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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.: **DA2025312**

Location: **759 Cuprona Road, Cuprona**

Proposal: **Residential - shed**

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 16 February 2026**

Date of Notification: **31 January 2026**

Vicki Brereton  
CHIEF EXECUTIVE OFFICER

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

**CENTRAL COAST COUNCIL**  
**LAND USE PLANNING**  
Received: 19/12/2025  
Application No: DA2025312  
Doc ID: 541159



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

*See App form  
Plan  
Notes for affect  
Shed Plan*

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

**Use or Development Site:**

Site Address: 759 Cuprona Rd, Cuprona 7316

Certificate of Title Reference: vol 1 folio 173674

Land Area: 2136 sqm Heritage Listed Property: NO  YES

**Applicant(s)**

First Name(s): Ben Surname(s): Laughlin

Company name (if applicable): AJM Drafting Services Contact No: 0417 669317

Postal Address: 154 Tarleton Rd, Tarleton

Email address: ben@ajmdrafting.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): Katrina Middle Names(s):

Surname(s): Aitken Company name (if applicable):

Postal Address: 759 Cuprona Rd, Cuprona 7316

**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**   
*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).  
Proposed prefabricated Shed - 8m x 15m

**Value of the development** – (to include all works on site such as outbuildings, sealed driveways and fencing)  
\$ 40,000 Estimate/ Actual  
Total floor area of the development 120 m<sup>2</sup>

**Declaration of Notice to Landowner**

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

I Ben Laughlin, 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 19/12/25

**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**

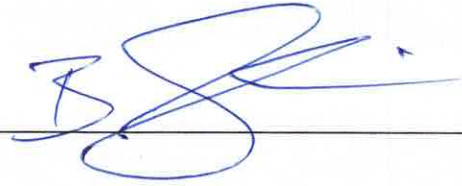
I, \_\_\_\_\_ the Minister  
responsible for the land, consent to the making of this permit application.

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 Ben Laughlin  
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 19/12/25

<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 173674	FOLIO 1
EDITION 2	DATE OF ISSUE 29-Mar-2018

 **CENTRAL COAST COUNCIL  
LAND USE PLANNING**

Received: 19/12/2025

Application No: DA2025312

Doc ID: 541158

SEARCH DATE : 09-Dec-2025  
SEARCH TIME : 09.26 am

DESCRIPTION OF LAND

Parish of STOWPORT Land District of DEVON  
Lot 1 on Sealed Plan [173674](#)  
Derivation : Part of Lot 14800, 100A-2R-20P Gtd. to Osborne Allen & Part of Lot 6905, 100 Acres Gtd. to George Taylor.  
Prior CTs [218730/1](#), [250320/11](#), [252553/1](#) and [250318/1](#)

SCHEDULE 1

[M673711](#) TRANSFER to KATRINA GRACE AITKEN Registered  
29-Mar-2018 at noon

SCHEDULE 2

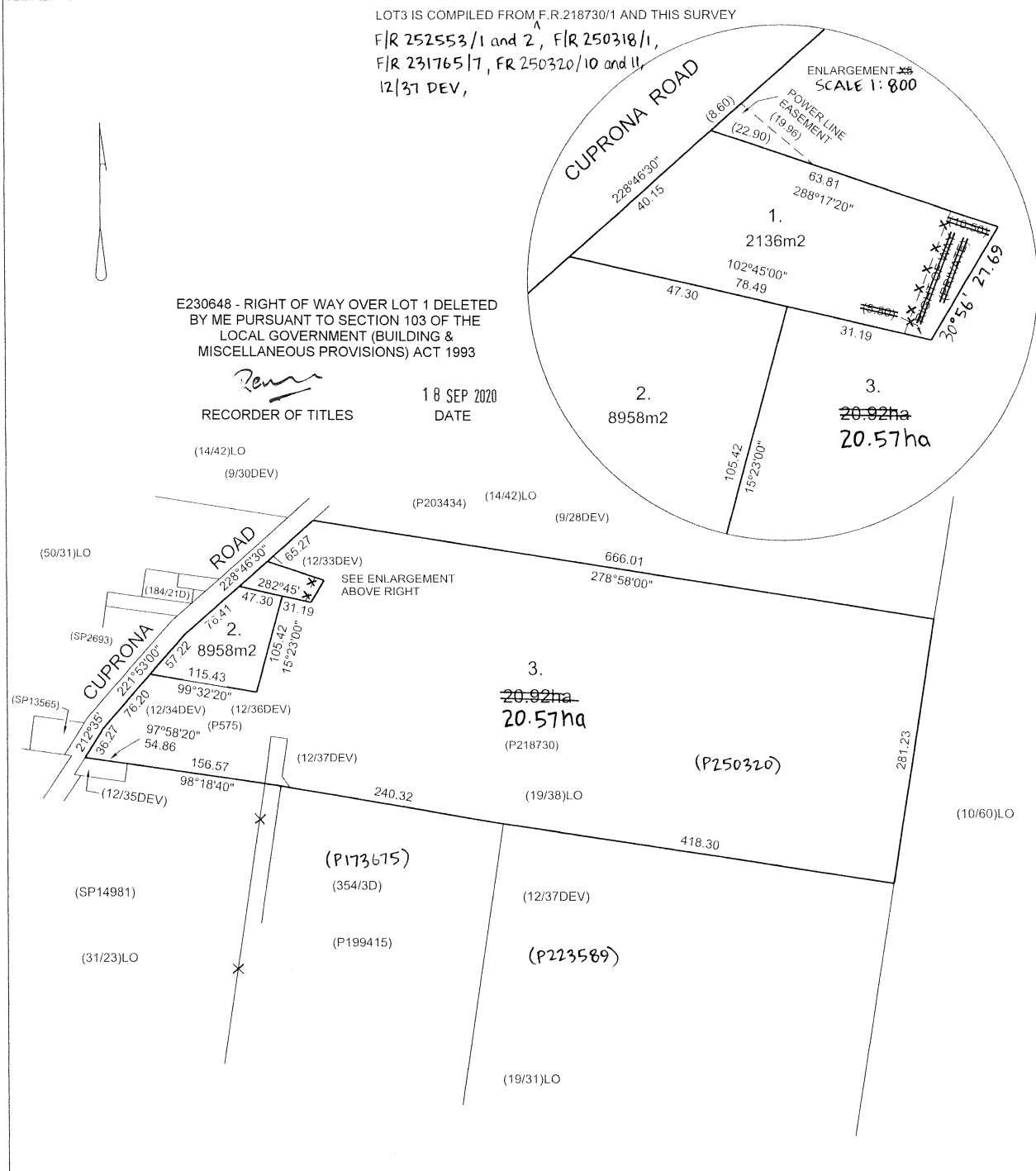
Reservations and conditions in the Crown Grant if any  
[SP173674](#) EASEMENTS in Schedule of Easements  
[SP173674](#) FENCING COVENANT in Schedule of Easements  
[E129447](#) MORTGAGE to Commonwealth Bank of Australia  
Registered 29-Mar-2018 at 12.01 pm

