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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.: **DA2026008**

Location: **33 Jerling Street, West 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 25 February 2026**

Date of Notification: **11 February 2026**

**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</b>	
<b>CENTRAL COAST COUNCIL LAND USE PLANNING</b>	
Received:	05/02/2026
Application No:	DA2026008
Doc ID:	544375

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

**Use or Development Site:**

**Site Address**      33 Jerling Street, West Ulverstone

**Certificate of Title Reference**      184272/17

**Land Area**      886m2      **Heritage Listed Property**      NO       YES

**Applicant(s)**

**First Name(s)**            **Surname(s)**     

**Company name** (if applicable)      Wilson Homes Tasmania Pty Ltd      **Contact No:**     

**Postal Address:**      156 New Town Road, New Town

**Email address:**      [sonya.gadd@wilsonhomes.com.au](mailto:sonya.gadd@wilsonhomes.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)**      Ping      **Middle Names(s)**     

**Surname(s)**      Wang      **Company name** (if applicable)  
 TRANSFER to FDC GROUP AU PTY LTD

**Postal Address:**

**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**

New Dwelling x 2

**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).

2 x New Dwelling

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


\$...674,070.00..... Estimate/ Actual

Total floor area of the development ...150.32 Unit 1 && 2.....m<sup>2</sup>

**Declaration of Notice to Landowner**

**If land is NOT in the applicant's ownership**

I Wilson Homes Tasmania, 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  
14/01/202

**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 Wilson Homes Tasmaina  
 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 14/01/2026

<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 184272	FOLIO 17
EDITION 4	DATE OF ISSUE 01-Dec-2025

 **CENTRAL COAST COUNCIL**  
LAND USE PLANNING

Received: 05/02/2026  
Application No: DA2026008  
Doc ID: 544377

SEARCH DATE : 05-Feb-2026

SEARCH TIME : 01.26 pm

DESCRIPTION OF LAND

Town of ULVERSTONE  
 Lot 17 on Sealed Plan [184272](#)  
 Derivation : Part of Lot 6012, 195A-3R-0P Gtd. to Thomas  
 Denman Jowett Pur  
 Prior CT [148977/101](#)

SCHEDULE 1

[N286302](#) TRANSFER to FDC GROUP AU PTY LTD Registered  
 01-Dec-2025 at noon

SCHEDULE 2

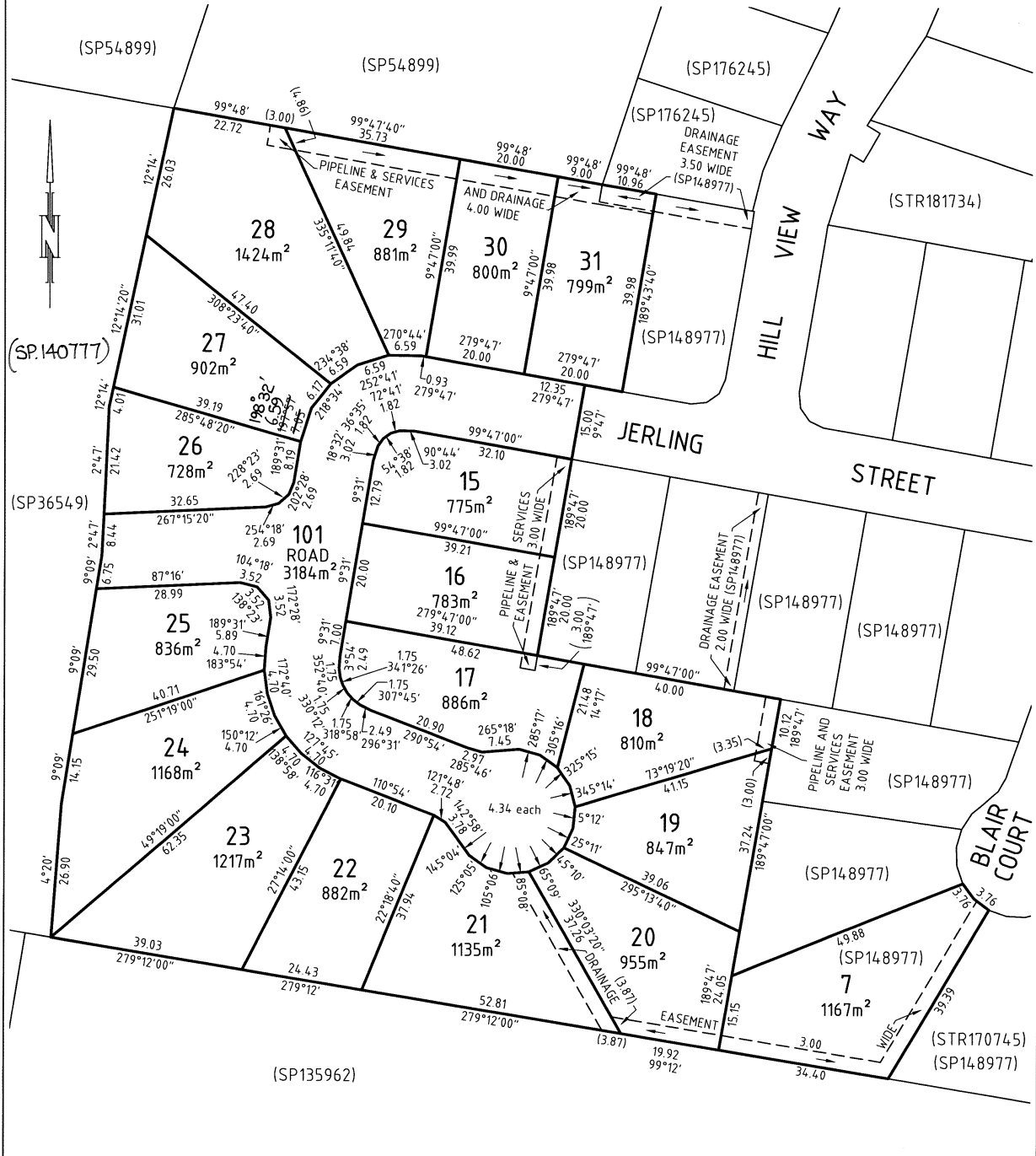
Reservations and conditions in the Crown Grant if any  
[SP184272](#) EASEMENTS in Schedule of Easements  
[SP184272](#) COVENANTS in Schedule of Easements  
[SP184272](#) FENCING PROVISION in Schedule of Easements  
[SP148977](#) COVENANTS in Schedule of Easements  
[SP148977](#) FENCING COVENANT in Schedule of Easements  
[SP140777](#) FENCING PROVISION in Schedule of Easements  
[SP140777](#) COUNCIL NOTIFICATION under Section 83(5) of the Local  
 Government (Building and Miscellaneous Provisions)  
 Act 1993.

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

OWNER: CHECKERBOARD PROJECTS PTY LTD	<b>PLAN OF SURVEY</b>	REGISTERED NUMBER <b>SP184272</b>
FOLIO REFERENCE: 148977/101		BY SURVEYOR: Adrian Wade Eberhardt of <b>PDA</b> 6 QUEEN STREET, BURNIE
GRANTEE: PART OF LOT 6012, 195A-3R-0P, GTD. TO THOMAS DENMAN JOWETT PUR.	LOCATION: <b>TOWN OF ULVERSTONE</b>	APPROVED EFFECTIVE FROM 22 DEC 2022
	SCALE 1: 750 LENGTHS IN METRES	<i>Renwick</i> Recorder of Titles

LOT 7 IS COMPILED FROM SP148977. 'PRIORITY FINAL PLAN' ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN



<i>Adrian Wade Eberhardt</i> Registered Land Surveyor	07/09/2022 Date	47254 Ref No.	<i>Nandina Ayk</i> Council Delegate	12/12/2022 Date
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CENTRAL COAST COUNCIL LAND USE PLANNING	
Received:	05/02/2026
Application No:	DA2026008
Doc ID:	544378

<b>SCHEDULE OF EASEMENTS</b>	Registered Number
<b>NOTE:</b> THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	SP 184272

PAGE 1 OF 4 PAGES

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**

Lots 7, 20 and 21 on the Plan are subject to a Right of Drainage in gross (in favour of Central Coast Council) over the land marked DRAINAGE EASEMENT 3.00 WIDE passing through those lots on the Plan

Lots 28, 29, 30 and 31 on the Plan are subject to a Right of Drainage in gross (in favour of Central Coast Council) over the land marked PIPELINE AND SERVICES AND DRAINAGE EASEMENT 4.00 WIDE passing through those lots on the Plan

Lots 28, 29, 30 and 31 on the Plan are subject to a Pipeline and Services Easement in gross as defined herein (in favour of TasWater) over the land marked PIPELINE AND SERVICES AND DRAINAGE EASEMENT 4.00 WIDE passing through those lots on the Plan


Lots 15, 16, 17, 18 and 19 on the Plan are subject to a Pipeline and Services Easement in gross as defined herein (in favour of TasWater) over the land marked PIPELINE AND SERVICES EASEMENT 3.00 WIDE passing through those lots on the Plan

Lot 18 is together with a Right of Drainage over the DRAINAGE EASEMENT 2.00 WIDE shown passing through lot 13 on SP148977

Lot 31 on the Plan is subject to a Pipeline and Services Easement in gross as defined herein (in favour of TasWater) over the land marked DRAINAGE EASEMENT 3.50 WIDE passing through that lot on the Plan

Lot 31 on the Plan is subject to a Right of Drainage in gross (in favour of Central Coast Council) over the land marked DRAINAGE EASEMENT 3.50 WIDE passing through that lot on the Plan

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: Checkerboard Projects Pty Ltd FOLIO REF: 148977/101 SOLICITOR & REFERENCE: Cann Legal ALB 210577	PLAN SEALED BY: Central Coast Council DATE: 12/12/2022 REF NO. 5432003.69  Council Delegate
<b>NOTE:</b> The Council Delegate must sign the Certificate for the purposes of identification.	

<p><b>ANNEXURE TO SCHEDULE OF EASEMENTS</b></p> <p>PAGE 2 OF 4 PAGES</p>	<p>Registered Number</p> <p><b>SP 184272</b></p>
<p>SUBDIVIDER: Checkerboard Projects Pty Ltd FOLIO REFERENCE: 148977/101</p>	

**Covenants**

1. Each lot on the Plan is subject to the covenants created by and more fully set forth in SP148977
  
2. The owner of each lot on the Plan covenants with the Vendor Checkerboard Projects Pty Ltd and the owners for the time being of every other lot shown on the plan to the intent that the burden of these covenants shall run with and bind the covenantors lot and every part thereof and that the benefit thereof may be annexed to and devolve with each and every part of every other lot shown on the said plan and each and every part thereof to observe the following stipulations-
  - (a) Not to construct any outbuilding with a floor area of more than 54m2
  - (b) Not to construct a dwelling using materials other than new good quality building materials
  - (c) Not to construct any boundary fence other than double sided Colorbond in the Colorbond colour "Woodland Grey" but if the said colour "Woodland Grey" is not available then the closest available colour must be used
  - (d) Not to construct any side or rear boundary fences at a height other than 1.8 metres
  - (e) Not to place any temporary structures, caravans or mobile/motor homes on the lot prior to or during the construction of any dwelling other than as required for the construction of the dwelling
  - (f) Not to use or place upon the lot any prefabricated, removable or relocatable homes
  - (g) Not to place or display any commercial signage at any time on the lot

BUT nothing above contained or implied will prevent the Vendor, Checkerboard Projects Pty Ltd, from:


- (a) selling any lot free or exempt from one or more of the restrictive covenants and stipulations contained in the covenants set out in this clause 2; and
- (b) modifying, waiving, or releasing or allowing any departure from any of the said restrictive covenants in relation to any lot or portion of any lot

**Fencing Provision**

In respect to the lots on the plan the Vendor, Checkerboard Projects Pty Ltd, shall not be required to fence.

**Interpretation**

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



Checkerboard Projects Pty Ltd

**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.

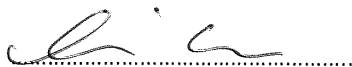
<p><b>ANNEXURE TO SCHEDULE OF EASEMENTS</b></p> <p>PAGE 3 OF 4 PAGES</p>	<p>Registered Number</p> <p><b>SP 184272</b></p>
<p>SUBDIVIDER: Checkerboard Projects Pty Ltd FOLIO REFERENCE: 148977/101</p>	

“Pipeline and Services Easement” is defined as follows:-

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

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

**SECONDLY**, the benefit of a covenant in gross for TasWater with the registered proprietor/s of the Easement Land and their successors and assigns not to erect any building, or place any structures, objects, vegetation, or remove any thing that supports, protects or covers any Infrastructure on or in the Easement Land, without



Checkerboard Projects Pty Ltd

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<p><b>ANNEXURE TO SCHEDULE OF EASEMENTS</b></p> <p>PAGE 4 OF 4 PAGES</p>	<p>Registered Number</p> <p><b>SP 184272</b></p>
<p>SUBDIVIDER: Checkerboard Projects Pty Ltd FOLIO REFERENCE: 148977/101</p>	

the prior written consent of TasWater to the intent that the burden of the covenant may run with and bind the servient land and every part thereof and that the benefit thereof may be annexed to the easement herein described.

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

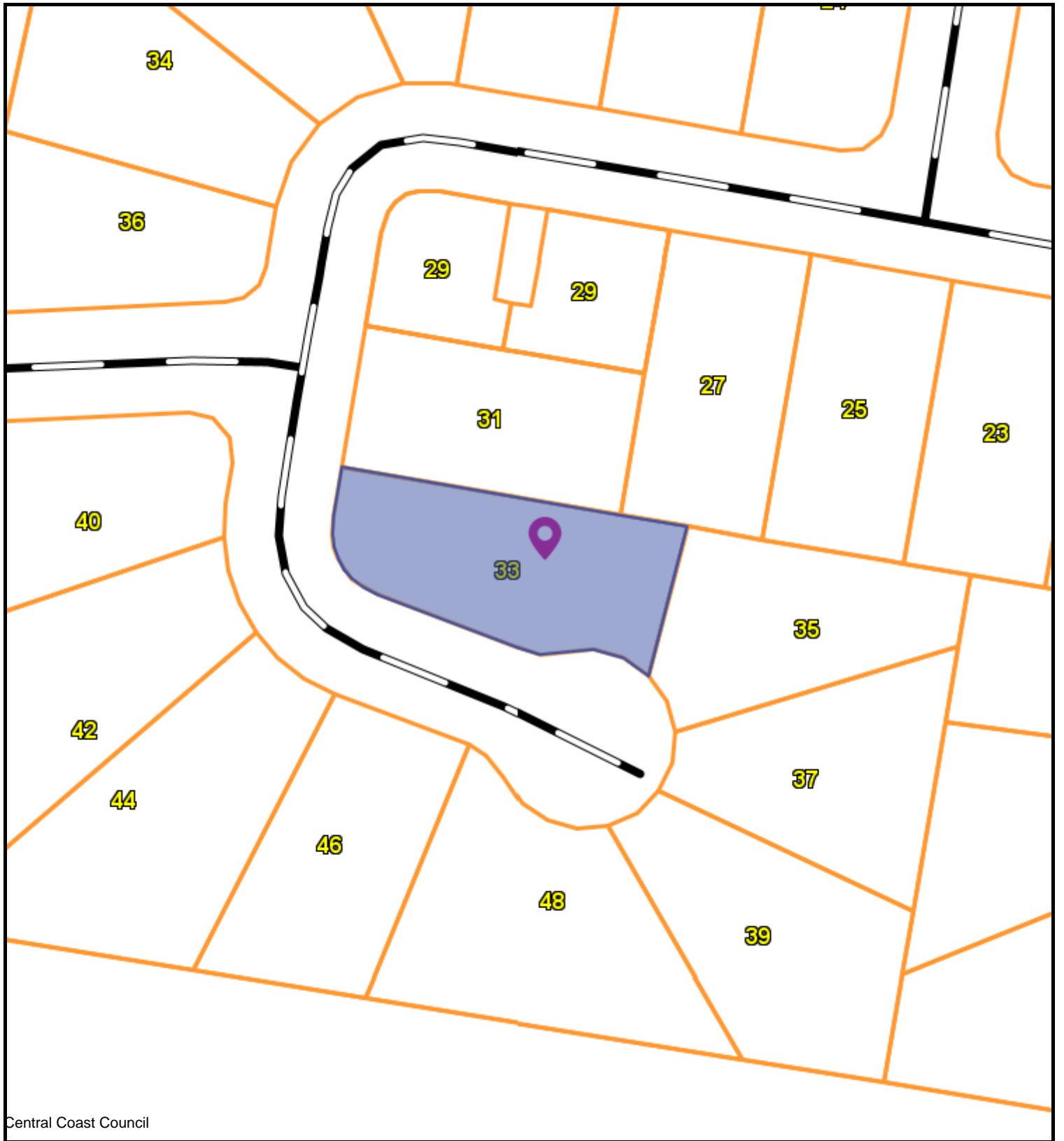
- (a) sewer pipes and water pipes and associated valves;
- (b) telemetry and monitoring devices;
- (c) inspection and access pits;
- (d) electricity assets and other conducting media (excluding telemetry and monitoring devices);
- (e) markers or signs indicating the location of the Easement Land or any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

Signed by the said CHECKERBOARD )  
 PROJECTS PTY LTD (ACN 119 713 763) )  
 being the registered proprietor of Folio )  
 of the Register Volume 148977 Folio 101 )  
 pursuant to section 127(1) of the )  
*Corporations Act 2001* (Cth) by its sole )  
 director and sole secretary )



.....  
*Simon John Nell*  
 Sole Director and Sole Secretary

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



Central Coast Council



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



10-Feb-2026

**33 JERLING STREET,  
 WEST ULVERSTONE  
 DA2026008**

**IMPORTANT**

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

**Disclaimer**

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

**20 m**

Scale =  
**1:737.100**



WH714572 - PROPOSED WANG DEVELOPMENT  
 33 Jerling Street,  
 WEST ULVERSTONE

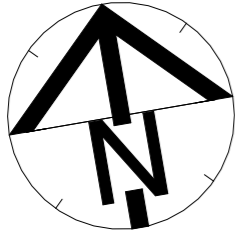


SHEET	DRAWING TITLE
01	A SITE PLAN
01a	DRAINAGE PLAN
01b	SOIL & WATER MANAGEMENT PLAN
01c	PERSPECTIVE VIEWS
01d	MANOEUVRING PLAN 1
01e	MANOEUVRING PLAN 2
02	UNIT 1 FLOOR PLAN
03	UNIT 1 ELEVATIONS SHEET 1
03a	UNIT 1 ELEVATIONS SHEET 2
03b	INTERNAL ELEVATIONS - U1-KITCHEN
03c	INTERNAL ELEVATIONS - U1-BATHROOM
03d	INTERNAL ELEVATIONS - U1-ENSUITE
03e	INTERNAL ELEVATIONS - U1-LAUNDRY
04	UNIT 2 FLOOR PLAN
05	UNIT 2 ELEVATIONS SHEET 1
05a	UNIT 2 ELEVATIONS SHEET 2
05b	INTERNAL ELEVATIONS - U2- KITCHEN
05c	INTERNAL ELEVATIONS - U2-BATHROOM
05d	INTERNAL ELEVATIONS - U2- ENSUITE
05e	INTERNAL ELEVATIONS - U2- LAUNDRY

