
Application for Planning

S.57 Land Use Planning and Approvals Act 1993

The following application has been received:

Application No.: **DA2025229**

Location: **4-6 Patrick Street, Ulverstone**

Proposal: **Business and Professional Services -
Medical Centre extension**

Performance Criteria: **Design**

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 **22 October 2025**

Date of Notification: **8 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
LAND USE PLANNING

Received: 26/09/2025
Application No: DA2025229
Doc ID: 532537

Office use only:

Zone:

Permit Pathway – NPR/Permitted/Discretionary

Use or Development Site:

Site Address

4-6 PATRICK STREET, ULVERSTONE

Certificate of
Title Reference

STRATA CORPORATION 168901/0

Land Area

2115m2

Heritage Listed Property

NO



YES



Applicant(s)

First Name(s)

JORDAN

Surname(s)

PATARA

Company name
(if applicable)

TASMANIAN CONSULTING SERVICE

Contact No:

0364249085

Postal Address:

P.O. BOX 1047 DEVONPORT TAS 7310

Email address:

mail@tascon.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)

Middle Names(s)

Surname(s)

Company name (if applicable)

LEVEN MEDICAL SERVICE PTY LTD

Postal Address:

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

MEDICAL CENTRE

Use Class

Office use only

CLASS 5

"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).

THE PROPOSED DEVELOPMENT INVOLVES ENCLOSING THE EXISTING COURTYARD CONNECTING

THE EXISTING BUILDINGS AND ADDING ADDITIONAL CONSULTING ROOMS AND LARGE STAFFROOM

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

\$ 200,000 Estimate Actual

Total floor area of the development42..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 JORDAN PATARA , 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 26/09/25

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 JORDAN PATARA (TASMANIAN CONSULTING SERVICE)
 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 26/09/25

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

 <p>CENTRAL COAST COUNCIL LAND USE <u>PLANNING</u></p>	<p>Received: 26/09/2025</p> <p>Application No: DA2025229</p> <p>Doc ID: 532533</p>
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SEARCH OF TORRENS TITLE

VOLUME 168901	FOLIO 0
EDITION 1	DATE OF ISSUE 22-Dec-2014

SEARCH DATE : 26-Sep-2025

SEARCH TIME : 01.46 PM

DESCRIPTION OF LAND

Town of ULVERSTONE

The Common Property for Strata Scheme [168901](#)

Derivation : Parts of Lots 6 and 7 Sec. D. Gtd. to G.McDonald

Prior CTs [218589/1](#), [92554/3](#) and [92554/14](#)

SCHEDULE 1

STRATA CORPORATION NUMBER [168901](#), 4-6 PATRICK STREET,
ULVERSTONE

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

BENEFITING EASEMENT: Right of Carriageway (appurtenant to the
land formerly comprised in Lots 3 & 14 on D.92554)
over the Right of Way on D.92554

UNREGISTERED DEALINGS AND NOTATIONS

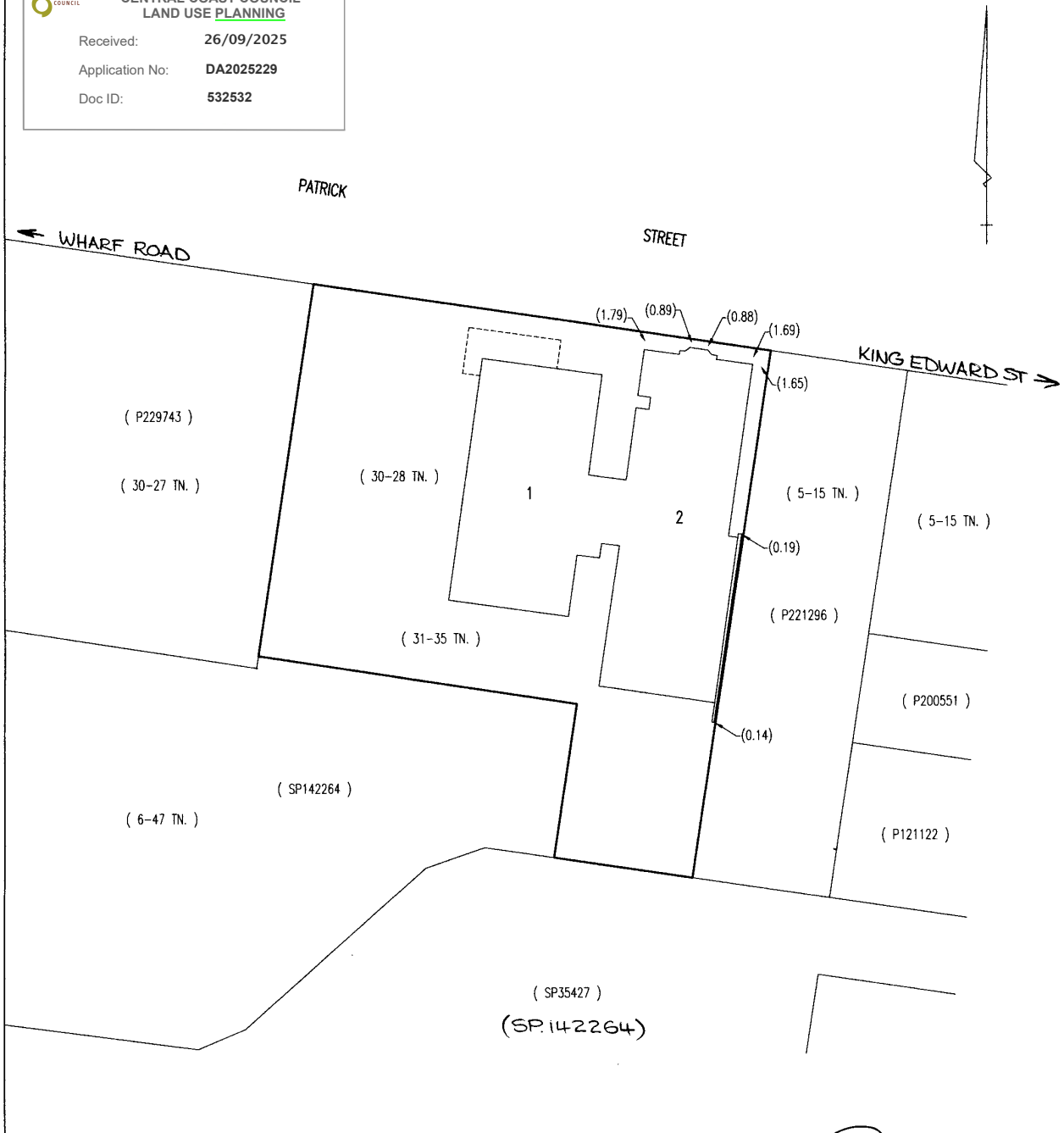
No unregistered dealings or other notations

CITY/TOWN OF ULVERSTONE SUBURB/LOCALITY		STRATA PLAN SHEET 1 OF 3 SHEETS		REGISTERED NUMBER 168901	
FOLIO REFERENCE F/R 218589-1, F/R 92554-3 F/R 92554-14				NAME OF STRATA SCHEME 4-6 PATRICK STREET, ULVERSTONE	
SITE COMPRISES THE WHOLE OF LOT 3 & 14 ON PLAN No. 546 D.92554 & LOT 1 ON PLAN No. P.218589		SCALE 1: 400			
MAPSHEET MUNICIPAL CODE No.104 (4244-43)	LAST UPI No.	LENGTHS IN METRES			

