
Application for Planning

S.57 Land Use Planning and Approvals Act 1993

The following application has been received:

Application No.: **DA2025233**

Location: **9 Ronroy Place, West Ulverstone**

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

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 16 January 2026

Date of Notification: **20 December 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.auwww: 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: 02/10/2025

Application No: DA2025233

Doc ID: 533047

Office use only:

Zone:

Permit Pathway – NPR/Permitted/Discretionary

Use or Development Site:

Site Address

9 Ronroy Place, West Ulverstone

Certificate of
Title Reference

186533/5

Land Area

1288m2

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)

Samuel

Middle Names(s)

Tory

Surname(s)

Morton

Company name (if applicable)

Seward

Postal Address:

9 Ronroy Place, West Ulverstone

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).

Proposed Residence & Shed

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

\$ 420,000 Estimate/ Actual

Total floor area of the development 336m²

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 02/10/2025

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 02/10/2025

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

 CENTRAL COAST COUNCIL LAND USE PLANNING	
Received:	02/10/2025
Application No:	DA2025233
Doc ID:	533045

SEARCH OF TORRENS TITLE

VOLUME	FOLIO
186533	5
EDITION	DATE OF ISSUE
3	08-Aug-2025

SEARCH DATE : 25-Aug-2025

SEARCH TIME : 09.16 AM

DESCRIPTION OF LAND

Town of ULVERSTONE
 Lot 5 on Sealed Plan [186533](#)
 Derivation : Part of Lot 2, 13A-1R-6P (Sec. Xx) Gtd. to Hubert Allan Nichols
 Prior CT [156134/2](#)

SCHEDULE 1

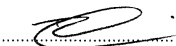
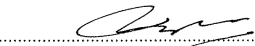

[N268783](#) TRANSFER to SAMUEL GREGORY MORTON and TORY SEWARD
 Registered 08-Aug-2025 at noon

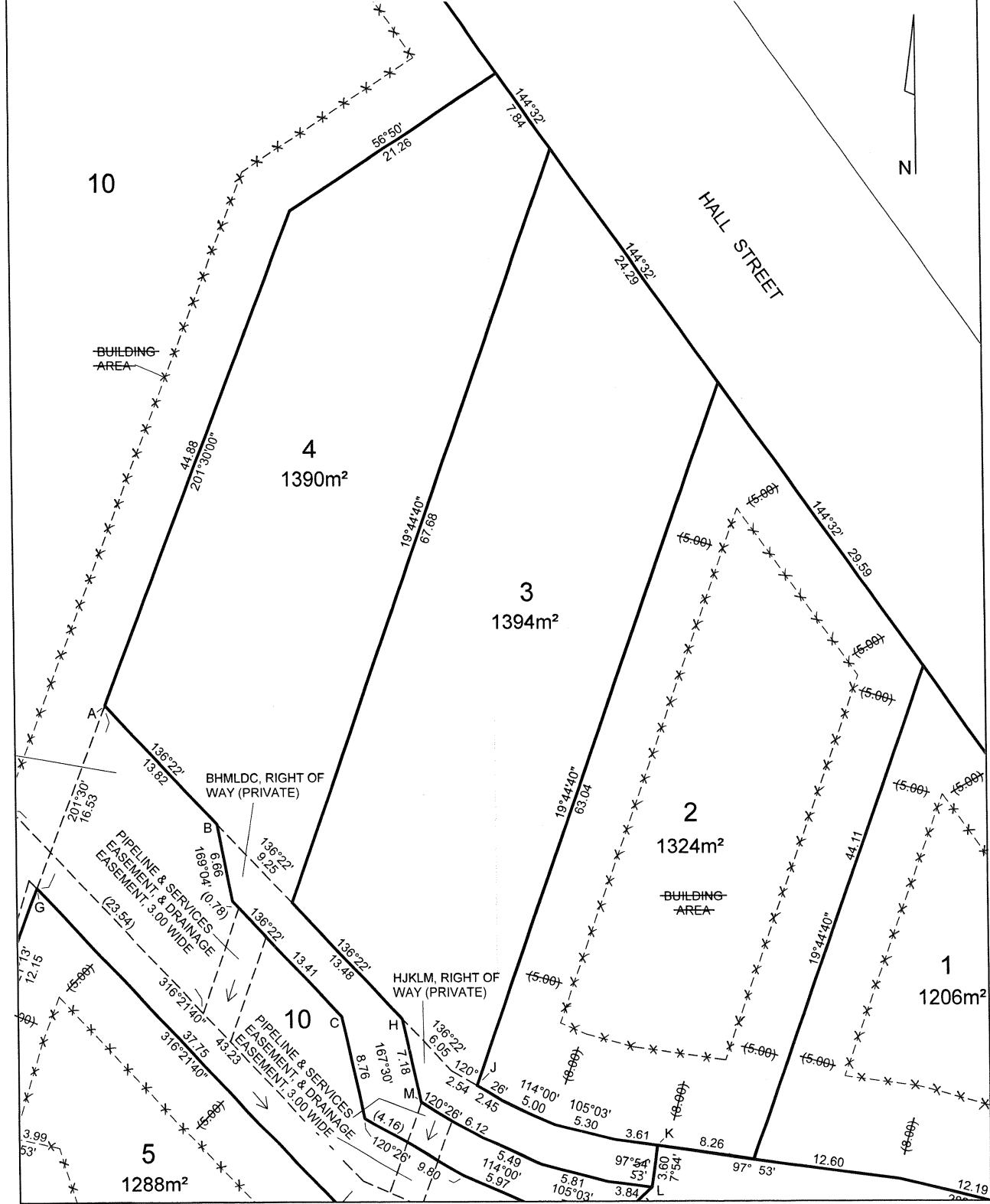
SCHEDULE 2

Reservations and conditions in the Crown Grant if any
[SP186533](#) COVENANTS in Schedule of Easements
[SP186533](#) FENCING PROVISION in Schedule of Easements
[SP142664](#) & [SP156134](#) COVENANTS in Schedule of Easements
[SP142664](#) & [SP156134](#) FENCING COVENANT in Schedule of Easements
[E421789](#) MORTGAGE to Commonwealth Bank of Australia
 Registered 08-Aug-2025 at 12.01 PM

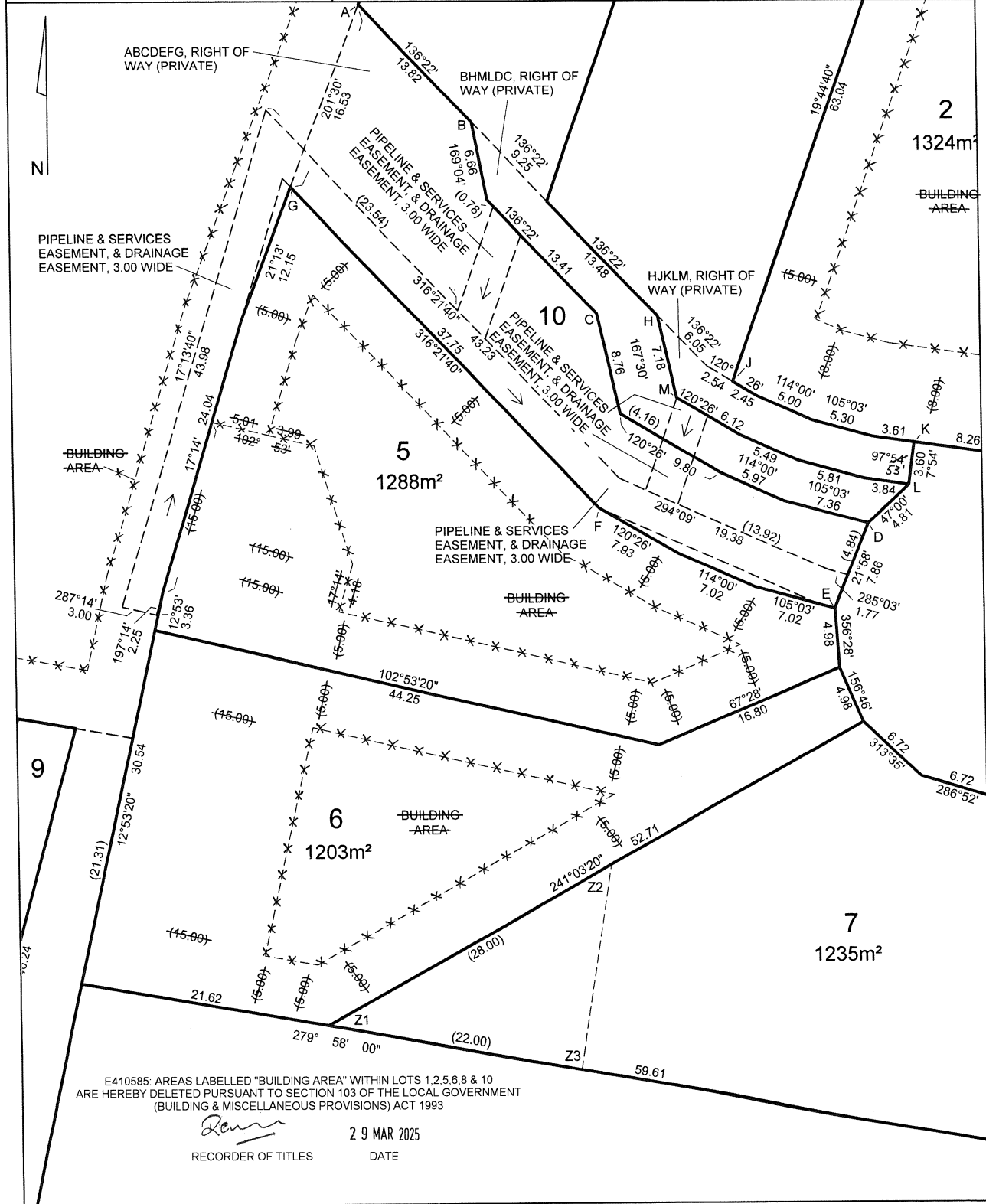
UNREGISTERED DEALINGS AND NOTATIONS

NOTICE: This folio is affected as to amended covenants pursuant to Request to Amend No. E410585 made under Section 103 of the Local Government (Building and Miscellaneous Provisions) Act 1993. Search Sealed Plan No. [186533](#) Lodged by DEBBIE HUTTON PL on 27-Feb-2025 BP: E410585

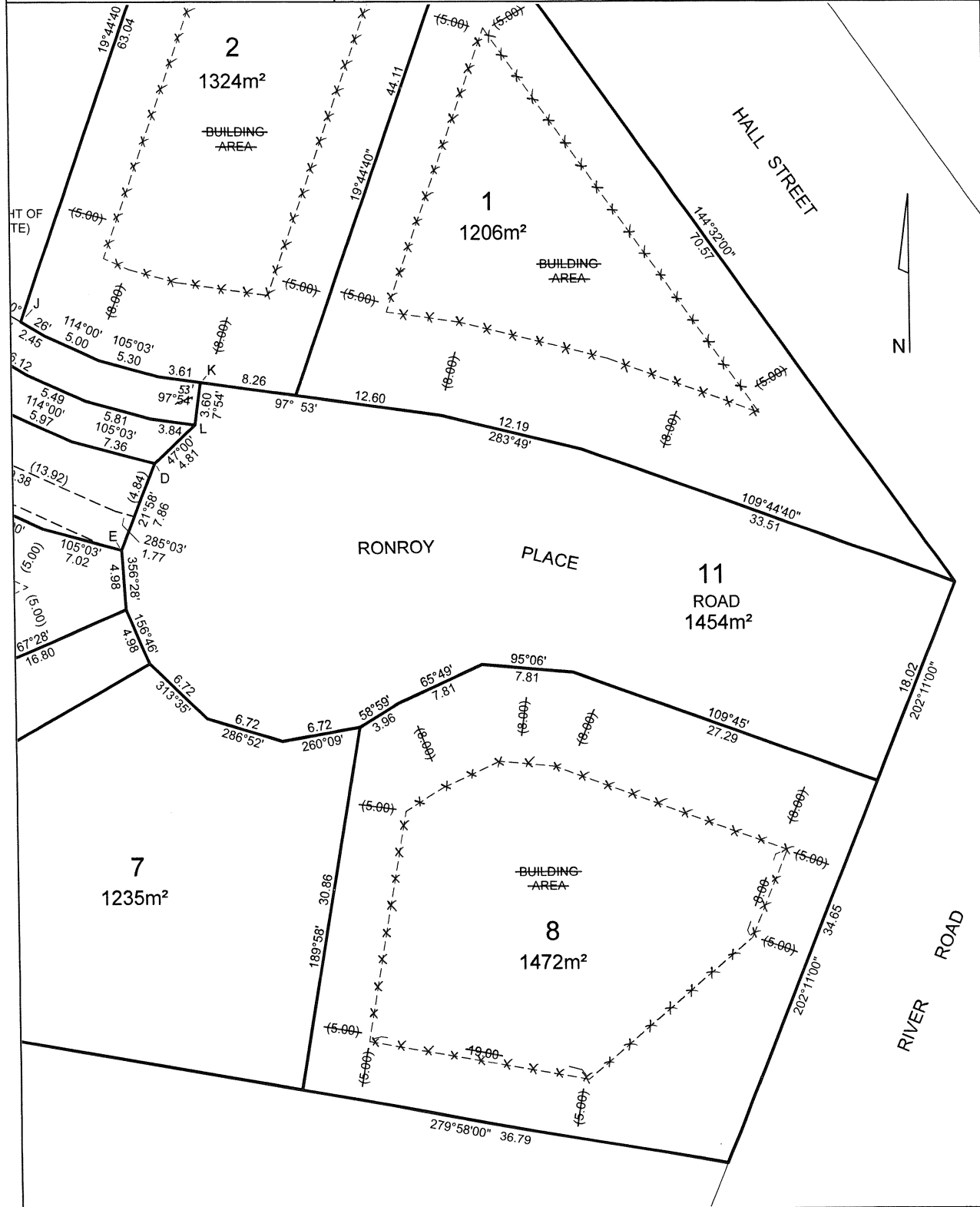
<p>PLAN OF SURVEY ANNEXURE SHEET SHEET 1 OF 3 SHEETS</p>	<p>OWNER: RHONDA HOBBS FOLIO REFERENCE: 156134/2 SCALE 1:300 LENGTH IN METRES</p>	<p>Registered Number SP 186533</p>
<p>SIGNED FOR IDENTIFICATION PURPOSES  Council Delegate <u>20/02/2024</u> Date</p>	<p>THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN.  Registered Land Surveyor <u>2/2/2024</u> Date</p>	<p>APPROVED EFFECTIVE FROM <u>8 APR 2024</u>  Recorder of Titles</p>



<p>PLAN OF SURVEY ANNEXURE SHEET SHEET 2 OF 3 SHEETS</p>	<p>OWNER: RHONDA HOBBS FOLIO REFERENCE: 156134/2 SCALE 1:300 LENGTH IN METRES</p>	<p>Registered Number SP 186533</p>
<p>SIGNED FOR IDENTIFICATION PURPOSES Council Delegate Date <u>29.03.2024</u></p>	<p>THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN. Registered Land Surveyor Date <u>2/2/24</u></p>	<p>APPROVED EFFECTIVE FROM <u>- 8 APR 2024</u> Recorder of Titles</p>



