
Application for Planning

S.57 Land Use Planning and Approvals Act 1993

The following application has been received:

Application No.: **DA2025123**

Location: **148 Main Street, Ulverstone**

Proposal: **Residential - shed**

Performance Criteria: **Reliance on *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 Any person may make representation in relation to the applications (in accordance with S.57(5) of the Act) by writing to the Chief Executive Officer, PO Box 220, Ulverstone 7315 or by email to admin@centralcoast.tas.gov.au and quoting the Application No. Any representations received by the Council are classed as public documents and will be made available to the public where applicable under the *Local Government (Meeting Procedures) Regulations 2015*.

The representation must be made on or before **15 September 2025**

Date of Notification: **30 August 2025**

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



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

CENTRAL COAST COUNCIL
LAND USE PLANNING
Received: 29/05/2025
Application No: DA2025123
Doc ID: 520025

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

Use or Development Site:

Site Address: 148 Main Street Ulverstone Tasmania 7315

Certificate of Title Reference: 18091

Land Area: 948m² Heritage Listed Property: NO YES

Applicant(s)

First Name(s): Dean Anthony Surname(s): Mainwaring

Company name (if applicable): na Contact No: 0456 784430

Postal Address: 148 Main Street Ulverstone

Email address: dean.mainwaring@gmail.com

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): Dean Middle Names(s): Anthony

Surname(s): Mainwaring Company name (if applicable): na

Postal Address: 148 Main Street Ulverstone

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

Use Class

"Development" is the works required to facilitate the proposed use of the land, including the construction or alteration or demolition of buildings and structures, signs, any change in ground level and the clearing of vegetation.

Proposed Development (please submit all documentation in PDF format to planning@centralcoast.tas.gov.au separating A4 documents & forms from A3 documents).

Box and pour an 11mtr x 9mtr slab and erect a kit shed on the slab.

Have a crossover installed and gravel driveway from crossover to shed.

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

\$ 16,000 Estimate/ Actual

Total floor area of the development 99m² m²

Declaration of Notice to Landowner

If land is NOT in the applicant's ownership

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

Signature of Applicant _____ Date _____

If the application involves land within a Strata Corporation

I , declare that the owner/each of the owners of the body corporation has been notified of the intention to make this permit application.

Signature of Applicant _____ Date _____

If the application involves land owned or administered by the CENTRAL COAST COUNCIL

Central Coast Council consents to the making of this permit application.

General Managers Signature _____ Date _____

If the permit application involves land owned or administered by the CROWN

I, _____ the Minister

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

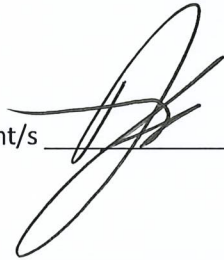
Minister (Signature) _____ Date _____

NB: If the site includes land owned or administered by the Central Coast Council or by a State government agency, the consent in writing (a letter) from the Council or the Minister responsible for Crown land must be provided at the time of making the application - and this application form must be signed by the Council or the Minister responsible.

Applicants Declaration

I/ we Dean Anthony Mainwaring
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 _____

28/5/25


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

SEARCH OF TORRENS TITLE

VOLUME 18091	FOLIO 1
EDITION 3	DATE OF ISSUE 14-Feb-2025

SEARCH DATE : 26-May-2025

SEARCH TIME : 09.37 PM



**CENTRAL COAST COUNCIL
LAND USE PLANNING**

Received: 29/05/2025
Application No: DA2025123
Doc ID: 520028

DESCRIPTION OF LAND

Town of ULVERSTONE
 Lot 1 on Diagram 18091
 Being the land formerly described in Indenture of Conveyance
 No. 56/8707
 Derivation : Part of Lot 5898, 200 acres Granted to Charels
 Edward Button
 Derived from A18095

SCHEDULE 1

N245165 TRANSFER to DEAN ANTHONY MAINWARING Registered
 14-Feb-2025 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
 25/8724 CONVEYANCE Made Subject to Boundary Fences Condition

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

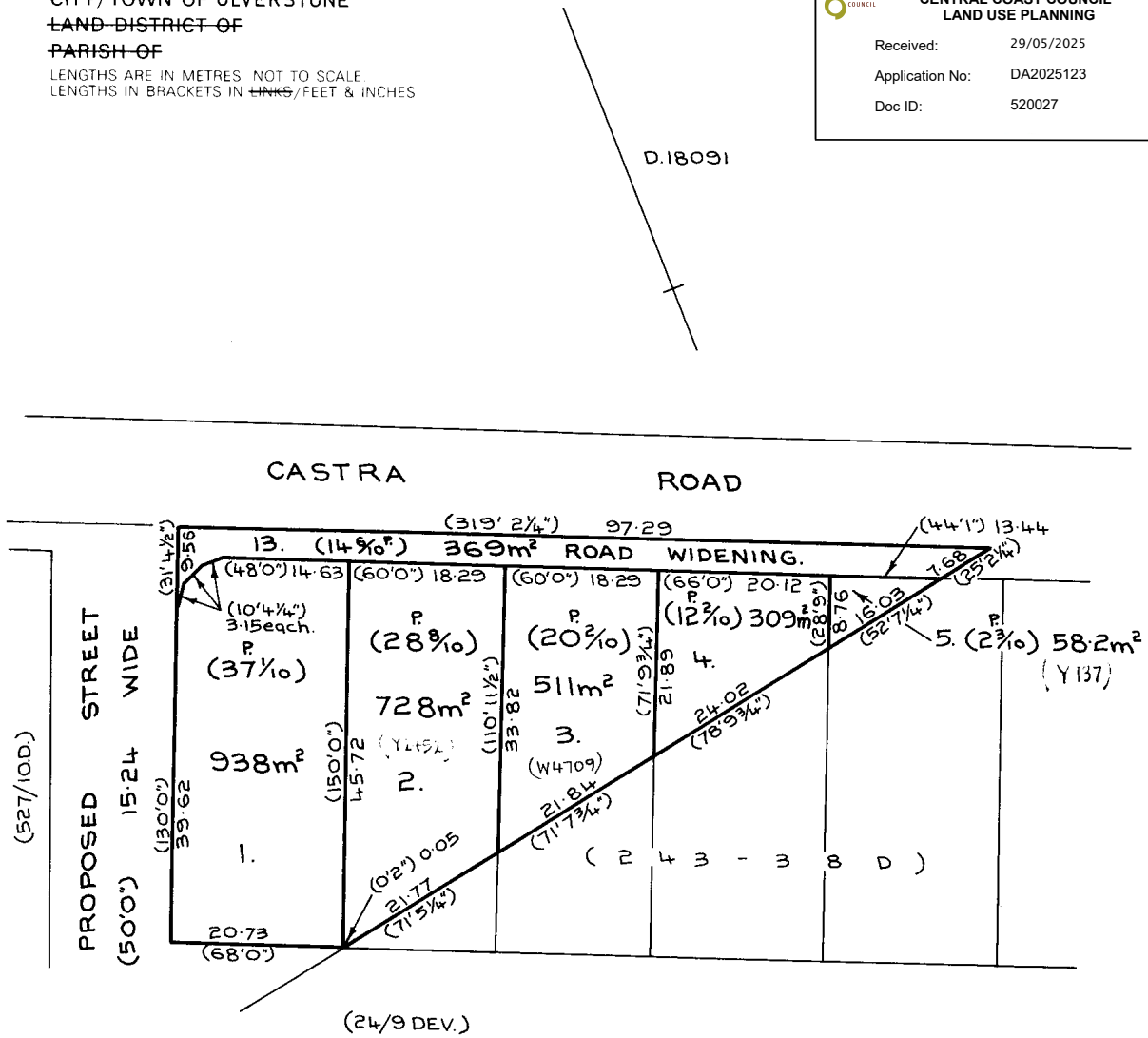
APPROVED FROM <i>J. Brown</i> RECORDER OF TITLES	CONVERSION PLAN	REGISTERED NUMBER D.18091
FILE NUMBER Y.137	GRANTEE: PART OF LOT 5898 200acres. CHARLES EDWARD BUTTON.	B. HILL. 20.4.82

OS K 2062

SKETCH BY WAY OF ILLUSTRATION ONLY


CITY/TOWN OF ULVERSTONE
LAND DISTRICT OF
PARISH OF
LENGTHS ARE IN METRES NOT TO SCALE.
LENGTHS IN BRACKETS IN LINKS/FEET & INCHES.

	CENTRAL COAST COUNCIL LAND USE PLANNING
Received:	29/05/2025
Application No:	DA2025123
Doc ID:	520027



SEARCH OF TORRENS TITLE

VOLUME 187836	FOLIO 1000
EDITION 1	DATE OF ISSUE 06-Feb-2025

 **CENTRAL COAST COUNCIL
LAND USE PLANNING**

Received: 15/08/2025
 Application No: DA2025123
 Doc ID: 528162

SEARCH DATE : 13-Aug-2025
 SEARCH TIME : 10.17 AM

DESCRIPTION OF LAND

Town of ULVERSTONE
 Lot 1000 on Sealed Plan [187836](#)
 Derivation : Part of Lot 400, 500 Acres Gtd. to Andrew Risby
 Prior CT [185379/1](#)

SCHEDULE 1

[M887139](#) & [N216166](#) TRANSFER to RFS ENTERPRISES (TAS) PTY LTD
 Registered 01-Oct-2024 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
[SP187836](#) EASEMENTS in Schedule of Easements
[SP187836](#) COVENANTS in Schedule of Easements
[SP187836](#) FENCING PROVISION in Schedule of Easements
[SP183178](#) & [SP185379](#) FENCING PROVISION in Schedule of Easements
[A546711](#) PROCLAMATION under Section 9A and 52A of the Roads
 and Jetties Act 1935 Registered 23-Feb-1977 at noon
[B67319](#) PROCLAMATION under Section 9A and 52A of the Roads
 and Jetties Act 1935 Registered 4-Sep-1986 at noon

UNREGISTERED DEALINGS AND NOTATIONS

189258 Priority Sealed Plan Lodged by WOOLCOTT LAND
 SERVICES on 25-Jul-2025 BP: 189258

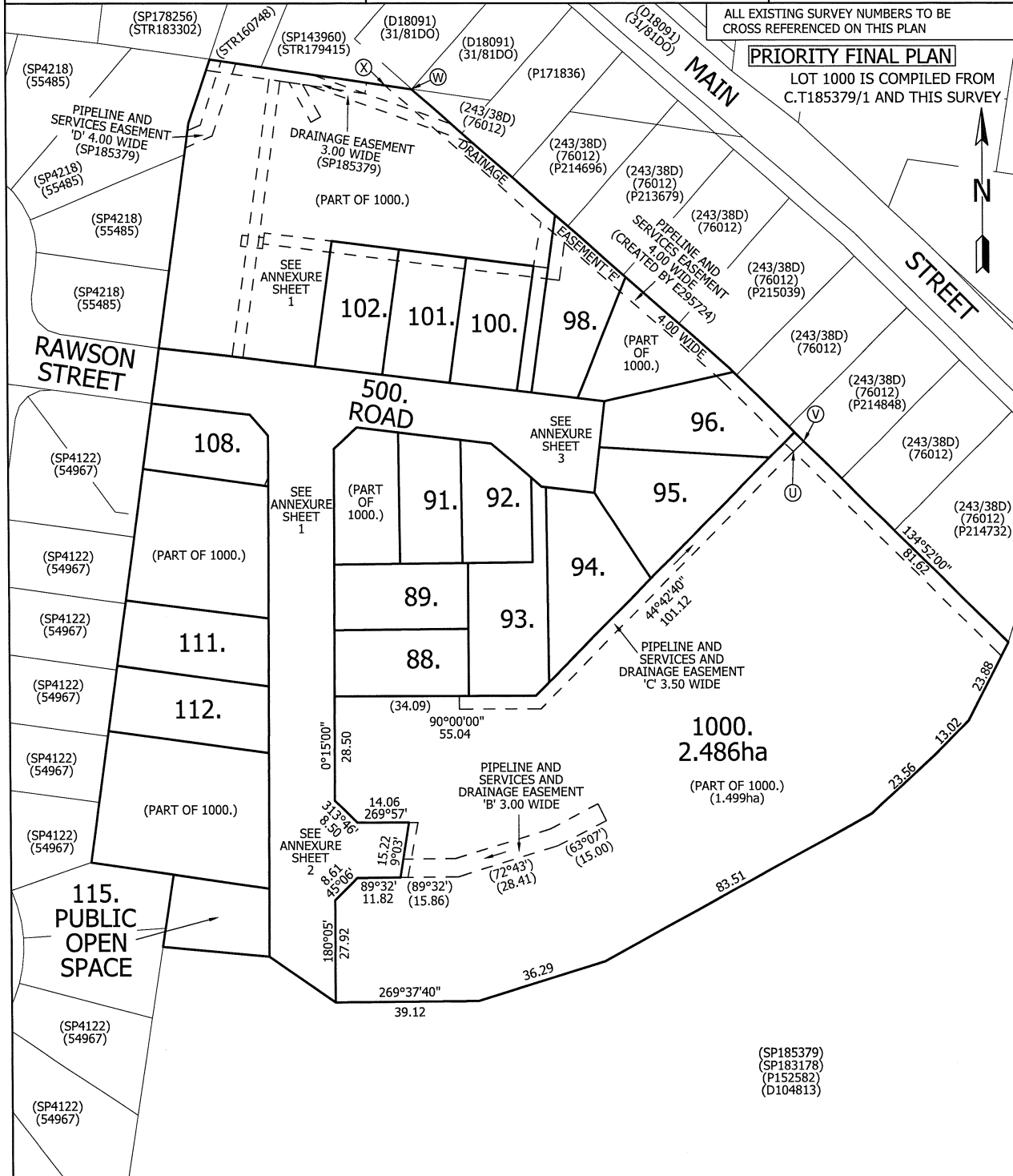
OWNER: RFS ENTERPRISES (TAS) PTY LTD
 FOLIO REFERENCE: C.T.185379/1
 GRANTEE: PART OF LOT 400, 500 ACRES GTD.
 TO ANDREW RISBY AND PART OF
 7A-1R-9P-GTD. TO HUBERT JOHN
 JAMES MCKENNA.

