
Application for Planning

S.57 Land Use Planning and Approvals Act 1993

The following application has been received:

Application No.: **DA2025164**

Location: **860 Ironcliffe Road, Penguin**

Proposal: **Visitor Accommodation - change of use**

Performance Criteria: **Discretionary uses**

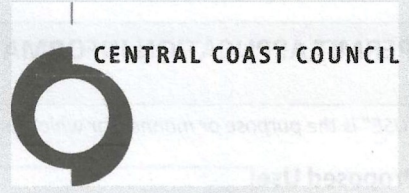
The application may be inspected at the Administration Centre, 19 King Edward Street, Ulverstone during Office hours and on the council's website: www.centralcoast.tas.gov.au Any person may make representation in relation to the applications (in accordance with S.57(5) of the Act) by writing to the Chief 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 2015*.

The representation must be made on or before **8 September 2025**

Date of Notification: **23 August 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

CENTRAL COAST COUNCIL
LAND USE PLANNING
Received: 21/07/2025
Application No: DA2025164
Doc ID: 525645

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

Use or Development Site:

Site Address: 860 Ironcliff Road, Penguin, TAS

Certificate of Title Reference: 36003/1

Land Area: 45053 m² Heritage Listed Property: NO YES

Applicant(s)

First Name(s): Rhys Surname(s): Sharman

Company name (if applicable): Contact No: 0459 600 026

Postal Address: 310/3 Madden CL, Botany, NSW, 2019

Email address: Rhys.Sharman20@Comail.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): Rhys Middle Names(s): Robert

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

Postal Address: 310/3 Madden CL, Botany, NSW 2019

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 separating A4 documents & forms from A3 documents).

No development. No changes to the land. Only using
the dwelling for short term stay accommodation

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

\$ NA Estimate/ Actual

Total floor area of the development NA m²

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 _____, 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 Rhys Sharman
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 20/7/25

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 36003	FOLIO 1
EDITION 5	DATE OF ISSUE 08-Aug-2025

SEARCH DATE : 21-Aug-2025

SEARCH TIME : 01.21 PM

DESCRIPTION OF LAND

Parish of ASHWATER, Land District of DEVON
 Lot 1 on Sealed Plan [36003](#)
 Derivation : Part of Lot 8097 (320 Acres) J Stott, part of Lot 15571 (40A-2R-26Ps) Gtd. to G Hooper, part of Lot 20058, (15A-3R-20Ps) Gtd. to F H Hooper and part of Lot 37709, 1.190ha Gtd. to M Bruce and P M Whiteley
 Prior CT [4483/87](#)

