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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.: **DA2026022**

Location: **11 Walker Street, Forth**


Proposal: **Residential - carport**

The application may be inspected at the Administration Centre, 19 King Edward Street, Ulverstone during Office hours and on the council's website: [www.centralcoast.tas.gov.au](http://www.centralcoast.tas.gov.au) Any person may make representation in relation to the applications (in accordance with S.57(5) of the Act) by writing to the Chief Executive Officer, PO Box 220, Ulverstone 7315 or by email to [admin@centralcoast.tas.gov.au](mailto:admin@centralcoast.tas.gov.au) and quoting the Application No. Any representations received by the Council are classed as public documents and will be made available to the public where applicable under the *Local Government (Meeting Procedures) Regulations 2025*.

**The representation must be made on or before 25 February 2026**

Date of Notification: **11 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](mailto:planning@centralcoast.tas.gov.au)  
 www: [centralcoast.tas.gov.au](http://centralcoast.tas.gov.au)



**CENTRAL COAST COUNCIL**

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

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

Received: 29/01/2026  
 Application No: DA2026022  
 Doc ID: 543579

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

**Use or Development Site:**

Site Address: 11 WALKER ST FORTH

Certificate of Title Reference: 158830 / 3

Land Area: 1004                      Heritage Listed Property                      NO                       YES

**Applicant(s)**

First Name(s): ANDREW                      Surname(s): SMITH

Company name (if applicable): FAIR DINKUM BUILDS                      Contact No: 0487 080 019

Postal Address: 100 NORTH STREET, DEVONPORT

Email address: devonport@fdbuilds.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): CLAIRE                      Middle Names(s):

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

Postal Address: 11 WALKER ST, FORTH

**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

CARPORT

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).

4x CONCRETE PIER HOLES

Colourbond Construction

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

\$ 10,000 ..... Estimate/ Actual

Total floor area of the development ..... 36 .....m<sup>2</sup>

**Declaration of Notice to Landowner**

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

I Andrew Smith, 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

A Smith

Date 28/1/2026

**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 SMITH

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 28/1/26

Office Use Only	
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 158830	FOLIO 3
EDITION 2	DATE OF ISSUE 04-Jan-2023

SEARCH DATE : 28-Jan-2026  
SEARCH TIME : 07.27 pm

 **CENTRAL COAST COUNCIL  
LAND USE PLANNING**

Received: 29/01/2026  
Application No: DA2026022  
Doc ID: 543578

DESCRIPTION OF LAND

Parish of ABBOTSHAM Land District of DEVON  
Lot 3 on Sealed Plan [158830](#)  
Derivation : Part of 300 Acres Gtd. to E. Martin.  
Prior CT [126549/3](#)

SCHEDULE 1

[N103434](#) TRANSFER to DEAN RUSSELL WILLIAMS and CLAIRE MARGARET WILLIAMS Registered 04-Jan-2023 at 12.01 pm

SCHEDULE 2

Reservations and conditions in the Crown Grant if any  
[SP158830](#) EASEMENTS in Schedule of Easements  
[SP158830](#) COVENANTS in Schedule of Easements  
[SP158830](#) FENCING COVENANT in Schedule of Easements  
[SP126549](#) COUNCIL NOTIFICATION under Section 83(5) of the Local Government (Building and Miscellaneous Provisions) Act 1993.  
[E328258](#) MORTGAGE to Australia and New Zealand Banking Group Limited Registered 04-Jan-2023 at 12.02 pm

