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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.: **DA2024067**

Location: **78 Esplanade, Turners Beach**

Proposal: **Residential - multiple dwellings x 2 and retrospective front fence**

Performance Criteria: **Setbacks and building envelope for all dwellings; Frontage fences for all dwellings; reliance on CCO-S5.0 Turners Beach Specific Area Plan and *C2.0 Parking and Sustainable Transport Code***

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 General Manager, 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 2015.*

The representation must be made on or before **7 May 2024**

Date of Notification: **20 April 2024**

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**

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

Received: 18/03/2024  
Application No: DA2024067  
Doc ID: 480406

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

**Use or Development Site:**

Site Address: 19 'The Esplanade' Turners Beach.

Certificate of Title Reference: 60081/40

Land Area: 809 m<sup>2</sup> Heritage Listed Property: NO  YES

**Applicant(s)**

First Name(s): DANE ~~LAYTON~~ Surname(s): LAYTON.

Company name (if applicable): LAYTON DESIGN. Contact No: 0407 243 208.

Postal Address: P.O. Box 629, DEVONPORT, TAS, 7310.

Email address: dane@laytondesign.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): ANTHONY & ANGELA. Middle Names(s): ALAN/CHRISTINE.

Surname(s): BRAD. Company name (if applicable): N/A.

Postal Address: 19 ARCADIA AVE, TURNERS BEACH, 7315.

**PERMIT APPLICATION INFORMATION** (If insufficient space for proposed use and development, please attach separate documents)

"USE" is the purpose or manner for which land is utilised.  
Proposed Use RESIDENTIAL.  
Use Class Office use only

"Development" is the works required to facilitate the proposed use of the land, including the construction or alteration or demolition of buildings and structures, signs, any change in ground level and the clearing of vegetation.  
Proposed Development (please submit all documentation in PDF format to [planning@centralcoast.tas.gov.au](mailto:planning@centralcoast.tas.gov.au) separating A4 documents & forms from A3 documents).  
MULTIPLE (2x) RESIDENTIAL DWELLING DEVELOPMENT

Value of the development – (to include all works on site such as outbuildings, sealed driveways and fencing)  
\$1,100,000 ..... Estimate/Actual  
Total floor area of the development 452.97 .....m<sup>2</sup>

**Declaration of Notice to Landowner**

If land is NOT in the applicant's ownership  
I, DAVE LAYTON, 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 [Signature] Date 11/3/24

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 DANE LAYTON.  
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 14/03/24.

<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 60881	FOLIO 40
EDITION 2	DATE OF ISSUE 05-Jan-2023

	<b>CENTRAL COAST COUNCIL LAND USE PLANNING</b>
Received:	18/03/2024
Application No:	DA2024067
Doc ID:	480409

SEARCH DATE : 20-Jan-2023

SEARCH TIME : 01.47 PM

DESCRIPTION OF LAND

Town of LEITH

Lot 40 on Plan 60881 (formerly being P1126)

Derivation : Part of Lot 1 Section W Gtd to H V G Turner

Prior CT 2955/56

SCHEDULE 1

N102249 TRANSFER to ANTHONY ALAN BRAID and ANGELA CHRISTINE  
BRAID as tenants in common in equal shares  
Registered 05-Jan-2023 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any  
129290 FENCING CONDITION in Transfer

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

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

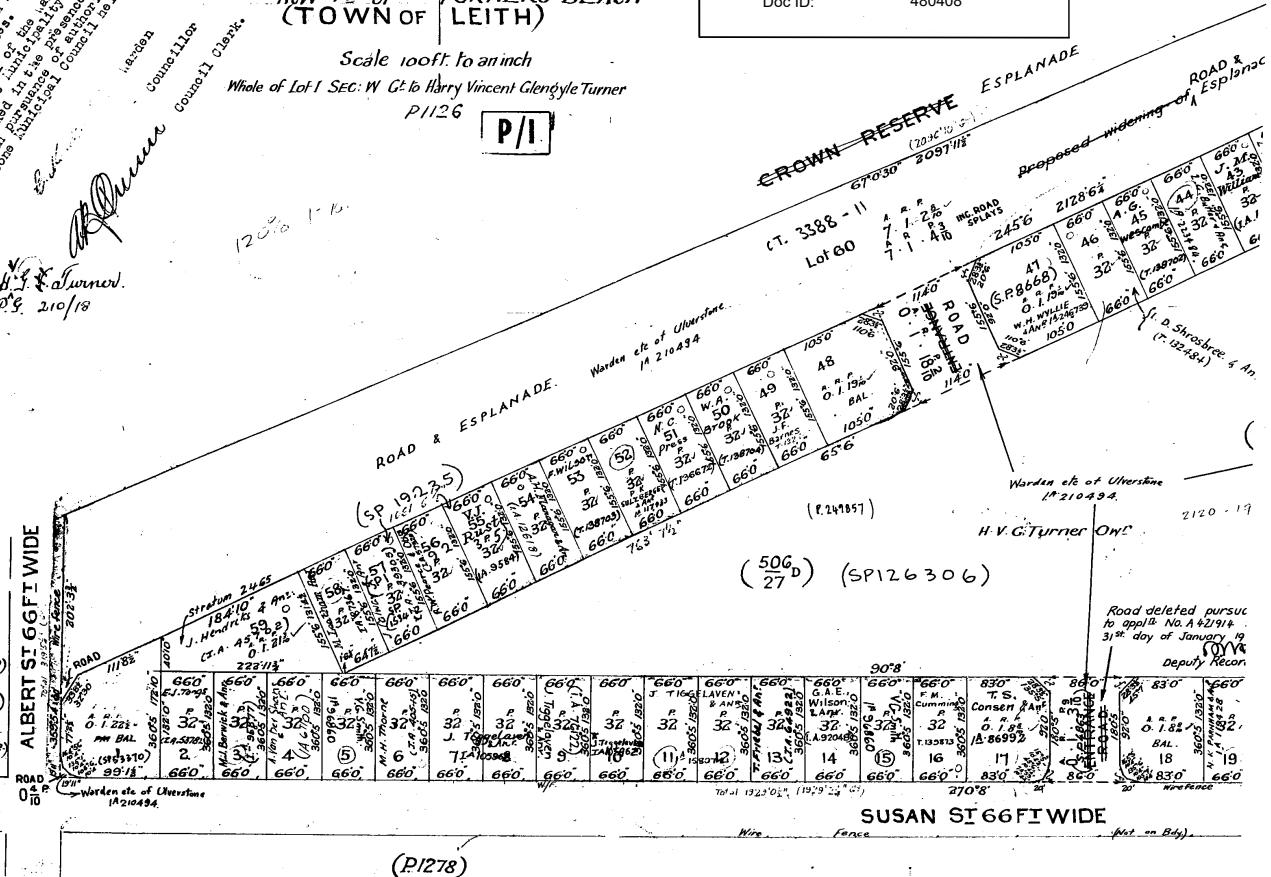
Received: 18/03/2024  
Application No: DA2024067  
Doc ID: 480408

By 22<sup>nd</sup> approved subject to have this plan being made being dedicated for road purposes.  
The Mayor and Council have resolved that they will give their sanction to the proposed subdivision in the presence of the public in the public hall on the 15<sup>th</sup> day of July 1988.  
*H.V.G. Turner P.S. 210/18*

**NOW TN OF TURNERS BEACH (TOWN OF LEITH)**

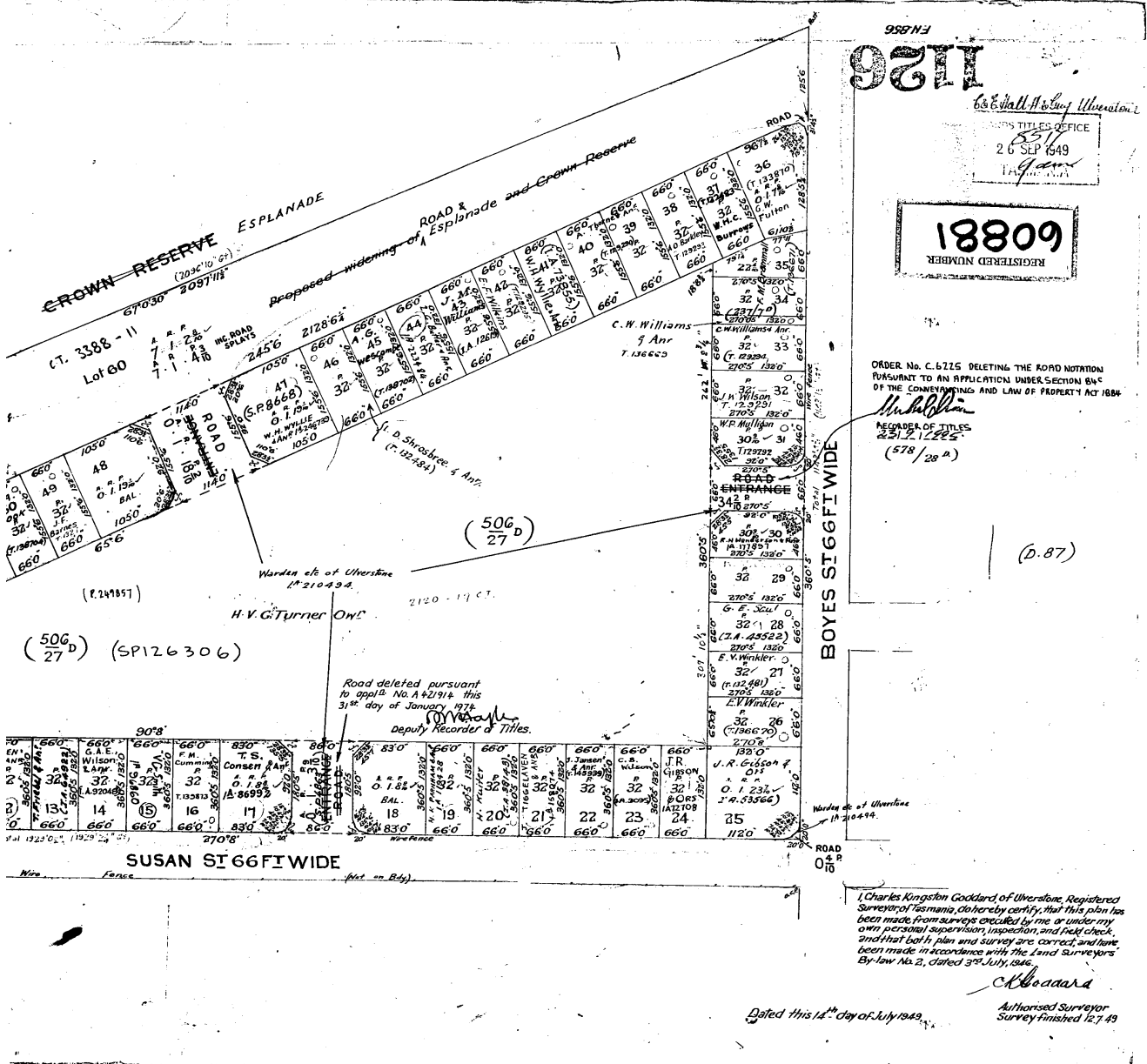
Scale 100ft. to an inch  
Whole of Lot 1 SEC: W C to Harry Vincent Glenyle Turner P1126

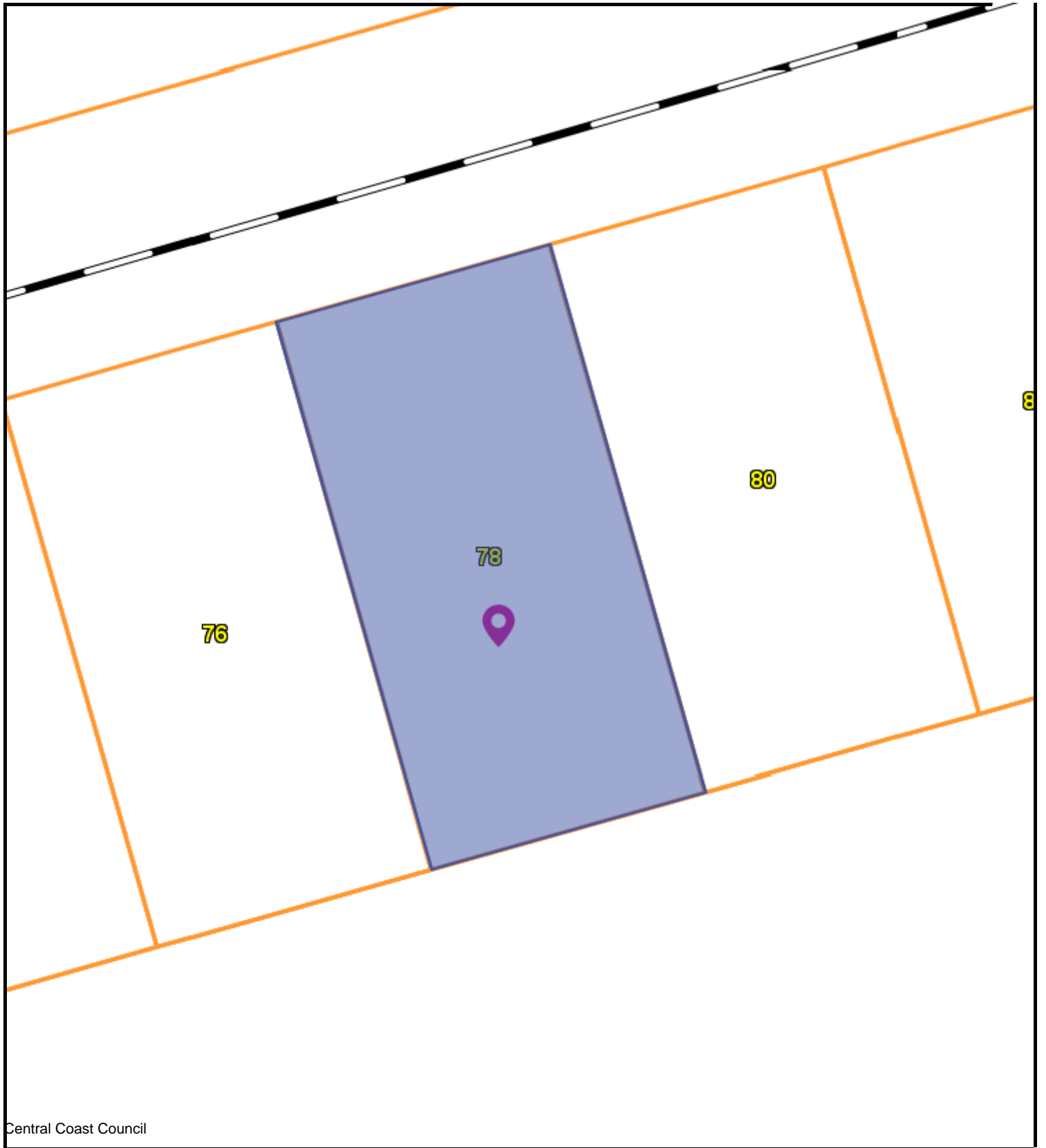
P/I



**1126**  
FN. 856

Plotted: *[Signature]*  
Boundaries: *[Signature]*  
Sales: *[Signature]*  
Entered on Card: *[Signature]*





Central Coast Council



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



18-Apr-2024

**78 ESPLANADE,  
 TURNERS BEACH  
 DA2024067**

**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 2023.

© Central Coast Council 2023.

