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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.: **DA2026048**

Location: **38 Richard Place, Ulverstone**

Proposal: **Change of Use – Residential to Visitor  
Accommodation**

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 30 March 2026**

Date of Notification: **14 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](mailto:planning@centralcoast.tas.gov.au)www: [centralcoast.tas.gov.au](http://centralcoast.tas.gov.au)**Land Use Planning and Approvals Act 1993  
Tasmanian Planning Scheme – Central Coast  
PLANNING PERMIT APPLICATION**

	<b>CENTRAL COAST COUNCIL LAND USE PLANNING</b>
Received:	06/03/2026
Application No:	DA2026048
Doc ID:	546942

**Office use only:**

Zone:

Permit Pathway – NPR/Permitted/Discretionary

**Use or Development Site:**

Site Address

Unit 2 / 38 Richard Place Ulverstone Tasmania, 7315

Certificate of  
Title Reference

CT 177627 - 2

Land Area

94m<sup>2</sup>

Heritage Listed Property

NO

YES

**Applicant(s)**

First Name(s)

Kenneth Frederick

Surname(s)

Mansell

Company name  
(if applicable)

Kenneth Mansell Property Pty Ltd

Contact No:

0448810058

Postal Address:

17 Wilkinson Crt Ocean Grove Vic 3226

Email address:

kfmansell@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)

Middle Names(s)

Surname(s)

Company name (if applicable)

Kenneth Mansell Property Pty Ltd

Postal Address:

17 Wilkinson Crt Ocean Grove Vic 3226

**PERMIT APPLICATION INFORMATION**

(If insufficient space for proposed use and development, please attach separate documents)

"USE" is the purpose or manner for which land is utilised.

Proposed Use

Use Class   
*Office use only*

"Development" is the works required to facilitate the proposed use of the land, including the construction or alteration or demolition of buildings and structures, signs, any change in ground level and the clearing of vegetation.

**Proposed Development** (please submit all documentation in PDF format to [planning@centralcoast.tas.gov.au](mailto:planning@centralcoast.tas.gov.au) separating A4 documents & forms from A3 documents).

No development works required to use the property as short term visitor accommodation.

All documents provided with application

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

\$..... N/A ..... Estimate/ Actual

Total floor area of the development .....80m<sup>2</sup>.....m<sup>2</sup>

**Declaration of Notice to Landowner**

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

I Kenneth Mansell , 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 *KFMansell*

Date 04/03/2026

**If the application involves land within a Strata Corporation**

I Kenneth Mansell , 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 *KFMansell*

Date 04/03/2026

**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 Kenneth Frederick Mansell  
 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 *KFMansell* Date 04/03/2026

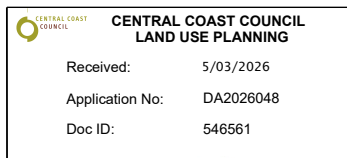
<b>Office Use Only</b>	
Planning Permit Fee	\$ .....
Public Notice Fee	\$ .....
Permit Amendment / Extension Fee	\$ .....
No Permit Required Assessment Fee	\$ .....
<b>TOTAL</b>	<b>\$ .....</b>
Validity Date	

SEARCH OF TORRENS TITLE

VOLUME 177627	FOLIO 2
EDITION 5	DATE OF ISSUE 03-July-2025

SEARCH DATE : 04-Mar-2026

SEARCH TIME : 01.31 pm



DESCRIPTION OF LAND

Town of ULVERSTONE

Lot 2 on Strata Plan 177627 and a general unit entitlement operating for all purposes of the Strata Scheme being a 10 undivided 1/40 interest

Derived from Strata Plan 177627

Derivation : Part of Lot 8190 (36A-0r-0p) Gtd. to T.L. Button and Part of Lot 34641 (0A-2R-17P) Gtd. to L.S.H. Brooks & P.R. Brooks

