PO Box 220
19 King Edward Street
Ulverstone Tasmania 7315
Tel (03) 6429 8900

admin@centralcoast.tas.gov.au
www.centralcoast.tas.gov.au

Kellie Keating

Application for Planning

S.57 Land Use Planning and Approvals Act 1993

The following application has been received:

Application No.: **DA2025271**

Location: **19 Invictus Place, Penguin**

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 **3 February 2026**

Date of Notification: **17 January 2026**

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

CENTRAL COAST COUNCIL

Land Use Planning and Approvals Act 1993

Tasmanian Planning Scheme – Central Coast

PLANNING PERMIT APPLICATION

CENTRAL COAST COUNCIL
LAND USE PLANNING
Received: 10/11/2025
Application No: DA2025271
Doc ID: 537118

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

Use or Development Site:

Site Address 19 Invictus Place, Penguin

Certificate of Title Reference 180630/15

Land Area 871m2 **Heritage Listed Property** **NO** X **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) Jacob **Middle Names(s)**

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

Postal Address: 19 Invictus Place, Penguin

PERMIT APPLICATION INFORMATION

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

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

Proposed Use 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)

$ 610,000 ..... Estimate/ Actual

Total floor area of the development .....312.....m²

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 10/11/2025

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 10/11/2025

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

RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

SEARCH OF TORRENS TITLE

VOLUME	FOLIO
180630	15
EDITION	DATE OF ISSUE
3	20-Feb-2024

CENTRAL COAST COUNCIL
LAND USE PLANNING
Received: 10/11/2025
Application No: DA2025271
Doc ID: 537117

SEARCH DATE : 19-Aug-2025
SEARCH TIME : 03.26 PM

DESCRIPTION OF LAND

Town of PENGUIN
Lot 15 on Sealed Plan 180630
Derivation : Part of Lot 11776, 25A-2R-38P Gtd. to John McCall
Prior CT 171444/4

SCHEDULE 1

N170701 TRANSFER to JACOB MICHAEL BROWN Registered 20-Feb-2024 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
SP180630 FENCING COVENANT in Schedule of Easements
SP171444 FENCING COVENANT in Schedule of Easements
E373010 MORTGAGE to Commonwealth Bank of Australia Registered 20-Feb-2024 at 12.01 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

FOLIO PLAN

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

CENTRAL COAST COUNCIL
LAND USE PLANNING
Received: 10/11/2025
Application No: DA2025271
Doc ID: 537116

Tasmanian Government

OWNER: CENTRAL COAST COUNCIL

FOLIO REFERENCE: 171444/4

GRANTEE: PART OF LOT 11776, 25A-2R-38P, GTD. TO JOHN MCCALL.

PLAN OF SURVEY

BY SURVEYOR: Adrian Wade Eberhardt of PDA Surveyors, Surveying, Engineering & Planning, 6 QUEEN STREET, BURNIE

LOCATION: TOWN OF PENGUIN

SCALE 1: 600 LENGTHS IN METRES

REGISTERED NUMBER
SP180630

APPROVED
EFFECTIVE FROM 12 FEB 2021
Recorder of Titles

ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN

Registered Land Surveyor — 1/12/2020 Date — 45575 Ref No.

Sandra Sutton — Council Delegate — 8/2/2021 Date

Department of Natural Resources and Environment Tasmania www.thelist.tas.gov.au

CENTRAL COAST COUNCIL
LAND USE PLANNING
Received: 10/11/2025
Application No: DA2025271
Doc ID: 537120

SCHEDULE OF EASEMENTS	Registered Number
NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	SP 180630

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 5 on the Plan is subject to a Pipeline and Services Easement in gross in favour of TasWater over the land marked "Pipeline and Services Easement 3.00 wide" shown passing through that lot on the Plan ("the Easement Land").

Lots 6, 7, 8 and 9 on the Plan are each subject to a Pipeline and Services Easement in gross in favour of TasWater and a Right of Drainage in gross in favour of the Central Coast Council, its successors and assigns over the land marked "Pipeline and Services Easement Variable Width" on the Plan ("the Easement Land").

Lots 11, 17, 18 and 19 on the Plan are each subject to a Pipeline and Services Easement in gross in favour of TasWater, and a Right of Drainage in gross in favour of the Central Coast Council, its successors and assigns, each right being over the land marked "Pipeline and Services Easement 3.00 wide" shown passing through that lot on the Plan ("the Easement Land").

DEFINITIONS

"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;

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: Central Coast Council FOLIO REF: 171444/4 SOLICITOR DL Keegan & REFERENCE: 200465	PLAN SEALED BY: CENTRAL COAST COUNCIL DATE: 8/2/2021 DA214150 REF NO. Council Delegate
NOTE: The Council Delegate must sign the Certificate for the purposes of identification.	

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 2 OF 3 PAGES	Registered Number SP 180630
SUBDIVIDER: Central Coast Council FOLIO REFERENCE: 171444/4	

(5) do all works reasonably required in connection with such activities or as may be authorised or required by any law:
  (a) without doing unnecessary damage to the Easement Land; and
  (b) leaving the Easement Land in a clean and tidy condition;

(6) if the Easement Land is not directly accessible from a highway, then for the purpose of undertaking any of the preceding activities TasWater may with or without employees, contractors, agents and any other persons authorised by it, and with or without machinery, vehicles, plant and equipment enter the Lot from the highway at any vehicle entry and cross the Lot to the Easement Land; and

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

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

INTERPRETATION:

"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.

"TasWater" means Tasmanian Water & Sewerage Corporation Pty Ltd (ACN 162 220 653), its successors and assigns.

FENCING ~~PROVISION~~ COVENANT

The owner of each lot on the Plan covenants with Central Coast Council ("the Subdivider") that the Subdivider shall not be required to fence.

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 3 OF 3 PAGES	Registered Number SP 180630
SUBDIVIDER: Central Coast Council FOLIO REFERENCE: 171444/4	

NO OTHER easements, covenants or profits a prendre are created to benefit or burden any lot shown on the Plan.