SITE PLAN

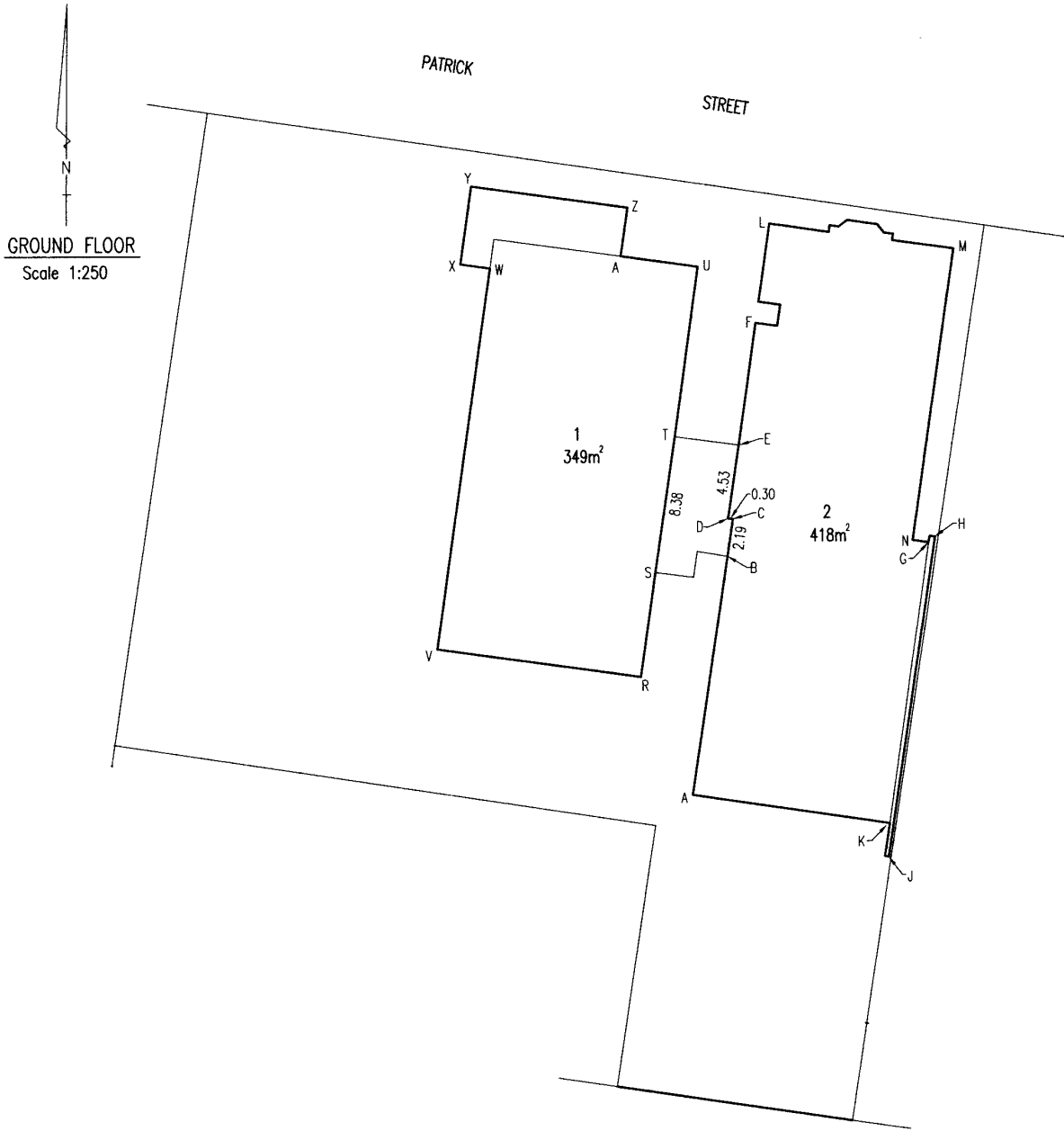
CENTRAL COAST COUNCIL
LAND USE PLANNING

Received: 26/09/2025
Application No: DA2025229
Doc ID: 532532



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>Jan Searson</i> Council Delegate	22/09/2014 Date	<i>Paul Hodgetts</i> Registered Land Surveyor	19/6/14 Date
	STAGED/COMMUNITY DEVELOPMENT. SCHEME No. (IF APPLICABLE)			
LODGED BY MICHELL HODGETTS & ASSOC. P/L (Paul Hodgetts) CANN LEGAL				

<p>STRATA PLAN</p> <p>SHEET 2 OF 3 SHEETS</p>	<p>STRATA TITLES ACT 1998</p> <div style="border: 1px solid black; padding: 2px;"> <p><i>Ann Salmon</i> Council Delegate</p> <p><u>22/09/2014</u> Date</p> </div>	<p>Registered Number</p> <p style="font-size: 24pt;">168901</p>
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All horizontal Lot boundaries are shown by heavy unbroken lines defined by :

- The external face of brick wall AB, GHJKA & SRWXYZAUT
- The external face of timber wall EFLMNG
- Open boundary BC is the prolongation of external face of brick wall AB
- Open boundary CD is perpendicular to AB
- Open boundary DE joins timber wall EF
- Open boundary ST joins end of brick wall RS with brick wall TU

Measurement where boundaries are open

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

Paul Hodge
Registered Land Surveyor

19/6/14
Date



Central Coast Council



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



7-Oct-2025

**4-6 PATRICK STREET,
 ULVERSTONE
 DA2025229**

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.
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20 m

Scale =
1:737.100

**Leven Medical Services Pty Ltd
(Patrick Street Clinic)**

	CENTRAL COAST COUNCIL LAND USE <u>PLANNING</u>
Received:	26/09/2025
Application No:	DA2025229
Doc ID:	532535

**Existing Building Extension-
4-6 Patrick Street, Ulverstone**

**Application for Planning Permit
Supporting Documentation**

Tasmanian Consulting Service Pty Ltd

74 Oldaker Street, Devonport 7310

Document: 9961-w-250502
Revision: 0
Issue Date: 26th September 2025
Author: **Jordan Patara**

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1. Property Details

Property Address	4-6 Patrick Street, Ulverstone
Land Owner/s	Leven Medical Services Pty Ltd
Property ID's	3350153, 3350145
Planning Instrument	Tasmanian Planning Scheme – Central Coast
Zoning	15.0 – General Business
Codes	C2.0 Parking and Sustainable Transport Code
Use Status	Medical Centre



Figure 1: Location Plan – 4-6 Patrick Street, Ulverstone (LIST map, 2025)

2. Proposal

The proposed development involves enclosing the existing courtyard between the two existing buildings increasing the building footprint. The proposed extension will merge parts of the existing building with the extension to include several additional consulting rooms and larger staff room.

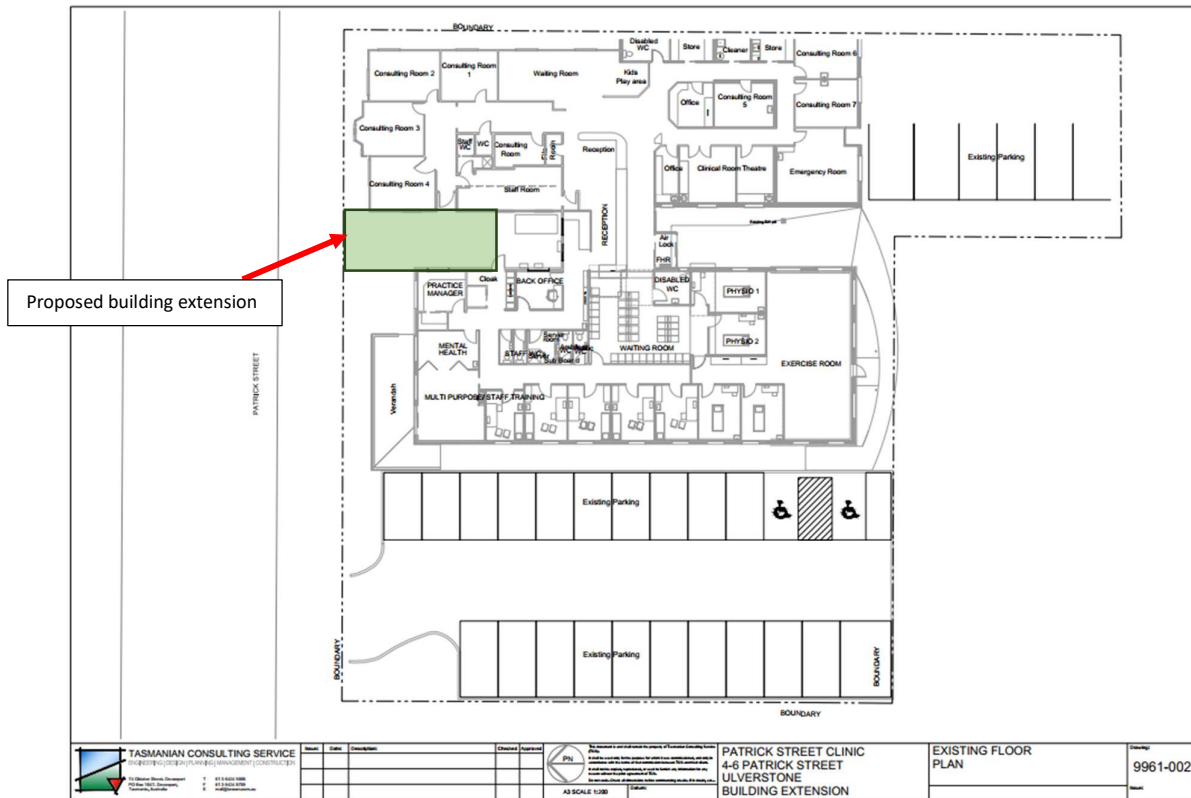


Figure 3 – Proposed Site Plan

Drawing no's 9961-000 to 9961-007 in Appendix 'B' document in more detail the proposed development.