SCHEDULE 1

N259191 TRANSFER to KENNETH MANSELL PROPERTY PTY LTD  
Registered 03-July-2025 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any  
The registered proprietor holds the lot and unit entitlement subject to any interest noted on common property

Folio of the Register volume 177627 folio 0

SP160705 EASEMENTS in Schedule of Easements

SP160705 FENCING COVENANT in Schedule of Easements

SP4171 SP60090 SP145191 FENCING COVENANT in Schedule of Easements

A390754 FENCING PROVISION in Transfer

E419522 MORTGAGE to Mortgage House Capital Funding No.1 Pty Ltd Registered 03-July-2025 at 12.01 pm

UNREGISTERED DEALINGS AND NOTATIONS


No unregistered dealings or other notations

SEARCH OF TORRENS TITLE

VOLUME 177627	FOLIO 0
EDITION 1	DATE OF ISSUE 30-July-2019

SEARCH DATE : 04-Mar-2026

SEARCH TIME : 01.31 pm

 <b>CENTRAL COAST COUNCIL LAND USE PLANNING</b>	
Received:	5/03/2026
Application No:	DA2026048
Doc ID:	546562

DESCRIPTION OF LAND

Town of ULVERSTONE

The Common Property for Strata Scheme [177627](#)

Derivation : Part of Lot 8190 (36A-0r-0p) Gtd. to T.L. Button  
and Part of Lot 34641 (0A-2R-17P) Gtd. to L.S.H. Brooks & P.R.  
Brooks

Prior CT [160705/2](#)

SCHEDULE 1

STRATA CORPORATION NUMBER [177627](#), 38 RICHARD PLACE, ULVERSTONE

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

[SP160705](#) EASEMENTS in Schedule of Easements

[SP160705](#) FENCING COVENANT in Schedule of Easements

[SP4171](#) [SP60090](#) [SP145191](#) FENCING COVENANT in Schedule of  
Easements

[A390754](#) FENCING PROVISION in Transfer

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

"Early Issue"

CITY/TOWN: TOWN OF ULVERSTONE SUBURB/LOCALITY: ULVERSTONE FOLIO REFERENCE: CT 160705-2 SITE COMPRISES THE WHOLE OF LOT 2 ON PLAN No. SP160705.	<b>STRATA PLAN</b> SHEET 1 OF 4 SHEETS		Registered Number <b>177627</b>
	NAME OF STRATA SCHEME: 38 RICHARD PLACE, ULVERSTONE		STRATA TITLES ACT 1998 REGISTERED 30 JUL 2019
	SCALE 1:400 <del>500</del>	LENGTHS IN METRES	DEPUTY Recorder of Titles



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.	 Council Delegate	8/7/2019 Date	MICHAEL WARD, OF LAND & SEA SURVEYS  Registered Land Surveyor	16/4/19 Date
	STAGED/COMMUNITY DEVELOPMENT. SCHEME No. (IF APPLICABLE)			
LODGED BY: FRIEND & EDWARDS, ULVERSTONE.				

<p><b>STRATA PLAN</b></p> <p>SHEET 2 OF 4 SHEETS</p>	STRATA TITLES ACT 1998	Registered Number
	<p><i>Sandra Nyk</i> 8/7/2019 Council Delegate Date</p>	177627

GROUND FLOOR

SCALE 1 : 150



THE HORIZONTAL LOT BOUNDARIES ARE SHOWN BY HEAVY UNBROKEN LINES DEFINED BY - SITE BOUNDARIES.