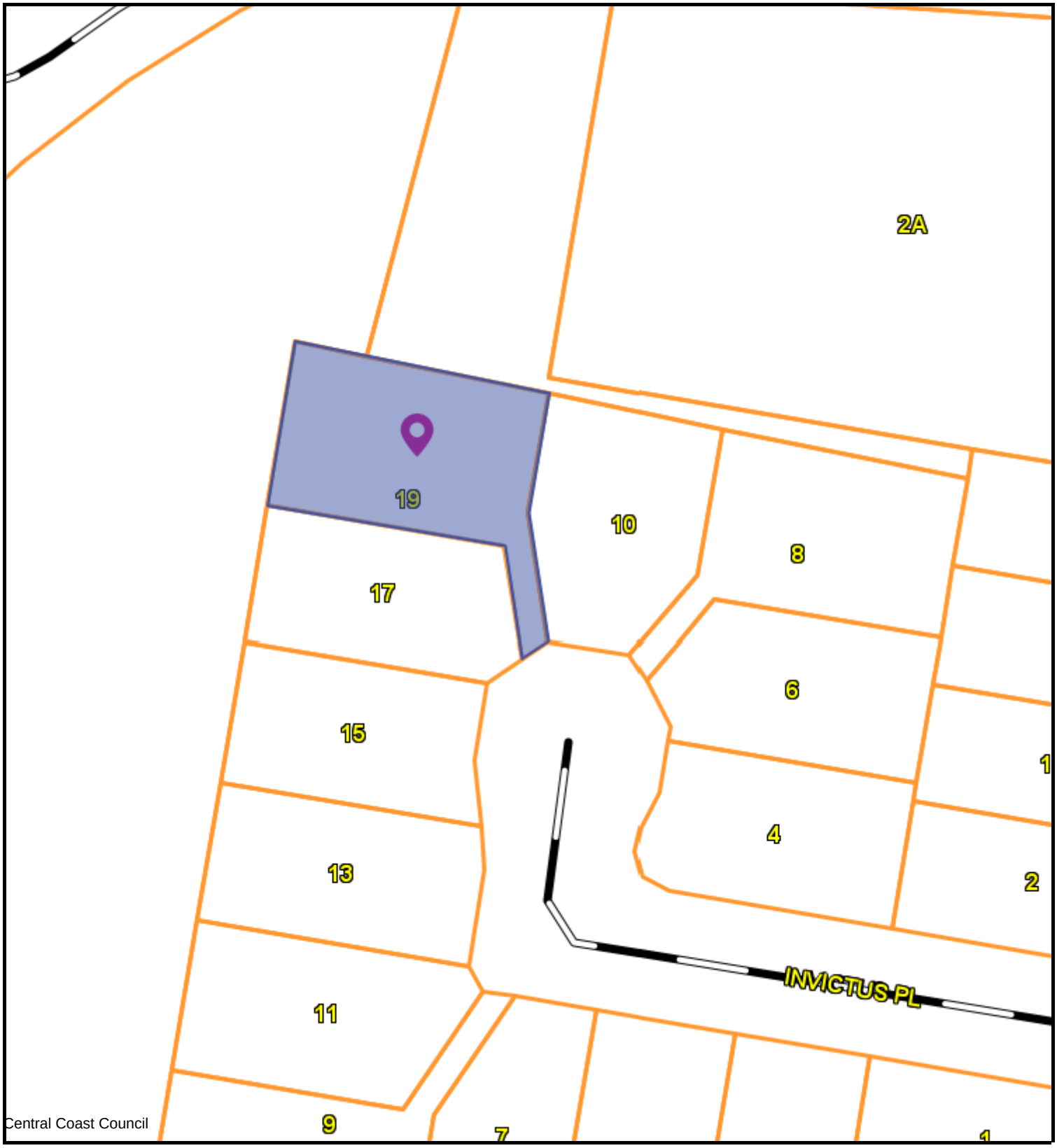
SIGNED by SANDRA AYTON)
The GENERAL MANAGER of the CENTRAL)
COAST COUNCIL pursuant to delegated)
power for and on behalf of the CENTRAL)
COAST COUNCIL the registered proprietor)
of the land described in Certificate of Title)
Volume 171444 Folio 4 in the presence of:-)

Sandra Ayton
General Manager

Name: LOUISE BROOKE
Address: 19 KING EDWARD ST, ULV.
Occupation: EXECUTIVE OFFICER.

Witness: .....

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

15-Jan-2026

19 INVICTUS PLACE, PENGUIN
DA2025271

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

CENTRAL COAST COUNCIL
CENTRAL COAST COUNCIL
LAND USE PLANNING
Received: 11/12/2025
Application No: DA2025271
Doc ID: 540249

Our Reference No. L250524

Council Reference No. DA2025271

Date 9 December 2025

Central Coast Council

PO Box 220, ULVERSTONE 7315

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

RE: Letter to Planning Authority- 19 Invictus Place, Penguin - Residential – Dwelling & Outbuilding

Dear Planning Authority,

We are writing in relation to the proposed Residential – Dwelling & Outbuilding at 19 Invictus Place, Penguin.

The request for additional information issued on 14 November 2025, is to address Clause 8.4.2 (P1 & P2) of the *Tasmanian Planning Scheme*; an assessment of this criteria is provided below. Noting the buildings proposed are outside of the building envelope prescribed by P3; an assessment of that Performance Criteria is also provided for below:

8.4.2 Setbacks and building envelope for all dwellings

Response to P1 & P2:

The proposal does not result in any development occurring within a frontage setback area. Under the applicable Acceptable Solutions of Clause 8.4.2:

- A1 requires buildings to be setback a minimum of 4.5m from a primary frontage or 3m from any other frontage.
- A2 applies to garages and prescribes a general 'rule of thumb' requirement that they be set back 5.5m from the primary frontage, or positioned at least 1m behind the building line.

To determine whether these standards are triggered, it is first necessary to identify which boundaries of the site are considered frontages under the *Tasmanian Planning* Scheme. The Scheme defines a 'frontage' specifically as a boundary that directly abuts a road.

In this instance, the lot is configured in a way that is equivalent to an internal lot, being located behind a series of other titles and gaining access exclusively via a narrow access strip that connects the site to Invictus Place. As a result of this configuration:

- The only boundary that directly adjoins a road (and therefore the only boundary that is considered a 'frontage' under the Scheme) is the 4.42m-wide access boundary to Invictus Place.

- All other site boundaries are internal boundaries that do not adjoin a road. They cannot be considered frontages and are therefore not subject to the frontage setback provisions under A1 or A2.

The access strip extends for a length of 15.87m, and the application of the frontage setbacks (4.5m, 3m, or 5.5m as relevant) would be measured perpendicularly from the frontage boundary, as illustrated in the below diagram.