PLAN OF SURVEY

Woolcott
 LAND SERVICES
 BY SURVEYOR: BRETT RICHARD WOOLCOTT
 LOCATION: TOWN OF ULVERSTONE
 SCALE 1: 1000 LENGTHS IN METRES

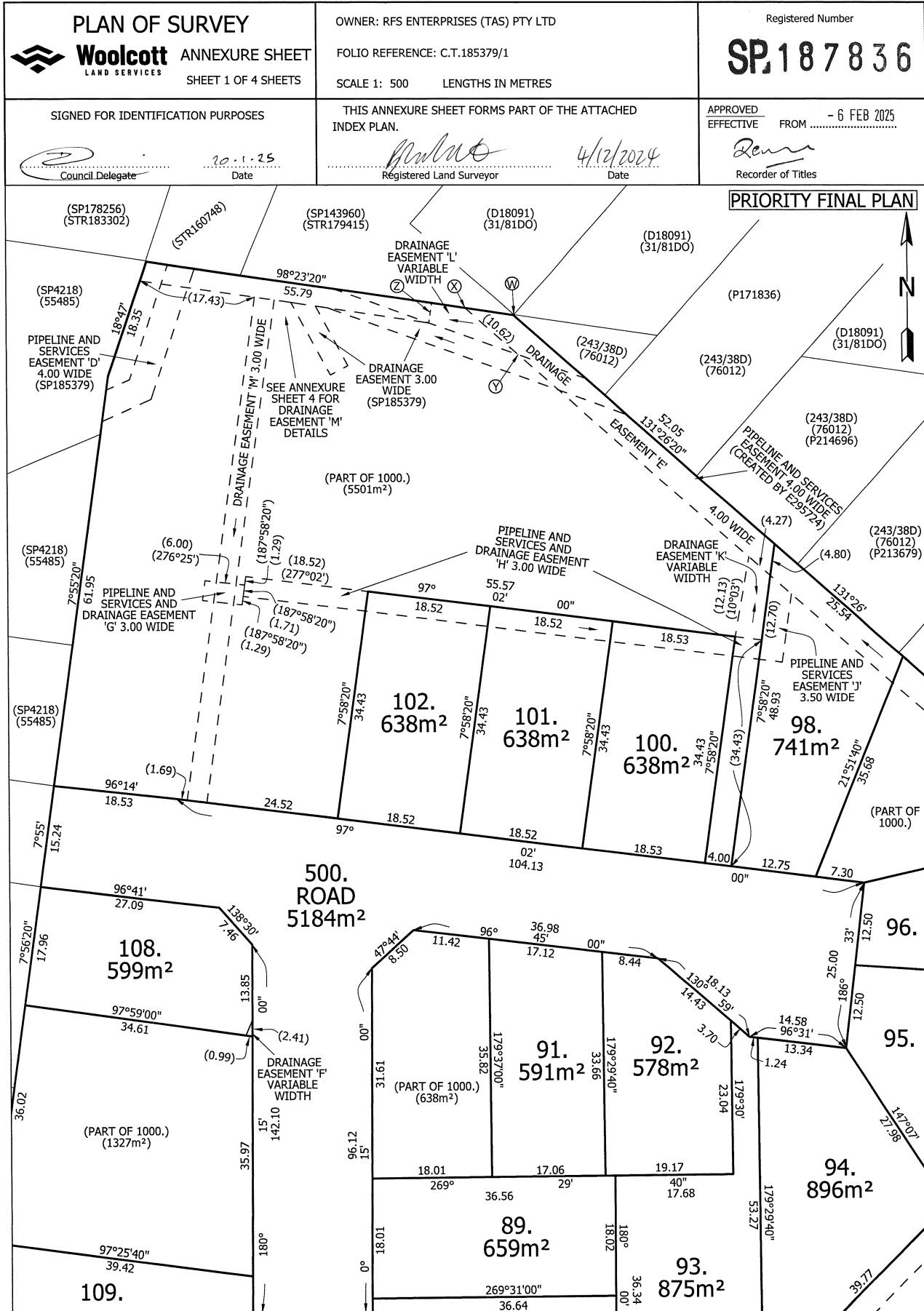
REGISTERED NUMBER
SP187836
 APPROVED EFFECTIVE FROM - 6 FEB 2025

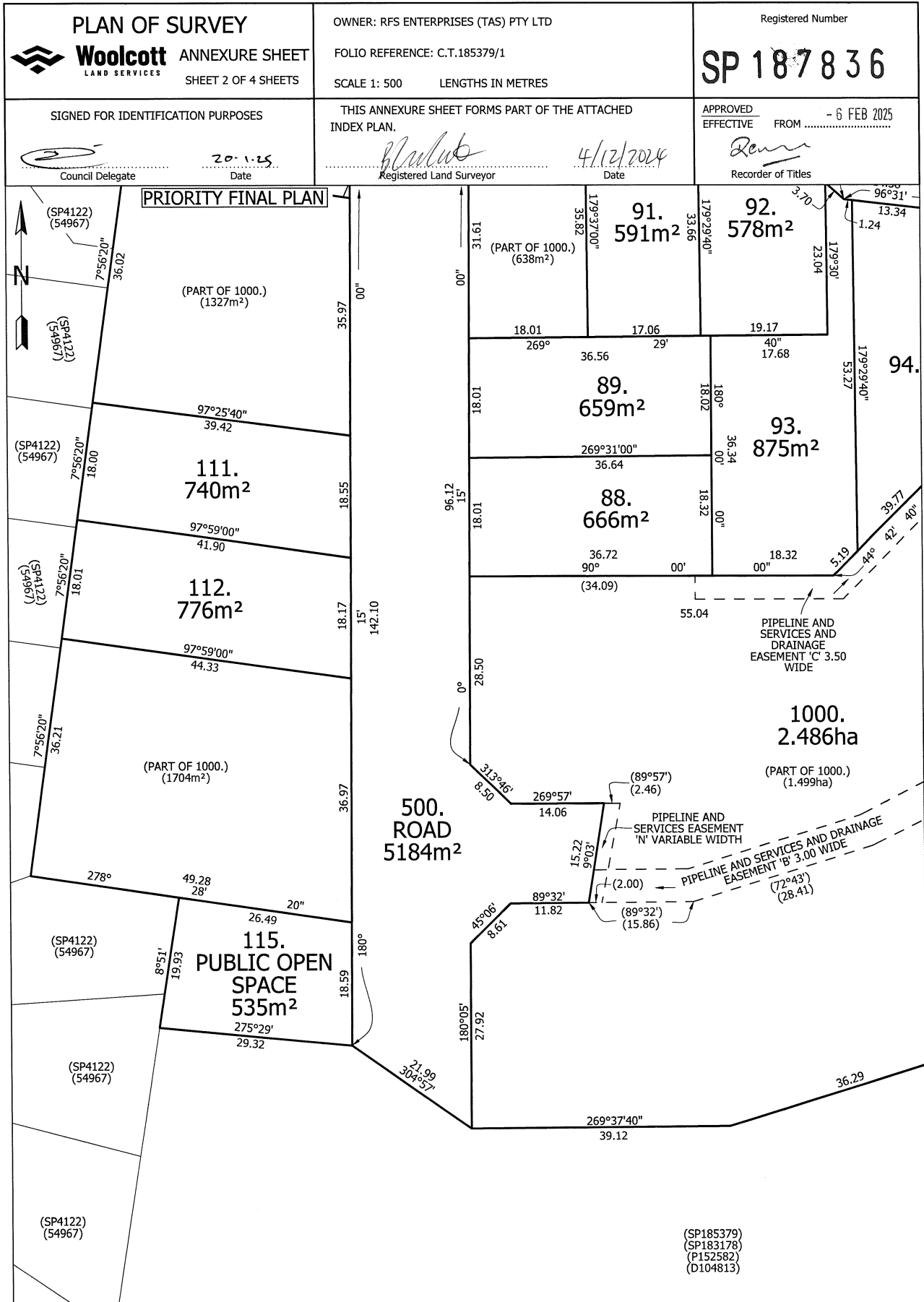
 Recorder of Titles

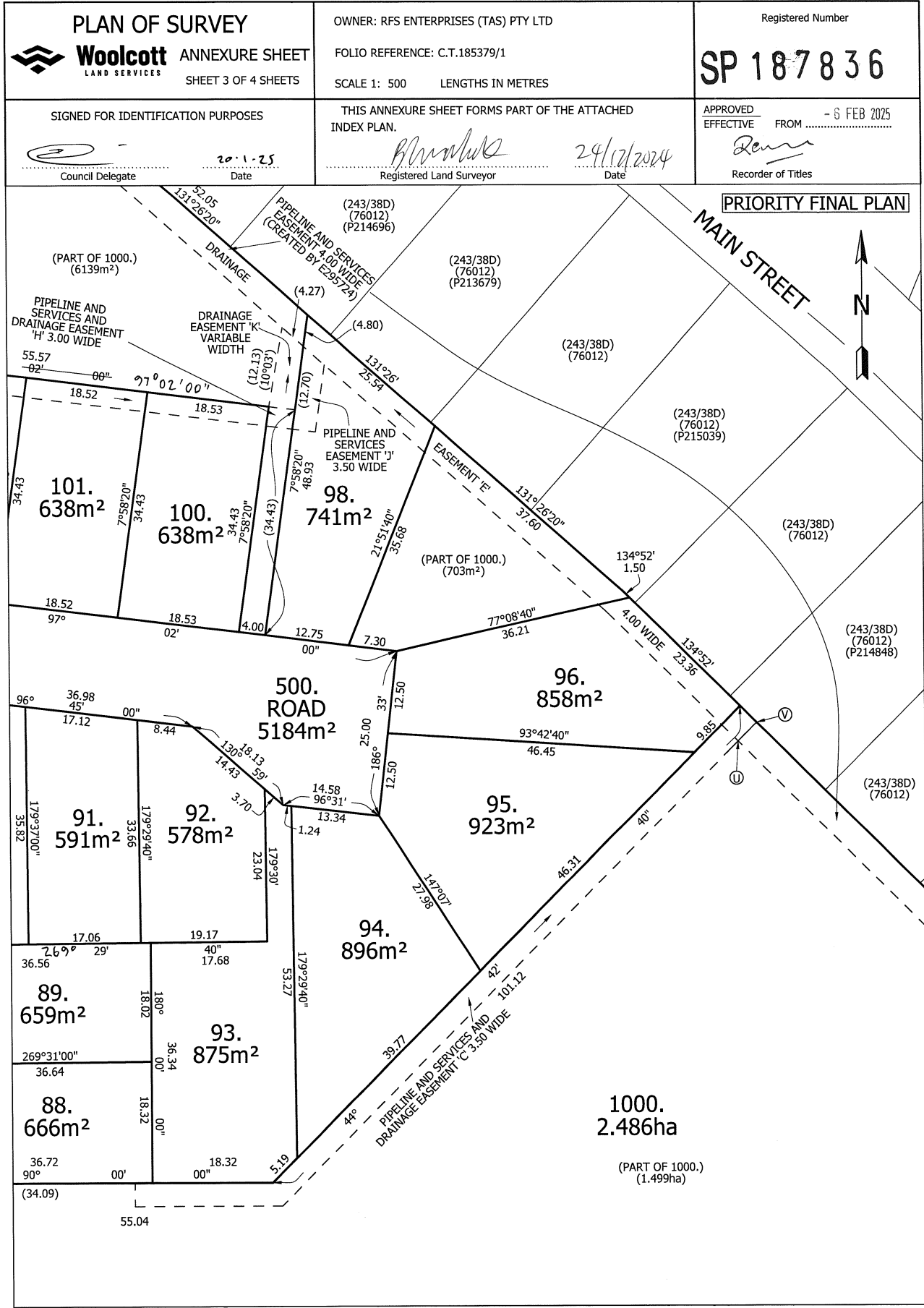


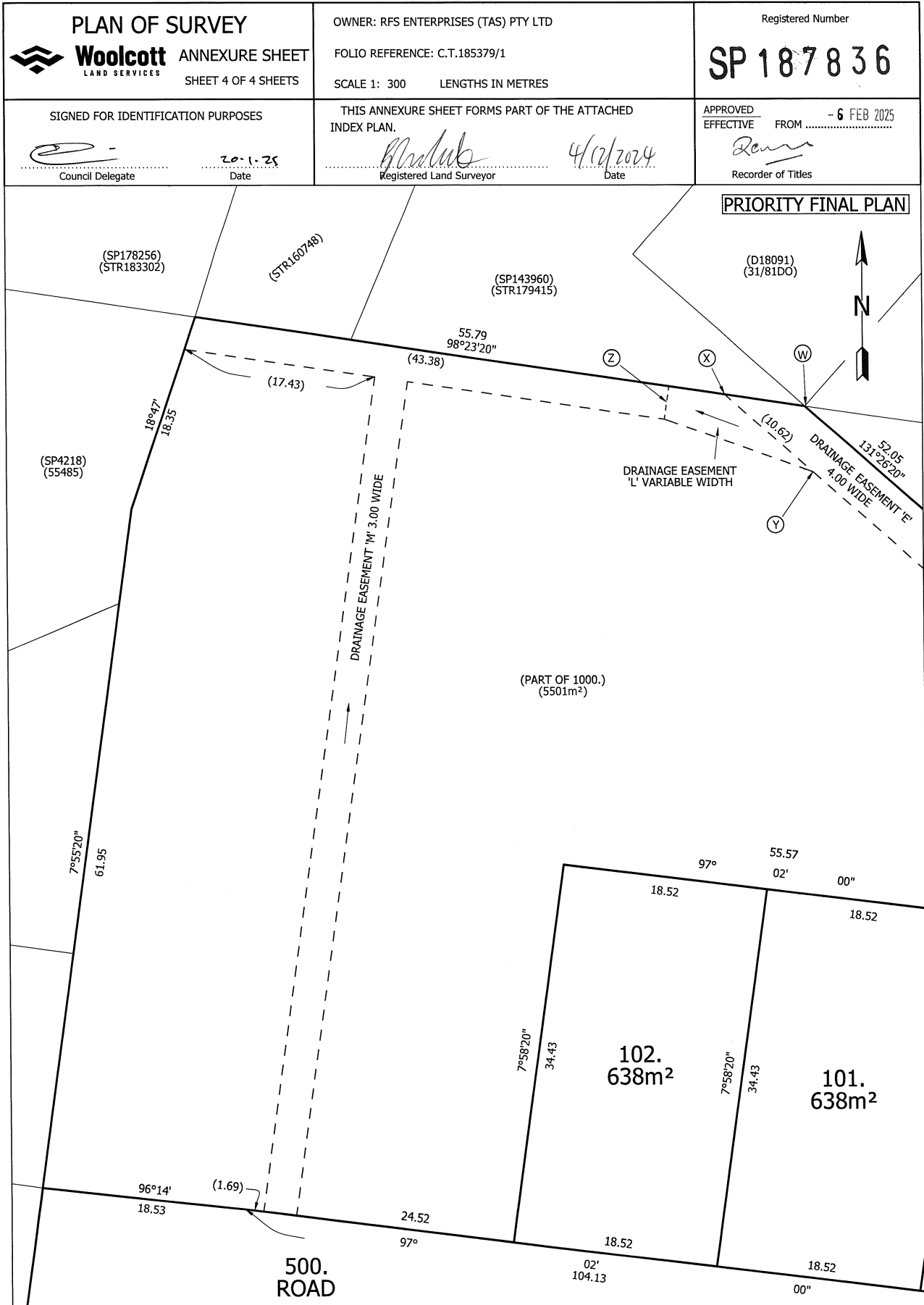
Registered Land Surveyor
 Date: 4/12/2025

Council Delegate
Daryl Connolly
 Director Strategic Growth
 Date: 20.01.25









SEARCH OF TORRENS TITLE

VOLUME 179415	FOLIO 3
EDITION 3	DATE OF ISSUE 18-Jul-2023

SEARCH DATE : 13-Aug-2025
 SEARCH TIME : 10.19 AM



**CENTRAL COAST COUNCIL
LAND USE PLANNING**

Received: 15/08/2025
 Application No: DA2025123
 Doc ID: 528159

DESCRIPTION OF LAND

Town of ULVERSTONE
 Lot 3 on Strata Plan 179415 and a general unit entitlement operating for all purposes of the Strata Scheme being a 10 undivided 1/30 interest
 Derived from Strata Plan 179415
 Derivation : Part of Lot 5898, 200 Acres Gtd. to C E Button

SCHEDULE 1

N140937 TRANSFER to KEVIN JOHN FRY Registered 18-Jul-2023 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
 The registered proprietor holds the lot and unit entitlement subject to any interest noted on common property
 Folio of the Register volume 179415 folio 0
 SP143960 FENCING COVENANT in Schedule of Easements

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

CITY/TOWN ULVERSTONE	STRATA PLAN SHEET 1 OF 3 SHEETS		Registered Number 179415
			STRATA TITLES ACT 1998 REGISTERED - 8 JUL 2020
SUBURB/LOCALITY	NAME OF STRATA SCHEME 146C MAIN STREET, ULVERSTONE		Recorder of Titles <i>Reynolds</i>
FOLIO REFERENCE F/R 143960-2	SCALE 1: 400	LENGTHS IN METRES	
SITE COMPRISES THE WHOLE OF LOT 2 ON PLAN No. SP.143960			



NOTES: (i) ALL BUILDINGS ON THE SITE TO BE SHOWN ON SHEET 1. (ii) BUILDING TO SITE BOUNDARY OFFSETS OF LESS THAN 2.00 METRES TO BE SHOWN ON SHEET 1.	<i>Sandra Aytk</i> Council Delegate Date 21/6/2020	<i>Paul Hodgetts</i> 12/5/2020 Registered Land Surveyor Date
