
Application for Planning

S.57 Land Use Planning and Approvals Act 1993

The following application has been received:

Application No.: **DA2025221**

Location: **11 Moonbeam Place, Ulverstone**

Proposal: **Residential - dwelling & retaining walls**

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
Central Coast Interim Planning Scheme 2013
PLANNING PERMIT APPLICATION

Office Use Only

Application No _____

Date Received _____

Zone _____

Fee \$ _____

Permitted

Discretionary

NPR

	CENTRAL COAST COUNCIL LAND USE PLANNING
Received:	17/09/2025
Application No:	DA2025221
Doc ID:	531613

Use or Development Site:

Site Address

11 Moonbeam Place, Ulverstone TAS 7315

Certificate of
Title Reference

182309/115

Land Area

Heritage Listed Property

NO

Applicant/s

First Name

Middle
Name

Surname or
Company name

RFS Projects

Mobile

Postal Address:

70 Tugrah Road Devonport

Phone No:

6424 6325

TAS

7310

Email address:

admin@rfsprojects.com.au

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

Owner (Note – if more than one owner, all names must be indicated)

First
Name

Bryce

Middle
Name

0473 238 313

Surname

Richardson

Phone No

Postal Address:

3 Poynton Close, Turners Beach TAS 7315

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).

New residential dwelling

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

\$ 460,000 Estimate/ Actual

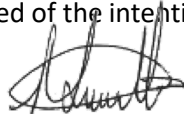
Total floor area of the development211.....m²

Notification of Landowner

If land is NOT in the applicant's ownership

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

Signature of Applicant



Date 17/9/25

If the application involves land within a Strata Corporation

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

Signature of Applicant

Date

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

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

General Managers Signature _____ Date _____

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


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

Minister (Signature) _____ Date _____

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

Applicants Declaration

I/ we RFS Projects
 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 17/9/25

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

Received: 17/09/2025
Application No: DA2025221
Doc ID: 531614

CERTIFICATE OF TITLE

LAND TITLES ACT 1980



TASMANIA

TORRENS TITLE

VOLUME		FOLIO
182309		115
EDITION	DATE OF ISSUE	
3	15-Feb-2025	
Page 1		of 1

I certify that the person described in Schedule 1 is the registered proprietor of an estate in fee simple (or such other estate or interest as is set forth in that Schedule) in the land within described subject to such exceptions, encumbrances, interests and entries specified in Schedule 2 and to any additional entries in the Folio of the Register.

Recorder of Titles



DESCRIPTION OF LAND

Town of ULVERSTONE
Lot 115 on Sealed Plan 182309
Derivation : Part of Lot 425, 100 Acres Gtd. to Alexander Clerke
Prior CT 172491/1

SCHEDULE 1

M970666 & N229984 TRANSFER to BRYCE WILLIAM RICHARDSON
Registered 15-Feb-2025 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
SP182309 COVENANTS in Schedule of Easements
SP182309 FENCING COVENANT in Schedule of Easements
SP160066, SP162512, SP164872, SP166960, SP168027, SP168579,
SP169259 & SP172491 COVENANTS in Schedule of Easements
SP6613, SP43670, SP160066, SP162512, SP164872, SP166960,
SP168027, SP168579, SP169259 & SP172491 FENCING
COVENANT in Schedule of Easements