UNREGISTERED DEALINGS AND NOTATIONS

NOTICE: This folio is affected as to amended easements pursuant to Request to Amend No. E230648 made under Section 103 of the Local Government (Building and Miscellaneous Provisions) Act 1993. Search Sealed Plan No. [173674](#) Lodged by JONATHAN SMITH on 09-Sept-2020 BP: E230648

OWNER D.B.FRENCH & J.M.FRENCH <del>M.C.DODDIE &amp; L.J.DODDIE</del> W.S.HARVEY & T.HOUGHTON		<b>PLAN OF SURVEY</b>		REGISTERED NUMBER <b>SP173674</b>	
FOLIO REFERENCE F.R.252553/2, F.R.250320/11, F.R.218730/1, F.R.252553/1, F.R.250318/1, F.R.231765/7, F.R.250320/10, F.R.199415/1		BY SURVEYOR G.A.DEEGAN		APPROVED EFFECTIVE FROM - 1 DEC 2017 <i>Alice Kawa</i> Recorder of Titles	
GRANTEE PART OF LOT14800 (100-2-20) OSBORNE ALLEN PURCHASER PART OF LOT16935 (100-0-00) GEORGE TAYLOR PURCHASER		LOCATION <b>LAND DISTRICT OF DEVON                  PARISH OF STOWPORT</b>			
MAPSHEET MUNICIPAL CODE No		LAST UPI No		ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN	

LOT3 IS COMPILED FROM F.R.218730/1 AND THIS SURVEY  
 F/R 252553/1 and 2, F/R 250318/1,  
 F/R 231765/7, FR 250320/10 and 11,  
 12/31 DEV,



E230648 - RIGHT OF WAY OVER LOT 1 DELETED  
 BY ME PURSUANT TO SECTION 103 OF THE  
 LOCAL GOVERNMENT (BUILDING &  
 MISCELLANEOUS PROVISIONS) ACT 1993

*Ren*  
 RECORDER OF TITLES  
 18 SEP 2020  
 DATE

*[Signature]*  
 COUNCIL DELEGATE  
 18/11/17  
 DATE

CENTRAL COAST COUNCIL LAND USE PLANNING	
Received:	27/01/2026
Application No:	DA2025312
Doc ID:	543383

<b>SCHEDULE OF EASEMENTS</b>	Registered Number
<b>NOTE:</b> THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	SP 173674

EASEMENTS AND PROFITS

PAGE 1 OF 2 PAGE/S

Each lot on the plan is together with:-

- (1) such rights of drainage over the drainage easements shown on the plan (if any) as may be necessary to drain the stormwater and other surplus water from such lot; and
- (2) any easements or profits a prendre described hereunder.

Each lot on the plan is subject to:-

- (1) such rights of drainage over the drainage easements shown on the plan (if any) as passing through such lot as may be necessary to drain the stormwater and other surplus water from any other lot on the plan; and
- (2) any easements or profits a prendre described hereunder.

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

EASEMENTS

~~Lot 1 on the Plan is subject to a right of carriageway (appurtenant to Lot 3 on the Plan) over the RIGHT OF WAY (PRIVATE) shown on the Plan.~~

Lot 3 on the Plan is subject to a powerline easement as defined below (appurtenant to Lot 1 on the Plan) over the POWERLINE EASEMENT shown on the Plan.

Lot 1 on the Plan is together with a powerline easement as defined below over the POWERLINE EASEMENT shown on the Plan.

~~Lot 3 on the Plan is together with a right a carriageway over the RIGHT OF WAY (PRIVATE) shown on the Plan.~~

Right of carriageway hereon deleted by me pursuant to Request to Amend No. E230648 made under Section 103 of the Local Government (Building & Miscellaneous Provisions) Act 1993

*[Signature]* 18 SEP 2020  
Recorder of Titles Date

DEFINITIONS

"Powerline Easement" means the full, free and unrestricted liberty from time to time and at all times to:

1. Erect, construct, place, inspect, alter, repair, renew, maintain and use in (within a depth of down to two metres from the surface), upon, over, along and remove fro the servient land towers, poles, wires, cables, apparatus, appliances and other ancillary work (referred to collectively as "powerlines" and permit electrical flow or be transmitted through the powerlines; and
2. To by any means enter into and upon the servient land through, over, across the Powerline Easement and to immediately contiguous parts of the servient land to enjoy the rights and liberties granted;

With condition that all damage caused to the servient land must be made good.

*[Signatures]*

(USE ANNEXURE PAGES FOR CONTINUATION) *MH P.T*

SUBDIVIDER: DB French & JM French and MS Hanson & P Thongtho FOLIO REF: 252553/2 250320/11 218730/1 252553/1 250318/1 231765/7 250320/10 199415/1 SOLICITOR & REFERENCE: MMT 130387	PLAN SEALED BY: CENTRAL COAST COUNCIL DATE: <i>18 July 2017</i> <i>DA214208</i> REF NO. <span style="float: right;">Council Delegate <i>[Signature]</i></span>
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**NOTE:** The Council Delegate must sign the Certificate for the purposes of identification.

