
Application for Planning

S.57 Land Use Planning and Approvals Act 1993

The following application has been received:

Application No.: **DA2026051**

Location: **18 Brookvale Road, Ulverstone**

Proposal: **Residential - garage**

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 1 April 2026

Date of Notification: **18 March 2026**

Vicki Brereton
CHIEF EXECUTIVE OFFICER

CENTRAL COAST COUNCIL
PO Box 220
19 King Edward Street
ULVERSTONE TASMANIA 7315
Ph: (03) 6429 8900
Email: planning@centralcoast.tas.gov.au
www: centralcoast.tas.gov.au



CENTRAL COAST COUNCIL

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

CENTRAL COAST COUNCIL
LAND USE PLANNING
Received: 03/03/2026
Application No: DA2026051
Doc ID: 546658

Office use only:

Zone:

Permit Pathway – NPR/Permitted/Discretionary

Use or Development Site:

Site Address

18 Brookvale Rd, Ulverstone TAS 7315

Certificate of
Title Reference

38060 3

Land Area

4482m²

Heritage Listed Property

NO

YES

Applicant(s)

First Name(s)

Gregory Ellis

Surname(s)

BENNETT

Company name
(if applicable)

Contact No:

0434 918 808

Postal Address:

18 Brookvale Rd, Ulverstone TAS

Email address:

greg@confederates.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)

Gregory ~~Ellis~~
Judith

Middle Names(s)

Ellis
Leish

Surname(s)

BENNETT
BENNETT

Company name (if applicable)

Postal Address:

18 Brookvale Rd, Ulverstone TAS

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

Garage

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).

See Attached

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

\$ 20000 Estimate/ ~~Actual~~

Total floor area of the development 35.84 m²

Declaration of Notice to Landowner

If land is NOT in the applicant's ownership

I, _____, 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

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

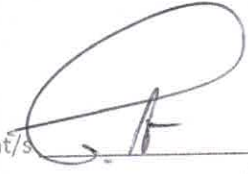
responsible for the land, consent to the making of this permit application.

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 Gregory Elks Bennett & Judith Leigh Bennett 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  Judith Bennett. Date 3/3/26

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

CERTIFICATE OF TITLE

LAND TITLES ACT 1980

TORRENS TITLE

| | |
|--------|-------|
| VOLUME | FOLIO |
| 38060 | 3 |

| | |
|---------|---------------|
| EDITION | DATE OF ISSUE |
| 6 | 01-Sep-2020 |

| | |
|--------|------|
| Page 1 | of 1 |
|--------|------|

CENTRAL COAST COUNCIL
LAND USE PLANNING

Received: 03/03/2026
Application No: DA2026051
Doc ID: 546664



TASMANIA

I certify that the person described in Schedule 1 is the registered proprietor of an estate in fee simple (or such other estate or interest as is set forth in that Schedule) in the land within described subject to such exceptions, encumbrances, interests and entries specified in Schedule 2 and to any additional entries in the Folio of the Register.

Recorder of Titles



DESCRIPTION OF LAND

Parish of ABBOTSHAM, Land District of DEVON
Lot 3 on Sealed Plan 38060
Derivation : Part of Lot 400, 500 Acres Gtd. to Andrew Risby
Prior CT 4559/74

SCHEDULE 1

M795481 TRANSFER to GREGORY ELLIS BENNETT and JUDITH LEIGH
BENNETT Registered 10-Jan-2020 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
SP 38060 EASEMENTS in Schedule of Easements
SP 38060 COVENANTS in Schedule of Easements
SP 25715 FENCING COVENANT in Schedule of Easements
SP 38060 FENCING PROVISION in Schedule of Easements



SCHEDULE OF EASEMENTS

PLAN NO.

SP38060

NOTE:—The Town Clerk or Council Clerk must sign the certificate on the back page for the purpose of identification.

The Schedule must be signed by the owners and mortgagees of the land affected. Signatures should be attested.

EASEMENTS AND PROFITS

Each lot on the plan is together with:—

- (1) such rights of drainage over the drainage easements shewn 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 à prendre described hereunder.

Each lot on the plan is subject to:—

- (1) such rights of drainage over the drainage easements shewn 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 à prendre described hereunder.

The direction of the flow of water through the drainage easements shewn on the plan is indicated by arrows.

LOTS 1,2, 4 and 5 are :

TOGETHER WITH a Pipeline and Power Pole easement over the area marked - "Pipeline Easement 2.00 wide 'A'" upon the Plan.

LOT 3 is :

SUBJECT TO a Pipeline and Power Pole easement (appurtenant to Lots 1,2,4 and 5) over the Land marked "Pipeline Easement 2.00 wide 'A'" shown passing through such Lot.

INTERPRETATION :

"Pipeline and Power Pole easement " - means the full and free right of every person who is at any time entitled to an estate or interest in possession in the land herein indicated as the dominate tenement or any part thereof with which the right shall be capable of enjoyment to lay and maintain a pipe (or pipes) for the channeling of water from the site of the dam on the Plan and to place poles for the conduct of electric power by wire or wires suspended from the said poles across the said land and the right of every such person and his workmen from time to time and at all times hereinafter if he or they should think fit to enter into or upon the said land

'A''

marked "Pipeline Easement 2.00 wide/ for the purpose of laying, maintaining inspecting repairing or replacing the said pipe or pipes or pole or poles and electric wire or wires without doing unnecessary damage to the said land.

LOTS 1,2,3,4 and 5 are:

TOGETHER WITH a Pumphouse easement over the area marked "Pumphouse easement" upon the plan.

INTERPRETATION :

"Pumphouse easement" - means the full and free right of every person who is at any time entitled to an estate or interest in possession in the land herein indicated as the dominant tenement or any part thereof with which the right shall be capable of enjoyment to erect and maintain a pump for the purpose of taking water from the site of the dam on the Plan and to place poles for the conduct of electric power by wire or wires suspended from the said poles across the land and the right of every such person and his workmen from time to time and at all times hereafter if he or they should think fit to enter into or upon the said land marked "Pumphouse easement" for the purpose of erecting maintaining inspecting repairing or replacing the pump or pole or poles or electric wire or wires without doing unnecessary damage to the said land.

LOTS 1,2,3,4 and 5 are :

TOGETHER WITH a Pipeline easement over the area marked "Pipeline easement 2.00 wide 'B'" upon the Plan.

INTERPRETATION :

"Pipeline easement " means - the full and free right of every person who is at any time entitled to an estate or interest in possession in the land herein indicated as the dominant tenement or any part thereof with which the right shall be capable of enjoyment to lay or maintain a pipe (or pipes) for the channeling of water and the right of every such person and his workmen from time to time and at all times hereafter if he or they should think fit to enter into or upon the said land marked "Pipeline easement 2.00 wide 'B'" for the purpose of laying maintaining inspecting repairing or replacing the said pipe or pipes without doing unnecessary damage to the said land.

LOT 2 is :

SUBJECT TO a Right of drainage for the Warden Councillors and Electors of the Municipality of Ulverstone over the Drainage Easement 3.00 wide shown passing through such Lot.

FENCING PROVISION :

In respect of the Lots upon the plan the Vendor - Brookvale Pty. Ltd. shall not be required to fence.

In respect of the Lots upon the Plan the Warden Councillors and Electors of the Municipality of Ulverstone shall not be required to fence.

COVENANTS:

The owners of each Lot shown on the Plan covenant with the Vendor Brookvale Pty Ltd and the owners for the time being of every other Lot shown on the Plan to the intent that the burden of this covenant may run with and bind the covenantor's Lot and every part thereof and that the benefit thereof may be annexed and devolve with each and every part of every other Lot shown on the Plan to observe the following stipulations:-

- (i) Not without the written consent of the Vendor to erect on any of the said Lots any dwelling house or other attached building comprising for the main part of its exterior wall structure any material other than brick or concrete masonry and with other than a low reflective roof material.
- (ii) Not to carry on or permit to be carried on any trade or business which may be a public nuisance or provoke annoyance and no noxious noisome or offensive trade or business shall be carried on or be permitted or suffered to be carried on on any part of any Lot.
- (iii) Not to erect or permit to be erected on any Lot or any part thereof or attach or permit to be attached to any message(s) or other buildings erected thereon any advertisement hoarding bill or poster or any similar erection of any unsightly nature.

X *[Signature]*
X *[Signature]*

38060

THE COMMON SEAL of TASMANIAN PERMANENT EXECUTORS AND EQUITY TRUSTEES LIMITED)

as Mortgagee pursuant to Mortgage No. B.2469 was hereto affixed in the presence of:)

... [Signature] DIRECTOR
... [Signature] DIRECTOR
... [Signature] SECRETARY



THE COMMON SEAL of BROOKVALE PTY. LTD. as registered proprietor of the land in Certificates of Title Volume 4199 Folio 51 and Volume 4199 Folio 52 was hereto affixed in the presence of:)



ALC X [Signature]
LAL X [Signature]

SIGNED by RICHARD VERNON PATTERSON as Attorney for AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED as Mortgagee under Memorandum of Mortgage No. B60317 pursuant to Power of Attorney Reg. No. 54/8529 and the said Attorney hereby declares that he has received no notice of revocation of the said Power of Attorney in the presence of:-

AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED By its Attorney [Signature] Area Manager

[Signature] Bank Officer, Devonport

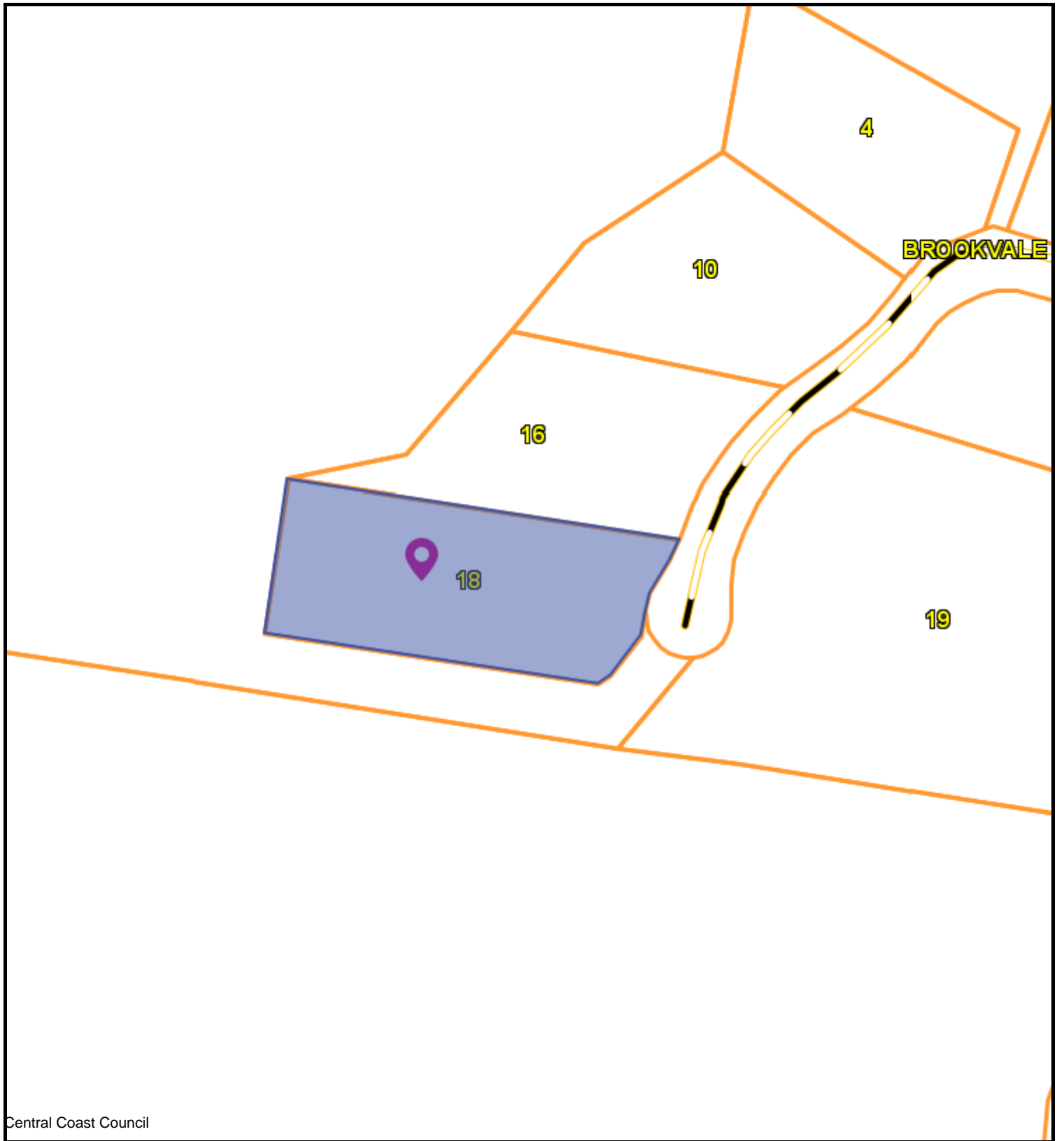
This is the schedule of easements attached to the plan of BROOKVALE PTY. LTD. (Insert Subdivider's Full Name) affecting land in Certificates of Title Volume 4199 Folio 51 and Volume 4199 Folio 52 (Insert Title Reference)

Sealed by THE WARDEN, COUNCILLORS AND ELECTORS OF THE MUNICIPALITY OF ULVERSTONE on 15th FEBRUARY, 1988.

