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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.: **DA2025162**

Location: **39 Short Street, Leith**

Proposal: **Residential - dwelling renovations and extension and shed**

Performance Criteria: **Setback**

The application may be inspected at the Administration Centre, 19 King Edward Street, Ulverstone during Office hours and on the council's website: [www.centralcoast.tas.gov.au](http://www.centralcoast.tas.gov.au) Any person may make representation in relation to the applications (in accordance with S.57(5) of the Act) by writing to the Chief Executive Officer, PO Box 220, Ulverstone 7315 or by email to [admin@centralcoast.tas.gov.au](mailto:admin@centralcoast.tas.gov.au) and quoting the Application No. Any representations received by the Council are classed as public documents and will be made available to the public where applicable under the *Local Government (Meeting Procedures) Regulations 2025*.


**The representation must be made on or before 18 November 2025**

Date of Notification: **1 November 2025**

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



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

	<b>CENTRAL COAST COUNCIL LAND USE PLANNING</b>
Received:	17/07/2025
Application No:	DA2025162
Doc ID:	525313

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

**Use or Development Site:**

**Site Address**      39 Short street  
Leith 7315

**Certificate of Title Reference**      [Empty box]

**Land Area**      1298 m2      **Heritage Listed Property**      NO       YES

**Applicant(s)**

**First Name(s)**      Steven      **Surname(s)**      Gibson

**Company name** (if applicable)      [Empty box]      **Contact No:**      0438691589

**Postal Address:**      39 Short Street  
Leith 7315

**Email address:**      [steven@gibsonservices.com.au](mailto:steven@gibsonservices.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)**      Steven  
Emma      **Middle Names(s)**      Danielle

**Surname(s)**      Gibson  
Williams      **Company name** (if applicable)      [Empty box]

**Postal Address:**      39 Short Street  
Leith 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).

Renovate existing dwelling and complete extension, adding 'approx 100m2' of new living space as per attached house plans.

Construct new 14m x 7m shed approx '1m' from southern boundary as showed in shed plan.

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


\$ 400,000 ..... Estimate/ Actual

Total floor area of the development .....198.....m<sup>2</sup>

**Declaration of Notice to Landowner**

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

I Steven Gibson , declare that the owner/each of the owners of the land has been notified of the intention to make this permit application under section 52(1) of the *Land Use Planning and Approvals Act 1993*.

Signature of Applicant 

Date 10/7/2025

**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**

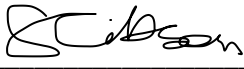
Central Coast Council consents to the making of this permit application.  
 General Managers Signature \_\_\_\_\_ Date \_\_\_\_\_

**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 Steven Gibson  
 declare that the information I have given in this permit application to be true and correct to the best of my knowledge.  
 Signature of Applicant/s  Date 10/7/2025


<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 189389	FOLIO 1
EDITION 1	DATE OF ISSUE 01-Sep-2025

SEARCH DATE : 17-Sep-2025

SEARCH TIME : 08.58 AM



**CENTRAL COAST COUNCIL  
LAND USE PLANNING**

Received: 17/09/2025

Application No: DA2025162

Doc ID: 531620

DESCRIPTION OF LAND

City of DEVONPORT

Lot 1 on Plan [189389](#)

Derivation : Whole of Lot 38109 (756m2) Gtd. to the Director-General of Housing & Construction, Whole of Lot 40244 (177m2) Gtd. to Henry William Goss and Whole of 365m2 vested in the Australian National Railways Commission  
Prior CTs [35475/1](#) and [29941/1](#)

SCHEDULE 1

[M859026](#) TRANSFER to STEVEN GIBSON and EMMA DANIELLE WILLIAMS  
Registered 17-Dec-2020 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

[B175148](#) ADHESION ORDER under Section 477A of the Local Government Act 1962 Registered 09-Jun-1988 at noon

[E242857](#) MORTGAGE to Commonwealth Bank of Australia  
Registered 17-Dec-2020 at 12.02 PM

[E236384](#) ADHESION ORDER under Section 110 of the Local Government (Building and Miscellaneous Provisions) Act 1993 Registered 01-Sep-2025 at noon

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations





Central Coast Council



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



29-Oct-2025

**39 SHORT STREET,  
 LEITH  
 DA2025162**

**IMPORTANT**

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

**Disclaimer**

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

**20 m**

Scale =  
**1:737.100**

**39 Short Street, Leith, Tasmania**  
**Response to Performance Criteria – Clause 10.4.3 Setback**

Dear Assessment Officer,

This letter is provided in support of the proposed dwelling extension and shed at 39 Short Street, Leith, where the design does not strictly comply with Acceptable Solutions A1 and A2 of Clause 10.4.3 Setback under the Low Density Residential Zone. Accordingly, the proposal is assessed against Performance Criteria P1 and P2.

**Frontage Setbacks (Performance Criterion P1)**

The site is located on a corner and therefore presents two street frontages. See A102- Site.

- To the west, the proposed extension encroaches 1.0 metre into the standard 8m frontage setback.
- To the north, the extension retains the existing established setback of approximately 4.03m.

The reduced setbacks are considered appropriate for the following reasons:

1. Consistency with Established Built Form  
The extension continues the existing dwelling setback, roofline, height, and wall alignment, ensuring a cohesive built form that avoids an appearance of being “added on”. The result is a uniform and visually consistent street presentation, which is preferable to a recessive or detached addition.
2. Appropriate Scale and Bulk  
The dwelling remains single-storey, ensuring the minor encroachment does not introduce visual bulk or create dominance to the street. The scale remains consistent with the surrounding neighbourhood character.
3. Screening and Streetscape Impact  
A 1.8m high solid metal boundary fence currently screens the façade along the western frontage. This means the extension has minimal visual impact at pedestrian level and does not detract from the existing streetscape or road safety sightlines.

For these reasons, the siting is compatible with the existing development pattern, reflects the topography and character of the area, and does not adversely affect the amenity or safety of road users.

We believe the proposal therefore satisfies Performance Criterion P1.

**Side and Rear Setbacks (Performance Criterion P2) – Proposed Shed**

The proposed shed encroaches into the rear and side setbacks. However, the siting meets P2 for the following reasons:

1. No Impact to Residential Amenity  
The property directly adjoins a railway corridor to the east and vacant, undeveloped land to the south. There are no sensitive adjoining residential interfaces that could be affected by overshadowing, visual bulk, privacy, or noise.

2. Pre-Existing Built Form Context

There is an existing garage and shed constructed directly on the eastern boundary, establishing clear built form precedent for utility structures in this location. The new shed reasonably continues this built pattern without intensifying amenity impacts.

3. Appropriate Scale

The shed remains small in form and single-storey, ensuring it does not appear visually intrusive nor compromise the openness or character of the low-density residential area.

Accordingly, the reduced rear and side setbacks do not result in any unreasonable loss of amenity and satisfy Performance Criterion P2.

### **Conclusion**

The proposed siting maintains neighbourhood character, preserves residential amenity, avoids visual bulk impacts, and responds sensitively to both street frontages and adjoining land conditions. The design achieves a better aesthetic and functional outcome than strict compliance with A1 and A2 would allow.

We respectfully request that the proposal be supported on the basis that it meets the Performance Criteria P1 and P2 of Clause 10.4.3.

Please do not hesitate to contact us should any further clarification or information be required.

Kind regards,

**Luciano Rodriguez**  
**Director**

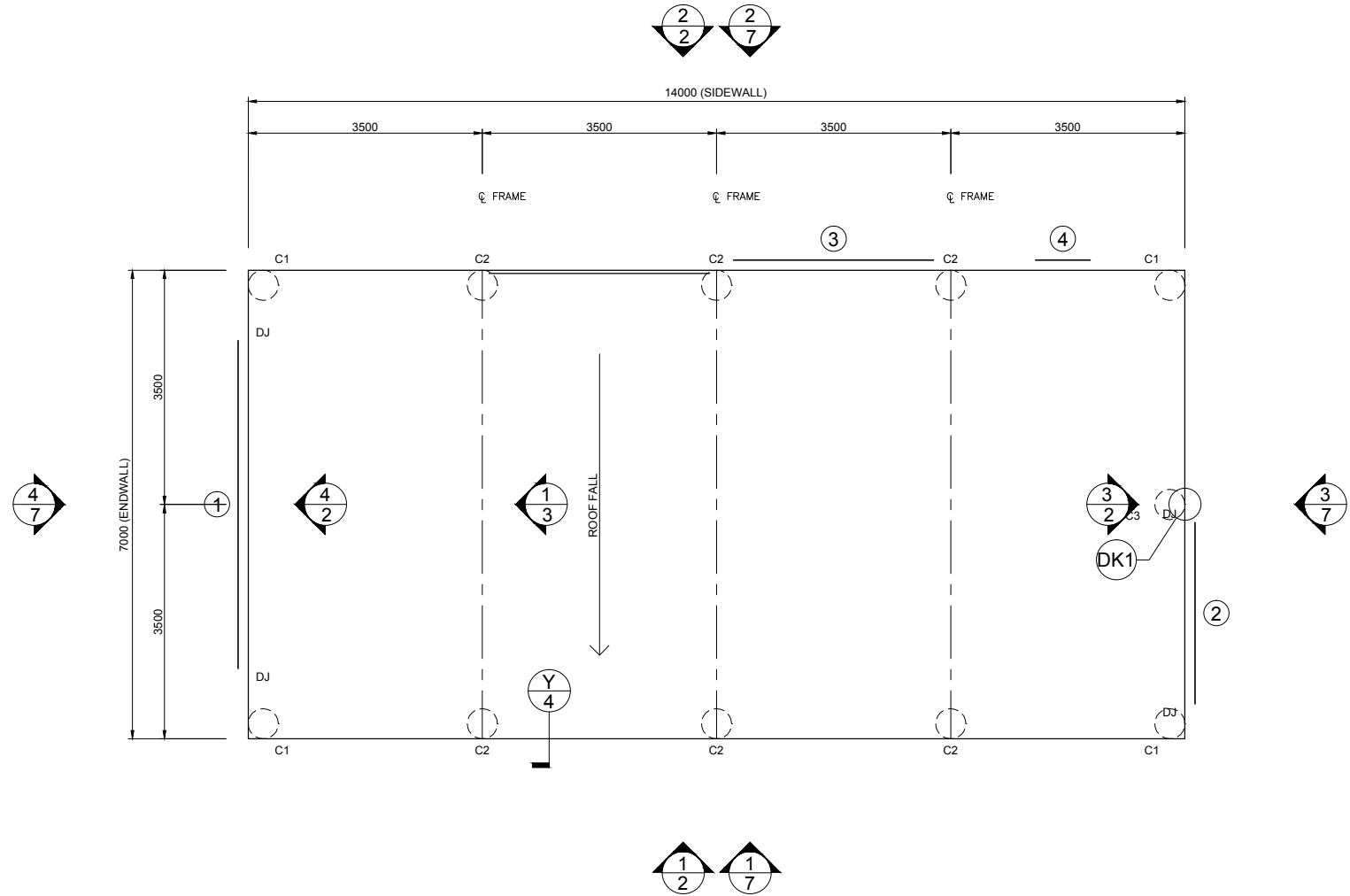
**Registered Architect Tasmania NO1212**

RODRIGUEZ SCHEER

**4 Lethborg Ave**  
**Turners Beach, TAS 7315**  
**T: 0426 835 052**  
[www.rodriquezscheer.com](http://www.rodriquezscheer.com)  
insta: [@rodriquezscheer](https://www.instagram.com/rodriquezscheer)

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IF IN DOUBT, ASK.



