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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.: **DA2025179**

Location: **60 Ironcliffe Road, Penguin**

Proposal: **Residential - dwelling additions**

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](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 2015*.

The representation must be made on or before **3 September 2025**

Date of Notification: **20 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](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**

	<b>CENTRAL COAST COUNCIL LAND USE PLANNING</b>
Received:	31/07/2025
Application No:	DA2025179
Doc ID:	526698

Office use only:

Zone:

Permit Pathway – NPR/Permitted/Discretionary

**Use or Development Site:**

Site Address

60 Ironcliff Rd, Penguin, 7316

Certificate of Title Reference

74033/4

Land Area

891m<sup>2</sup>

Heritage Listed Property

NO



YES



**Applicant(s)**

First Name(s)

Phillip

Surname(s)

Carter

Company name  
(if applicable)

Contact No:

0467473995

Postal Address:

60 Ironcliff Rd, Penguin

Email address:

philcarts@hotmail.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)

Phillip

Middle Name(s)

Andrew  
McKay

Surname(s)

Carter

Company name (if applicable)

Postal Address:

60 Ironcliff Rd, Penguin

**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

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).

Building extra 2 bedrooms, changing one existing bedroom into bathroom and laundry nook.

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

\$ 200 K Estimate/Actual

Total floor area of the development 50.42

**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 Phillip Andrew McKay Carter

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 29/07/25

**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 74033	FOLIO 4
EDITION 8	DATE OF ISSUE 21-Jul-2021

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

Received: 31/07/2025  
 Application No: DA2025179  
 Doc ID: 526702

SEARCH DATE : 31-Jul-2025  
 SEARCH TIME : 01.08 PM

DESCRIPTION OF LAND

Town of PENGUIN  
 Lot 4 on Diagram [74033](#) (formerly being 187-1D)  
 Derivation : Part of Lot 3688 Gtd. to A. Clerke  
 Prior CT [2693/78](#)

SCHEDULE 1

[M670405](#) & [M897643](#) TRANSFER to PHILLIP ANDREW MCKAY CARTER  
 Registered 21-Jul-2021 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any  
**BENEFITING EASEMENT** : Right to dig, open up, make drains,  
 repair and relay pipes with free and unrestricted  
 right of entry, egress and regress over the strip of  
 land marked C.D., on Diagram No. [74033](#)

**BURDENING EASEMENT** : Right to dig, open up, make drains,  
 repair and relay pipes with free and unrestricted  
 right of entry, egress and regress appurtenant to  
 Lots 2, 3 and 5 on Diagram No. [74033](#) over the strip  
 of land marked AB on Diagram No. [74033](#)

119779 BOUNDARY FENCES CONDITION in Transfer  
[E269992](#) MORTGAGE to MyState Bank Limited Registered  
 21-Jul-2021 at 12.02 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

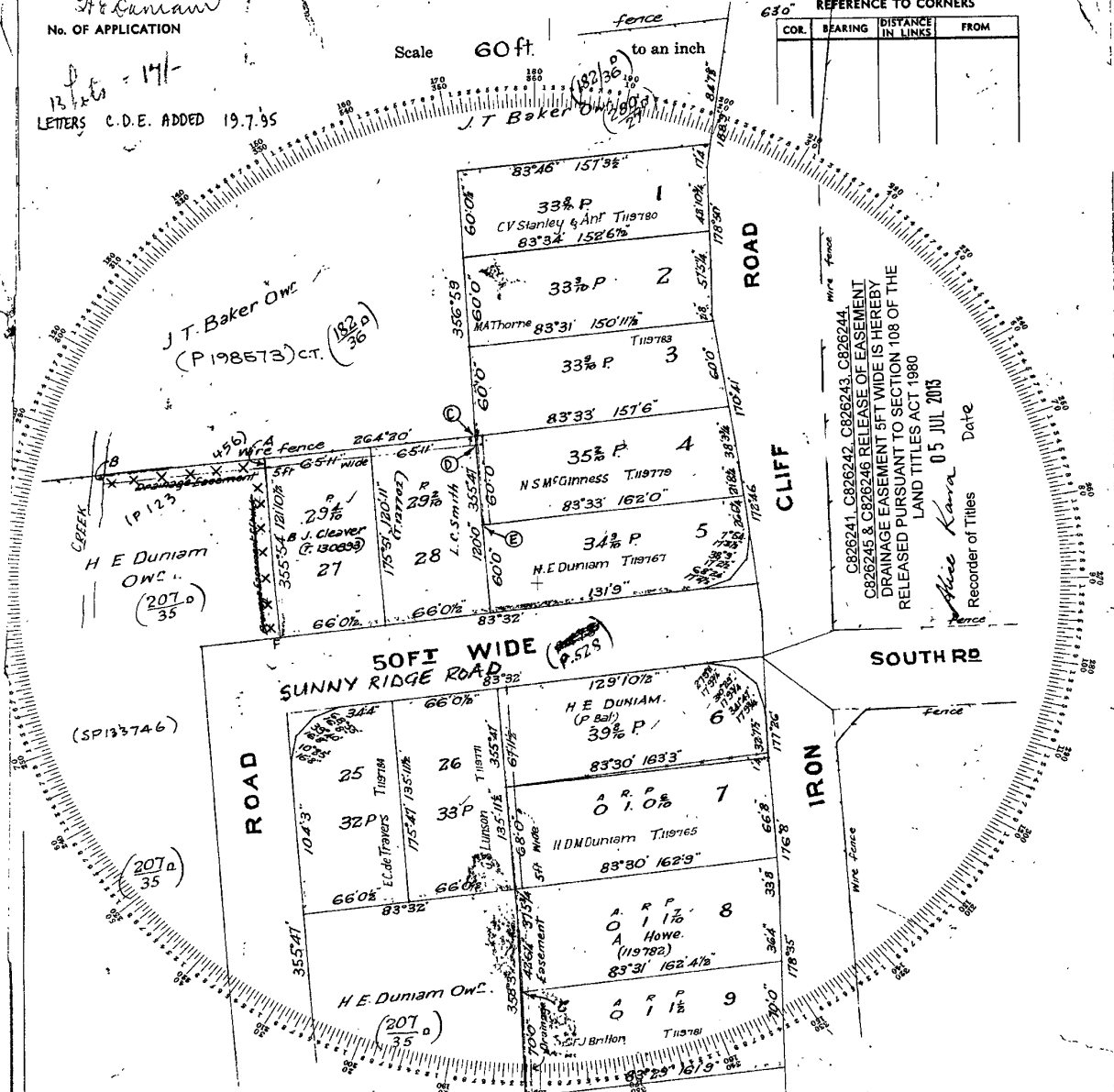
CENTRAL COAST COUNCIL  
LAND USE PLANNING

Received: 31/07/2025  
Application No: DA2025179  
Doc ID: 526699

Memo  
25/8/47  
CT 528/47  
H.E. Duniam  
No. OF APPLICATION  
13 x 6 = 141  
LETTERS C.D.E. ADDED 19.7.95

DIAGRAM FROM ACT 187  
REGISTERED NUMBER  
74033  
COUNTY OF DEVON  
PARISH OF ASHWATER  
Part of Lot 3688 Ct. to Alexander Clarke

187  
D  
1  
25 JUL 1947  
9:11 AM



To be filled in by Surveyor.

