
Application for Planning

S.57 Land Use Planning and Approvals Act 1993

The following application has been received:

Application No.: **DA2026042**

Location: **52 Wilmot Road, Forth**

Proposal: **Residential - dwelling addition**

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 13 April 2026

Date of Notification: **25 March 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 LAND USE PLANNING
Received:	20/02/2026
Application No:	DA2026042
Doc ID:	545996

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

Use or Development Site:

Site Address 52 Wilmot Road, Forth 7310

Certificate of Title Reference 162178/1

Land Area 5.708 ha **Heritage Listed Property** NO YES

Applicant(s)

First Name(s) Steven **Surname(s)** Penton

Company name (if applicable) Steven Penton Building Design **Contact No:** 0419 248 910

Postal Address: PO Box 48 Port Sorell. 7307

Email address: penton.design@gmail.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) Helen and Michael **Middle Names(s)**

Surname(s) Dillon and Croghan **Company name** (if applicable)

Postal Address: 52 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

dwelling addition

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).

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


\$ 750,000 Estimate/ Actual

Total floor area of the development 237m²

Declaration of Notice to Landowner

If land is NOT in the applicant's ownership

I Steven Penton , 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 25-02-2026

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 Steven Penton
 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 25-02-2026

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

SEARCH OF TORRENS TITLE

VOLUME 162178	FOLIO 1
EDITION 5	DATE OF ISSUE 08-Mar-2025

SEARCH DATE : 10-Sep-2025
SEARCH TIME : 05.40 PM



DESCRIPTION OF LAND

Parish of ABBOTSHAM Land District of DEVON
Lot 1 on Sealed Plan [162178](#)
Derivation : Part of 300 Acres Gtd. to Edward Martin
Prior CT [14782/3](#)

SCHEDULE 1

[N243518](#) TRANSFER to HELEN TERESA DILLON and MICHAEL JOHN CROGHAN Registered 08-Mar-2025 at 12.01 PM

SCHEDULE 2

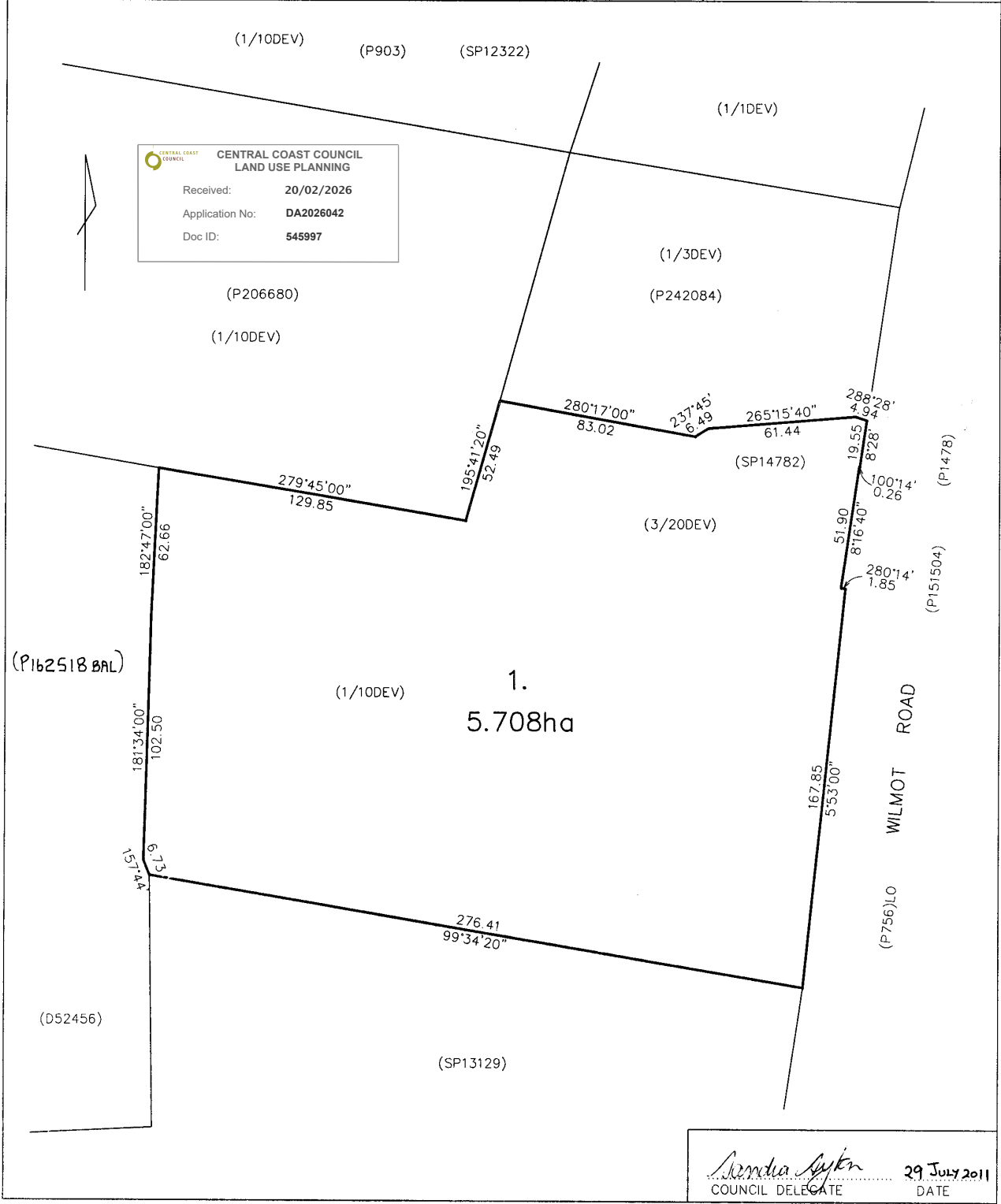
Reservations and conditions in the Crown Grant if any
[SP162178](#) FENCING COVENANT in Schedule of Easements

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

EARLY ISSUE

OWNER FORTH VIEW PTY. LTD. FOLIO REFERENCE FR14782/3 GRANTEE PART OF 300 ACRES GRANTED TO EDWARD MARTIN	PLAN OF SURVEY BY SURVEYOR G.A.DEEGAN LOCATION LAND DISTRICT OF DEVON PARISH OF ABBOTSHAM SCALE 1: 1500 LENGTHS IN METRES	REGISTERED NUMBER SP162178 APPROVED EFFECTIVE FROM 24 AUG 2011 <i>Alice Kawa</i> Recorder of Titles
MAPSHEET MUNICIPAL CODE No 104 (4243-15)	LAST UPI No 6301269 6307227	LAST PLAN No SP14782
ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN		



CENTRAL COAST COUNCIL LAND USE PLANNING	
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SCHEDULE OF EASEMENTS	Registered Number
NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	SP 162 17 8

PAGE 1 OF 1 PAGE

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.

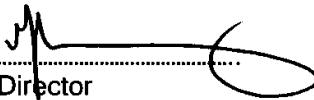
The direction of the flow of water through the drainage easements shown on the plan is indicated by arrows.

