
Application for Planning

S.57 Land Use Planning and Approvals Act 1993 and Historic Cultural Heritage Act 1995

The following application has been received:

Application No.: **DA2025227**

Location: **65 Wilmot Road, Forth**

Proposal: **Residential - garden wall**

Performance Criteria: **Heritage listed property**

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 2025*.

The representation must be made on or before **4 November 2025**

Date of Notification: **18 October 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
DEVELOPMENT & REGULATORY SERVICES

Received: 14 OCT 2025

Application No:

Office use only:

Zone:

Doc. ID:

Permit Pathway – NPR/Permitted/Discretionary

Use or Development Site:

Site Address

65 Wilmot Road, Forth.

Certificate of
Title Reference

631 6911

Land Area

38379 m²

Heritage Listed Property

NO

YES

Applicant(s)

First Name(s)

SAMANTHA + ANDREW

Surname(s)

CAIE

Company name
(if applicable)

Contact No:

0458 877 740

Postal Address:

65 Wilmot Road
Forth TAS 7310
Andrew.Caie@bigpond.com

Email address:

samantha.caie@bigpond.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)

Samantha
Andrew

Middle Names(s)

Jane
George

Surname(s)

Caie
Caie

Company name (if applicable)

Postal Address:

65 Wilmot Road, Forth 7310

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 separating A4 documents & forms from A3 documents).

Proposed Garden Wall

Value of the development – (to include all works on site such as outbuildings, sealed driveways and fencing)
 \$ 50,000 Estimate/ ~~Actual~~
 Total floor area of the developmentm²

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.

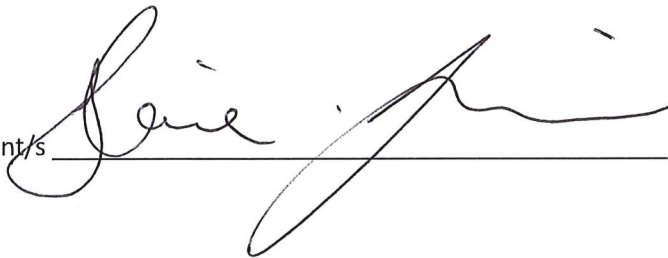
Minister (Signature) _____ Date _____

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 & Samantha Coie

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 14/10/25

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



**CENTRAL COAST COUNCIL
LAND USE PLANNING**

Received: 26/09/2025
Application No: DA2025227
Doc ID: 532497

CERTIFICATE OF TITLE

LAND TITLES ACT 1980



TASMANIA

TORRENS TITLE

VOLUME		FOLIO
63169		1
EDITION	DATE OF ISSUE	
6	15-Aug-2022	
Page 1		of 1

I certify that the person described in Schedule 1 is the registered proprietor of an estate in fee simple (or such other estate or interest as is set forth in that Schedule) in the land within described subject to such exceptions, encumbrances, interests and entries specified in Schedule 2 and to any additional entries in the Folio of the Register.

Recorder of Titles



DESCRIPTION OF LAND

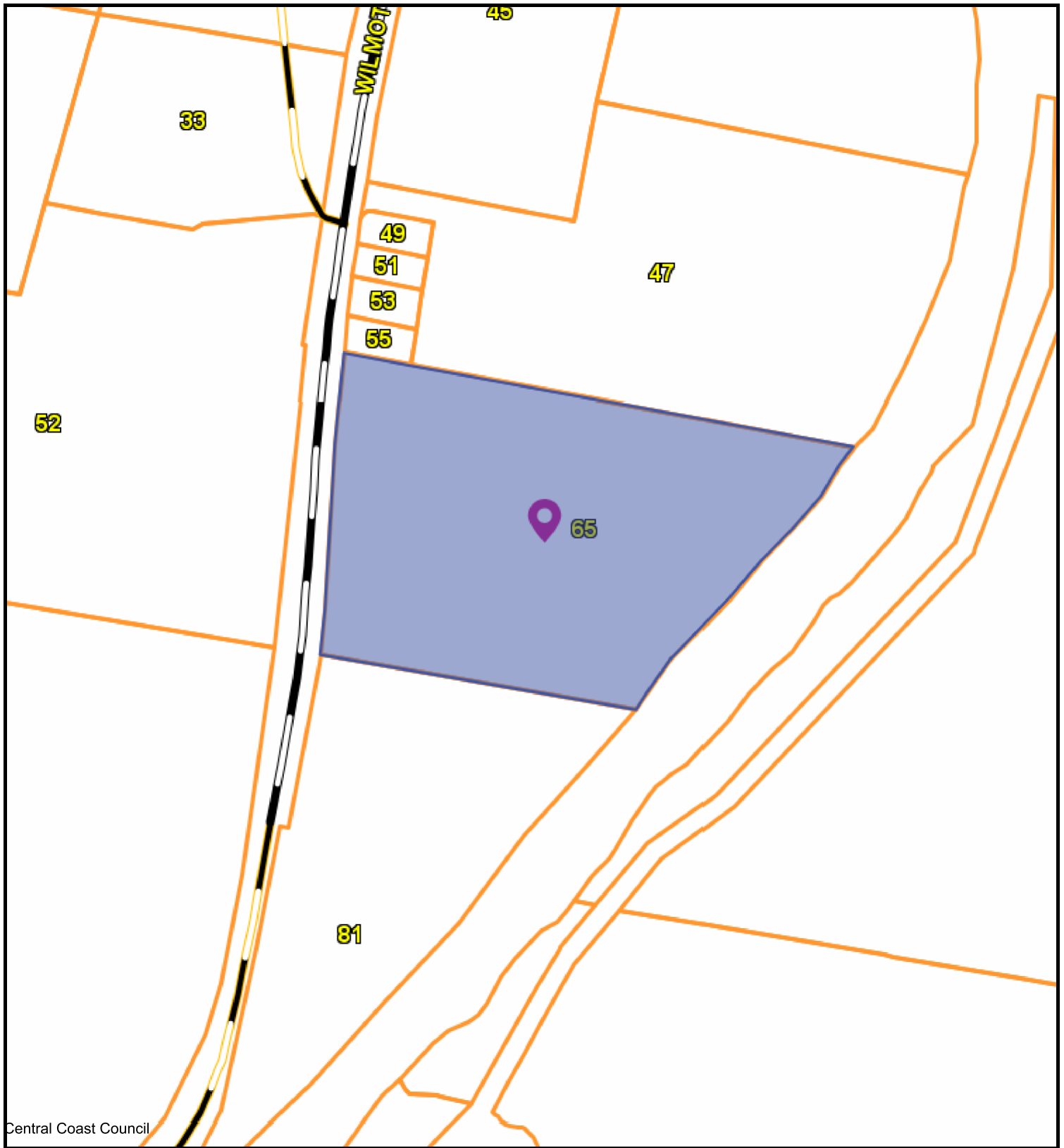
Parish of ABBOTSHAM, Land District of DEVON
Lot 1 on Sealed Plan 63169 (formerly being SP2197)
Derivation : Part of 300 Acres Gtd. to E. Martin
Prior CT 2498/23