	STAGED/COMMUNITY DEVELOPMENT. SCHEME No. (IF APPLICABLE)	LODGED BY MICHELL HODGETTS SURVEYORS (Paul Hodgetts)

<p>STRATA PLAN</p> <p>SHEET 2 OF 3 SHEETS</p>	<p>STRATA TITLES ACT 1998</p> <p><i>Sandra Ayk</i> 2/6/2020 Council Delegate Date</p>	<p>Registered Number</p> <p>179415</p>
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*Amendments made per surveyors consent lodged as "Plan Related Documents"

GROUND FLOOR
Scale 1:300

The diagram shows three lots: Lot 1 (649m²), Lot 2 (379m²), and Lot 3 (500m²). Lot 1 is at the top, Lot 2 is in the middle, and Lot 3 is at the bottom. A 'MAIN STREET' is shown to the right. Boundaries are labeled with letters A through Z. Measurements in brackets indicate boundary fixation points. A north arrow is located on the left side.

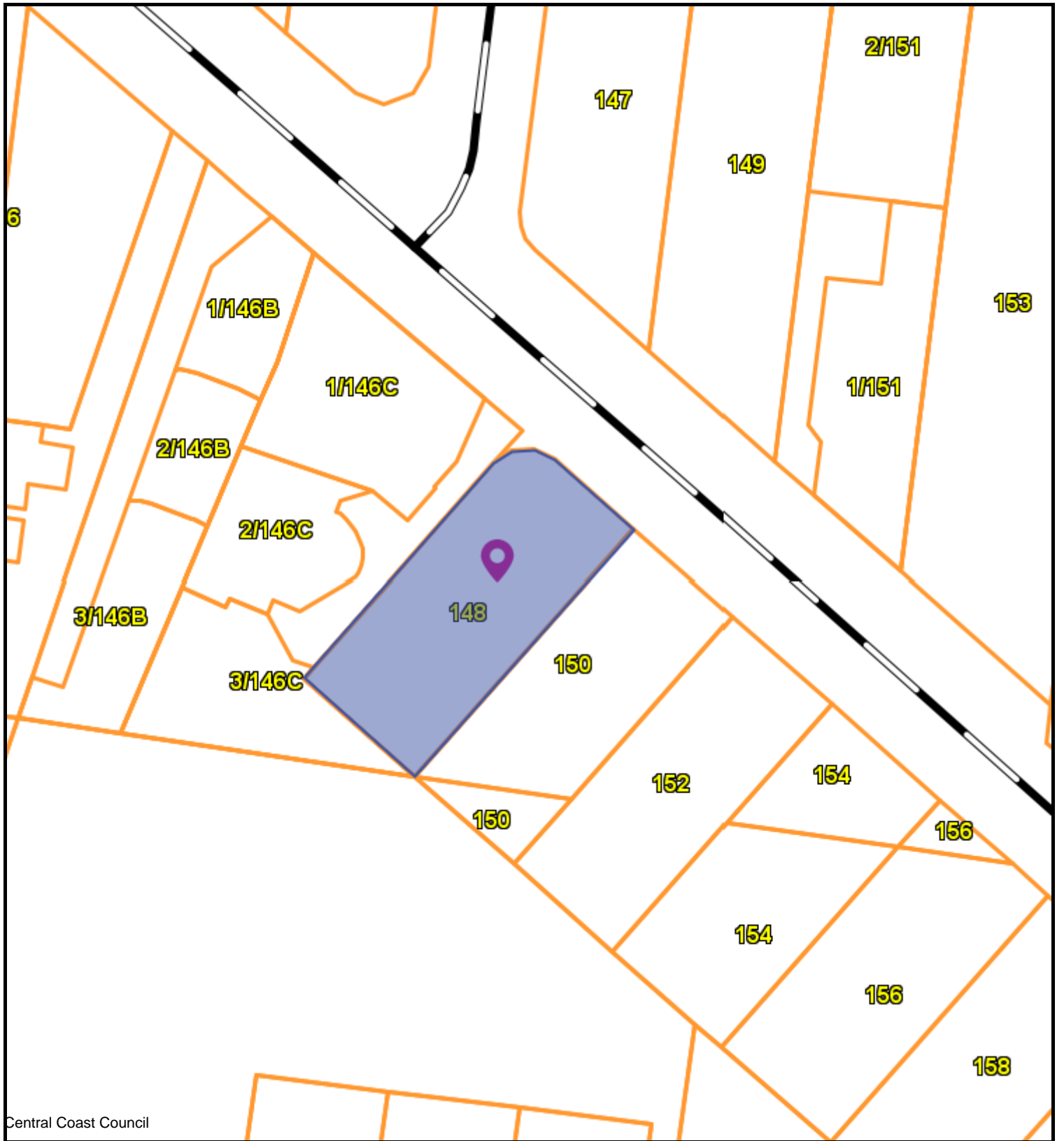
All horizontal Lot boundaries are shown by heavy unbroken lines defined by :

- Site boundaries
- The centreline of metal fence AB, AF & ABK
- The outer edge of facia BC
- The outer edge of eaves & guttering CDEC & ED
- The edge of concrete BF & GH
- AG is open & is the centreline of metal fence FA extended
- DH & JL are open where D & L are the corner of outer edge of eaves & guttering
- JK is open & is parallel & offset 2.90m from the face of wall YZ
- EJ is open & is perpendicular to the face of wall YZ
- LN is open & is the outer edge of eaves & guttering ML extended
- AP is open & is from the end of metal fence at A to the intersection of the edge of concrete & site boundary at P
- Measurement where boundaries are open
- Measurements in brackets are for boundary fixation only

The vertical Lot boundaries extend from 2.00 metres below ground level to 15.00 metres above ground level .

Paul Hedym
Registered Land Surveyor

12/5/2020
Date



Central Coast Council



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



27-Aug-2025

**148 MAIN STREET,
 ULVERSTONE
 DA2025123**

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.