FENCING COVENANT

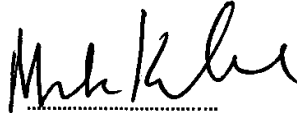
The owner of Lot 1 on the Plan covenants with Forth View Pty Ltd ("the Vendor") that the Vendor shall not be required to fence.

No other easements, covenants or profits a prendre are created to benefit or burden any Lot shown on the Plan.

Signed by **FORTH VIEW PTY LTD**)
 ACN 082 325 504 pursuant to Section)
 127(1) of the Corporations Act 2001)



 Director

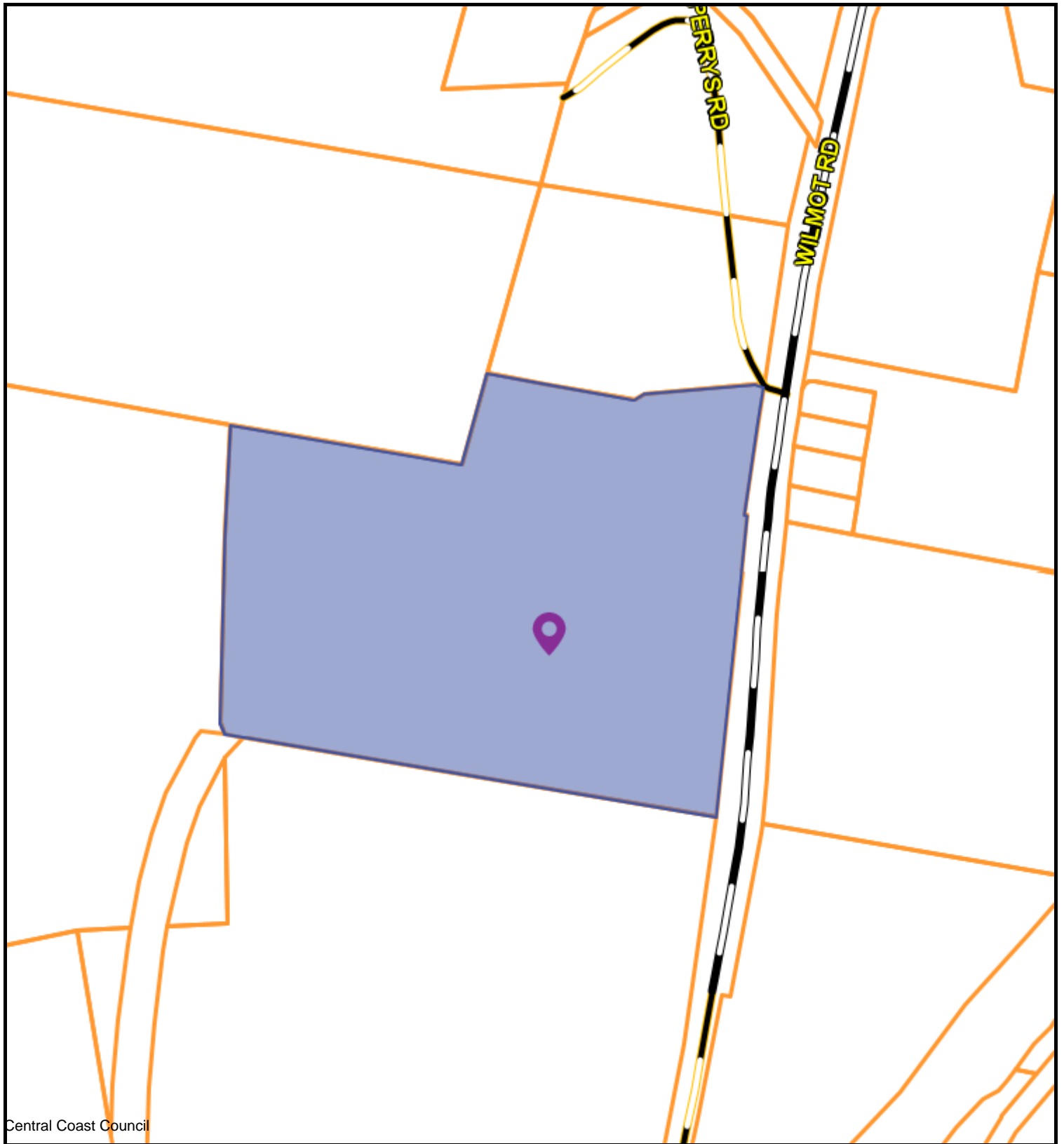
Name:
NEIL J.W. ARMSTRONG


 Director

Name:

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: FORTH VIEW PTY LTD FOLIO REF: 14782 FOLIO 3 SOLICITOR & REFERENCE: TEMPLE-SMITH PARTNERS MTS:AEG:100915	PLAN SEALED BY: CENTRAL COAST COUNCIL DATE: <u>29 July 2011</u> <u>DA 201.0063</u> REF NO.  Council Delegate
<p>NOTE: The Council Delegate must sign the Certificate for the purposes of identification.</p>	



Central Coast Council



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



20-Mar-2026

**52 WILMOT ROAD,
FORTH
DA2026042**

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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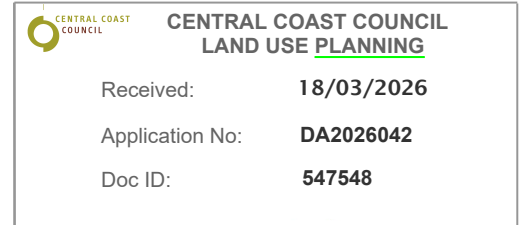
50 m

Scale =
1:2940.840

Annie Talbot

From: Steven Penton <penton.design@gmail.com>
Sent: Wednesday, 18 March 2026 10:04 AM
To: Annie Talbot
Subject: Re: Planning Application DA2026042 - 52 Wilmot Road, FORTH TAS 7310

Follow Up Flag: Follow up
Flag Status: Flagged



Hi Annie,

Thanks for clarifying.

In accordance with the Performance Criteria for Clause 20.4.2 (P2):

The building has been sited there a long time and the proposal makes little difference to siting of the overall building envelope. There is no indication of past conflict or interference with the adjacent farm activity and minimal likelihood of any material change to the relationship between these two properties. The dwelling is going from five to three bedrooms but it is acknowledged that the potential is that the proposed music and study could at some point in future be used as bedrooms and so whilst a reduction in occupancy is proposed, there would at least be no increase in occupancy potential.

Further to the matters for which regard must be given, it is noted:

- (a) The dwelling is situated approximately 5m lower in elevation than the adjacent farm. It is considered that the size, shape and topography of the site makes no material difference to the extent of constraint or interference.
- (b) The existing 33m setback will be substantially maintained. The proposed bedroom and bathrooms are no closer to the adjoining property than existing and would be separated from the agricultural land by the entry and garden rooms,
- (c) Other buildings on the site are closer to the adjacent farm than the proposed extension.
- (d) Each property is currently used to its full potential. Farming on the adjacent property occurs right up to the boundary.
- (e) The 33m separation and the established vegetation currently attenuates impacts between the house and adjacent farm activity. Additional plantings aren't considered necessary.
- (f) Established vegetation currently provides a screen and a buffer between the house and adjacent farm activity. Additional plantings aren't considered necessary.