<b>ANNEXURE TO SCHEDULE OF EASEMENTS</b> PAGE 2 OF 2 PAGES	Registered Number <b>SP 173674</b>
SUBDIVIDER: DB French & JM French and MS Hanson & P Thongtho FOLIO REFERENCE: 252553/2 250320/11 218730/1 252553/1 250318/1 231765/7 250320/10 199415/1	

**FENCING COVENANT**

The owner of each Lot on the Plan covenants with the subdivider David Bruce French, Jacqueline May French, Maurice Scott Hanson and Phitsamai Thongtho that the subdivider will not be required to fence.

**NO OTHER** easements, covenants or profits a prendre are created to benefit or burden any lot shown on the Plan.

Signed by **David Bruce French** and **Jacqueline May French** being the registered proprietor of the land comprised in Certificates of Title Volume 252553 Folio 2, Volume 250320 Folio 11, Volume 218730 Folio 1, Volume 252553 Folio 1, Volume 231765 Folio 7 and Volume 250320 Folio 10 in the presence of:

*D. B. French*  
*J. May French*

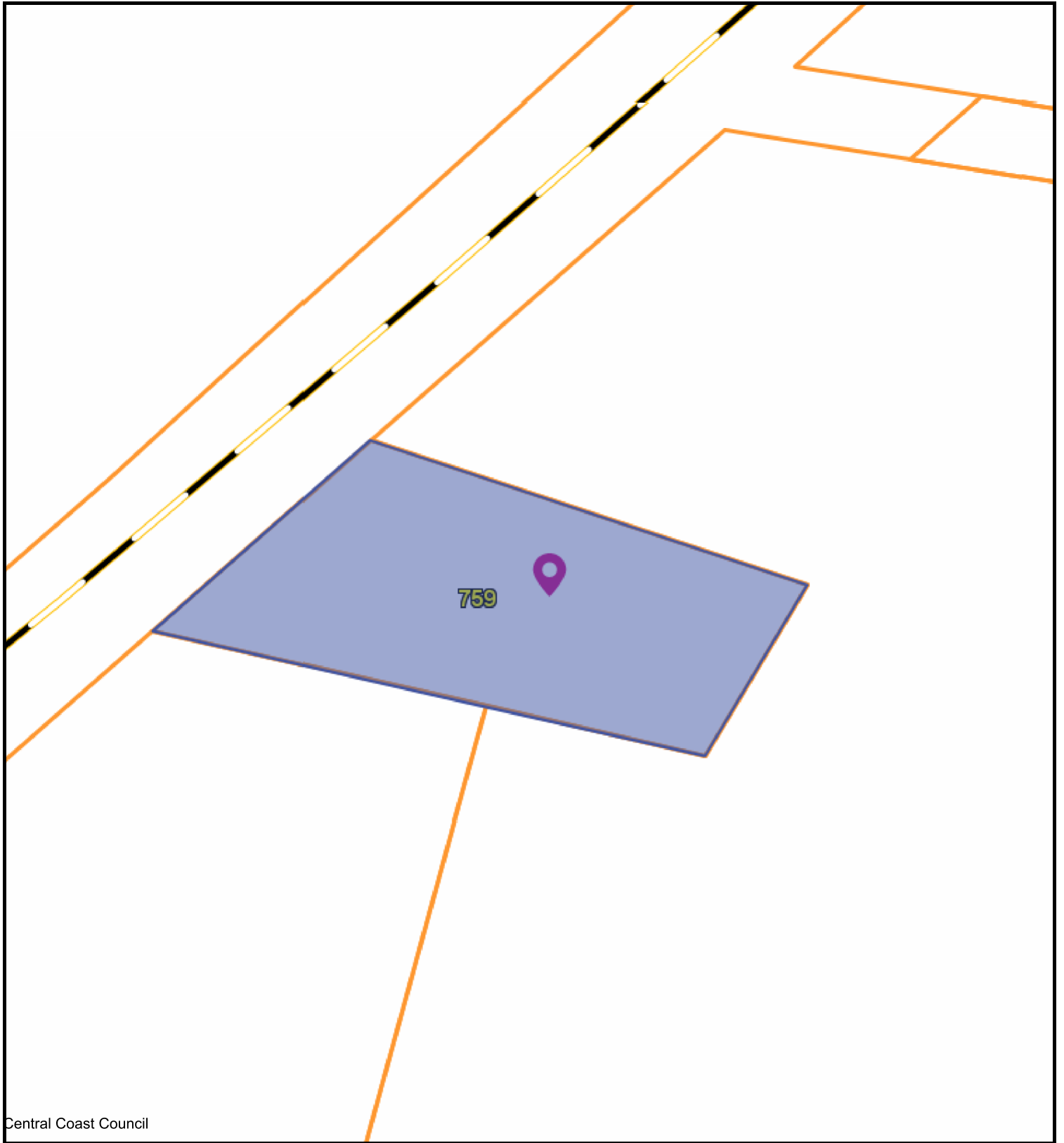
Witness: *[Signature]*  
 Name: Elizabeth Isabella Keane  
 Address: 41 Cattley Street  
 Burnie Tas 7320  
 Occupation: Solicitor

Signed by **Phitsamai Thongtho** and **Maurice Scott Hanson** being the registered proprietor of the land comprised in Certificate of Title Volume 199415 Folio 1 In the presence of:

*[Signature]*  
*Phitsamai Thongtho*

Witness: *[Signature]*  
 Name: IRENE AITKEN  
 Address: 660 CUPRONA ROAD  
 CUPRONA  
 Occupation: SELF EMPLOYED

**NOTE:** Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.



Central Coast Council



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



28-Jan-2026

**759 CUPRONA ROAD,  
CUPRONA  
DA2025312**

**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**

# Planning Support Statement

**Project Description:** Prefabricated Shed

**Project Location:** 759 Cuprona Rd, Cuprona

**Which Municipality is the Property Located:** Central Coast

Response to Request for Further Information – Clause 21.4.2 Setbacks

This statement has been prepared in response to Council’s Request for Further Information relating to the proposed setback of the shed from the northern boundary.