Date of Instructions  
Survey commenced  
Survey finished 27.7.47  
Error of close 1 in  
Plotted by  
Examined as to boundaries  
Mathematically checked  
Entered on Card by  
Dated this 10th day of July, 1947

I, Charles Kingston Goddard of Ulverstone Registered Surveyor, of Tasmania, do hereby certify that this plan has been made from surveys executed by me or under my own personal supervision, inspection, and field check, and that both plan and survey are correct, and have been made in accordance with the Land Surveyors' By-Law No. 2, dated 3rd July, 1946.

CK Goddard  
Authorised Surveyor.



Central Coast Council



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



19-Aug-2025

**60 IRONCLIFFE ROAD,  
 PENGUIN  
 DA2025179**

**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.

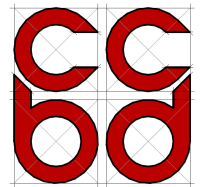
© The List 2025.  
 © Central Coast Council 2025.

**20 m**

Scale =  
**1:737.100**

Date: 10.06.2025  
Ref: 25.001.LT01 Planning Statement

 CENTRAL COAST COUNCIL	<b>CENTRAL COAST COUNCIL LAND USE PLANNING</b>
Received:	31/07/2025
Application No:	DA2025179
Doc ID:	526697



cradle coast building design

## planning statement : 60 ironcliffe road penguin

### existing conditions:

The existing dwelling exceeds current building envelope requirements along the southern boundary. It is set back less than 1.5m for a length of greater than 9m. The south east corner of the existing dwelling also exceeds the building envelope as currently required by the Tasmanian Planning Scheme.

### proposed development:

The proposed addition seeks to match the design style, lines and profiles of the existing dwelling as appropriate. And the proposed lightweight cladding would be a cost-effective way help to articulate existing facades and further reduce apparent bulk and scale of the proposal.

The south wall of the proposed addition will be setback slightly greater than the existing building due to the proposed lightweight cladding being thinner than the adjacent existing brick veneer cladding. The proposed eaves line will match the existing eaves line at the southern boundary.

### shadow effects:

As shown in the shadow diagrams, most of the additional shadowing would occur in the morning of the 21 June, and would overlay Sunnyridge Avenue only. There would only be some minor additions to overshadowing of the adjacent private open space and dwelling at 62 Ironcliffe Road throughout the rest of the day.

There already exists significant landscape planting foliage on 62 Ironcliffe Road, to the north side of that lot, further mitigating the effects of any increased overshadowing from the proposed addition over the private open space and habitable rooms of the adjoining lot.

architectural design  
sustainable design  
creative design

25 ashwater crescent  
penguin tasmania 7316

t: 0478 597 417  
e: [cradlecoastbuildingdesign@outlook.com](mailto:cradlecoastbuildingdesign@outlook.com)  
w: [fb.com/cradlecoastbuildingdesign](https://www.facebook.com/cradlecoastbuildingdesign)

# proposed alteration + addition

**phil carter**  
**60 ironcliffe road penguin**



## drawing schedule

drawing:	dwg no:	issue:
cover + drawing schedule	25.001 da01	A
site plan	25.001 da02	A
demolition plans	25.001 da03	A
floor plans	25.001 da04	A
elevations	25.001 da05	A
shadow diagrams - 21 june	25.001 da06	A
shadow diagrams - 21 december	25.001 da07	A

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

Received: 31/07/2025  
 Application No: DA2025179  
 Doc ID: 526696

## planning application

**CCBD cradle coast building design**  
 25 ashwater crescent  
 penguin tasmania 7316  
 0478 597 417  
 tory.ccbd@outlook.com  
 abp: tory puglisi CC-1188C

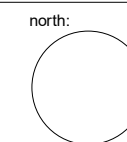
drawings to be read in conjunction with any specifications, consultants drawings and reports. verify all dimensions + levels on site before commencing construction or ordering materials. figured dimensions to be used in preference to scale; report any discrepancies. all work to be carried out in accordance with ncc, australian standards + building act 2000. drawing remains copyright of cradle coast building design.

issue: A description: planning application

date: 24.06.25

project: proposed alteration + addition

client: phil carter  
 address: 60 ironcliffe road penguin



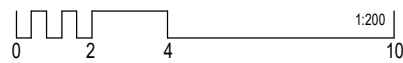
north: drawing: cover + drawing schedule

scale (a3):  
 job no: 25.001

dwg no: **da01** issue: **A**



site plan



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

Received: 31/07/2025  
 Application No: DA2025179  
 Doc ID: 526696



**planning application**

**CC** **cradle coast building design**  
 25 ashwater crescent  
 penguin tasmania 7316  
 0478 597 417  
 tory.ccb@outlook.com  
 abp: tory puglisi CC-1188C

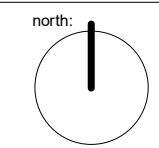
drawings to be read in conjunction with any specifications, consultants drawings and reports. verify all dimensions + levels on site before commencing construction or ordering materials. figured dimensions to be used in preference to scale; report any discrepancies. all work to be carried out in accordance with ncc, australian standards + building act 2000. drawing remains copyright of cradle coast building design.

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 address: 60 ironcliffe road penguin