Sincerely

Steven

On 17/03/2026 12:21 pm, Annie Talbot wrote:

Hi Steven,

Thank you for providing the amended plan.

Council still require documentation to address and provide justification against Clause 20.4.2 (P2) Setbacks of the *Tasmanian Planning Scheme – Central Coast*.

The existing garage is **not** a sensitive use. Its replacement with bedrooms and bathrooms, which constitute a sensitive use, reduces the setback to the adjoining Agriculture Zone below that of the existing residentially used dwelling, therefore making the application discretionary and requiring assessment against the Performance Criteria.

The Performance Criteria for Clause 20.4.2 (P2) Setbacks state that:

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.

I hope that makes sense. The application remains on hold until documentation against the performance criteria above is provided.

Kind regards,

Architectural Drawings

Project Number 2425-42

No.	Title	Rev	Date
01	Cover Sheet	02	25-02-2026
02	Site Plan	02	
03	Part Site Plan	02	
04	Existing Lower Plan	02	
05	Existing Upper Plan	02	
06	Lower Floor Plan	02	
07	Upper Floor Plan	02	
08	Existing Elevations 01	02	
09	Existing Elevations 02	02	
10	New Elevations 01	02	
11	New Elevations 02	02	

Proposed Additions 52 Wilmot Road Forth

Helen Dillon & Michael Croghan

PROJECT INFORMATION

BUILDING DESIGNER	STEVEN PENTON
ACCREDITATION NUMBER	CC491K
TITLE REFERENCE	PID 3127074 CT 162178/1
PLANNING SCHEME ZONE	RURAL
BUILDING FOOTPRINT	237 m2
SITE AREA	5.708 ha
DESIGN WIND SPEED	N3
SOIL CLASSIFICATION	To be determined
CLIMATE ZONE	7
BUSHFIRE RATING	BAL 12.5
ALPINE AREA	NO
CORROSION ENVIRONMENT	LOW

ABN – 84 530 588 051



**Tammy Smith
Energy**

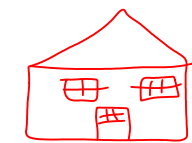
Thermal performance assessor - DMN/12/1448
Bushfire practitioner - BFP-126

PO Box 48 Port Sorell, Tasmania 7307

0419 560 727


**Design
Matters
National**
The peak body for the
building design profession
Member

ABN – 84 530 588 051



**Steven Penton
Building Design**

PO Box 48 Port Sorell, Tasmania 7307

0419 248 910

Accreditation CC491K

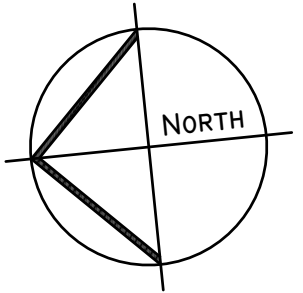
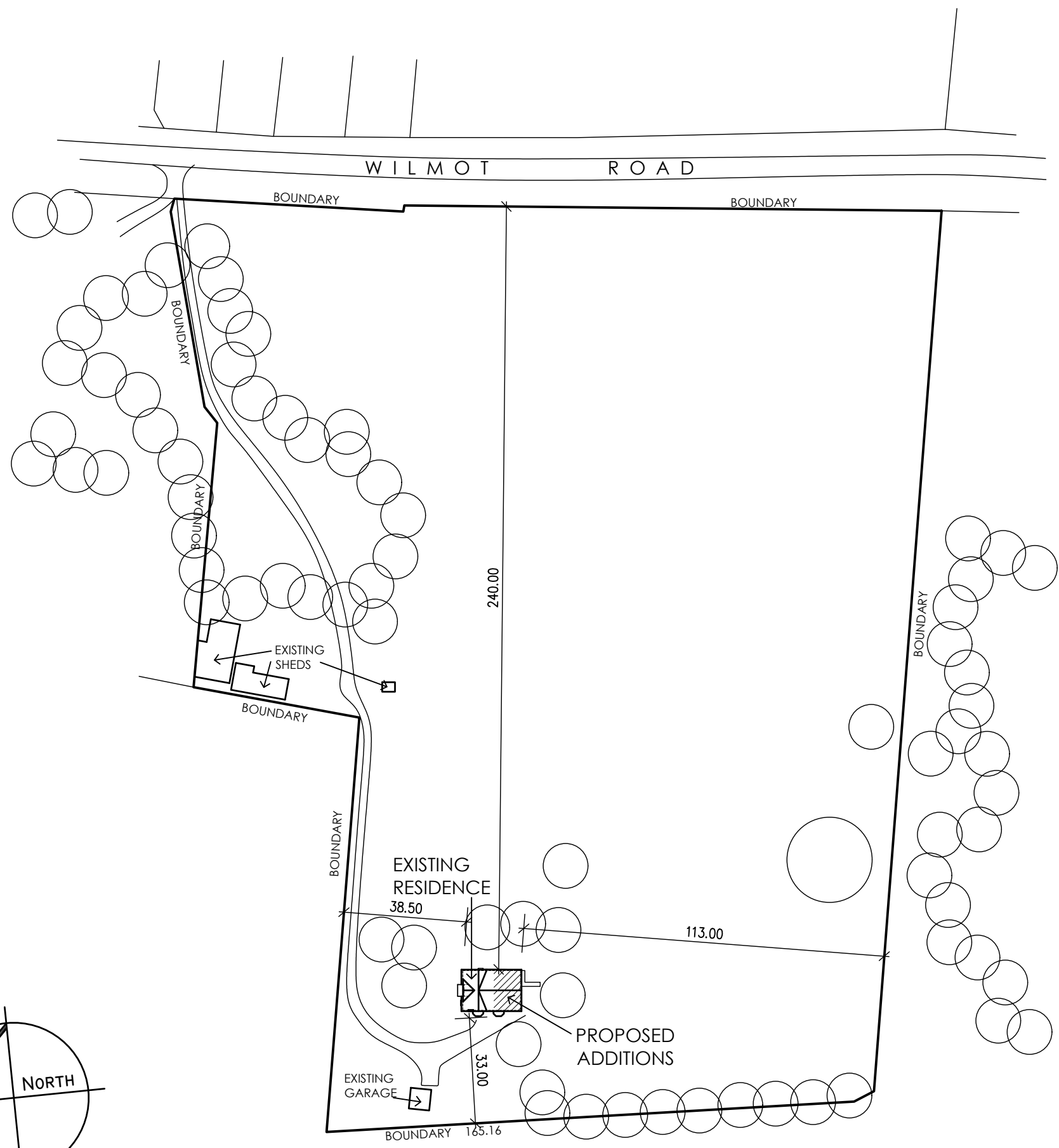
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LAND USE PLANNING**