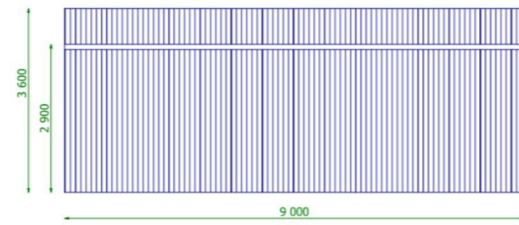
20 m

Scale =
1:737.100

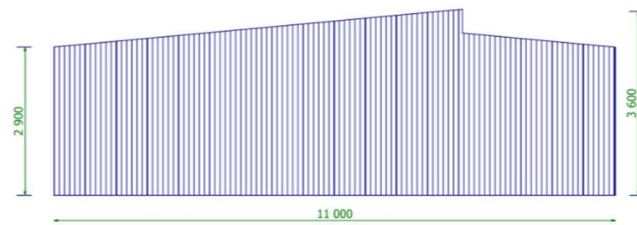


**CENTRAL COAST COUNCIL
LAND USE PLANNING**

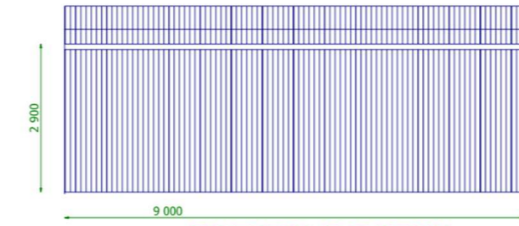
Received: **06/06/2025**
Application No: **DA2025123**
Doc ID: **521124**



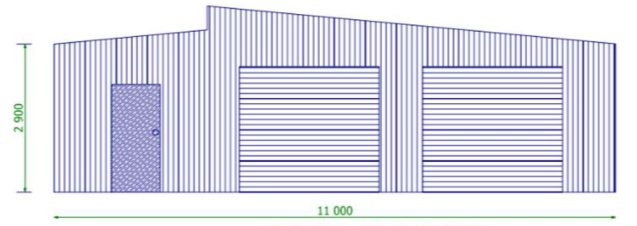
NORTHERN ELEVATION



WESTERN ELEVATION

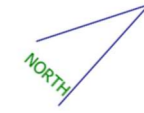


SOUTHERN ELEVATION

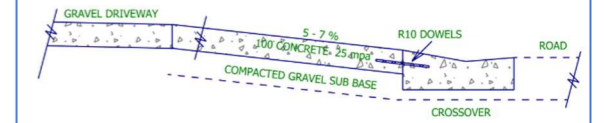


EASTERN ELEVATION

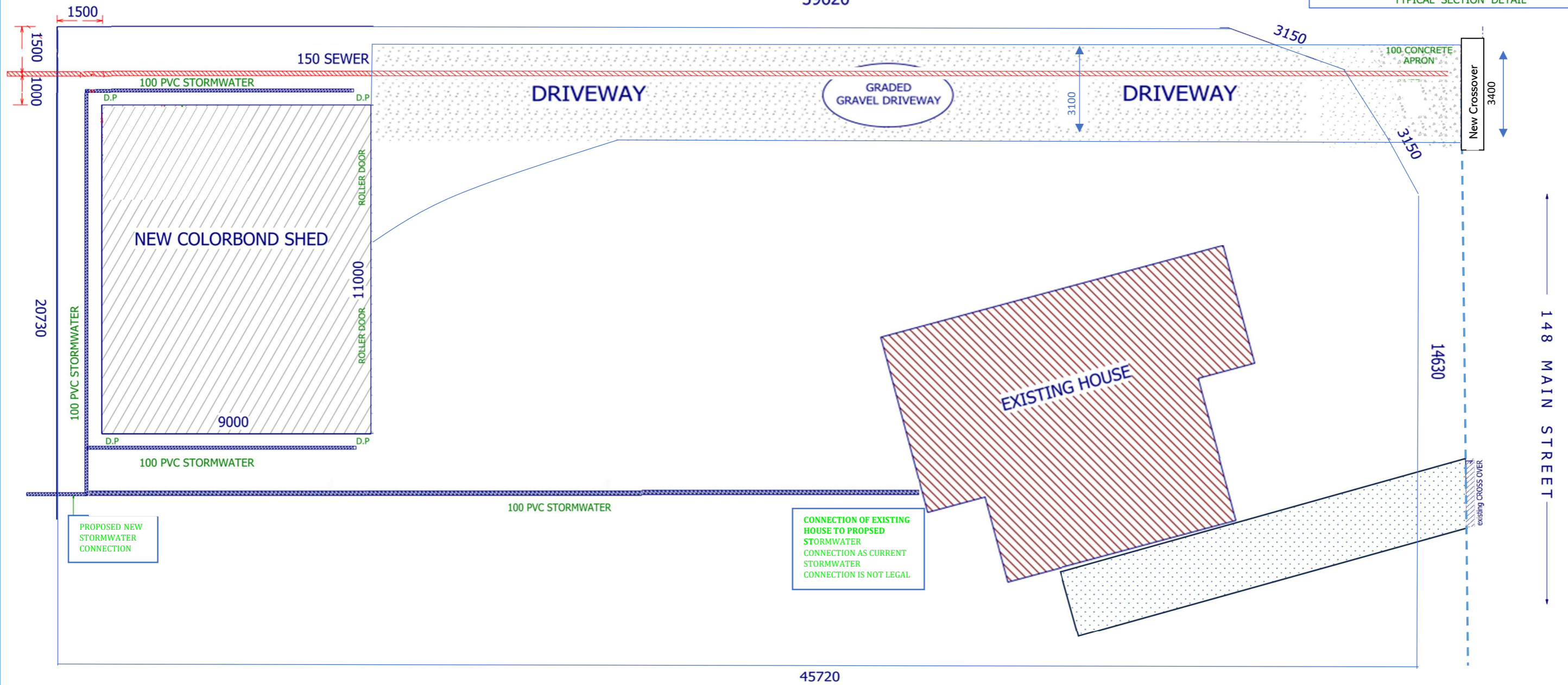
39620



- NOTES
1. DESIGN IN ACCORDANCE TO AS/NZS 2890.1 - 2004
 2. FOR DOMESTIC USE
 3. SL72 FABRIC REINFORCEMENT - N25 CONCRETE
 4. R10 DOWELS @ 400 CRS AT CROSSOVER JOINT
 5. DRIVEWAY - LIGHT SWIRL FLOAT FINISH



TYPICAL SECTION DETAIL



Approved by the owner
Dean Mainwaring
COPYRIGHT APPLIES TO THESE DRAWINGS

NEW SITE PLAN

Drawn by : *Robert Rimmelzwaan* Date 02 - 02 - 25 Ref No 02 - 2025 Scale 1 : 150 Drawing No 01

**PROPOSED SHED For Dean Mainwaring
at 148 MAIN ST - ULVERSTONE.**



ENGINEERING SCHEDULE

CERTIFIED STEEL PORTAL FRAME SHED DESIGN IN ACCORDANCE WITH NCC 2022 FOR SITE WIND SPEED "38.32m/s", WIND REGION "A4", TERRAIN CATEGORY "2.73", IMPORTANCE LEVEL "2"

Internal Pressure: 0.5

Design Snow Load: 0.00 KPa, Roof Snow Load: 0.00 KPa

Customer: Dean Anthony Mainwaring

Site Address: 148 Main St, Ulverstone TAS 7315

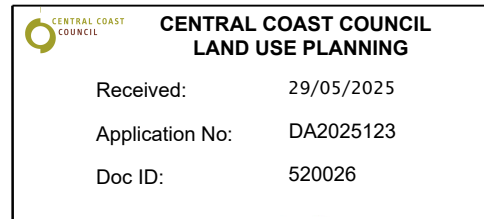
Main Building: Span: 8, Length: 9, Height: 2.9, Roof Pitch: 5 degree skillion roof

The length being comprised of 2 bays, the largest bay is 4.5m bays.

Left LeanTo: Span: 3, Length: 9, Eave Height: 2.8, Roof Pitch: 5 degrees, Enclosed

Right LeanTo: NA

Total Kit Weight: 2859.09kg



DOMESTIC & LIGHT INDUSTRIAL STEEL PORTAL FRAME SHED STRUCTURES

This structure is designed in compliance with AS4600, AS3600 and AS1170 1 to 4 as Importance Level 2 with a Live Load of 0.25kPa as "Air Leaky Structures" providing stability when openings are prevalent.

The structures are clad with corrugated pre-painted finish, 0.42mm walls and 0.42mm roof (compliant with AS1562.1 Metal) over cold formed 450 to 550mPa galvanized steel C sections primary frames.

Primary framing is fastened together with 4.6 Class galvanized bolts adequately tensioned on ground prior to erection.

Secondary framing steel bracing, with purlins and girts lapped, are all tek fastened to primary steel with a minimum of two (2) teks per connection as specified in details.

All rainwater products are compliant with AS2179.1 (Metal).

ENGINEERING

The undersigning engineer has checked that the design of the structure complies with relevant current Australian Standards as stated above and the following i.e AS4671- 2001 Steel Reinforcing materials, AS3600 - Concrete structures. However, he will not be present during construction, neither will he conduct inspections nor construction supervision.

The class 10a buildings are designed for erection on pad footings or slab based on soil of classification "A"- "P" with minimum bearing capacity 100kPa (i.e. organic soil is to be removed to a suitable material below natural surface).

Where (suitable) fill is required to level the site, it should be placed and compacted in layers of 150mm maximum.

Concrete pad footings and slab supply and placement is to be in compliance with AS2870-2011 Residential Slabs & Footings, AS3600-2009 Concrete Structures for A2 and B2 exposure (i.e. 25mPa strength @ 28 days strength) with recommended slump 75 to 80mm for light pneumatic tyred traffic all trafficable floors.

25mm deep concrete saw cut, to be made into the surface of the concrete slab every 6m in width or length as crack control joints.

For sites where these conditions are considered to be inadequate, a customized foundation design for the structure can be supplied to suit a specific purpose.

CONSTRUCTION

Erection of the structure is to be in compliance with local and state ordinances,

Occupational Health and Safety Regulations and with plans provided.

GENERAL

The designs as portrayed on the drawings remain the intellectual property of Best Sheds Pty Ltd and are provided for building approval and construction purposes only.

SNOW LOAD

Following conditions only apply to buildings with snow loading:

- No maintenance or roof traffic permitted on the roof while there is snow present.
- No other structure to be erected within 500mm of the gutters of this building.

INTERNAL PORTALS
Column: C30030
Rafter: C30030
Knee Brace: C25024
Knee Brace Length: 1200
Apex Brace: NA
Apex Brace Length: NA

END PORTALS
Column: C30030
Rafter: C30030
Knee Brace: NA
Knee Brace Length: NA
Apex Brace: NA
Apex Brace Length: NA
Endwall Mullion: C30030

LEFT LEAN TO PORTALS
Internal Column: C25024
Internal Rafter: C25024
End Column: C25024
End Rafter: C25024
Knee Brace: NA
Knee Brace Length: NA

RIGHT LEAN TO PORTALS
Internal Column: NA
Internal Rafter: NA
End Column: NA
End Rafter: NA
Knee Brace: NA
Knee Brace Length: NA

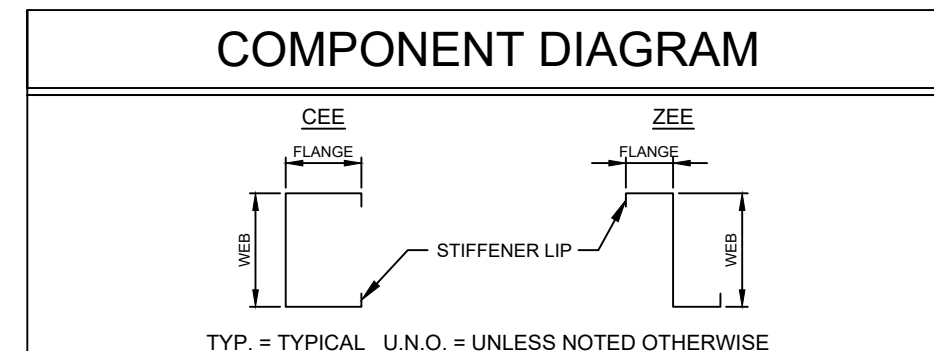
NOTE: All unclad intermediate columns are always back to back (refer to drawing: Floor Plan).

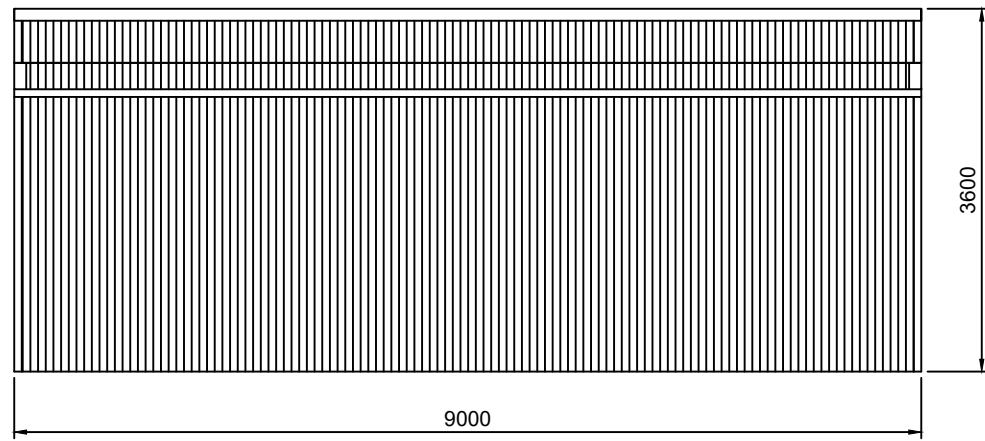
PURLINS AND GIRTS		
Eave Purlin: TH120100	Max Spacing: 1400	Overlap: 10%
Side Wall Girts: TH120100	Max Spacing: 1400	Overlap: 10%
Front End Wall Girts: TH120100	Max Spacing: 1400	Overlap: 10%
Back End Wall Girts: TH120100	Max Spacing: 1400	Overlap: 10%
Roof Purlins: TH120100	Max Spacing: 1200	Overlap: 10%

NOTE: Girt spacing will vary to a maximum 1.4m where window/s are located.