3. Zoning and Use

1. Existing Use

The existing site is located within a General Business zone in Ulverstone and is currently being utilised as a medical centre.

2. Zoning



Figure 2: Zoning identification of the subject land and surrounds (LIST map, 2024)

The proposed works on the site is located between the existing buildings, located on the northern side of the property. There is general residential zoning on the north side of Patrick Street.

4. Planning Scheme Zone Requirements

15.0 General Business Zone

15.1 Zone Purpose

The purpose of the General Business Zone is:

- 15.1.1 To provide for business, retail, administrative, professional, community, and entertainment functions within Tasmania's main suburban and rural centres.
- 15.1.2 To ensure that the type and scale of use and development does not compromise or distort the activity centre hierarchy.
- 15.1.3 To encourage activity at pedestrian levels with active frontages and shop windows offering interest and engagement to shoppers.
- 15.1.4 To encourage Residential and Visitor Accommodation use if it supports the viability of the activity centre and an active street frontage is maintained.

15.3 Use Standards

15.3.1 All uses

Objective:	
That uses do not cause an unreasonable loss of amenity to residential zones.	
Acceptable Solutions	Performance Criteria
A1 Hours of operation of a use, excluding Emergency Services, Natural and Cultural Values Management, Passive Recreation, Residential, Utilities or Visitor Accommodation, on a site within 50m of a General Residential Zone or Inner Residential Zone, must be within the hours of: (a) 7.00am to 9.00pm Monday to Saturday; and (b) 8.00am to 9.00pm Sunday and public holidays.	P1 Hours of operation of a use, excluding Emergency Services, Natural and Cultural Values Management, Passive Recreation, Residential, Utilities or Visitor Accommodation, on a site within 50m of a General Residential Zone or Inner Residential Zone, must not cause an unreasonable loss of amenity to the residential zones having regard to: (a) the timing, duration or extent of vehicle movements; and (b) noise, lighting or other emissions.
Comment: Complies with acceptable solution A1: The proposed development involves an extension to an existing medical practice. This extension relates solely to the physical footprint of the building and has no effect on the existing trading hours, which will remain as follows: 1. Monday to Friday: 8:30am to 5:30pm 2. Weekends and Public Holidays: Closed	

<p>A2</p> <p>External lighting for a use, excluding Natural and Cultural Values Management, Passive Recreation, Residential or Visitor Accommodation, on a site within 50m of a General Residential Zone or Inner Residential Zone, must:</p> <p>(a) not operate within the hours of 11.00pm to 6.00am, excluding any security lighting; and</p> <p>(b) if for security lighting, must be baffled so that direct light does not extend into the adjoining property in those zones.</p>	<p>P2</p> <p>External lighting for a use, excluding Natural and Cultural Values Management, Passive Recreation, Residential or Visitor Accommodation, on a site within 50m of a General Residential Zone or Inner Residential Zone, must not cause an unreasonable loss of amenity to the residential zones, having regard to:</p> <p>(a) the level of illumination and duration of lighting; and</p> <p>(b) the distance to habitable rooms of an adjacent dwelling.</p>
<p>Comment:</p> <p>Complies with acceptable solution A2:</p> <p>The proposed development doesn't intend on adding any additional security lighting outside that which is already installed. An LED light will be installed within the entry porch of localised illumination only.</p>	
<p>A3</p> <p>Commercial vehicle movements and the unloading and loading of commercial vehicles for a use, excluding Emergency Services, Residential or Visitor Accommodation, on a site within 50m of a General Residential Zone or Inner Residential Zone, must be within the hours of:</p> <p>(a) 7.00am to 9.00pm Monday to Saturday; and</p> <p>(b) 8.00am to 9.00pm Sunday and public holidays.</p>	<p>P3</p> <p>Commercial vehicle movements and the unloading and loading of commercial vehicles for a use, excluding Emergency Services, Residential or Visitor Accommodation, on a site within 50m of a General Residential Zone or Inner Residential Zone, must not cause an unreasonable loss of amenity to the residential zones, having regard to:</p> <p>(a) the time and duration of commercial vehicle movements;</p> <p>(b) the number and frequency of commercial vehicle movements;</p> <p>(c) the size of commercial vehicles involved;</p> <p>(d) manoeuvring required by the commercial vehicles, including the amount of reversing and associated warning noise;</p> <p>(e) any noise mitigation measures between the vehicle movement areas and the residential zone; and</p> <p>(f) potential conflicts with other traffic.</p>

Comment:

Complies with acceptable solution A3:

With no proposed changes to the existing trading hours listed below:

1. Monday to Friday: 8:30am to 5:30pm
2. Weekends and Public Holidays: Closed

commercial vehicle movements will remain consistent with current operating procedures, well within the allowable time frames stated above.

15.4 Development Standards for Buildings and Works

15.4.1 Building height

Objective	
That building height: (a) is compatible with the streetscape; and (b) does not cause an unreasonable loss of amenity to adjoining residential zones.	
Acceptable Solutions	Performance Criteria
A1 Building height must be not more than 12m.	P1 Building height must be compatible with the streetscape and character of development existing on established properties in the area, having regard to: (a) the topography of the site; (b) the height, bulk and form of existing buildings on the site and adjacent properties; (c) the bulk and form of existing buildings; (d) the apparent height when viewed from the adjoining road and public places; and (e) any overshadowing of public places.
Comment:	
Complies with acceptable solution A1: The proposed extension has a maximum building height of 3.2m, remaining lower than the existing buildings to which the proposed extension is adjoined.	

15.4.2 Setbacks

Objective	
<p>That building setback:</p> <ul style="list-style-type: none"> (a) is compatible with the streetscape; (b) does not cause an unreasonable loss of residential amenity to adjoining residential zones; and (c) minimises opportunities for crime and anti-social behaviour through setback of buildings. 	
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Buildings must be:</p> <ul style="list-style-type: none"> 1. built to the frontage at ground level; or 2. have a setback of not more or less than the maximum and minimum setbacks of the buildings on adjoining properties. 	<p>P1</p> <p>Buildings must have a setback from a frontage that is compatible with the streetscape and minimises opportunities for crime and anti-social behaviour, having regard to:</p> <ul style="list-style-type: none"> (a) providing small variations in building alignment to break up long façades; (b) providing variations in building alignment appropriate to provide a forecourt or space for public use, such as outdoor dining or landscaping; (c) the avoidance of concealment spaces; (d) the ability to achieve passive surveillance; and (e) the availability of lighting.
<p>Comment:</p> <p>Complies with acceptable solution A1:</p> <p>The proposed enclosure is situated between two existing buildings and will not extend beyond their current setbacks, thereby maintaining the established visual character of the streetscape.</p>	
<p>A2</p> <p>Building must have a setback from an adjoining property within a General Residential Zone or Inner Residential Zone of not less than:</p> <ul style="list-style-type: none"> 1. 5m; or 2. half the wall height of the building, whichever is the greater. 	<p>P2</p> <p>Buildings must be sited to not cause an unreasonable loss of residential amenity to adjoining properties within a General Residential Zone or Inner Residential Zone, having regard to:</p> <ul style="list-style-type: none"> (a) overshadowing and reduction in sunlight to habitable rooms and private open space of dwellings; (b) overlooking and reduction of privacy to the adjoining property; or (c) visual impacts caused by the apparent scale, bulk or proportions of the building when viewed from the adjoining property.