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NOTE:
ALL DIMENSIONS AND LEVELS ARE TO BE
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02	PLANNING						

PROPOSED ADDITIONS
52 WILMOT ROAD
FORTH
**HELEN DILLON AND
MICHAEL CROGHAN**

SITE PLAN

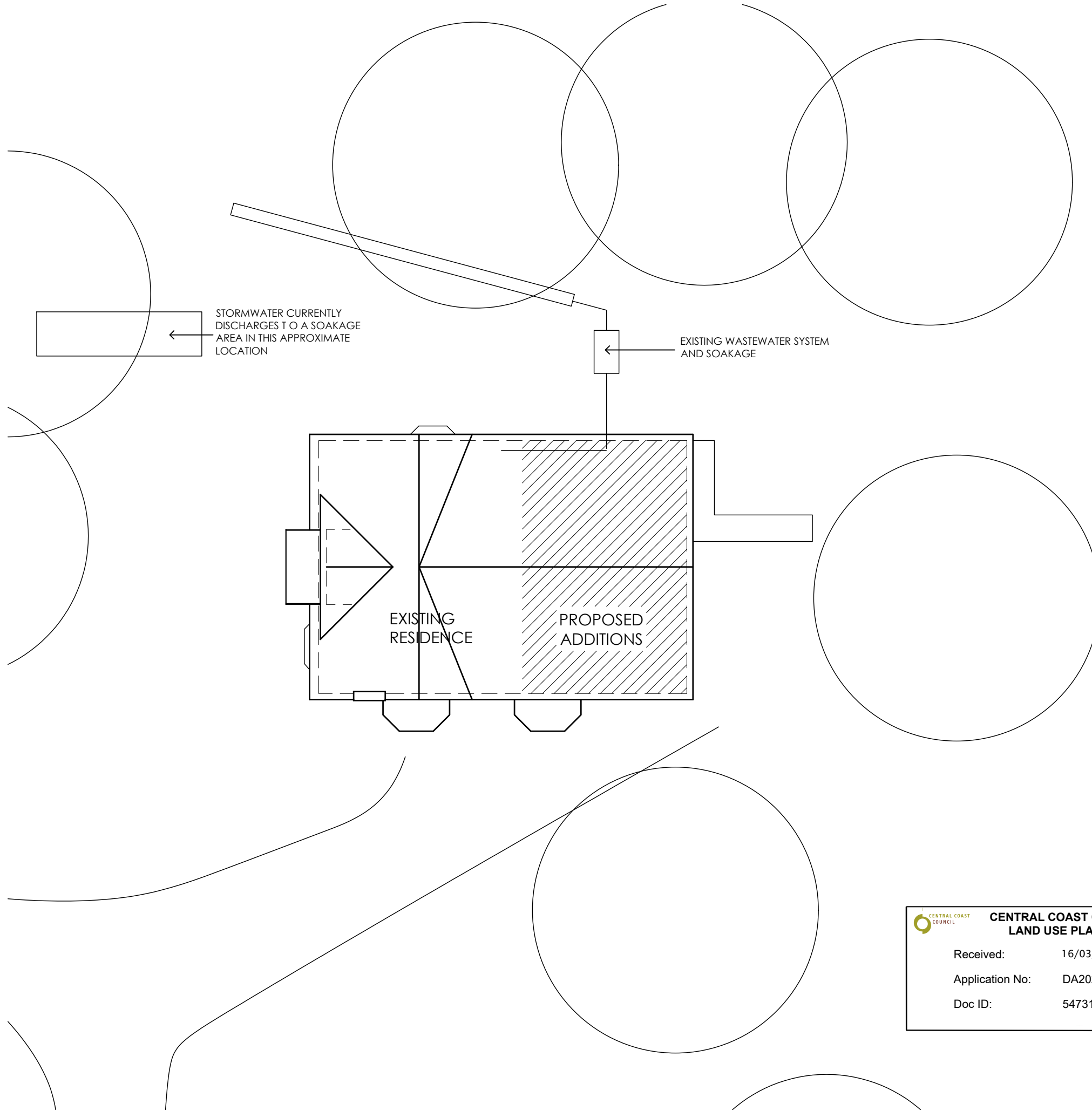
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02	02 of 11

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Revision:	01	PRELIMINARY	25-07-2025
	02	PLANNING	25-02-2026

PROPOSED ADDITIONS
52 WILMOT ROAD
FORTH
HELEN DILLON AND
MICHAEL CROGHAN
PART SITE PLAN

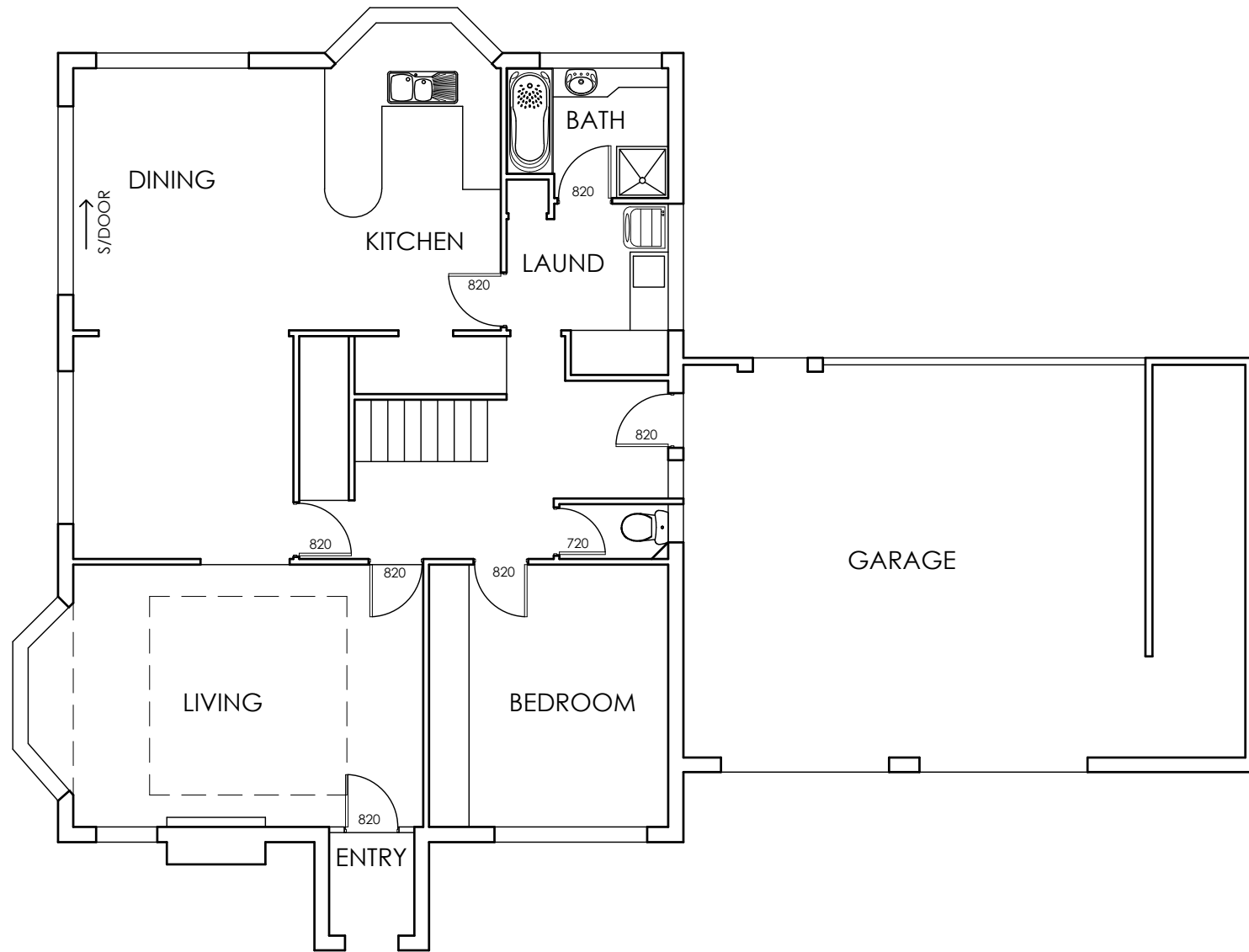
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PROPOSED ADDITIONS
52 WILMOT ROAD
FORTH
**HELEN DILLON AND
MICHAEL CROGHAN**