It is acknowledged that the proposed setback of **1.5 metres** does not comply with the Acceptable Solution **Clause 21.4.2 (A1) – Setbacks** of the Tasmanian Planning Scheme – Central Coast applicable to land within the Agricultural Zone.

Accordingly, this response provides an assessment against the relevant **Performance Criteria Clause 21.4.2 (P1)** to demonstrate that the proposal satisfies the intent of the Planning Scheme and will not result in unreasonable impacts on adjoining land or the character of the area.

## **Response to P1(a) – Rural / agricultural character**

- Non-habitable agricultural shed
- Typical form, scale and siting for the zone
- Comparable setbacks common on surrounding rural allotments

## **Response to P1(b) – Amenity**

- No habitable rooms or overlooking windows
- Modest height
- No unreasonable overshadowing due to orientation and separation

## **Response to P1(c) – Separation**

- 1.5 m setback still provides functional separation
- Large lot context reduces sensitivity compared to residential zones

## **Response to P1(d) – Agricultural use**

- Shed location required for efficient farm / storage operations
- Alternative compliant location would compromise usability or access
- Setback reduction supports practical agricultural outcomes

## PROJECT INFO

PROJECT ADDRESS: 759 CUPRONA RD, CUPRONA 7316

OWNER NAME: K AITKEN

LAND TITLE REFERENCE: VOL 1 FOLIO 173674

PROPERTY ID: 3575520

PROJECT DESCRIPTION: PROPOSED PREFABRICATED SHED

COUNCIL NAME: CENTRAL COAST

## DESIGNER DETAILS

DESIGNER NAME & LICENCE NO.: BEN LAUGHLIN LIC #

086400157

BUSINESS NAME & CONTACT DETAILS: AJM DRAFTING SERVICES

PH: 0417669317 E: ben@ajmdrafting.com.au

## GENERAL NOTES

BUILDER TO VERIFY ALL DIMENSIONS & LEVELS

SHED CONSTRUCTION PLANS PROVIDED BY SHED

MANUFACTURER


UNDERGROUND SERVICES TO BE CONFIRMED

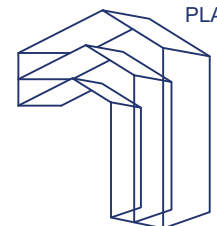
## AREA SCHEDULE

SITE AREA:	2136m <sup>2</sup>
EXISTING RESIDENCE	129m <sup>2</sup>
EXISTING SHED	14m <sup>2</sup>
PROPOSED SHED	120m <sup>2</sup>

## DRAWING SCHEDULE

1. COVER PAGE
2. SITE PLAN
3. SITE LEVELS
4. ELEVATION

 <b>CENTRAL COAST COUNCIL</b> <b>LAND USE PLANNING</b>	
Received:	19/12/2025
Application No:	DA2025312
Doc ID:	541155



PLANS by:

**AJM Drafting Services**

ABN: 98 602 040 886

154 TARLETON ROAD, TARLETON

Ph: 0417 669 317 E: ben@ajmdrafting.com.au

THESE DRAWINGS ARE A GUIDE ONLY AND MUST BE READ IN CONJUNCTION WITH ALL RELEVANT CONSULTANTS' DRAWINGS, SPECIFICATIONS, AND WRITTEN INSTRUCTIONS, WHICH MAY OVERRIDE THESE DOCUMENTS.

ALL DIMENSIONS, LEVELS, AND DETAILS MUST BE VERIFIED ON SITE PRIOR TO CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING WORKS, ENSURING ALL DOCUMENTATION IS FOLLOWED, AND THAT CONSTRUCTION COMPLIES WITH THE NCC, RELEVANT AUSTRALIAN STANDARDS, AND STATUTORY REQUIREMENTS.

NO RESPONSIBILITY IS ACCEPTED BY THE DESIGNER FOR ERRORS OR OMISSIONS RESULTING FROM FAILURE TO CHECK DOCUMENTATION OR SEEK CLARIFICATION BEFORE WORKS COMMENCE.