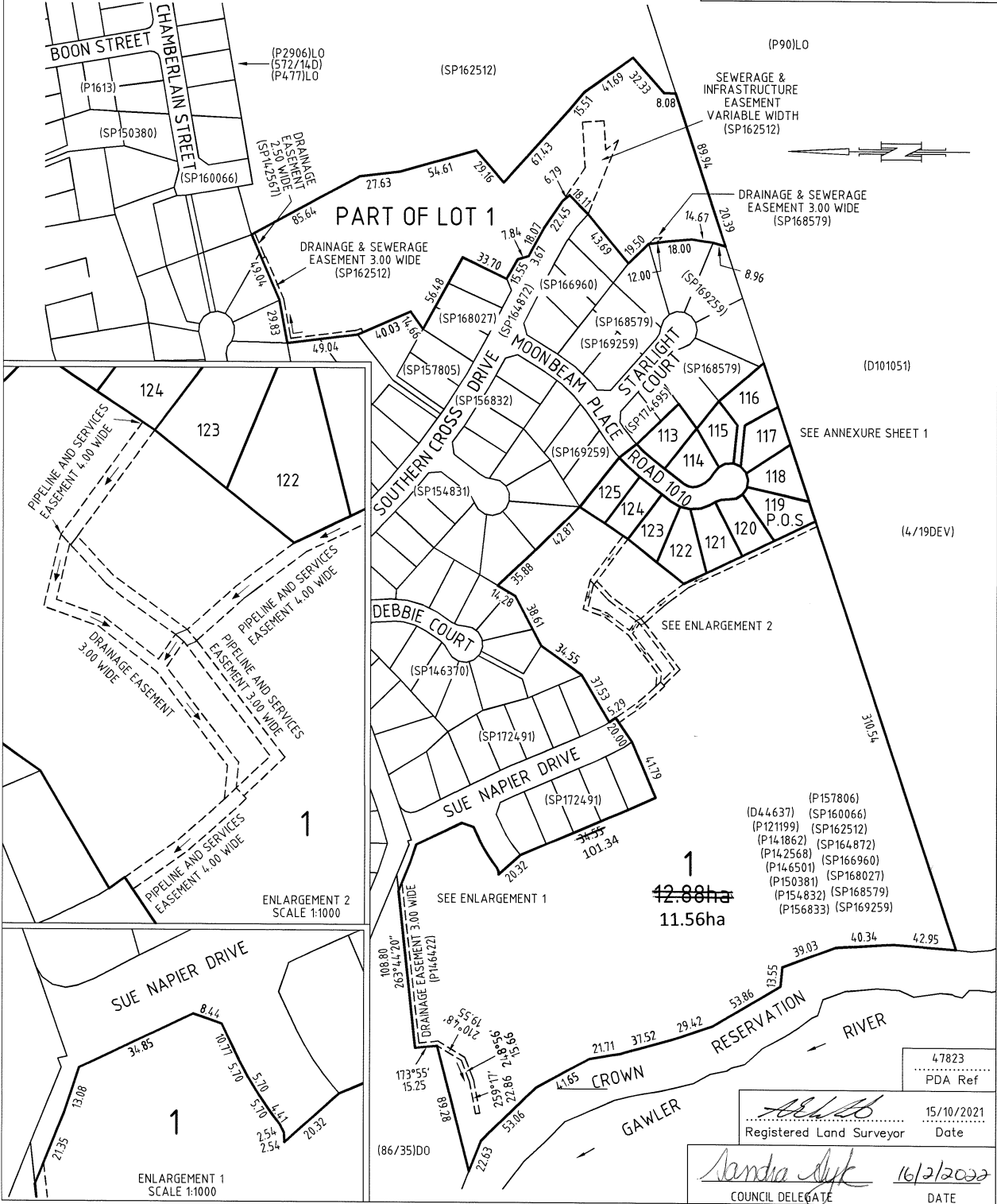
Certificate of Title

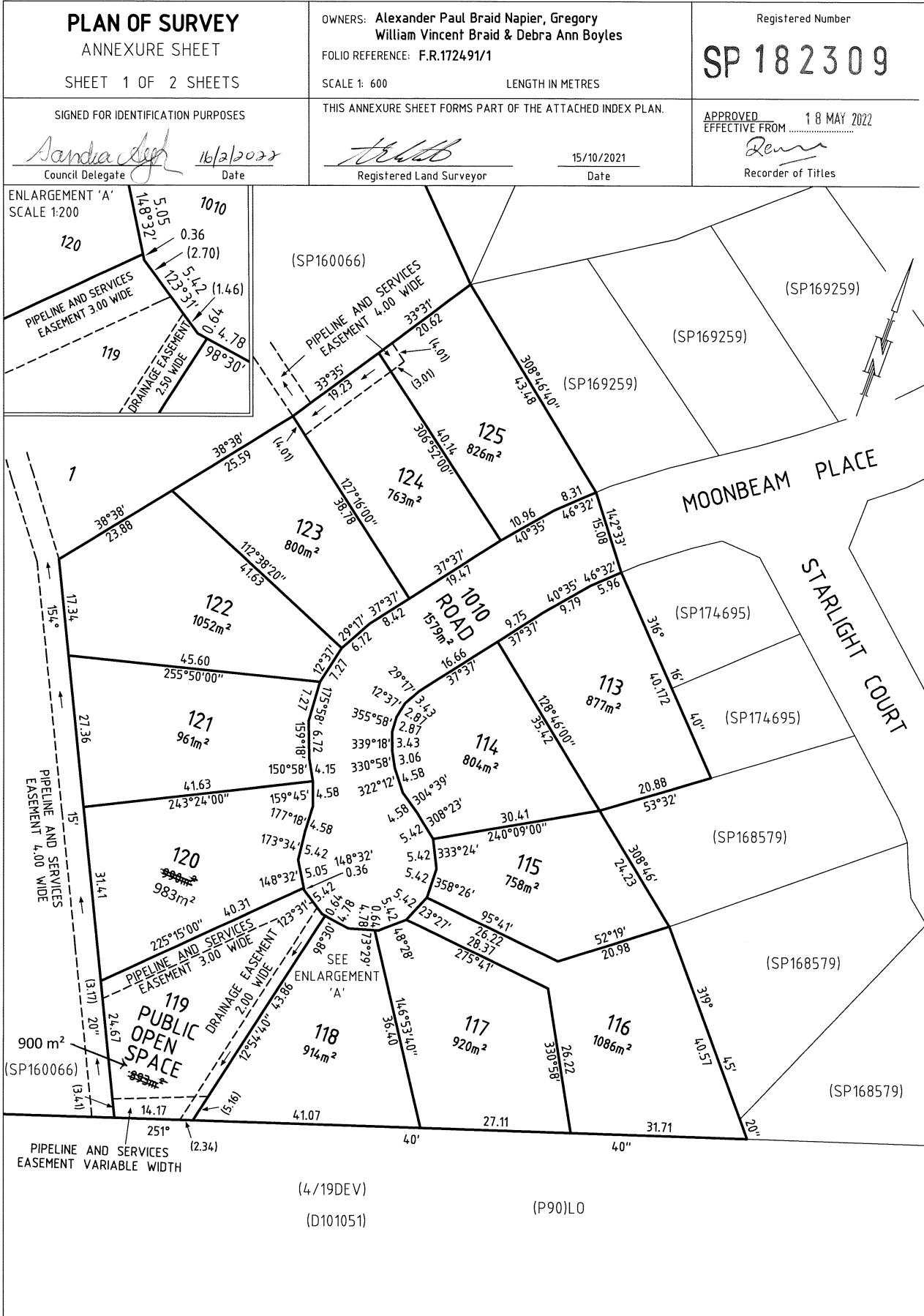
Certificate of Title

OWNERS Alexander Paul Braid Napier, Gregory William Vincent Braid & Debra Ann Boyles	PLAN OF SURVEY BY SURVEYOR: Adrian Wade Eberhardt of PDA Surveyors Surveying, Engineering & Planning 6 QUEEN STREET, BURNIE	REGISTERED NUMBER SP182309
FOLIO REFERENCE F.R.172491/1	LOCATION: TOWN OF ULVERSTONE	APPROVED EFFECTIVE FROM 18 MAY 2022 <i>Renna</i> Recorder of Titles
GRANTEE PART OF LOT 425, 100 ACRES, GTD. TO ALEXANDER CLERKE	SCALE 1:2500 LENGTHS IN METRES	

LOT 1 IS COMPILED FROM F.R.172491/1 AND THIS SURVEY.

ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN





<p>SCHEDULE OF EASEMENTS</p> <p>NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.</p>	<p>Registered Number</p> <p>SP182309</p>
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PAGE 1 OF 6 PAGE/S
EASEMENTS AND PROFITS

Each lot on the plan is together with:-

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

Each lot on the plan is subject to:-

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

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

EASEMENTS

Lot 1 on the Plan is subject to:

- (a) a Pipeline and Services Easement in gross as defined below in favour of the Tasmanian Water & Sewerage Corporation Pty Ltd, its successors and assigns ("TasWater") over the Easement Land marked "Pipeline and Services Easement 4.00 Wide" on the Plan.
- (b) a Right of Drainage in gross as defined below in favour of the Central Coast Council, its successors and assigns ("Central Coast Council") over the Easement Land marked "Pipeline and Services Easement 4.00 Wide" on the Plan.
- (c) a Pipeline and Services Easement in gross as defined below in favour of TasWater over the Easement Land marked "Pipeline and Services Easement 3.00 Wide" on the Plan.
- (d) a Right of Drainage in gross as defined below in favour of the Central Coast Council, its successors and assigns over the land marked "Drainage Easement 3.00 Wide" on the Plan.
- (e) a Right of Drainage (appurtenant to the Central Coast Council) over the Easement Land marked "Drainage Easement 3.00 Wide (SP 146422)" on the Plan.
- (f) a Drainage and Sewerage Right as defined below (appurtenant to TasWater and Central Coast Council) over the land marked "Drainage & Sewerage Easement 3.00 Wide (SP168579)" on the Plan.
- (g) a Right of Drainage (appurtenant to Lots 3, 4, 5 and 6 on SP 142567 and the Central Coast Council) over the land marked "Drainage Easement 2.50 Wide (SP 142567)" on the Plan.
- (h) a Drainage and Sewerage Right created by SP 162512 (appurtenant to Central Coast Council and TasWater) over the land marked "Drainage & Sewerage Easement 3.00 Wide (SP 162512)" on the Plan.

(USE ANNEXURE PAGES FOR CONTINUATION)

<p>SUBDIVIDER: Braid, Boyles & Napier FOLIO REF: 172491/1 SOLICITOR & REFERENCE: APM/210510</p>	<p>PLAN SEALED BY: CENTRAL COAST COUNCIL DATE: 9/5/2022 SUB2009.15 REF NO. <i>Nandya Dyk</i> Council Delegate</p>
<p>NOTE: The Council Delegate must sign the Certificate for the purposes of identification.</p>	

<p>ANNEXURE TO SCHEDULE OF EASEMENTS</p> <p>PAGE 2 OF 6 PAGES</p>	<p>Registered Number</p> <p>SP182309</p>
<p>SUBDIVIDER: Braid, Boyles & Napier FOLIO REFERENCE: 172491/1</p>	

- (i) a Sewerage and Infrastructure Right appurtenant to TasWater created by and more fully set forth in SP 166960 over the land marked "Sewerage & Infrastructure Easement Variable Width (SP 162512)" on the Plan.
- (j) A Pipeline and Services Easement defined in SP 172491 in gross in favour of TasWater over the land marked "Drainage and Sewerage Easement 3.00 Wide (SP 162512)", "Sewerage & Infrastructure Easement Variable Width (SP 162512)" and "Drainage & Sewerage Easement 3.00 Wide (SP 168579)" on the Plan.

Lot 119 on the Plan is subject to:

- (a) a Pipeline and Services Easement in gross as defined below in favour of TasWater over the Easement Land marked "Pipeline and Services Easement 3.00 Wide" on the Plan.
- (b) a Pipeline and Services Easement in gross as defined below in favour of TasWater over the Easement Land marked "Pipeline and Services Easement Variable Width" on the Plan.
- (c) a Right of Drainage in gross as defined below in favour of the Central Coast Council, its successors and assigns over the land marked "Drainage Easement 2.00 Wide" on the Plan.

Lot 124 on the Plan is subject to:

- (a) a Pipeline and Services Easement in gross as defined below in favour of TasWater over the Easement Land marked "Pipeline and Services Easement 4.00 Wide" on the Plan.
- (b) a Right of Drainage in gross as defined below in favour of the Central Coast Council, its successors and assigns over the Easement Land marked "Pipeline and Services Easement 4.00 Wide" on the Plan.

Lot 125 on the Plan is subject to:

- (a) a Pipeline and Services Easement in gross as defined below in favour of TasWater over the Easement Land marked "Pipeline and Services Easement 4.00 Wide" on the Plan.
- (b) a Right of Drainage in gross as defined below in favour of the Central Coast Council, its successors and assigns over the "Pipeline and Services Easement 4.00 Wide" shown on the Plan.

COVENANTS

The owner of each Lot on the Plan hereby covenants with the subdividers that the subdividers shall not be required to fence.

Each Lot on the Plan is subject to the restrictive covenants created by SP 160066 and set forth in SP 162512, SP 164872, SP 166960, SP 168027, SP 168579, SP 169259 and SP 172491,

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

<p>ANNEXURE TO SCHEDULE OF EASEMENTS</p> <p>PAGE 3 OF 6 PAGES</p>	<p>Registered Number</p> <p>SP182309</p>
<p>SUBDIVIDER: Braid, Boyles & Napier FOLIO REFERENCE: 172491/1</p>	

namely: The owners of each Lot on the Plan covenant with the subdividers and the owners for the time being of every other Lot shown 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 each and every part of each and every other Lot shown on the Plan to observe the following stipulation:-

- (a) Not to permit development unless the development includes the construction of at least three hard standing car parking spaces within the Lot.
- (b) Not to erect or lay or permit any electrical cable unless the cable is laid below the natural surface of the soil and at such depth as is required by any statutory or semi-statutory authority or the electricity supplier.

But nothing above contained or implied will prevent the subdividers from:

- (a) Selling any Lot free or exempt from one or more of the restrictive covenants and stipulations contained in the above Covenants, modifying, waiving or releasing or allowing any departure from any of the above Covenants in relation to any lot or portion of any lot.

INTERPRETATION

1. "Drainage & Sewerage Right" is the full and free right for TasWater and Central Coast Council and every person authorised by them, from time to time and at all times:
 - a. by means of pipes to drain sewerage, stormwater and other waste material and fluid in any quantities across and through the Drainage & Sewerage Easement 3.00 Wide shown on SP 172491;
 - b. to use, for the purposes of the easement, any line of pipes already laid within the easement for the purpose of draining sewerage, stormwater and other waste material and fluid or any pipe or pipes in replacement or substitution thereof;
 - c. to lay, place and maintain a line of pipes of sufficient internal diameter beneath the surface of the easement;
 - d. with any tools, implements or machinery, necessary for the purpose, to enter upon the easement and to remain there for any reasonable time for the purpose of laying, inspecting, cleansing, repairing, maintaining or renewing such pipe line or any part thereof; and
 - e. to open the soil of the easement to such extent as may be necessary provided that the grantee and the persons authorised by it will take all reasonable precautions to ensure as little disturbance as possible to the surface of the easement and will restore that surface as nearly practicable to its original condition.

