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## Application for Planning

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### *S.57 Land Use Planning and Approvals Act 1993*

The following application has been received:

Application No.: **DA2025272**

Location: **103 Leven Street, Ulverstone**

Proposal: **Residential - multiple dwellings x 2**

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](http://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](mailto: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 18 February 2026**

Date of Notification: **4 February 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](mailto:planning@centralcoast.tas.gov.au)www: [centralcoast.tas.gov.au](http://centralcoast.tas.gov.au)

***Land Use Planning and Approvals Act 1993***  
***Tasmanian Planning Scheme – Central Coast***  
**PLANNING PERMIT APPLICATION**

	<b>CENTRAL COAST COUNCIL LAND USE PLANNING</b>
Received:	10/11/2025
Application No:	DA2025272
Doc ID:	537128

Office use only:

Zone:

Permit Pathway – NPR/Permitted/Discretionary

**Use or Development Site:**

Site Address

103 Leven Street, Ulverstone

Certificate of  
Title Reference

250733/1

Land Area

745

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)

Jackson &amp; Zara

Middle Names(s)

Surname(s)

Lee

Company name (if applicable)

Postal Address:

103 Leven Street, 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](mailto:planning@centralcoast.tas.gov.au) separating A4 documents & forms from A3 documents).

Proposed Unit Development

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

\$ 380,000 ..... Estimate/ Actual

Total floor area of the development ...174.....m<sup>2</sup>

**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

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

SEARCH OF TORRENS TITLE

VOLUME 250733	FOLIO 1
EDITION 6	DATE OF ISSUE 13-Sep-2022

 <b>CENTRAL COAST COUNCIL LAND USE PLANNING</b>	
Received:	10/11/2025
Application No:	DA2025272
Doc ID:	537127

SEARCH DATE : 05-Sep-2025  
SEARCH TIME : 01.12 PM

DESCRIPTION OF LAND

Town of ULVERSTONE  
Lot 1 on Plan [250733](#)  
Derivation : Part of Lot 8 Section C.c. Gtd. to W. Rowland  
Prior CT [4032/66](#)

SCHEDULE 1

[M966049](#) TRANSFER to JACKSON LESLIE LEE and ZARA CORALIE LEE  
Registered 13-Sep-2022 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any  
[136747](#) FENCING CONDITION in Transfer  
[E316510](#) MORTGAGE to Bendigo and Adelaide Bank Limited  
Registered 13-Sep-2022 at 12.01 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

05 0 435

ANNEXURE TO **CERTIFICATE OF TITLE  
FOLIO OF REGISTER**

VOL.  
4032

FOL.  
66



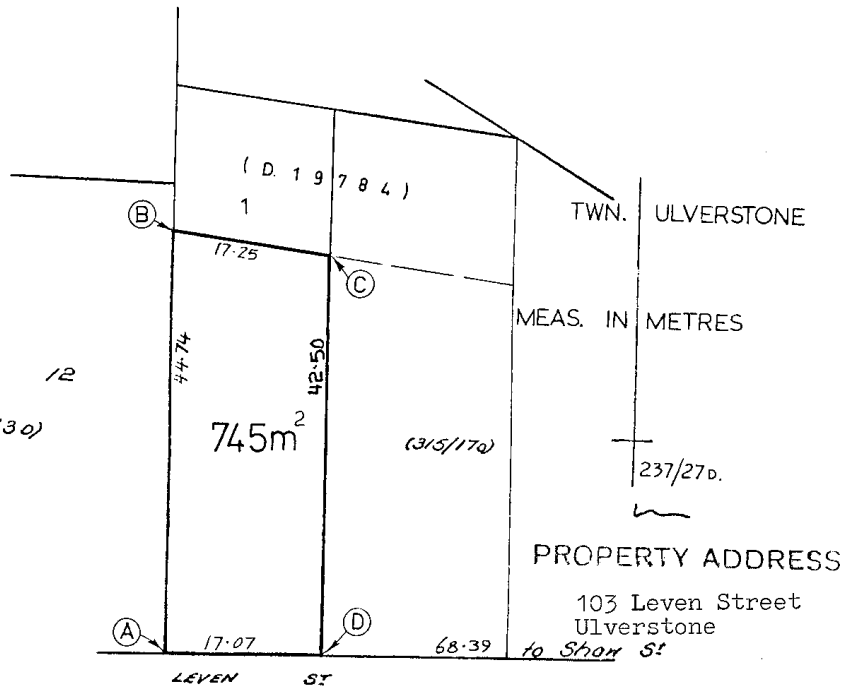
Recorder of Titles

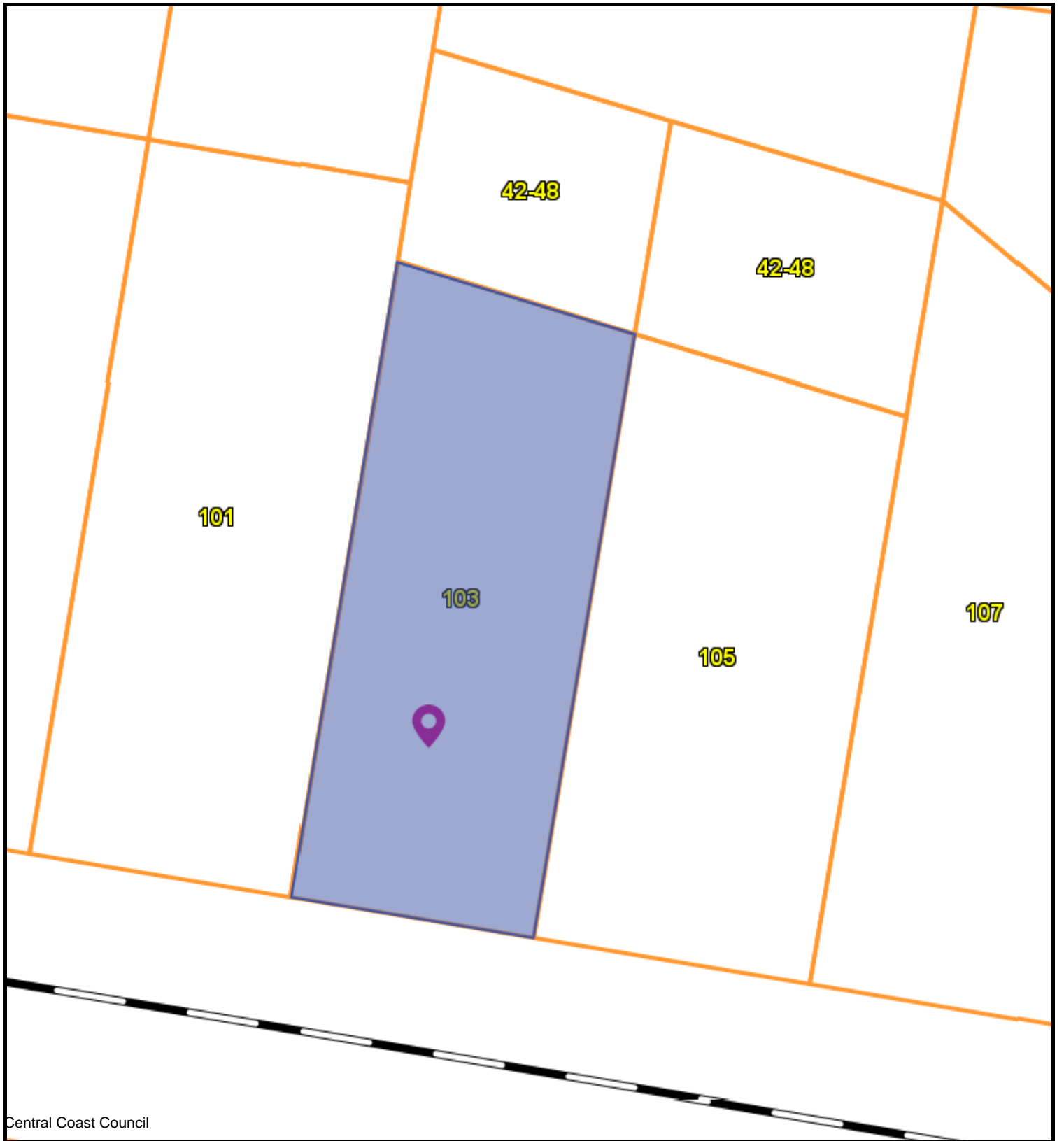
REGISTERED NUMBER

250733

Lot 1 of this plan consists of all the  
land comprised in the above-mentioned  
cancelled folio of the Register

Lot 12  
(132/30)





Central Coast Council



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



2-Feb-2026

**103 LEVEN STREET,  
 ULVERSTONE  
 DA2025272**

**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.

**10 m**


Scale =  
**1:366.660**

Our Reference No. L250524  
 Council Reference No. DA2025233  
 Date 14/01/2026



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

	<b>CENTRAL COAST COUNCIL LAND USE PLANNING</b>
Received:	15/01/2026
Application No:	DA2025272
Doc ID:	542520

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

**RE: Response to Request for Information - DA2025233 – Residential – Multiple Dwellings  
 – 103 Leven Street, Ulverstone**

Dear Planning Authority,

Please find below our response to the matters raised in Council’s Request for Further Information. This is an assessment against *C2.0 - Parking and Sustainable Transport Code* within the *Tasmanian Planning Scheme* to address point 5 of the request issued on 13 November 2025.

**C2.5 Use Standards**

**C2.5.1 Car parking numbers**

Objective:	That an appropriate level of car parking spaces are provided to meet the needs of the use.	
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>	
<b>A1</b> The number of on-site car parking spaces must be no less than the number specified in Table 2.1, less the number of car parking spaces that cannot be provided due to the site including container refund scheme space, excluding if: (a) the site is subject to a parking plan for the area adopted by council, in which case parking provision (spaces or cash-in-lieu) must be in accordance with that plan; (b) the site is contained within a parking	<b>P1.1</b> The number of on-site car parking spaces for uses, excluding dwellings, must meet the reasonable needs of the use, having regard to: (a) the availability of off-street public car parking spaces within reasonable walking distance of the site; (b) the ability of multiple users to share spaces because of: (i) variations in car parking demand over	

<p>precinct plan and subject to Clause C2.7;</p> <p>(c) the site is subject to Clause C2.5.5; or</p> <p>(d) it relates to an intensification of an existing use or development or a change of use where:</p> <p>(i) the number of on-site car parking spaces for the existing use or development specified in Table C2.1 is greater than the number of car parking spaces specified in Table C2.1 for the proposed use or development, in which case no additional on-site car parking is required; or</p> <p>(ii) the number of on-site car parking spaces for the existing use or development specified in Table C2.1 is less than the number of car parking spaces specified in Table C2.1 for the proposed use or development, in which case on-site car parking must be calculated as follows:</p> <p><math>N = A + (C - B)</math></p> <p>N = Number of on-site car parking spaces required</p> <p>A = Number of existing on site car parking spaces</p> <p>B = Number of on-site car parking spaces required for the existing use or development specified in Table C2.1</p> <p>C = Number of on-site car parking spaces required for the proposed use or development specified in Table C2.1.</p>	<p>time; or</p> <p>(ii) efficiencies gained by consolidation of car parking spaces;</p> <p>(c) the availability and frequency of public transport within reasonable walking distance of the site;</p> <p>(d) the availability and frequency of other transport alternatives;</p> <p>(e) any site constraints such as existing buildings, slope, drainage, vegetation and landscaping;</p> <p>(f) the availability, accessibility and safety of on-street parking, having regard to the nature of the roads, traffic management and other uses in the vicinity;</p> <p>(g) the effect on streetscape; and</p> <p>(h) any assessment by a suitably qualified person of the actual car parking demand determined having regard to the scale and nature of the use and development.</p> <p><b>P1.2</b></p> <p>The number of car parking spaces for dwellings must meet the reasonable needs of the use, having regard to:</p> <p>(a) the nature and intensity of the use and car parking required;</p> <p>(b) the size of the dwelling and the number of bedrooms; and</p> <p>(c) the pattern of parking in the surrounding area.</p>
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**Planners Response:** Relies on performance criteria.

The proposal provides two dedicated on-site car parking spaces for each dwelling, resulting in a total of four spaces for the development. As no visitor parking spaces are proposed, the development is assessed against the performance criteria to determine whether the parking provision meets the reasonable needs of the use.

The existing dwelling comprises two bedrooms, while the proposed dwelling comprises three bedrooms. The provision of two on-site spaces per dwelling is considered sufficient to meet the day-to-day parking needs of residents. Visitor parking is, by its nature, intermittent rather than continuous, and the absence of dedicated visitor spaces does not deprive any dwelling of necessary parking, particularly where alternative and commonly accepted on-street parking arrangements are available.

