
Application for Planning

S.57 Land Use Planning and Approvals Act 1993

The following application has been received:

Application No.: **DA2025242**

Location: **62 Turners Beach Road, Turners Beach**

Proposal: **Residential - shed**

Performance Criteria: **Setbacks and building envelope for all dwellings**

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 November 2025**

Date of Notification: **29 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

<small>CENTRAL COAST COUNCIL</small>	CENTRAL COAST COUNCIL LAND USE PLANNING
Received:	9/10/2025
Application No:	DA2025242
Doc ID:	533644

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

Use or Development Site:

Site Address 62 Turners Beach Road, Turners Beach

Certificate of Title Reference 188757/1

Land Area 1094m² **Heritage Listed Property** NO YES

Applicant(s)

First Name(s) - **Surname(s)** -

Company name (if applicable) Buildrite **Contact No:** 6425 5992

Postal Address: PO Box 346, Ulverstone TAS 7315

Email address: info@buildritetas.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) Daniel & Crystal **Middle Names(s)** Thomas / Margaret

Surname(s) Attrill **Company name** (if applicable) -

Postal Address: 62 Turners Beach Road, Turners Beach TAS 7315

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

Residential Shed

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).

Construction of Shed (6000mm wide x 6000mm long x 2400mm eave)

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

\$ 26,217.00 Estimate/ Actual ✓

Total floor area of the development 36.m²

Declaration of Notice to Landowner

If land is NOT in the applicant's ownership

I Kate Eustace C/- Buildrite , 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 *K Eustace*

Date 9 October 2025

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 Kate Eustace C/- Buildrite Construction & Project Management
 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 *K Eustace* Date 9 October 2025

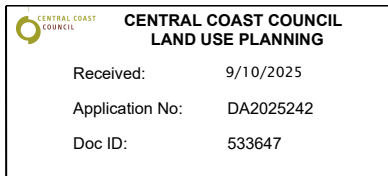
Office Use Only	
Planning Permit Fee	\$
Public Notice Fee	\$
Permit Amendment / Extension Fee	\$
No Permit Required Assessment Fee	\$
TOTAL	\$
Validity Date	

SEARCH OF TORRENS TITLE

VOLUME 188757	FOLIO 1
EDITION 1	DATE OF ISSUE 25-Sep-2025

SEARCH DATE : 09-Oct-2025

SEARCH TIME : 11.47 AM



DESCRIPTION OF LAND

Town of TURNERS BEACH

Lot 1 on Sealed Plan [188757](#)

Derivation : Part of Lot 463, 484A-2R-0P Gtd. to William Titley

Prior CTs [65421/1](#) and [182988/2](#)

SCHEDULE 1

D227 & [N265690](#) TRANSFER to DANIEL THOMAS ATTRILL and CRYSTAL MARGARET ATTRILL Registered 25-Sep-2025 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

[SP188757](#) FENCING COVENANT in Schedule of Easements

[SP182988](#) FENCING COVENANT in Schedule of Easements

[A367254](#) FENCING PROVISION in Transfer

[E221245](#) MORTGAGE to B&E Ltd Registered 21-Sep-2020 at 12.01 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

SCHEDULE OF EASEMENTS	Registered Number
NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	SP 188757

PAGE 1 OF 4 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.

LOT 5 on the Plan is:-

SUBJECT TO a Pipeline and Services Easement in gross (as herein defined) in favour of TasWater over the land marked Pipeline and Services Easement 2.50 Wide shown on the Plan ("the Easement Land").

SUBJECT TO a right to lay services (as herein defined) (appurtenant to Lot 1 on Plan No. 128374) over the land shown as Services Easement 1.50 Wide on the Plan.

DEFINITIONS

"Pipeline and Services Easement" is defined as follows:-

FIRSTLY, THE FULL AND FREE RIGHT AND LIBERTY for TasWater and its employees, contractors, agents and all other persons duly authorised by it, at all times to:

- (1) enter and remain upon the Easement Land with or without machinery, vehicles, plant and equipment;
- (2) investigate, take soil, rock and other samples, survey, open and break up and excavate the Easement Land for any purpose or activity that TasWater is authorised to do or undertake;
- (3) install, retain, operate, modify, relocate, maintain, inspect, cleanse, repair, remove and replace the Infrastructure;
- (4) run and pass sewage, water and electricity through and along the Infrastructure;
- (5) do all works reasonably required in connection with such activities or as may be authorised or required by any law:
 - (a) without doing unnecessary damage to the Easement Land; and
 - (b) leaving the Easement Land in a clean and tidy condition;