EXISTING LOWER FLOOR PLAN

PROJECT NUMBER:
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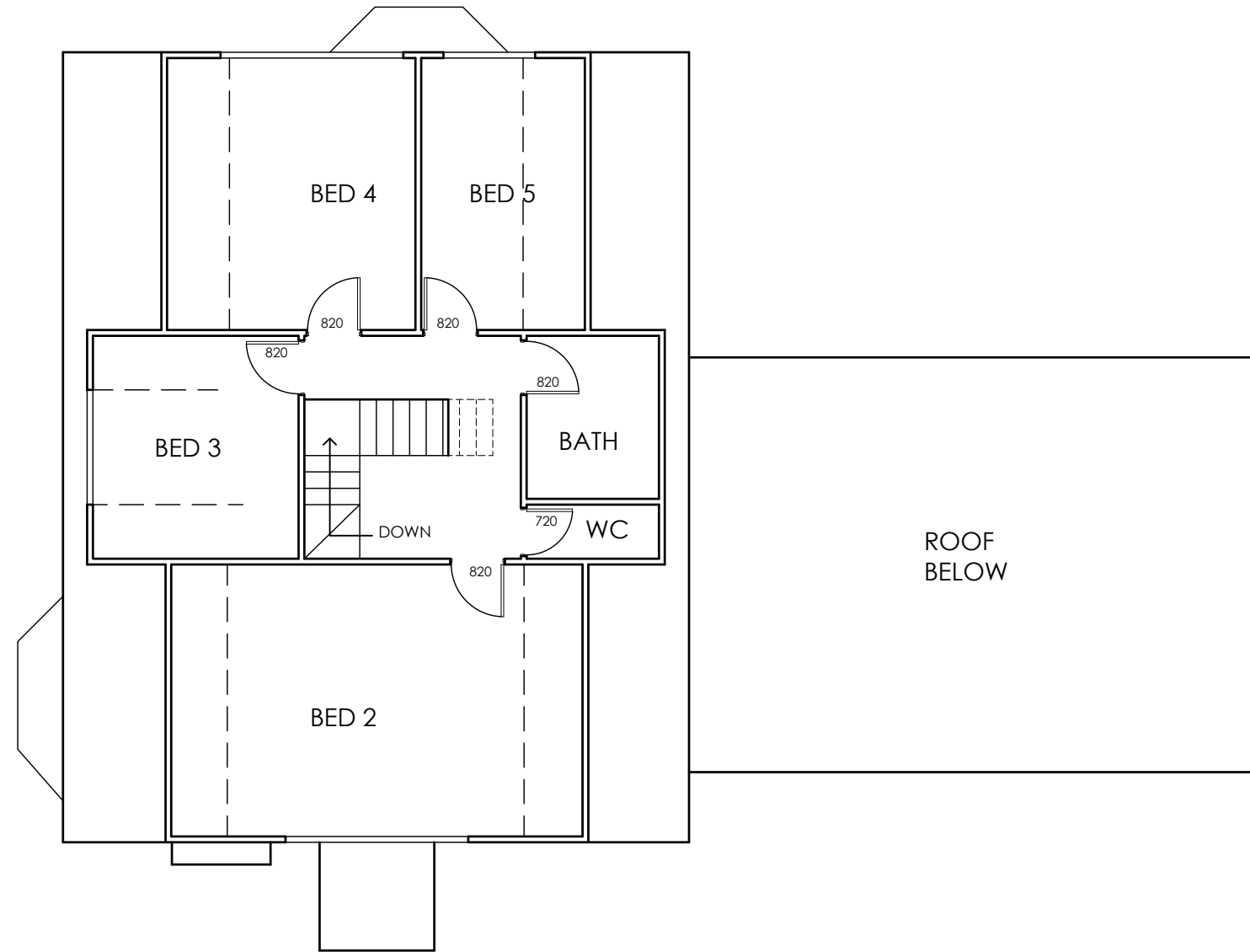
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PROPOSED ADDITIONS
52 WILMOT ROAD
FORTH
**HELEN DILLON AND
MICHAEL CROGHAN**