SCHEDULE 1

M971653 TRANSFER to ANDREW GEORGE CAIE and SAMANTHA JANE CAIE
Registered 15-Aug-2022 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any



Central Coast Council



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



16-Oct-2025

**65 WILMOT ROAD,
 FORTH
 DA2025227**

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.

50 m

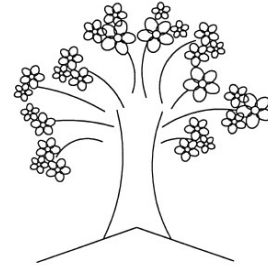
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Received: 26/09/2025

Application No: DA2025227

Doc ID: 532496



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3 September 2025

Central Coast Council,
Att: Planning Officer
P.O. Box 220
Ulverstone TAS 7315

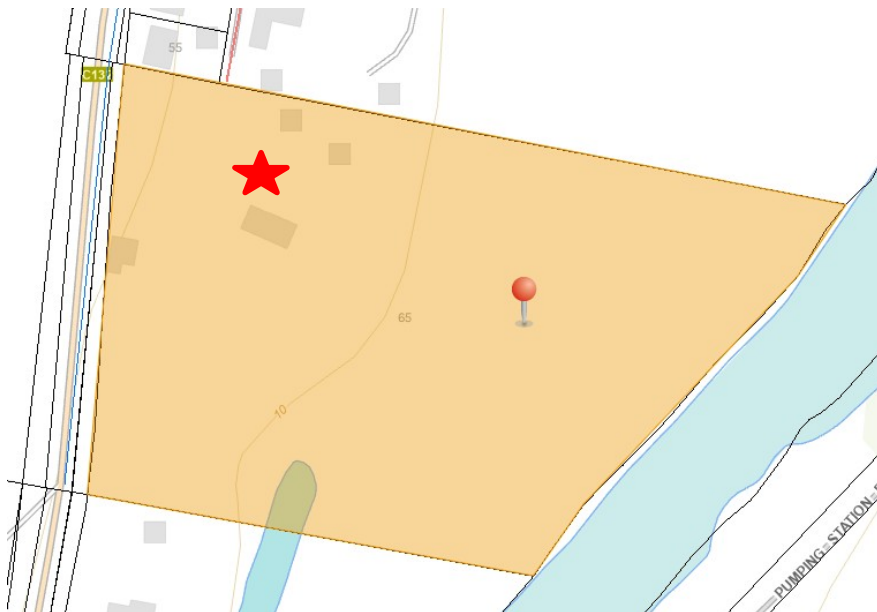
Dear Planning Officer,

RE 65 Wilmot Road, Forth

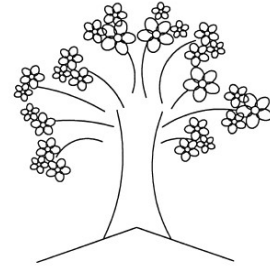
The proposed works – brick garden wall in front yard for A & S Caie at 65 Wilmot Road, Forth.

The zone is **Rural Zone** in Tasmanian Planning Scheme.

The site is currently 38379m² from Thelist. The property currently has out buildings and a dwelling on it.