Comment:

Complies with acceptable solution A2:

As there are no shared boundaries with adjoining properties in a General Residential or Inner Residential Zone, the minimum setback requirements are satisfied

A3

Air extraction, pumping, refrigeration systems or compressors must be separated a distance of not less than 10m from a General Residential Zone or Inner Residential Zone.¹

P3

Air conditioning, air extraction, pumping, heating or refrigeration systems or compressors within 10m of a General Residential Zone or Inner Residential Zone, must be designed, located, baffled or insulated to not cause an unreasonable loss of amenity to the adjoining residential zones, having regard to:

- (a) the characteristics and frequency of emissions generated;
- (b) the nature of the proposed use;
- (c) the topography of the site and location of the sensitive use; and
- (d) any proposed mitigation measures.

Comment:

Complies with acceptable solution A3:

The property boundary is 10m from the general residential zone boundary to the north and hence any external air extraction units on the property will comply with this requirement.

15.4.3 Design

Objective:	
That building façades promote and maintain high levels of pedestrian interaction, amenity, and safety and are compatible with the streetscape.	
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>New buildings must be designed to satisfy all of the following:</p> <ul style="list-style-type: none"> (a) mechanical plant and other service infrastructure, such as heat pumps, air conditioning units, switchboards, hot water units and the like, must be screened from the street and other public places; (b) roof-top mechanical plant and service infrastructure, including lift structures, must be contained within the roof; (c) not include security shutters or grilles over windows or doors on a façade facing the frontage or other public places; and (d) provide external lighting to illuminate external vehicle parking areas and pathways. 	<p>P1</p> <p>New buildings must be designed to be compatible with the streetscape, having regard to:</p> <ul style="list-style-type: none"> (a) minimising the visual impact of mechanical plant and other service infrastructure, such as heat pumps, air conditioning units, switchboards, hot water units and the like, when viewed from the street or other public places; (b) minimising the visual impact of security shutters or grilles and roof-top service infrastructure, including lift structures; and (c) providing suitable lighting to vehicle parking areas and pathways for the safety and security of users.
<p>Comment:</p> <p>Complies with acceptable solution P1:</p> <p>The proposed extension complies with Clause 15.4.3 P1. The design does not include any security shutters or grilles on public-facing facades. No additional external lighting required with existing parking areas and pathways to remain as is with current lighting. There will be a roof mounted HVAC unit position of the new low section of roof with shielding from the frontage provided by the higher pitched roof at the front.</p>	

<p>A2</p> <p>New buildings or alterations to an existing façade must be designed to satisfy all of the following:</p> <ul style="list-style-type: none"> (a) provide a pedestrian entrance to the building that is visible from the road or publicly accessible areas of the site; (b) if for a ground floor level façade facing a frontage: <ul style="list-style-type: none"> (i) have not less than 40% of the total surface area consisting of windows or doorways; or (ii) not reduce the surface area of windows or doorways of an existing building, if the surface area is already less than 40%; (c) if for a ground floor level façade facing a frontage must: <ul style="list-style-type: none"> (i) not include a single length of blank wall greater than 30% of the length of façade on that frontage; or (ii) not increase the length of an existing blank wall, if already greater than 30% of the length of the façade on that frontage; and (iii) provide awnings over a public footpath if existing on the site or on adjoining properties 	<p>P2</p> <p>New buildings or alterations to an existing façade must be designed to be compatible with the streetscape, having regard to:</p> <ul style="list-style-type: none"> (a) how the main pedestrian access to the building addresses the street or other public places; (b) windows on the façade facing the frontage for visual interest and passive surveillance of public spaces; (c) architectural detail or public art on large expanses of blank walls on the façade facing the frontage and other public spaces so as to contribute positively to the streetscape and public spaces; (d) installing security shutters or grilles over windows or doors on a façade facing the frontage or other public spaces only if essential for the security of the premises and any other alternatives are not practical; and (e) the need for provision of awnings over a public footpath.
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Comment:

Complies with acceptable solution A2:

The proposed design maintains the existing level of accessibility, with clearly visible pedestrian entrances from the street. The alteration reduces the amount of blank wall on the frontage, thereby improving proportional requirements for windows and doorways. As there are no awnings currently on the site or adjoining properties, awning installation is not required.

5. Planning Scheme Code Requirements



Figure 4: Code overlay of the subject land and surround (LIST map, 2025)

C1.0 Signs Code	N/A
C2.0 Parking and Sustainable Transport Code	Applicable – refer to the planning compliance assessment below.
C3.0 Road and Railway Assets Code	N/A
C4.0 Electricity Transmission Infrastructure Code	N/A
C5.0 Telecommunications Code	N/A
C6.0 Local Historic Heritage Code	N/A
C7.0 Natural Assets Code	N/A
C8.0 Scenic Protection Code	N/A
C9.0 Attenuation Code	N/A
C10.0 Coastal Erosion Hazard Code	N/A
C11.0 Coastal Inundation Hazards Code	N/A
C12.0 Flood-prone Areas Code	N/A
C13.0 Bushfire-prone Areas Code	N/A
C14.0 Potentially Contaminated Land Code	N/A
C15.0 Landslip Hazard Code	N/A
C16.0 Safeguarding Airports Code	N/A

C2.0 Parking and Sustainable Transport Code

C2.1 Code Purpose

The purpose of the Parking and Sustainable Transport Code is:

- C2.1.1 To ensure that an appropriate level of parking facilities is provided to service use and development. C2.1.2 To ensure that cycling, walking and public transport are encouraged as a means of transport in urban areas.
- C2.1.3 To ensure that access for pedestrians, vehicles and cyclists is safe and adequate.
- C2.1.4 To ensure that parking does not cause an unreasonable loss of amenity to the surrounding area. C2.1.5 To ensure that parking spaces and accesses meet appropriate standards.
- C2.1.6 To provide for parking precincts and pedestrian priority streets.

C2.2 Application of this Code

- C2.2.1 Unless stated otherwise in a particular purpose zone, or sub-clause C2.2.2, C2.2.3 or C2.2.4, this code applies to all use and development.
- C2.2.2 Clause C2.5.3 only applies to use and development in the following Use Classes: (a) Business and Professional Services;
- C2.2.4 Clause C2.5.5 only applies to use and development in the following Use Classes: (a) Business and Professional Services;

C2.5 Use Standards

C2.5.1 Car parking numbers

Objective:	
That an appropriate level of car parking spaces are provided to meet the needs of the use.	
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>The number of on-site car parking spaces must be no less than the number specified in Table C2.1, excluding if:</p> <ul style="list-style-type: none"> (a) the site is subject to a parking plan for the area adopted by council, in which case parking provision (spaces or cash-in-lieu) must be in accordance with that plan; (b) the site is contained within a parking precinct plan and subject to Clause C2.7; (c) the site is subject to Clause C2.5.5; or (d) it relates to an intensification of an existing use or development or a change of use where: <ul style="list-style-type: none"> (i) the number of on-site car parking spaces for the existing use or development specified in Table C2.1 is greater than the number of car parking spaces specified in Table C2.1 for the proposed use or development, in which case no additional on-site car parking is required; or (ii) the number of on-site car parking spaces for the existing use or development 	<p>P1.1</p> <p>The number of on-site car parking spaces for uses, excluding dwellings, must meet the reasonable needs of the use, having regard to:</p> <ul style="list-style-type: none"> (a) the availability of off-street public car parking spaces within reasonable walking distance of the site; (b) the ability of multiple users to share spaces because of: <ul style="list-style-type: none"> (i) variations in car parking demand over time; or (ii) efficiencies gained by consolidation of car parking spaces; (c) the availability and frequency of public transport within reasonable walking distance of the site; (d) the availability and frequency of other transport alternatives; (e) any site constraints such as existing buildings, slope, drainage, vegetation and landscaping; (f) the availability, accessibility and safety of on-street parking, having regard to the nature of the use, traffic management and other users in the area.
<p>Comment:</p> <p>Complies with Performance Criteria P1:</p> <p>The proposed development will retain the existing provision of 29 on-site car parking spaces, which is considered appropriate given the constraints of the site. The established medical centre has consistently demonstrated that its parking needs are adequately met through a combination of on-site spaces and surrounding infrastructure. Supporting this are:</p> <p>Approximately 150 public car parking spaces located within reasonable walking distance to the rear of the property with additional on-street parking available along Patrick Street.</p> <p>The site's proximity to public transport, reducing reliance on private vehicles, Accessibility for ride-share services, enabling convenient drop-off and pick-up options</p>	