SCHEDULE 1

[N268873](#) TRANSFER to RHYS ROBERT SHARMAN Registered
 08-Aug-2025 at noon

SCHEDULE 2

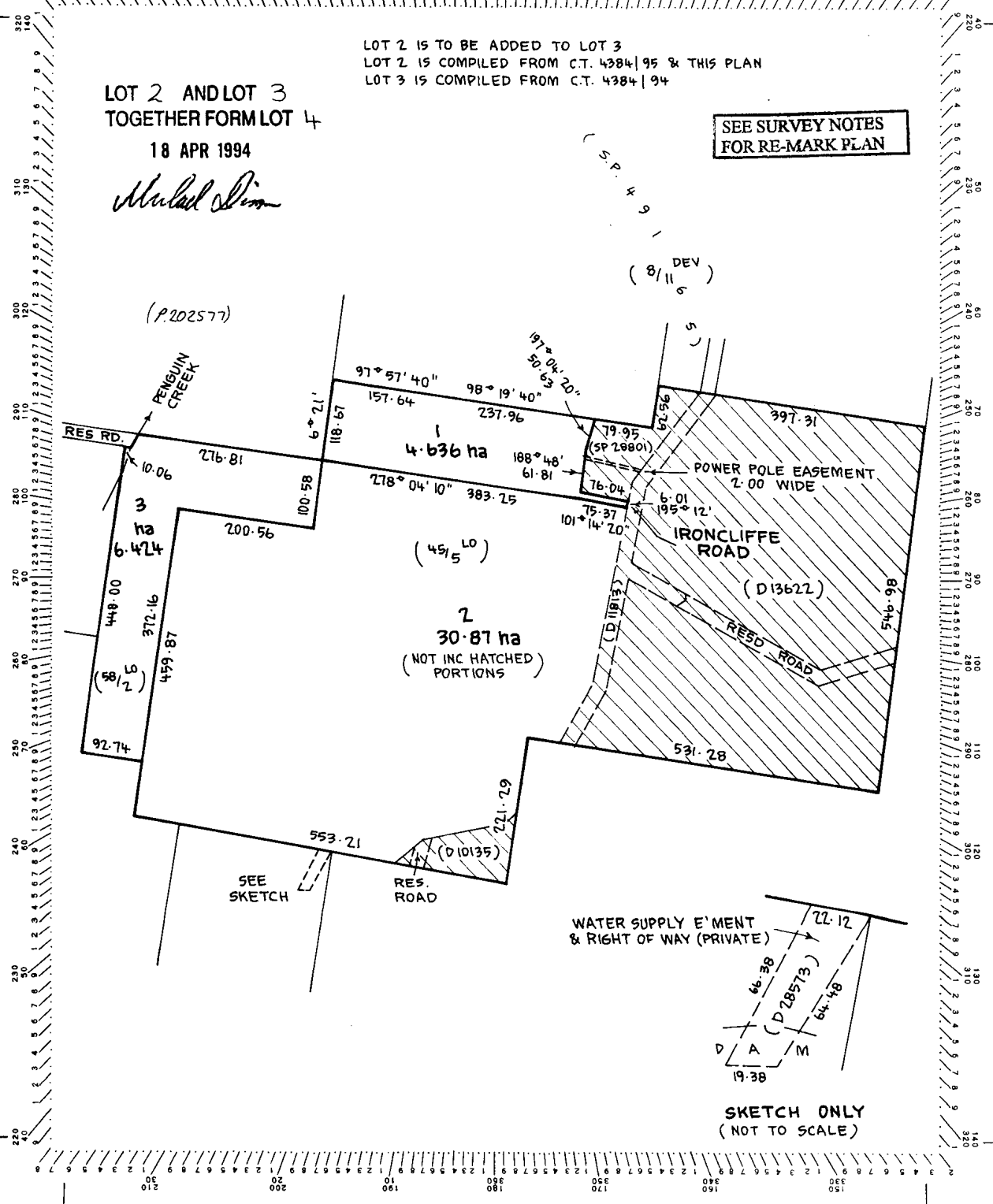
Reservations and conditions in the Crown Grant if any
 SP [36003](#) BENEFITING EASEMENT: Power pole Easement
[E424995](#) MORTGAGE to Westpac Banking Corporation Registered
 08-Aug-2025 at 12.01 PM

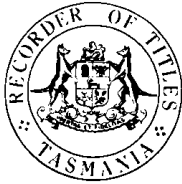
UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

Owner: W. R. & G. M. GEALE	PLAN OF SURVEY by Surveyor: Robert W. Ranson of land situated in the LAND DISTRICT OF DEVON PARISH OF ASHWATER	Registered Number: S. P36003
Title Reference: C.T. 4384 94 & 95		Approved: 25 JUL 1988 Effective from:
Grantee: PART OF LOT 8097 (320.0.0) JOSEPH STOTT, PART OF LOT 15571 (40.2.26) GTD TO GEORGE HOOPER, PART OF LOT 20058, (15.3.20) GTD TO FRANCIS HENRY HOOPER &	SCALE 1: 6000 MEASUREMENTS IN METRES	Recorder of Titles <i>Mulhal Jim</i>

PART OF LOT 37709, 1.190ha GTD TO MERVYN BRUCE & PATRICIA MARGARET WHITELEY 350 170 360 180 190 200 210





SCHEDULE OF EASEMENTS

PLAN NO.

S. P36003

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.