Observations of the surrounding streetscape indicate that on-street parking is frequently used to accommodate visitor demand and is not an uncharacteristic or unusual practice within the area. Similar scale multiple dwelling developments, such as 95A and 97 Leven Street, appear to function without dedicated on-site visitor parking and rely on on-street spaces for occasional visitors. This

demonstrates that this form of parking arrangement is suitable and well established within the streetscape. The proposed development is expected to operate in a comparable manner, with on-street parking accommodating infrequent visitor use rather than regular or long-term parking for the dwellings.

The use of on-street parking for visitors does not create any apparent impact on the functionality of the road or the character of the streetscape. Leven Street is classified as a 'local road' within the road hierarchy and benefits from a wide road reserve that accommodates safe two-way traffic, even where on-street parking occurs. Accordingly, reliance on informal on-street parking for visitors is considered appropriate in this instance.

Overall, the proposed parking arrangement is considered to meet the reasonable needs of the residential use, having regard to the size of the dwellings, the nature and intensity of the development, and the established pattern of parking within the surrounding area. The proposal is therefore considered compliant with the relevant performance criteria.

### C2.5.2 Bicycle parking numbers

Objective:	That an appropriate level of bicycle parking spaces are provided to meet the needs of the use.	
Acceptable Solutions	Performance Criteria	
<p><b>A1</b></p> <p>Bicycle parking spaces must:</p> <ul style="list-style-type: none"> <li>(a) be provided on the site or within 50m of the site; and</li> <li>(b) be no less than the number specified in Table C2.1.</li> </ul>	<p><b>P1</b></p> <p>Bicycle parking spaces must be provided to meet the reasonable needs of the use, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the likely number of users of the site and their opportunities and likely need to travel by bicycle; and</li> <li>(b) the availability and accessibility of existing and any planned parking facilities for bicycles in the surrounding area.</li> </ul>	
<p><b>Planners Response:</b> Not applicable to application.</p> <p>No dedicated bicycle parking required under Table C2.1.</p>		

### C2.5.3 Motorcycle parking numbers

Objective:	That the appropriate level of motorcycle parking is provided to meet the needs of the use.	
Acceptable Solutions	Performance Criteria	
<p><b>A1</b></p> <p>The number of on-site motorcycle parking spaces for all uses must:</p> <ul style="list-style-type: none"> <li>(a) be no less than the number specified in Table C2.4; and</li> </ul>	<p><b>P1</b></p> <p>Motorcycle parking spaces for all uses must be provided to meet the reasonable needs of the use, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the nature of the proposed use and</li> </ul>	

<p>(b) if an existing use or development is extended or intensified, the number of on-site motorcycle parking spaces must be based on the proposed extension or intensification, provided the existing number of motorcycle parking spaces is maintained.</p>	<p>development;</p> <p>(b) the topography of the site;</p> <p>(c) the location of existing buildings on the site;</p> <p>(d) any constraints imposed by existing development; and</p> <p>(e) the availability and accessibility of motorcycle parking spaces on the street or in the surrounding area.</p>
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**Planners Response:** Complies with acceptable solution.

Table 2.4 outlines '0-20 Carparking Spaces', has no requirement for dedicated motorcycle parking. In this instance no motorcycle parking is provided. The proposal provides 'no less than' the required dedicated motorcycle spaces, therefore complies with acceptable solution.

#### C2.5.4 Loading Bays

**Planners Response:** Not applicable to application.

As per C2.2.3, this standard so not applicable to this application.

#### C2.5.5 Number of car parking spaces within the General Residential Zone and Inner Residential Zone

**Planners Response:** Not applicable to application.

As per C2.2.4, this standard so not applicable to this application.

### C2.6 Development Standards for Buildings and Works

#### C2.6.1 Construction of parking areas

Objective:	That parking areas are constructed to an appropriate standard.	
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>	
<b>A1</b>	<b>P1</b>	
<p>All parking, access ways, manoeuvring and circulation spaces must:</p> <p>(a) be constructed with a durable all weather pavement;</p> <p>(b) be drained to the public stormwater system, or contain stormwater on the site; and</p> <p>(c) excluding all uses in the Rural Zone, Agriculture Zone, Landscape Conservation Zone, Environmental Management Zone, Recreation Zone and Open Space Zone, be</p>	<p>All parking, access ways, manoeuvring and circulation spaces must be readily identifiable and constructed so that they are useable in all weather conditions, having regard to:</p> <p>(a) the nature of the use;</p> <p>(b) the topography of the land;</p> <p>(c) the drainage system available;</p> <p>(d) the likelihood of transporting sediment or debris from the site onto a road or public</p>	

surfaced by a spray seal, asphalt, concrete, pavers or equivalent material to restrict abrasion from traffic and minimise entry of water to the pavement.	place; (e) the likelihood of generating dust; and (f) the nature of the proposed surfacing.
<p><b>Planners Response:</b> Complies with acceptable solution.</p> <p>The proposed parking, access ways, manoeuvring, and circulation areas are constructed with a durable, all-weather pavement. The surfaces are sealed and adequately drained, ensuring that the risk of water ingress and pavement abrasion is minimised.</p> <p>On this basis, the proposal is considered compliant with the requirements of the acceptable solution.</p>	

## C2.6.2 Design and layout of parking areas

Objective:	That parking areas are designed and laid out to provide convenient, safe and efficient parking.	
Acceptable Solutions		Performance Criteria
<b>A1.1</b>	<p>Parking, access ways, manoeuvring and circulation spaces must either:</p> <p>(a) comply with the following:</p> <ul style="list-style-type: none"> <li>(i) have a gradient in accordance with <i>Australian Standard AS 2890 - Parking facilities, Parts 1-6</i>;</li> <li>(ii) provide for vehicles to enter and exit the site in a forward direction where providing for more than 4 parking spaces;</li> <li>(iii) have an access width not less than the requirements in Table C2.2;</li> <li>(iv) have car parking space dimensions which satisfy the requirements in Table C2.3;</li> <li>(v) have a combined access and manoeuvring width adjacent to parking spaces not less than the requirements in Table C2.3 where there are 3 or more car parking spaces;</li> <li>(vi) have a vertical clearance of not less than 2.1m above the parking surface level; and</li> <li>(vii) excluding a single dwelling, be delineated by line marking or other clear physical means; or</li> </ul> <p>(b) comply with <i>Australian Standard AS 2890- Parking facilities, Parts 1-6</i>.</p>	<p><b>P1</b></p> <p>All parking, access ways, manoeuvring and circulation spaces must be designed and readily identifiable to provide convenient, safe and efficient parking, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the characteristics of the site;</li> <li>(b) the proposed slope, dimensions and layout;</li> <li>(c) useability in all weather conditions;</li> <li>(d) vehicle and pedestrian traffic safety;</li> <li>(e) the nature and use of the development;</li> <li>(f) the expected number and type of vehicles;</li> <li>(g) the likely use of the parking areas by persons with a disability;</li> <li>(h) the nature of traffic in the surrounding area;</li> <li>(i) the proposed means of parking delineation; and</li> <li>(j) the provisions of <i>Australian Standard AS 2890.1:2004 - Parking facilities, Part 1: Off-street car parking</i> and <i>AS 2890.2 -2002 Parking facilities, Part 2: Off-street commercial vehicle facilities</i>.</li> </ul>

<p><b>A1.2</b></p> <p>Parking spaces provided for use by persons with a disability must satisfy the following:</p> <ul style="list-style-type: none"> <li>(a) be located as close as practicable to the main entry point to the building;</li> <li>(b) be incorporated into the overall car park design; and</li> <li>(c) be designed and constructed in accordance with <i>Australian/New Zealand Standard AS/NZS 2890.6:2009 Parking facilities, Off-street parking for people with disabilities</i>.<sup>1</sup></li> </ul>	
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**Planners Response:** Complies with acceptable solution.

The proposed parking, access ways, and manoeuvring areas are designed to comply with the requirements of AS 2890 – *Parking Facilities*, Parts 1–6. The gradient of the proposed access and manoeuvring areas meets the minimum standards for a domestic driveway as set out in Section 2.6.2 of AS 2890.

The development provides four car parking spaces, less than the 5 required to trigger (a) (ii). Despite this, all spaces allow vehicles to enter and exit the site in a forward direction, providing safe and practical circulation throughout the property, with turning circle diagrams supplied supporting this assertion. Access widths are provided in accordance with Table C2.2 of the Planning Scheme, with the minimum width of any part of the access measuring 3.96 m at the narrowest point, exceeding the required 3 m. Manoeuvring areas are sufficiently dimensioned, providing a minimum width of 2.63 m and a length of 5.4 m per space, which satisfies the requirements of Table C2.3.

Vertical clearance is not constrained by the existing dwelling, and the proposed dwelling’s garage provides a vertical clearance exceeding 2.1 m above the parking surface, meeting the relevant standards.

While line marking is not proposed to delineate parking spaces, adequate physical delineation is achieved through positioning of the carparking spaces in the context of the buildings (both proposed and existing). Including segregating the parking areas of each dwelling from one another, leaving the existing dwelling parking proximate that structure and the proposed dwelling to have parking within the attached garage. Given the small scale of the development, this method of physical separation is considered appropriate and sufficient to define parking areas dedicated to each of the dwellings.

Although the proposal does not include dedicated parking spaces for persons with a disability (this is not required for a Class 1a structure under the NCC), the proximity of parking to the buildings they service ensures practical accessibility for future occupants.

Overall, the proposal provides functional, safe, and appropriately dimensioned parking, access, and manoeuvring areas in accordance with the acceptable solutions of A1.1 and A1.2.

<sup>1</sup>Requirements for the number of accessible car parking spaces are specified in part D3 of the National Construction Code 2016.

**C2.6.3 Number of accesses for vehicles**

Objective:	That:
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	<ul style="list-style-type: none"> <li>(a) access to land is provided which is safe and efficient for users of the land and all road network users, including but not limited to drivers, passengers, pedestrians and cyclists by minimising the number of vehicle accesses;</li> <li>(b) accesses do not cause an unreasonable loss of amenity of adjoining uses; and</li> <li>(c) the number of accesses minimise impacts on the streetscape.</li> </ul>
Acceptable Solutions	Performance Criteria
<p><b>A1</b></p> <p>The number of accesses provided for each frontage must:</p> <ul style="list-style-type: none"> <li>(a) be no more than 1; or</li> <li>(b) no more than the existing number of accesses, whichever is the greater.</li> </ul>	<p><b>P1</b></p> <p>The number of accesses for each frontage must be minimised, having regard to:</p> <ul style="list-style-type: none"> <li>(a) any loss of on-street parking; and</li> <li>(b) pedestrian safety and amenity;</li> <li>(c) traffic safety;</li> <li>(d) residential amenity on adjoining land; and</li> <li>(e) the impact on the streetscape.</li> </ul>
<p><b>Planners Response:</b> Complies with acceptable solution. Existing access is to be maintained</p>	
<p><b>A2</b></p> <p>Within the Central Business Zone or in a pedestrian priority street no new access is provided unless an existing access is removed.</p>	<p><b>P2</b></p> <p>Within the Central Business Zone or in a pedestrian priority street, any new accesses must:</p> <ul style="list-style-type: none"> <li>(a) not have an adverse impact on: <ul style="list-style-type: none"> <li>(i) pedestrian safety and amenity; or</li> <li>(ii) traffic safety; and</li> </ul> </li> <li>(b) be compatible with the streetscape.</li> </ul>
<p><b>Planners Response:</b> Not applicable to application. Not within Central Business Zone or in a pedestrian priority street.</p>	

**C2.6.4** Lighting of parking areas within the General Business Zone and Central Business Zone

Objective:	<p>That parking and vehicle circulation roads and pedestrian paths within the General Business Zone and Central Business Zone, which are used outside daylight hours, are provided with lighting to a standard which:</p> <ul style="list-style-type: none"> <li>(a) enables easy and efficient use;</li> <li>(b) promotes the safety of users;</li> <li>(c) minimises opportunities for crime or anti-social behaviour; and</li> <li>(d) prevents unreasonable light overspill impacts.</li> </ul>
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Acceptable Solutions	Performance Criteria
<p><b>A1</b></p> <p>In car parks within the General Business Zone and Central Business Zone, parking and vehicle circulation roads and pedestrian paths serving 5 or more car parking spaces, which are used outside daylight hours, must be provided with lighting in accordance with Clause 3.1 “Basis of Design” and Clause 3.6 “Car Parks” in <i>Australian Standard/New Zealand Standard AS/NZS 1158.3.1:2005 Lighting for roads and public spaces Part 3.1: Pedestrian area (Category P) lighting – Performance and design requirements</i>.</p>	<p><b>P1</b></p> <p>In car parks within the General Business Zone and Central Business Zone, parking and vehicle circulation roadways and pedestrian paths, which are used outside daylight hours must be provided with lighting, having regard to:</p> <ul style="list-style-type: none"> <li>(a) enabling easy and efficient use of the area;</li> <li>(b) minimising potential for conflicts involving pedestrians, cyclists and vehicles;</li> <li>(c) minimising opportunities for crime or anti-social behaviour though the creation of concealment spaces;</li> <li>(d) any unreasonable impact on the amenity of adjoining properties through light overspill; and</li> <li>(e) the hours of operation of the use.</li> </ul>
<p><b>Planners Response:</b> Not applicable to application. Not within Central Business Zone or General Business Zone.</p>	