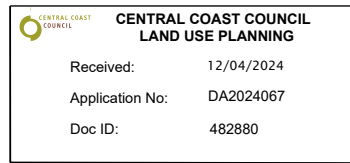
**10 m**

Scale =  
**1:366.660**





Central Coast Council  
Ulverstone  
Tasmania, 7315



12/04/2024

**Re: DA for new 2x dwelling multiple dwelling development at 78 The Esplanade, Turners Beach (title ref. 60881/40). This letter outlines and addresses the relevant / applicable codes for this development.**

To Whom It May Concern:

Overview:

78 The Esplanade, Turners Beach is zoned 'General Residential' and is bound by residential properties on both sides with the same zoning. There are no specific area plans or overlays which apply to the site.

Proposed is the construction of 2x separate dwellings on the site. Access to the site is via existing crossover on The Esplanade

This document outlines and addresses the relevant planning standards and should be cross referenced with the attached drawings 00.01 – 05.06 prepared by Layton Design and dated 12/04/2024.

## 8.2 Use

The use of the development is a 'residential' and is permitted under the general residential zone.

### 8.4.1 Residential density for multiple dwellings

**A1** The proposed dwellings both have a site area greater than the 325m<sup>2</sup>. Residence 1(site A) has a site area of 362.25m<sup>2</sup> and residence 2(site B) has a site area of 446.75m<sup>2</sup>.

### 8.4.2 Setbacks and building envelopes for all dwellings

**P1(a)** The proposed dwelling, residence 1 is 3.5m from the primary frontage at its closest point, this is 1m less than the acceptable solution of 4.5m. This distance to the streetscape frontage is consistent with other residential dwellings in the area and on the same street. Below is examples of several other properties(also zoned general residential) in the same area of Turners Beach which give precedent to the lower distance from frontage to building. As the building steps back as it steps up in height to lessen the effect of the buildings siting closer than 4.5m to the frontage boundary. There are other examples where the bulk of the building is a sheer flat wall to the highest point which creat es a bulkier look(see examples below, particularly 88 Esplanade, 56 Esplanade)



8 Shorehaven Dr.



10b Whitegum Way



1 Arcadia Ave



28 Boyes St



24 Boyes St



18 Turners Ave



9 Possum Lne

**A2(a)** The garage of Residence 1 of the proposed development is 15.3m from the street frontage and is shielded from view from the street frontage by the residence with access from the western side of residence 1. This is greater than the acceptable solution of 5.5m from the street frontage.

**A3 (a)** The proposed dwellings are contained within the envelope of projecting a line at an angle of 45 degrees from the horizontal at a height of 3 m above natural ground level at the side boundaries and up to a height of 8.m(refer 03 elevations of attached drawing set)

**P3** The proposed residence 1 has a minimum setback of 1.5m to the Eastern side and 5.02m to the Western boundary. Residence 2 has a minimum setback of 1m for a distance of 8.35m, which is less than 1/3 of the distance of the eastern boundary of 40m. Residence 2 has a minimum setback of 4.42m on the western boundary. Residence 2 has a setback of 1m from the rear boundary for a distance of 6.9m and the garage wall of residence 2 is on the line of the boundary for a distance of 8m. The distance to the rear boundary does not cause any loss of amenity to the rear adjoining property as the adjoining property is the Turners Beach football ground. Having garage/shed buildings on the rear boundary that is shared with the Turners Beach football ground is consistent with the adjoining next door property to the west of 78 The Esplanade and many other buildings which share a rear boundary with the Turners Beach football ground on the same street.

**P3(a)**

**A3(b)(ii)** The proposed shed has a setback of 2m, greater than the acceptable setback of 1.5m from the southern boundary and is site on the boundary line for a distance of 7m which is less than the 9m on boundary allowed in the planning scheme.

**P3**

### **8.4.3 Site coverage and private open space for all dwellings**

**A1(a)** The combined site coverage of the proposed dwellings comes to a total of 374.20m<sup>2</sup>, which is 46.25% of the total site area of 809m<sup>2</sup> and under acceptable solution of 50% site coverage.

**(b)** Both dwellings have an individual area of private open space that is greater than 60m<sup>2</sup>, private open space areas can be seen on page 01.01 Site Plan of the attached drawing set.

**A2(a)** Both dwellings of proposed development will have an area of private open space that is greater than 24m<sup>2</sup>, the private open space for both dwellings is located on the Northern side of the dwellings allowing for maximum sunlight access to the private open space and to the individual residences.

**A2(b)** The private open spaces for both dwellings have a horizontal dimension of greater than 4m

### **8.4.4 Sunlight to private open space of multiple dwellings**

**P1** The private open space of residence 2 has residence 1 located to the North of it in the proposed development. The proposed siting does not cause an unreasonable loss of amenity to the private open space of residence 2. On page 03.01 'site elevations' of the attached drawing set it can be seen that the proposed dwelling residence 1 does not encroach on the line of 3m above ground level and at an angle of 45 degrees as prescribed in figure 8.4 of the planning scheme.

### **8.4.5 Width of openings for garages and carports for all dwellings**

**A1** The proposed dwellings both have a garage door that is less than 6m in width

### **8.4.6 Privacy for all dwellings**

**A1** Neither dwelling on the proposed development have a finished floor level that is greater than 1m above existing ground level.

**A2** Neither dwelling on the proposed development have a finished floor level that is greater than 1m above existing ground level.

**A3(b)** Both dwellings have a distance of less than 2.5m from the driveway of the proposed development. All windows within a distance of 2.5m from the exterior wall to the driveway have windows that have a sill with a height greater than 1.7m

#### 8.4.7 Frontage fences for all dwellings

**A1** There is an existing frontage fence on the frontage boundary of the property, there is no change to the frontage fence as part of this development. A new gate to the property is proposed as well as a solid fence and gate to the private open space of residence 1 of the proposed development. The existing frontage fence on the site(refer page 03.06 Frontage fence elevations of attached drawing set) is 1800mm high and a solid fence constructed of rendered hebel panel and it is proposed to have hedge style planting on the public side of the fence and with planting on the applicants property side of the fence that will extend over the height of the fence as the landscaping grows(see artists impression below).



15 Esplanade

12 Turners Beach Rd

17 Esplanade

21 Esplanade



Artist Impression – 78 Esplanade

There are several other precedents(see above) in the area and especially in the same street where solid fences up to a height that is equivalent to that which exists at 78 Esplanade. Presumably this has been done to maintain privacy in The Esplanade which is Turners Beach's 'main street'. There is also a 'local business' zoned property 2 properties away from the proposed address which the clients wish to keep privacy from. The owners of the property were also concerned as the property had previously been used as a through way access to the football ground from The Esplanade. The owners, given this threat to their perceived security and safety concerns have chosen a solid fence to 1800mm and propose to plant hedge style planting to minimise the solid look of the fence, there are several other examples of this style in the street where the landscaping has been successfully used to minimise the affect to the streetfront of a solid frontage fence, see image below.



19 Turners Beach Rd

#### **8.4.8 Waste storage for multiple dwellings**

**A1(a)** Both dwellings have an allocated area(refer site plan) of 1.5m<sup>2</sup> for the storage of waste and recycling bins which is not in front of the associated dwelling

#### **C2.0 Parking and sustainable transport code**

##### **C2.5 Use Standards**

##### **C2.5.1 Car Parking Numbers**

**P1.2** As per table C2.1 car parking space requirements are 2 spaces per dwelling for a 2 or more bedroom dwelling. Provided in this development is 3 vehicle parking spaces and 1 vehicle turning bay. This is less than acceptable solution, as there is streetfront parking directly out the front of and direct pedestrian access to residence 1. There is also a local transport bus stop out the front of the property and newly finished council sealed parking with an entry 12m from the pedestrian entry to the site.

#### **CCO-S5.0 Turners Beach Specific Area Plan**

##### **CCO-S5.7.1 Setback and Building envelope for all buildings**

##### **P1.1**

**(a)(i)** The proposed development does not cause an unreasonable loss of amenity to any dwellings on an adjoining property(refer 05.1-05.6 of the attached drawing set)

**(ii)** The proposed development does not cause overshadowing to the private open space of a dwelling on an adjoining property, The proposed satisfies 8.4.4 sunlight to private open space of multiple dwellings

**(iii)** The proposed development causes no overshadowing to of any vacant property

**(iv)** The proposed development does not cause an unreasonable loss of amenity in relation to visual impacts caused by the apparent scale, bulk or proportions of the proposed development. The proposed has less of an affect on the apparent bulk and scale as viewed from the street frontage than many other buildings in the same immediate area and in the same planning zone. Below are images of many other buildings in the same street and in the same area which are far over the 5.5m height of the acceptable solution in the central coast local area provisions.

Building height of the proposed is stepped up towards the centre of the site and has a smaller floor plate as the building goes up a story to minimise any visual impacts when viewed from adjoining properties. The proposed development satisfies 8.4.2 of the general residential zone in relation to height and scale.

**(b)** The proposed development provides separation between dwellings that is consistent with existing and established properties in the area. There are many other 2 storey homes on 'The Esplanade' street and some which have a height greater than what is allowable in 8.4.2 of the general residential zone.

**(c)** The proposed development does not cause an unreasonable reduction in sunlight to any solar energy installation

**(d)** The apparent building height when viewed from the street frontage is reduced by the way the proposed is stepped up towards the centre of the site and has a smaller floor plate as the building goes up a story to minimise any visual impacts when viewed from adjoining properties or from the street frontage. The height of the proposed development is consistent with, or less than

many other residences in the immediate area in the same planning zone and on the same street(see context images below)

**(e)** The property 78 Esplanade is on a relatively flat street and the terrain of the property itself is flat, the site runs north-south and there is a public sports ground directly to the south of the property. Due to these factors there is no effect on apparent building height from the slope of land and/or the orientation of the site.

**(f)** The proposed development is surrounded by properties in the same planning zone and a public sports ground. As the height of the buildings steps in towards the centre of the site as the height increases there is less apparent visual bulk than if there were sheer vertical walls extending up over 2 stories. There is proposed native vegetation to be planted at the front of the property to screen the apparent affect of the buildings height from the streetfront.

**(g)** The proposed development does not affect the view lines enjoyed by existing dwellings. As the properties on either side of 78 Esplanade run North-South and there is a public sports ground directly to the south there are no blocking of views.

The Building height of the proposed is 7.160m above natural ground at its highest point(highest point of Res. 1), which less than 7.5m maximum height of the Turners Beach Local area objectives.



1 Esplanade



12 Turners Beach Rd



56 Esplanade



17 Esplanade



88 Esplanade



88a Esplanade



39/41 Esplanade



3 Esplanade

## **P1.2**

**P2.** N/A - The proposed development is a residential development

### **CCO-S5.7.2 Vegetation Management**

A1. There is no clearing or conversion of vegetation within the littoral, riparian and road reserves as part of this development.

### **CCO-S5.7.2 Landscaping**

A1. Greater than 50% of the site area between the street frontage is landscaped by grass or more. 23.2m<sup>2</sup> is permeable paving and the total area between the dwelling and frontage is 47.1m<sup>2</sup>.

### **CCO-S5.7.4 Beach access**

A1. No new beach access is created as part of this development.

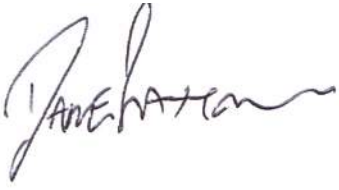
## **Central Coast Council Stormwater detention policy**

### **5.2 Exemptions from on-site stormwater detention requirement**

We are seeking an exemption from council on the stormwater detention policy. The proposed development has an impervious area of 459.59m<sup>2</sup>, only 9.59m<sup>2</sup> over the allowable 450m<sup>2</sup> of allowable impervious area on the site. Driveway and all paving area's (all hard surfaces except for building envelope) is proposed to be either permeable garden spaces or permeable paving. The development application is also only for a multiple dwelling development of no more than two dwelling units.

I trust that the contents of this letter and the attached documentation have satisfactorily addressed the planning requirements for the proposal at No. 78 The Esplanade, Turners Beach (Title no. 60881/40). If there are any further questions or queries on the above, please do not hesitate to contact Layton Design directly.

Yours Sincerely,

A handwritten signature in black ink, appearing to read 'Dane Layton', written in a cursive style.

