The original concept for this dwelling fit within the building envelope, however, due to stormwater requirements the dwelling had to be lifted up to be higher than the kerb and channel which provides the stormwater connection to the dwelling. In principle the dwelling can fit in the building envelope, however, due to the stormwater, the dwelling's roof is now slightly protruding outside of the building envelope. Refer to A03 3D perspective views for further clarity.



16 Rooke Street Devonport | info@starbox.net.au | www.starbox.net.au | (03) 6424 7736



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Clause 8.4.2 Setbacks and building envelope for all dwellings

P3

(a)(i) Reduction in sunlight to a habitable room (other than a bedroom)

As per the sun diagrams shown on page A04, the proposed dwelling does not inhibit the ability for neighbours to receive ample amount of sunlight into all rooms of their dwellings throughout the day.

Given the northern orientation of the neighboring sites, both adjacent sites receive ample amounts of direct sunlight.

(a)(ii) Overshadowing the private open space of a dwelling on an adjoining property

16 Penguin Road's private open space will be able to achieve ample sunlight into the building. 16 Penguin road is built on a large lot of land with ample private open space that receives all day sunlight.

The Northern orientation of the neighbouring sites allows for ample amounts of sunlight to fill private open spaces.

(a)(iii) Overshadowing of an adjoining vacant property

Comparing the sun study 01 and sun study 02 depicts minimal difference between the proposed dwelling situated in and out of the building envelope. Vacant property adjacent development receives ample sunlight access.

Given the northern orientation of the neighboring sites, both adjacent sites receive ample amounts of direct sunlight.

(a)(iv) Visual impacts (apparent scale, bulk or proportions) when viewed from an adjoining property

Stormwater drainage plan with the use of a pump or charged system was prohibited by Council. This required the proposed development's site to be raised to allow for natural stormwater drainage from the hardstand driveway and landscaping. Inevitably this has resulted in the proposed two storey development to be higher than the 8.5m building height requirement.

The proposed dwelling references typical construction styles of the surrounding area. The double gable roof was designed to slope down towards the title boundary. This minimizes shading of adjacent properties by bringing the mass of the building towards the center of the site and minimizing the mass closer to the east and west boundaries.

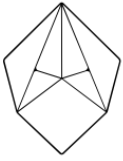


ARCHITEAM



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15 MOORINGS DRIVE SQUEAKING POINT | WWW.STARBOX.NET.AU | INFO@STARBOX.NET.AU | 0417026710



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The double gable roof, which covers most of the building and creates the form of the penguin road façade, also reduces visual bulk by splitting one mass into two forms. The antithesis this proposed strategy would be to create one gable roof spanning from the most eastern wall to the most western wall of the building with one ridgeline in the center of the roof. This would increase the perceived bulk considerably as the first-floor form would be conceived as one large volume. The articulation of the roof mass considerably reduces the perceivable mass bulk and proportion the entire building. Splitting the first-floor mass into two gable shapes reduces the proportion of the building to be in harmony with typical building sizes found in the surrounding neighborhood. The proposed strategy creates minimal visual impacts to the surrounding environment.

(b) Provide separation consistent with established properties in the area

Observing the established built environment in the area, the following insights have been made.

- The frontage setbacks dwellings located on Penguin Road vary from approximately 2m to 28m.
- The side setbacks from title boundaries of surrounding dwellings vary from approximately 0m to 17m.
- Rear setbacks of the dwellings in the surrounding area vary from approximately 2m to 35m.
- Rear shed setbacks of the surrounding area are commonly, approximately 0m (on the title boundary).

The proposed dwelling's setbacks are not greater or lesser than the observed surrounding setbacks of established properties in the area. The proposed dwellings setbacks are as follows. Refer to A01 Site Plan DA6 for further detail.

- Proposed dwelling's frontage setback – 5.8m
- Proposed dwelling's side setbacks – 3m west + 5m east
- Proposed dwelling's rear setback – 22m
- Proposed shed's rear setback – 2.2m

According to the data collected and observed, the proposed building is separated consistently with established properties in the area.

(c) Sunlight to existing solar energy installations (adjoining or same site)

The proposed design does not inhibit solar access for any solar energy installations on its own site or on adjacent developments.



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WINCAN

CENTRAL COAST COUNCIL
LAND USE PLANNING

Received: 13/11/2025
Application No: DA2025217
Doc ID: 537572

Section Inspection

Date of inspection 13/11/2025	Time of inspection 10:20 AM	Land ownership Private land	Pipe Asset ID A697147	Nr. 1
Project name 15 Penguin Road West Ulverstone Sewer	Contractor's Job Number	Coding Standard WSA 2020	Name of operator Gabbi	Job ID 01

Suburb West Ulverstone	US MH A3451209	Unit Length 0.00 m
Address 15 Penguin Road	Direction Upstream	GIS length 33.00 m
Location type On property with buildings (Developed)	DS MH A3451209	Inspected Length [m] 27.87 m
Operation Gravity	Use The installation is designed to carry only sewage	Year Laid
Profile 150mm	Purpose of inspection Suspected structural problem (Structural exam)	
Lining material	Method of inspection Inspection by means of a remotely controlled television camera passed through the conduit	
Lining type	Precipitation	
Dia/Height 150 mm	Cleaning The conduit was cleaned prior to the inspection	
Material Concrete reinforced	Flow control No measures taken	

General comment

1:172	m+	Code	Observation Text	MPEG	Photo	Grade
A3451209	0.00	STMH	Start node, maintenance hole, Nodename:, A3451209	00:00:00		
	0.00	WLFT	Water flow at constant depth, turbid or discoloured water, 5-10%	00:00:14		
	0.13	WLPT	Ponding of water with or without flow turbid or discoloured water, 10-20 mm	00:00:28	1	1
	1.90	JDR	Joint displaced radially, radial displacement: 2mm at 11 o'clock	00:01:24	2	1
	4.37	JDR	Joint displaced radially, radial displacement: 2mm at 11 o'clock	00:02:34	3	1
	6.83	RRF	Recently cut fine roots—a relatively small number of cut minor roots remain, Obstruction: <5%, at joint from 9 o'clock to 10 o'clock	00:03:47	4	1
	6.83	JDA	Joint displaced angular at 1 o'clock	00:03:58	5	
	9.31	RRF	Recently cut fine roots—a relatively small number of cut minor roots remain, Obstruction: <5%, at joint from 8 o'clock to 4 o'clock	00:05:07	6	1
	10.54	RRF	Recently cut fine roots—a relatively small number of cut minor roots remain, Obstruction: <5%, at joint from 8 o'clock to 4 o'clock	00:06:00	7	1
	11.55	RRF	Recently cut fine roots—a relatively small number of cut minor roots remain, Obstruction: 10%, at joint from 8 o'clock to 4 o'clock	00:06:31	8	1
	11.75	JDL	Joint displaced longitudinally, 10mm	00:06:59	9	1
	12.99	RRF	Recently cut fine roots—a relatively small number of cut minor roots remain, Obstruction: 10%, at joint from 8 o'clock to 4 o'clock	00:07:50	10	1
	12.99	JDL	Joint displaced longitudinally, 10mm	00:07:59	11	1
	19.12	RRF	Recently cut fine roots—a relatively small number of cut minor roots remain, Obstruction: 10%, at joint from 8 o'clock to 10 o'clock	00:10:25	12	1
	19.12	JDA	Joint displaced angular at 12 o'clock	00:10:40	13	



Section Inspection

Date of inspection 13/11/2025	Time of inspection 10:20 AM	Land ownership Private land	Pipe Asset ID A697147	Nr. 1
Project name 15 Penguin Road West Ulverstone Sewer	Contractor's Job Number	Coding Standard WSA 2020	Name of operator Gabbi	Job ID 01

1:172	m+	Code	Observation Text	MPEG	Photo	Grade
	20.36	RRF	Recently cut fine roots—a relatively small number of cut minor roots remain, Obstruction: 10%, at joint from 3 o'clock to 4 o'clock	00:11:34	14	1
	20.36	RRF	Recently cut fine roots—a relatively small number of cut minor roots remain, Obstruction: 10%, at joint from 8 o'clock to 10 o'clock	00:11:47	15	1
	21.58	RRF	Recently cut fine roots—a relatively small number of cut minor roots remain, Obstruction: 10%, at joint from 8 o'clock to 10 o'clock	00:12:38	16	1
	21.58	RRF	Recently cut fine roots—a relatively small number of cut minor roots remain, Obstruction: 10%, at joint from 3 o'clock to 4 o'clock	00:12:55	17	1
	21.58	JDL	Joint displaced longitudinally, 10mm	00:13:05	18	1
	22.83	RRF	Recently cut fine roots—a relatively small number of cut minor roots remain, Obstruction: 10%, at joint from 9 o'clock to 11 o'clock	00:13:59	19	1
	22.83	RRF	Recently cut fine roots—a relatively small number of cut minor roots remain, Obstruction: 10%, at joint from 2 o'clock to 4 o'clock	00:14:12	20	1
	22.83	JDA	Joint displaced angular at 1 o'clock	00:14:22	21	
	25.26	RRF	Recently cut fine roots—a relatively small number of cut minor roots remain, Obstruction: 10%, at joint from 8 o'clock to 4 o'clock	00:15:42	22	1
	26.54	JDL	Joint displaced longitudinally, 10mm	00:16:36	23	1
	26.54	RRF	Recently cut fine roots—a relatively small number of cut minor roots remain, Obstruction: 10%, at joint from 2 o'clock to 4 o'clock	00:16:47	24	1
	26.54	RRF	Recently cut fine roots—a relatively small number of cut minor roots remain, Obstruction: 10%, at joint from 8 o'clock to 10 o'clock	00:16:59	25	1
	27.87	FHMH	Finish node, maintenance hole, Nodename:, A3451209	00:17:42		

Construction Features

Structural Defects

Miscellaneous Features

Service & Operational Defects

STR No. Def	STR Peak	STR Mean	STR Total	STR Grade	SER No. Def	SER Peak	SER Mean	SER Total	SER Grade
0	0.0	0.0	0.0	1	10	2.0	0.4	11.0	1

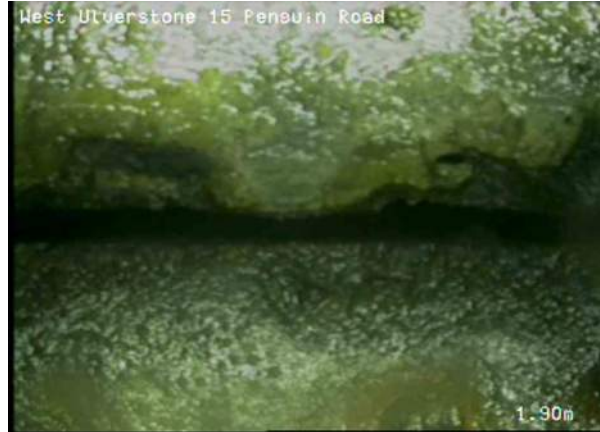


Section Pictures

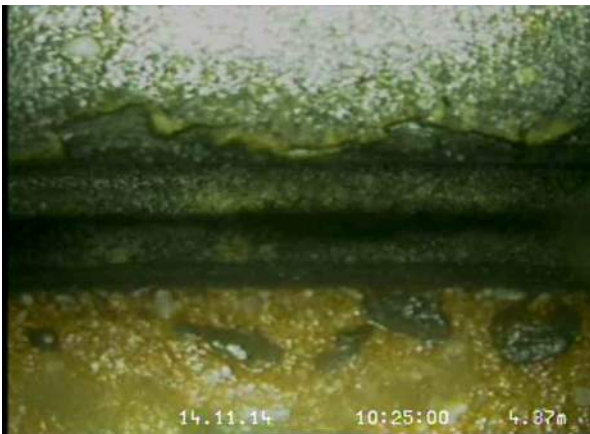
Suburb	Address/Location	Date of inspection	Pipe Asset ID	Job ID
West Ulverstone	15 Penguin Road	13/11/2025	A697147	01



1, 00:00:28, 0.13
Ponding of water with or without flow turbid or discoloured water, 10-20 mm



2, 00:01:24, 1.90
Joint displaced radially, radial displacement: 2mm at 11 o'clock



3, 00:02:34, 4.37
Joint displaced radially, radial displacement: 2mm at 11 o'clock

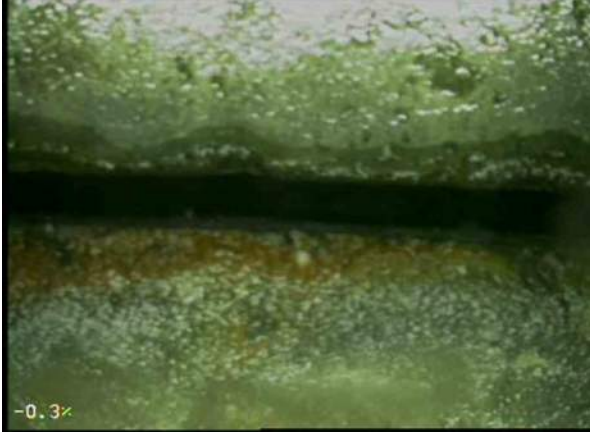


4, 00:03:47, 6.83
Recently cut fine roots—a relatively small number of cut minor roots remain, Obstruction: <5%, at joint from 9 o'clock to 10 o'clock