C2.6.5 Pedestrian access

Objective:	That pedestrian access within parking areas is provided in a safe and convenient manner.
Acceptable Solutions	Performance Criteria
<p><b>A1.1</b></p> <p>Uses that require 10 or more car parking spaces must:</p> <ul style="list-style-type: none"> <li>(a) have a 1m wide footpath that is separated from the access ways or parking aisles, excluding where crossing access ways or parking aisles, by: <ul style="list-style-type: none"> <li>(i) a horizontal distance of 2.5m between the edge of the footpath and the access way or parking aisle; or</li> <li>(ii) protective devices such as bollards, guard rails or planters between the footpath and the access way or parking aisle; and</li> </ul> </li> <li>(b) be signed and line marked at points where pedestrians cross access ways or parking aisles.</li> </ul> <p><b>A1.2</b></p>	<p><b>P1</b></p> <p>Safe and convenient pedestrian access must be provided within parking areas, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the characteristics of the site;</li> <li>(b) the nature of the use;</li> <li>(c) the number of parking spaces;</li> <li>(d) the frequency of vehicle movements;</li> <li>(e) the needs of persons with a disability;</li> <li>(f) the location and number of footpath crossings;</li> <li>(g) vehicle and pedestrian traffic safety;</li> <li>(h) the location of any access ways or parking aisles; and</li> <li>(i) any protective devices proposed for</li> </ul>

In parking areas containing accessible car parking spaces for use by persons with a disability, a footpath having a width not less than 1.5m and a gradient not steeper than 1 in 14 is required from those spaces to the main entry point to the building.	pedestrian safety.
<b>Planners Response:</b> Not applicable to application. Proposal does not require more than 10 car parking spaces.	

#### C2.6.6 Loading bays

Objective:	That the area and dimensions of loading bays are adequate to provide safe and efficient delivery and collection of goods.	
Acceptable Solutions		Performance Criteria
<b>A1</b>	The area and dimensions of loading bays and access way areas must be designed in accordance with <i>Australian Standard AS 2890.2-2002, Parking facilities, Part 2: Off-street commercial vehicle facilities</i> , for the type of vehicles likely to use the site.	<b>P1</b> Loading bays must have an area and dimensions suitable for the use, having regard to: (a) the types of vehicles likely to use the site; (b) the nature of the use; (c) the frequency of loading and unloading; (d) the area and dimensions of the site; (e) the topography of the site; (f) the location of existing buildings on the site; and (g) any constraints imposed by existing development.
<b>Planners Response:</b> Not applicable to application. No loading bays proposed.		
<b>A2</b>	The type of commercial vehicles likely to use the site must be able to enter, park and exit the site in a forward direction in accordance with <i>Australian Standard AS 2890.2 - 2002, Parking Facilities, Part 2: Parking facilities - Off-street commercial vehicle facilities</i> .	<b>P2</b> Access for commercial vehicles to and from the site must be safe, having regard to: (a) the types of vehicles associated with the use; (b) the nature of the use; (c) the frequency of loading and unloading; (d) the area and dimensions of the site; (e) the location of the site and nature of traffic in the area of the site; (f) the effectiveness or efficiency of the

	surrounding road network; and (g) site constraints such as existing buildings, slope, drainage, vegetation, parking and landscaping.
<b>Planners Response:</b> Not applicable to application.	

C2.6.7 Bicycle parking and storage facilities within the General Business Zone and Central Business Zone

Objective:	That parking for bicycles are safe, secure and convenient, within the General Business Zone and Central Business Zone.	
<b>Acceptable Solutions</b>		<b>Performance Criteria</b>
<b>A1</b>	<p>Bicycle parking for uses that require 5 or more bicycle spaces in Table C2.1 must:</p> <ul style="list-style-type: none"> <li>(a) be accessible from a road, cycle path, bicycle lane, shared path or access way;</li> <li>(b) be located within 50m from an entrance;</li> <li>(c) be visible from the main entrance or otherwise signed; and</li> <li>(d) be available and adequately lit during the times they will be used, in accordance with Table 2.3 of <i>Australian/New Zealand Standard AS/NZS 1158.3.1: 2005 Lighting for roads and public spaces - Pedestrian area (Category P) lighting</i> - <i>Performance and design requirements.</i></li> </ul>	<p><b>P1</b></p> <p>Bicycle parking must be provided in a safe, secure and convenient location, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the accessibility to the site;</li> <li>(b) the characteristics of the site;</li> <li>(c) the nature of the proposed use;</li> <li>(d) the number of employees;</li> <li>(e) the users of the site and the likelihood of travel by bicycle;</li> <li>(f) the location and visibility of proposed parking for bicycles;</li> <li>(g) whether there are other parking areas on the site; and</li> <li>(h) the opportunity for sharing bicycle parking on nearby sites.</li> </ul>
<p><b>Planners Response:</b> Not applicable to application. Requirement for proposal is zero. Standard not applicable to proposal.</p>		
<b>A2</b>	<p>Bicycle parking spaces must:</p> <ul style="list-style-type: none"> <li>(a) have dimensions not less than: <ul style="list-style-type: none"> <li>(i) 1.7m in length;</li> <li>(ii) 1.2m in height; and</li> <li>(iii) 0.7m in width at the handlebars;</li> </ul> </li> <li>(b) have unobstructed access with a width of not</li> </ul>	<p><b>P2</b></p> <p>Bicycle parking spaces and access must be convenient, safe, secure and efficient to use, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the characteristics of the site;</li> <li>(b) the space available;</li> <li>(c) the safety of cyclists; and</li> <li>(d) the provisions of <i>Australian Standard AS</i></li> </ul>

<p>less than 2m and a gradient not steeper than 5% from a road, cycle path, bicycle lane, shared path or access way; and</p> <p>(c) include a rail or hoop to lock a bicycle that satisfies <i>Australian Standard AS 2890.3-2015 Parking facilities - Part 3: Bicycle parking</i>.</p>	<p><i>2890.3- 2015 Parking facilities - Part 3: Bicycle parking.</i></p>
<p><b>Planners Response:</b> Not applicable to application.</p> <p>No dedicated bicycle parking spaces proposed.</p> <p>It is noted there is sufficient spaces to provide secure bicycle parking for each dwelling.</p>	

#### C2.6.8 Siting of parking and turning areas

Objective:	That the siting of vehicle parking and access facilities in an Inner Residential Zone, Village Zone, Urban Mixed Use Zone, Local Business Zone, General Business Zone or Central Business Zone does not cause an unreasonable visual impact on streetscape character or loss of amenity to adjoining properties.
Acceptable Solutions	Performance Criteria
<p><b>A1</b></p> <p>Within an Inner Residential Zone, Village Zone, Urban Mixed Use Zone, Local Business Zone or General Business Zone, parking spaces and vehicle turning areas, including garages or covered parking areas must be located behind the building line of buildings, excluding if a parking area is already provided in front of the building line.</p>	<p><b>P1</b></p> <p>Within an Inner Residential Zone, Village Zone, Urban Mixed Use Zone, Local Business Zone or General Business Zone, parking spaces and vehicle turning areas, including garages or covered parking areas, may be located in front of the building line where this is the only practical solution and does not cause an unreasonable loss of amenity to adjoining properties, having regard to:</p> <ul style="list-style-type: none"> <li>(a) topographical or other site constraints;</li> <li>(b) availability of space behind the building line;</li> <li>(c) availability of space for vehicle access to the side or rear of the property;</li> <li>(d) the gradient between the front and the rear of existing or proposed buildings;</li> <li>(e) the length of access or shared access required to service the car parking;</li> <li>(f) the location of the access driveway at least 2.5m from a window of a habitable room of a dwelling;</li> <li>(g) the visual impact of the vehicle parking and access on the site;</li> <li>(h) the streetscape character and amenity;</li> <li>(i) the nature of the zone in which the site is located and its preferred uses; and</li> </ul>

	(j) opportunities for passive surveillance of the road.
<p><b>Planners Response:</b> Not applicable to application.</p> <p>Not within Inner Residential Zone, Village Zone, Urban Mixed Use Zone, Local Business Zone or General Business Zone.</p>	
<p><b>A2</b></p> <p>Within the Central Business Zone, on-site parking at ground level adjacent to a frontage must:</p> <p>(a) have no new vehicle accesses, unless an existing access is removed;</p> <p>(b) retain an active street frontage; and</p> <p>(c) not result in parked cars being visible from public places in the adjacent roads.</p>	<p><b>P2</b></p> <p>Within the Central Business Zone, on-site parking at ground level adjacent to a frontage must be designed to screen the views of cars from public places in the adjacent roads, without blank walls facing onto a road, having regard to:</p> <p>(a) the streetscape;</p> <p>(b) any unreasonable loss of amenity of the occupants of adjoining properties; and</p> <p>(c) maintaining opportunities for active uses on a street frontage in a pedestrian priority street.</p>
<p><b>Planners Response:</b> Not applicable to application.</p> <p>Not within Central Business Zone.</p>	

## C2.7 Parking Precinct Plan

### C2.7.1 Parking precinct plan

Objective:	To minimise the amount of on-site car parking spaces within an area defined by a parking precinct plan, and that parking does not detract from the streetscape of the area.
Acceptable Solutions	Performance Criteria
<p><b>A1</b></p> <p>Within a parking precinct plan, on-site car parking must:</p> <p>(a) not be provided; or</p> <p>(b) not be increased above existing parking numbers.</p>	<p><b>P1</b></p> <p>Within a parking precinct plan, on-site car parking must be necessary for the operation of the use and not detract from the streetscape, having regard to:</p> <p>(a) the availability of off-street public parking spaces within reasonable walking distance;</p> <p>(b) the ability of multiple users to share spaces because of:</p> <p>(i) variations in parking demand over time; or</p> <p>(ii) efficiencies gained by consolidation of</p>

	<p>parking spaces;</p> <ul style="list-style-type: none"> <li>(c) the availability and frequency of public transport within reasonable walking distance of the site;</li> <li>(d) the availability and frequency of other transport alternatives;</li> <li>(e) the availability, accessibility and safety of on-street parking, having regard to the nature of the roads, traffic management and other uses in the vicinity;</li> <li>(f) the streetscape;</li> <li>(g) the topography of the site;</li> <li>(h) the location of existing buildings on the site;</li> <li>(i) any constraints imposed by existing development; and</li> <li>(j) any assessment by a suitably qualified person of the actual parking demand, determined having regard to the scale and nature of the use and development, and</li> <li>(k) not exceed the number specified in Table C2.1.</li> </ul>
<p><b>Planners Response:</b> Not applicable to application. A Parking Precinct does not apply to this site.</p>	

As outlined in the supporting assessment above, the proposal is considered to satisfy the relevant performance criteria and comply with *C2.0 – Car Parking and Sustainable Transport Code* of the *Tasmanian Planning Scheme*.