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<p>ANNEXURE TO SCHEDULE OF EASEMENTS</p> <p>PAGE 4 OF 6 PAGES</p>	<p>Registered Number</p> <p>SP182309</p>
<p>SUBDIVIDER: Braid, Boyles & Napier FOLIO REFERENCE: 172491/1</p>	

2. The "Easement Land" means: In relation to any Lot on the Plan, all land forming part of that Lot and marked "Pipeline and Services Easement 4.00 Wide", "Pipeline and Services Easement 3.00 Wide" or "Pipeline and Services Easement Variable Width".
3. "Right of Drainage" where it is indicated this definition applies means: A right of drainage (including the right of construction of drains) for the Central Coast Council and its employees, contractors, agents and all other persons duly authorised by it, at all times for the purpose of carrying away stormwater and other surplus water from the dominant tenement or any such part thereof over or under the land herein indicated as the land over which the right is to subsist, and through all ponds, aboveground drains, pipes, sewers and underground drains which may hereafter be made or passing under, through, and along the last-mentioned land and the right for the same employees, contractors, agents and all other persons duly authorised by Central Coast Council to enter into and upon the last-mentioned land and to inspect, repair, cleanse, and amend any such sewer or drain without doing unnecessary damage to the said land.
4. "Pipeline and Services Easement" is defined as follows:-

FIRSTLY, THE FULL AND FREE RIGHT AND LIBERTY for TasWater and its employees, contractors, agents and all other persons duly authorised by it, at all times to:

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

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<p>ANNEXURE TO SCHEDULE OF EASEMENTS</p> <p>PAGE 5 OF 6 PAGES</p>	<p>Registered Number</p> <p>SP182309</p>
<p>SUBDIVIDER: Braid, Boyles & Napier FOLIO REFERENCE: 172491/1</p>	

- (7) use the Easement Land as a right of carriageway for the purpose of undertaking any of the preceding purposes on other land, TasWater reinstating any damage that it causes in doing so to any boundary fence of the Lot.

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

Interpretation:

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

- (1) sewer pipes and water pipes and associated valves;
- (2) telemetry and monitoring devices;
- (3) inspection and access pits;
- (4) electricity assets and other conducting media (excluding telemetry and monitoring devices);
- (5) markers or signs indicating the location of the Easement Land or any other Infrastructure or any warnings or restrictions with respect to the Easement Land or any other Infrastructure;
- (6) anything reasonably required to support, protect or cover any other Infrastructure;
- (7) any other infrastructure whether of a similar nature or not to the preceding which is reasonably required for the piping of sewage or water, or the running of electricity, through the Easement Land or monitoring or managing that activity; and
- (8) where the context permits, any part of the Infrastructure.

NO OTHER easements, covenants or profits a prendre are hereby created to benefit or burden the lots on the Plan.

SIGNED by **GREGORY WILLIAM VINCENT**)
BRAID one of the registered proprietors of)
the land comprised in folio of the Register)
Volume 172491 Folio 1 in the presence of :-)

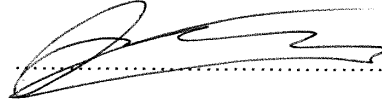


Witness Signature: *Alison Campbell*
Witness Full Name: *Alison Jayne Campbell*
Address: *18 King Edward Street*
Ulverstone Tas 7315
Occupation: *Office Manager*

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.


ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 6 OF 6 PAGES	Registered Number SP182309
SUBDIVIDER: Braid, Boyles & Napier FOLIO REFERENCE: 172491/1	

SIGNED by **ALEXANDER PAUL BRAID**)
NAPIER one of the registered proprietors of)
 the land comprised in folio of the Register)
 Volume 172491 Folio 1 in the presence of :-)



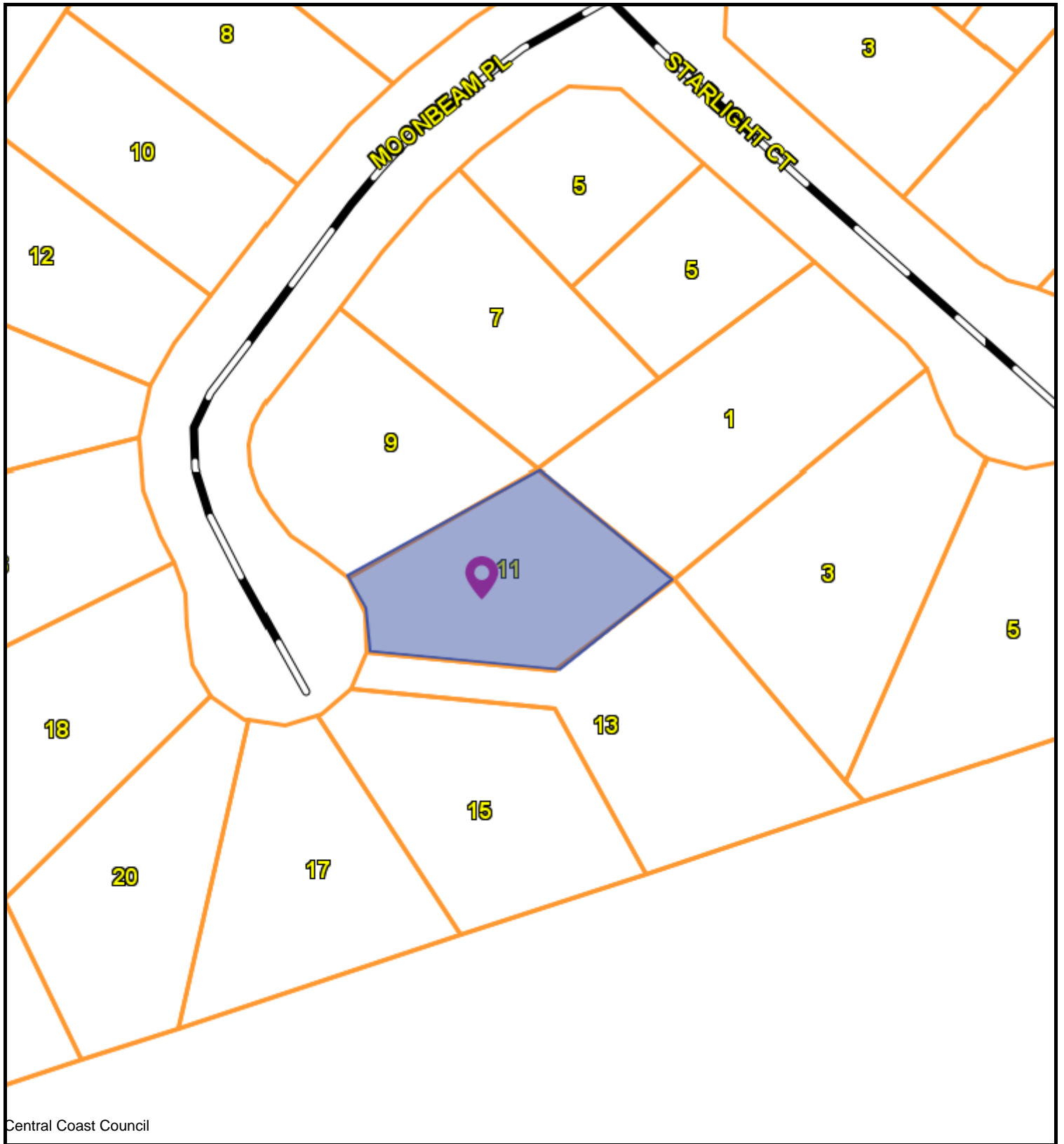
Witness Signature: *N J Simms*
 Witness Full Name: NICHOLAS J SIMMS
 Address: 13 LEGANA ST SOUTH LAUNCESTON
7249
 Occupation: Builder

SIGNED by **DEBRA ANN BOYLES** one of)
 the registered proprietors of the land)
 comprised in folio of the Register)
 Volume 172491 Folio 1 in the presence of :-)



Witness Signature: *Colin Boyles*
 Witness Full Name: Colin Boyles
 Address: 6 Leith Place
Tewantin QLD 4505
 Occupation: Retired

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



Central Coast Council



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



27-Nov-2025

**11 MOONBEAM PLACE,
 ULVERSTONE
 DA2025221**

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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20 m

Scale =
1:737.100

PROJECT:
PROPOSED RESIDENCE

CLIENT:
BRYCE RICHARDSON

LOCATION:
**(LOT 115) 11 MOONBEAM PLACE,
ULVERSTONE TASMANIA, 7315**

VOLUME: 182309
FOLIO: 115
DESIGN WIND SPEED: TBC - BY OTHER
SOIL CLASSIFICATION: TBC - BY OTHER
BUSHFIRE ASSESSMENT: TBC - BY OTHER
CLIMATE ZONE: 7
ALPINE AREA: NA

FLOOR AREA:
RESIDENCE: 211.20m²
PORCH 1 3.0m²
TOTAL: 214.20m²

REV: A PLANNING APPROVAL DATE: 17.11.2025

DRAWING SCHEDULE:		
SHEET No.	TITLE	REV #
A01	COVER SHEET	A
A02	EXISTING SITE CONTOUR PLAN	A
A03	SITE PLAN	A
A04	FLOOR PLAN	A
A05	ELEVATION 1 of 2	A
A06	ELEVATION 2 of 2	A
A07	VEHICLE ACCESS	A

 CENTRAL COAST COUNCIL LAND USE PLANNING	
Received:	17/11/2025
Application No:	DA2025221
Doc ID:	537852

