
Application for Planning

S.57 Land Use Planning and Approvals Act 1993

The following application has been received:

Application No.: **DA2025278**

Location: **84A South Road, 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 **14 January 2026**

Date of Notification: **17 December 2025**

Vicki Brereton
CHIEF EXECUTIVE OFFICER

CENTRAL COAST COUNCIL

PO Box 220
19 King Edward Street
ULVERSTONE TASMANIA 7315
Ph: (03) 6429 8900
Email: planning@centralcoast.tas.gov.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:	13/11/2025
Application No:	DA2025278
Doc ID:	537501

Office use only:

Zone:

Permit Pathway – NPR/Permitted/Discretionary

Use or Development Site:

Site Address

84(a) SOUTH ROAD PENGUIN

Certificate of
Title Reference

186 340 FOLIO 2

Land Area

1031

Heritage Listed Property

NO

YES

Applicant(s)

First Name(s)

ADAM

Surname(s)

WEEGA

Company name
(if applicable)

WEEGA DRAFTING

Contact No:

0427333129

Postal Address:

95 QUEEN STREET WEST ULVERSTONE.

Email address:

ADMIN@WEEGADRAFTING.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)

HOLLY
MATTHEW

Middle Names(s)

A

B

Surname(s)

LAH
LAH

Company name (if applicable)

Postal Address:

22 EPSOM ROAD 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

PRIVATE DWELLING

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 STEEL FRAMED STEEL CLAD PLE-

FABRICATED DWELLING A SHED

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

\$ 400 Estimate/ Actual

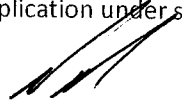
Total floor area of the development 232 m²

Declaration of Notice to Landowner

If land is NOT in the applicant's ownership

I MIMI WELBY, 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 10/11/25

If the application involves land within a Strata Corporation

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

Signature of Applicant

Date

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

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

General Managers Signature _____ Date _____

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

I, _____ the Minister


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

Minister (Signature) _____ Date _____

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

Applicants Declaration

I/ we HOITM WEEDIT
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 10/1/25

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

SEARCH OF TORRENS TITLE

VOLUME 186340	FOLIO 2
EDITION 3	DATE OF ISSUE 18-Nov-2025

SEARCH DATE : 12-Dec-2025

SEARCH TIME : 01.49 pm

DESCRIPTION OF LAND

Town of PENGUIN
 Lot 2 on Sealed Plan 186340
 Derivation : Part of 50A-2R-0P Gtd. to William Splean
 Prior CTs 114327/15 and 125470/1

SCHEDULE 1

N288925 TRANSFER to MATTHEW BENJAMIN LAH and HOLLY ANNE LAH
 Registered 18-Nov-2025 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
 SP186340 EASEMENTS in Schedule of Easements
 SP186340 FENCING PROVISION in Schedule of Easements
 E437526 MORTGAGE to Commonwealth Bank of Australia
 Registered 18-Nov-2025 at 12.01 pm

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

CENTRAL COAST COUNCIL
DEVELOPMENT & REGULATORY SERVICES

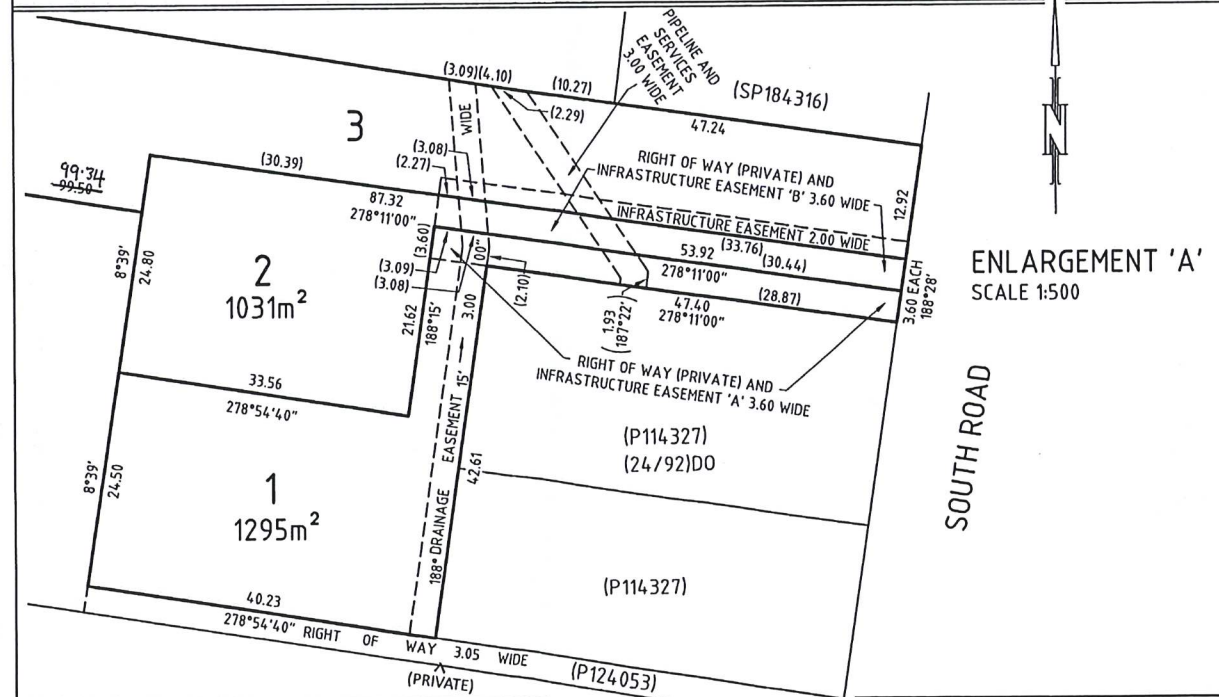
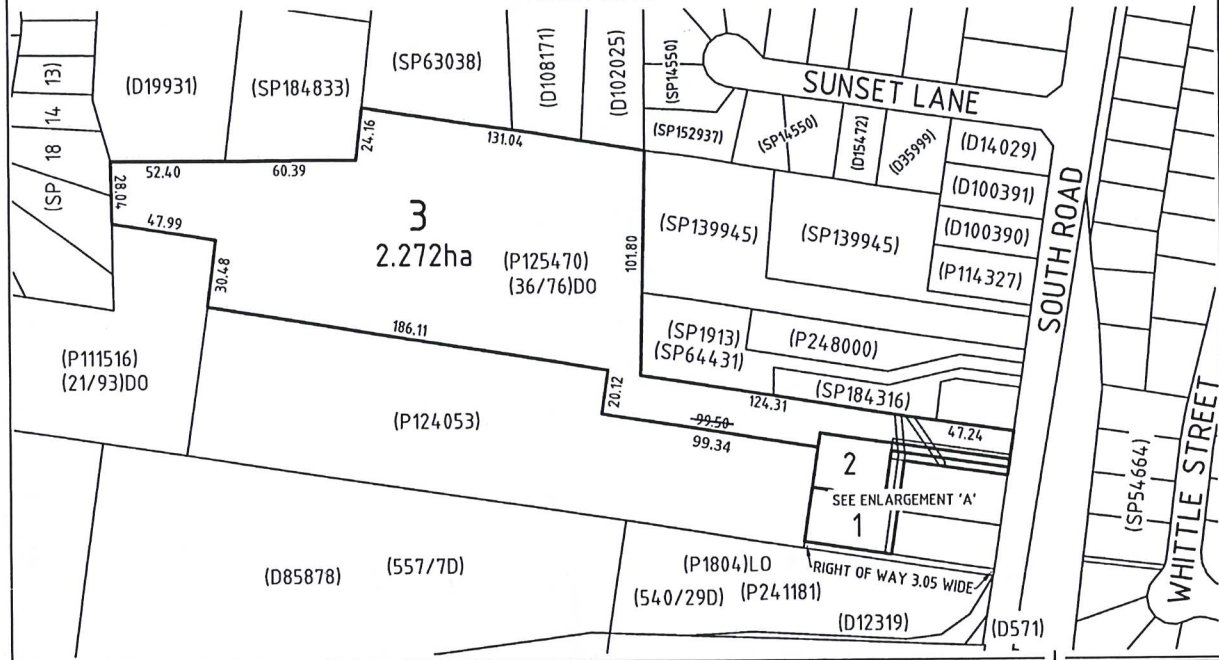
Received: 12 DEC 2025

Application No: DA2025278

Doc. ID:

OWNER: ALEXANDER PHILIP MCVEITY FOLIO REFERENCE: 114327/15 & 125470/1 GRANTEE: PART OF 50A-2R-0P, GTD. TO WILLIAM SPLEAN.	<p align="center">PLAN OF SURVEY</p> BY SURVEYOR: ADRIAN W EBERHARDT of PDA 6 QUEEN STREET, BURNIE LOCATION: <p align="center">TOWN OF PENGUIN</p> SCALE 1: 1:2000 LENGTHS IN METRES	REGISTERED NUMBER <p align="center">SP186340</p> APPROVED EFFECTIVE FROM 24 APR 2024 Recorder of Titles
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LOT 3 IS COMPILED FROM F.R.125470/1, F.R.114327/15 AND THIS SURVEY 'PRIORITY FINAL PLAN' ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN



	30/10/2023 Date	51502 Ref No.		14/3/24 Date
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SCHEDULE OF EASEMENTS	Registered Number
NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	SP 186340

PAGE 1 OF 5 PAGE/S

EASEMENTS AND PROFITS

Each lot on the plan is together with:-

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

Each lot on the plan is subject to:-

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

The direction of the flow of water through the DRAINAGE EASEMENTS shown on the plan is indicated by arrows.

EASEMENTS

Lot 1 is together with:-

- (a) A right of carriageway over the land marked Right of Way (Private) and Infrastructure Easement 'B' 3.60 Wide on the Plan; and
- ~~(b) A right of carriageway over the land marked Right of Way 3.05 Wide shown on Plan No. 125470.~~

Lot 2 is together with a right of carriageway over the land marked Right of Way (Private) and Infrastructure Easement "A" 3.60 Wide on the Plan.

(as defined herein)

Lot 3 is subject to an Electrical Infrastructure Easement[^] over the land marked Infrastructure Easement 2.00 Wide appurtenant to lots 1 and 2 on the Plan.

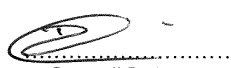
each

Lots 1, 2 and 3 on the Plan are[^] subject to a right of drainage:-

- (a) A right of drainage over the land marked Drainage Easement 3.00 Wide in favour of the Central Coast Council; and (as defined herein)
- (b) A Pipeline and Services Easement[^] in gross in favour of Tasmanian Water and Sewerage Corporation Pty Ltd ("TasWater") over the Pipeline and Services Easement 3.00 Wide shown passing through such Lots.

EASEMENTS CONTINUED PAGE 5

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: Alexander Philip McVeity	PLAN SEALED BY: Central Coast Council
FOLIO REF: 114327/15, 125470/1	DATE: 14/3/2024
SOLICITOR & REFERENCE: IAN GUEST & ASSOCIATES ICG 223371	REF NO. 
NOTE: The Council Delegate must sign the Certificate for the purposes of identification.	