1 FOUNDATION PLAN AND MEMBER LAYOUT  
SCALE: 1 = 100

**CENTRAL COAST COUNCIL**  
LAND USE PLANNING  
Received: 17/07/2025  
Application No: DA2025162  
Doc ID: 525315

MEMBER LEGEND

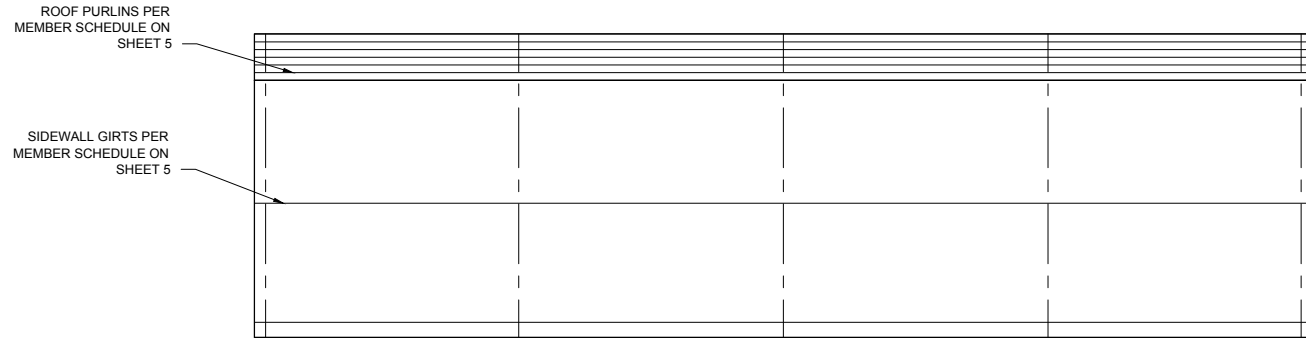
C1	C20015
C2	C20024
C3	C15015

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

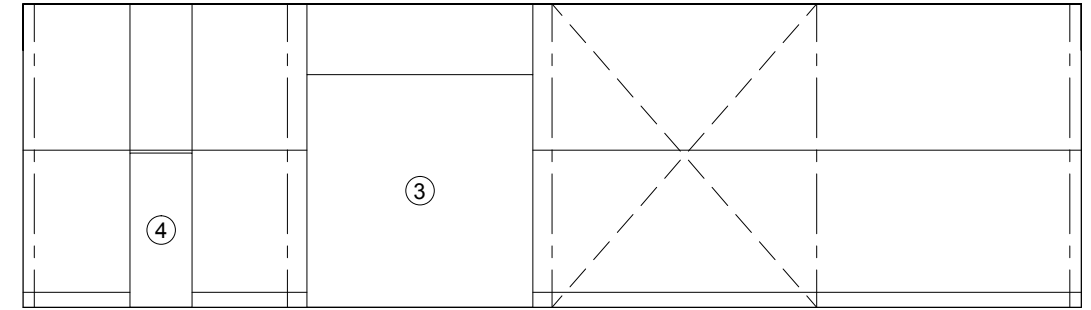
SHEET <b>1</b> OF <b>7</b>	JOB NO. FDDP100365	DATE 21/6/2025	CHECKED TM	DRAWN FDB	STEEL BUILDING BY <b>FAIR DINKUM BUILDS DEVONPORT</b> (CONTACT) 0487 080 019 <b>(GIBSON) STEVEN</b> 39 SHORT STREET LEITH			 Civil & Structural Engineers 50 Punari Street Currajong, Qld 4812 Fax: 07 4725 5850 Email: design@nceng.com.au ABN 341 008 173 56	Mr Timothy Roy Messer BE MIEAust RPEQ Signature <i>T. Messer</i> Date ..... 21/6/2025 ..... 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							

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

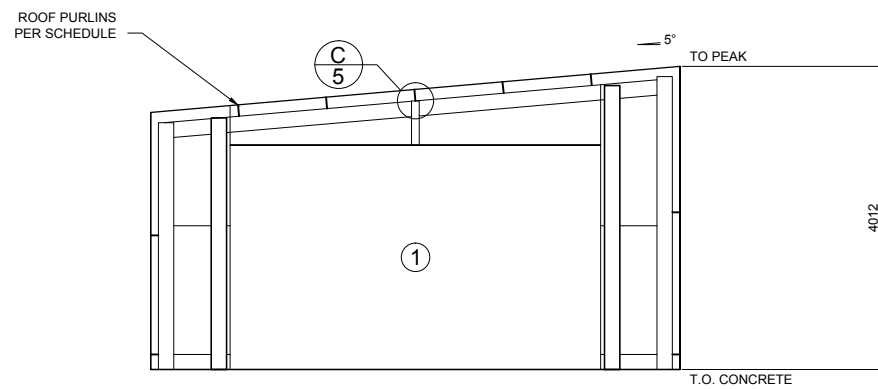
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1 SIDEWALL EXTERIOR ELEVATION  
2 SCALE: 1 = 100

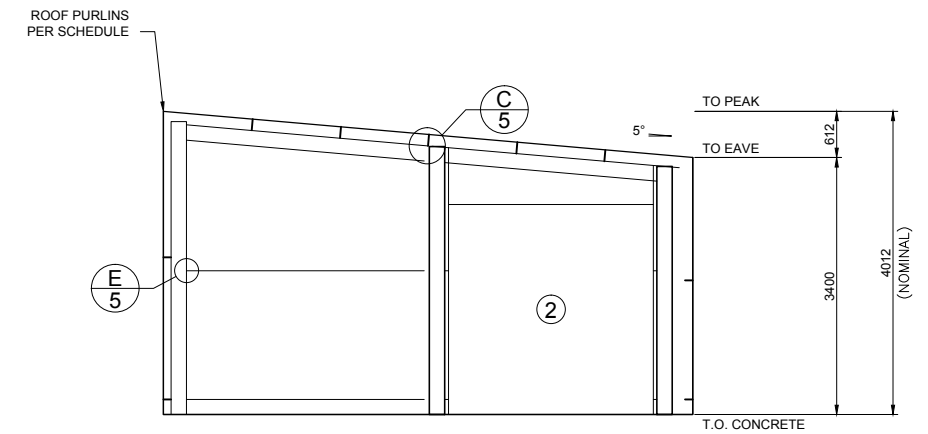


2 SIDEWALL EXTERIOR ELEVATION  
2 SCALE: 1 = 100



4 ENDWALL INTERIOR ELEVATION  
2 SCALE: 1 = 100

X BRACING IS REQUIRED IN 1 SIDE BAY.  
SEE LAYOUT OR PLANS FOR PLACEMENT.



3 ENDWALL INTERIOR ELEVATION  
2 SCALE: 1 = 100

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

Received: 17/07/2025  
Application No: DA2025162  
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2 OF 7 SHEET

JOB NO. FDDP100365

DATE 21/6/2025

CHECKED TM

DRAWN FDB

STEEL BUILDING BY (CONTACT)  
**FAIR DINKUM BUILDS DEVONPORT**  
FOR 0487 080 019  
AT (GIBSON) STEVEN  
39 SHORT STREET  
LEITH



**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  
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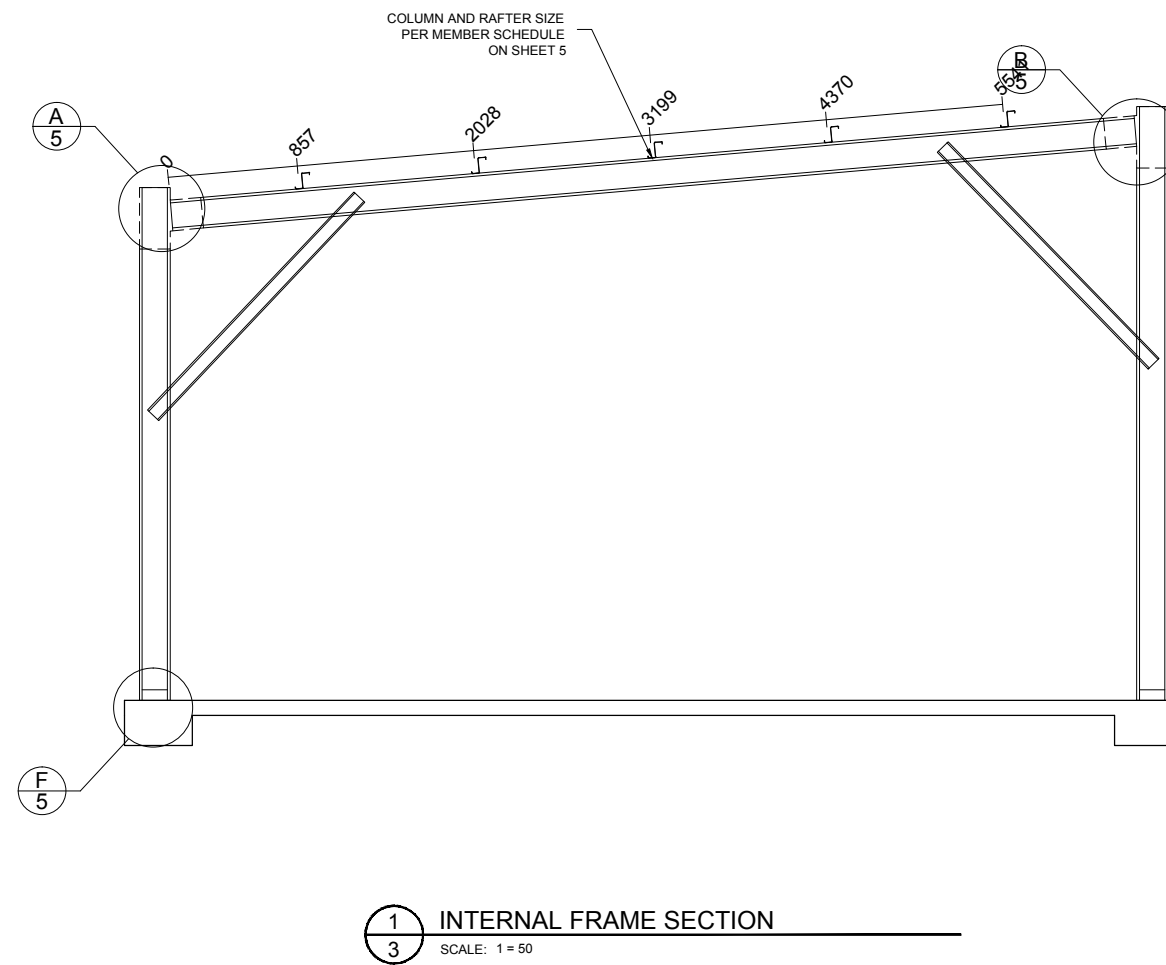
Mr Timothy Roy Messer BE MIEAust RPEQ