LOT 1 is together with the right to erect poles and affix wires thereto on or over the strip of land marked "Power Pole Easement 2.00 wide" hereon and the right to enter onto the said strip of land with workmen at all times to inspect repair or maintain the said poles and wires without doing any unnecessary damage to the said strip of land

LOT 2 AND LOT 3 are together with a right of carriage way over the land marked Right of Way ~~Supply Easement~~ **(Private) and Water Supply Easement**

LOT 2 AND LOT 3 are together with a right to lay irrigation pipes on the surface of the land marked Right of Way ~~and Water Supply Easement~~ **(Private)** hereon for the purpose of conveying water through the pipes and the right to enter thereon to inspect repair cleanse mend remove and replace any such pipes without doing any unnecessary damage to the said land

LOT 2 AND LOT 3 are together with the right to stand a pump tractor or apparatus on the said Right of Way ~~and Water Supply Easement~~ **(Private)** and to stand poles and wires thereon for the purpose of supply of power to the said pump or other apparatus

SIGNED by the Registered Proprietors)

WILTON REGINALD GEALE and GILLIAN)

MAREE GEALE in the presence of:)

W.R. Geale
M. Geale

OSKIN
Law Clerk
Bunie

36003

This is the schedule of easements attached to the plan of WILTON REGINALD AND GILLIAN
(Insert Subdivider's Full Name)