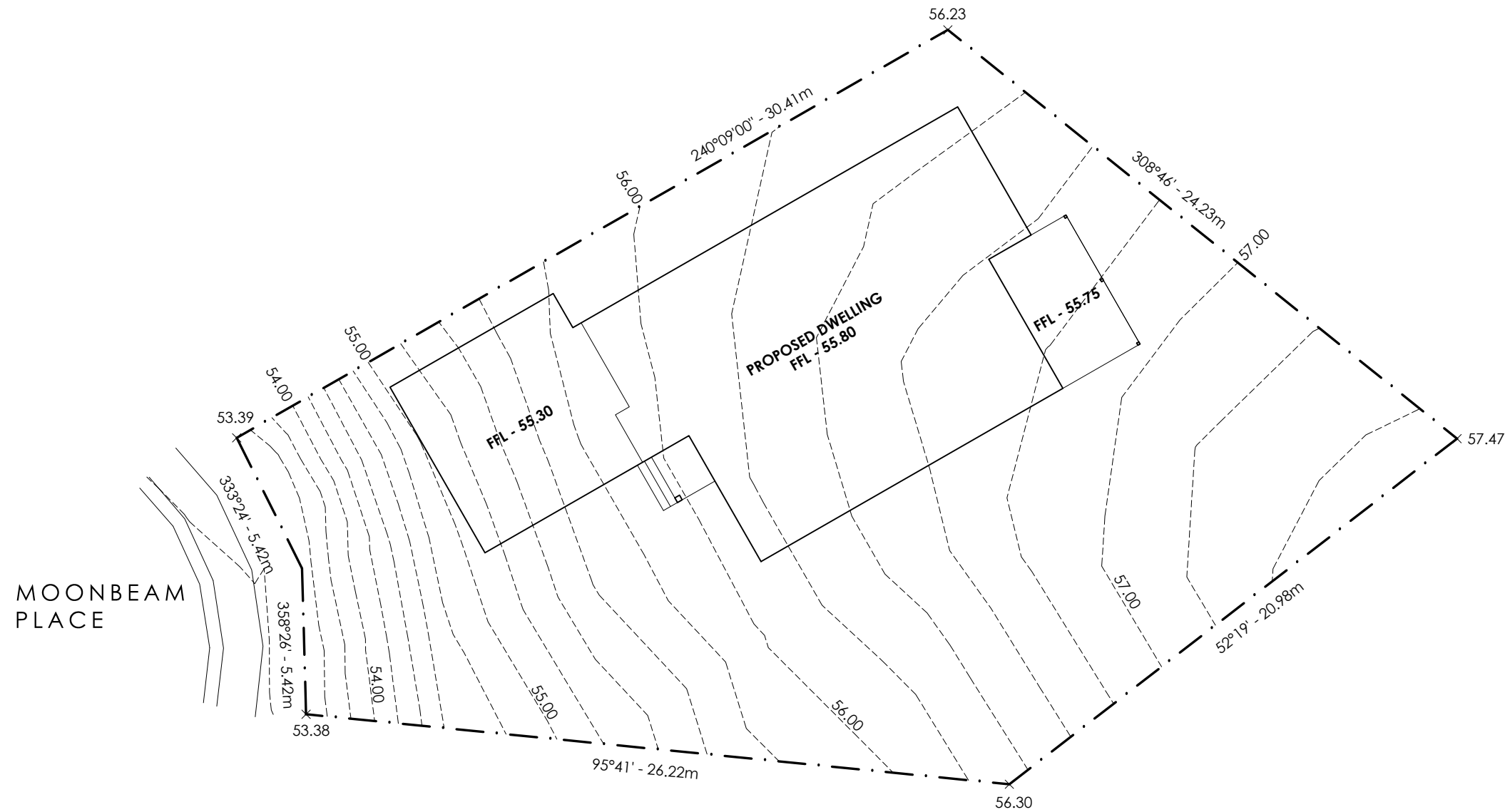


**70 TUGRAH RD
DEVONPORT, TASMANIA
AUSTRALIA, 7310**

LICENSED DESIGNER: ROBERT JETSON #409212438
PH: 03 6424 6325
EMAIL: drafting@rfsprojects.com.au

LEGEND & NOTES

1. THE BUILDER SHALL CHECK ALL DIMENSIONS, LEVELS & COUNCIL BOUNDARY REQUIREMENTS PRIOR TO COMMENCING CONSTRUCTION.
2. ALL CONTOURS TO BE CONFIRMED ON SITE.
3. DRIVEWAY TO BE SUITABLY DRAINED AWAY FROM DWELLING.



EXISTING SITE CONTOURS
 SCALE 1:200



70 TUGRAH RD
DEVONPORT, TASMANIA
AUSTRALIA, 7310

LICENSED DESIGNER: ROBERT JETSON #409212438
 PH: 03 6424 6325
 EMAIL: draffing@rfsprojects.com.au

REV:	DESCRIPTION:	DATE:
A	PLANNING APPROVAL	17.11.2025

DO NOT SCALE OFF PLANS. ALL DIMENSIONS ARE IN MILLIMETERS. ALL DIMENSIONS, LEVELS & COUNCIL BOUNDARY REQUIREMENTS SHALL BE CHECKED ON SITE BY BUILDER PRIOR TO COMMENCING CONSTRUCTION

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PROJECT:
PROPOSED RESIDENCE

CLIENT:
BRYCE RICHARDSON

LOCATION:
(LOT 115) 11 MOONBEAM PLACE,
ULVERSTONE TASMANIA, 7315

DRAWING TITLE: EXISTING SITE CONTOUR PLAN		
JOB NO: RICHARDSON		
DRAWN BY: R.J	SCALE: 1:200 @ A3	ISSUE: BA
CHECKED BY: R.J		

DRAWING NO:
A02
 / A07

LEGEND & NOTES:

- LIFT OFF DOOR HINGES REQUIRED ON FULLY ENCLOSED SANITARY COMPARTMENT DOORS IF CLEAR SPACE IS LESS THAN 1.2m (AS PER HPS PART 10.4.2).
- R2.5 INSULATION REQUIRED TO WALLS SEPARATING GARAGE FROM DWELLING. NO OTHER INSULATION IS REQUIRED TO EXTERNAL GARAGE WALLS OR CEILING.
- LINEN/ROBES ARE 600mm DEEP UNLESS STATED OTHER

FLOOR AREA
 NEW RESIDENCE - 211.20m²
 PORCH - 3.0m²

ROOFING:
 CUSTOM ORB - MEDIUM
 FASCIA - MEDIUM
 GUTTER - MEDIUM

FACADE:
 BRICK TYPE - MEDIUM

CEMENT SHEET - TBC
 COLOUR - TBC BY CLIENT

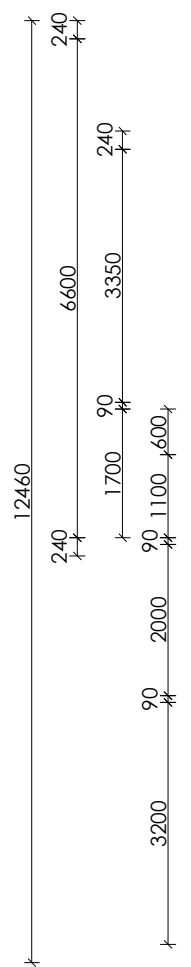
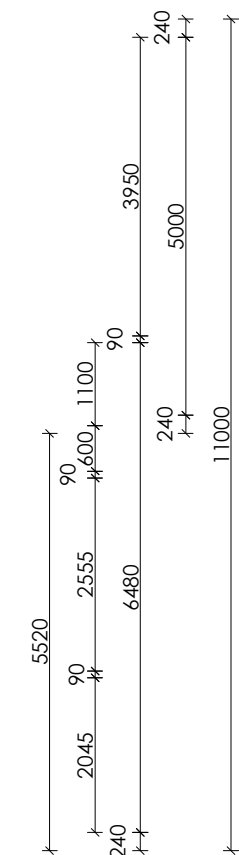
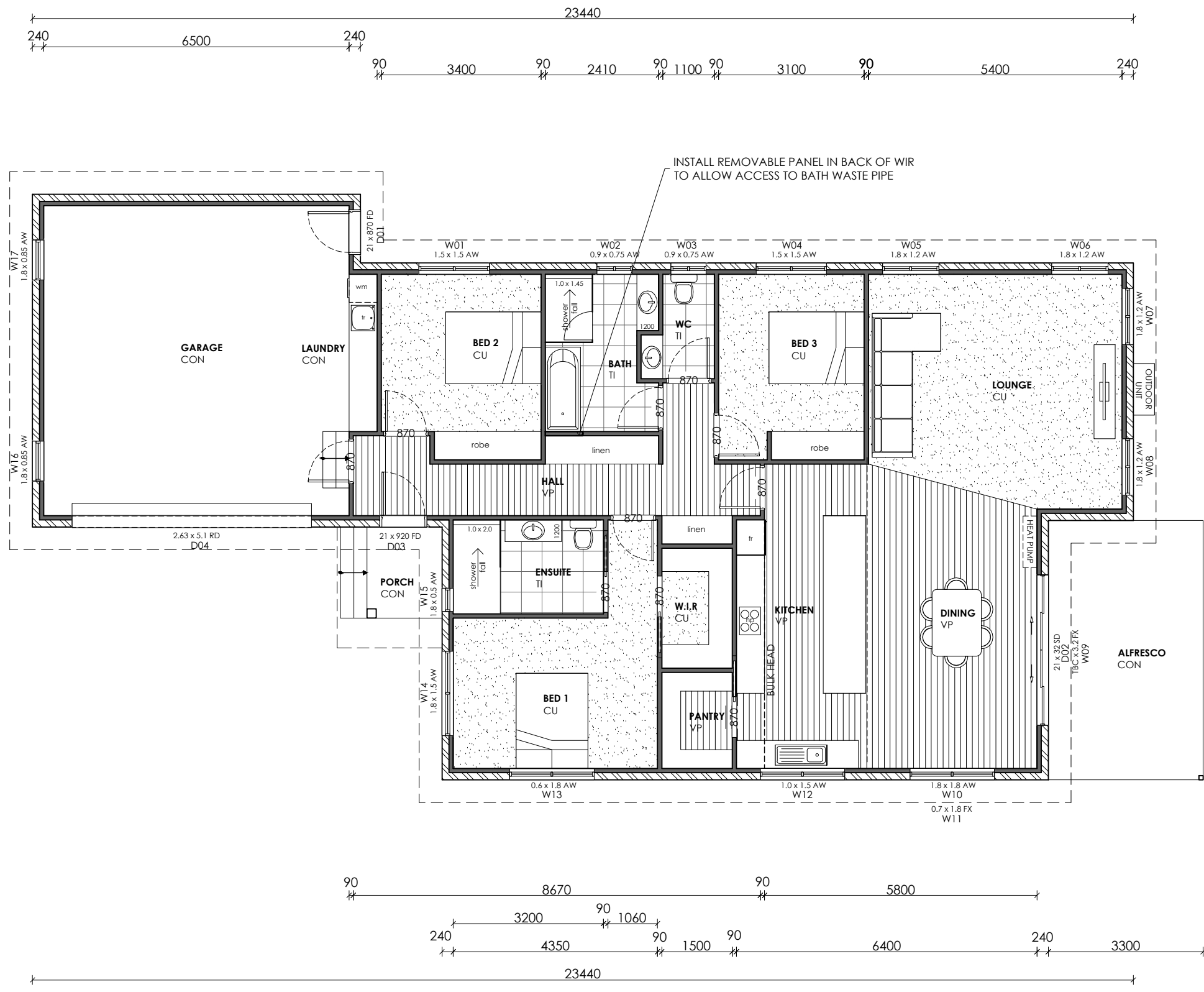
ALUMINIUM FRAMED WINDOWS:
 COLOUR - MEDIUM
 GLAZING - DOUBLE