BUTLER MCINTYRE & BUTLER Solicitor's Reference Per: RJJ/85/4046

[Signature] Council Clerk/Town Clerk

OSK 3134



Central Coast Council



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



16-Mar-2026

**18 BROOKVALE ROAD,
 ULVERSTONE
 DA2026051**

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.

50 m

Scale =
1:1470.420

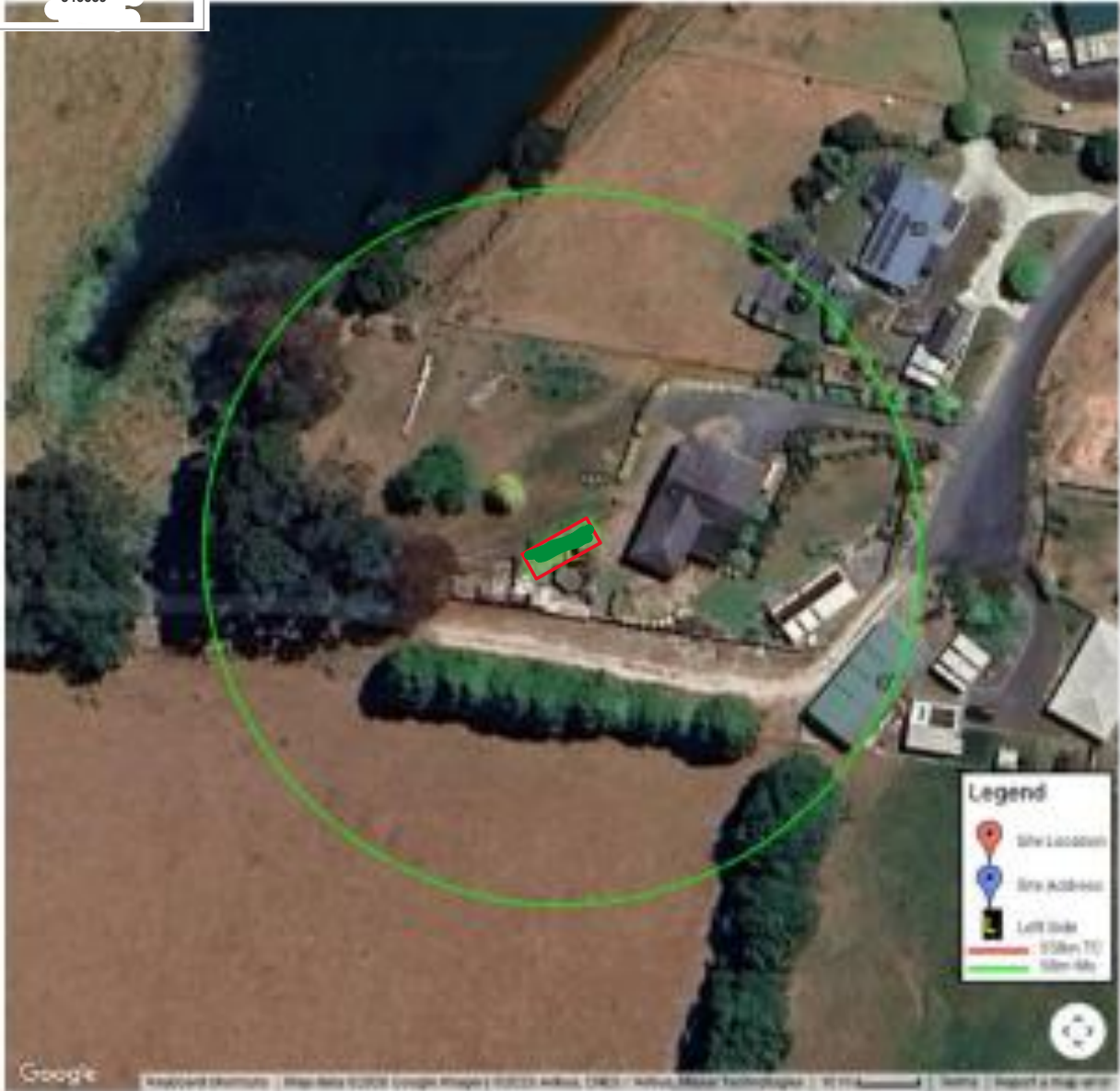


**CENTRAL COAST COUNCIL
LAND USE PLANNING**

Received: **03/03/2026**

Application No: **DA2026051**

Doc ID: **546659**



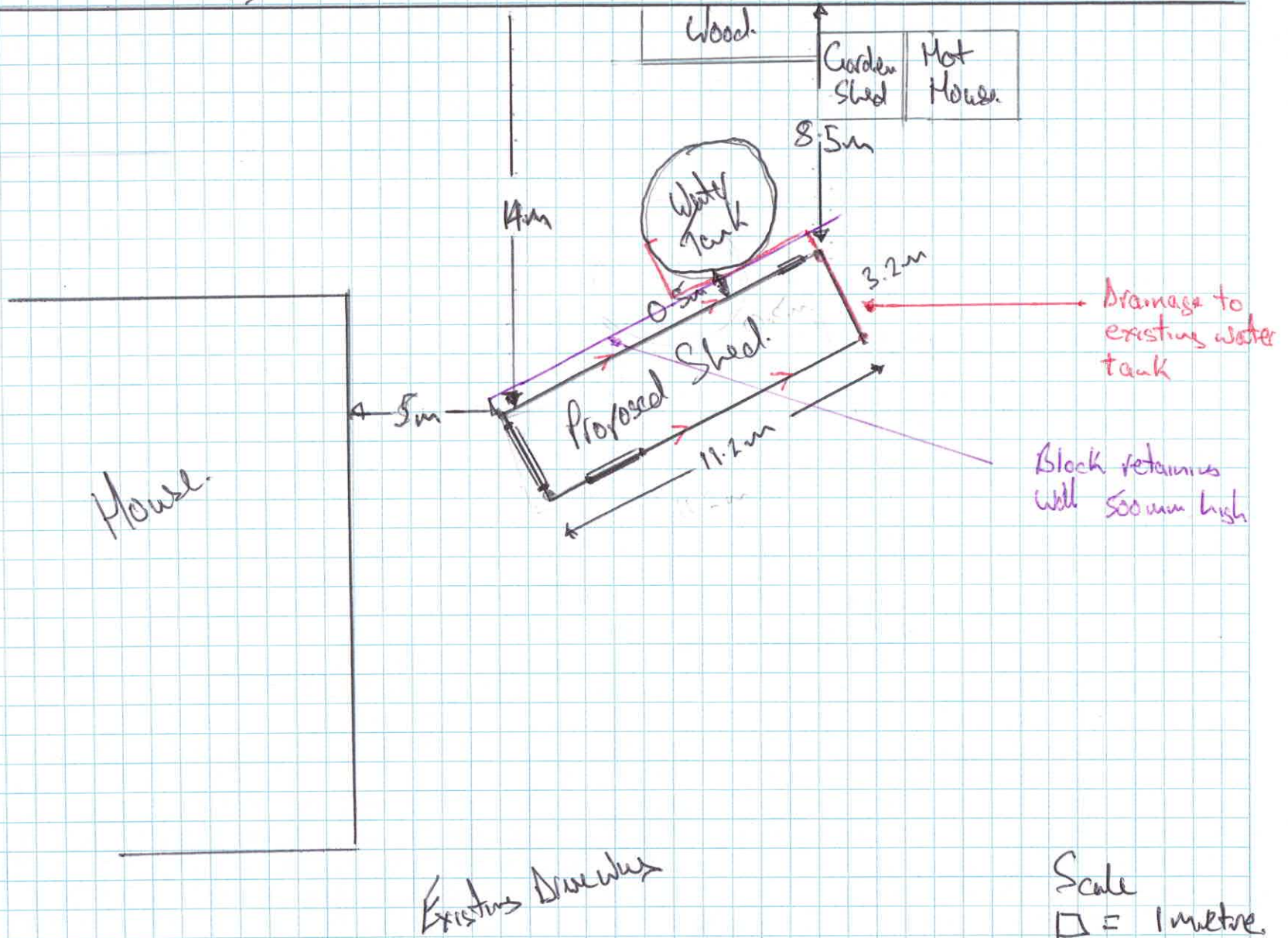
5mm Squares



Boundary Fence.

CENTRAL COAST COUNCIL
LAND USE PLANNING

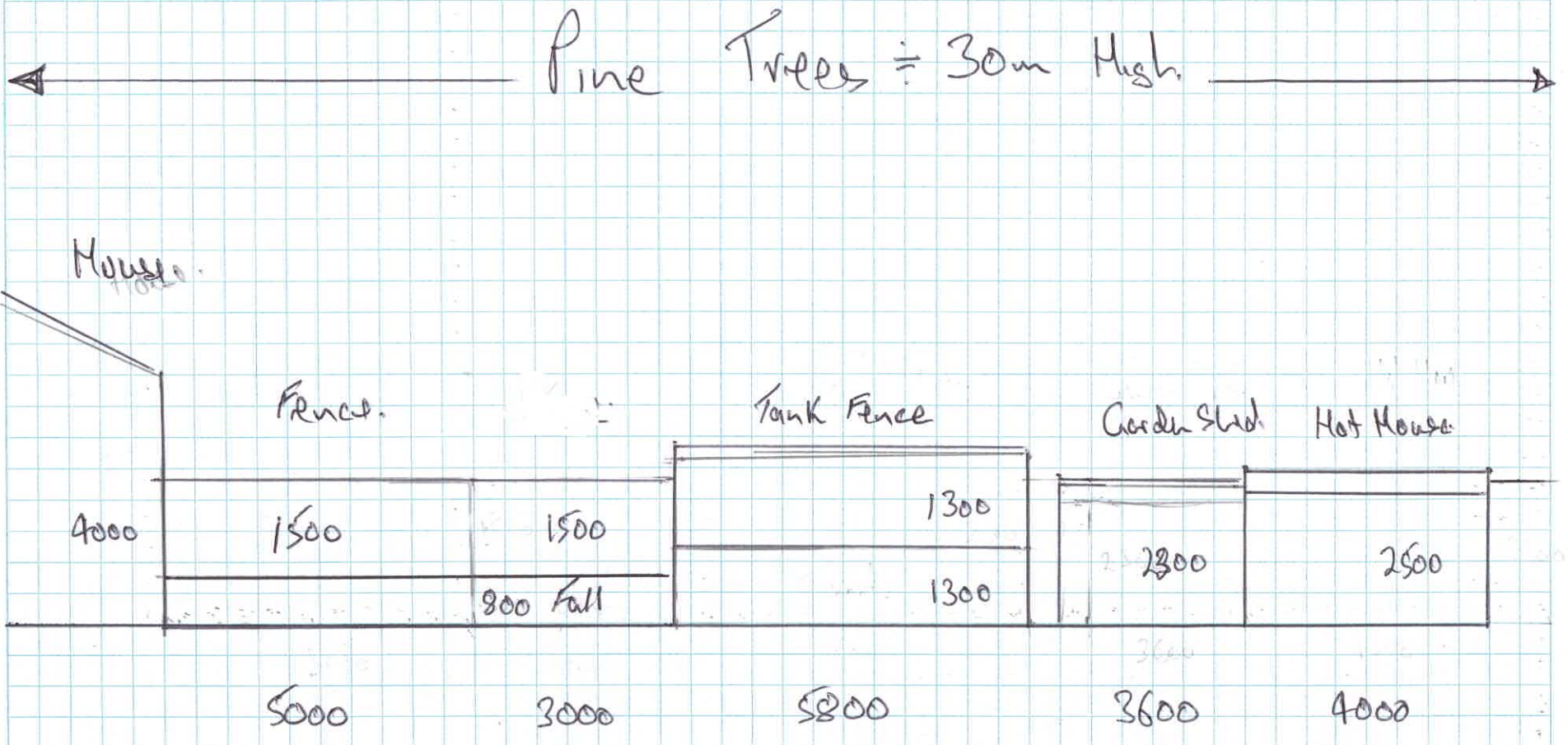
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Scale
1 square = 1 metre