### PROPOSED PREFABRICATED SHED

FOR: K AITKEN  
AT: 759 CUPRONA RD,  
CUPRONA 7316

DATE PUBLISHED: 17/12/25

SCALE: 1:100

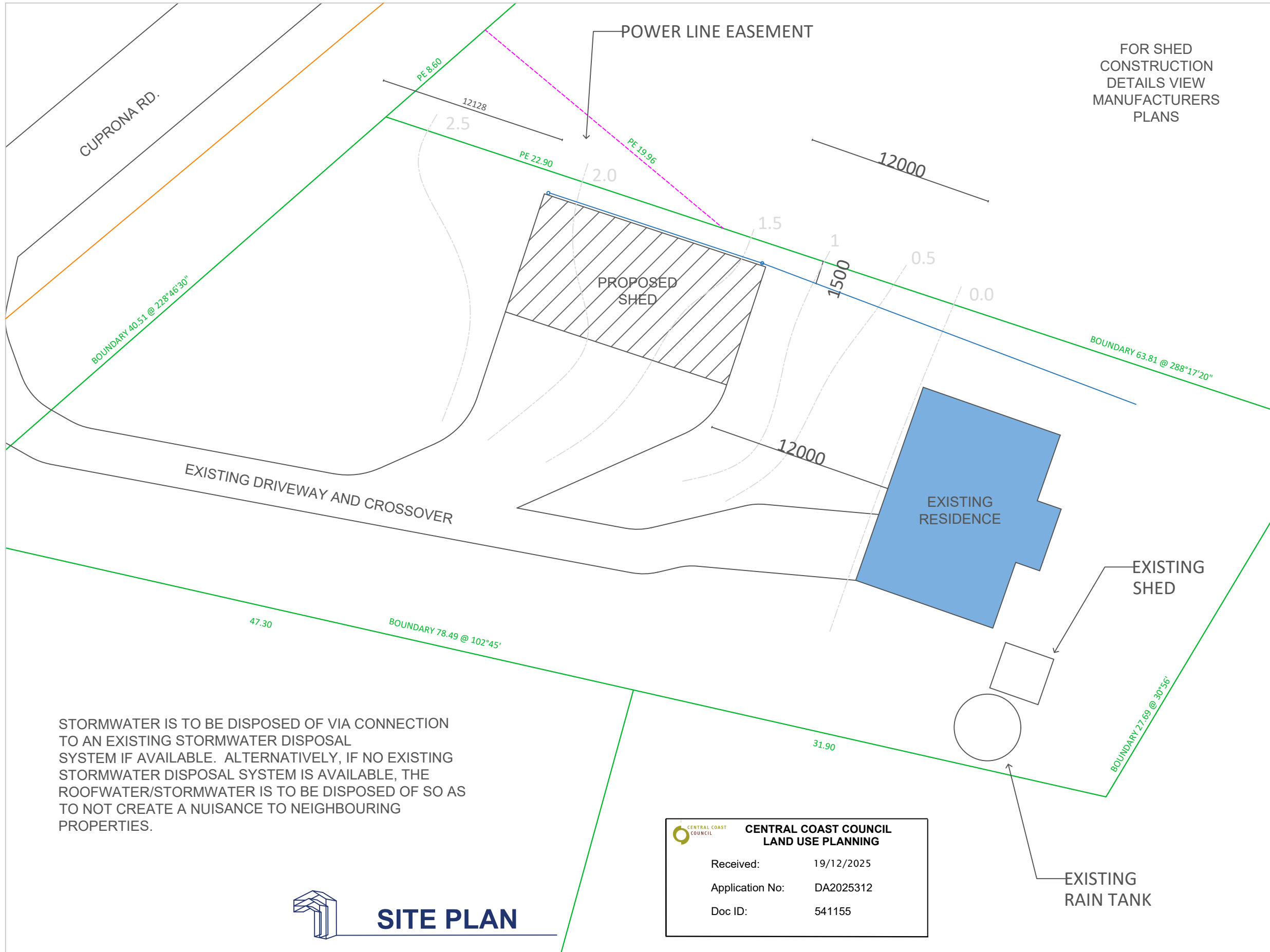
PAPER: A3

JOB No.: 759CUPR

DRAWING:

**COVER PAGE**

**01**



FOR SHED  
CONSTRUCTION  
DETAILS VIEW  
MANUFACTURERS  
PLANS

**LEGEND & NOTES**

CONTOURS	-----
POWER EASEMENT	-----
BOUNDARY	-----
STORMWATER	-----
EXISTING FENCE	-----

**SITE PLAN NOTES**

ALL WORKS TO COMPLY WITH NCC, AUSTRALIAN STANDARDS, TAS DIRECTOR'S DETERMINATIONS AND COUNCIL REQUIREMENTS.

BOUNDARIES, CONTOURS AND SERVICE LOCATIONS ARE INDICATIVE ONLY.  
NO SITE SURVEY WAS PROVIDED; ALL INFORMATION SHOWN IS BASED ON BEST AVAILABLE DATA AND MUST BE VERIFIED ON SITE.

BUILDER TO CONFIRM ALL DIMENSIONS, LEVELS, SETOUT AND FFL PRIOR TO COMMENCEMENT.

EACH DOWNPIPE TO SERVICE A MAXIMUM OF 12.0 M OF GUTTER LENGTH UNLESS OTHERWISE CALCULATED IN ACCORDANCE WITH AS/NZS 3500.3.

BATTERS MAX 1:2 UNLESS CERTIFIED BY ENGINEER.  
DRIVEWAYS AND CROSSOVERS SUBJECT TO COUNCIL APPROVAL.

AJM DRAFTING SERVICES ACCEPTS NO RESPONSIBILITY FOR ANY ERRORS ARISING FROM UNVERIFIED SITE INFORMATION.

ELECTRICITY EASEMENT NOTE:  
A REGISTERED ELECTRICITY EASEMENT IS LOCATED WITHIN THE ADJOINING RURAL PROPERTY AND HAS BEEN SHOWN ON THIS SITE PLAN FOR REFERENCE.

AN ON-SITE INSPECTION HAS BEEN COMPLETED AND NO OVERHEAD ELECTRICAL CONDUCTORS WERE OBSERVED AT THE TIME OF INSPECTION.

THE PROPOSED SHED IS LOCATED WHOLLY OUTSIDE THE DOCUMENTED EASEMENT AREA.

THE EASEMENT IS ASSUMED TO CONTAIN UNDERGROUND ELECTRICAL INFRASTRUCTURE SERVICING THE ADJOINING PADDOCK AND EXISTING RESIDENCE.

ALL SERVICE LOCATIONS ARE TO BE VERIFIED ON SITE PRIOR TO EXCAVATION IN ACCORDANCE WITH DIAL BEFORE YOU DIG REQUIREMENTS. NO WORKS ARE PERMITTED WITHIN THE EASEMENT WITHOUT WRITTEN CONSENT FROM THE ASSET OWNER.

STORMWATER IS TO BE DISPOSED OF VIA CONNECTION TO AN EXISTING STORMWATER DISPOSAL SYSTEM IF AVAILABLE. ALTERNATIVELY, IF NO EXISTING STORMWATER DISPOSAL SYSTEM IS AVAILABLE, THE ROOFWATER/STORMWATER IS TO BE DISPOSED OF SO AS TO NOT CREATE A NUISANCE TO NEIGHBOURING PROPERTIES.

**SITE PLAN**

**CENTRAL COAST COUNCIL**  
LAND USE PLANNING

Received: 19/12/2025  
Application No: DA2025312  
Doc ID: 541155

PLANS by:  
**AJM Drafting Services**  
ABN: 98 602 040 886  
154 TARLETON ROAD, TARLETON  
Ph: 0417 669 317 E: ben@ajmdrafting.com.au

**IMPORTANT NOTE – CONTRACTOR RESPONSIBILITIES BEFORE COMMENCING ANY WORKS, THE CONTRACTOR MUST ENSURE THAT:**

ALL RELEVANT PRE-CONSTRUCTION CHECKS HAVE BEEN COMPLETED. SITE ADDRESS, BOUNDARIES, LEVELS, AND DIMENSIONS ARE VERIFIED AND CORRECT.  
ALL SITE DETAILS SHOWN ARE CONFIRMED AGAINST ACTUAL CONDITIONS.  
PRODUCTS AND MATERIALS SPECIFIED ARE CONFIRMED WITH THE OWNER PRIOR TO INSTALLATION.  
DO NOT SCALE FROM DRAWINGS.  
THE DESIGNER ACCEPTS NO RESPONSIBILITY FOR ERRORS ARISING FROM FAILURE TO VERIFY OR CONFIRM THE ABOVE.