EXISTING UPPER FLOOR PLAN

PROJECT NUMBER:
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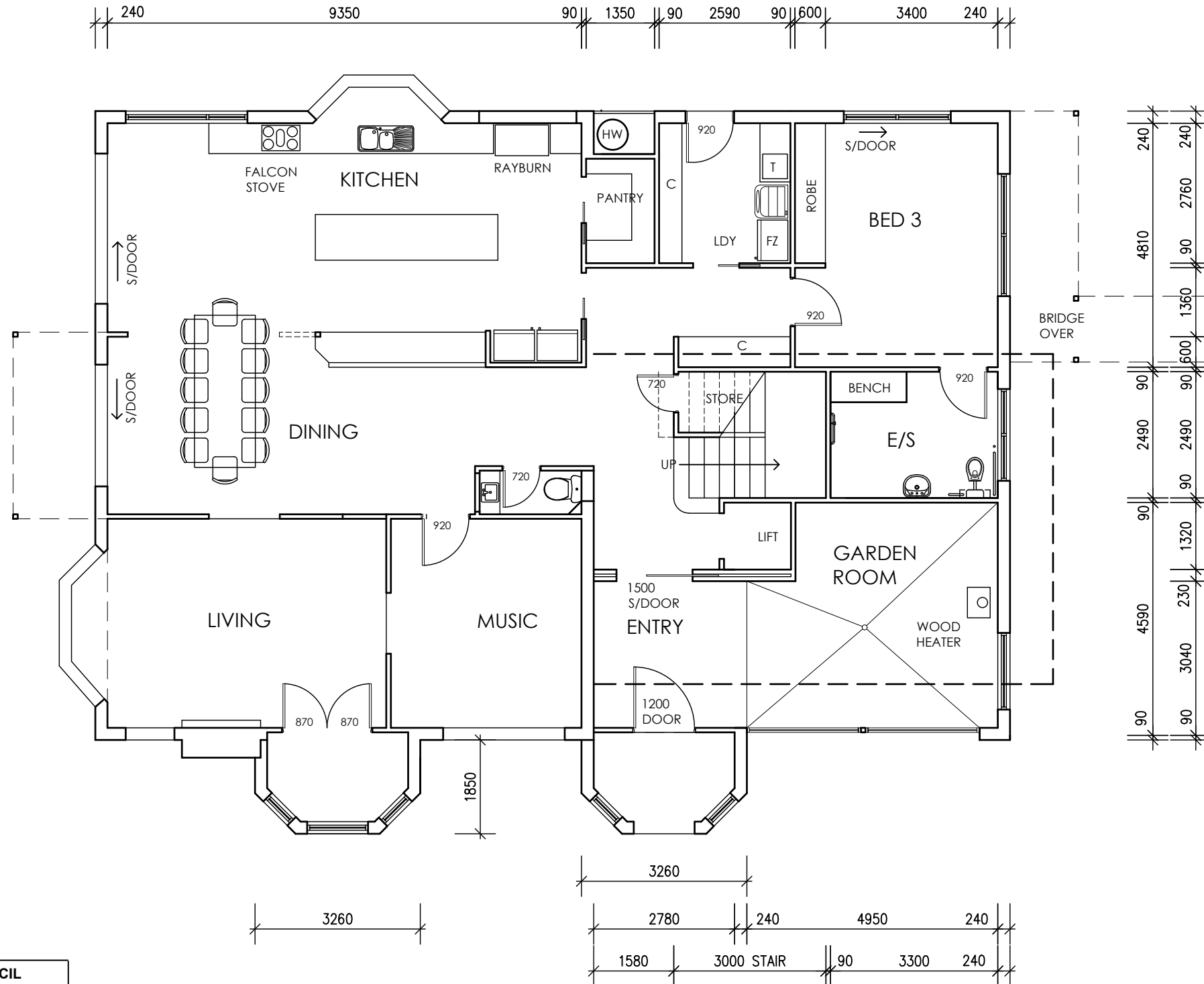
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PROPOSED ADDITIONS
52 WILMOT ROAD
FORTH
**HELEN DILLON AND
MICHAEL CROGHAN**
LOWER FLOOR PLAN

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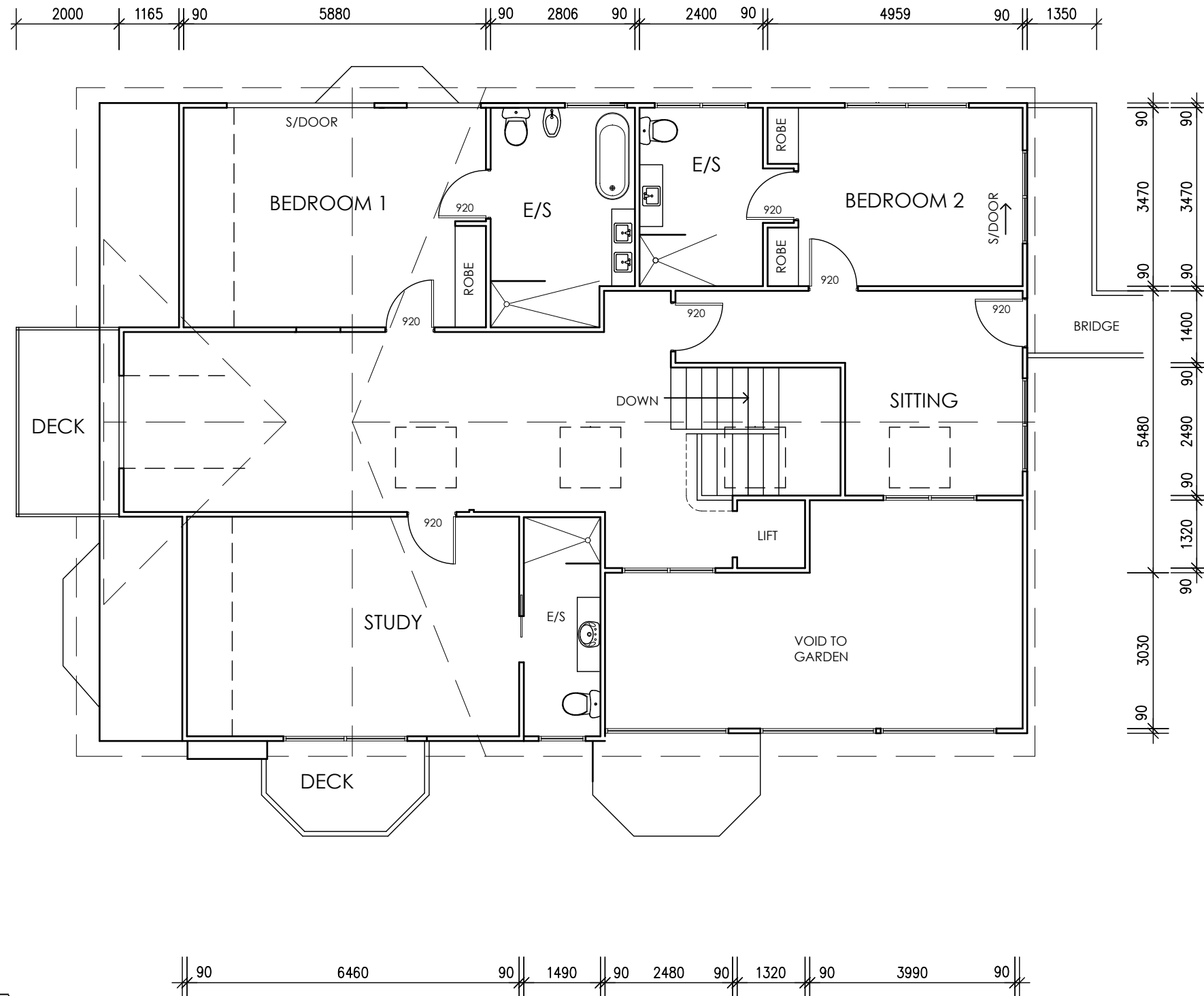
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FORTH
**HELEN DILLON AND
MICHAEL CROGHAN**
UPPER FLOOR PLAN