<p>PLAN OF SURVEY ANNEXURE SHEET</p> <p>SHEET 3 OF 3 SHEETS</p>	<p>OWNER: RHONDA HOBBS</p> <p>FOLIO REFERENCE: 156134/2</p> <p>SCALE 1:300 LENGTH IN METRES</p>	<p>Registered Number</p> <p>SP 186533</p>
<p>SIGNED FOR IDENTIFICATION PURPOSES</p> <p><i>[Signature]</i> 29.02.2024 Council Delegate Date</p>	<p>THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN.</p> <p><i>[Signature]</i> 2/2/24 Registered Land Surveyor Date</p>	<p>APPROVED EFFECTIVE FROM - 8 APR 2024</p> <p><i>[Signature]</i> Recorder of Titles</p>



CENTRAL COAST COUNCIL LAND USE PLANNING	
Received:	02/10/2025
Application No:	DA2025233
Doc ID:	533044

SCHEDULE OF EASEMENTS	Registered Number
NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	SP 186533

PAGE 1 OF 7 PAGES
6

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 3 is together with a Drainage Easement as defined herein over the land marked DRAINAGE EASEMENT 3.00 WIDE passing through Lots 4 and 10 on the plan

Lot 3 is together with a right of carriageway over the RIGHT OF WAY (PRIVATE) marked BHMLDC on Lot 4 on the plan and a right of carriageway over the RIGHT OF WAY (PRIVATE) marked ABCDEFG on Lot 10 on the plan

Lot 4 is together with a Drainage Easement as defined herein over the land marked DRAINAGE EASEMENT 3.00 WIDE passing through Lot 10 on the plan

Lot 4 is together with a right of carriageway over the RIGHT OF WAY (PRIVATE) marked HJKLM on Lot 3 on the plan and a right of carriageway over the RIGHT OF WAY (PRIVATE) marked ABCDEFG on Lot 10 on the plan

Lot 4 is subject to a Drainage Easement as defined herein (appurtenant to Lot 3 on the plan) over the land marked DRAINAGE EASEMENT 3.00 WIDE passing through that lot on the plan

Lot 4 is subject to a Pipeline & Services Easement in gross as defined herein (in favour of TasWater) over the land marked PIPELINE & SERVICES EASEMENT, & DRAINAGE EASEMENT, 3.00 WIDE ("the Easement Land") passing through that lot on the plan

Lot 9 is together with a Right of Service (as defined herein) over the land marked POWERLINE & COMMUNICATION CABLE EASEMENT 2.00 WIDE (SP142664) passing through Lot 1 on SP142664

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: Rhonda Hobbs FOLIO REF: 156134/2 SOLICITOR & REFERENCE: Blackwood Beattie Legal ABB 23-010	PLAN SEALED BY: Central Coast Council DATE: 29-02-2024 DA2022133 REF NO. Council Delegate
<p>NOTE: The Council Delegate must sign the Certificate for the purposes of identification.</p>	

<p>ANNEXURE TO SCHEDULE OF EASEMENTS</p> <p>PAGE 2 OF 3 PAGES 6</p>	<p>Registered Number</p> <p>SP 186533</p>
<p>SUBDIVIDER: Rhonda Hobbs FOLIO REFERENCE: 156134/2</p>	

Lot 9 is subject to a Right of Service (as defined herein) (appurtenant to Lot 10 on the plan) over the land marked POWERLINE & COMMUNICATION CABLE EASEMENT 2.00 WIDE passing through that lot on the plan

Lot 9 is together with a right of carriageway over the land marked RIGHT OF WAY (PRIVATE) on Lot 10 on the plan

Lot 9 is together with a right of drainage over the land marked DRAINAGE EASEMENT passing through Lot 10 on the plan

Lot 9 is together with a Services Easement as defined herein over the land marked SERVICES EASEMENT passing through Lot 10 on the plan

Lot 9 is subject to a right of carriageway (appurtenant to Lot 10 on the plan) over the RIGHT OF WAY (PRIVATE) shown marked on that lot on the plan

Lot 9 is subject to a right of drainage (appurtenant to Lot 10 on the plan) over the land marked DRAINAGE EASEMENT passing through that lot on the plan

Lot 9 is subject to a Services Easement as defined herein (appurtenant to Lot 10 on the plan) over the land marked SERVICES EASEMENT passing through that lot on the plan

Lot 10 is together with a Right of Service (as defined herein) over the land marked POWERLINE & COMMUNICATION CABLE EASEMENT 2.00 WIDE passing through Lot 9 on the plan and over the land marked POWERLINE & COMMUNICATION CABLE EASEMENT 2.00 WIDE (SP142664) passing through Lot 1 on SP142664

Lot 10 is together with a right of carriageway over the land marked RIGHT OF WAY (PRIVATE) on Lot 9 on the plan

Lot 10 is together with a right of drainage over the land marked DRAINAGE EASEMENT passing through Lot 9 on the plan

Lot 10 is together with a Services Easement as defined herein over the land marked SERVICES EASEMENT passing through Lot 9 on the plan

Lot 10 is subject to a right of carriageway (appurtenant to Lot 9 on the plan) over the land marked RIGHT OF WAY (PRIVATE) on that lot on the plan


Rhonda Hobbs

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 4 PAGES 6</p>	<p>Registered Number</p> <p>SP 186533</p>
<p>SUBDIVIDER: Rhonda Hobbs FOLIO REFERENCE: 156134/2</p>	

Lot 10 is subject to a right of drainage (appurtenant to Lot 9 on the plan) over the land marked DRAINAGE EASEMENT passing through that lot on the plan

Lot 10 is subject to a Services Easement as defined herein (appurtenant to Lot 9 on the plan) over the land marked SERVICES EASEMENT passing through that lot on the plan

Lot 10 is subject to a Drainage Easement as defined herein (appurtenant to Lot 3 on the plan) over the land marked DRAINAGE EASEMENT 3.00 WIDE passing through that lot on the plan

Lot 10 is subject to a Drainage Easement as defined herein (appurtenant to Lot 4 on the plan) over the land marked DRAINAGE EASEMENT 3.00 WIDE passing through that lot on the plan

Lot 10 is subject to a right of drainage in gross (in favour of Central Coast Council) over the land marked DRAINAGE EASEMENT 3.00 WIDE passing through that lot on the plan

Lot 10 is subject to Pipeline & Services Easements in gross as defined herein (in favour of TasWater) over the land marked PIPELINE & SERVICES EASEMENT, & DRAINAGE EASEMENT, 3.00 WIDE ("the Easement Land") passing through that lot on the plan

EASEMENTS CONTINUED ON PAGE 6

Covenants

1. Each Lot on the plan is subject to the covenants created by and more fully set forth in SP156134

~~2. The owners of Lots 1, 2, 5, 6, 8 and 10 on the Plan covenants with the Central Coast Council to the intent that the burden of these covenants shall run with and bind the covenantors lot and every part thereof to observe the following stipulation -~~

~~& the benefit shall be in favour of the said Central Coast Council~~

~~(a) Not to construct any dwelling including any outbuildings outside the area marked "BUILDING AREA" shown marked on each Lot.~~

Restrictive covenant 2, hereon deleted by me pursuant to Request to Amend No. E410585 made under Section 103 of the Local Government (Building & Miscellaneous Provisions) Act 1993



Recorder of Titles


29 MAR 2025
Date

Fencing Provision

In respect to the lots on the plan the Vendor, Rhonda Hobbs, shall not be required to fence.

Interpretation

"Right of Service" means the full free right and liberty for Telstra Corporation Limited and Aurora Energy Pty Ltd, their servants and agents to enter upon the strip of land marked "Powerline & Communication Cable Easement 2.00 Wide" on the plan to inspect, maintain, repair and amend the telecommunication and electricity infrastructure under the surface of the land provided that the rights granted are exercised in the proper manner so as to cause as little inconvenience as possible and to do as little damage as practicable to the said land.



Rhonda Hobbs

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<p>ANNEXURE TO SCHEDULE OF EASEMENTS</p> <p>PAGE 4 OF 6 PAGES</p>	<p>Registered Number</p> <p>SP 186533</p>
<p>SUBDIVIDER: Rhonda Hobbs FOLIO REFERENCE: 156134/2</p>	

“Drainage Easement” means the right for the proprietor of the dominant tenement at any time with others and machinery to enter upon the land marked “DRAINAGE EASEMENT 3.00 WIDE” on the plan:

- (a) to lay and maintain pipes, pumps, drains, mains, channels, gutters along and under the surface of the said land; and
- (b) to inspect, maintain, repair and amend the said infrastructure for the purpose of conveying water and sewerage; and
- (c) to ensure that the rights granted are exercised in a proper manner so as to cause as little inconvenience as possible and to do as little damage as practicable to the said land.

“Services Easement” means the right for the proprietor of the dominant tenement at any time with others and machinery to enter upon the land marked “Services Easement” on the plan:

- (a) to lay and maintain pipes, pumps, drains, mains, channels, gutters along and under the surface of the said land; and
- (b) to lay and maintain electrical power lines and telecommunications cables through and under the surface of the said land; and
- (c) to inspect, maintain, repair and amend the said infrastructure for the purpose of conveying water, stormwater, sewerage, electricity and telecommunications; and
- (d) to ensure that the rights granted are exercised in a proper manner so as to cause as little inconvenience as possible and to do as little damage as practicable to the said land.

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

“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


Rhonda Hobbs

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ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 5 OF 6 PAGES	Registered Number SP 186533
SUBDIVIDER: Rhonda Hobbs FOLIO REFERENCE: 156134/2	

any of the preceding activities TasWater may with or without employees, contractors, agents and any other persons authorised by it, and with or without machinery, vehicles, plant and equipment enter the Lot from the highway at any vehicle entry and cross the Lot to the Easement Land; and

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


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

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

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

Signed by the said RHONDA HOBBS)
 being the registered proprietor of Folio)
 of the Register Volume 156134 Folio 2)
 in the presence of:)


 Rhonda Hobbs

Witness Signature:  FRANCIS * JONES # 1865 12.2.2024
 Witness Name: CLIFFORD * JONES
 Witness Address: 2 MAXWELL ST ULVERSTONE 7315
 Witness Occupation: REFRIGERATION TECH.

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.

* Andrea Louise Blackwood-Beattie
 Solicitor for the Registered Proprietor

<p>ANNEXURE TO SCHEDULE OF EASEMENTS</p> <p>PAGE 6 OF 6 PAGES</p>	<p>Registered Number</p> <p>SP 186533</p>
<p>SUBDIVIDER: Rhonda Hobbs FOLIO REFERENCE: 156134/2</p>	

* ~~10/6~~ 4.4.2024

Lot 3 on the Plan is subject to a right of carriageway (appurtenant to Lots 4 & 10 on the Plan) over the land marked RIGHT OF WAY (PRIVATE) HJKLM on the Plan

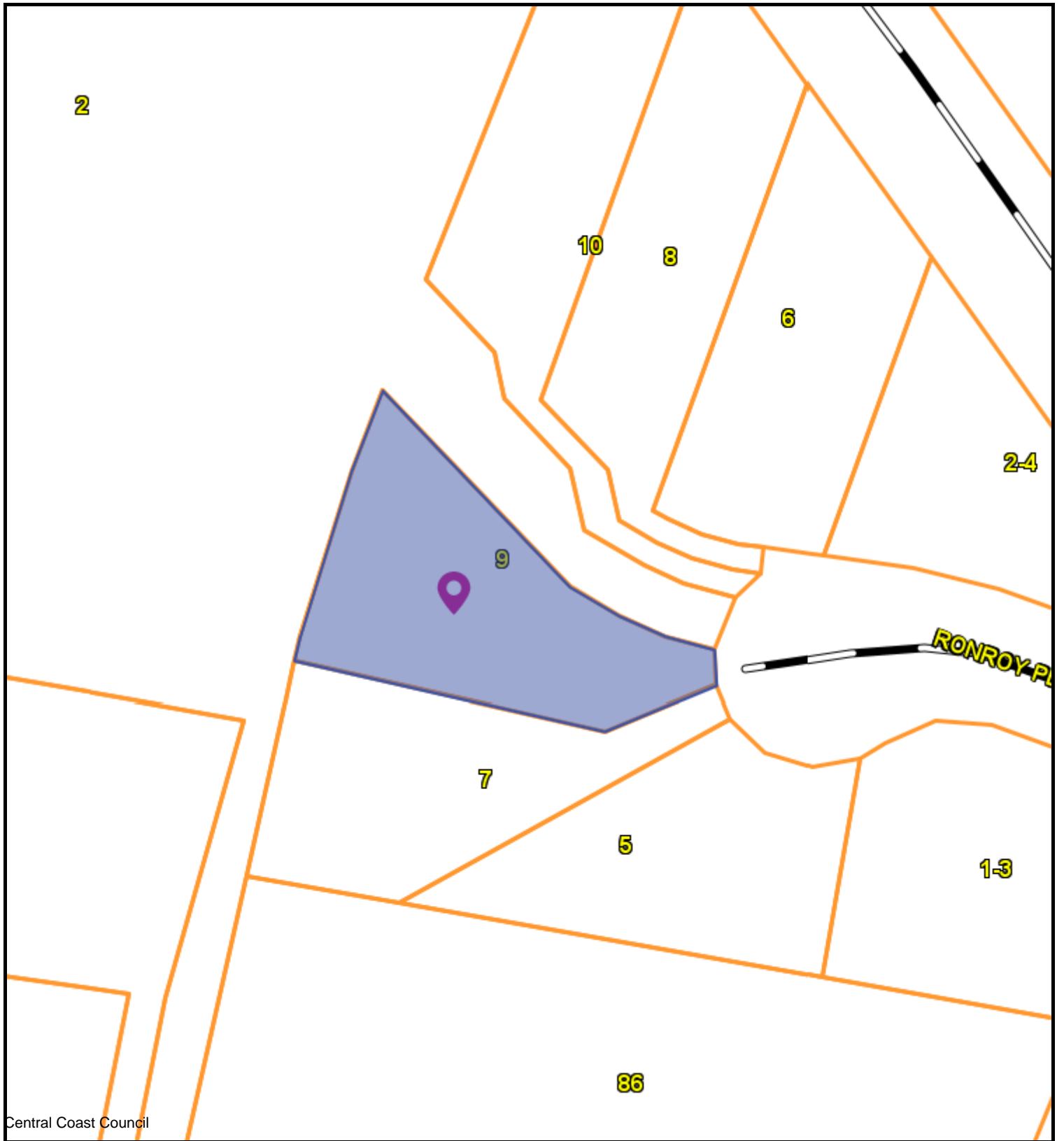
Lot 4 on the Plan is subject to a right of carriageway (appurtenant to Lots 3 & 10 on the Plan) over the land marked RIGHT OF WAY (PRIVATE) BHMLDC on the Plan

Lot 10 on the Plan is together with a right of carriageway over the land marked RIGHT OF WAY (PRIVATE) HJKLM on Lot 3 on the Plan and a right of carriageway over the land marked RIGHT OF WAY (PRIVATE) BHMLDC on Lot 4 on the Plan

Lot 10 on the Plan is subject to a right of carriageway (appurtenant to Lots 3 & 4 on the Plan) over the land marked RIGHT OF WAY (PRIVATE) ABCDEFG on the Plan

* Andrea Louise Blackwood-Beattie
Solicitor for the Registered Proprietor

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Central Coast Council



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



18-Dec-2025

**9 RONROY PLACE,
 WEST ULVERSTONE
 DA2025233**

IMPORTANT

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

Disclaimer

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

20 m

Scale =
1:737.100

Our Reference No. L250524
Council Reference No. DA2025211
Date 7 October 2025



PO BOX 8035,
TREVALLYN 7250

LAUNCESTON
(03) 6709 8116
156 GEORGE STREET, 7250

HOBART
(03) 6227 7968
REAR STUDIO
132 DAVEY STREET, 7000
INFO@NOVALAND.COM.AU
ABN 60 675 014 356

PO Box 220
19 King Edward Street
Ulverstone
Tasmania 7315

CENTRAL COAST COUNCIL LAND USE PLANNING	
Received:	9/10/2025
Application No:	DA2025233
Doc ID:	533582

Via Email: admin@centralcoast.tas.gov.au

RE: Response to Request for Information - DA2025233 – Residential – Single Dwelling & Shed - 9 Ronroy Place, West Ulverstone

Dear Planning Authority,

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

1. Clause 10.4.3 – Setback

Response to P2.