Signature *T. Messer*

Date 21/6/2025



Registered on the NPER in the areas of practice of Civil & Structural National Professional Engineers Register

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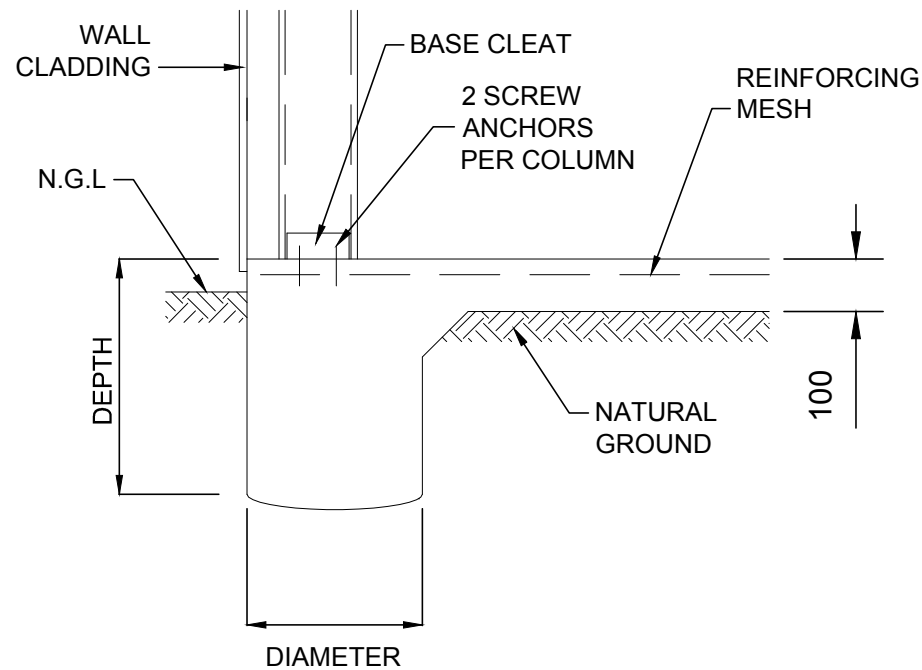
Refer to Sheet #4 for concrete specification.

3 OF 7	SHEET	JOB NO. FDDP100365	DATE 21/6/2025	CHECKED TM	DRAWN FDB	STEEL BUILDING BY <b>FAIR DINKUM BUILDS DEVONPORT</b> (CONTACT) 0487 080 019 <b>(GIBSON) STEVEN</b> 39 SHORT STREET LEITH			 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 ..... 21/6/2025 ..... 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.



450 x 300  
Diameter x Depth (mm)

N.G.L. - NATURAL GROUND LINE

Y	BORED LOCAL THICKENING DETAIL	DWG NO. SBOMA
---	-------------------------------	---------------

PROJECT DESIGN CRITERIA	
ROOF LIVE LOAD:	0.25 kPa
BASIC WIND SPEED:	VR 45 m/s
SITE WIND SPEED:	VsitB 37.3 m/s
WIND REGION:	Reg A4
TOPOGRAPHY FACTOR, Mt:	1
SHIELDING FACTOR, Ms:	1
MAX GROUND SNOW LOAD:	N/A
MAX ROOF SNOW LOAD:	N/A
SITE ALTITUDE:	N/A
TERRAIN CATEGORY:	TCat 1.8
SOIL SAFE BEARING CAPACITY:	100 kPa
RETURN PERIOD:	1:500
LIMITING CPI 1:	-0.3
LIMITING CPI 2:	0.12
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	MAX TYPE	HEADER GIRT	OPENING JAMBS	WIND RATED
1	4900	2970*	3.10H X 5.00 CB "SERIES AA"	SINGLE	C20015P	NO
2	2710	2780*	2.80H X 2.77 CB "SERIES A #"	SINGLE	C20015P	NO
3	2990	3080*	3.10H X 3.05 CB "SERIES A #"	SINGLE	XSRDZ10042	NO
4	820	2040	EXTERNAL PA DOOR 180 DEG	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: 17/07/2025  
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Doc ID: 525315

4 OF 7 SHEET
JOB NO. FDDP100365
DATE 21/6/2025
CHECKED TM
DRAWN FDB

STEEL BUILDING BY (CONTACT)  
**FAIR DINKUM BUILDS DEVONPORT**  
0487 080 019  
**(GIBSON) STEVEN**  
39 SHORT STREET  
LEITH

**FAIR DINKUM BUILDS**

**NORTHERN CONSULTING engineers**  
Civil & Structural Engineers  
50 Punari Street  
Currarong, 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

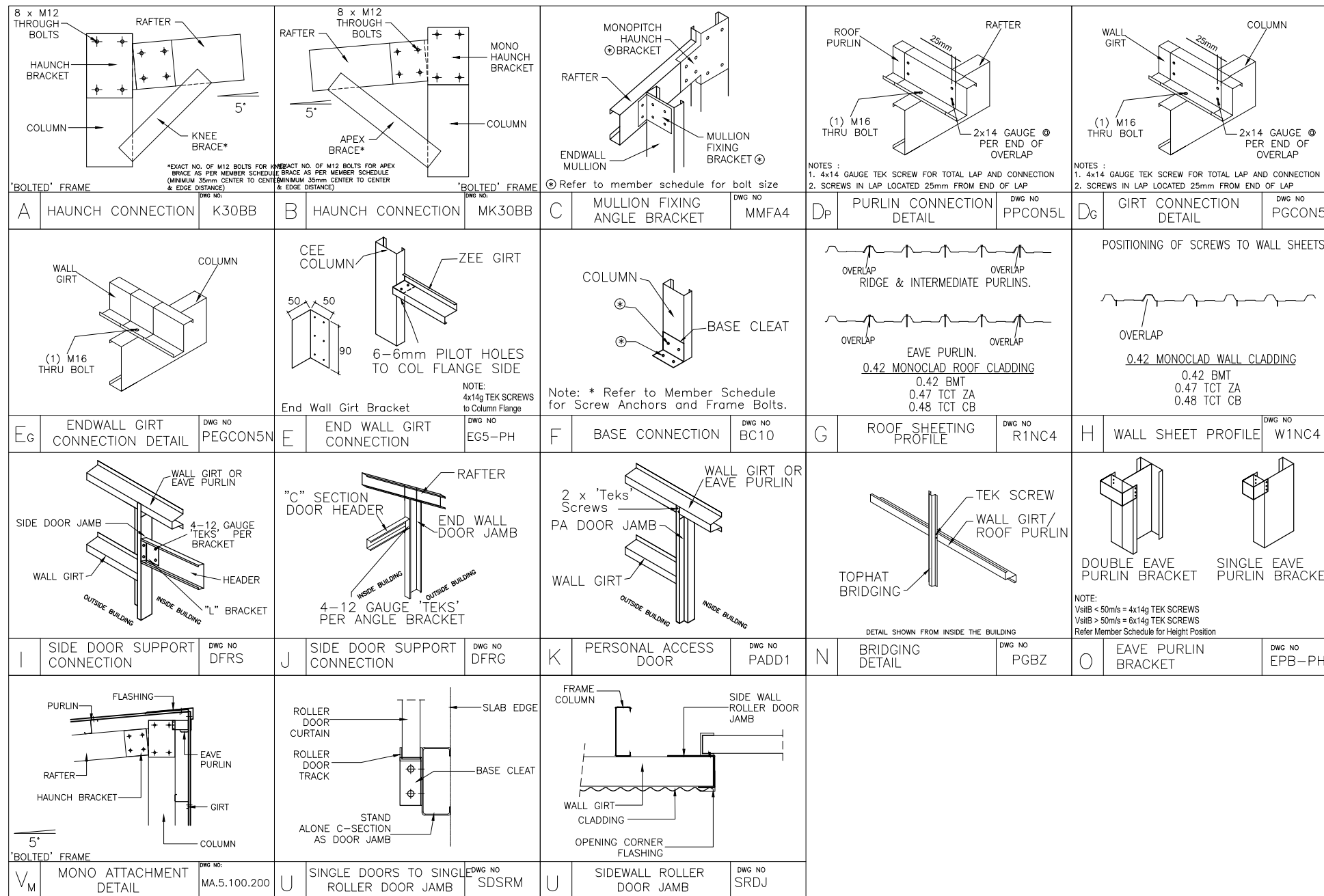
Mr Timothy Roy Messer BE MIEAust RPEQ

Signature: *T. Messer*

Date: 21/6/2025

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**MEMBER AND MATERIAL SCHEDULE**