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20.0 Rural Zone

20.1 Zone Purpose

The purpose of the Rural Zone is:

20.1.1 To provide for a range of use or development in a rural location:

- (a) where agricultural use is limited or marginal due to topographical, environmental or other site or regional characteristics;
- (b) that requires a rural location for operational reasons;
- (c) is compatible with agricultural use if occurring on agricultural land;
- (d) minimises adverse impacts on surrounding uses.

20.1.2 To minimise conversion of agricultural land for non-agricultural use.

20.1.3 To ensure that use or development is of a scale and intensity that is appropriate for a rural location and does not compromise the function of surrounding settlements.

20.3 Use Standards

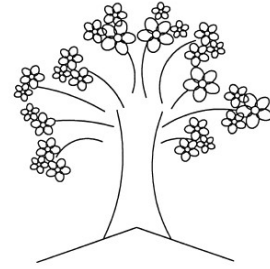
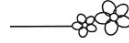
20.3.1 Discretionary use

Objective:

That the location, scale and intensity of a use listed as Discretionary:

- (a) is required for operational reasons;
- (b) does not unreasonably confine or restrain the operation of uses on adjoining properties;
- (c) is compatible with agricultural use and sited to minimise conversion of agricultural land; and

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(d) is appropriate for a rural location and does not compromise the function of surrounding settlements.

Acceptable Solutions

A1

A use listed as Discretionary, excluding Residential, is for an alteration or extension to an existing use, if:

- (a) the gross floor area does not increase by more than 30% from that existing at the effective date; and
- (b) the development area does not increase by more than 30% from that existing at the effective date.

Response : N/A

Performance Criteria

P1

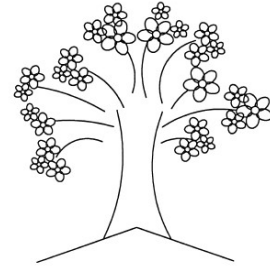
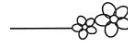
A use listed as Discretionary, excluding Residential, must require a rural location for operational reasons, having regard to:

- (a) the nature, scale and intensity of the use;
 - (b) the importance or significance of the proposed use for the local community;
 - (c) whether the use supports an existing agricultural use;
 - (d) whether the use requires close proximity to infrastructure or natural resources;
- and
- (e) whether the use requires separation from other uses to minimise impacts.

A2

No Acceptable Solution.

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P2

A use listed as Discretionary must not confine or restrain existing use on adjoining properties, having regard to:

- (a) the location of the proposed use;
- (b) the nature, scale and intensity of the use;
- (c) the likelihood and nature of any adverse impacts on adjoining uses;
- (d) whether the proposed use is required to support a use for security or operational reasons; and
- (e) any off site impacts from adjoining uses.

Response : *The wall is in the front garden, has been designed to form part of the overall design for the garden. There will be unlikely adverse impacts on adjoining properties.*

A3

No Acceptable Solution.

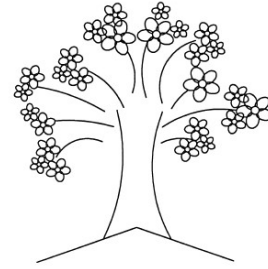
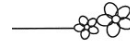
P3

A use listed as Discretionary, located on agricultural land, must minimise conversion of agricultural land to non-agricultural use and be compatible with agricultural use, having regard to:

- (a) the nature, scale and intensity of the use;
- (b) the local or regional significance of the agricultural land; and
- (c) whether agricultural use on adjoining properties will be confined or restrained.

Response : *The garden wall will have minimal impact on any agriculture use.*

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A4

No Acceptable Solution.

P4

A use listed as Discretionary, excluding Residential, must be appropriate for a rural location, having regard to:

- (a) the nature, scale and intensity of the proposed use;
- (b) whether the use will compromise or distort the activity centre hierarchy;
- (c) whether the use could reasonably be located on land zoned for that purpose;
- (d) the capacity of the local road network to accommodate the traffic generated by the use; and
- (e) whether the use requires a rural location to minimise impacts from the use, such as noise, dust and lighting.

Response : *The garden wall will have minimal impact on any agriculture use.*

20.4 Development Standards for Buildings and Works

20.4.1 Building height

Objective:

To provide for a building height that:

- (a) is necessary for the operation of the use; and
- (b) minimises adverse impacts on adjoining properties.

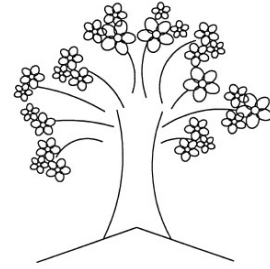
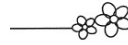
Acceptable Solutions

A1

Building height must be not more than 12m.

Response : *Complies*

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Performance Criteria

P1

Building height must be necessary for the operation of the use and not cause an unreasonable impact on adjoining properties, having regard to:

- (a) the proposed height of the building;
- (b) the bulk and form of the building;
- (c) the separation from existing uses on adjoining properties; and
- (d) any buffers created by natural or other features.

20.4.2 Setbacks

Objective: That the siting of buildings minimises potential conflict with use on adjoining sites.

Acceptable Solutions

A1

Buildings must have a setback from all boundaries of:

- (a) not less than 5m; or
- (b) if the setback of an existing building is within 5m, not less than the existing building.