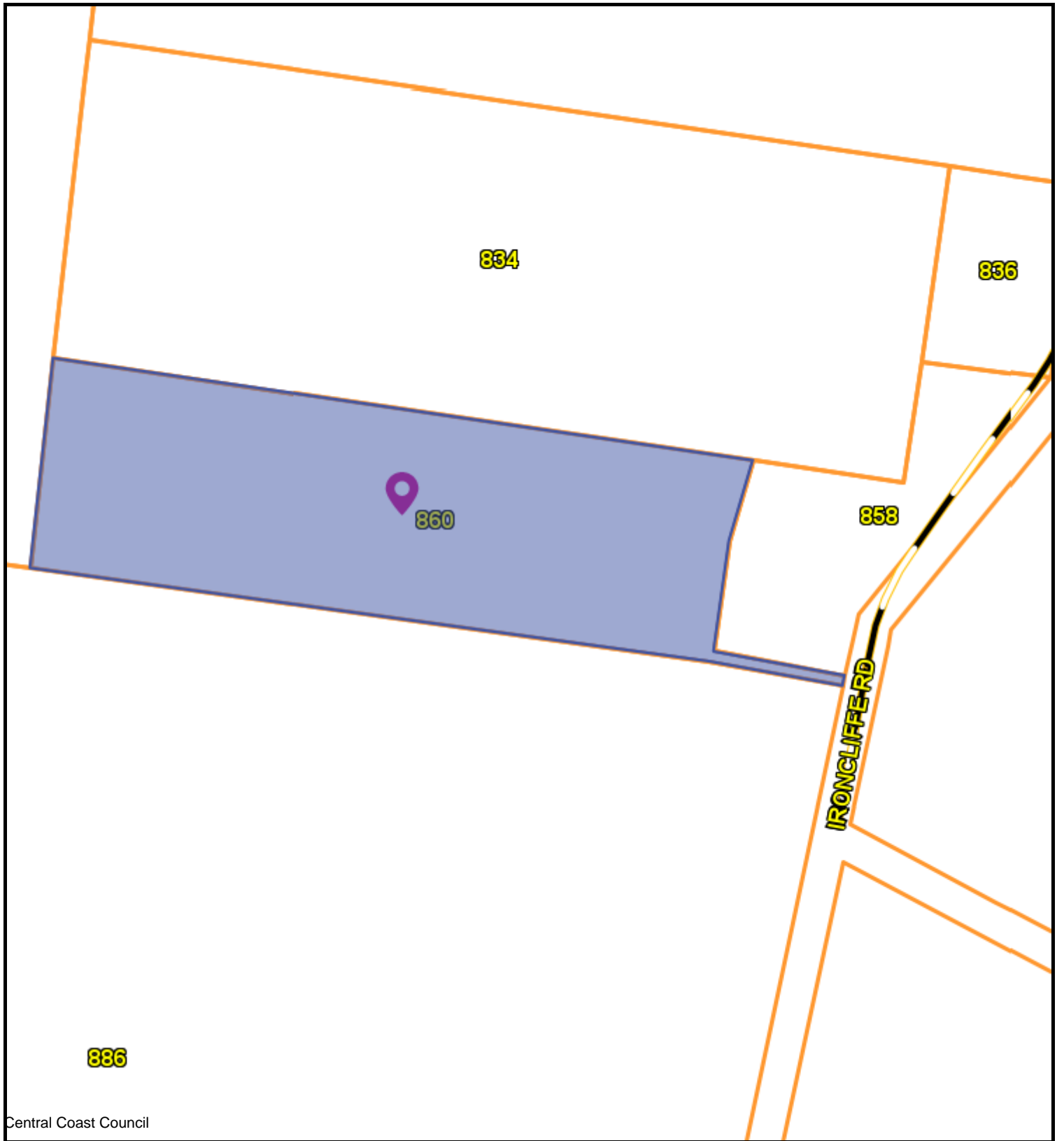
MAREE GEALE affecting land in

C.T. 4384/94 & 95
(Insert Title Reference)

Sealed by MUNICIPALITY OF PENGUIN on 16th May, 1988

Solicitor's Reference
Council Clerk/Town Clerk

05-K-3134



Central Coast Council



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



21-Aug-2025

**860 IRONCLIFFE ROAD,
 PENGUIN
 DA2025164**

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.

50 m

Scale =
1:2940.840



Central Coast Council



IMPORTANT

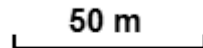
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	CENTRAL COAST COUNCIL LAND USE PLANNING
	Received: 21/07/2025
	Application No: DA2025164
	Doc ID: 525647