**Dane Layton**, *B. env. des., M. arch*, Architectural Designer  
P: 0470 243 208  
E: [info@laytondesign.com.au](mailto:info@laytondesign.com.au)



# P22.19 /02\_DA

## DEVELOPMENT APPLICATION

2 x NEW DWELLING

78 THE ESPLANADE, TURNERS BEACH, TAS

for clients:

T+A BRAID/L BODEN

### SITE INFO:

TITLE REF: 60881/40  
 SOIL CLASS: TBC  
 DESIGN WIND SPEED: TBC  
 CLIMATE ZONE: 7  
 BAL RATING: LOW  
 ALPINE/SUB-ALPINE: N/A  
 CORROSION ENVIRONMENT: Yes  
 ANY OTHER HAZARDS: N/A



ARTISTS IMPRESSION - RES.2



ARTISTS IMPRESSION - RES.1

# DRAWING LIST:

## 02.DEVELOPMENT APPLICATION

Page No.	Subset Name	Title	Stage	Issued	Published	Transmitted Date
00.01	DEVELOPMENT AP...	COVER	02_DA	<input type="checkbox"/>	<input checked="" type="checkbox"/>	- 12/4/2024
01.01	SITE	SITE PLAN	02_DA	<input type="checkbox"/>	<input checked="" type="checkbox"/>	- 12/4/2024
01.02	SITE	SITE PLAN STRATA	02_DA	<input type="checkbox"/>	<input checked="" type="checkbox"/>	- 12/4/2024
02.01	FLOOR PLANS	GR. FLOOR PLAN RES.1	02_DA	<input type="checkbox"/>	<input checked="" type="checkbox"/>	- 12/4/2024
02.02	FLOOR PLANS	1ST FLOORPLAN RES.1	02_DA	<input type="checkbox"/>	<input checked="" type="checkbox"/>	- 12/4/2024
02.03	FLOOR PLANS	GR. FLOOR PLAN RES.2	02_DA	<input type="checkbox"/>	<input checked="" type="checkbox"/>	- 12/4/2024
02.04	FLOOR PLANS	1ST FLOORPLAN RES.2	02_DA	<input type="checkbox"/>	<input checked="" type="checkbox"/>	- 12/4/2024
03.01	ELEVATIONS	SITE ELEVATIONS	02_DA	<input type="checkbox"/>	<input checked="" type="checkbox"/>	- 12/4/2024
03.02	ELEVATIONS	RES. 1 ELEVATIONS A	02_DA	<input type="checkbox"/>	<input checked="" type="checkbox"/>	- 12/4/2024
03.03	ELEVATIONS	RES. 1 ELEVATIONS B	02_DA	<input type="checkbox"/>	<input checked="" type="checkbox"/>	- 12/4/2024
03.04	ELEVATIONS	RES. 2 ELEVATIONS A	02_DA	<input type="checkbox"/>	<input checked="" type="checkbox"/>	- 12/4/2024
03.05	ELEVATIONS	RES. 2 ELEVATIONS B	02_DA	<input type="checkbox"/>	<input checked="" type="checkbox"/>	- 12/4/2024
03.06	ELEVATIONS	FRONTAGE FENCE(EXIST.)	02_DA	<input type="checkbox"/>	<input checked="" type="checkbox"/>	- 12/4/2024
04.01	VISUALISATIONS	VISUALISATIONS RES.01-A	02_DA	<input type="checkbox"/>	<input checked="" type="checkbox"/>	- 12/4/2024
04.02	VISUALISATIONS	VISUALISATIONS RES.01-B	02_DA	<input type="checkbox"/>	<input checked="" type="checkbox"/>	- 12/4/2024
04.03	VISUALISATIONS	VISUALISATIONS RES.02-A	02_DA	<input type="checkbox"/>	<input checked="" type="checkbox"/>	- 12/4/2024
04.04	VISUALISATIONS	VISUALISATIONS RES.02-B	02_DA	<input type="checkbox"/>	<input checked="" type="checkbox"/>	- 12/4/2024
04.05	VISUALISATIONS	VISUALISATIONS RES.02-C	02_DA	<input type="checkbox"/>	<input checked="" type="checkbox"/>	- 12/4/2024
05.1	SHADOWS	JUNE 21, 9:00	02_DA	<input type="checkbox"/>	<input checked="" type="checkbox"/>	- 12/4/2024
05.2	SHADOWS	JUNE 21, 12:00	02_DA	<input type="checkbox"/>	<input checked="" type="checkbox"/>	- 12/4/2024
05.3	SHADOWS	JUNE 21, 15:00	02_DA	<input type="checkbox"/>	<input checked="" type="checkbox"/>	- 12/4/2024
05.4	SHADOWS	DEC. 21, 9:00	02_DA	<input type="checkbox"/>	<input checked="" type="checkbox"/>	- 12/4/2024
05.5	SHADOWS	DEC. 21, 12:00	02_DA	<input type="checkbox"/>	<input checked="" type="checkbox"/>	- 12/4/2024
05.6	SHADOWS	DEC. 21, 15:00	02_DA	<input type="checkbox"/>	<input checked="" type="checkbox"/>	- 12/4/2024

**LAYTON DESIGN**

a - P.O Box 629, Devonport, TAS, 7310  
 p - 0407243208  
 e - info@laytondesign.com.au

accred. - Dane Layton - 363545351  
 category - Bldg, Designer-Arch, Restricted

**Notes:**  
 - DRAWINGS NOT BE USED FOR CONSTRUCTION, PRICING OR ANY OTHER USE OTHER THAN FOR WHAT THEY ARE INTENDED  
 - DRAWINGS & DESIGN ARE THE INTELLECTUAL PROPERTY OF LAYTON DESIGN

FILE PATH: K:\Users\laidon\OneDrive\02\_LAYTON DESIGN\01\_Projects\02\_19\_78 Esplanade, Turners Beach\res.2 2nd storey.jpg

**CENTRAL COAST COUNCIL**  
 LAND USE PLANNING

Received: 12/04/2024  
 Application No: DA2024067  
 Doc ID: 482881

2 x NEW DWELLING  
 T+A BRAID/L BODEN

78 THE ESPLANADE  
 TURNERS BEACH  
 TAS  
 #Site Postcode

DEVELOPMENT APPLICATION

Print date 12/4/2024  
 Drawn by D.L.  
 Checked by D.L.

**02\_DA**

COVER

Drawing No. **00.01**

**AREA ANALYSIS:**

TOTAL PROPERTY AREA: 809m<sup>2</sup>

**SITE CALCULATIONS**

SITE COVERAGE RES. 1: 166.8m<sup>2</sup>

SITE COVERAGE %: 21.61%

SITE COVERAGE RES. 2: 196.45m<sup>2</sup>

SITE COVERAGE %: 24.28%

**TOTAL SITE COVERAGE: 359.59m<sup>2</sup>**

**TOTAL SITE COVERAGE %: 45.95%**

**LEGEND:**

= PRIVATE OPEN SPACE

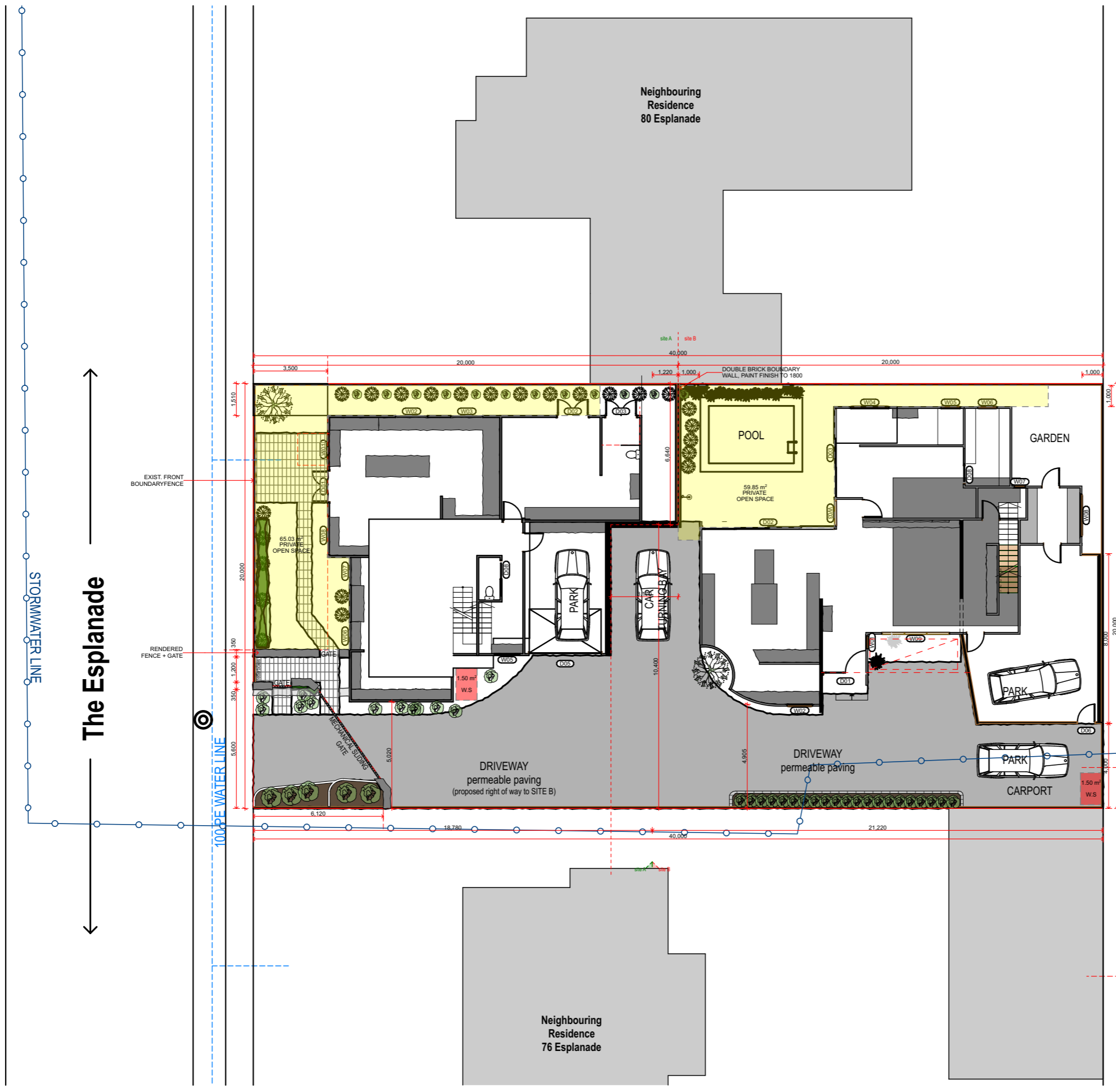
W.S = WASTE STORAGE(1.5m<sup>2</sup>)

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

Received: 12/04/2024

Application No: DA2024067

Doc ID: 482881



LAYTON  
DESIGN

a - P.O Box 629, Devonport, TAS, 7310  
p - 0407243208  
e - info@laytondesign.com.au

accred. - Dane Layton - 363545351  
category - Bldg. Designer-Arch. Restricted

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 Esplanade, Turners Beach\res.2\3rd storey.dwg

**2 x NEW DWELLING**  
**T+A BRAIDL/BODEN**  
 78 THE ESPLANADE  
 TURNERS BEACH  
 TAS  
 #Site Postcode

**SITE**

Print date: 12/4/2024  
 Drawn by: D.L.  
 Checked by: D.L.

**DEVELOPMENT APPLICATION**

**SITE PLAN**

Drawing No. **01.01**

**AREA ANALYSIS:**

TOTAL PROPERTY AREA: 809m<sup>2</sup>

**SITE AREA-A:**

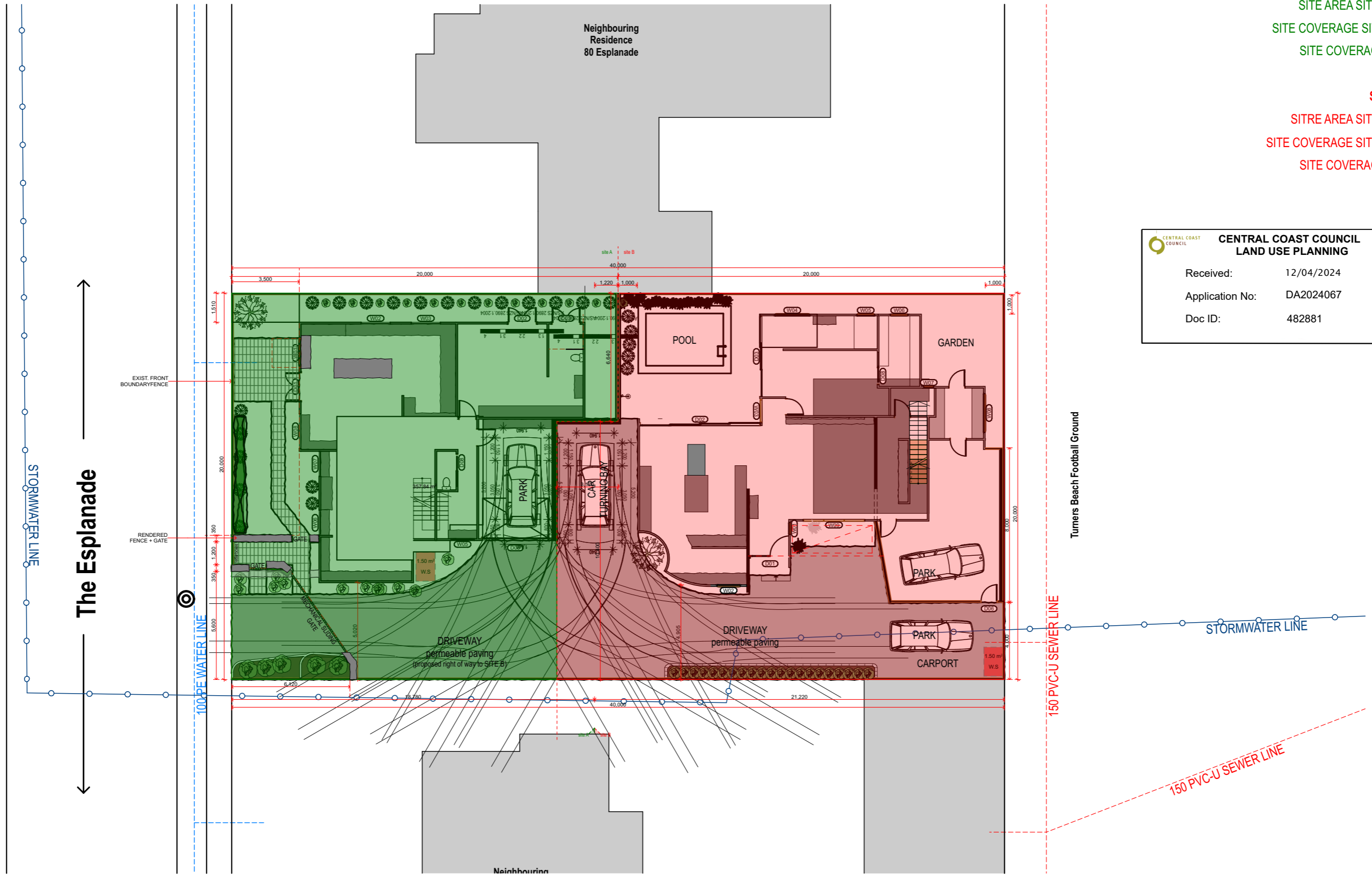
SITE AREA SITE A: 362.25m<sup>2</sup>  
 SITE COVERAGE SITE A: 166.8m<sup>2</sup>  
 SITE COVERAGE %: 42.96%