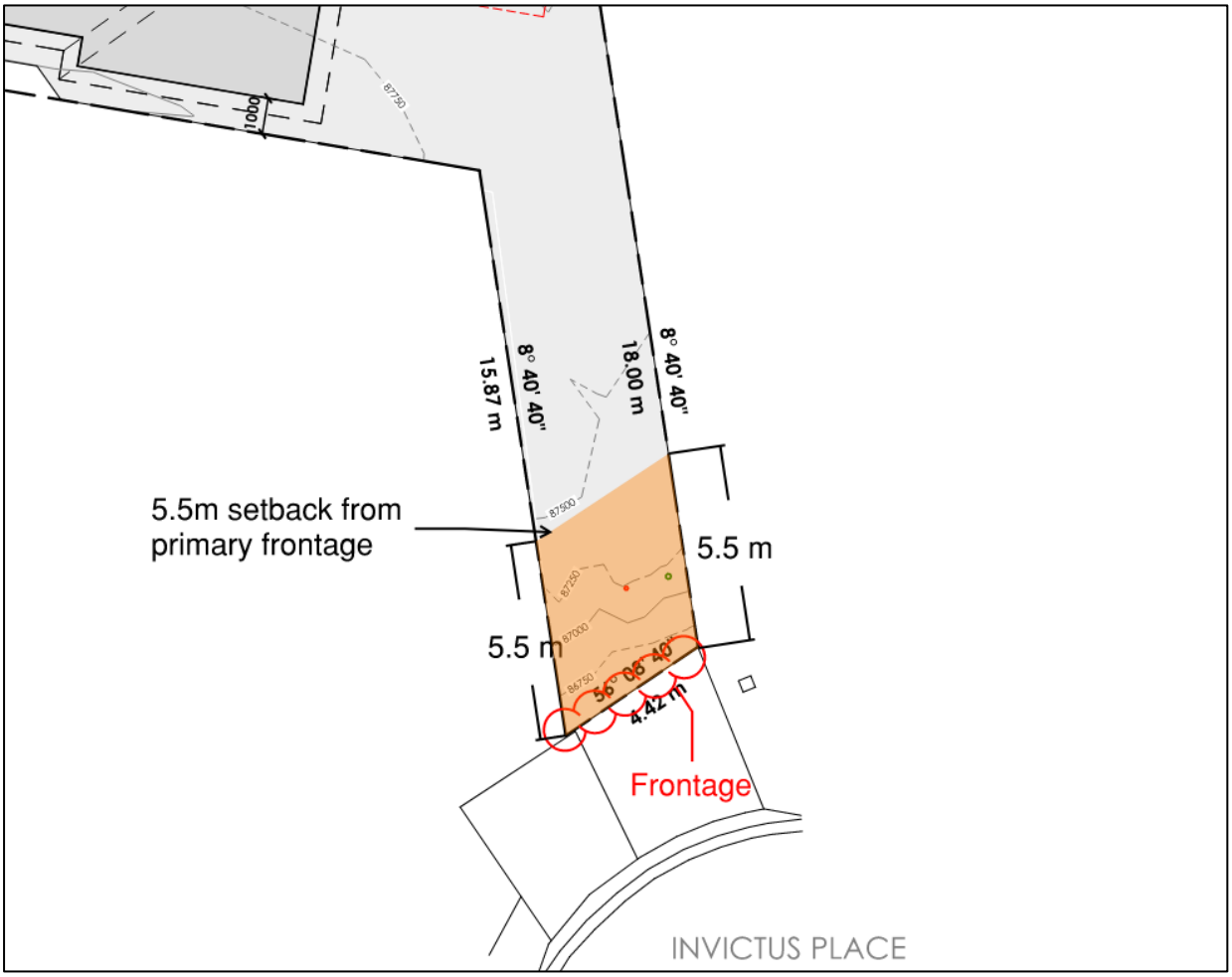


Figure 1 – Primary frontage onto Invictus Place with 5.5m setback marked

As the access strip contains no buildings or structures of the proposed development, the proposal therefore meets the minimum required setback distances comfortably under 8.4.2 A1 & A2. On this basis, the assessment of frontage setbacks under P1 and P2 is not required, and the proposal is considered to comply with Acceptable Solutions A1 and A2, as no development is situated within any frontage setback area.

Response to P3:

The proposal does not comply with A3 and therefore requires assessment against the associated performance criteria. The development consists of a single-storey dwelling and a single-storey shed of modest height, both with simple gable roof forms. The overall scale and built form are comparable to other recently constructed dwellings within the subdivision and do not introduce any development that would appear out of scale or visually dominant in the surrounding context.

The site is already extensively screened by existing 1.8-metre-high colourbond boundary fencing, which provides a strong visual buffer between the proposed dwelling and neighbouring properties and substantially reduces any potential for visual impacts or overlooking.

(A site inspection undertaken by N + B confirmed the existing screening, this fencing has been incorporated into the shadow diagrams and images from this site inspection are included as an appendix.)

The shadow diagrams provided illustrate the extent of shadowing on 21 June, representing the period of greatest potential impact. These diagrams include the existing boundary fencing, enabling a realistic assessment of actual shadow reach. The modelling demonstrates that the additional shadow cast by the proposed dwelling is very minor, with the majority of shading remaining within the subject site or falling directly behind the existing fencing. The increase in shading experienced by adjoining properties is marginal and does not meaningfully change the current shadowing conditions, nor would it be considered an unreasonable reduction in sunlight to private open space or habitable rooms.