CARPET UNDERLAY - (CU)
 FLOOR AREA APPROX - 70.50m²

VINYL PLANK - (VP)
 FLOOR AREA APPROX - 54.0m²

TILES - (TI)
 FLOOR AREA APPROX - 15.50m²

CONCRETE - (CON)
 EXPOSED CONCRETE, NO SURFACE FINISH REQUIRED



CENTRAL COAST COUNCIL
 LAND USE PLANNING

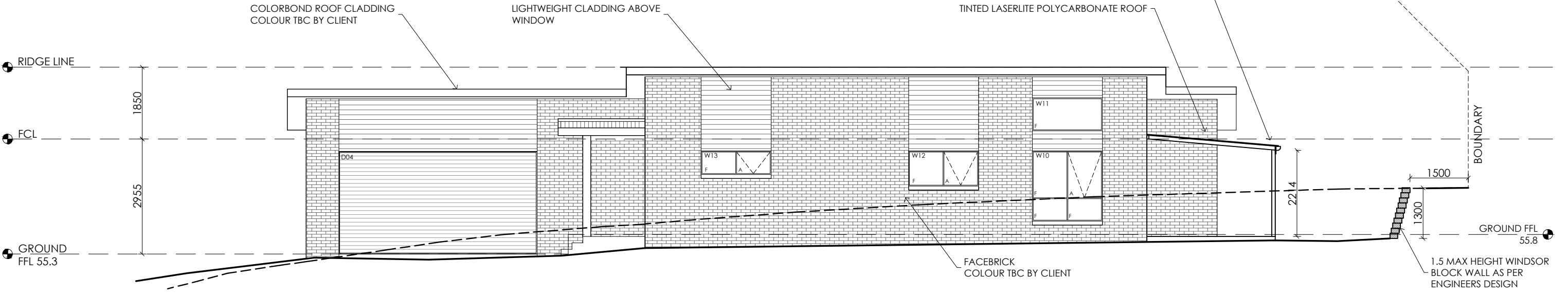
Received: 17/11/2025
 Application No: DA2025221
 Doc ID: 537852

FLOOR PLAN
 SCALE 1:100

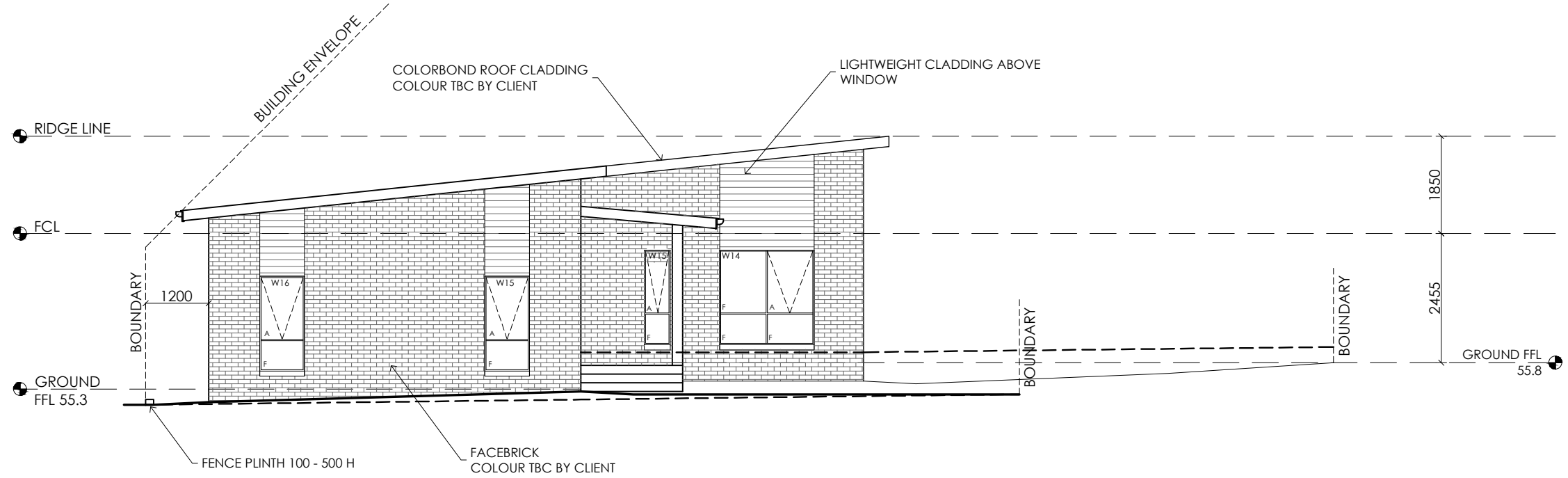
	<p>70 TUGRAH RD DEVONPORT, TASMANIA AUSTRALIA, 7310</p> <p>LICENSED DESIGNER: ROBERT JETSON #409212438 PH: 03 6424 6325 EMAIL: draffing@rfsprojects.com.au</p>	REV:	DESCRIPTION:	DATE:	<p>DO NOT SCALE OFF PLANS. ALL DIMENSIONS ARE IN MILLIMETERS. ALL DIMENSIONS, LEVELS & COUNCIL BOUNDARY REQUIREMENTS SHALL BE CHECKED ON SITE BY BUILDER PRIOR TO COMMENCING CONSTRUCTION</p> <p>© COPYRIGHT 2025 THESE DRAWINGS AND DESIGNS AND THE COPYRIGHT THERE OF ARE THE PROPERTY OF RFS PROJECTS AND MUST NOT BE USED, RETAINED OR COPIED WITHOUT THE WRITTEN PERMISSION OF RFS PROJECTS.</p>	PROJECT: PROPOSED RESIDENCE	DRAWING TITLE: FLOOR PLAN	DRAWING NO: A04
		A	PLANNING APPROVAL	17.11.2025		CLIENT: BRYCE RICHARDSON		
<p>PROJECT: PROPOSED RESIDENCE CLIENT: BRYCE RICHARDSON LOCATION: (LOT 115) 11 MOONBEAM PLACE, ULVERSTONE TASMANIA, 7315</p>						<p>DRAWN BY: R.J</p> <p>CHECKED BY: R.J</p>		<p>SCALE: 1:100 @ A3</p> <p>ISSUE: BA</p>

LEGEND & NOTES:

1. LIGHTWEIGHT CLADDING TO BE INSTALLED ABOVE ALL DOOR OPENINGS AND WINDOWS IN ALFRESCO AREAS.



NORTH ELEVATION
 SCALE 1:100



WEST ELEVATION
 SCALE 1:100



70 TUGRAH RD
DEVONPORT, TASMANIA
AUSTRALIA, 7310

LICENSED DESIGNER: ROBERT JETSON #409212438
 PH: 03 6424 6325
 EMAIL: draffing@rfsprojects.com.au

REV:	DESCRIPTION:	DATE:
A	PLANNING APPROVAL	17.11.2025

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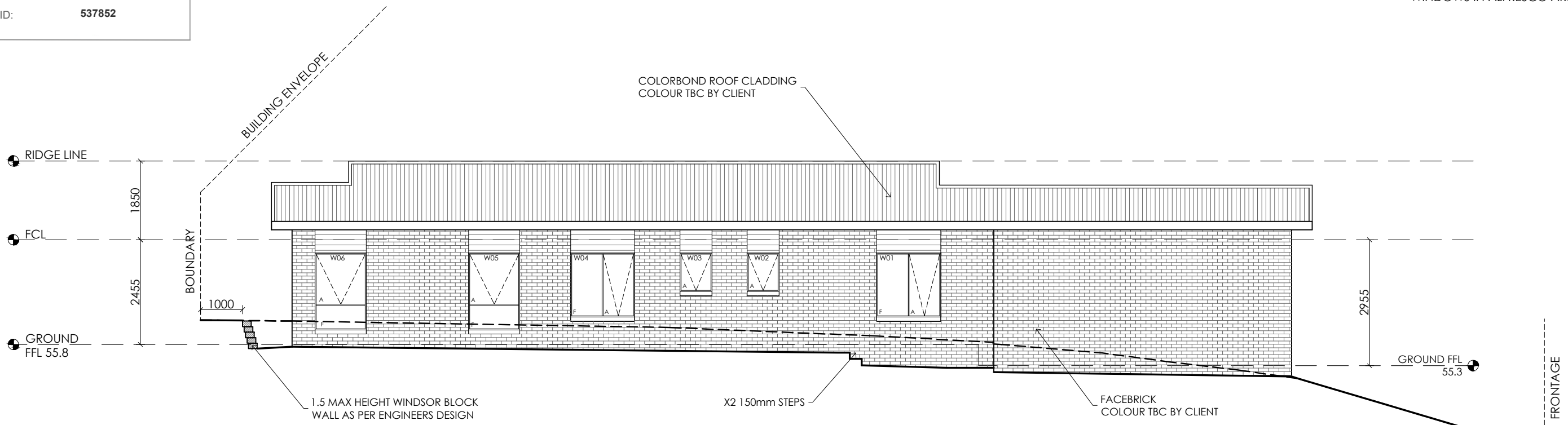
PROJECT: **PROPOSED RESIDENCE**

