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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.: **DA2025185**

Location: **61 Alexandra Road, Ulverstone**

Proposal: **Residential - deck - retrospective**

Performance Criteria: **Setbacks and building envelope  
for all dwellings**

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 2015*.

The representation must be made on or before **24 September 2025**

Date of Notification: **10 September 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**

**CENTRAL COAST COUNCIL**  
DEVELOPMENT & REGULATORY SERVICES

Received: 04 SEP 2025

Application No:

Doc. ID:

Office use only:

Zone:

Permit Pathway – NPR/Permitted/Discretionary

**Use or Development Site:**

Site Address

61 ALEXANDRA ROAD  
ULVERSTONE TASMANIA 7315

Certificate of  
Title Reference

60749/8

Land Area

966 m<sup>2</sup>

Heritage Listed Property

NO



YES



**Applicant(s)**

First Name(s)

ANDREA GAYLE

Surname(s)

O'NEILL

Company name  
(if applicable)

Contact No:

0439511602

Postal Address:

1 MAIN STREET  
ULVERSTONE TAS 7315

Email address:

CHEVUT 48 @ GMAIL.COM, (ALL LOWER CASE)

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)

ANDREA GAYLE

Middle Names(s)

GAYLE

Surname(s)

O'NEILL

Company name (if applicable)

Postal Address:

1 MAIN STREET  
ULVERSTONE TAS 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**

**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).

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

\$ 5000 ..... Estimate/ Actual

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

**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 Andrew Dowd ANDREA GAYLE O'NEILL  
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 Andrew Dowd Date 4-9-2025

<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 60749	FOLIO 8
EDITION 4	DATE OF ISSUE 14-Jan-2014

SEARCH DATE : 02-Jul-2025  
SEARCH TIME : 08.54 AM

DESCRIPTION OF LAND

Town of ULVERSTONE  
Lot 8 on Diagram 60749 (formerly being 21-29TN)  
Derivation : Part of Lot 8 (Section A.A.) - Gtd. to I. Quinn  
Prior CT 2571/80

**CENTRAL COAST COUNCIL**

**DEVELOPMENT & REGULATORY SERVICES**

Received: **13 AUG 2025**

Application No .....

Doc. Id .....

SCHEDULE 1

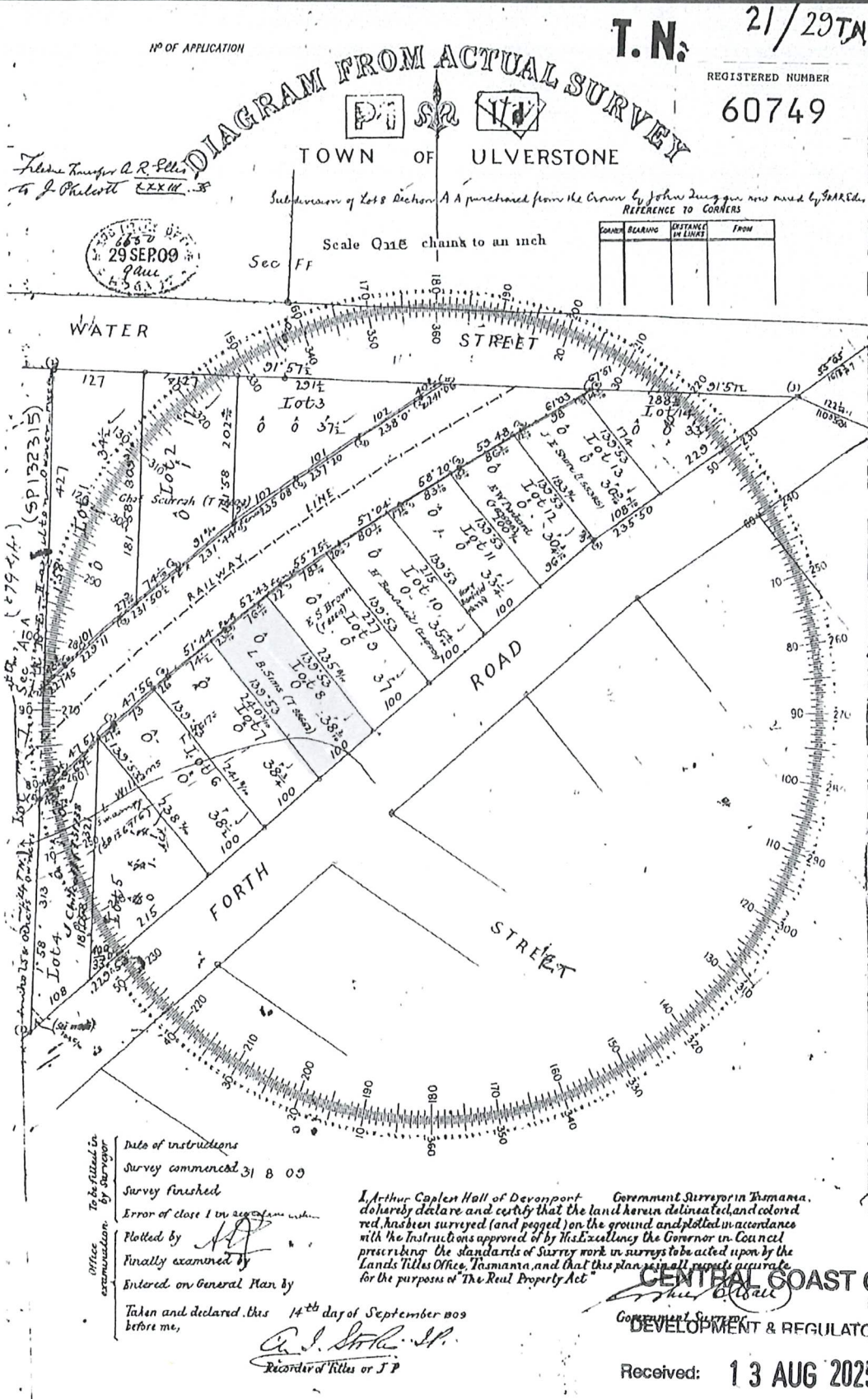
C946639 TRANSFER to ANDREA GAYLE O'NEILL Registered  
15-Feb-2010 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any  
D110364 MORTGAGE to Commonwealth Bank of Australia  
Registered 14-Jan-2014 at 12.01 PM

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



8-Sep-2025

**61 ALEXANDRA ROAD,  
 ULVERSTONE  
 DA2025185**

**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.

**10 m**

Scale =  
**1:366.660**

## Kellie Keating

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**From:** Andrea o'neill <chevut48@gmail.com>  
**Sent:** Wednesday, 3 September 2025 12:38 PM  
**To:** Planning  
**Subject:** Re: FW: Planning Application DA2025185 - 61 Alexandra Road, ULVERSTONE TAS 7315

You don't often get email from chevut48@gmail.com. [Learn why this is important](#)

Dear Kellie,

Further to our conversation this morning.