<p>ANNEXURE TO SCHEDULE OF EASEMENTS</p> <p>PAGE 2 OF 4 ⁵ PAGE/S</p>	<p>Registered Number</p> <p>SP.186340</p>
<p>SUBDIVIDER: Alexander Philip McVeity FOLIO REFERENCE: Certificate of Title Volume 114327 Folio 15 and Volume 125470 Folio 1</p>	

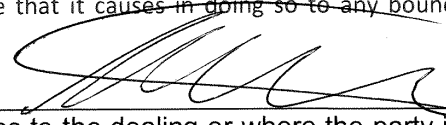
Definitions

^{Electrical}

"Infrastructure Easement" means the right for the registered proprietor for the time being of the said Lot to convey underground or above ground electricity, Telstra, NBN, TasNetworks or similar services and TasWater services under that provision of the Electrical and Infrastructure Easement marked on the Plan and in connection therein to at all times and for all purposes in connection with the exercise of such right to enter, inspect, lay, repair, maintain, renew and replace such underground or overhead lines and pipes as may be reasonably required for such purposes under that portion of the Electrical and Infrastructure Easement so marked but so that the surface of the land must be reinstated to its original condition and the cost of laying, cleansing, repair, maintenance, renewal, replacement and reinstatement of the services provided being payable by the registered proprietor for the time being of the said Lot.

" Pipeline and ServicesEasement" means THE FULL RIGHT AND LIBERTY for TasWater at all times to:

- (1) enter and remain upon the Easement Land with or without employees, contractors, agents and all other persons duly authorised by it and 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 and repair the infrastructure.
- (4) remove and replace the Infrastructure;
- (5) run and pass sewage and water through and along the Infrastructure;
- (6) 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; and
- (7) 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 all other persons authorised by it, and with or without machinery, vehicles, plant and equipment enter the Lot from the highway at any then existing vehicle entry and cross the Lot to the Easement Land ; and
- (8) 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



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

<p>ANNEXURE TO SCHEDULE OF EASEMENTS</p> <p>PAGE 3 OF 4 PAGE/S 5</p>	<p>Registered Number</p> <p>SP 186340</p>
<p>SUBDIVIDER: Alexander Philip McVeity FOLIO REFERENCE: Certificate of Title Volume 114327 Folio 15 and Volume 125470 Folio 1</p>	

PROVIDED ALWAYS THAT:-

- (1) The registered proprietors of the Lot in the folio of the Register ("the Owner") must not without the written consent of TasWater first had and obtained and only in compliance with any conditions which form the consent:
 - a. alter, excavate, plough, drill or otherwise penetrate the ground level of the Easement Land;
 - b. install, erect or plant any building, structure, fence, pit, well, footing, pipeline, paving, tree, shrub or other object on or in the Easement Land
 - c. remove any thing that supports, protects or covers any Infrastructure on or in the Easement Land
 - d. do anything which will or might damage or contribute to damage to any of the infrastructure on or in the Easement Land;
 - e. in any way prevent or interfere with the proper exercise and benefit of the Easement Land by TasWater or its employees, contractors, agents and all other persons duly authorised by it; or
 - f. permit or allow any action which the Owner must not do or acquiesce in that action.
- (2) TasWater is not required to fence any part of the Easement Land
- (3) The Owner may erect a fence across the Easement Land at the boundaries of the Lot.
- (4) The Owner may erect a gate across any part of the Easement Land subject to these conditions:
 - a. the Owner must provide TasWater with a key to any lock which would prevent the opening of the gate; and
 - b. if the Owner does not provide TasWater with that key or the key provided does not fit the lock, TasWater may cut the lock from the gate
- (5) If the Owner causes damage to any of the infrastructure, the Owner is liable for the actual cost to TasWater of the repair of the Infrastructure damaged.
- (6) If the Owner fails to comply with any of the preceding conditions, without forfeiting any right of action, damages or otherwise against the Owner, TasWater may:
 - a. reinstate the ground level of the Easement Land; or
 - b. remove from the Easement Land any building, structure, pit, well, footing, pipeline, paving, tree, shrub or other object; or
 - c. replace anything that supported, protected or covered the Infrastructure.



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<p>ANNEXURE TO SCHEDULE OF EASEMENTS</p> <p>PAGE 4 OF 4 PAGE/S 5</p>	<p>Registered Number</p> <p>SP. 186340</p>
<p>SUBDIVIDER: Alexander Philip McVeity FOLIO REFERENCE: Certificate of Title Volume 114327 Folio 15 and Volume 125470 Folio 1</p>	

In this definition of Drainage and Pipeline Easement:

"Easement Land" means the land which is subject to this easement

"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. markers or signs indicating the location of the Easement Land, the infrastructure or any warnings or restrictions with respect to the Easement Land or the Infrastructure;
- e. anything reasonably required to support, protect or cover any of the Infrastructure;
- f. any other infrastructure whether of a similar nature or not to the preceding which is reasonably required for the piping of sewage or water through the Easement Land or monitoring or managing that activity; and
- g. where the context permits, any part of the Infrastructure

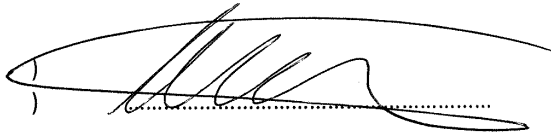
"Owner" means the registered proprietor of the Lot in the folio of the Register from time to time.

"TasWater" includes its successors and assigns.

FENCING PROVISION

The owner of each lot on the plan covenants with the Vendor Alexander Philip McVeity that the Vendor shall not be required to fence.

SIGNED by the said **ALEXANDER PHILIP MCVEITY** in the presence of



.....
Signature of Witness

..... **Ian Charles Guest**
Full Name of Witness
..... 17 Marine Terrace
Address of Witness
..... BURNIE TAS 7320
..... Legal Practitioner

.....
Occupation of 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.

<p>ANNEXURE TO SCHEDULE OF EASEMENTS</p> <p>PAGE 5 OF 5 PAGES</p>	<p>SP186340</p>
<p>SUBDIVIDER: - ALEXANDER PHILIP MCVEITY</p> <p>FOLIO REFERENCE: - 114327/15 & 125470/1</p>	
<p>EASEMENTS CONTINUED</p> <p>Lots 1 & 2 on the plan are each together with an Electrical Infrastructure Easement (as defined herein) over the land marked Infrastructure Easement 2.00 wide on the plan.</p> <p>Lot 1 on the plan is subject to a right of carriageway (appurtenant to Lot 2) over the land marked Right of Way (private) and Infrastructure Easement 'A' 3.60 wide on the plan.</p> <p>Lot 2 on the plan is subject to a right of carriageway (appurtenant to Lot 1) over the land marked Right of Way (private) and Infrastructure Easement 'B' 3.60 wide on the plan.</p> <p>Lots 1, 2 & 3 on the plan are each together with a right to pass and repass over the Right of Way 3.05 (private) wide on the plan and as created by and more fully set forth in 70/4299.</p>	
<p>NOTE: - Every annexed sheet must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.</p>	



Central Coast Council



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



15-Dec-2025

**84A SOUTH ROAD,
 PENGUIN
 DA2025278**

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 =
1:850.500

PROPOSED STEEL FRAMED STEEL CLAD PRE-FABRICATED DWELLING & DETACHED PRE-FABRICATED GARAGE AT 84(a) SOUTH ROAD PENGUIN

FOR

H.A. & M.B. LAH.

FOR PLANNING PERMIT
APPLICATION ONLY

NOVEMBER 2025

PROJECT No. 10625

KNOWN SITE HAZARDS REFER TO SAFETY SITE PLAN		UNDERGROUND SERVICES		WORKING AT HEIGHTS		BUSHFIRE ATTACK LEVEL B.A.L. - 12.5							
DISTRIBUTION	DRAFT	PLANNING APPROVAL	BUILDING APPROVAL	BUILDING SURVEYOR	TITLE HOLDER	BUILDER							
TITLE REFERENCE Volume 186340 Folio 2		DESIGN WIND SPEED 'N2'	SOIL CLASS. 'M'	BUILDING CLASS. 1(a) & 10(a)	CLIMATE ZONE SEVEN	ALPINE AREA NO	KNOWN SITE HAZARDS UNDERGROUND SERVICES						
AREAS AREA OF DWELLING	144.00 m ²	EXISTING LOT AREA	1031.00 m ²	TOTAL BUILDINGS	232.00 m ²	SITE COVERAGE 22.50 %							
AREA OF GARAGE	88.00 m ²												
TITLE PAGE	10625 - 1 OF 10	PROPERTY IDENTIFICATION NUMBER 9602477											
DWELLING FLOOR PLAN 1:100	10625 - 2 OF 10	CERTIFICATE OF TITLE NUMBER 186340 FOLIO 2											
DWELLING ELEVATIONS 1:100	10625 - 3 OF 10	<p>NOTE: THE BUILDING CONTRACTOR SHALL ENSURE THAT THE WHOLE SET OF DRAWINGS AND SUPPORTING DOCUMENTATION IS PASSED ONTO ALL SUB CONTRACTORS & SUPPLIERS PRIOR TO THOSE ENTITIES COMMENCING MANUFACTURING OR SUPPLYING MATERIALS FOR THE PROJECT. WEEDA DRAFTING & BUILDING CONSULTANTS Pty. Ltd. WILL NOT BE LIABLE FOR ANY ACTION IF THESE CONDITIONS ARE NOT FOLLOWED. IF THERE ARE ANY DISCREPANCIES IN THE DRAWINGS OR SUPPORTING DOCUMENTS, THEY MUST BE REFERRED TO THE DESIGNER/DRAFTSMAN FOR RESOLUTION. THESE DRAWINGS ARE SUBJECT TO COPYRIGHT © AND SHALL NOT BE REPRODUCED OR ALTERED IN ANY WAY WITHOUT THE WRITTEN APPROVAL OF BOTH THE OWNERS AND WEEDA DRAFTING & BUILDING CONSULTANTS Pty. Ltd. PRIOR TO WORK COMMENCING ON SITE THE OWNER & BUILDER SHALL CHECK THAT THE APPROVED SET OF DRAWINGS ARE CORRECT & ARE THE SET OF DRAWINGS STATED IN THE BUILDING CONTRACT.</p>											
GARAGE FLOOR PLAN 1:100	10625 - 4 OF 10												
GARAGE ELEVATIONS 1:100	10625 - 5 OF 10												
ELECTRICAL PLANS 1:100	10625 - 6 OF 10												
PART SITE LOCATION & SERVICES PLAN	10625 - 7 OF 10												
SITE LOCATION & SETTING OUT PLAN	10625 - 8 OF 10												
SITE LOCATION & CONTOUR PLAN	10625 - 9 OF 10												
SITE LOCATION & SHADING PLAN	10625 - 10 OF 10												
PROPOSED STEEL FRAMED STEEL CLAD PREFABRICATED DWELLING & DETACHED PRE-FABRICATED GARAGE AT 84(a) SOUTH ROAD PENGUIN FOR H.A. & M.B. LAH.								DATE:	SCALE:	CHECKED BY	DRAWN BY	DWG No.	
								10/11/2025	1:100	J WEEDA	A WEEDA	10625 - 1 OF 10	

WEEDA Drafting



& Building Consultants Pty Ltd

95 Queen Street, West Ulverstone, 7315

Phone: (03) 6425 9333

Email: admin@weedadrafting.com.au

WORKPLACE STANDARDS TASMANIA BUILDING PRACTITIONER AC
NUMBERS, ADAM; CC 5317 P Cat B.D.