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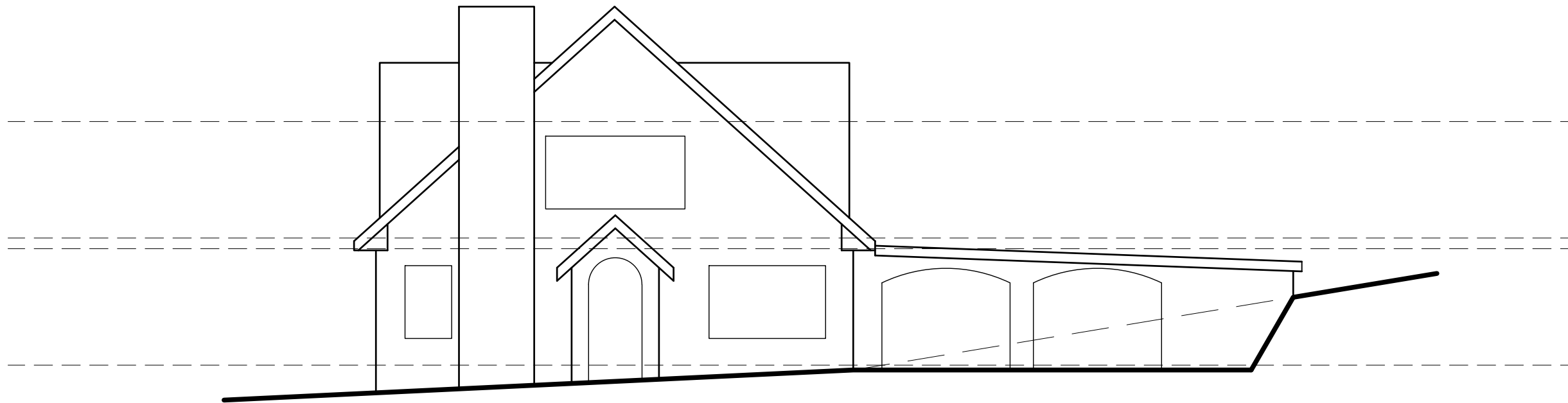
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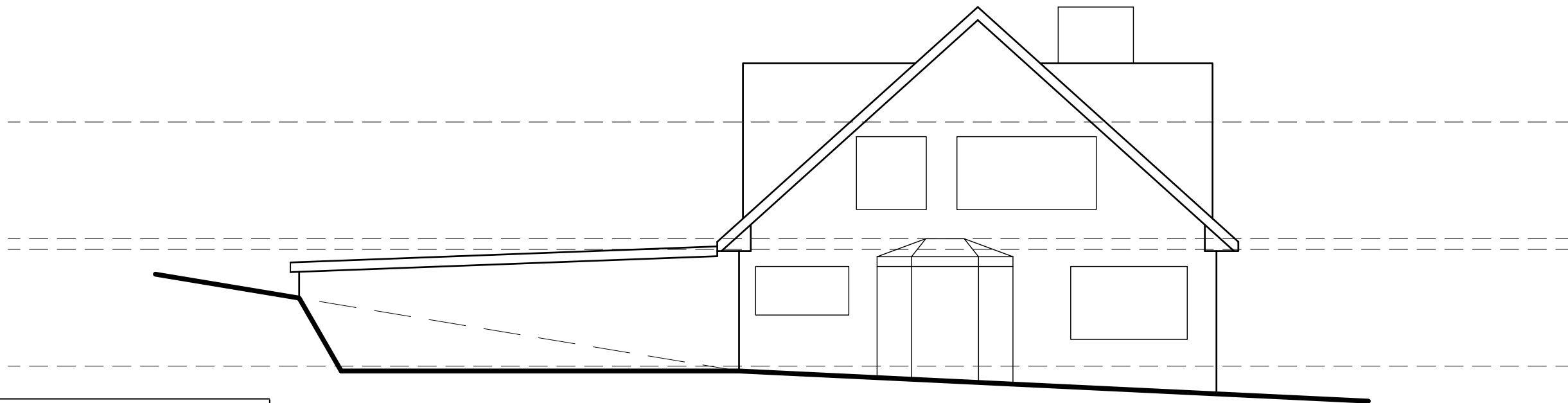
EXISTING ELEVATIONS



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WEST ELEVATION



EAST ELEVATION

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FORTH
**HELEN DILLON AND
MICHAEL CROGHAN**
ELEVATIONS

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CENTRAL COAST COUNCIL
LAND USE PLANNING

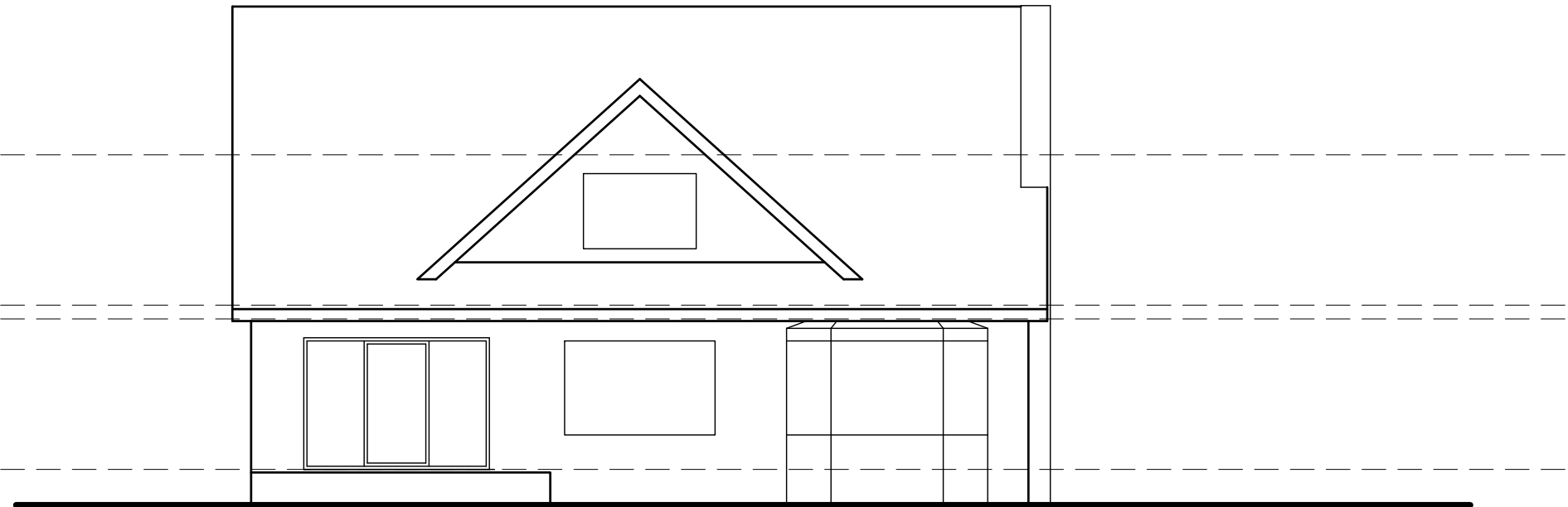
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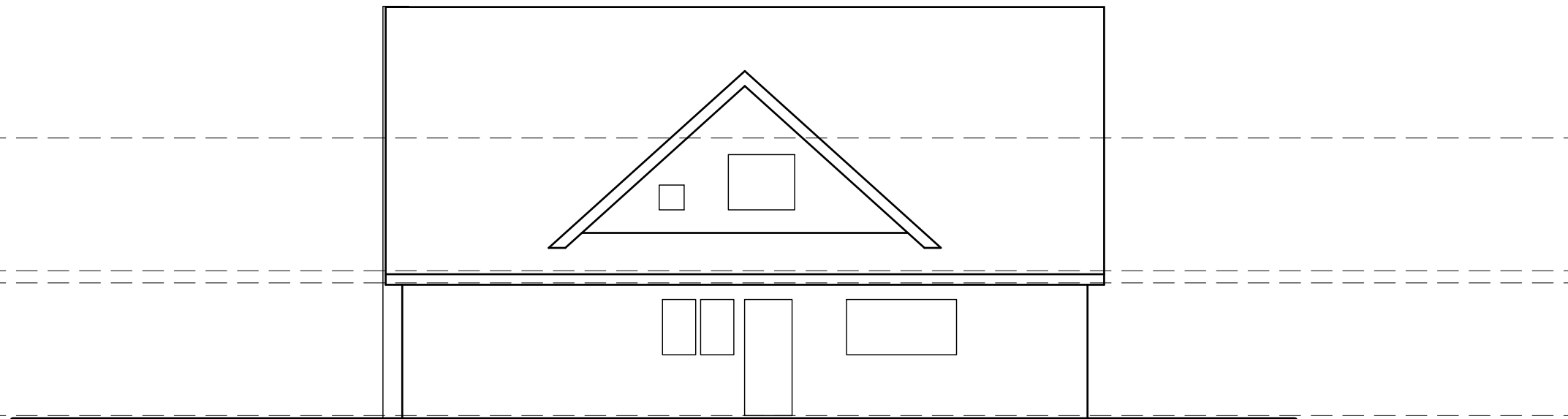
EXISTING ELEVATIONS