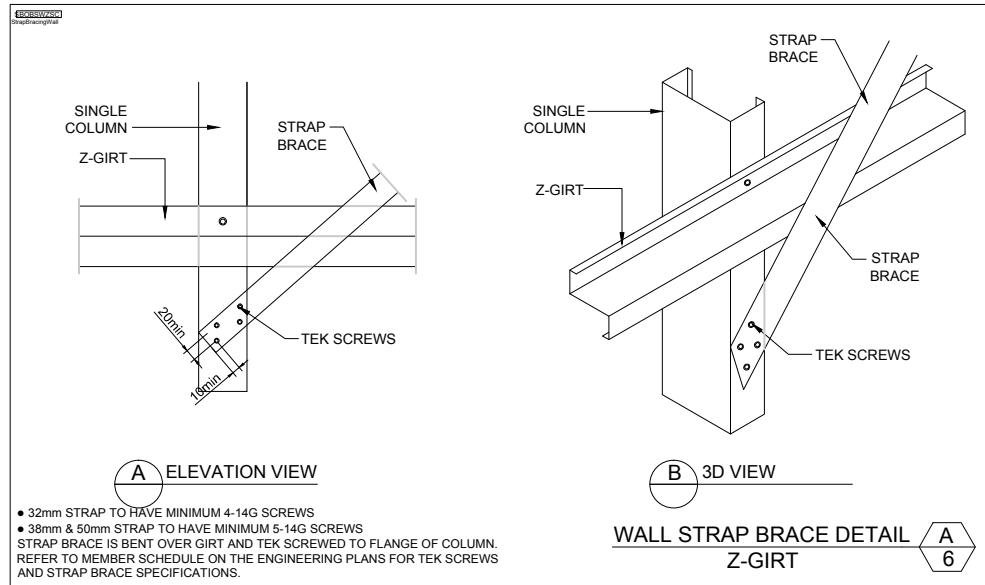
1	END WALL RAFTER	Single C20015
2	C.S. FRAME RAFTER	Single C20019
3	END FRAME COLUMN (C1)	Single C20015
4	END FRAME MONO COLUMN (C1)	Single C20015
5	C.S. FRAME COLUMN (C2)	Single C20024
6	C.S. FRAME MONO COLUMN (C2)	Single C20024
7	MULLION (C3)	Single C15015
8	C.S. FRAME KNEE BRACE	Single C10010 @ 2.11 LONG 2 bolts each end
9	KNEE BRACE HEIGHT UP COLUMN	1.85m
10	KNEE BRACE LENGTH UP RAFTER	1.30m
11	C.S. FRAME APEX BRACE	Single C10010 @ 2.11 LONG 2 bolts each end
12	APEX POSITION FROM RAFTER END	1.16m
13	ANCHOR BOLTS (# PER DETS.)	Screw Anchor 16mm x 100 Galv
14	LOWER EAVE PURLIN	C10010 (Eave Purlin Bracket 0mm from top of column)
15	UPPER EAVE PURLIN	C15012 (Eave Purlin Bracket 2mm down from top of column) ^
16	TYP. ROOF PURLIN SIZE	Z10010
17	MAIN BLDG. PURLIN SPACING	1.171 m. (5 rows) (Max Allow. 1.312m)
18	MAIN BLDG. PURLIN LENGTH	3.85 m. (0.35m Overlap)
19	TYP. SIDEWALL GIRT SIZE	Z10010
20	MAIN BLDG. SIDEWALL GIRT SPACING	1.574 m. (2 rows) (Max Allow. 1.998m)
21	MAIN BLDG. HIGH SIDEWALL GIRT SPACING	1.88 m. (2 rows)
22	MAIN BLDG. SIDEWALL GIRT LENGTH	3.85 m. (0.35m Overlap)
23	TYP. ENDWALL GIRT SIZE	Z10010 (1 rows of bridging)
24	MAIN BLDG. ENDWALL GIRT SPACING	1.703 m. (2 rows) (Max Allow. 1.955m)
25	MAIN BLDG. ENDWALL GIRT LENGTH	3.5 m. (0.3m Overlap)
26	ENDWALL GIRT BRIDGING	Tophat 64 x 0.75
27	FRAME SCREW FASTENERS	14-13x22 Hex C/S (SP HD 5/16' Hex Drive)
28	FRAME BOLT FASTENERS	Purlin Assy M12x30 Z/P
29	PURLIN/GIRT FASTENERS	Purlin Assy M16x30 Z/P
30	X-BRACING STRAP AND FASTENERS	32 x 1.2mm Strap with 4 x 14g Tek Screws Each End
31	WALL COLOUR	MONUMENT
32	ROOF COLOUR	MONUMENT
33	ROLLER DOOR COLOUR	MONUMENT
34	P.A. DOOR COLOUR	MONUMENT
35	DOWNPIPE COLOUR	N/A - downpipes by others
36	GUTTER COLOUR	MONUMENT
37	CORNER FLASHING COLOUR	MONUMENT
38	BARGE FLASHING COLOUR	MONUMENT
39	OPENING FLASHING COLOUR	MONUMENT
40	OPEN BAY HEADER HEIGHT	0.5

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

^ NOTE: Upper Eave Purlin Positioned with bottom lip against Eave Purlin Bracket.

SHEET <b>5</b> OF <b>7</b>	JOB NO. FDDP100365	DATE 21/6/2025	CHECKED TM	DRAWN FDB	STEEL BUILDING BY <b>FAIR DINKUM BUILDS DEVONPORT</b> (CONTACT) 0487 080 019 <b>(GIBSON) STEVEN</b> 39 SHORT STREET LEITH	<b>FAIR DINKUM BUILDS</b>	<b>NORTHERN CONSULTING</b> engineers Civil & Structural Engineers 50 Punari Street Currarong, Qld 4812 Fax: 07 4725 5850 Email: design@nceng.com.au ABN 341 008 173 56	Mr Timothy Roy Messer BE MIEAust RPEQ Signature <i>T. Messer</i> Date ..... 21/6/2025 ..... Registered on the NPER in the areas of practice of Civil & Structural National Professional Engineers Register
	SHEET NO. FDDP100365	DATE 21/6/2025	CHECKED TM	DRAWN FDB	FOR AT	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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JOB NO. FDDP100365  
 DATE 21/6/2025  
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STEEL BUILDING BY (CONTACT)  
**FAIR DINKUM BUILDS DEVONPORT**  
 0487 080 019  
**(GIBSON) STEVEN**  
 39 SHORT STREET  
 LEITH



**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  
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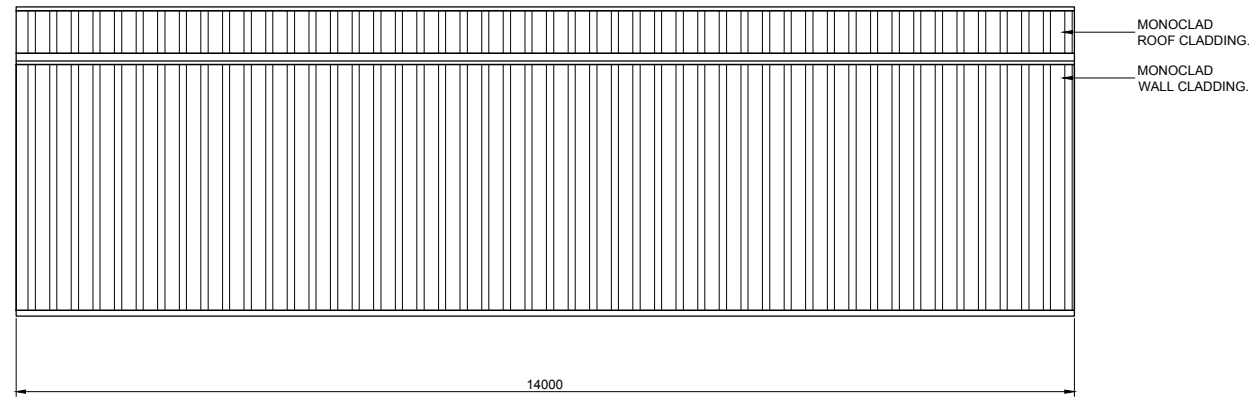
Mr Timothy Roy Messer BE MIEAust RPEQ

Signature *T. Messer*

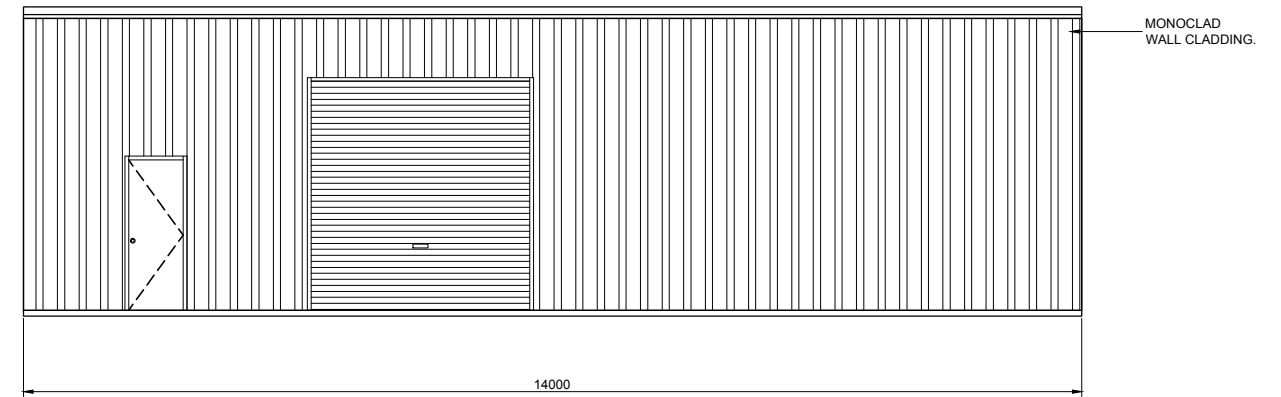
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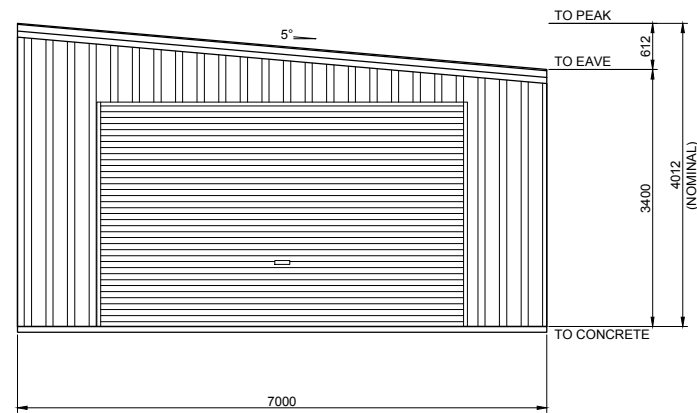
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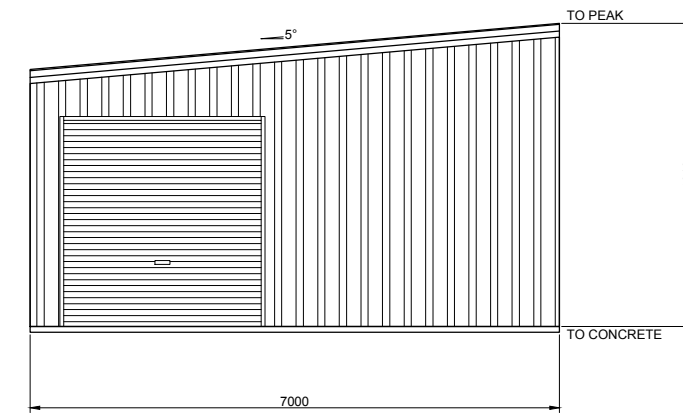
1  
7 SIDEWALL EXTERIOR ELEVATION  
SCALE: 1 = 100



2  
7 SIDEWALL EXTERIOR ELEVATION  
SCALE: 1 = 100



4  
7 ENDWALL EXTERIOR ELEVATION  
SCALE: 1 = 100



3  
7 ENDWALL EXTERIOR ELEVATION  
SCALE: 1 = 100

**CENTRAL COAST COUNCIL**  
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BUILDING COLOURS

WALL	MONUMENT
ROOF	MONUMENT
ROLLER DOOR	MONUMENT
P.A. DOOR	MONUMENT
DOWNPIPE	N/A - downpipes by other
GUTTER	MONUMENT
CORNER FLASHING	MONUMENT
BARGE FLASHING	MONUMENT
OPENING FLASHING	MONUMENT

7 OF 7 SHEET

JOB NO. FDDP100365  
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CHECKED TM  
DRAWN FDB

STEEL BUILDING BY (CONTACT)  
**FAIR DINKUM BUILDS DEVONPORT**  
FOR 0487 080 019  
AT (GIBSON) STEVEN  
39 SHORT STREET  
LEITH



**NORTHERN CONSULTING** engineers

Civil & Structural Engineers  
50 Punari Street  
Currarong, Qld 4812  
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ABN 341 008 173 56

Registered Chartered Professional Engineer  
Registered Professional Engineer (Civil & Structural) QLD  
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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 21/6/2025

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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.