CLIENT: **BRYCE RICHARDSON**

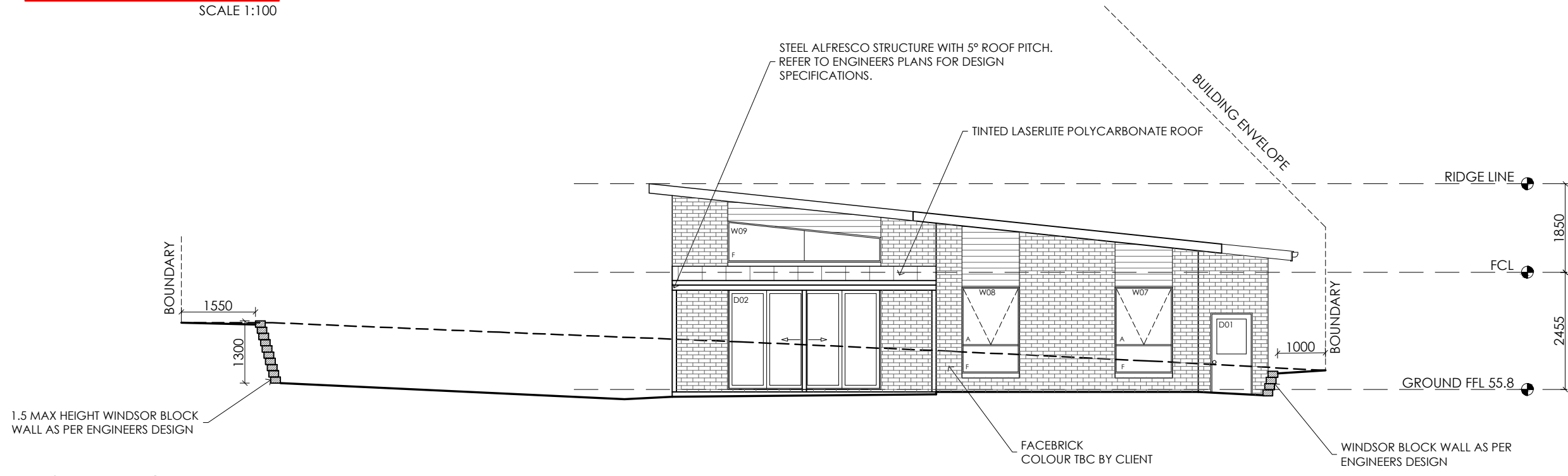
LOCATION: **(LOT 115) 11 MOONBEAM PLACE, ULVERSTONE TASMANIA, 7315**

DRAWING TITLE: ELEVATIONS 1 of 2	
JOB NO: RICHARDSON	
DRAWN BY: R.J	SCALE: 1:100 @ A3
CHECKED BY: R.J	ISSUE: BA

DRAWING NO:
A05
 / A07



SOUTH ELEVATION
 SCALE 1:100



EAST ELEVATION
 SCALE 1:100



70 TUGRAH RD
DEVONPORT, TASMANIA
AUSTRALIA, 7310

LICENSED DESIGNER: ROBERT JETSON #409212438
 PH: 03 6424 6325
 EMAIL: draffing@rfsprojects.com.au

REV:	DESCRIPTION:	DATE:
A	PLANNING APPROVAL	17.11.2025

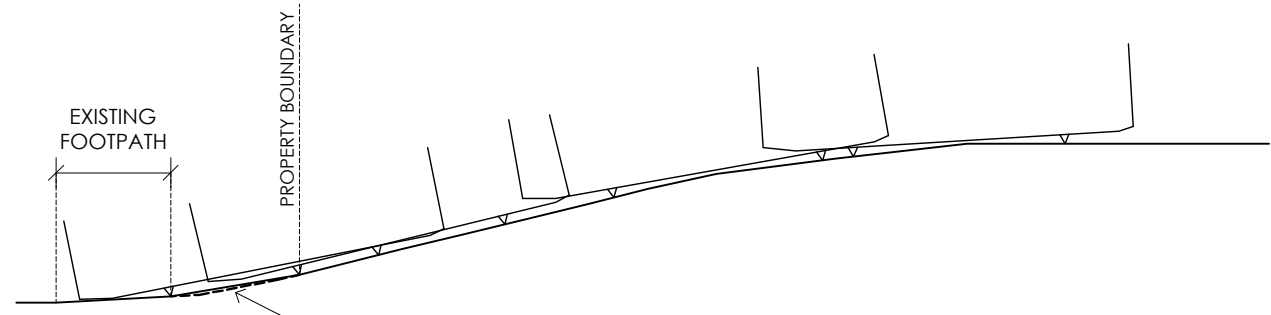
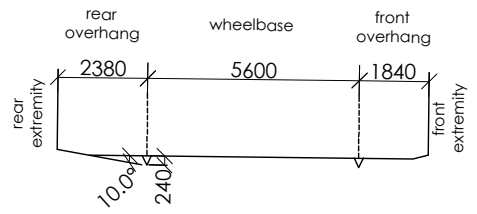
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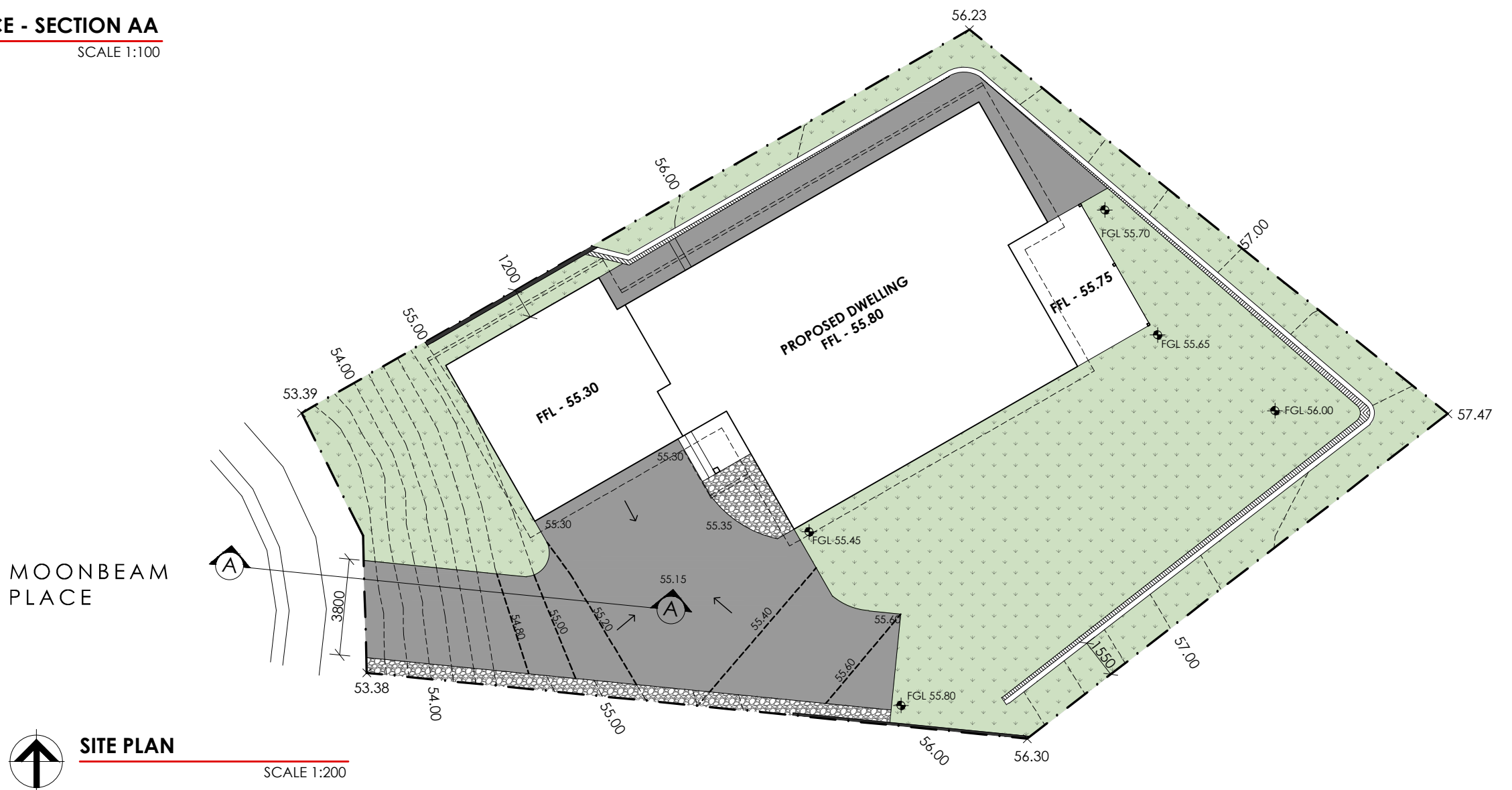
PROJECT: **PROPOSED RESIDENCE**
 CLIENT: **BRYCE RICHARDSON**
 LOCATION: **(LOT 115) 11 MOONBEAM PLACE, ULVERSTONE TASMANIA, 7315**

DRAWING TITLE: ELEVATIONS 2 of 2		
JOB NO: RICHARDSON		
DRAWN BY: R.J	SCALE: 1:100 @ A3	ISSUE: BA
CHECKED BY: R.J		

DRAWING NO:
A06
 / A07



B85 VEHICLE GROUND CLEARANCE - SECTION AA
 SCALE 1:100



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	LICENSED DESIGNER: ROBERT JETSON #409212438 PH: 03 6424 6325 EMAIL: draffing@rfsprojects.com.au		A PLANNING APPROVAL 17.11.2025			JOB NO: RICHARDSON	DRAWN BY: R.J. SCALE: VARIES @ A3		CHECKED BY: R.J. ISSUE: BA

NOTES:

1. GENERAL

- 1.1 ALL DIMENSIONS SHALL BE CHECKED ON SITE PRIOR TO COMMENCING CONSTRUCTION.
- 1.2 CHECK ARCHITECTURAL, MECHANICAL, ELECTRICAL AND DRAWINGS FOR OTHER SERVICES FOR PENETRATIONS AND CAST-IN ITEMS.