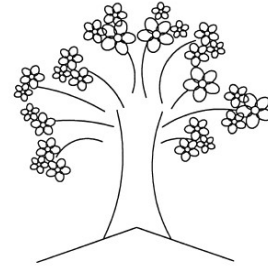
Response : *Complies*

Performance Criteria

P1

Buildings must be sited to provide adequate vehicle access and not cause an unreasonable impact on existing use on adjoining properties, having regard to:

- (a) the bulk and form of the building;
- (b) the nature of existing use on the adjoining properties;
- (c) separation from existing use on the adjoining properties; and
- (d) any buffers created by natural or other features.



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A2

Buildings for a sensitive use must be separated from an Agriculture Zone a distance of:

- (a) not less than 200m; or
- (b) if an existing building for a sensitive use on the site is within 200m of that boundary, not less than the existing building.

P2

Buildings for a sensitive use must be sited so as not to conflict or interfere with an agricultural use within the Agriculture Zone, having regard to:

- (a) the size, shape and topography of the site;
- (b) the prevailing setbacks of any existing buildings for sensitive uses on adjoining properties;
- (c) the location of existing buildings on the site;
- (d) the existing and potential use of adjoining properties;
- (e) any proposed attenuation measures; and
- (f) any buffers created by natural or other features.

Response : *The garden wall will not have an impact of the agriculture use*

20.4.3 Access for new dwellings

Objective:

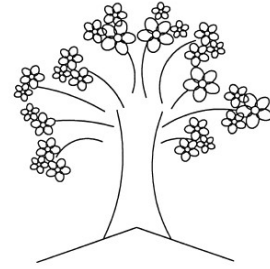
Objective: That new dwellings have appropriate vehicular access to a road maintained by a road authority.

Acceptable Solutions

A1

New dwellings must be located on lots that have frontage with access to a road maintained by a road authority.

Response : *N/A*



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20.5 Development Standards for Subdivision

20.5.1 Lot design

Response : N/A

The "Arniston" Forth built in 1878 a 2 storey Georgian dwelling. The grounds round the property are currently mainly grassed areas with some structured gardens and well-established trees. The clients proposed a more structured garden design. The proposed brick wall structure will be enclosing a proposed garden, which will include plantings on the road side to soften the brick wall garden structure. The bricks have been sourced and are Sandstock bricks and have been sourced particular to compliment the property and is heritage.

If you have any further questions, please contact the undersigned.