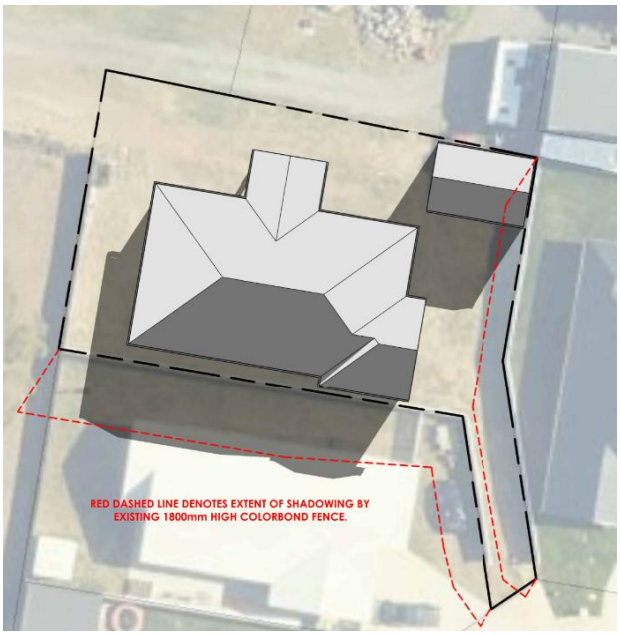


Figure 2 - June 21st - 10am

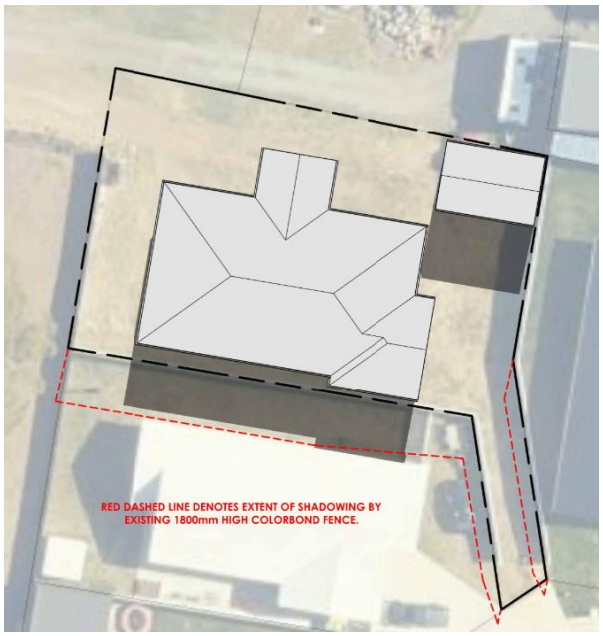


Figure 3 - June 21st – 11:30am

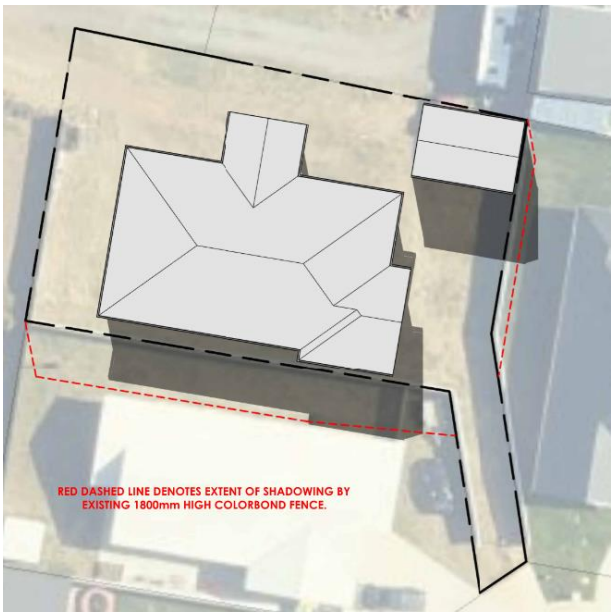


Figure 4 - June 21st – 1pm

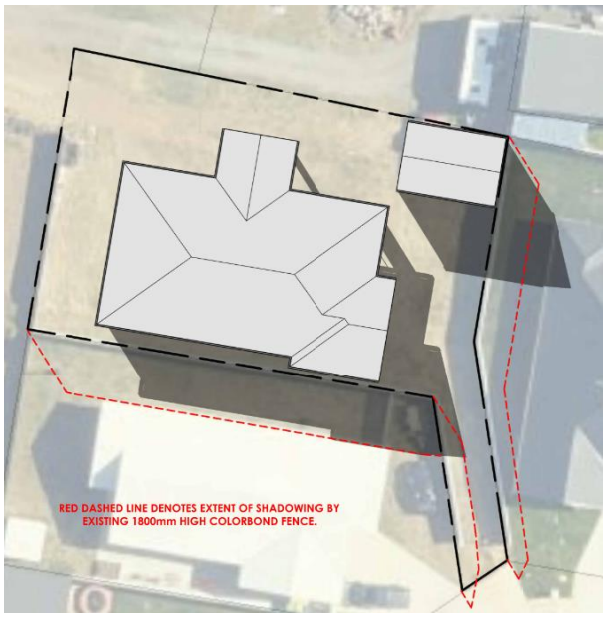


Figure 5 - June 21st – 2:30pm

The topographical information available on the site indicates that the land to the south sits slightly upslope from the subject site, which further reduces the reach and effect of any shadowing and minimises any perception of overlooking or dominance of the dwelling.

In terms of site layout and separation, the proposed setbacks are consistent with those commonly found within the subdivision. Many existing properties contain outbuildings or built form located close to boundaries, and the proposed separation distances are well aligned with this established pattern. As such, the proposal maintains a level of spacing between dwellings that reflects the expected separation of built form within the area.

There are no known solar energy installations on adjoining properties that would be affected by the proposed development. Given the limited height and scale of the dwelling and the modest extent of shadowing, there is no unreasonable impact on solar access for surrounding lots.

Overall, the proposal is of a scale and form that ensures surrounding amenity is maintained, provides separation consistent with established development, and avoids any unreasonable overshadowing or visual impact.

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

Yours faithfully,

Nova Land Consulting

Alex Bowles

TOWN PLANNER

Appendix – Site Photos

STANLEY

JACOB MICHAEL BROWN

PROPOSED RESIDENCE & SHED

19 INVICTUS PLACE, PENGUIN

Drawing Schedule

SHEET	DESCRIPTION	REV	ISSUE DATE
A100	COVER PAGE	A	18/11/25
A101	SITE PLAN	A	18/11/25
A102	ELEVATIONS 1 OF 2	A	18/11/25
A103	ELEVATIONS 2 OF 2	A	18/11/25
A104	FLOOR PLAN	A	18/11/25
A105	SETOUT PLAN	A	18/11/25
A106	DRAINAGE PLAN	A	18/11/25
A107	WALL FRAMING PLAN	A	18/11/25
A108	ELECTRICAL PLAN	A	18/11/25
A109	REFLECTED CEILING PLAN	A	18/11/25
A110	ROOF FRAMING PLAN	A	18/11/25
A111	ROOF PLAN	A	18/11/25
A112	SECTION A-A	A	18/11/25
A113	DETAILS	A	18/11/25
A115	WALL TYPES	A	18/11/25
A116	WATERPROOFING 1 OF 2	A	18/11/25
A117	WATERPROOFING 2 OF 2	A	18/11/25
A118	WINDOW & DOOR SCHEDULE	A	18/11/25
A120	LIGHTING CALCULATOR	A	18/11/25
A121	CONSTRUCTION NOTES 1 OF 2	A	18/11/25
A122	CONSTRUCTION NOTES 2 OF 2	A	18/11/25
A123	BAL CONSTRUCTION NOTES	A	18/11/25
A124	SHADOW DIAGRAMS	A	18/11/25