LEGEND	
WT- WASH TROUGH	WIWR - WALK IN ROBE
WM- WASHING MACHINE	WC - TOILET
DR - DRYER	VB- VANITY BASIN
WR- WARDROBE	BA - BATH
	SH- SHOWER

SHO- SHOWER OPEN	SSS - S/STEEL SINK
SHE- SHOWER ENCLOSED	MW - MICRO WAVE OVEN
PTY - PANTRY	RH - RANGE HOOD
UBO - UNDER BENCH OVEN	MB- METER BOX
HP- HOT PLATES	FR- FRIDGE

FRZ- FREEZER	TL - CERAMIC TILE
DW- DISHWASHER	SV - SHEET VINYL
RAD- ROLLER DOOR	CP - CARPET
CJ- CONTROL JOINT	FF - VINYL FLO/FLR
⊕ SMOKE DETECTOR	SD - SLIDER DOOR

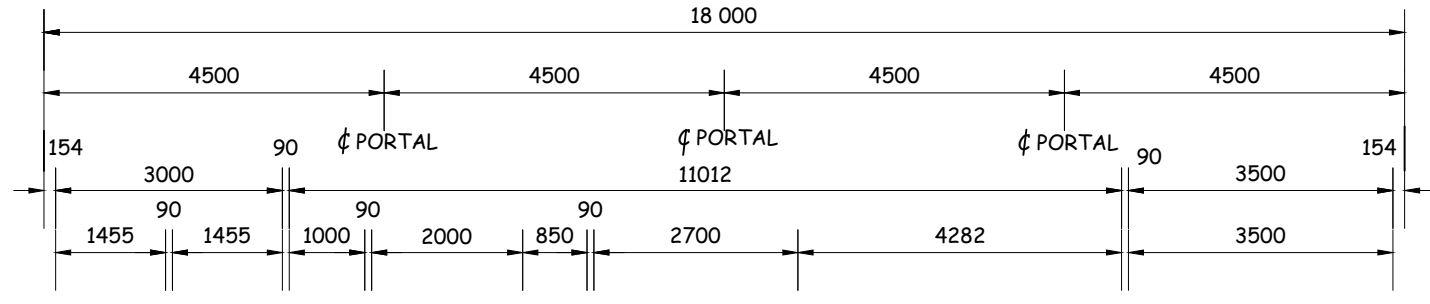
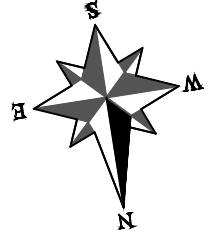
D.P. - DOWNPIPES	□ VENTED SKYLIGHT WITH DIFFUSER
□ SUB FLOOR VENTS	□ ROOF SPACE ACCESS HATCH
⊞ BATHROOM FAN, LIGHT, HEATER.	
FW - FLOOR WASTE	
HW- HOT WATER	

95 Queen Street, West Ulverstone, 7315
Phone: (03) 6425 9333
Email: admin@weedadrafting.com.au
WORKPLACE STANDARDS TASMANIA BUILDING PRACTITIONER AC NUMBERS, ADAM: CC 5317 P Cat 8.D.

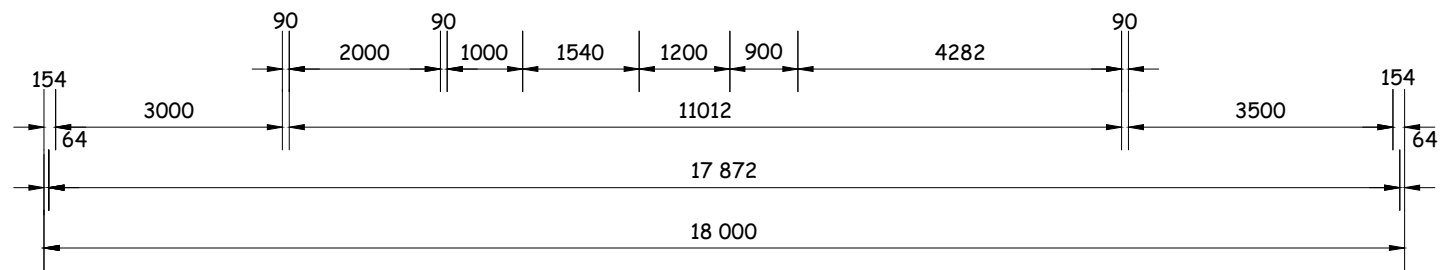
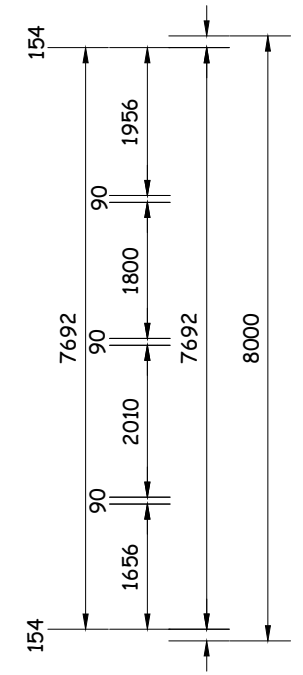
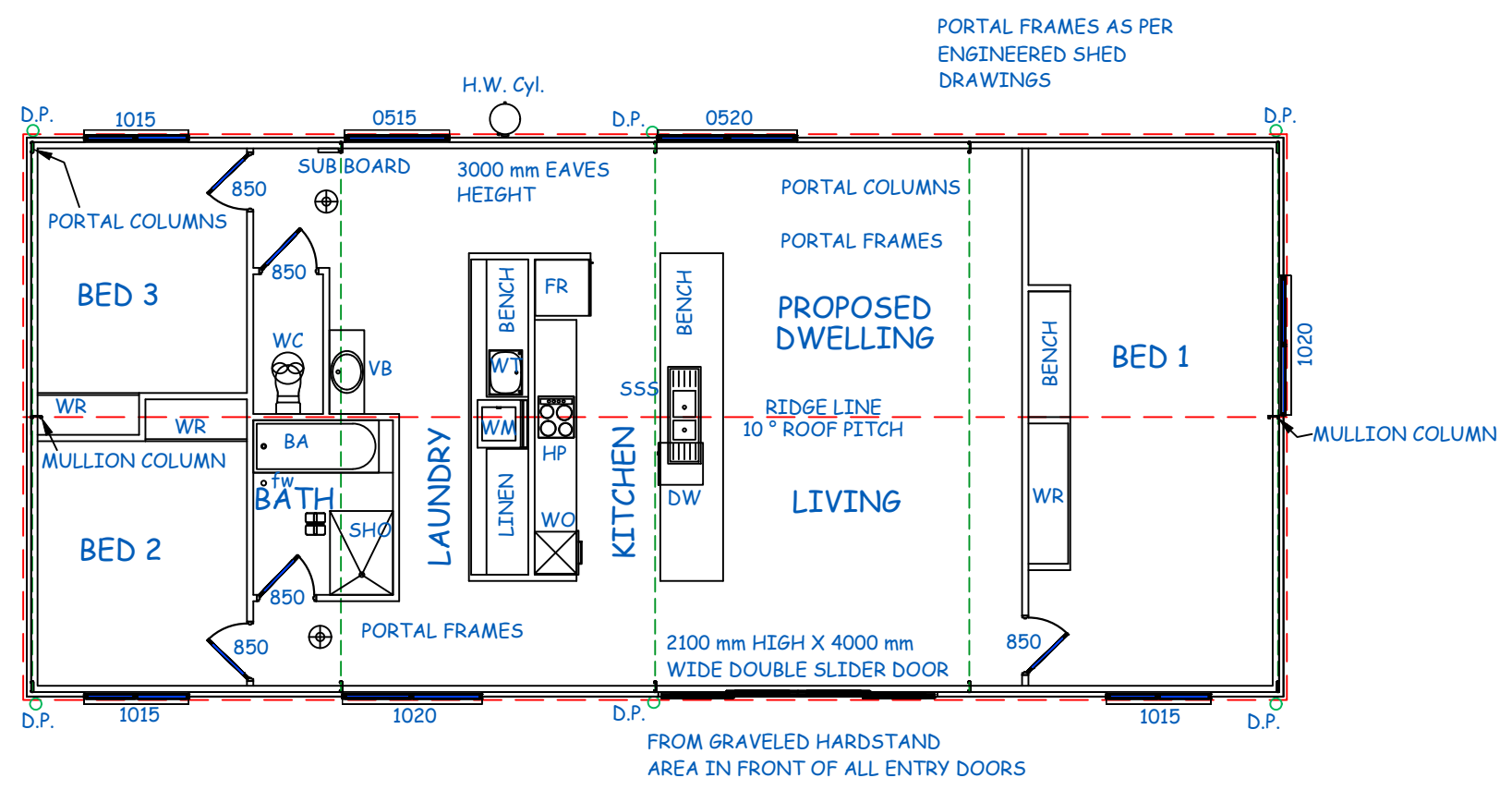
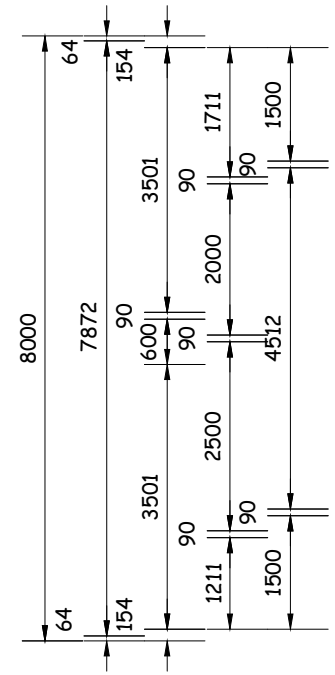
WEEDA Drafting
& Building Consultants Pty Ltd

WEEDA Drafting
 & Building Consultants Pty Ltd
 95 Queen Street, West Ulverstone, 7315
 Phone: (03) 6425 9333
 Email: admin@weedadrafting.com.au
 WORKPLACE STANDARDS TASMANIA BUILDING PRACTITIONER AC NUMBERS, ADAM: CC 5317 P Cat 8.D.