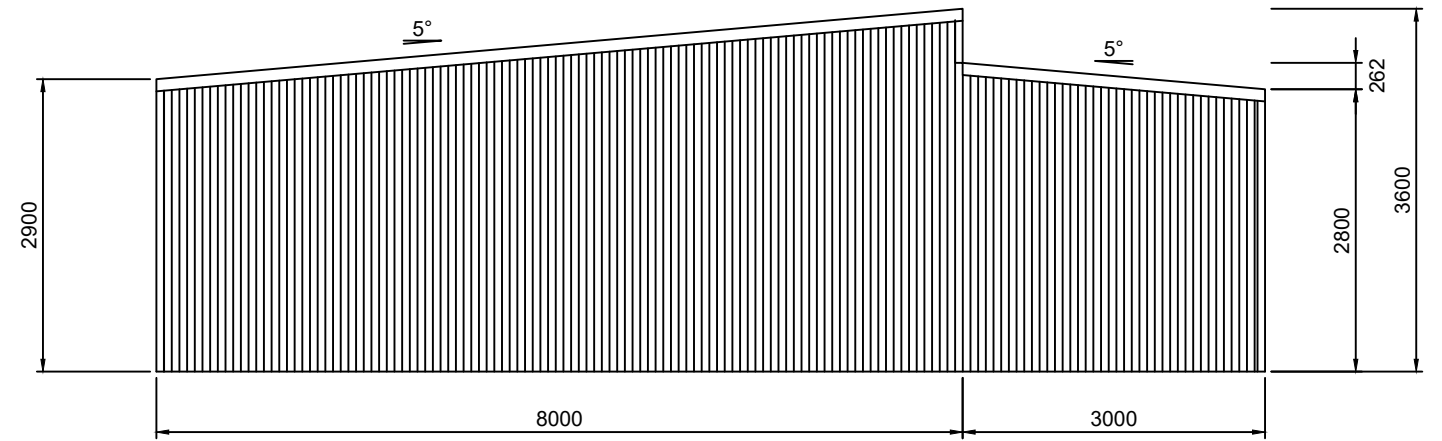
FASTENERS
Sleeve Anchor Bolts: M16x105 Sleeve Anchor
Frame Bolts: M16x45 Purlin Assembly Zinc (Mild)
Frame Screws: Frame Screw 14x14x22
Cross Bracing Strap: 32mm x 1.2 strap
Open Bay Header Height: NA

COLOUR SCHEDULE
Roof Sheets: Slate Grey
External Wall Sheets: Slate Grey
Roller Doors: Off White
Flashings: Slate Grey
PA Doors: Off White
Windows: NA



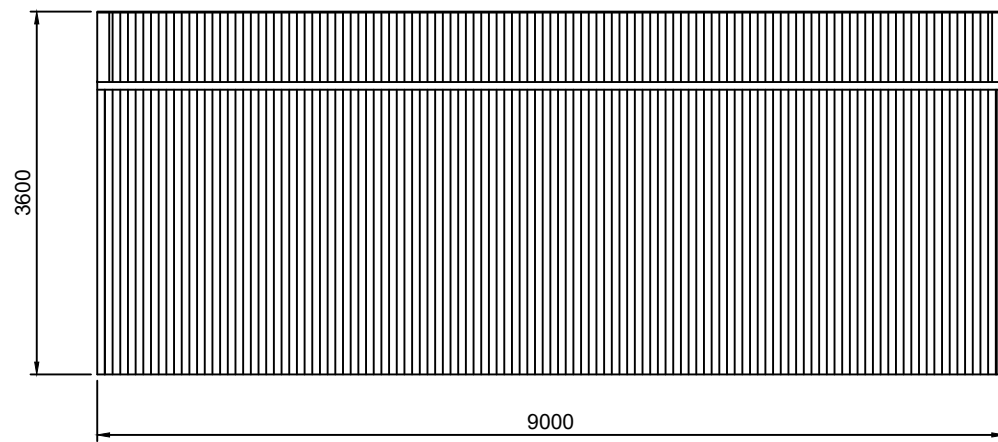


2 LEFT ELEVATION
2 SCALE: 1:75

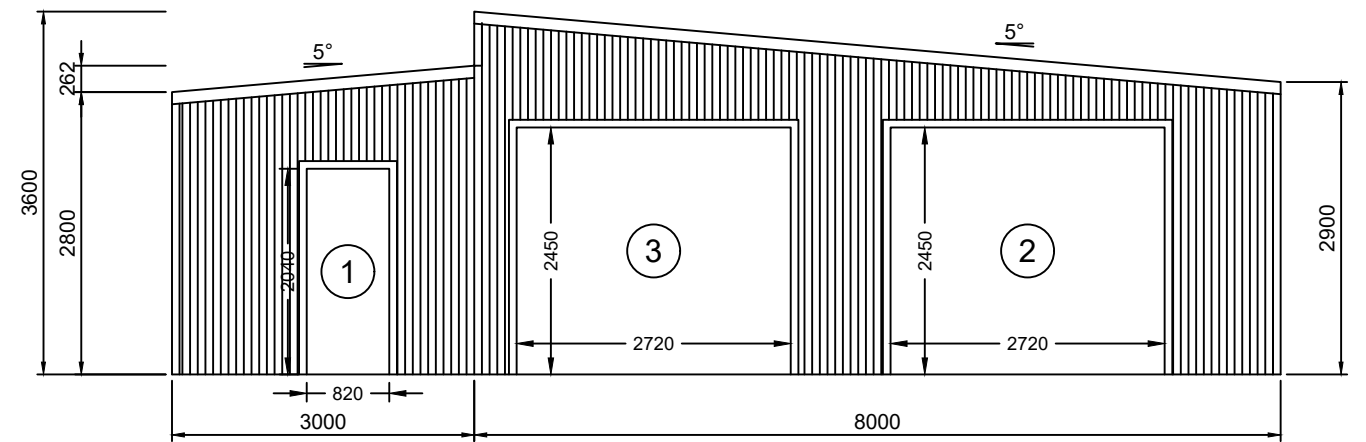


3 REAR ELEVATION
2 SCALE: 1:75 FRAME #3

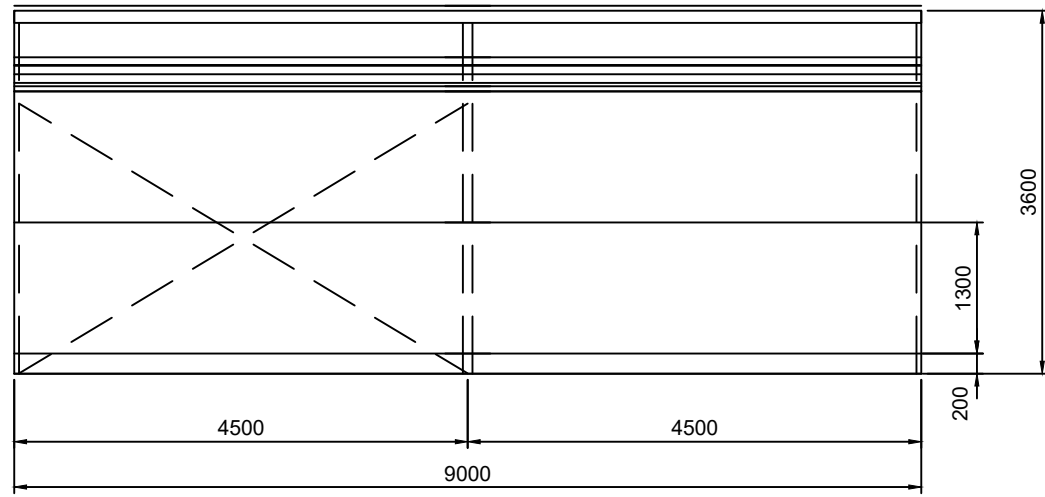
CENTRAL COAST COUNCIL
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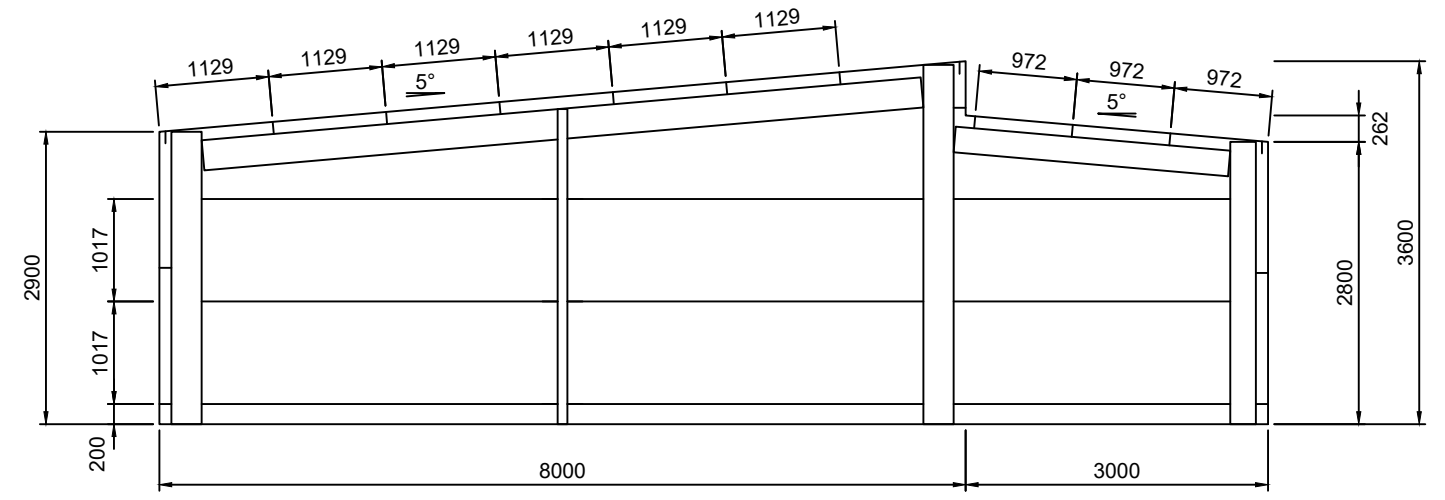
1 RIGHT ELEVATION
2 SCALE: 1:75



