

GENERAL INFORMATION

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

NICHOLAS BRANDSEMA
047538582
PID3121895, TITLE REF 162223/17
TBA
GENERAL RESIDENTIAL
BURNIE COUNCIL

SITE INFORMATION

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

8587m²
TBA
TBA
N/A
TBA
TBA
7

SITE PLANS:

A100 COVER PAGE
A101 LOCATION PLAN
A102 SITE PLAN
A103 SEWER DRAINAGE PLAN
A104 STORMWATER DRAINAGE PLAN
A105 WATER LAYOUT PLAN
A106 SITE SETOUT PLAN
A107 STRATA BOUNDARY AREA
A108 DRIVEWAY & PARKING SETOUT PLAN
A109 PRIVATE OPEN SPACE PLAN
A110 VEHICLE TURNING CIRCLES
A111 SECTION A - LONG SECTION
A112 EXCAVATION & RETAINING WALL PLAN

PROPOSED UNIT 1:

U100 ELEVATIONS
U101 FLOOR PLAN
U102 SETOUT PLAN
U103 WALL FRAMING PLAN
U104 ELECTRICAL PLAN
U105 REFLECTED CEILING PLAN
U106 ROOF PLAN
U107 SECTION A-A
U108 DETAILS
U109 WALL TYPES
U110 WATERPROOFING DETAILS
U111 WINDOW & DOOR SCHEDULE
U112 LIGHTING CALCULATOR

PROPOSED UNIT 2-5:

U200 ELEVATIONS
U201 FLOOR PLAN
U202 SETOUT PLAN
U203 WALL FRAMING PLAN
U204 ELECTRICAL PLAN
U205 REFLECTED CEILING PLAN
U206 ROOF PLAN
U207 SECTION A-A
U208 DETAILS
U209 WALL TYPES
U210 WATERPROOFING DETAILS
U211 WINDOW & DOOR SCHEDULE
U212 LIGHTING CALCULATOR

PROPOSED UNIT 2-5:

U200 ELEVATIONS
U201 FLOOR PLAN
U202 SETOUT PLAN
U203 WALL FRAMING PLAN
U204 ELECTRICAL PLAN
U205 REFLECTED CEILING PLAN
U206 ROOF PLAN
U207 SECTION A-A
U208 DETAILS
U209 WALL TYPES
U210 WATERPROOFING DETAILS
U211 WINDOW & DOOR SCHEDULE
U212 LIGHTING CALCULATOR



Approved Planning Permit Document

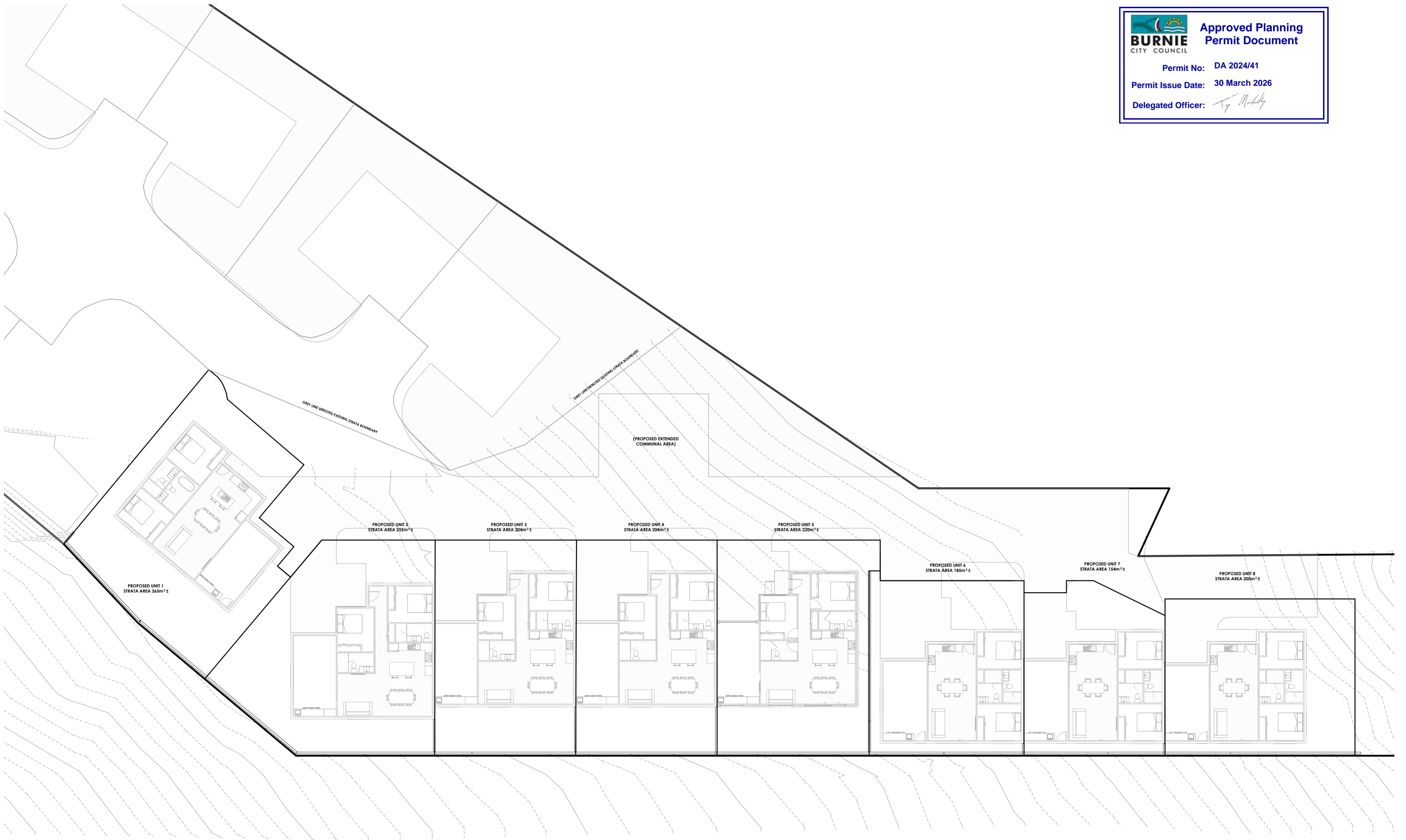
Permit No: DA 2024/41
Permit Issue Date: 30 March 2026
Delegated Officer: *[Signature]*