**SITE AREA-B:**

SITRE AREA SITE A: 446.75m<sup>2</sup>  
 SITE COVERAGE SITE A: 196.45m<sup>2</sup>  
 SITE COVERAGE %: 47.60%

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

Received: 12/04/2024  
 Application No: DA2024067  
 Doc ID: 482881



**LAYTON DESIGN**

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 e - info@laytondesign.com.au

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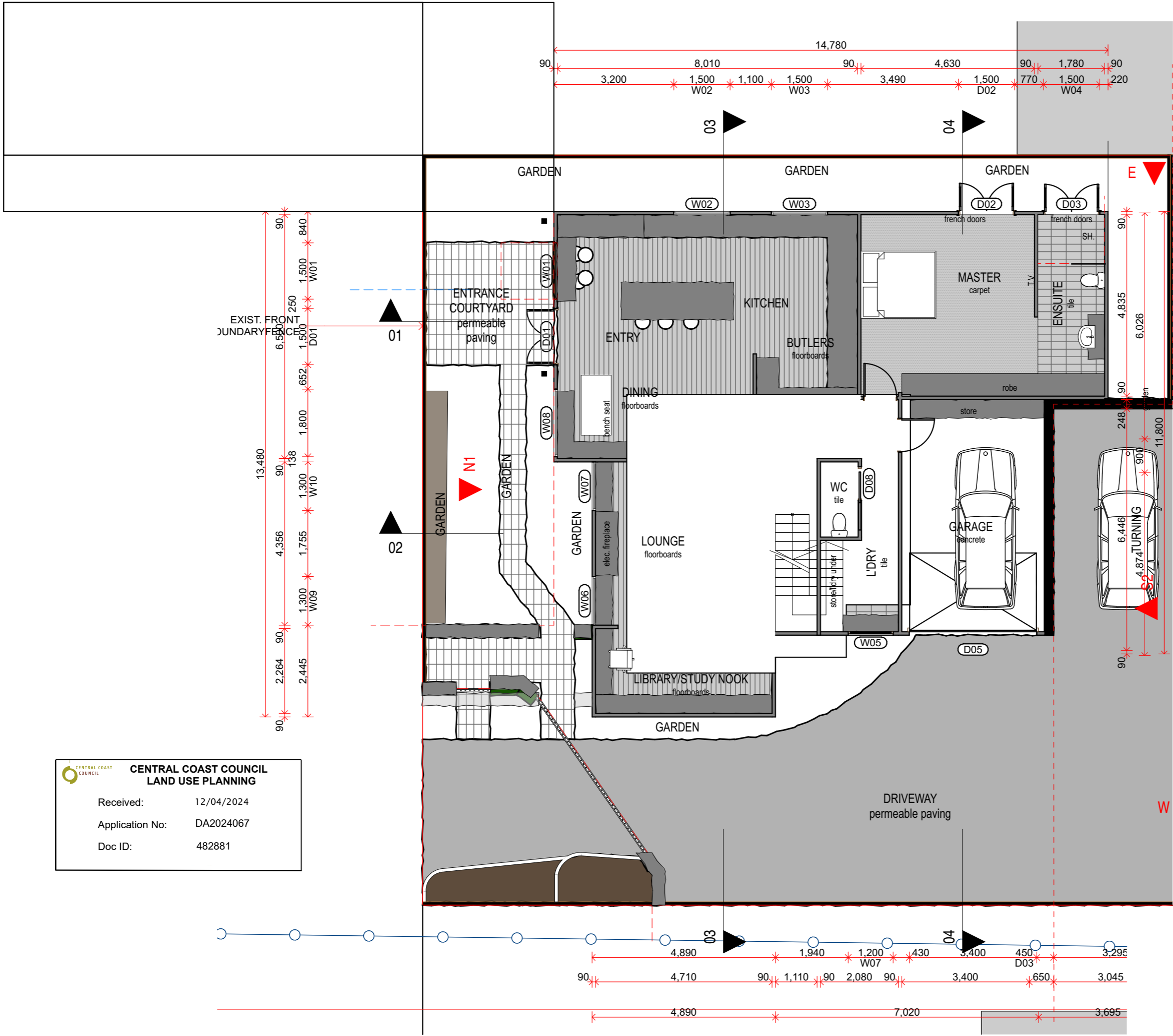
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**2 x NEW DWELLING**  
**T+A BRAIDL/BODEN**  
 78 THE ESPLANADE  
 TURNERS BEACH  
 TAS  
 #Site Postcode

**SITE**

Print date: 12/4/2024  
 Drawn by: D.L.  
 Checked by: D.L.

**DEVELOPMENT APPLICATION**  
**SITE PLAN STRATA**  
 Drawing No. **01.02**



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

Received: 12/04/2024  
 Application No: DA2024067  
 Doc ID: 482881

**LAYTON DESIGN**  
 ARCHITECTURE & INTERIOR DESIGN

a - P.O Box 629, Devonport, TAS, 7310  
 p - 0407243208  
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accred. - Dane Layton - 363545351  
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GR. FLOOR FLOOR AREA  
 164.28m<sup>2</sup>

FILE PATH: K:\Users\lloyd@layton.com.au\Documents\02\_LAYTON DESIGN\01\_Projects\02\_19\_78\_Esplanade, Turners Beach\res.2 2nd storey.dwg

**2 x NEW DWELLING**  
**T+A BRAID/L BODEN**

78 THE ESPLANADE  
 TURNERS BEACH  
 TAS  
 #Site Postcode

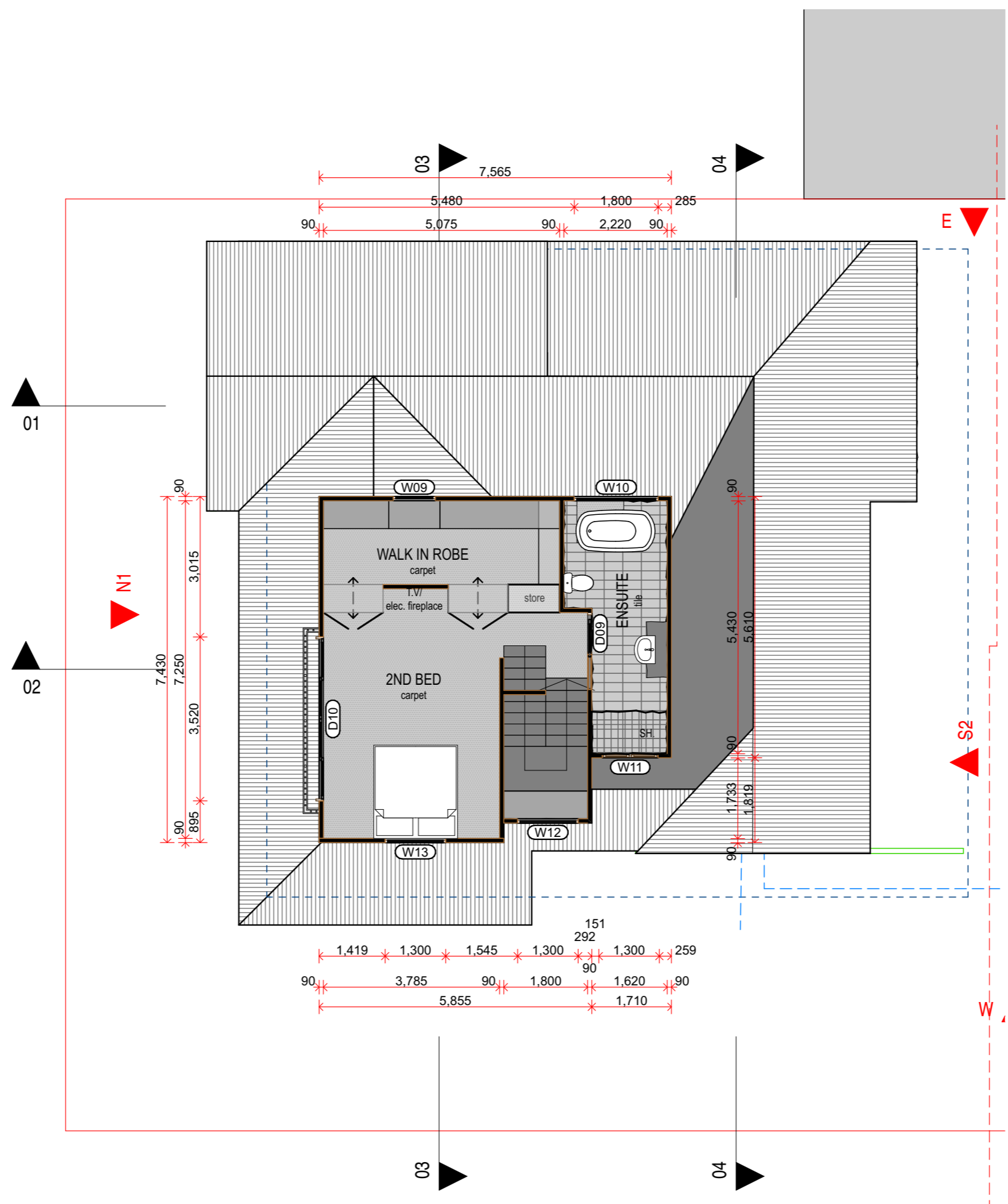
**FLOOR PLANS**

Print date 12/4/2024  
 Drawn by D.L.  
 Checked by D.L.

**02\_DA**


GR. FLOOR PLAN RES.1

Drawing No. **02.01**



1st FLOOR FLOOR AREA  
52.2m<sup>2</sup>

FILE PATH: K:\Automation\Output\02\_LAYTON DESIGN\01\_Project\02\_19\_78\_Esplanade, Turners Beach\res.2 2nd storey.dwg



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

Received: 12/04/2024  
Application No: DA2024067  
Doc ID: 482881

**2 x NEW DWELLING**  
**T+A BRAIDL/BODEN**

78 THE ESPLANADE  
TURNERS BEACH  
TAS  
#Site Postcode

**FLOOR PLANS**

Print date: 12/4/2024  
Drawn by: D.L.  
Checked by: D.L.

02\_DA

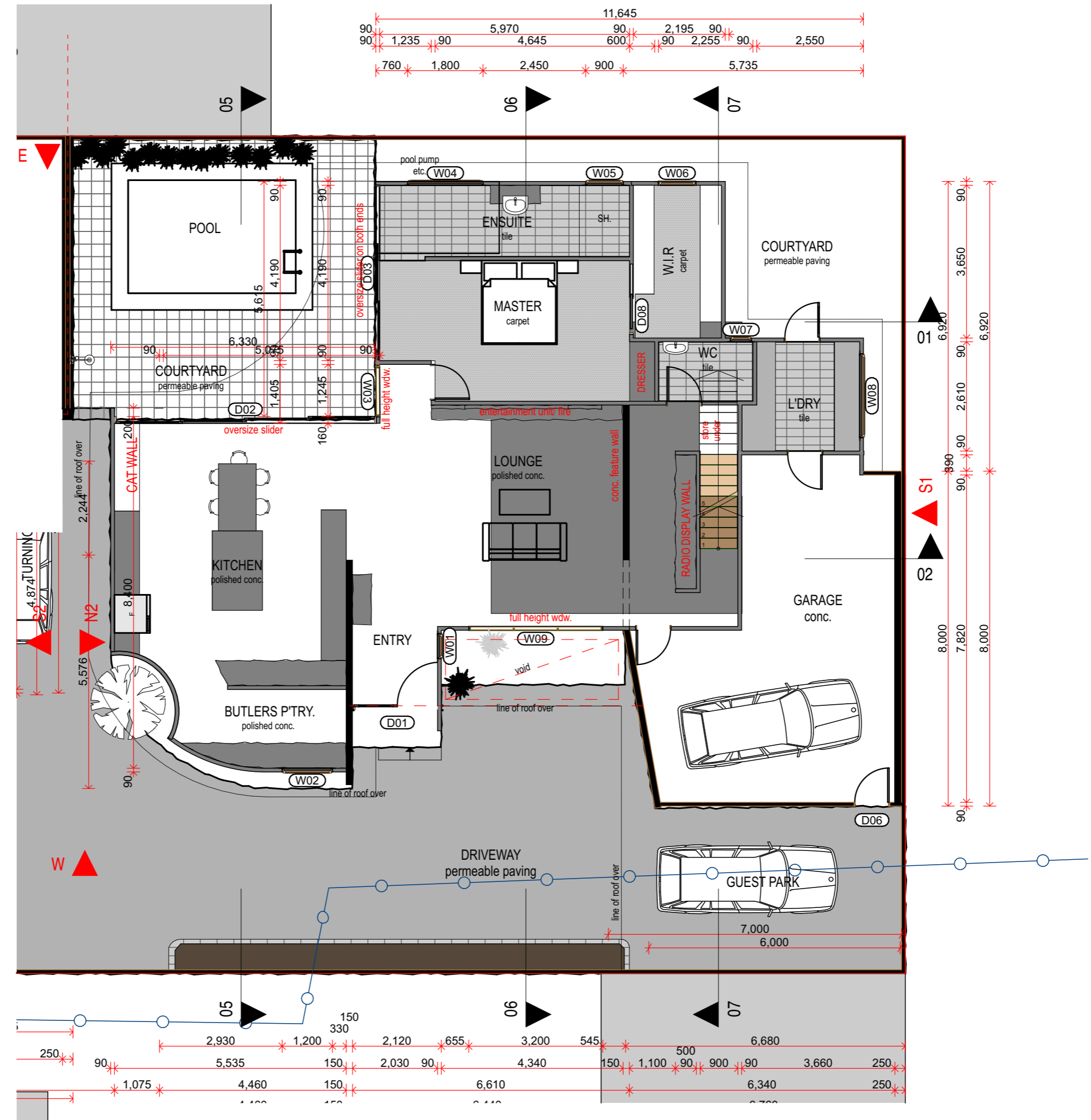
1ST FLOORPLAN RES.1

Drawing No. 02.02

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**CENTRAL COAST COUNCIL  
LAND USE PLANNING**