The site presents no significant topographical constraints, with only a slight fall toward the south-eastern corner. This gentle gradient does not influence the siting of the dwelling.

The lot is irregular in shape, featuring an access handle that opens into the main portion of the site. This configuration results from the property's position at the end of a cul-de-sac with access from the north and naturally restricts the overall buildable area significantly within the acceptable solutions. The proposed siting would readily be expected with a site of this shape and size.

As the area forms part of a developing subdivision, there is currently no established pattern or precedent for dwelling positioning, particularly among lots of similar configuration at the head of a cul-de-sac. The closest existing building is a shed located at 2 Maxwell Street, approximately 4m from its nearest boundary on a significantly larger 'lifestyle' lot.

The proposed dwelling will have a modest overall height of approximately 4m from existing ground level, 2m from the northern boundary, resulting in a low-profile built form that minimises visual bulk and impact. In addition the dwelling incorporates variation in materials and articulation to providing visual interest and reduce perceived massing.

The existing shed has a ridge height of 5.26m and an eave height of approximately 4.2m at its closest point to the western boundary. Which although it is taller than the dwelling, it is not significantly overbearing or inconsistent with other residential outbuildings in the area. The gable roof is oriented north-south, meaning the height transitions from 4.2m at the eave on the western side of the structure to 5.26m at the ridge at about 7.2m from the western boundary. This provides a gradual change to reduce visual massing along the western boundary.

To the north and west, visual impacts are further reduced by access strips adjoining the respective boundaries, providing an additional buffer to any potential visual impacts from private open spaces or habitable room windows on adjoining sites. To the south, the dwelling is set back approximately 4 metres from the boundary, providing ample separation for a building of this scale and allowing for vehicle parking along the southern side. The inclusion of standard residential fencing, typical for developments of this nature, will provide even further visual screening and containment of shadowing.

Shadowing from the development will be predominantly contained within the site. Some minor overshadowing may occur to the western access area and marginally to the north-western corner of the southern adjoining lot. However, this is not considered an 'unreasonable' amount of shadowing and would not result in any loss of amenity or restrictive environment for future development on the vacant lot.

There are no existing buildings or areas of private open space on the subject lot that would be affected by the proposed siting. As the subdivision continues to develop, the character of the area is still emerging, therefore there is no clearly established built form pattern that can be identified.

The proposed dwelling and shed, with their relatively modest height, articulated design, and appropriate setbacks, will integrate comfortably within the evolving residential context and is consistent with what would generally be expected to occur within the subdivision with no unreasonable amenity impacts. Overall, the proposal as shown will not cause an unreasonable loss of amenity to adjoining properties and is therefore considered compliant with Performance Criterion P2.

If you have any questions regarding this response, please feel free to contact me.


Sincerely,



Alex Bowles
Town Planner
Nova Land Consulting

NEW RESIDENCE

9 RONROY PLACE, OLVERSTONE

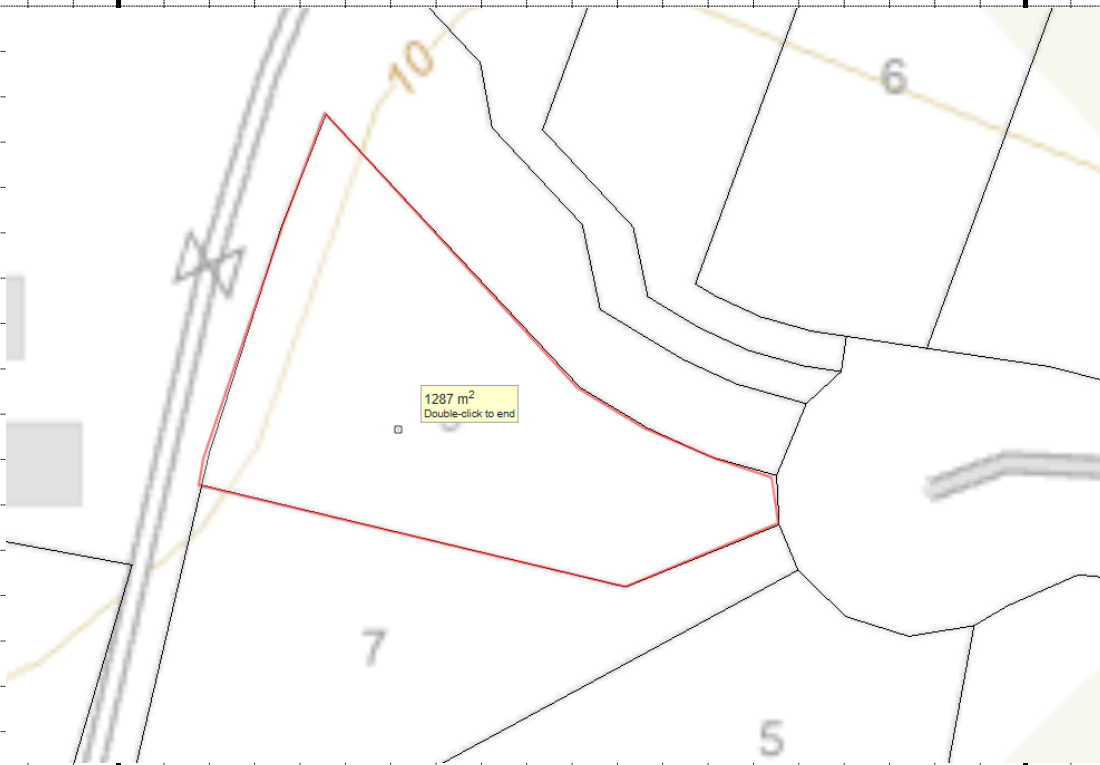
	CENTRAL COAST COUNCIL LAND USE PLANNING
Received:	16/12/2025
Application No:	DA2025233
Doc ID:	540652

Page: 1

Project No: 10073

Date: 21/11/25

Stormwater Design



Driveway & hardstand - 470sq.m

Residence - 192sq.m

Shed - 144sq.m

Total impermeable = 806 (62%)

5.3 Design Objectives

The OSD system must:

- Be provided to limit the peak rate of piped stormwater discharge from the development to that generated for the lot developed to a level of 40% impervious for a 5% AEP event.
- Be designed to accommodate the maximum volume generated for the actual percentage impervious for the fully developed site for a 5% AEP event.
- Be designed to accommodate the maximum volume generated for the actual percentage impervious for the fully developed site up to the 1% AEP event, unless it can be demonstrated that either a suitably designed overland flow path or an alternative on-site storage mechanism is available.
- Provide sufficient storage to ensure peak flow rates at any point within the downstream drainage system do not increase as a result of the development during the design storm event [up to and including the 100-year ARI (1% AEP) event], unless the downstream drainage system has been designed to accommodate an increase in stormwater discharge from the site.
- Drain within 72 hours to ensure the storage volume is available for a subsequent storm event.

*SEE Below
-20/1/5*



New Residence

9 RONROY PLACE, ULVERSTONE

BOM DATA.

Page: 2

Project No: 10073

Date: 21/11/25

Duration	Annual Exceedance Probability (AEP)						
	63.2%	50%#	20%*	10%	5%	2%	1%
1 min	87.8	99.2	138	167	197	241	277
2 min	78.6	89.0	122	146	169	199	222
3 min	69.1	78.2	108	129	150	178	199
4 min	61.7	69.8	96.4	116	135	162	184
5 min	56.0	63.3	87.7	106	124	150	171
10 min	40.0	45.2	62.9	76.3	90.6	112	129
15 min	32.3	36.5	50.9	61.9	73.6	90.9	106
20 min	27.7	31.3	43.6	53.0	62.9	77.5	89.9
25 min	24.6	27.8	38.6	46.8	55.5	68.2	78.8
30 min	22.3	25.2	34.9	42.3	50.0	61.2	70.5
45 min	17.9	20.2	27.9	33.6	39.5	47.7	54.4
1 hour	15.3	17.3	23.8	28.4	33.2	39.8	45.1
1.5 hour	12.3	13.8	18.9	22.4	26.0	30.8	34.5
2 hour	10.5	11.8	16.0	18.9	21.8	25.6	28.5
3 hour	8.36	9.40	12.7	14.8	17.0	19.8	21.9
4.5 hour	6.61	7.42	9.91	11.6	13.2	15.3	16.9
6 hour	5.57	6.23	8.28	9.65	11.0	12.7	14.1
9 hour	4.32	4.82	6.36	7.41	8.42	9.84	10.9
12 hour	3.57	3.97	5.24	6.10	6.95	8.17	9.13
18 hour	2.70	2.99	3.93	4.59	5.26	6.23	7.04
24 hour	2.19	2.42	3.18	3.72	4.28	5.11	5.81
30 hour	1.86	2.05	2.68	3.15	3.64	4.36	4.98
36 hour	1.62	1.78	2.33	2.74	3.17	3.82	4.37
48 hour	1.30	1.43	1.86	2.20	2.55	3.08	3.53
72 hour	0.958	1.05	1.36	1.60	1.86	2.23	2.56
96 hour	0.777	0.848	1.09	1.28	1.48	1.76	2.01
120 hour	0.667	0.726	0.928	1.08	1.24	1.47	1.65
144 hour	0.594	0.646	0.819	0.946	1.08	1.26	1.40
168 hour	0.543	0.590	0.741	0.849	0.958	1.10	1.22

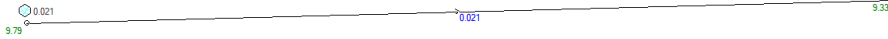
Note:

≠ The 50% AEP IFD **does not** correspond to the 2 year Average Recurrence Interval (ARI) IFD. Rather it corresponds to the 1.44 ARI.

* The 20% AEP IFD **does not** correspond to the 5 year Average Recurrence Interval (ARI) IFD. Rather it corresponds to the 4.48 ARI.



40% impervious gives a flow rate of 21l/s



Sub-Catchment Data (Rational Method) ✕

Sub-catchment name Sub-catchment area (ha)

Hydrological Model

- Use default
- You specify

Use

- abbreviated data
- more detailed data

	Impervious	Pervious
Percentage of total area	<input type="text" value="40"/>	<input type="text" value="60"/>
Time of Concentration (mins)	<input type="text" value="4.9"/>	<input type="text" value="14.6"/>

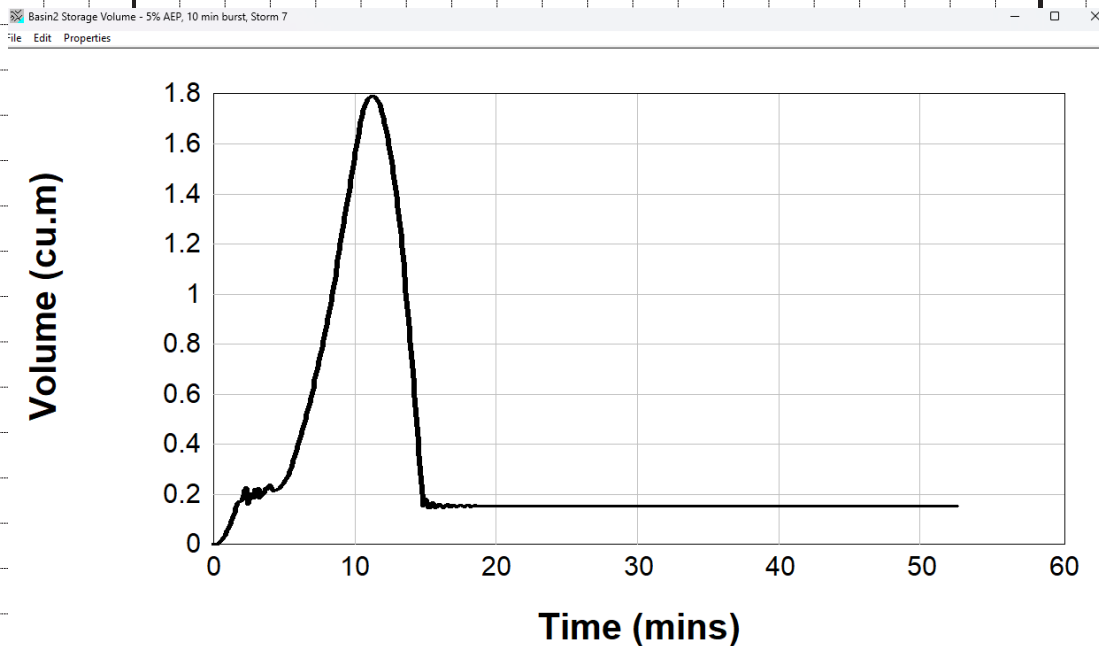
SEE ATTACHED FOR DRAINS DATA + RESULTS.



Refer 10073-SW1 for system as modelled.

Final Leg to site SW connection to be modeled as required for orifice (marginally larger, therefore conservative)

104 10 PIPE \rightarrow 19L/s - OK
 \therefore \sim 105mm ORIFICE Required.



NOTE THE ABOVE DOES NOT include
Additional $0.6 \times 0.6 \times 1.1m$ pit at 11.8.45

$$\sim 0.4 m^3$$

$$\therefore \text{Required OSD} = 1.8 - 0.4 = 1.4 m^3$$

\therefore Adopt $1.5 m^3$ AS MINIMUM.