ATKINS DRIVE

MOUNT STREET



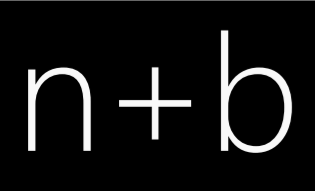
LOCATION PLAN
Scale 1 : 500



 **PROPOSED STRATA PLAN**
Scale 1 : 200



PRIVATE OPEN SPACE PLAN
 Scale 1 : 200



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 Ulverstone, Tasmania
 Australia
 7315
 m 0417 134 369 e nick@nplusb.com.au
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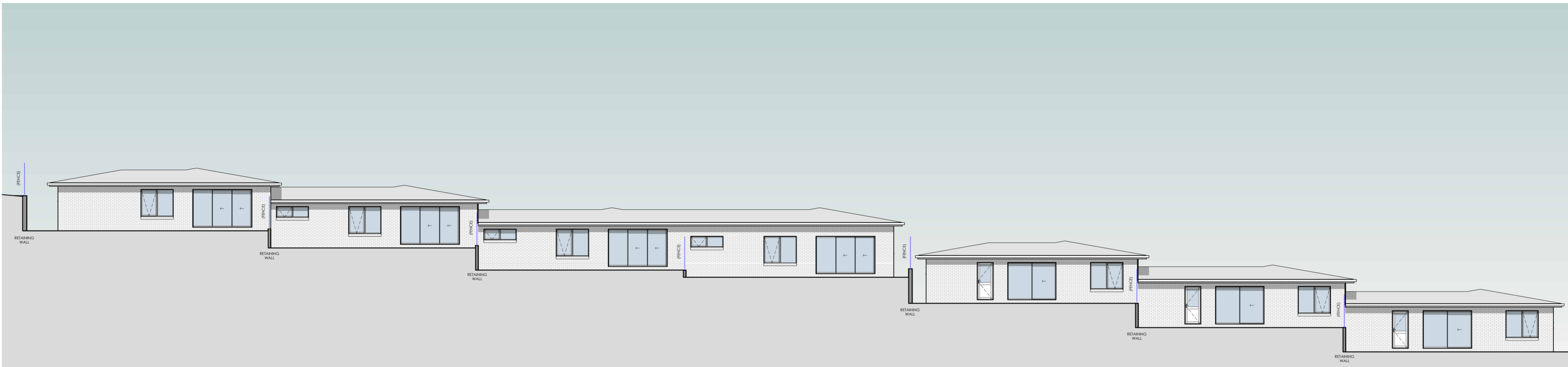
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 Scale A2
1 : 200
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Revision
 No. A Date 12/11/24 Description Issued as PRELIMINARY
 do not scale off plans all dimensions are in millimeters confirm all dimensions on site all work relevant NCC & AS

Project
PROPOSED UNIT DEVELOPMENT
 Location
11-1 ATKINS DRIVE, ROMAINE
 Client
ATKINS DRIVE PTY LTD

Sheet Title
PRIVATE OPEN SPACE PLAN
 Drawn NJB Issue Date 30/01/26 Project No. P12456 Revision A


Sheet Number
A109
 /A112

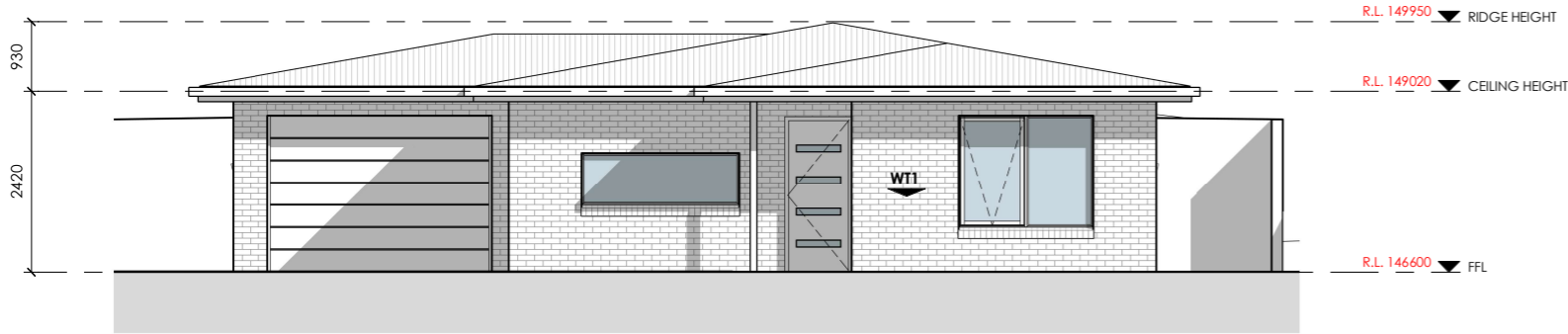
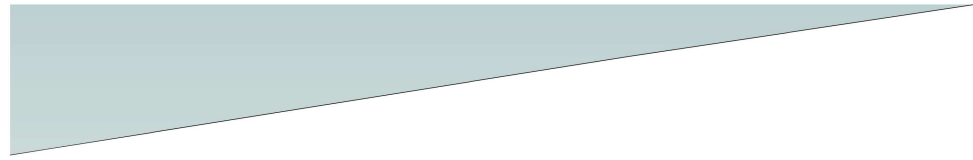


SECTION A - LONG SECTION

Scale 1 : 150

 <p>BURNIE CITY COUNCIL</p>	<p>Approved Planning Permit Document</p>
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	<p>Permit Issue Date: 30 March 2026</p>
	<p>Delegated Officer: </p>

	<p>22 Fieldings Way Ulverstone, Tasmania Australia 7315</p>	<p>Issued As PRELIMINARY</p>	<p>Scale A2 1 : 150</p>	<p>Revision No. A Date 12/11/24 Description Issued as PRELIMINARY</p>	<p>Project PROPOSED UNIT DEVELOPMENT Location 11-1 ATKINS DRIVE, ROMAINE Client ATKINS DRIVE PTY LTD</p>	<p>Sheet Title SECTION A - LONG SECTION</p>	<p>Sheet Number A111 /A112</p>
	<p>m 0417 134 369 e nick@nplusb.com.au License No. 047538582 ABN 946 222 219 16</p>	<p>©COPYRIGHT These drawings and designs and the copyright there of are the property of nplusb and must not be used, retained or copied without the written permission of nplusb. ABN 946 222 219 16</p>	<p>do not scale off plans all dimensions are in millimeters confirm all dimensions on site all work relevant NCC & AS</p>	<p>Drawn NJB</p>	<p>Issue Date 30/01/26</p>	<p>Project No. P12456</p>	<p>Revision A</p>



NORTH ELEVATION

Scale 1 : 100

WALL | FACADE MATERIALS & FINISHES

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



EAVE CONSTRUCTION NCC VOLUME 2 PART 3.5.3.5
EAVE WIDTH OVERHANG - 600mm

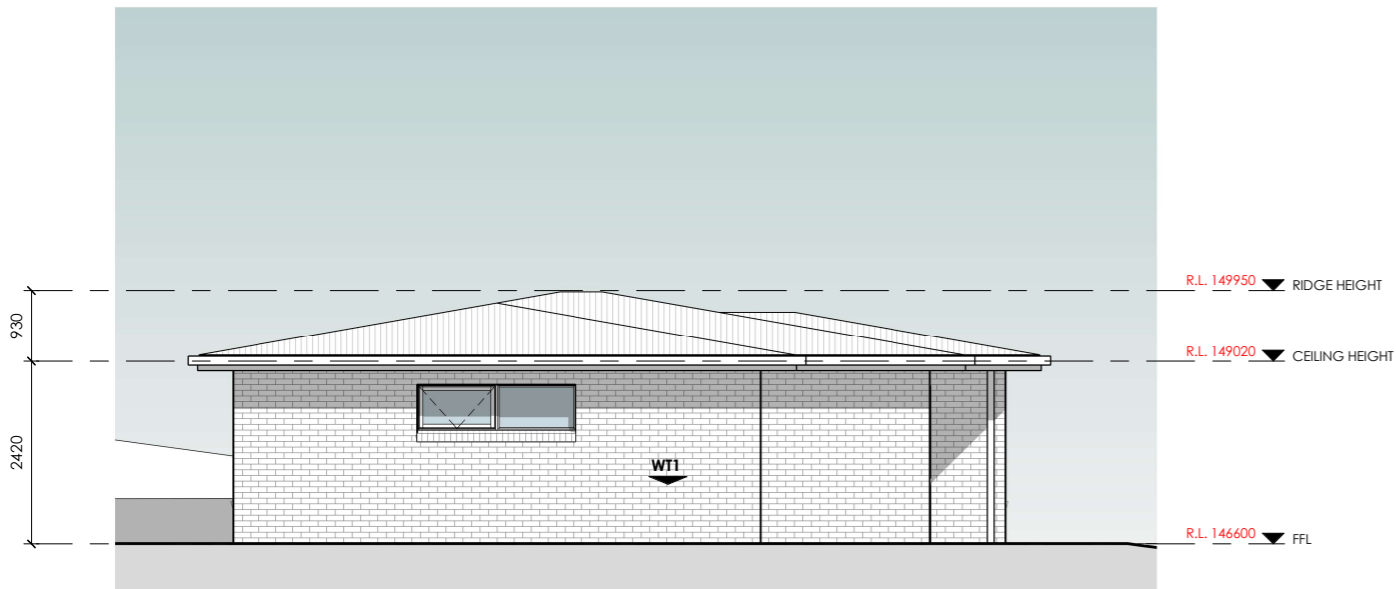
EAVES LINED WITH 'HARDIFLEX' CEMENT SHEET TRIMMERS LOCATED WITHIN 1200mm OF EXTERNAL CORNERS TO BE SPACED @ 500mm CENTERS. REMAINDER OF SHEET - 700mm CENTERS