C2.5.2 Bicycle parking numbers

Objective:	
That an appropriate level of bicycle parking spaces are provided to meet the needs of the use.	
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Bicycle parking spaces must:</p> <ul style="list-style-type: none"> (a) be provided on the site or within 50m of the site; and (b) be no less than the number specified in Table C2.1. 	<p>P1</p> <p>Bicycle parking spaces must be provided to meet the reasonable needs of the use, having regard to:</p> <ul style="list-style-type: none"> (a) the likely number of users of the site and their opportunities and likely need to travel by bicycle; and (b) the availability and accessibility of existing and any planned parking facilities for bicycles in the surrounding area.
<p>Comment:</p> <p>Complies Acceptable Solutions P1:</p> <p>While the Acceptable Solution A1 specifies a minimum number of bicycle parking spaces, the nature of the facility—as a general practice clinic—means that the majority of patients are likely to be unwell, injured, or otherwise physically limited, and therefore not expected to arrive by bicycle. As such, strict compliance with the bicycle parking rates outlined in A1 would be impractical and unnecessary in this context. The proposal satisfies P1 by providing for an appropriate level of bicycle parking relative to the actual demand generated by the clinic’s clientele.</p>	

C2.5.3 Motorcycle parking numbers

Objective:	
That the appropriate level of motorcycle parking is provided to meet the needs of the use.	
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>The number of on-site motorcycle parking spaces for all uses must:</p> <ul style="list-style-type: none"> (a) be no less than the number specified in Table C2.4; and (b) if an existing use or development is extended or intensified, the number of on-site motorcycle parking spaces must be based on the proposed extension or intensification, provided the existing number of motorcycle parking spaces is maintained. 	<p>P1</p> <p>Motorcycle parking spaces for all uses must be provided to meet the reasonable needs of the use, having regard to:</p> <ul style="list-style-type: none"> (a) the nature of the proposed use and development; (b) the topography of the site; (c) the location of existing buildings on the site; (d) any constraints imposed by existing development; and (e) the availability and accessibility of motorcycle parking spaces on the street or in the surrounding area.
<p>Comment:</p> <p>Complies Acceptable Solutions A1:</p> <p>Due existing site constraints stated above, additional parking is unattainable with existing onsite parking remaining as is. Though based on minimum requirements stated in table C2.4, the existing parking complies with 1 motorcycle park available</p>	

Appendixes

Appendix	Date
A – Certificates of Title	-
B – Drawing set, 9961-000_006 P1	25 th September, 2025

Received: 26/09/2025
 Application No: DA2025229
 Doc ID: 532534

LEVEN MEDICAL SERVICES PTY LTD PATRIC STREET CLINIC BUILDING EXTENSION 4-6 PATRICK STREET, ULVERSTONE

DRAWING NUMBER	DRAWING DESCRIPTION	ISSUE P1	ISSUE -	ISSUE -
9961-000	COVER PAGE & DRAWING SCHEDULE	25-09-25		
9961-001	LOCATION; PLAN	25-09-25		
9961-002	EXISTING FLOOR; PLAN	25-09-25		
9961-003	DEMOLITION; PLAN	25-09-25		
9961-004	PROPOSED FLOOR; PLAN	25-09-25		
9961-005	SECTIONS; SHEET 1	25-09-25		
9961-006	SECTIONS; SHEET 2	25-09-25		
9961-007	NORTHERN ELEVATION	25-09-25		

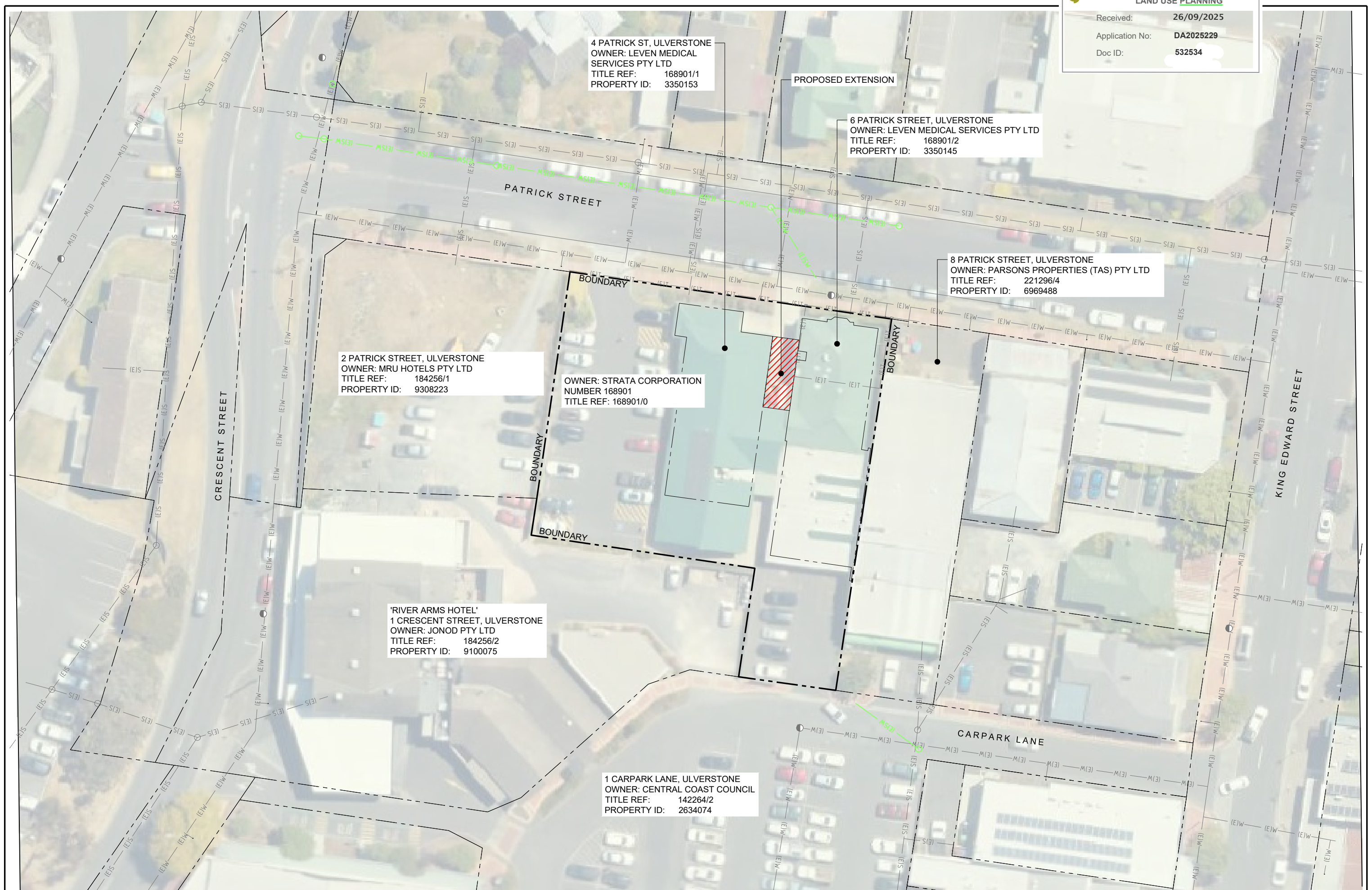
Issue:	Date:	Description:	Checked	Approved
P1	25-09-25	ISSUED FOR PLANNING PERMIT	L.N.T	L.R.B.