Section Pictures

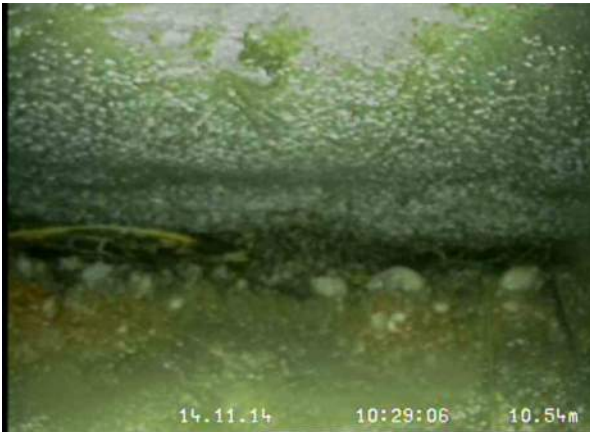
Suburb	Address/Location	Date of inspection	Pipe Asset ID	Job ID
West Ulverstone	15 Penguin Road	13/11/2025	A697147	01



5, 00:03:58, 6.83
 Joint displaced angular at 1 o'clock



6, 00:05:07, 9.31
 Recently cut fine roots—a relatively small number of cut minor roots remain, Obstruction: <5%, at joint from 8 o'clock to 4 o'clock



7, 00:06:00, 10.54
 Recently cut fine roots—a relatively small number of cut minor roots remain, Obstruction: <5%, at joint from 8 o'clock to 4 o'clock

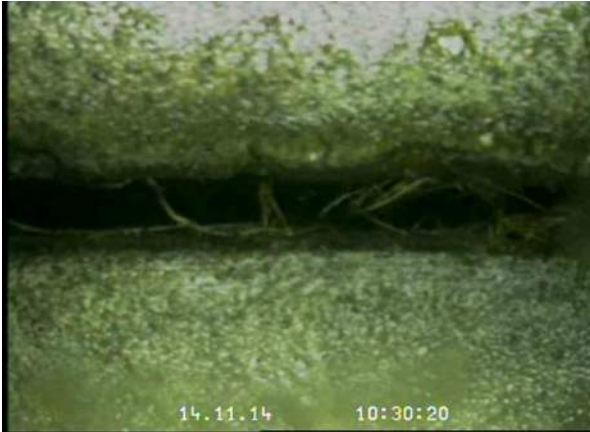


8, 00:06:31, 11.55
 Recently cut fine roots—a relatively small number of cut minor roots remain, Obstruction: 10%, at joint from 8 o'clock to 4 o'clock



Section Pictures

Suburb West Ulverstone	Address/Location 15 Penguin Road	Date of inspection 13/11/2025	Pipe Asset ID A697147	Job ID 01
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9, 00:06:59, 11.75
Joint displaced longitudinally, 10mm



10, 00:07:50, 12.99
Recently cut fine roots—a relatively small number of cut minor roots remain, Obstruction: 10%, at joint from 8 o'clock to 4 o'clock



11, 00:07:59, 12.99
Joint displaced longitudinally, 10mm



12, 00:10:25, 19.12
Recently cut fine roots—a relatively small number of cut minor roots remain, Obstruction: 10%, at joint from 8 o'clock to 10 o'clock

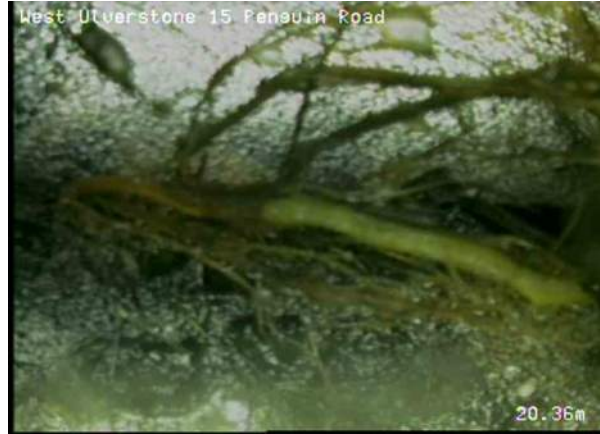


Section Pictures

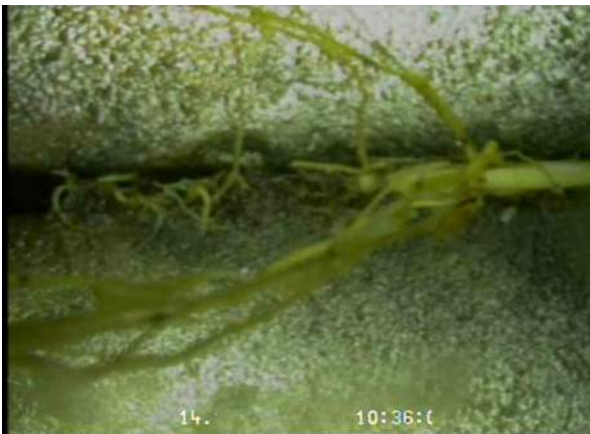
Suburb	Address/Location	Date of inspection	Pipe Asset ID	Job ID
West Ulverstone	15 Penguin Road	13/11/2025	A697147	01



13, 00:10:40, 19.12
Joint displaced angular at 12 o'clock



14, 00:11:34, 20.36
Recently cut fine roots—a relatively small number of cut minor roots remain, Obstruction: 10%, at joint from 3 o'clock to 4 o'clock



15, 00:11:47, 20.36
Recently cut fine roots—a relatively small number of cut minor roots remain, Obstruction: 10%, at joint from 8 o'clock to 10 o'clock



16, 00:12:38, 21.58
Recently cut fine roots—a relatively small number of cut minor roots remain, Obstruction: 10%, at joint from 8 o'clock to 10 o'clock



Section Pictures

Suburb West Ulverstone	Address/Location 15 Penguin Road	Date of inspection 13/11/2025	Pipe Asset ID A697147	Job ID 01
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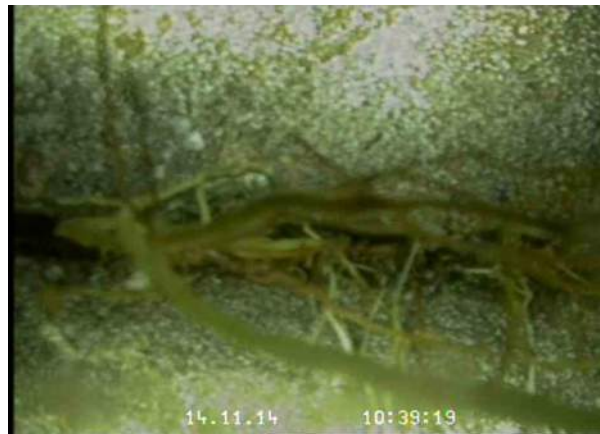
17, 00:12:55, 21.58
Recently cut fine roots—a relatively small number of cut minor roots remain, Obstruction: 10%, at joint from 3 o'clock to 4 o'clock



18, 00:13:05, 21.58
Joint displaced longitudinally, 10mm



19, 00:13:59, 22.83
Recently cut fine roots—a relatively small number of cut minor roots remain, Obstruction: 10%, at joint from 9 o'clock to 11 o'clock



20, 00:14:12, 22.83
Recently cut fine roots—a relatively small number of cut minor roots remain, Obstruction: 10%, at joint from 2 o'clock to 4 o'clock



Section Pictures

Suburb West Ulverstone	Address/Location 15 Penguin Road	Date of inspection 13/11/2025	Pipe Asset ID A697147	Job ID 01
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21, 00:14:22, 22.83
Joint displaced angular at 1 o'clock



22, 00:15:42, 25.26
Recently cut fine roots—a relatively small number of cut minor roots remain, Obstruction: 10%, at joint from 8 o'clock to 4 o'clock



23, 00:16:36, 26.54
Joint displaced longitudinal, 10mm



24, 00:16:47, 26.54
Recently cut fine roots—a relatively small number of cut minor roots remain, Obstruction: 10%, at joint from 2 o'clock to 4 o'clock



Section Pictures

Suburb West Ulverstone	Address/Location 15 Penguin Road	Date of inspection 13/11/2025	Pipe Asset ID A697147	Job ID 01
----------------------------------	--	---	---------------------------------	---------------------



25, 00:16:59, 26.54
Recently cut fine roots—a relatively small number of cut minor roots remain, Obstruction: 10%, at joint from 8 o'clock to 10 o'clock

CENTRAL COAST COUNCIL
LAND USE PLANNING

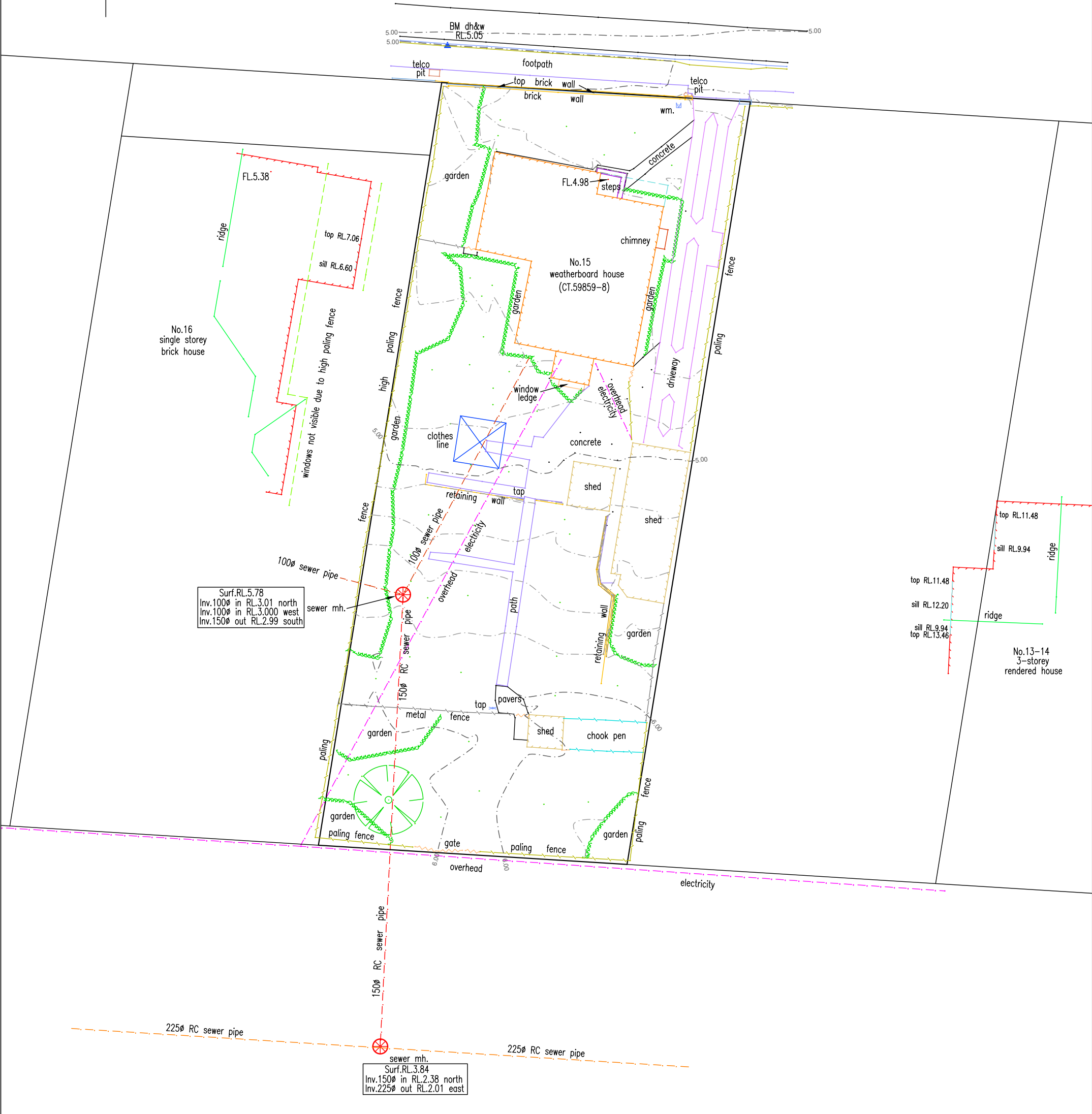
Received: **16/10/2025**
 Application No: **DA2025217**
 Doc ID: **535489**

WARNING

BEWARE OF UNDERGROUND SERVICES
 THE LOCATION OF UNDERGROUND SERVICES
 ARE APPROXIMATE ONLY AND THE EXACT
 POSITION SHOULD BE VERIFIED ON SITE.
 BOUNDARIES ARE INDICATIVE ONLY
 A FULL REMARK SURVEY WOULD BE REQUIRED
 TO DETERMINE THEIR EXACT LOCATION
 NO GUARANTEE IS GIVEN THAT ALL
 SERVICES ARE SHOWN
 CONTOUR INTERVAL IS 0.2m
 '+' DENOTES SPOT HEIGHT