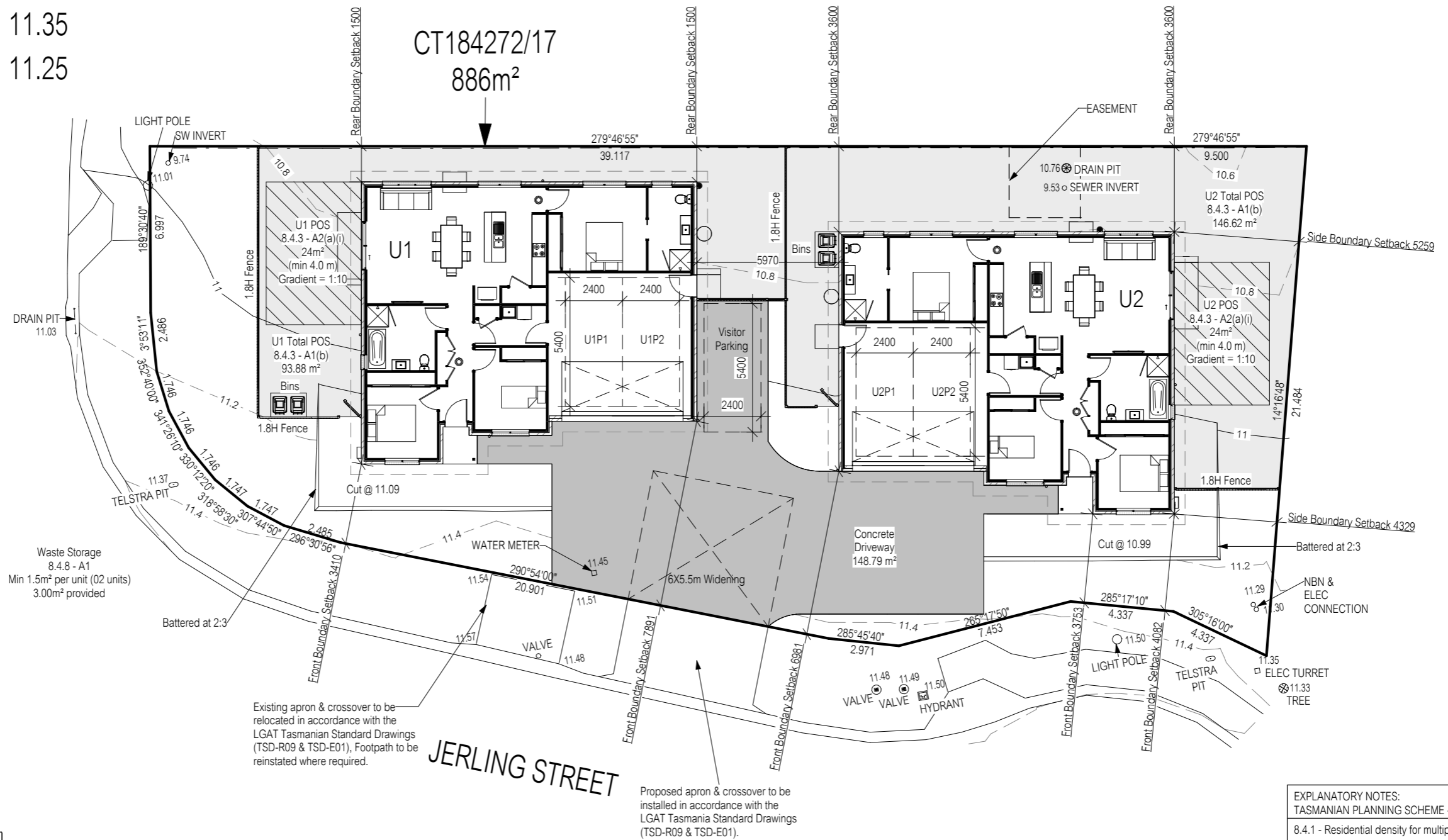
**CENTRAL COAST COUNCIL**  
**LAND USE PLANNING**

Received: 2/02/2026  
 Application No: DA2026008  
 Doc ID: 543891

Notes • Builder to verify all dimensions and levels on site prior to commencement of work • All work to be carried out in accordance with the current National Construction Code. • All materials to be installed according to manufacturers specifications. • Do not scale from these drawings. • No changes permitted without consultation with designer.	Designer: ANOTHER PERSPECTIVE PTY LTD PO BOX 171 NORTH HOBART LIC. NO. 685230609 (S. Turvey) Ph: (03) 6231 4122 Fx: (03) 6231 4166 Email: info@anotherperspective.com.au	Client / Project info PROPOSED WANG DEVELOPMENT 33 Jerling Street, WEST ULVERSTONE	Soil Classification: Title Reference: Floor Areas: Porch / Deck Areas: Wind Speed: Climate Zone: Alpine Zone: Corrosion Environment: Certified BAL: Designed BAL: (Refer to Standard Notes for Explanation)	A CT184272/17 See Floor Plans See Floor Plans N3 7 N/A Medium 12.5 12.5	<b>COVER SHEET</b> WH714572 Date 22 December 2025 Sheet <b>00/05</b>																		
	<table border="1"> <tr> <td>A</td> <td>Council RFI (20/01/26): Waste disposal areas for each dwelling provided.</td> <td>30 Jan. 2026</td> <td>JP</td> <td>SW</td> <td>01</td> </tr> <tr> <td></td> <td>DA PLAN SET</td> <td>08 Jan. 2026</td> <td>JP</td> <td>ST</td> <td>01 - 05a</td> </tr> <tr> <td>No.</td> <td>Amendment</td> <td>Date</td> <td>Drawn</td> <td>Checked</td> <td>Sheet</td> </tr> </table>	A	Council RFI (20/01/26): Waste disposal areas for each dwelling provided.	30 Jan. 2026	JP	SW	01		DA PLAN SET	08 Jan. 2026	JP	ST	01 - 05a	No.	Amendment	Date	Drawn	Checked	Sheet				
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No.	Amendment	Date	Drawn	Checked	Sheet																		



U1 Ground Floor FFL 11.35  
 U2 Ground Floor FFL 11.25



**CENTRAL COAST COUNCIL**  
**LAND USE PLANNING**  
 Received: 2/02/2026  
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EXPLANATORY NOTES: TASMANIAN PLANNING SCHEME - CENTRAL COAST	
8.4.1 - Residential density for multiple dwellings	
A1	Site Density: Min. 325m <sup>2</sup> per unit 886m <sup>2</sup> / 2 (units) = 443m <sup>2</sup> provided
8.4.3 - Site coverage and private open space for all dwellings	
A1 (a)	Site Coverage: Max. 50% of site = 443m <sup>2</sup> Proposed site coverage (excl. eaves up to 0.6m): 300.64m <sup>2</sup> (33.93%)



No.	Date	Int.
A	30 Jan. 2026	JP

Amendment changes as per cover sheet

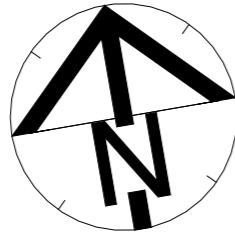
- Notes
- Builder to verify all dimensions and levels on site prior to commencement of work
  - All work to be carried out in accordance with the current National Construction Code.
  - All materials to be installed according to manufacturers specifications.
  - Do not scale from these drawings.
  - No changes permitted without consultation with designer.

Designer:  
 ANOTHER PERSPECTIVE PTY LTD  
 PO BOX 171  
 NORTH HOBART  
 LIC. NO. 685230609 (S. Turvey)  
 Ph: (03) 6231 4122  
 Fx: (03) 6231 4166  
 Email:  
 info@anotherperspective.com.au

Client / Project info  
 PROPOSED WANG DEVELOPMENT  
 33 Jerling Street,  
 WEST ULVERSTONE



SITE PLAN		
Drawn	JP	WH714572
Date	22 December 2025	Sheet
Scale	1:200	01/05



**NOTES:**

- Any modifications (including installation of a meter) to the existing property water service shall be undertaken by TasWater at the developers cost
- Meters and check valves detailed are to be provided by TasWater at the developer's cost.
- Upgrade existing DN25mm (ID20) water connection to new DN32mm (ID25) PN16 PE water connection with 2 x DN20 water meters on a manifold as per TWS-W-0002 - Sheet 03 & 09. Below ground low hazard installed by TasWater's contractor.
- Water connections separated by manifold provided by TasWater
- Property services shall be located at a point where the Gate Valve to be located 500mm inside the front property boundary and 500mm from the edge of the driveway towards the centre of the lot in accordance with TasWater Water Metering Guidelines.

DRAINAGE LEGEND		
Abbreviation	Fixture	Min. Outlet Size
B	Basin	400
Bth	Bath	400 (incl. trap)
Shr	Shower	400 (Note 3)
S	Sink	500
Tr	Trough	400
WC	Water Closet Pan	1000
d.p.	Downpipe	900
ORG	Overflow Relief Gully	1000
FWG	Floor Waste Gully	650 (Note 2)

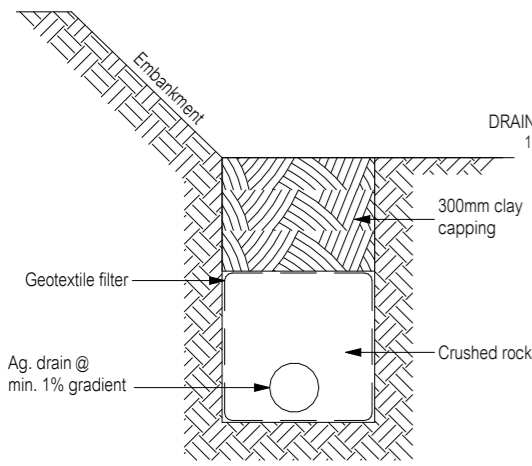
--- Sewer Line (1000 UPVC) (unless noted otherwise)  
 --- Stormwater Line (1000 UPVC) (unless noted otherwise)  
 --- Stormwater Line (1500 UPVC) (unless noted otherwise)

**NOTES:**

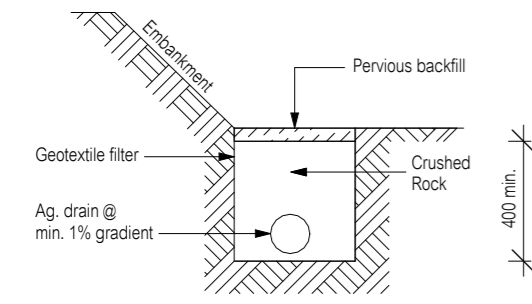
- Flexible connections are to be installed on any pipes emerging from beneath the building in accordance with AS2870 & AS/NZS3500.2:2021.
- Untrapped Bath tub pipe to connect to FWG if trap not accessible from below or access panel. 500 required for multiple shower heads. 650 where outlet is being used as a FWG
- Showers to comply with N.C.C. 10.2.14.
- Falls to floor waste to be minimum 1:80 & maximum 1:50

Where ag drain is < 1.8m from footing, the following engineering principles are required:

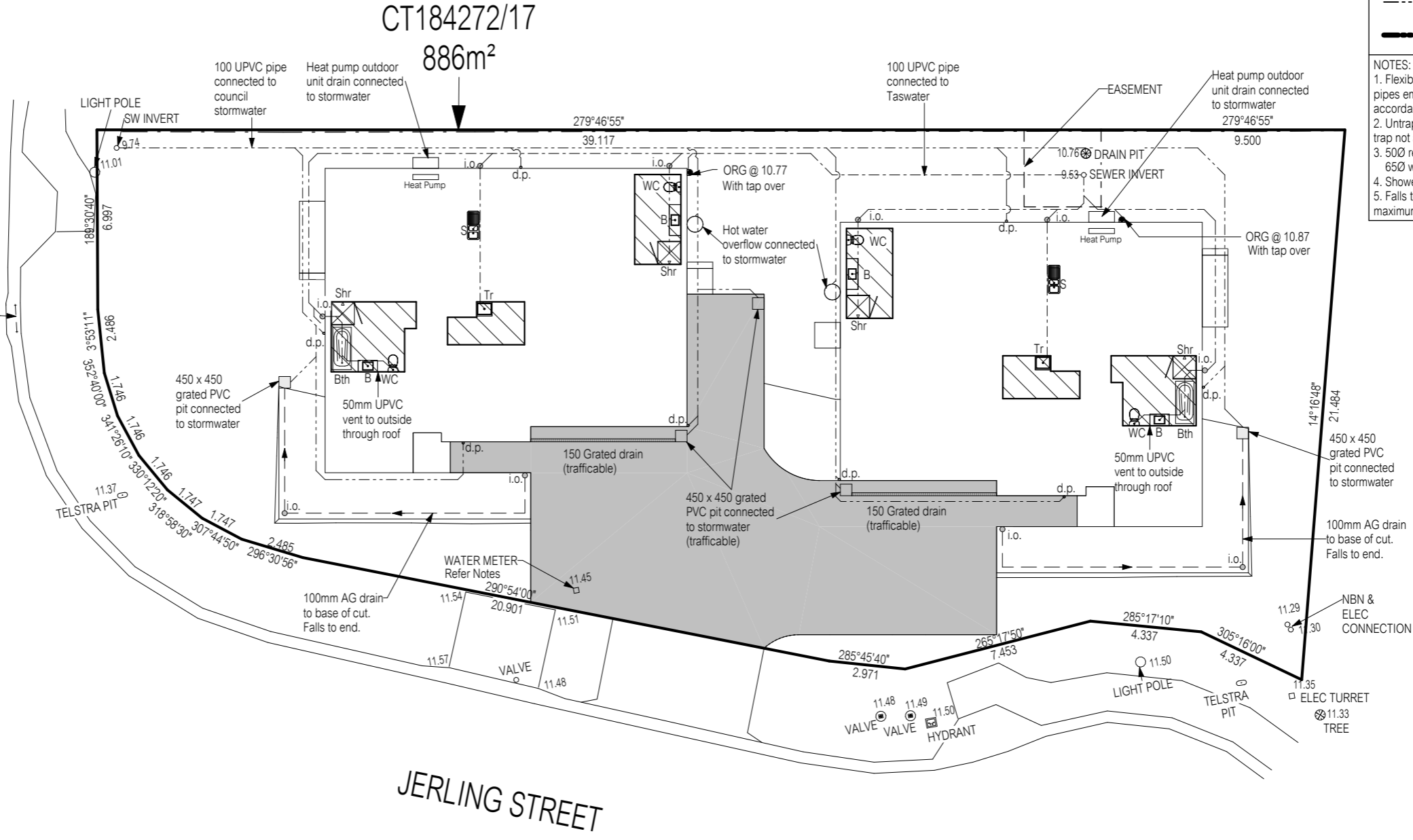
- Ag drain to be capped with 300mm of clay to prevent ingress of surface run-off unless it is under a paving slab etc (ag drains are designed for removal of ground water, surface water should be dealt with separately).
- Ag drain to have a minimum 1% fall to a grated pit which drains to the stormwater system.
- Install a geotextile filter sock to the slotted drain, and enclose the whole drain in geofabric (to the underside of clay capping).
- Provide additional grated pits / or inspection openings along the length of the ag drain and at the high point to make the effect of a blockage visible and enable a blockage to be cleared.



**TYPICAL AG. DRAIN DETAIL (<1800 FROM HOUSE)**  
Not to scale



**TYPICAL AG. DRAIN DETAIL (≥1800 FROM HOUSE)**  
Not to scale



**JERLING STREET**

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

Received: 2/02/2026  
 Application No: DA2026008  
 Doc ID: 543891

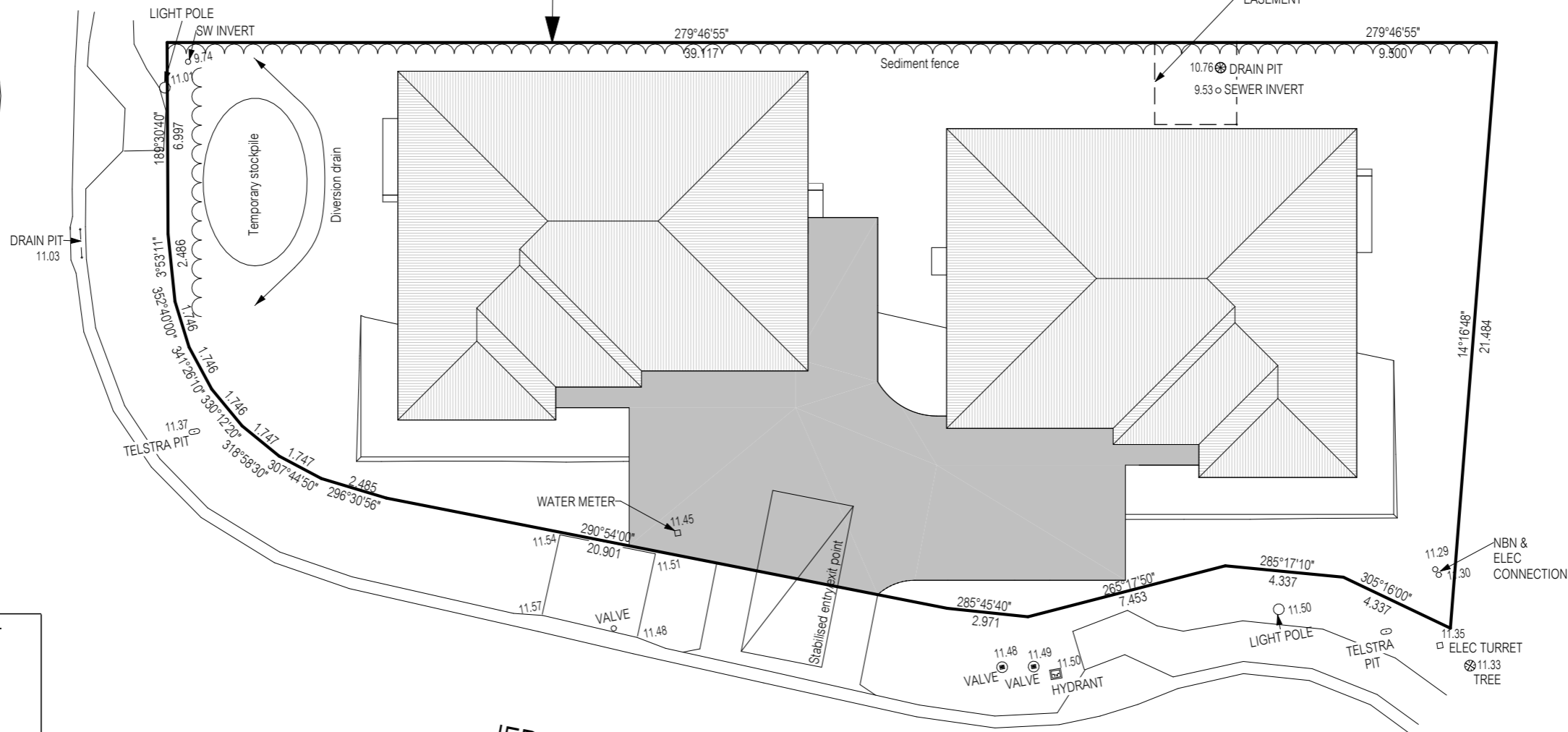
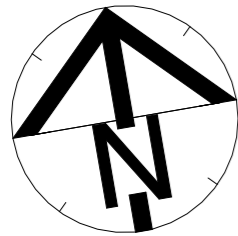
Refer to Roof Plan for downpipe calculations

All works are to be in accordance with AS3500 & 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 2.0 and TasWater's supplements to these codes.