CENTRAL COAST COUNCIL
LAND USE PLANNING

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Doc ID: 546661

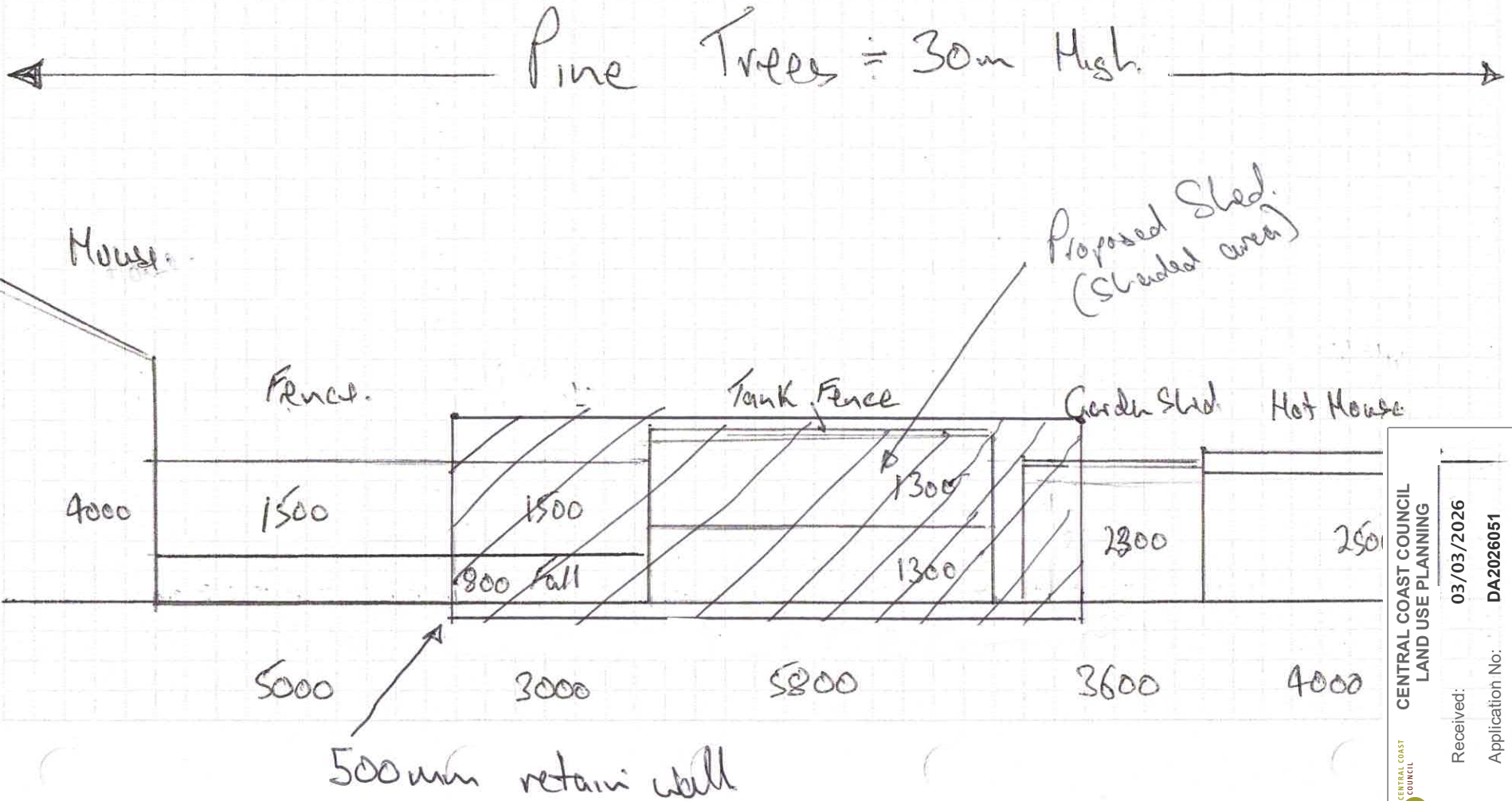


Scale 20 = 1m

Shed overlay

CENTRAL COAST COUNCIL
LAND USE PLANNING

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 Doc ID: 546661



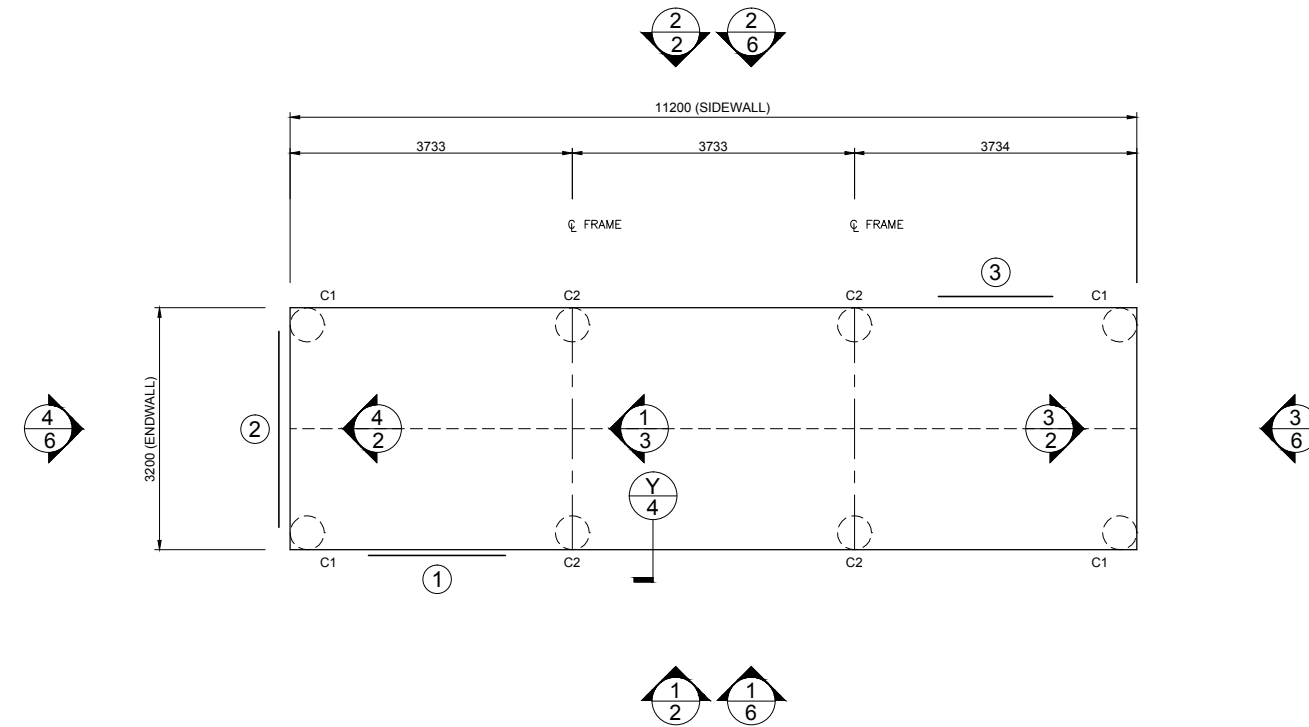
CENTRAL COAST COUNCIL
LAND USE PLANNING

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IF IN DOUBT, ASK.

CENTRAL COAST COUNCIL
CENTRAL COAST COUNCIL
LAND USE PLANNING
 Received: 03/03/2026
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 Doc ID: 546660






1 FOUNDATION PLAN AND MEMBER LAYOUT
 SCALE: 1 = 100

DJ - INDICATES DOOR JAMBS AT THESE LOCATIONS. REFER TO SHEET #4 ON THE DOOR SCHEDULE FOR SIZES

MEMBER LEGEND

| | |
|----|--------|
| C1 | C15012 |
| C2 | C15024 |

DO NOT SCALE THIS DRAWING. USE FIGURED DIMENSIONS ONLY. ALL DIMENSIONS TO BE VERIFIED ON SITE.

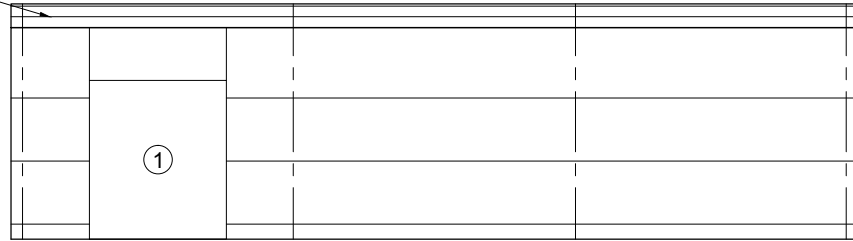
| | | | | | | | | | |
|-------------------------------------|-----------------------|------------------|---------------|--------------|--|---|---|---|---|
| SHEET 1 OF 6 | JOB NO. FDDP100932 | DATE 2/3/2026 | CHECKED TM | DRAWN FDB | STEEL BUILDING BY (CONTACT) FAIR DINKUM BUILDS DEVONPORT 0487 080 019 (BENNETT) GREG 18 BROOKVALE ROAD ULVERSTONE |  |  |  Civil & Structural Engineers 50 Punari Street Currajong, Qld 4812 Fax: 07 4725 5850 Email: design@nceng.com.au ABN 341 008 173 56 | Mr Timothy Roy Messer BE MIEAust RPEQ Signature  Date 2/3/2026 Registered on the NPER in the areas of practice of Civil & Structural National Professional Engineers Register |
|-------------------------------------|-----------------------|------------------|---------------|--------------|--|---|---|---|---|

Registered Chartered Professional Engineer
 Registered Professional Engineer (Civil & Structural) QLD
 Registered Certifying Engineer (Structural) N.T.
 Registered Engineer - (Civil) VIC
 Registered Engineer - (Civil) TAS

Regn. No. 2558980
 Regn. No. 9985
 Regn. No. 116373ES
 Regn. No. PE0002216
 Regn. No. CC5648M

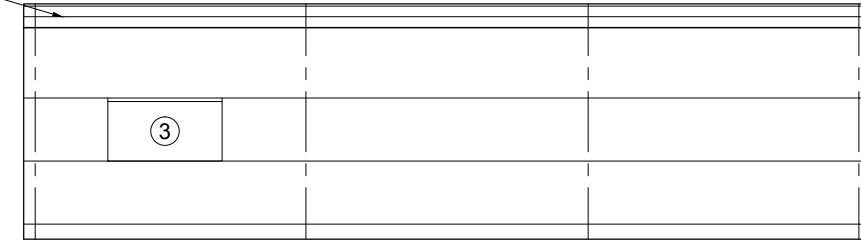
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ROOF PURLINS PER MEMBER SCHEDULE ON SHEET 5



1 SIDEWALL EXTERIOR ELEVATION
2 SCALE: 1 = 100

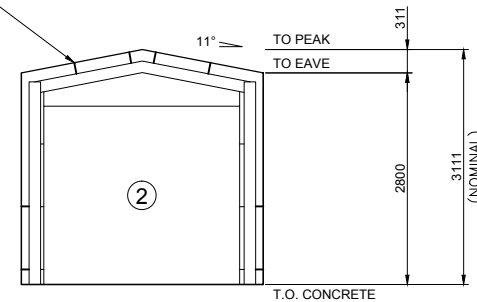
ROOF PURLINS PER MEMBER SCHEDULE ON SHEET 5



2 SIDEWALL EXTERIOR ELEVATION
2 SCALE: 1 = 100

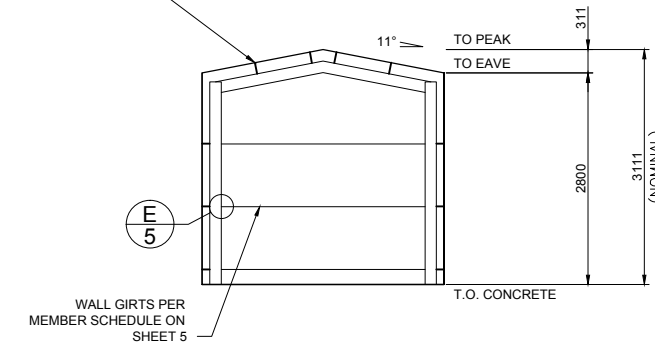
CENTRAL COAST COUNCIL
LAND USE PLANNING
Received: 03/03/2026
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ROOF PURLINS PER SCHEDULE



4 ENDWALL INTERIOR ELEVATION
2 SCALE: 1 = 100

ROOF PURLINS PER SCHEDULE



3 ENDWALL INTERIOR ELEVATION
2 SCALE: 1 = 100

DIAGONAL X BRACING NOT REQUIRED IN THIS BUILDING.
CLADDING DIAPHRAGM SUFFICIENT.