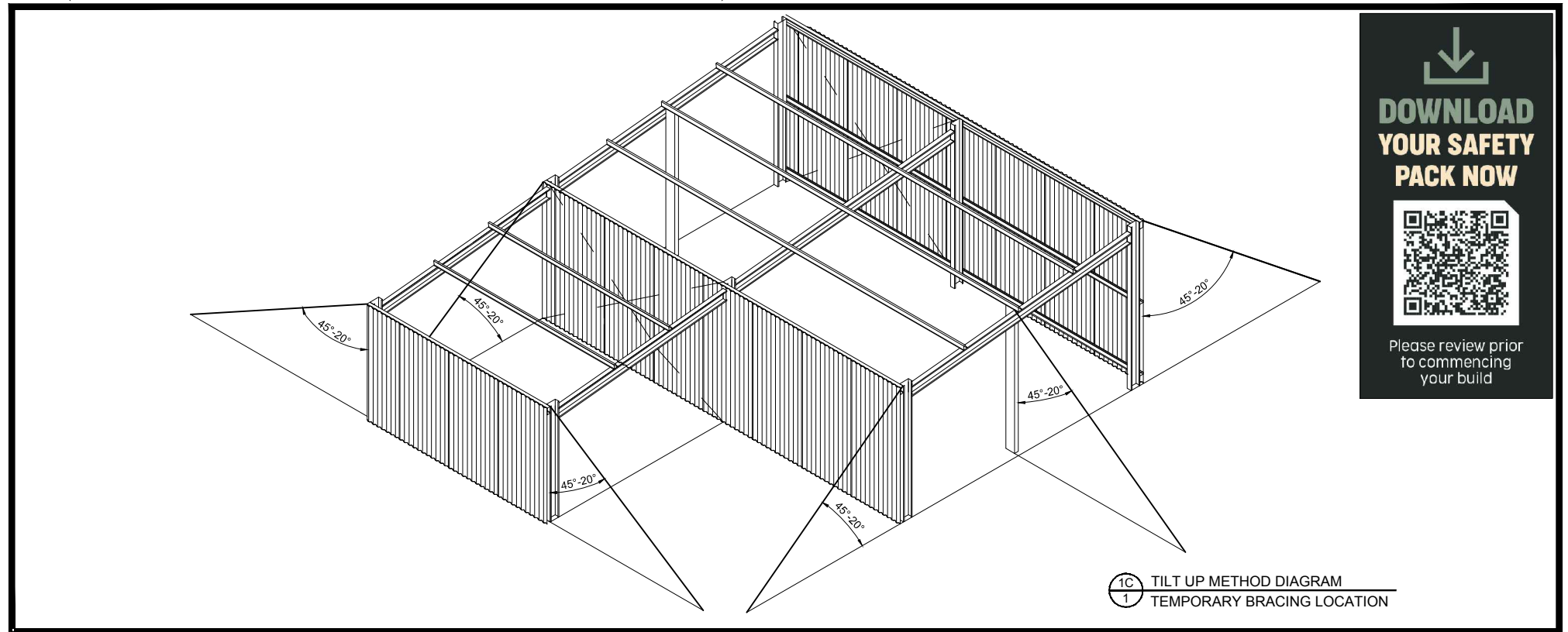
**GUIDE APPLICATION** - TEMPORARY BRACING AS DESCRIBED IS A MINIMUM REQUIREMENT FOR AN AVERAGE, STANDARD SITE CONDITION. PROVIDE ADDITIONAL BRACING FOR MORE SEVERE AND/OR HIGH EXPOSURE SITE CONDITIONS. ADDITIONAL BRACING TO BE USED AS AND WHERE NECESSARY TO ENSURE THAT ENTIRE FRAME IS RIGID THROUGHOUT 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

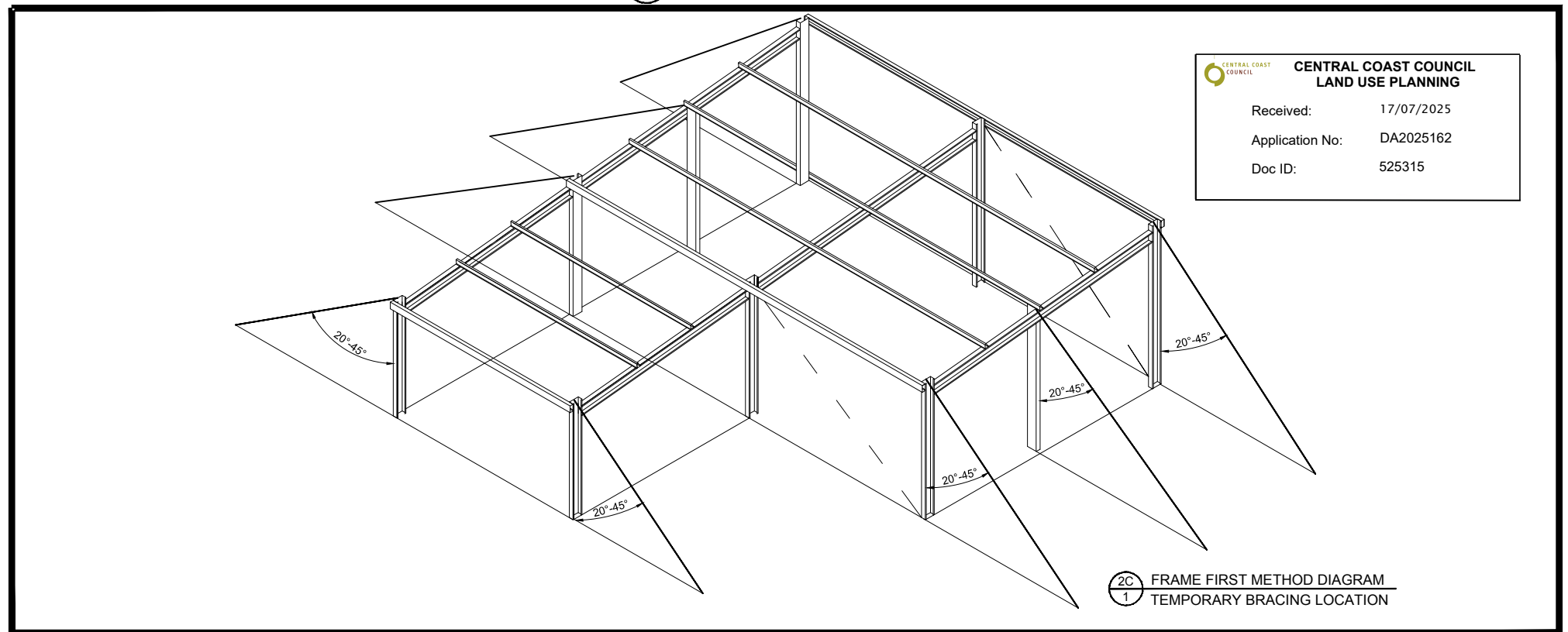
- ASSEMBLE THE FIRST SIDEWALL FRAME (COMPLETE WITH WALL SHEETING, BRACING AND GUTTER) ON THE GROUND AND LIFT ASSEMBLED SIDEWALL FRAME INTO POSITION. FIX OFF TEMPORARY SIDE BRACING TO EACH END (REFER TO DIAGRAM). FIX BASE CLEATS.
- ASSEMBLE THE SECOND SIDEWALL FRAME AS PER FIRST SIDEWALL FRAME. LIFT INTO POSITION. FIX OFF TEMPORARY WALL BRACING TO EACH END (REFER TO DIAGRAM) FIX BASE CLEATS.
- 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.
- 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.
- INSTALL REMAINING PURLINS
- INSTALL KNEE AND APEX BRACES IF AND WHERE APPLICABLE.
- REPEAT FOR LEANTO'S.

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

- 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.
- 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.
- 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.
- 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.
- INSTALL REMAINING PURLINS AND GIRTS.
- REPEAT FOR LEANTO'S.