AB, CENTRE OF WALL,  
BC, EXTENSION OF CENTRE OF WALL AB,  
CD, WEST EDGE OF CONCRETE PATH,  
DE, BEING AT RIGHT ANGLES TO THE ADJACENT SITE BOUNDARY,  
CF, WEST EDGE OF CONCRETE PATH,

FG, CENTRE OF TIMBER FENCE,  
GH, OUTER FACE OF BRICK BUILDING,  
HJK, CENTRE OF WALL,  
KL, CENTRE OF TIMBER FENCE,  
LM, EAST EDGE OF CONCRETE PATH,

JNO, CENTRE OF WALL,  
OP, OUTER FACE OF BRICK BUILDING,  
PQ, SOUTH EDGE OF CONCRETE PATH,  
LQR, EAST EDGE OF CONCRETE PATH,  
ST, CENTRE OF TIMBER FENCE,  
TUVWXYZ, OUTER FACE OF BRICK BUILDING,  
Z Z1, CENTRE OF TIMBER FENCE,  
Z1 F, EDGE OF TIMBER DECK,  
Z3 Z4 Z5, INNER FACE OF BRICK CARPORT BUILDING,

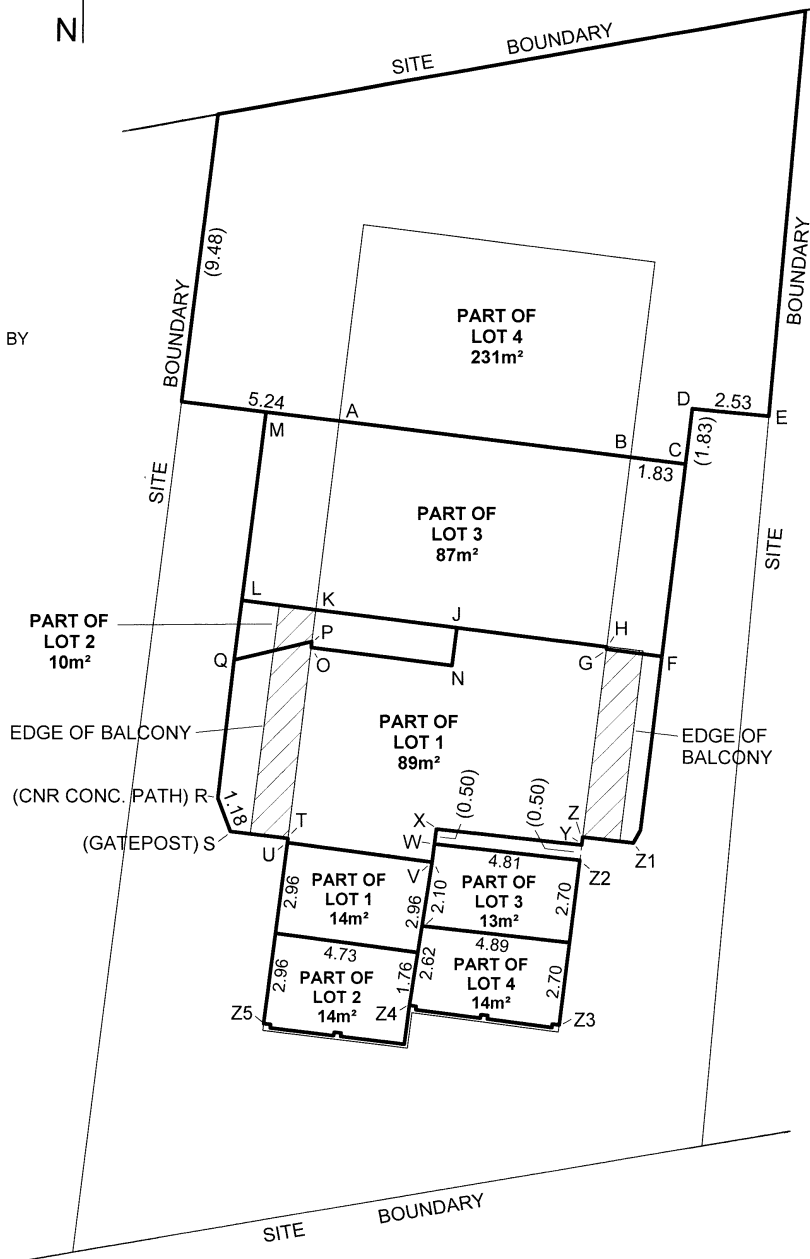
AND MEASUREMENTS WHERE THE BOUNDARIES ARE OPEN.