2. SITE

- 2.1 FLOOR SLAB AREAS TO BE STRIPPED OF ALL VEGETATION, TOP SOIL AND SOFT MATERIAL.
- 2.2 FILL TO BE APPROVED GRAVEL PROPERLY COMPACTED IN HORIZONTAL LAYERS NO EXCEEDING 150mm LOOSE THICKNESS.
- 2.3 ALL FOOTINGS TO BE FOUNDED IN FIRM NATURAL GROUND. MINIMUM FOUNDING DEPTH TO BE 300mm BELOW NATURAL SURFACE UNLESS OTHERWISE NOTED.
- 2.4 FINISHED GROUND LEVELS AROUND BUILDING TO BE MINIMUM 100mm BELOW GROUND FLOOR SLAB AND GRADE AWAY FROM BUILDING FOR A MINIMUM DISTANCE OF 1500mm.

3. CONCRETE

- 3.1 CONCRETE CONSTRUCTION TO BE IN ACCORDANCE WITH AS3600
- 3.2 UNLESS NOTED OTHERWISE CONCRETE TO BE GRADE N25 (28 DAY COMPRESSIVE STRENGTH OF 25MPa) 80mm SLUMP AND 20mm MAXIMUM AGGREGATE SIZE. CONCRETE TO BE PRE-MIXED IN ACCORDANCE WITH AS1379.
- 3.3 CHLORINE BASED ADMIXTURES ARE NOT TO BE USED.
- 3.4 MECHANICALLY VIBRATE CONCRETE IN THE FORM TO GIVE MAXIMUM COMPACTION, WITHOUT SEGREGATION OF THE CONCRETE.
- 3.5 MOIST CURE CONCRETE FOR A MINIMUM OF 7 DAYS.

4. REINFORCEMENT.

- 4.1 SYMBOLS ON DRAWINGS FOR GRADE AND TYPE OF REINFORCEMENT:
 - N - BHP TEMPCORE GRADE 500N DEFORMED BAR TO AS4671
 - R - GRADE 250R HOT-ROLLED PLAIN ROUND BAR TO AS4671
 - L - HARD DRAWN WIRE REINFORCING FABRIC GRADE 500 TO AS4671
 - TM - TRENCH MESH - AS FOR 'L'
- 4.2 REINFORCEMENT IS REPRESENTED DIAGRAMMATICALLY AND NOT NECESSARILY IN TRUE PROJECTION.
- 4.3 REINFORCEMENT TO BE FABRICATED TO WITHIN TOLERANCES SPECIFIED BY AS3600
- 4.4 UNLESS NOTED OTHERWISE CONCRETE COVER TO REINFORCEMENT TO BE:
 - FOOTINGS: 40mm
 - SLAB ON GROUND 25mm
 - INTERIOR COLUMNS, BEAMS AND SUSPENDED SLABS 20mm
 - PATIOS AND EXTERIOR MEMBERS 40mm
- 4.5 BARS ARE TO BE SUPPORTED AT 2m MAX. CENTRES AND FABRIC SUPPORTED AT 800mm MAX. CENTRES EACH WAY.

5. MASONRY:

- 5.1 ARTICULATION JOINTS HAVE BEEN PROVIDED AT LOCATIONS SHOWN BY <. JOINTS ARE GENERALLY ALONGSIDE DOORS, WINDOWS AND CHANGES IN WALL HEIGHT AND DIRECTION.
- 5.2 BRICK TIES SHALL BE STAINLESS STEEL.
- 5.3 CONCRETE BLOCKS TO BE GRADE 15. CONCRETE FILLING FOR BLOCKWORK TO BE GRADE20, 200-250mm SLUMP, 10mm MAXIMUM AGGREGATE SIZE. PROVIDE TEMPORARY PROPPING TO LINTELS FOR 14 DAYS.

6. STEELWORK

- 6.1 ALL STEEL FRAME WORK SHALL BE POWER BRUSH CLEANED AND PAINTED WITH 2 COAT OF ZINC PHOSPHATE, UNLESS NOTED OTHERWISE
- 6.2 ALL STEEL SHALL BE GRADE C350
- 6.3 ALL BOLTS SHALL BE M16 8.8/S UNLESS NOTED OTHERWISE
- 6.4 ALL PLATES SHALL BE 8mm PL. UNLESS NOTED OTHERWISE
- 6.5 ALL WELDS SHALL BE 6 C.F.W. UNLESS NOTED OTHERWISE
- 6.6 ALL WORK SHALL COMPLY WITH THE RELEVANT AUSTRALIAN STANDARDS.

DESIGN INFORMATION:

- BUILDING DESIGNER: RFS PROJECTS
- REFERENCE DRAWINGS: RICHARDSON (A00-A05)
- SOIL CLASSIFICATION: N/A
- DESIGN WIND CATEGORY: N/A
- BUSHFIRE PRONE AREA BUSHFIRE ATTACK LEVEL: (by others)
- ALPINE AREA DESIGNATION: N/A
- LAND TITLE REFERENCE: 182309/115

DRAWING INDEX:

- 00 GENERAL NOTES, DRAWING INDEX & DESIGN INFORMATION
- G01 SITE PLAN
- S01 RETAINING WALL DETAILS

Received: **17/11/2025**
Application No: **DA2025221**
Doc ID: **537851**

Mr. Jonathon Mulcahy
BE (Civil) MIEAust CPEng NER
Signature
Accredited Building Practitioner
Licence No. 430733550

REV:	DESCRIPTION:	BY:	DATE:
STATUS: PLANNING			

**CIVILVISION CONSULTING**
CREATIVE ENGINEERING
20b Loone Lane
Spreyton TAS 7310
Mob: 0412 439 184
ABN: 66 644 575 468
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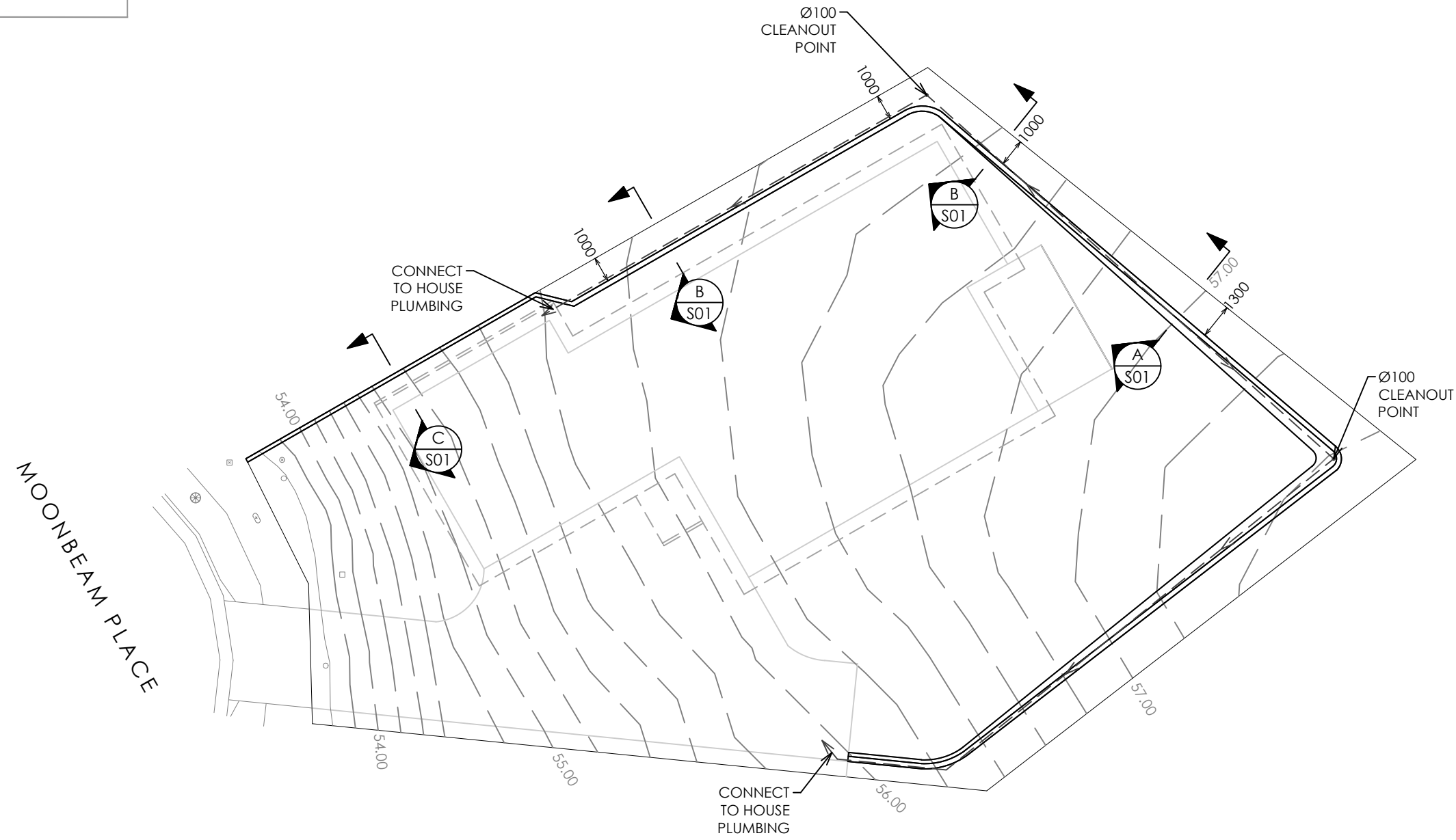
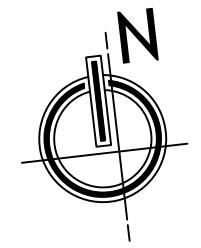
PROJECT:
**NEW RESIDENCE
11 MOONBEAM PL, ULVERSTONE**

CLIENT:
BRYCE RICHARDSON

DRAWING TITLE: GENERAL NOTES, DRAWING INDEX & DESIGN INFORMATION			
SCALE AT A3: NONE	DATE: 03/10/2025	DRAWN: MS	CHECKED: JM
PROJECT NO: 25193	DRAWING NO: 00	REVISION: 0	

CENTRAL COAST COUNCIL
CENTRAL COAST COUNCIL
LAND USE PLANNING

Received: 17/11/2025
 Application No: DA2025221
 Doc ID: 537851



SITE PLAN
 SCALE 1:200

DESIGN NOTE:
 THIS SLAB HAS BEEN DESIGNED FOR ROOF LOADS TO BE SUPPORTED ON EXTERNAL WALLS AND INTERNAL WALLS WHERE SHOWN.
 ADVISE DESIGN ENGINEER IF ROOF LOADS ARE TO BE SUPPORTED ON OTHER INTERNAL WALLS OR COLUMNS.