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NORTH ELEVATION



SOUTH ELEVATION

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ELEVATIONS

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CENTRAL COAST COUNCIL
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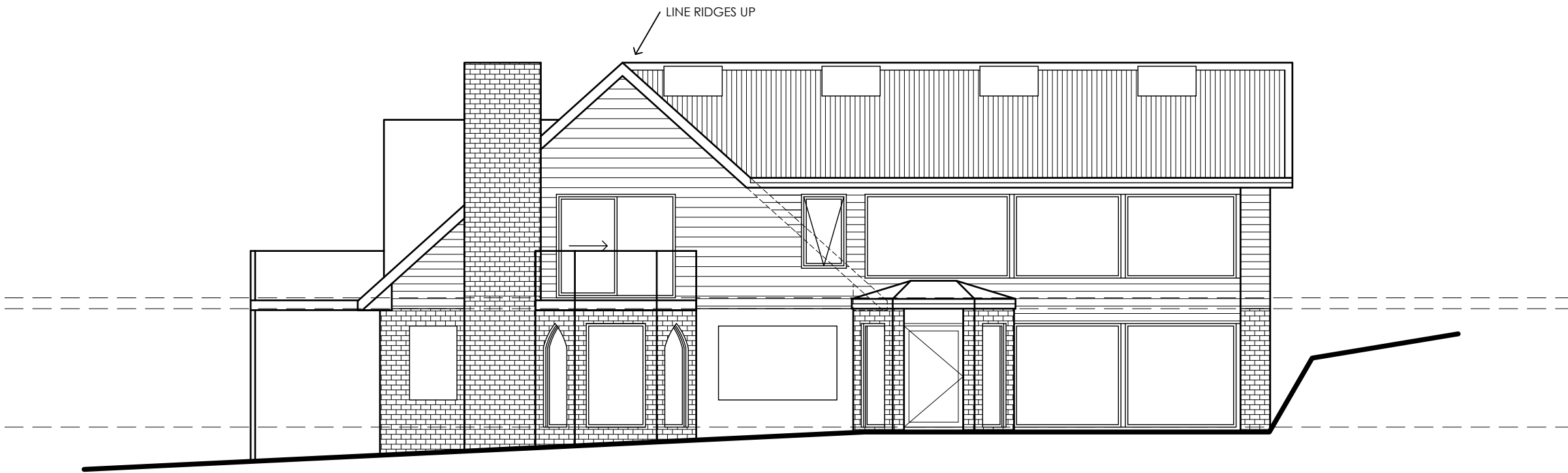
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WEST ELEVATION



EAST ELEVATION

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FORTH
HELEN DILLON AND
MICHAEL CROGHAN
ELEVATIONS 01

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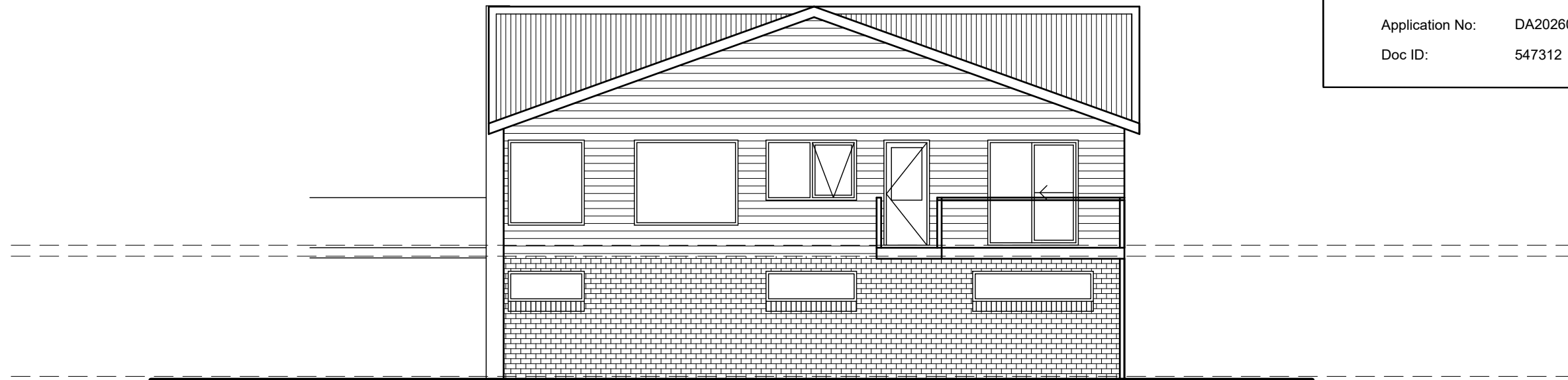
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NORTH ELEVATION

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SOUTH ELEVATION

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	02	PLANNING	25-02-2026					

PROPOSED ADDITIONS
52 WILMOT ROAD
FORTH
HELEN DILLON AND
MICHAEL CROGHAN
ELEVATIONS 02

PROJECT NUMBER:
2425-42

DRAWN:
PENTON

SCALE AT A3:
1:100

REVISION: 02
DRAWING NUMBER:
11
of 11