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 Datum:

**PATRICK STREET CLINIC
 4-6 PATRICK STREET
 ULVERSTONE
 BUILDING EXTENSION**

**COVER PAGE AND
 DRAWING SCHEDULE**
 NOT FOR CONSTRUCTION

Drawing:
9961-000
 Issue: P1



4 PATRICK ST, ULVERSTONE
 OWNER: LEVEN MEDICAL SERVICES PTY LTD
 TITLE REF: 168901/1
 PROPERTY ID: 3350153

PROPOSED EXTENSION

6 PATRICK STREET, ULVERSTONE
 OWNER: LEVEN MEDICAL SERVICES PTY LTD
 TITLE REF: 168901/2
 PROPERTY ID: 3350145

8 PATRICK STREET, ULVERSTONE
 OWNER: PARSONS PROPERTIES (TAS) PTY LTD
 TITLE REF: 221296/4
 PROPERTY ID: 6969488

2 PATRICK STREET, ULVERSTONE
 OWNER: MRU HOTELS PTY LTD
 TITLE REF: 184256/1
 PROPERTY ID: 9308223

OWNER: STRATA CORPORATION
 NUMBER 168901
 TITLE REF: 168901/0

'RIVER ARMS HOTEL'
 1 CRESCENT STREET, ULVERSTONE
 OWNER: JONOD PTY LTD
 TITLE REF: 184256/2
 PROPERTY ID: 9100075

1 CARPARK LANE, ULVERSTONE
 OWNER: CENTRAL COAST COUNCIL
 TITLE REF: 142264/2
 PROPERTY ID: 2634074

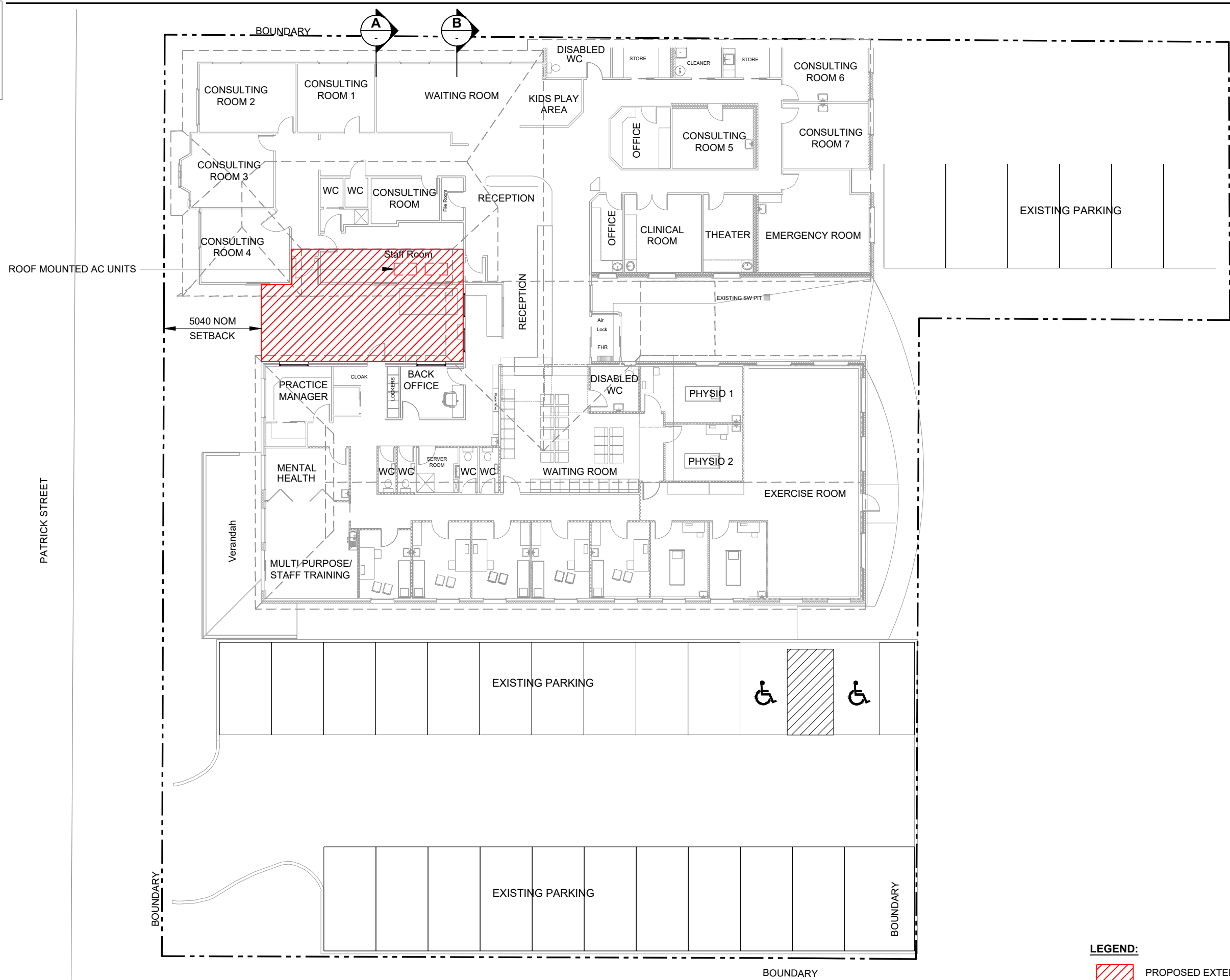
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P1	25-09-25	ISSUED FOR PLANNING PERMIT	L.N.T	L.R.B.


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 A3 SCALE 1:500 Datum:

PATRICK STREET CLINIC
4-6 PATRICK STREET
ULVERSTONE
BUILDING EXTENSION


LOCATION PLAN
NOT FOR CONSTRUCTION

Drawing: **9961-001**
 Issue: **P1**



LEGEND:
 PROPOSED EXTENSION SITE

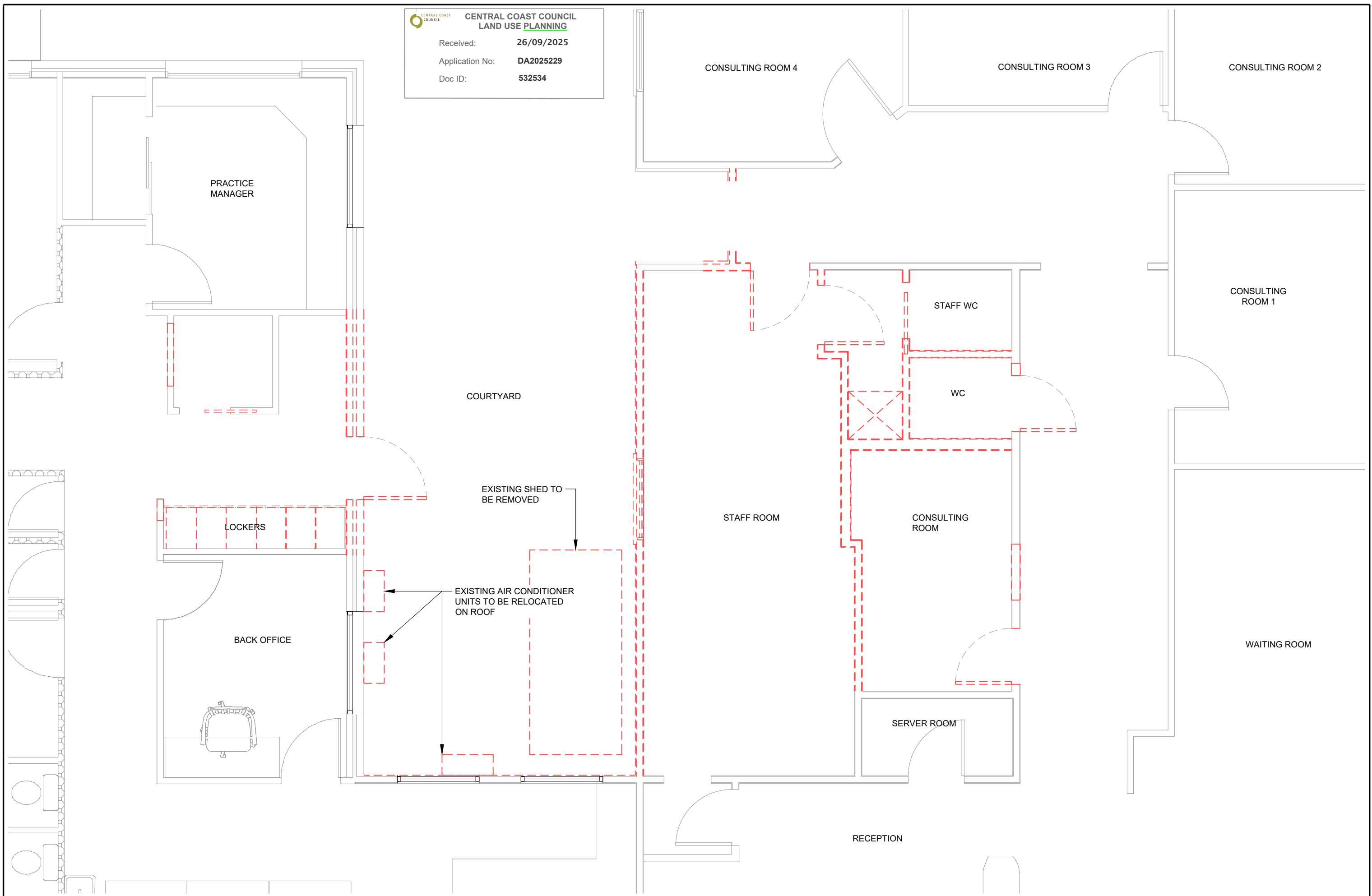
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CENTRAL COAST COUNCIL
CENTRAL COAST COUNCIL
LAND USE PLANNING