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

Sincerely,



Alex Bowles  
Town Planner  
Nova Land Consulting

**Drawing Schedule**

SHEET	DESCRIPTION	REV	ISSUE DATE
A100	COVER PAGE	A	09/11/25
A101	SITE PLAN	A	09/11/25
A102	ELEVATIONS 1 OF 2	A	09/11/25
A103	ELEVATIONS 2 OF 2	A	09/11/25
A104	FLOOR PLAN	A	09/11/25
A105	SETOUT PLAN	A	09/11/25
A106	DRAINAGE PLAN	A	09/11/25
A107	WALL FRAMING PLAN	A	09/11/25
A108	ELECTRICAL PLAN	A	09/11/25
A109	REFLECTED CEILING PLAN	A	09/11/25
A110	ROOF FRAMING PLAN	A	09/11/25
A111	ROOF PLAN	A	09/11/25
A112	SECTION A-A	A	09/11/25
A113	DETAILS	A	09/11/25
A115	WALL TYPES	A	09/11/25
A116	WATERPROOFING 1 OF 2	A	09/11/25
A117	WATERPROOFING 2 OF 2	A	09/11/25
A118	WINDOW & DOOR SCHEDULE	A	09/11/25
A120	LIGHTING CALCULATOR	A	09/11/25
A121	CONSTRUCTION NOTES 1 OF 2	A	09/11/25
A122	CONSTRUCTION NOTES 2 OF 2	A	09/11/25
A123	BAL CONSTRUCTION NOTES	A	09/11/25
A124	VEHICLE TURNING CIRCLES (B85)	A	09/11/25
A126	PRIVATE OPEN SPACE PLAN	A	09/11/25
A127	OVERSHADOWING DIAGRAM		

**GENERAL INFORMATION**

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

**NICHOLAS BRANDSEMA**  
**047538582**  
**PID6945283, TITLE REF 250733/1**  
**TBA**  
**GENERAL RESIDENTIAL**  
**CENTRAL COAST COUNCIL**

**FLOOR AREAS**

EXISTING FLOOR AREA:  
PROPOSED AREA:

**89m2 (10 SQUARES)**  
**174m2 (19 SQUARES)**

**SITE INFORMATION**

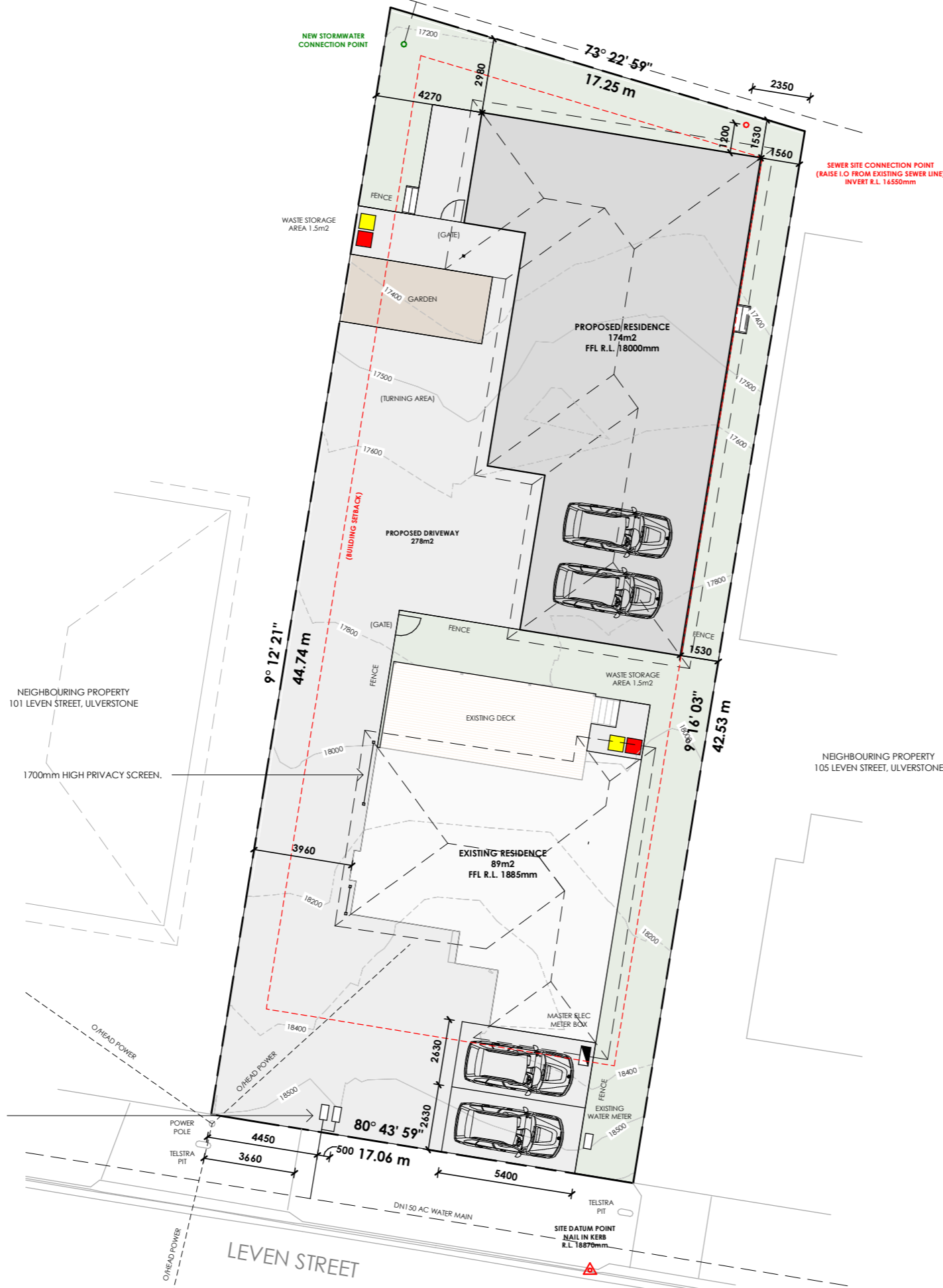
SITE AREA:  
DESIGN WIND SPEED:  
SOIL CLASSIFICATION:  
ALPINE AREA:  
CORROSION ENVIRONMENT:  
BUSHFIRE ATTACK LEVEL:  
CLIMATE ZONE:

**745m2**  
**TBA**  
**TBA**  
**N/A**  
**N/A**  
**TBA**  
**7**



**CENTRAL COAST COUNCIL**  
**LAND USE PLANNING**

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Doc ID: 541344



**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).

NEW WATER CONNECTION USING TPFNR TAPPING TO DN32 (I.D. 25) HDPE (PE100) SDR11 PN16 WATER CONNECTION, WITH 2 x 20mm WATER METER MANIFOLD IN ACCORDANCE WITH TWS-W-0002 SHEETS 5 & 9 BY TASWATER'S CONTRACTOR AT THE DEVELOPERS COST.

ALL WORKS ARE TO BE IN ACCORDANCE WITH THE WATER SUPPLY CODE OF AUSTRALIA WSA 03-2011-3.1 VERSION 3.1 MRWA EDITION V2.0 AND SEWERAGE CODE OF AUSTRALIA MELBOURNE RETAIL WATER AGENCIES CODE WSA 02-2014-3.1 MRWA VERSION 2 AND TASWATER'S SUPPLEMENTS TO THESE CODES

WATER METERS TO BE HOUSED IN CLASS B TRAFFICABLE BOXES.  
EXISTING WATER METER TO BE CAPPED, SEALED AND MADE REDUNDANT, BY TASWATER AT DEVELOPERS COST.

**CENTRAL COAST COUNCIL**  
LAND USE PLANNING

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**SITE PLAN**  
Scale 1 : 200

**n+b**

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Australia  
7315

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Scale A3  
**1 : 200**

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

Project  
**PROPOSED RESIDENCE**

Location  
**103 LEVEN STREET, ULVERSTONE**

Client  
**JACKSON & ZARA LEE**

Drawn	Issue Date	Project No.	Revision
NJB	09/11/25	TBA	A

Sheet Title  
**SITE PLAN**

Sheet Number  
**A101**  
/A121



### EAST ELEVATION

Scale 1 : 100

#### WALL | FACADE MATERIALS & FINISHES

- WT-1** BRICK VENEER, COLOUR & STYE BY OWNER.
- WT-2** JAMES HARDIE SCYON AXON, PAINT TO FINISH  
INSTALLED AS PER MANUFACTURERS SPECIFICATION

#### 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



### NORTH ELEVATION

Scale 1 : 100

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all work relevant NCC & AS

Project  
**PROPOSED RESIDENCE**  
Location  
**103 LEVEN STREET, ULVERSTONE**  
Client  
**JACKSON & ZARA LEE**

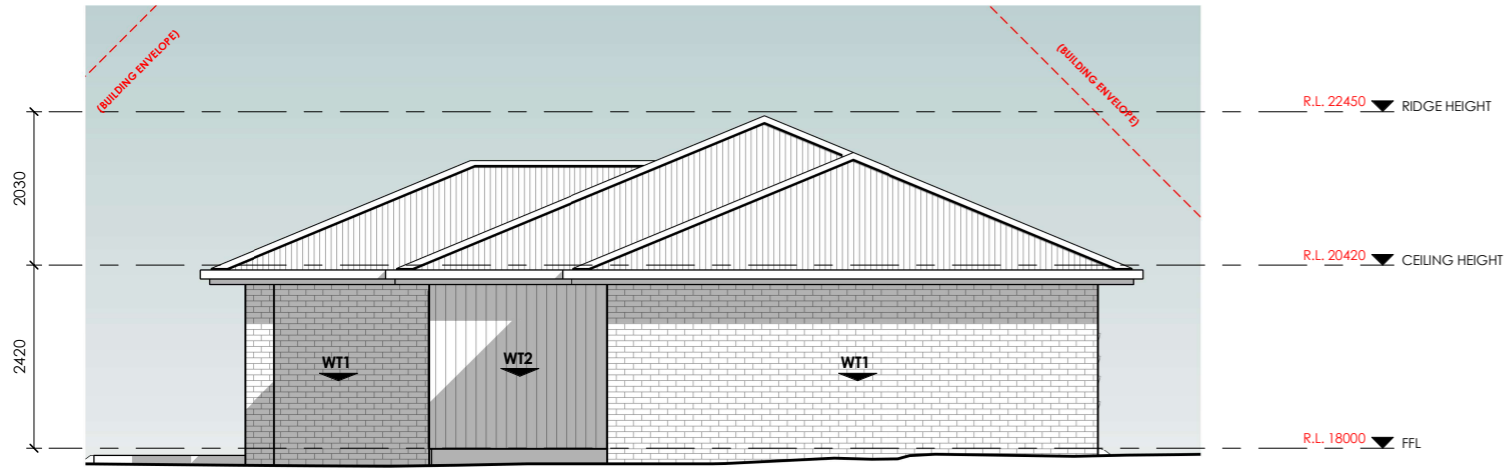
Sheet Title  
**ELEVATIONS 1 OF 2**

Drawn	Issue Date	Project No.	Revision
NJB	09/11/25	TBA	A

Sheet Number

**A102**

/A121



**SOUTH ELEVATION**  
Scale 1 : 100

**WALL | FACADE MATERIALS & FINISHES**

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

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

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

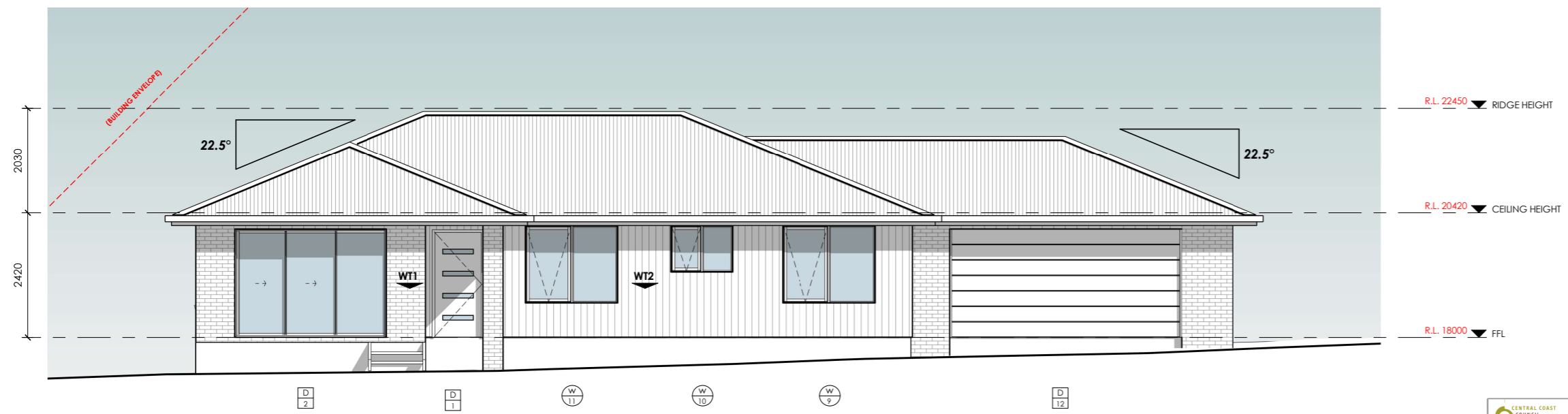
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TRIMMERS LOCATED WITHIN 1200mm OF  
EXTERNAL CORNERS TO BE SPACED @ 500mm  
CENTERS. REMAINDER OF SHEET - 700mm CENTERS