REVISION: \_\_\_\_\_

NORTH:

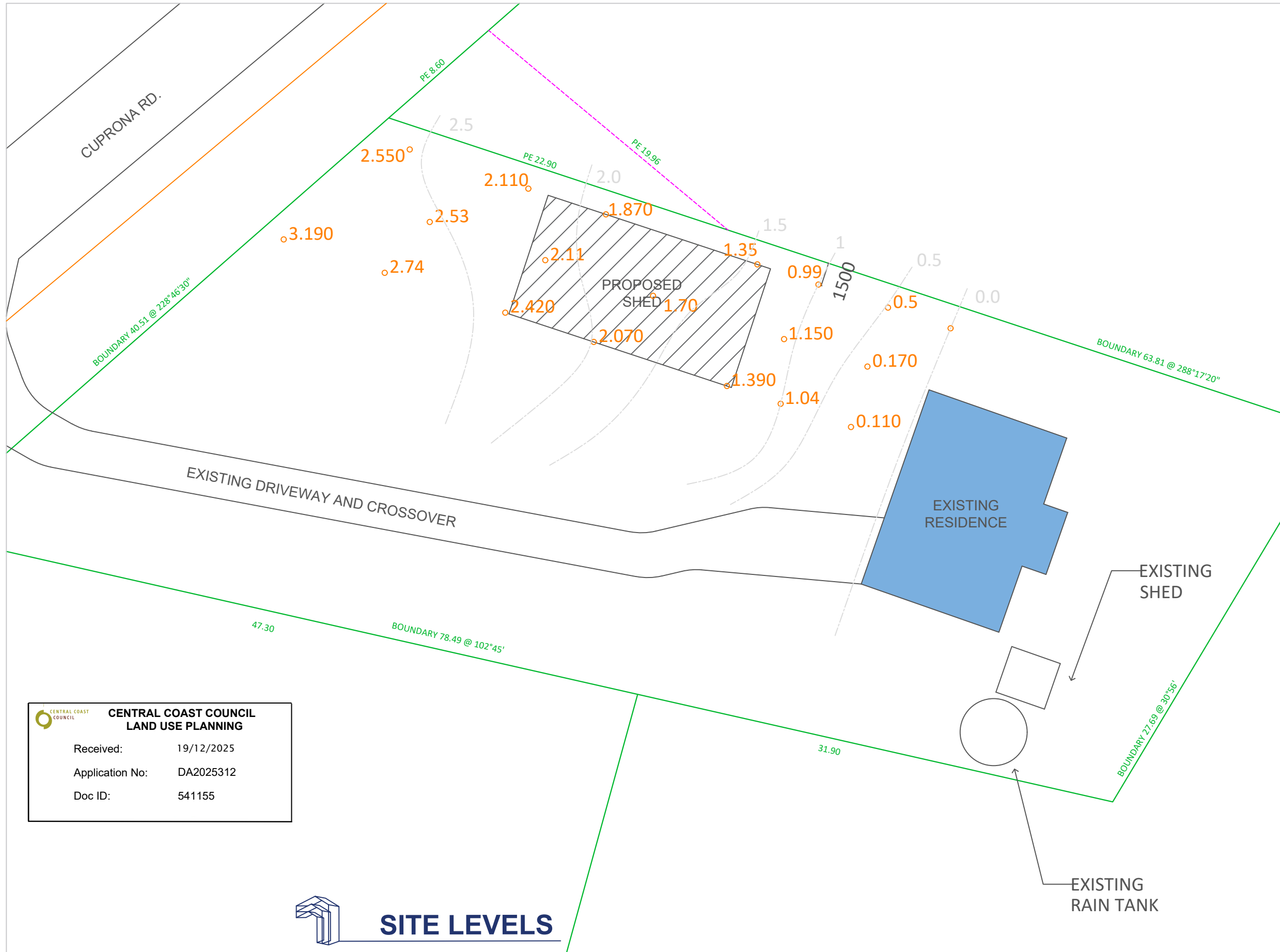
CHECKED AGAINST DIRECTOR'S DETERMINATION REQUIREMENTS

**PROPOSED PREFABRICATED SHED**  
FOR: K AITKEN  
AT: 759 CUPRONA RD,  
CUPRONA 7316

**DATE PUBLISHED: 17/12/25**  
**SCALE: 1:250**  
**PAPER: A3**  
**JOB No.: 759CUPR**

DRAWING: **SITE PLAN**

**02**



**SITE LEVELS AND HEIGHT CHECK NOTES**

ALL LEVELS AND HEIGHTS SHOWN ARE INDICATIVE ONLY AND HAVE BEEN DERIVED FROM AVAILABLE DATA AND/OR ON-SITE OBSERVATIONS.

THIS DRAWING IS PROVIDED AS A GUIDE FOR HEIGHT CONTROL AND PLANNING PURPOSES ONLY AND IS NOT A SUBSTITUTE FOR A LICENSED LAND SURVEY.

THE BUILDER IS RESPONSIBLE FOR VERIFYING ALL SITE LEVELS, FINISHED FLOOR LEVELS (FFL), SET-OUT DIMENSIONS AND HEIGHT COMPLIANCE PRIOR TO COMMENCEMENT OF WORKS.

MINOR CUT AND/OR FILL MAY BE REQUIRED TO ACHIEVE THE NOMINATED FFL. WHERE REQUIRED, BATTERS ARE TO BE FORMED AND STABILISED ON SITE IN ACCORDANCE WITH GOOD BUILDING PRACTICE AND LOCAL AUTHORITY REQUIREMENTS.

NO RESPONSIBILITY IS ACCEPTED FOR DISCREPANCIES ARISING FROM VARIATIONS IN SITE CONDITIONS OR UNVERIFIED LEVEL INFORMATION.