PENGUIN ROAD



MICHELL HODGETTS SURVEYORS
 A.C.N. 109 596 152
 AUTHORISED SURVEYORS
 DEVONPORT – SMITHTON – LAUNCESTON – SCOTTSDALE
 P.O. Box 712, Devonport 7310 Telephone (03) 6424 5144
 AUSDOC DX 70346, Devonport Fax (03) 6423 4090
 E.Mail : mhasurv@bigpond.net.au

Detail Survey
 15 Penguin Road, West Ulverstone
 for Starbox Architecture

Notes: All measurements are in metres
 Coordinates are plane based on GDA2020 with SPM 8021 as origin
 AHD level datum & GDA2020 coords derived from GPS obs.
 per the CORS network

Drawn : J.A.T | Scale : 1:250(A3) | Date : 06/08/25

Drawing No.
225086

Clive Rapier – graduate surveyor, M.Sc

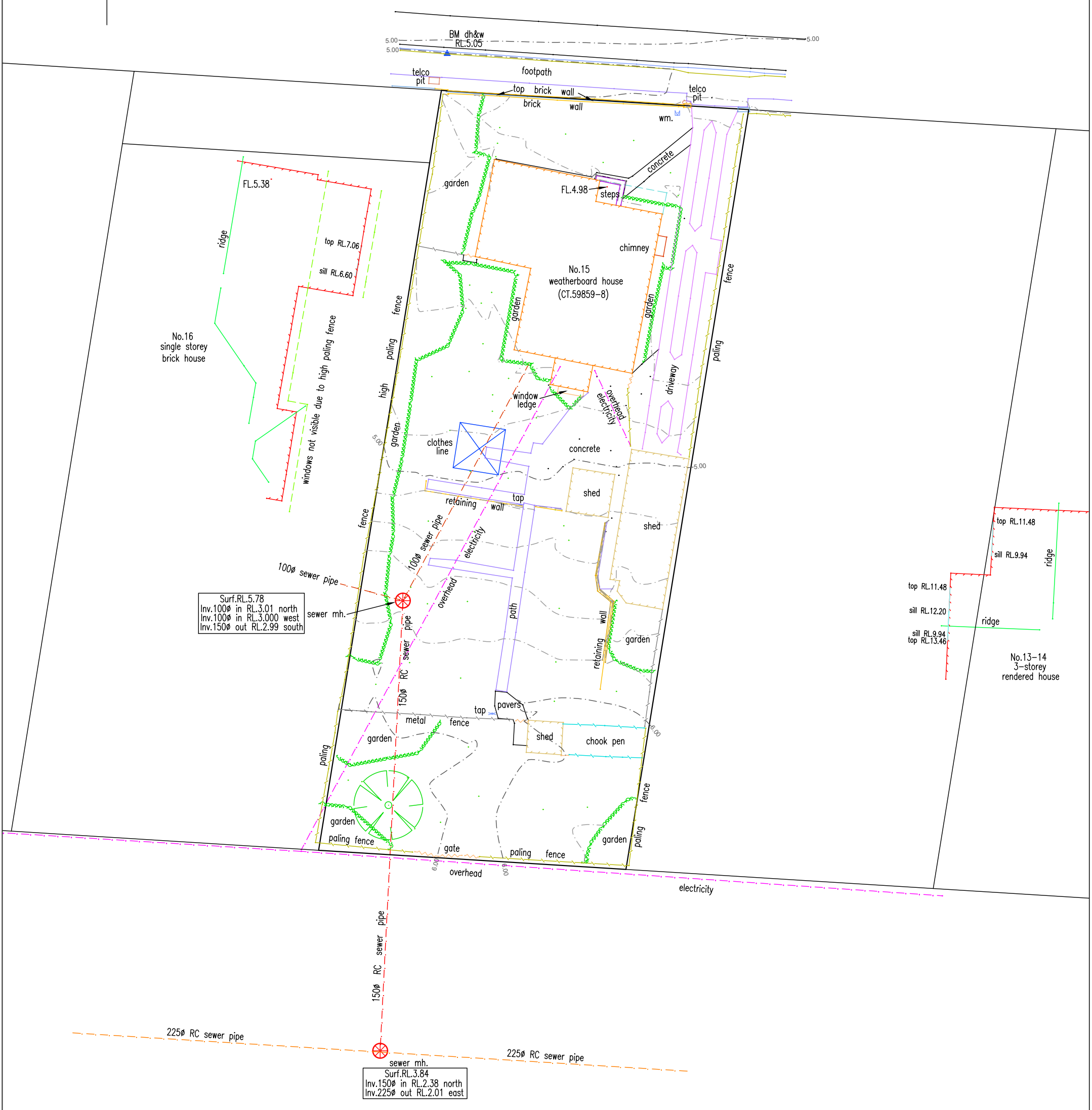


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LAND USE PLANNING
 Received: 15/09/2025
 Application No: DA2025217
 Doc ID: 531459

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PENGUIN

ROAD



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 per the CORS network

Drawn : J.A.T | Scale : 1:250(A3) | Date :06/08/25

Drawing No.
225086
 Clive Rapier – graduate surveyor, M.Sc



Received: 5/11/2025

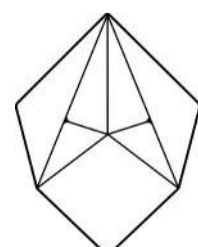
Application No: DA2025217

Doc ID: 536773



NEW DWELLING

15 Penguin Rd, West Ulverstone, TAS, 7315



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DA3	Development approval for landscaping and crossover	SC	JC	23-09-25
DA4	Discretionary development approval application	SC	JC	16-10-25
DA5	Discretionary development approval application	SC	JC	24-10-25
DA6	Discretionary development approval application	SC	JC	05-11-25

Project Title
15 Penguin Rd, West Ulverstone, TAS, 7315

Client
#Client Full Name

Sheet Name
COVER PAGE

Status
Design Development

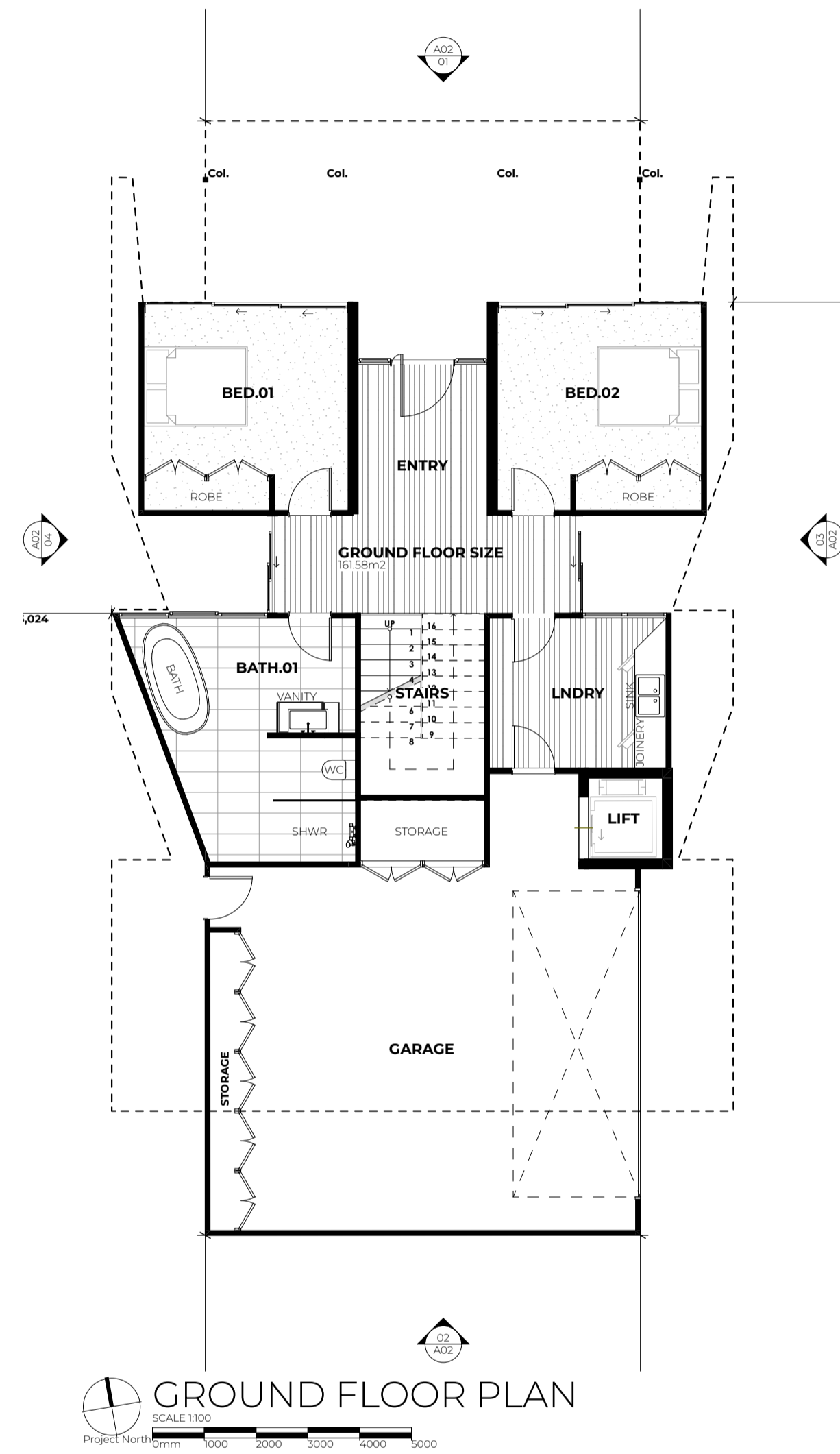
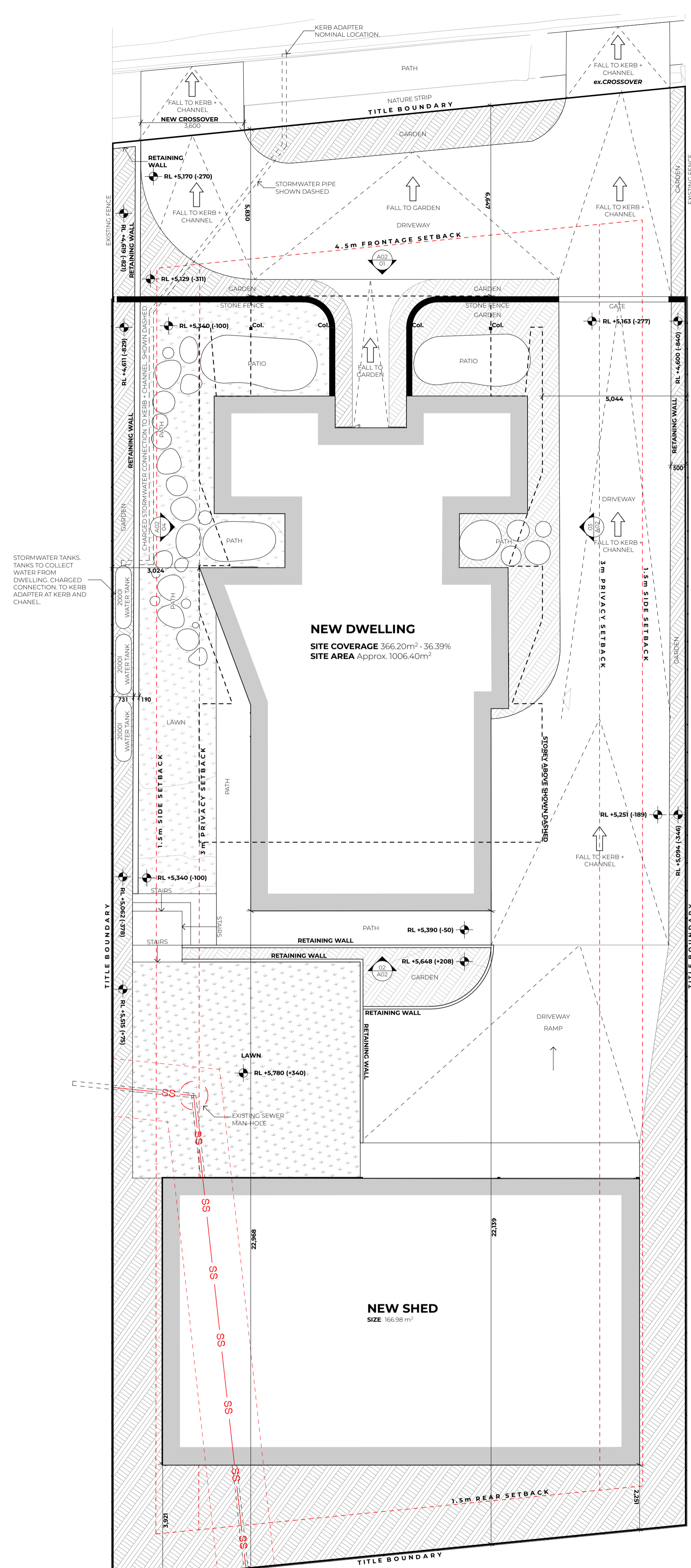
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Sheet Size:
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Rev.
DA6