FASTENER / FIXINGS WITHIN 1200mm OF EXTERNAL CORNERS @ 200mm CENTERS, REMAINDER OF SHEET - 300mm CENTERS

COLORBOND CUSTOM ORB ROOF CLADDING
INSTALLED AS PER MANUFACTURERS SPECIFICATIONS & AS1562 COLOUR BY OWNER.

SELECTED ALUMINIUM FRAMED WINDOWS & DOORS
NCC VOLUME 2 PART 3.6 POWDER COATED ALUMINIUM WINDOW & DOOR FRAMES, UNLESS OTHERWISE NOTED. REVEALS AS SELECTED. ALL FLASHING & FIXINGS TO MANUFACTURERS SPECIFICATIONS

GLAZING & FRAME CONSTRUCTION TO AS2047 & AS1288
ALL FIXINGS & FLASHINGS TO MANUFACTURERS REQUIREMENTS



EAST ELEVATION

Scale 1 : 100

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BURNIE CITY COUNCIL

Permit No: DA 2024/41

Permit Issue Date: 30 March 2026

Delegated Officer: *[Signature]*

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7315

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Scale A3
1 : 100

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Revision		
No.	Date	Description
B	30/01/26	Issued as PRELIMINARY

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

Project
PROPOSED UNIT 1

Location
11-1 ATKINS DRIVE, ROMAINE

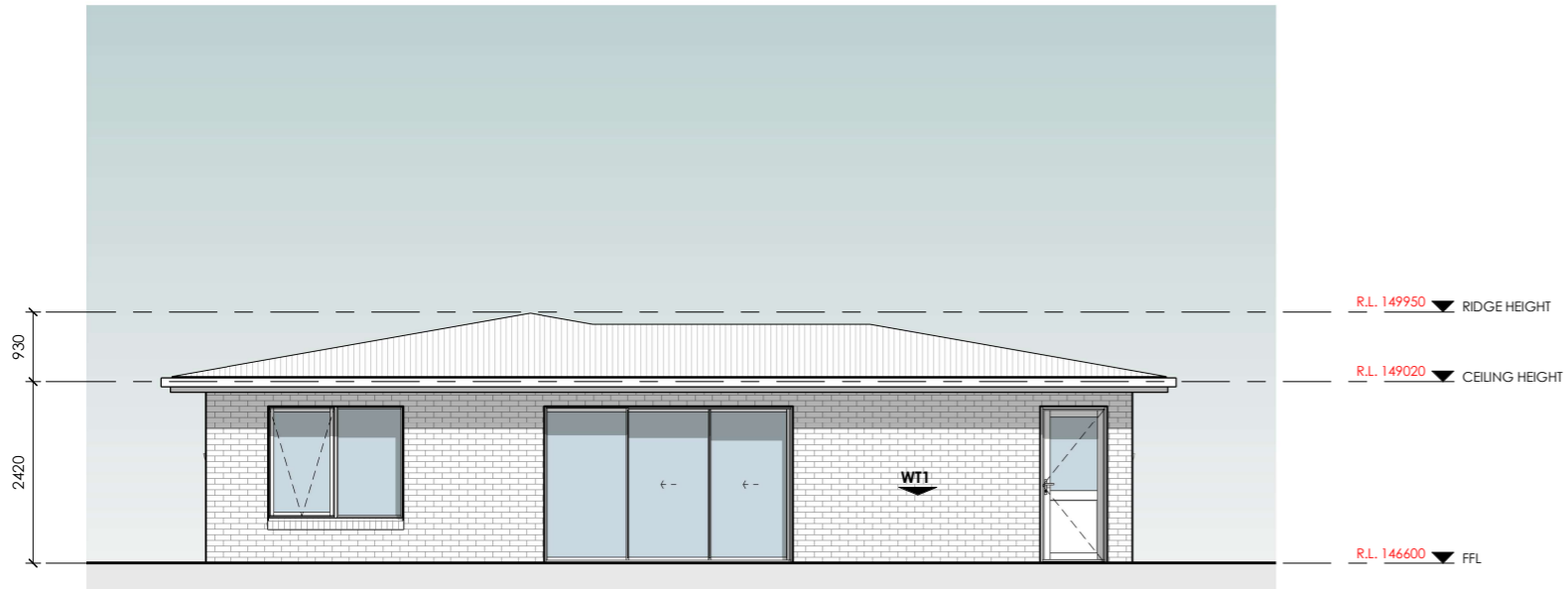
Client
ATKINS DRIVE PTY LTD

Sheet Title			
ELEVATIONS 1 OF 2			
Drawn	Issue Date	Project No.	Revision
NJB	30/01/26	P12456	B