4 FRONT ELEVATION
2 SCALE: 1:75 FRAME #1



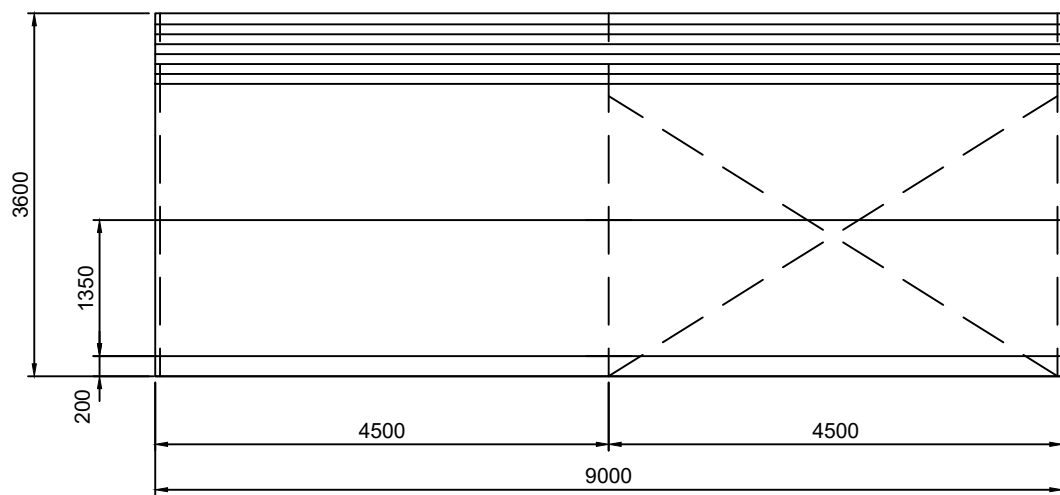
2 LEFT ELEVATION
3 SCALE: 1:75



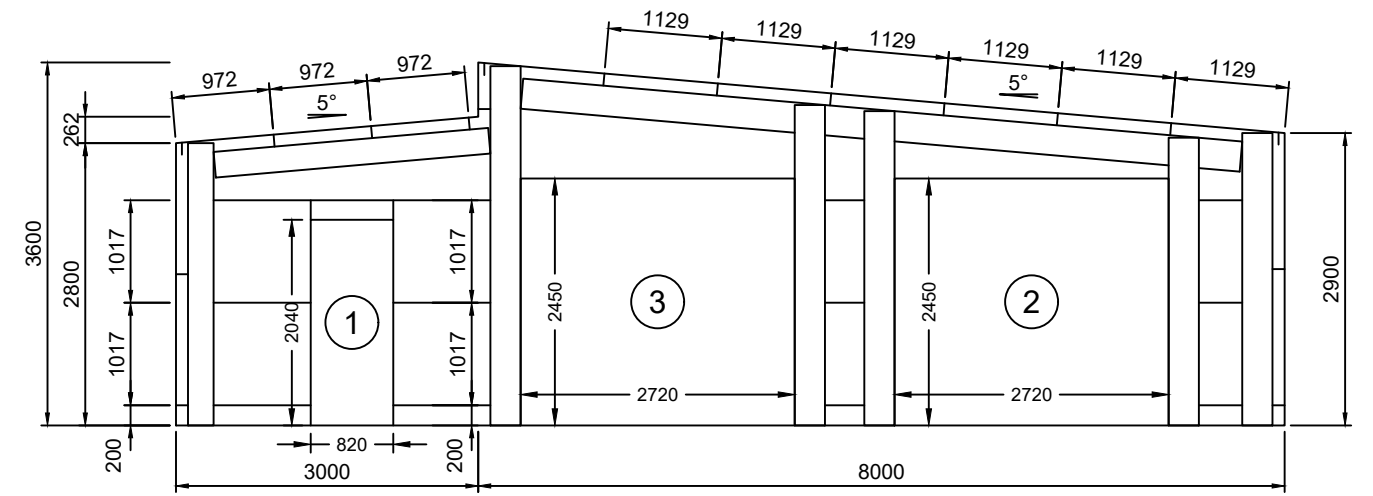
3 REAR ELEVATION
3 SCALE: 1:75 FRAME #3

CENTRAL COAST COUNCIL
LAND USE PLANNING

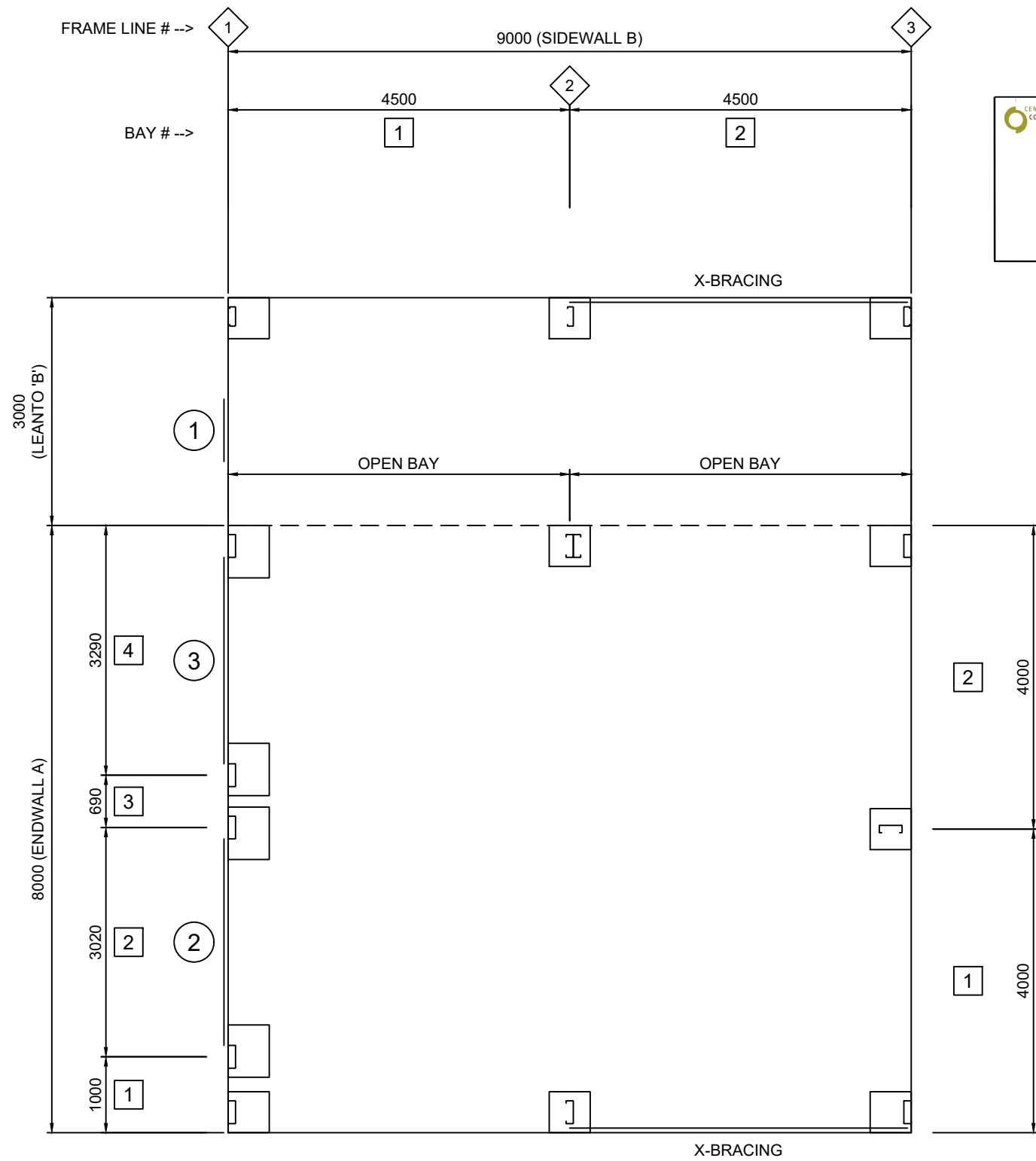
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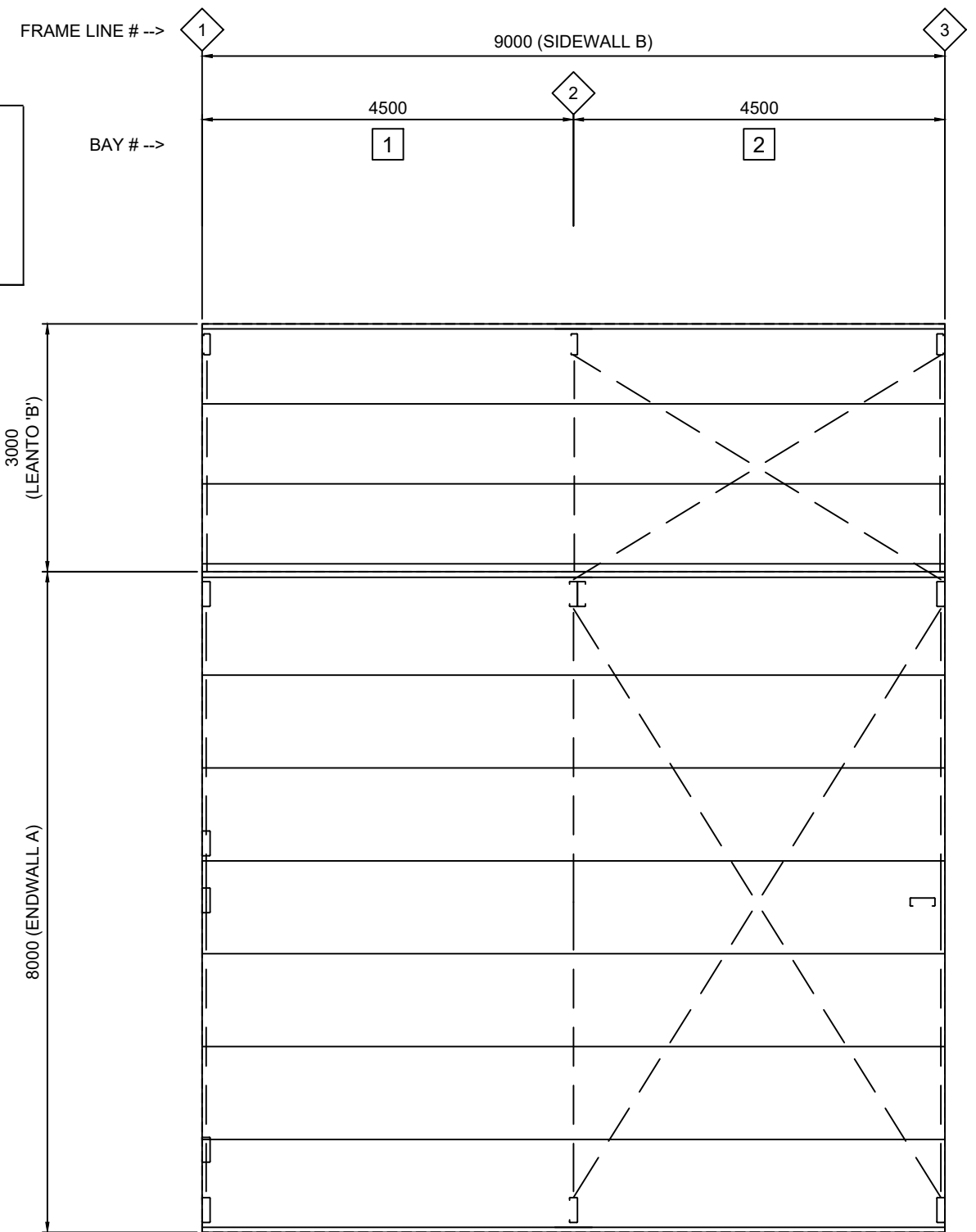
1 RIGHT ELEVATION
3 SCALE: 1:75



4 FRONT ELEVATION
3 SCALE: 1:75 FRAME #1



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1 FLOOR PLAN
 SCALE: 1:75

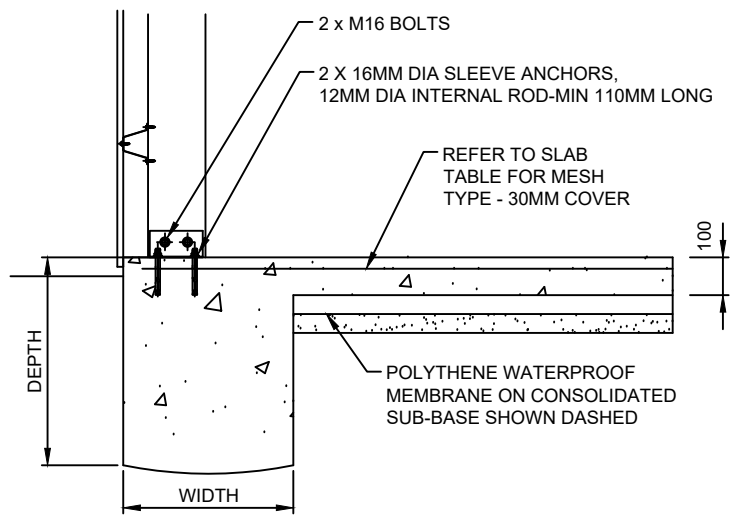
2 ROOF FRAMING PLAN
 SCALE: 1:75

SLAB FOUNDATIONS DOMESTIC / LIGHT INDUSTRIAL
(100mm MINIMUM CONCRETE SLAB INCL)

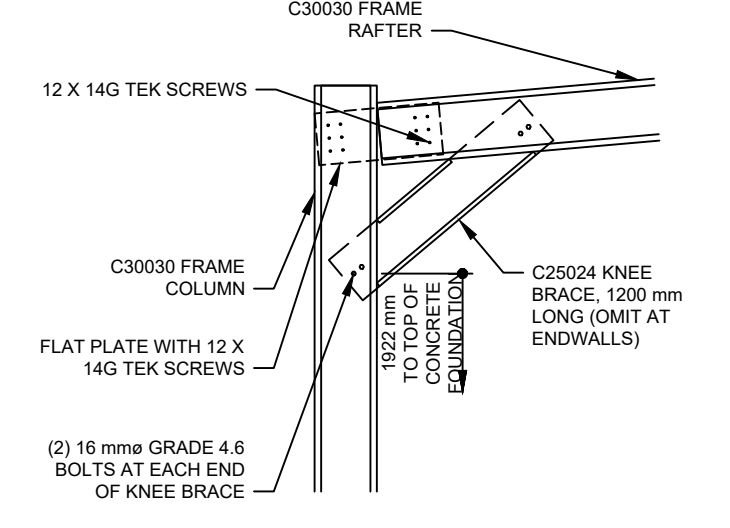
SOIL CLASSIFICATION (COMPACTED)	REINFORCING IN SLAB	EDGE BEAM	PIE	TH	DEPTH	WIDTH
A, S, & M	SL72	---	450 x 300	---	---	---
M - D	SL82	L11TM3	---	300	300	---
H TO H - D	SL82	L11TM3	---	400	300	---
E TO E - D	SL82	L11TM4	---	400	400	---
P (DROP EDGE BEAM OR STANDARD EDGE BEAM WITH PIERS UNDER COLUMNS 300 INTO FIRM GROUND)	SL82	L11TM4	450ø	400	400	---

CENTRAL COAST COUNCIL
LAND USE PLANNING
29/05/2025
DA2025123
520026

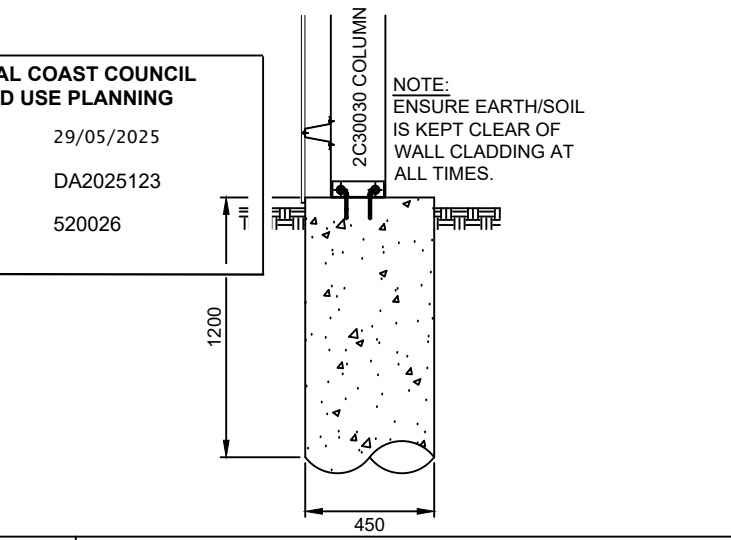
THICKNESS: 100MM WITH MINIMUM 30MM COVER. REFER TO SLAB FOUNDATION TABLE FOR REINFORCING SPECIFICATION
STRENGTH: 25mPa