	(USE ANNEXURE PAGES FOR CONTINUATION)
SUBDIVIDER: CINDY ANN BRAZENDALE and DANIEL THOMAS ATTRILL and CRYSTAL MARGARET ATTRILL FOLIO REF: CT 182988/2 and CT 65421/1 SOLICITOR & REFERENCE: O'ROURKE & KELLY (AJOR:CAB)	PLAN SEALED BY: CENTRAL COAST COUNCIL DATE: REF NO. Council Delegate
<p>NOTE: The Council Delegate must sign the Certificate for the purposes of identification.</p>	

<p>ANNEXURE TO SCHEDULE OF EASEMENTS</p> <p>PAGE 3 OF 4 PAGES</p>	<p>Registered Number SP 188757</p>
<p>SUBDIVIDER: CINDY ANN BRAZENDEALE and DANIEL THOMAS ATTRILL and CRYSTAL MARGARET ATTRILL FOLIO REFERENCE: CT 182988/2 and CT 65421/1</p>	

PAGE 3 OF 4 PAGE/S

telephone or other services or supplies (including electronic or other information transfer services) through, over and along the easement by pipes, wires, cables and all other conducting media which are now or are at any time laid under the easement, provided the pipes, wires, cables and all other conducting media is at a depth of not less than 1 metre below the natural surface of the land. And further they shall have the right to enter on the easement with or without workmen, materials and specialist services for the purposes of laying, installing, repairing, maintaining, renewing and relaying or removing any such pipes, wires, cables and all other conducting media the person exercising such right causing as little damage and inconvenience as reasonably practicable in so doing and making good immediately any damage caused to the easement.

AND the owners, their successors or assigns shall give not less than seven days notice to the servient tenement owners of their intention to enter upon the easement to install any further pipes, wires, cables or conducting materials.

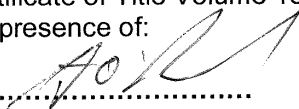
FENCING COVENANT

The owner of each lot shown on the plan covenants with the Vendor (Cindy Ann Brazendale) that the Vendor shall not be required to fence.

NO OTHER easements, covenants or profits a prendre are hereby created to benefit or burden any of the Lots shown on the plan.

Signed by CINDY ANN BRAZENDEALE
the registered proprietor of land comprised
in Certificate of Title Volume 182988 Folio 2
in the presence of:

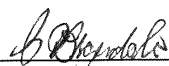
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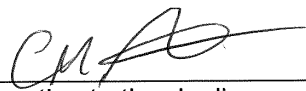
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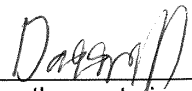
Witness sign

Print Name:
Address:
Occupation

ANTHONY O'ROURKE, BA-LLB. M.B.A
SOLICITOR
O'Rourke & Kelly
20 Rooke Street
Devonport, Tasmania 7310







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.

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 4 OF 4 PAGES	Registered Number SP 188757
SUBDIVIDER: CINDY ANN BRAZENDALE and DANIEL THOMAS ATTRILL and CRYSTAL MARGARET ATTRILL FOLIO REFERENCE: CT 182988/2 and CT 65421/1	

Signed by DANIEL THOMAS ATTRILL and CRYSTAL MARGARET ATTRILL the registered proprietor of land comprised in Certificate of Title Volume 65421 Folio 1 in the presence of:

) *DM* PAGE 4 OF 4 PAGE/S
)
)
)
) *Daggett*

.....*DM*.....