Plot Date
5/11/2025



SITE PLAN
 SCALE 1:100
 Project North

GROUND FLOOR PLAN
 SCALE 1:100
 Project North

FIRST FLOOR PLAN
 SCALE 1:100
 Project North

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 Accreditation # CCGAW

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DA5	Discretionary development approval application	SC	XC	24-10-25
DA6	Discretionary development approval application	SC	XC	05-11-25

Project Title
 15 Penguin Rd, West Ulverstone, TAS, 7315

Client
 #Client Full Name

Sheet Name
 FLOOR PLANS

Status
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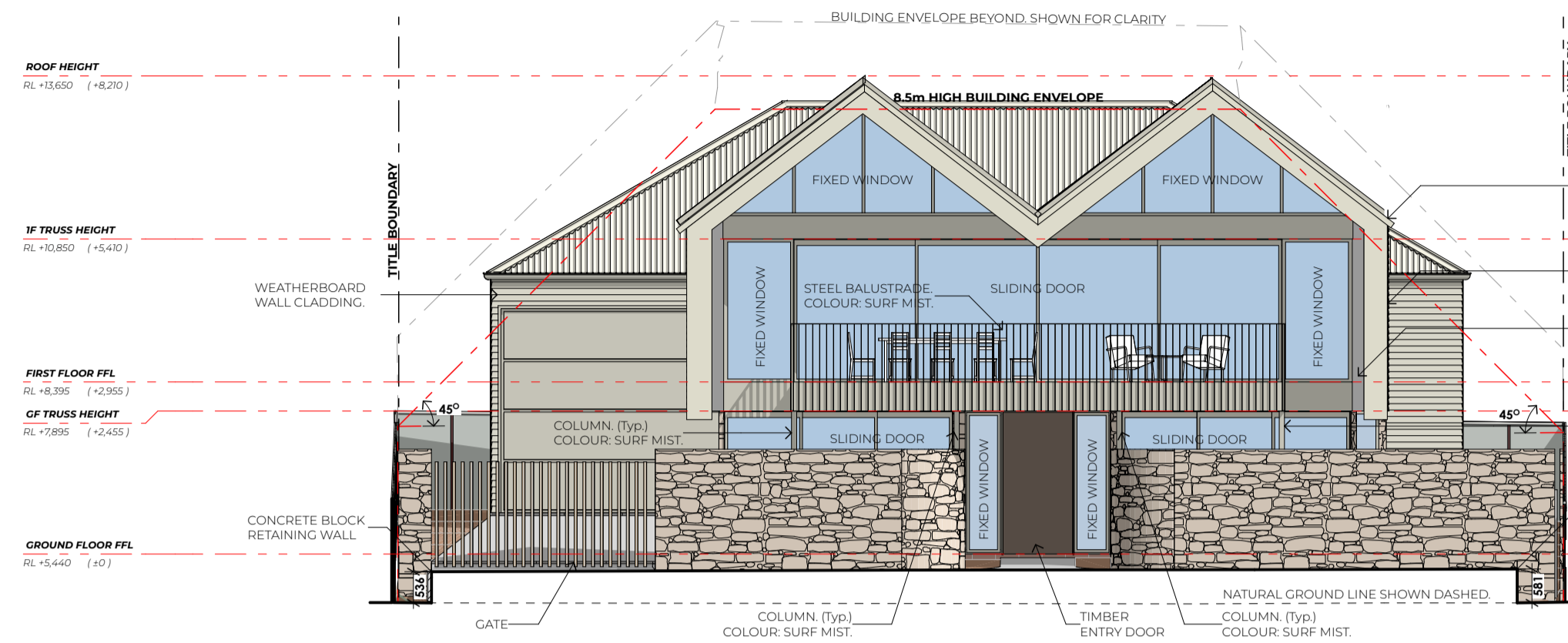
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Drawing Number
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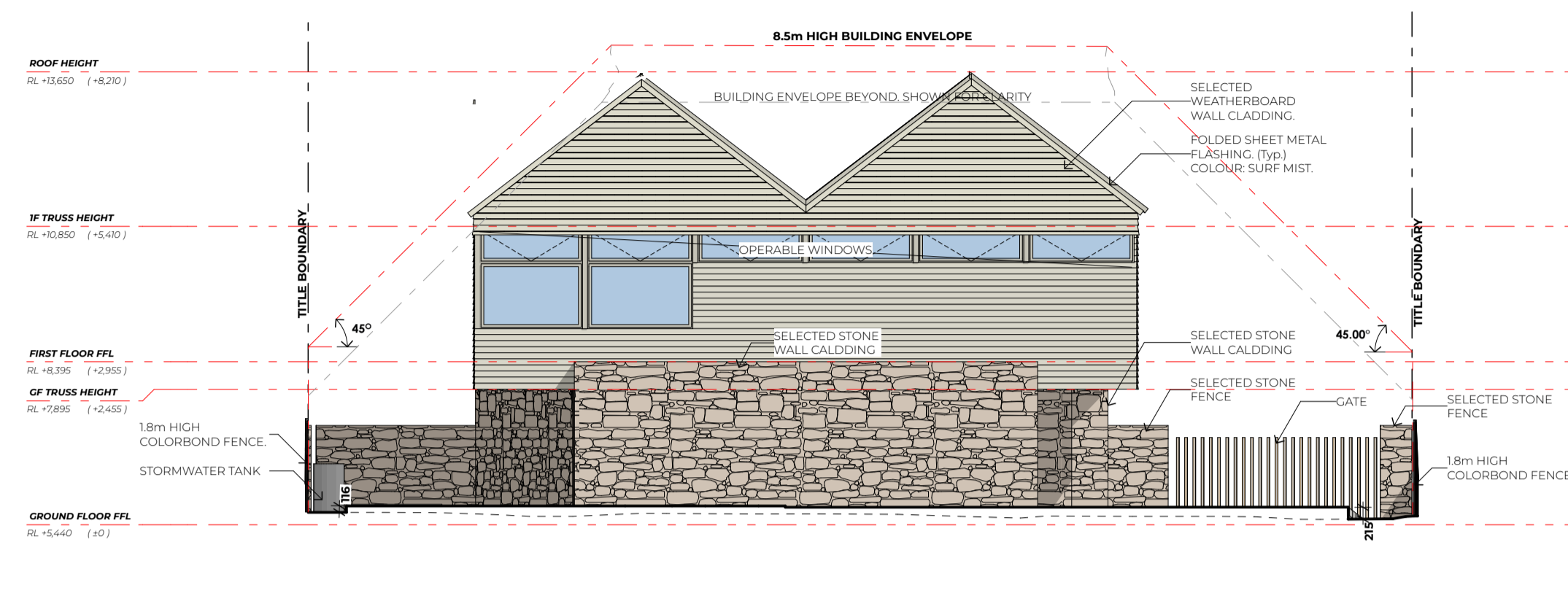
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Rev.
 DA6

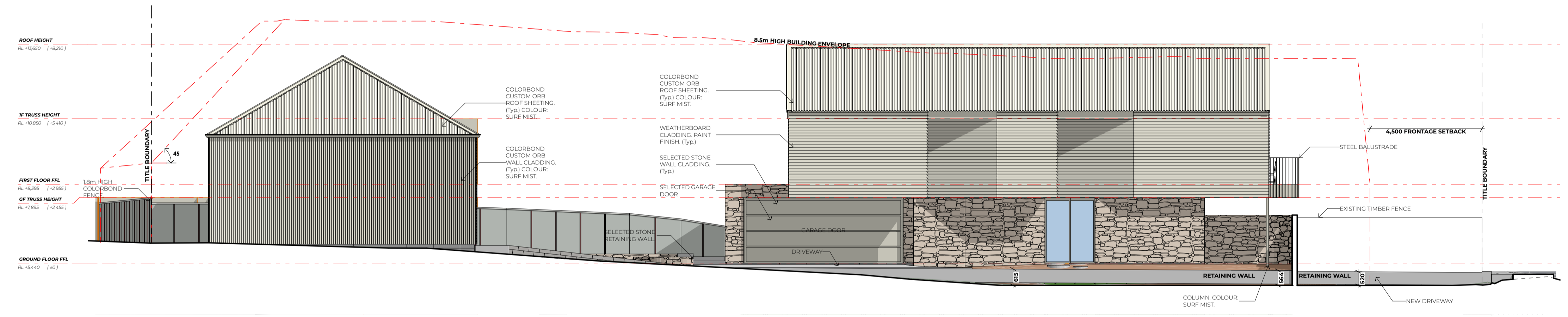
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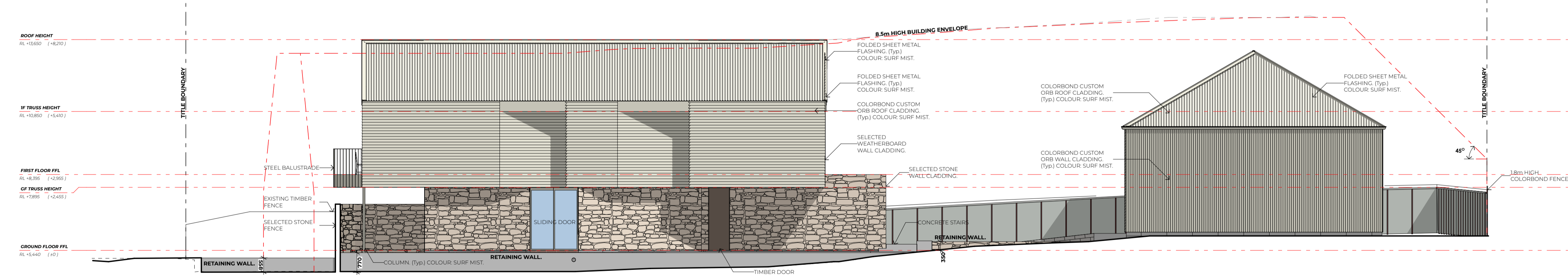
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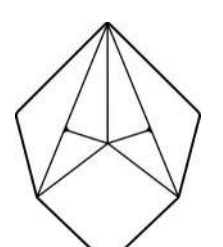
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04 WEST ELEVATION
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CENTRAL COAST COUNCIL
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LAND USE PLANNING

Received: 5/11/2025
Application No: DA2025217
Doc ID: 536773



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Accreditation # CCG0467

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DA5	Discretionary development approval application	SC	JC	24-10-25
DA6	Discretionary development approval application	SC	JC	05-11-25