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

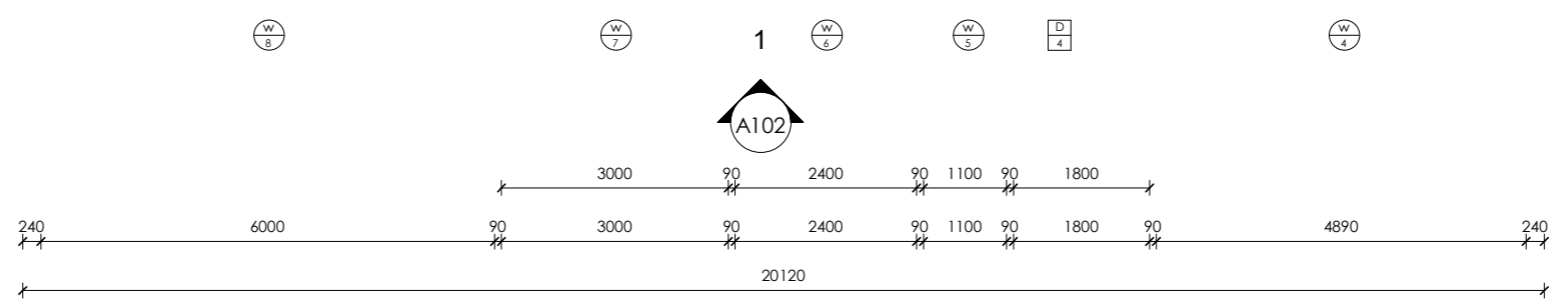
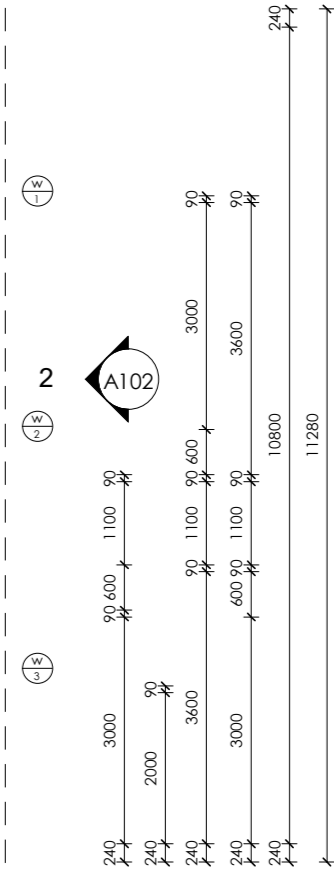
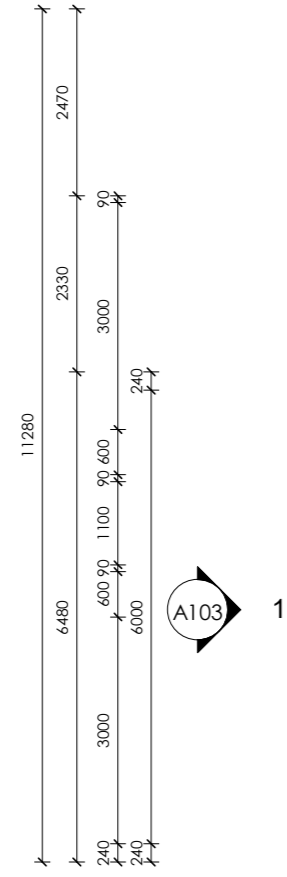
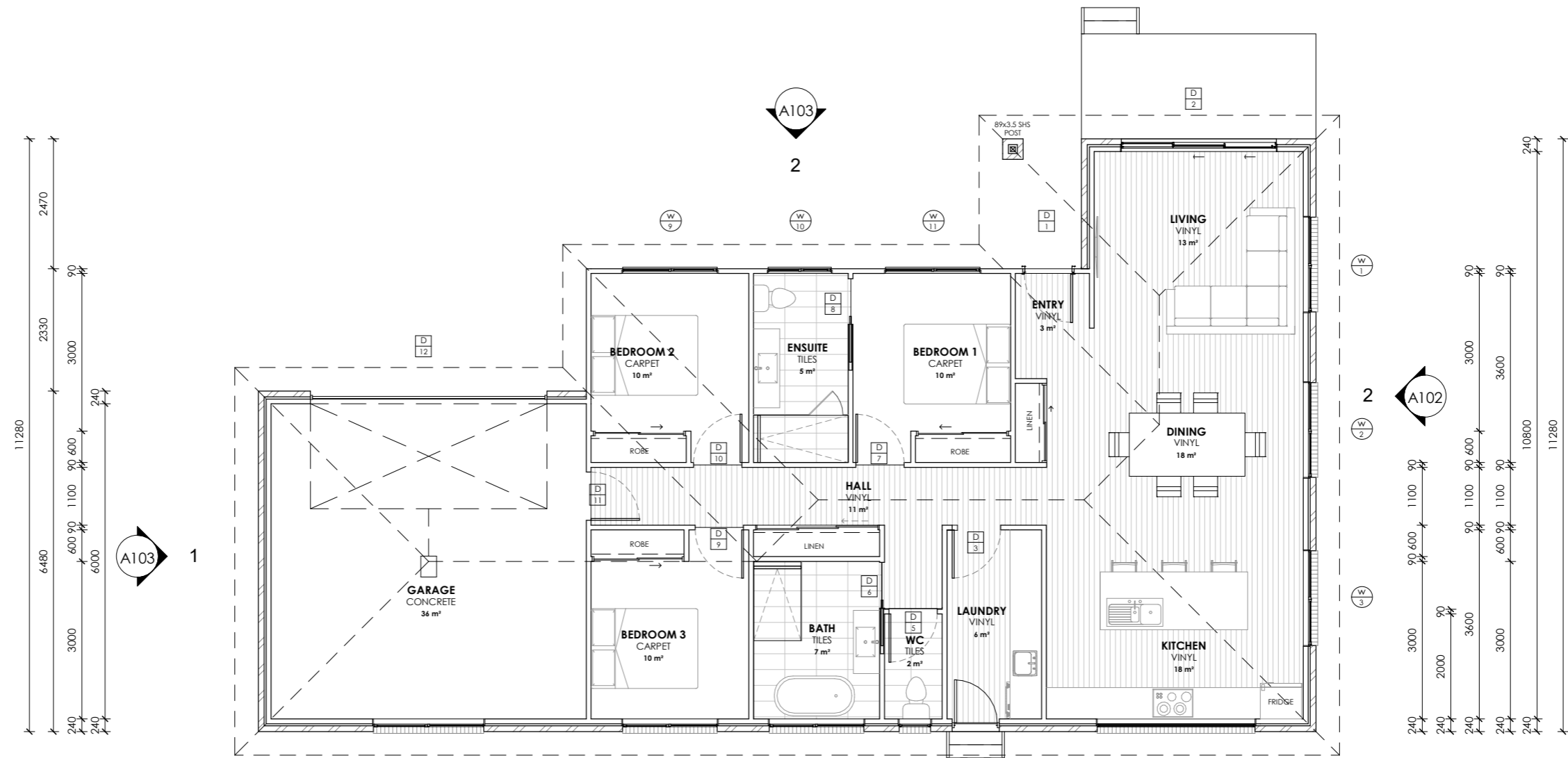
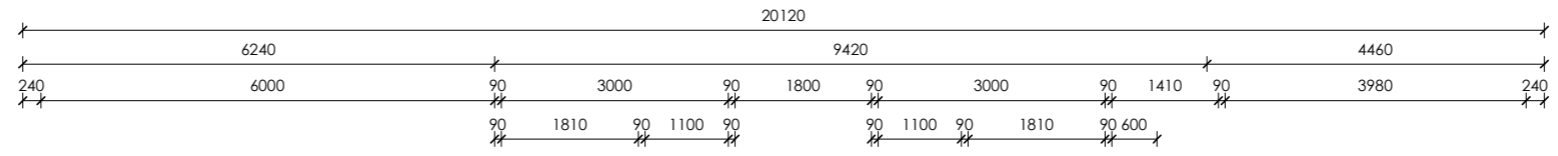


**WEST ELEVATION**  
Scale 1 : 100

**CENTRAL COAST COUNCIL**  
LAND USE PLANNING

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<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 <b>PRELIMINARY</b></p> <p>Scale A3 <b>1 : 100</b></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>09/11/25</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 &amp; AS</p>	No.	Date	Description	A	09/11/25	Issued as PRELIMINARY	<p>Project <b>PROPOSED RESIDENCE</b></p> <p>Location <b>103 LEVEN STREET, ULVERSTONE</b></p> <p>Client <b>JACKSON &amp; ZARA LEE</b></p>	<p>Sheet Title <b>ELEVATIONS 2 OF 2</b></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>09/11/25</td> <td>TBA</td> <td>A</td> </tr> </tbody> </table>	Drawn	Issue Date	Project No.	Revision	NJB	09/11/25	TBA	A	<p>Sheet Number <b>A103</b> /A121</p>
	No.	Date	Description																
A	09/11/25	Issued as PRELIMINARY																	
Drawn	Issue Date	Project No.	Revision																
NJB	09/11/25	TBA	A																



- FLOOR AREAS & FINISHES**
- FLOOR AREA - ??m2**
  - DECK AREA - ??m2**
  - VINYL**  
FLOOR AREA APPROX - 70m2  
5mm SELECTED VINYL PLANK FLOORING
  - CARPET**  
FLOOR AREA APPROX - 30m2  
SELECTED CARPET AND UNDERLAY
  - TILES**  
FLOOR AREA APPROX - 14m2  
SELECTED TILES, GROUT, SEALANT, TRIMS  
SEALED PRIOR WITH A WATERPROOF  
MEMBRANE SYSTEM
  - CONCRETE**  
FLOOR AREA APPROX - 36m2  
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

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**FLOOR PLAN**  
Scale 1:100

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Revision		
No.	Date	Description
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all dimensions are in millimeters  
confirm all dimensions on site  
all work relevant NCC & AS

Project  
**PROPOSED RESIDENCE**

Location  
**103 LEVEN STREET, ULVERSTONE**

Client  
**JACKSON & ZARA LEE**

Sheet Title			
<b>FLOOR PLAN</b>			
Drawn	Issue Date	Project No.	Revision
NJB	09/11/25	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 BCA TABLE 3.6.5. & AS1288. MINIMUM 4mm THICK GRADE A TOUGHENED SAFETY GLASS, LABELLED TO COMPLY WITH INDUSTRY STANDARDS.

**OPAQUE BANDS**

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

- MARKING IN THE FORM OF AN OPAQUE BAND NOT LESS THAN 20mm IN HEIGHT;
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**FLASHINGS TO WALL OPENINGS**

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

**PROTECTION OF OPENABLE WINDOWS**

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

**SANITARY COMPARTMENT (WC OR TOILET) DOORS**

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

PROTECT THE WINDOWS BY ONE OF THE FOLLOWING METHODS:

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

**NOTE:**

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

**THE DEVICE OR SCREEN MUST:**

- A) NOT PERMIT A 125MM SPHERE TO PASS THROUGH THE WINDOW OPENING OR SCREEN; AND
- B) RESIST AN OUTWARD HORIZONTAL ACTION OF 250N AGAINST THE WINDOW RESTRAINED BY A DEVICE; OR SCREEN PROTECTING THE OPENING; AND
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**BAL COMPLIANCE**

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

**SAFETY GLAZING NOTE**

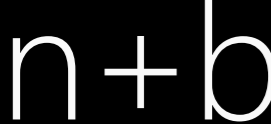
WINDOWS AND GLASS MARKED WITH THIS SYMBOL ARE WITHIN 400mm OR CLOSER TO THE GROUND AND AS SUCH THE GLAZING PANEL MARKED WITH THIS SYMBOL SHALL BE 4mm THICK MIN SAFETY GLASS ALL AS PER AS-3959:2009 5.5.2 (c) (iii).