Sheet Number

U100

/U120



SOUTH ELEVATION
Scale 1 : 100

WALL | FACADE MATERIALS & FINISHES

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



EAVE CONSTRUCTION NCC VOLUME 2 PART 3.5.3.5
EAVE WIDTH OVERHANG - 600mm

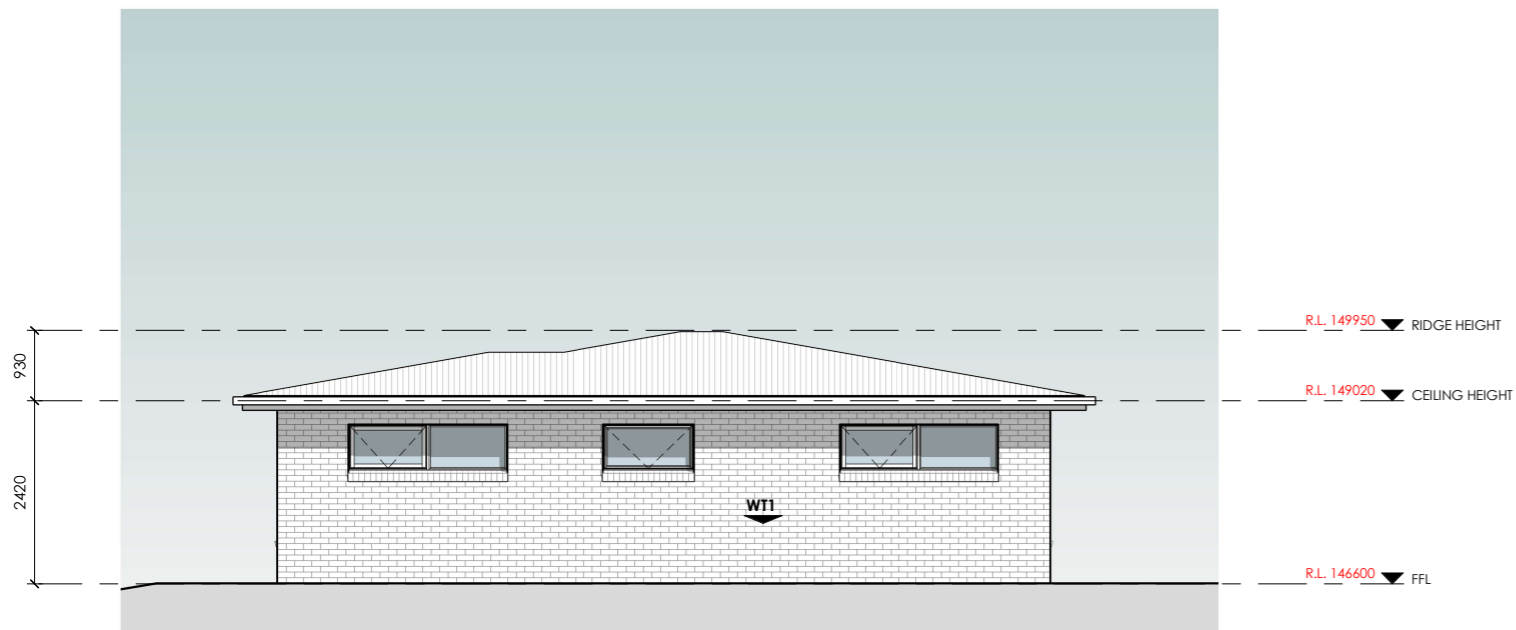
EAVES LINED WITH 'HARDIFLEX' CEMENT SHEET TRIMMERS LOCATED WITHIN 1200mm OF EXTERNAL CORNERS TO BE SPACED @ 500mm CENTERS. REMAINDER OF SHEET - 700mm CENTERS

FASTENER / FIXINGS WITHIN 1200mm OF EXTERNAL CORNERS @ 200mm CENTERS, REMAINDER OF SHEET - 300mm CENTERS

COLORBOND CUSTOM ORB ROOF CLADDING
INSTALLED AS PER MANUFACTURERS SPECIFICATIONS & AS1562 COLOUR BY OWNER.

SELECTED ALUMINIUM FRAMED WINDOWS & DOORS
NCC VOLUME 2 PART 3.6 POWDER COATED ALUMINIUM WINDOW & DOOR FRAMES, UNLESS OTHERWISE NOTED. REVEALS AS SELECTED. ALL FLASHING & FIXINGS TO MANUFACTURERS SPECIFICATIONS

GLAZING & FRAME CONSTRUCTION TO AS2047 & AS1288
ALL FIXINGS & FLASHINGS TO MANUFACTURERS REQUIREMENTS



WEST ELEVATION
Scale 1 : 100

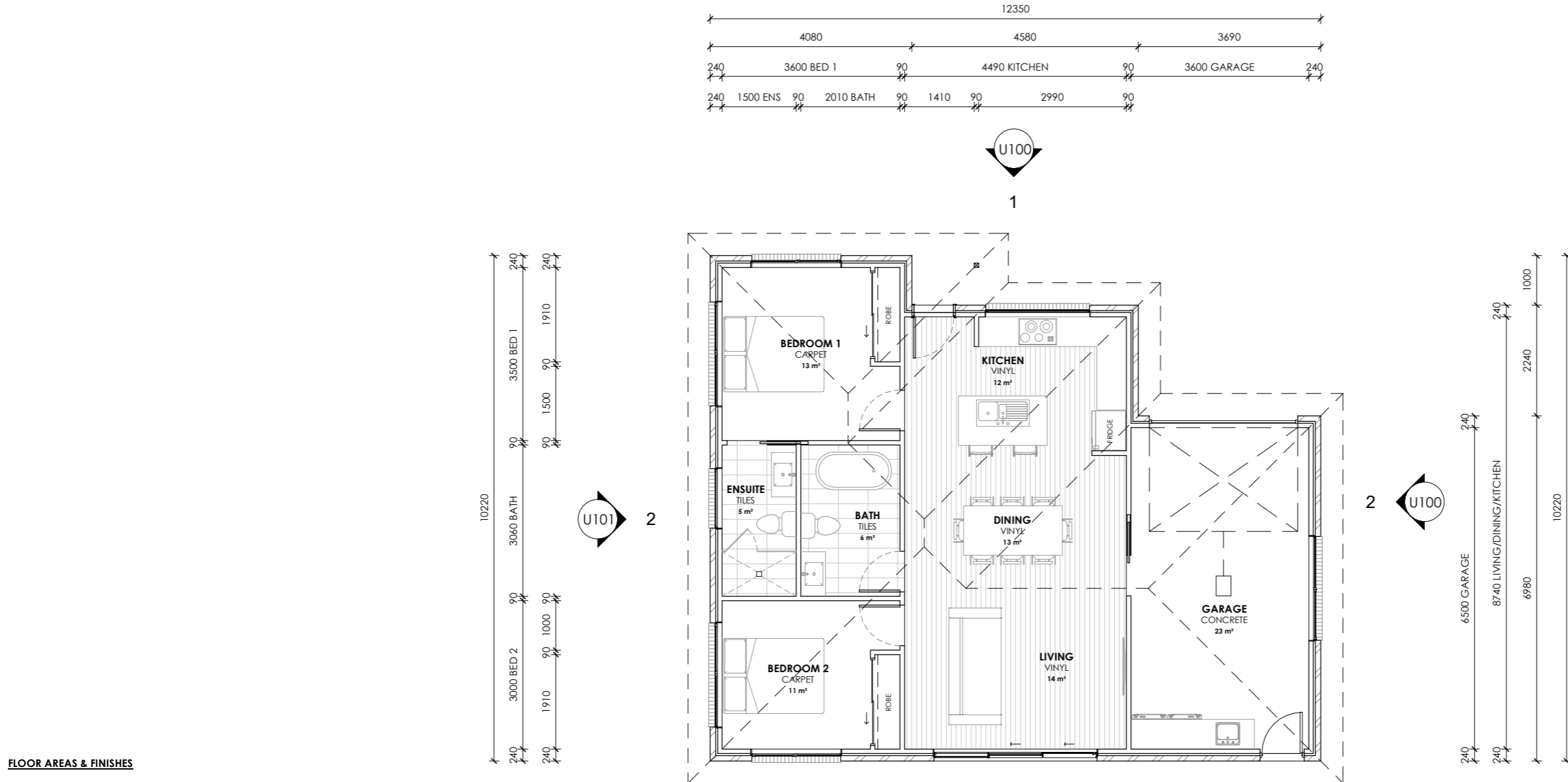


Approved Planning Permit Document

Permit No: DA 2024/41

Permit Issue Date: 30 March 2026

Delegated Officer: *Ty M...*



FLOOR AREAS & FINISHES

FLOOR AREA - 110m²

VINYL
 FLOOR AREA APPROX - 39m²
 5mm SELECTED VINYL PLANK FLOORING

CARPET
 FLOOR AREA APPROX - 24m²
 SELECTED CARPET AND UNDERLAY

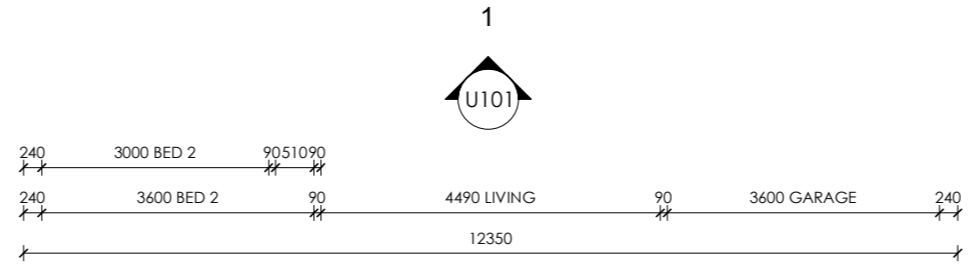
TILES
 FLOOR AREA APPROX - 11m²
 SELECTED TILES, GROUT, SEALANT, TRIMS
 SEALED PRIOR WITH A WATERPROOF
 MEMBRANE SYSTEM

CONCRETE
 FLOOR AREA APPROX - 23m²
 NO SURFACE FINISH REQUIRED.