2 OF 6
SHEET
JOB NO. FDDP100932
DATE 2/3/2026
CHECKED TM
DRAWN FDB

STEEL BUILDING BY (CONTACT)
FAIR DINKUM BUILDS DEVONPORT
FOR 0487 080 019
AT (BENNETT) GREG
18 BROOKVALE ROAD
ULVERSTONE



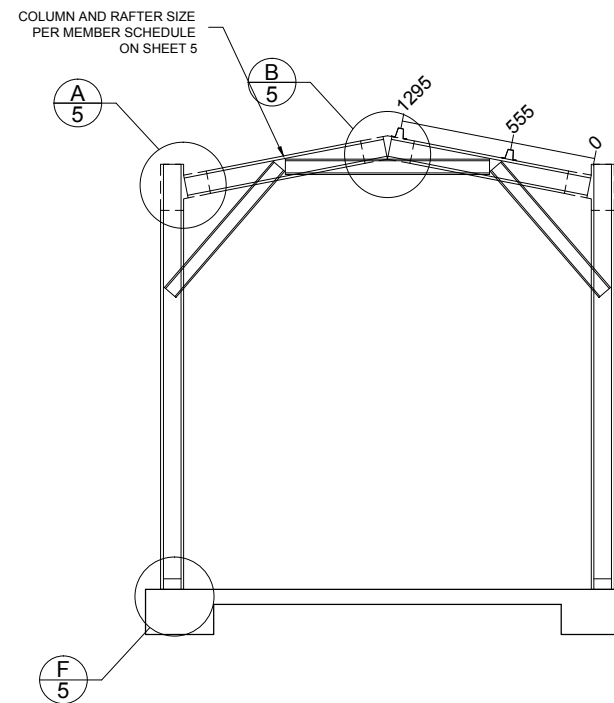
FAIR DINKUM BUILDS

NORTHERN CONSULTING engineers
Civil & Structural Engineers
50 Punari Street
Currajong, Qld 4812
Fax: 07 4725 5850
Email: design@nceng.com.au
ABN 341 008 173 56
Registered Chartered Professional Engineer
Registered Professional Engineer (Civil & Structural) QLD
Registered Certifying Engineer (Structural) N.T.
Registered Engineer - (Civil) VIC
Registered Engineer - (Civil) TAS
Regn. No. 2558980
Regn. No. 9985
Regn. No. 116373ES
Regn. No. PE0002216
Regn. No. CC5648M

Mr Timothy Roy Messer BE MIEAust RPEQ
Signature *T. Messer*
Date 2/3/2026
Registered on the NPER in the areas of practice
of Civil & Structural National Professional
Engineers Register

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LAND USE PLANNING
 Received: **03/03/2026**
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 Doc ID: **546660**



1 INTERNAL FRAME SECTION
 3 SCALE: 1 = 50

Refer to Sheet #4 for concrete specification.

| | | | | | | | | | |
|--------------|---|------------------|---------------|--------------|---|---|---|---|--|
| 3 OF 6 SHEET | JOB NO. FDDP100932 | DATE 2/3/2026 | CHECKED TM | DRAWN FDB | STEEL BUILDING BY FAIR DINKUM BUILDS DEVONPORT (CONTACT) 0487 080 019 (BENNETT) GREG 18 BROOKVALE ROAD ULVERSTONE |  |  |  Civil & Structural Engineers 50 Punari Street Currajong, Qld 4812 Fax: 07 4725 5850 Email: design@nceng.com.au ABN 341 008 173 56 | Mr Timothy Roy Messer BE MIEAust RPEQ  Signature Date 2/3/2026 Registered on the NPER in the areas of practice of Civil & Structural National Professional Engineers Register |
| | Registered Chartered Professional Engineer Registered Professional Engineer (Civil & Structural) QLD Registered Certifying Engineer (Structural) N.T. Registered Engineer - (Civil) VIC Registered Engineer - (Civil) TAS | | | | | Regn. No. 2558980 Regn. No. 9985 Regn. No. 116373ES Regn. No. PE0002216 Regn. No. CC5648M | | | |

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STRUCTURAL GENERAL NOTES

- GOVERNING CODE** : NATIONAL CONSTRUCTION CODE (NCC), LOADING TO AS1170 - ALL SECTIONS. BUILDING SUITABLE AS EITHER A PRIVATE GARAGE CLASS 10a, OR A FARM SHED (CLASS 7 OR 8), UNLESS OTHERWISE SPECIFICALLY NOTED. FOR USE AS A FARM SHED, IT MUST MEET THE FOLLOWING REQUIREMENTS:
 - BE LESS THAN 2000 SQM IN AREA (INCLUSIVE OF ANY MEZZANINE FLOOR AREA).
 - MUST BE LOCATED ON A FARM AND USED IN CONNECTION WITH FARMING PURPOSES.
 - BUILDING IS NOT TO BE OCCUPIED FREQUENTLY NOR FOR EXTENDED PERIODS BY PEOPLE, WITH A MAXIMUM OF 1 PERSON PER 200 SQM OR 2 PERSONS MAXIMUM IN TOTAL WHICHEVER IS THE LESSER.
- DRAWING OWNERSHIP** : THESE DRAWINGS REMAIN THE PROPERTY OF FBHS (AUST) PTY LIMITED. ENGINEERING SIGNATURE AND CERTIFICATION IS ONLY VALID WHEN BUILDING IS SUPPLIED BY A DISTRIBUTOR OF FBHS. DRAWINGS ARE PROVIDED FOR THE DUAL PURPOSE OF OBTAINING BUILDING PERMITS AND AIDING CONSTRUCTION. ANY OTHER USE OR REPRODUCTION IS PROHIBITED WITHOUT WRITTEN APPROVAL FROM FBHS.
- DRAWING SIGNATURE REQUIREMENTS** : THESE DRAWINGS ARE NOT VALID UNLESS SIGNED BY THE ENGINEER. THE ENGINEER ACCEPTS NO LIABILITY OR RESPONSIBILITY FOR DRAWINGS WITHOUT A SIGNATURE. EACH TITLE BLOCK CONTAINS A WATER MARK UNDER THE CUSTOMERS NAME CONTAINING THE DATE OF PRODUCTION OF THE DRAWINGS; THE DRAWINGS ARE TO BE SUBMITTED TO COUNCIL WITHIN 21 DAYS OF THIS DATE. THIS IS TO ENSURE THAT ONLY CURRENT DRAWINGS ARE IN CIRCULATION.
- CONTRACTOR RESPONSIBILITIES** : CERTIFIER AND CONTRACTOR TO CONFIRM (ON SITE) THAT THE WIND LOADINGS APPLIED TO THIS DESIGN ARE TRUE AND CORRECT FOR THE ADDRESS STATED IN THE TITLE BLOCK. CONTRACTOR SHALL VERIFY AND CONFIRM ALL EXISTING CONDITIONS AND DIMENSIONS. ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES BETWEEN DRAWINGS AND EXISTING CONDITIONS PRIOR TO START OF WORK. CONTRACTOR MUST NOT MAKE ANY DEVIATION FROM THE PROVIDED PLANS WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM ONE OF THE UNDERSIGNING ENGINEERS. THE ENGINEER / FBHS TAKE NO RESPONSIBILITY FOR CHANGES MADE WITHOUT WRITTEN APPROVAL. CONTRACTOR IS RESPONSIBLE FOR ENSURING NO PART OF THE STRUCTURE BECOMES OVERSTRESSED DURING CONSTRUCTION. BUILDING IS NOT STRUCTURALLY ADEQUATE UNTIL THE INSTALLATION OF ALL COMPONENTS AND DETAILS SHOWN IS COMPLETED IN ACCORDANCE WITH THESE DRAWINGS. THE INDICATED DRAWING SCALES ARE APPROXIMATE. DO NOT SCALE DRAWINGS FOR CONSTRUCTION PURPOSES. FOR FURTHER DIRECTIONS ON CONSTRUCTION THE CONTRACTOR SHOULD CONSULT THE APPROPRIATE INSTRUCTION MANUAL.
- ENGINEERING** : THE ENGINEER / FBHS ARE NOT ACTING AS PROJECT MANAGERS FOR THIS DEVELOPMENT, AND WILL NOT BE PRESENT DURING CONSTRUCTION. THE UNDERSIGNING ENGINEERS HAVE REVIEWED THIS BUILDING FOR CONFORMITY ONLY TO THE STRUCTURAL DESIGN PORTIONS OF THE GOVERNING CODE. THE PROJECT MANAGER IS RESPONSIBLE FOR ADDRESSING ANY OTHER CODE REQUIREMENTS APPLICABLE TO THIS DEVELOPMENT. THESE DOCUMENTS ARE STAMPED ONLY AS TO THE COMPONENTS SUPPLIED BY FBHS. IT IS THE RESPONSIBILITY OF THE PURCHASER TO COORDINATE DRAWINGS PROVIDED BY FBHS WITH OTHER PLANS AND/OR OTHER COMPONENTS THAT ARE PART OF THE OVERALL PROJECT. IN CASES OF DISCREPANCIES, THE LATEST DRAWINGS PROVIDED BY FBHS SHALL GOVERN. NO ALTERATIONS TO THIS STRUCTURE (INCLUDING REMOVAL OF CLADDING) ARE TO BE UNDERTAKEN WITHOUT THE CONSENT OF THE CERTIFYING ENGINEER. OPENINGS SUCH AS WINDOWS AND DOORS NEED TO BE INSTALLED AS PER THE PRODUCT MANUFACTURER'S INFORMATION/DETAILS. THE BUILDING IS DESIGNED AS A STAND-ALONE BUILDING, NOT RELYING ON ANY ADJACENT BUILDING. IF THE PERMANENT OPENING IS OBSTRUCTED BY ANY ADJACENT BUILDING AND WITHIN A DISTANCE OF 0.5M OF SAID OPENING, THE DESIGN SHOULD BE REFERRED TO THE DESIGN ENGINEER FOR REVIEW OF INTERNAL PRESSURES AND POSSIBLE REDESIGN.
- INSPECTIONS** : NO SPECIAL INSPECTIONS ARE REQUIRED BY THE GOVERNING CODE ON THIS JOB. ANY OTHER INSPECTIONS REQUESTED BY THE LOCAL BUILDING DEPARTMENT SHALL BE CONDUCTED AT THE OWNER'S EXPENSE.
- SOIL REQUIREMENTS** : SITE CLASSIFICATION TO BE A, S OR M ONLY. SOIL SAFE BEARING CAPACITY VALUE INDICATED ON DRAWING SHEET 4 OCCURS AT 100mm BELOW FINISH GRADE, EXISTING NATURAL GRADE, OR AT FROST DEPTH SPECIFIED BY LOCAL BUILDING DEPARTMENT, WHICHEVER IS THE LOWEST ELEVATION. REGARDLESS OF DETAIL Y ON SHEET 4 THE MINIMUM FOUNDATION DEPTH SHOULD BE 100MM INTO NATURAL GROUND OR BELOW FROST DEPTH SPECIFIED BY LOCAL COUNCIL. ROLLED OR COMPACTED FILL MAY BE USED UNDER SLAB, COMPACTED IN 150mm LAYERS TO A MAXIMUM DEPTH OF 900mm. CONCRETE FOUNDATION EMBEDMENT DEPTHS DO NOT APPLY TO LOCATIONS WHERE ANY UNCOMPACTED FILL OR DISTURBED GROUND EXISTS OR WHERE WALLS OF THE EXCAVATION WILL NOT STAND WITHOUT SUPPLEMENTAL SUPPORT, IN THIS CASE SEEK FURTHER ENGINEERING ADVICE.
- CLASS 10a or Class 7 FOOTING DESIGNS** : THE FOUNDATION DOCUMENTED IS ALSO APPROPRIATE FOR CLASS 10a or CLASS 7 BUILDING DESIGNS ON 'M-D', 'H', 'H-D' OR 'E' CLASS SOILS, IF TOTAL SLAB AREA IS UNDER 100m SQUARE AND THE MAXIMUM SLAB DIMENSION (LENGTH AND WIDTH) IS LESS THAN OR EQUAL TO 12m. PLEASE BE AWARE THAT THE SLAB DESIGN FOR H & E CLASS SOILS IN THESE INSTANCES ARE DESIGNED TO EXPERIENCE SOME CRACKING. THIS CRACKING IS NOT CONSIDERED A STRUCTURAL FLAW OR DESIGN ISSUE, AND IS SIMPLY COSMETIC IN NATURE. IF THIS IS A CONCERN TO THE CLIENT IT IS ADVISED THEY DISCUSS OTHER OPTIONS WITH THE RELEVANT DISTRIBUTOR PRIOR TO THE POURING OF THE SLAB.
- CONCRETE REQUIREMENTS** : ALL CONCRETE DETAILS AND PLACEMENT SHALL BE PERFORMED IN ACCORDANCE WITH AS2870 AND AS3600. CONCRETE SHALL HAVE A MIN. 28-DAY STRENGTH OF 20MPa FOR EXPOSURE A1, 25MPa FOR EXPOSURE A2, 32MPa FOR EXPOSURE B1, 40MPa FOR EXPOSURE B2 AND 50MPa FOR EXPOSURE C, IN ACCORDANCE WITH SECTION 4, AS3600. CEMENT TO BE TYPE A. MAX AGGREGATE SIZE OF 20mm. SLUMP TO BE 80mm +/-15mm. SLABS TO BE CURED FOR 7 DAYS BY WATERING OR COVERING WITH A PLASTIC MEMBRANE, AFTER WHICH CONSTRUCTION CAN BEGIN, DUE CARE GIVEN NOT TO OVER-TIGHTEN HOLD DOWN BOLTS. GIVEN ALLOWABLE SOIL TYPES 1 LAYER OF SL72 REINFORCING MESH IS TO BE INSTALLED ON STANDARD SLABS WITH A MINIMUM 30MM COVER FROM CONCRETE SURFACE. CONCRETE REINFORCING TO CONFORM TO AS 1302, AS1303 & AS 1304. ALL REINFORCING COVER TO BE A MINIMUM OF 30mm.
- STRUCTURAL STEEL REQUIREMENTS** : ALL STRUCTURAL STEEL, INCLUDING SHEETING THOUGH EXCLUDING CONCRETE REINFORCING, SHALL CONFORM TO AS 1397 (GAUGE <= 1mm fy = 550MPa, GAUGE > 1mm < 1.5mm fy = 500MPa, GAUGE >= 1.5mm fy = 450MPa). NO WELDING IS TO BE PERFORMED ON THIS BUILDING. ALL STRUCTURAL MEMBERS AND CONNECTIONS DESIGNED TO AS4600. ALL BOLT HOLE DIAMETERS TO STRAIT GENERAL FINCHINGS.
- FOOT TRAFFIC** : FOR ERECTION AND MAINTENANCE PLEASE NOTE THE FOLLOWING DEFINED FOOT TRAFFIC ZONES:
 - CORRUGATED: WALK ONLY WITHIN 200MM OF SCREW LINES. FEET SPREAD OVER AT LEAST TWO RIBS.
 - MONOCLAD: WALK ONLY IN PANS, OR ON RIBS AT SCREW LINES.
- METAL SHEETING COMPLIANCE** : METAL ROOFING TO COMPLY WITH AS1562.1