DWELLING



FOR PLANNING PERMIT APPLICATION ONLY



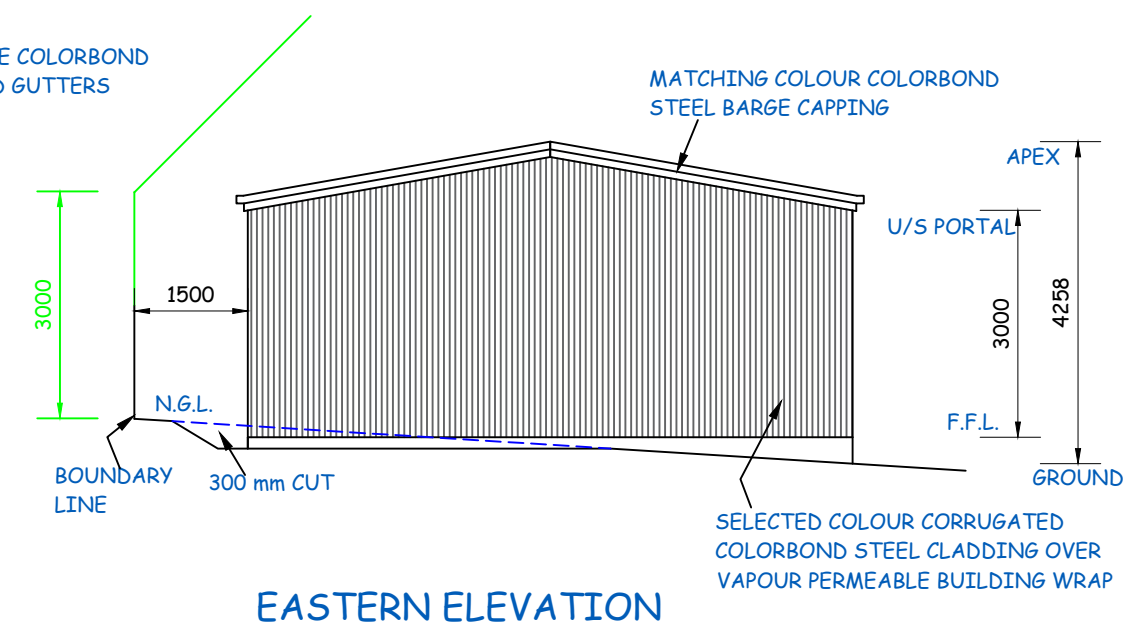
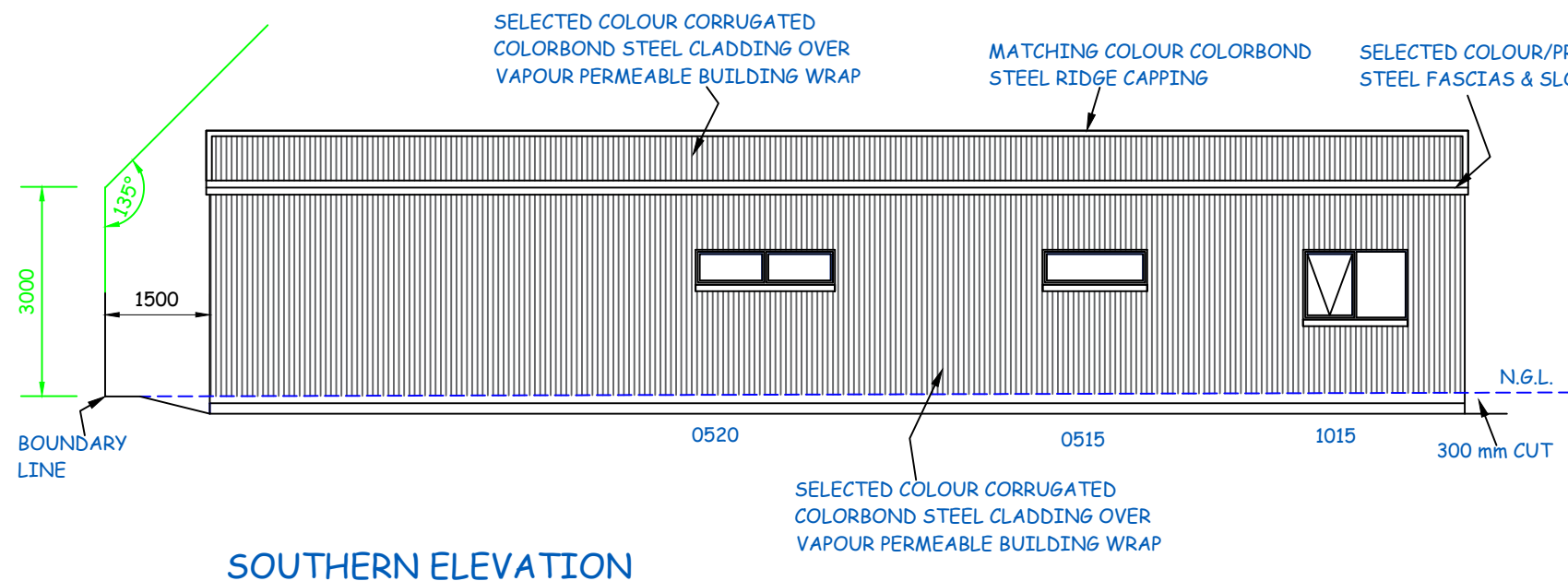
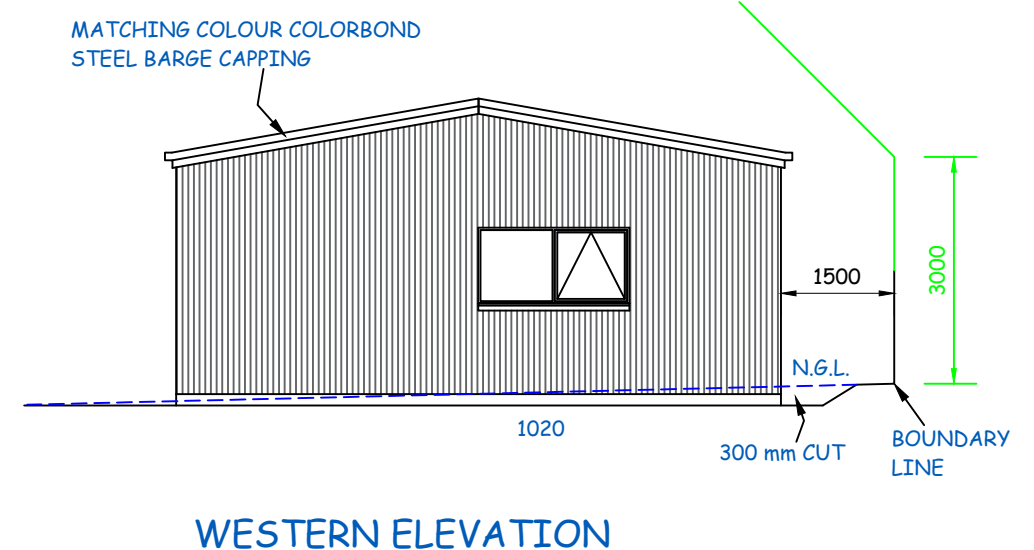
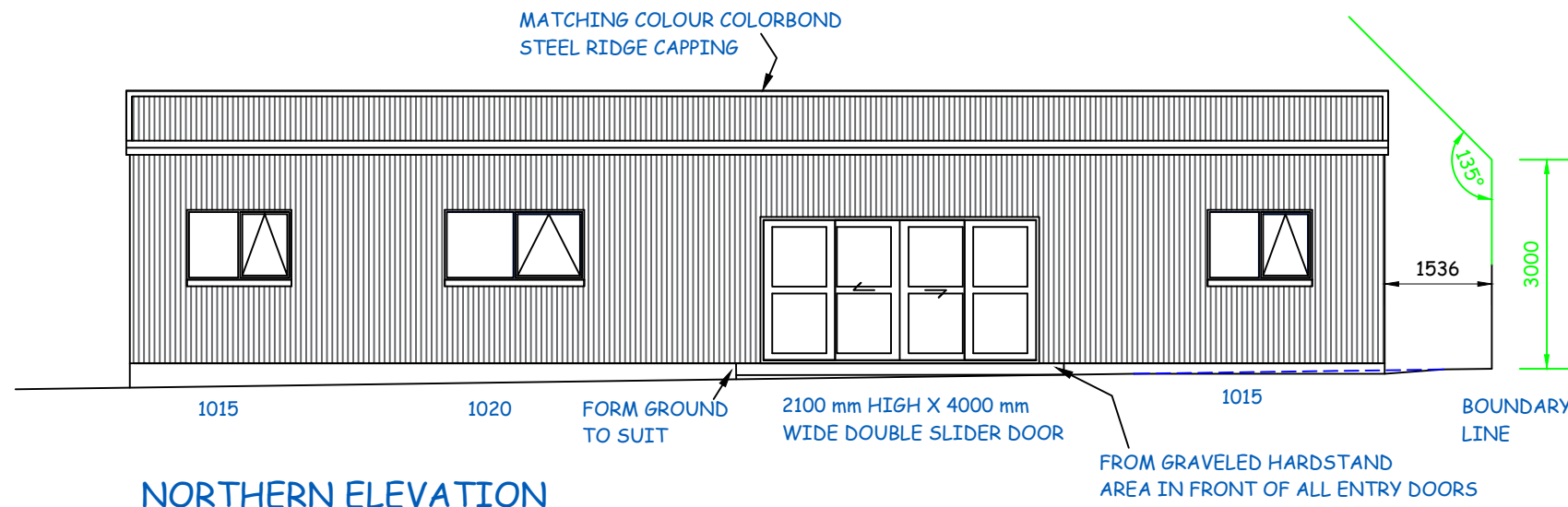
STEEL FRAMED DWELLING FLOOR PLAN 1:100

AREA OF DWELLING 144.00 m²

PROPOSED STEEL FRAMED STEEL CLAD PREFABRICATED DWELLING & DETACHED PRE-FABRICATED GARAGE AT 84(a) SOUTH ROAD PENGUIN FOR H.A. & M.B. LAH.	DATE:	SCALE:	CHECKED BY	DRAWN BY	DWG No.
	10/11/2025	1:100	J WEEDA	A WEEDA	10625 - 2 OF 10