GENERAL INFORMATION

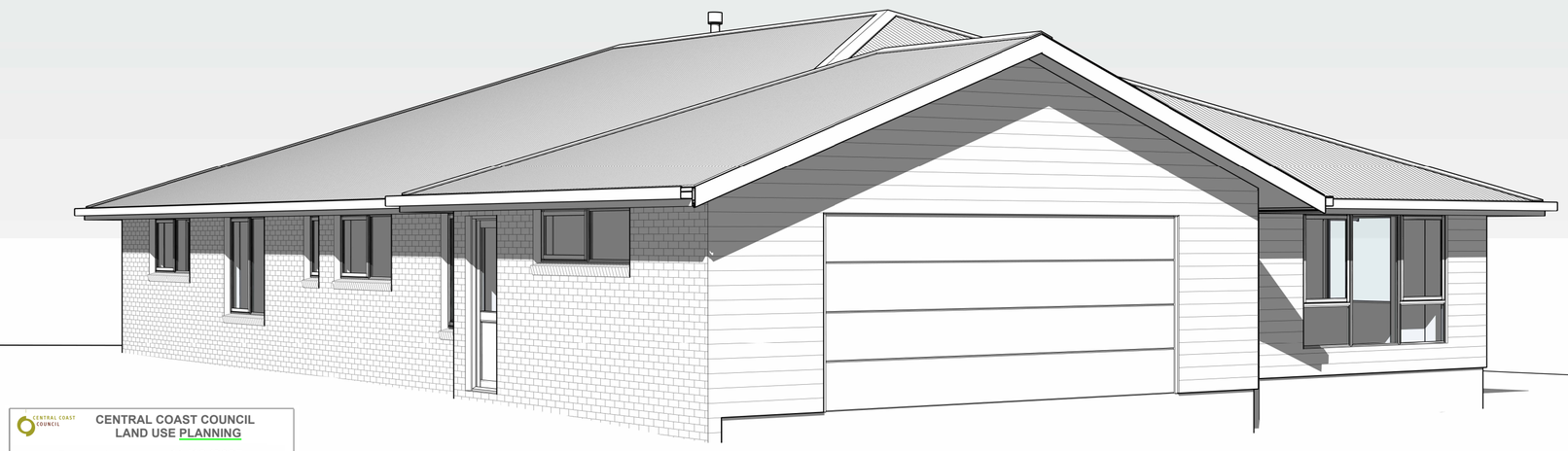
ACCREDITED DESIGNER:	**NICHOLAS BRANDSEMA**
ACCREDITATION NUMBER:	**047538582**
LAND TITLE REFERENCE NUMBER:	**PID9139066, TITLE REF 180630/15**
ENERGY ASSESSMENT:	**TBA**
COUNCIL ZONE:	**GENERAL RESIDENTIAL**
COUNCIL:	**CENTRAL COAST COUNCIL**

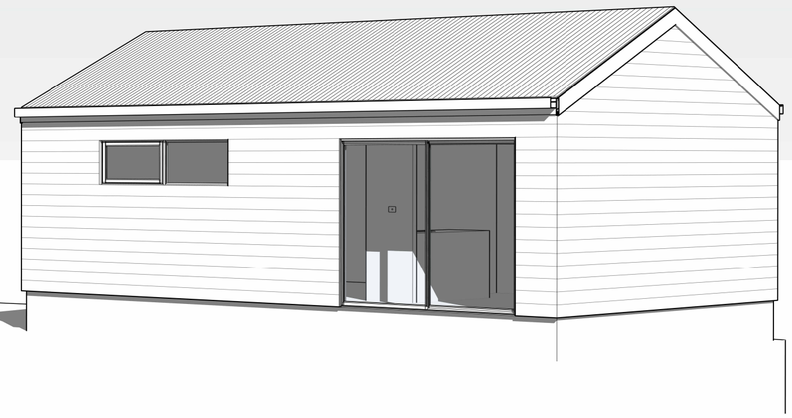
FLOOR AREAS

PROPOSED RESIDENCE:	**268m2 (29 SQUARES)**
PROPOSED SHED:	**44m2 (5 SQUARES)**

SITE INFORMATION

SITE AREA:	**871m2**
DESIGN WIND SPEED:	**TBA**
SOIL CLASSIFICATION:	**TBA**
ALPINE AREA:	**N/A**
CORROSION ENVIRONMENT:	**N/A**
BUSHFIRE ATTACK LEVEL:	**TBA**
CLIMATE ZONE:	**7**





CENTRAL COAST COUNCIL
LAND USE PLANNING

Received: 11/12/2025

Application No: DA2025271

Doc ID: 540248

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

Issued As: **PRELIMINARY**

Scale A2

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Revision

No.	Date	Description
A	18/11/25	Issued as PRELIMINARY

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

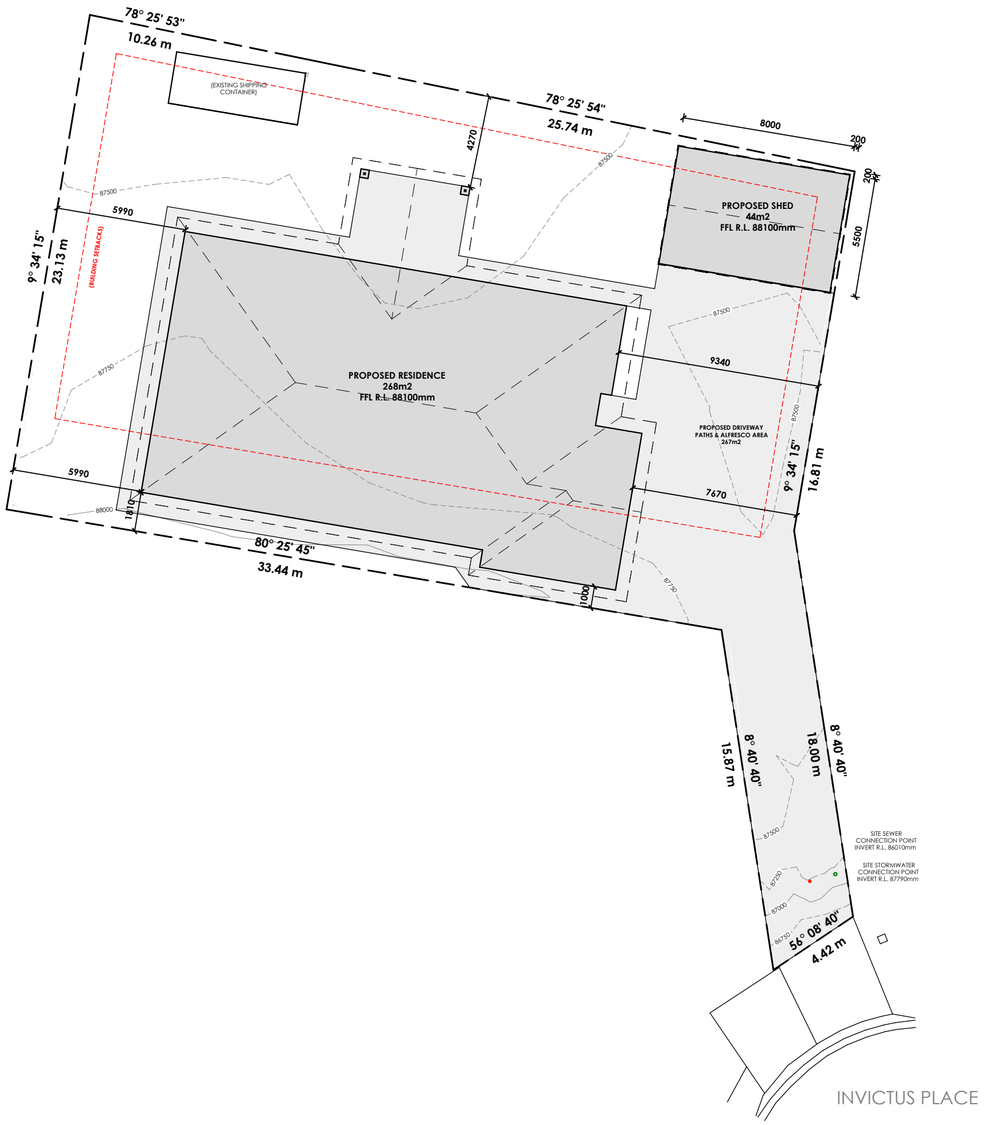
Project
PROPOSED RESIDENCE
Location
19 INVICTUS PLACE, PENGUIN
Client
JACOB BROWN