UNREGISTERED DEALINGS AND NOTATIONS

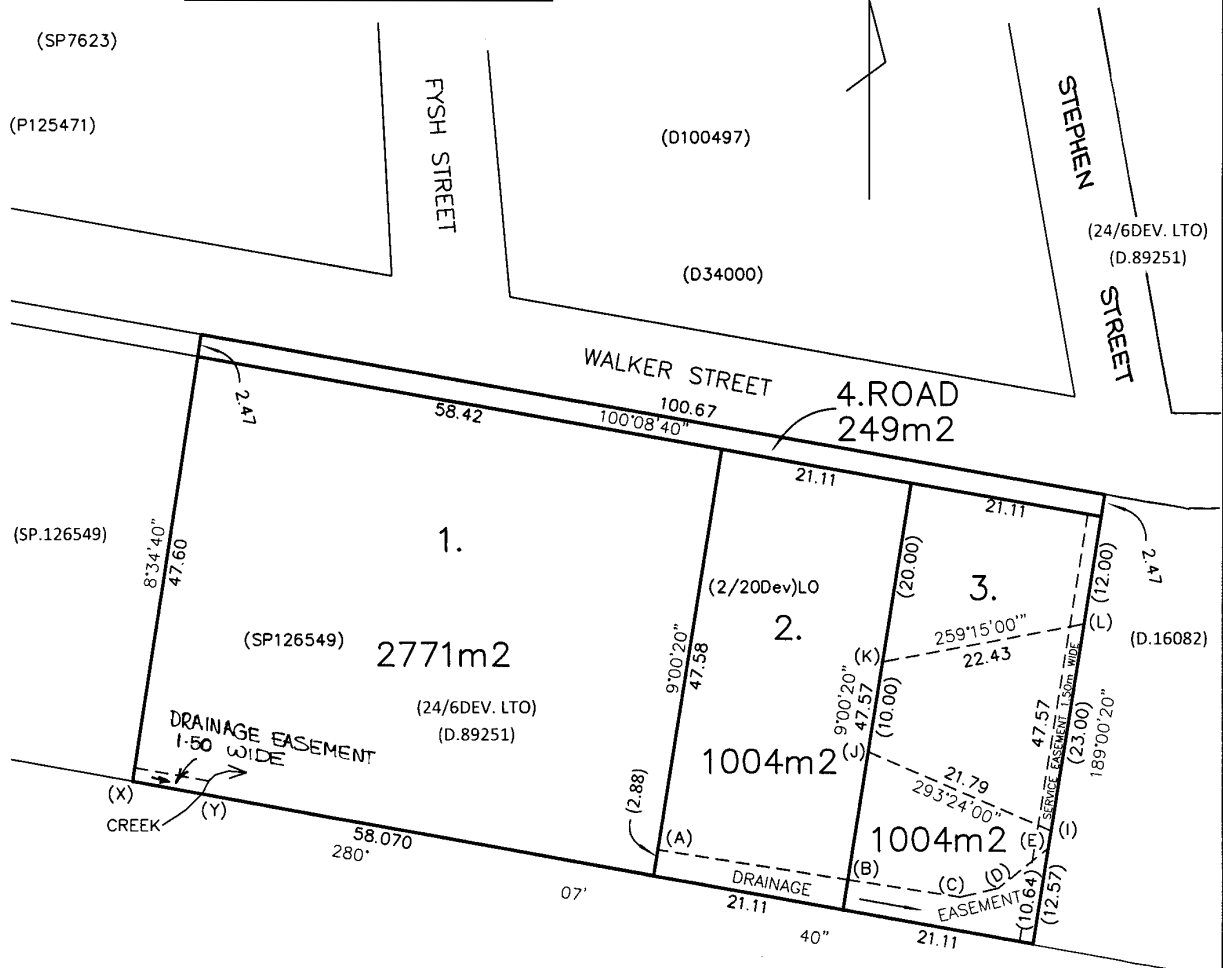
No unregistered dealings or other notations

OWNER PAUL VLASICH	<b>PLAN OF SURVEY</b>	Registered Number
FOLIO REFERENCE F.R.126549/3		<b>SP158830</b>
GRANTEE PART OF 300 ACRES GTD TO EDWARD MARTIN	BY SURVEYOR G.A.DEEGAN	APPROVED EFFECTIVE FROM 26 OCT 2012
	LOCATION <b>LAND DISTRICT OF DEVON PARISH OF ABBOTSHAM</b>	<i>Alice Kawa</i> Recorder of Titles
	SCALE 1:500 LENGTHS IN METRES	