Soil classification: A Refer to Soil Report for nominated founding depth and description of founding material. All Materials and construction to comply with AS/NZ3500 Part 2 & Part 3	Notes • Builder to verify all dimensions and levels on site prior to commencement of work • All work to be carried out in accordance with the current National Construction Code. • All materials to be installed according to manufacturers specifications. • Do not scale from these drawings. • No changes permitted without consultation with designer.	Designer: ANOTHER PERSPECTIVE PTY LTD PO BOX 171 NORTH HOBART LIC. NO. 685230609 (S. Turvey) Ph: (03) 6231 4122 Fx: (03) 6231 4166 Email: info@anotherperspective.com.au	Client / Project info PROPOSED WANG DEVELOPMENT 33 Jerling Street, WEST ULVERSTONE			<b>DRAINAGE PLAN</b>	
Amendment changes as per cover sheet				Date: 05 January 2026	Sheet		01a/05
				Scale: 1:200			

CT184272/17  
886m<sup>2</sup>



NOTES:  
Sediment and erosion control measures sufficient to prevent sediment from leaving the site must be installed prior to any disturbance of the site

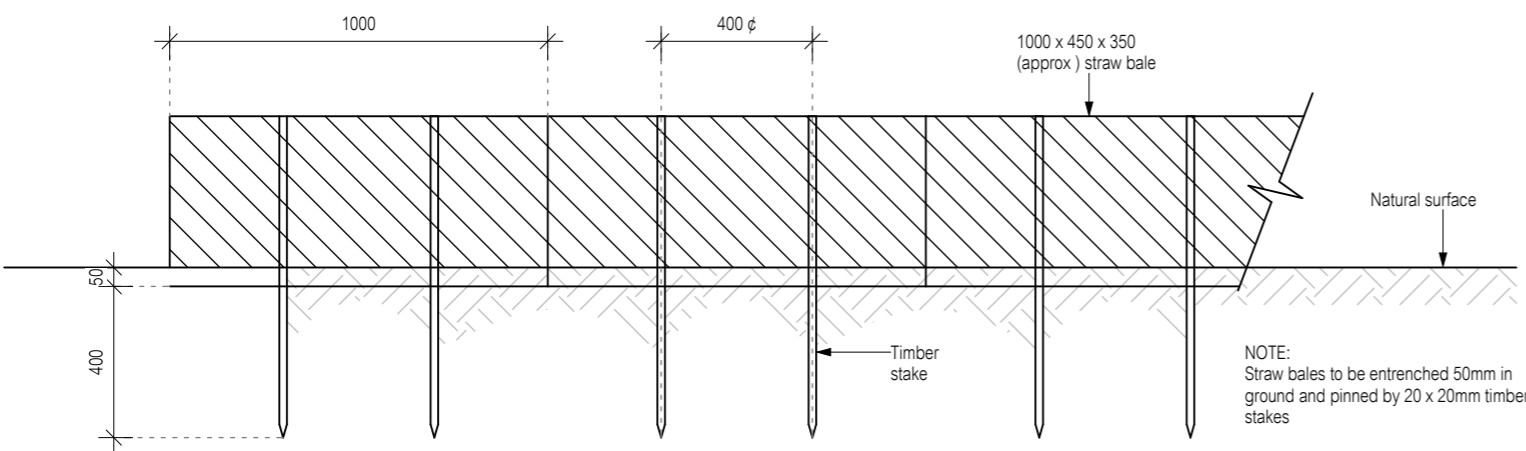
NOTES:  
1. Erosion and sediment control structures to be inspected each working day and maintained in good working order.  
2. All ground cover vegetation outside the immediate building area to be preserved during the building phase  
3. All erosion and sediment control measures to be installed prior to commencement of major earthworks.  
4. Stockpiles of clayey material to be covered with an impervious sheet.  
5. Roof water downpipes to be connected to the permanent underground Stormwater drainage system as soon as practical after the roof is laid

NOTES:  
1. Diversion drains are to be connected to a legal discharge point. (council Stormwater system, watercourse or road drain).  
2. Sediment retention traps installed around the inlets to the Stormwater system to prevent sediment & other debris blocking the drains.

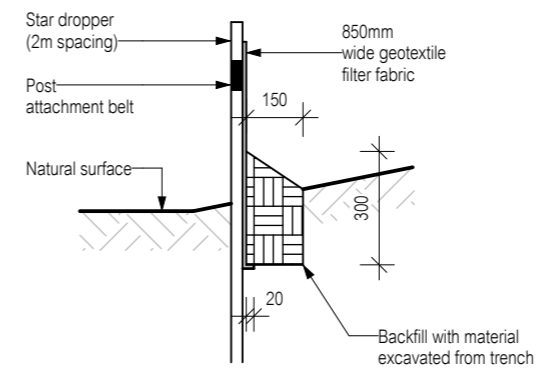
**CENTRAL COAST COUNCIL**  
**LAND USE PLANNING**

Received: 2/02/2026  
Application No: DA2026008  
Doc ID: 543891

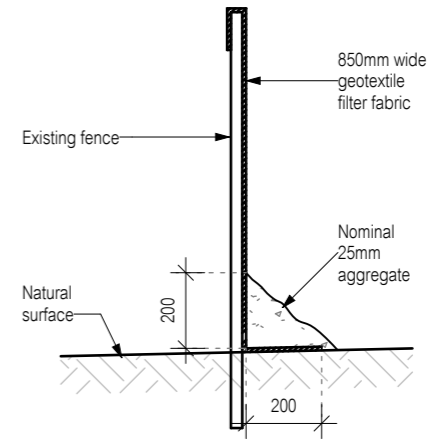
JERLING STREET



**STRAW BALE SEDIMENT TRAP SECTION DETAIL**  
SCALE 1:20



**SILT STOP TYPE 1**  
TEMPORARY FENCE 1:20

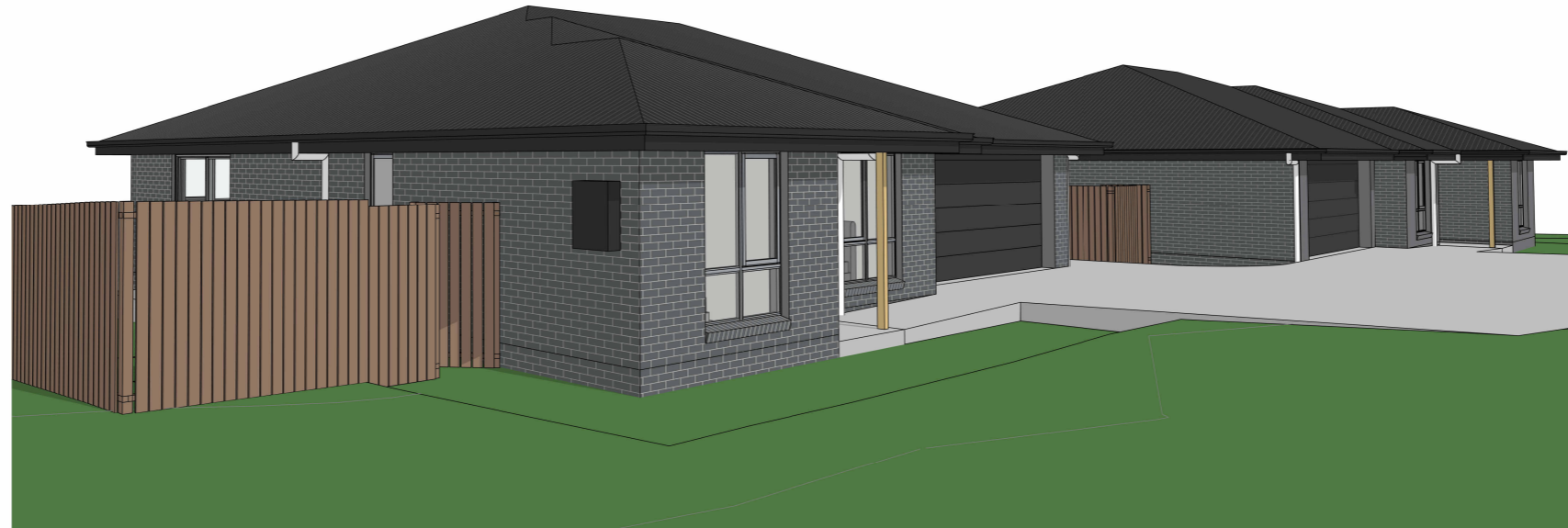



**SILT STOP TYPE 2**  
EXISTING FENCE 1:20

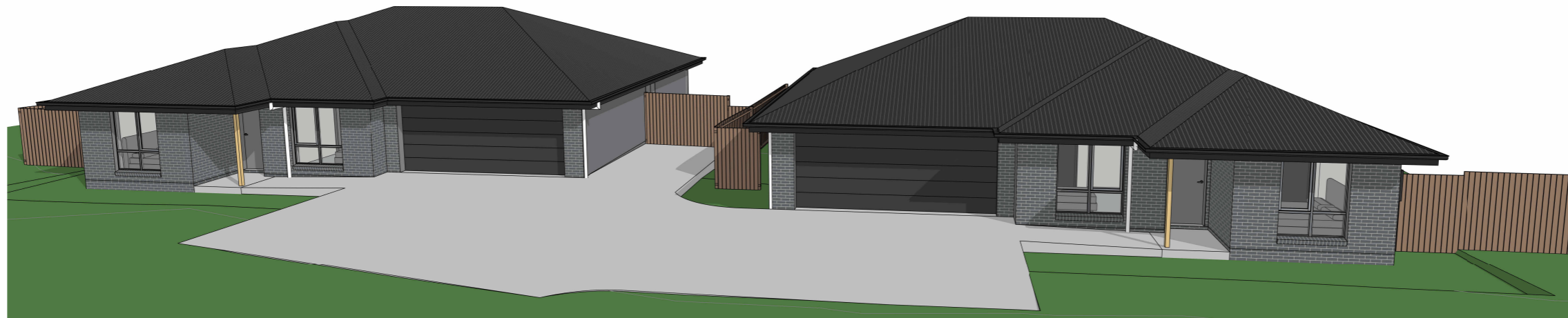



Soil classification: A Refer to Soil Report for nominated founding depth and description of founding material. All Materials and construction to comply with AS/NZ3500 Part 2 & Part 3		Notes • Builder to verify all dimensions and levels on site prior to commencement of work • All work to be carried out in accordance with the current National Construction Code. • All materials to be installed according to manufacturers specifications. • Do not scale from these drawings. • No changes permitted without consultation with designer.		Designer: ANOTHER PERSPECTIVE PTY LTD PO BOX 171 NORTH HOBART LIC. NO. 685230609 (S. Turvey) Ph: (03) 6231 4122 Fx: (03) 6231 4166 Email: info@anotherperspective.com.au		Client / Project info PROPOSED WANG DEVELOPMENT 33 Jerling Street, WEST ULVERSTONE				<b>SOIL &amp; WATER MANAGEMENT PLAN</b>	
Drawn: JP Date: 08 January 2026 Scale: As indicated		WH714572 Sheet 01b/05									

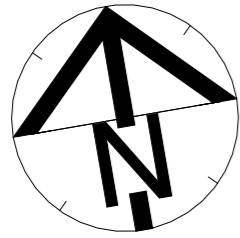
No.	Date	Int.
		Amendment changes as per cover sheet



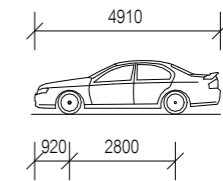
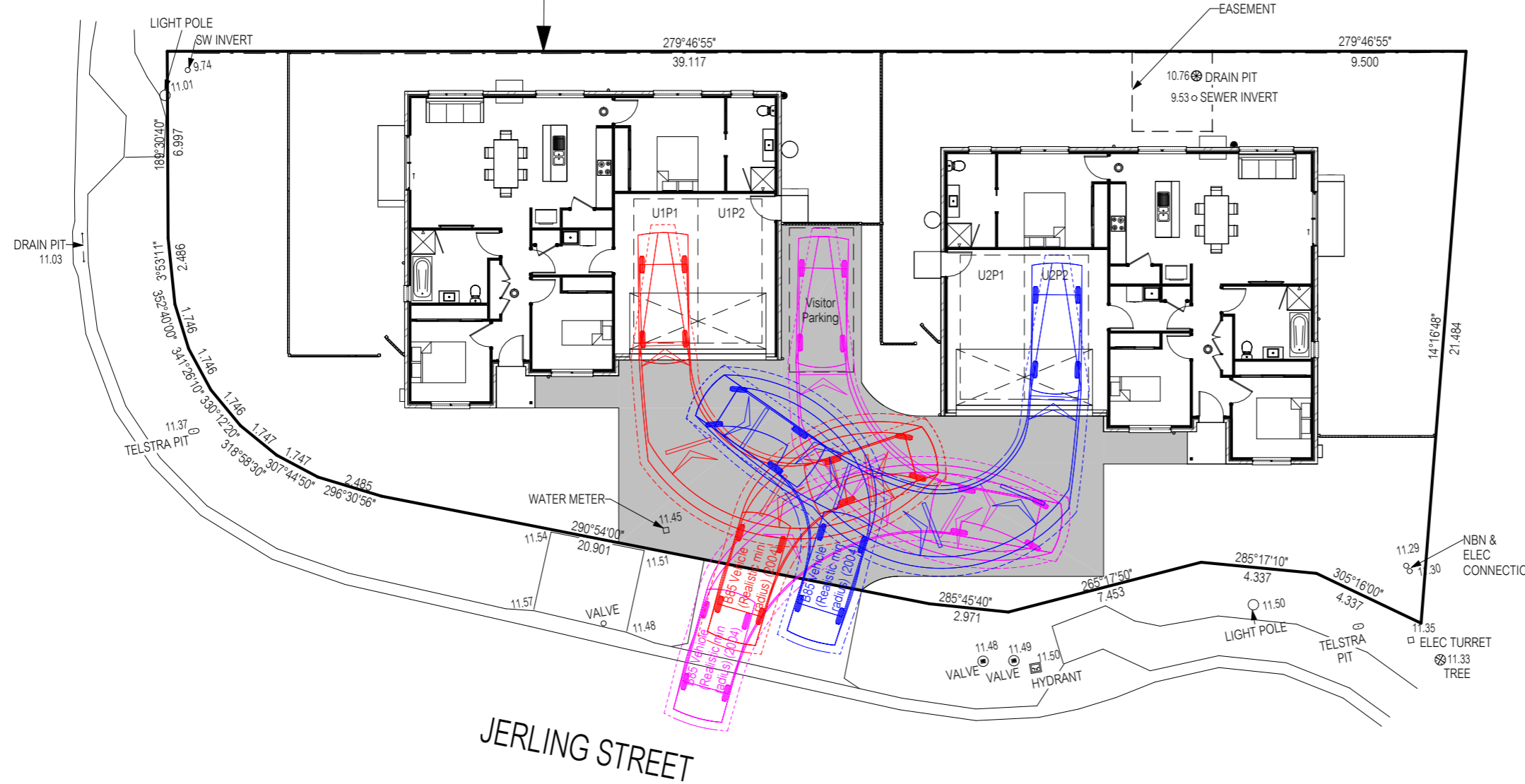

**CENTRAL COAST COUNCIL**  
**LAND USE PLANNING**  
 Received: 2/02/2026  
 Application No: DA2026008  
 Doc ID: 543891



No.	Date	Int.	Amendment changes as per cover sheet	Shadows shown for stylisations purpose only	Notes • Builder to verify all dimensions and levels on site prior to commencement of work • All work to be carried out in accordance with the current National Construction Code. • All materials to be installed according to manufacturers specifications. • Do not scale from these drawings. • No changes permitted without consultation with designer.	Designer: ANOTHER PERSPECTIVE PTY LTD PO BOX 171 NORTH HOBART LIC. NO. 685230609 (S. Turvey) Ph: (03) 6231 4122 Fx: (03) 6231 4166 Email: info@anotherperspective.com.au	Client / Project info PROPOSED WANG DEVELOPMENT 33 Jerling Street, WEST ULVERSTONE		<b>PERSPECTIVE VIEWS</b> Drawn JP WH714572 Date 05 January 2026 Sheet Scale Copyright © <b>01c/05</b>
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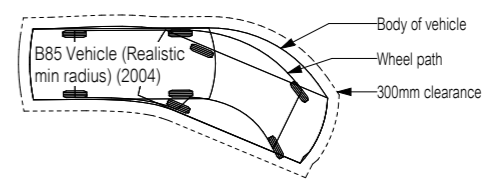
CT184272/17  
886m<sup>2</sup>



B85 Vehicle (Realistic min radius) (2004)

Overall Length	4.910m
Overall Width	1.870m
Overall Body Height	1.421m
Min Body Ground Clearance	0.159m
Track Width	1.770m
Lock to Lock Time	4.00s
Curb to Curb Turning Radius	5.750m

\* Manoeuvring has been achieved using 'autotrack 10' Manoeuvring software.

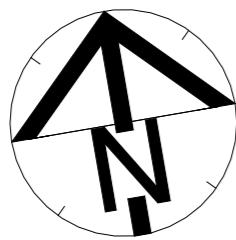


**CENTRAL COAST COUNCIL**  
**LAND USE PLANNING**

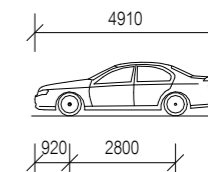
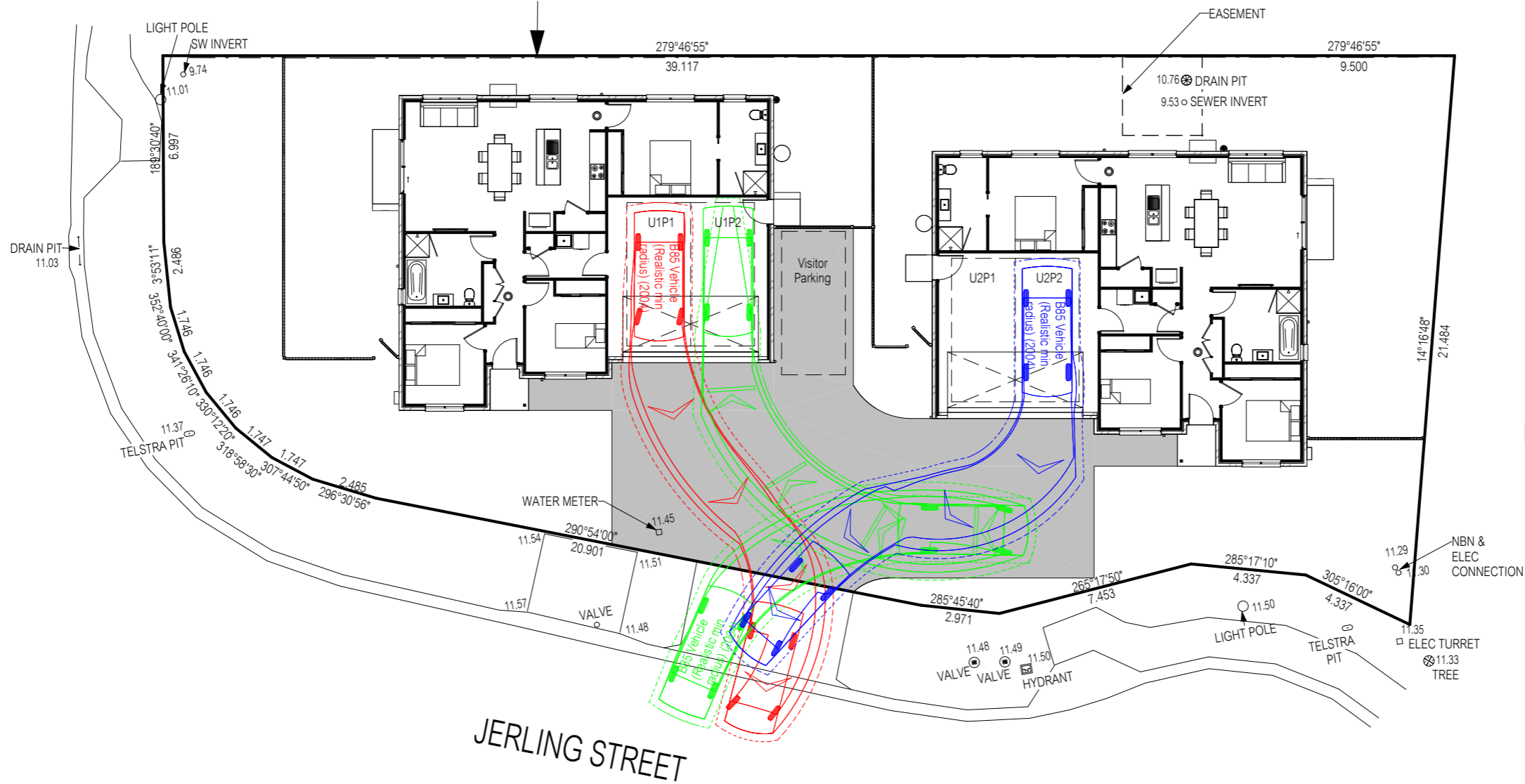
Received: 2/02/2026  
Application No: DA2026008  
Doc ID: 543891



No.	Date	Int.	Amendment changes as per cover sheet	<p>Notes</p> <ul style="list-style-type: none"> <li>Builder to verify all dimensions and levels on site prior to commencement of work</li> <li>All work to be carried out in accordance with the current National Construction Code.</li> <li>All materials to be installed according to manufacturers specifications.</li> <li>Do not scale from these drawings.</li> <li>No changes permitted without consultation with designer.</li> </ul>	<p>Designer:</p> <p>ANOTHER PERSPECTIVE PTY LTD PO BOX 171 NORTH HOBART LIC. NO. 685230609 (S. Turvey) Ph: (03) 6231 4122 Fx: (03) 6231 4166 Email: info@anotherperspective.com.au</p>	<p>Client / Project info</p> <p>PROPOSED WANG DEVELOPMENT 33 Jerling Street, WEST ULVERSTONE</p>		MANOEUVRING PLAN 1		
								Drawn	JP	WH714572
								Date	08 January 2026	Sheet
								Scale	1:200	01d/05



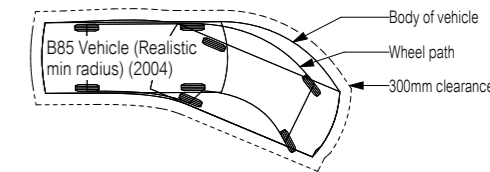
CT184272/17  
886m<sup>2</sup>



B85 Vehicle (Realistic min radius) (2004)

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- Overall Width 1.870m
- Overall Body Height 1.421m
- Min Body Ground Clearance 0.159m
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- Curb to Curb Turning Radius 5.750m

\* Manoeuvring has been achieved using 'autotrack 10' Manoeuvring software.