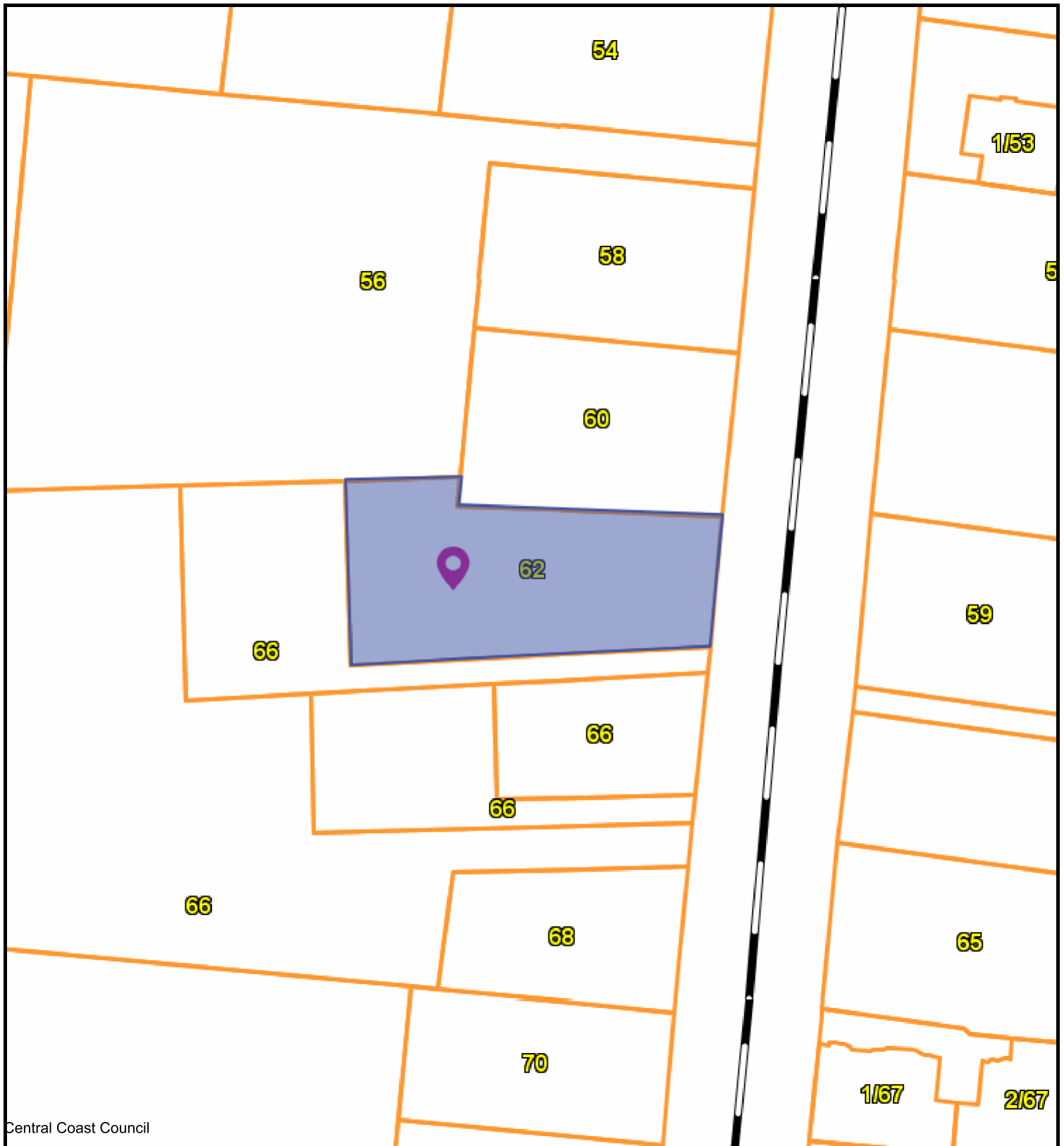
Witness sign

Print Name: *RANDALL REX BARNETT*
 Address: *31 STEWART STREET, DEVONPORT, TAS 7310*
 Occupation: *LEGAL PRACTITIONER*

Please refer to mortgagee's consent.

Brazendale

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



27-Oct-2025

**62 TURNERS BEACH ROAD,
 TURNERS BEACH
 DA2025242**

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

Home Maps Search the Map... ? Help User: kate@buildritetas.com.au Logout

Tools + - [Map Icon] [Compass Icon]

Basemaps

62 Turners Beach Road, Turners Beach

250mm from western boundary

6m x 6m Orientation Grid 1

250mm from southern boundary

10 m GDA94 MGA55 : 435668E, 5442440N 1:425 Disclaimer and Copyright Notice

Add Layer +

- Drawing Tools
- TasWater - Water Main
- TasWater - Stormwater Main
- TasWater - Sewer Main
- Boundary Lines with Accuracy
- Highlighted Features
- Cadastral Parcels

