
Application for Planning

S.57 Land Use Planning and Approvals Act 1993

The following application has been received:

Application No.: **DA2025273**

Location: **34 Susan Street, Turners Beach**

Proposal: **Residential - garage and second access**

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 2 March 2026

Date of Notification: **14 February 2026**

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: 10 NOV 2025

Application No:

Doc. ID:

Permit Pathway – NPR/Permitted/Discretionary

Office use only: Zone:

Use or Development Site:

Site Address

34 Susan Street Rosecottage
Turners Beach 7315

Certificate of
Title Reference

52846/11

Land Area

617m².

Heritage Listed Property

NO



YES



Applicant(s)

First Name(s)

Darlene

Surname(s)

Jacques

Company name
(if applicable)

Contact No:

0402865864

Postal Address:

34 Susan Street
Turners Beach 7315

Email address:

jacques@aapt.net.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)

Darlene
Gregory

Middle Names(s)

Bruce

Surname(s)

Jacques
Jacques

Company name (if applicable)

Postal Address:

34 Susan st
Turners Beach

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 Garage + 2nd Driveway

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 Garage 6m x 6m ^{3m Eave height with Concrete Floor.} ~~with~~ 2

2nd Drive way Left side of land to access

Garage. Due to Parking 2 Work Vans on side of Road overnight ~ Weekends.

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

\$ 30,000 Estimate/ Actual

Total floor area of the development 36.00m²

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 Dorlene Ja, 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 Darlene Jacques
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  Greg Jacques. Date 5-11-2025


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

RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

SEARCH OF TORRENS TITLE

	CENTRAL COAST COUNCIL LAND USE PLANNING
Received:	09/02/2026
Application No:	DA2025273
Doc ID:	544549

VOLUME	FOLIO
52846	11
EDITION	DATE OF ISSUE
7	04-Oct-2025

SEARCH DATE : 06-Feb-2026

SEARCH TIME : 11.20 am

DESCRIPTION OF LAND

Town of TURNERS BEACH

Lot 11 on Sealed Plan 52846

Derivation : Part of Lots 1 and 2 (Section F.f) Gtd to W Jones
Prior CT 4859/10

SCHEDULE 1

N276568 TRANSFER to GREGORY BRUCE JACQUES and DARLENE JACQUES
Registered 04-Oct-2025 at 12.01 pm

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

SP 52846 EASEMENTS in Schedule of Easements

SP 52846 COVENANTS in Schedule of Easements

SP 52846 FENCING PROVISION in Schedule of Easements

E430908 MORTGAGE to B&E Ltd Registered 04-Oct-2025 at 12.02
pm

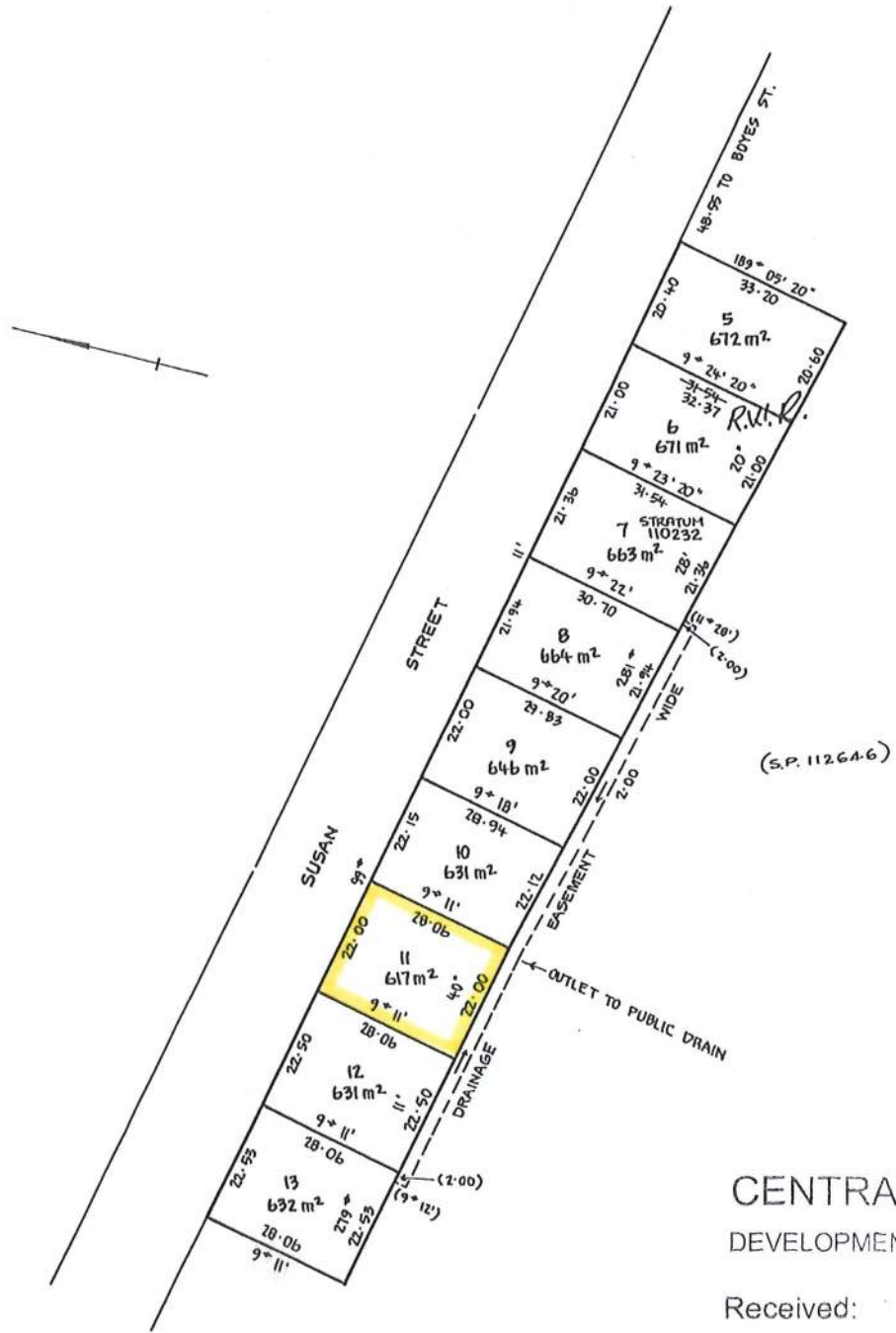
UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