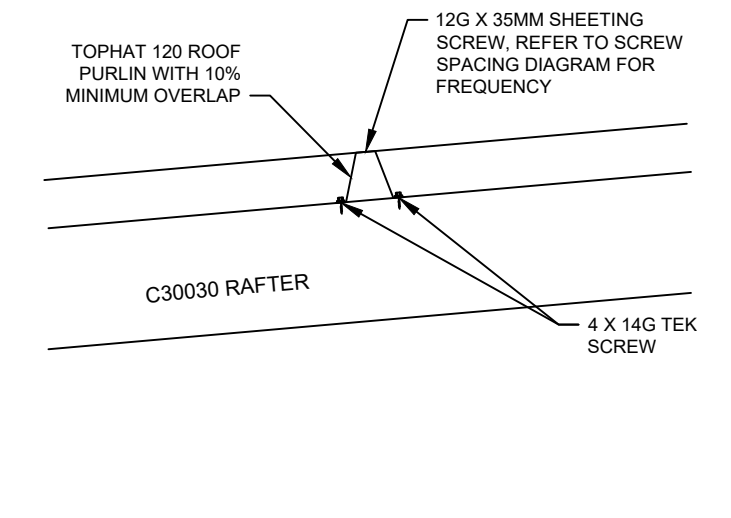
Y SLAB DETAIL



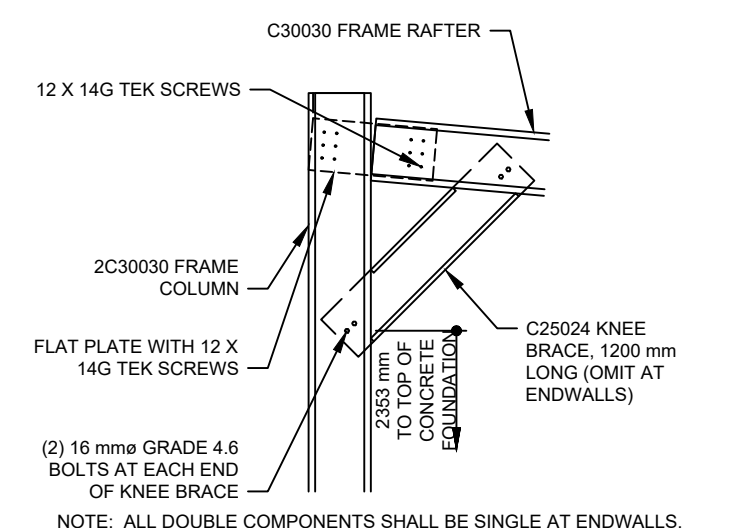
A HAUNCH CONNECTION



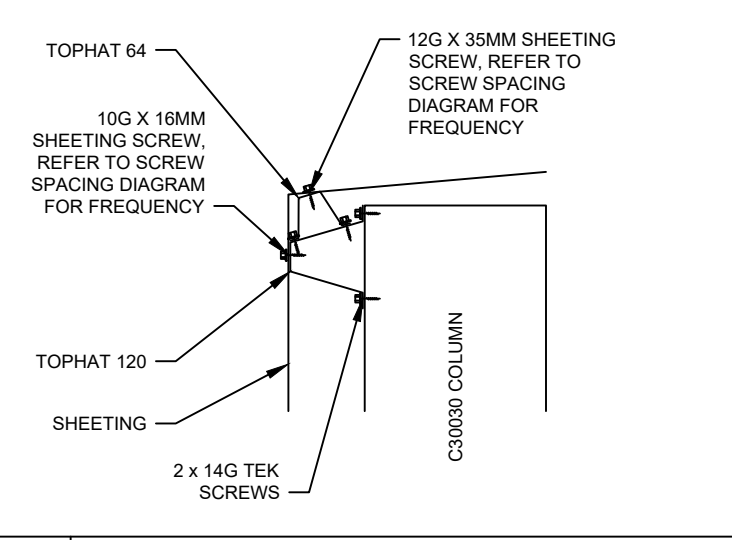
Z ALTERNATE PIER DETAIL



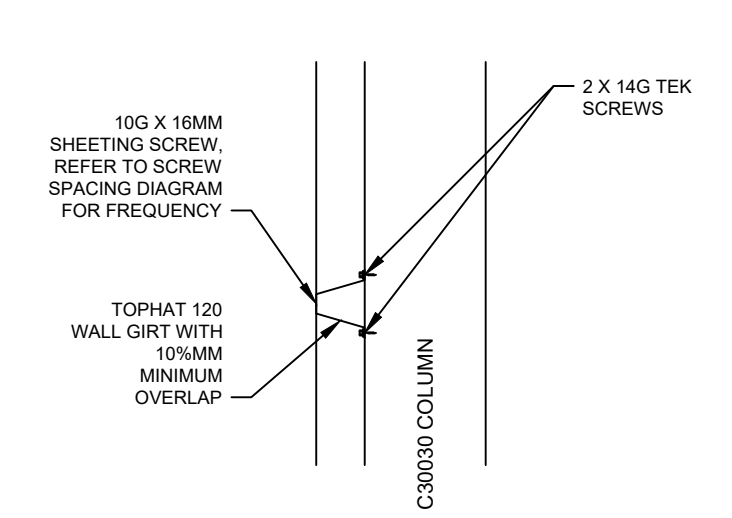
E PURLIN CONNECTION



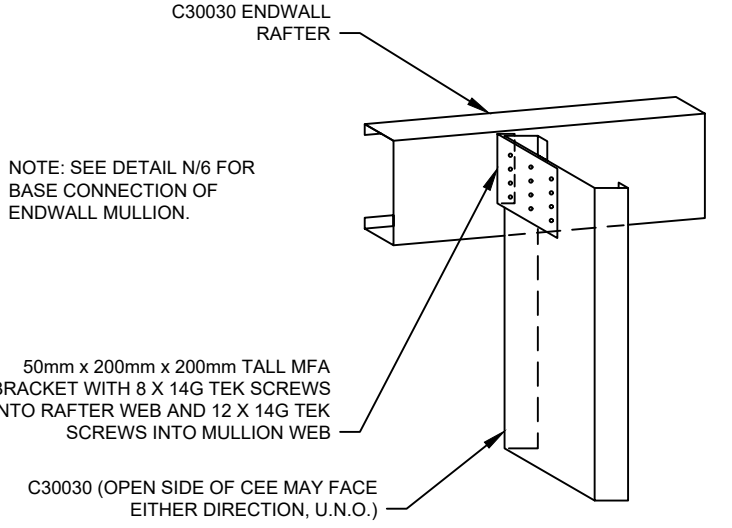
B HIGH EAVE HAUNCH CONNECTION



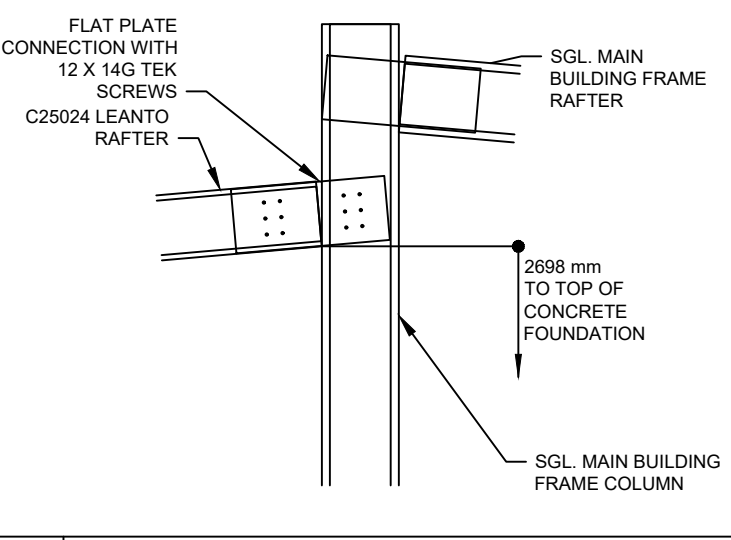
H EAVE CONNECTION



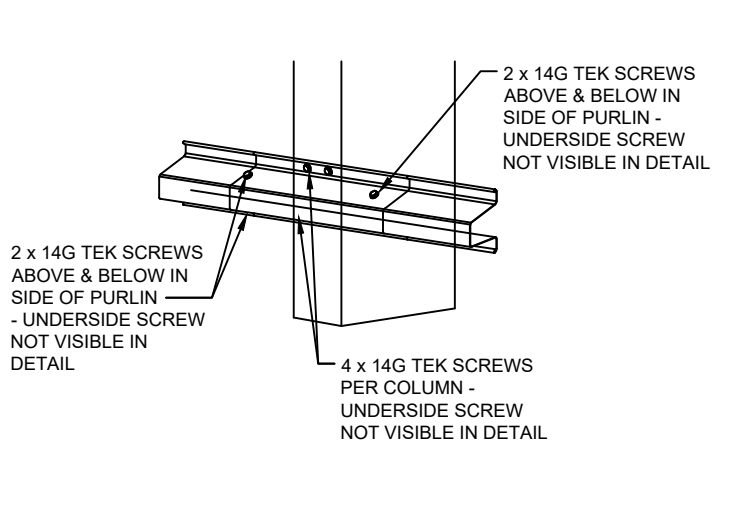
F GIRT CONNECTION



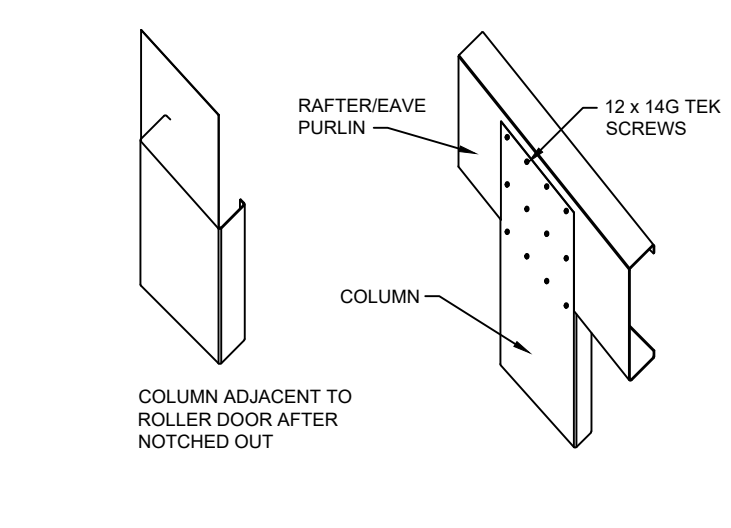
C1 ENDWALL MULLION TO RAFTER



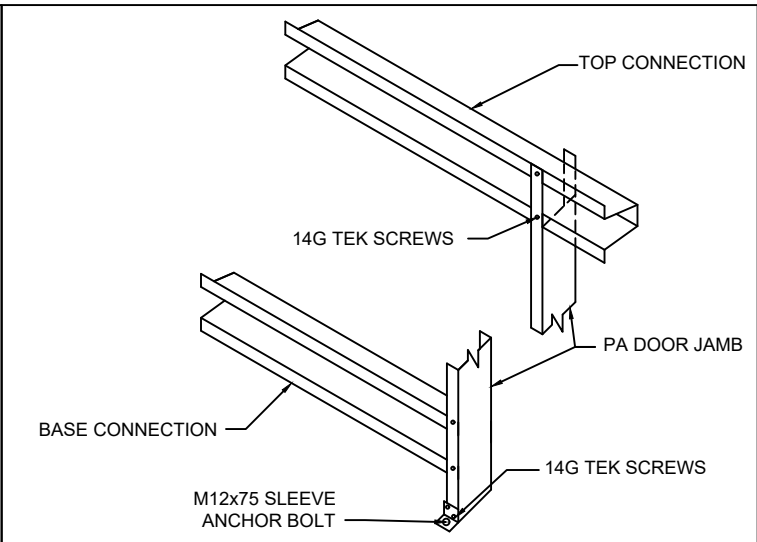
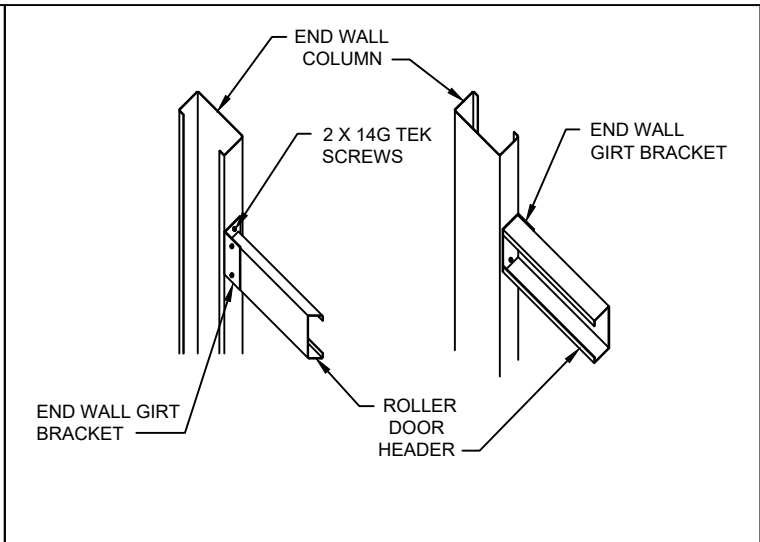
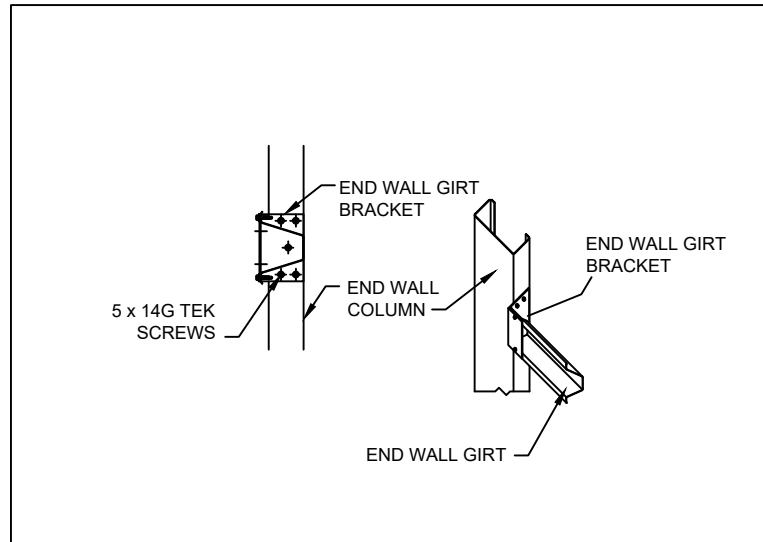
Q LEANTO RAFTER CONNECTION LEANTO SWB