Received: 12/04/2024  
Application No: DA2024067  
Doc ID: 482881



GR. FLOOR FLOOR AREA  
194.88m<sup>2</sup>

FILE PATH: K:\Users\london\OneDrive\02\_LAYTON DESIGN\01\_Projects\02\_19\_78  
Esplanade, Turners Beach\res.2 2nd storey.dwg

**2 x NEW DWELLING  
T+A BRAID/L BODEN**

78 THE ESPLANADE  
TURNERS BEACH  
TAS  
#Site Postcode

**FLOOR PLANS**

Print date: 12/4/2024  
Drawn by: D.L.  
Checked by: D.L.

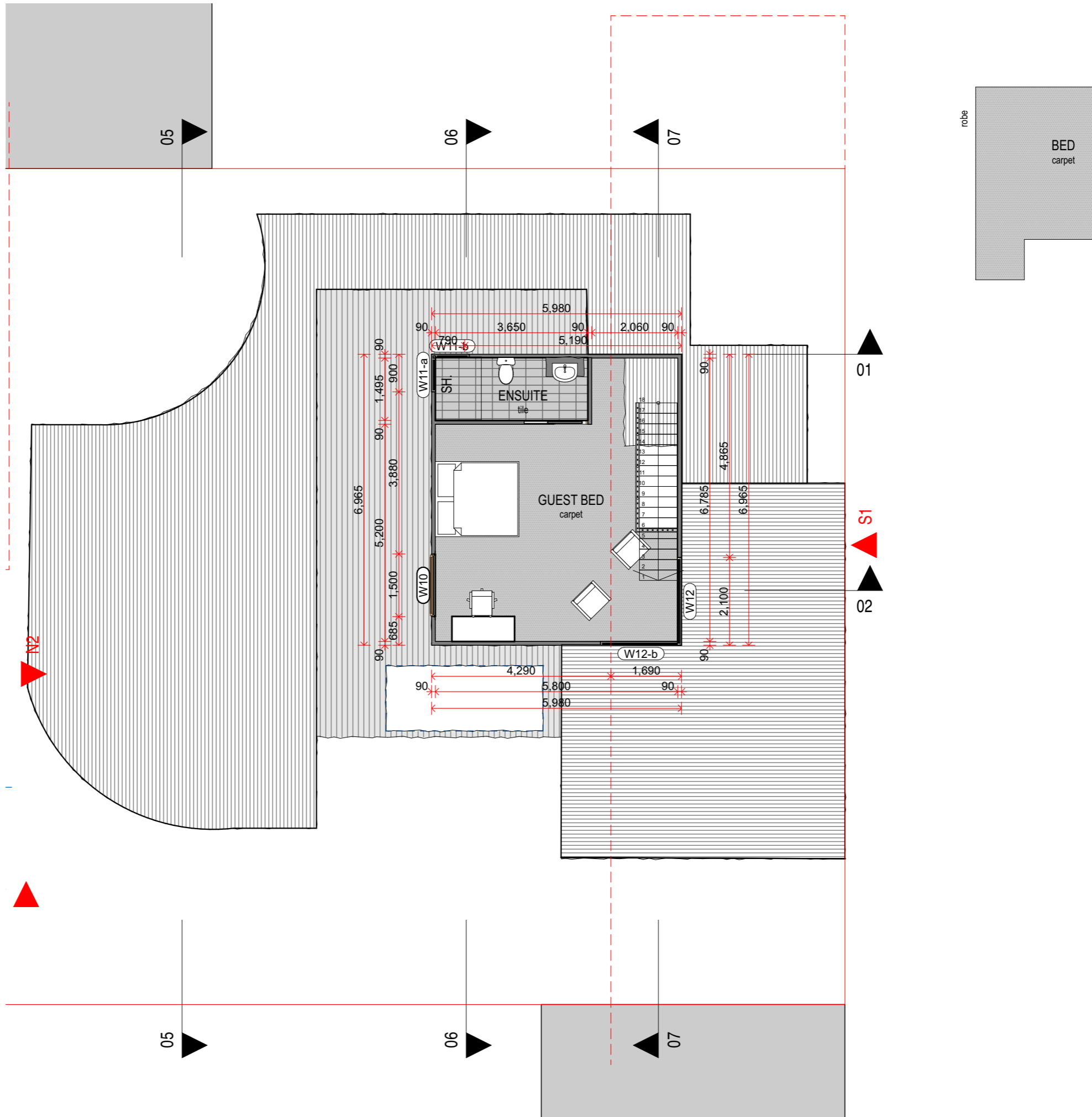
**02\_DA**

GR. FLOOR PLAN RES.2

Drawing No. **02.03**

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

Received: 12/04/2024  
 Application No: DA2024067  
 Doc ID: 482881



**LAYTON DESIGN**  
 ARCHITECTURE & INTERIOR DESIGN

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accred. - Dane Layton - 363545351  
 category - Bldg, Designer-Arch, Restricted

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1st FLOOR FLOOR AREA  
 41.65m<sup>2</sup>

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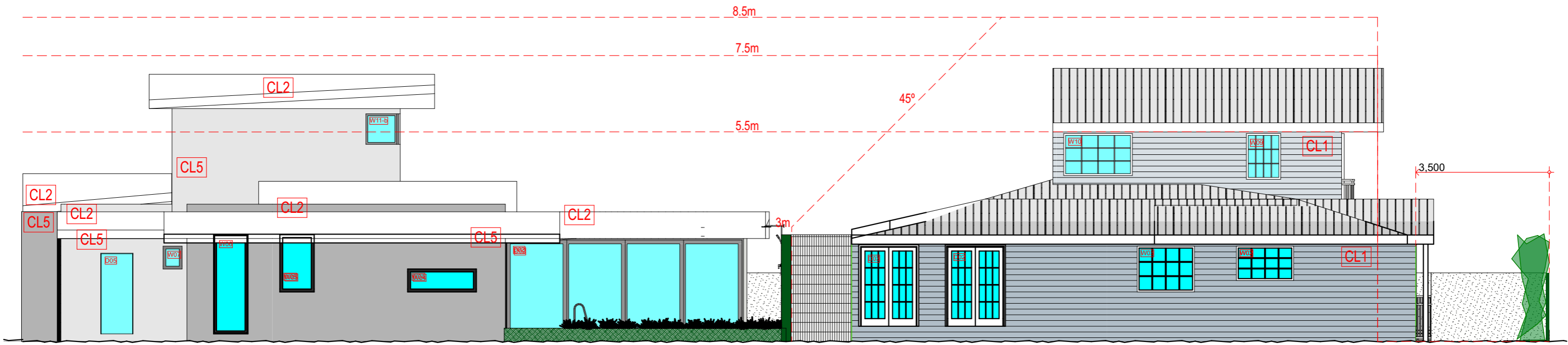
**2 x NEW DWELLING**  
**T+A BRAID/L BODEN**

78 THE ESPLANADE  
 TURNERS BEACH  
 TAS  
 #Site Postcode

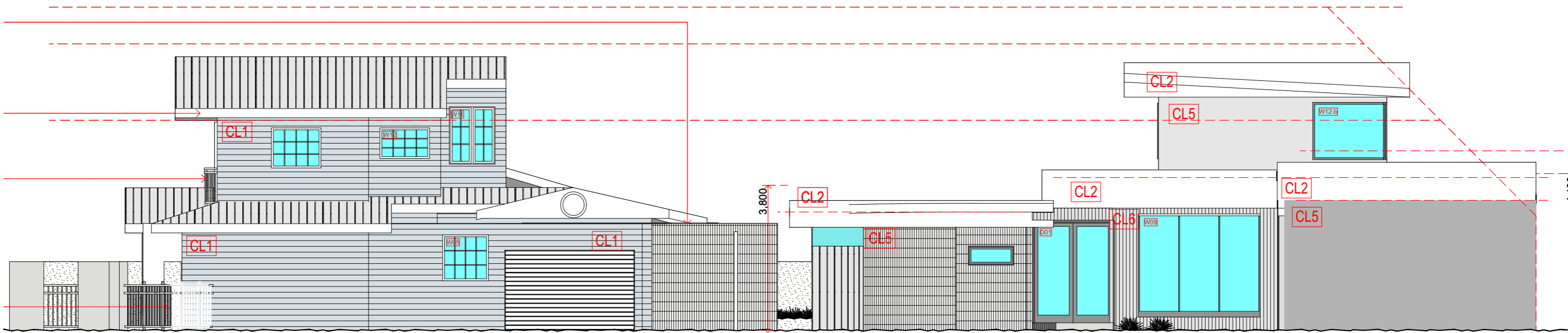
**FLOOR PLANS**

Print date 12/4/2024  
 Drawn by D.L.  
 Checked by D.L.