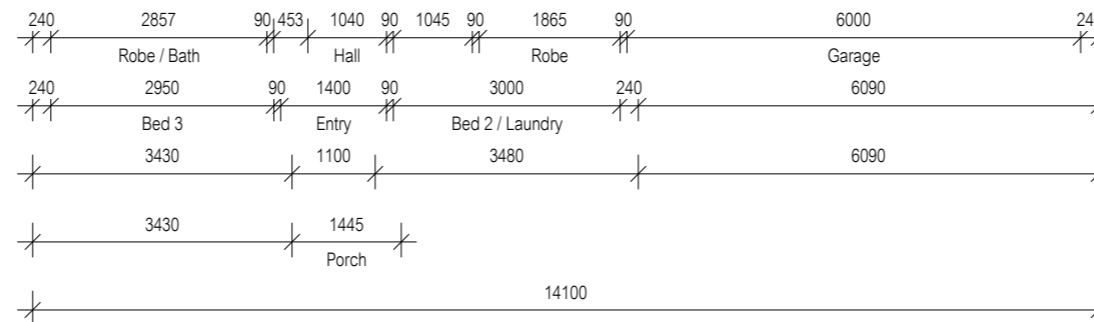
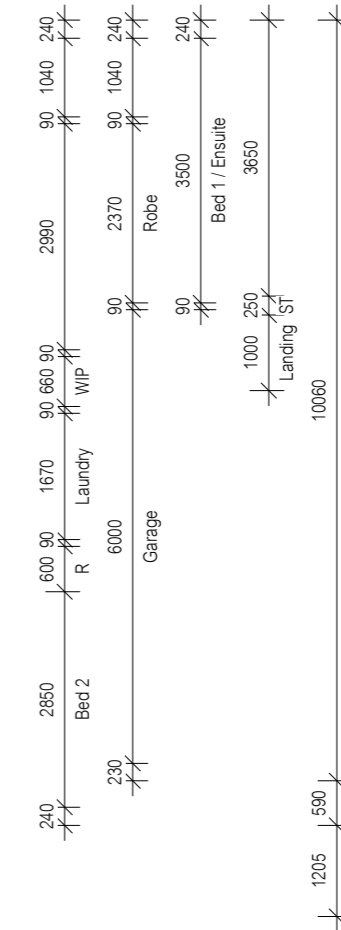
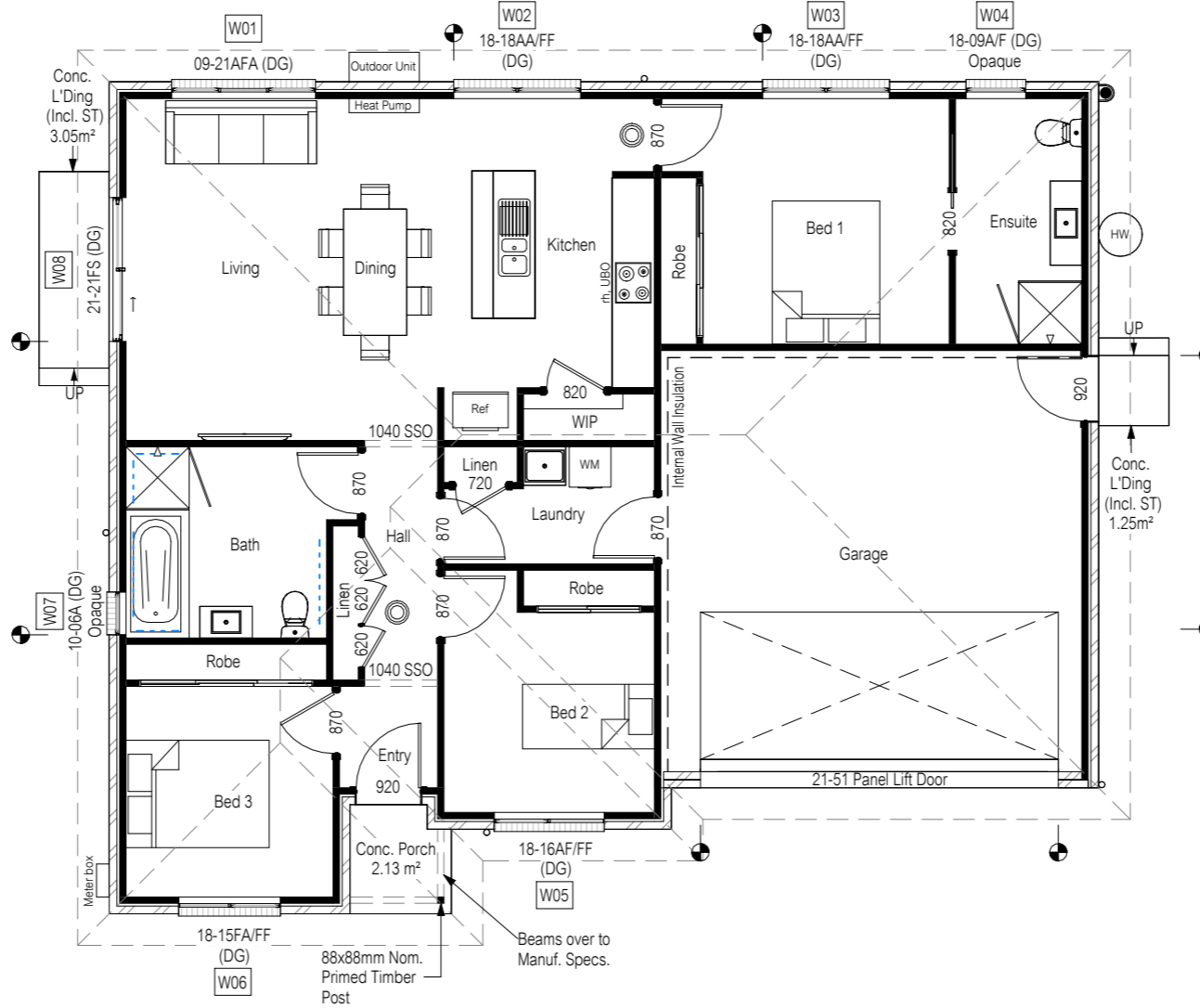
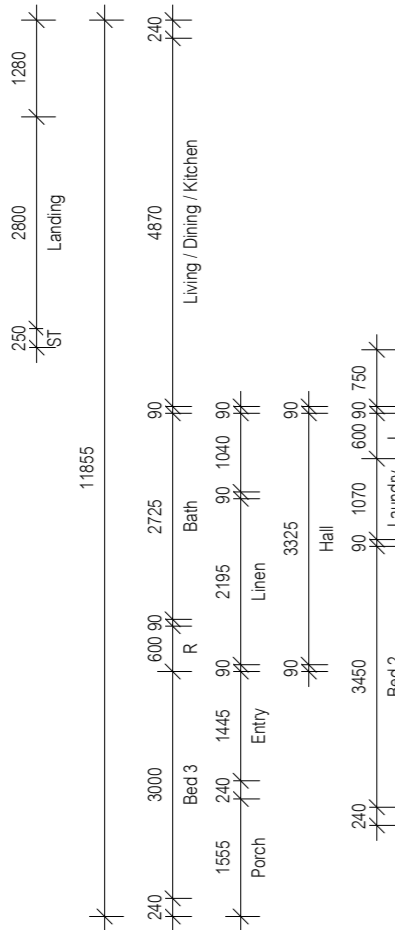
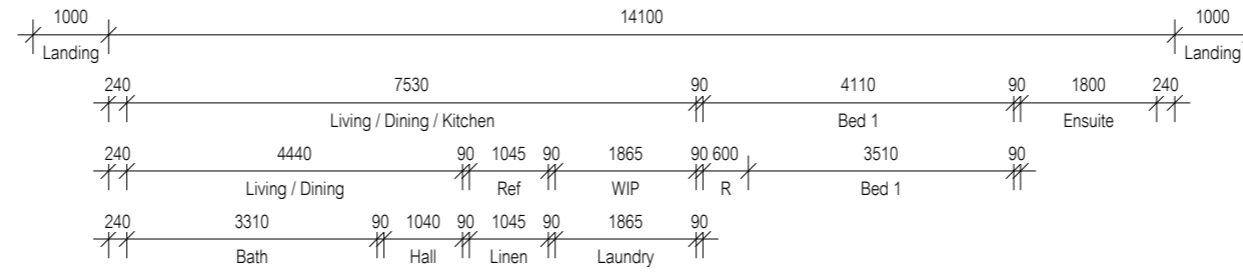
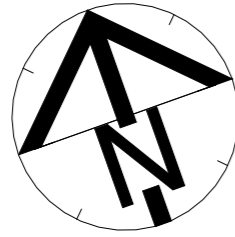


**CENTRAL COAST COUNCIL**  
**LAND USE PLANNING**

Received: 2/02/2026  
Application No: DA2026008  
Doc ID: 543891



No.	Date	Int.	Amendment changes as per cover sheet	Notes • Builder to verify all dimensions and levels on site prior to commencement of work • All work to be carried out in accordance with the current National Construction Code. • All materials to be installed according to manufacturers specifications. • Do not scale from these drawings. • No changes permitted without consultation with designer.	Designer:	Client / Project info		MANOEUVRING PLAN 2	
					ANOTHER PERSPECTIVE PTY LTD PO BOX 171 NORTH HOBART LIC. NO. 685230609 (S. Turvey) Ph: (03) 6231 4122 Fx: (03) 6231 4166 Email: info@anotherperspective.com.au	PROPOSED WANG DEVELOPMENT 33 Jerling Street, WEST ULVERSTONE		Drawn JP Date 08 January 2026 Scale 1:200	WH714572 Sheet 01e/05



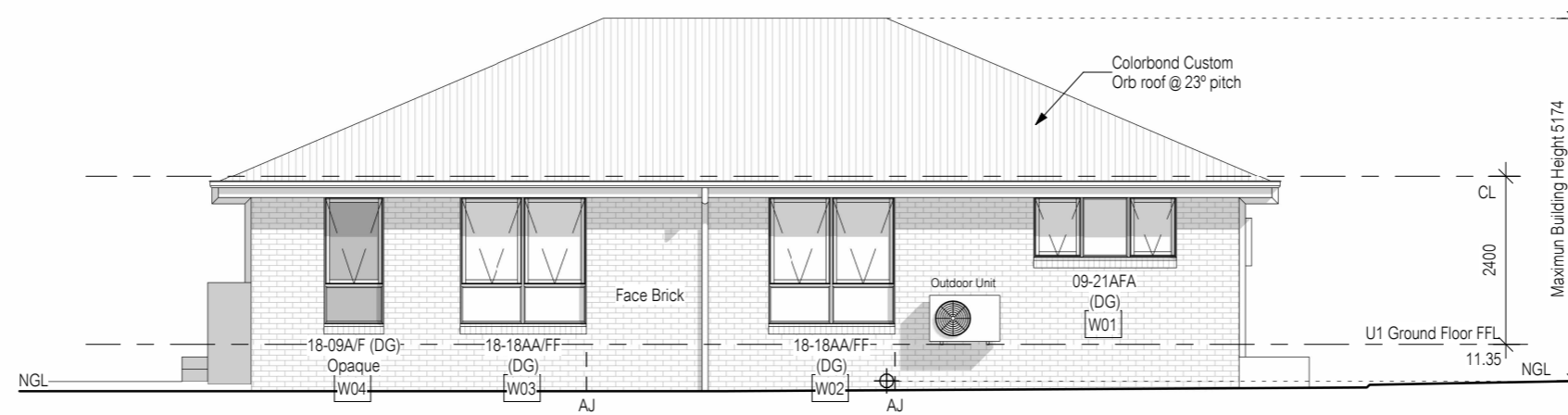
**CENTRAL COAST COUNCIL**  
**LAND USE PLANNING**  
 Received: 2/02/2026  
 Application No: DA2026008  
 Doc ID: 543891



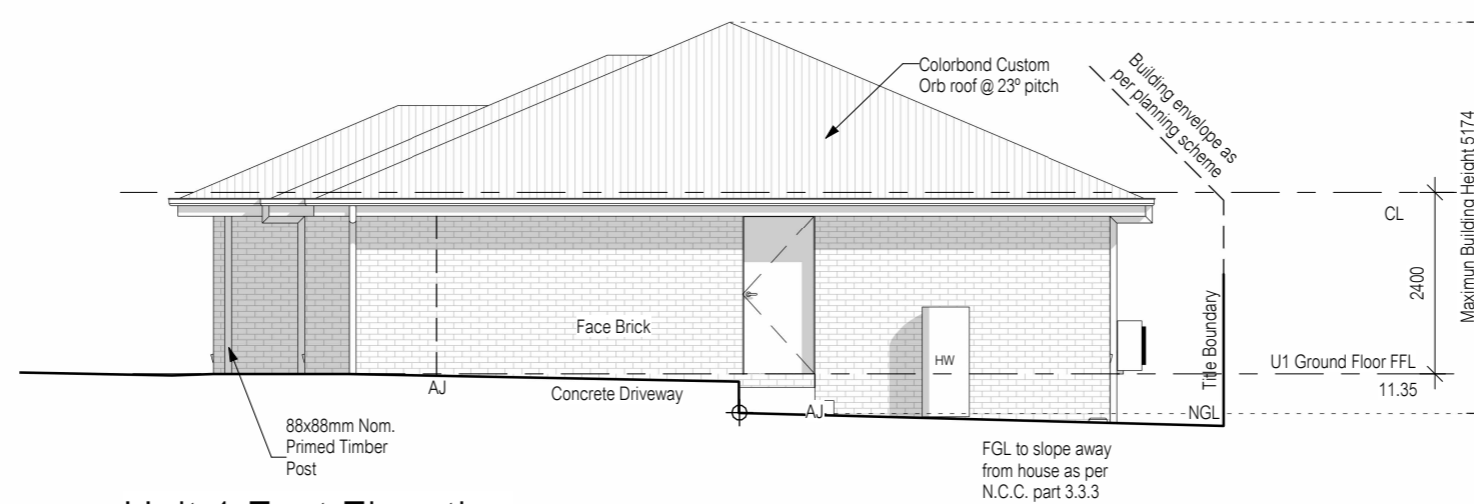
Floor Area = 150.32m <sup>2</sup> Articulation joints Smoke Alarm (interconnected where more than 1)	All window sizes to be checked and/or confirmed on site prior to ordering glazing units	Notes • Builder to verify all dimensions and levels on site prior to commencement of work • All work to be carried out in accordance with the current National Construction Code. • All materials to be installed according to manufacturers specifications. • Do not scale from these drawings. • No changes permitted without consultation with designer.	Designer: ANOTHER PERSPECTIVE PTY LTD PO BOX 171 NORTH HOBART LIC. NO. 685230609 (S. Turvey) Ph: (03) 6231 4122 Fx: (03) 6231 4166 Email: info@anotherperspective.com.au	Client / Project info PROPOSED WANG DEVELOPMENT 33 Jerling Street, WEST ULVERSTONE		<b>UNIT 1 FLOOR PLAN</b>	
						Drawn JP Date 22 December 2025 Scale 1:100	WH714572 Sheet <b>02/05</b> Copyright ©

No.	Date	Int.
		Amendment changes as per cover sheet

Material	Colour
Colorbond Roof	tbc
Face Brick	tbc
FC Sheet	tbc



Unit 1 North Elevation



Unit 1 East Elevation

**CENTRAL COAST COUNCIL**  
**LAND USE PLANNING**  
 Received: 2/02/2026  
 Application No: DA2026008  
 Doc ID: 543891

All window sizes to be checked and/or confirmed on site prior to ordering glazing units

LEGEND:  
 AJ - Articulation Joint  
 BV - Brick Vent

Shadows shown for stylisation purposes only

Notes

- Builder to verify all dimensions and levels on site prior to commencement of work
- All work to be carried out in accordance with the current National Construction Code.
- All materials to be installed according to manufacturers specifications.
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Designer:  
 ANOTHER PERSPECTIVE PTY LTD  
 PO BOX 171  
 NORTH HOBART  
 LIC. NO. 685230609 (S. Turvey)  
 Ph: (03) 6231 4122  
 Fx: (03) 6231 4166  
 Email:  
 info@anotherperspective.com.au

Client / Project info  
 PROPOSED WANG DEVELOPMENT  
 33 Jerling Street,  
 WEST ULVERSTONE

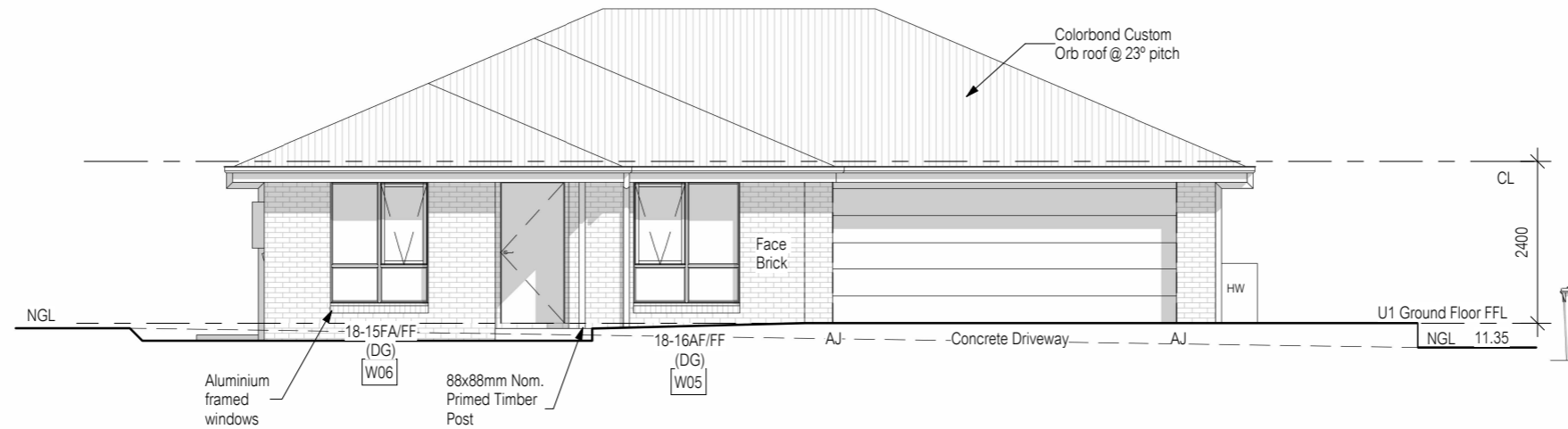


UNIT 1 ELEVATIONS SHEET 1

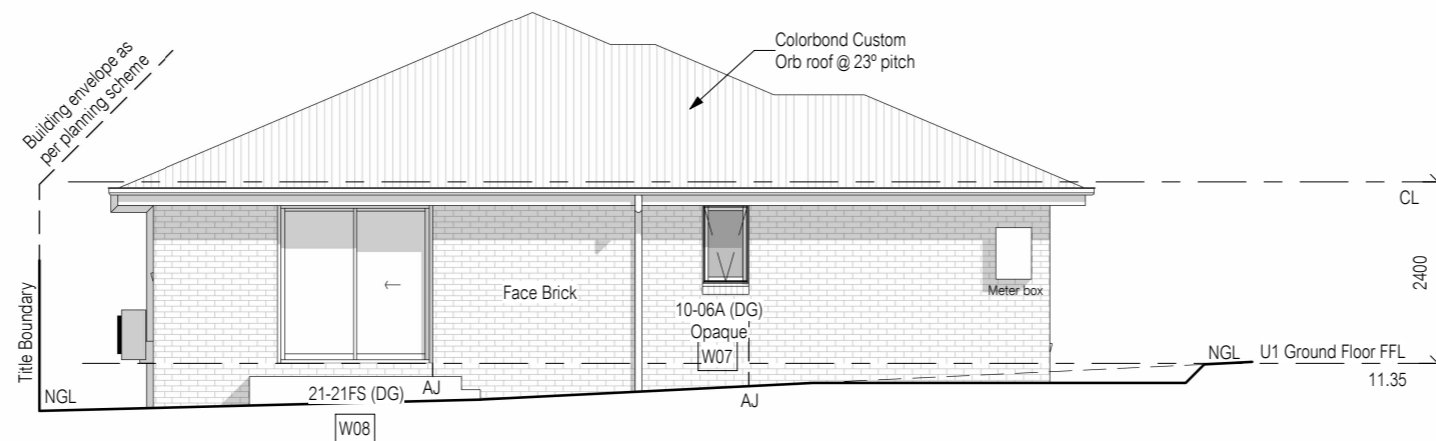
Drawn	JP	WH714572
Date	05 January 2026	Sheet
Scale	1:100	03/05
Copyright ©		