Project Title
15 Penguin Rd, West Ulverstone, TAS, 7315

Client
#Client Full Name

Sheet Name
ELEVATIONS

Status
Design Development

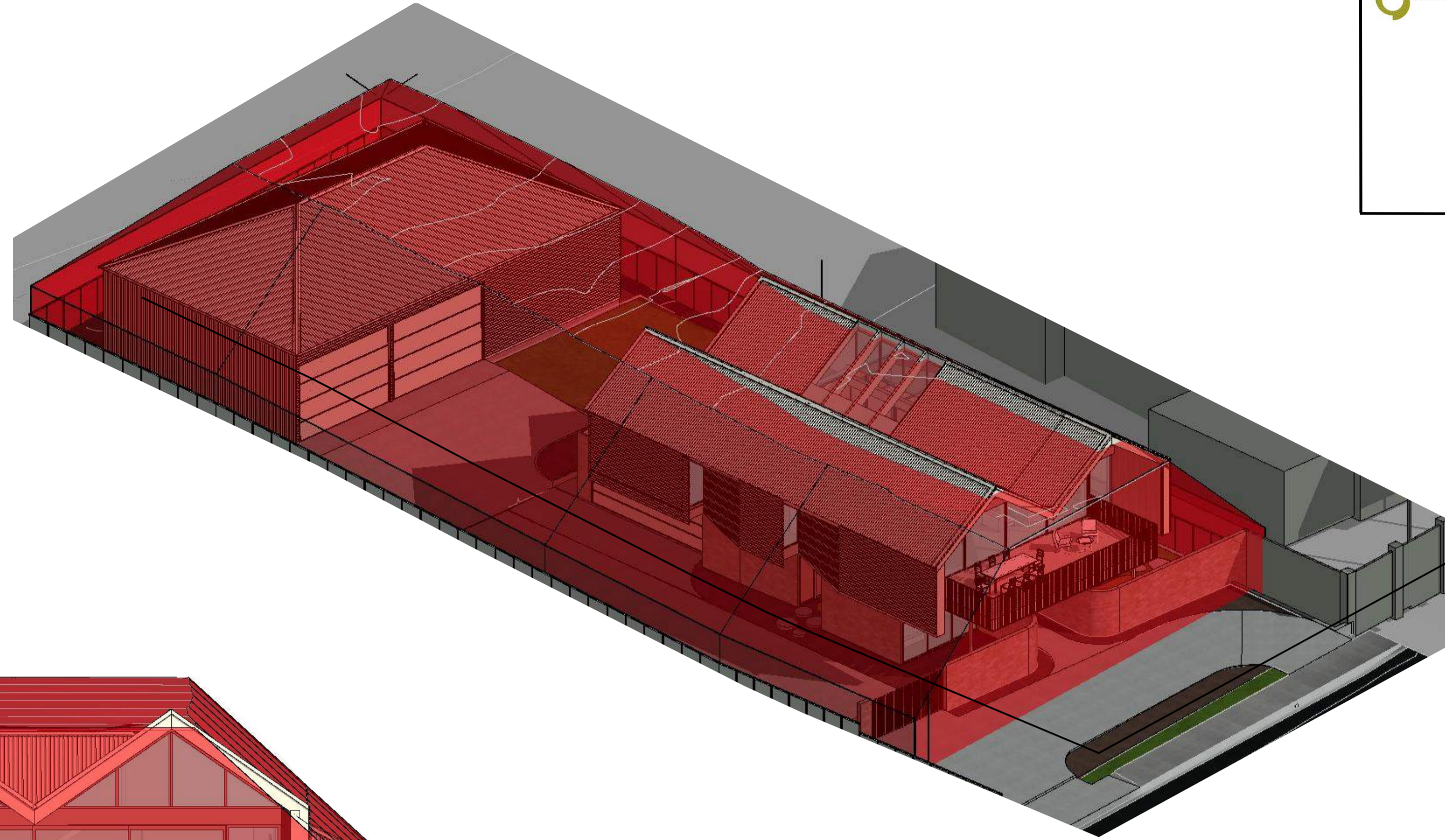
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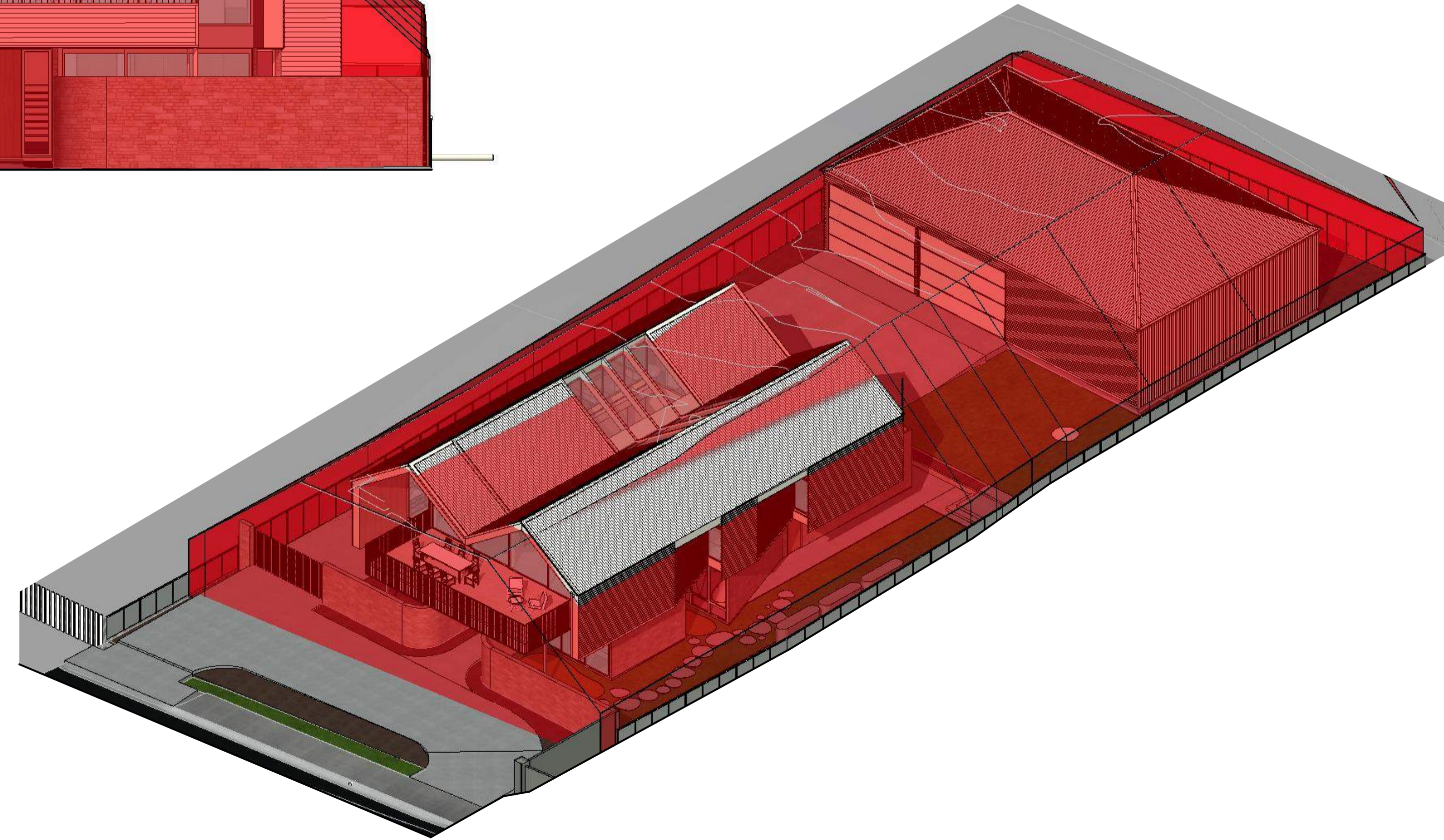
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Rev.
DA6

Plot Date
5/11/2025



BUILDING ENVELOPE 3D VIEWS



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DA6	Discretionary development approval application	SC	JC	05-11-25

Project Title
 15 Penguin Rd, West Ulverstone, TAS, 7315

Client
 #Client Full Name

Sheet Name
 BUILDING ENVELOPE 3D VIEWS

Status
 Design Development

Project Number
 250707

Drawing Number
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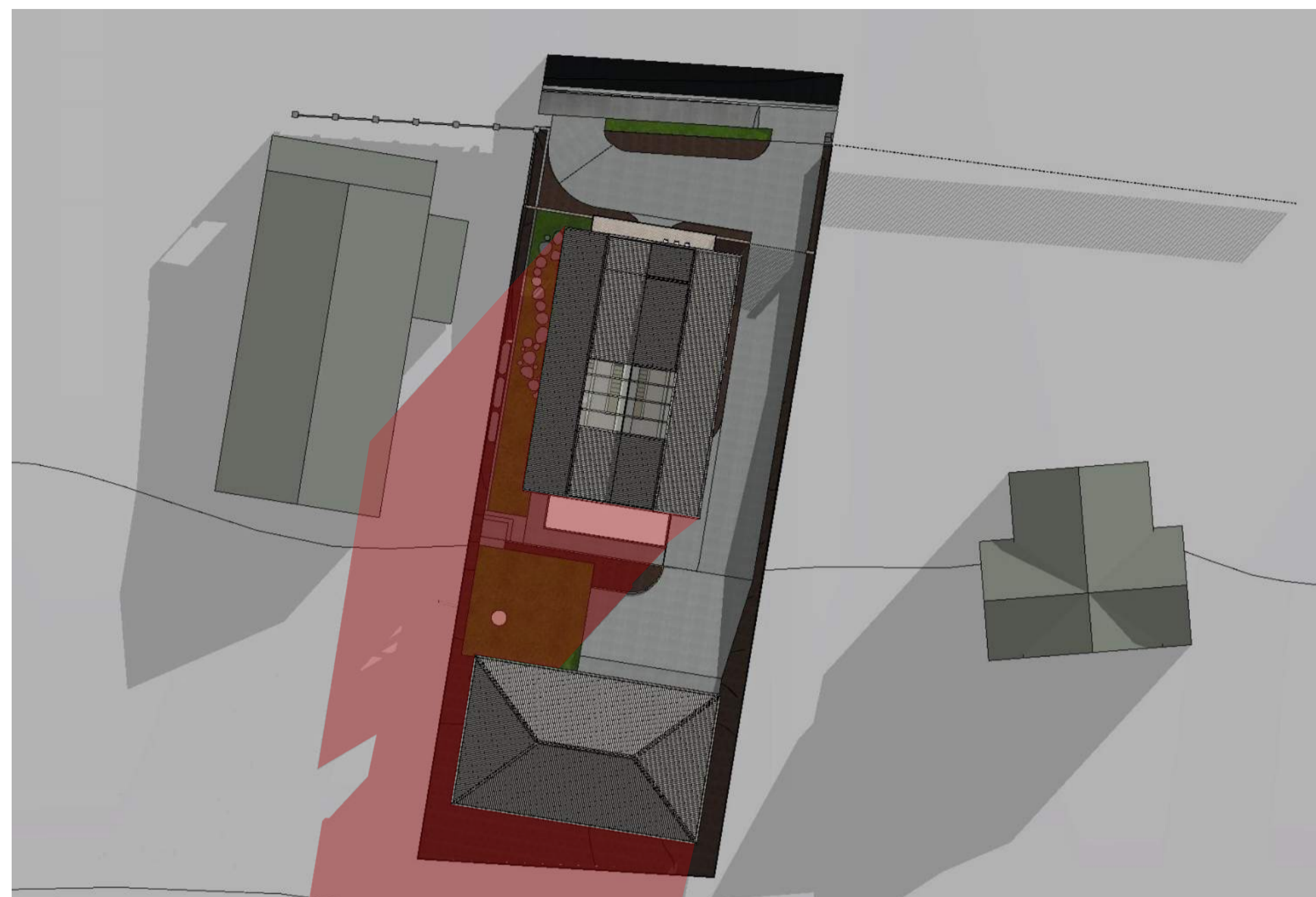
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Rev.
 DA6

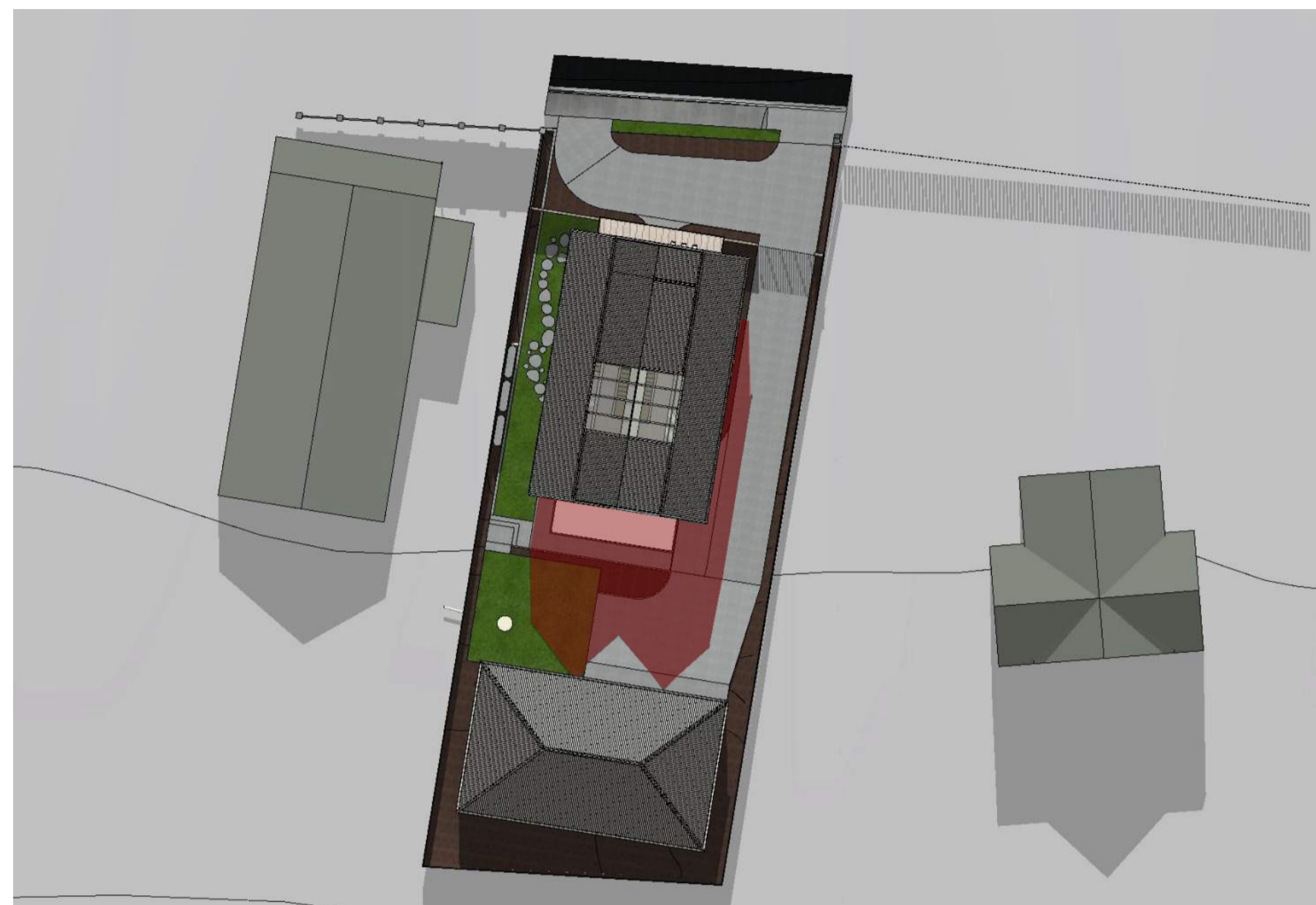
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 5/11/2025