40% Impervious Data

PIT / NODE DETAILS

Version 15

Name	Type	Family	Size	Ponding Volume (cu.m)	Pressure Change Coeff. Ku	Surface Elev (m)	Max Pond Depth (m)	Base Inflow (cu.m/s)	Blocking Factor	x	y	Bolt-down lid	id	Part Full Shock	Inflow Hydrograph
N2	Node					10		0		858	-439			2	No
N1	Node					9.5		0		1121	-432			1	No

DETENTION BASIN DETAILS

Name	Elev	Surf. Area	Not Used	Outlet Type	K	Dia(mm)	Centre RL	Pit Family	Pit Type	x	y	HED	Crest RL	Crest Leng	id
------	------	------------	----------	-------------	---	---------	-----------	------------	----------	---	---	-----	----------	------------	----

SUB-CATCHMENT DETAILS

Name	Pit or Node	Total Area (ha)	Roofed %	Impervious %	Pervious %	Impervious Tc (min)	Pervious Tc (min)	Impervious C10	Pervious C10	Impervious Length (m)	Pervious Length (m)	Impervious Slope (%)	Pervious Slope (%)	Impervious Roughness	Pervious Roughness
Cat2	N2	0.13	0	40	60	4.9	14.6	0.9	0.3						

PIPE DETAILS

Name	From	To	Length (m)	U/S IL (m)	D/S IL (m)	Slope (%)	Type	Dia (mm)	I.D. (mm)	Rough	Pipe Is	No. Pipes	Chg From	At Chg
Pipe1	N2	N1	26	9.46	9.2	1	Polypropyl	150	148	0.012	New	1	N2	0

DETAILS of SERVICES CROSSING PIPES

Pipe	Chg (m)	Bottom Elev (m)	Height of S _c Chg (m)	Bottom Elev (m)	Height of S _c Chg (m)	Bottom Elev (m)	Height of S _c etc (m)
------	---------	-----------------	----------------------------------	-----------------	----------------------------------	-----------------	----------------------------------

CHANNEL DETAILS

Name	From	To	Type	Length (m)	U/S IL (m)	D/S IL (m)	Slope (%)	Base Width (m)	L.B. Slope (1:?)	R.B. Slope (1:?)	Manning n	Depth (m)	Roofed
------	------	----	------	------------	------------	------------	-----------	----------------	------------------	------------------	-----------	-----------	--------

PIPE COVER DETAILS

Name	Type	Dia (mm)	Safe Cover	Cover (m)
Pipe1	Polypropyl	148	0.6	0.14 Unsafe

This model has no pipes with non-return valves

Development Data

PIT / NODE DETAILS

Version 15

Name	Type	Family	Size	Ponding Volume (cu.m)	Pressure Change Coeff. Ku	Surface Elev (m)	Max Pond Depth (m)	Base Inflow (cu.m/s)	Blocking Factor	x	y	Bolt-down lid	Part Full Shock Loss	Inflow Hydrograph
N189	Node					10		0		659	-429	389	No	
N7674	Node					9.55		0		955.498	-438.281	321509	No	
N1	Node					9.5		0		1121	-432	1	No	
N191	Node					10		0		559.954	-202.894	391	No	
N190	Node					10		0		650	-237	390	No	

DETENTION BASIN DETAILS

Name	Elev	Surf. Area	Not Used	Outlet Type	K	Dia(mm)	Centre RL	Pit Family	Pit Type	x	y	HED	Crest RL	Crest Length	id
Basin2		8.6	0.36	Orifice		125	9.145				857	-444	No		4521
		9.2	0.36												
		9.3	56												

SUB-CATCHMENT DETAILS

Name	Pit or Node	Total Area (ha)	Roofed %	Impervious %	Pervious %	Impervious Tc (min)	Pervious Tc (min)	Impervious C10	Pervious C10	Impervious Length (m)	Pervious Length (m)	Impervious Slope (%)	Pervious Slope (%)	Impervious Roughness	Pervious Roughness
E	N189	0.014	0	100	0	3.7	14.06	0.9	0.3						
H	Basin2	0.024	0	100	0	4.7	15	0.9	0.3						
F	N7674	0.04	0	66	34	3.5	12.5	0.9	0.3						
D	N191	0.004	0	100	0	4.9	14.06	0.9	0.3						
C	N190	0.048	0	40	60	3.5	14.06	0.9	0.3						
		Total Area	0.13												

PIPE DETAILS

Name	From	To	Length (m)	U/S IL (m)	D/S IL (m)	Slope (%)	Type	Dia (mm)	I.D. (mm)	Rough	Pipe Is	No. Pipes	Chg From	At Chg
P132	N189	Basin2	13	9	8.6	3.08	Polyethyler	160	151	0.009	New	1	N189	0
P142	Basin2	N7674	14.5	8.6	8.45	1.03	Polyethyler	160	151	0.009	New	1	Basin2	0
Pipe3413	N7674	N1	22	8.45	8.08	1.68	Polyethyler	110	104	0.009	New	1	N7674	0
P111	N191	N190	11	9.2	9.05	1.36	Polyethyler	160	151	0.009	New	1	N191	0
P122	N190	N7674	26.5	9.05	8.45	2.26	Polyethyler	160	151	0.009	New	1	N190	0

Estimated Orifice Size

This model has no pipes with non-return valves

40% Impervious Results

DRAINS results prepared from Version 2024.07.8959.15835

PIT / NODE DETAILS		Version 8					
Name	Max HGL	Max Pond HGL	Max Surface Flow (cu.m/s)	Max Pond Volume (cu.m)	Min Freeboard (m)	Overflow (cu.m/s)	Constraint
N2	9.85		0.021				
N1	9.33		0				

SUB-CATCHMENT DETAILS

Name	Max Flow Q (cu.m/s)	Impervious Max Q (cu.m/s)	Pervious Max Q (cu.m/s)	Impervious Tc (min)	Pervious Tc (min)	Due to Storm
Cat2	0.02	0.017	0.003	4.9	14.6	5% AEP, 5 min burst, Storm 1

PIPE DETAILS

Name	Max Q (cu.m/s)	Max V (m/s)	Max U/S HGL (m)	Max D/S HGL (m)	Due to Storm
Pipe1	0.02	1.25	9.85	9.329	5% AEP, 5 min burst, Storm 1

CHANNEL DETAILS

Name	Max Q (cu.m/s)	Max V (m/s)	Due to Storm

DETENTION BASIN DETAILS

Name	Max WL	MaxVol	Max Q Total	Max Q Low Level	Max Q High Level

Development Results

DRAINS results prepared from Version 2024.07.8959.15835

PIT / NODE DETAILS		Version 8					
Name	Max HGL	Max Pond HGL	Max Surface Flow (cu.m/s)	Max Pond Volume (cu.m)	Min Freeboard (m)	Overflow (cu.m/s)	Constraint
N189	9.3		0.005				
N7674	9.3		0.009				
N1	8.18		0				
N191	9.34		0.001				
N190	9.36		0.008				

SUB-CATCHMENT DETAILS

Name	Max Flow Q (cu.m/s)	Impervious Max Q (cu.m/s)	Pervious Max Q (cu.m/s)	Impervious Tc (min)	Pervious Tc (min)	Due to Storm
E	0.005	0.005	0	3.7	14.06	5% AEP, 5 min burst, Storm 1
H	0.008	0.008	0	4.7	15	5% AEP, 5 min burst, Storm 1
F	0.009	0.009	0.001	3.5	12.5	5% AEP, 5 min burst, Storm 1
D	0.001	0.001	0	4.9	14.06	5% AEP, 5 min burst, Storm 1
C	0.007	0.006	0.001	3.5	14.06	5% AEP, 5 min burst, Storm 1

PIPE DETAILS

Name	Max Q (cu.m/s)	Max V (m/s)	Max U/S HGL (m)	Max D/S HGL (m)	Due to Storm
P132	0.007	0.37	9.301	9.291	5% AEP, 5 min burst, Storm 1
P142	0.014	0.79	9.291	9.296	5% AEP, 5 min burst, Storm 1
Pipe3413	0.019	2.19	9.296	8.184	5% AEP, 5 min burst, Storm 1 Discharge Line
P111	0.002	0.13	9.339	9.365	5% AEP, 5 min burst, Storm 1
P122	0.009	0.53	9.365	9.296	5% AEP, 5 min burst, Storm 1

DETENTION BASIN DETAILS

Name	Max WL	MaxVol	Max Q Total	Max Q Low Level	Max Q High Level
Basin2	9.29	1.8	0.014	0.014	0

No water upwelling from any pit.
Freeboard was adequate at all pits.

Drawing Schedule

SHEET	DESCRIPTION	REV	ISSUE DATE
A100	COVER PAGE	A	30/09/25
A101	SITE PLAN	A	30/09/25
A102	ELEVATIONS 1 OF 2	A	30/09/25
A103	ELEVATIONS 2 OF 2	A	30/09/25
A104	FLOOR PLAN	A	30/09/25
A105	SETOUT PLAN	A	30/09/25
A106	DRAINAGE PLAN	A	30/09/25
A107	WALL FRAMING PLAN	A	30/09/25
A108	ELECTRICAL PLAN	A	30/09/25
A109	REFLECTED CEILING PLAN	A	30/09/25
A110	ROOF FRAMING PLAN	A	30/09/25
A111	ROOF PLAN	A	30/09/25
A112	SECTION A-A	A	30/09/25
A113	DETAILS	A	30/09/25
A115	WALL TYPES	A	30/09/25
A116	WATERPROOFING 1 OF 2	A	30/09/25
A117	WATERPROOFING 2 OF 2	A	30/09/25
A118	WINDOW & DOOR SCHEDULE	A	30/09/25
A120	NCC COMPLIANCE CALCULATORS	A	30/09/25
A121	CONSTRUCTION NOTES 1 OF 2	A	30/09/25
A122	CONSTRUCTION NOTES 2 OF 2	A	30/09/25
A123	BAL CONSTRUCTION NOTES	A	30/09/25

GENERAL INFORMATION

ACCREDITED DESIGNER:
 ACCREDITATION NUMBER:
 LAND TITLE REFERENCE NUMBER:
 ENERGY ASSESSMENT:
 COUNCIL ZONE:
 COUNCIL:

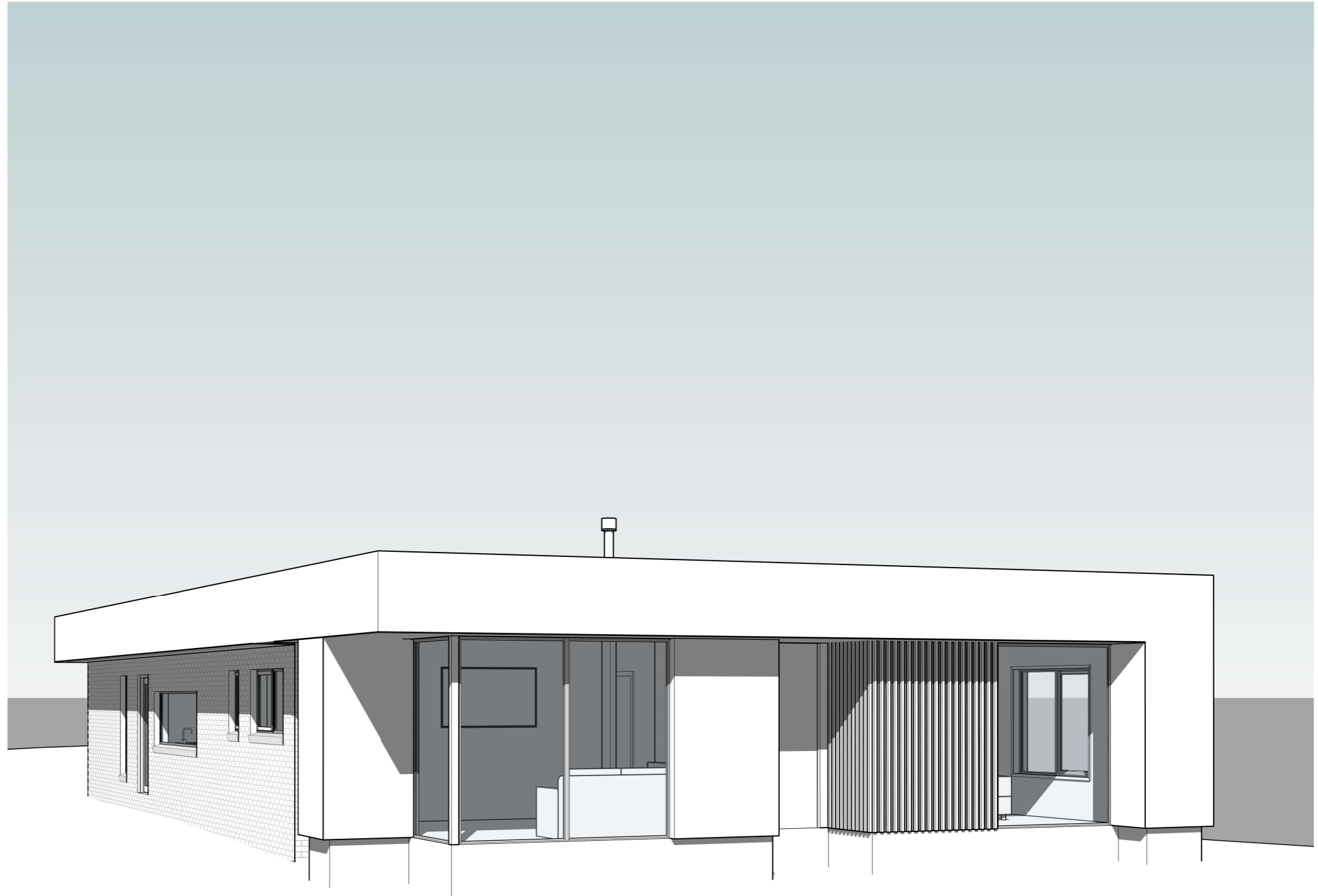
NICHOLAS BRANDSEMA
047538582
PID9192948, TITLE REF 186533/5
TBA
LOW DENSITY RESIDENTIAL
CENTRAL COAST COUNCIL

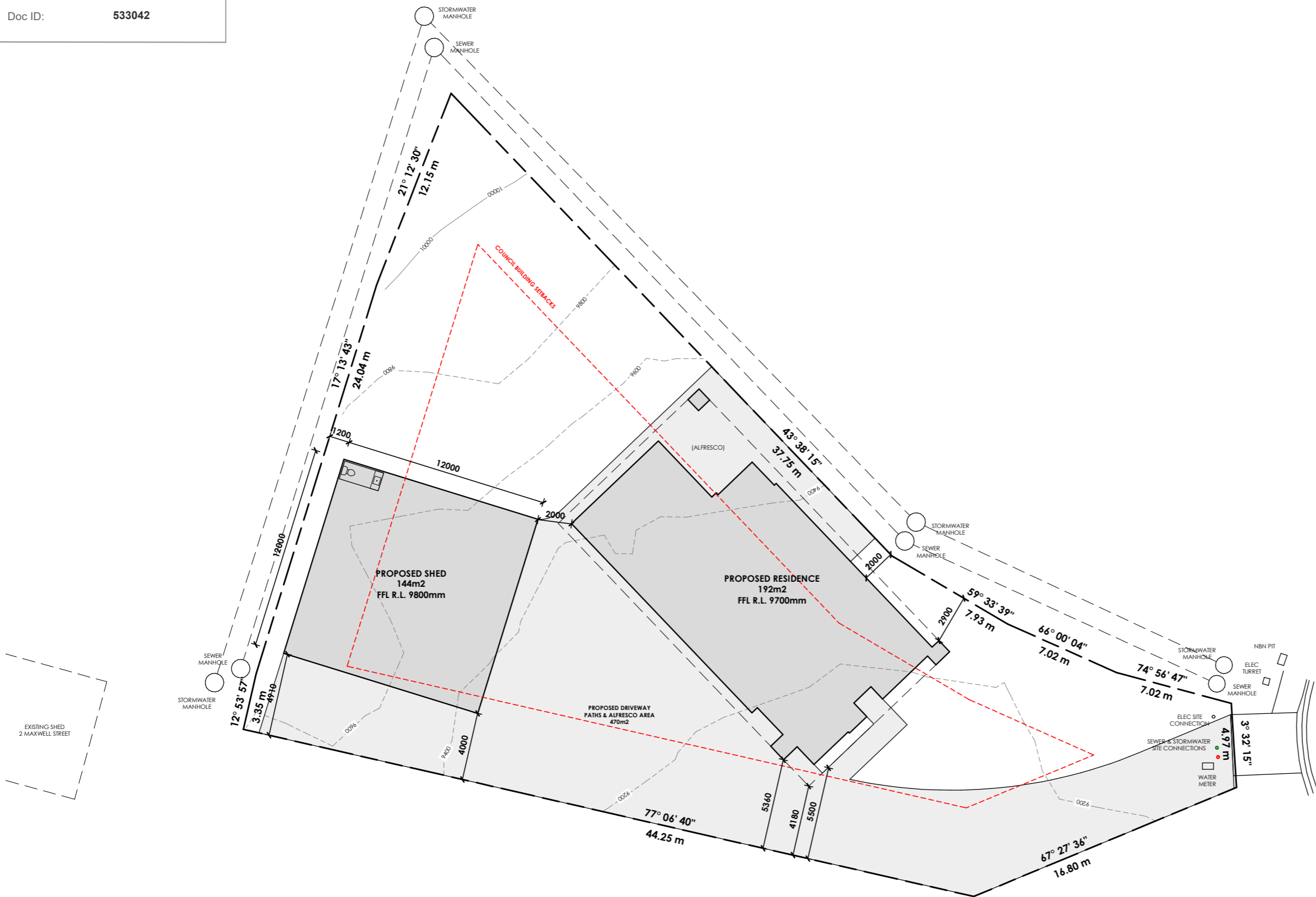
FLOOR AREAS
 DWELLING FLOOR AREA:
 SHED AREA:

192m2 (20 SQUARES)
144m2 (16 SQUARES)

SITE INFORMATION
 SITE AREA:
 DESIGN WIND SPEED:
 SOIL CLASSIFICATION:
 ALPINE AREA:
 CORROSION ENVIRONMENT:
 BUSHFIRE ATTACK LEVEL:
 CLIMATE ZONE:

1288m2
TBA
TBA
N/A
N/A
TBA
7





SITE PLAN

PRIMARY CONTOUR LINES SHOWN AT 1000mm INTERVALS
 SECONDARY CONTOURS SHOWN AT 250mm INTERVALS

ALL RL LEVELS REFER TO FFL LEVEL, SITE DATUM POINT
TBA

DRIVEWAY
 EXPOSED AGGREGATE 120mm THICK 25MPa CONCRETE WITH SAW CUTS AT 4000mm CRS, 24 HOURS AFTER POURING. AGGREGATE STYLE AND FINISH TO BE CONFIRMED BY OWNER.

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

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

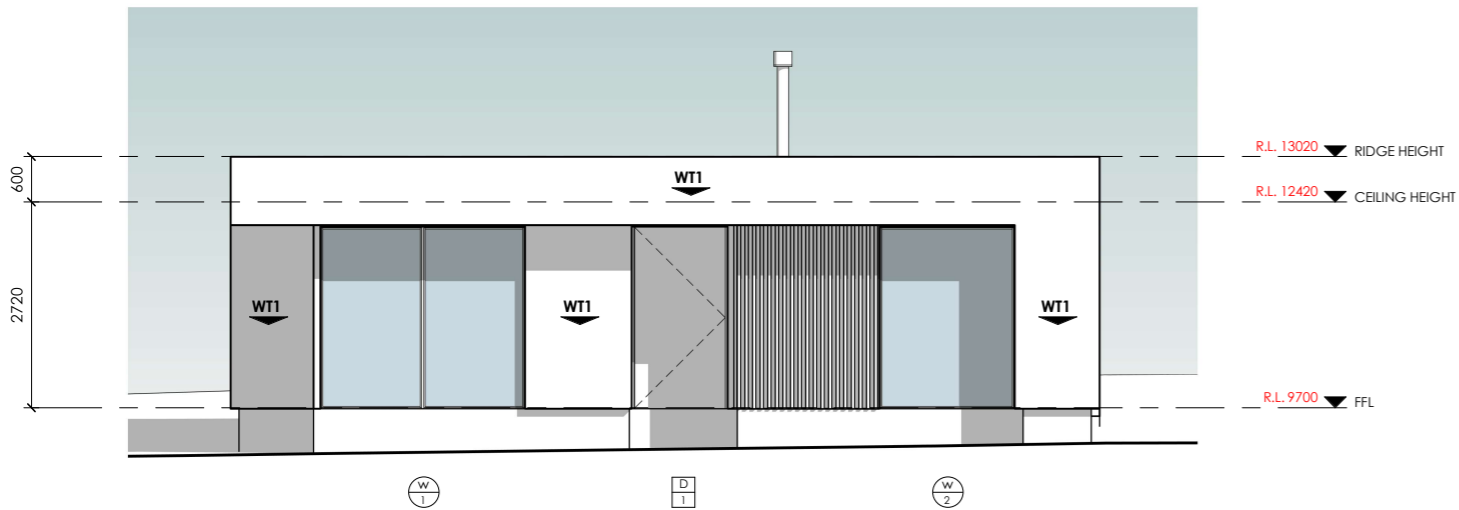
SETTING OUT:
 THE BUILDER SHALL ACCURATELY SET-OUT THE WORKS AND VERIFY ALL DIMENSIONS AND LEVELS BEFORE COMENCING ANY WORKS, AND SHALL MAKE GOOD AT HIS OWN EXPENSE ANY ERRORS ARISING FROM INACCURACIES OF THE SETOUT.

PROTECTION WORK
 [PART 6 - PROTECTION WORK OF THE BUILDING ACT 2016]
 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 (NOTICE FOR PROPOSED PROTECTION WORK).

RONROY PLACE

SITE PLAN
 Scale 1 : 250

<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</p> <p>Scale A3 1 : 250</p>	<p>Revision</p> <table border="1"> <thead> <tr> <th>No.</th> <th>Date</th> <th>Description</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>30/09/25</td> <td>Issued as PRELIMINARY</td> </tr> </tbody> </table> <p>do not scale off plans all dimensions are in millimeters confirm all dimensions on site all work relevant NCC & AS</p>	No.	Date	Description	A	30/09/25	Issued as PRELIMINARY	<p>Project PROPOSED RESIDENCE & SHED</p> <p>Location 9 RONROY PLACE, WEST ULVERSTONE</p> <p>Client SAMUEL MORTON & TORY SEWARD</p>	<p>Sheet Title SITE PLAN</p> <table border="1"> <thead> <tr> <th>Drawn</th> <th>Issue Date</th> <th>Project No.</th> <th>Revision</th> </tr> </thead> <tbody> <tr> <td>NJB</td> <td>30/09/25</td> <td>TBA</td> <td>A</td> </tr> </tbody> </table>	Drawn	Issue Date	Project No.	Revision	NJB	30/09/25	TBA	A	<p>Sheet Number A101 /A121</p>
	No.	Date	Description																
A	30/09/25	Issued as PRELIMINARY																	
Drawn	Issue Date	Project No.	Revision																
NJB	30/09/25	TBA	A																
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SOUTH-EAST ELEVATION

Scale 1 : 100

WALL | FACADE MATERIALS & FINISHES

WT-1 MASTERWALL 75mm CLADDING, RENDER/PAINT TO FINISH
INSTALLED AS PER MANUFACTURERS SPECIFICATION

WT-2 BRICK VENEER, COLOUR & STYE BY OWNER.



EAVE CONSTRUCTION NCC VOLUME 2 PART 7.5.5

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

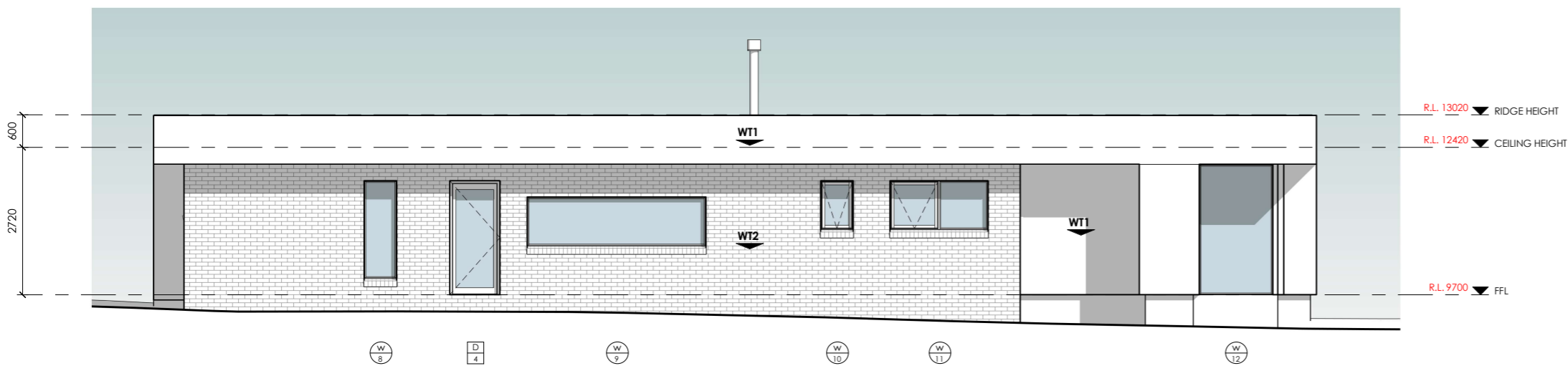
FASTENER / FIXINGS WITHIN 1200mm OF
EXTERNAL CORNERS @ 200mm CENTERS,
REMAINDER OF SHEET - 300mm CENTERS

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

SELECTED ALUMINIUM FRAMED WINDOWS & DOORS
NCC PART 8.2 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		CENTRAL COAST COUNCIL LAND USE PLANNING	
Received:	02/10/2025		
Application No:	DA2025233		
Doc ID:	533042		



SOUTH-WEST ELEVATION

Scale 1 : 100

n+b

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Ulverstone, Tasmania
Australia
7315

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Scale A3
1 : 100

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Revision
No. Date Description
A 30/09/25 Issued as PRELIMINARY

do not scale off plans
all dimensions are in millimeters
confirm all dimensions on site
all work relevant NCC & AS

Project
PROPOSED RESIDENCE & SHED
Location
9 RONROY PLACE, WEST ULVERSTONE
Client
SAMUEL MORTON & TORY SEWARD

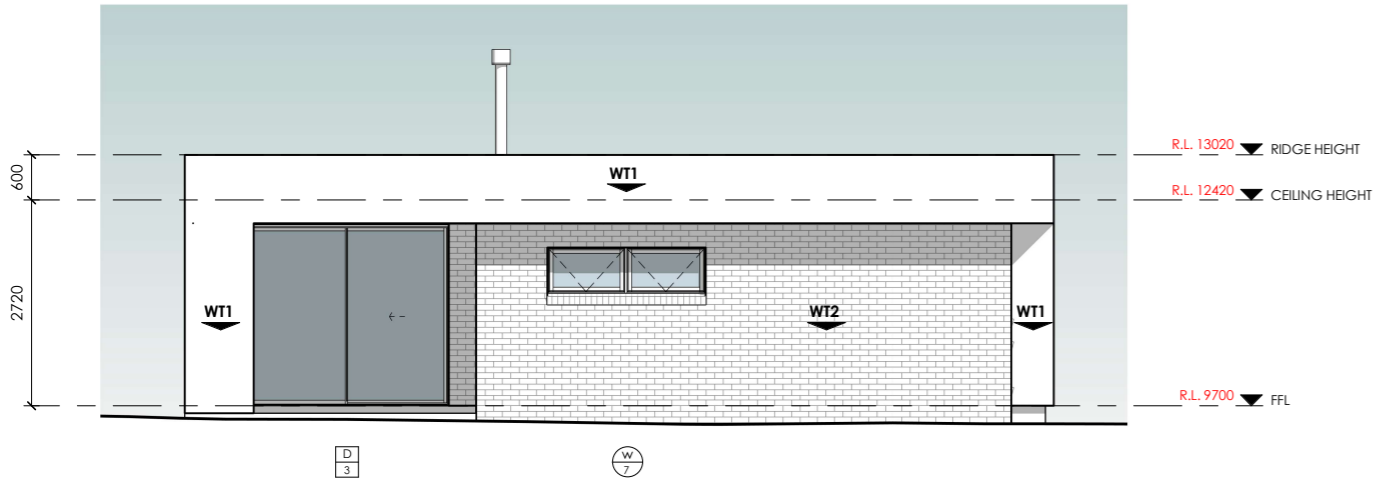
Sheet Title
ELEVATIONS 1 OF 2

Drawn	Issue Date	Project No.	Revision
NJB	30/09/25	TBA	A

Sheet Number

A102

/A121



NORTH-WEST ELEVATION

Scale 1 : 100

WALL | FACADE MATERIALS & FINISHES

WT-1 MASTERWALL 75mm CLADDING, RENDER/PAIN TO FINISH
INSTALLED AS PER MANUFACTURERS SPECIFICATION

WT-2 BRICK VENEER, COLOUR & STYE BY OWNER.



EAVE CONSTRUCTION NCC VOLUME 2 PART 7.5.5

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

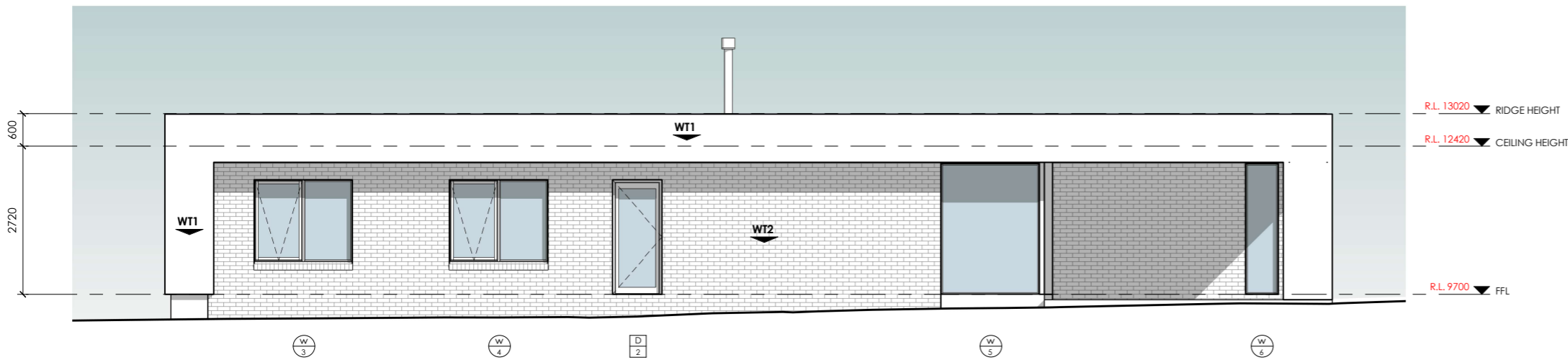
INSTALLED AS PER MANUFACTURERS SPECIFICATIONS & AS1562
COLOUR BY OWNER, COLOUR TO BE "MONUMENT"

SELECTED ALUMINIUM FRAMED WINDOWS & DOORS

NCC PART 8.2 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:	02/10/2025
Application No:	DA2025233
Doc ID:	533042



NORTH-EAST ELEVATION

Scale 1 : 100

n+b

22 Fieldings Way
Ulverstone, Tasmania
Australia
7315

m 0417 134 369 e nick@nplusb.com.au
License No. 047538582 ABN 946 222 219 16

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Revision		
No.	Date	Description
A	30/09/25	Issued as PRELIMINARY

do not scale off plans
all dimensions are in millimeters
confirm all dimensions on site
all work relevant NCC & AS