CENTRAL COAST COUNCIL
LAND USE PLANNING

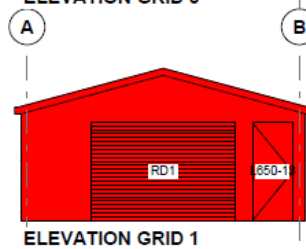
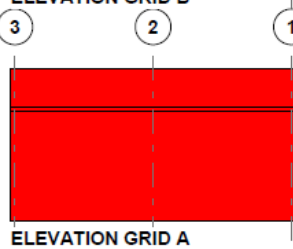
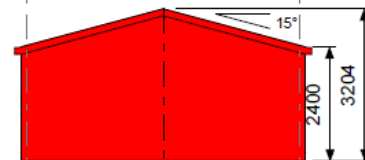
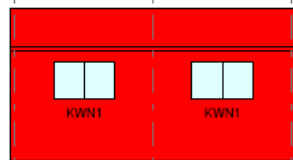
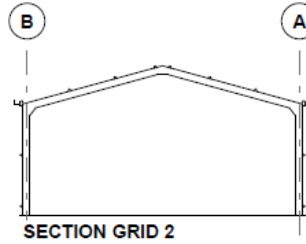
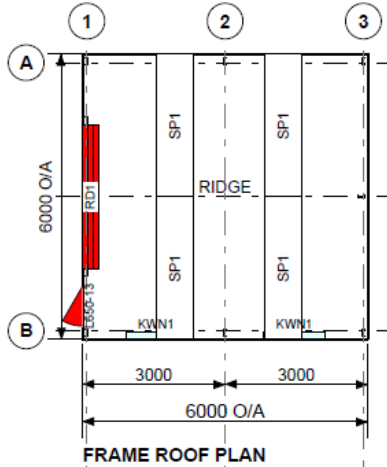
Received: 9/10/2025
 Application No: DA2025242
 Doc ID: 533648

the list Providing all the information about your property

Stormwater is to be disposed of via connection to an existing stormwater disposal system if available. Alternatively, if no existing stormwater disposal system is available, the roof water/stormwater is to be disposed of so as to not create a nuisance to neighbouring properties.



Copyright 2025
Lysaght Building
Solutions Pty Ltd
trading as RANBUILD



CLADDING			
ITEM	PROFILE (min)	FINISH	COLOUR
ROOF	CUSTOM ORB 0.42 BMT	CB	AA
WALLS	TRIMDEK 0.42 BMT	CB	AA
CORNERS	-	CB	AA
BARGE	-	CB	AA
GUTTER	HI-QUAD	CB	AA

0.35bmt=0.40tct; 0.42bmt=0.47tct; 0.48bmt=0.53tct

ACCESSORY SCHEDULE & LEGEND		
QTY	MARK	DESCRIPTION
1	RD1	Taurean, Domestic PR1ME Series A 2000 high x 8050 wide Clear Opening C/B
1	L650-13	Lamec Door & Frame Kit, 650/37, Std. 2040 x 820 C/Bond
2	KWN1	AMI - Reg A & B, 790x1274 CLR, Window Kit (BDSP)
4	SP1	Sheeting, Polycarbonate, Corugated Profile (SGFGS/AFCB)

CENTRAL COAST COUNCIL
LAND USE PLANNING

Received: 9/10/2025

Application No: DA2025242

Doc ID: 533645

ARCHITECTURAL DRAWING ONLY, NOT FOR CONSTRUCTION USE

CLIENT
Daniel Attrill

SITE
**62 Turners Beach Road
TURNERS BEACH TAS 7315**

BUILDING
**DELUXE
6000 SPAN x 2400 EAVE x 6000 LONG**

TITLE
FLOOR PLAN & ELEVATION

SCALE A4 SHEET 1:125	DRAWING NUMBER BURN04-1824	REV A	PAGE 1/1
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BUILDRITE
Construction & Project Management

(03) 6425 5992

info@buildritetas.com.au

4 Kilowatt Court, Ulverstone PO

Box 346, Ulverstone. TAS 7315

www.buildritetas.com.au

Build it once, build it rite!



	CENTRAL COAST COUNCIL LAND USE PLANNING
Received:	21/10/2025
Application No:	DA2025242
Doc ID:	535514

To Central Coast Council

DA2025242

RE: Response to Request for Further Information dated 20 October 2025

In response to the RFI, addressing 8.4.2 (P3), the proposed shed location, 250mm from southern boundary, adjoins a 4m access to an internal block. This is vehicle and driveway access to a vacant block (Lot 2 on CT 188757).

We do not believe the siting and scale of the proposed shed, being 6m x 6m with an eave height of 2.4m and a roof pitch of 15⁰ would cause an unreasonable loss of amenity to the adjoining property; given the property directly behind 62 Turners Beach Road, Turners Beach is vacant and the closest residence to the south of 62 Turners Beach Road, Turners Beach is separated by the internal access to the property directly behind.

With respect to the scale, the addition of the proposed shed would be consistent and have lesser bulk impact than surrounding properties in the area with existing outbuildings. Please refer to the aerial photo below (Photo I) and we reference 59, 60 and 61 Turners Beach Road, Turners Beach.