POINTS U V X Y Z3 Z4 & Z5 ARE CORNERS OF BUILDING AT GROUND LEVEL, WITH CONNECTING LINES STRAIGHT BETWEEN.

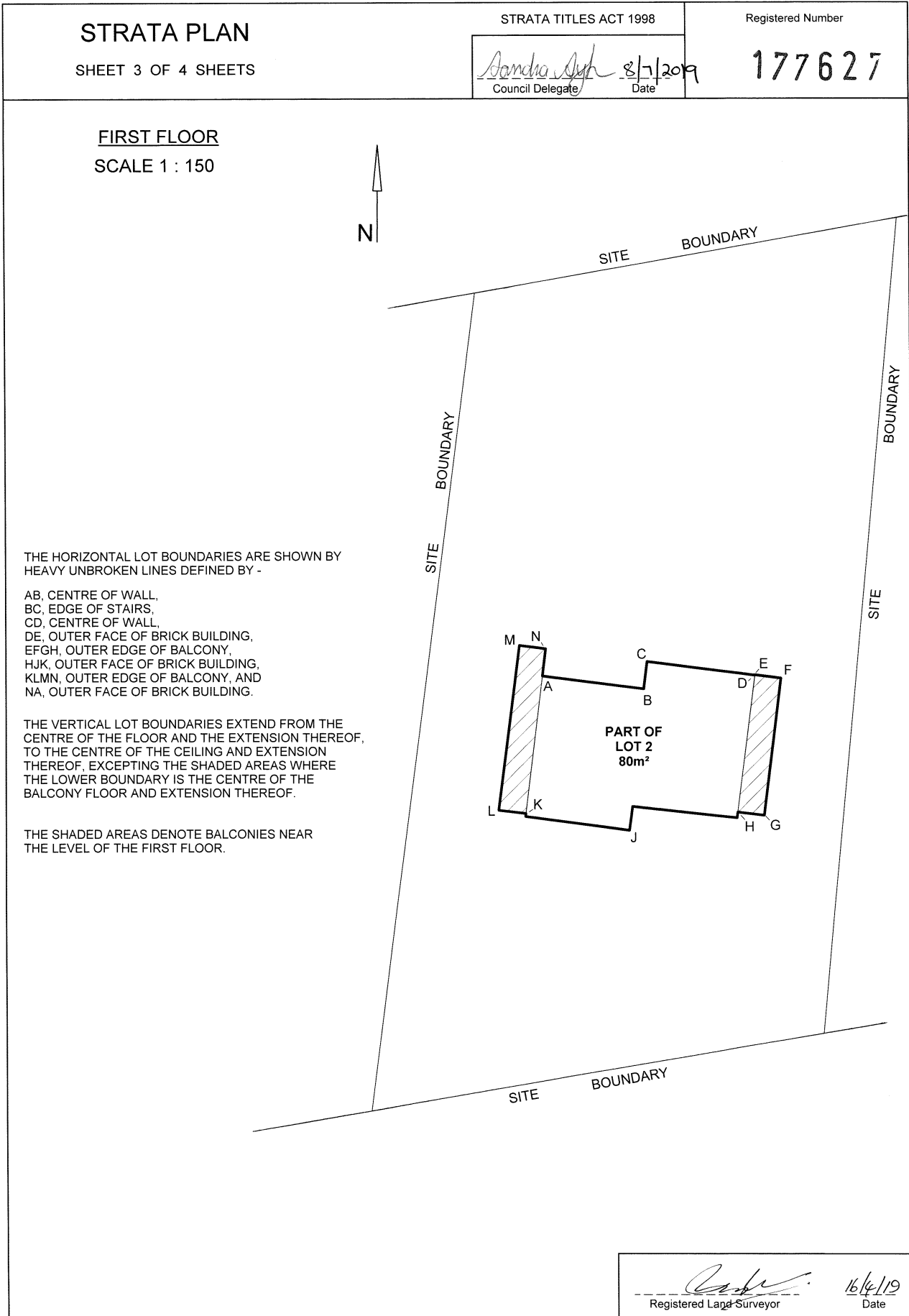
THE MEASUREMENTS IN BRACKETS ARE FOR BOUNDARY FIXATION ONLY.