MAPSHEET MUNICIPAL CODE No 104 (4243 - 15)	LAST UPI No FGK41	LAST PLAN No SP126549	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN
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**CENTRAL COAST COUNCIL  
LAND USE PLANNING**

Received: 29/01/2026  
Application No: DA2026022  
Doc ID: 543577



DRAINAGE EASEMENT ABCDE

LINE	BEARING	DISTANCE
(A)-(B)	98°49'30"	21.11
(B)-(C)	98°49'30"	12.45
(C)-(D)	76°28'40"	4.29
(D)-(E)	51°11'20"	6.99

*Sandra Sykes* 10/10/2012  
COUNCIL DELEGATE DATE

<b>SCHEDULE OF EASEMENTS</b>	Registered Number <b>SP158830</b>
<b>NOTE:</b> THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	

PAGE 1 OF 2 PAGE/S

**EASEMENTS AND PROFITS**

Each lot on the plan is together with:-

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

Each lot on the plan is subject to:-

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

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

**EASEMENTS**

Lot 1 is subject to a right of drainage (appurtenant to Lots 1 & 2 on sealed plan 126549) over the land marked 'Drainage Easement 1.50 Wide X-Y' on the plan.

Lot 3 on the plan is subject to a service easement over the Service Easement 1.50m Wide on the plan (appurtenant to the land comprised in Folio of the Register Volume 239334 Folio 1).

**COVENANTS**

1. The owner of each lot shown on the plan covenants with the vendor, Paul Vlasich, that the vendor shall not be required to fence.
2. The owner of each lot shown on the plan covenants with the said Paul Vlasich and the owners for the time being of every other lot shown on the plan to the intent that the burden of these covenants shall run with and bind the covenantor's lot and every part thereof and that the benefit thereof may be annexed to and evolve with each and every part of every other lot shown on the said plan and each and every part thereof to observe the following stipulations:
  - 2.1 Not to erect on Lot 3 any building within the area of uncompacted fill marked 'I-J-K-L' on the plan without first supplying a Geotechnical report to the Central Coast Council.
  - 2.2 Not to erect on any lot any building whatsoever which shall have been pulled down or demolished on any other land.

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: P Vlasich FOLIO REF: 126549/3 SOLICITOR & REFERENCE: Friend & Edwards MGH.90726	PLAN SEALED BY: <i>Central Coast Council</i> DATE: <i>10 October 2012</i> <i>SUB 2006 37</i> REF NO. <i>Sandra Sykes</i> Council Delegate
<b>NOTE:</b> The Council Delegate must sign the Certificate for the purposes of identification.	

<b>ANNEXURE TO SCHEDULE OF EASEMENTS</b>  PAGE 2 OF 2 PAGE/S	Registered Number  <b>SP158830</b>
SUBDIVIDER: PAUL VLASICH FOLIO REFERENCE: 126549/3	

**INTERPRETATION**

Service Easement means the full and free right and liberty for the proprietor of the dominant tenement comprised in Folio of the Register Volume 239334 Folio 1 at all times with workmen and others and machinery to enter upon the said piece of land marked 'Service Easement 1.5 Wide' on the plan and to open, break-up and excavate the said piece of land and to lay and maintain therein water pipes and to run and pass water through and along the same and from time to time to inspect, cleanse, repair and maintain the same and when and where necessary to lay new pipes in substitution for existing pipes and to do all necessary works and things in connection therewith without doing unnecessary damage to the said piece of land and leaving the same in a clean and tidy condition.