EARLY ISSUE

Owner: KILGO INVESTMENTS P/L	PLAN OF SURVEY by Surveyor Robert W. Ranson of land situated in the TOWN OF TURNERS BEACH (SEC. FF) SCALE 1: 750 MEASUREMENTS IN METRES	Registered Number: SP52846
Title Reference: C.T. 3419/20		Approved Effective from: 14 FEB 1990
Granted: PART OF LOTS 1 & 2 (SEC FF) W JONES		<i>Michael Jones</i> Recorder of Titles

TASMANIAN MUNICIPAL DISTRICT NO. 63	LAST TMAP DISTRICT NO. 51	LAST SURVEY PLAN NO.
ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERRED TO THIS PLAN		



CENTRAL COAST COUNCIL
DEVELOPMENT & REGULATORY SERVICES

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SCHEDULE OF EASEMENTS

PLAN NO.

SP52846

NOTE:—The Town Clerk or Council Clerk must sign the certificate on the back page for the purpose of identification.

The Schedule must be signed by the owners and mortgagees of the land affected. Signatures should be attested.

EASEMENTS AND PROFITS

Each lot on the plan is together with:—

- (1) such rights of drainage over the drainage easements shewn 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 à prendre described hereunder.

Each lot on the plan is subject to:—

- (1) such rights of drainage over the drainage easements shewn 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 à prendre described hereunder.

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

FENCING PROVISION

The Vendor KILGO INVESTMENTS PTY. LTD. should not be required to fence.

COVENANT:

The owners of each lot on the said plan covenant with KILGO INVESTMENTS PTY. LTD and the owner or owners for the time being of every lot shown on the plan to the extent that the burden of these covenants may run with and bind the covenantors' lot and every part thereof and that the benefit thereof shall be annexed to and devolved with each and every part of every lot to observe the following stipulations:

- (a) Not to use in the construction of any dwellings or buildings on any lot or part thereof second hand building materials.
- (b) Not to relocate onto any lot or part thereof any relocatable dwelling or building.

The Common Seal of KILGO INVESTMENTS PTY. LTD as the registered proprietor of the land in C/T 3419 Pol 20 was hereunto affixed in the presence of



DIRECTOR



SECRETARY



CENTRAL COAST COUNCIL

DEVELOPMENT & REGULATORY SERVICES

Received: 11 NOV 2025

Application No:

Doc. Id:



Central Coast Council



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



12-Feb-2026

**34 SUSAN STREET,
 TURNERS BEACH
 DA2025273**

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

Application Number DA2025273.

Second access to 34 Susan St Turners Beach.

- 1) We have 4 Vehicles - 2 Personnel + 2 Work Vans that we Park on the Road Overnight + Weekends.
- 2) The Coastal Pathway is opposite our Property and I have noticed since the Esplanade has been updated with Speed humps Susan Street is being used as a access to house's also it's a bus Route + with our Van's Parked on side of Road its getting quite dangerous for Our Neighbours (elderly Reversing out of there driveway for Seeing on Coming Traffic coming up the right hand side, (32 Susan Street))
- 3) Also cyclists are using the Road instead of the Coastal Pathway Track So by having our 2 Van's Parked on the Street it Causing a blind spot for our Neighbours. (32 Susan st.)
- 4) When we have visitors they Park on Street as we haven't enough Parking down existing drive way. So making it hard for both Traffic each way especially the Bus.