In accordance with Clause 8.4.2 Setbacks and building.

The Deck has a 1.7mt privacy screen, no roof or solid walls.  
The Privacy screen is erected to blend in with the remaining deck so is not offensive to look at.  
The property on the western side of the deck is also a two storey residence, so there is no overshadowing or privacy issues.

I hope this is sufficient enough statement to get the approval underway. If not I am happy to take further instructions from yourself.

Regards

Andrea O'Neill

On Wed, 3 Sep 2025 at 9:47 am, Andrea o'neill <[chevut48@gmail.com](mailto:chevut48@gmail.com)> wrote:

----- Forwarded message -----

**From:** Kellie Keating <[kellie.keating@centralcoast.tas.gov.au](mailto:kellie.keating@centralcoast.tas.gov.au)>  
**Date:** Wed, 3 Sep 2025 at 9:43 am  
**Subject:** FW: Planning Application DA2025185 - 61 Alexandra Road, ULVERSTONE TAS 7315  
**To:** [chevut48@gmail.com](mailto:chevut48@gmail.com) <[chevut48@gmail.com](mailto:chevut48@gmail.com)>

Andrea

Please see the attached.

Kind regards

**Kellie Keating**

Coordinator Land Use Planning

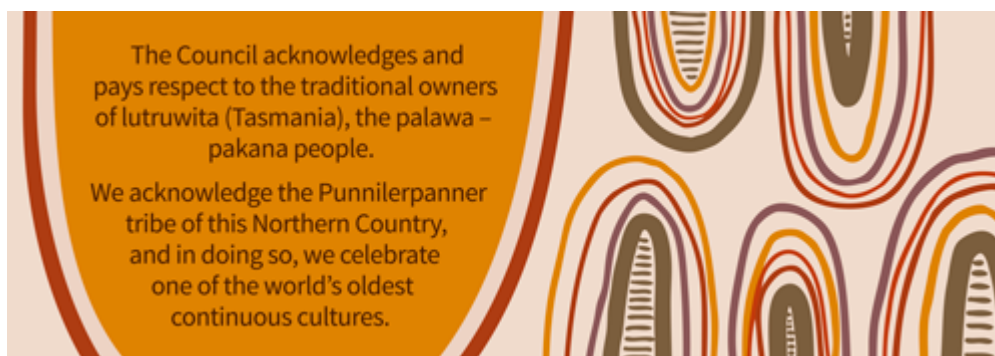
CENTRAL COAST COUNCIL

PO Box 220 | [19 King Edward Street, Ulverstone TAS 7315](https://www.centralcoast.tas.gov.au)

03 6429 8953

[www.centralcoast.tas.gov.au](https://www.centralcoast.tas.gov.au) |  [Find us on Facebook](#)

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Please consider the environment before printing this email.

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**From:** [planning@centralcoast.tas.gov.au](mailto:planning@centralcoast.tas.gov.au) <[planning@centralcoast.tas.gov.au](mailto:planning@centralcoast.tas.gov.au)>  
**Sent:** Friday, 15 August 2025 3:30 PM  
**To:** [chevut8@gmail.com](mailto:chevut8@gmail.com)  
**Cc:** Kellie Keating <[kellie.keating@centralcoast.tas.gov.au](mailto:kellie.keating@centralcoast.tas.gov.au)>  
**Subject:** Planning Application DA2025185 - [61 Alexandra Road, ULVERSTONE TAS 7315](#)

Good afternoon

Thank you for your application for Residential - deck - retrospective at [61 Alexandra Road, ULVERSTONE TAS 7315](#).

Please find enclosed correspondence relating to your development application.

Kind regards

Kellie Keating

Land Use Planner

Land Use Planning Team

CENTRAL COAST COUNCIL

PO Box 220 | [19 King Edward Street, Ulverstone TAS 7315](#)

03 6429 8952

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# AS CONSTRUCTED TIMBER DECK WITH PRIVACY SCREEN TO THE DWELLING AT 61 ALEXANDRA ROAD ULVERSTONE FOR *A.G. O'NEILL.*

CENTRAL COAST COUNCIL  
DEVELOPMENT & REGULATORY SERVICES  
Received: 13 AUG 2025  
Application No: .....  
Doc. Id .....