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DWELLING



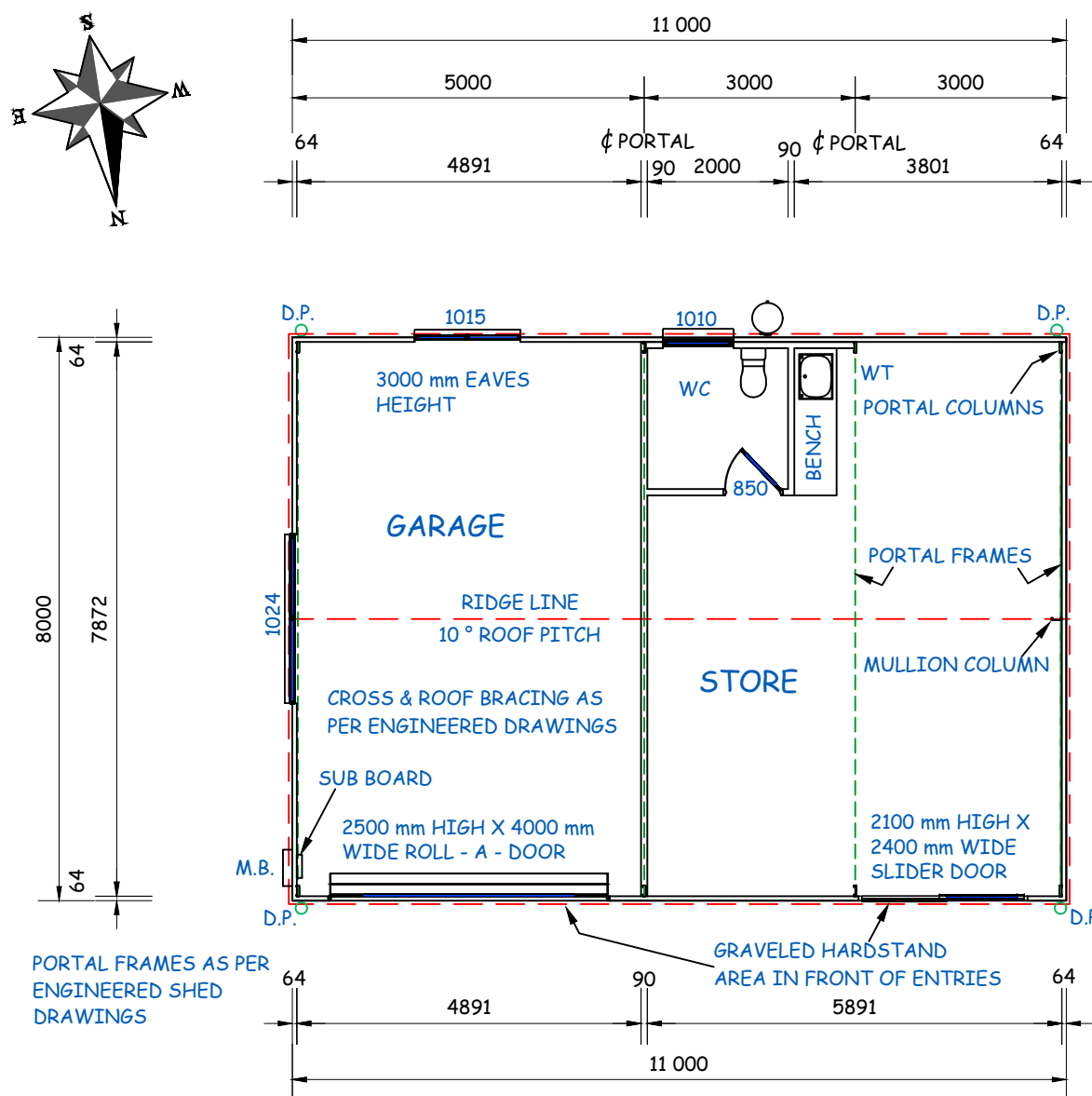
PROPOSED STEEL FRAMED STEEL CLAD PREFABRICATED DWELLING & DETACHED PRE-FABRICATED GARAGE AT 84(a) SOUTH ROAD PENGUIN FOR H.A. & M.B. LAH.

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GARAGE



AREA OF GARAGE 88.00 m2

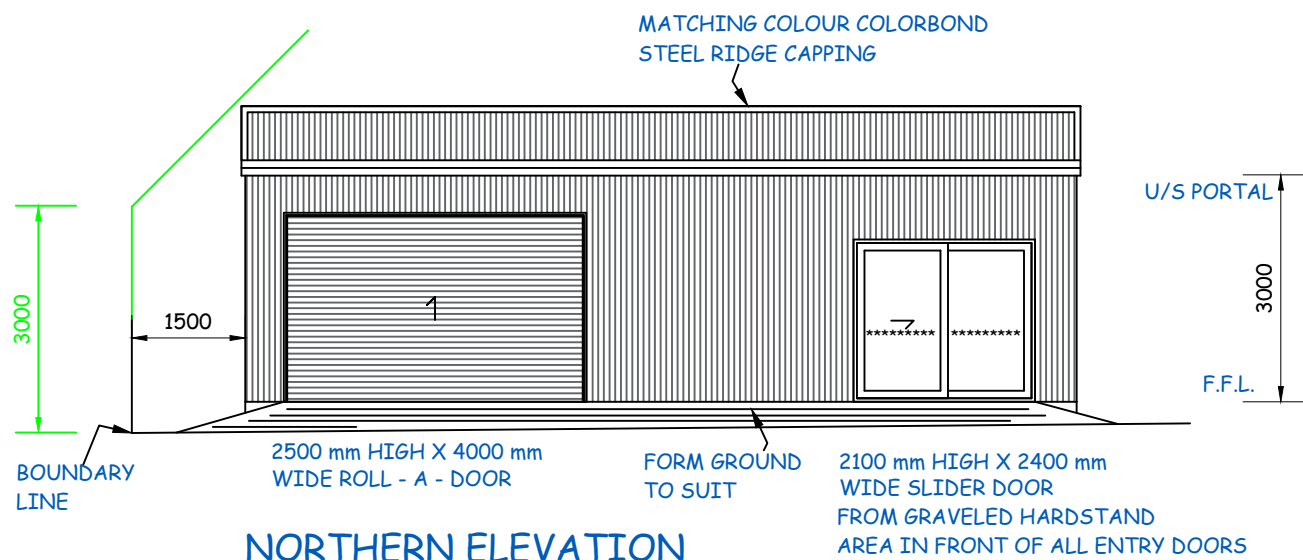
PRE-FABRICATED SHED FLOOR PLAN 1:100

PROPOSED STEEL FRAMED STEEL CLAD PREFABRICATED DWELLING & DETACHED PRE-FABRICATED GARAGE AT 84(a) SOUTH ROAD PENGUIN FOR H.A. & M.B. LAH.

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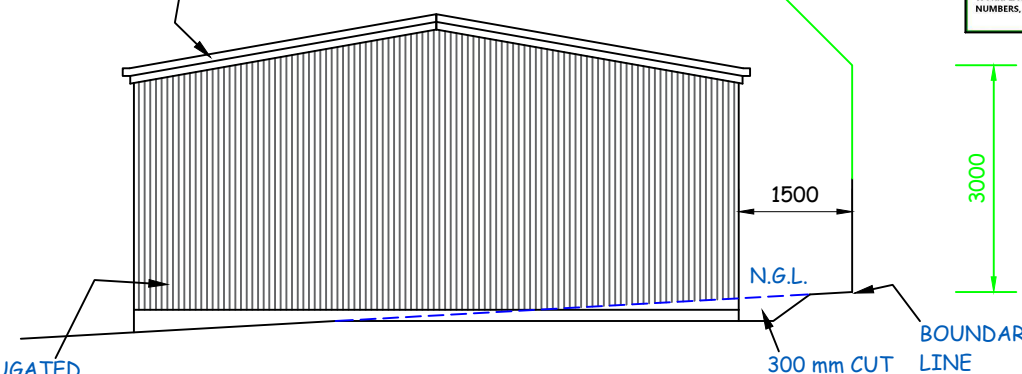