No.	Date	Int.	Amendment changes as per cover sheet

Material	Colour
Colorbond Roof	tbc
Face Brick	tbc
FC Sheet	tbc



Unit 1 South Elevation



Unit 1 West Elevation

**CENTRAL COAST COUNCIL**  
**LAND USE PLANNING**  
 Received: 2/02/2026  
 Application No: DA2026008  
 Doc ID: 543891

All window sizes to be checked and/or confirmed on site prior to ordering glazing units

LEGEND:  
 AJ - Articulation Joint  
 BV - Brick Vent

Shadows shown for stylisation purposes only

- Notes
- Builder to verify all dimensions and levels on site prior to commencement of work
  - All work to be carried out in accordance with the current National Construction Code.
  - All materials to be installed according to manufacturers specifications.
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Designer:  
 ANOTHER PERSPECTIVE PTY LTD  
 PO BOX 171  
 NORTH HOBART  
 LIC. NO. 685230609 (S. Turvey)  
 Ph: (03) 6231 4122  
 Fx: (03) 6231 4166  
 Email:  
 info@anotherperspective.com.au

Client / Project info  
 PROPOSED WANG DEVELOPMENT  
 33 Jerling Street,  
 WEST ULVERSTONE



UNIT 1 ELEVATIONS SHEET 2

Drawn JP WH714572

Date 05 January 2026 Sheet

Scale 1:100

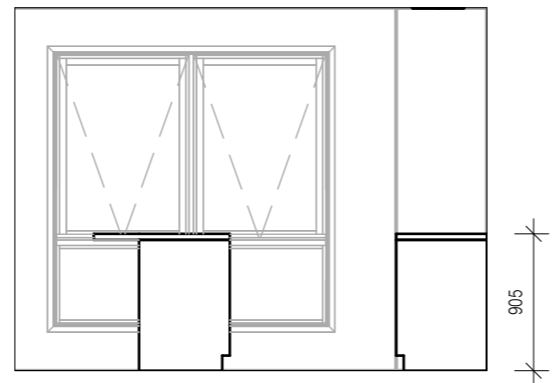
Copyright ©

03a/05

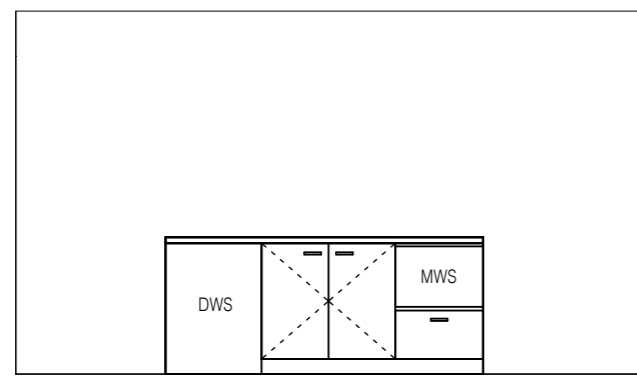
No.	Date	Int.	Amendment changes as per cover sheet

**LEGEND:**  
MWS - MICROWAVE SPACE  
DWS - DISHWASHER SPACE  
RS - REFRIGERATOR SPACE

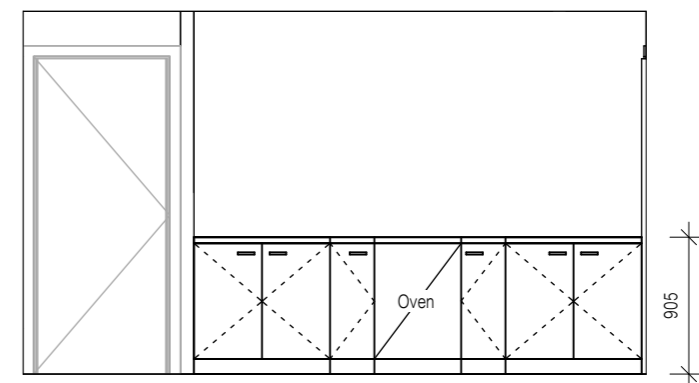
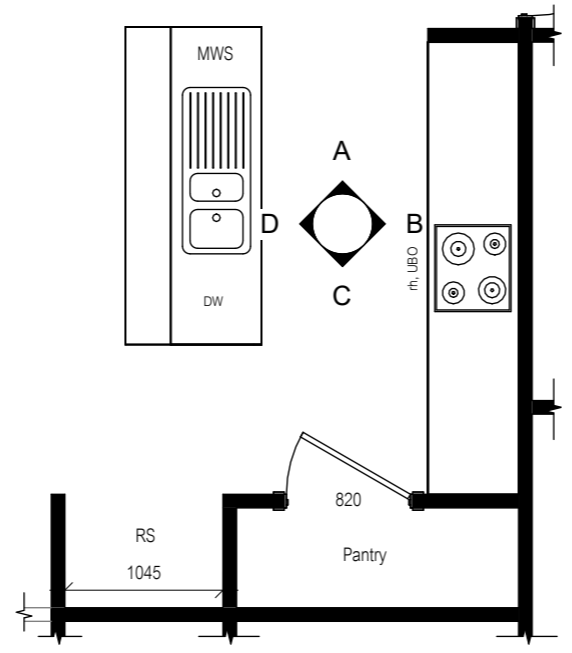
**NOTE:**  
- DIMENSIONS ARE FROM STUD WALL - NOT FINISHED SURFACES



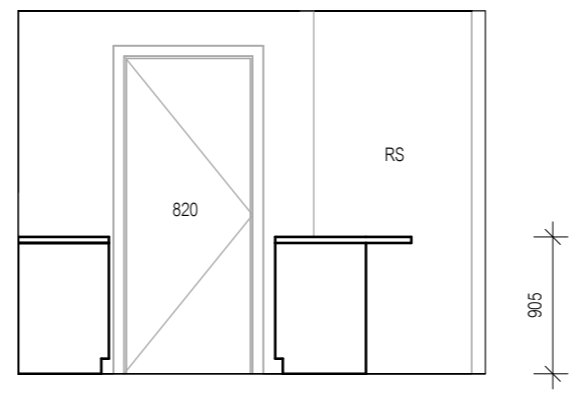
U1- Kitchen Internal Elevation A



U1- Kitchen Internal Elevation D



U1- Kitchen Internal Elevation B



U1- Kitchen Internal Elevation C

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

Received: 2/02/2026  
Application No: DA2026008  
Doc ID: 543891

No.	Date	Int.	Amendment changes as per cover sheet
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**Notes**

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**Designer:**

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PO BOX 171  
NORTH HOBART  
LIC. NO. 685230609 (S. Turvey)  
Ph: (03) 6231 4122  
Fx: (03) 6231 4166  
Email:  
info@anotherperspective.com.au

**Client / Project info**

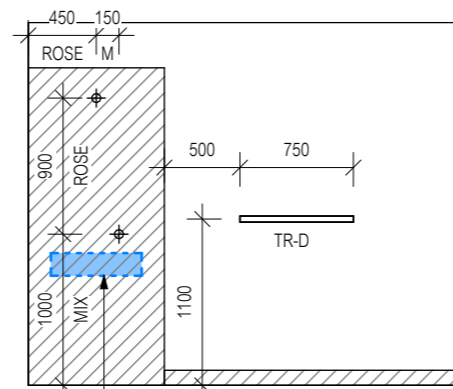
PROPOSED WANG DEVELOPMENT  
33 Jerling Street,  
WEST ULVERSTONE



INTERNAL ELEVATIONS - U1-KITCHEN		
Drawn	JP	WH714572
Date	09 January 2026	Sheet
Scale	1:50	03b/05
Copyright ©		

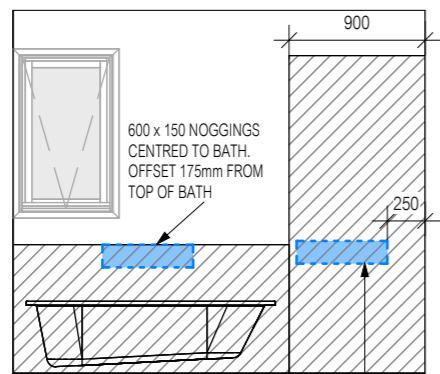
LEGEND	
RSHR	- RAIL SHOWER
ROSE	- SHOWER ROSE
ELBW	- SHOWER ELBOW CONNECTION
MIX	- MIXER TAP
HT	- HOT TAP
CT	- COLD TAP
HS	- HOB SPOUT
WS	- WALL SPOUT
SC	- STOP COCK
TRH	- TOILET ROLL HOLDER
TR-S	- TOWEL RAIL-SINGLE
TR-D	- TOWEL RAIL-DOUBLE
TL	- TOWEL LADDER
TR	- TOWEL RACK
TMB	- TUMBLER HOLDER
RNG	- TOWEL RING
RH	- ROBE HOOK
SHLF	- SHELF

**NOTE:**  
DIMENSIONS ARE FROM STUD WALL - NOT FINISHED SURFACES



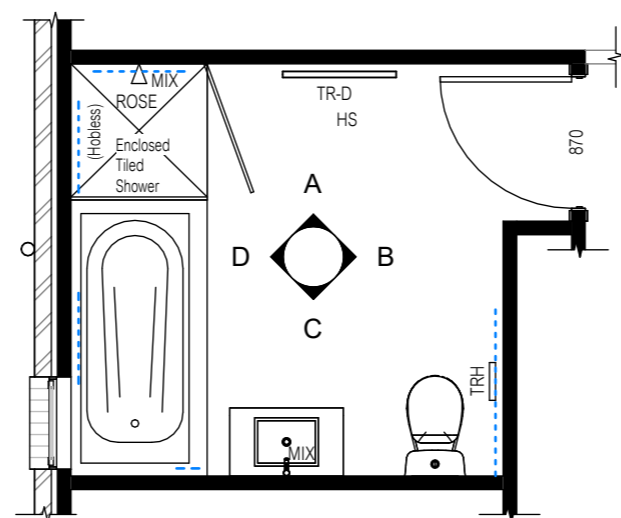
600 x 150 NOGGINGS, 800-810 HIGH (CTR LINE), CENTRED TO ROSE

U1- Bathroom Internal Elevation A

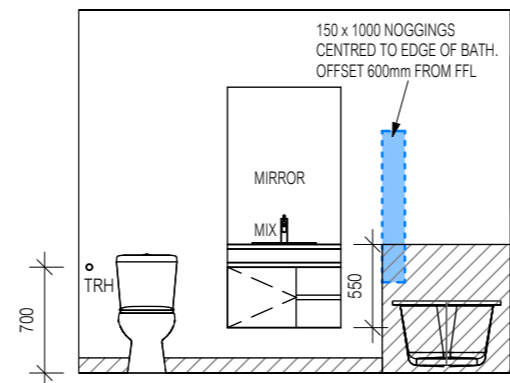


600 x 150 NOGGINGS, 800-810 HIGH (CTR LINE), OFFSET 250mm FROM WALL

U1- Bathroom Internal Elevation D



U1- Bathroom Internal Elevation B



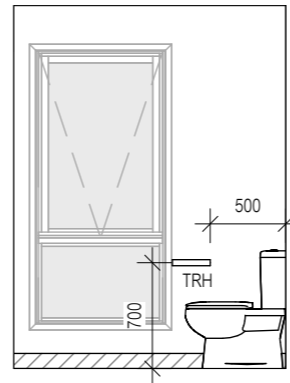
U1- Bathroom Internal Elevation C

**CENTRAL COAST COUNCIL**  
LAND USE PLANNING

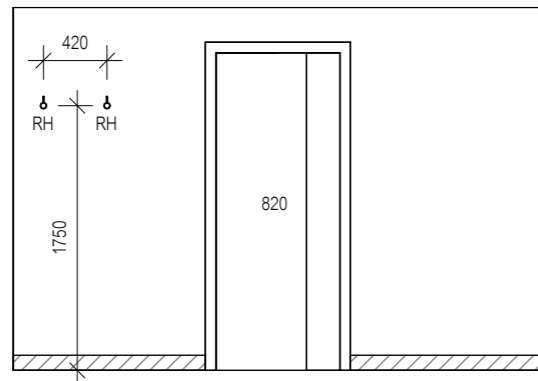
Received: 2/02/2026  
Application No: DA2026008  
Doc ID: 543891

----- Location of wall reinforcement to comply with Part 6 of the *Livable Housing Design Standard*.

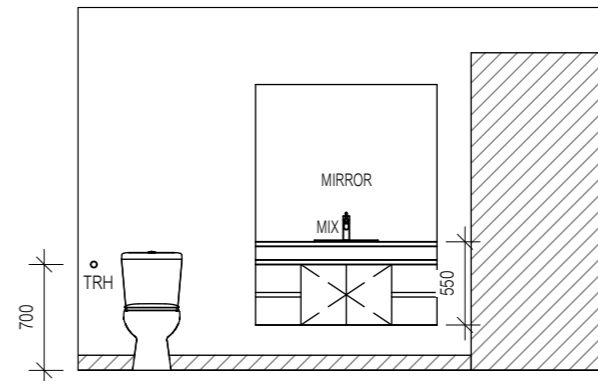
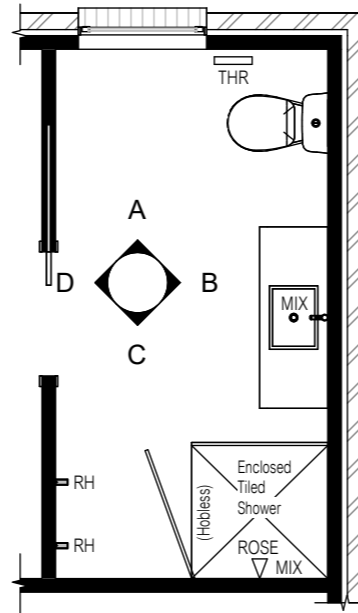
No.	Date	Int.	Amendment changes as per cover sheet	Notes • Builder to verify all dimensions and levels on site prior to commencement of work • All work to be carried out in accordance with the current National Construction Code. • All materials to be installed according to manufacturers specifications. • Do not scale from these drawings. • No changes permitted without consultation with designer.	Designer: ANOTHER PERSPECTIVE PTY LTD PO BOX 171 NORTH HOBART LIC. NO. 685230609 (S. Turvey) Ph: (03) 6231 4122 Fx: (03) 6231 4166 Email: info@anotherperspective.com.au	Client / Project info PROPOSED WANG DEVELOPMENT 33 Jerling Street, WEST ULVERSTONE		INTERNAL ELEVATIONS - U1-BATHROOM	
					Drawn Date Scale Copyright ©	JP 09 January 2026 1:50 03c/05			



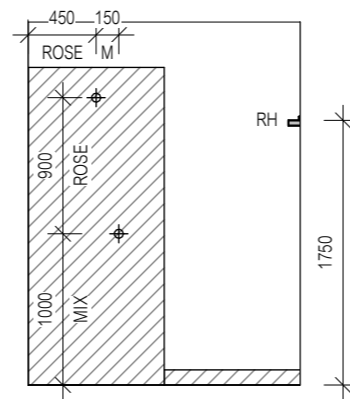
U1- Ensuite Internal Elevation A



U1- Ensuite Internal Elevation D



U1- Ensuite Internal Elevation B



U1- Ensuite Internal Elevation C

LEGEND	
RSHR	- RAIL SHOWER
ROSE	- SHOWER ROSE
ELBW	- SHOWER ELBOW CONNECTION
MIX	- MIXER TAP
HT	- HOT TAP
CT	- COLD TAP
HS	- HOB SPOUT
WS	- WALL SPOUT
SC	- STOP COCK
TRH	- TOILET ROLL HOLDER
TR-S	- TOWEL RAIL-SINGLE
TR-D	- TOWEL RAIL-DOUBLE
TL	- TOWEL LADDER
TR	- TOWEL RACK
TMB	- TUMBLER HOLDER
RNG	- TOWEL RING
RH	- ROBE HOOK
SHLF	- SHELF

**NOTE:**  
DIMENSIONS ARE FROM STUD WALL - NOT FINISHED SURFACES

**CENTRAL COAST COUNCIL**  
LAND USE PLANNING

Received: 2/02/2026  
Application No: DA2026008  
Doc ID: 543891

No.	Date	Int.	Amendment changes as per cover sheet

- Notes
- Builder to verify all dimensions and levels on site prior to commencement of work
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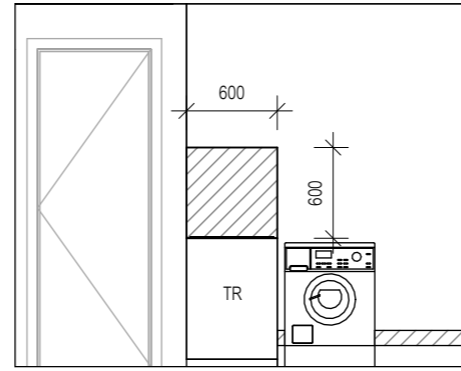
Designer:  
ANOTHER PERSPECTIVE PTY LTD  
PO BOX 171  
NORTH HOBART  
LIC. NO. 685230609 (S. Turvey)  
Ph: (03) 6231 4122  
Fx: (03) 6231 4166  
Email:  
info@anotherperspective.com.au

Client / Project info  
PROPOSED WANG DEVELOPMENT  
33 Jerling Street,  
WEST ULVERSTONE

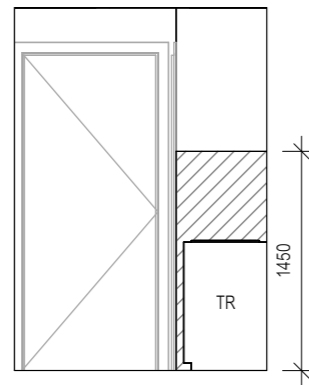


INTERNAL ELEVATIONS -  
U1-ENSUITE

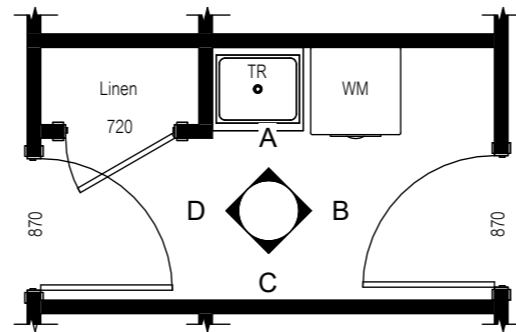
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Date	09 January 2026	Sheet
Scale	1:50	03d/05