**02\_DA**  
**1ST FLOORPLAN RES.2**  
 Drawing No. **02.04**



1:100 E - EAST ELEVATION



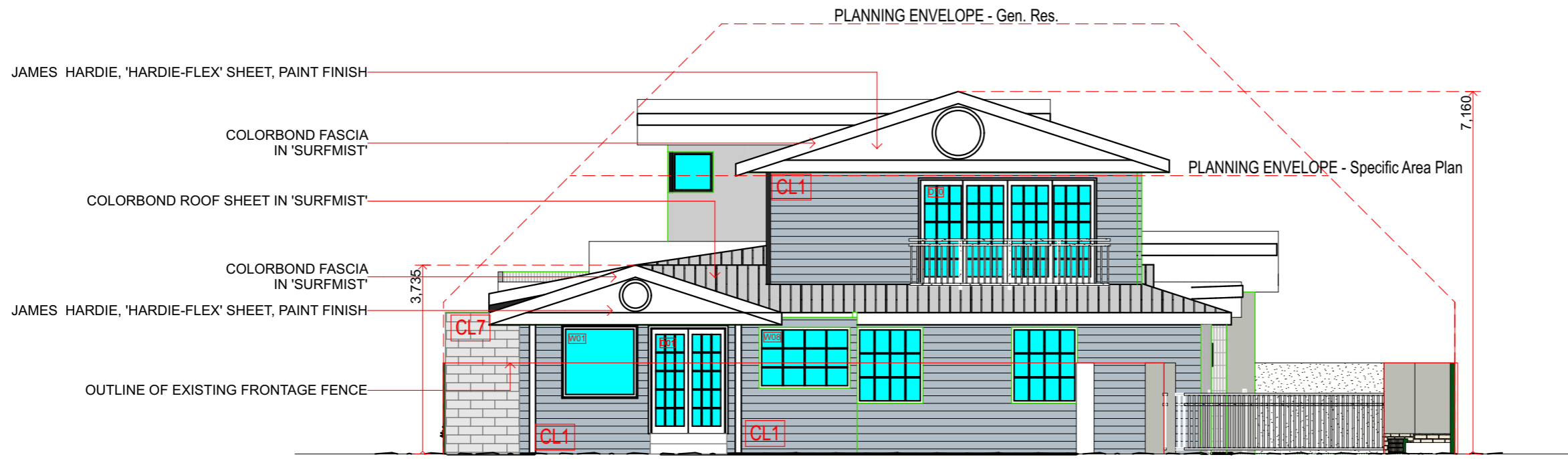
1:100 W - WEST ELEVATION

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

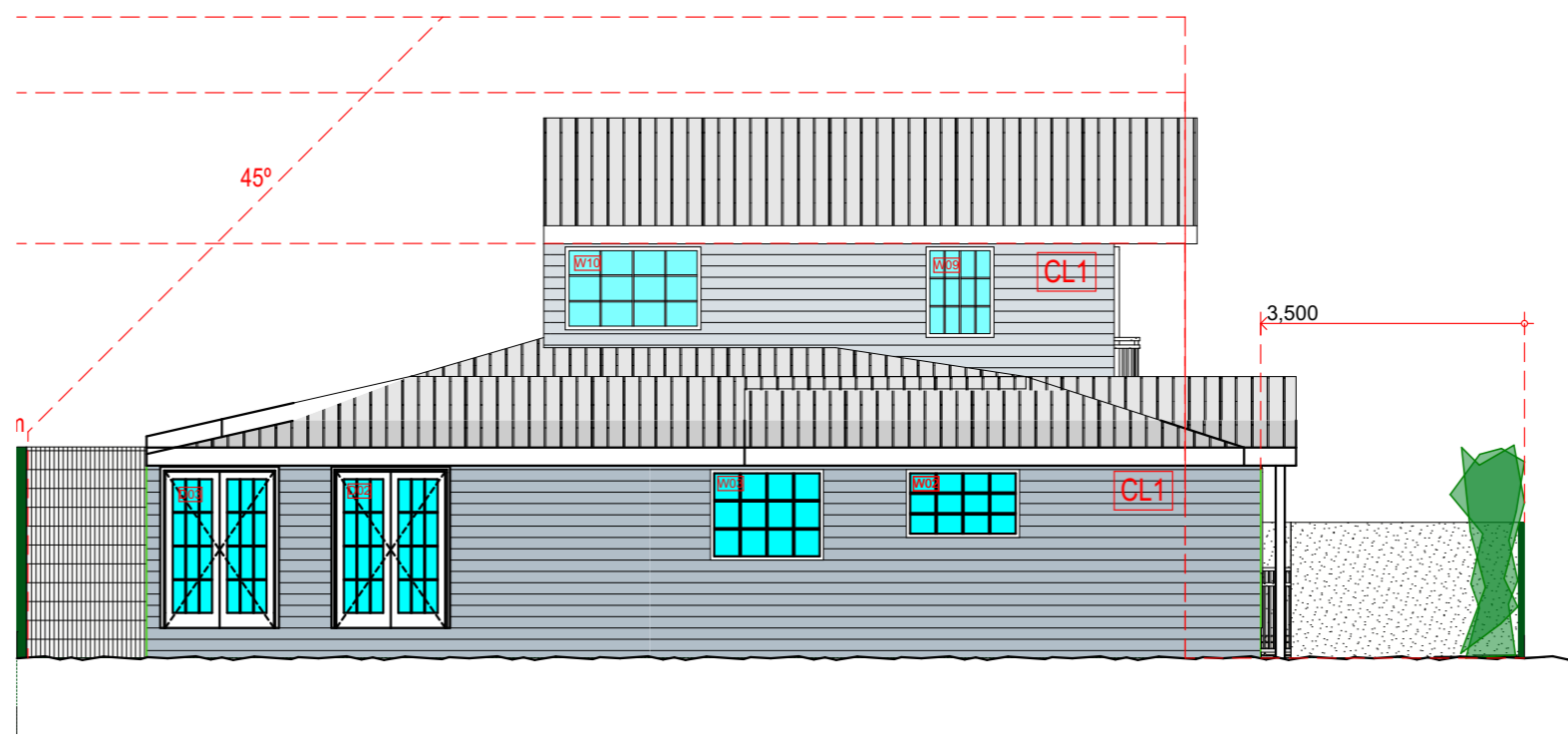
Received: 12/04/2024  
 Application No: DA2024067  
 Doc ID: 482881

- JAMES HARDIE 'LINEA', CEMENT SHEET WEATHERBOARD CLADDING, PAINT FINISH [CL1]
- VITRABOND ALUMINIUM COMPOSITE CLADDING IN 'BONE WHITE' [CL2]
- CONC. BLOCK, PAINT FINISH [CL3]
- OFF FORM CONCRETE [CL4]
- JAMES HARDIE AXON CLADDING, PAINT FINISH [CL5]
- ALUMINIUM 50mm VERTICAL BATTENS IN COLORBOND 'SURFMIST' [CL6]
- WHITE BRICK [CL7]





**1:100 N - NORTH ELEVATION**



**1:100 E - EAST ELEVATION**

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

Received: 12/04/2024  
 Application No: DA2024067  
 Doc ID: 482881

**LAYTON DESIGN**  
 ARCHITECTURE

a - P.O Box 629, Devonport, TAS, 7310  
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 e - info@laytondesign.com.au

accred. - Dane Layton - 363545351  
 category - Bldg. Designer-Arch. Restricted

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- LEGEND:**
- JAMES HARDIE 'LINEA', CEMENT SHEET WEATHERBOARD CLADDING, PAINT FINISH CL1
  - VITRABOND ALUMINIUM COMPOSITE CLADDING IN 'BONE WHITE' CL2
  - CONC. BLOCK, PAINT FINISH CL3
  - OFF FORM CONCRETE CL4
  - JAMES HARDIE AXON CLADDING, PAINT FINISH CL5
  - ALUMINIUM 50mm VERTICAL BATTENS IN COLORBOND 'SURFMIST' CL6
  - WHITE BRICK CL7

**2 x NEW DWELLING**  
**T+A BRAID/L BODEN**

78 THE ESPLANADE  
 TURNERS BEACH  
 TAS  
 #Site Postcode

**ELEVATIONS**

Print date 12/4/2024  
 Drawn by D.L.  
 Checked by D.L.

**02\_DA**

**RES. 1 ELEVATIONS A**

Drawing No. **03.02**

JAMES HARDIE, 'HARDIE-FLEX' SHEET,  
PAINT FINISH

COLORBOND FASCIA IN SUIRFMIST

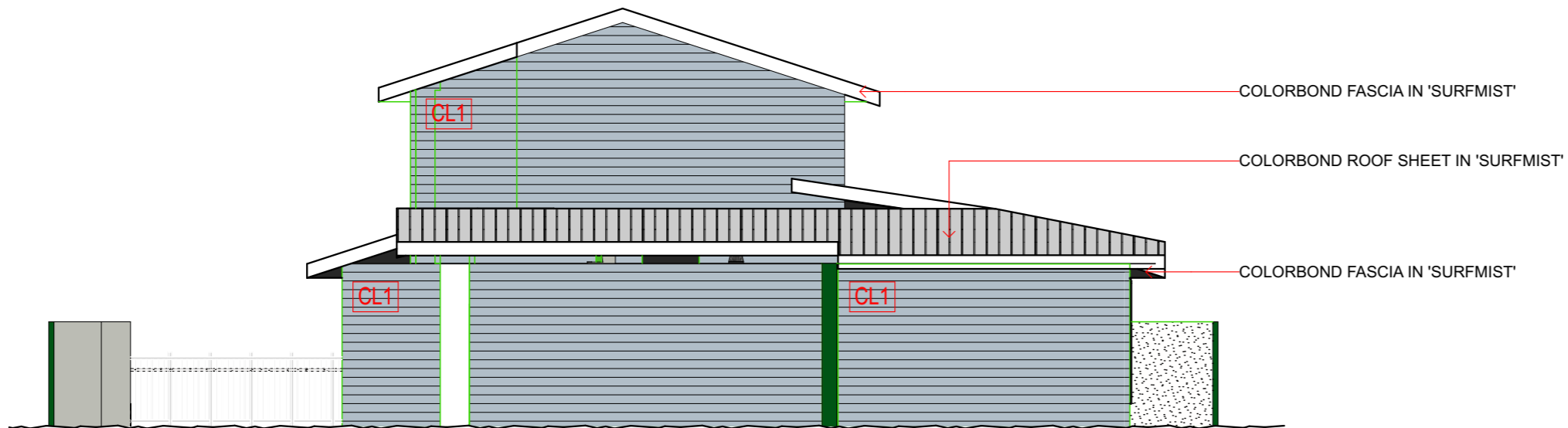
ALUMINIUM BATTEN BALUSTRADE IN  
COLORBOND 'SURFMIST'

MECHANICAL SLIDING GATE

7,160

3,800

## 1:100 W - WEST ELEVATION



## 1:100 S - SOUTH ELEVATION

**LAYTON  
DESIGN** ARCHITECTURE

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DESIGN

**LEGEND:**

- JAMES HARDIE 'LINEA',  
CEMENT SHEET  
WEATHERBOARD CLADDING,  
PAINT FINISH CL1
- VITRABOND ALUMINIUM  
COMPOSITE CLADDING  
IN 'BONE WHITE' CL2
- CONC. BLOCK, PAINT FINISH CL3
- OFF FORM CONCRETE CL4
- JAMES HARDIE AXON  
CLADDING, PAINT FINISH CL5
- ALUMINIUM 50mm VERTICAL  
BATTENS IN COLORBOND  
'SURFMIST' CL6
- WHITE BRICK CL7

	<b>CENTRAL COAST COUNCIL LAND USE PLANNING</b>
Received:	12/04/2024
Application No:	DA2024067
Doc ID:	482881

**2 x NEW DWELLING  
T+A BRAID/L BODEN**

78 THE ESPLANADE  
TURNERS BEACH  
TAS  
#Site Postcode

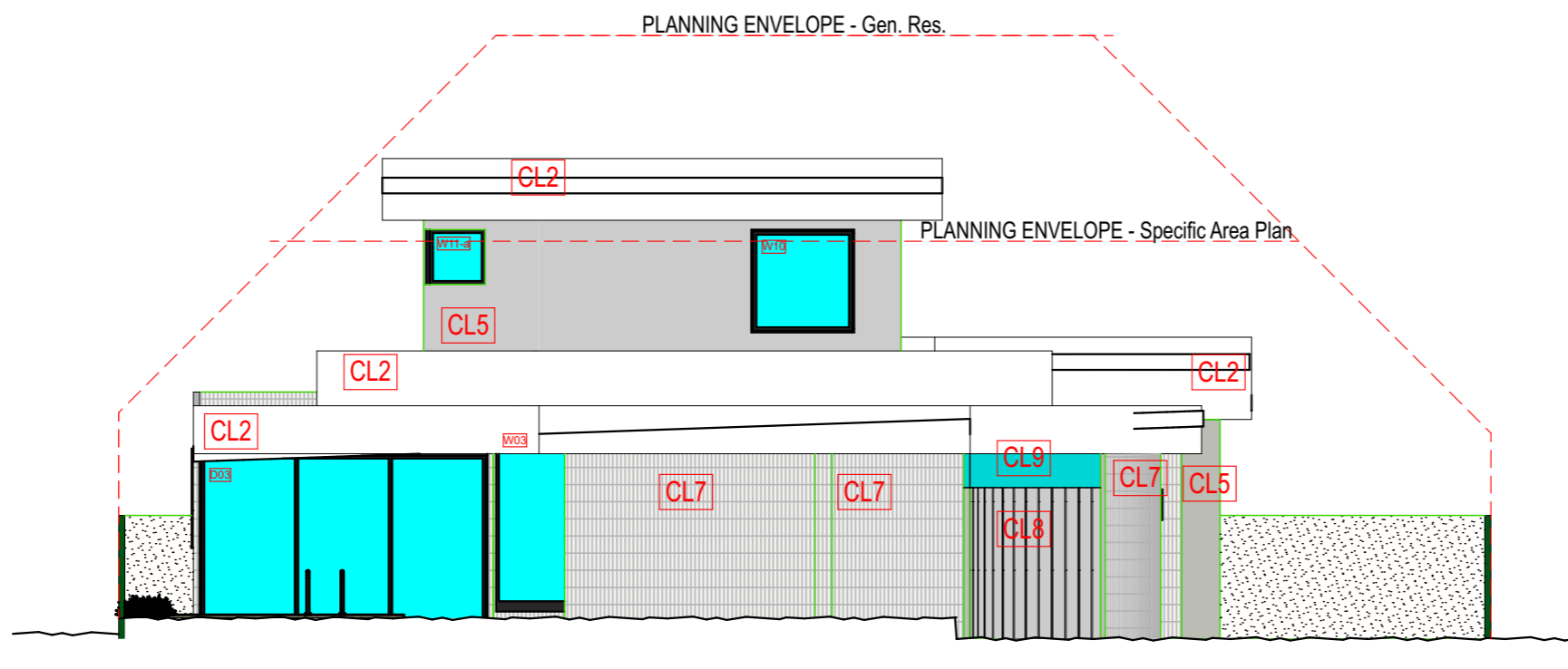
**ELEVATIONS**

Print date	12/4/2024
Drawn by	D.L.
Checked by	D.L.