**EXECUTED BY:**

**Paul Vlasich** the Registered Proprietor of the land comprised in Folio of the Register Volume 126549 Folio 3

)  
) *Paul Vlasich*  
)

*In the presence of:*

Witness signature..... *[Signature]*

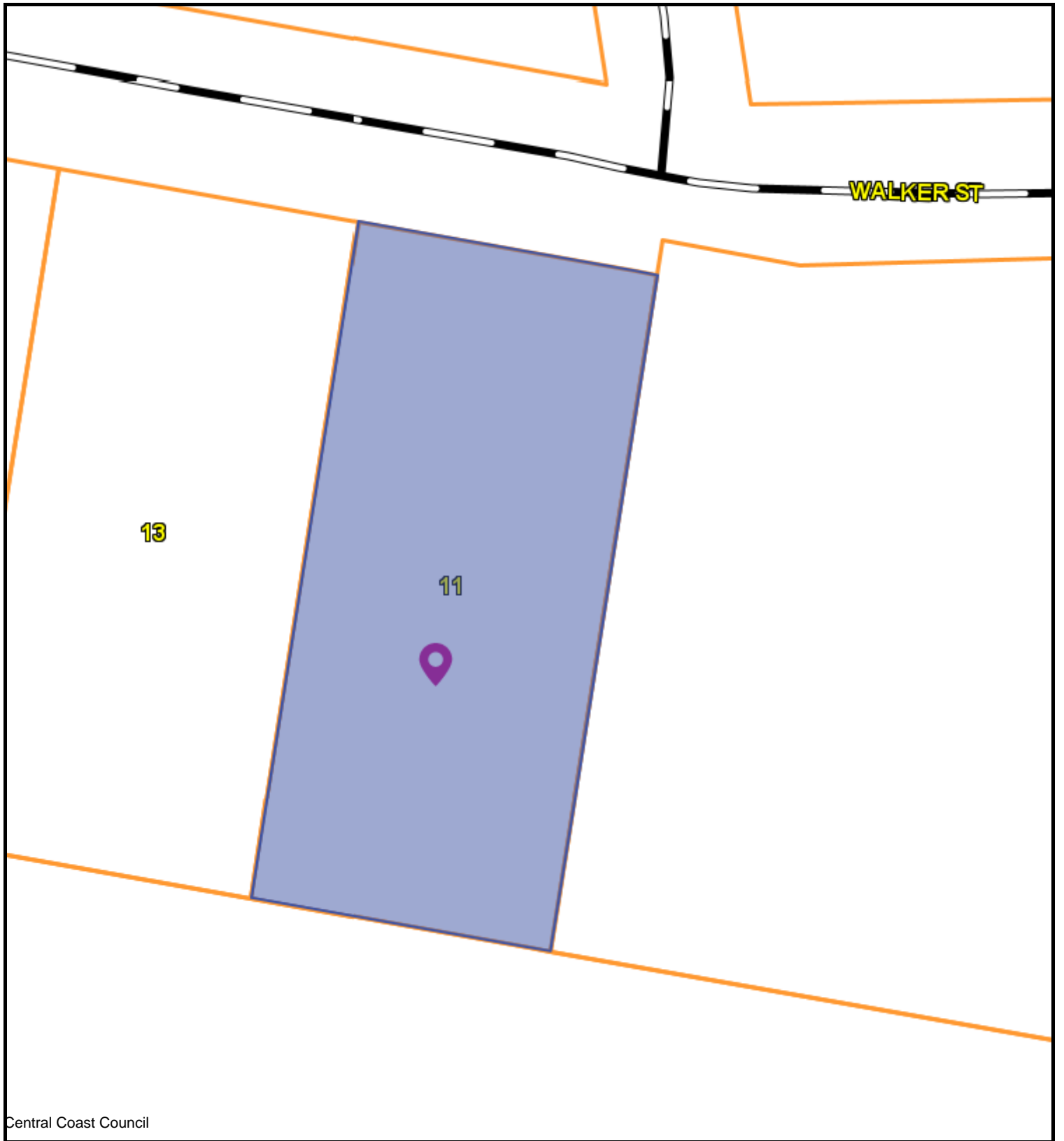
Witness name..... **MAXWELL GEORGE HUDSON**

Witness address..... **28A KING EDWARD ST, ULVERSTONE**

Witness occupation..... **LAW CLERK**

.....