SHADOW DIAGRAMS 01 - PROPOSED DWELLING

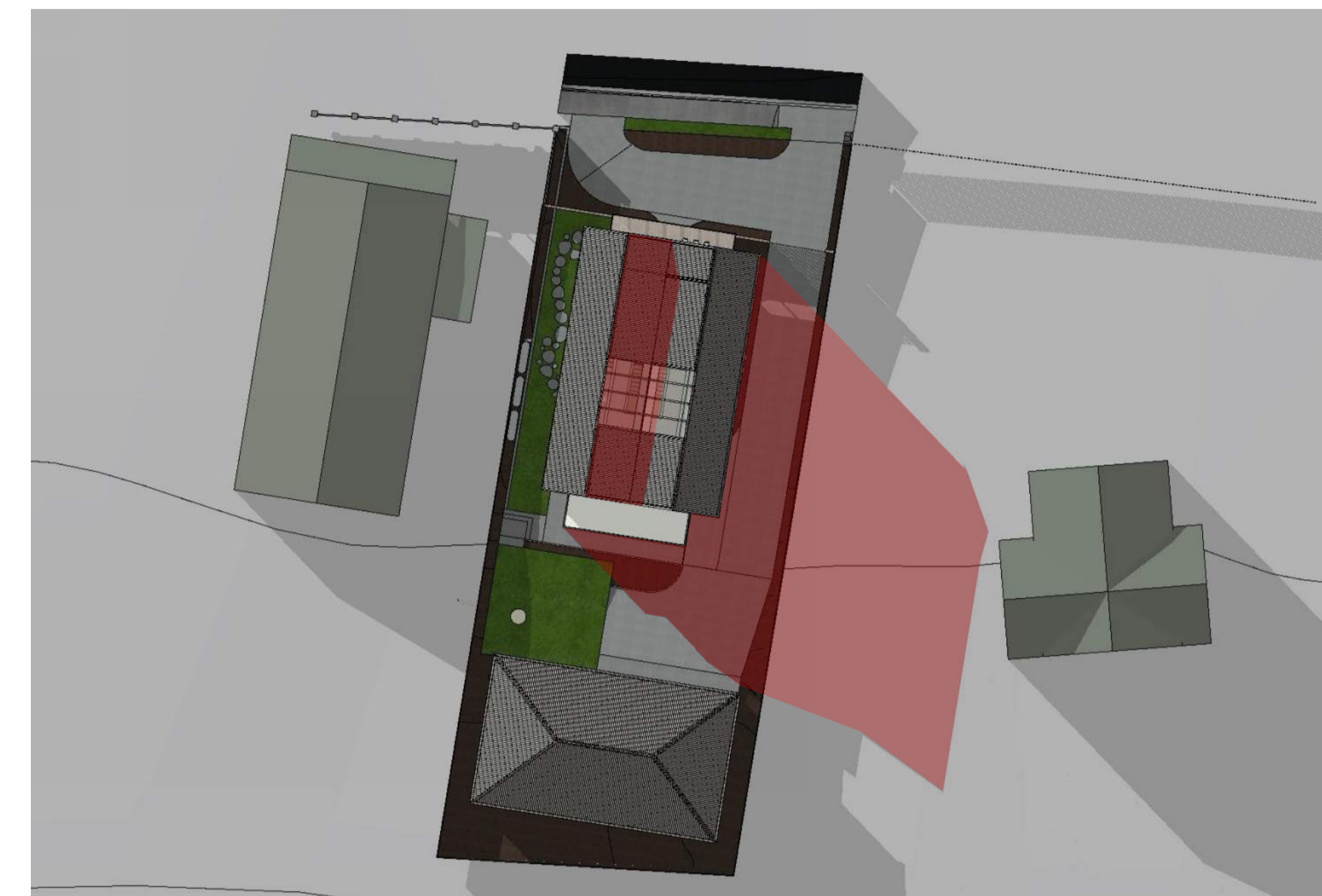
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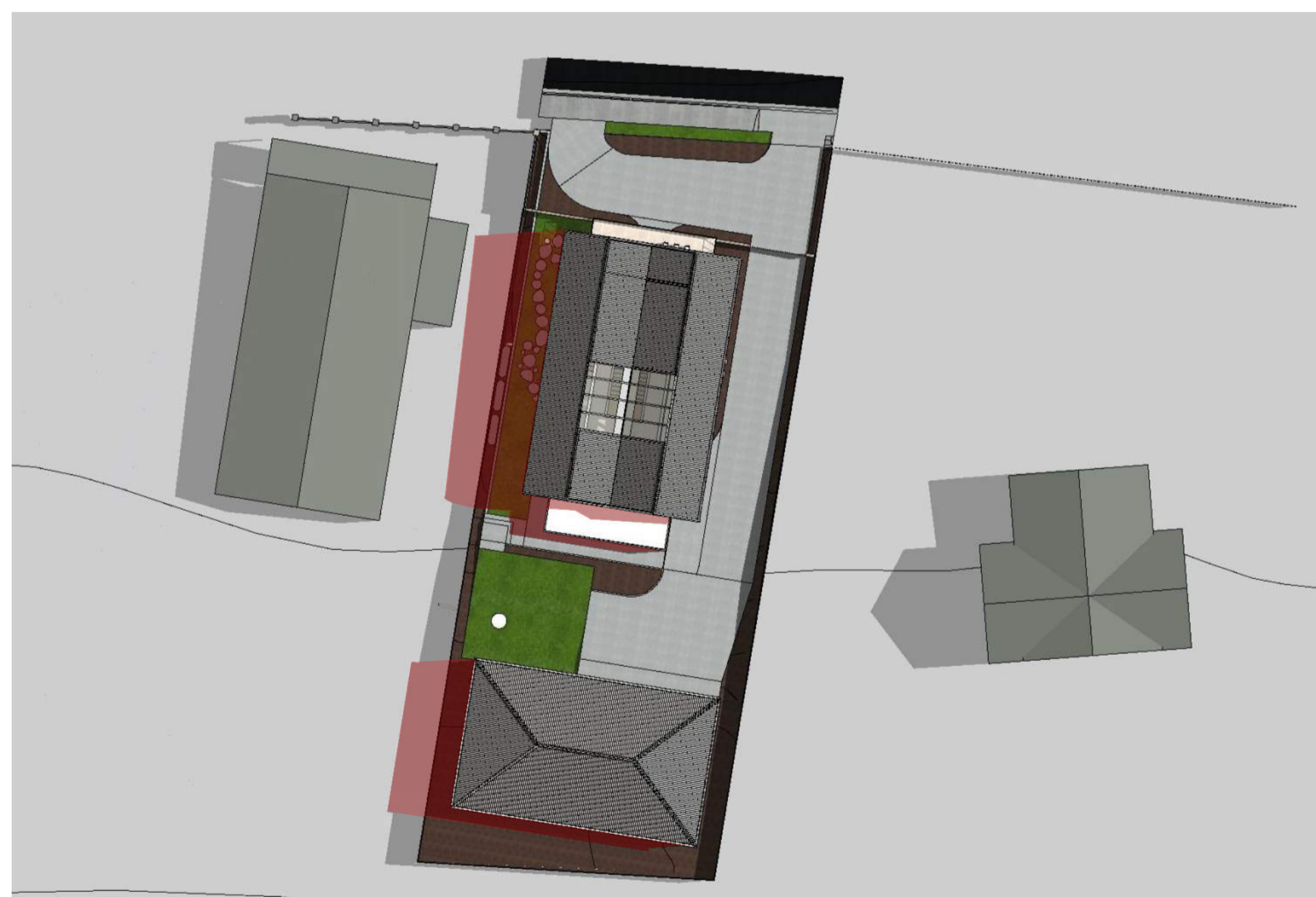
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Project North



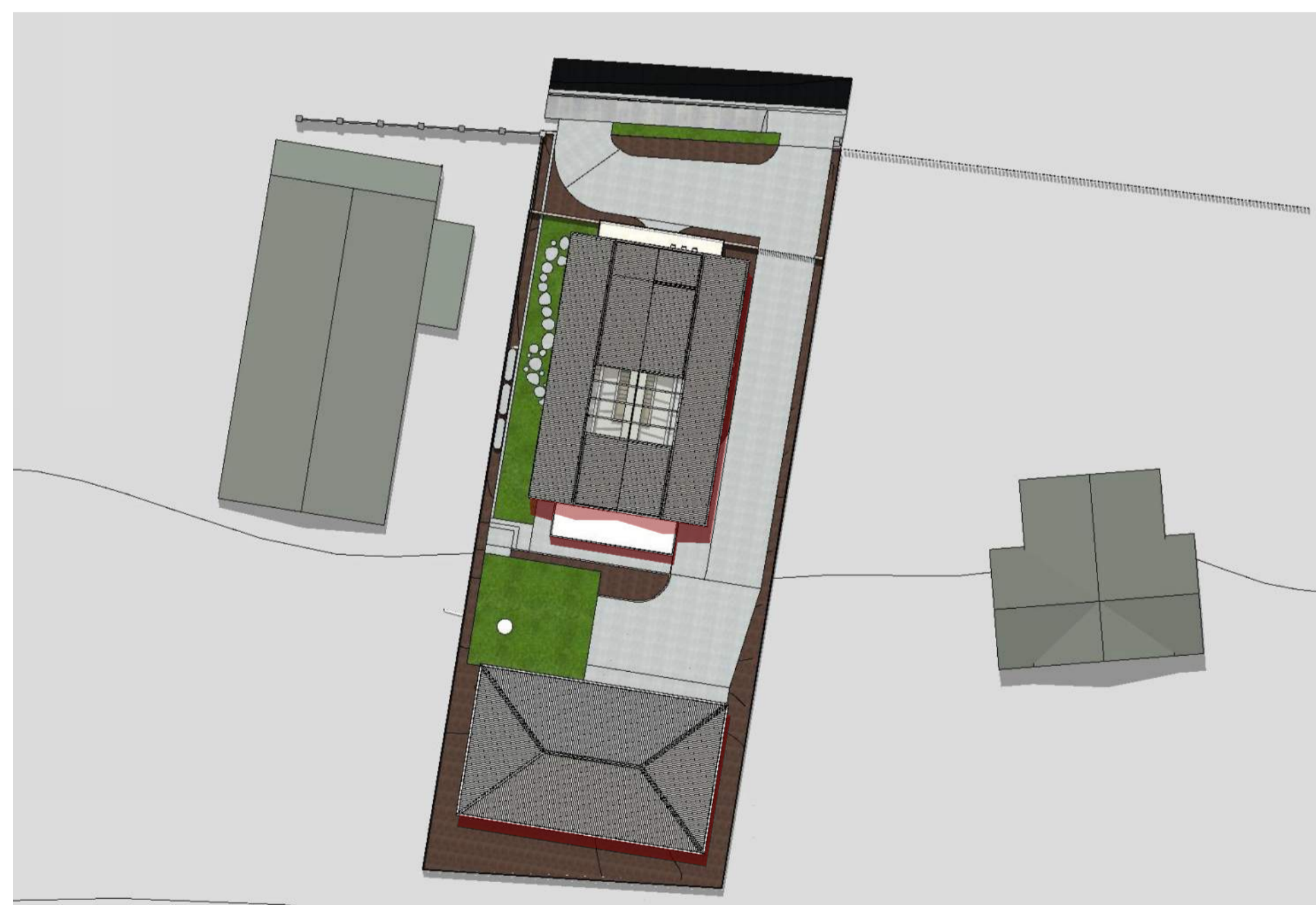
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Project North