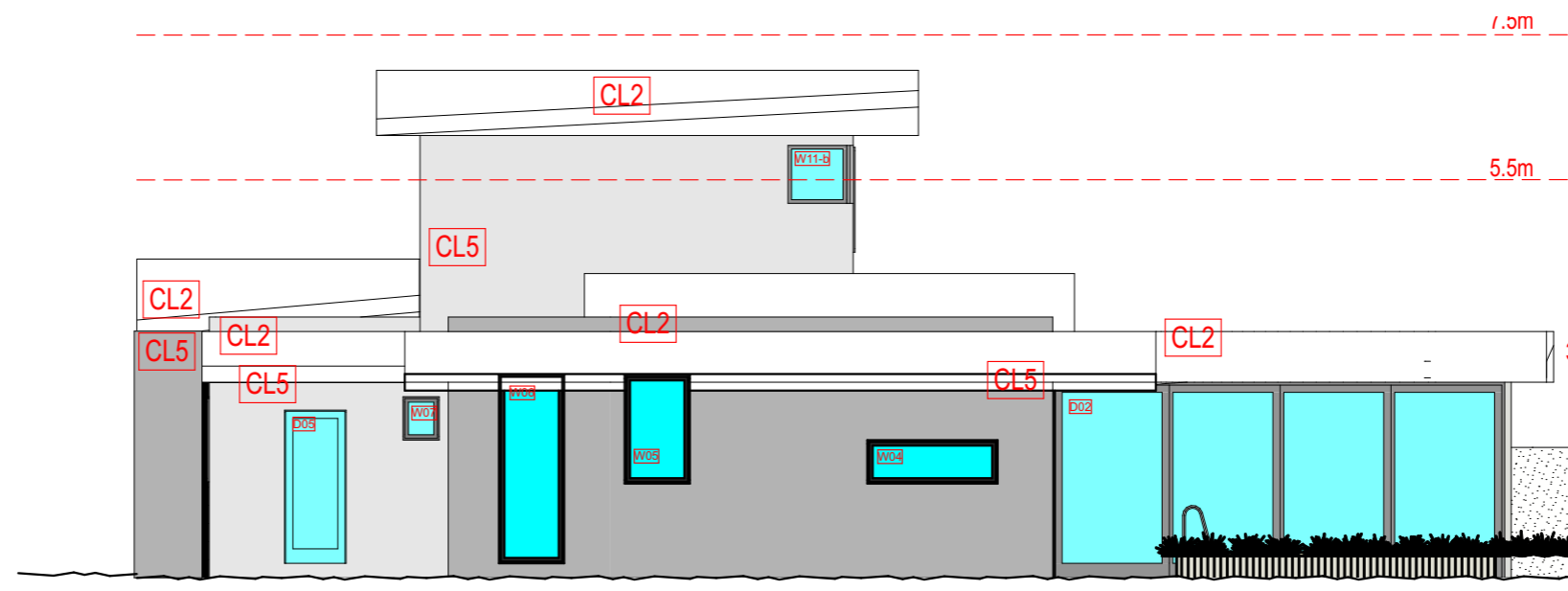
**02\_DA**

**RES. 1 ELEVATIONS B**

Drawing No. **03.03**



**1:100 N2 NORTH ELEVATION**



**1:100 E EAST ELEVATION**

- LEGEND:**
- JAMES HARDIE 'LINEA', CEMENT SHEET WEATHERBOARD CLADDING, PAINT FINISH CL1
  - VITRABOND ALUMINIUM COMPOSITE CLADDING IN 'BONE WHITE' CL2
  - CONC. BLOCK, PAINT FINISH CL3
  - OFF FORM CONCRETE CL4
  - JAMES HARDIE AXON CLADDING, PAINT FINISH CL5
  - ALUMINIUM 50mm VERTICAL BATTENS IN COLORBOND 'SURFMIST' CL6
  - WHITE BRICK CL7

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

Received: 12/04/2024  
Application No: DA2024067  
Doc ID: 482881

**2 x NEW DWELLING**  
**T+A BRAIDL/BODEN**

78 THE ESPLANADE  
TURNERS BEACH  
TAS  
#Site Postcode

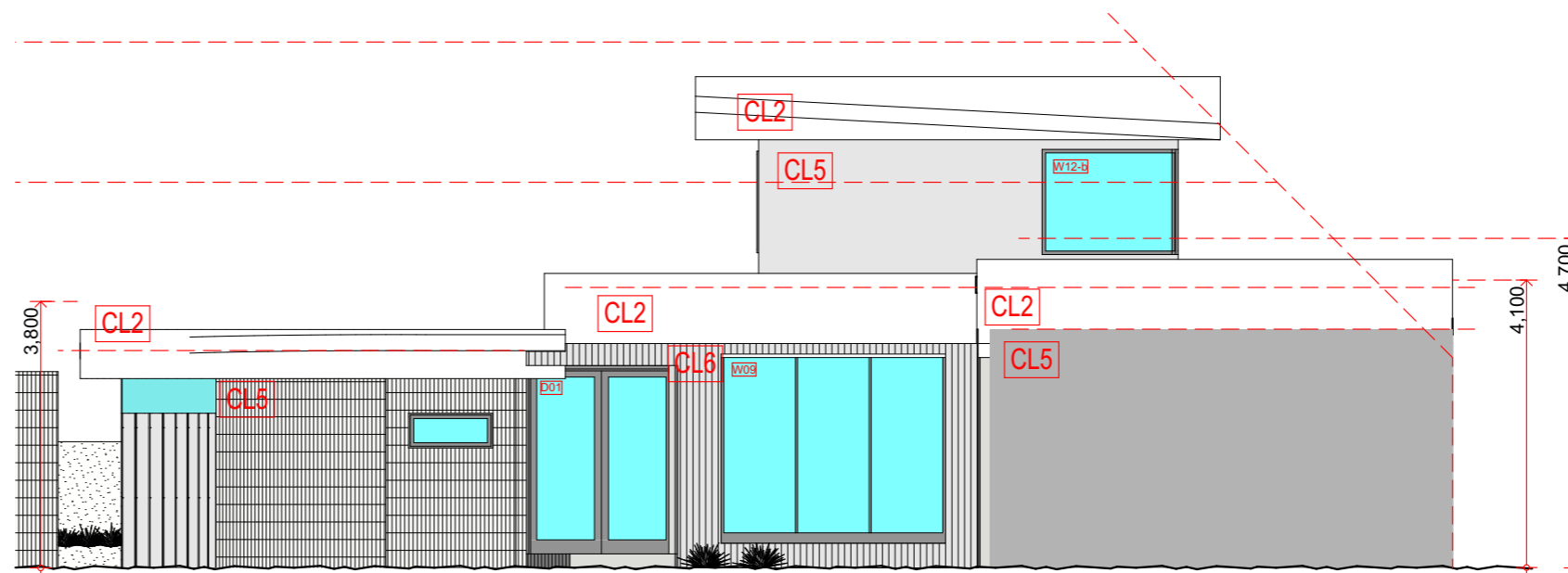
**ELEVATIONS**

Print date 12/4/2024  
Drawn by D.L.  
Checked by D.L.

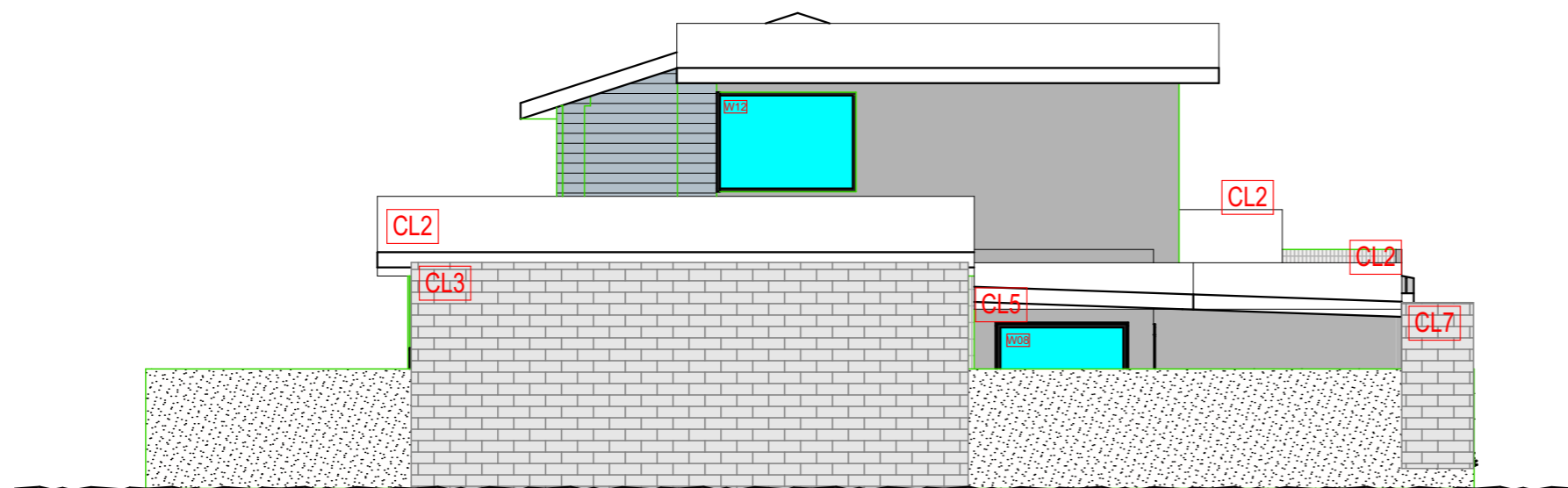
**02\_DA**  
**RES. 2 ELEVATIONS A**

Drawing No. **03.04**

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**1:100 W - WEST ELEVATION**



**1:100 SI SOUTH ELEVATION**

- LEGEND:**
- JAMES HARDIE 'LINEA', CEMENT SHEET WEATHERBOARD CLADDING, PAINT FINISH CL1
  - VITRABOND ALUMINIUM COMPOSITE CLADDING IN 'BONE WHITE' CL2
  - CONC. BLOCK, PAINT FINISH CL3
  - OFF FORM CONCRETE CL4
  - JAMES HARDIE AXON CLADDING, PAINT FINISH CL5
  - ALUMINIUM 50mm VERTICAL BATTENS IN COLORBOND 'SURFMIST' CL6
  - WHITE BRICK CL7

**2 x NEW DWELLING**  
**T+A BRAID/L BODEN**

78 THE ESPLANADE  
TURNERS BEACH  
TAS  
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**ELEVATIONS**

Print date 12/4/2024  
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Checked by D.L.

**02\_DA**

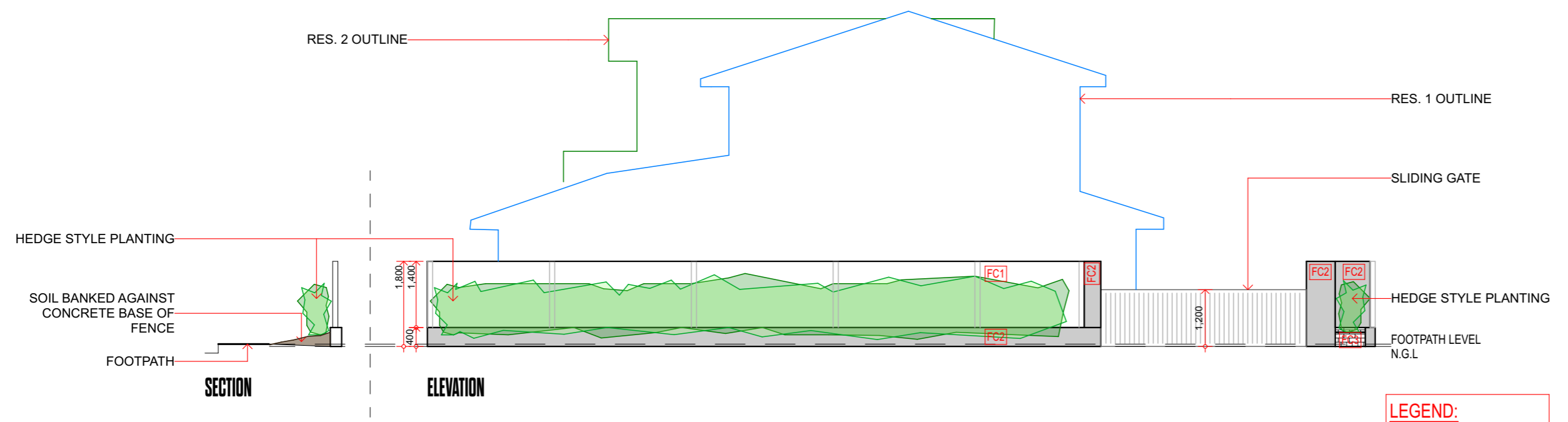
**RES. 2 ELEVATIONS B**

Drawing No. **03.05**

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

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**LEGEND:**  
 FC1 RENDER OVER HEBEL SHEET, PAINT FINISH  
 FC2 OFF FORM CONCRETE  
 FC3 BRICKWORK, CREAM COLOURED BRICKS

### 1:100 EXIST. FRONTAGE FENCE ELEVATION/SECTION

**CENTRAL COAST COUNCIL LAND USE PLANNING**

Received: 12/04/2024  
 Application No: DA2024067  
 Doc ID: 482881

**2 x NEW DWELLING**  
 T+A BRAID/L BODEN

78 THE ESPLANADE  
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 TAS  
 #Site Postcode


**ELEVATIONS**

Print date 12/4/2024  
 Drawn by D.L.  
 Checked by D.L.


**02\_DA**  
 FRONTAGE FENCE(EXIST.)  
 Drawing No. 03.06

FILE PATH: K:\enr\plan\enr\03\p00\00\_LAYTON DESIGN\01\_Projects\02\_19\_78 Esplanade, Turners Beach\res.2 2nd storey.dwg




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	Received:	12/04/2024
	Application No:	DA2024067
	Doc ID:	482881




	<b>CENTRAL COAST COUNCIL</b>	
	<b>LAND USE PLANNING</b>	
	Received:	12/04/2024
	Application No:	DA2024067
	Doc ID:	482881




 <b>CENTRAL COAST COUNCIL</b> <b>LAND USE PLANNING</b>	Received:	12/04/2024
	Application No:	DA2024067
	Doc ID:	482881