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



Central Coast Council



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



10-Feb-2026

**11 WALKER STREET,  
 FORTH  
 DA2026022**

**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**

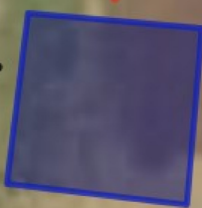
This map is not a precise survey document  
 All care is taken in the preparation of this plan; however, Central Coast Council accepts no responsibility for any misprints, errors, omissions or inaccuracies. The information contained within this plan is for pictorial representation only. Do not scale. Accurate measurement should be undertaken by survey.  
 © The List 2025.  
 © Central Coast Council 2025.

**10 m**

Scale =  
**1:366.660**

8m from front boundary

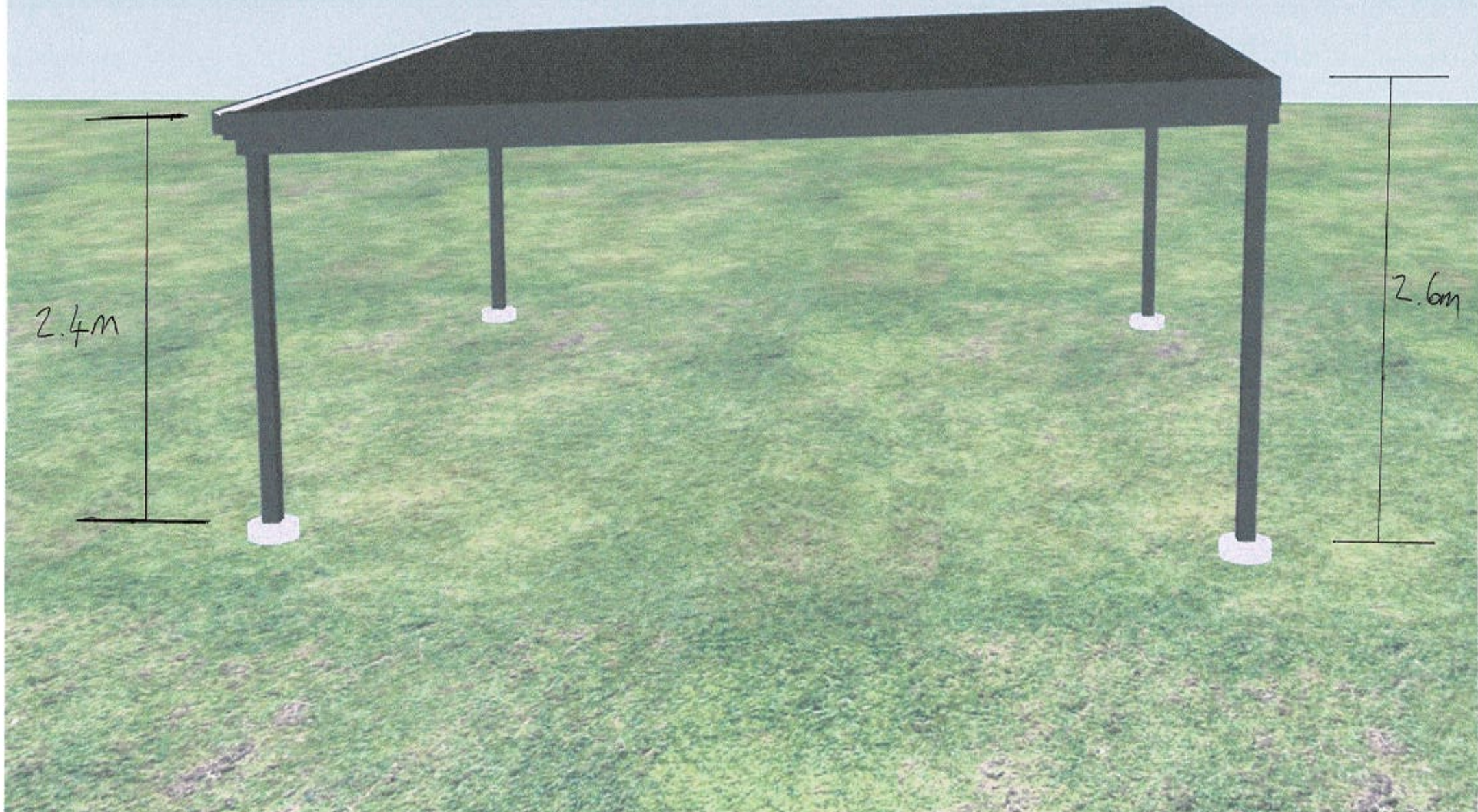
1m from side boundary



Received: 29/01/2026

Application No: DA2026022

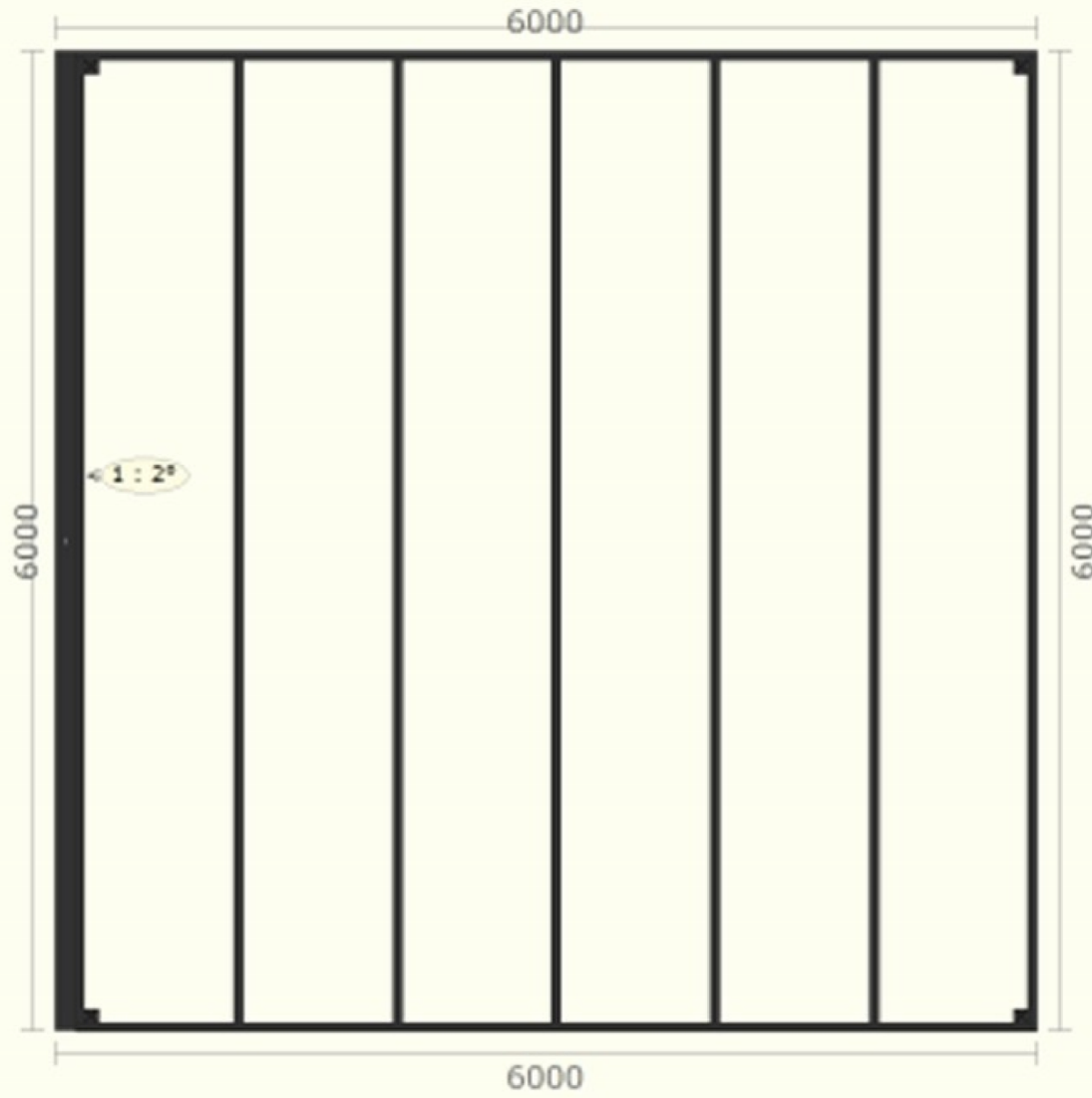
Doc ID: 543575



2.4m

2.6m

# STRUCTURE LAYOUT



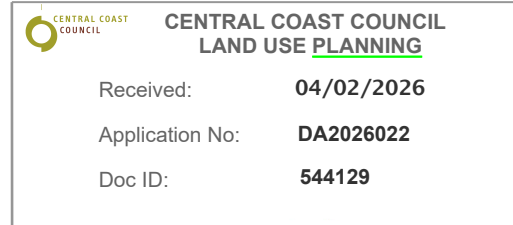
**CENTRAL COAST COUNCIL**  
LAND USE PLANNING

Received: 29/01/2026  
Application No: DA2026022  
Doc ID: 543576

## Annie Talbot

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**From:** Fair Dinkum Builds Devonport <devonport@fdbuilds.com.au>  