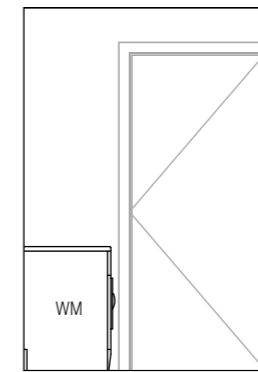
U1- Laundry Internal Elevation A



U1- Laundry Internal Elevation D



U1- Laundry Internal Elevation C



U1- Laundry Internal Elevation B

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**LAND USE PLANNING**  
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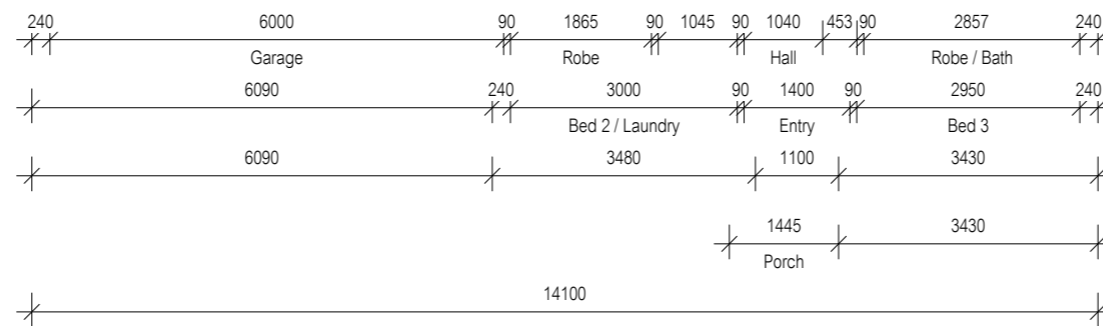
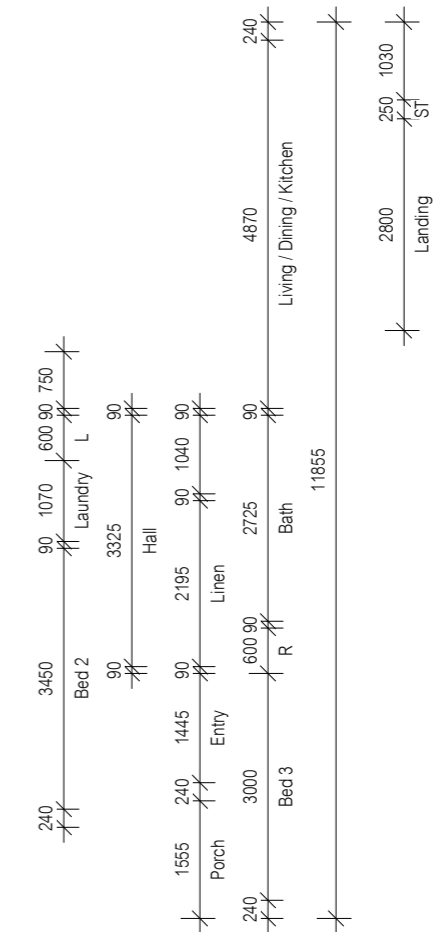
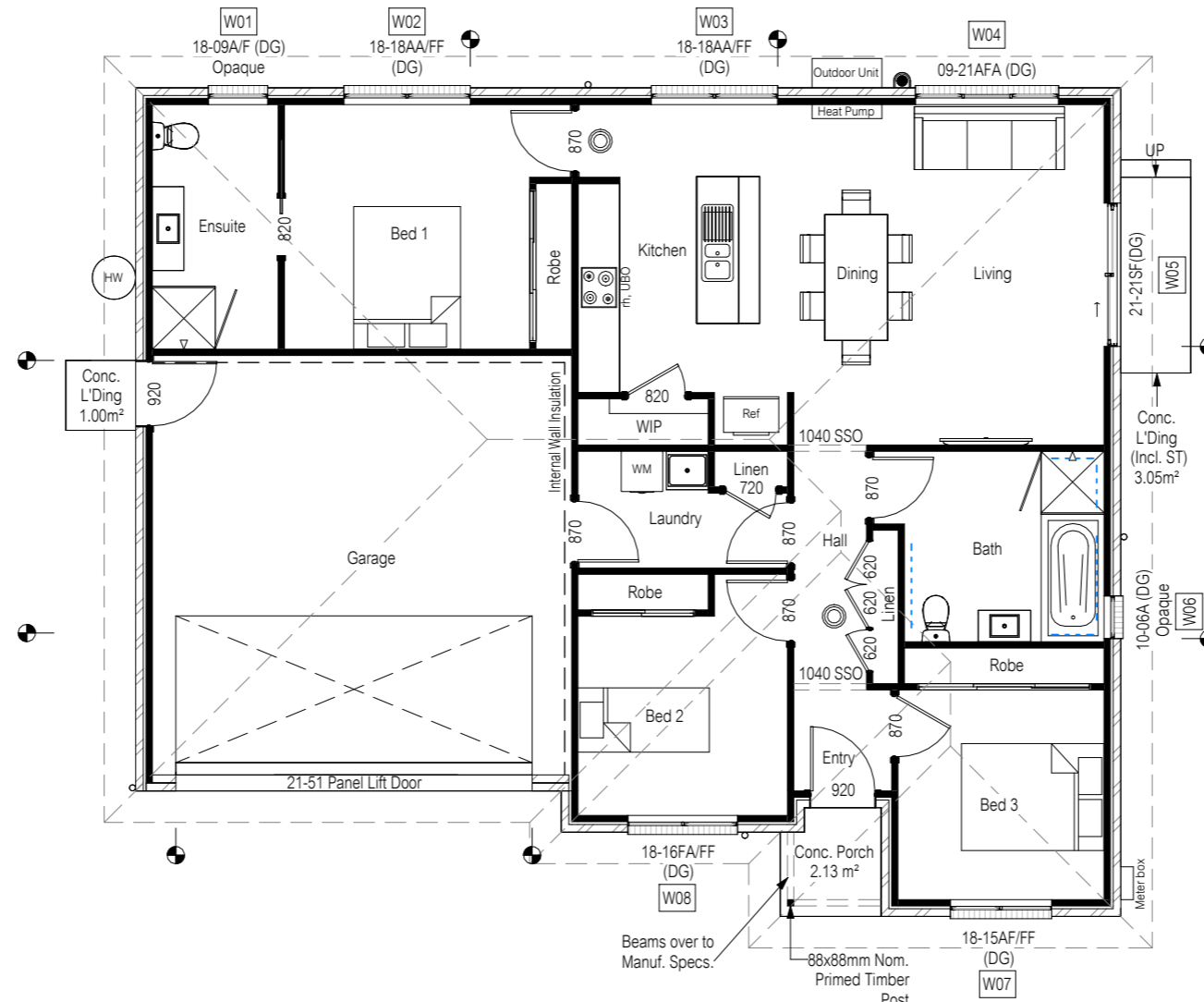
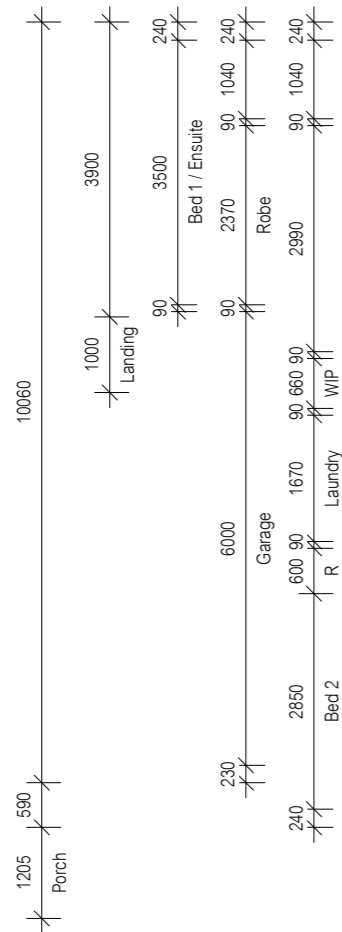
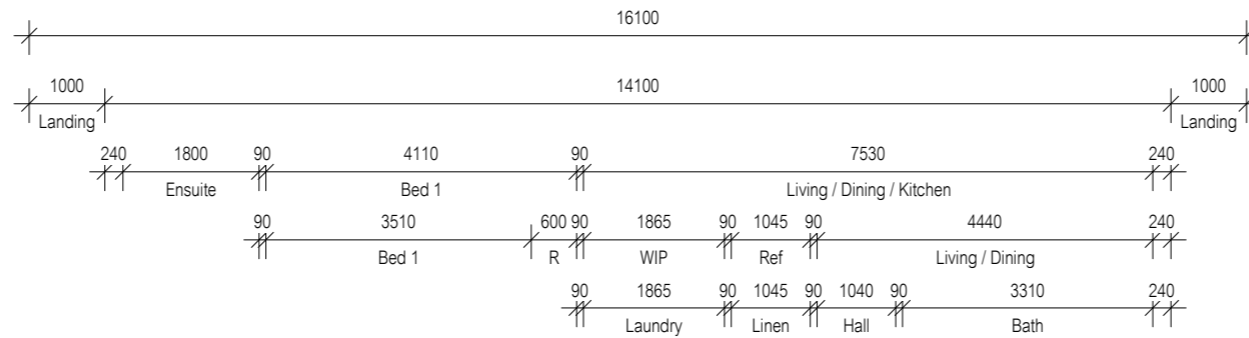
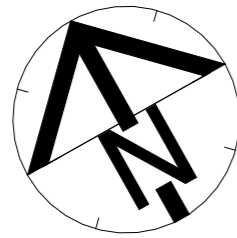


INTERNAL ELEVATIONS -  
 U1-LAUNDRY

Drawn	JP	WH714572
Date	09 January 2026	Sheet
Scale	1:50	

03e/05

No.	Date	Int.	Amendment changes as per cover sheet
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**CENTRAL COAST COUNCIL**  
**LAND USE PLANNING**  
 Received: 2/02/2026  
 Application No: DA2026008  
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Floor Area = 150.32m<sup>2</sup>  
 ● Articulation joints  
 ☉ Smoke Alarm (interconnected where more than 1)

All window sizes to be checked and/or confirmed on site prior to ordering glazing units

Notes  
 • Builder to verify all dimensions and levels on site prior to commencement of work  
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Client / Project info  
 PROPOSED WANG DEVELOPMENT  
 33 Jerling Street,  
 WEST ULVERSTONE

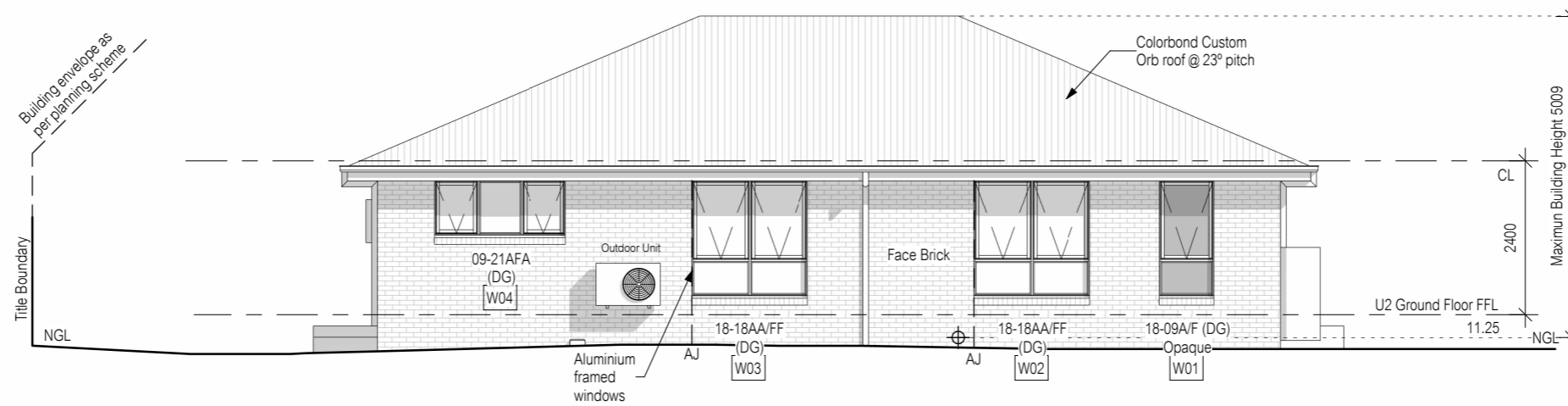


**UNIT 2 FLOOR PLAN**  
 Drawn JP WH714572  
 Date 22 December 2025 Sheet  
 Scale 1:100  
 Copyright © 04/05

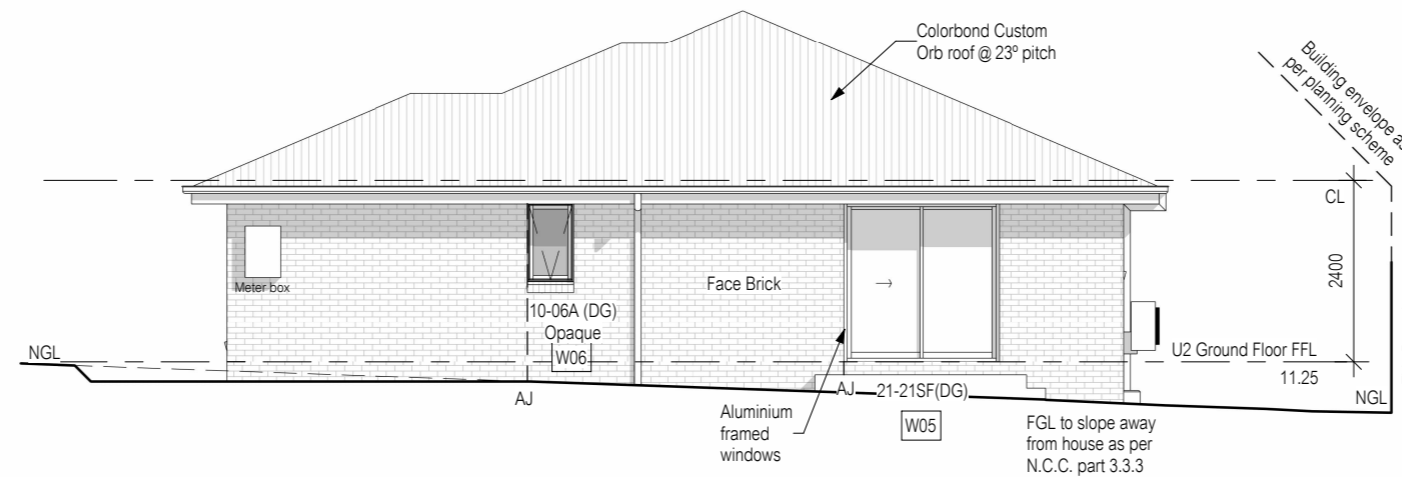
No.	Date	Int.
		Amendment changes as per cover sheet

----- Location of wall reinforcement to comply with Part 6 of the *Liveable Housing Design Standard*. 1:100

Material	Colour
Colorbond Roof	tbc
Face Brick	tbc
FC Sheet	tbc



Unit 2 North Elevation



Unit 2 East Elevation

**CENTRAL COAST COUNCIL**  
**LAND USE PLANNING**  
 Received: 2/02/2026  
 Application No: DA2026008  
 Doc ID: 543891

All window sizes to be checked and/or confirmed on site prior to ordering glazing units

LEGEND:  
 AJ - Articulation Joint  
 BV - Brick Vent

Notes  
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Client / Project info  
 PROPOSED WANG DEVELOPMENT  
 33 Jerling Street,  
 WEST ULVERSTONE



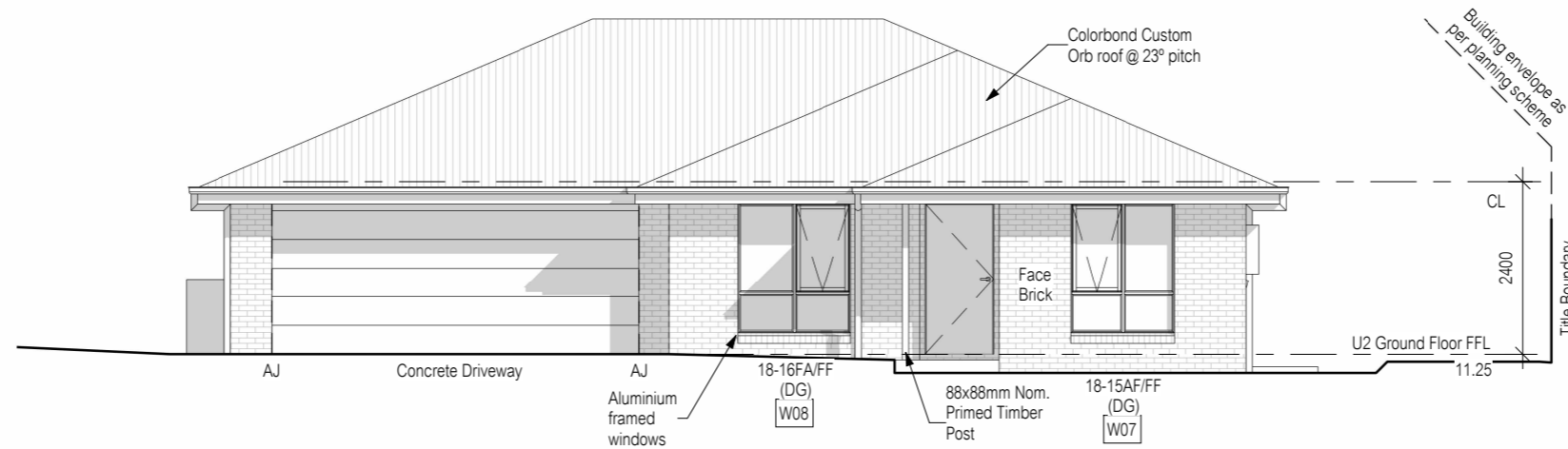
UNIT 2 ELEVATIONS SHEET 1

Drawn	JP	WH714572
Date	05 January 2026	Sheet
Scale	1:100	05/05
Copyright ©		

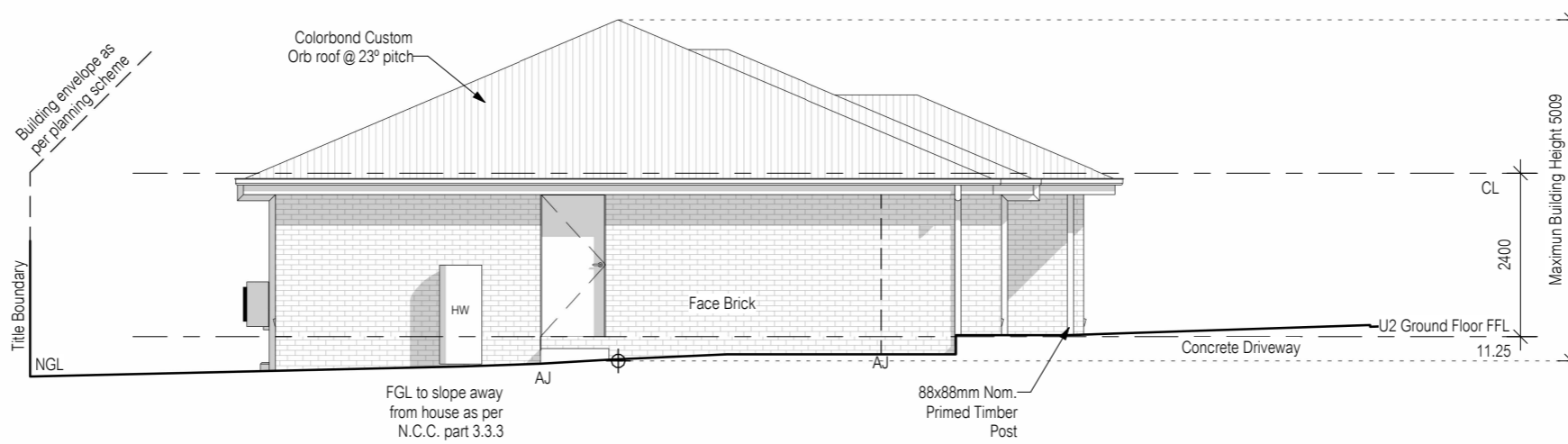
No.	Date	Int.	Amendment changes as per cover sheet

Shadows shown for stylisation purposes only

Material	Colour
Colorbond Roof	tbc
Face Brick	tbc
FC Sheet	tbc



Unit 2 South Elevation



Unit 2 West Elevation

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

Received: 2/02/2026  
 Application No: DA2026008  
 Doc ID: 543891

All window sizes to be checked and/or confirmed on site prior to ordering glazing units