PROJECT DESIGN CRITERIA

ROOF LIVE LOAD: 0.27 kPa
 BASIC WIND SPEED: VR 45 m/s
 SITE WIND SPEED: V_{sitB} 43.4 m/s
 WIND REGION: Reg A4
 TOPOGRAPHY FACTOR, Mt: 1.06
 SHIELDING FACTOR, Ms: 1
 MAX GROUND SNOW LOAD: N/A
 MAX ROOF SNOW LOAD: N/A
 SITE ALTITUDE: N/A
 TERRAIN CATEGORY: TCat 2
 SOIL SAFE BEARING CAPACITY: 100 kPa
 RETURN PERIOD: 1:500
 LIMITING CPI 1: -0.71
 LIMITING CPI 2: 0.76
 IMPORTANCE LEVEL: 2

DETAIL KEYS

- (DK1) ENDWALL VERTICAL MULLION (SEE DETAIL C/5 FOR TOP CONN. AND F/5 FOR BASE CONN.)
- (DK2) FLYBRACING PER DETAIL L/5
- (DK3) X-BRACING IN ROOF ABOVE (SEE DETAIL M/5)
- (DK4) DOUBLE X-BRACING IN ROOF ABOVE (SEE DETAIL M/5)

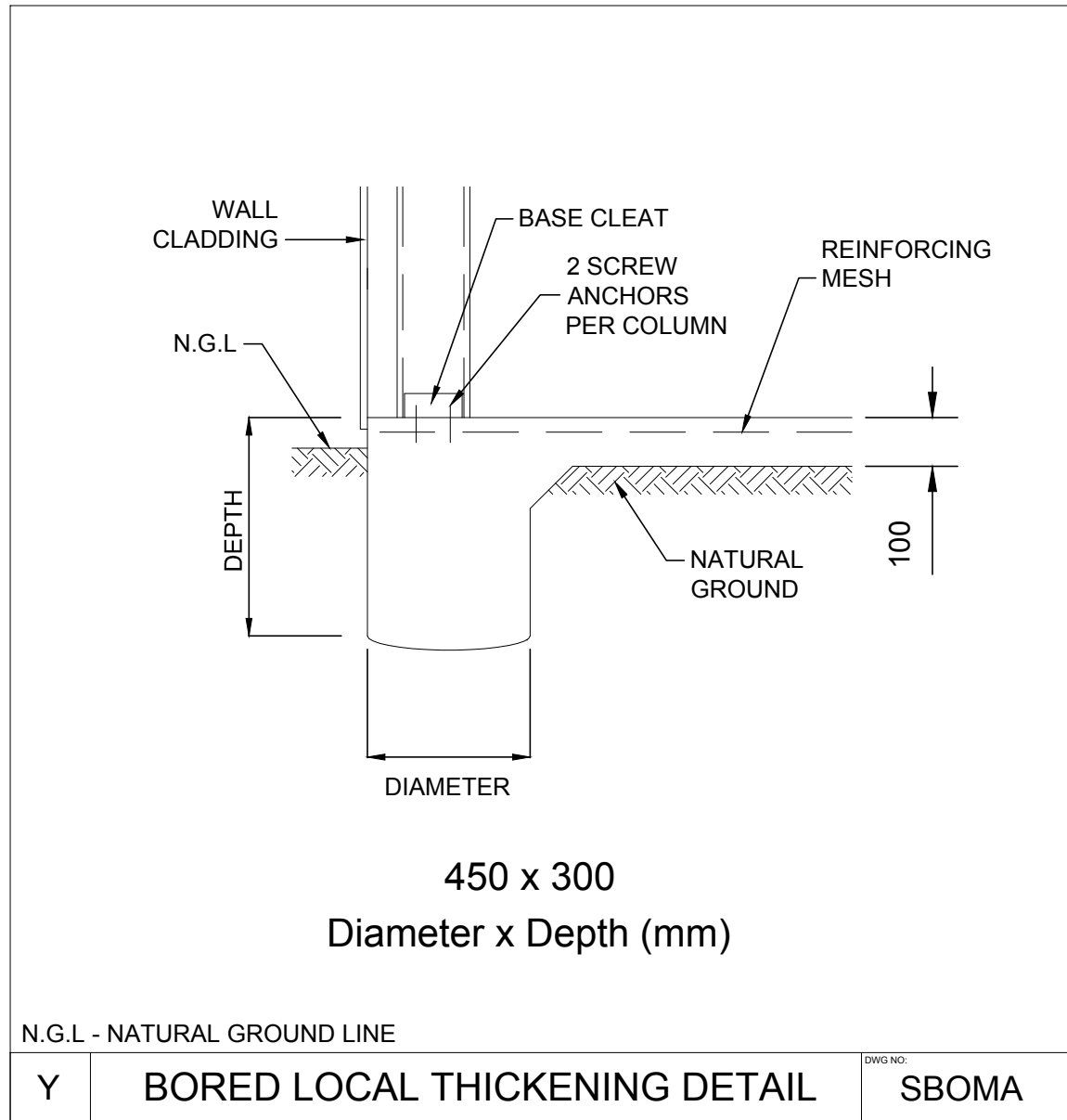
SCHEDULE OF OPENINGS

| DOOR | OPENING WIDTH | OPENING HEIGHT | OPENING TYPE | HEADER GIRT | OPENING JAMBS | WIND RATED |
|------|---------------|----------------|---|-------------|---------------|------------|
| ① | 1810 | 2100 | 2.10H X 1.81 XD STANDARD GLASS SLIDING DOOR | SINGLE | XSRDTS6430 | YES |
| ② | 2590 | 2360* | 2.50H X 2.65 CB "SERIES A #" | SINGLE | C15012P | NO |
| ③ | 1510 | 790 | WINDOW | SINGLE | | YES |

NOTES: 1) SEE SHEET 5 FOR DOOR OPENING FRAMING INFORMATION.
 2) ALL DOOR SCHEDULE MEASUREMENTS ARE ACTUAL DOOR/WINDOW SIZE NOT OPENING SIZE.

* ROLLER DOOR OPENING HEIGHT DEPENDENT ON FINAL BUILD LOCATION.