Client Details:

Contact Name
Darlene Jacques
Company Name

Site Address
**Rose Cottage
34 Susan St 7315**
Email **jacquesy@aapt.net.au**
Phone **0402 865 864 / 0402 865 864**

Quote No: #10679Q1
Issue Date: **15/10/2025**
Salesman: **Ben Lommerse**

DBS Sheds
BN 60 625 147 953
c No.

Client Name **Darlene Jacques**
Site Address **Rose Cottage, 34 Susan St 7315**
Postal Address **34 Susan St, Turners Beach TAS 7315**

Contact Name **Darlene Jacques**
Phone **0402 865 864 / 0402 865 864**
Email **jacquesy@aapt.net.au**

CENTRAL COAST COUNCIL
DEVELOPMENT & REGULATORY SERVICES

Proposal for Darlene Jacques
6m x 6m Gable

Received: **10 NOV 2025**

Application No:
Doc. ID:



DBS Sheds recommends the Installation be carried out by licensed shed erectors and / or builders.

- 1) DBS Sheds reserves the right to amend this contract due to price rises, errors and/or omissions
- 2) All shed(s) / materials remain the property of DBS Sheds until payment has been made in full
- 3) 1.0% surcharge applies for all credit card transactions
- 4) DBS Sheds uses electronic communications
- 5) Final Payment to be made 5 days prior to delivery date for Site Deliveries

CONTACT
03 6424 6664

ADDRESS
35 Elizabeth St



DBS Sheds
BN 60 625 147 953
c No.

Proposal is valid until 14 Nov 2025

Quotation

Client Details:

Contact Name
Darlene Jacques
Company Name

Site Address
**Rose Cottage
34 Susan St 7315**
Email **jacquesy@aapt.net.au**
Phone **0402 865 864 / 0402 865 864**

Quote No: #10679Q1
Issue Date: **15/10/2025**
Salesman: **Ben Lommerse**

Design Details

Building Description: Gable

Floor Area: 36.00m²

Wall Configuration: As per drawings

Main Building

Span (width):	6m	Roof Type:	10deg Pitch Gable
Length:	6m	Bay Spacings:	2 x 2.9m bays
Eave Height:	3m		

Footing Details

Hold Down Bolts: Screw Down

Footings Based on A,S or M soil type

Cladding Details

Roof Cladding: Colorbond Trimclad 0.42 BMT
Wall Cladding: Trimclad 0.42BMT Colorbond

Gutter: Quad Slotted
Down Pipes: PVC 90 mm X 6m

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CONTACT
03 6424 6664

ADDRESS
35 Elizabeth St



DBS Sheds
 BN 60 625 147 953
 c No.

Client Details:

Contact Name
Darlene Jacques
 Company Name

Site Address
Rose Cottage
34 Susan St 7315
 Email **jacquesy@aapt.net.au**
 Phone **0402 865 864 / 0402 865 864**

Quotation

Quote No: #10679Q1
 Issue Date: **15/10/2025**
 Salesman: **Ben Lommerse**

Kit Inclusions

Doors & Windows

Roller Doors	2x 2400w x 2400h Centurion Roller Door Series A	PA Doors	1x 820w x 2040h Larnec Deluxe PA Door 820mm wide
Roller Door Motor	None	Windows	1x 1270w x 790h AMIA Glass Window 790 x 1274

Insulation

Safety Mesh	No	Wall Insulation	No
Roof Insulation	No		

Additional Inclusions

Whirly Birds	No	Vermin Seal	No
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Colour Scheme

Roof	Walls	Corner Cap	Barge Cap	Gutters	Windows	PA Doors	Roller Doors
Monument	Monument	Monument	Monument	Monument	Monument	Monument	Monument

Additional Information

Delivery Included (based on a Clear Level Accessible site)
Unloading of Kit by DBS Sheds
Structural Engineering Included

Quote Subject to Engineer and Management Approval
Colours are Indicative for Quoting Purposes Only

Kit Summary

Total Shed Kit Price inc GST \$13,030.00

Progress Payment Summary

Deposit	\$2,606.00
Before Delivery	\$10,424.00

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03 6424 6664

ADDRESS
35 Elizabeth St

Client Details:

Contact Name
Darlene Jacques
 Company Name

Site Address
Rose Cottage
34 Susan St 7315
 Email **jacquesy@aapt.net.au**
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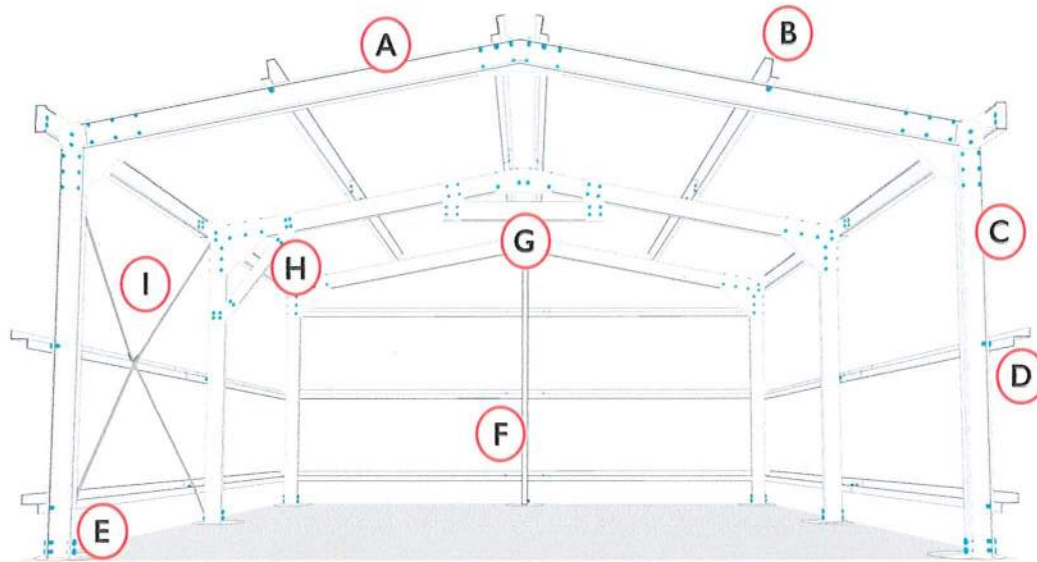
DBS Sheds
 ABN 60 625 147 953
 Lic No.

Dimensions

Span 6m. Eaves Height 3m. Apex Height 3.53m. Roof Slope 10Deg
 Overall Length 6m. Consisting of 2 x 2.9m bays

Loading

Wind Region: A4. Terrain Cat: TC2.23. IMP Level: 2. Shielding:
 Topography:
 Basic Wind Speed: 37.88m/s



Materials

Main Building

A - Cold Portal Rafter	C150-12 C Section	Single
A - Cold End Portal Rafter	C150-12 C Section	Single
B - Purlin Roof TH	Top Hat 64mm 1.00 Bmt Zincalume	
C - Cold End Portal Column	C150-12 C Section	Single
C - Cold Portal Main Column	C150-12 C Section	Single
D - Side Wall Girt TH	Top Hat 64mm 1.00 Bmt Zincalume	
D - End Wall Girt TH	Top Hat 64mm 1.00 Bmt Zincalume	
E - Cold Stirrup	CSB Cold Roll C150 Stirrup	
F - Cold Portal End Wall Mullion	C150-12 C Section	Single
I - Cold Roll Wall Cross Bracing	Builders Strap 32mm x 1.2mm x 50m	

Footings

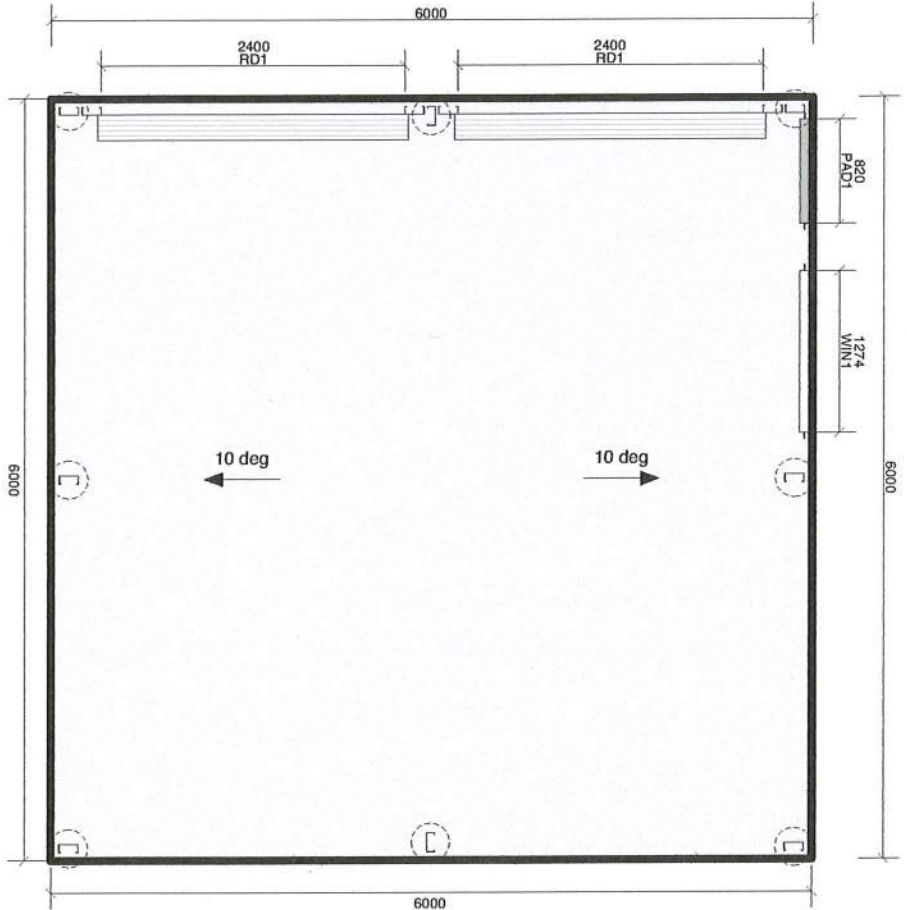
Main: Pier Footing Custom Size
 End Wall: Pier Footing Custom Size