Sheet Title
COVER PAGE

Drawn	Issue Date	Project No.	Revision
NJB	**18/11/25**	**TBA**	**A**

Sheet Number
A100
/A124

CENTRAL COAST COUNCIL
LAND USE PLANNING
Received: 11/12/2025
Application No: DA2025271
Doc ID: 540248



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 APPROPRIATLY 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 ACCESES AND SERVICES AS INDICATED. MAKE GOOD.

SETTING OUT:
THE BUILDER SHALL ACCURATLEY 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 MINIUMUM) PROVIDE AND MAINTAIN A SUPPORT. ADJOINING OWNER TO BE NOTIFIED USING FORM 6 (NOTICE FOR PROPOSED PROTECTION WORK).

SITE PLAN
Scale 1 : 200

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1 : 200

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Revision

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A	18/11/25	Issued as PRELIMINARY

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

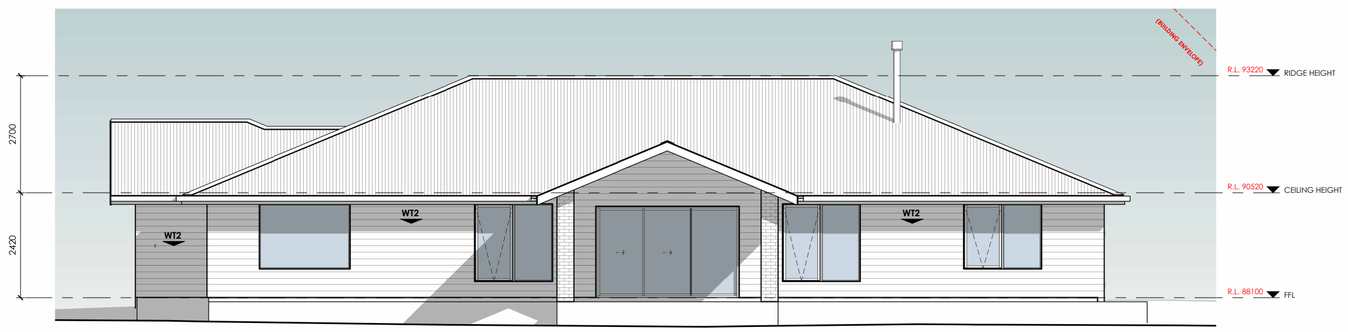
Project
PROPOSED RESIDENCE
Location
19 INVICTUS PLACE, PENGUIN
Client
JACOB BROWN

Sheet Title
SITE PLAN

Drawn	Issue Date	Project No.	Revision
NJB	18/11/25	TBA	A

Sheet Number
A101
/A124

EAST ELEVATION
Scale 1 : 100



NORTH ELEVATION
Scale 1 : 100

WALL | FACADE MATERIALS & FINISHES

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

WT-2 JAMES HARDIE SCYON LINEA. PAINT TO FINISH
INSTALLED AS PER MANUFACTURERS SPECIFICATION

0 5 m

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

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LAND USE PLANNING
Received: 11/12/2025
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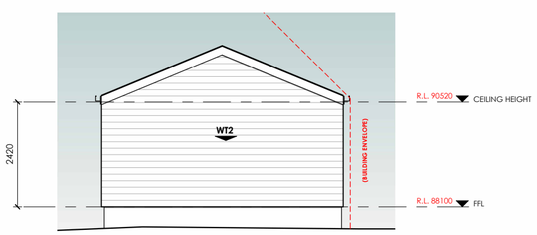
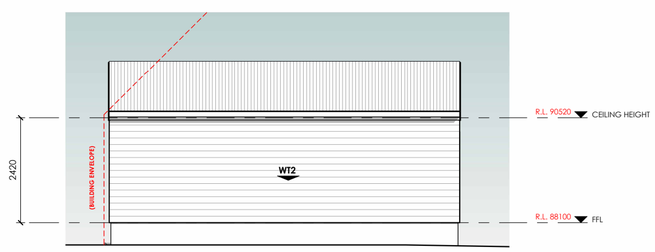
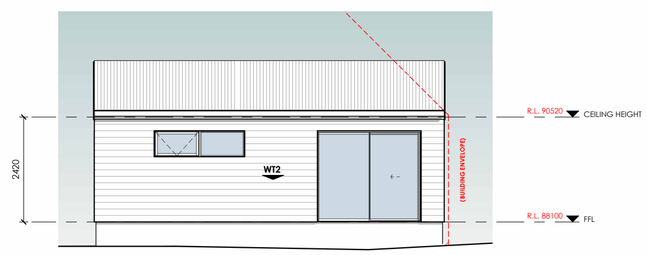