GARAGE

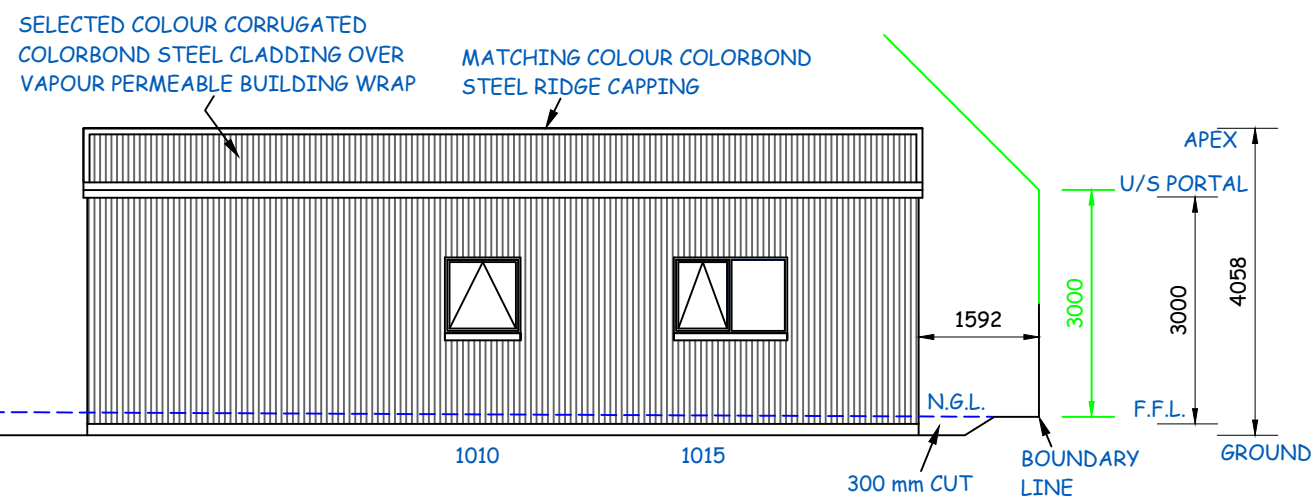


NORTHERN ELEVATION

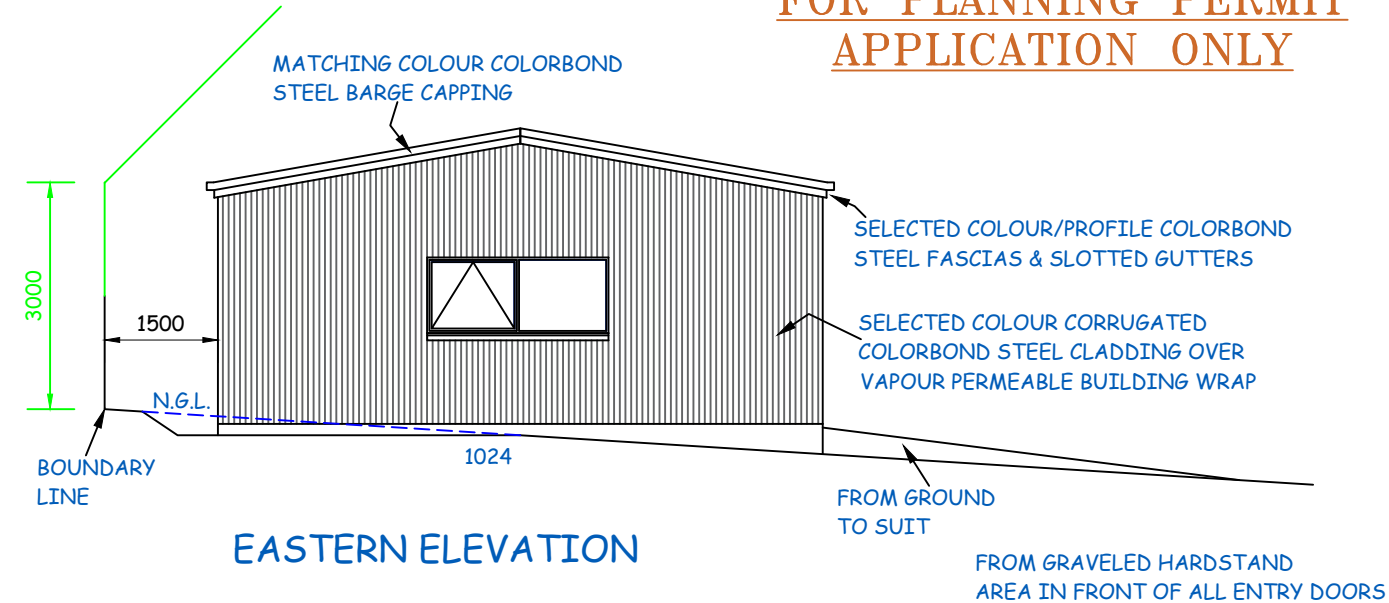
MATCHING COLOUR COLORBOND STEEL BARGE CAPPING



WESTERN ELEVATION

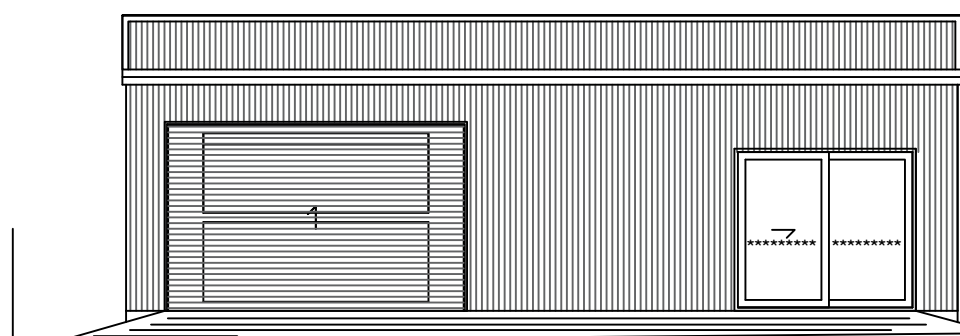


SOUTHERN ELEVATION



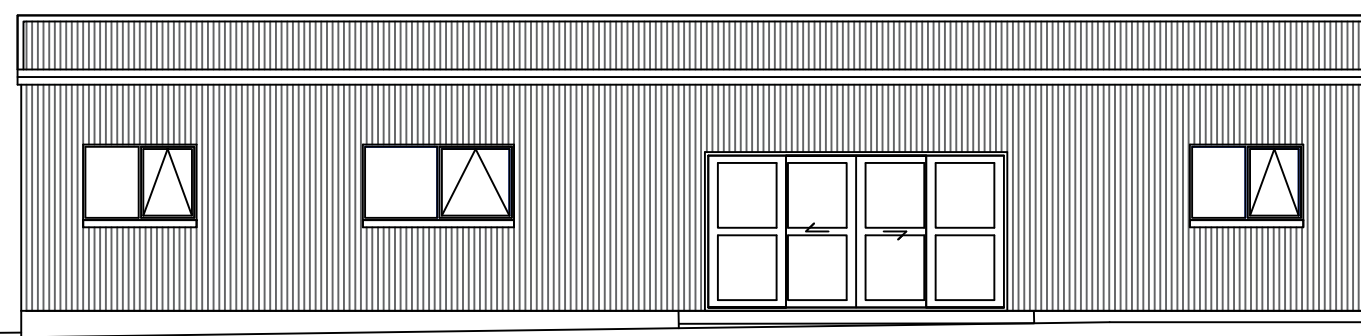
EASTERN ELEVATION

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GARAGE

NORTHERN ELEVATION



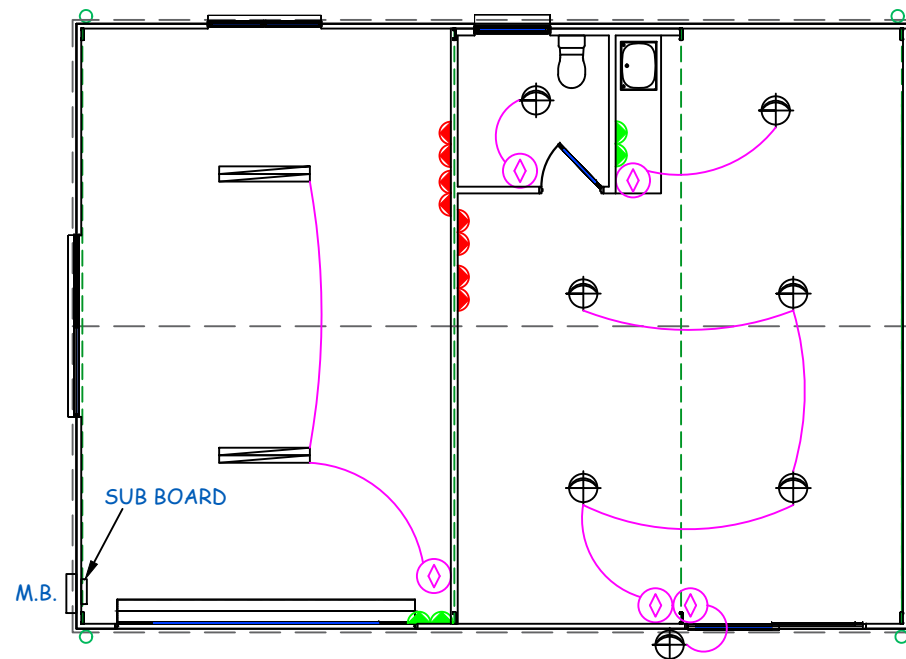
DWELLING

PROPOSED STEEL FRAMED STEEL CLAD PREFABRICATED DWELLING & DETACHED PRE-FABRICATED GARAGE AT 84(a) SOUTH ROAD PENGUIN FOR H.A. & M.B. LAH.

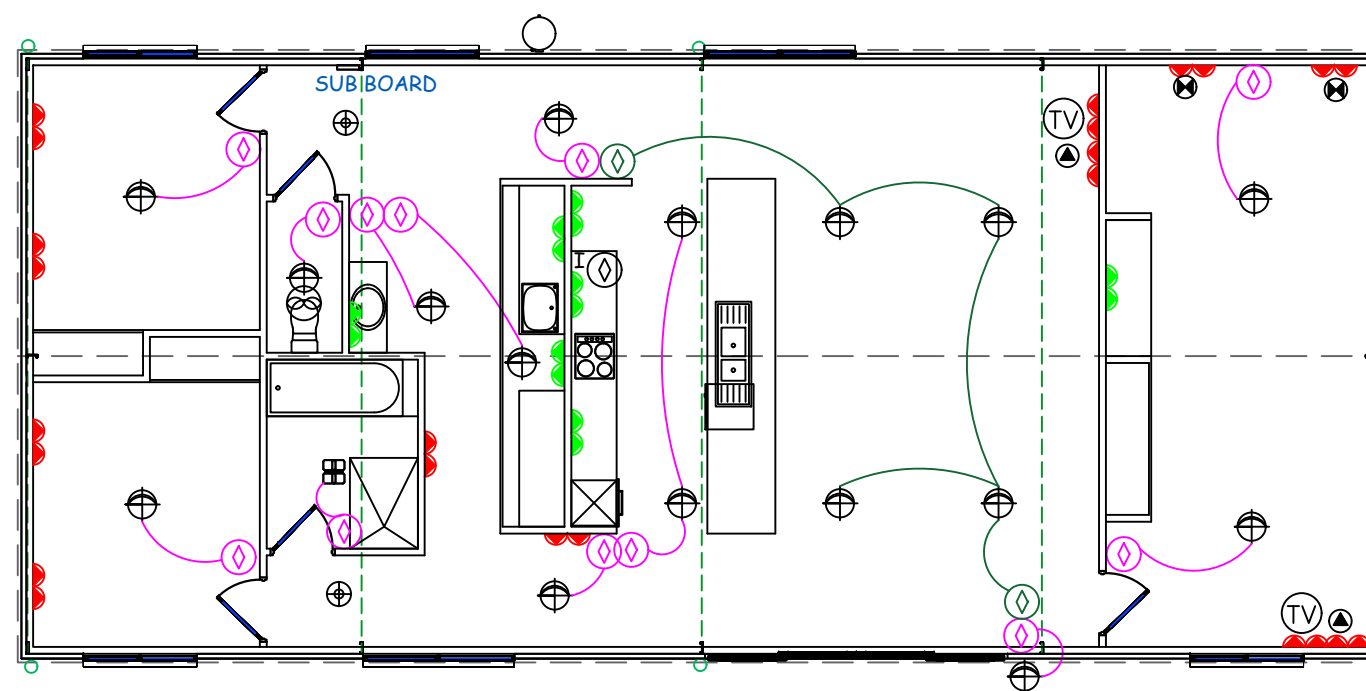
DATE:	SCALE:	CHECKED BY	DRAWN BY	DWG No.
10/11/2025	1:100	J WEEDA	A WEEDA	10625 - 5 OF 10



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GARAGE ELECTRICAL PLAN 1:100



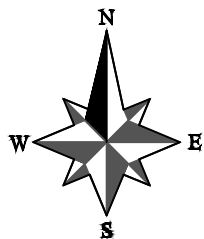
DWELLING ELECTRICAL PLAN 1:100

ELECTRICAL LEGEND

- 275 mm HIGH DOUBLE POINTS
- 1125 mm HIGH DOUBLE POINTS
- EXTERNAL POWER POINTS
- DATA CONNECTION POINT
- G.P.O. WITH U.S.B. RECHARGE
- SINGLE 1200 mm 11 W FLURO LIGHTS WITH DIFFUSER
- DOUBLE 1200 mm 22 W FLURO LIGHTS WITH DIFFUSER
- ELECTRONIC VEHICLE CHARGER
- SENSOR LIGHT
- BATTEN LIGHT
- DOWNLIGHTS
- SWITCH
- 2 WAY SWITCH
- 3 WAY SWITCH
- ISOLATION SWITCH (STOVE)
- SENSOR OVERRIDE
- DIMMER SWITCH
- BATHROOM FAN, LIGHT HEAT VENTED TO OUTSIDE AIR
- CEILING FAN
- INTERNAL FAN
- VENT FANS OUT TO SOFFIT
- 240 VOLT HARD WIRED INTER-CONNECTED SMOKE DETECTOR
- PHONE POINT
- TELEVISION POINT
- ROOF SPACE ACCESS HATCH
- AC - AIR CONDITIONING UNIT
- PH - PANEL HEATER HARD WIRED IN 6.5 kW
- ST - STOVE HARD WIRED IN
- UBO - UNDER BENCH OVEN
- HP- HOT PLATES
- RH - RANGE HOOD
- DW- DISHWASHER
- HW- HOT WATER
- MB- METER BOX
- NBN CUPBOARD 600 mm HIGH X 300 mm DEEP MINIMUM.
- NBN OPTIC FIBRE IN NBN APPROVED CONDUIT

PROPOSED STEEL FRAMED STEEL CLAD PREFABRICATED DWELLING & DETACHED PRE-FABRICATED GARAGE AT 84(a) SOUTH ROAD PENGUIN FOR H.A. & M.B. LAH.