Received: 26/09/2025
 Application No: DA2025229
 Doc ID: 532534



TASMANIAN CONSULTING SERVICE
 ENGINEERING | DESIGN | PLANNING | MANAGEMENT | CONSTRUCTION

74 Oldaker Street, Devonport
 PO Box 1047, Devonport,
 Tasmania, Australia

T 61 3 6424 9085
 F 61 3 6424 5709
 E mail@tascon.com.au

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P1	25-09-25	ISSUED FOR PLANNING PERMIT	L.N.T	L.R.B.

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P N

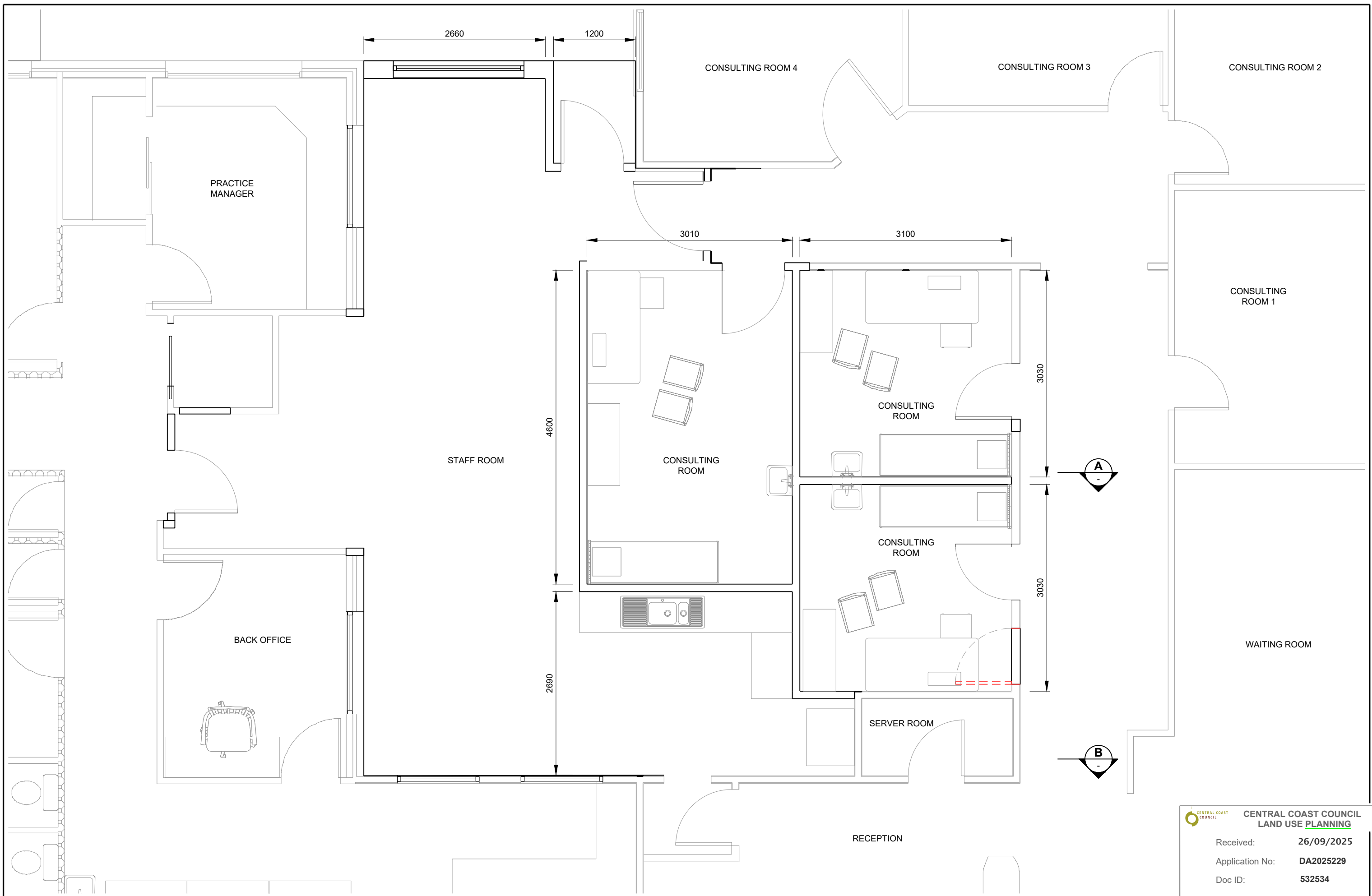
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PATRICK STREET CLINIC
4-6 PATRICK STREET
ULVERSTONE
BUILDING EXTENSION

DEMOLITION PLAN

NOT FOR CONSTRUCTION


Drawing: **9961-003**
 Issue: **P1**




CENTRAL COAST COUNCIL
LAND USE PLANNING
 Received: **26/09/2025**
 Application No: **DA2025229**
 Doc ID: **532534**