JULY 2025

PROJECT No. 6725

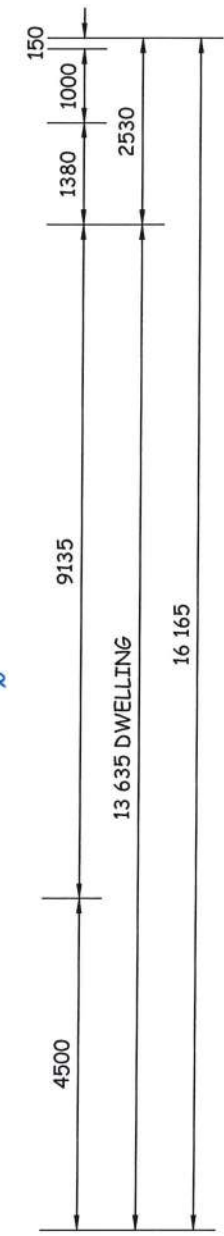
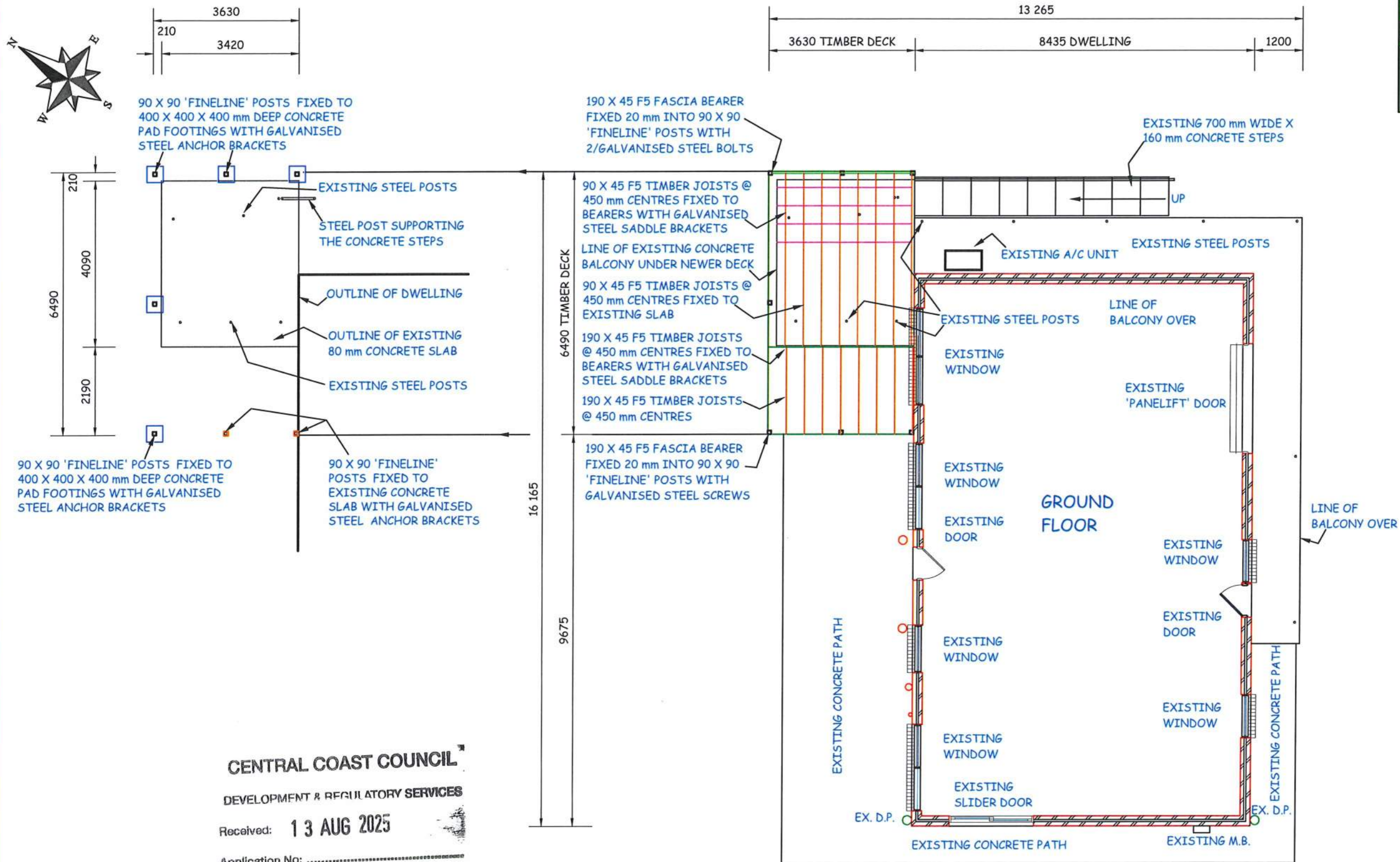
KNOWN SITE HAZARDS REFER TO SAFETY SITE PLAN		UNDERGROUND SERVICES		WORKING AT HEIGHTS		BUSHFIRE ATTACK LEVEL B.A.L. - N/A (CLASS 10A)			
DISTRIBUTION	DRAFT	PLANNING APPROVAL	BUILDING APPROVAL	BUILDING SURVEYOR	TITLE HOLDER	BUILDER			
TITLE REFERENCE Volume 60749 Folio 8		DESIGN WIND SPEED 'N2'	SOIL CLASS. 'M'	BUILDING CLASS. 1(a)	CLIMATE ZONE SEVEN	ALPINE AREA NO	KNOWN SITE HAZARDS OVERHEAD POWER		
AREAS	FIRST FLOOR	115.00 m2	TIMBER DECK	23.55 m2	TIMBER DECK	23.55 m2	EXISTING LOT AREA	966.00 m2	
	GROUND FLOOR	115.00 m2	TOTAL	253.55 m2	DWELLING FOOTPRINT	115.00 m2	SITE COVERAGE	14.34 %	
TITLE PAGE			6725 - 1 OF 7		PROPERTY IDENTIFICATION NUMBER 6937240 CERTIFICATE OF TITLE NUMBER 60749 FOLIO 8  NOTE: THE BUILDING CONTRACTOR SHALL ENSURE THAT THE WHOLE SET OF DRAWINGS AND SUPPORTING DOCUMENTATION IS PASSED ONTO ALL SUB CONTRACTORS & SUPPLIERS PRIOR TO THOSE ENTITIES COMMENCING MANUFACTURING OR SUPPLYING MATERIALS FOR THE PROJECT. WEEDA DRAFTING & BUILDING CONSULTANTS Pty. Ltd. WILL NOT BE LIABLE FOR ANY ACTION IF THESE CONDITIONS ARE NOT FOLLOWED. IF THERE ARE ANY DISCREPANCIES IN THE DRAWINGS OR SUPPORTING DOCUMENTS, THEY MUST BE REFERRED TO THE DESIGNER/DRAFTSMAN FOR RESOLUTION. THESE DRAWINGS ARE SUBJECT TO COPYRIGHT © AND SHALL NOT BE REPRODUCED OR ALTERED IN ANY WAY WITHOUT THE WRITTEN APPROVAL OF BOTH THE OWNERS AND WEEDA DRAFTING & BUILDING CONSULTANTS Pty. Ltd. PRIOR TO WORK COMMENCING ON SITE THE OWNER & BUILDER SHALL CHECK THAT THE APPROVED SET OF DRAWINGS ARE CORRECT & ARE THE SET OF DRAWINGS STATED IN THE BUILDING CONTRACT.				
GROUND FLOOR & SUB SLAB PLANS			6725 - 2 OF 7						
FIRST FLOOR & TIMBER DECK PLAN			6725 - 3 OF 7						
AS CONSTRUCTED ELEVATIONS			6725 - 4 OF 7						
DECK & SCREEN WALL DETAILS			6725 - 5 OF 7						
SITE LOCATION & SETTING OUT PLAN			6725 - 6 OF 7						
SITE LOCATION & SERVICES PLAN			6725 - 7 OF 7						
AS CONSTRUCTED TIMBER DECK WITH PRIVACY SCREEN TO THE DWELLING AT 61 ALEXANDRA ROAD, ULVERSTONE FOR A.G. O'NEILL					DATE:	SCALE:	CHECKED BY	DRAWN BY	DWG No.
					28/07/2025	1:100	J WEEDA	A WEEDA	6725 - 1 OF 7

## WEEDA Drafting

& Building Consultants Pty Ltd

95 Queen Street, West Ulverstone, 7315  
Phone: (03) 6425 9333  
Email: admin@weedadrafting.com.au

WORKPLACE STANDARDS TASMANIA BUILDING PRACTITIONER AC  
NUMBERS, ADAM; CC 5317 P Cat B.D.



**CENTRAL COAST COUNCIL**

DEVELOPMENT & REGULATORY SERVICES

Received: **13 AUG 2025**

Application No: .....

Doc. Id .....