CENTRAL COAST COUNCIL
 LAND USE PLANNING
 Received: 03/03/2026
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4 OF 6 SHEET
 JOB NO. FDDP100932
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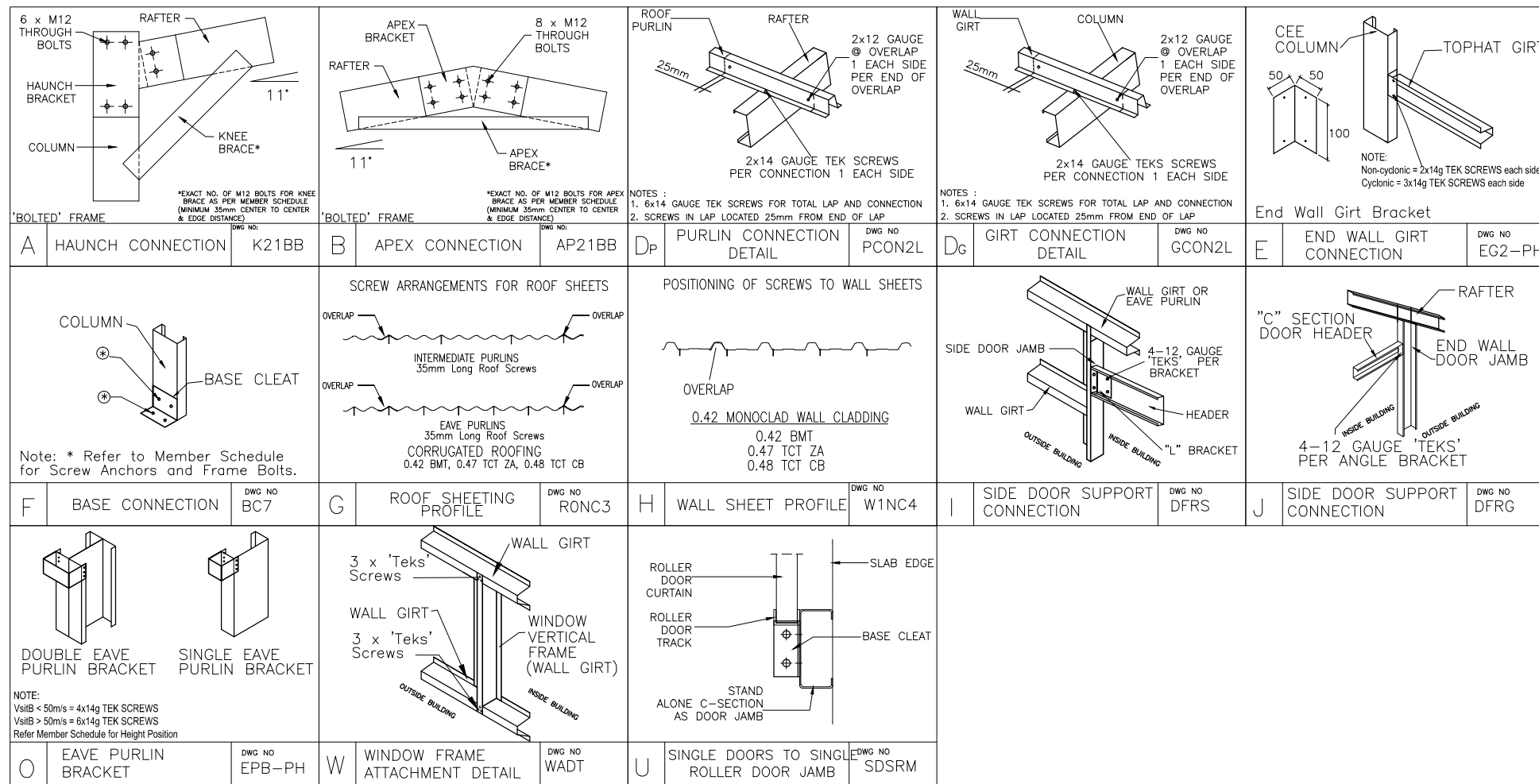
STEEL BUILDING BY (CONTACT)
FAIR DINKUM BUILDS DEVONPORT
 0487 080 019
(BENNETT) GREG
 18 BROOKVALE ROAD
 ULVERSTONE

FAIR DINKUM BUILDS
 SHED SAFE

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 Registered Professional Engineer (Civil & Structural) QLD
 Registered Certifying Engineer (Structural) N.T.
 Registered Engineer - (Civil) VIC
 Registered Engineer - (Civil) TAS

Mr Timothy Roy Messer BE MIEAust RPEQ
 Signature: *T. Messer*
 Date: 2/3/2026
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MEMBER AND MATERIAL SCHEDULE

| | | |
|----|----------------------------------|---|
| 1 | END WALL RAFTER | Single C15012 |
| 2 | C.S. FRAME RAFTER | Single C15012 |
| 3 | END FRAME COLUMN (C1) | Single C15012 |
| 4 | C.S. FRAME COLUMN (C2) | Single C15024 |
| 5 | C.S. FRAME KNEE BRACE | Single C10010 @ 1.26 LONG 2 bolts each end |
| 6 | KNEE BRACE HEIGHT UP COLUMN | 1.93m |
| 7 | KNEE BRACE LENGTH UP RAFTER | 0.69m |
| 8 | C.S. FRAME APEX BRACE | Single C10010 @ 1.35 LONG 2 bolts each end |
| 9 | APEX POSITION FROM RAFTER END | 0.65m |
| 10 | ANCHOR BOLTS (# PER DETS.) | Screw Anchor 12mm x 100 Galv |
| 11 | EAVE PURLIN | C10010 (Eave Purlin Bracket 21mm down from top of column) |
| 12 | TYP. ROOF PURLIN SIZE | Tophat 64 x 1.0 |
| 13 | MAIN BLDG. PURLIN SPACING | 0.740 m. (2 rows) (Max Allow. 0.777m) |
| 14 | MAIN BLDG. PURLIN LENGTH | 4.11 m. (0.37m Overlap) |
| 15 | TYP. SIDEWALL GIRT SIZE | Tophat 64 x 1.0 |
| 16 | MAIN BLDG. SIDEWALL GIRT SPACING | 0.833 m. (3 rows) (Max Allow. 0.856m) |
| 17 | MAIN BLDG. SIDEWALL GIRT LENGTH | 4.11 m. (0.37m Overlap) |
| 18 | TYP. ENDWALL GIRT SIZE | Tophat 64 x 1.0 |
| 19 | MAIN BLDG. ENDWALL GIRT SPACING | 0.831 m. (3 rows) (Max Allow. 1.062m) |
| 20 | MAIN BLDG. ENDWALL GIRT LENGTH | 2.77 m. (0m Overlap) |
| 21 | FRAME SCREW FASTENERS | 14-13x22 Hex C/S (SP HD 5/16" Hex Drive) |
| 22 | FRAME BOLT FASTENERS | Purlin Assy M12x30 Z/P |
| 23 | X-BRACING STRAP AND FASTENERS | None required for this building. Cladding Diaphragm Sufficient. |
| 24 | WALL COLOUR | MONUMENT |
| 25 | ROOF COLOUR | MONUMENT |
| 26 | ROLLER DOOR COLOUR | NIGHT_SKY |
| 27 | WINDOW COLOUR | NIGHT_SKY |
| 28 | GLASS SLIDING DOOR COLOUR | NIGHT_SKY |
| 29 | DOWNPIPE COLOUR | N/A - downpipes by others |
| 30 | GUTTER COLOUR | NIGHT_SKY |
| 31 | CORNER FLASHING COLOUR | NIGHT_SKY |
| 32 | BARGE FLASHING COLOUR | NIGHT_SKY |
| 33 | OPENING FLASHING COLOUR | NIGHT_SKY |
| 34 | OPEN BAY HEADER HEIGHT | 0.5 |

"C.S." = CLEARSPAN "L." = LEFT "R." = RIGHT

CENTRAL COAST COUNCIL
 LAND USE PLANNING

Received: **03/03/2026**

Application No: **DA2026051**

Doc ID: **546660**

5 OF 6 SHEET

JOB NO. FDDP100932

DATE 2/3/2026

CHECKED TM

DRAWN FDB

STEEL BUILDING BY (CONTACT)

FAIR DINKUM BUILDS DEVONPORT

0487 080 019

(BENNETT) GREG

18 BROOKVALE ROAD

ULVERSTONE



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 Registered Certifying Engineer (Structural) N.T.
 Registered Engineer - (Civil) VIC
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Regn. No. 2558980
 Regn. No. 9985
 Regn. No. 116373ES
 Regn. No. PE0002216
 Regn. No. CC5648M

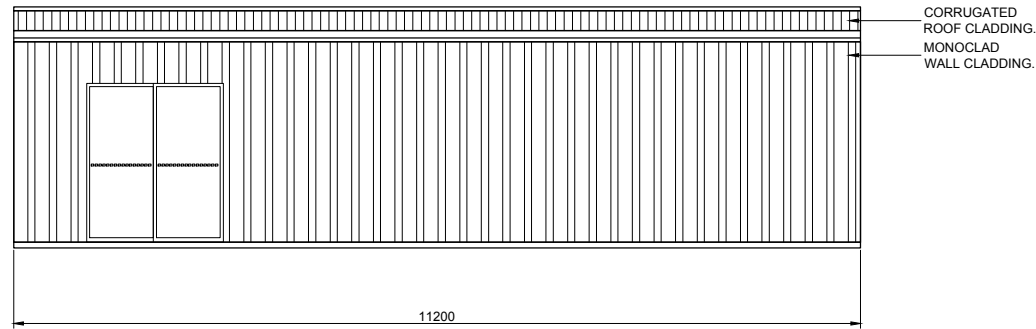
Mr Timothy Roy Messer BE MIEAust RPEQ

Signature *T. Messer*

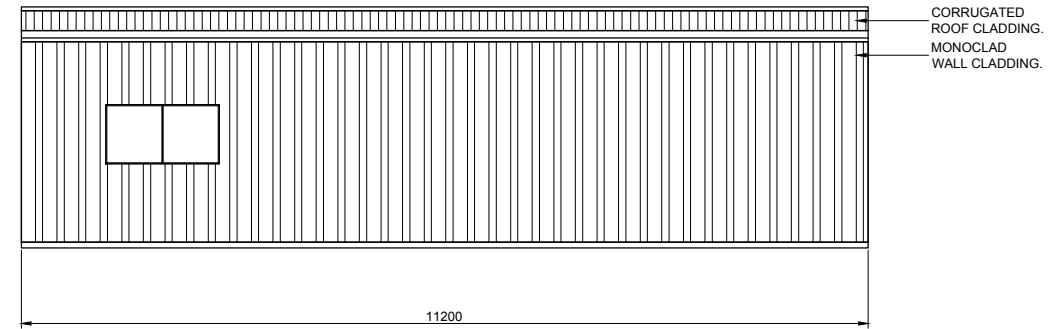
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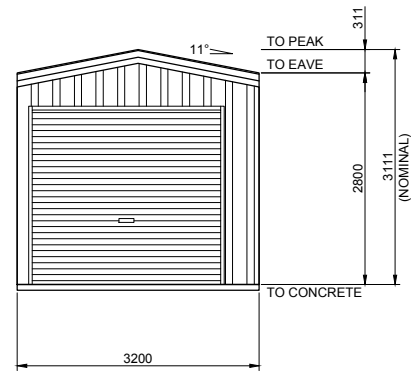


1
6 SIDEWALL EXTERIOR ELEVATION
SCALE: 1 = 100

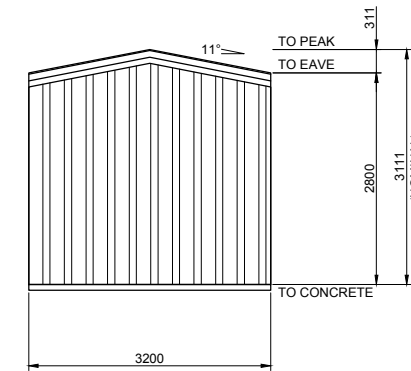


2
6 SIDEWALL EXTERIOR ELEVATION
SCALE: 1 = 100

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4
6 ENDWALL EXTERIOR ELEVATION
SCALE: 1 = 100



3
6 ENDWALL EXTERIOR ELEVATION
SCALE: 1 = 100

BUILDING COLOURS

| | |
|--------------------|--------------------------|
| WALL | MONUMENT |
| ROOF | MONUMENT |
| ROLLER DOOR | NIGHT SKY |
| WINDOW | NIGHT SKY |
| GLASS SLIDING DOOR | NIGHT SKY |
| DOWNPIPE | N/A - downpipes by other |
| GUTTER | NIGHT SKY |
| CORNER FLASHING | NIGHT SKY |
| BARGE FLASHING | NIGHT SKY |
| OPENING FLASHING | NIGHT SKY |

6 OF 6
SHEET
JOB NO. FDDP100932
DATE 2/3/2026
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DRAWN FDB

STEEL BUILDING BY (CONTACT)
FAIR DINKUM BUILDS DEVONPORT
FOR 0487 080 019
AT (BENNETT) GREG
18 BROOKVALE ROAD
ULVERSTONE



FAIR DINKUM BUILDS

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GUIDE TO THE INSTALLATION OF TEMPORARY BRACING

(REFER TO INSTALLATION GUIDE MANUAL FOR THE TWO METHODS OF CONSTRUCTION)

NOTES:

BRACING MATERIALS - THE SHED ERECTOR TO SUPPLY SPECIFIC BRACING. SUITABLE RIGID MEMBERS CAPABLE OF TENSION AND COMPRESSION OR OPPOSING CHAINS OR OPPOSING LOAD RATED RATCHET STRAPS TO BE USED. (RIGID BRACING AS SHOWN ON DIAGRAM) ROPE BRACING SUITABLE ONLY FOR SMALLER STRUCTURES IN IDEAL CONDITIONS.