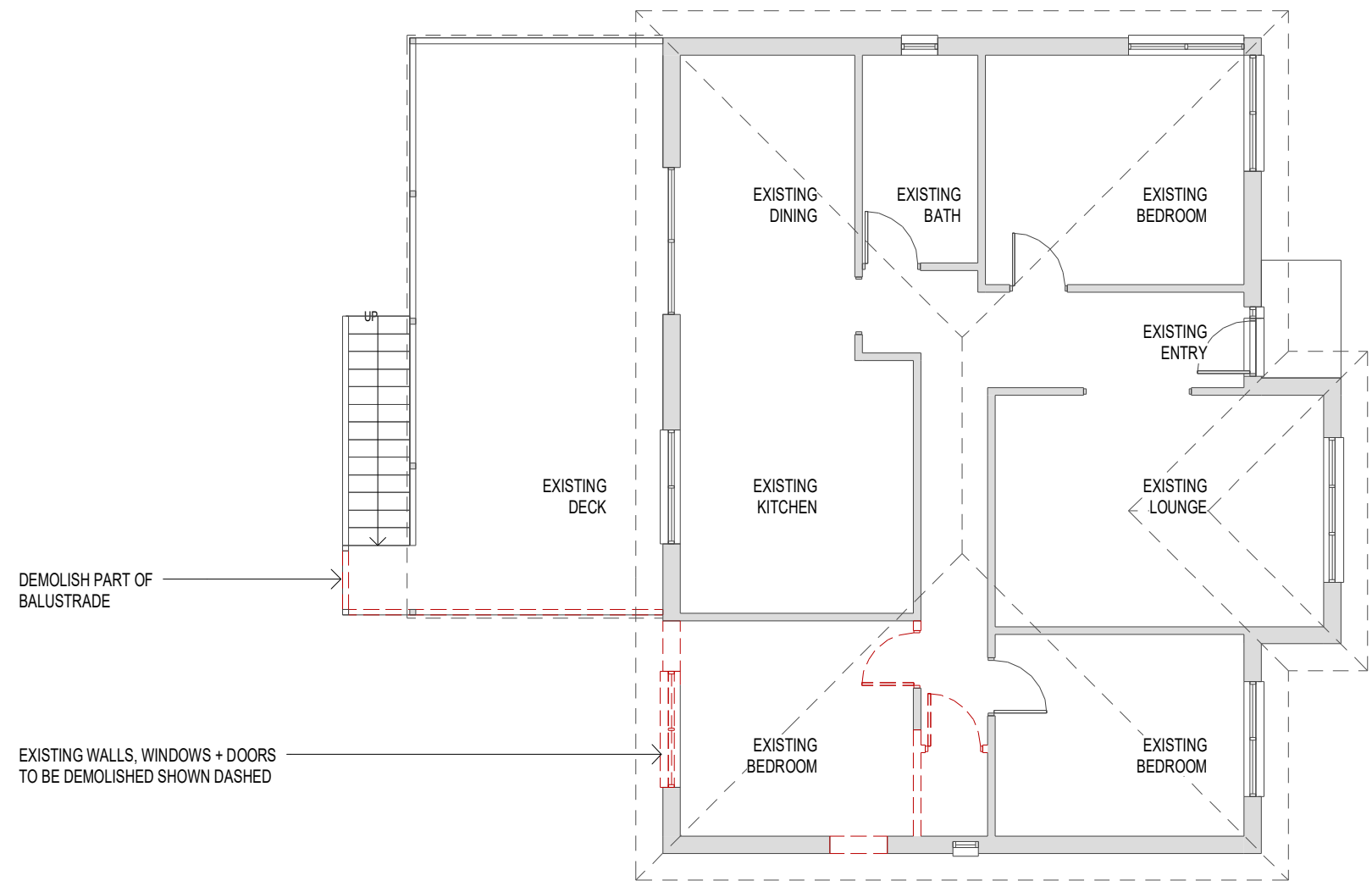
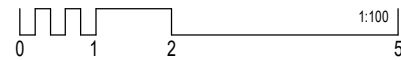
drawing: site plan

scale (a3): 1 : 200  
 job no: 25.001

dwg no: **da02** issue: **A**



lower floor plan



upper floor plan

**CENTRAL COAST COUNCIL**  
LAND USE PLANNING

Received: 31/07/2025

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Doc ID: 526696

**notes**

DEMOLITION WORKS TO AS 2601.

CONTRACTOR TO MAKE ALL NECESSARY ALLOWANCES FOR REQUIRED DEMOLITIONS, REMOVALS + RELOCATIONS TO SUIT THE NEW WORKS. ITEMS TO BE DEMOLISHED SHOWN DOTTED, TYPICAL.

DURING DEMOLITION / CONSTRUCTION IT IS THE CONTRACTORS RESPONSIBILITY TO ENSURE THAT THE STRUCTURE IS MAINTAINED IN A SAFE, STABLE CONDITION AND NO ELEMENT IS OVERLOADED DUE TO CONSTRUCTION ACTIVITIES.

PROVIDE TEMPORARY SUPPORT AND ADEQUATE HOLD-DOWN FOR LOAD BEARING SECTIONS OF EXISTING BUILDINGS WHICH ARE TO BE ALTERED, UNTIL PERMANENT SUPPORT IS INSTALLED.

CONTRACTORS ARE TO ENGAGE A TEMPORARY WORKS ENGINEER FOR THE DESIGN OF SCAFFOLDING, FORMWORK, BRACING, BACK PROPPING, LIFTING + CONSTRUCTION SEQUENCING.

CONTRACTORS TO CARRY OUT DILAPIDATION SURVEY OF THE CONDITION OF ADJACENT STRUCTURES IN THE VICINITY OF THE WORKS.

ALL SALVAGED ITEMS ARE TO BE STORED READY FOR RE-USE OR FOR THE OWNER'S LATER INSTRUCTION. WHERE ITEMS ARE REMOVED, CONTRACTOR TO MAKE GOOD.

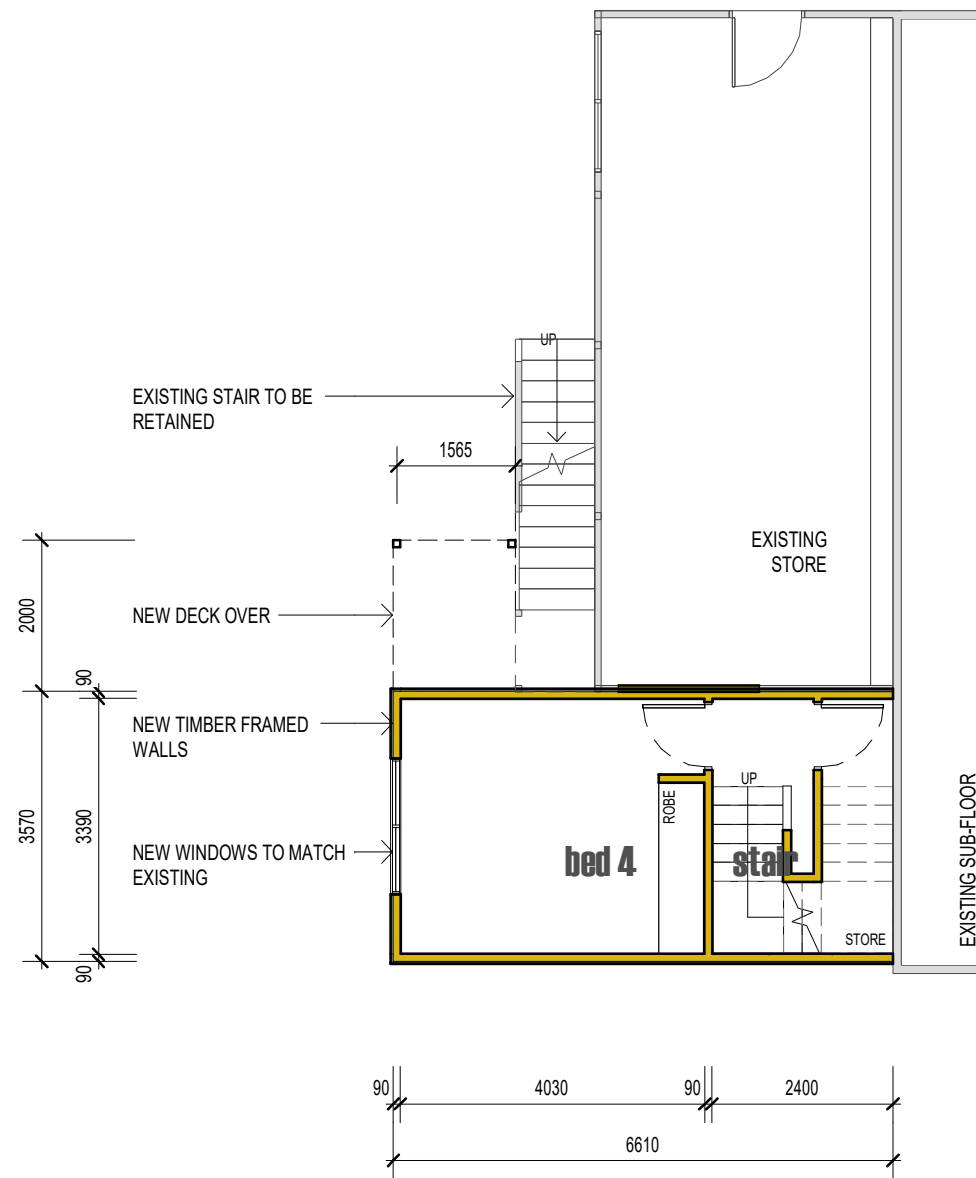
CONTRACTOR TO ALLOW TO CHASE ALL NEW PLUMBING + ELECTRICAL WIRING UNDER FLOORS OR INTO WALLS AS REQUIRED.