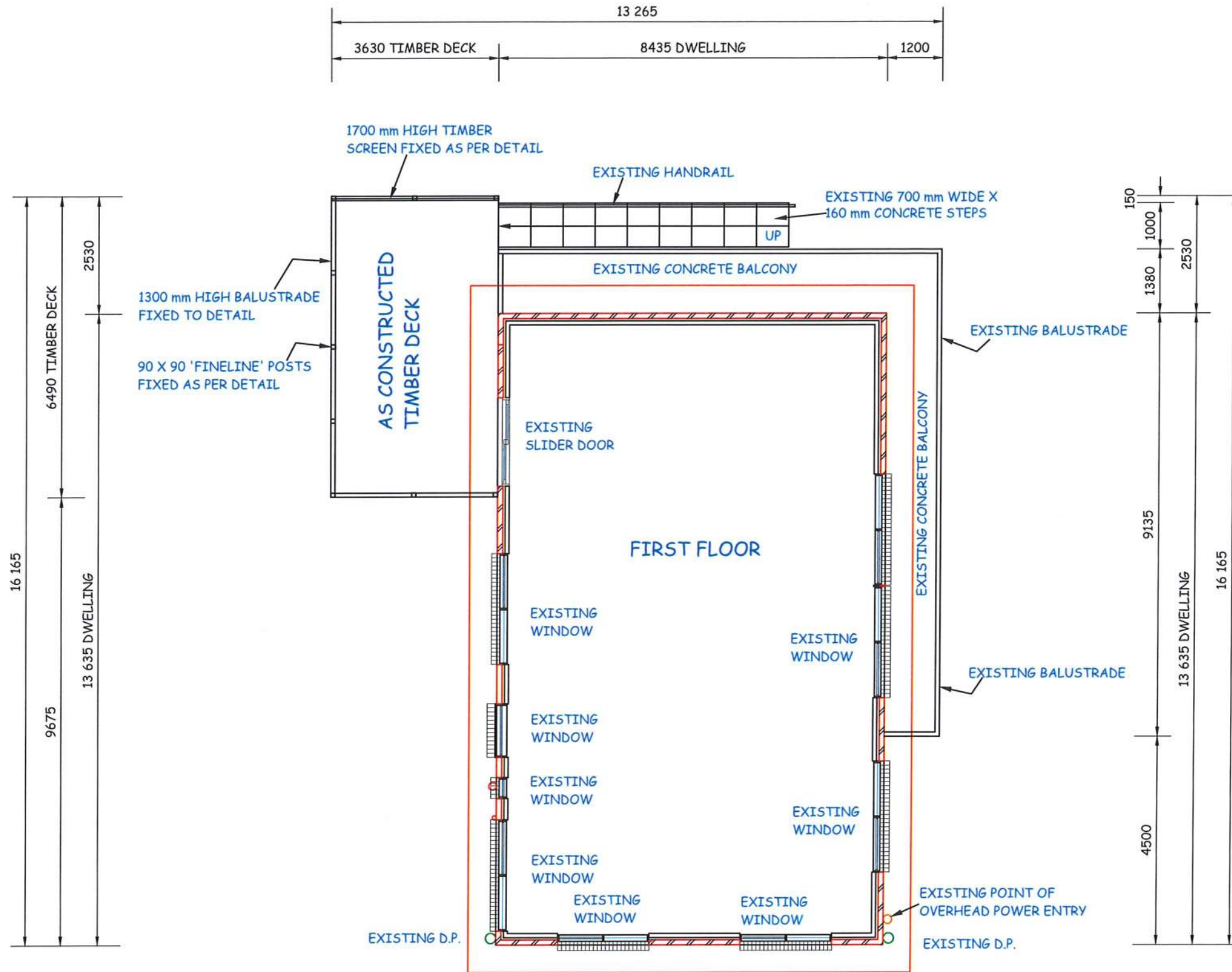
**AS CONSTRUCTED GROUND & SUB FLOOR PLANS 1:100**

AREA:

FIRST FLOOR	115.00 m <sup>2</sup>
GROUND FLOOR	115.00 m <sup>2</sup>
TIMBER DECK	23.55 m <sup>2</sup>
<b>TOTAL</b>	<b>253.55 m<sup>2</sup></b>

AS CONSTRUCTED TIMBER DECK WITH PRIVACY SCREEN TO THE DWELLING AT 61 ALEXANDRA ROAD, ULVERSTONE FOR A.G. O'NEILL

DATE:	SCALE:	CHECKED BY	DRAWN BY	DWG No.
28/07/2025	1:100	J WEEDA	A WEEDA	6725 - 2 OF 7



**CENTRAL COAST COUNCIL**

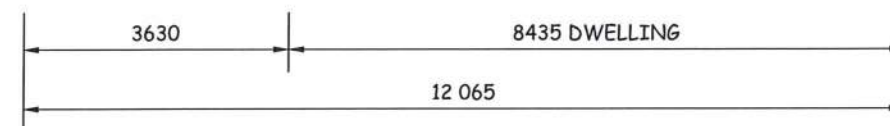
DEVELOPMENT & REGULATORY SERVICES

Received: **13 AUG 2025**

Application No: .....

Doc. Id .....

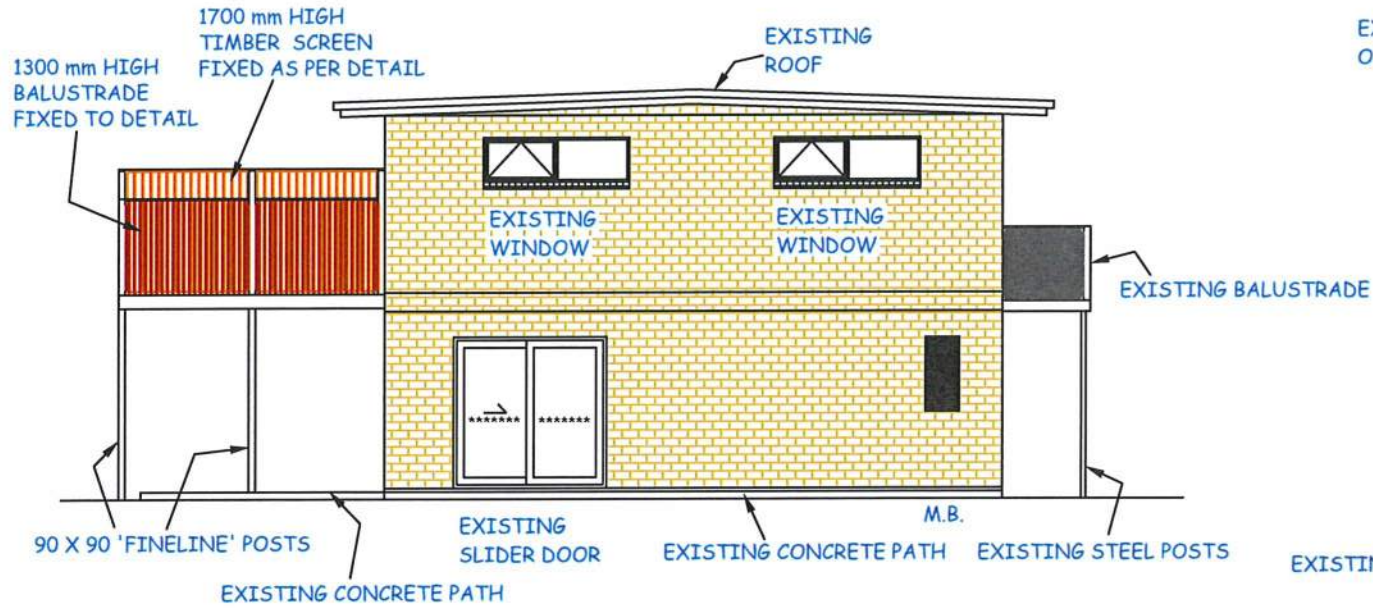
**AS CONSTRUCTED FIRST FLOOR & DECK PLAN 1:100**