Kind regards

Cherry Blossom



CENTRAL COAST COUNCIL
LAND USE PLANNING

Received: 26/09/2025

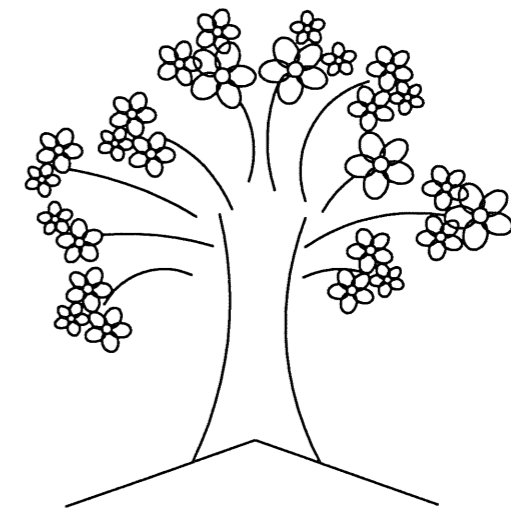
Application No: DA2025227

Doc ID: 532495

Proposed Garden Wall
for A & S Caie
at 65 Wilmot Road
Forth

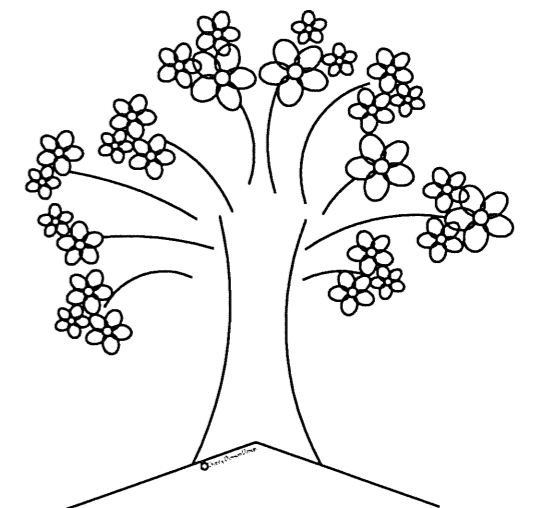
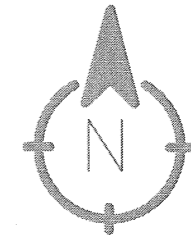
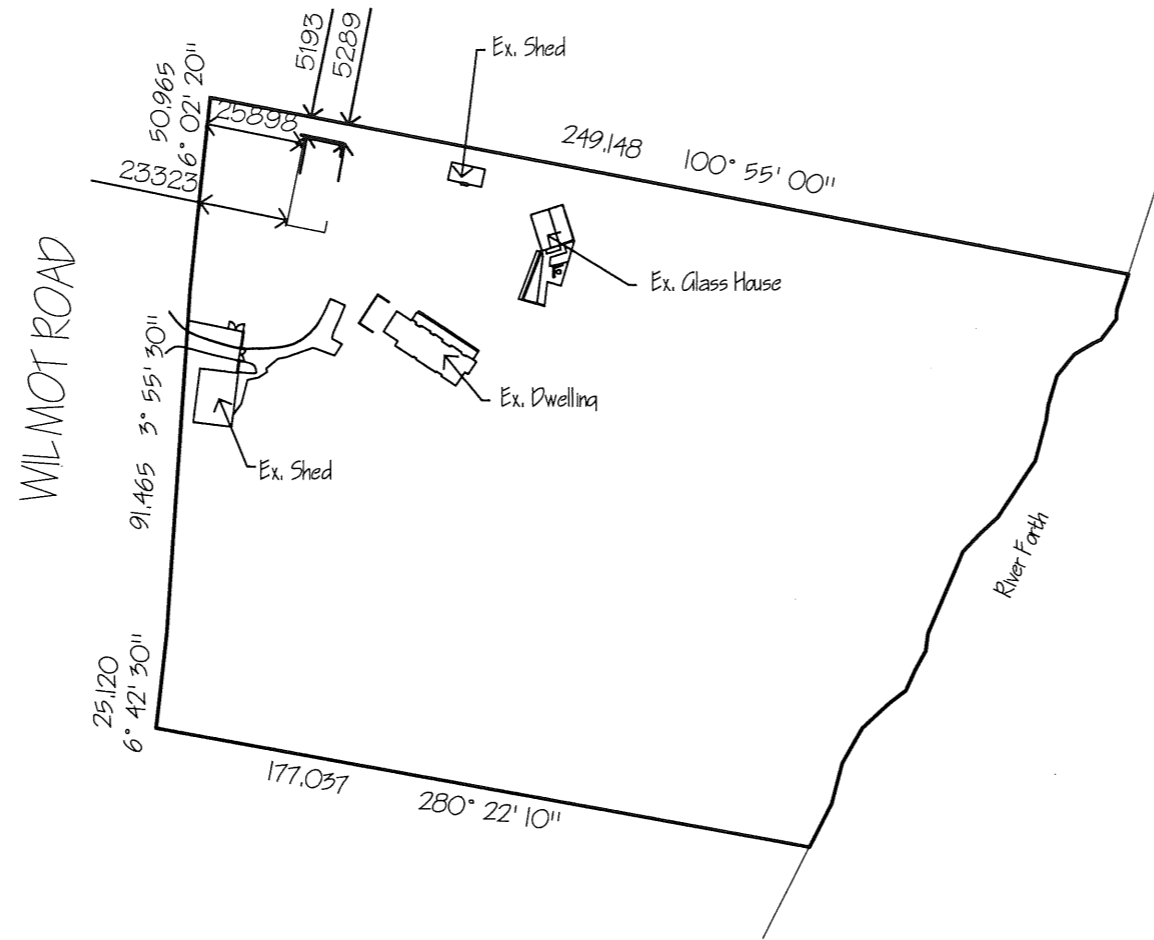
Planning Application Set