BRACING LOCATION - TEMPORARY BRACING TO BE ERECTED AS CLOSE TO 45 DEGREE ANGLE AND FIXED TO THE TOP OF THE COLUMN OR MULLION TO ACHIEVE THE OPTIMUM EFFECTIVENESS. IF THERE IS NOT ENOUGH SPACE FOR A 45 DEGREE ANGLE, THEN 20 DEGREE ANGLE IS TO BE THE MINIMUM ANGLE ALLOWED (REFER TO DIAGRAM). RIGID TEMPORARY BRACING MEMBER TO BE BOLTED TO HEAVY ANGLE PEGS HAMMERED INTO THE GROUND OR TO A BRACKET, MASONRY ANCHORED TO THE SLAB.

BRACING REMOVAL - TEMPORARY BRACING TO REMAIN IN PLACE UNTIL CLADDING IS FULLY INSTALLED WHERE POSSIBLE. IN NO CASE SHOULD TEMPORARY BRACING BE REMOVED UNTIL ALL PURLINS, GIRTS (AND PERMANENT CROSS BRACING WHERE USED) ARE FIXED.

SITE SAFETY - DUE CONSIDERATION TO BE GIVEN TO SITE SAFETY IN REGARD TO LOCATIONS OF BRACING AND PEGS.

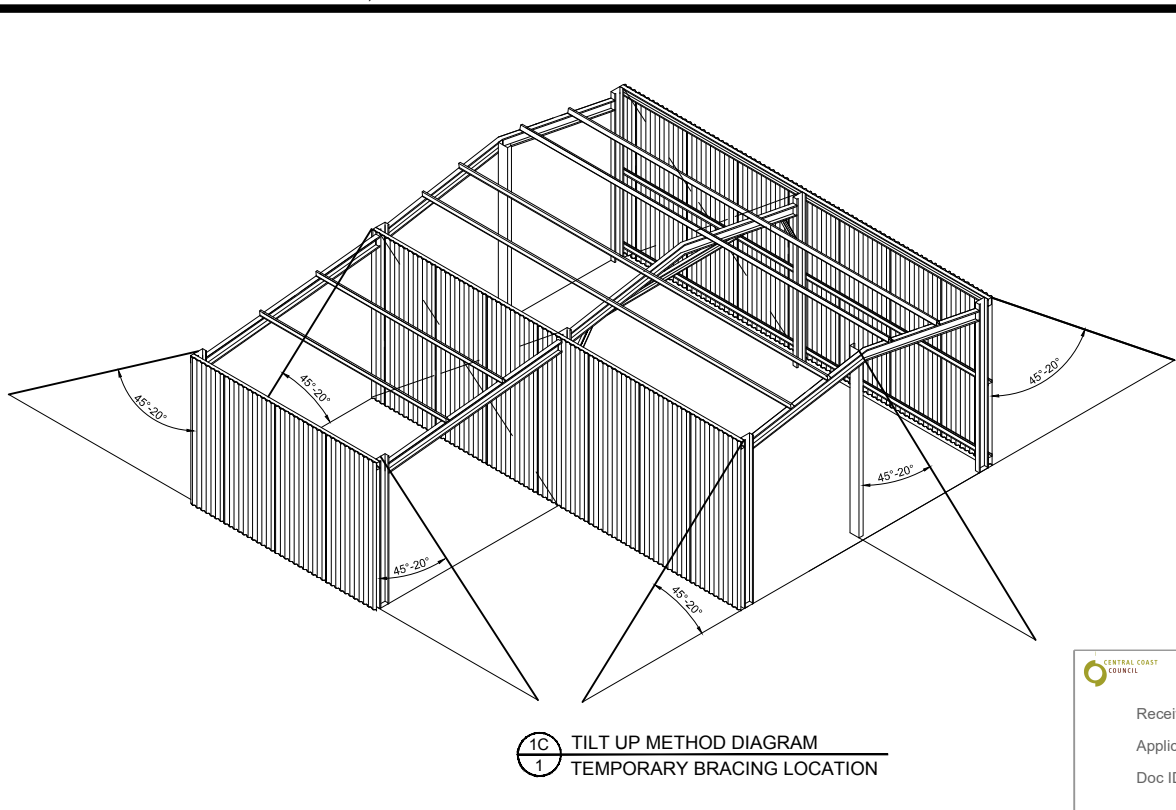
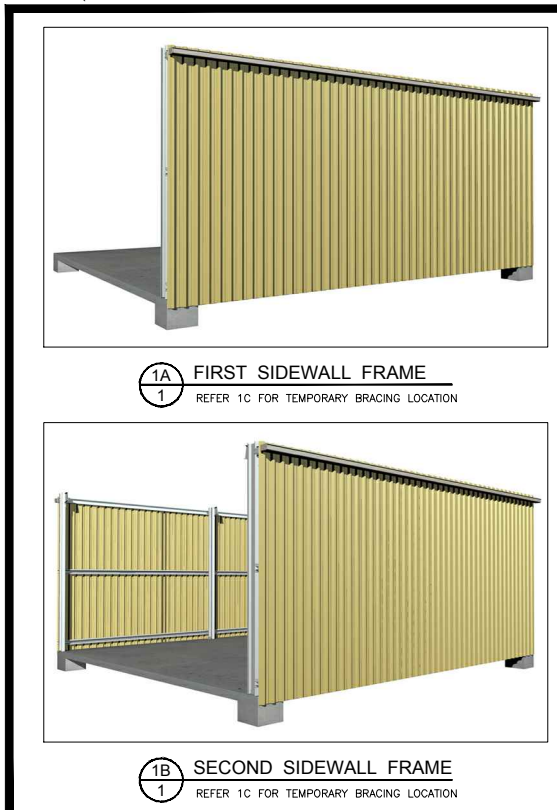
GUIDE APPLICATION - TEMPORARY BRACING AS DESCRIBED IS A MINIMUM REQUIREMENT FOR AN AVERAGE, STANDARD SITE CONDITION. PROVIDE ADDITIONAL BRACING FOR MORE SEVERE AND/OR HIGH EXPOSURE SITE CONDITIONS. ADDITIONAL BRACING TO BE USED AS AND WHERE NECESSARY TO ENSURE THAT ENTIRE FRAME IS RIGID THROUGHOUT CONSTRUCTION. RESPONSIBILITY FOR ENSURING STABILITY OF STRUCTURE REMAINS WITH THE BUILDER.

TILT UP METHOD
FOR STRUCTURES UNDER 9M SPAN, LESS THAN 3M HIGH AND LESS THAN 12M LONG

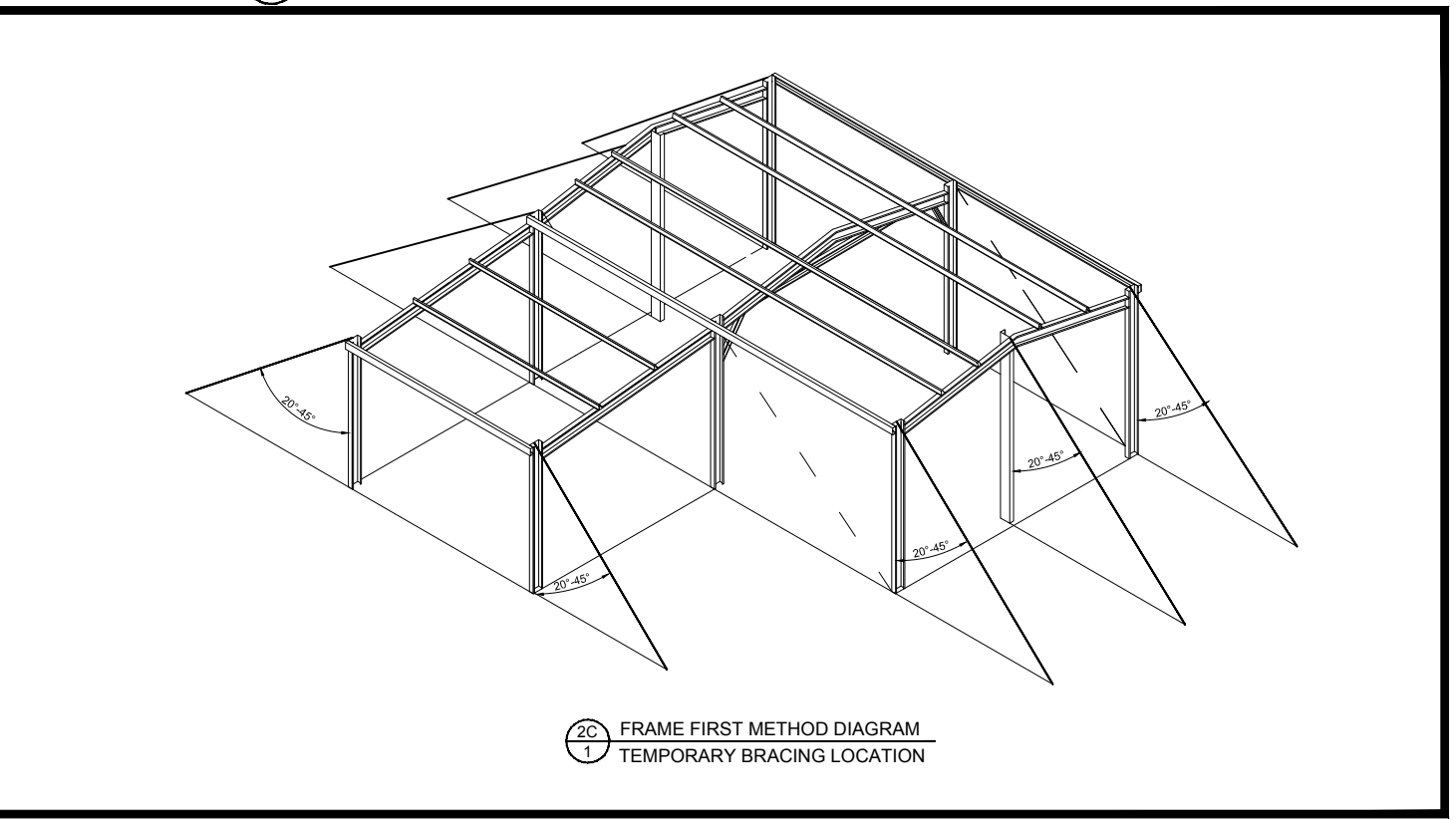
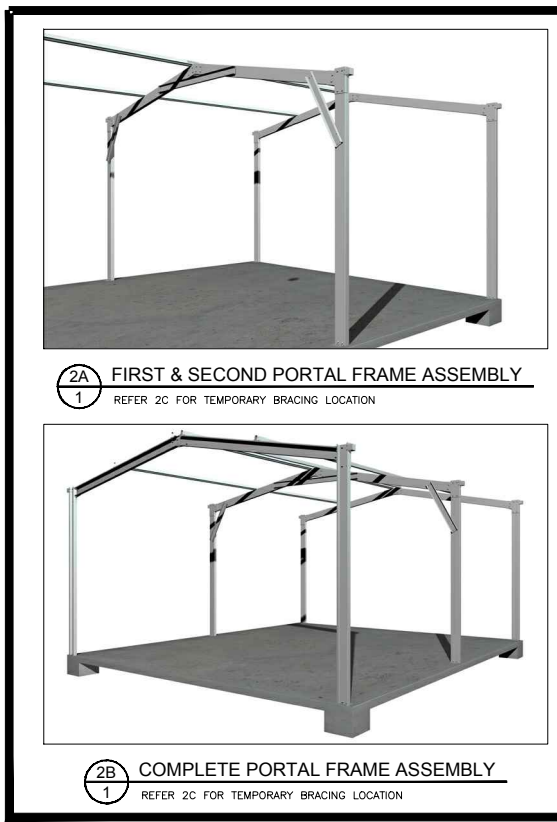
- A. ASSEMBLE THE FIRST SIDEWALL FRAME (COMPLETE WITH WALL SHEETING, BRACING AND GUTTER) ON THE GROUND AND LIFT ASSEMBLED SIDEWALL FRAME INTO POSITION. FIX OFF TEMPORARY SIDE BRACING TO EACH END (REFER TO DIAGRAM). FIX BASE CLEATS.
- B. ASSEMBLE THE SECOND SIDEWALL FRAME AS PER FIRST SIDEWALL FRAME. LIFT INTO POSITION. FIX OFF TEMPORARY WALL BRACING TO EACH END (REFER TO DIAGRAM) FIX BASE CLEATS.
- C. FIX GABLE END RAFTERS TO COLUMNS TO TIE WALLS. PROP APEX UNTIL ENDWALL MULLION AND APEX TEMPORARY BRACE ARE FIXED OFF. IF NO MULLION IS REQUIRED THEN PROP AND BRACE APEX UNTIL CLADDING IS COMPLETE.
- D. INSTALL REMAINING RAFTERS. AS EACH RAFTER PAIR IS INSTALLED, AT LEAST ONE PURLIN PER 3M OF RAFTER LENGTH IS TO BE INSTALLED TO SECURE RAFTERS.
- E. INSTALL REMAINING PURLINS
- F. INSTALL KNEE AND APEX BRACES IF AND WHERE APPLICABLE.
- G. REPEAT FOR LEANTO'S.