Slab

100mm

OPENING SCHEDULE	
Code	Stock
PAD1	PA650.37
RD1	2400mm x 2400mm
WIN1	AM1GW790-1274 "XO"

CENTRAL COAST COUNCIL
 DEVELOPMENT & REGULATORY SERVICES
 Received: **10 NOV 2025**
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Scale 1:40

Quote Layout

DBS Sheds 33-35 Elizabeth St, Devonport TAS 7310 ABN: 60 625 147 953 Lic: Ph: (03) 6424 6664 E: sheds@dbssheds.com.au		Project No: -P10679 Customer: Darlene Jacquies Ph: 0402 865 864 MOB: 0402 865 864		Site: Rose Cottage, 34 Susan St 7315 LOT: RP/SP:		Region: A4 Terrain Cat: 2.23 ULT Wind Speed: 37.88 Servicability: 31.15		Date: 15/10/2025 Sheet 1 / 2	
DBS SHEDS BATHROOMS		Quote Name: Darlene Jacquies Drawing Set: QLYOT1							

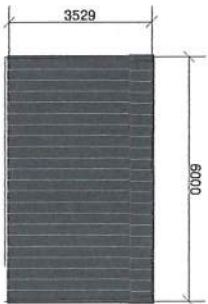
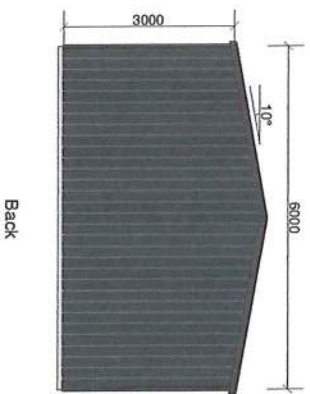
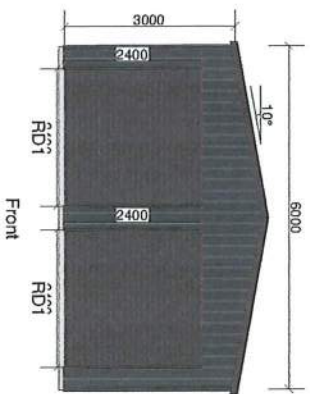
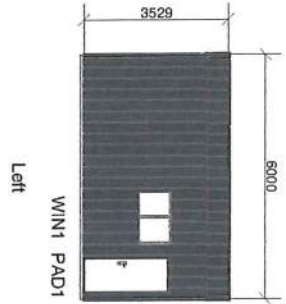
OPENING SCHEDULE	
Code	Stock
PAD1	PA650.37
RD1	2400mm x 2400mm
WIN1	AMIGW790*1274*X0°

CENTRAL COAST COUNCIL
DEVELOPMENT & REGULATORY SERVICES

Received: **10 NOV 2025**

Application No:

Doc. ID:



Elevation w/cladding

DBS SHEDS BATHROOMS DBS Sheds 33-35 Elizabeth St, Devonport TAS 7310 ABN: 60 625 147 953 Ph: (03) 6424 6664 E: sheds@dbssheds.com.au		Project No: -P10679 Customer: Darlene Jacques Ph: 0402 865 864 MOB: 0402 865 864		Site: Rose Cottage, 34 Susan St 7315 LOT: RP/SP: Quote Name: Darlene Jacques Drawing Set: CLADELEV1		Region: A4 Terrain Cat: 2.23 ULT Wind Speed: 37.88 Servicability: 31.15		Date: 15/10/2025 Sheet 2 / 2	
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DBS Sheds
 ABN 60 625 147 953
 Lic No.