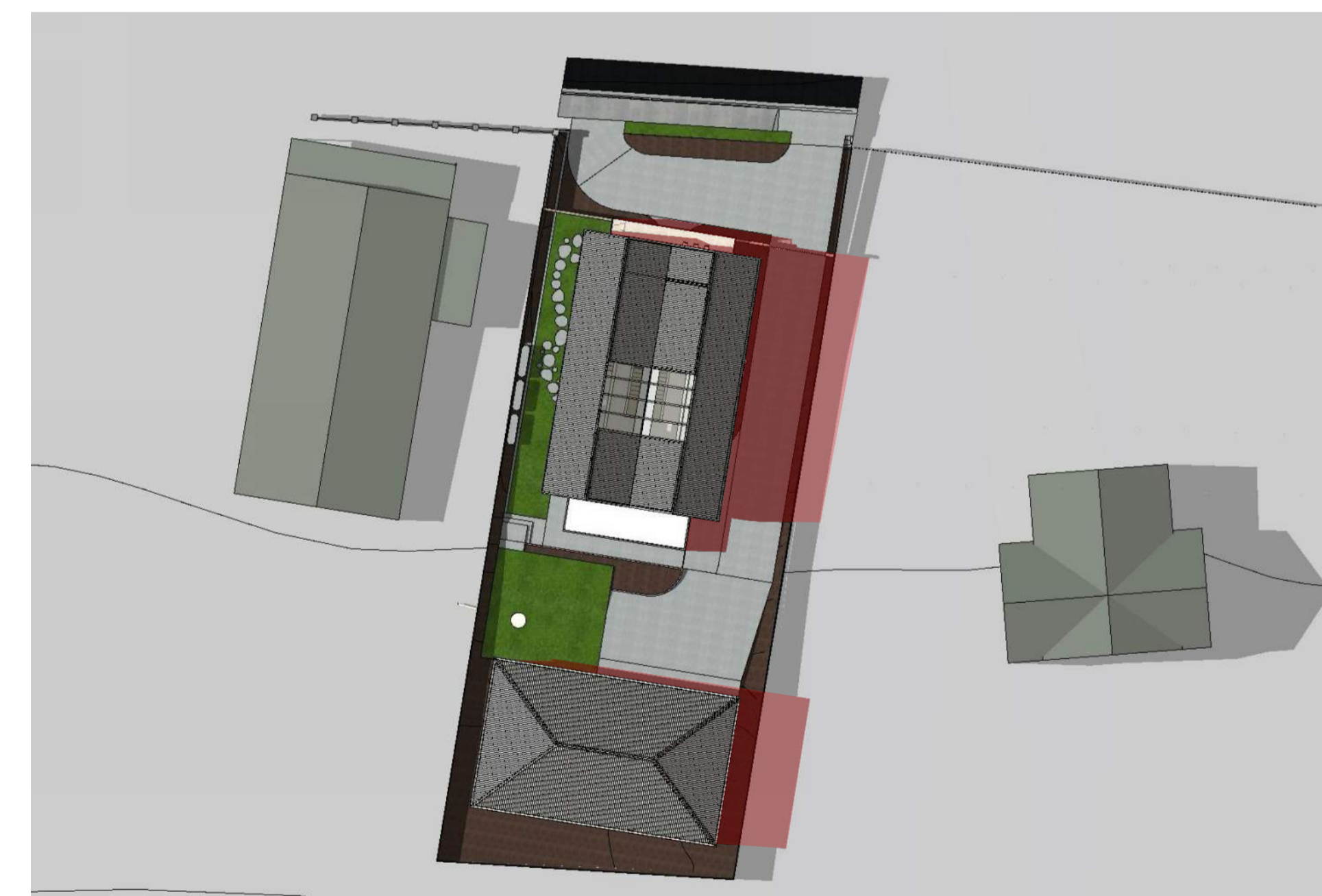
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Project North



9am SUMMER SOLSTICE
SCALE 1:24000
Project North



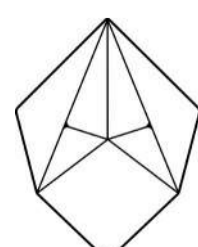
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SCALE 1:24000
Project North



3pm SUMMER SOLSTICE
SCALE 1:24000
Project North

CENTRAL COAST COUNCIL
LAND USE PLANNING

Received: 5/11/2025
Application No: DA2025217
Doc ID: 536773



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DA6	Discretionary development approval application	SC	XC	05-11-25

Project Title
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Client
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Sheet Name
SHADOW DIAGRAMS

Status
Design Development

Project Number
250707

Drawing Number
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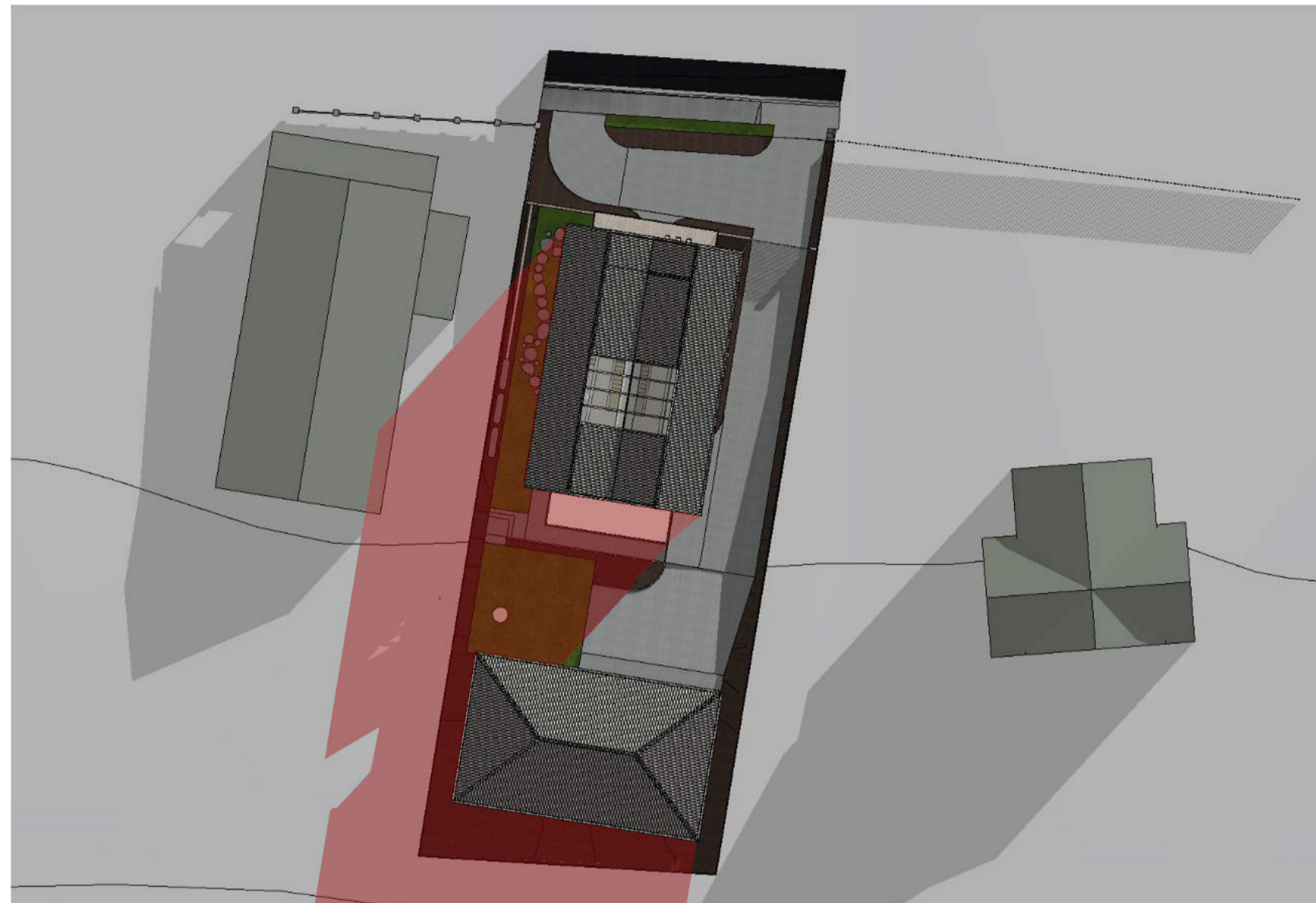
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Rev.
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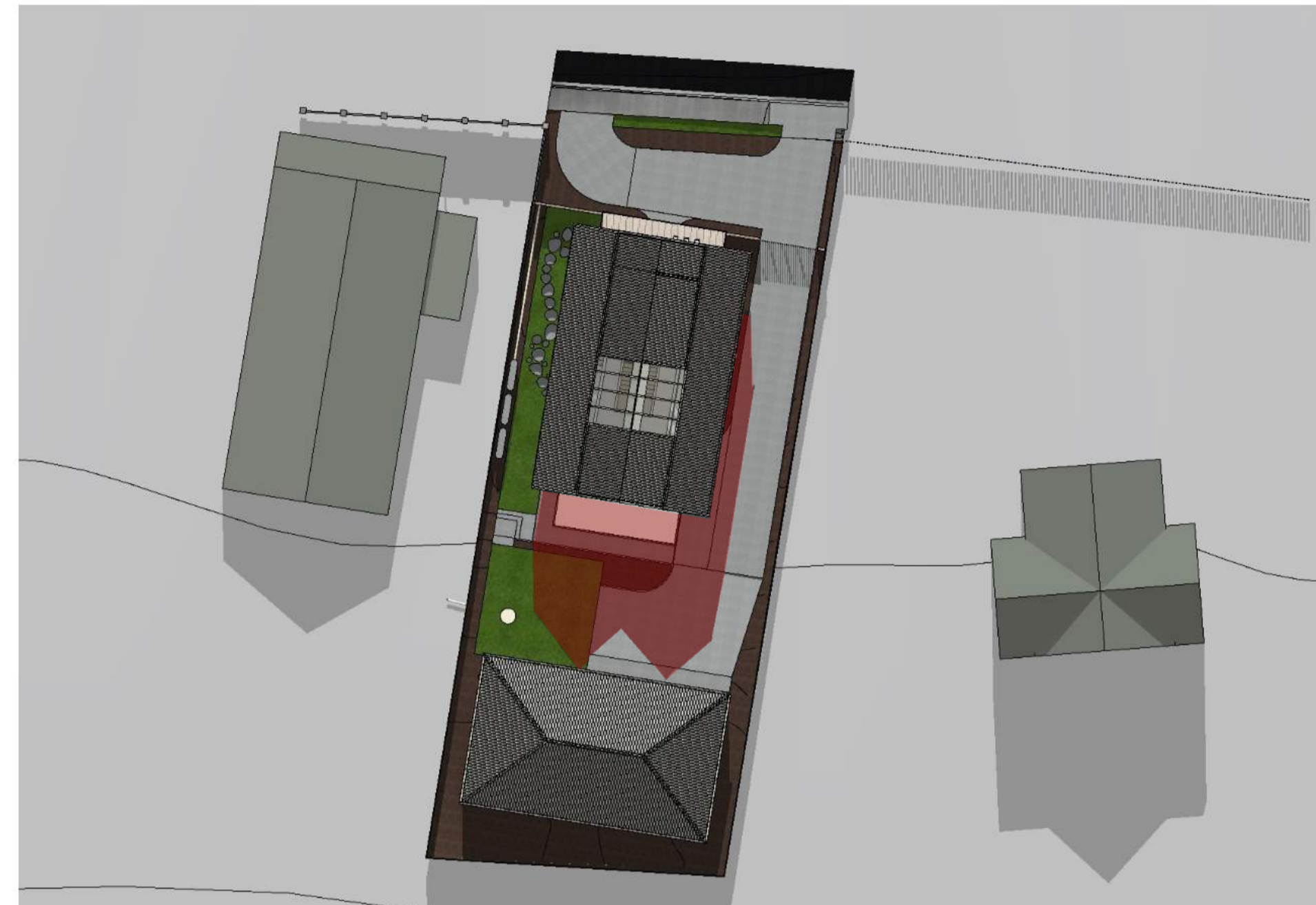
Plot Date
5/11/2025