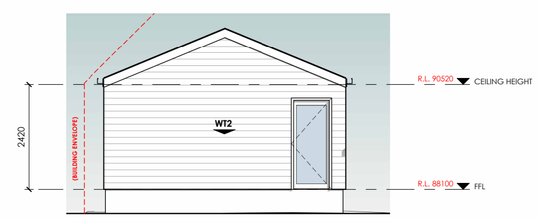
SHED - EAST ELEVATION
Scale 1 : 100



SHED - NORTH ELEVATION
Scale 1 : 100



SHED - SOUTH ELEVATION
Scale 1 : 100



SHED - WEST ELEVATION
Scale 1 : 100

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Project
PROPOSED RESIDENCE
Location
19 INVICTUS PLACE, PENGUIN
Client
JACOB BROWN

Sheet Title
ELEVATIONS 1 OF 2

Drawn	Issue Date	Project No.	Revision
NJB	18/11/25	TBA	A

Sheet Number
A102
/A124

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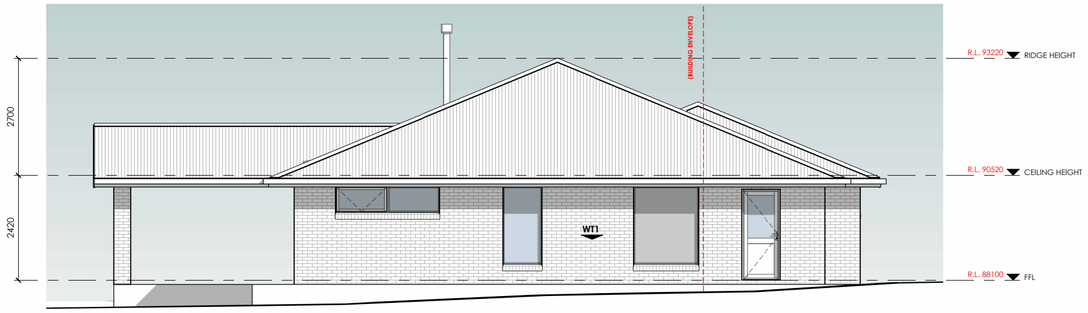
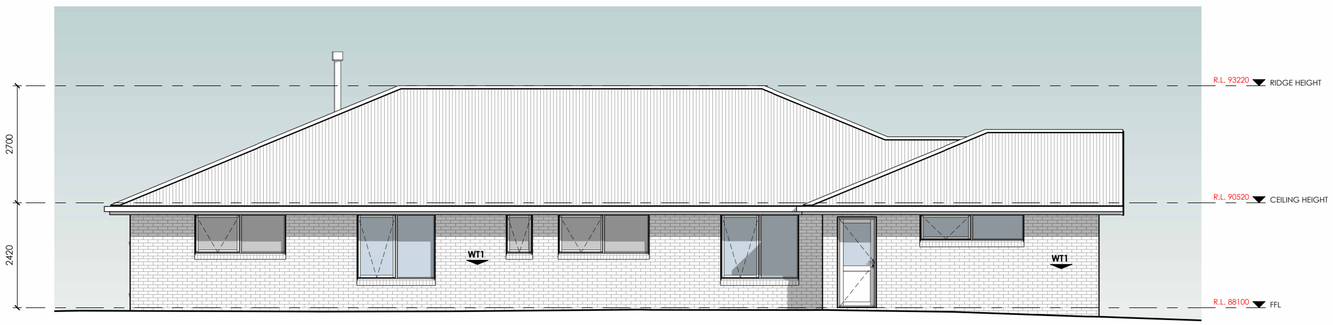
LAND USE PLANNING
Received: 11/12/2025
Application No: DA2025271
Doc ID: 540248



WEST ELEVATION
Scale 1 : 100



SOUTH ELEVATION
Scale 1 : 100

WALL | FACADE MATERIALS & FINISHES

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

WT-2 JAMES HARDIE SCYON LINEA, PAINT TO FINISH
INSTALLED AS PER MANUFACTURERS SPECIFICATION

0 5 m

EAVE CONSTRUCTION NCC VOLUME 2 PART 7.5.5
EAVE WIDTH OVERHANG - 600mm

EAVES LINED WITH 'HARDIFLEX' CEMENT SHEET
TRIMMERS LOCATED WITHIN 1200mm of
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GLAZING & FRAME CONSTRUCTION TO AS2047 & AS1288
ALL FIXINGS & FLASHINGS TO MANUFACTURERS REQUIREMENTS

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No.	Date	Description
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Project
PROPOSED RESIDENCE
Location
19 INVICTUS PLACE, PENGUIN
Client
JACOB BROWN

Sheet Title
ELEVATIONS 2 OF 2

Drawn	Issue Date	Project No.	Revision
NJB	18/11/25	TBA	A

Sheet Number
A103
/A124

CENTRAL COAST COUNCIL
LAND USE PLANNING
Received: 11/12/2025
Application No: DA2025271
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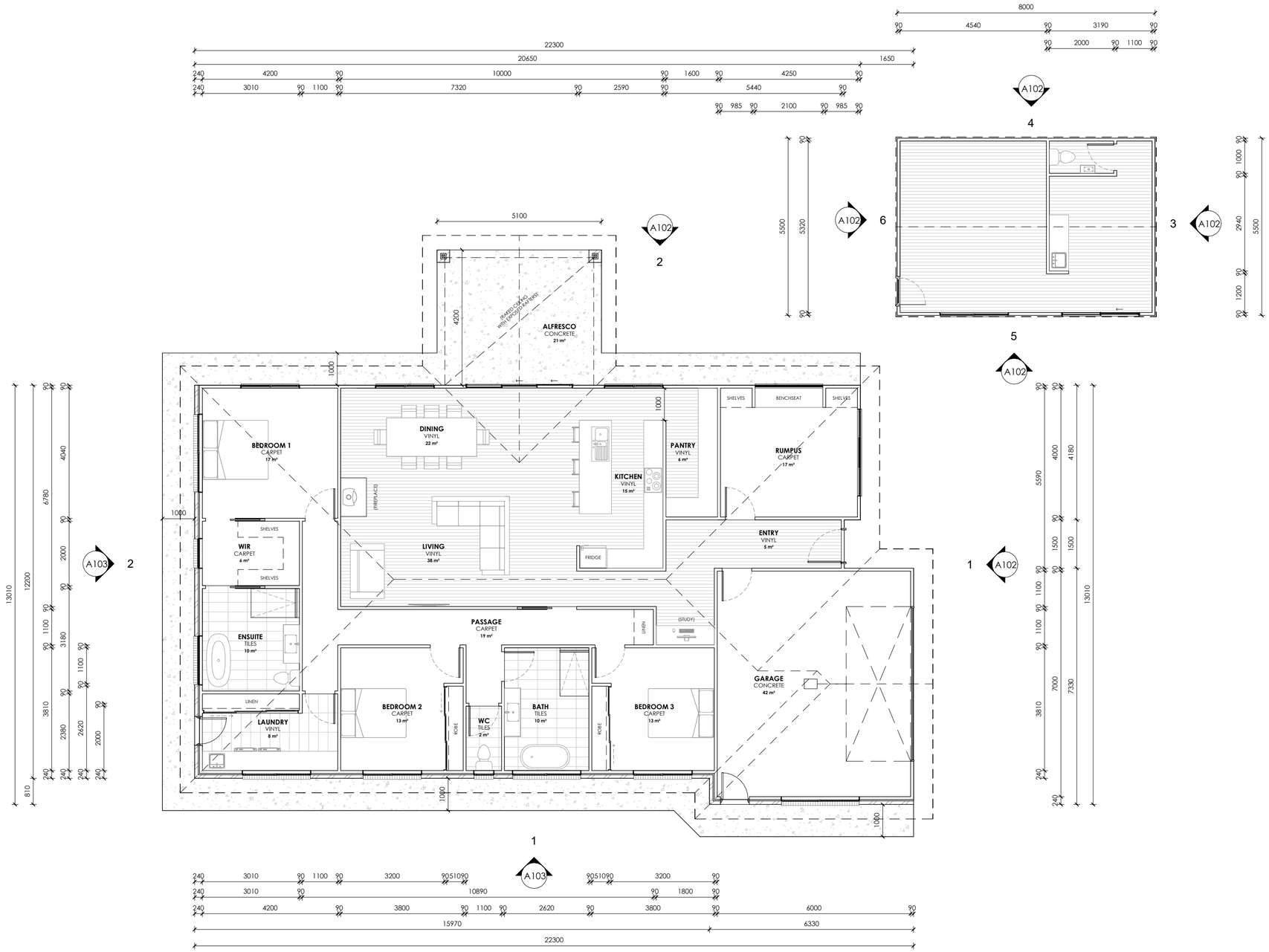