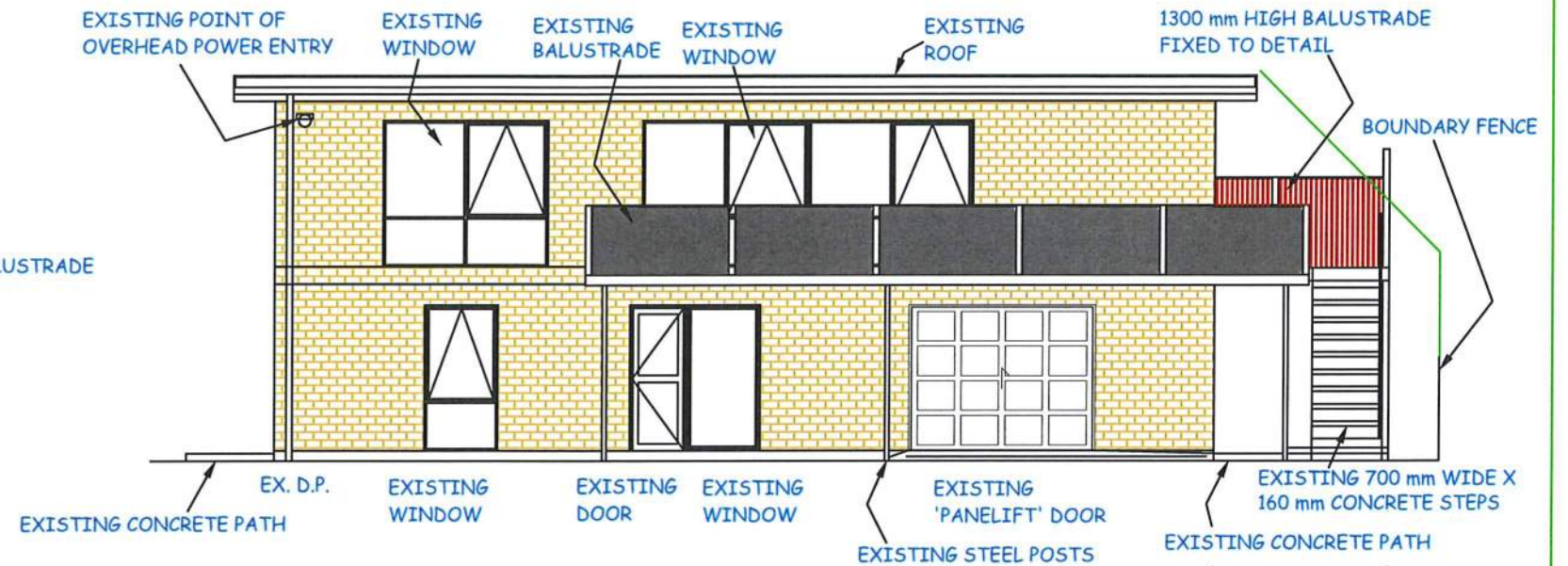
<b>AREA:</b>	
FIRST FLOOR	115.00 m <sup>2</sup>
GROUND FLOOR	115.00 m <sup>2</sup>
TIMBER DECK	23.55 m <sup>2</sup>
<b>TOTAL</b>	<b>253.55 m<sup>2</sup></b>