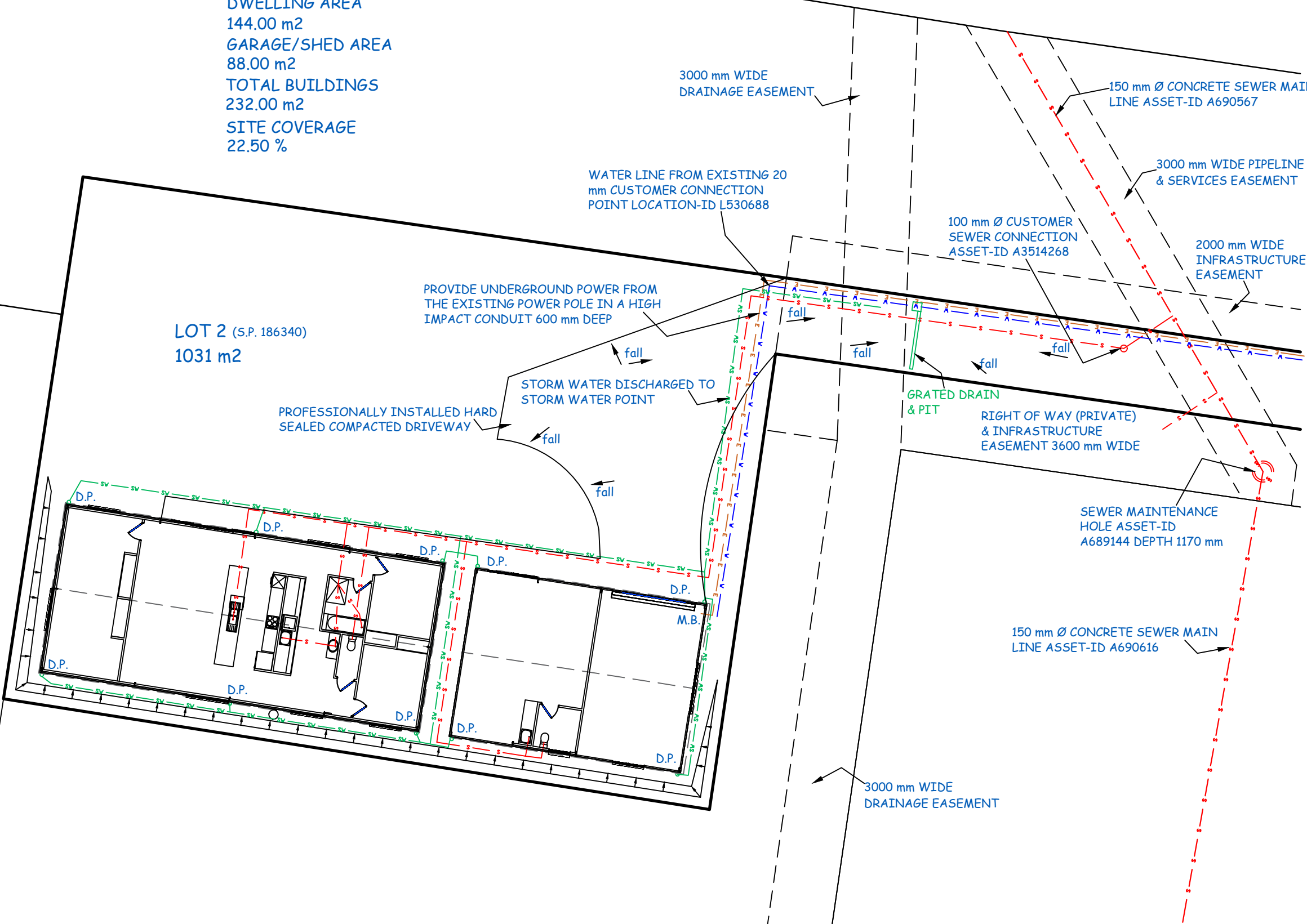
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EXISTING LOT AREA
1031.00 m²
DWELLING AREA
144.00 m²
GARAGE/SHED AREA
88.00 m²
TOTAL BUILDINGS
232.00 m²
SITE COVERAGE
22.50 %

LOT 2 (S.P. 186340)
1031 m²



PART SITE LOCATION & PRELIMINARY SERVICES PLAN 1:200

PLUMBING NOTES - DOMESTIC

PLUMBING SHALL BE INSTALLED TO:
A.S./N.Z. 3500.1-2021 WATER SUPPLY
A.S./N.Z. 3500.2-2021 SANITARY PLUMBING
A.S./N.Z. 3500.3-2021 STORM WATER
A.S./N.Z. 3500.4-2021 HOT WATER

- FIXTURES:**
- | | |
|-----------------|----------------|
| 1. TOILET | 4. WASH TROUGH |
| 2. BATH/SPA | 5. SINK |
| 3. VANITY BASIN | 6. SHOWER |

NOTE: connection of DN 100 mm Ø branch drain to DN mm Ø main drain now require a 15° incline

- I.O. - INSPECTION OPENING ●
- E.V. - EDUCT VENT ●
- R.E. - ROD EYE ●

O.R.G. - OVERFLOW RELIEF GULLY TOP OF O.R.G.'s SHALL BE A MINIMUM OF 150mm BELOW THE LOWEST FIXTURE A MINIMUM OF 75 mm ABOVE FINISHED GROUND /SURFACE LEVEL. CONCRETE SURROUND PLINTHS SHALL BE PROVIDED GROUND O.R.G.'S. ALL O.R.G.'S TO BE CHARGED WITH TAP OVER

D.P. = DOWNPIPE SIZE AS SHOWN
STORM WATER LINE 100 mm Ø
S.W. LINES GENERALLY OUT 1200mm & PARALLEL TO EXTERNAL WALLS. STORM WATER - UPVC 100 mm Ø LAID @ MIN. GRADE OF 1:100
GRATED PIT 600 X 600 X 600 mm DEEP REFER GRATED PIT DETAIL 150 mm Ø
STORM WATER LINE DISCHARGING FROM THE GRATED PIT

SEWER LINE 100 mm Ø
SEWER LINES GENERALLY OUT 1000mm & PARALLEL TO EXTERNAL WALLS. SEWER - UPVC ON 100 LAID @ A MIN. GRADE OF 1:60

WATER SUPPLY 20 mm Ø LINE
S.V. - STOP VALVE

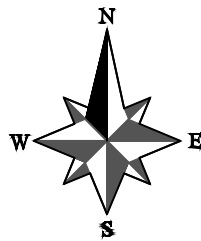
TELSTRA - NBN SUPPLY

POWER SUPPLY

GAS SUPPLY

PROPOSED STEEL FRAMED STEEL CLAD PREFABRICATED DWELLING & DETACHED PRE-FABRICATED GARAGE AT 84(a) SOUTH ROAD PENGUIN FOR H.A. & M.B. LAH.

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10/11/2025	1:200	J WEEDA	A WEEDA	10625 - 7 OF 10



PROPERTY IDENTIFICATION NUMBER 9602477
CERTIFICATE OF TITLE NUMBER 186340 FOLIO 2
GENERAL RESIDENTIAL PLANNING ZONE
LOT AREA 1031 m²
BUSHFIRE PRONE AREA
PRIORITY VEGETATION AREA

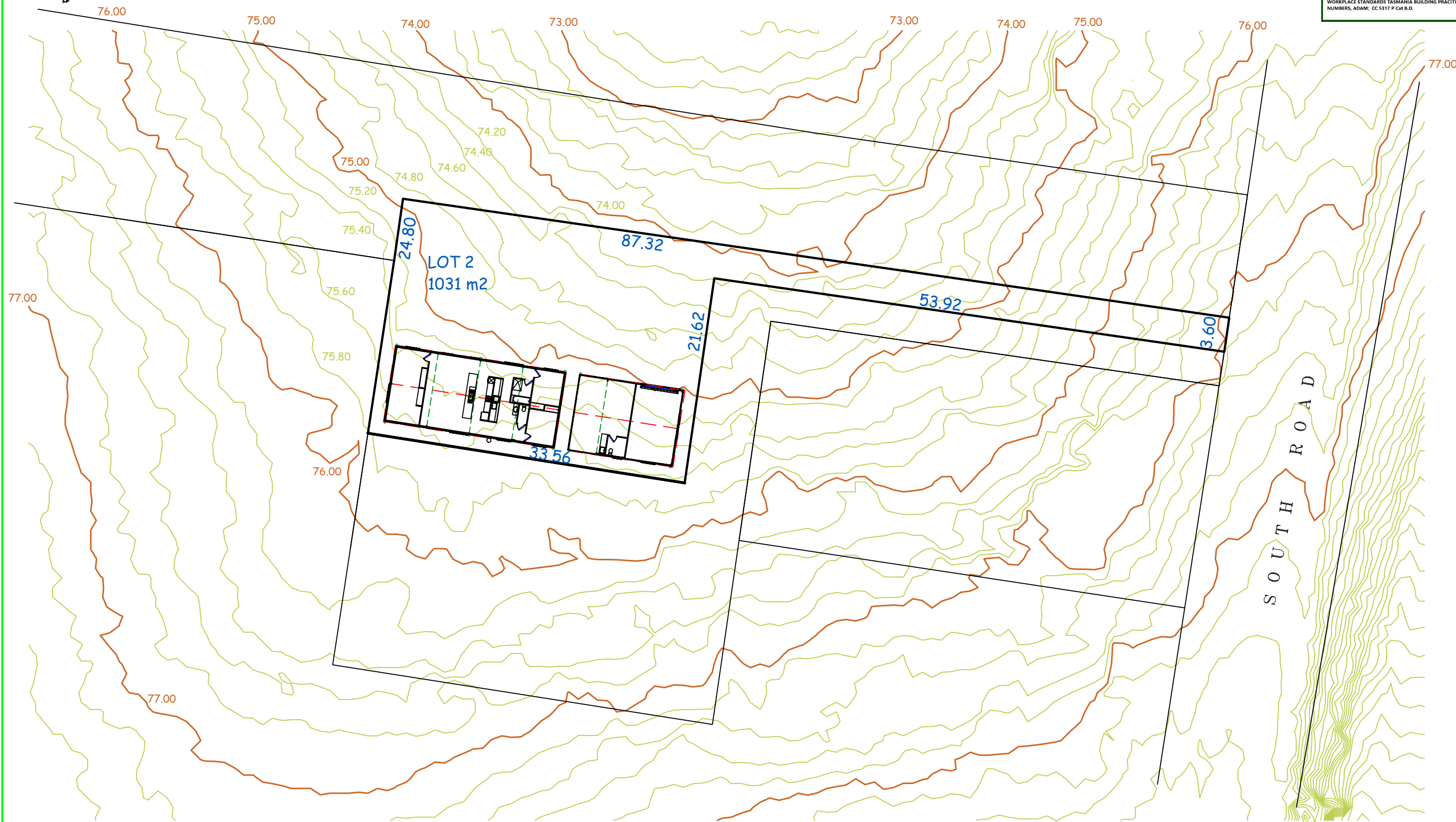
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WEEDA Drafting