THE SHADED AREAS DENOTE BALCONIES NEAR THE LEVEL OF THE FIRST FLOOR.

THE VERTICAL LOT BOUNDARIES EXTEND FROM 3.00 METRES BELOW GROUND LEVEL TO THE CENTRE OF THE CEILING AND EXTENSION THEREOF, EXCEPTING:  
- THE SHADED AREAS, WHERE THE UPPER BOUNDARY IS THE CENTRE OF THE BALCONY FLOOR & EXTENSION THEREOF, AND  
- THE LOTS SITUATED IN THE CARPARK (PART OF LOT 1 14m<sup>2</sup>, PART OF LOT 2 14m<sup>2</sup>, PART OF LOT 3 13m<sup>2</sup> & PART OF LOT 4 14m<sup>2</sup>, THE VERTICAL BOUNDARIES OF WHICH EXTEND FROM THE SURFACE OF THE CARPARK PAVEMENT TO 2.5 METRES ABOVE THE SURFACE OF THE CARPARK PAVEMENT.



*[Signature]* 16/4/19  
Registered Land Surveyor Date







Central Coast Council



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



12-Mar-2026

**UNIT 2, 38 RICHARD PLACE,  
 ULVERSTONE  
 DA2026048**

**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**

# Central Coast Council – STVA Planning Permit Submission

Property: Lot 2, Strata Plan 177627 (Volume 177627 Folio 2), Ulverstone


## INTRODUCTION

This Planning Report supports a Planning Permit Application for the use of Unit 2/38 Richard Place as Visitor Accommodation. Guests will typically be corporate or work-travel clients managed by a professional rental agent.

The land is zoned General Residential under the Tasmanian Planning Scheme – Central Coast.

## SITE AND TITLE DETAILS

- Address: Unit 2/38 Richard Place, Ulverstone TAS 7315
- Title Reference: CT 177627/2
- Zone: General Residential
- Strata Title: Lot 2 on SP160705
- Owned by Kenneth Mansell Property Pty Ltd

	<b>CENTRAL COAST COUNCIL LAND USE PLANNING</b>
Received:	5/03/2026
Application No:	DA2026048
Doc ID:	546559

## Checklist

Requirement	Where Addressed	Status
Site Plan / Floor Plan with area dimensions	Section 2 – Floor Plan figure	Provided
Car Parking – C2.0 Code (parking shown on site plan)	Section 3 figures (strata plan + street view)	Provided
Clause 8.3.2 – P2 Statement	Section 4	Provided
Signage details	Section 6 – Signage Statement	No signage proposed

## 1. Certificate of Title and Easements

Title Reference: Volume 177627 Folio 2. A copy of the Certificate of Title and Schedule of Easements is attached to the email/portal submission.

Conclusion: Title confirms lawful ownership (Kenneth Mansell Property Pty Ltd) with no restrictions preventing STVA use.