Planning Drawings No. PA5114-01 of 05
8th September 2025



Cherry Blossom Design

Received: 26/09/2025
Application No: DA2025227
Doc ID: 532495



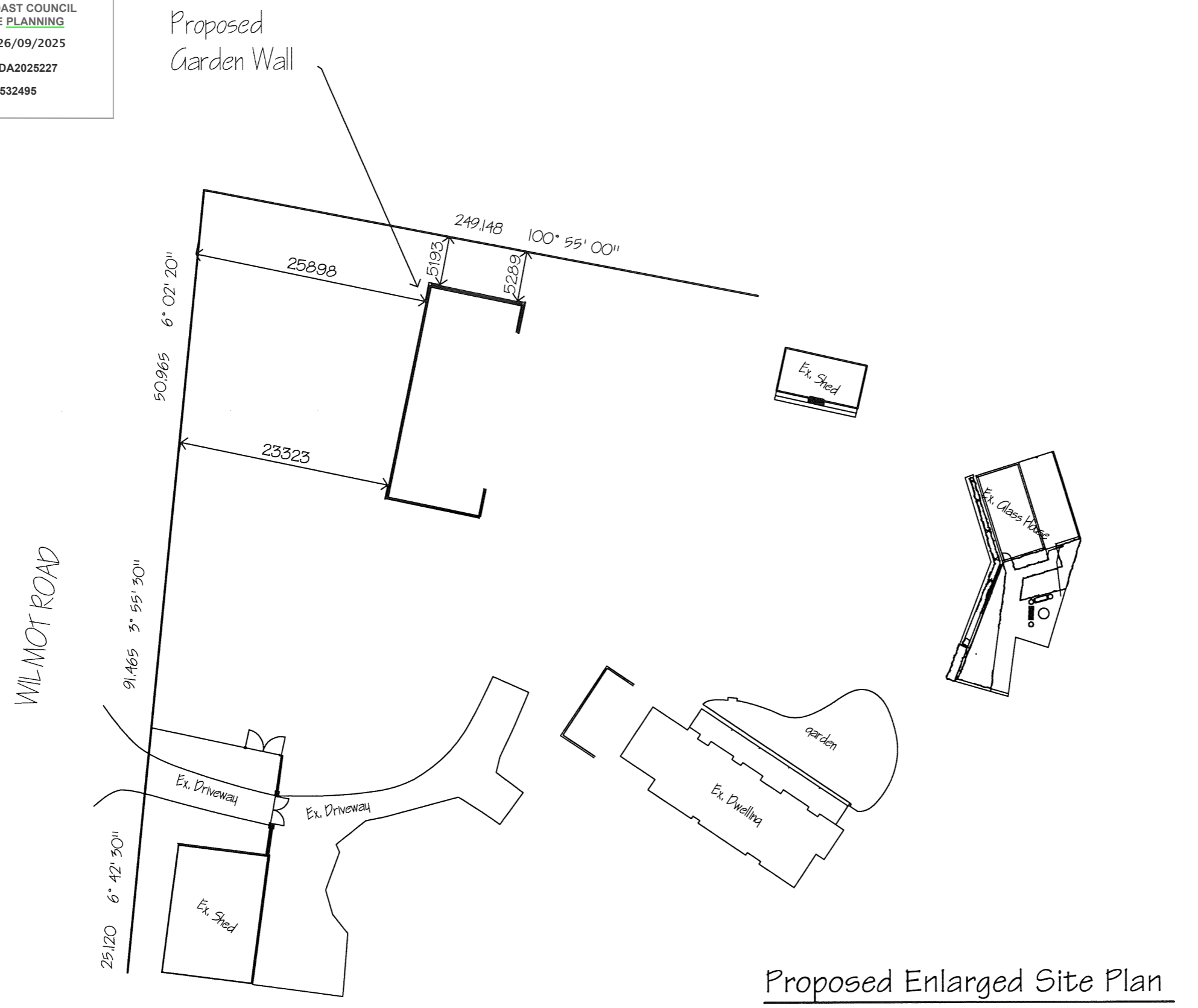
Proposed Garden Wall
for A & S Caie
at 65 Wilmot Road Forth

Cherry Blossom Design

Planning Drawings No. PA5114-02 of 05

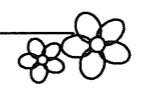
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Date: 8th September 2025



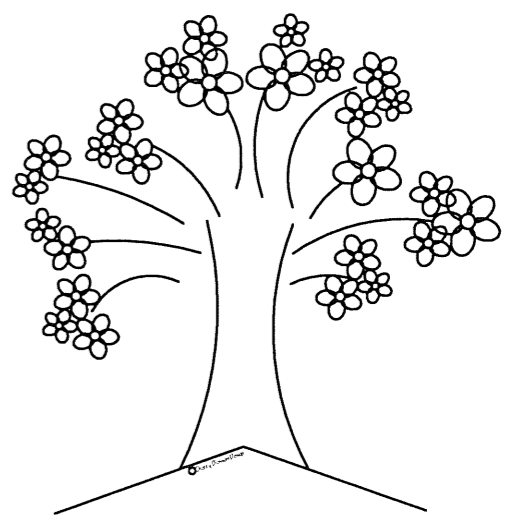
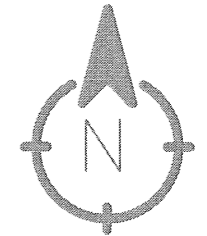
Proposed Enlarged Site Plan