FLOOR AREAS & FINISHES

FLOOR AREA - 265m2

VINYL
FLOOR AREA APPROX - 87m2
5mm SELECTED VINYL PLANK FLOORING

CARPET
FLOOR AREA APPROX - 85m2
SELECTED CARPET AND UNDERLAY

TILES
FLOOR AREA APPROX - 18m2
SELECTED TILES, GROUT, SEALANT, TRIMS
SEALED PRIOR WITH A WATERPROOF
MEMBRANE SYSTEM

CONCRETE
FLOOR AREA APPROX - 30m2
NO SURFACE FINISH REQUIRED.

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

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Client
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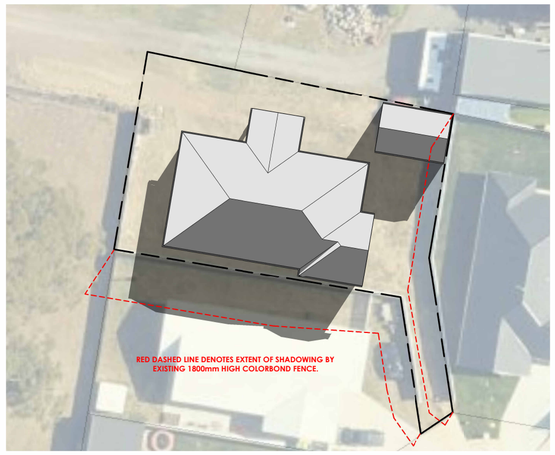
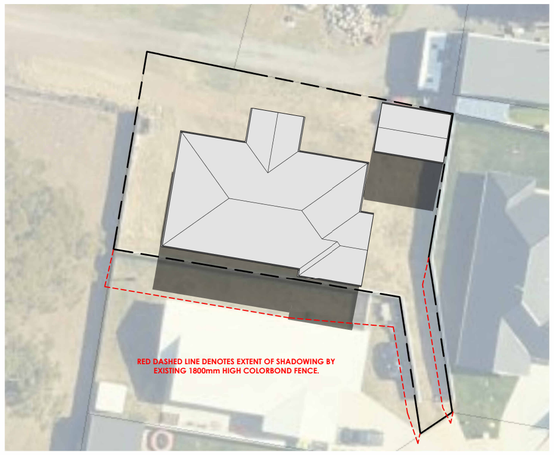
Sheet Title
FLOOR PLAN

Drawn	Issue Date	Project No.	Revision
NJB	18/11/25	TBA	A

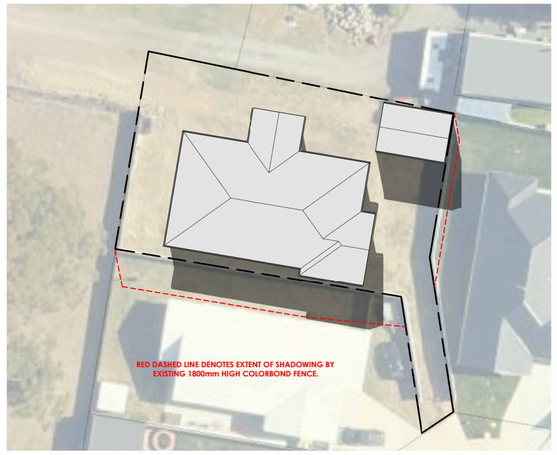
Sheet Number
A104
/A124



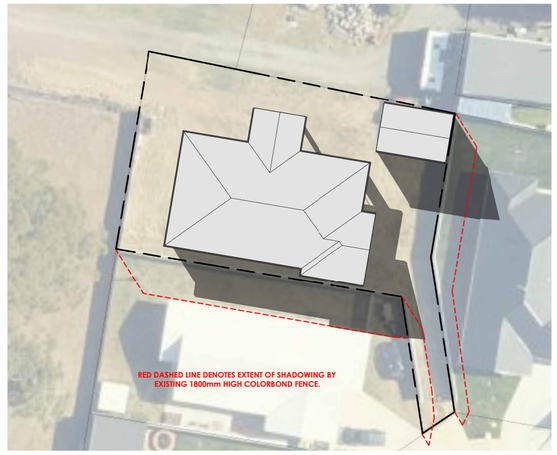
JUNE 21st - 10am
Scale 1 : 500



JUNE 21st - 11.30am
Scale 1 : 500



JUNE 21st - 1pm
Scale 1 : 500



JUNE 21st - 2.30pm
Scale 1 : 500

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Sheet Title
SHADOW DIAGRAMS

Drawn	Issue Date	Project No.	Revision
NJB	18/11/25	TBA	A

Sheet Number
A124
/A124