## 2. Site Plan, Floor Plan and Aerial Overview

Floor plan with internal dimensions and two external balconies:



Aerial overview showing proximity to caravan park (~45 m north) and adjacent rail corridor:

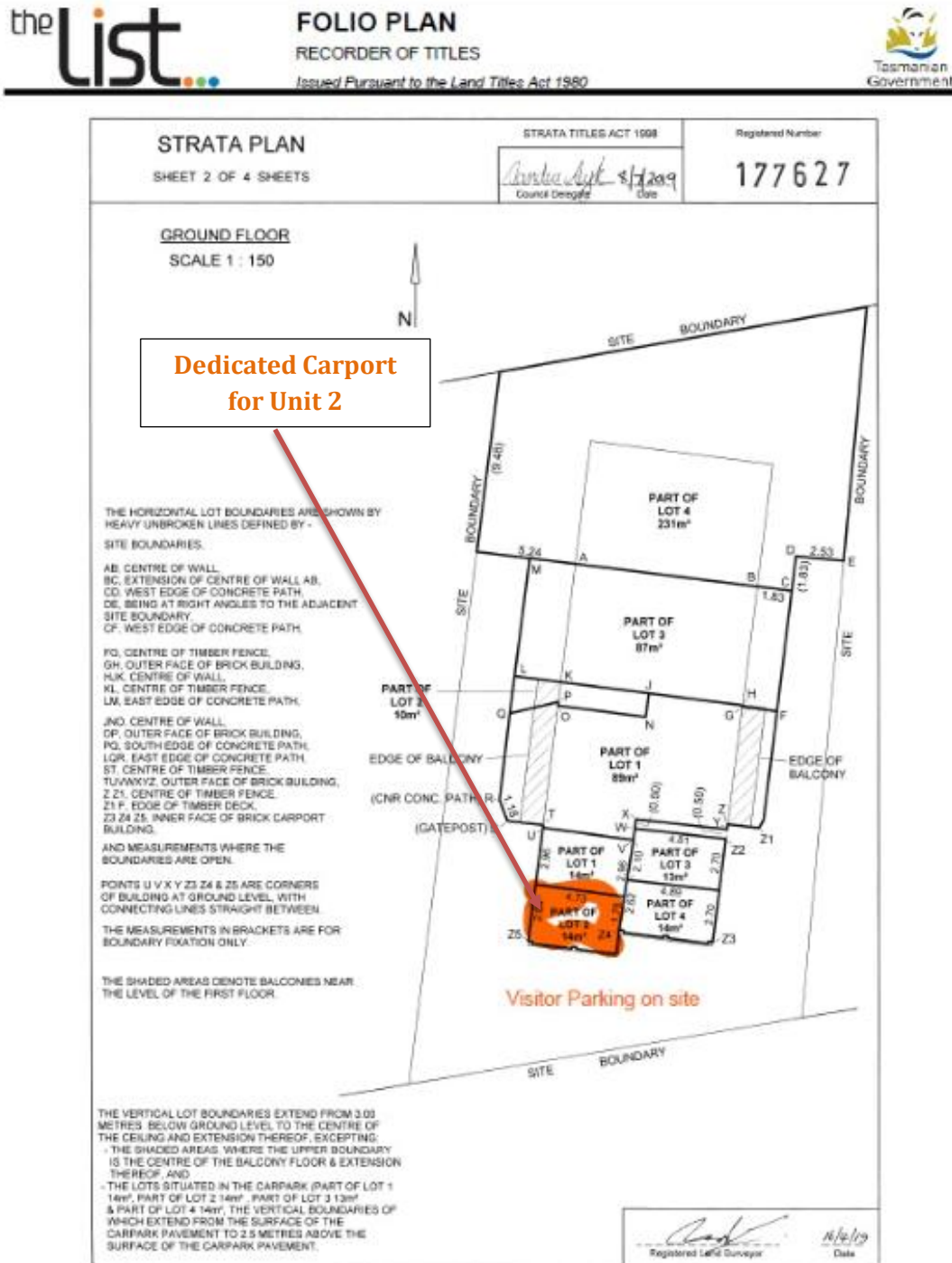


Conclusion: The property layout and locality context support suitability for low-impact visitor accommodation.