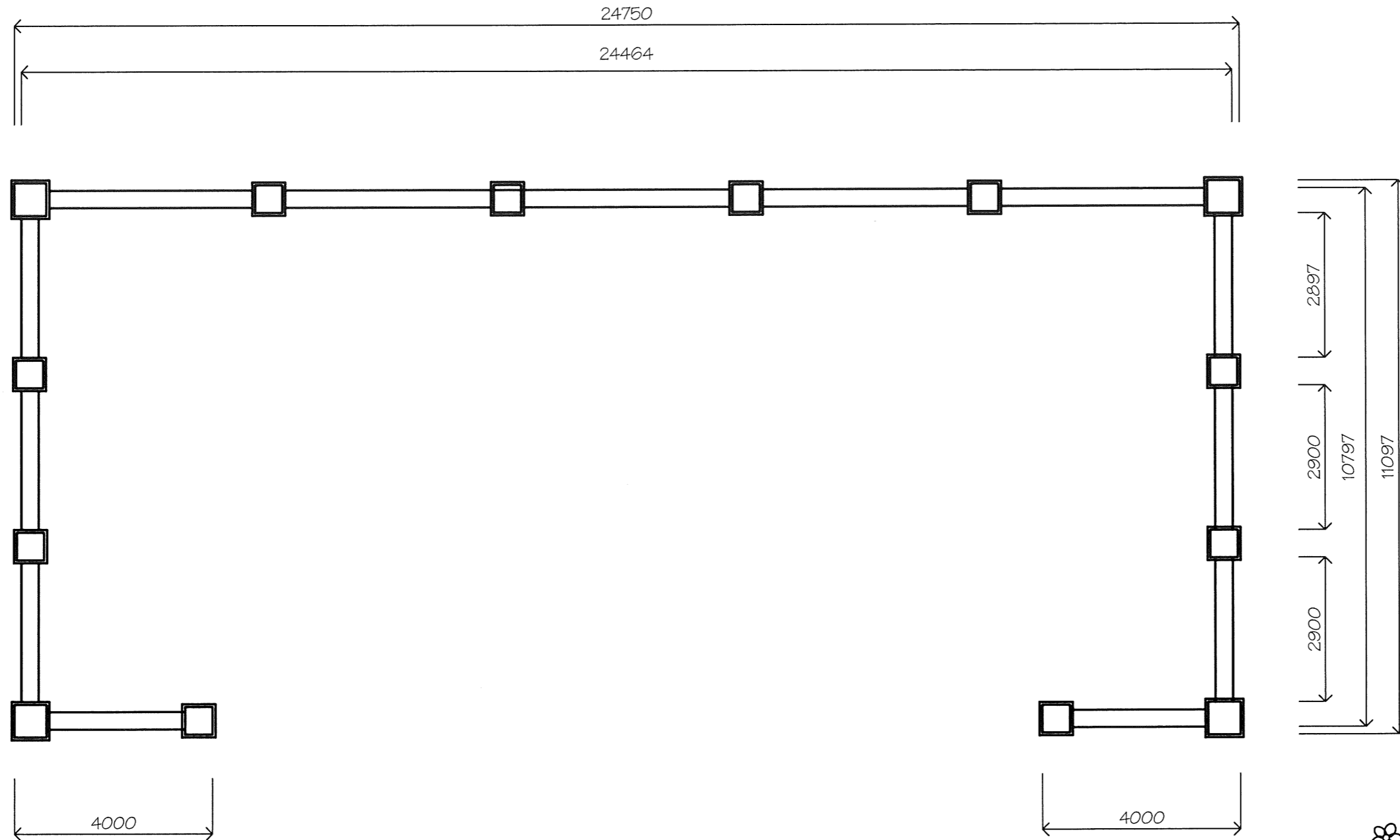
Proposed Garden Wall
 for A & S Caie
 at 65 Wilmot Road Forth



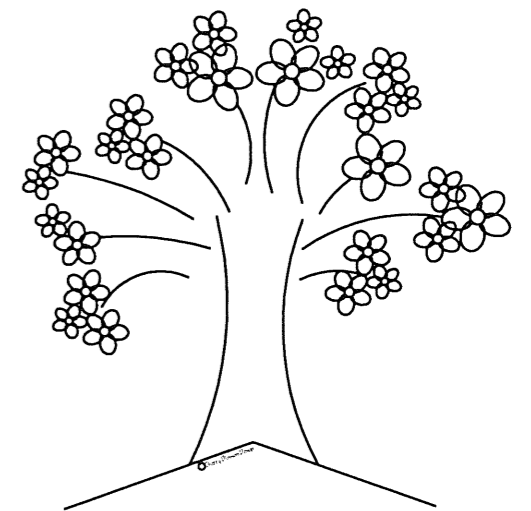
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Planning Drawings No. PA5114-03 of 05
 Scale: 1:500
 Date: 8th September 2025





Proposed Walled Garden Plan



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Planning Drawings No. PA5107-04 of 05

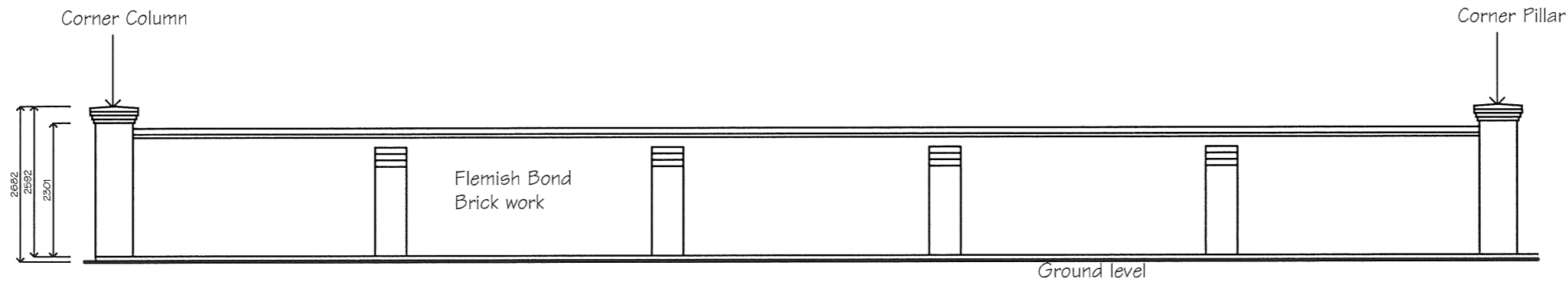
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Date: 8th September 2025