**Sent:** Tuesday, 3 February 2026 7:11 PM  
**To:** Planning  
**Subject:** Re: DA2026022 11 Walker Street, FORTH TAS 7310  
**Attachments:** Receipt of Payment 11 Walker Street, Forth.jpeg; ScheduleOfEasements-158830-3 11 Walker Street, Forth.pdf



Hi Annie,

Please see attached receipt of payment for DA2026022.

Schedule of easements attached

In regards to:

1. Building height is 2.6m at the highest point.
2. The proposed development relies on compliance with the performance criteria.

A written submission is required in response to Clause 10.4.3 P1. The planning scheme's Performance Criteria for clause 10.4.3 P1 states that the siting of a dwelling must be compatible with the streetscape and character of development existing on established properties in the area, having regard to:

- A. Attached is an aerial photo showing carport is similar setback to existing structures.
- B. Setback is similar to existing buildings in the same location
- C. Height of the carport is below existing structures
- D. Carport and materials are similar to surroundings
- E. No obstruction to road users.

3. The proposed development relies on compliance with the performance criteria.

A written submission is required in response to Clause CCO-S1.7.1-(P1) The planning scheme's Performance Criteria for Clause CCO-S1.7.1-(P1) states the design and location of a building must maintain the local character attributes and features of existing development in terms of:

- A. Carport will be Colourbond structure
- B. Existing buildings along the street of similar height and setback
- C. NA
- D. NA
- E. Colourbond Monument roof 2 degree slope
- F. NA
- G. Installed by qualified builder
- H. Colourbond finishes to tie in with existing colour around main house

- I. Colourbond jasper rood and classic cream posts to match existing dwelling
- J. NA
- K. NA
- L. NA
- M. NA

Regards,

Andrew Smith.  
Fair dinkum Builds Devonport  
0487 080 019

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**From:** planning@centralcoast.tas.gov.au <planning@centralcoast.tas.gov.au>  
**Sent:** Tuesday, February 3, 2026 3:39 PM  
**To:** devonport@fdbuilds.com.au <devonport@fdbuilds.com.au>  
**Cc:** annie.talbot@centralcoast.tas.gov.au <annie.talbot@centralcoast.tas.gov.au>  
**Subject:** DA2026022 11 Walker Street, FORTH TAS 7310

Good afternoon,

Please find attached your planning invoice for the abovementioned application.

Under section 51(1AC) of the *Land Use Planning and Approvals Act 1993 (the Act)* your application cannot be regarded as a valid application until Council have received a copy of the Schedule of Easements for the property.

Under section 51A (3) of the Act, our application cannot be considered as received and the statutory timeframe commence until the payment of the attached invoice is made.