### 3. Parking Compliance – C2.0 Parking & Sustainable Transport Code

On-site provision includes one dedicated guest space and one designated visitor space within the strata property, with ample compliant on-street parking available.

Strata plan extract – on-site and visitor parking:



Street view showing paved visitor parking area:



Conclusion: Parking arrangements meet C2.0 Code, with safe access and no adverse traffic impacts.

#### **4. Clause 8.3.2 – Visitor Accommodation (P1 & P2) Assessment**

P1 (Floor Area): The gross floor area used for visitor accommodation is below 200 m<sup>2</sup> per lot; Acceptable Solution A1 is satisfied.

P2 (Amenity & Compatibility): The proposal is compatible with residential character and avoids unreasonable loss of amenity given: low-impact corporate clientele; maximum four occupants; no amplified music on balconies; no external alterations; privacy maintained; traffic and rights-of-way unaffected; ambient conditions already influenced by caravan park and rail corridor.

Conclusion: The proposal meets both A1 and P2 tests of Clause 8.3.2.

#### **5. Safety Compliance**

The dwelling is equipped with compliant smoke alarms and no building work is proposed. No Building Act change-of-use triggers apply.

Conclusion: Safety obligations are met for STVA use.

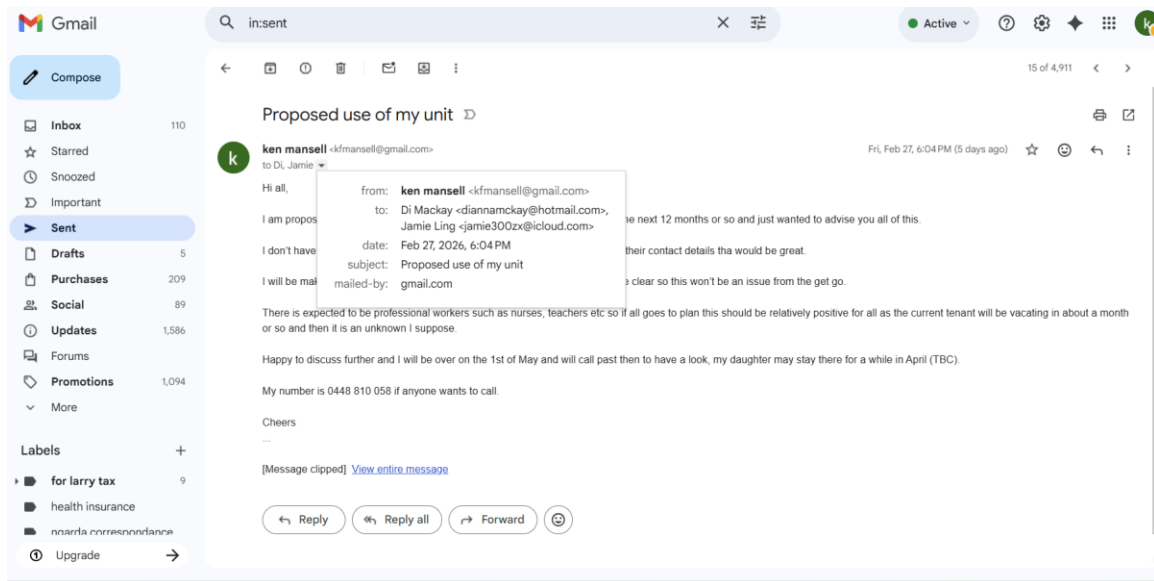
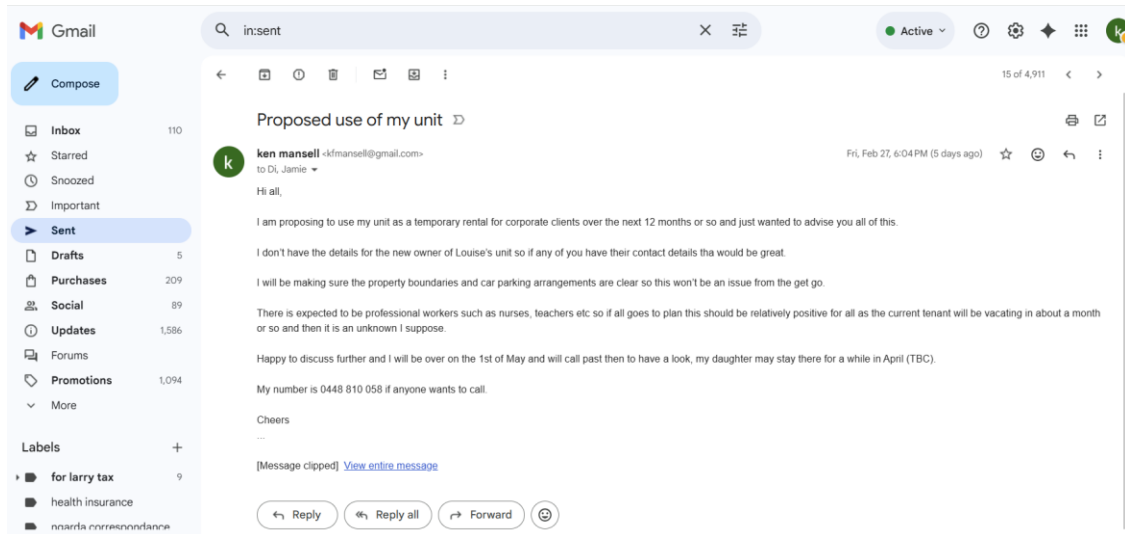
## 6. Signage Statement