Client Details:

Contact Name
Darlene Jacques
 Company Name

Site Address
Rose Cottage
34 Susan St 7315
 Email **jacquesy@aapt.net.au**
 Phone **0402 865 864 / 0402 865 864**

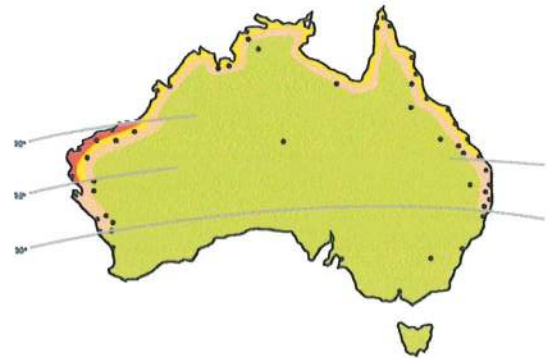
Quote No: #10679Q1
 Issue Date: **15/10/2025**
 Salesman: **Ben Lommerse**

Client	Darlene Jacques	Building Class	10
Contact Name	Darlene Jacques	Importance Level	2
Phone	0402 865 864 / 0402 865 864	Region	A4
Email	jacquesy@aapt.net.au	Ultimate Wind Speed	37.88 m/s
Post	34 Susan St, Turners Beach TAS 7315		
Site	Rose Cottage, 34 Susan St 7315		

WIND REPORT

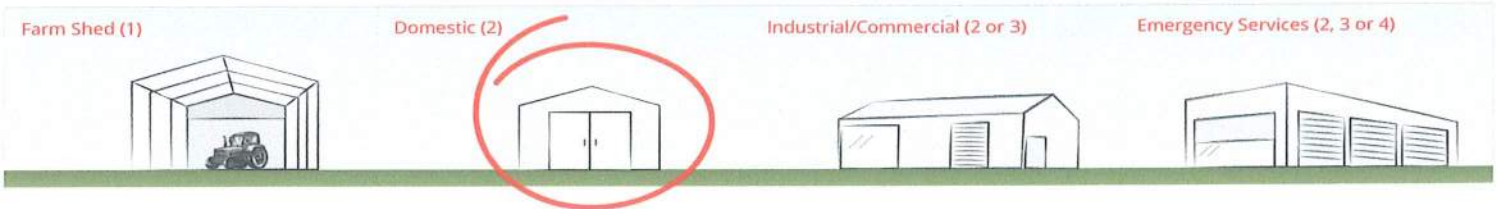
The site criteria will determine the correct wind speed design for your shed.
 The windspeed will be expressed in meters per second (m/s).
 The higher the value the stronger the design required.

- Region A Normal
- Region B (100km) Intermediate
- Region C (50km) Cyclonic
- Region D (50km) Severe Cyclonic



Shed Use

Your shed specification will depend on the intended use of your shed



Topography

Is your shed to be built on a hill?

Terrain

1 How exposed is the site for your shed? **TC2.23**

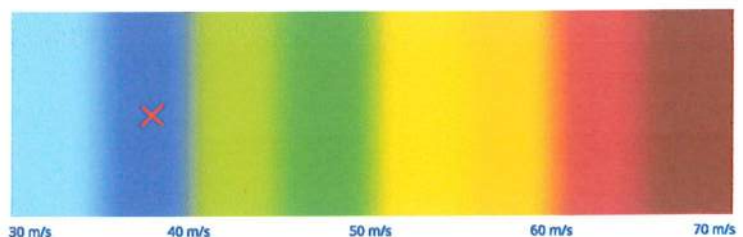


Shielding

Will your shed be surrounded by permanent buildings?