Once paid, the **42-day** statutory timeframe for assessment and decision making can commence.

Further, I advise that a preliminary assessment of your application is currently being undertaken. The Council has 21 days from the date of your application is considered received (as outlined above) to determine if additional information is required.

If additional information is required, you will receive a letter from us when the preliminary assessment is finalised.

Kind regards

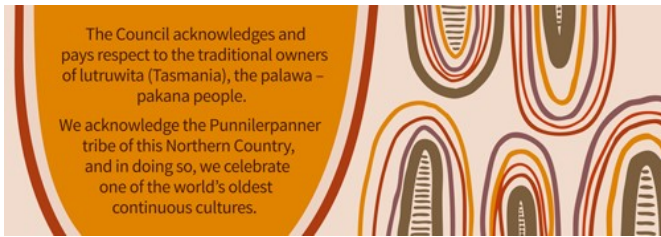
Annie Talbot

Graduate Planning Officer

Land Use Planning Team  
CENTRAL COAST COUNCIL  
PO Box 220 | 19 King Edward Street, Ulverstone TAS 7315  
03 6429 8952

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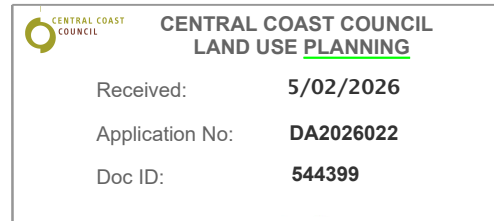
## Annie Talbot

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**From:** Fair Dinkum Builds Devonport <devonport@fdbuilds.com.au>  
**Sent:** Thursday, 5 February 2026 3:37 PM  
**To:** Planning  
**Subject:** Re: Planning Application DA2026022 - 11 Walker Street, FORTH TAS 7310

Hi Planning,

In reference to clause 10.4.3



1.

- A. New colourbond carport is the same colour as the existing house and is relative to existing structures in the same area.
- B. Proposed carport 6mx6m is of similar proportions to existing structure in and around the area.
- C. Proposed setback is similar to existing dwellings and does not shade nor incur neighbouring properties.
- D. Maximum height of 2.6m is similar to existing sheds are carport of similar construction in the area.
- E. Proposed area is already gravelled and used for carparking, this is a way of protecting vehicles.
- F. Proposed structure does not incur on existing building, Eg: blocking of sunlight or blocking of entry exit visibility.
- G. Structure is or similar colours to existing buildings, similar materials colourbond and will match in with the residence.

Regards,

Andrew Smith.  
0487 080 019

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**From:** planning@centralcoast.tas.gov.au <planning@centralcoast.tas.gov.au>  
**Sent:** Thursday, February 5, 2026 11:05 AM  
**To:** devonport@fdbuilds.com.au <devonport@fdbuilds.com.au>  
**Cc:** annie.talbot@centralcoast.tas.gov.au <annie.talbot@centralcoast.tas.gov.au>  
**Subject:** Planning Application DA2026022 - 11 Walker Street, FORTH TAS 7310

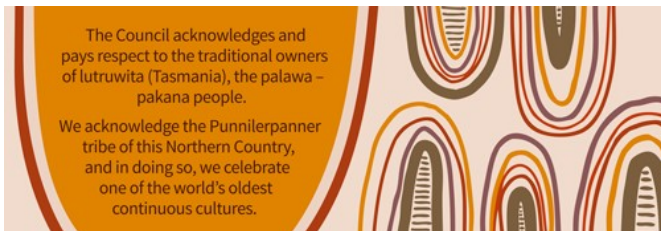
Good morning,  
Thank you for your application for Residential - carport at 11 Walker Street, FORTH TAS 7310.  
Please find enclosed correspondence relating to your development application.  
Kind regards

Annie Talbot  
Graduate Planning Officer

Land Use Planning Team  
CENTRAL COAST COUNCIL  
PO Box 220 | 19 King Edward Street, Ulverstone TAS 7315  
03 6429 8952

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