No external signage is proposed.

## 7. Strata Notifications

All other unit owners have been notified of the proposed use; no objections have been received.

Snip of Email to owners, followed up with phone call to Di Mackay.



Conclusion: Strata notification obligations satisfied.

## 8. Environmental Context

The site is approximately 45 m from a public caravan park and adjacent to a rail corridor with regular movements, indicating existing visitor activity and ambient noise in the locality.

Conclusion: Context supports compatibility and minimal amenity impact.

## 9. Self-Assessment – Tasmanian STVA Framework

- Existing habitable residential unit (first floor, 2 bedrooms).
- Floor area < 200 m<sup>2</sup> (meets A1).
- Operational smoke alarms; no building works.
- Not owner's main residence – planning permit pathway appropriate.
- One on-site guest car space + one visitor space; ample street parking.
- Corporate clientele; two balconies with low-impact use (no amplified music).
- Strata owners notified; no objections.

Conclusion: Self-assessment confirms full compliance with STVA requirements, supporting approval.

## 10. Visitor House Rules

- Quiet hours between 9pm and 7am to minimise noise impacts.
- No parties, gatherings, or amplified music permitted indoors or on balconies.
- Maximum occupancy of 4 persons must be observed at all times.
- Balcony use limited to low-impact activities; no smoking, loud conversations, or external speakers.
- Waste must be placed in designated bins; recycling must follow council guidelines.
- Guests must respect neighbouring residents and common property requirements.
- Parking is restricted to the designated guest space and visitor bay only; no verge parking.

Conclusion: These rules ensure low-impact, respectful visitor use that protects residential amenity and complies with expected STVA conduct standards.

## 11. Agent Management of Complaints

- A designated managing agent will act as the primary contact for all operational or neighbour concerns.
- The agent will acknowledge complaints within 2 hours (7am–9pm) and within 12 hours overnight.
- A digital log of all complaints and rectification actions will be maintained and provided to Council upon request.
- Noise or behaviour breaches will be addressed immediately, including formal warnings or termination of stay if required.
- Neighbours will be provided with a direct contact number for urgent matters.
- Guests repeatedly breaching rules may be barred from future bookings and reported to hosting platforms as necessary.

Conclusion: A structured response framework ensures rapid issue resolution, accountability, and protection of neighbourhood amenity.