Given that the block located at the rear of 62 Turners Beach Road, Turners Beach is vacant, we do not foresee any visual impacts that a shed of this size and height would have. From our investigations the proposed shed would not add any shadow impacts further than the existing vegetation does. Please refer to the attached Shade Plans (Photos II, III and IV). The property at the rear does not have a dwelling upon it to refer to reduction in sunlight to a habitable room or private open space.

Kind regards,

BUILDRITE Construction & Project Management | Ranbuild

21 October 2025



Photo I



Photo II
9am 21/6



Photo III
12pm 21/06

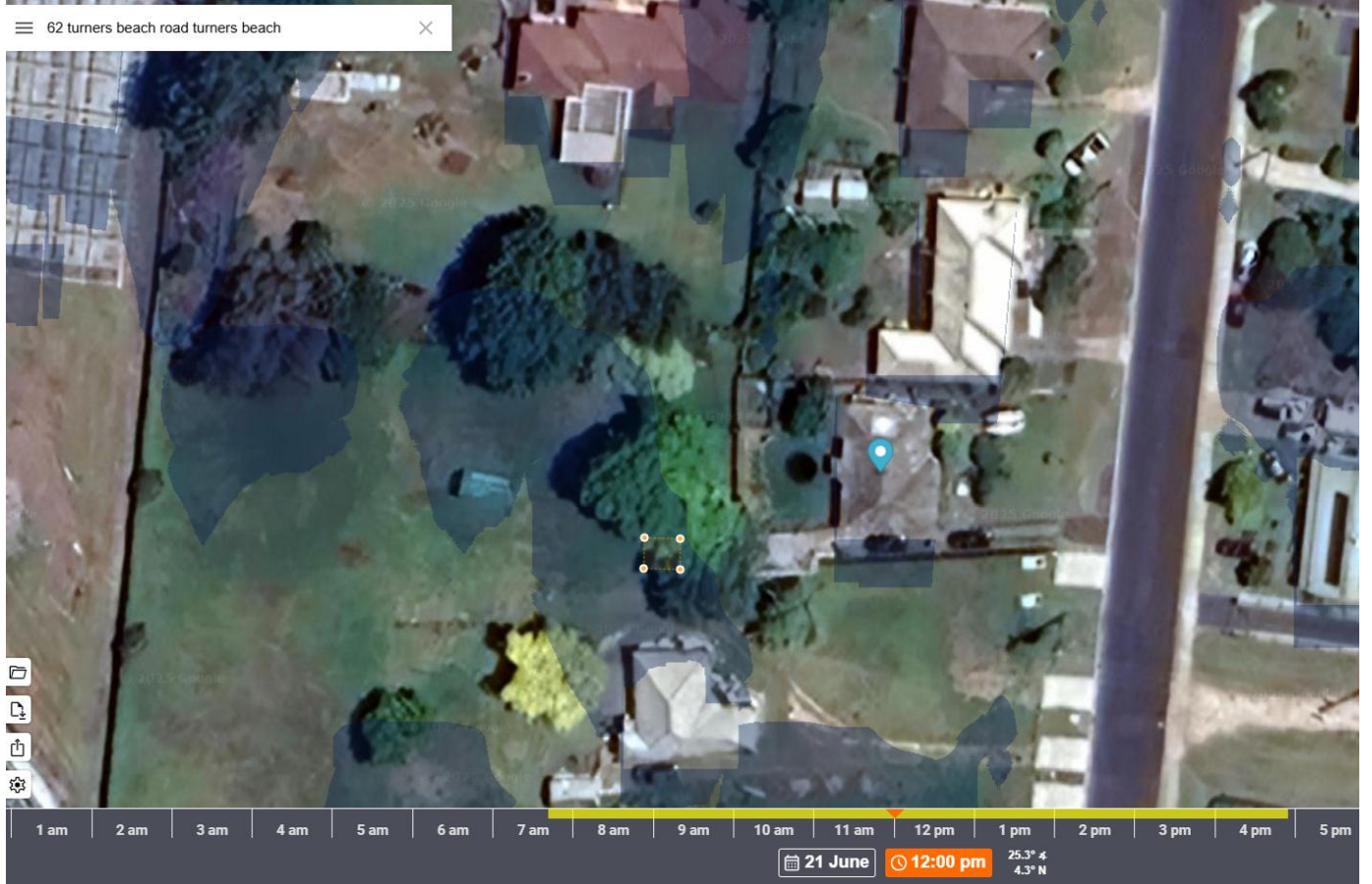


Photo IV
3.00pm 21/6