FRAME FIRST METHOD
FOR STRUCTURES OVER 9M SPAN, GREATER THAN 3M HIGH AND GREATER THAN 12M LONG

- A. ASSEMBLE PORTAL FRAMES ON THE GROUND (WITH KNEE AND APEX BRACES IF AND WHERE APPLICABLE). LIFT THE FIRST PORTAL FRAME ASSEMBLY INTO POSITION. FIX OFF TEMPORARY END BRACING (REFER TO DIAGRAM). FIX BASE CLEATS.
- B. PROP APEX UNTIL ENDWALL MULLION AND APEX TEMPORARY BRACE ARE FIXED OFF. IF NO MULLION IS REQUIRED THEN PROP AND BRACE APEX UNTIL CLADDING IS COMPLETE.
- C. THE SECOND PORTAL FRAME ASSEMBLY TO BE LIFTED INTO POSITION. FIX EAVE PURLINS AND AT LEAST ONE PURLIN PER 3M OF RAFTER TO SECURE FRAME ASSEMBLY. FIX BASE CLEATS. FIX TEMPORARY SIDEWALL BRACING.
- D. STAND REMAINING PORTAL FRAME ASSEMBLY AS PER STEP C, FIXING TEMPORARY SIDE WALL BRACING TO EVERY SECOND BAY. BRACE OTHER END PORTAL FRAME AS PER FIRST PORTAL FRAME.
- E. INSTALL REMAINING PURLINS AND GIRTS.
- F. REPEAT FOR LEANTO'S.



1 TILT UP METHOD DIAGRAM
SCALE: NTS



2 FRAME FIRST METHOD DIAGRAM
SCALE: NTS

↓
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Please review prior to commencing your build

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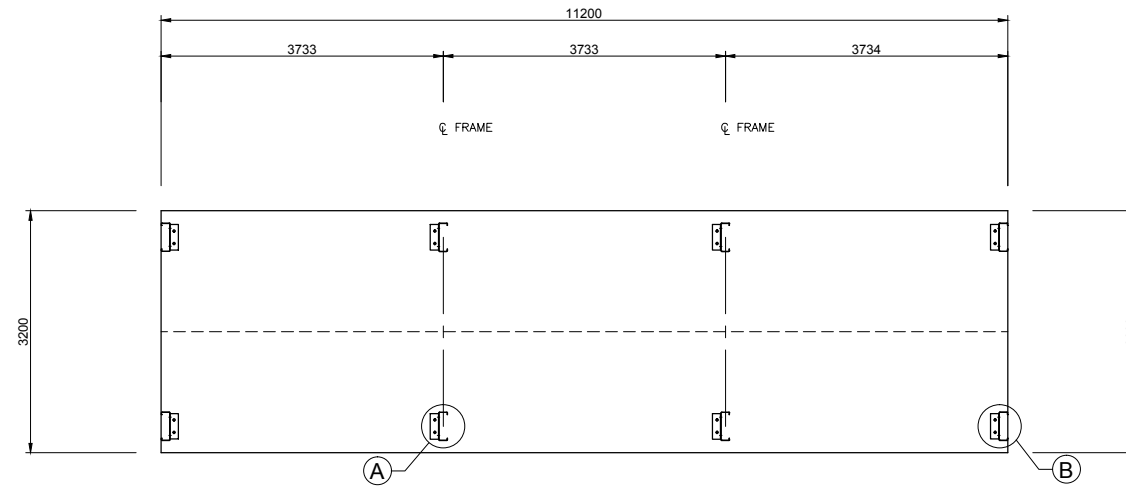
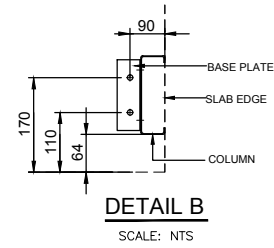
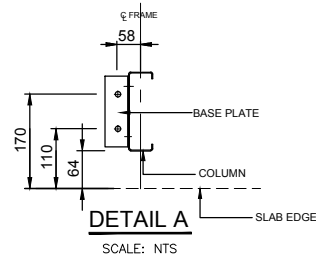
NOT PART OF COUNCIL APPLICATION DOCUMENTATION

| | | | | |
|-----------------------|------------------|---------------|--------------|---|
| JOB NO. FDDP100932 | DATE 2/3/2026 | CHECKED TM | DRAWN FDB | STEEL BUILDING BY FAIR DINKUM BUILDS DEVONPORT FOR (BENNETT) GREG AT 18 BROOKVALE ROAD ULVERSTONE |
|-----------------------|------------------|---------------|--------------|---|

TEMP BRACING

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1 BOLT LAYOUT PLAN
 1 SCALE: 1 = 100

IF YOU HAVE A ROLLER DOOR IN THE GABLE END OF YOUR SHED, CONTACT YOUR DISTRIBUTOR TO SEE IF MULLION NEEDS TO BE ROTATED FOR USE AS A DOOR JAMB.

NOT PART OF COUNCIL APPLICATION DOCUMENTATION

| | | | | |
|-----------------------|------------------|---------------|--------------|--|
| JOB NO. FDDP100932 | DATE 2/3/2026 | CHECKED TM | DRAWN FDB | STEEL BUILDING BY FAIR DINKUM BUILDS DEVONPORT 0487 080 019 (BENNETT) GREG 18 BROOKVALE ROAD ULVERSTONE |
|-----------------------|------------------|---------------|--------------|--|



BOLT LAYOUT PLAN

Planning Application GE & JL Bennett 18 Brookvale Rd, Ulverstone 7315 TAS

Application to erect a 11.2 x 3.2 x 2.8 (3m at highest point) shed on the property.

Shed will be utilised to house motor vehicles.

Will be steel framed and clad and constructed on a concrete slab.

A 500mm cut will be required to level the site. Fill will be retained and used elsewhere on the property.

A 500mm concrete block retaining wall will be erected above the shed.

Rainwater will be diverted into an existing concrete 80000 litre rainwater tank that supplies the house.

No drainage work will be required.

No plumbing works other than connecting gutters to rainwater tank via underground pipe.

No electrical work

The shed will connect to an existing bitumen driveway via a 15m gravel road. Existing access to council road will be utilised.

No extra vehicle movements will occur as a result of this development.

The shed will have no impact on visual amenity as existing outbuilding are approximately the same height. The shed will not be visible from the council road. The area immediately behind the shed has a stand of approximately 30-metre-high pine trees. The shed will not impact any neighbour's visual amenity. The shed will be non-reflective colours.

9 March 2026

Ms Annie Talbot
Central Coast Council
Ulverstone Tasmania 7315

Dear Ms Talbot

RE: DA2026051 – RESIDENTIAL – GARAGE – 18 BROOKVALE ROAD, ULVERSTONE

Attached are the additional documentation and written submissions as requested. These are to be added to the original submission.

1. *Copies of the Certificate of Title (folio test and folio plan), including any Schedule of Easements.*

See attached

2. *Payment of the required planning fee – Invoice number DA2026051– **Payment Receipt Number – N83096887892***

Further clarification:

1. *The proposed development relies on compliance with the Performance Criteria. A written submission is required in response to Clause 11.4.1-(P1) Site coverage. The Tasmanian Planning Scheme – Central Coast (the planning scheme) Performance Criteria for this Clause states that the site coverage must be consistent with that existing on established properties in the area, having regard to:*
 - (a) *The topography of the site;*
 - (b) *The capacity of the site to absorb runoff;*
 - (c) *The size and shape of the site;*
 - (d) *The existing buildings and any constraints imposed by existing development;*
 - (e) *The need to remove vegetation; and*
 - (f) *The character of development existing on established properties in the area.*

Site Coverage:

For your reference – please see the diagram below - existing neighbours' sheds are colour coded in **red**, our property's existing sheds are colour coded **yellow** and the new addition is coloured **blue**.





Shed size and shape to house two (2) cars

The proposed development of a new narrow double garage (35.84m²) at 18 Brookvale Road (property size 4482m²) is designed to house vehicles that are currently parked on site (as per photo), dramatically improving the aesthetics of our property to our neighbours and the public.

The new garage is consistent with the established properties in the area as neighbouring properties are also rural residential with many outbuildings.



16 Brookvale Road (neighbouring property)



20 Brookvale Road and 19 Brookvale Road (neighbouring properties)

The new addition is to be sited away from land slips identified by Council. The position and capacity of the site allows for excellent runoff over an extensive grassed and treed paddock into the large dam at the base of the property, where all storm water for the Brookvale development is directed as per title map re Drainage Easement. The garage itself will be connected to an existing 80 000L concrete tank situated nearby, which is the sole water supply for the existing house minimising runoff for this development.



Capacity to absorb runoff

The new building will be erected between an existing hedge / fence and original woodshed and watertank at the back of the block, thus minimising the overall impact of the building to adjoining properties and the public. A small section of the hedge and fence will be removed to allow access through the sliding glass door. (See shed plan)



Removal of approx two (2) bushes x 1m high

2. The proposed development relies on compliance with the Performance Criteria. A written submission is required in response to Clause 11.4.2 –(P3) Building height, setback and siting. The planning scheme's Performance Criteria for this Clause states that buildings must be sited to not cause an unreasonable loss of amenity to adjoining properties, having regard to:

- (a) The topography of the site;
- (b) The size, shape and orientation of the site;
- (c) The setbacks of surrounding buildings;
- (d) The height bulk and form of existing and proposed buildings;
- (e) The character of the development existing on established properties in the area; and
- (f) Any overshadowing of adjoining properties or public places.

Building height, setback and siting:

The overall design and placement of the new development is intended to have little to no impact on adjoining properties and is set to enhance the overall visual amenity of the area. Its colour choice (Colourbond colour Monument / Night Sky trim) blends into the environment with little to no visual impact and does not overshadow adjoining properties or public spaces, as 18 Brookvale Road does not have any residential properties behind it.

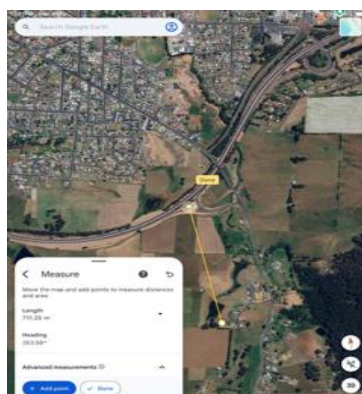


Building height, setback and siting

The proposed new development for the site is not visible from the council road (Brookvale Road) and can only be minimally sited from the Highway or Castra Road.



Position of garage from Brookvale Road



Site with reference to highway

The building itself will not cause any loss of amenity to adjoining properties as the position of the new garage is only visible to neighbours if they are at the bottom of their property looking back up onto our property.



The height of the new building will be of similar height to the water tank fence and outbuildings. This is significantly lower than the original two (2) story residence. The existing buildings are situated between the property boundary and the proposed new building.

The new garage is consistent with the established properties in the area as neighbouring properties are also rural residential with many outbuildings, garages and large farm sheds (as per section 1).

Should you need further information or clarification, please contact me on 0408755650.

Yours faithfully

Judie Bennett