REPAIR + MAKE GOOD TO ALL PENETRATIONS WHERE ITEMS REMOVED.

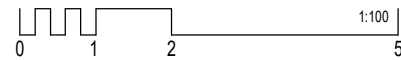
CAP AND SEAL ALL REDUNDANT SERVICES..

**planning application**



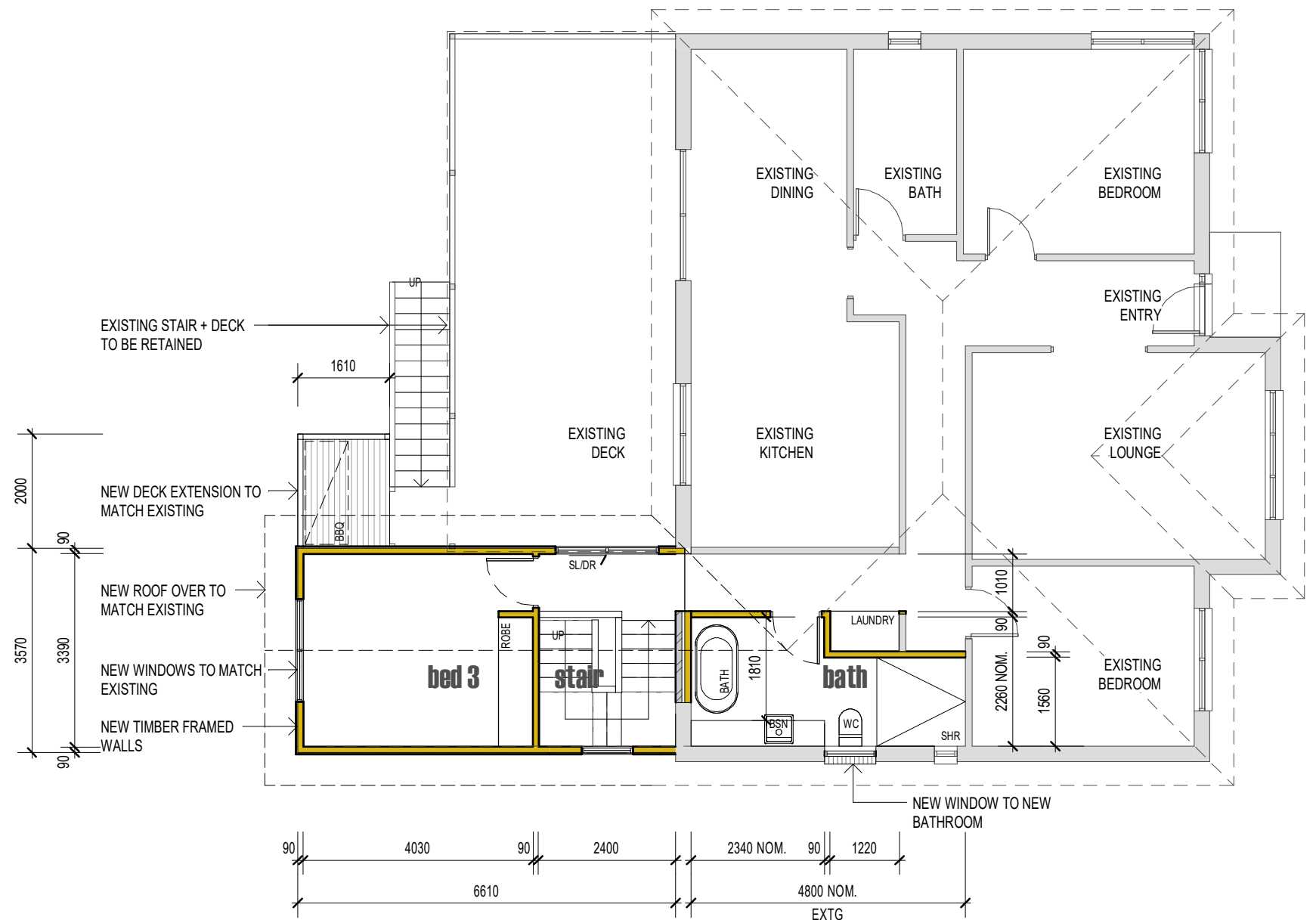


lower floor plan



**lower floor areas**

existing store:	35.55 m <sup>2</sup>
lower floor addition:	23.60 m <sup>2</sup>
<b>total internal:</b>	<b>59.15 m<sup>2</sup></b>