Project
PROPOSED RESIDENCE & SHED
Location
9 RONROY PLACE, WEST ULVERSTONE
Client
SAMUEL MORTON & TORY SEWARD

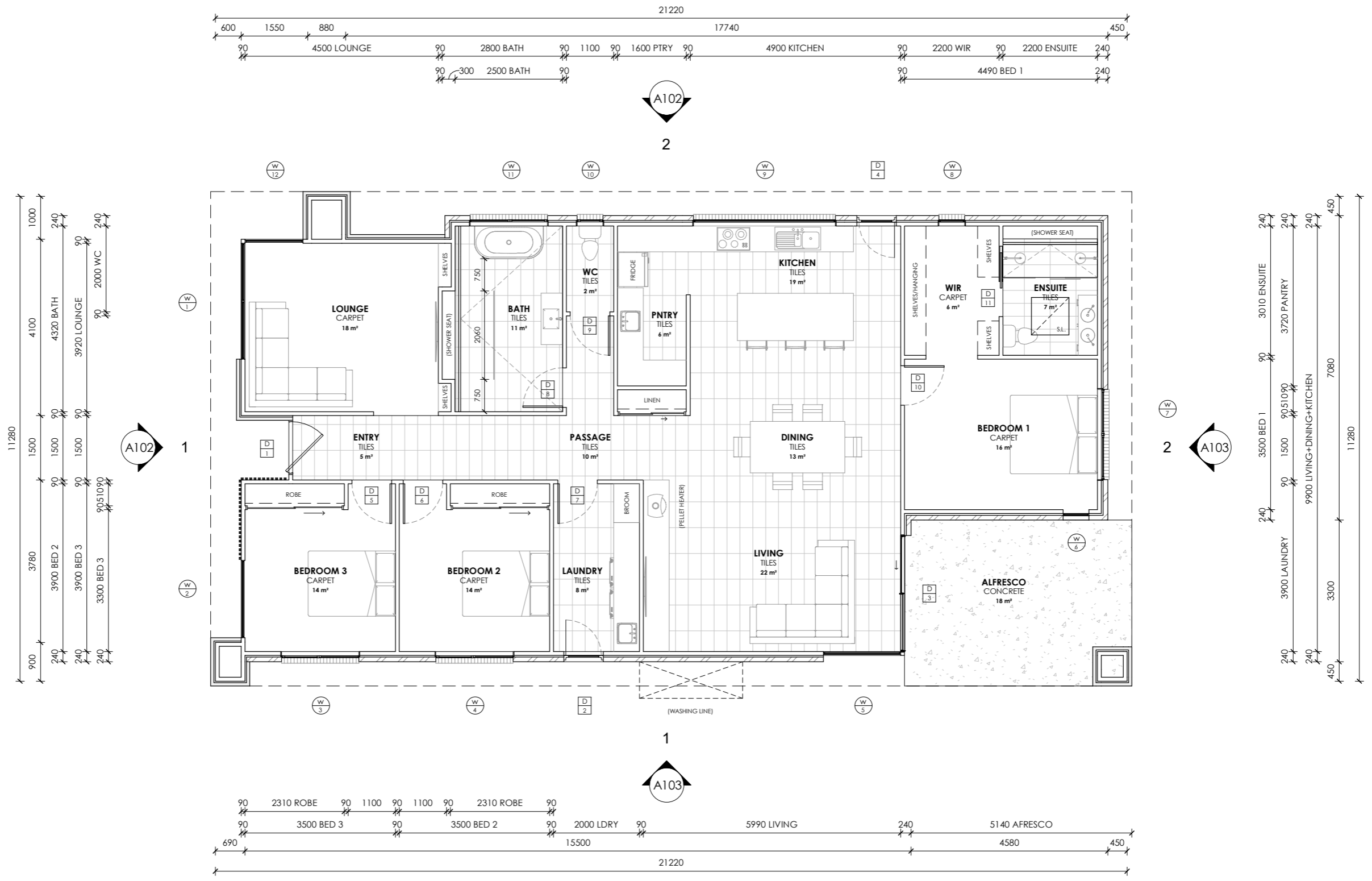
Sheet Title
ELEVATIONS 2 OF 2

Drawn	Issue Date	Project No.	Revision
NJB	30/09/25	TBA	A

Sheet Number

A103

/A121



FLOOR AREAS & FINISHES

FLOOR AREA - 192m²
ALFRESCO AREA - 16m²

CARPET
FLOOR AREA APPROX - 68m²
 SELECTED CARPET AND UNDERLAY

TILES
FLOOR AREA APPROX - 103m²
 SELECTED TILES, GROUT, SEALANT, TRIMS
 SEALED PRIOR WITH A WATERPROOF
 MEMBRANE SYSTEM

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

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

ALL GLAZING TO COMPLY WITH WITH NCC 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

n+b
 22 Fieldings Way
 Ulverstone, Tasmania
 Australia
 7315
 m 0417 134 369 e nick@nplusb.com.au
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 confirm all dimensions on site
 all work relevant NCC & AS

Project
PROPOSED RESIDENCE & SHED
 Location
9 RONROY PLACE, WEST ULVERSTONE
 Client
SAMUEL MORTON & TORY SEWARD

Sheet Title
FLOOR PLAN
 Drawn Issue Date Project No. Revision
NJB 30/09/25 TBA A

Sheet Number
A104
 /A121

WINDOW & DOOR SCHEDULE NOTES

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

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

SHOWER SCREENS

1800H SEMI-FRAMELESS SHOWER SCREENS TO COMPLY WITH NCC TABLE 8.4.6. & AS1288. MINIMUM 6mm THICK GRADE A TOUGHENED SAFETY GLASS, LABELLED TO COMPLY WITH INDUSTRY STANDARDS.

OPAQUE BANDS

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

- MARKING IN THE FORM OF AN OPAQUE BAND NOT LESS THAN 20mm IN HEIGHT;
- THE UPPER EDGE IS NOT LESS THAN 700mm ABOVE THE FLOOR;
- THE LOWER EDGE IS NOT MORE THAN 1200mm ABOVE THE FLOOR.

FLASHINGS TO WALL OPENINGS

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

NOTE:

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

Window Schedule									
Mark	Floor Level	Operation	Size		Sill Height (Height Above FFL)	Location	SHGC	U-Value	Glazing
			Height	Width					
1	FFL	Fixed	2400	2700	0	LOUNGE	0.55	4.3 W/(m²·K)	DOUBLE GLAZED - 4Clr/10/4Clr
2	FFL	Fixed	2400	1800	0	BEDROOM 3	0.55	4.3 W/(m²·K)	DOUBLE GLAZED - 4Clr/10/4Clr
3	FFL	Awning	1500	1800	600	BEDROOM 3	0.55	4.3 W/(m²·K)	DOUBLE GLAZED - 4Clr/10/4Clr
4	FFL	Awning	1500	1800	600	BEDROOM 2	0.55	4.3 W/(m²·K)	DOUBLE GLAZED - 4Clr/10/4Clr
5	FFL	Fixed	2400	1800	0	LIVING	0.55	4.3 W/(m²·K)	DOUBLE GLAZED - 4Clr/10/4Clr
6	FFL	Fixed	2400	600	0	BEDROOM 1	0.55	4.3 W/(m²·K)	DOUBLE GLAZED - 4Clr/10/4Clr
7	FFL	Awning	600	2100	1500	BEDROOM 1	0.55	4.3 W/(m²·K)	DOUBLE GLAZED - 4Clr/10/4Clr
8	FFL	Fixed	1800	600	300	WIR	0.55	4.3 W/(m²·K)	DOUBLE GLAZED - 4Clr/10/4Clr
9	FFL	Fixed	900	3300	900	KITCHEN	0.55	4.3 W/(m²·K)	DOUBLE GLAZED - 4Clr/10/4Clr
10	FFL	Awning	900	600	1200	WC	0.55	4.3 W/(m²·K)	DOUBLE GLAZED - 4Clr/10/4Clr
11	FFL	Awning	900	1800	1200	BATH	0.55	4.3 W/(m²·K)	DOUBLE GLAZED - 4Clr/10/4Clr
12	FFL	Fixed	2400	1350	0	LOUNGE	0.55	4.3 W/(m²·K)	DOUBLE GLAZED - 4Clr/10/4Clr

Door Schedule				
Mark	Location	Height	Width	Operation
1	ENTRY	2400	1200	External Hinged
2	LAUNDRY	2100	920	External Hinged
3	LIVING	2400	2700	Double Glazed Sliding Door
4	KITCHEN	2100	920	External Hinged
5	ENTRY	2040	920	Internal Hinged
6	ENTRY	2040	920	Internal Hinged
7	PASSAGE	2040	920	Internal Hinged
8	PASSAGE	2040	920	Internal Hinged
9	WC	2040	920	Internal Hinged
10	KITCHEN	2040	920	Internal Hinged
11	WIR	2040	820	Cavity Slider

CENTRAL COAST COUNCIL
CENTRAL COAST COUNCIL
LAND USE PLANNING

Received: **02/10/2025**

Application No: **DA2025233**

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LEGEND:

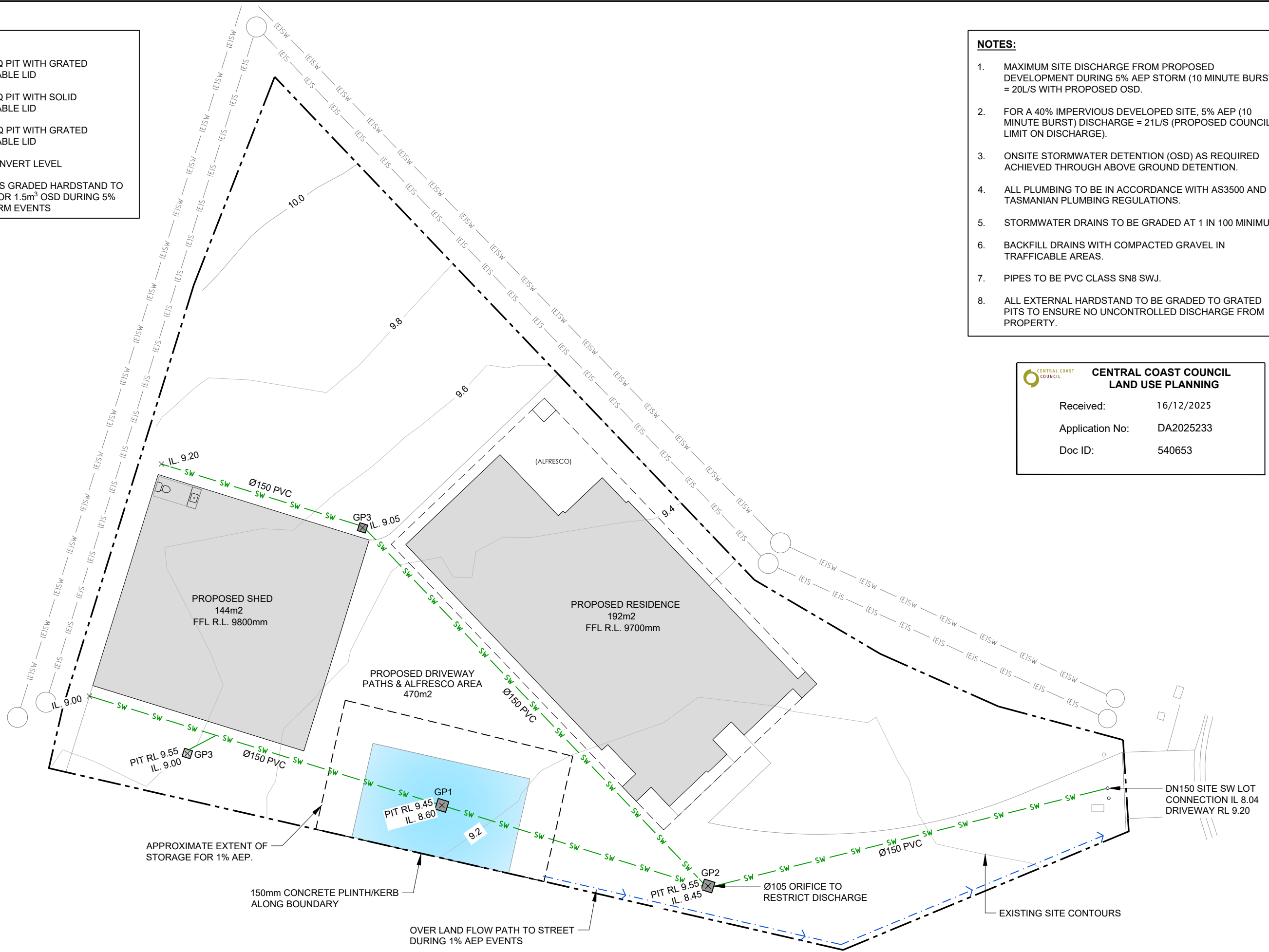
- GP1 600mm SQ PIT WITH GRATED TRAFFICABLE LID
- GP2 600mm SQ PIT WITH SOLID TRAFFICABLE LID
- GP3 450mm SQ PIT WITH GRATED TRAFFICABLE LID
- IL. 9.00 × PIPE/PIT INVERT LEVEL
- INDICATES GRADED HARDSTAND TO ALLOW FOR 1.5m³ OSD DURING 5% AEP STORM EVENTS

NOTES:

1. MAXIMUM SITE DISCHARGE FROM PROPOSED DEVELOPMENT DURING 5% AEP STORM (10 MINUTE BURST) = 20L/S WITH PROPOSED OSD.
2. FOR A 40% IMPERVIOUS DEVELOPED SITE, 5% AEP (10 MINUTE BURST) DISCHARGE = 21L/S (PROPOSED COUNCIL LIMIT ON DISCHARGE).
3. ONSITE STORMWATER DETENTION (OSD) AS REQUIRED ACHIEVED THROUGH ABOVE GROUND DETENTION.
4. ALL PLUMBING TO BE IN ACCORDANCE WITH AS3500 AND TASMANIAN PLUMBING REGULATIONS.
5. STORMWATER DRAINS TO BE GRADED AT 1 IN 100 MINIMUM.
6. BACKFILL DRAINS WITH COMPACTED GRAVEL IN TRAFFICABLE AREAS.
7. PIPES TO BE PVC CLASS SN8 SWJ.
8. ALL EXTERNAL HARDSTAND TO BE GRADED TO GRATED PITS TO ENSURE NO UNCONTROLLED DISCHARGE FROM PROPERTY.

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LAND USE PLANNING

Received: 16/12/2025
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TASMANIAN CONSULTING SERVICE
ENGINEERING • DESIGN • PLANNING • MANAGEMENT • CONSTRUCTION

74 Oldaker Street, Devonport
PO Box 1047, Devonport,
Tasmania, Australia

T 03 6424 9085
E mail@tascon.com.au

Issue:	Date:	Description:	Checked:	Approved:
P1	24-11-25	ISSUED FOR PLANNING APPROVAL	M.J.K.	L.R.B.
P2	08-12-25	SW DETENTION INFORMATION UPDATED	M.J.K.	L.R.B.