G TOP HAT CONNECTION



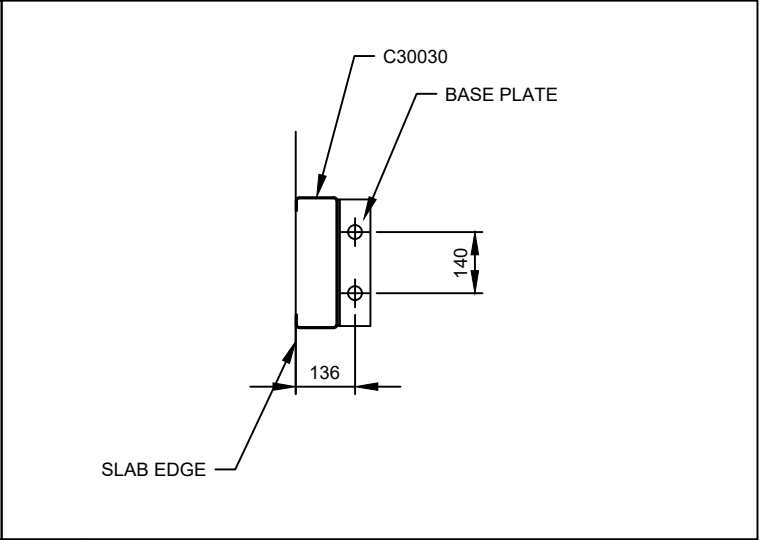
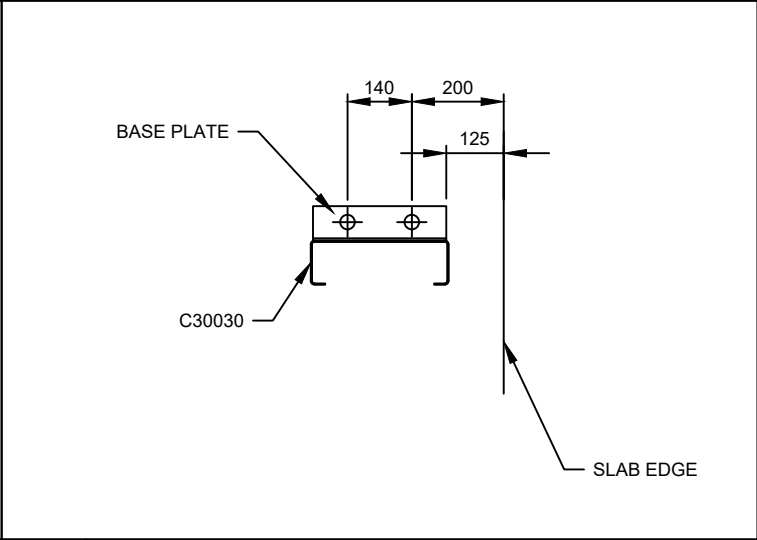
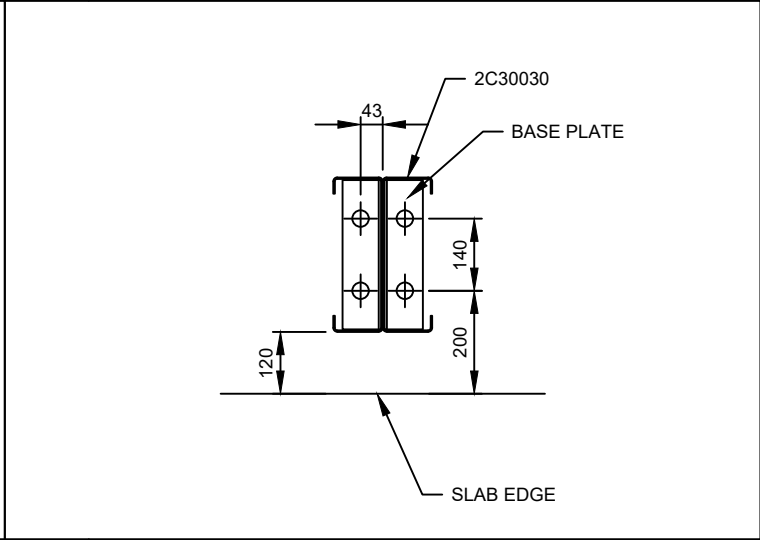
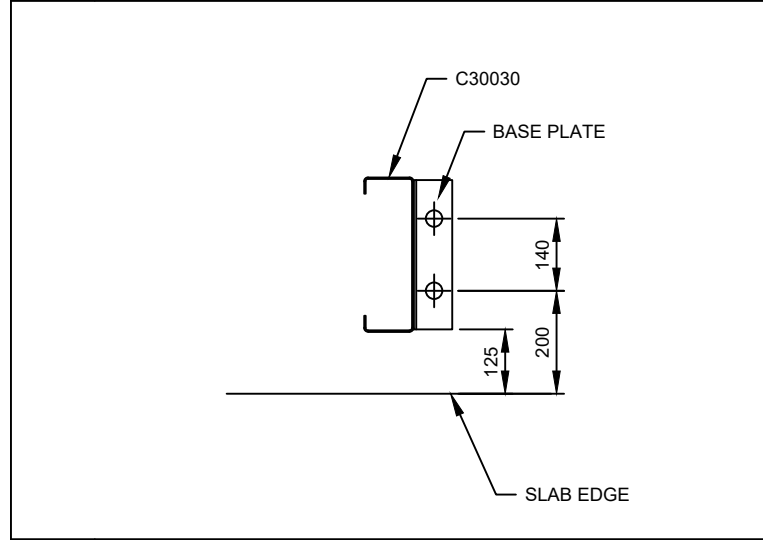
D ENDWALL MULLION ROTATED



P ENDWALL GIRT BRACKET

S END DOOR HEADER AND JAMB

T PA DOOR STYLE CONNECTION

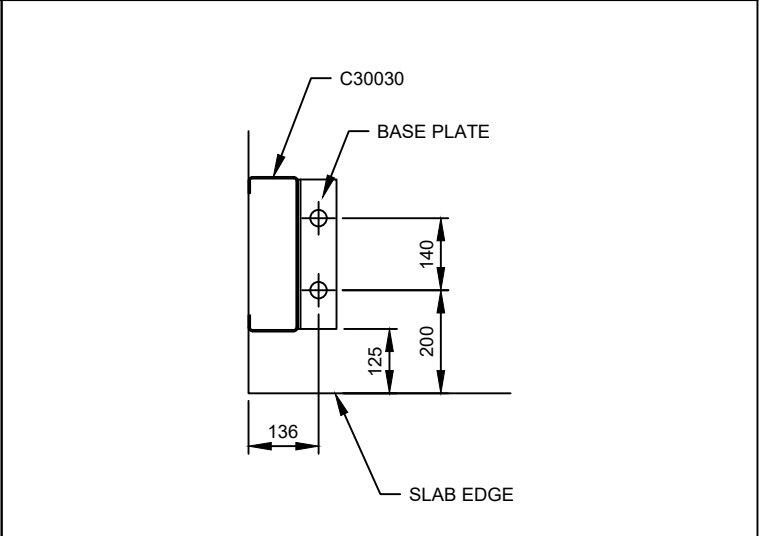
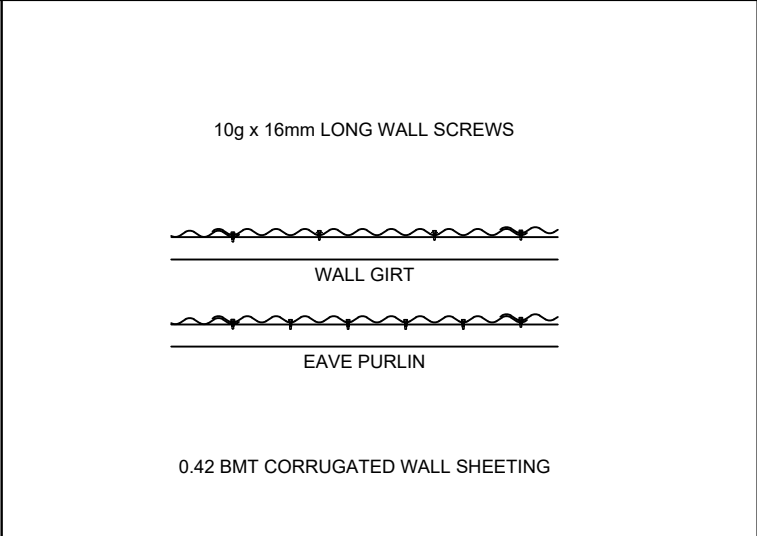
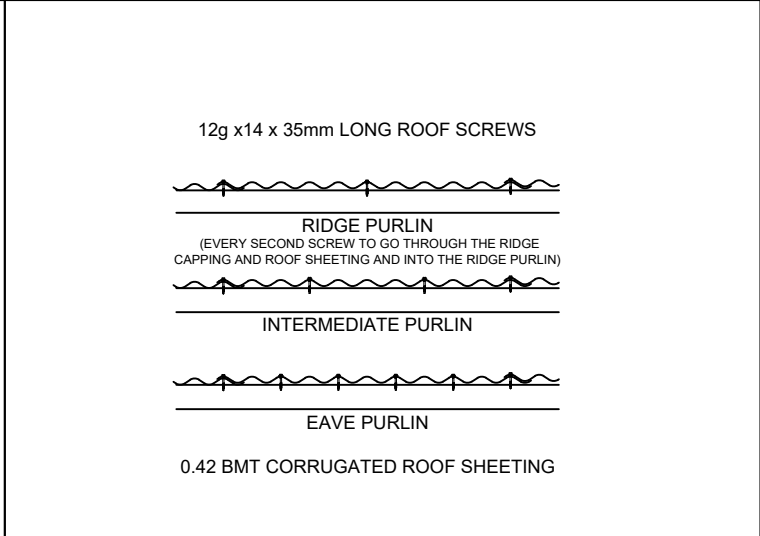
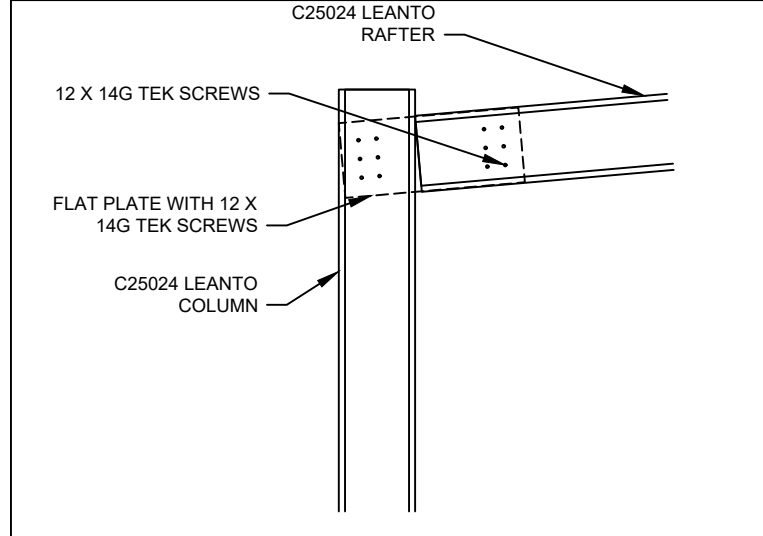


L INTERNAL COLUMN BASE

M INTERNAL COLUMN BASE

N ENDWALL MULLION BASE

O ROTATED ENDWALL MULLION BASE



R LEANTO HAUNCH CONNECTION FRAME #2

I ROOF SHEETING

J WALL SHEETING

K CORNER COLUMN BASE