NOTES

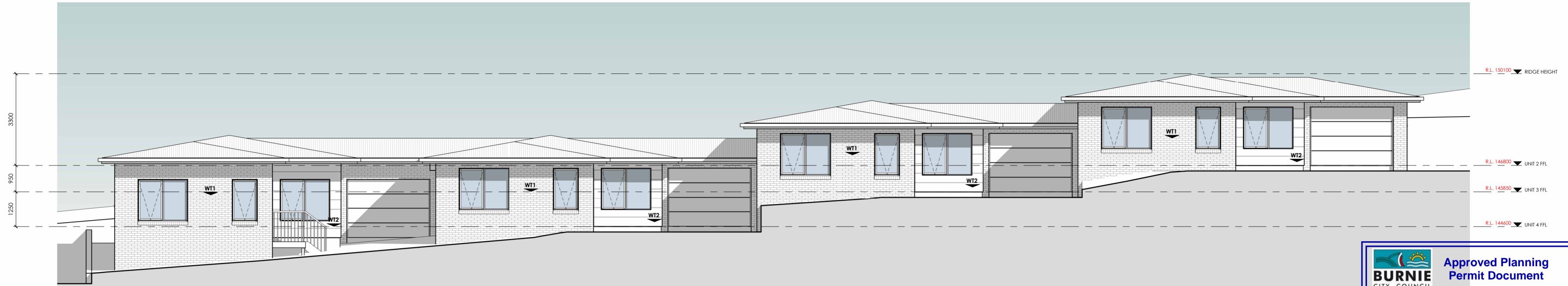
ALL WINDOW DIMENSIONS TO BE CONFIRMED WITH CLIENT PRIOR TO CONSTRUCTION BEGINNING.

ALL GLAZING TO COMPLY WITH WITH NCC 3.6 & AS1288 & AS2047
 ALL WET AREAS TO COMPLY WITH NCC 3.8.1 & AS3740
 ALL TIMBER FRAMING TO COMPLY WITH NCC 3.4.3 & AS1684
 ALL WORKS TO BE IN COMPLIANCE WITH NCC 3.12 & ENERGY EFFICIENCY



FLOOR PLAN
 Scale 1 : 100

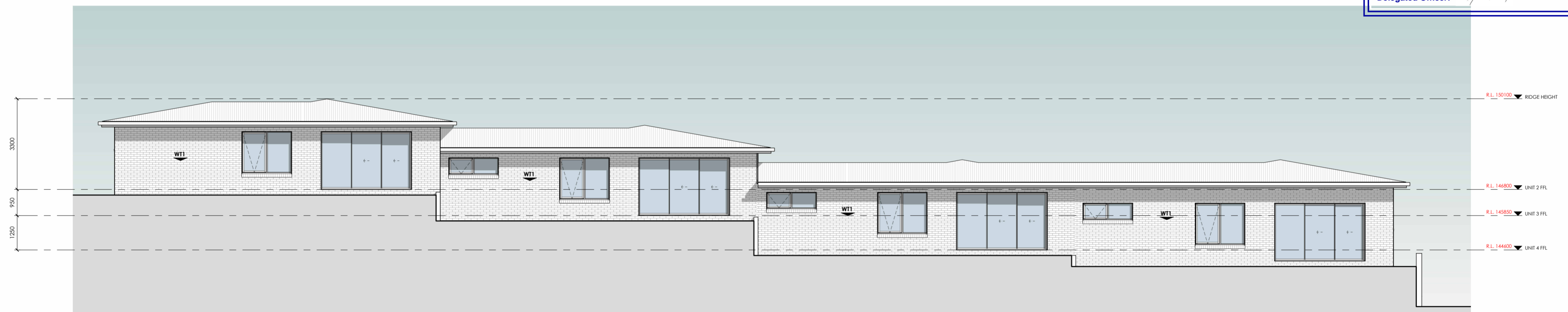
<p>22 Fieldings Way Ulverstone, Tasmania Australia 7315</p> <p>m 0417 134 369 e nick@nplusb.com.au License No. 047538582 ABN 946 222 219 16</p>	Issued As PRELIMINARY	Scale A3 1 : 100	Revision No. B Date 30/01/26 Description Issued as PRELIMINARY	Project PROPOSED UNIT 1 Location 11-1 ATKINS DRIVE, ROMAINE Client ATKINS DRIVE PTY LTD	Sheet Title FLOOR PLAN	Sheet Number U102 /U120
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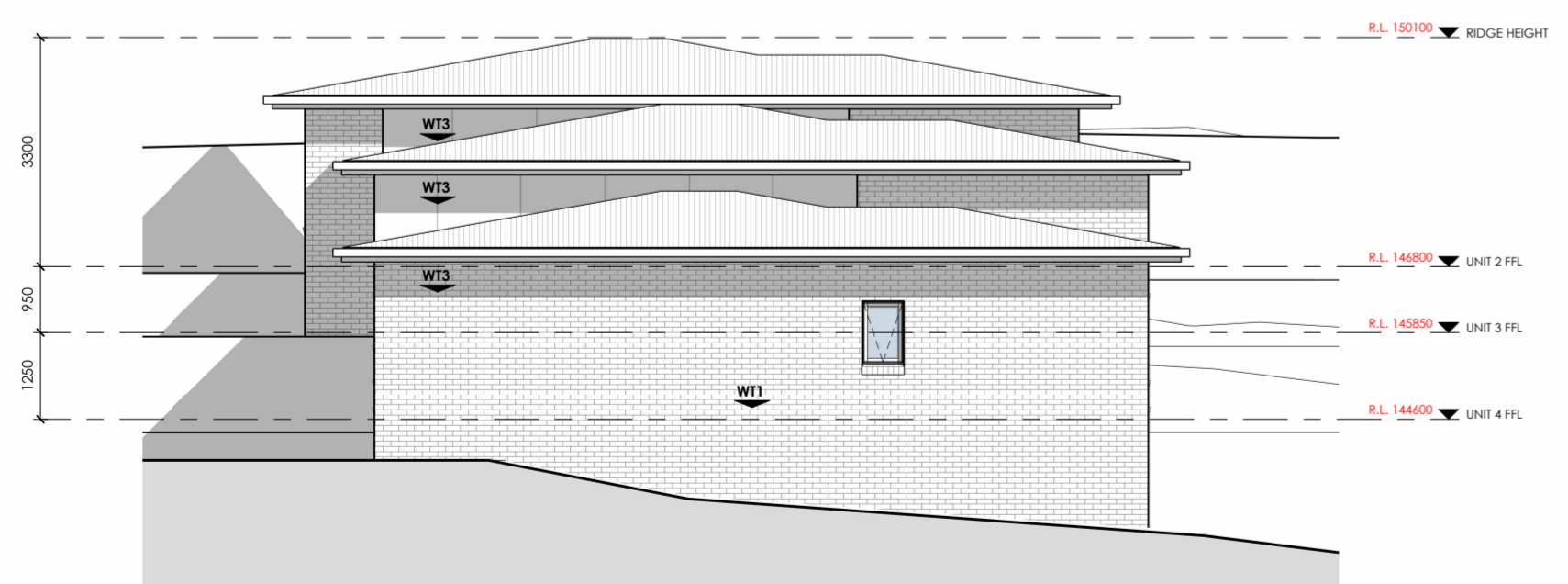
WEST ELEVATION
Scale 1 : 100