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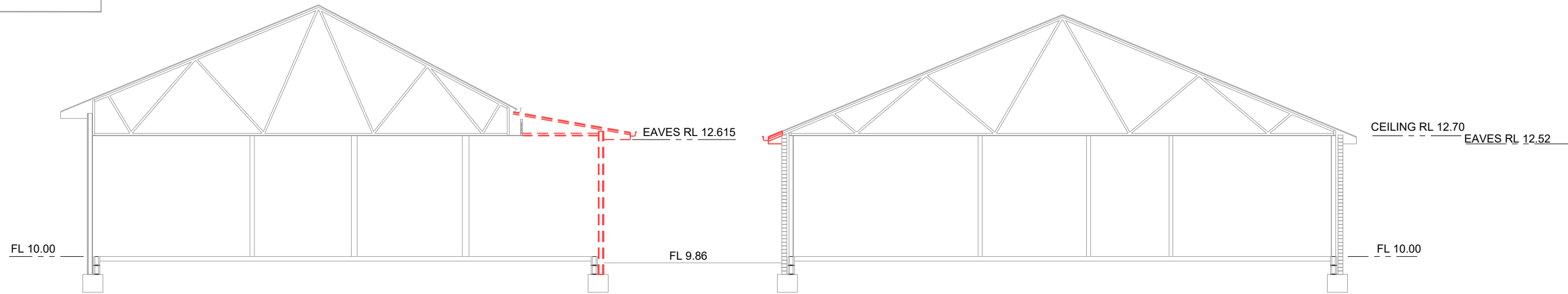
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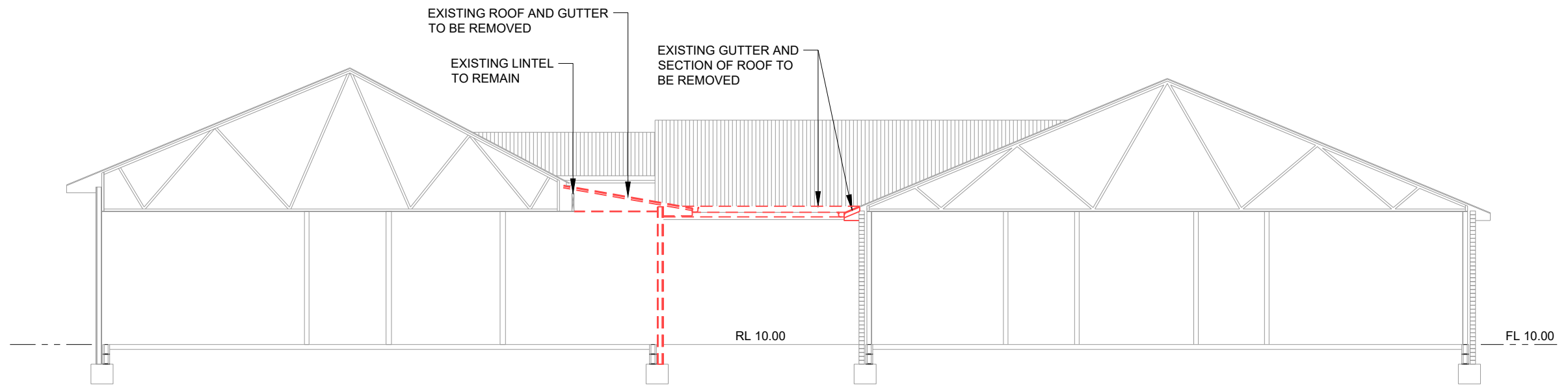
PATRICK STREET CLINIC
4-6 PATRICK STREET
ULVERSTONE
BUILDING EXTENSION

PROPOSED FLOOR PLAN
NOT FOR CONSTRUCTION

Drawing: **9961-004**
 Issue: **P1**



SECTION A
 SCALE 1:100



SECTION B
 SCALE 1:100

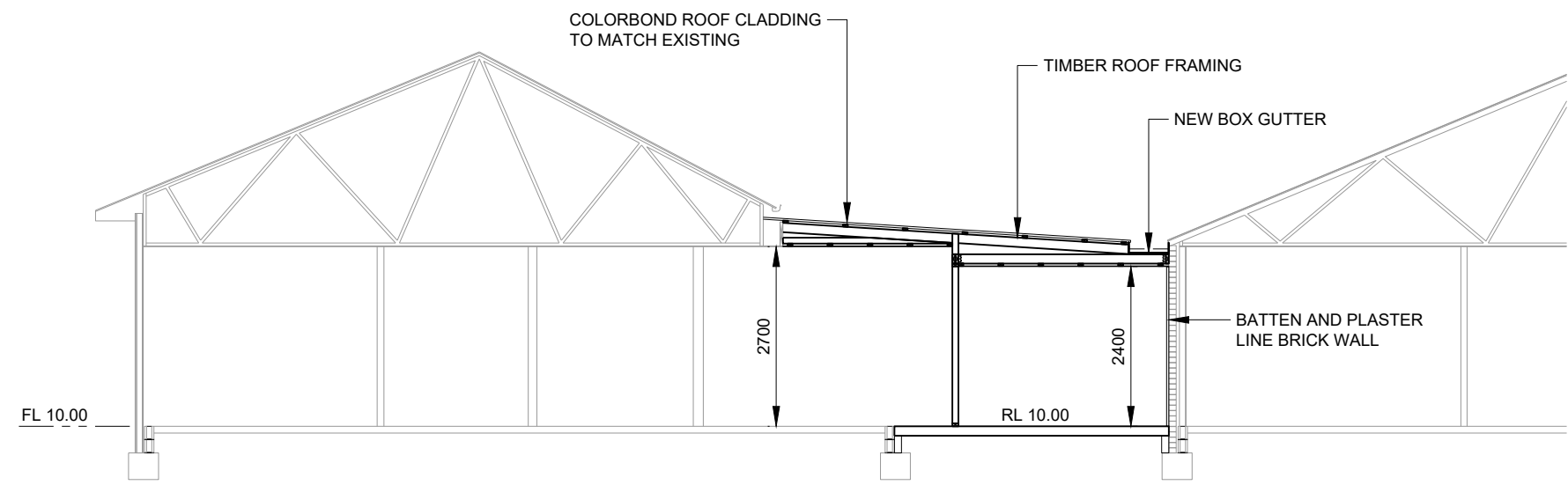
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PATRICK STREET CLINIC
4-6 PATRICK STREET
ULVERSTONE
BUILDING EXTENSION

SECTIONS (DEMOLITION)
SHEET 1
NOT FOR CONSTRUCTION

Drawing: **9961-005**
 Issue: P1



TYPICAL SECTION
 SCALE 1:100

Issue:	Date:	Description:	Checked	Approved
P1	25-09-25	ISSUED FOR PLANNING PERMIT	L.N.T	L.R.B.

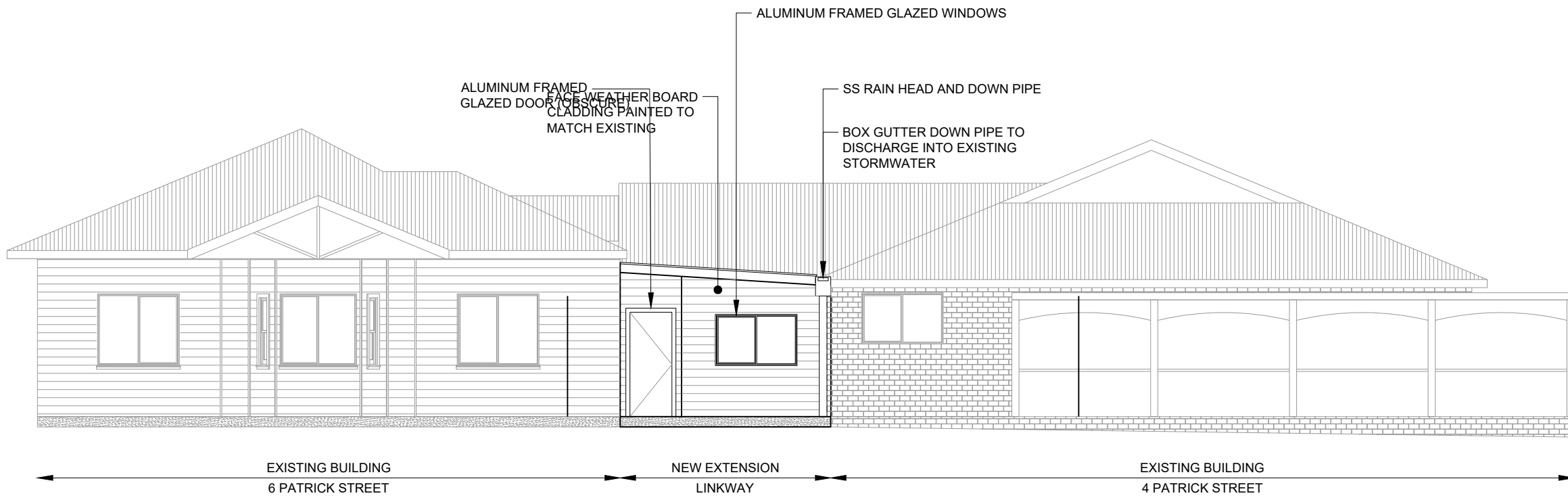
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A3 SCALE 1:100

Datum:

NOTES:

1. PROPOSED DEVELOPMENT TO DISCHARGE INTO EXISTING STORM WATER LINE. (NO INCREASE TO STORM WATER DISCHARGE WITH EXISTING PAVED FLOOR AREA ACCOUNTED FOR IN CURRENT STORM WATER MANAGEMENT)



NORTHERN ELEVATION
SCALE 1:100

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PATRICK STREET CLINIC
4-6 PATRICK STREET
ULVERSTONE
BUILDING EXTENSION

NORTHERN ELEVATION
 NOT FOR CONSTRUCTION

Drawing: **9961-007**
 Issue: **P1**