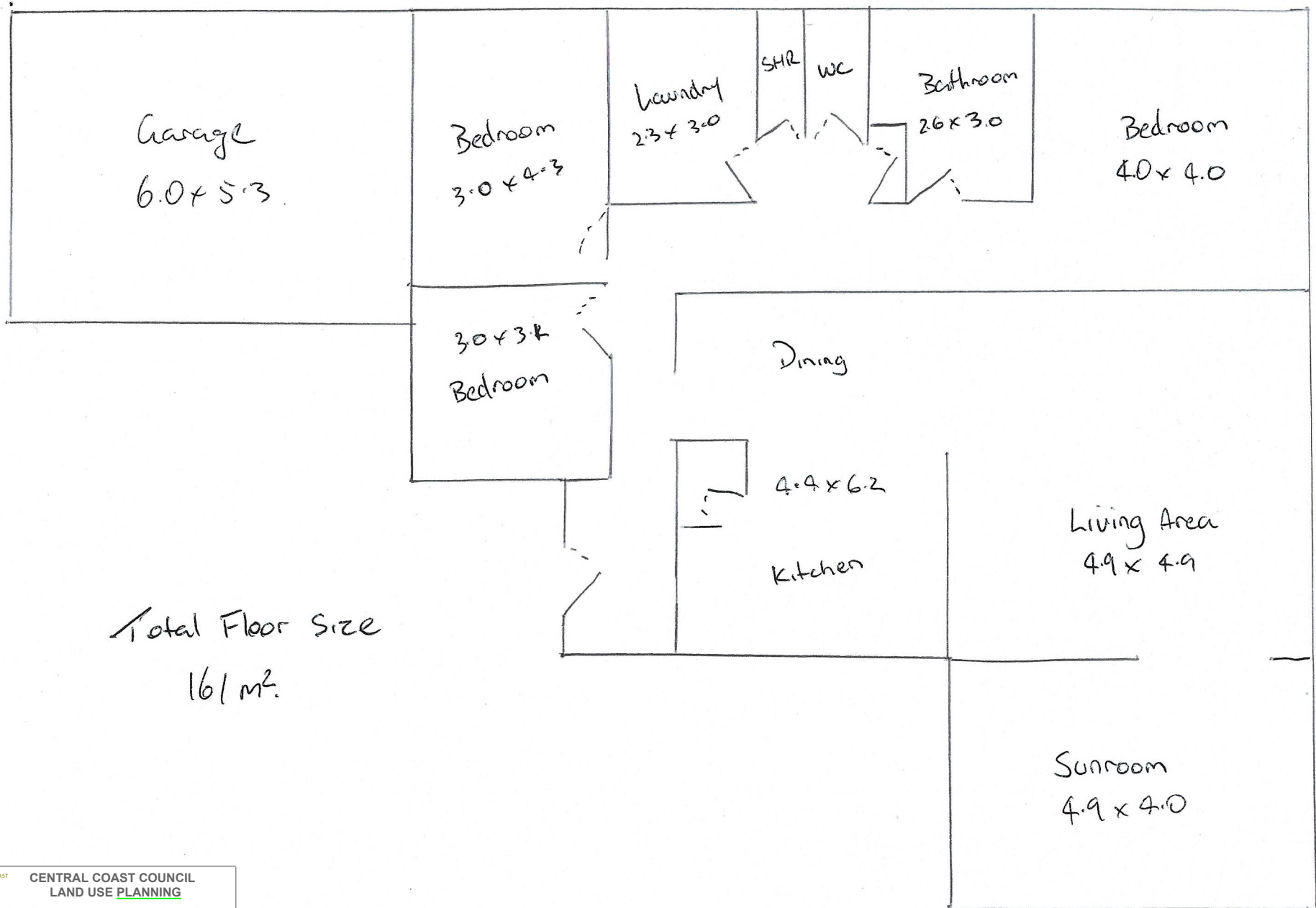
**860 Ironcliffe Road
 PENGUIN**



Scale = 1:2000

17-Jul-2025

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



Total Floor Size
161 m².

Property Address: 860 Ironcliffe Road, PENGUIN TAS

Proposed Use: Short Stay Accommodation (within existing dwelling)

P1 – Justification for Discretionary Use Location

The proposed short-term accommodation will operate from an existing three-bedroom dwelling on a rural property consisting of seven paddocks, which will continue to be used for livestock agistment, including cattle, sheep, and horses. The site will remain in agricultural use, and the short-term accommodation will not require any new development or land conversion. Existing infrastructure — including a dairy shed/workshop and a 12m x 12m barn — will continue to support agricultural activities such as feed storage, machinery storage, and services for local farmers. Access to all paddocks and agricultural infrastructure will remain fully functional for vehicles and machinery. Other than grass and soil, there are no other naturally occurring resources located on the property, and therefore none will be affected by the proposed use.

By offering a rural “farm stay” experience, the short-term accommodation complements the agricultural character of the property and supports the landowner’s ability to maintain productive use of the land. The proposal provides a modest, low-impact income stream that contributes to the long-term viability of the farm while promoting broader community awareness and appreciation of agricultural life. The use is compatible with the existing rural setting, relies entirely on established infrastructure, and encourages economic diversification without limiting or displacing agricultural activity. In this way, the proposal supports and enhances the ongoing agricultural use of the land in a sustainable and responsible manner.

P2 – Minimising Conversion of Agricultural Land

The proposed use will not result in the conversion of any agricultural land to non-agricultural use, as it takes place exclusively within the current residential dwelling.

- No additional land will be developed or fenced off,
 - The existing dwelling will remain structurally unchanged,
 - The land will retain full potential to return to or support agricultural use in the future,
 - There will be no restriction or constraint placed on the agricultural use of surrounding properties.
-

P3 – Prime Agricultural Land

Land is not classified as “Prime Agricultural Land”

P4 – Residential Use Listed as Discretionary

The proposed use of visitor accommodation is based in an existing dwelling, and does not involve the construction of a new residence or changes to the property's ability to support agricultural activity.

The dwelling:

- Is already established on the site,
- Is not located on land that is suitable for inclusion with other lots for agricultural use,
- Will not confine or restrict existing or potential agricultural uses on the property or adjoining lots.

Therefore, the proposed residential use meets the intent of P4 by:

- Maintaining the current land configuration,
- Preserving agricultural land values,
- Avoiding conflict with nearby farm operations, and
- Not impacting the site's ability to continue supporting agriculture, either directly or indirectly.

As such, the proposed use is low impact, fully reversible, and compatible with the agricultural zoning of the site.

Signage

There is no signage proposed.

Bedding

The property consists of 3 bedrooms, the master bedroom will contain 1x queen size bed, one 2nd bedroom will contain 1x queen size bed. The 3rd bedroom will contain 1x single bed.

Conclusion

The proposal complies with the relevant Performance Criteria of Section 21.3 of the Agriculture Zone Use Standards. It preserves the land's agricultural potential, supports regional tourism, and avoids conflict with surrounding land uses.