Window Schedule									
Mark	Floor Level	Operation	Size		Sill Height (Height Above FFL)	Location	SHGC	U-Value	Glazing
			Height	Width					
1	FFL	Awning	1500	1800	665	LIVING	0.55	4.3 W/(m²·K)	DOUBLE GLAZED - 4Clr/10/4Clr
2	FFL	Awning	1500	1800	665	DINING	0.55	4.3 W/(m²·K)	DOUBLE GLAZED - 4Clr/10/4Clr
3	FFL	Awning	1500	1800	665	KITCHEN	0.55	4.3 W/(m²·K)	DOUBLE GLAZED - 4Clr/10/4Clr
4	FFL	Fixed	600	3000	1000	KITCHEN	0.55	4.3 W/(m²·K)	DOUBLE GLAZED - 4Clr/10/4Clr
5	FFL	Awning	600	600	1565	WC	0.55	4.3 W/(m²·K)	DOUBLE GLAZED - 4Opa/10/4Clr
6	FFL	Awning	900	1800	1265	BATH	0.55	4.3 W/(m²·K)	DOUBLE GLAZED - 4Clr/10/4Clr
7	FFL	Awning	1500	1800	665	BEDROOM 3	0.55	4.3 W/(m²·K)	DOUBLE GLAZED - 4Clr/10/4Clr
8	FFL	Awning	600	2100	1565	GARAGE	0.55	4.3 W/(m²·K)	DOUBLE GLAZED - 4Clr/10/4Clr
9	FFL	Awning	1500	1800	665	BEDROOM 2	0.55	4.3 W/(m²·K)	DOUBLE GLAZED - 4Clr/10/4Clr
10	FFL	Awning	900	1200	1265	ENSUITE	0.55	4.3 W/(m²·K)	DOUBLE GLAZED - 4Opa/10/4Clr
11	FFL	Awning	1500	1800	665	BEDROOM 1	0.55	4.3 W/(m²·K)	DOUBLE GLAZED - 4Clr/10/4Clr

Door Schedule				
Mark	Location	Height	Width	Operation
1	ENTRY	2040	920	External Hinged
2	LIVING	2100	2950	Sliding
3	LAUNDRY	2040	920	Internal Hinged
4	LAUNDRY	2100	895	External Hinged
5	WC	2040	920	Internal Hinged
6	BATH	2040	870	Cavity Slider
7	BEDROOM 1	2040	920	Internal Hinged
8	ENSUITE	2040	870	Cavity Slider
9	BEDROOM 3	2040	920	Internal Hinged
10	BEDROOM 2	2040	920	Internal Hinged
11	GARAGE	2040	920	Internal Hinged
12	GARAGE	2100	4500	Panelift Garage Door

**CENTRAL COAST COUNCIL**  
**CENTRAL COAST COUNCIL**  
**LAND USE PLANNING**

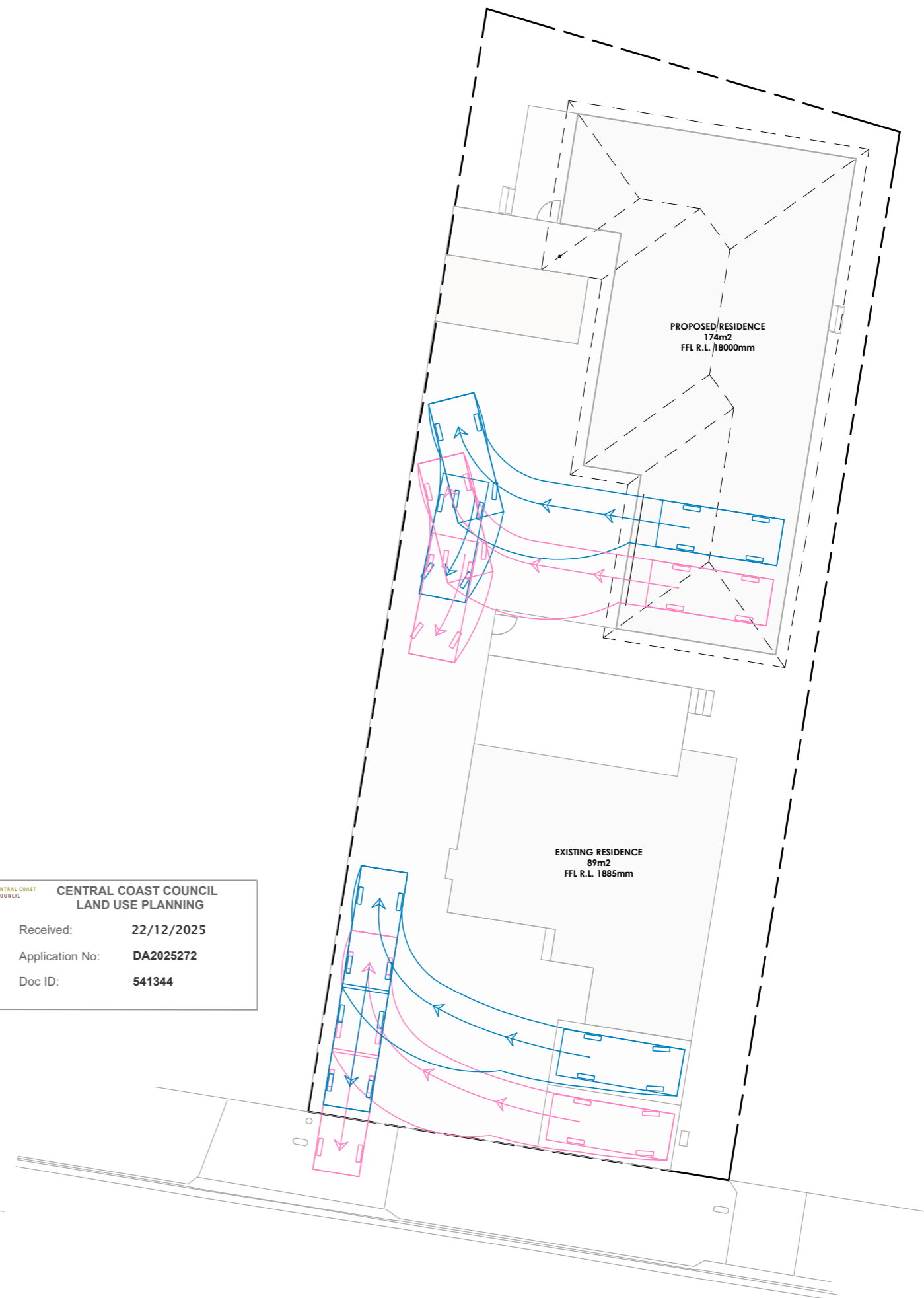
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 22 Fieldings Way Ulverstone, Tasmania Australia 7315 m 0417 134 369 e nick@nplusb.com.au License No. 047538582 ABN 946 222 219 16	Issued As <b>PRELIMINARY</b> Scale A3	Revision No. Date Description A 09/11/25 Issued as PRELIMINARY do not scale off plans all dimensions are in millimeters confirm all dimensions on site all work relevant NCC & AS	Project <b>PROPOSED RESIDENCE</b> Location <b>103 LEVEN STREET, ULVERSTONE</b> Client <b>JACKSON &amp; ZARA LEE</b>	Sheet Title <b>WINDOW &amp; DOOR SCHEDULE</b> Drawn Issue Date Project No. Revision <b>NJB 09/11/25 TBA A</b>	Sheet Number <b>A118</b> /A121
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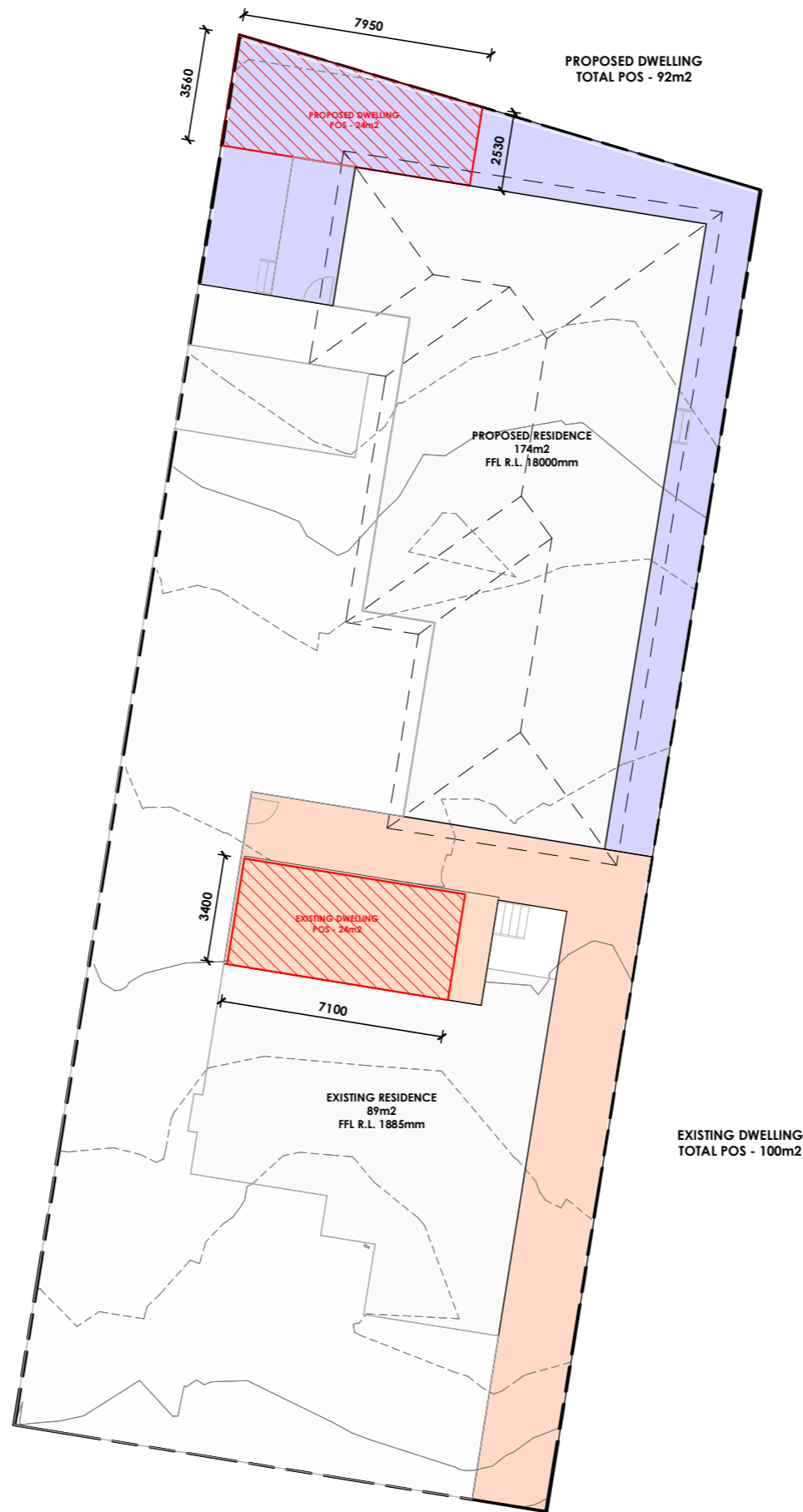
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Drawn	Issue Date	Project No.	Revision
NJB	09/11/25	TBA	A