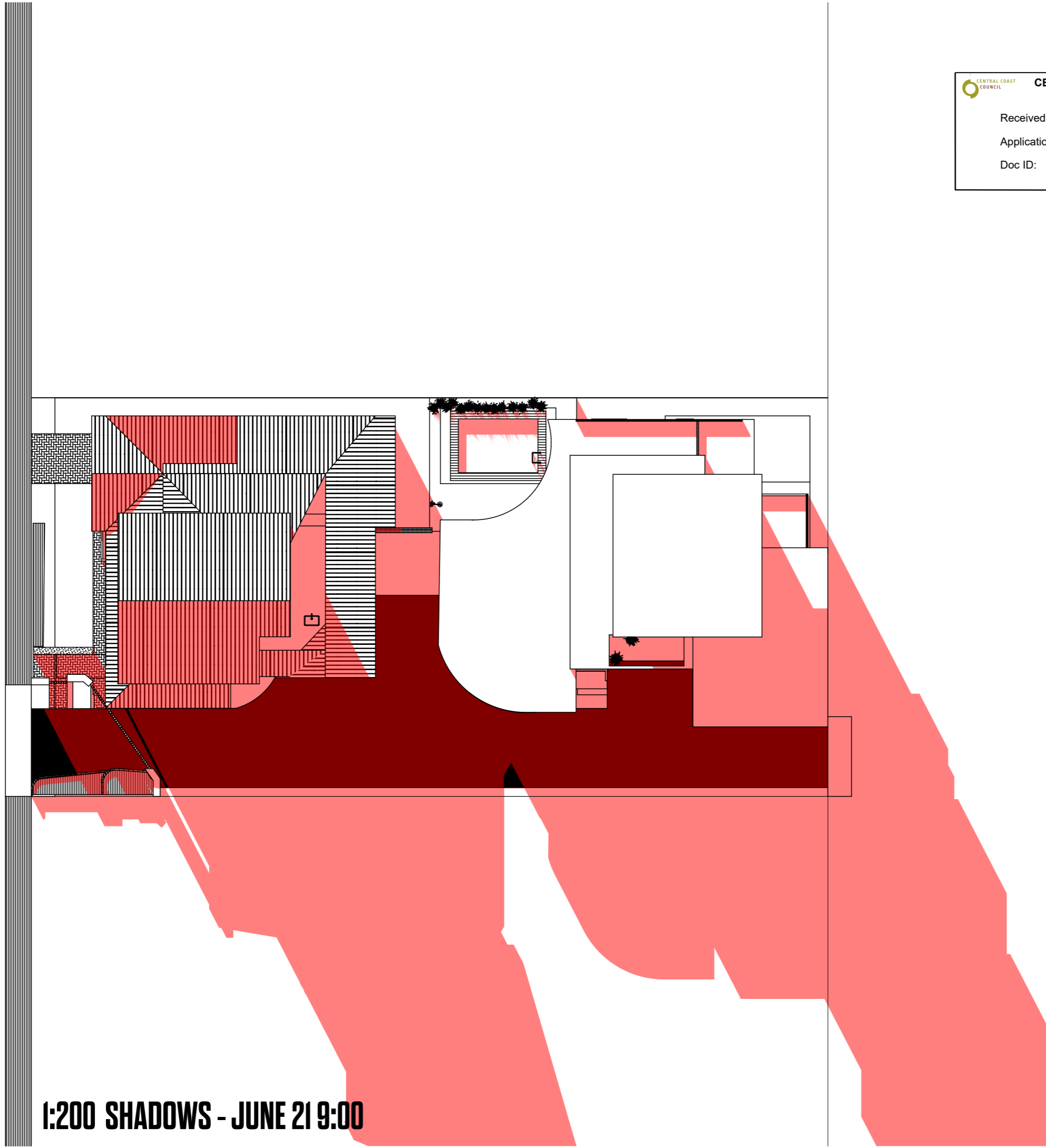





**CENTRAL COAST COUNCIL**  
**LAND USE PLANNING**  
 Received: 12/04/2024  
 Application No: DA2024067  
 Doc ID: 482881




**CENTRAL COAST COUNCIL**  
**LAND USE PLANNING**  
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**1:200 SHADOWS - JUNE 21 9:00**

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

Received: 12/04/2024  
 Application No: DA2024067  
 Doc ID: 482881

**LAYTON DESIGN**  
 ARCHITECTURE & DESIGN

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 e - info@laytondesign.com.au

accred. - Dane Layton - 363545351  
 category - Bldg, Designer-Arch, Restricted

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**2 x NEW DWELLING**  
**T+A BRAID/L BODEN**

78 THE ESPLANADE  
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 TAS  
 #Site Postcode

**SHADOWS**

Print date 12/4/2024  
 Drawn by D.L.  
 Checked by D.L.

**02\_DA**  
**JUNE 21, 9:00**  
 Drawing No. **05.1**



**1:200 SHADOWS - JUNE 21 12:00**

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

Received: 12/04/2024  
 Application No: DA2024067  
 Doc ID: 482881

**LAYTON DESIGN**  
 ARCHITECTURE

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 p - 0407243208  
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accred. - Dane Layton - 363545351  
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FILE PATH: K:\enr\shadows\02\000\000\LAYTON DESIGN\01\_Projects\02\_19\_78  
 Esplanade, Turners Beach\res.2 2nd storey.dwg

**2 x NEW DWELLING**  
**T+A BRAID/L BODEN**

78 THE ESPLANADE  
 TURNERS BEACH  
 TAS  
 #Site Postcode

**SHADOWS**

Print date 12/4/2024  
 Drawn by D.L.  
 Checked by D.L.

**02\_DA**  
 JUNE 21, 12:00  
 Drawing No. 05.2



**1:200 SHADOWS - JUNE 21 15:00**

**Notes:**

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 **CENTRAL COAST COUNCIL  
LAND USE PLANNING**

Received:	12/04/2024
Application No:	DA2024067
Doc ID:	482881

**2 x NEW DWELLING**  
**T+A BRAID/L BODEN**

78 THE ESPLANADE  
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**SHADOWS**

Print date	12/4/2024
Drawn by	D.L.
Checked by	D.L.

**02\_DA**

JUNE 21, 15:00


Drawing No. **05.3**



**1:200 SHADOWS - DEC 21 9:00**

**Notes:**  
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FILE PATH: K:\enr\shadows\02\000\000\_LAYTON DESIGN\01\_Projects\02\_19\_78  
Esplanade, Turners Beach\res\_2 2nd storey.dwg

 **CENTRAL COAST COUNCIL  
LAND USE PLANNING**

Received:	12/04/2024
Application No:	DA2024067
Doc ID:	482881

**2 x NEW DWELLING  
T+A BRAID/L BODEN**

78 THE ESPLANADE  
TURNERS BEACH  
TAS  
#Site Postcode

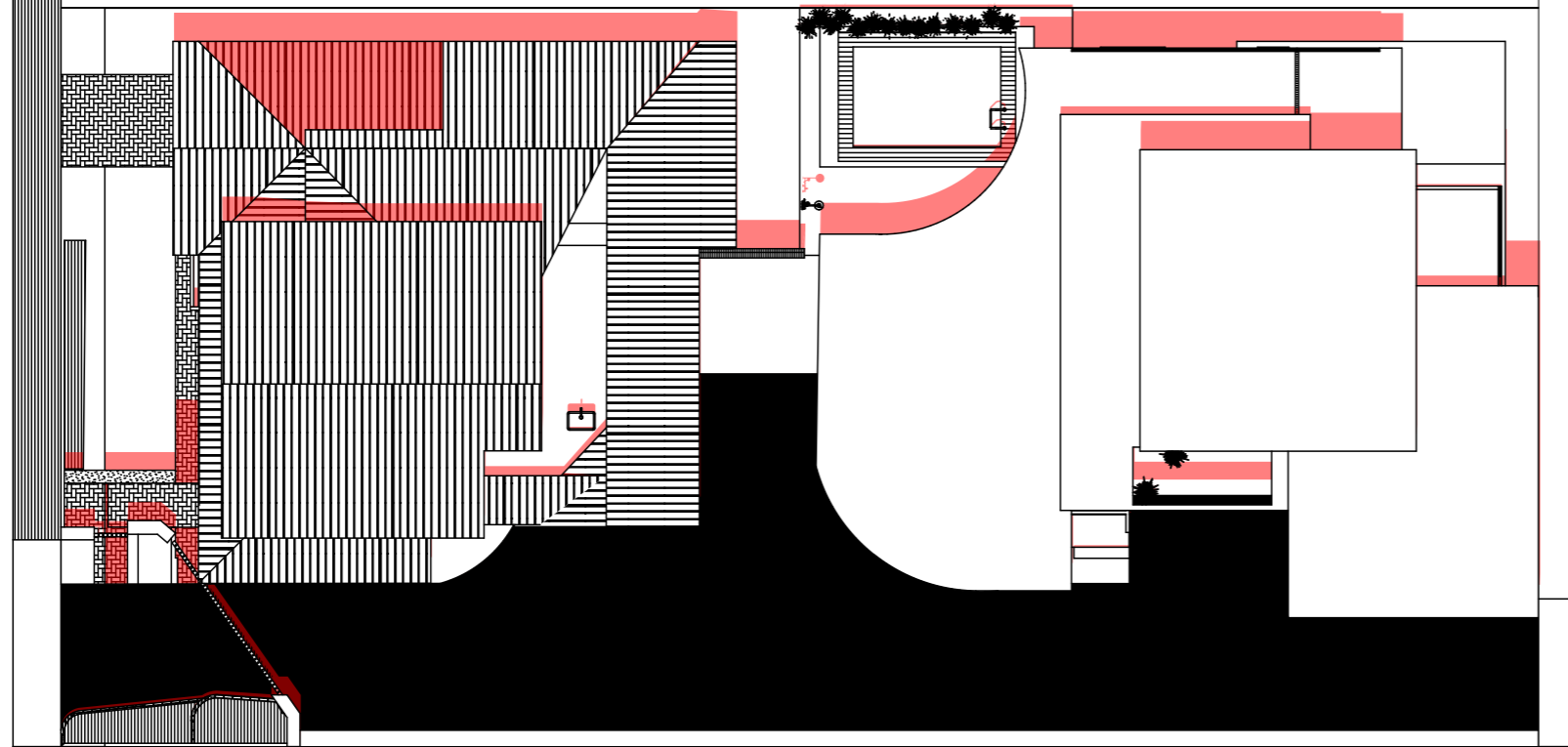
**SHADOWS**

Print date	12/4/2024
Drawn by	D.L.
Checked by	D.L.

**02\_DA**

DEC. 21, 9:00

Drawing No. **05.4**



**1:200 SHADOWS - DEC 21 12:00**

**LAYTON DESIGN**  
ARCHITECTS

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p - 0407243208  
e - info@laytondesign.com.au

accred. - Dane Layton - 363545351  
category - Bldg, Designer-Arch, Restricted

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

Received: 12/04/2024  
Application No: DA2024067  
Doc ID: 482881

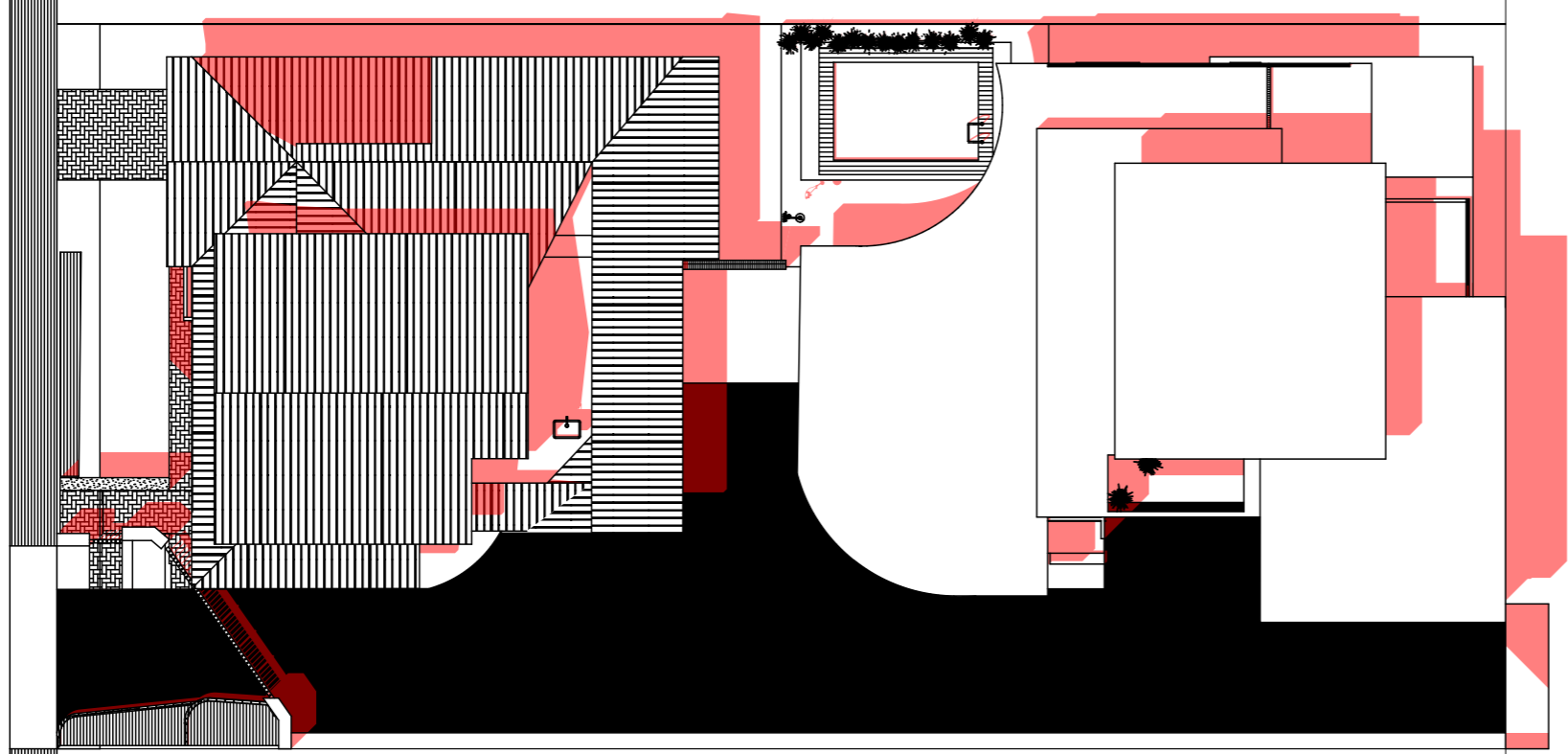
**2 x NEW DWELLING**  
**T+A BRAID/L BODEN**

78 THE ESPLANADE  
TURNERS BEACH  
TAS  
#Site Postcode

**SHADOWS**

Print date 12/4/2024  
Drawn by D.L.  
Checked by D.L.

**02\_DA**  
DEC. 21, 12:00  
Drawing No. **05.5**



**1:200 SHADOWS - DEC 21 15:00**

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**CENTRAL COAST COUNCIL**

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**SHADOWS**

Print date 12/4/2024  
Drawn by D.L.  
Checked by D.L.

**02\_DA**

DEC. 21, 15:00

Drawing No. **05.6**