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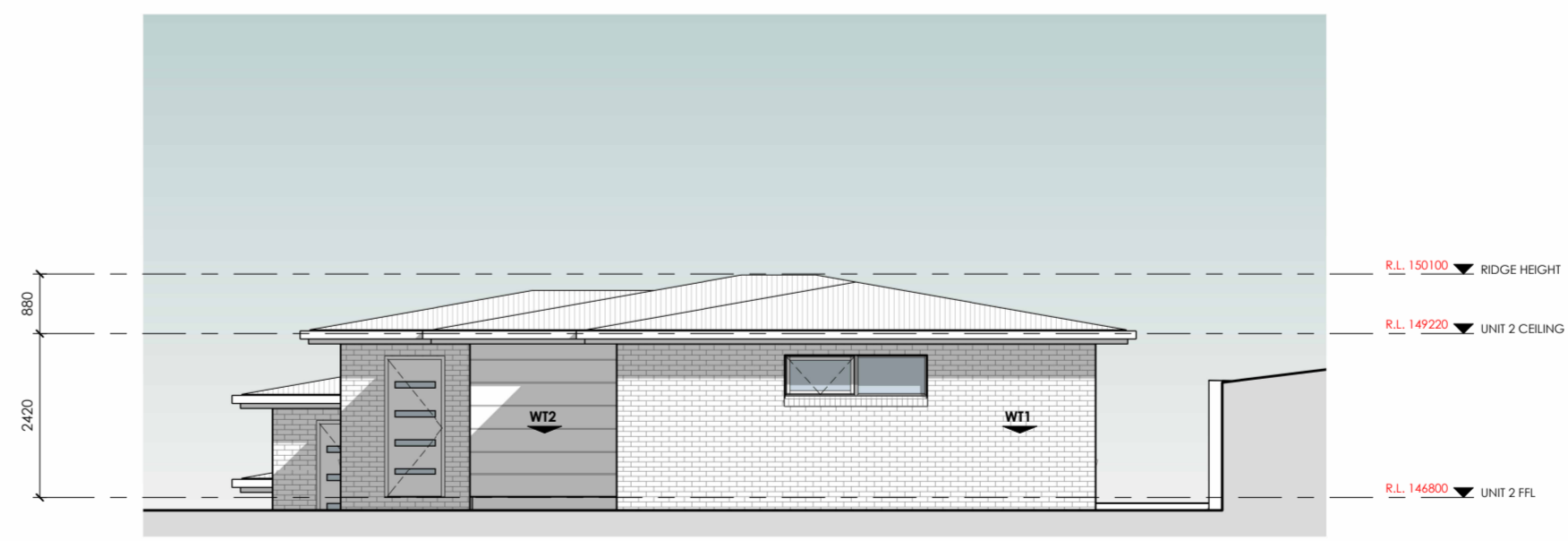
Permit No: DA 2024/41
 Permit Issue Date: 30 March 2026
 Delegated Officer: *[Signature]*