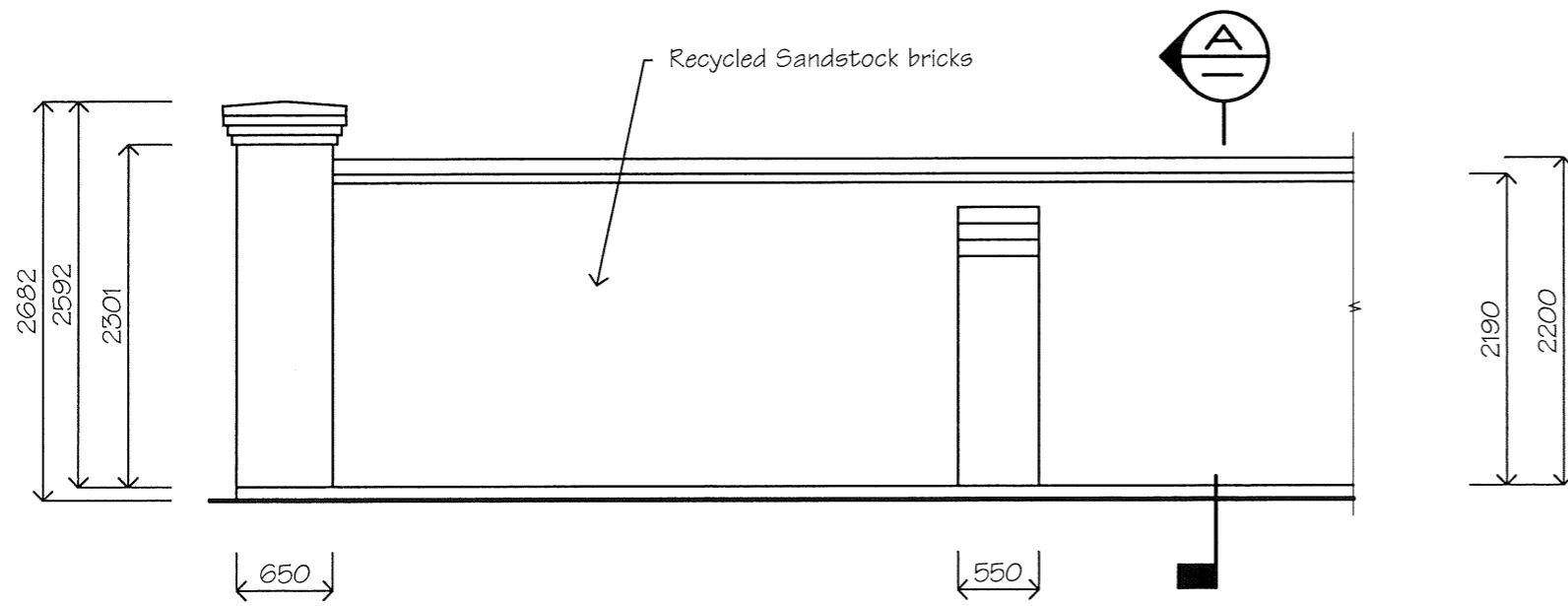
Proposed Garden Wall
for A & S Caie
at 65 Wilmot Road Forth

CENTRAL COAST COUNCIL
LAND USE PLANNING

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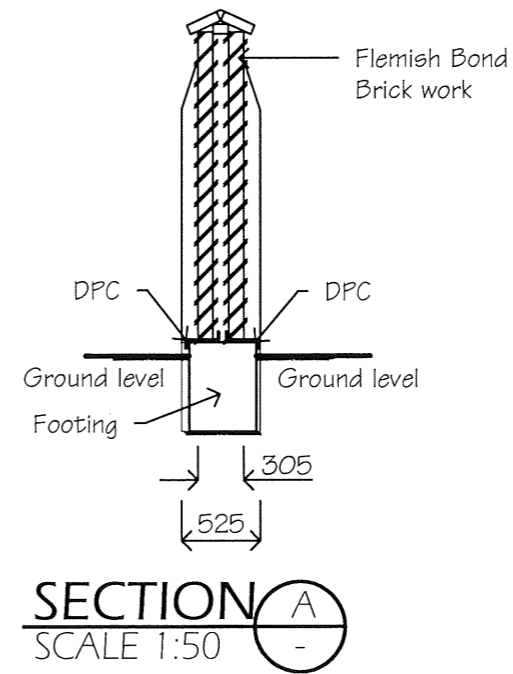


Walled Garden Elevation

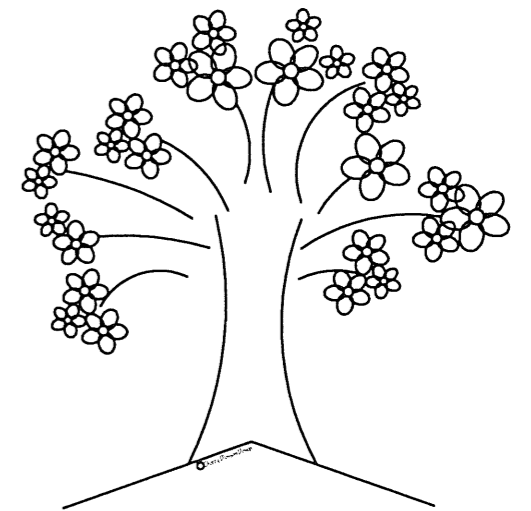


Walled Garden Enlargement

Scale 1:50



SECTION A
SCALE 1:50



Cherry Blossom Design

Planning Drawings No. PA5114-05 of 05

Scale: 1:100

Date: 8th September 2025

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