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

Received: 19/12/2025  
 Application No: DA2025312  
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**SITE LEVELS**

PLANS by:

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 ABN: 98 602 040 886  
 154 TARLETON ROAD, TARLETON  
 Ph: 0417 669 317 E: ben@ajmdrafting.com.au

**IMPORTANT NOTE – CONTRACTOR RESPONSIBILITIES**  
 BEFORE COMMENCING ANY WORKS, THE CONTRACTOR MUST ENSURE THAT:

ALL RELEVANT PRE-CONSTRUCTION CHECKS HAVE BEEN COMPLETED. SITE ADDRESS, BOUNDARIES, LEVELS, AND DIMENSIONS ARE VERIFIED AND CORRECT.  
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REVISION:

NORTH:

CHECKED AGAINST DIRECTOR'S DETERMINATION REQUIREMENTS

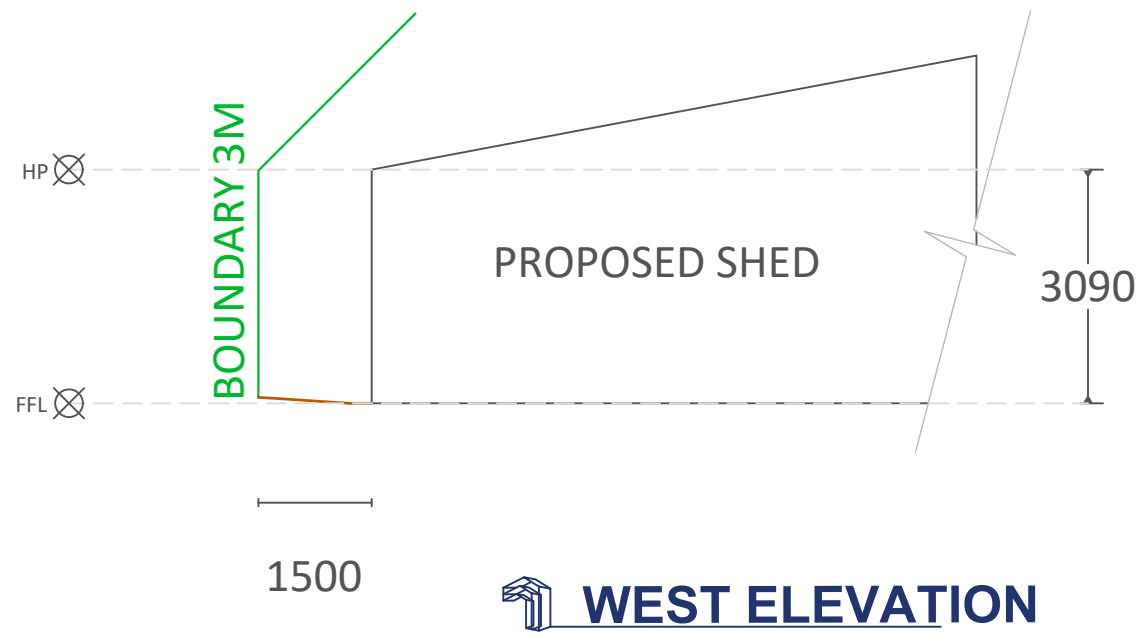
**PROPOSED PREFABRICATED SHED**  
 FOR: K AITKEN  
 AT: 759 CUPRONA RD,  
 CUPRONA 7316

**DATE PUBLISHED: 17/12/25**  
**SCALE: 1:250**  
**PAPER: A3**  
**JOB No.: 759CUPR**

DRAWING:  
**SITE LEVELS**

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

Received: 19/12/2025  
 Application No: DA2025312  
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**ELEVATION NOTES AND KEY**

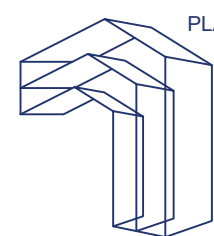
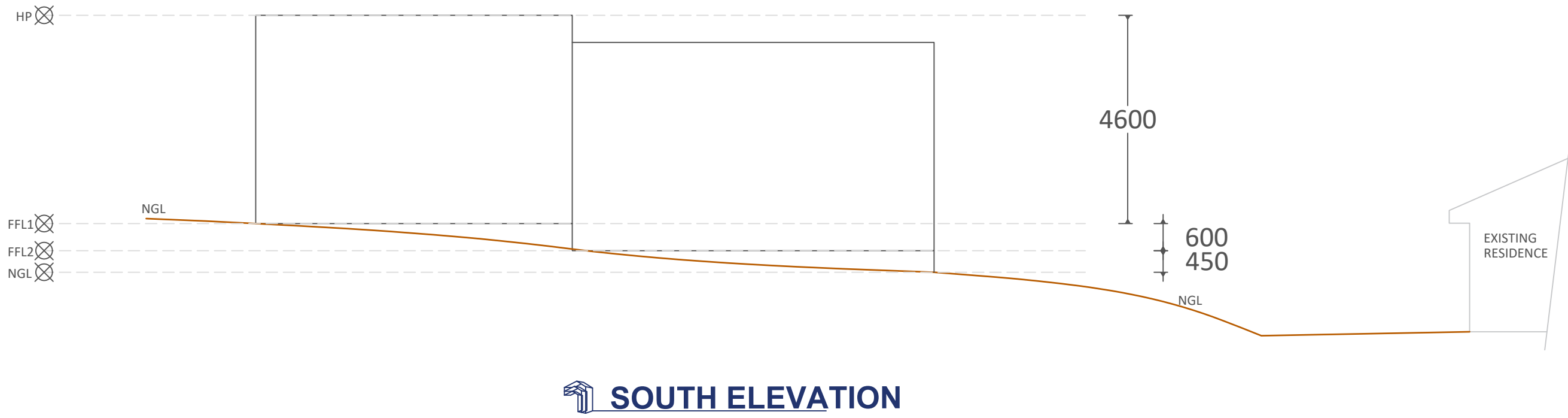
FFL = FINISHED FLOOR LEVEL  
 FGL = FINISHED GROUND LEVEL  
 NGL = NATURAL GROUND LEVEL  
 HP = HIGHEST POINT

ALL ELEVATIONS TO BE READ IN CONJUNCTION WITH FLOOR PLANS, SECTIONS AND WINDOW AND DOOR SCHEDULES. ALL WORK TO COMPLY WITH NCC 2022, AUSTRALIAN STANDARDS AND LOCAL AUTHORITY REQUIREMENTS.