LEGEND:  
 AJ - Articulation Joint  
 BV - Brick Vent

Shadows shown for stylisation purposes only

- Notes
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Client / Project info  
 PROPOSED WANG DEVELOPMENT  
 33 Jerling Street,  
 WEST ULVERSTONE

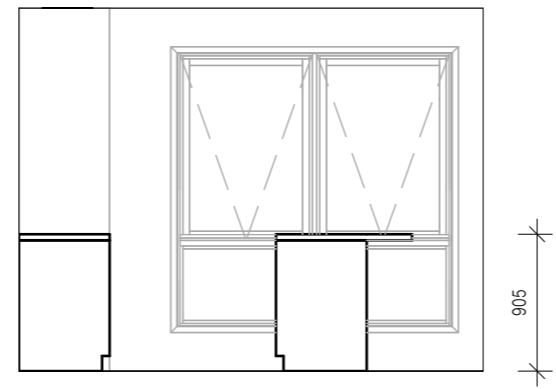


UNIT 2 ELEVATIONS SHEET 2		
Drawn	JP	WH714572
Date	05 January 2026	Sheet
Scale	1:100	05a/05
Copyright ©		

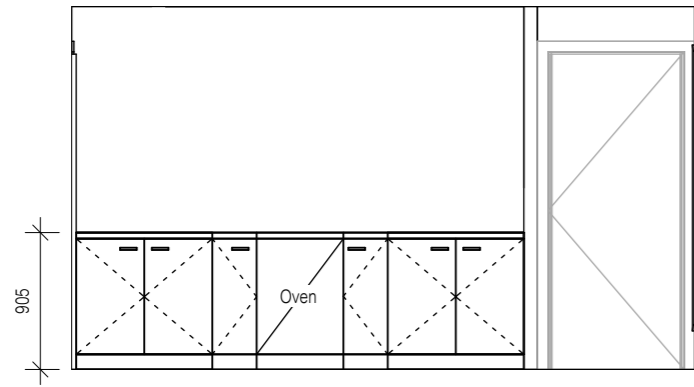
No.	Date	Int.	Amendment changes as per cover sheet

**LEGEND:**  
MWS - MICROWAVE SPACE  
DWS - DISHWASHER SPACE  
RS - REFRIGERATOR SPACE

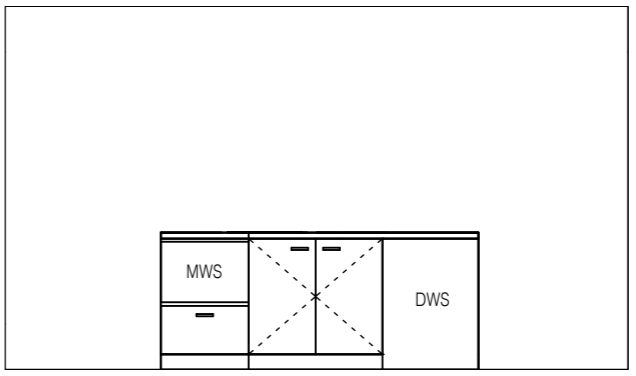
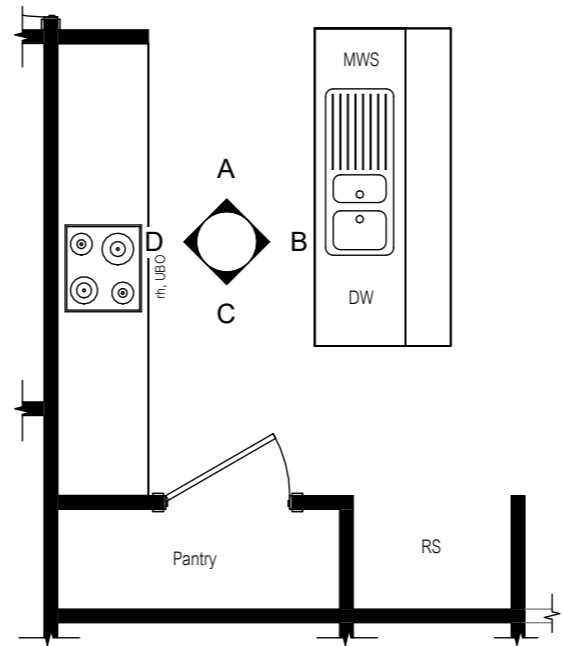
**NOTE:**  
- DIMENSIONS ARE FROM STUD WALL - NOT FINISHED SURFACES



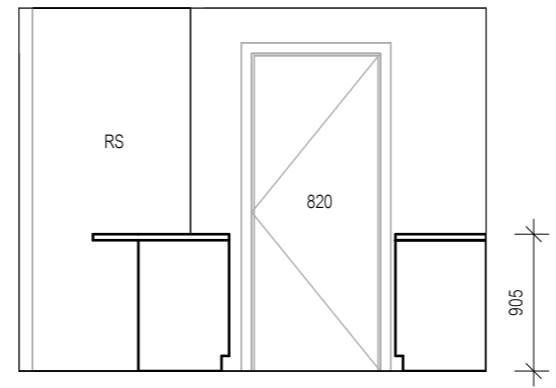
U2 - Kitchen Internal Elevation A



U2 - Kitchen Internal Elevation D



U2 - Kitchen Internal Elevation B



U2 - Kitchen Internal Elevation C

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

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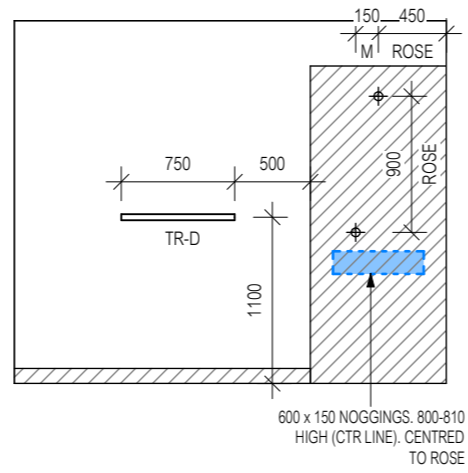
ANOTHER PERSPECTIVE PTY LTD  
PO BOX 171  
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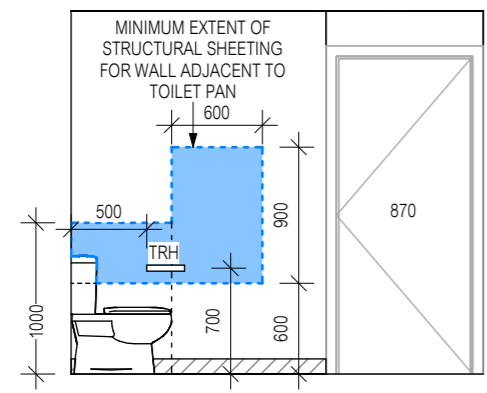
PROPOSED WANG DEVELOPMENT  
33 Jerling Street,  
WEST ULVERSTONE



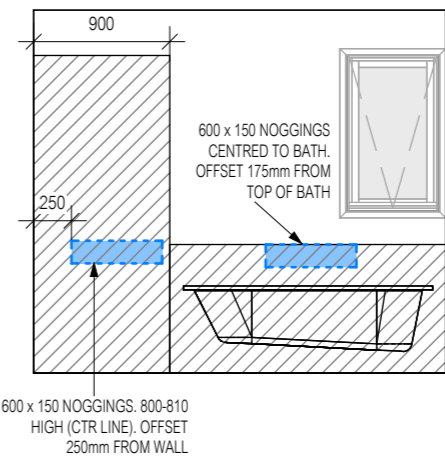
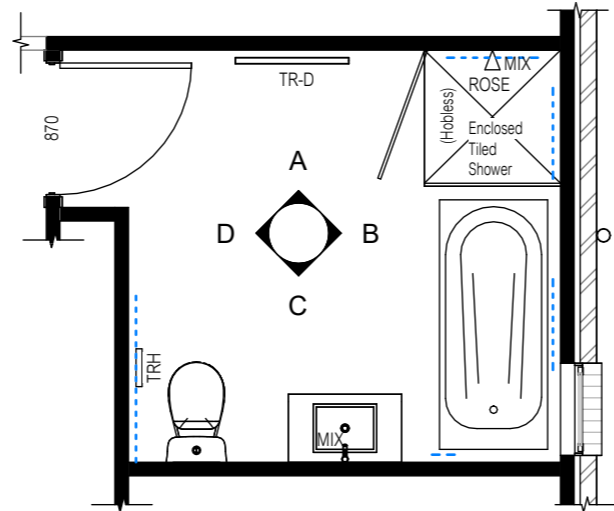
INTERNAL ELEVATIONS - U2-KITCHEN		
Drawn	JP	WH714572
Date	09 January 2026	Sheet
Scale	1:50	05b/05
Copyright ©		



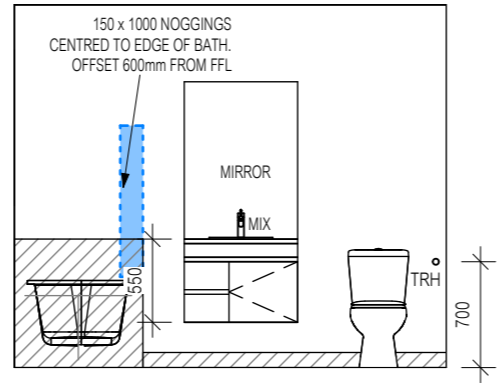
U2- Bathroom Internal Elevation A



U2- Bathroom Internal Elevation D



U2- Bathroom Internal Elevation B



U2- Bathroom Internal Elevation C

**LEGEND**

- RSHR - RAIL SHOWER
- ROSE - SHOWER ROSE
- ELBW - SHOWER ELBOW CONNECTION
- MIX - MIXER TAP
- HT - HOT TAP
- CT - COLD TAP
- HS - HOB SPOUT
- WS - WALL SPOUT
- SC - STOP COCK
- TRH - TOILET ROLL HOLDER
- TR-S - TOWEL RAIL-SINGLE
- TR-D - TOWEL RAIL-DOUBLE
- TL - TOWEL LADDER
- TR - TOWEL RACK
- TMB - TUMBLER HOLDER
- RNG - TOWEL RING
- RH - ROBE HOOK
- SHLF - SHELF

**NOTE:**  
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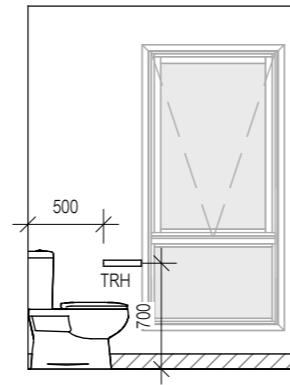
**CENTRAL COAST COUNCIL**  
LAND USE PLANNING

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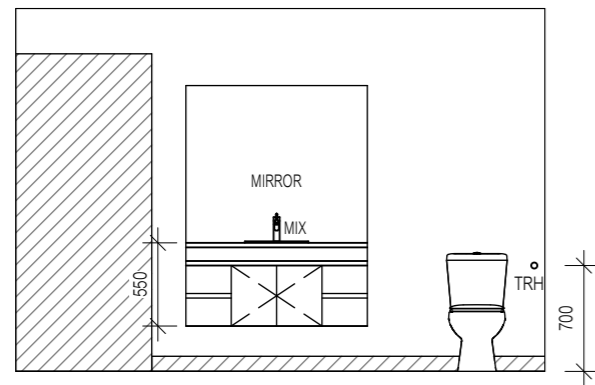
----- Location of wall reinforcement to comply with Part 6 of the *Livable Housing Design Standard*.

			<p>Notes</p> <ul style="list-style-type: none"> <li>Builder to verify all dimensions and levels on site prior to commencement of work</li> <li>All work to be carried out in accordance with the current National Construction Code.</li> <li>All materials to be installed according to manufacturers specifications.</li> <li>Do not scale from these drawings.</li> <li>No changes permitted without consultation with designer.</li> </ul>	<p>Designer:</p> <p>ANOTHER PERSPECTIVE PTY LTD PO BOX 171 NORTH HOBART LIC. NO. 685230609 (S. Turvey) Ph: (03) 6231 4122 Fx: (03) 6231 4166 Email: info@anotherperspective.com.au</p>	<p>Client / Project info</p> <p>PROPOSED WANG DEVELOPMENT 33 Jerling Street, WEST ULVERSTONE</p>		<p><b>INTERNAL ELEVATIONS -</b> <b>U2-BATHROOM</b></p>											
							<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">Drawn</td> <td style="width: 10%;">JP</td> <td style="width: 40%;">WH714572</td> </tr> <tr> <td>Date</td> <td>09 January 2026</td> <td>Sheet</td> </tr> <tr> <td>Scale</td> <td>1:50</td> <td rowspan="2" style="font-size: 2em; font-weight: bold;">05c/05</td> </tr> <tr> <td colspan="2" style="text-align: right;">Copyright ©</td> </tr> </table>	Drawn	JP	WH714572	Date	09 January 2026	Sheet	Scale	1:50	05c/05	Copyright ©	
Drawn	JP	WH714572																
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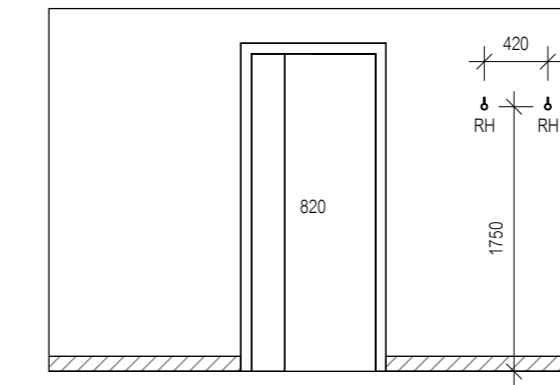
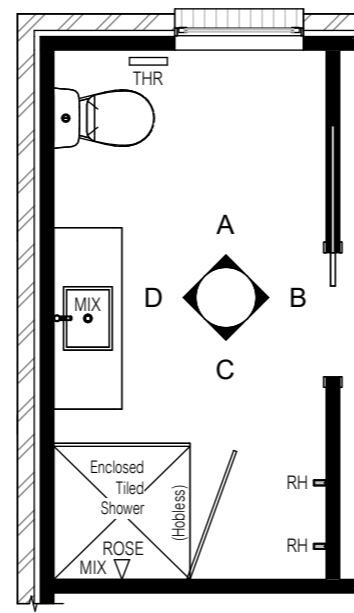
No.	Date	Int.	Amendment changes as per cover sheet
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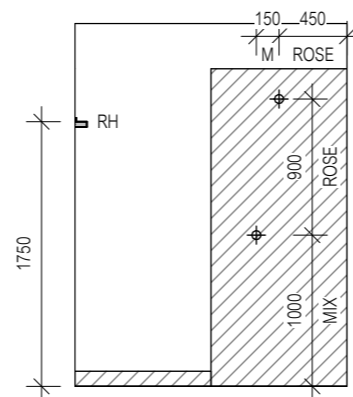
U2 - Ensuite Internal Elevation A



U2 - Ensuite Internal Elevation D



U2 - Ensuite Internal Elevation B



U2 - Ensuite Internal Elevation C

**LEGEND**

- RSHR - RAIL SHOWER
- ROSE - SHOWER ROSE
- ELBW - SHOWER ELBOW CONNECTION
- MIX - MIXER TAP
- HT - HOT TAP
- CT - COLD TAP
- HS - HOB SPOUT
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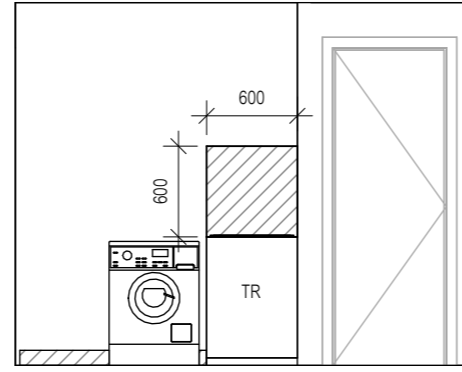
ANOTHER PERSPECTIVE PTY LTD  
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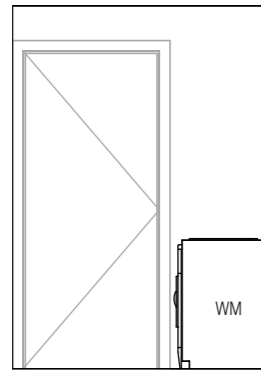
PROPOSED WANG DEVELOPMENT  
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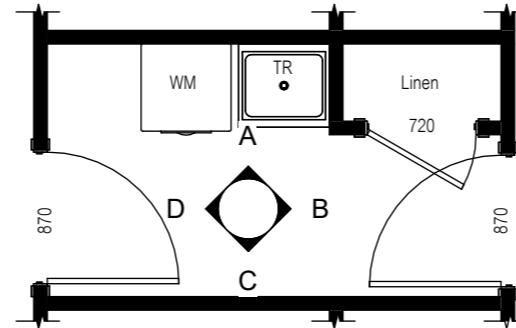
INTERNAL ELEVATIONS - U2- ENSUITE		
Drawn	JP	WH714572
Date	09 January 2026	Sheet
Scale	1:50	05d/05



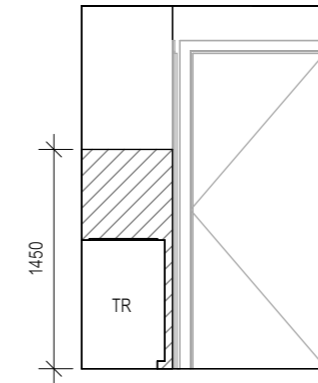
U2 - Laundry Internal Elevation A



U2 - Laundry Internal Elevation D



U2 - Laundry Internal Elevation C



U2 - Laundry Internal Elevation B

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INTERNAL ELEVATIONS - U2-  
 LAUNDRY

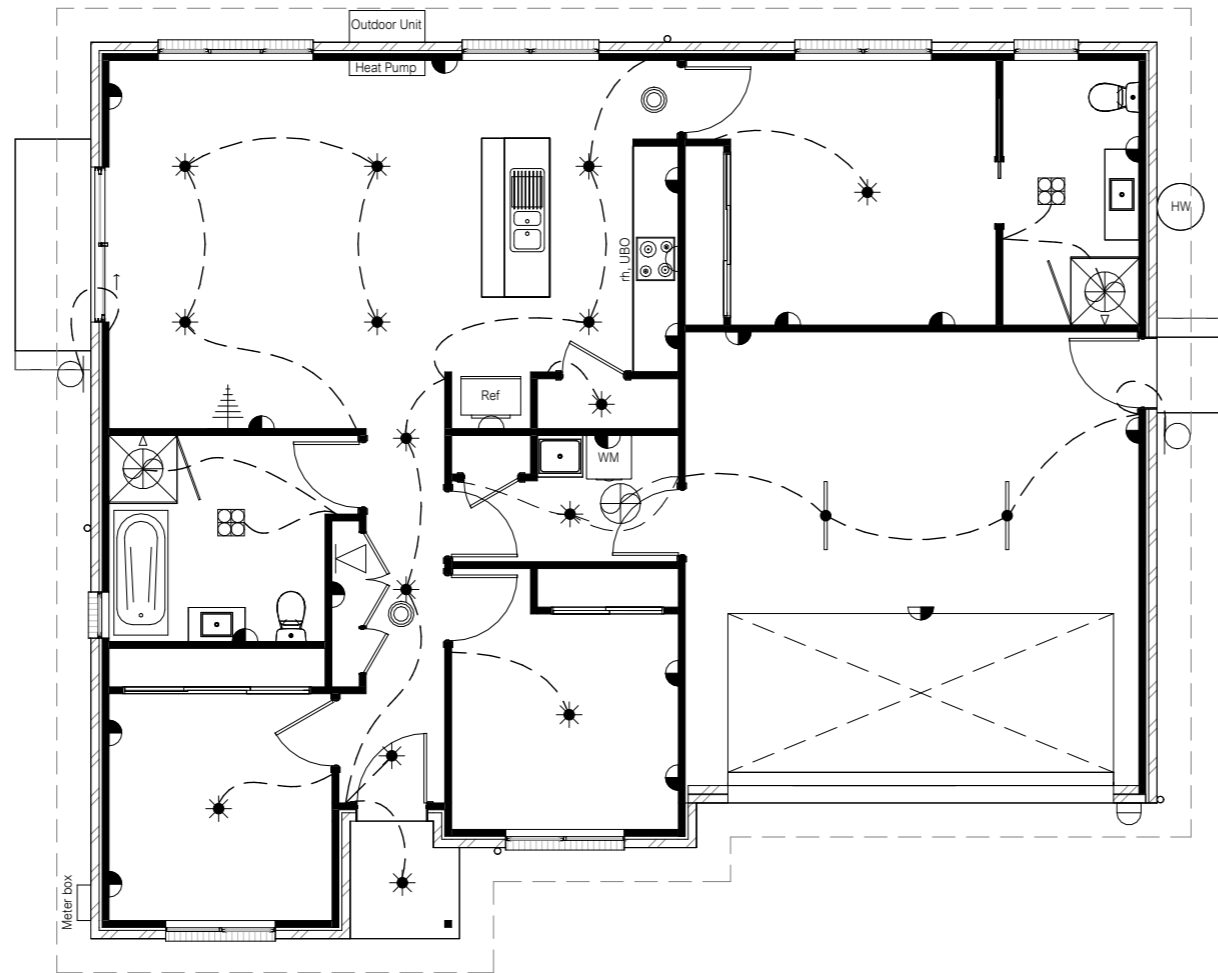
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Date	09 January 2026	Sheet
Scale	1:50	

05e/05

LEGEND (W = Wattage e.g. 35W = 35 Watts.)