Wind Speed

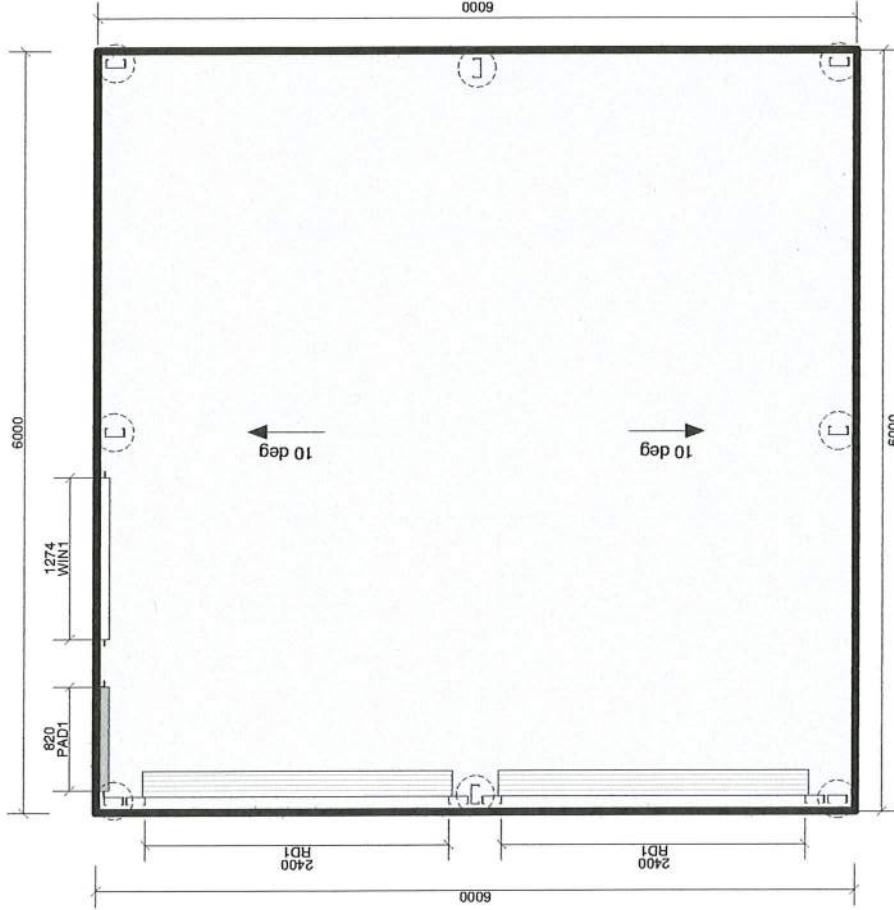
Your designed wind speed: **37.88 m/s**



CONTACT
 03 6424 6664

ADDRESS
 35 Elizabeth St

OPENING SCHEDULE	
Code	Stock
PAD1	PA650.37
RD1	2400mm x 2400mm
WIN1	AMIGW790*1274 "XO"



Scale 1:40

CENTRAL COAST COUNCIL
DEVELOPMENT & REGULATORY SERVICES

Received: 10 NOV 2025

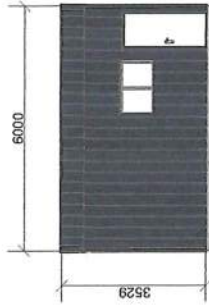
Application No:

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Quote Layout

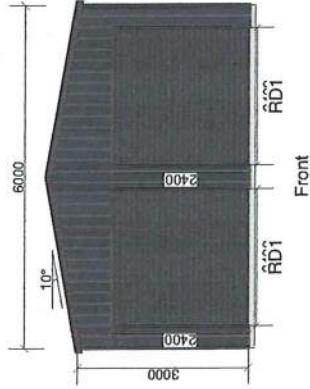
DBS Sheds 33-35 Elizabeth St, Devonport TAS 7310 ABN: 60 625 147 953 Lic: PH: (03) 6424 6664 E: sheds@dbssheds.com.au	Project No: -P10679 Customer: Darlene Jacques PH: 0402 865 864 MOB: 0402 865 864	Site: Rose Cottage, 34 Susan St 7315 LOT: RP/SP: Quote Name: Darlene Jacques Drawing Set: QLYOT1	Region: A4 Terrain Cat: 2.23 ULT Wind Speed: 37.88 Servicability: 31.15	Date: 15/10/2025 Sheet 1 / 2
	<p style="text-align: center;">Scale 1:40</p>			

OPENING SCHEDULE	
Code	Stock
PAD1	PA650.37
RD1	2400mm x 2400mm
WIN1	AMIGW790*1274 "XO"