upper floor plan

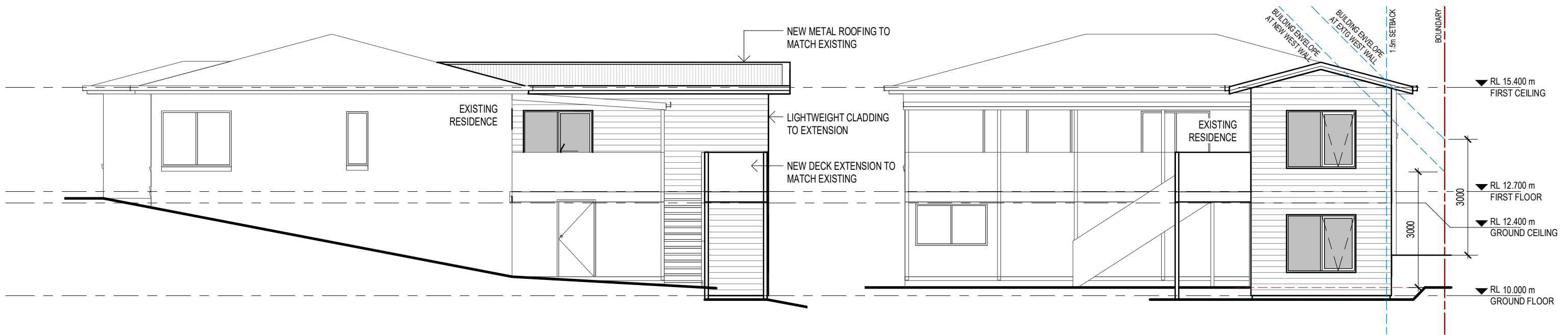
**upper floor areas**

existing floor:	124.17 m <sup>2</sup>
upper floor addition:	23.60 m <sup>2</sup>
<b>total internal:</b>	<b>147.77 m<sup>2</sup></b>
existing deck:	40.44 m <sup>2</sup>
deck addition:	3.22 m <sup>2</sup>
<b>total external:</b>	<b>43.66 m<sup>2</sup></b>

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

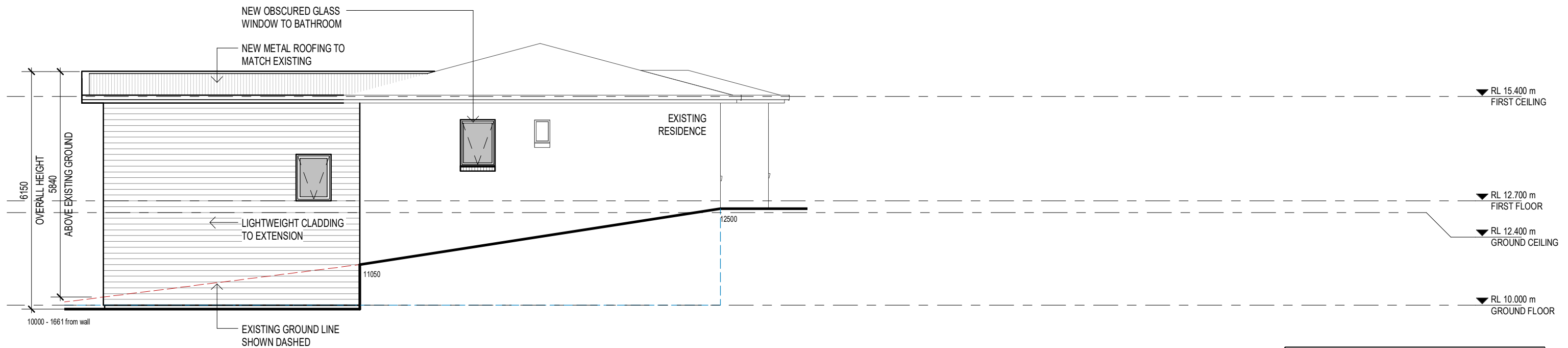
Received: 31/07/2025  
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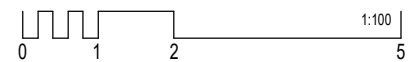