**AS CONSTRUCTED TIMBER DECK WITH PRIVACY SCREEN TO THE DWELLING AT 61 ALEXANDRA ROAD, ULVERSTONE FOR A.G. O'NEILL**

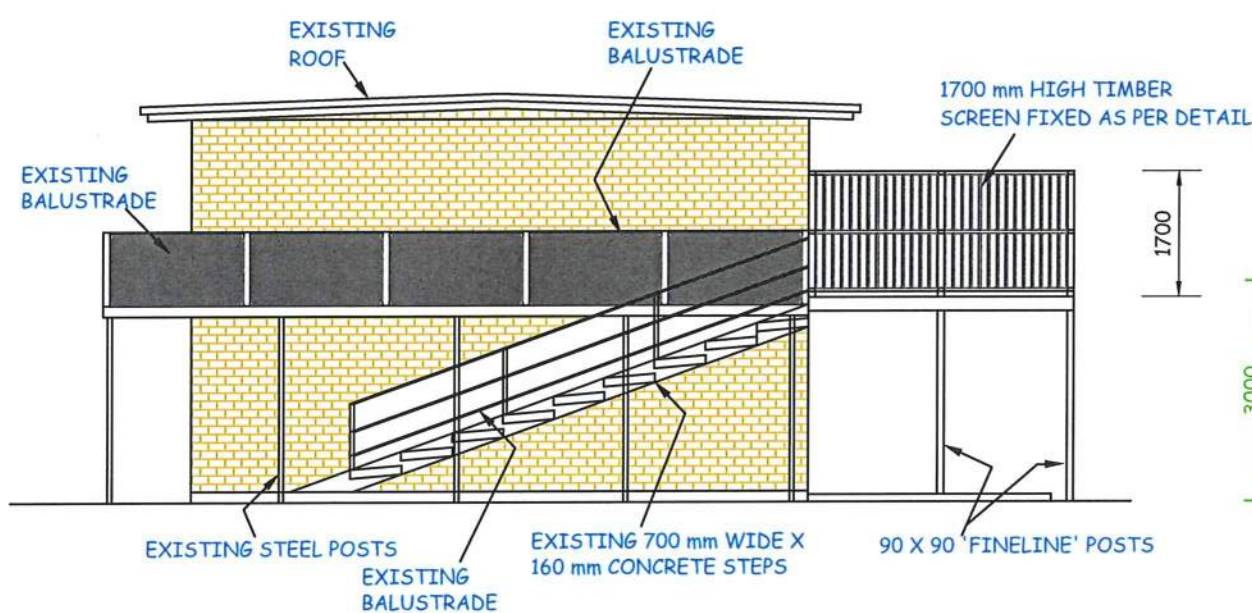
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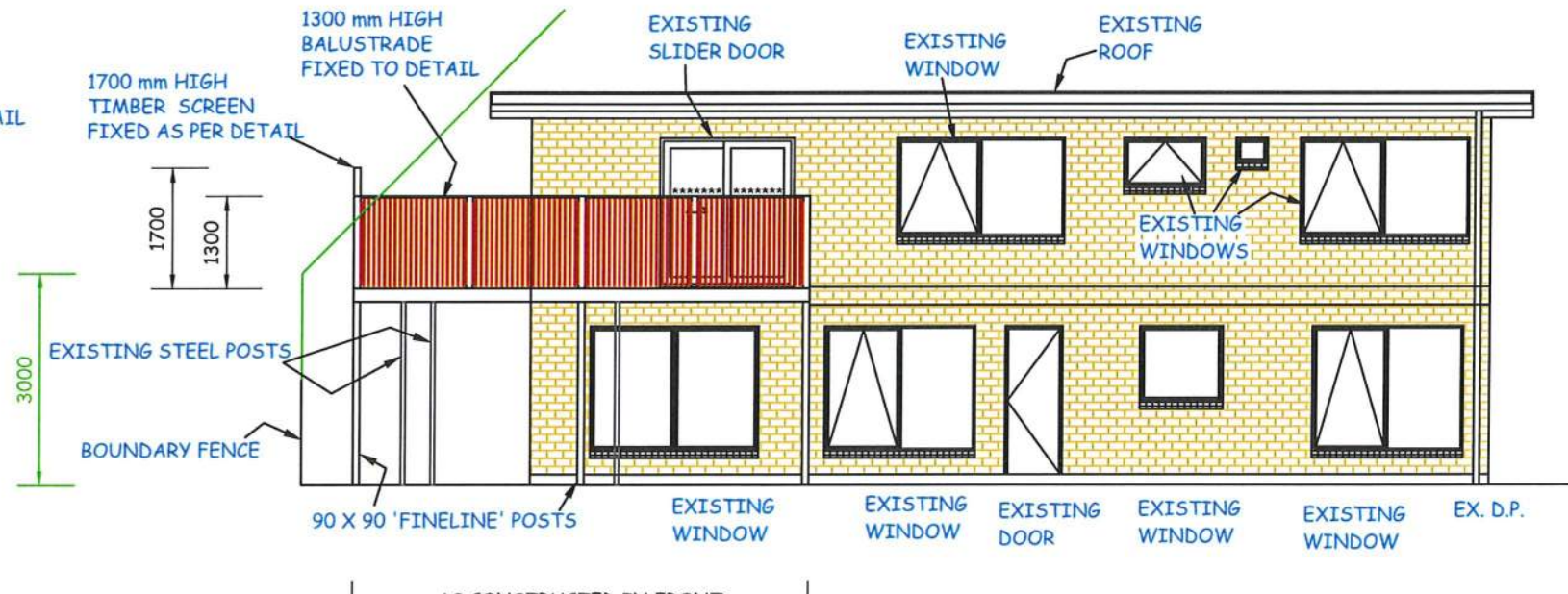
WESTERN ELEVATION



SOUTHERN ELEVATION



EASTERN ELEVATION

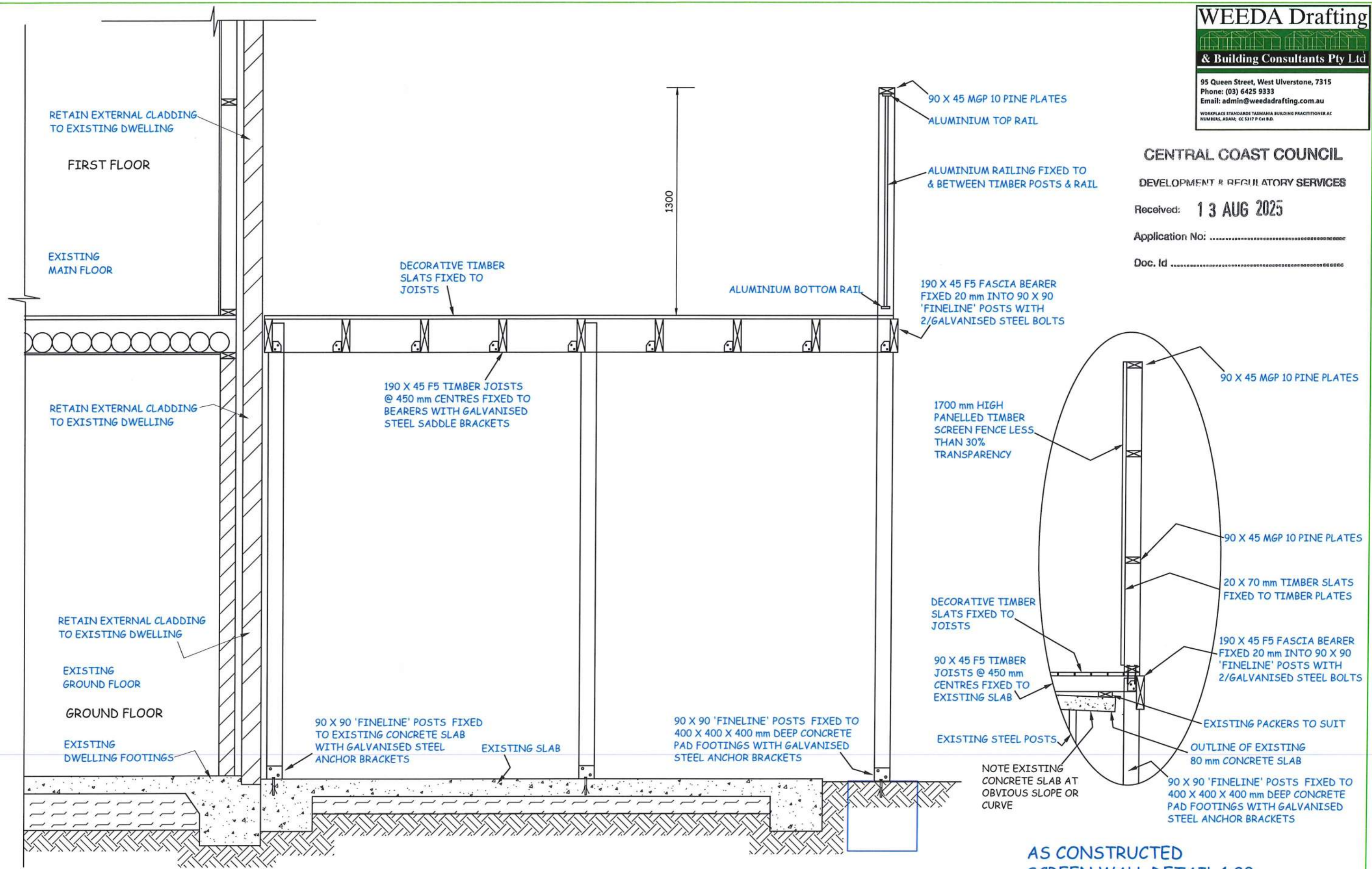


NORTHERN ELEVATION

AS CONSTRUCTED TIMBER DECK WITH PRIVACY SCREEN TO THE DWELLING AT 61 ALEXANDRA ROAD, ULVERSTONE FOR A.G. O'NEILL

DATE:	SCALE:	CHECKED BY	DRAWN BY	DWG No.
28/07/2025	1:100	J WEEDA	A WEEDA	6725 - 4 OF 7

**CENTRAL COAST COUNCIL**  
 DEVELOPMENT & REGULATORY SERVICES  
 Received: **13 AUG 2025**  
 Application No: .....  
 Doc. Id: .....