Sheet Number

**A124**

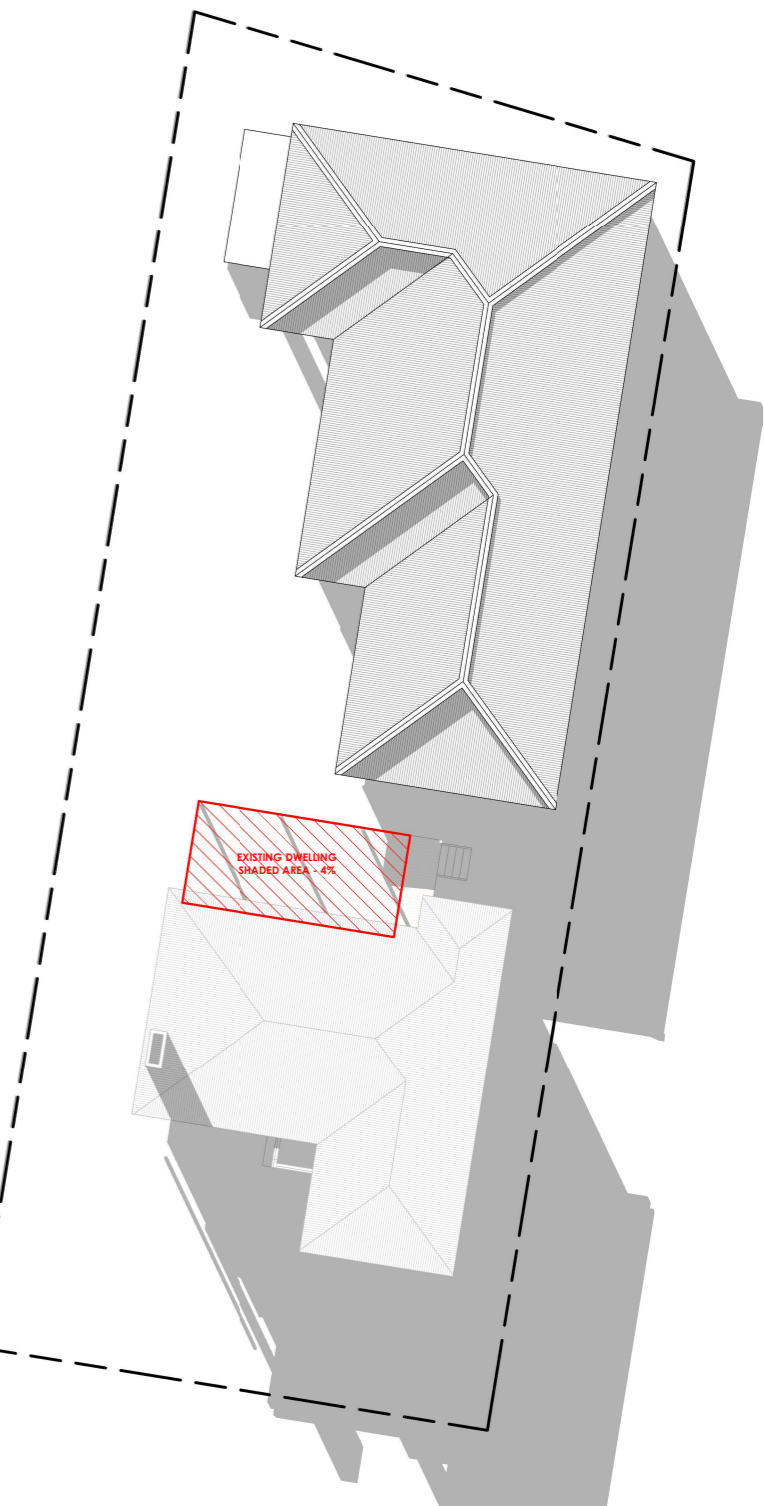
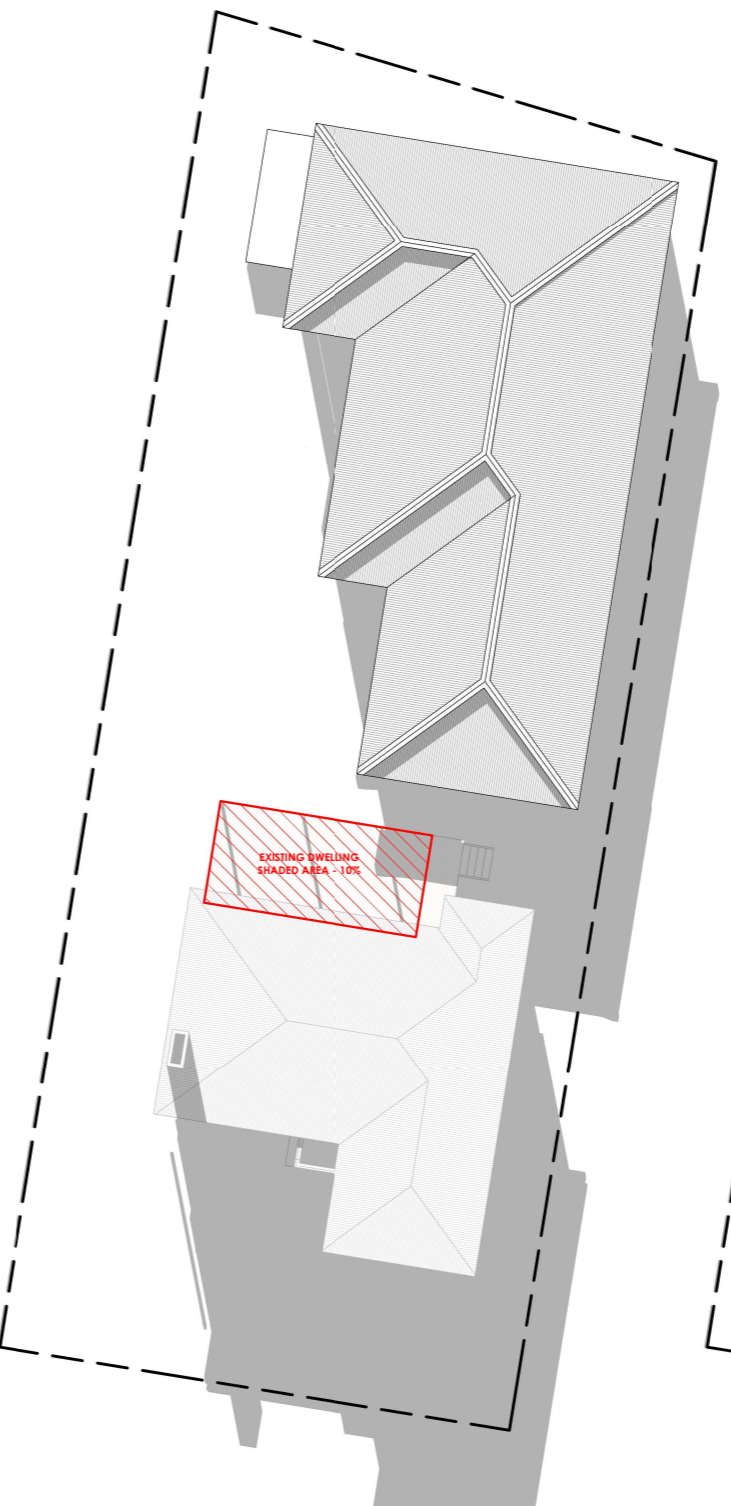
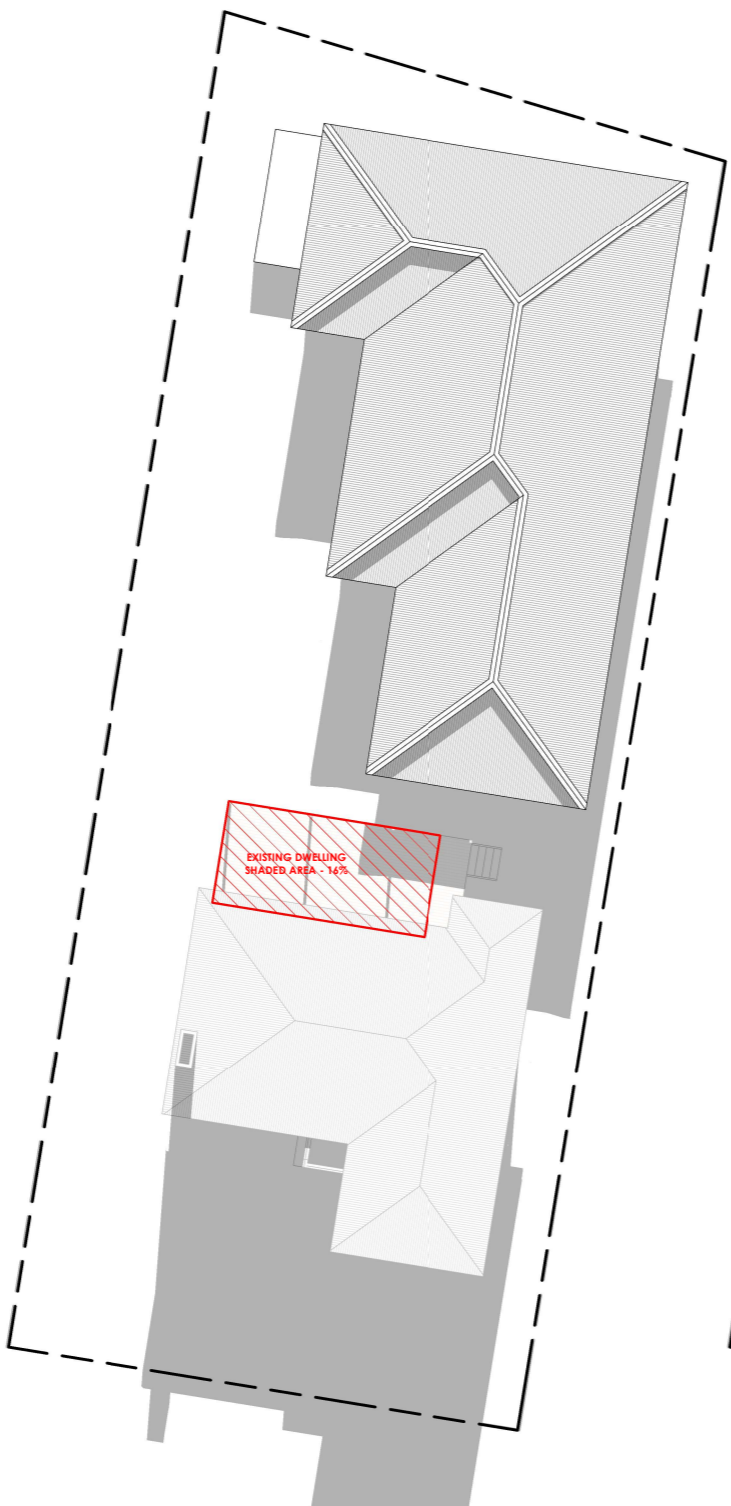
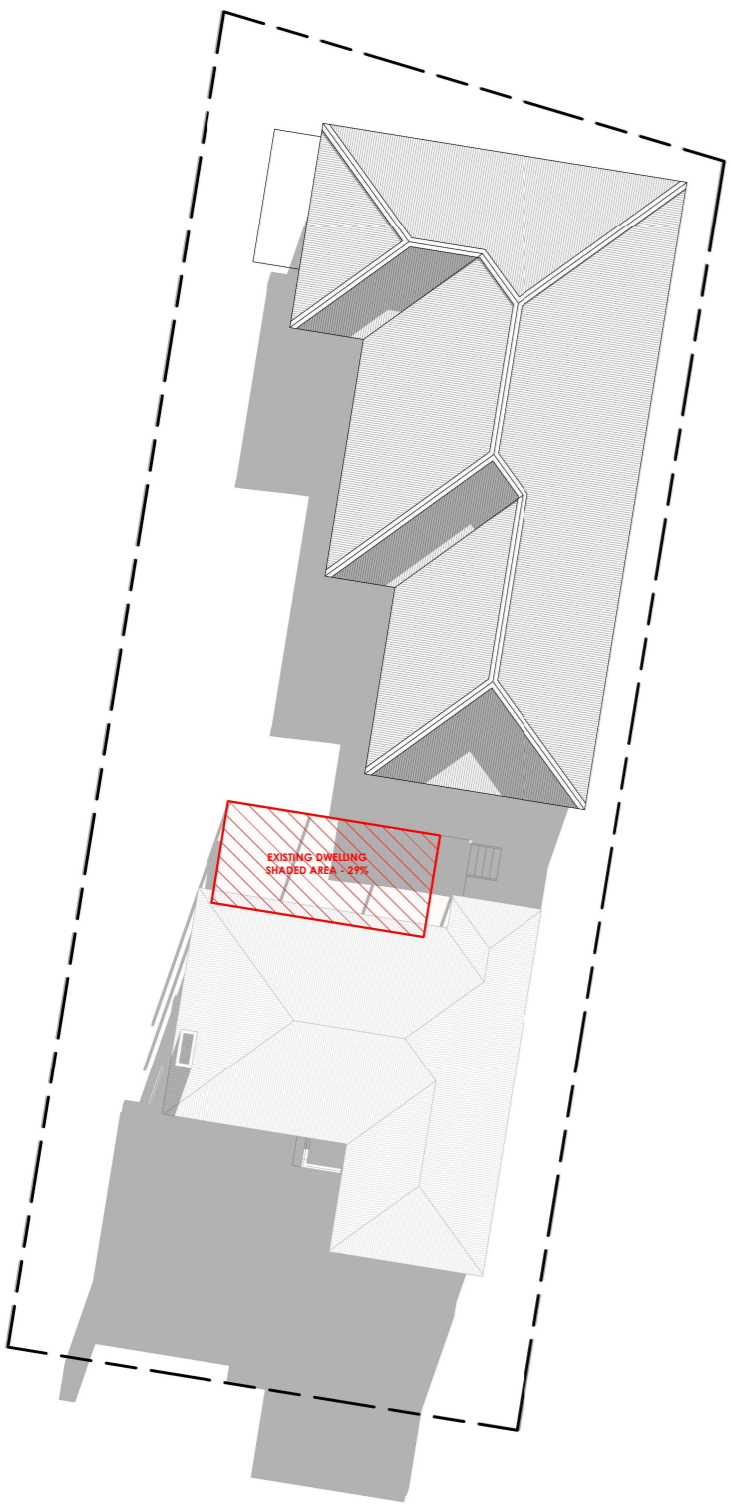
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**PRIVATE OPEN SPACE PLAN**  
 Scale 1 : 200