north elevation

west elevation

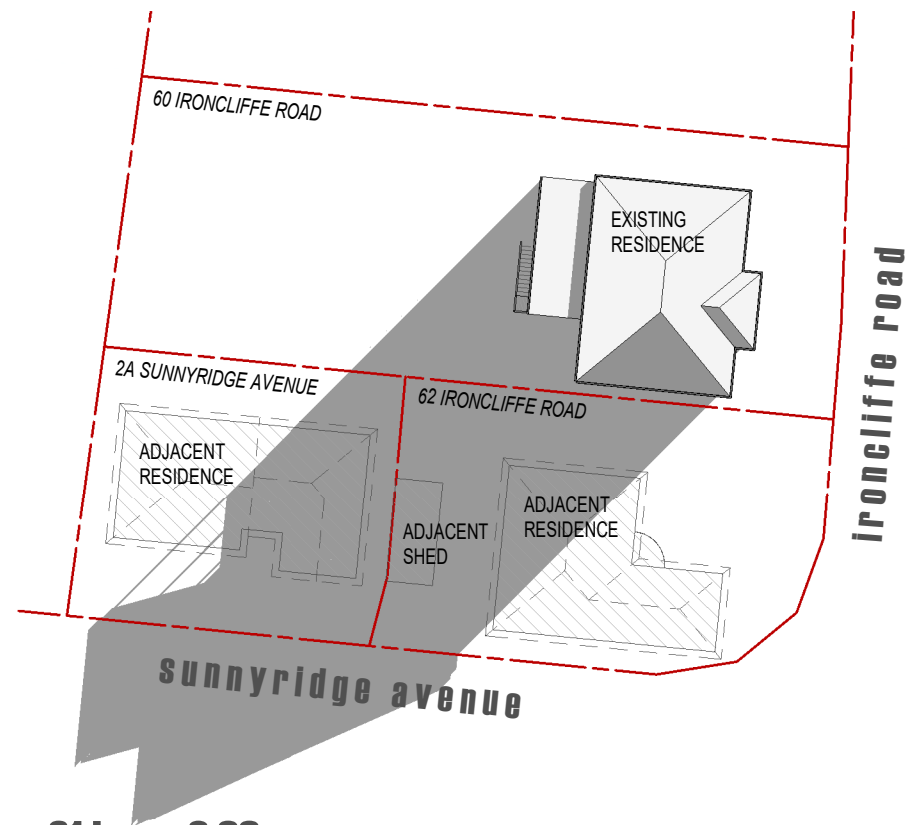


south elevation

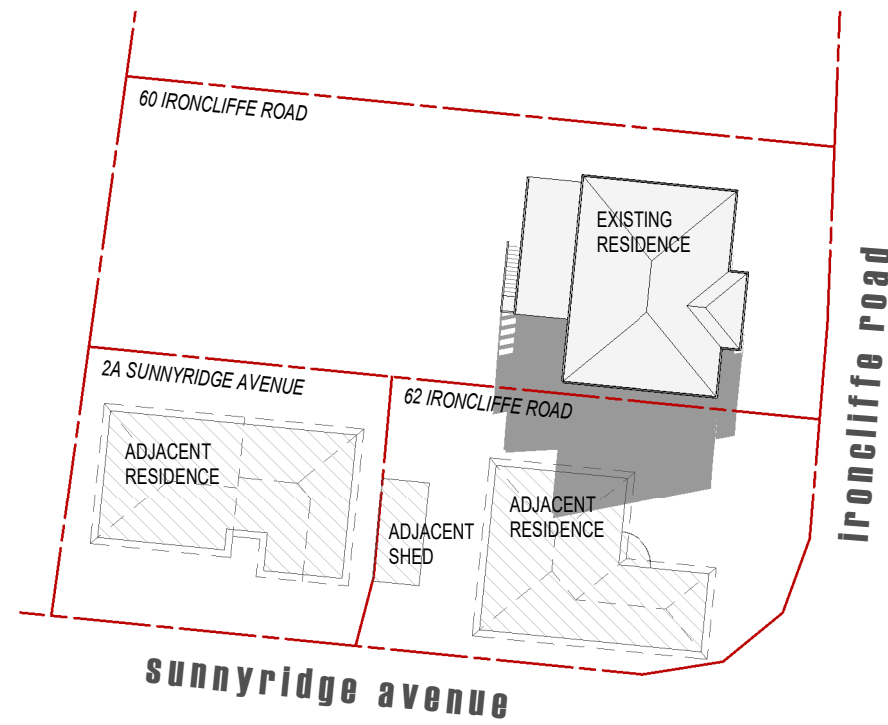


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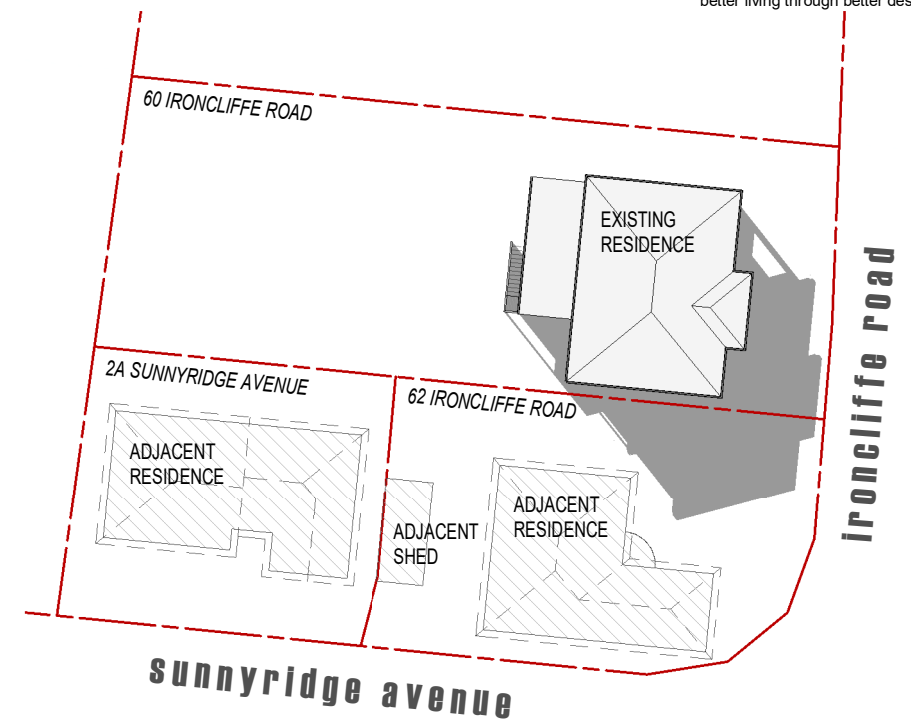
**planning application**