**AS CONSTRUCTED TIMBER DECK DETAIL 1:20**

**AS CONSTRUCTED SCREEN WALL DETAIL 1:20**

<b>AS CONSTRUCTED TIMBER DECK WITH PRIVACY SCREEN TO THE DWELLING AT 61 ALEXANDRA ROAD,                  ULVERSTONE FOR A.G. O'NEILL</b>	DATE:	SCALE:	CHECKED BY	DRAWN BY	DWG No.
	28/07/2025	1:20	J WEEDA	A WEEDA	6725 - 5 OF 7



PROPERTY IDENTIFICATION NUMBER 6937240  
 CERTIFICATE OF TITLE NUMBER 60749 FOLIO 8  
 GENERAL RESIDENTIAL PLANNING ZONE  
 LOT AREA 966 m<sup>2</sup>



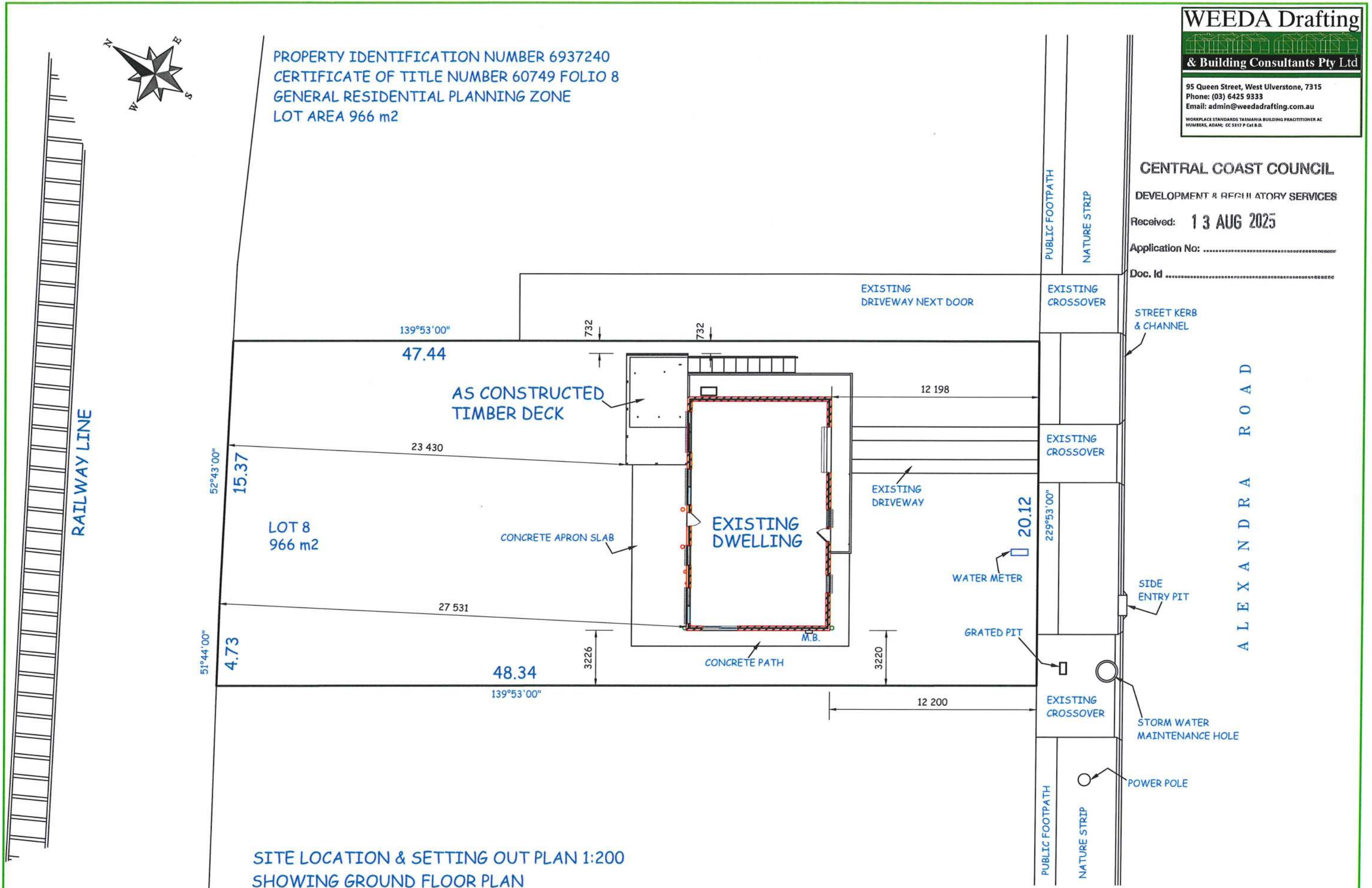
**CENTRAL COAST COUNCIL**

DEVELOPMENT & REGULATORY SERVICES

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Application No: .....

Doc. Id .....