EAST ELEVATION
Scale 1 : 100



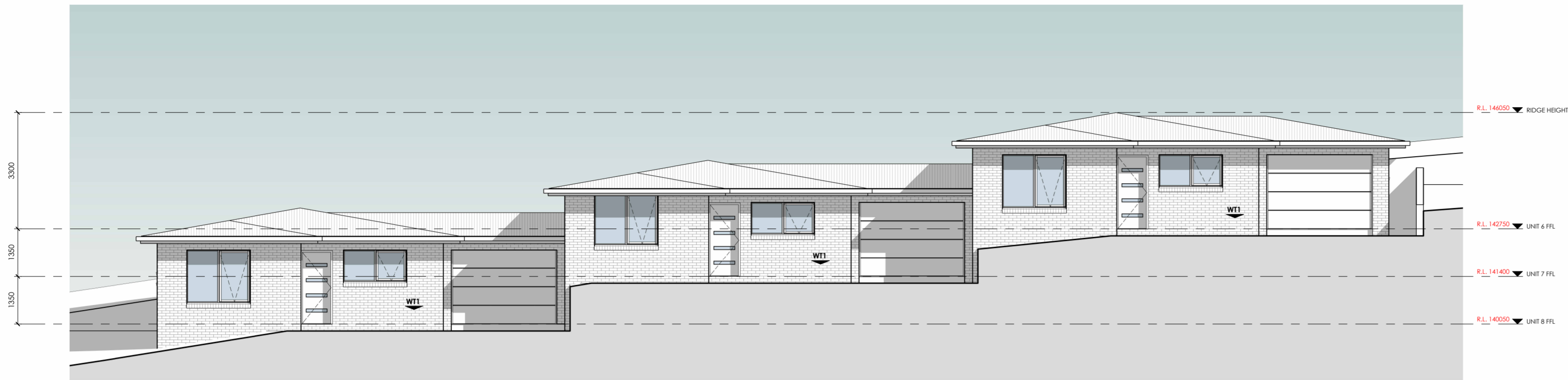
NORTH ELEVATION
Scale 1 : 100



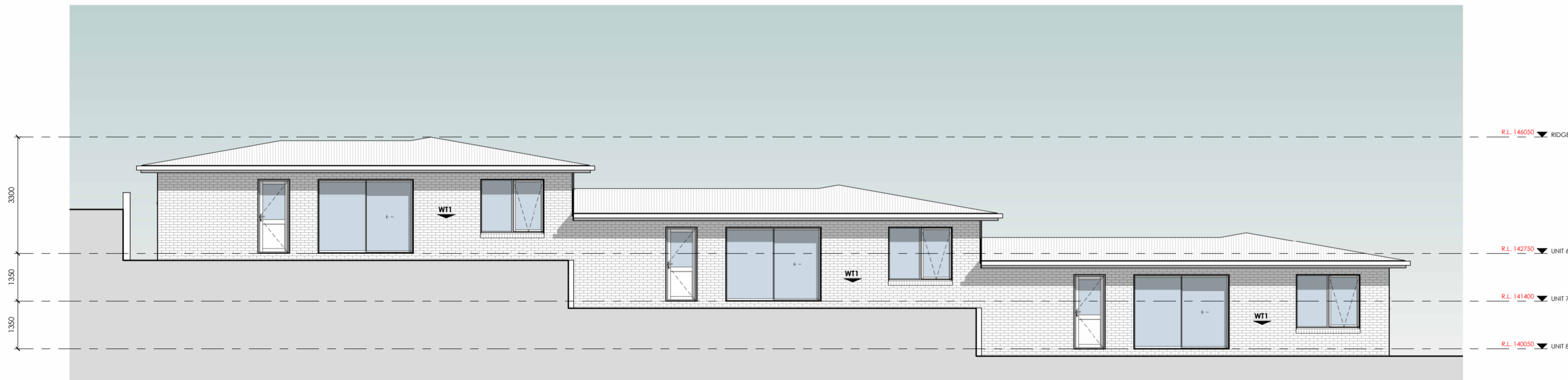
SOUTH ELEVATION
Scale 1 : 100

- WALL | FACADE MATERIALS & FINISHES**
- WT-1** BRICK VENEER, COLOUR & STYE BY OWNER.
 - WT-2** JAMES HARDIE SCYON STRIA PAINT TO FINISH INSTALLED AS PER MANUFACTURERS SPECIFICATION
 - WT-2** JAMES HARDIE FINE TEXTURE CLADDING, PAINT TO FINISH INSTALLED AS PER MANUFACTURERS SPECIFICATION
- 0 5 m
- EAVE CONSTRUCTION NCC VOLUME 2 PART 3.5.3.5**
 EAVE WIDTH OVERHANG - 600mm
- EAVES LINED WITH 'HARDIFLEX' CEMENT SHEET TRIMMERS LOCATED WITHIN 1200mm of EXTERNAL CORNERS TO BE SPACED @ 500mm CENTERS. REMAINDER OF SHEET - 700mm CENTERS
- FASTENER / FIXINGS WITHIN 1200mm OF EXTERNAL CORNERS @ 200mm CENTERS. REMAINDER OF SHEET - 300mm CENTERS
- COLORBOND CUSTOM ORB ROOF CLADDING**
 INSTALLED AS PER MANUFACTURERS SPECIFICATIONS & AS1562 COLOUR BY OWNER.
- SELECTED ALUMINIUM FRAMED WINDOWS & DOORS**
 NCC VOLUME 2 PART 3.6 POWDER COATED ALUMINIUM WINDOW & DOOR FRAMES, UNLESS OTHERWISE NOTED. REVEALS AS SELECTED. ALL FLASHING & FIXINGS TO MANUFACTURERS SPECIFICATIONS
- GLAZING & FRAME CONSTRUCTION TO AS2047 & AS1288
 ALL FIXINGS & FLASHINGS TO MANUFACTURERS REQUIREMENTS