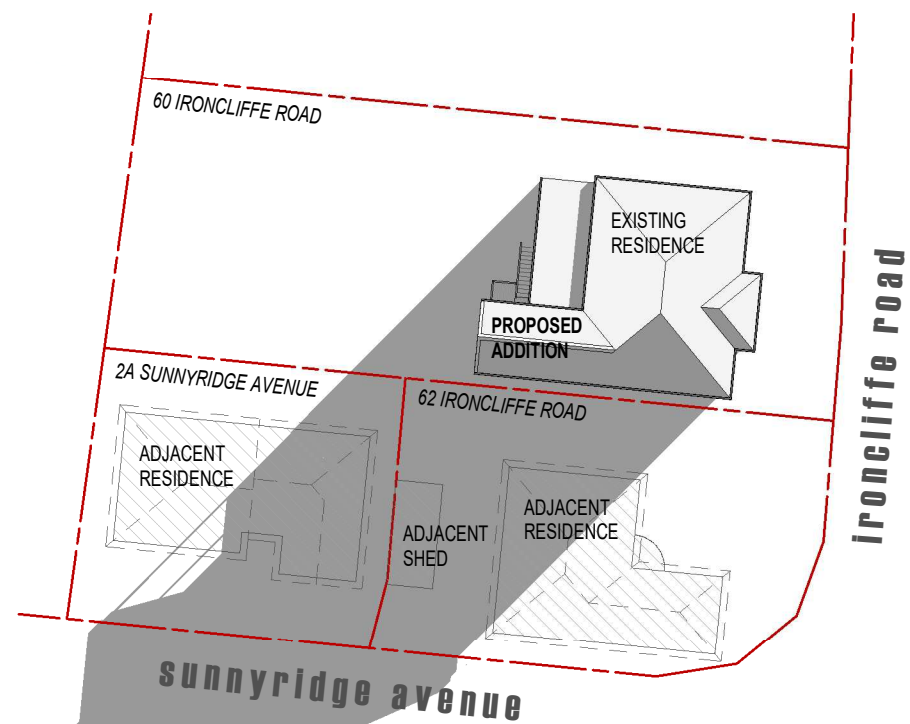
existing - 21 june : 9:00am



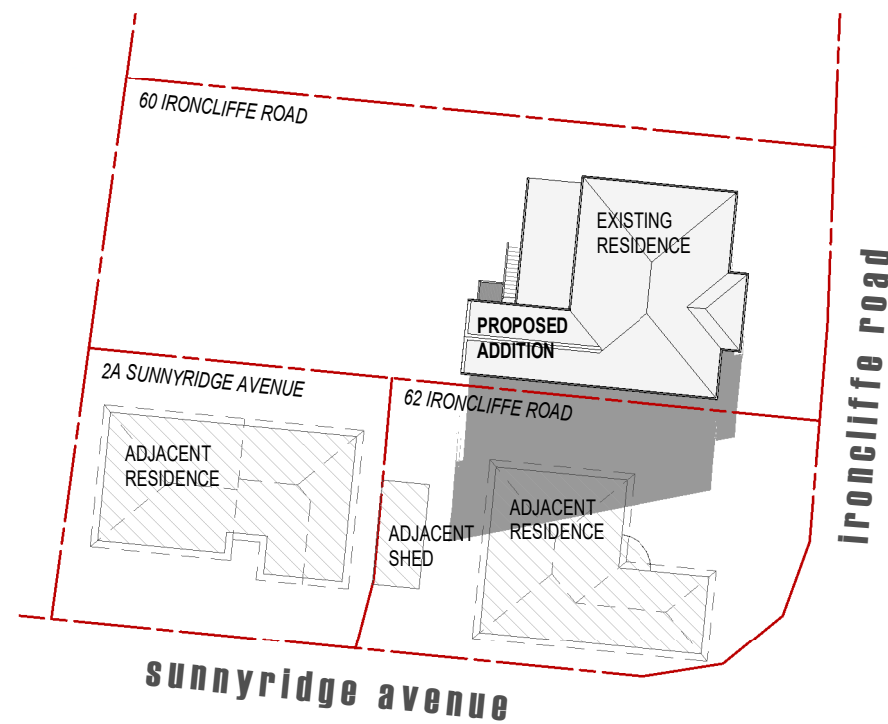
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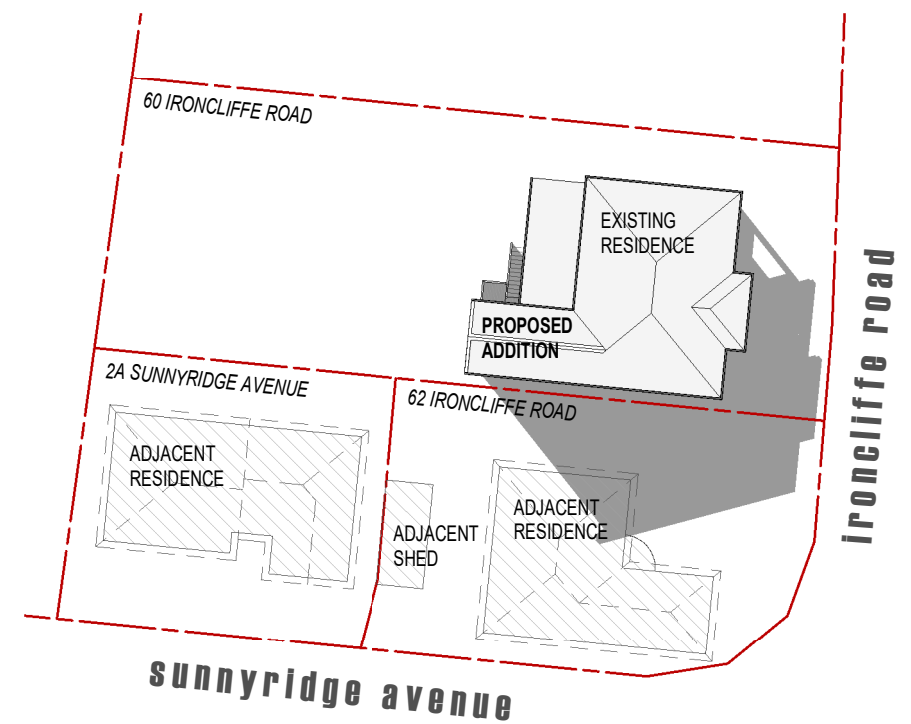
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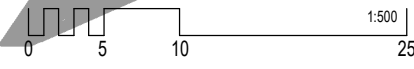
proposed - 21 june : 9:00am



21 june : 12:00pm



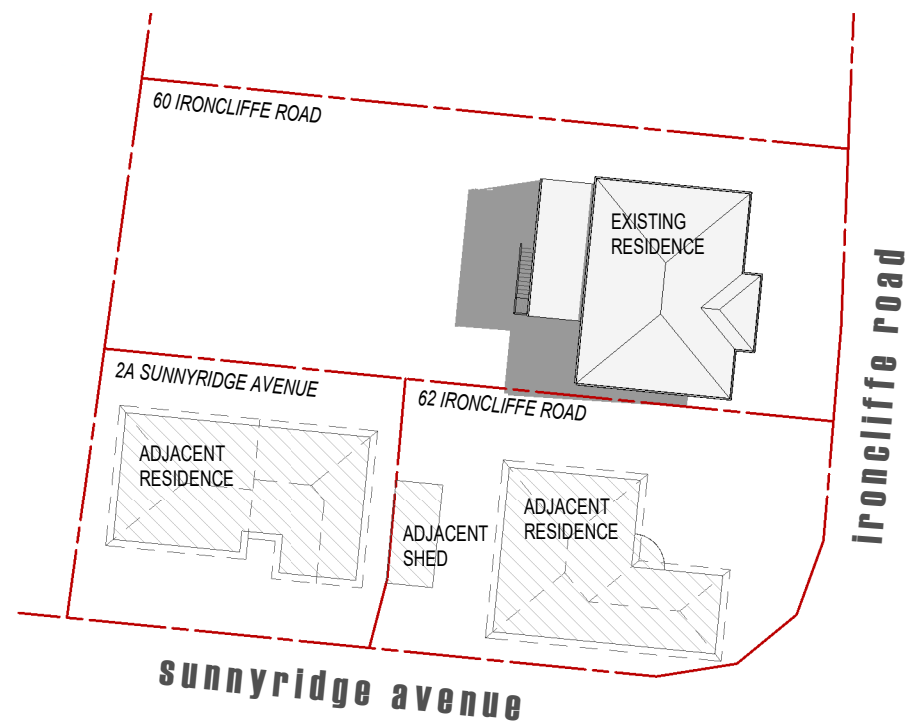
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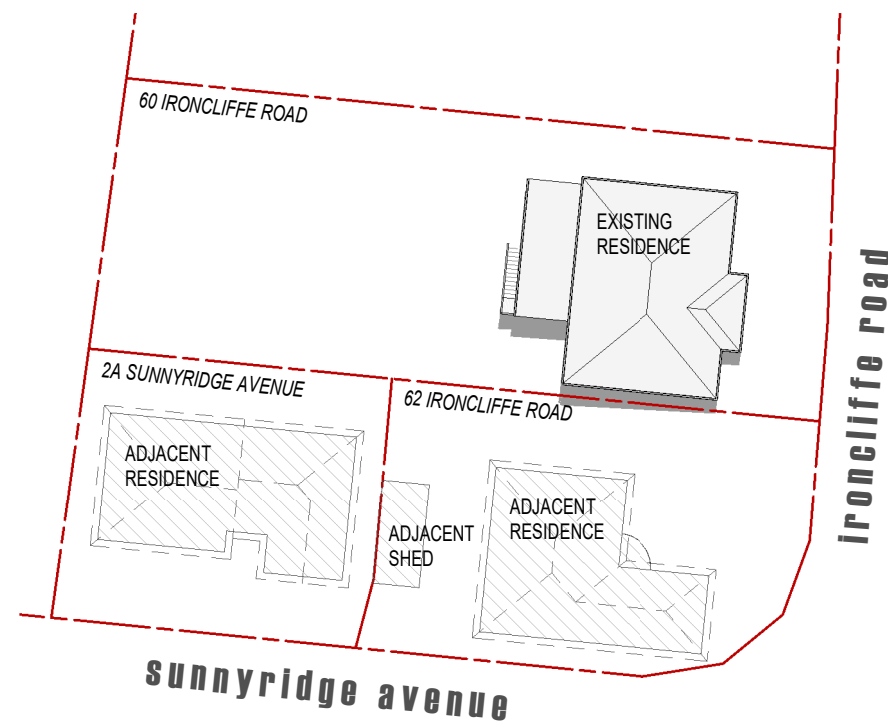
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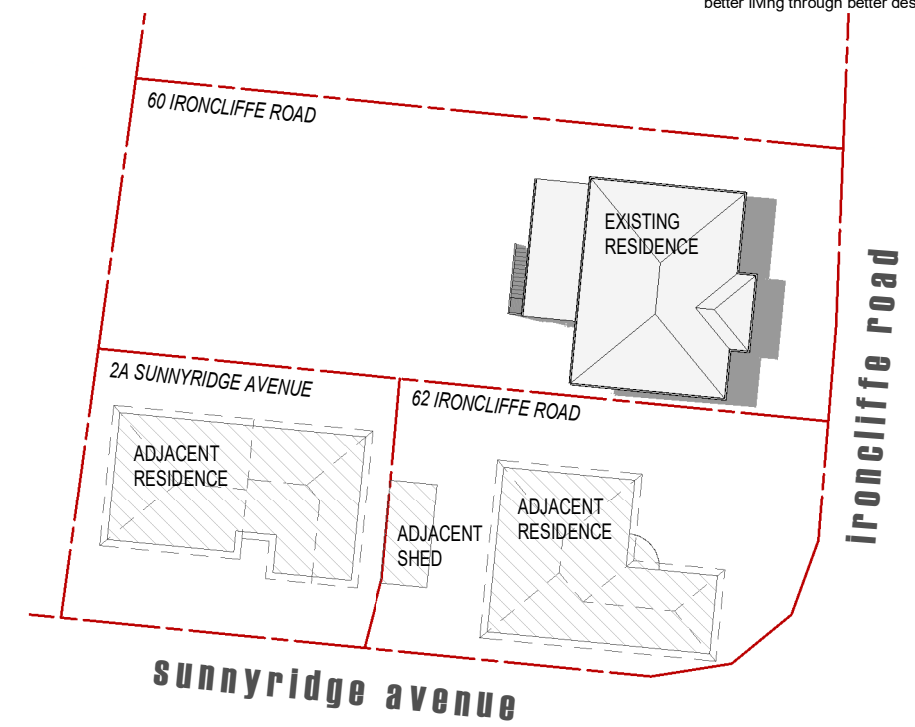