**SITE LOCATION & SETTING OUT PLAN 1:200**  
**SHOWING GROUND FLOOR PLAN**

AS CONSTRUCTED TIMBER DECK WITH PRIVACY SCREEN TO THE DWELLING AT 61 ALEXANDRA ROAD, ULVERSTONE FOR A.G. O'NEILL	DATE:	SCALE:	CHECKED BY	DRAWN BY	DWG No.
	28/07/2025	1:200	J WEEDA	A WEEDA	6725 - 7 OF 7

**PLUMBING NOTES - DOMESTIC**

PLUMBING SHALL BE INSTALLED TO:  
 A.S./N.Z. 3500.1-2021 WATER SUPPLY  
 A.S./N.Z. 3500.2-2021 SANITARY PLUMBING  
 A.S./N.Z. 3500.3-2021 STORM WATER  
 A.S./N.Z. 3500.4-2021 HOT WATER

- FIXTURES:**  
 1. TOILET            4. WASH TROUGH  
 2. BATH/SPA        5. SINK  
 3. VANITY BASIN   6. SHOWER

**NOTE:** connection of DN 100 mm Ø branch drain to DN mm Ø main drain now require a 15° incline

- I.O. - INSPECTION OPENING
- E.V. - EDUCT VENT
- R.E. - ROD EYE
- O.R.G. - OVERFLOW RELIEF GULLY TOP OF O.R.G.'s SHALL BE A MINIMUM OF 150mm BELOW THE LOWEST FIXTURE A MINIMUM OF 75 mm ABOVE FINISHED GROUND /SURFACE LEVEL. CONCRETE SURROUND PLINTHS SHALL BE PROVIDED GROUND O.R.G.'S. ALL O.R.G.'S TO BE CHARGED WITH TAP OVER

- D.P. = DOWNPIPE SIZE AS SHOWN
- STORM WATER LINE 100 mm Ø
- S.W. LINES GENERALLY OUT 1200mm & PARALLEL TO EXTERNAL WALLS. STORM WATER - UPVC 100 mmØ LAID @ MIN. GRADE OF 1:100
- GRADED PIT 600 X 600 X 600 mm DEEP REFER GRATED PIT DETAIL 150 mm Ø STORM WATER LINE DISCHARGING FROM THE GRATED PIT
- GAS SUPPLY

- SEWER LINE 100 mm Ø
- SEWER LINES GENERALLY OUT 1000mm & PARALLEL TO EXTERNAL WALLS. SEWER - UPVC ON 100 LAID @ A MIN. GRADE OF 1:60
- WATER SUPPLY 20 mm Ø LINE
- S.V. - STOP VALVE
- TELSTRA - NBN SUPPLY
- POWER SUPPLY

**EXISTING LOT AREA**

966.00 m<sup>2</sup>

**CENTRAL COAST COUNCIL**

**DWELLING FOOTPRINT**

115.00 m<sup>2</sup>

TIMBER DECK

23.55 m<sup>2</sup>

TOTAL

138.55 m<sup>2</sup>

SITE COVERAGE

14.34 %

Received: **13 AUG 2025**

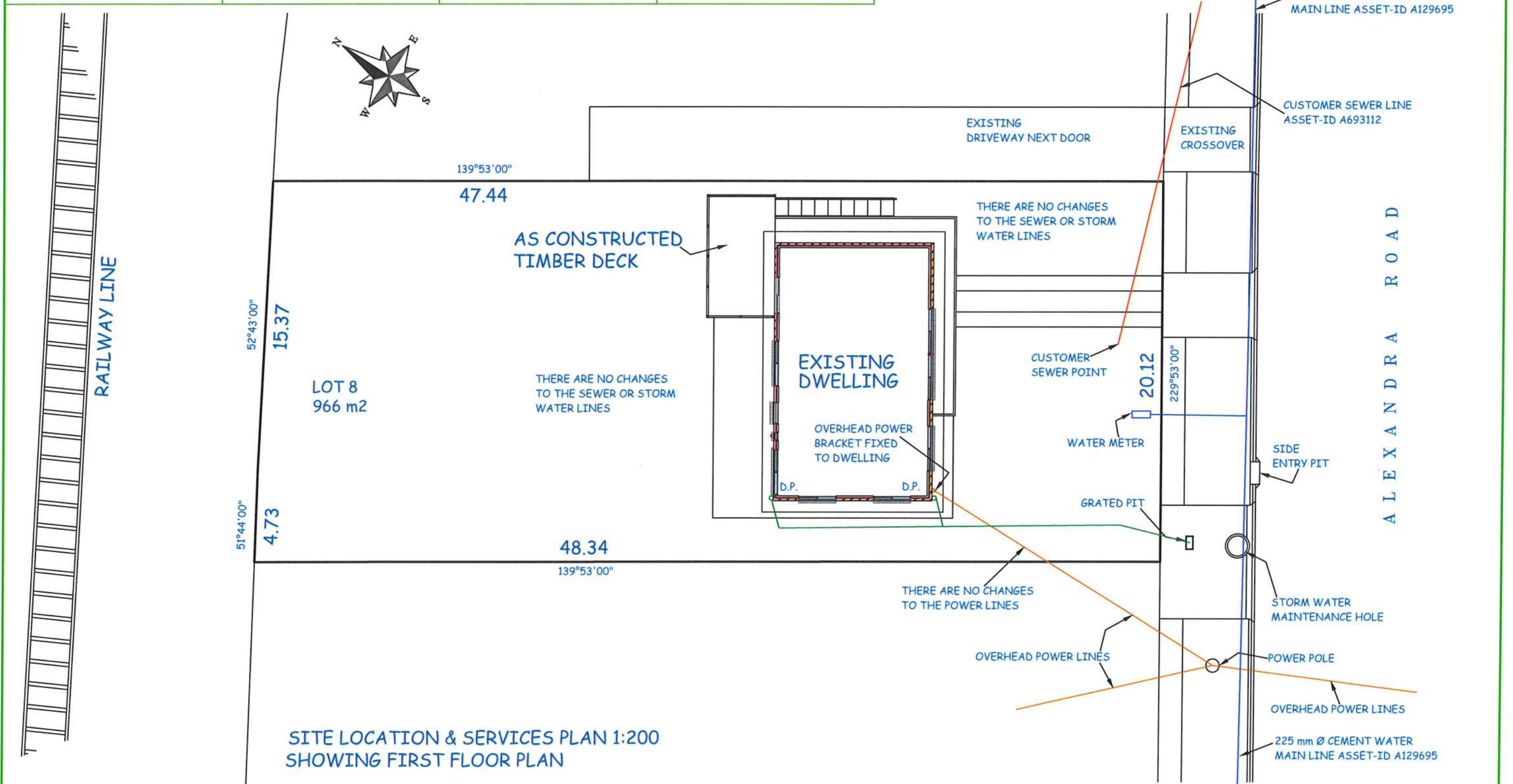
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**WEEDA Drafting**



95 Queen Street, West Ulverstone, 7315  
 Phone: (03) 6425 9333  
 Email: admin@weedadrafting.com.au  
WORKPLACE STANDARDS TASMANIA BUILDING PRACTITIONER AC NUMBERS, ADAM: CC 5317 P Cal B.D.



**SITE LOCATION & SERVICES PLAN 1:200  
 SHOWING FIRST FLOOR PLAN**

<b>AS CONSTRUCTED TIMBER DECK WITH PRIVACY SCREEN TO THE DWELLING AT 61 ALEXANDRA ROAD, ULVERSTONE FOR A.G. O'NEILL</b>				
DATE:	SCALE:	CHECKED BY:	DRAWN BY:	DWG No.
28/07/2025	1:200	J WEEDA	A WEEDA	6725 - 6 OF 7