Mr. Jonathon Mulcahy
 BE (Civil) MIEAust CPEng NER
 Signature:
 Accredited Building Practitioner
 Licence No. 430733550

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STATUS: PLANNING			

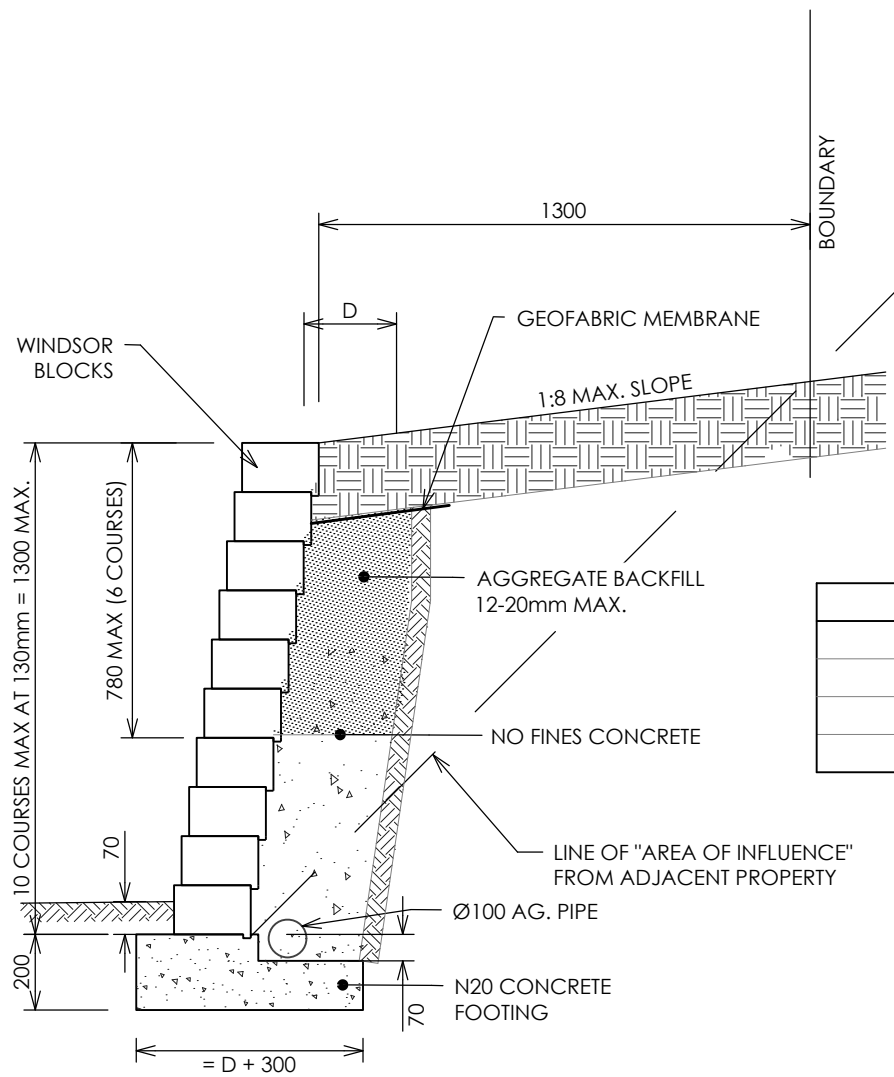
 20b Loone Lane
 Spreyton TAS 7310
 Mob: 0412 439 184
CIVILVISION CONSULTING
 CREATIVE ENGINEERING ABN: 66 644 575 468
 info@civilvisionengineering.com

PROJECT:
 NEW RESIDENCE
 11 MOONBEAM PL, ULVERSTONE

CLIENT:
 BRYCE RICHARDSON

DRAWING TITLE:
 SITE PLAN

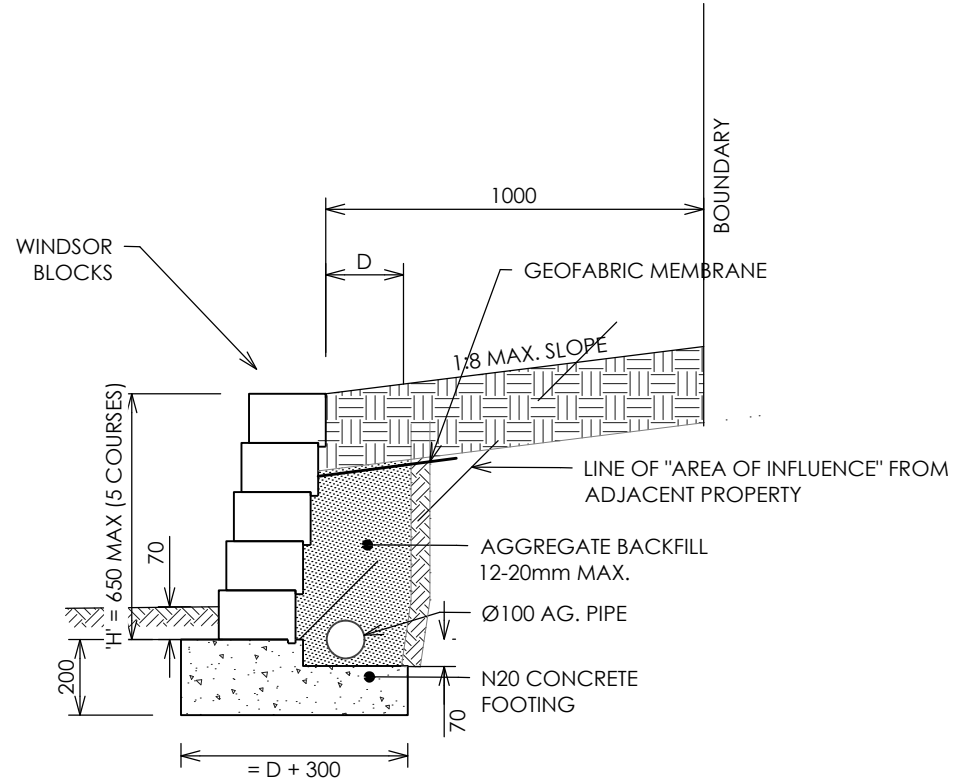
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1:200	03/10/2025	MS	JM
PROJECT NO:	DRAWING NO:	REVISION:	
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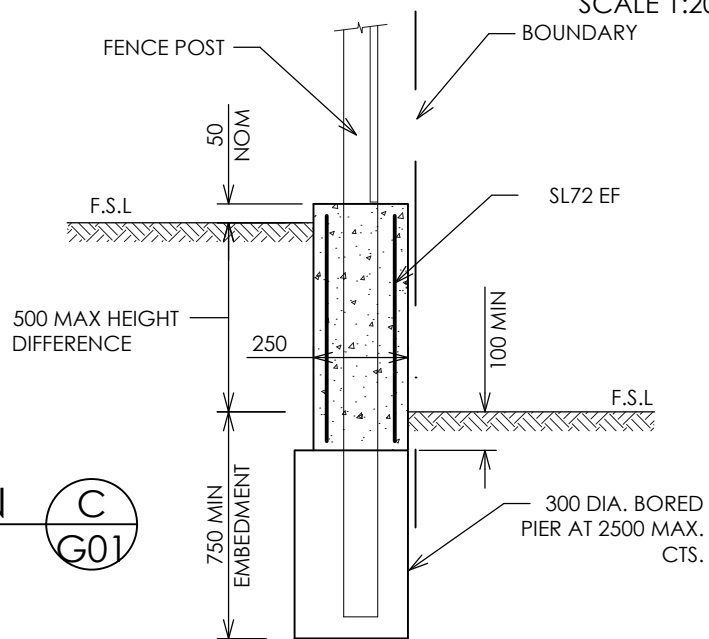
SECTION A
 SCALE 1:20
 G01

TABLE 1

WALL HEIGHT, H	INFILL DEPTH, D
1500	750
1400	650
1200	550
<1000	350



SECTION B
 SCALE 1:20
 G01



SECTION C
 SCALE 1:20
 G01

Mr. Jonathon Mulcahy
 BE (Civil) MIEAust CPEng NER
 Signature: _____
 Accredited Building Practitioner
 Licence No. 430733550

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PROJECT:
 NEW RESIDENCE
 11 MOONBEAM PL, ULVERSTONE

CLIENT:
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DRAWING TITLE:
 RETAINING WALL DETAILS

SCALE AT A3:	DATE:	DRAWN:	CHECKED:
AS SHOWN	03/10/2025	MS	JM
PROJECT NO:	DRAWING NO:	REVISION:	
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