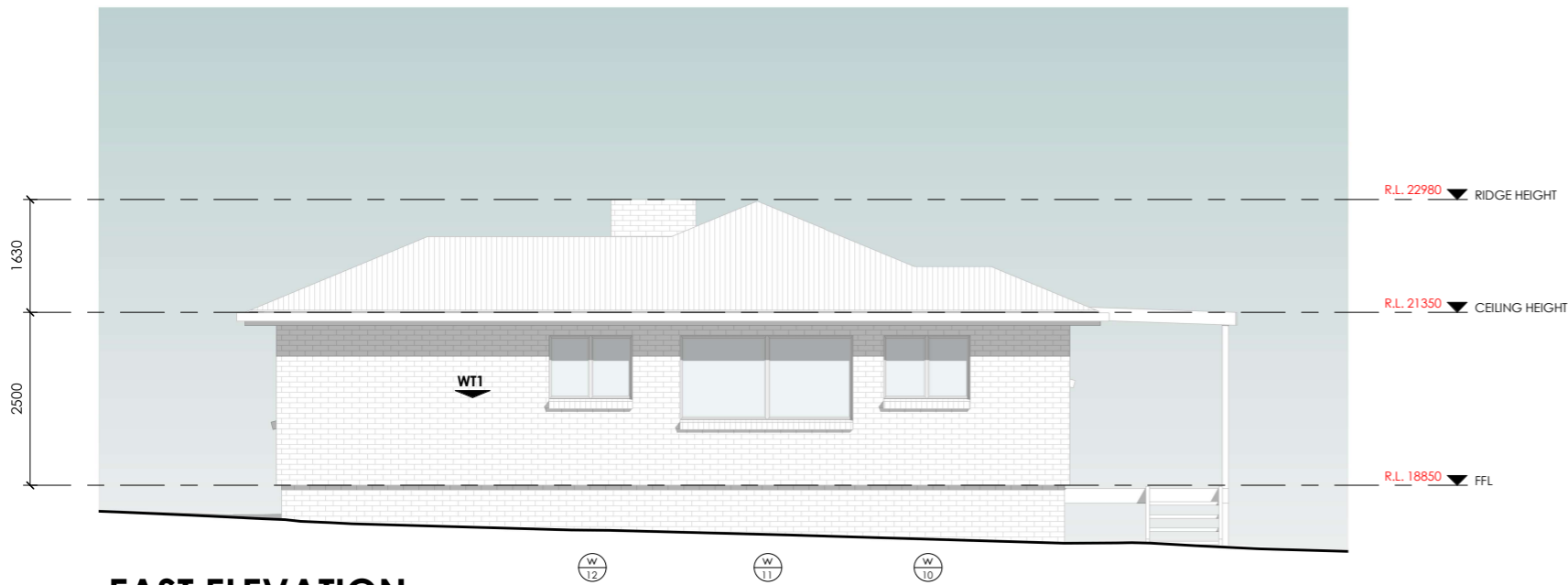


**JUNE 21st - 11am**  
 Scale 1 : 250

**JUNE 21st - 12pm**  
 Scale 1 : 250

**JUNE 21st - 1pm**  
 Scale 1 : 250

**JUNE 21st - 2pm**  
 Scale 1 : 250



### EAST ELEVATION

Scale 1 : 100

#### WALL | FACADE MATERIALS & FINISHES

**WT-1** CEMENT SHEET BRICK VENEER LOOK CLADDING

#### 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

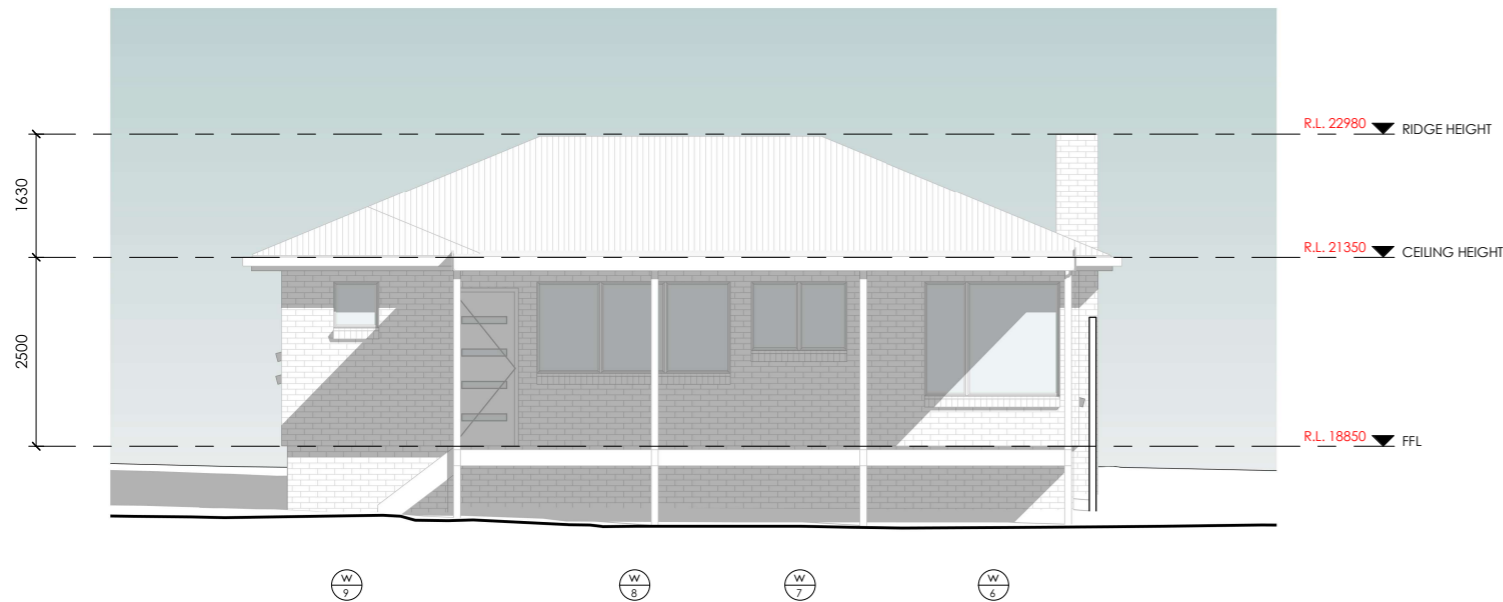
#### COLORBOND CUSTOM ORB ROOF CLADDING

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



### NORTH ELEVATION

Scale 1 : 100

<b>CENTRAL COAST COUNCIL</b> LAND USE PLANNING	
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 Ulverstone, Tasmania  
 Australia  
 7315  
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Project  
**EXISTING RESIDENCE**  
 Location  
**103 LEVEN STREET, ULVERSTONE**  
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**JACKSON & ZARA LEE**

Sheet Title			
<b>ELEVATIONS 1 OF 2</b>			
Drawn	Issue Date	Project No.	Revision
<b>NJB</b>	<b>18/12/25</b>	<b>TBA</b>	<b>A</b>

Sheet Number  
**A102**  
 /A121

**WALL | FACADE MATERIALS & FINISHES**

**WT-1** CEMENT SHEET BRICK VENEER LOOK CLADDING

**EAVE CONSTRUCTION NCC VOLUME 2 PART 7.5.5**

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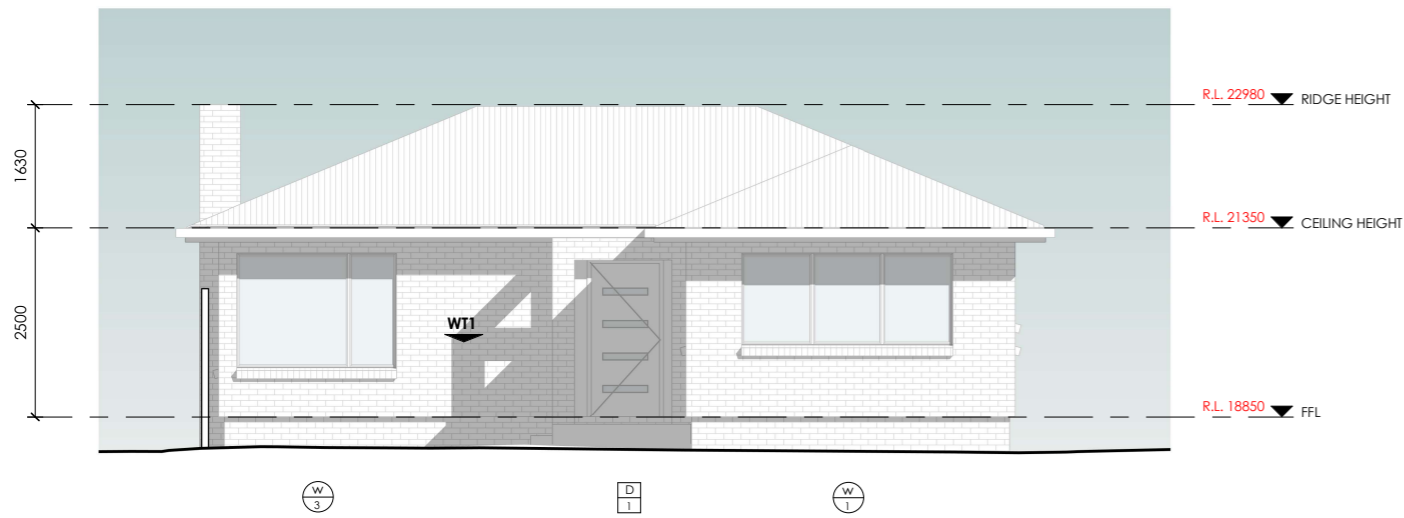
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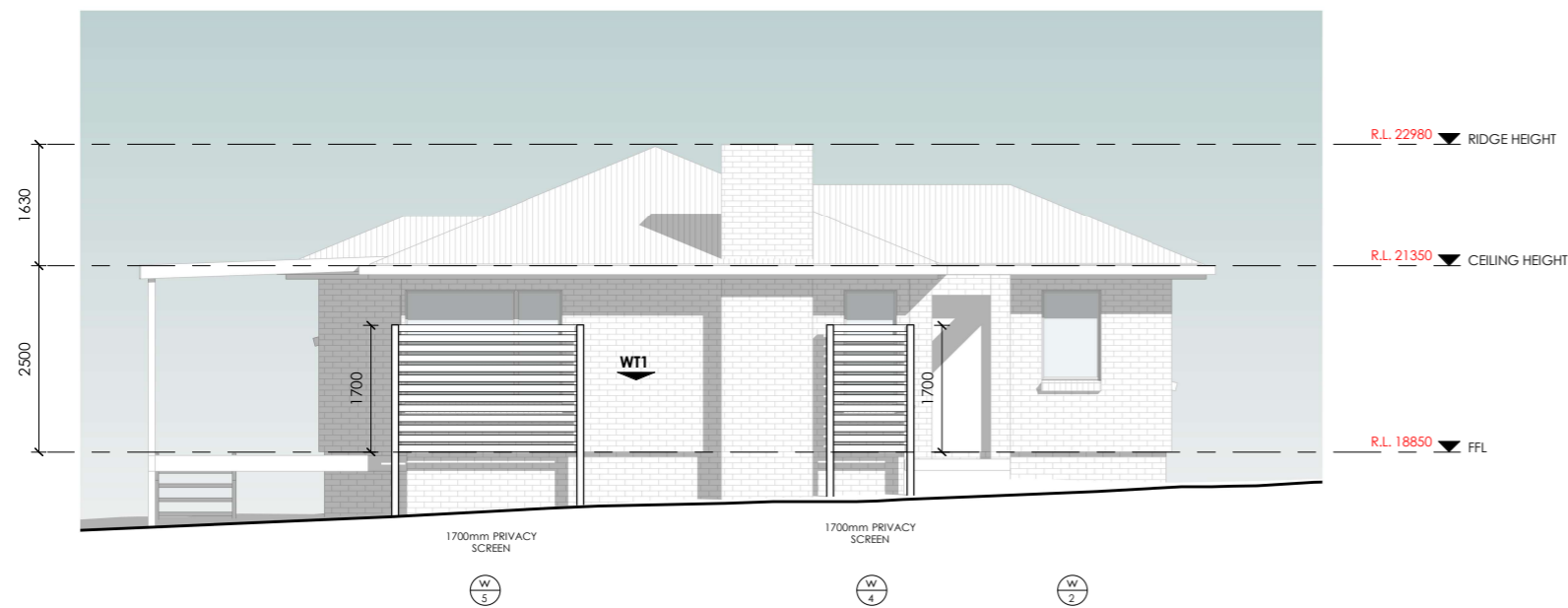
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**SOUTH ELEVATION**

Scale 1 : 100



**WEST ELEVATION**

Scale 1 : 100

<b>CENTRAL COAST COUNCIL</b> LAND USE PLANNING	
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	No.	Date	Description																		
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**FLOOR PLAN**  
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**EXISTING RESIDENCE**

Location  
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Sheet Title			
<b>FLOOR PLAN</b>			
Drawn	Issue Date	Project No.	Revision
NJB	18/12/25	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**

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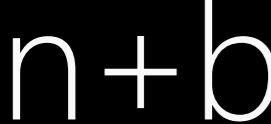
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4	FFL	Fixed	1500	710	665	EX' LIVING	0.55	4.3 W/(m²·K)	DOUBLE GLAZED - 4Clr/10/4Clr
5	FFL	Fixed	1500	2120	665	EX, STUDY	0.55	4.3 W/(m²·K)	DOUBLE GLAZED - 4Clr/10/4Clr
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