1 TILT UP METHOD DIAGRAM  
SCALE: NTS



2 FRAME FIRST METHOD DIAGRAM  
SCALE: NTS

↓  
**DOWNLOAD YOUR SAFETY PACK NOW**



Please review prior to commencing your build

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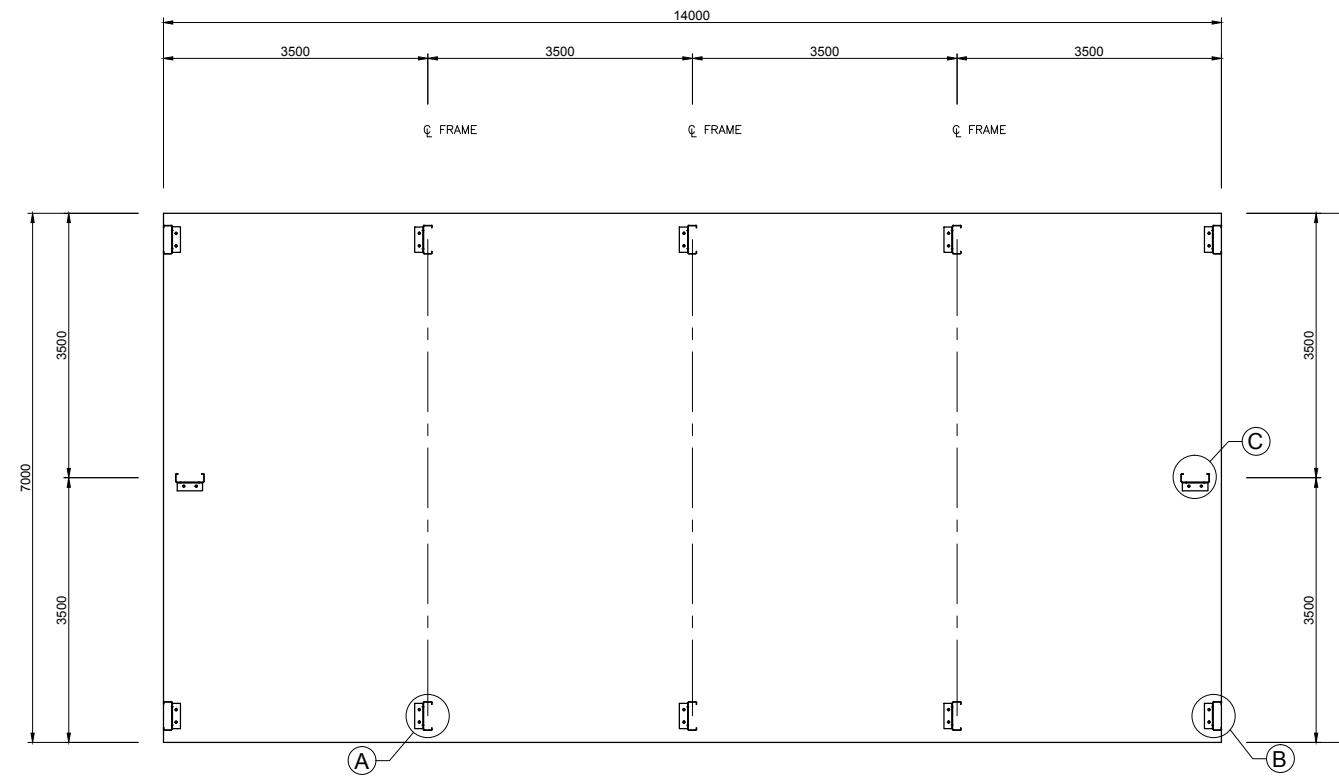
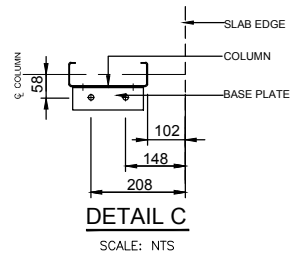
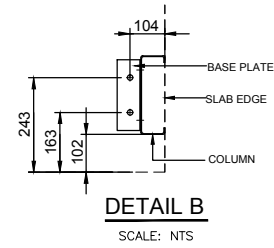
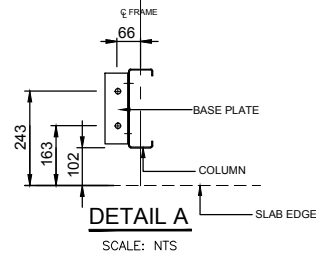
NOT PART OF COUNCIL APPLICATION DOCUMENTATION

JOB NO. FDDP100365	DATE 21/6/2025	CHECKED TM	DRAWN FDB	STEEL BUILDING BY <b>FAIR DINKUM BUILDS DEVONPORT</b> FOR <b>(GIBSON) STEVEN</b> AT 39 SHORT STREET LEITH
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# TEMP BRACING

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1 BOLT LAYOUT PLAN  
SCALE: 1 = 100

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NOT PART OF COUNCIL APPLICATION DOCUMENTATION

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.

JOB NO. FDDP100365	DATE 21/6/2025	CHECKED TM	DRAWN FDB	STEEL BUILDING BY <b>FAIR DINKUM BUILDS DEVONPORT</b> 0487 080 019 <b>(GIBSON) STEVEN</b> 39 SHORT STREET LEITH
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# BOLT LAYOUT PLAN

# CERTIFICATE OF QUALIFIED PERSON-ASSESSABLE ITEM

Section 321

Form **55**

To: (GIBSON) STEVEN *Owner/Agent*  
39 SHORT STREET *Address*  
LEITH 7315 *Suburb/Postcode*

## Qualified person details:

Qualified Person: Timothy Messer  
Address: 50 Punari Street, Currajong Phone No: (07) 47 25 55 50  
Queensland 4812 Fax No: (07) 47 25 58 50  
Licence No: CC5648M (Structural & Building Designer) Email Address: design@nceng.com.au

Qualifications and insurance details: Accredited Building Designer for Architectural design and documentation of single storey BCA classes 5 - 10 buildings with a maximum floor area of 2000 square metres, restricted to steel portal framed sheds. *(description from Column 3 of the Director's Determination - Certificates by Qualified Persons for Assessable Items)*

Speciality area of expertise: Structural Engineering *(description from Column 4 of the Director's Determination - Certificates by Qualified Persons for Assessable Items)*

## Details of Work:


Address: 39 SHORT STREET Lot No:  
LEITH 7315 Certificate of title No:  
The assessable item related to this certificate: Steel Building (See Attached) *(description of the assessable item being certified)*  
*Assessable item includes -*  
*- a material;*  
*- a design*  
*- a form of construction*  
*- a document*  
*- testing of a component, building system or plumbing system*  
*- an inspection, or assessment, performed*

## Certificate Details:

Certificate type: Structural *(description from Column 1 of Schedule 1 of the Director's Determination - Certificates by Qualified Persons for Assessable Items n)*

This certificate is in relation to the above assessable item, at any stage, as part of - (tick one)

Building work, plumbing work or plumbing installation or demolition work :   
OR  
a building, temporary structure or plumbing installation :

 **CENTRAL COAST COUNCIL**  
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In Issuing this certificate the following matters are relevant -

Documents:

'Fair Dinkum Builds' Structural Design Drawing (7 in total)  
FDDP100365

Relevant  
Calculations:

Relevant  
calculations:

References:

NCC 2022, AS/NZ4600-2018,  
AS1170, AS1170.0, AS1170.1, AS1170.2, AS1170.3, AS1170.4,  
AS2870-2011, AS3600-2018, AS5216-2021


Substance Of Certificate: *(what it is that is being certified)*

**Structure plus foundation.**

Scope and/or Limitations

Vu (Limit State Design) < or = 41.6 m/s.

**I certify the matters described in this certificate.**

Qualified Person: Signed:  
  
Mr Timothy Roy Messer

Certificate No: CC5648M

Date: 21/6/2025

# CERTIFICATE OF THE RESPONSIBLE DESIGNER

Section 94  
Section 106  
Section 129  
Section 155

To :  Owner Name  
 Address  
  Suburb/postcode

Form **35**

## Designer Details:

Name:  Category: **Structural & Building Designer**  
 Business name:   
 Business address:  Phone No:   
  Fax No:   
 Licence No:  Email Address:

## Details of the proposed work:

Owner/Applicant  Designer's project reference No.   
 Address:  Lot No:

Type of work : **Building work**  **Plumbing work**  (X all applicable)


Description of work :  
  
*(new building / alteration / addition / repair / removal / re-erection water / sewerage / stormwater / on-site wastewater management system / backflow prevention / other)*

## Description of the Design Work (Scope, limitations or exclusions) : (X all applicable certificates)

Certificate Type :	Certificate	Responsible Practitioner
	<input checked="" type="checkbox"/> Building design	Architect or Building Services Designer
	<input checked="" type="checkbox"/> Structural design	Structural Engineer
	<input type="checkbox"/> Fire Safety design	Fire Engineer
	<input type="checkbox"/> Civil design	Civil Engineer
	<input type="checkbox"/> Hydraulic design	Building Services Designer
	<input type="checkbox"/> Fire service design	Building Services Designer
	<input type="checkbox"/> Electrical design	Building Services Designer
	<input type="checkbox"/> Mechanical design	Building Services Designer
	<input type="checkbox"/> Plumbing design	Plumber
	<input type="checkbox"/> Other (specify)	

Deemed-to-Satisfy :  Performance Solution :  (X the appropriate box)

Other details :



**CENTRAL COAST COUNCIL  
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 Doc ID: 525315

Design documents provided:

The following documents are provided with this Certificate -

Document description :

Drawing numbers : 1 to 7	Prepared by : Fair Dinkum Builds	Date : 21/6/2025
Schedules :	Prepared by :	Date :
Specifications :	Prepared by :	Date :
Computations :	Prepared by :	Date :
Performance solution proposals :	Prepared by :	Date :
Test reports :	Prepared by :	Date :

Standards, codes or guidelines relied on in design process :

NCC 2022, AS/NZ4600-2018  
AS1170, AS1170.0, AS1170.1, AS1170.2, AS1170.3, AS1170.4  
AS2870-2011, AS3600-2018, AS5216-2021  
NCC Building Classification = Class 10a


Any other relevant documentation :

Attribution as designer:

I **Tim Messer** am responsible for the design of that part of the work as described in this certificate;

The documentation relating to the design includes sufficient information for the assessment of the work in accordance with the *Building Act 2016* and sufficient detail for the builder or plumber to carry out the work in accordance with the documents and the Act;

This certificate confirms compliance and is evidence of suitability of this design with the requirements of the National Construction Code.

Designer: Name : (print) **Tim Messer** signed  Date 21/6/2025

Licence No: **CC5648M (Structural & Building Designer)**

Assessment of Certificate Works : (TasWater)

Note: single residential dwellings and outbuildings on a lot with an existing sewer connection are not considered to increase demand and are not certifiable.

If you cannot check ALL of these boxes, LEAVE THIS SECTION BLANK.

TasWater must then be contacted to determine if the proposed works are Certifiable Works.

**I confirm that the proposed works are not Certifiable Works, in accordance with the Guidelines for TasWater CCW Assessments, by virtue that all of the following are satisfied:**

- The works will not increase the demand for water supplied by TasWater
- The works will not increase or decrease the amount of sewage or toxins that is to be removed by, or discharged into, TasWater's sewerage infrastructure
- The works will not require a new connection, or a modification to an existing connection, to be made to TasWater's infrastructure
- The works will not damage or interfere with TasWater's works
- The works will not adversely affect TasWater's operations
- The work are not within 2m of TasWater's infrastructure and are outside any TasWater easement
- I have checked the LISTMap to confirm the location of TasWater infrastructure
- If the property is connected to TasWater's water system, a water meter is in place, or has been applied for to TasWater

Certification :

I ..... being responsible for the proposed work, am satisfied that the works described above are not Certifiable Works, as defined within the *Water and Sewerage Industry Act 2008*, that I have answered the above questions with all due diligence and have read and understood the Guidelines for TasWater CCW Assessments.