SHADOW DIAGRAMS 02 - BUILDING MOVED DOWN TO FIT IN BUILDING ENVELOPE. SHOWN FOR CLARITY

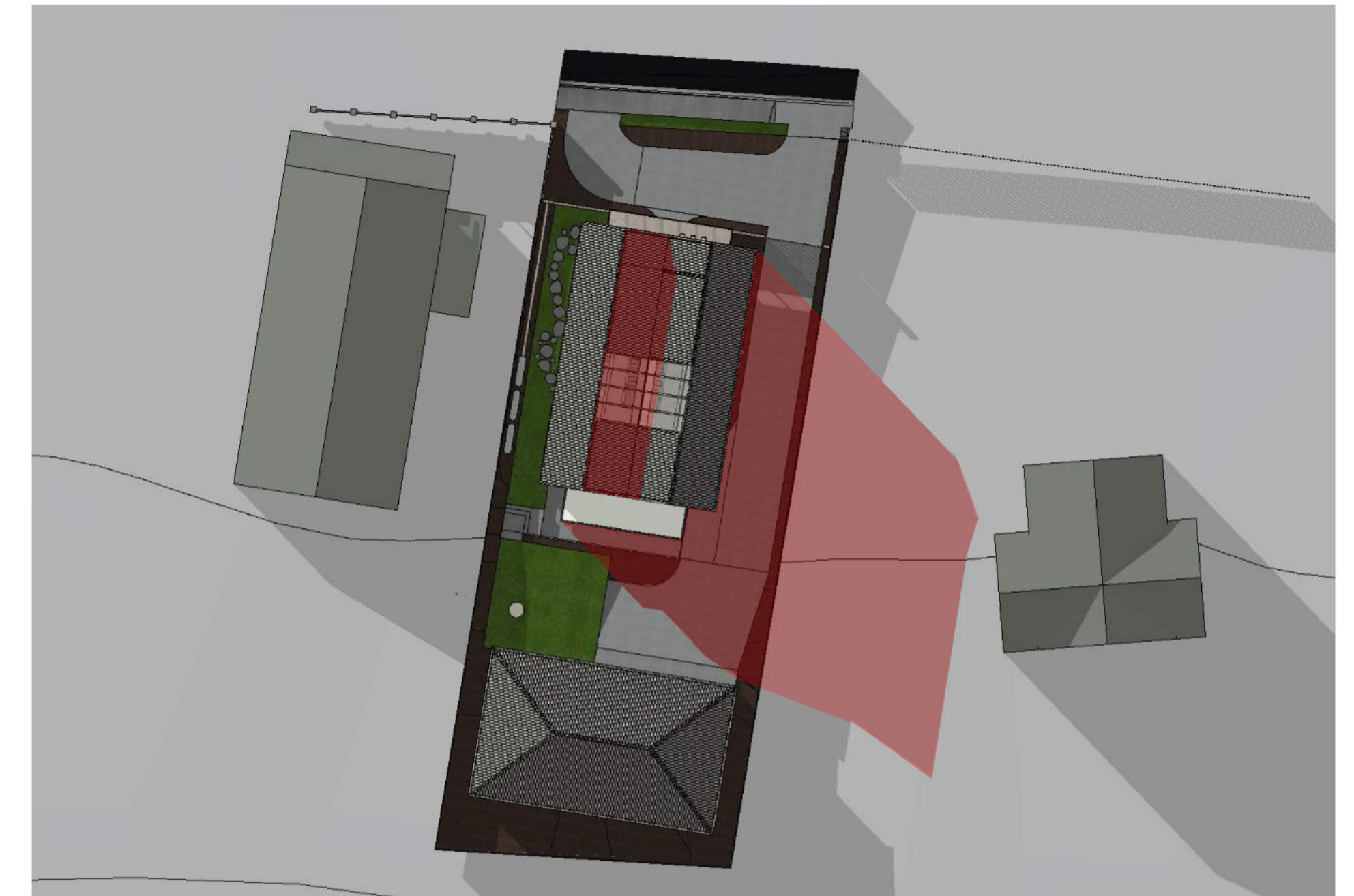
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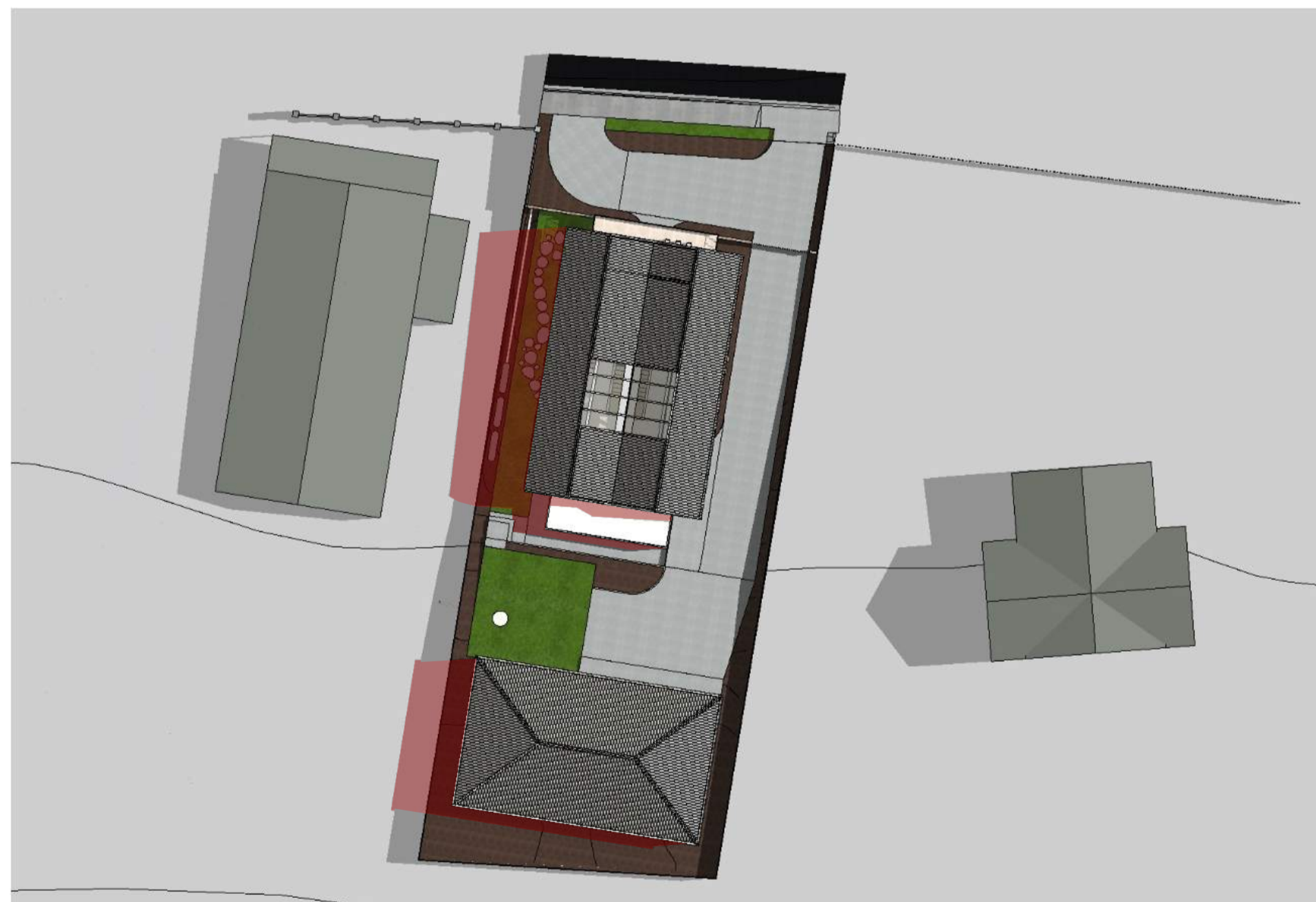
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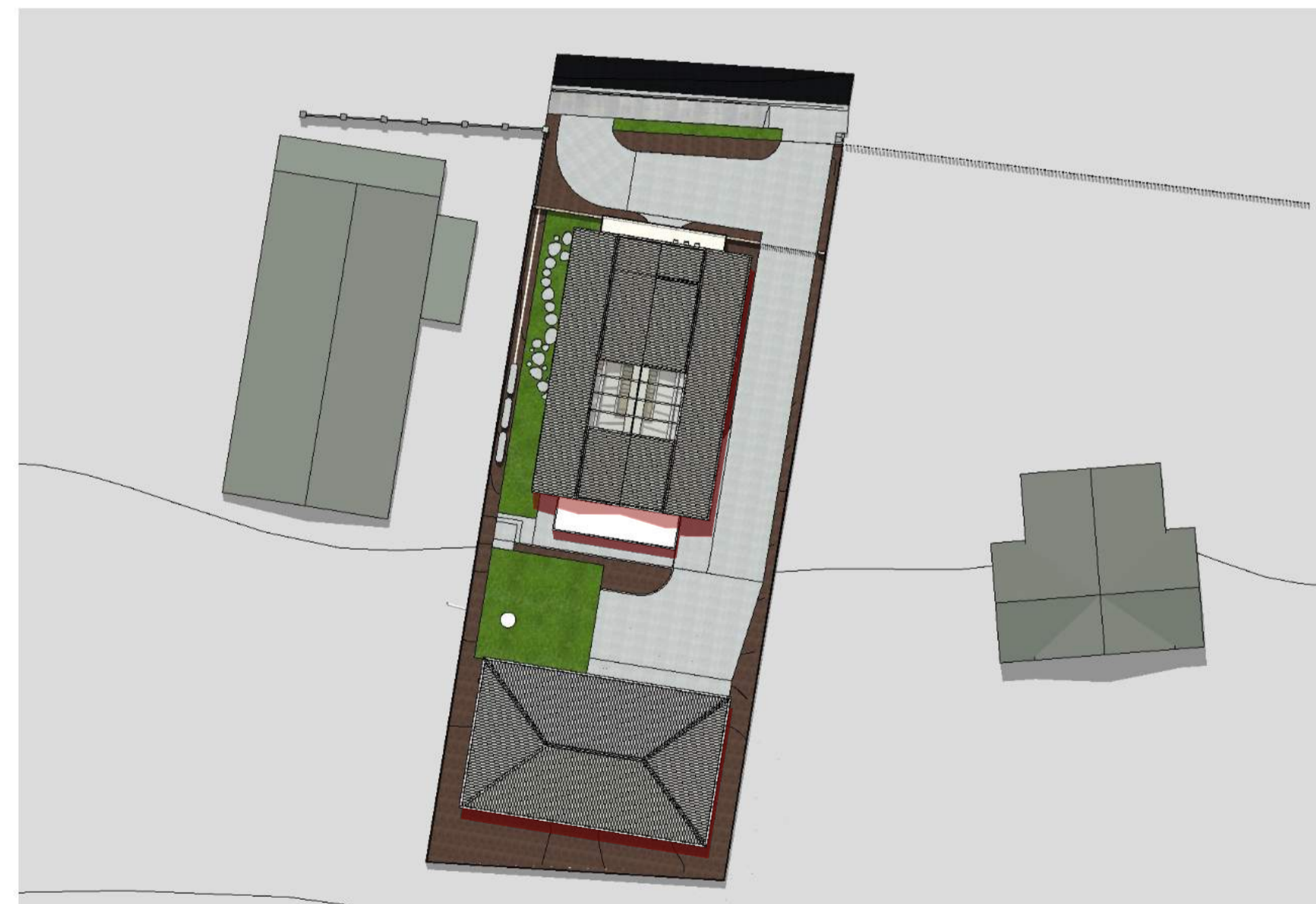
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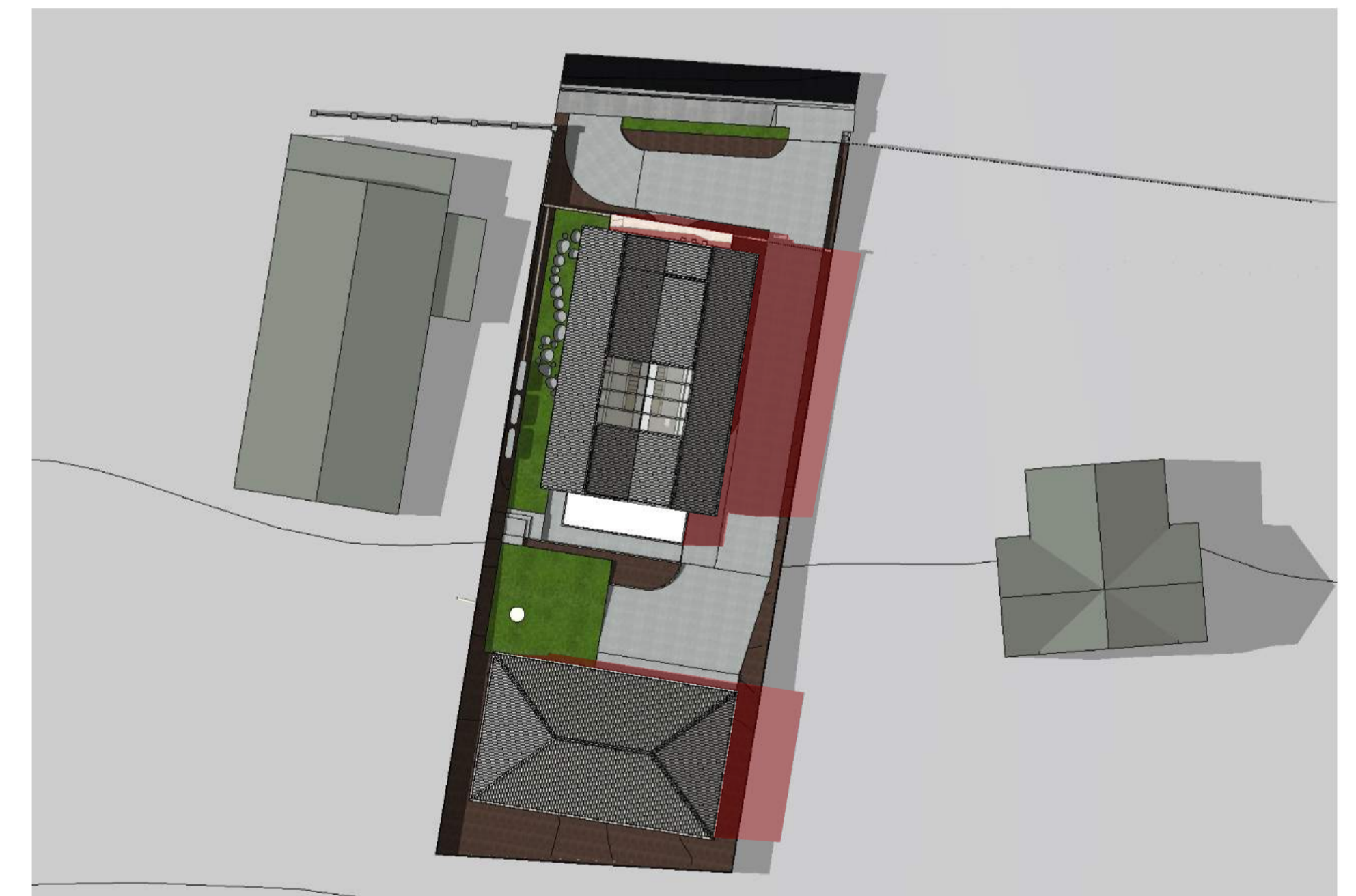
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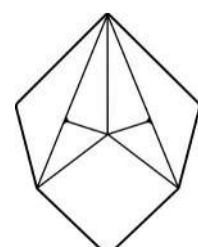
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3pm SUMMER SOLSTICE

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Client
#Client Full Name

Sheet Name
SHADOW DIAGRAMS

Status
Design Development

Project Number
250707

Drawing Number
A05

Sheet Size:
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Rev.
DA6

Plot Date
5/11/2025