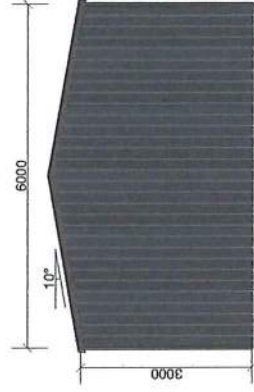


WIN1 PAD1

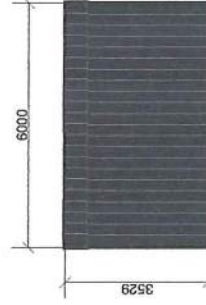
Left



Front



Back



Right

CENTRAL COAST COUNCIL
DEVELOPMENT & REGULATORY SERVICES

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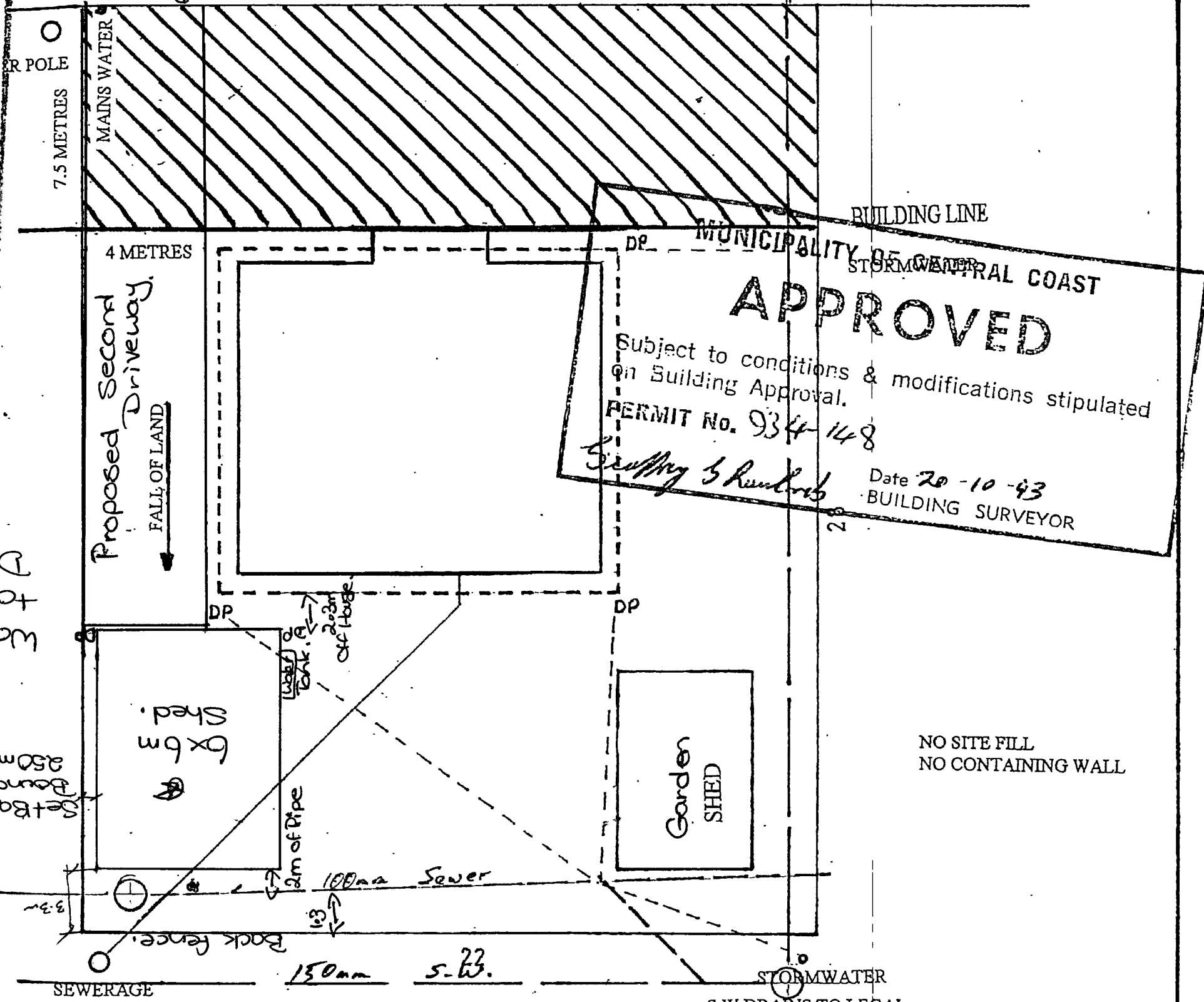
Elevation w/cladding

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FILL
 RAINING WALL
 OND ROOF & FASCIAS
 L WALLS BRICK
 L WALLS PLASTER
 E 400mm X 600mm

NO RETAINING WALLS
 NO CARPORT/ GARAGE
 NO CASE BASE REQUIRED
 DUCTING ON ALL FANS THRU CEILING TO EAVES
 DAMP PROOFING COURSE AROUND FOUNDATIONS

ROAD



MUNICIPALITY OF CENTRAL COAST
APPROVED
 Subject to conditions & modifications stipulated
 on Building Approval.
 PERMIT No. 934-148
 Geoffrey S. Rumbold
 Date 20-10-93
 BUILDING SURVEYOR

Water tank
 to collect
 Down Pipe
 Boundary
 250mm
 Set Back of Side.

NO SITE FILL
 NO CONTAINING WALL

SEWERAGE

FALL OF LAND 300MM OVER HOUSE SITE

S.W DRAINS TO LEGAL
 POINT OF DISCHARGE
 90 mm P V. C PIPE
 MINIMUM GRADE 1-40
 MINIMUM EARTH COVER
 150 mm .TRAFFICABLE
 AREAS 450 mm MIN.

STORMWATER DRAINAGE LAYOUT & CONSTRUCTION
 TO BE APPROVED BY
 PLUMBING & SEWERAGE INSPECTOR

P & B KNOWLES RESIDENCE
 TURNERS BEACH

E.H.F. 31.7234 SCALE / 1 : 200
 DRAFTING & DOCUMENTATION
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