Note: the Guidelines for TasWater Certification of Certifiable Works Assessments are available at: [www.taswater.com.au](http://www.taswater.com.au)

Designer:

Name : (print)

signed

Date

# 39 SHORT ST LEITH

ARCHITECT

LUCIANO RODRIGUEZ  
 LICENSE NUMBER: 534834733  
 RODRIGUEZ SCHEER ARCHITECTURE  
 4 LETHBORG AVE  
 TURNERS BEACH, TAS 7315  
 0426 835 052

CONSTRUCTION TYPE:

1A SINGLE DWELLING

ZONE:

-

LOT AREA:

1319 M2

EXISTING AREA:

100 M2

PROPOSED EXTENSION:

91 M2

PROPOSED SHED AREA:

98 M2

PROPOSED AREA:

289 M2 (21% of the site)

POS:

48%

CLIENT

STEVEN & EMMA GIBSON

Drawing List

Sheet Number	Sheet Name
A000	PROJECT COVER
A103	GROUND FLOOR
A104	ROOF PLAN
A102	SITE
A105	ELEVATIONS
A106	SECTIONS
A200	PERSPECTIVES
A201	PERSPECTIVES
A101	SURVEY



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**LAND USE PLANNING**

Received: 28/10/2025  
 Application No: DA2025162  
 Doc ID: 536195

Date 27-10-2025 Scale A000

**PROJECT COVER**

**39 SHORT ST**  
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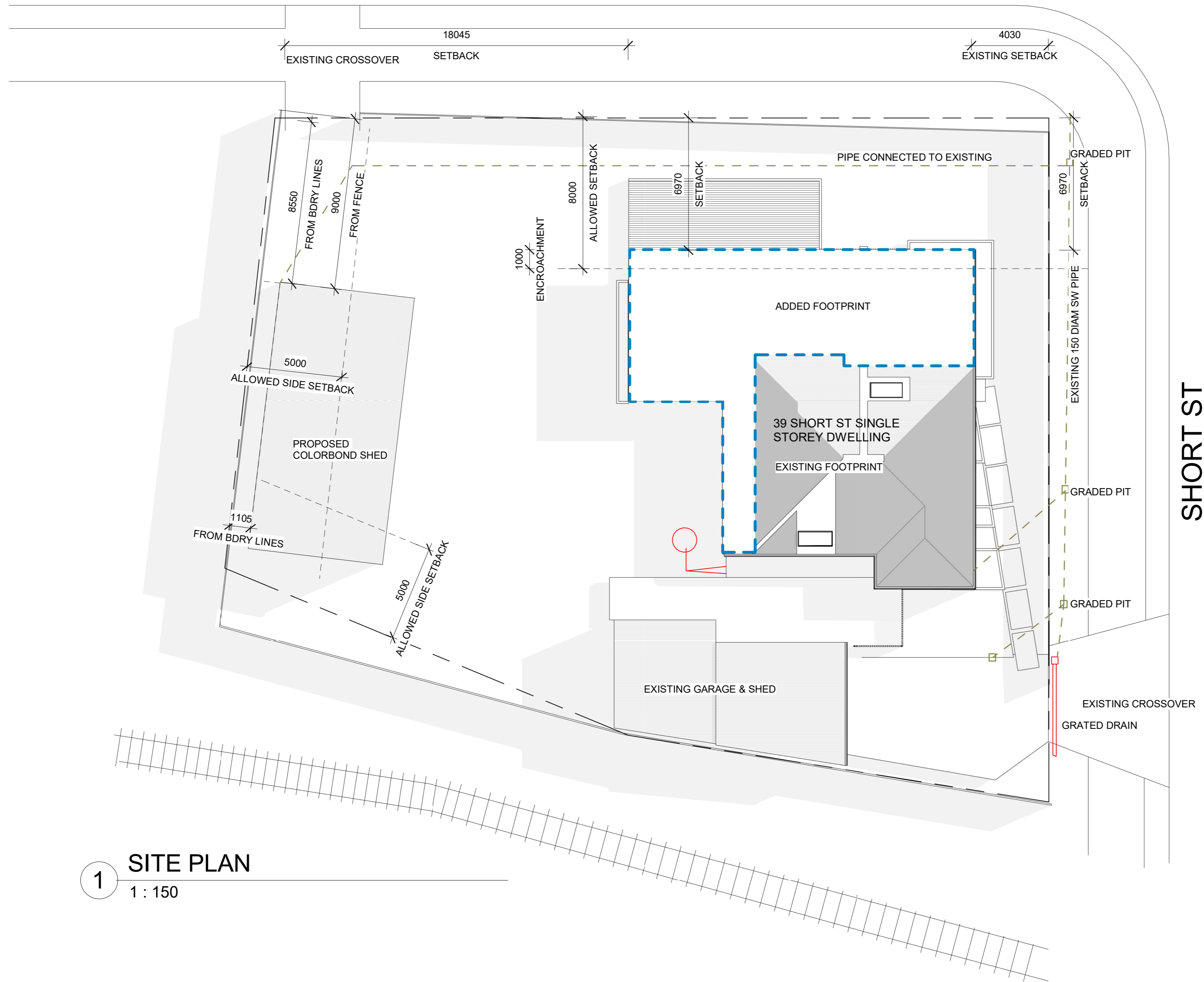
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# CLERKE ST

EXISTING ROOFING  
PROPOSED ROOFING



**1** SITE PLAN  
1 : 150

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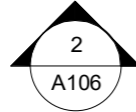
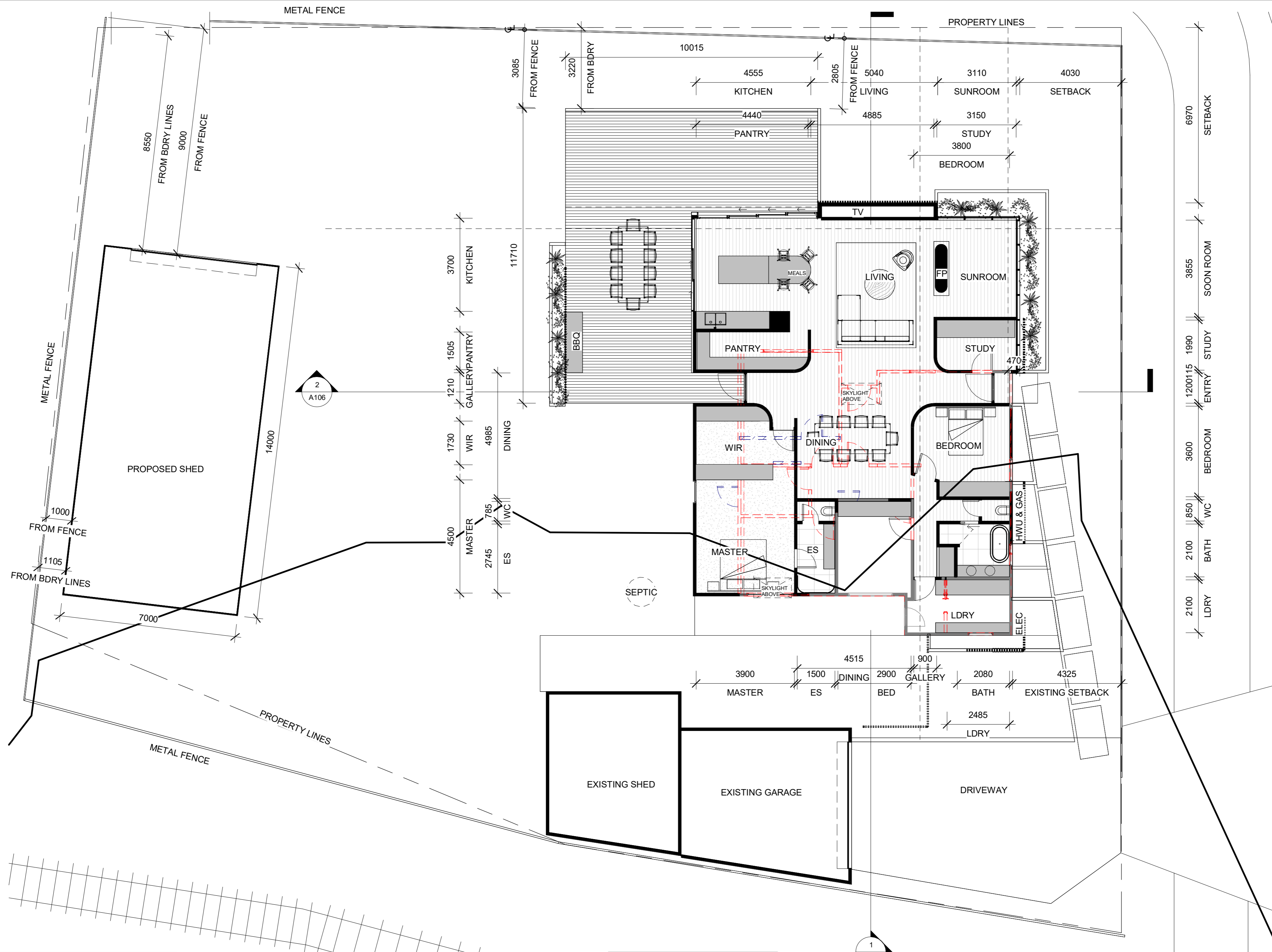
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A2 SIZE Date 27-10-2025 Scale 1 : 150 **A102**