- STANDARD CEILING LIGHT POINT (30W)
- DOWNLIGHT POINT (UNVENTED) (35W)
- ★ LED DOWNLIGHT POINT (10W) SUITABLE FOR & FITTED WITH INSULATION OVER. (IC RATED)
- PENDANT LIGHT (30W)
- WALL LIGHT POINT (30W)
- 2 x 900mm FLUORESCENT LIGHT POINT (36W)
- 2 x SLIM T5 900mm FLUORESCENT LIGHT POINT (28W)
- △ SINGLE POWER POINT
- ◐ DOUBLE POWER POINT
- ◑ DOUBLE POWER POINT WITH USB
- ◒ WATER PROOF POWER POINT
- ⊙ MAINS POWERED SMOKE ALARM (INTERCONNECTED WHERE MORE THAN 1)
- ⊞ FAN / HEATER / LIGHT (8W) (VENT IN ACCORDANCE WITH N.C.C. 10.8.2)
- ⊟ TV CONNECTION POINT
- ▽ NBN/TELEPHONE CONNECTION POINT
- ⊠ SENSOR LIGHT
- ⊞ EXHAUST FAN (VENT IN ACCORDANCE WITH N.C.C. 10.8.2)
- ⊞ FLOOD LIGHT
- ⊞ CAT 6 CONNECTION POINT
- ▶ TREAD LIGHTS (2W)
- ◑ DUCTED VACUUM POINT
- ⊞ SECURITY SYSTEM KEYPAD
- ⊞ SECURITY SYSTEM SENSOR

ALL EXHAUST FANS:  
 25 L/s for a bathroom or sanitary compartment, 40 L/s for a kitchen or laundry. Exhaust from a kitchen, kitchen range hood, bathroom, sanitary compartment, or laundry must be discharged directly or via a shaft or duct to outdoor air.



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

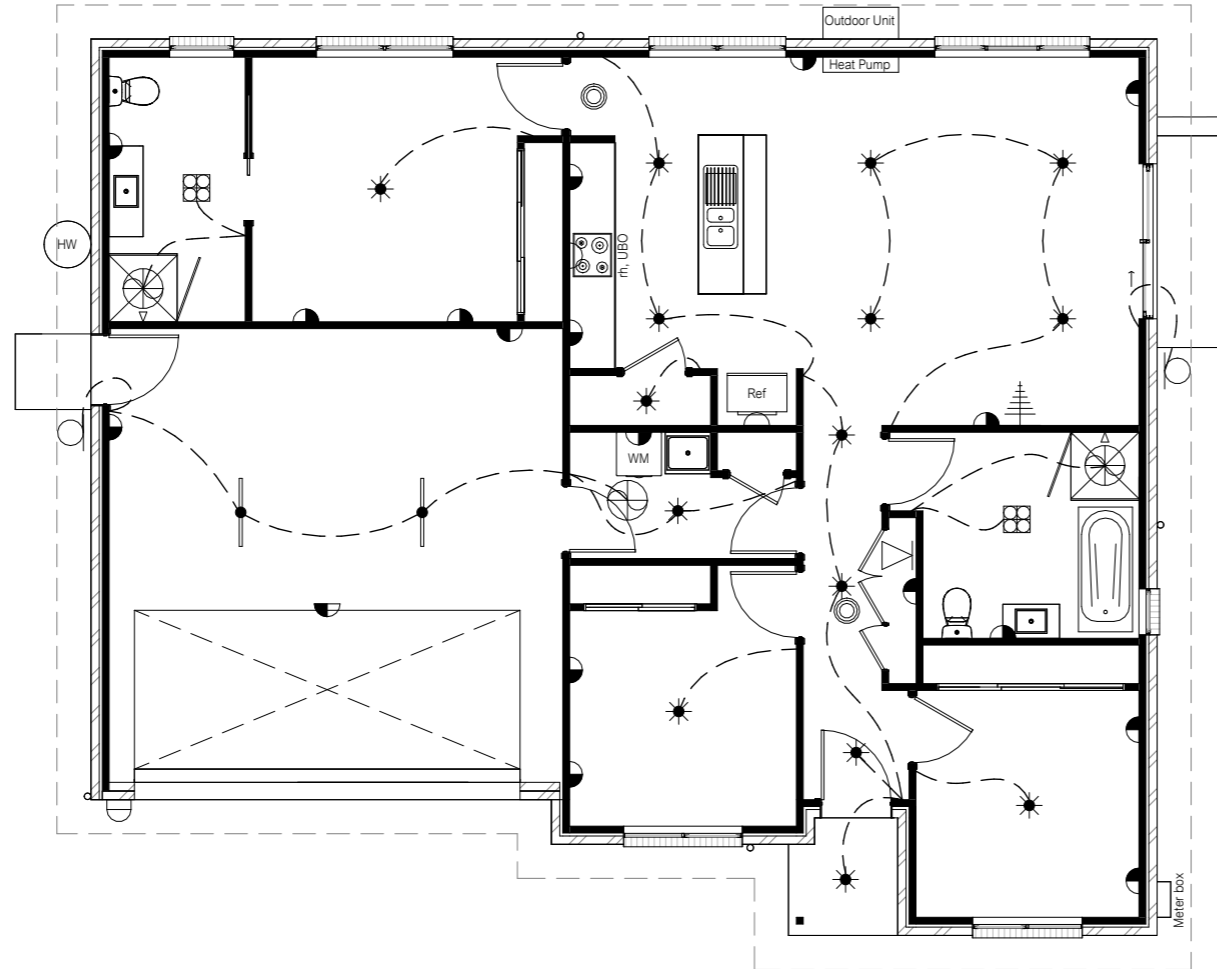
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No.	Date	Int.	Amendment changes as per cover sheet					Drawn JP Date 05 January 2026 Scale 1:100 WH714572 Sheet <span style="font-size: 2em; font-weight: bold;">09/05</span>

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- ✱ LED DOWNLIGHT POINT (10W) SUITABLE FOR & FITTED WITH INSULATION OVER. (IC RATED)
- PENDANT LIGHT (30W)
- WALL LIGHT POINT (30W)
- 2 x 900mm FLUORESCENT LIGHT POINT (36W)
- 2 x SLIM T5 900mm FLUORESCENT LIGHT POINT (28W)
- ⌒ SINGLE POWER POINT
- ⌒ DOUBLE POWER POINT
- ⌒ DOUBLE POWER POINT WITH USB
- ⌒ WATER PROOF POWER POINT
- ⊙ MAINS POWERED SMOKE ALARM (INTERCONNECTED WHERE MORE THAN 1)
- ⊞ FAN / HEATER / LIGHT (8W) (VENT IN ACCORDANCE WITH N.C.C. 10.8.2)
- ⊞ TV CONNECTION POINT
- ▽ NBN/TELEPHONE CONNECTION POINT
- ⊞ SENSOR LIGHT
- ⊞ EXHAUST FAN (VENT IN ACCORDANCE WITH N.C.C. 10.8.2)
- ⊞ FLOOD LIGHT
- ⊞ CAT 6 CONNECTION POINT
- ▶ TREAD LIGHTS (2W)
- ⊞ DUCTED VACUUM POINT
- ⊞ SECURITY SYSTEM KEYPAD
- ⊞ SECURITY SYSTEM SENSOR

ALL EXHAUST FANS:  
 25 L/s for a bathroom or sanitary compartment, 40 L/s for a kitchen or laundry. Exhaust from a kitchen, kitchen range hood, bathroom, sanitary compartment, or laundry must be discharged directly or via a shaft or duct to outdoor air.



**CENTRAL COAST COUNCIL**  
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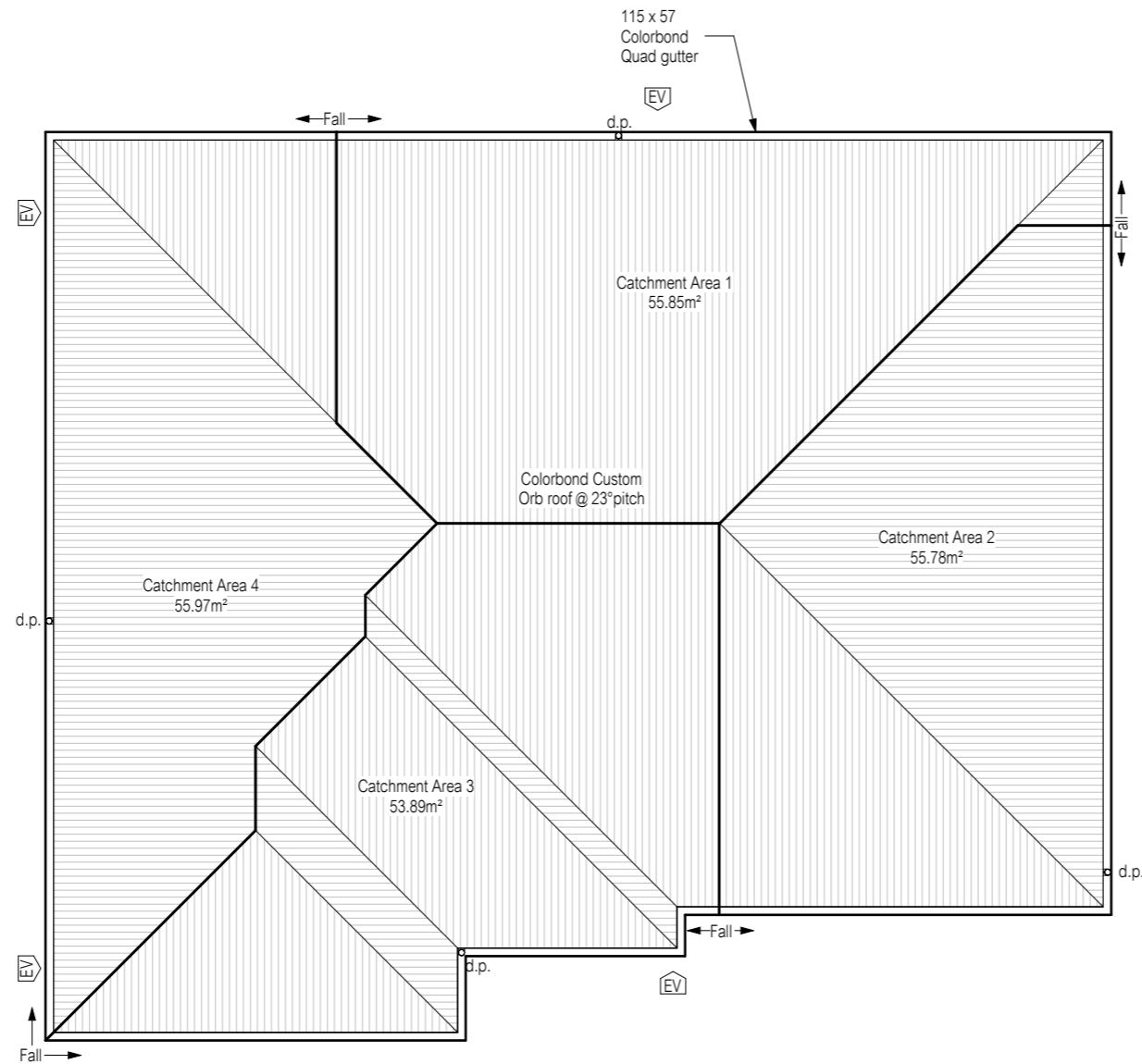
		<p>Notes</p> <ul style="list-style-type: none"> <li>Builder to verify all dimensions and levels on site prior to commencement of work</li> <li>All work to be carried out in accordance with the current National Construction Code.</li> <li>All materials to be installed according to manufacturers specifications.</li> <li>Do not scale from these drawings.</li> <li>No changes permitted without consultation with designer.</li> </ul>	<p>Designer:</p> <p>ANOTHER PERSPECTIVE PTY LTD                  PO BOX 171                  NORTH HOBART                  LIC. NO. 685230609 (S. Turvey)                  Ph: (03) 6231 4122                  Fx: (03) 6231 4166                  Email:                  info@anotherperspective.com.au</p>	<p>Client / Project info</p> <p>PROPOSED WANG DEVELOPMENT                  33 Jerling Street,                  WEST ULVERSTONE</p>		<p><b>UNIT 2 ELECTRICAL PLAN</b></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>Drawn</td> <td style="text-align: right;">JP</td> <td>WH714572</td> </tr> <tr> <td>Date</td> <td style="text-align: right;">05 January 2026</td> <td>Sheet</td> </tr> <tr> <td>Scale</td> <td style="text-align: right;">1:100</td> <td rowspan="2" style="font-size: 2em; font-weight: bold;">09a/05</td> </tr> <tr> <td colspan="2"></td> </tr> </table>	Drawn	JP	WH714572	Date	05 January 2026	Sheet	Scale	1:100	09a/05		
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**GUTTER OVERFLOW REQUIREMENTS** as per N.C.C. Figure 7.4.6a:  
 Minimum slot opening area of 1200 mm<sup>2</sup> per metre of gutter and the lower edge of the slots installed a minimum of 25 mm below the top of the fascia.  
 The acceptable overflow capacity must be 0.5 L/s/m.

**Batten fixings:**  
 100mm type 17, 14g bugle screws to comply with AS1684, or refer to AS1684 for alternatives.

**Batten spacing:**  
 75 x 38 F8  
 @ 900 Centre

**Colorbond fixings:**  
 50mm M6 11 x 50 EPDM seal to comply with AS3566 or refer to AS3566 for alternatives.



Position and quantity of downpipes are not to be altered without consultation with designer

Area's shown are surface areas / catchment areas, not plan areas.

DOWNPIPE AND ROOF CATCHMENT AREA CALCULATIONS (as per AS/NZS 3500.3)		
Ah <sup>1</sup>	176.62	Area of Roof (excluding 115mm Quad gutter) (m <sup>2</sup> )
Ah <sup>2</sup>	183.05	Area of Roof (including 115mm Quad gutter) (m <sup>2</sup> )
Ac	221.49	Ah <sup>2</sup> x Slope factor (Table 3.2 from AS/NZS 3500.3) (m <sup>2</sup> )
Ae	6555	Cross sectional area of assumed 57 x 115 Quad Gutter. (mm <sup>2</sup> )
DRI	118	Design Rainfall Intensity (determined from Appendix D from AS/NZS 3500.3)
ACDP	56	Catchment area per Downpipe (determined from Figure 3.5.4(A) from AS/NZS 3500.3) (m <sup>2</sup> )
Required Downpipes	3.96	Ac ÷ Acdp
Downpipes Provided	4	

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**EAVES VENT NOTE:**  
 SEV2040W EAVE VENT (21,000mm<sup>2</sup>).  
 5 VENTS EVENLY SPACED

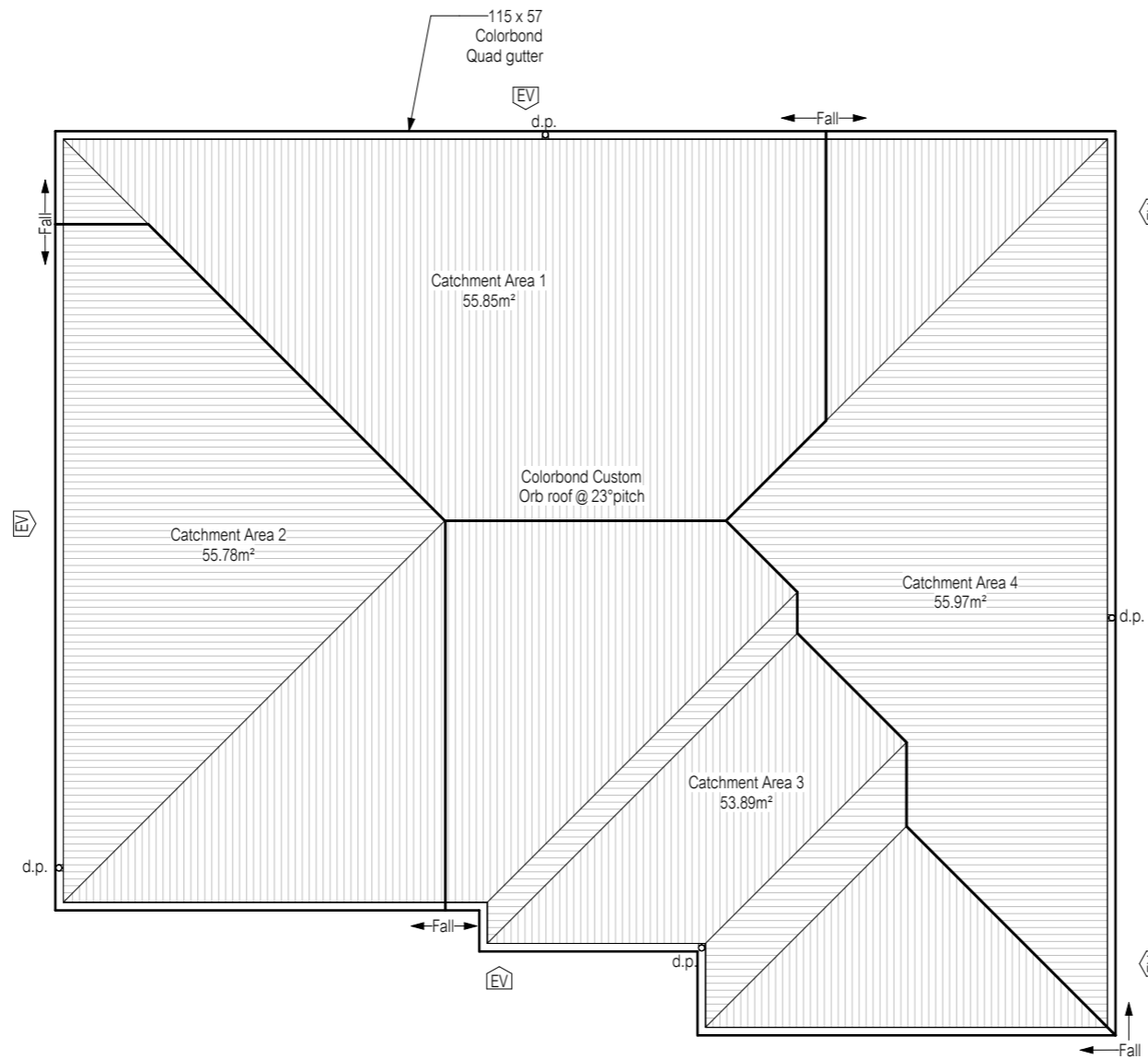
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No.      Date      Int.      Amendment changes as per cover sheet		Drawn      JP      WH714572 Date      05 January 2026      Sheet Scale      1:100	<b>11/05</b>				

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