LEVELS AND HEIGHTS SHOWN ARE RELATIVE TO SITE DATUM OR NOMINATED FINISHED FLOOR LEVEL AND MUST BE VERIFIED ON SITE PRIOR TO CONSTRUCTION.

EXTERNAL CLADDING, ROOFING AND FINISHES TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURER REQUIREMENTS AND NCC PART 3.5. FLASHINGS TO BE PROVIDED TO ALL OPENINGS AND JUNCTIONS TO PREVENT WATER INGRESS.

ANY DISCREPANCIES IN HEIGHTS, LEVELS OR FINISHES MUST BE REPORTED TO THE DESIGNER BEFORE PROCEEDING.



PLANS by:  
**AJM Drafting Services**  
 ABN: 98 602 040 886  
 154 TARLETON ROAD, TARLETON  
 Ph: 0417 669 317 E: ben@ajmdrafting.com.au

**IMPORTANT NOTE – CONTRACTOR RESPONSIBILITIES**  
 BEFORE COMMENCING ANY WORKS, THE CONTRACTOR MUST ENSURE THAT:

ALL RELEVANT PRE-CONSTRUCTION CHECKS HAVE BEEN COMPLETED. SITE ADDRESS, BOUNDARIES, LEVELS, AND DIMENSIONS ARE VERIFIED AND CORRECT.  
 ALL SITE DETAILS SHOWN ARE CONFIRMED AGAINST ACTUAL CONDITIONS.  
 PRODUCTS AND MATERIALS SPECIFIED ARE CONFIRMED WITH THE OWNER PRIOR TO INSTALLATION.  
 DO NOT SCALE FROM DRAWINGS.  
 THE DESIGNER ACCEPTS NO RESPONSIBILITY FOR ERRORS ARISING FROM FAILURE TO VERIFY OR CONFIRM THE ABOVE.

REVISION:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

CHECKED AGAINST DIRECTOR'S DETERMINATION REQUIREMENTS

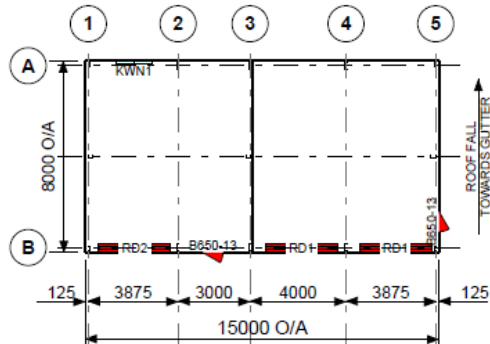
**PROPOSED PREFABRICATED SHED**  
 FOR: K AITKEN  
 AT: 759 CUPRONA RD,  
 CUPRONA 7316

DATE PUBLISHED: 17/12/25  
 SCALE: 1:100  
 PAPER: A3  
 JOB No.: 759CUPR

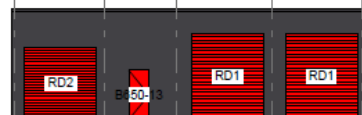
DRAWING:  
**ELEVATIONS**



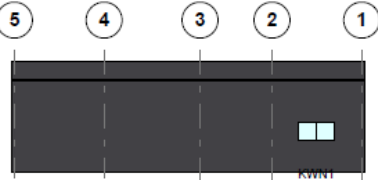
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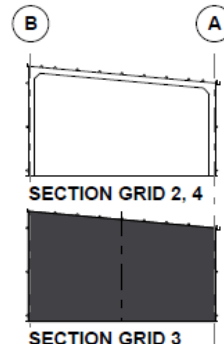
GROUND FLOOR PLAN



ELEVATION GRID B

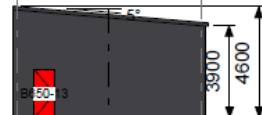


ELEVATION GRID A

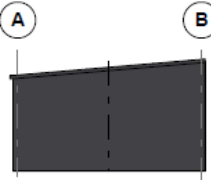


SECTION GRID 2, 4

SECTION GRID 3



ELEVATION GRID 5



ELEVATION GRID 1

CLADDING			
ITEM	PROFILE (min)	FINISH	COLOUR
ROOF	CUSTOM ORB 0.42 BMT	CB	MO
WALLS	TRIMDEK 0.42 BMT	CB	MO
CORNERS	-	CB	MO
BARGE	-	CB	MO
GUTTER	HI-QUAD	CB	MO

0.35bmt=0.40tct; 0.42bmt=0.47tct; 0.48bmt=0.53tct

ACCESSORY SCHEDULE & LEGEND		
QTY	MARK	DESCRIPTION
2	RD1	Steel-Line R.D. Chain "B", 3525 high x 3000 wide Clear Opening C/B
1	RD2	Steel-Line R.D. Manual "A", 2925 high x 3000 wide Clear Opening C/B
2	B650-13	Lamec Door & Frame Kit, 650/37, Std. 2040 x 820 C/Bond
1	KWN1	AMI - Reg A & B, 790x1505 CLR, Window Kit (BG)

**CENTRAL COAST COUNCIL**  
LAND USE PLANNING

Received: 19/12/2025  
Application No: DA2025312  
Doc ID: 541156

ARCHITECTURAL DRAWING ONLY, NOT FOR CONSTRUCTION USE

CLIENT  
**Aitken Katrina**

SITE  
**759 Cuprona Road  
CUPRONA TAS 7316**

BUILDING  
**BIG G SKILLION  
8000 SPAN x 3900/4600 EAVE x 15000 LONG**

TITLE  
**FLOOR PLAN & ELEVATION**

SCALE A4 SHEET 1:250	DRAWING NUMBER <b>BURN04-2156</b>	REV <b>A</b>	PAGE <b>1/1</b>
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