**SITE** **39 SHORT ST**  
STEVEN & EMMA



SHORT STREET

A103

Date 27-10-2025 Scale 1 : 100

GROUND FLOOR 39 SHORT ST STEVEN & EMMA

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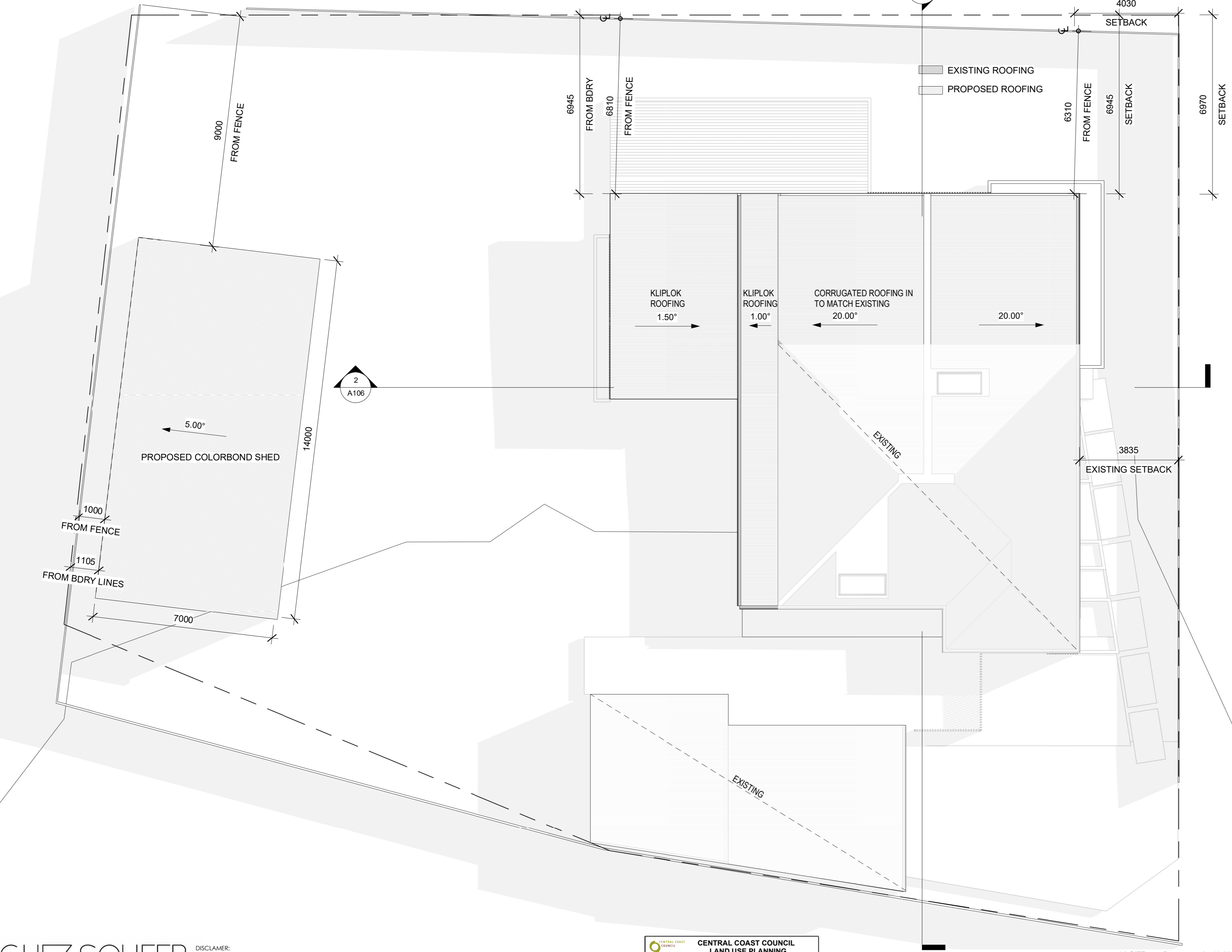
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1  
A106

2  
A106

A104



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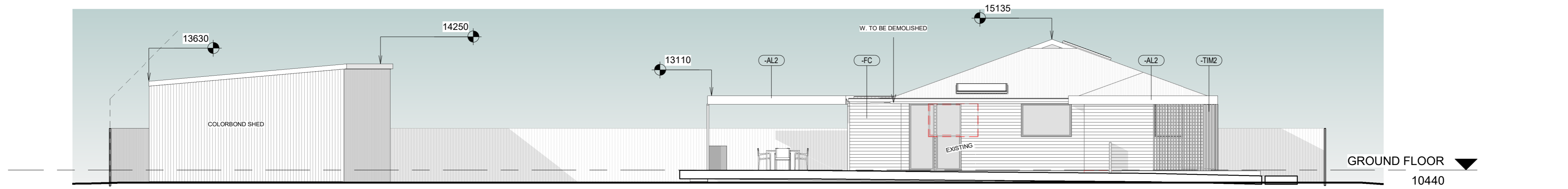
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ROOF PLAN

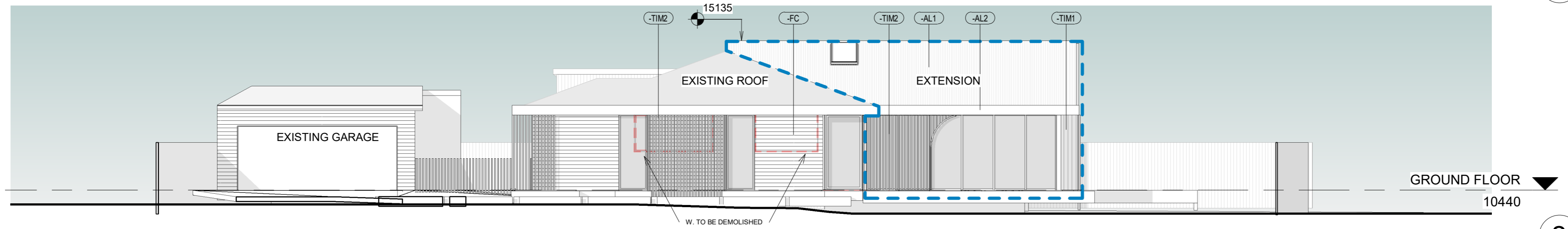
39 SHORT ST  
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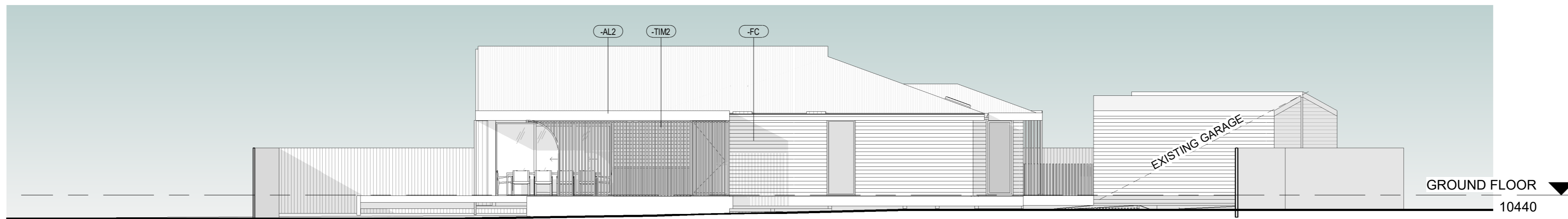
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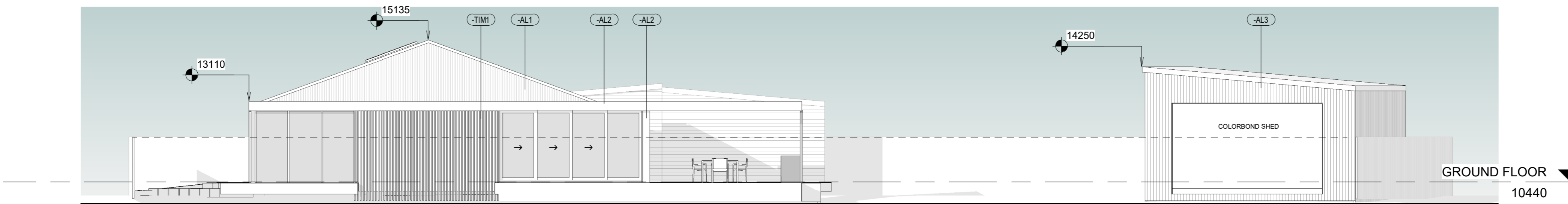
1 SOUTH  
1 : 100



2 EAST  
1 : 100



3 WEST  
1 : 100



4 NORTH  
1 : 100

TIM - TIMBER BATTENS  
AL1 - CORRUGATED CLADDING MATCHING ROOF  
AL2 - ALUM FLASHING IN SURFMIST COLOR  
AL3 - COLORBOND CLADDING  
FC - WEATHERBOARD MATCHING EXISTING

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A105

ELEVATIONS

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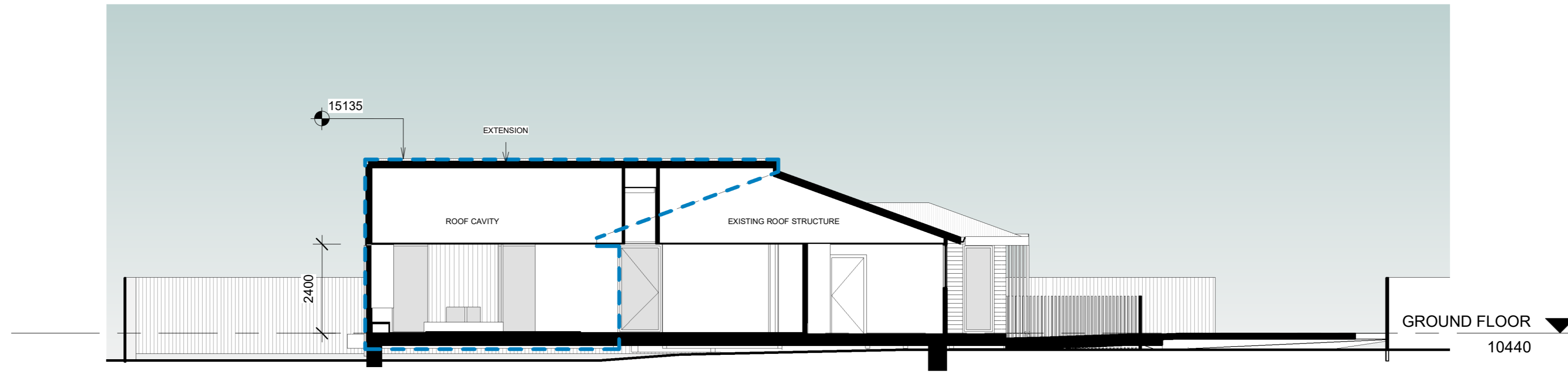
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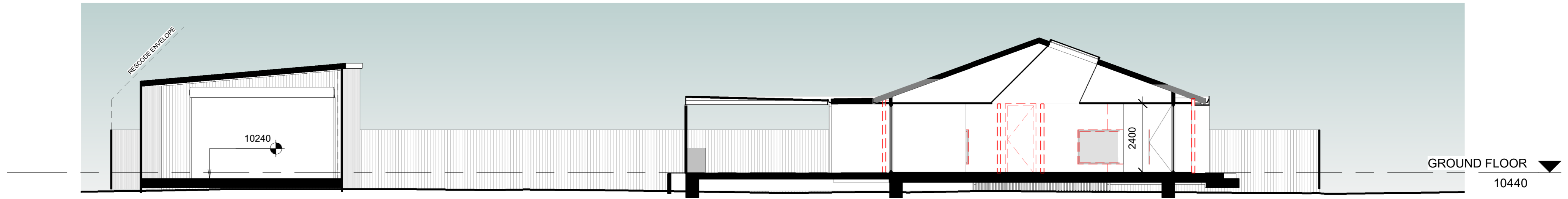
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1 Section 1  
1 : 100



2 Section 2  
1 : 100

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SECTIONS

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A2 SIZE    Date    27-10-2025    Scale    **A200**

**PERSPECTIVES**

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