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A3 SCALE: 1:200

Datum:

SAM MORTON AND TORY SEWARD
NEW RESIDENCE AND SHED
9 RONROY PLACE
WEST ULVERSTONE

STORMWATER PLAN

Drawing:
10073-SW1
Issue: P2

Buildrite

A trading unit of The Trustee for T&K Eustace Family Trust

4 Kilowatt Court ULVERSTONE TAS 7320
ABN: 31659676778
Licence: 94585205

Date: 12/06/2025

Valid To: 12/07/2025

Contact:

Phone: 03 6425 5992

Email: info@buildritetas.com.au

RANBUILD

CENTRAL COAST COUNCIL
CENTRAL COAST COUNCIL
LAND USE PLANNING

Received: 02/10/2025
Application No: DA2025233
Doc ID: 533043

Quote No. 1778

Sam Morton
9 Ronroy Place WEST ULVERSTONE TAS 7315
Ph: 0499 781 996 | Mob: 0499 781 996 | Email: sam.morton.00@hotmail.com

Dear Sam Morton

Thank you for your quotation request with Buildrite. To convert this quotation to an order, please sign all pages and return to us with the initial deposit. Deposits can be made by cheque, credit card (applicable card surcharge applies) or direct debit to Buildrite Construction BSB 067 402, Account number 1061 7520. Please contact our office should you require any changes.

Regards,

Product:	Deluxe Garage, 10° roof
Building Class:	10a
Building Site:	9 Ronroy Place, WEST ULVERSTONE TAS 7315
Dimensions:	12000mm wide x 12000mm long x 4200mm eave.
Wind Code:	AS/NZS 1170.2:2021; Coastal distance: N/A Region: A1-A5; TC: 2.5; I.L: 2; Ms: 1.0; Mt: 1.0; Vsit: 39.2 m/s
Building Mass:	3,359 kg

Initial Kit Deposit Amount 10%	\$3,553.00
Manufacture Kit Payment Amount 40%	\$14,214.00
Final Kit Payment Amount 50%	\$17,766.00
Concrete Amount	\$19,750.00
Erection Amount	\$14,540.00

Kit Amount \$35,533.00	
Concrete Amount \$19,750.00	\$69,823.00
Construction Amount \$14,540.00	\$6,347.55
includes GST	

* Conditions apply: price is indicative until your special requests are verified

All Plans, Engineering, Form 35A are supplied, these documents will be provided within 2-3 days of signed quotation and deposit being received. Listed price is based on discounted cash price. Better Pay payment plan is based on RRP. Concrete price is based on clear level site, no excavations or gravel base included. Plumbing and Electrical work by others, not included in our price. 10% Deposit Kit Amount on Order, 40% Manufacture Kit Payment (Due when you want the shed to be made – We recommend waiting for your council approval) and 50% Final Kit Payment (Due 14 days Prior to Delivery). Please note that the wind code quoted on quote will need to be confirmed before ordering, we will need to have you site location to do this. Please note that price for shed can change without having the exact site location of the shed.

I have read the details herein, and read the Terms and Conditions of the order (on the reverse side) and agree to place this Order.

Client Name:



Buildrite

A trading unit of The Trustee for T&K Eustace Family Trust

4 Kilowatt Court ULVERSTONE TAS 7320

ABN: 31659676778

Licence: 94585205

Date: 12/06/2025

Valid To: 12/07/2025

Contact:

Phone: 03 6425 5992

Email: info@buildritetas.com.au




Quote No. 1778

The quoted price of \$69,823.00, detailed on the previous page, includes the following items for the building:

Item	Description	Colour	Qty	Init
Roof sheets	0.47tct Corrugated Profile, C/B (coloured screws)	Monument	32	
Wall sheets	Vertical, 0.47tct Trimdek Profile, C/B (coloured screws)	Monument	64	
Partitions	None			
Gable Infill	None			
Barge flashing	Barge, Suit All Roof Pitch's Corrugated Profile C/B	Monument	8	
Gutters	Gutter, high front slotted quad, C/B	Monument	4	
Down pipes	Not supplied			
Base Type	Cast in strap			
Access door	Larnec Door & Frame Kit, 650/37, Std. 2040 x 820 C/Bond	Monument	1	
Roller door	Taurean, Light Industrial Commando Series B 3625 high x 3440 wide Clr. Open. C/B	Monument	3	
Certificate	Form 35 (Tas)		1	
Concrete	Provided by Buildrite			
Construction	Provided by Buildrite			
Delivery	Road transport.			

Qty	Description	Colour	Length	Init
1	Supply & installation of Colorbond Vermin Flashing addition charge \$785.00			
1	Supply & installation of Permastop insulation & safety wire additional charge \$3640.00 "ROOF ONLY"			

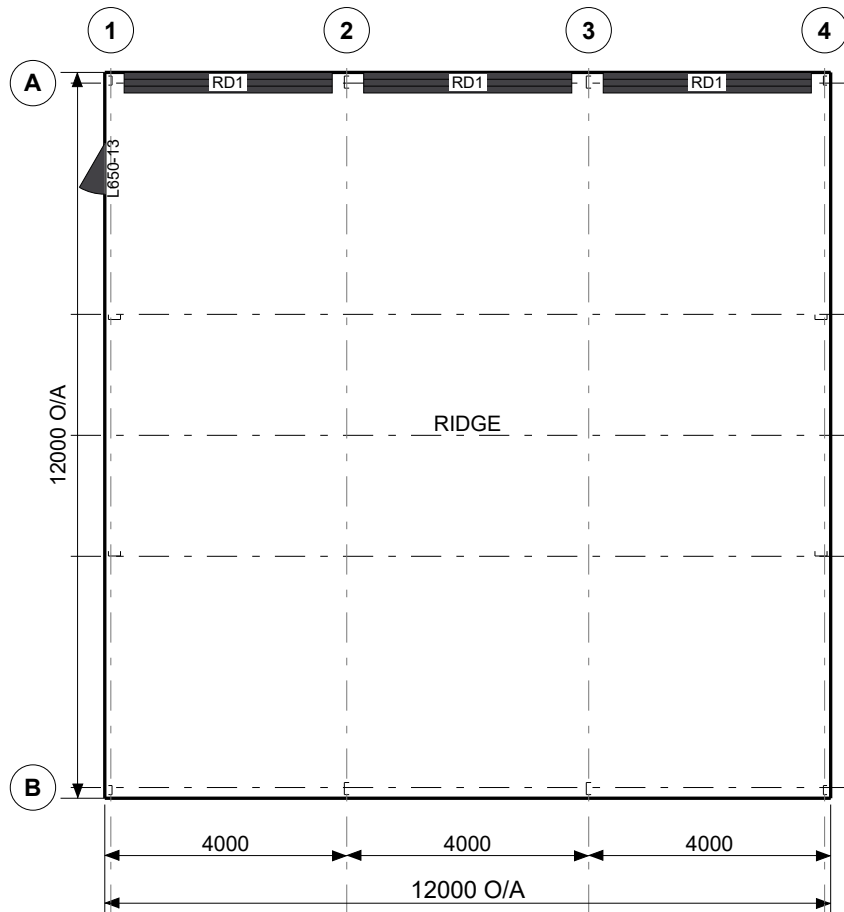
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LAND USE PLANNING

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FRAME ROOF PLAN



ELEVATION GRID B

Cont. on page 3



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CLADDING

ITEM	PROFILE (min)	FINISH	COLOUR
ROOF	CUSTOM ORB 0.42 BMT	CB	MO
WALLS	TRIMDEK 0.42 BMT	CB	MO
CORNERS	-	CB	MO
BARGE	-	CB	MO
GUTTER	HI-QUAD	CB	MO

0.35bmt=0.40tct; 0.42bmt=0.47tct; 0.48bmt=0.53tct

ACCESSORY SCHEDULE & LEGEND

QTY	MARK	DESCRIPTION
1	L650-13	Larnec Door & Frame Kit, 650/37, Std. 2040 x 820 C/Bond
3	RD1	Taurean, Light Industrial Commando Series B 3625 high x 3440 wide Clr. Open. C/B

CENTRAL COAST COUNCIL
LAND USE PLANNING

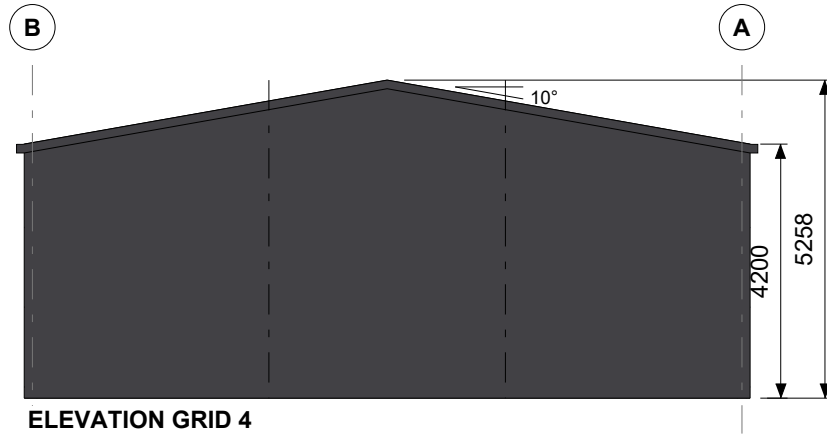
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ARCHITECTURAL DRAWING ONLY, NOT FOR CONSTRUCTION USE


CLIENT Sam Morton			
SITE 9 Ronroy Place WEST ULVERSTONE TAS 7315			
BUILDING DELUXE 12000 SPAN x 4200 EAVE x 12000 LONG			
TITLE FLOOR PLAN & ELEVATION			
SCALE A4 SHEET 1:125	DRAWING NUMBER BURN04-1778	REV A	PAGE 1/3

Cont. on page 1



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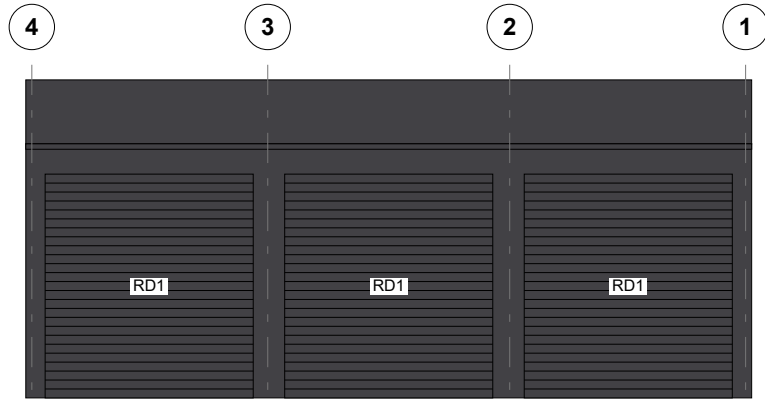
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LAND USE PLANNING

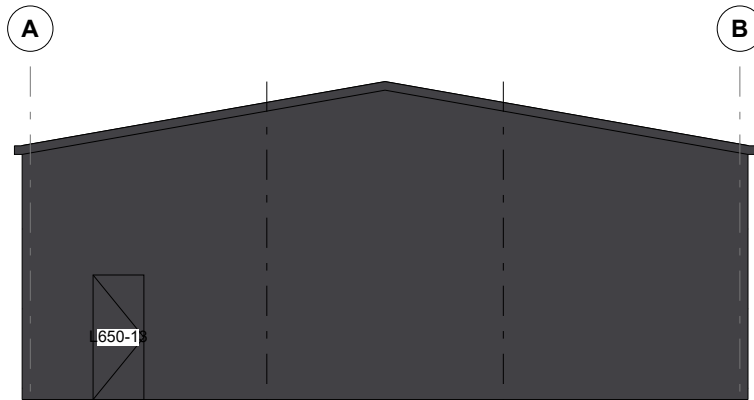
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DRAWING NUMBER BURN04-1778	PAGE 2/3

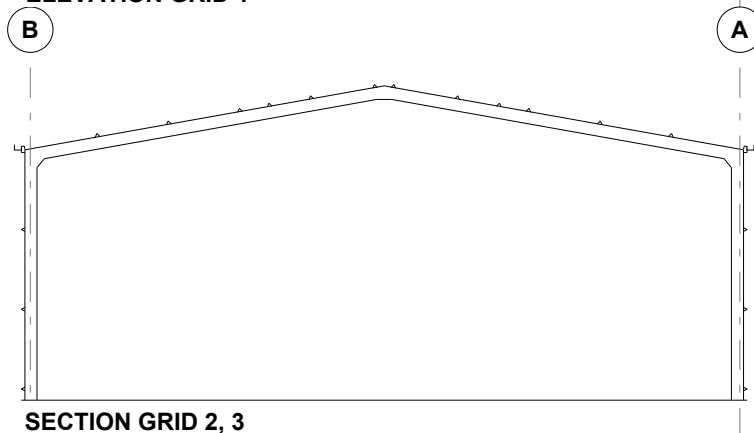
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ELEVATION GRID A



ELEVATION GRID 1



SECTION GRID 2, 3

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SCALE
A4 SHEET 1:125

REV
A

DRAWING NUMBER
BURN04-1778

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3/3



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NOTES

ALL DIMENSIONS SHOULD BE CHECKED AND VERIFIED PRIOR TO COMMENCEMENT OF ANY WORKS.

THIS DRAWING FOR ISOLATED PAD FOOTINGS IS INSUFFICIENT WHEN SLIDING DOORS ARE SPECIFIED. ADDITIONAL STRIP FOOTING UNDER SLIDING DOOR SHALL BE DESIGNED.

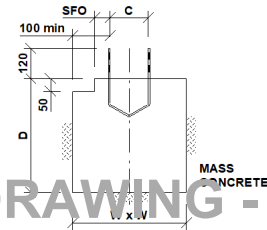
SEE ERECTION INSTRUCTIONS FOR ADDITIONAL NOTES

SEE ENGINEERING DRAWINGS FOR ADDITIONAL DET'S NOTES & CONCRETE SPECIFICATION

CAREFUL PLANNING SHOULD BE MADE WHEN DETERMINING PAD FOOTING SIZES. IF AN ANNEXE OR AWNING IS BEING CONSIDERED AS A FUTURE ADD-ON, INITIAL FOOTING TREATMENT MUST BE MADE. PLEASE CONTACT RANBUILD FOR THIS TREATMENT DETAIL.