& Building Consultants Pty Ltd

95 Queen Street, West Ulverstone, 7315
Phone: (03) 6425 9333
Email: admin@weedadrafting.com.au

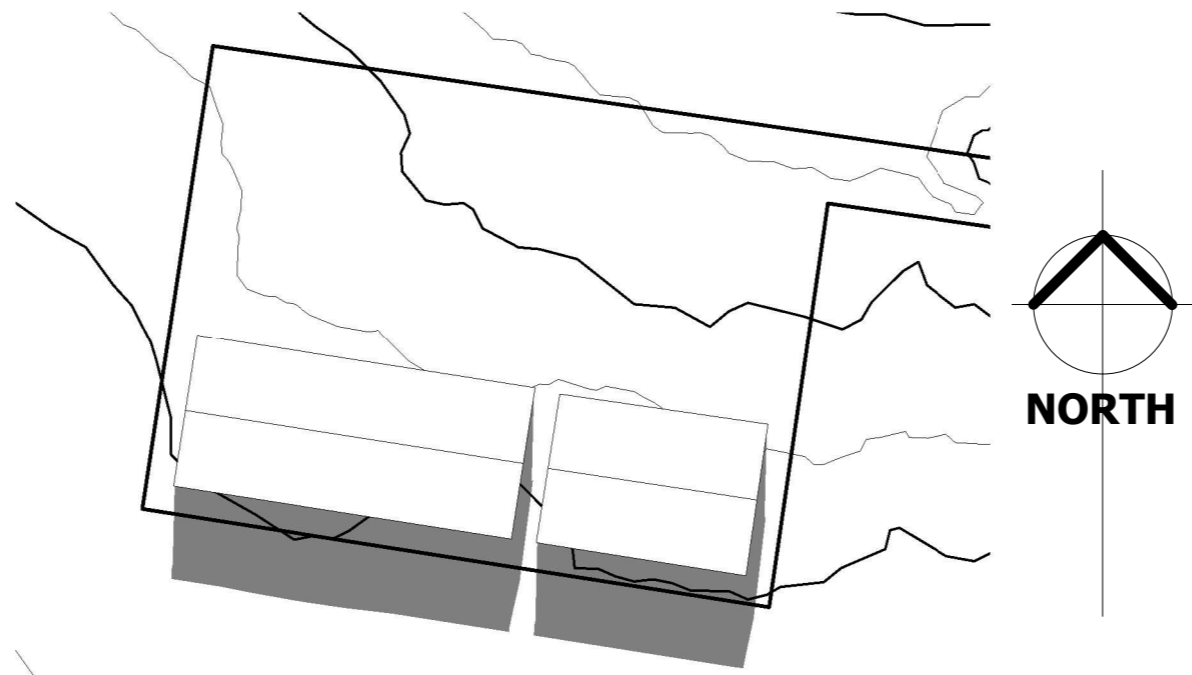
WORKPLACE STANDARDS TASMANIA BUILDING PRACTITIONER AC
NUMBERS, ADAM: CC 5317 P CA B.D.



SITE LOCATION & CONTOUR PLAN 1:400

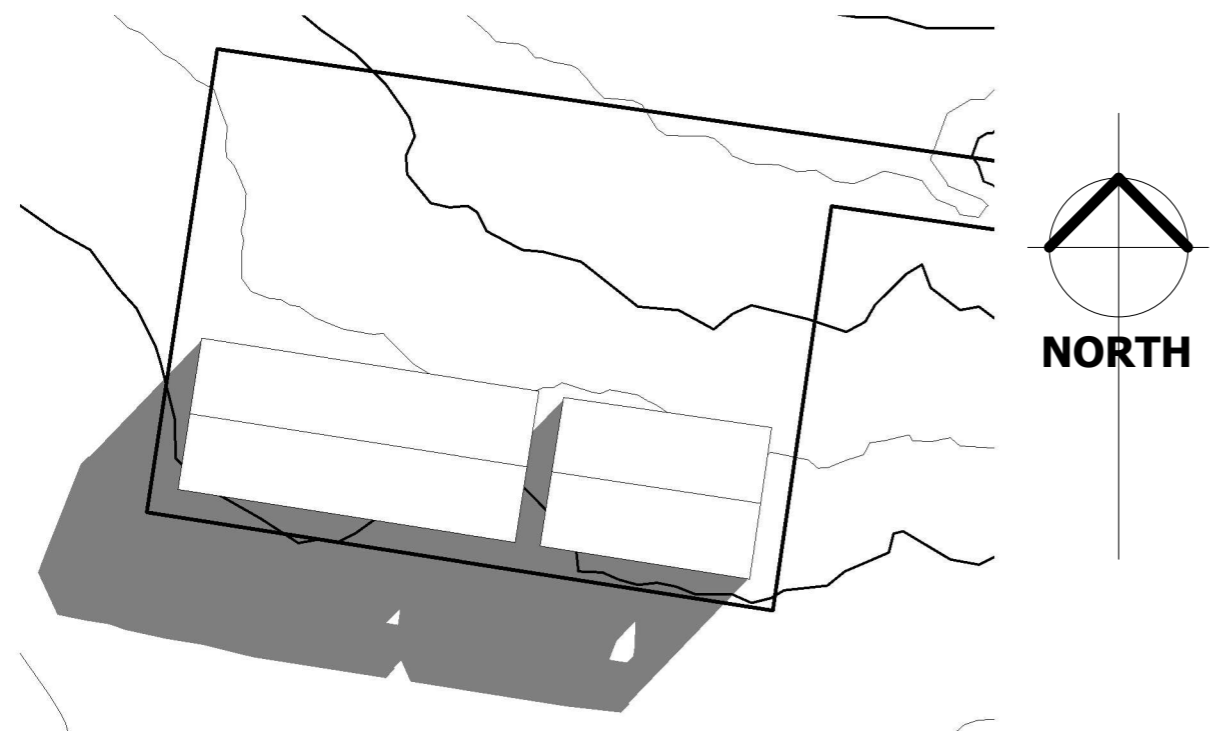
PROPOSED STEEL FRAMED STEEL CLAD PREFABRICATED DWELLING & DETACHED PRE-FABRICATED GARAGE AT 84(a) SOUTH ROAD PENGUIN FOR H.A. & M.B. LAH.

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10/11/2025	1:400	J WEEDA	A WEEDA	10625 - 9 OF 10

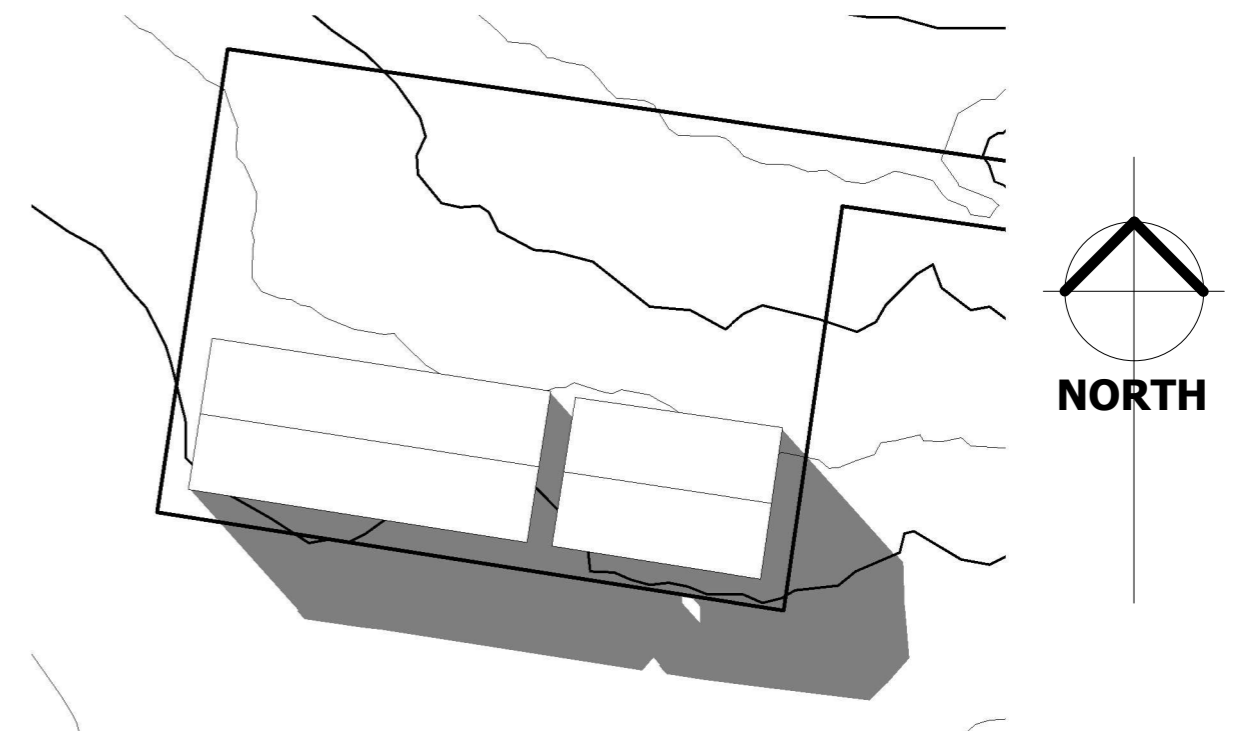


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SHADING 12 NOON 21ST JUNE 1 : 400



SHADING 9AM 21ST JUNE 1 : 400



SHADING 3PM 21ST JUNE 1 : 400

PROPOSED STEEL FRAMED STEEL CLAD PREFABRICATED DWELLING & DETACHED PRE-FABRICATED AT 84 (a) SOUTH ROAD, PENGUIN, FOR H.A. & M.B. LAH.	DATE:	SCALE:	CHECKED BY:	DRAWN BY:	DWG No:
	10/11/2025	1 : 400	J WEEDA	J VAN SCHIE	10625 - 10 OF 10



Work Place Standards Tasmania Building Practitioner Numbers

The Mayor & General Manager
Central Coast Council
PO Box 220
Ulverstone TAS 7315

Att- Alister Braken

As per Council’s letter dated the 14th November 2025, documentation addressing the relevant Performance Criteria has been sent to your office on the 5th of November 2025 including the following information.

Design Statement. This proposal responds to the client’s brief for a comfortable and warm family home. The proposal is modest in scale, minimising the extent of excavation and soil disturbance. Both living spaces and outdoor spaces receive good solar gain, contributing to a light, warm and energy efficient home. Additionally, the proposed building footprint is primarily situated and oriented on the site to maximise solar passive design. Double glazing is proposed to all windows to improve thermal comfort during both summer and winter.

In regard to C2.6.1

An acceptable solution to the to the road surface will be the laying down of a Quarta Silica (quartzite) Road base, not gravel. This will be professionally compacted down to a hard surface with no loose top surface. This surface will drain without compromising surface to garden edges and storm water drains & infrastructure. This suits the topography of the land within a suitable expense budget. This surface will not enable the transport of debris to public road or space. This surface will not generate a dust surface found in normal gravelled driveways.

In regard to 8.4.2

As the elevations indicate all buildings within the shading envelope. The position on the block is best positioned for the falls and does not in any way impact neighbouring properties which are positioned well away & any future developments well above the ground level of this lot. So will not impede any views. The lot area sizes also mean the development will not impede adjoining private open areas. As opposed to the frontage The nature of the block is irregular. The internal frontage is well away from the street scape. Hidden by ground slope & features as well as hidden by private dwellings of neighbouring properties. Figure 8.3 of the planning scheme does not accurately reflect this site due to ground falls and the rear boundary line is shorter than the side, not to mention proper solar orientation

It is in our opinion that the proposed dwelling satisfies a combination of the acceptable solutions and performance criteria outlined.


I trust the provided information addresses the matters identified in the further information request and ask the council now to accept the submitted documentation as a valid application.

Regards

Adam Weeda (Weeda Drafting & Building Consultants)

95 Queen Street, West Ulverstone, TAS 7315
P: 03 64 25 9333 M: 0427 333 129 Adam
Adam Weeda, Dip rtg mgt; Dip bd; Cert Dwg; CAD.
Maria Weeda, Cert Dwg.

Adam Weeda: CC 5317 P Jacob Weeda: CC 670 C

	CENTRAL COAST COUNCIL LAND USE PLANNING
Received:	04/12/2025
Application No:	DA2025278
Doc ID:	539698