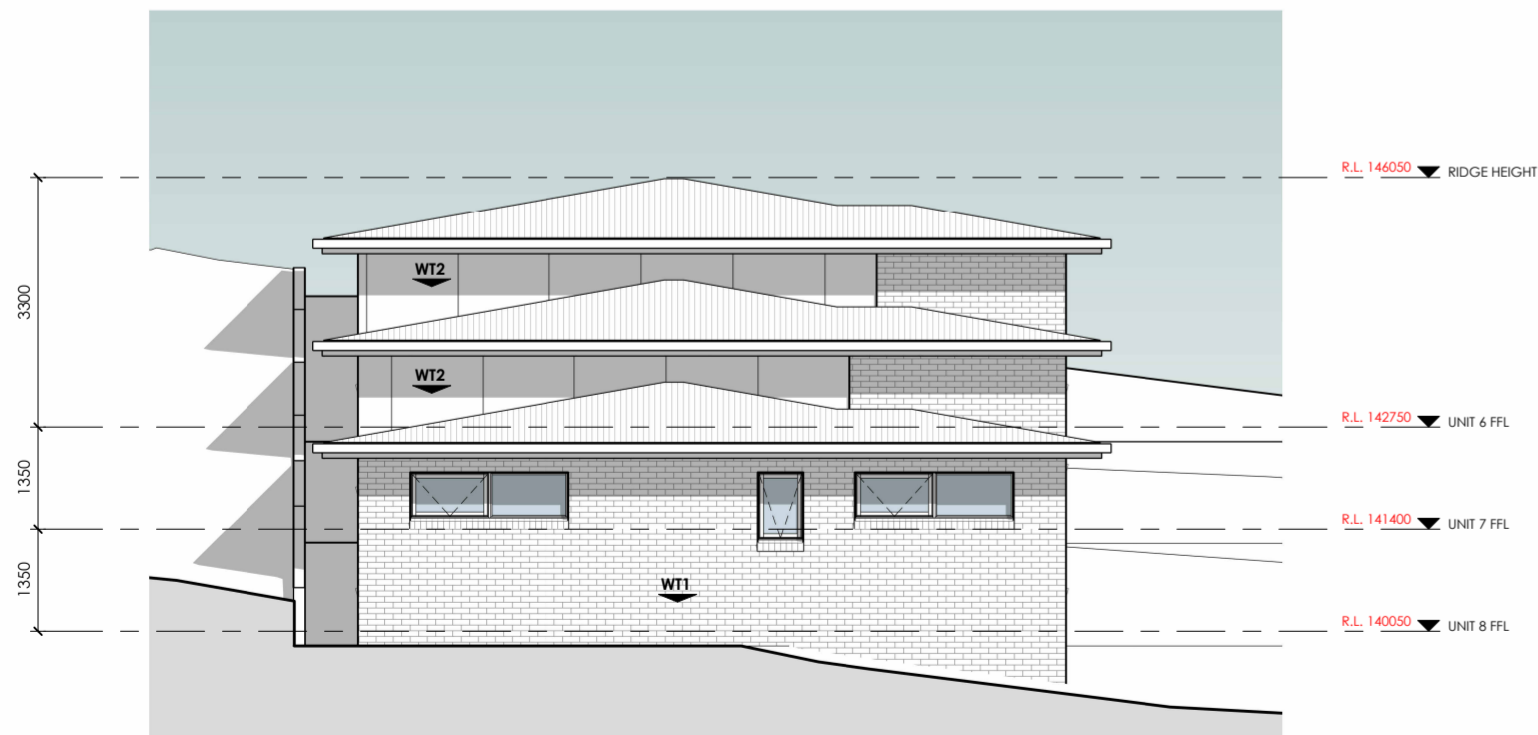




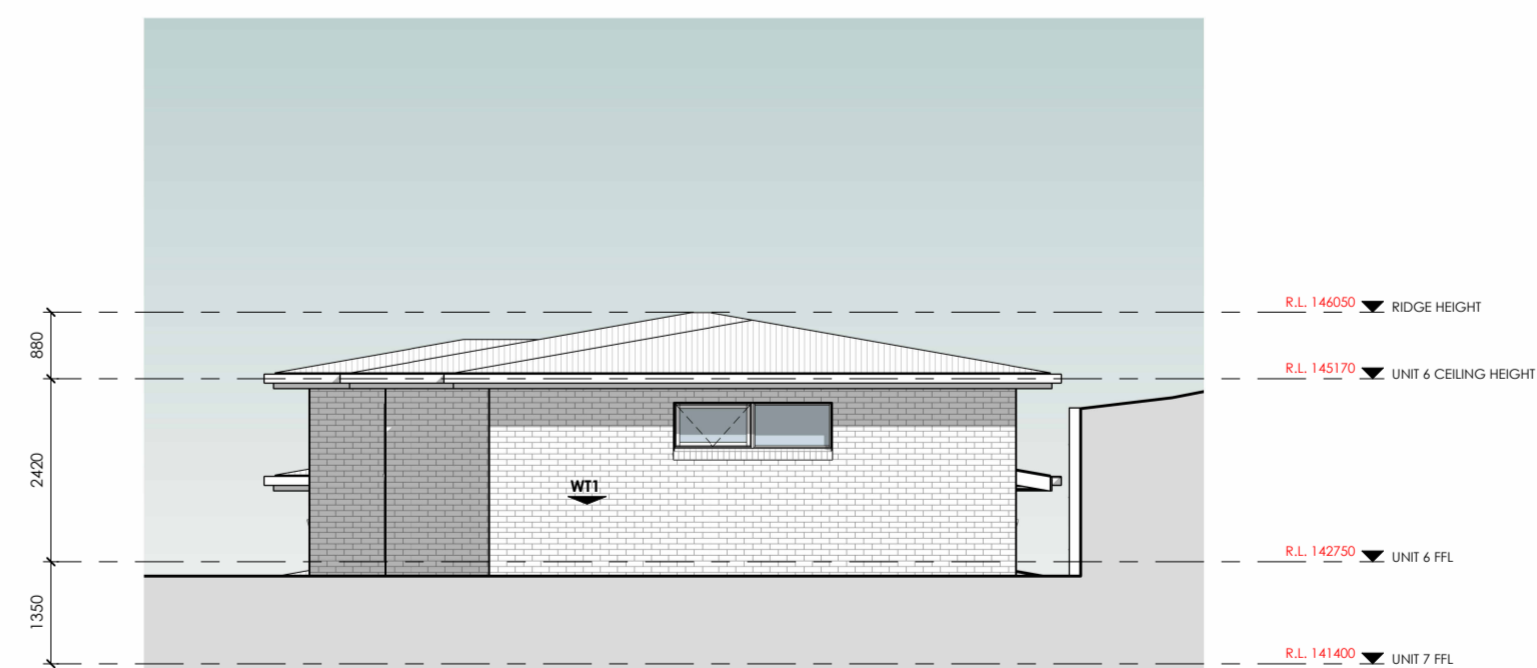
WEST ELEVATION
Scale 1 : 100



EAST ELEVATION
Scale 1 : 100



NORTH ELEVATION
Scale 1 : 100



SOUTH ELEVATION
Scale 1 : 100



WALL | FACADE MATERIALS & FINISHES

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

WT-2 JAMES HARDIE FINE TEXTURE CLADDING, PAINT TO FINISH INSTALLED AS PER MANUFACTURERS SPECIFICATION



EAVE CONSTRUCTION NCC VOLUME 2 PART 3.5.3.5
EAVE WIDTH OVERHANG - 600mm

EAVES LINED WITH 'HARDIFLEX' CEMENT SHEET TRIMMERS LOCATED WITHIN 1200mm of EXTERNAL CORNERS TO BE SPACED @ 500mm CENTERS, REMAINDER OF SHEET - 700mm CENTERS

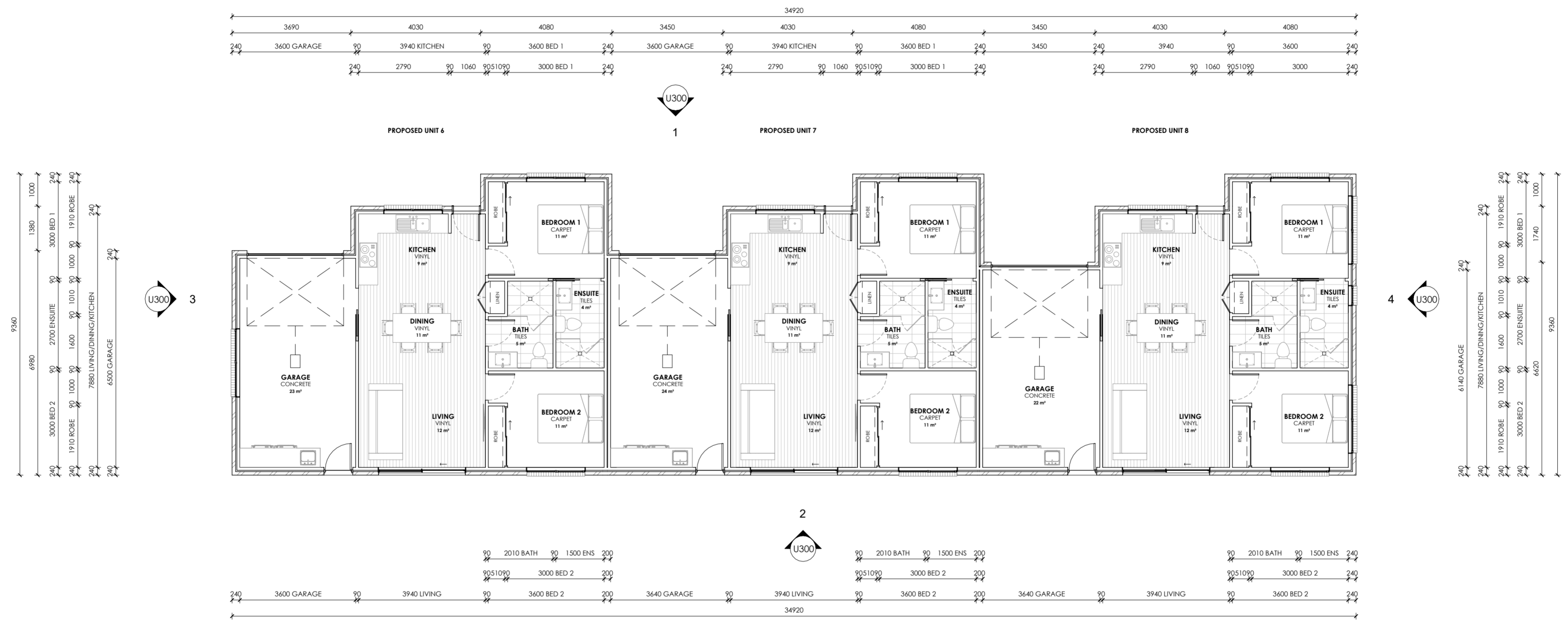
FASTENER / FIXINGS WITHIN 1200mm OF EXTERNAL CORNERS @ 200mm CENTERS, REMAINDER OF SHEET - 300mm CENTERS

COLORBOND CUSTOM ORB ROOF CLADDING

INSTALLED AS PER MANUFACTURERS SPECIFICATIONS & AS1562 COLOUR BY OWNER.

SELECTED ALUMINIUM FRAMED WINDOWS & DOORS
NCC VOLUME 2 PART 3.6 POWDER COATED ALUMINIUM WINDOW & DOOR FRAMES, UNLESS OTHERWISE NOTED, REVEALS AS SELECTED. ALL FLASHING & FIXINGS TO MANUFACTURERS SPECIFICATIONS

GLAZING & FRAME CONSTRUCTION TO AS2047 & AS1288 ALL FIXINGS & FLASHINGS TO MANUFACTURERS REQUIREMENTS



FLOOR AREAS & FINISHES
 UNIT 6 FLOOR AREA - 98m²
 UNIT 7 FLOOR AREA - 96m²
 UNIT 8 FLOOR AREA - 95m²

VINYL
 FLOOR AREA APPROX - 96m²
 5mm SELECTED VINYL PLANK FLOORING

CARPET
 FLOOR AREA APPROX - 66m²
 SELECTED CARPET AND UNDERLAY

TILES
 FLOOR AREA APPROX - 27m²
 SELECTED TILES, GROUT, SEALANT, TRIMS SEALED PRIOR WITH A WATERPROOF MEMBRANE SYSTEM

CONCRETE
 FLOOR AREA APPROX - 69m²
 NO SURFACE FINISH REQUIRED.

SKIRTING 66x18 PRE PRIMED BEVELLED SKIRTINGBOARD, PAINT TO FINISH.

NOTES
 ALL WINDOW DIMENSIONS TO BE CONFIRMED WITH CLIENT PRIOR TO CONSTRUCTION BEGINNING.

ALL GLAZING TO COMPLY WITH WITH NCC 3.6 & AS1288 & AS2047
 ALL WET AREAS TO COMPLY WITH NCC 3.8.1 & AS3740
 ALL TIMBER FRAMING TO COMPLY WITH NCC 3.4.3 & AS1684
 ALL WORKS TO BE IN COMPLIANCE WITH NCC 3.12 & ENERGY EFFICIENCY