COLUMN SCHEDULE:

COLUMN	SFO	C
SGBS15	60	154
SGBS20	60	205



**SECTION A-A
BASE STRAP LOCATION
ISOLATED PAD FOOTING**

PRELIMINARY DRAWING - NOT FOR CONSTRUCTION PURPOSES

Cont. on page 2

CLIENT

Sam Morton

SITE

**9 Ronroy Place
WEST ULVERSTONE TAS 7315**

BUILDING

**DELUXE
12000 SPAN x 4200 EAVE x 12000 LONG**

TITLE

PAD FOOTING PLAN

SCALE
NTS

DRAWING NUMBER
PFP-1778

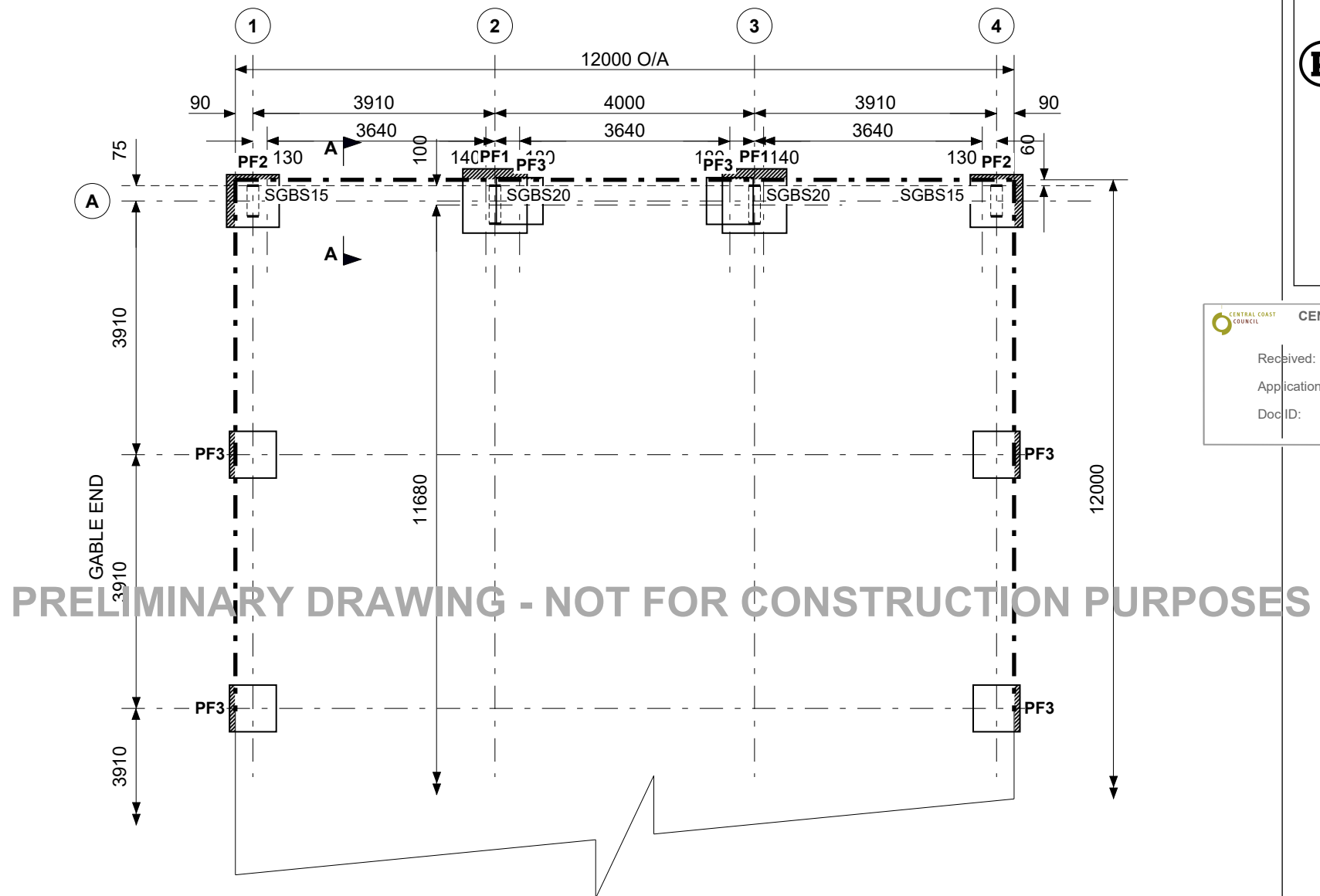
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A

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BASE STRAP & HD BOLT SCHEDULE
4 REQ'D BASE STRAP SGBS20
4 REQ'D BASE STRAP SGBS15

ISOLATED PAD FOOTING LEGEND

"W"x"W"x"D"
PF1 = 600x600x600
PF2 = 600x600x600
PF3 = 400x400x400

SET DOWN 50mm BELOW TOP OF GARAGE PADS

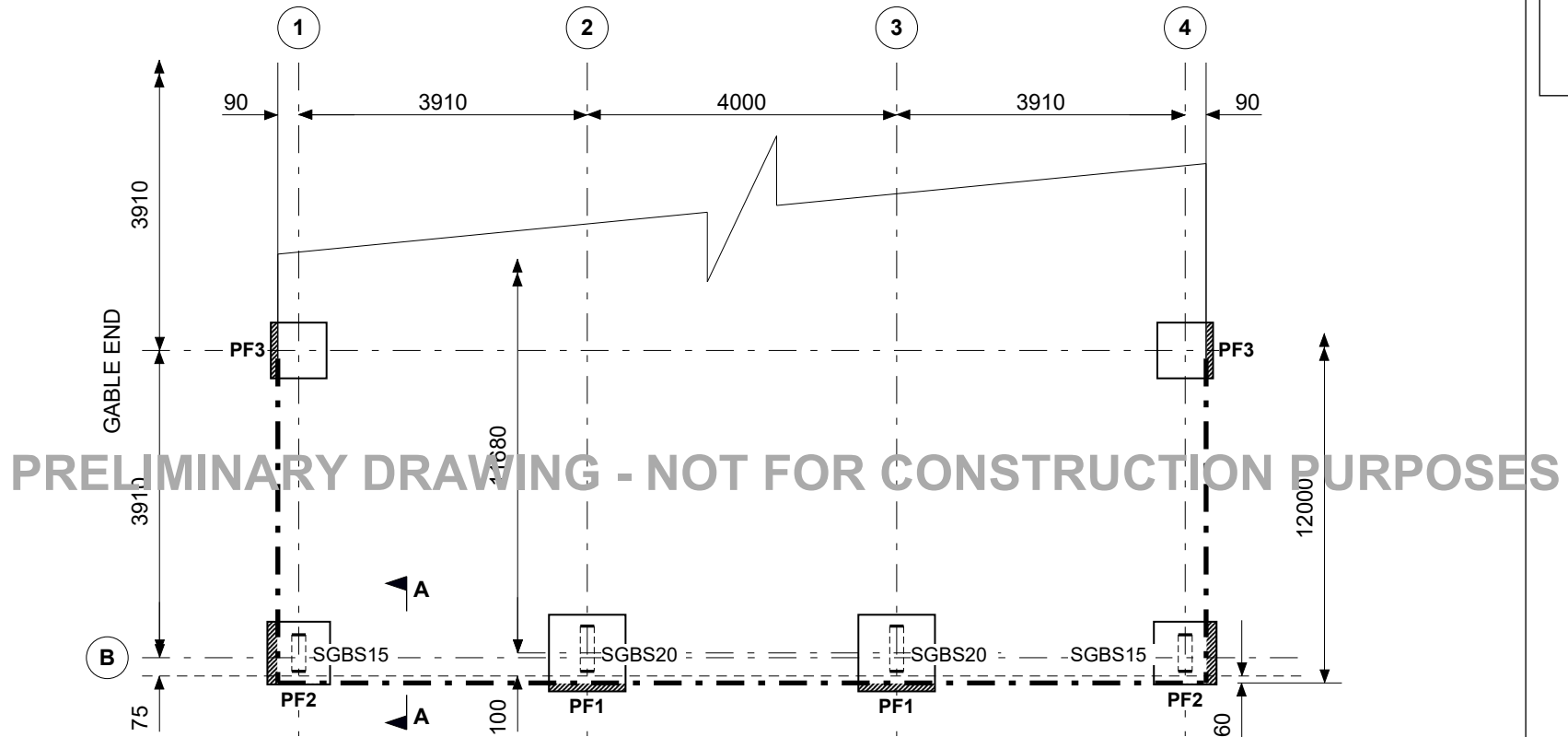
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SCALE NTS	REV A
DRAWING NUMBER PPF-1778	PAGE 2/3

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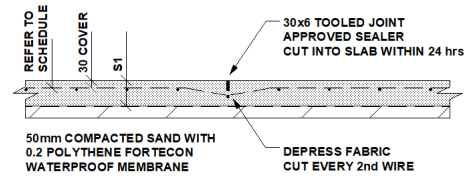
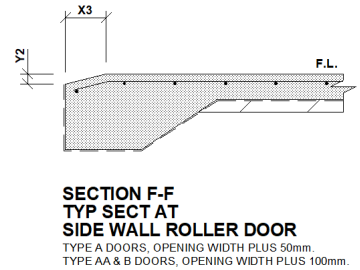
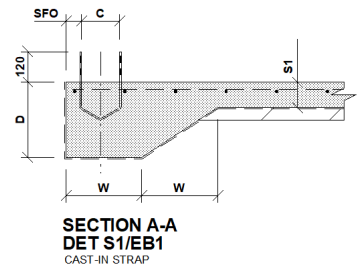


SCALE NTS	REV A
DRAWING NUMBER PFP-1778	PAGE 3/3

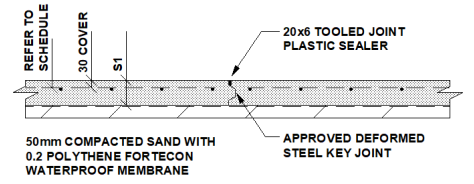
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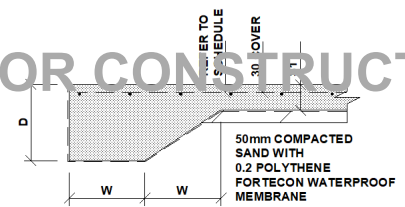
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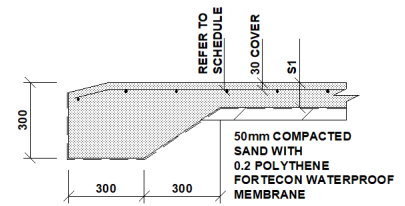
DET S1/A
CONTROL JOINT



DET S1/C
CONSTRUCTION JOINT



DET S1/EB1 FOR RC SLAB
NOT SUITABLE AT OPENINGS
SUBJECT TO VEHICLE TRAFFIC



DET S1/EB2
REQUIRED AT OPENINGS
SUBJECT TO VEHICLE TRAFFIC

NOTES

ALL DIMENSIONS SHOULD BE CHECKED AND VERIFIED PRIOR TO COMMENCEMENT OF ANY WORKS.
IF SLIDING DOORS ARE INCLUDED ON THIS PROJECT, A STRIP FOOTING OR PAD FOOTINGS WILL BE NECESSARY, AND MUST BE POURED IN CONJUNCTION WITH THIS GARAGE'S SLAB OR FOOTINGS.
SEE ERECTION INSTRUCTIONS FOR SECTION & SLAB ADDITIONAL NOTES
SEE ENGINEERING DRAWINGS FOR ADDITIONAL DET'S NOTES & CONCRETE SPECIFICATION
CONTROL JOINTS MUST BE SUPPLIED AT NOT GREATER THAN 4.5m OR CONCRETE POUR AT A RATIO OF NOT MORE THAN 1:1.2 IN ANY DIRECTION
CONSTRUCTION JOINTS MUST BE SUPPLIED WHERE AN UNBROKEN RUN OF CONCRETE POUR EXCEEDS 30m IN ANY DIRECTION

COLUMN SCHEDULE:

COLUMN	SFO	C
SGBS15	60	154
SGBS20	60	205

DIMENSION SCHEDULE:

D	W	S1	X1	X2	X3	Y1	Y2
250	250	100	160	93	90	40	30

Cont. on page 2

PRELIMINARY DRAWING - NOT FOR CONSTRUCTION PURPOSES

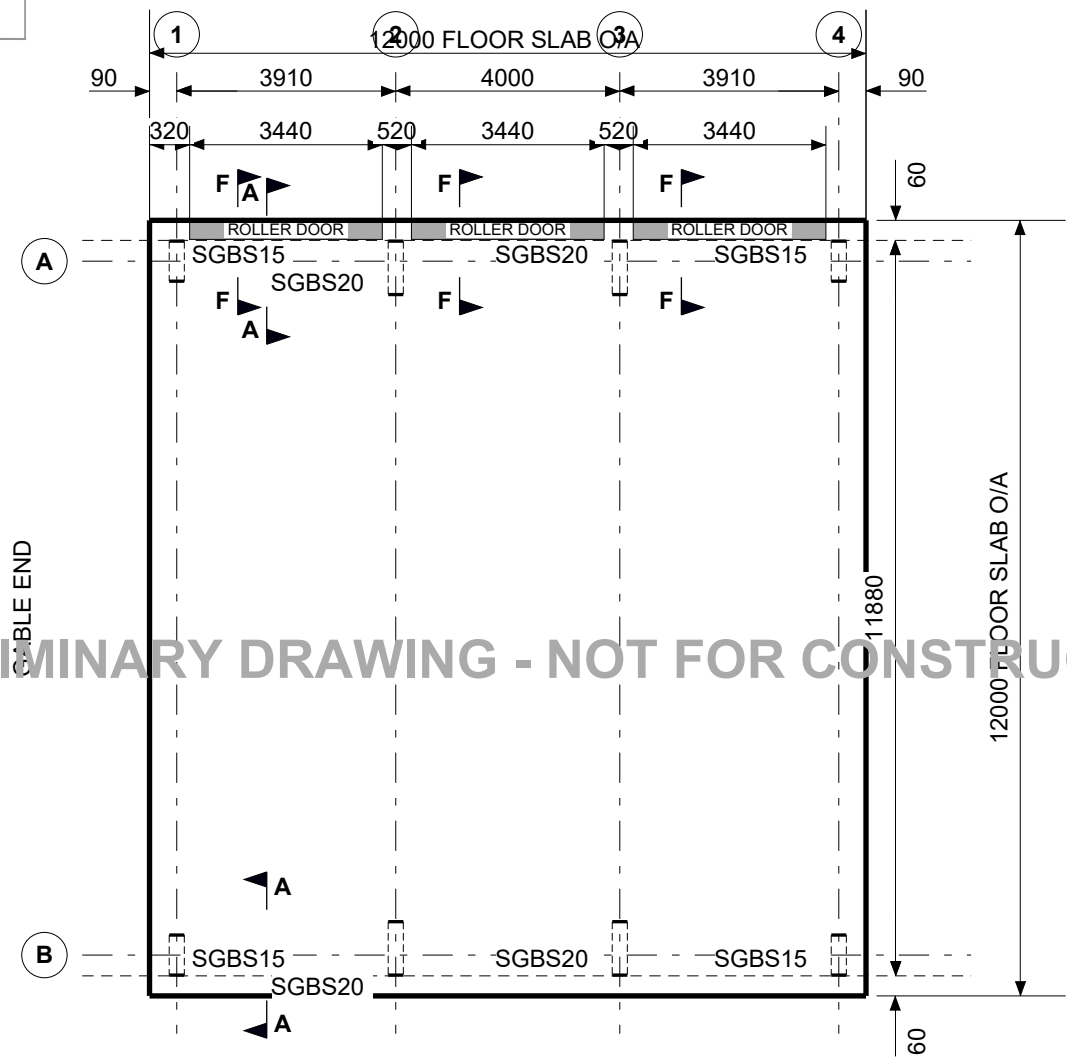
CLIENT Sam Morton			
SITE 9 Ronroy Place WEST ULVERSTONE TAS 7315			
BUILDING DELUXE 12000 SPAN x 4200 EAVE x 12000 LONG			
TITLE RC SLAB PLAN			
SCALE NTS	DRAWING NUMBER RSP-1778	REV A	PAGE 1/2

Received: 02/10/2025
 Application No: DA2025233
 Doc ID: 533043



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BASE STRAP & HD BOLT SCHEDULE
 4 REQ'D BASE STRAP SGBS20
 4 REQ'D BASE STRAP SGBS15

SCALE NTS	REV A
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