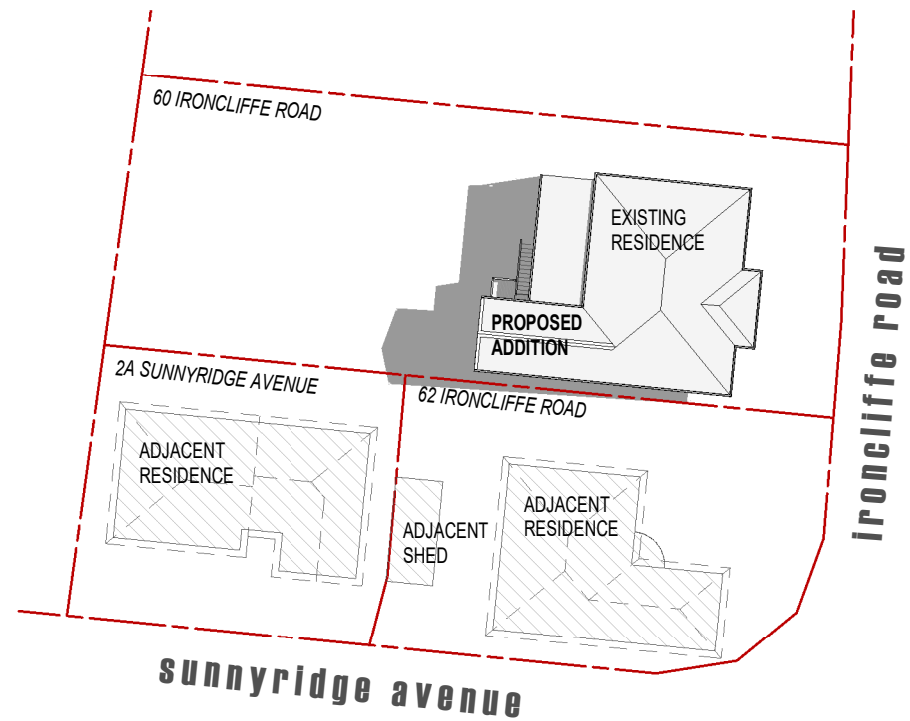
existing - 21 december : 9:00am



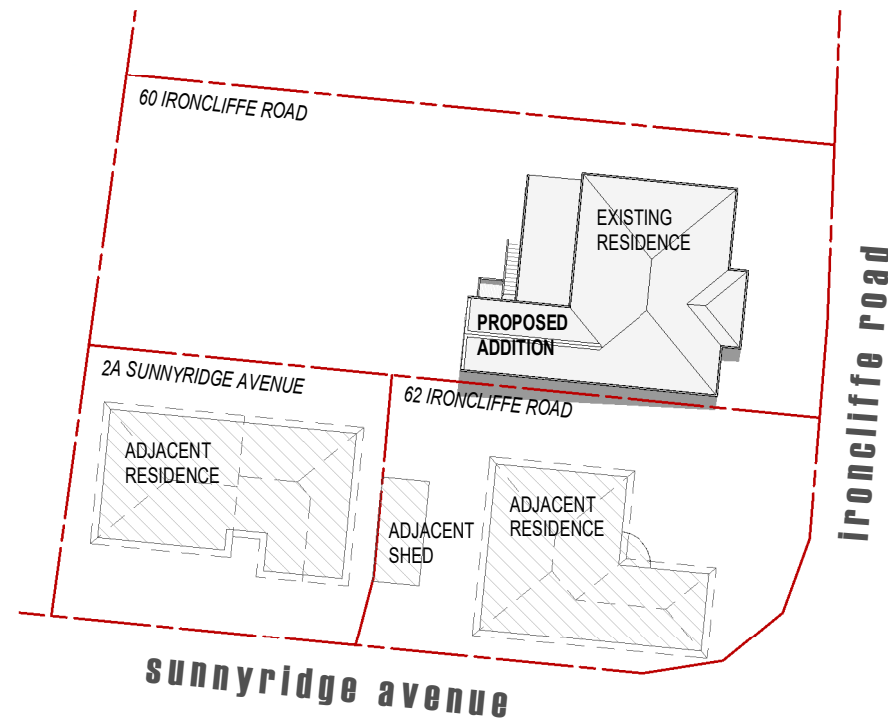
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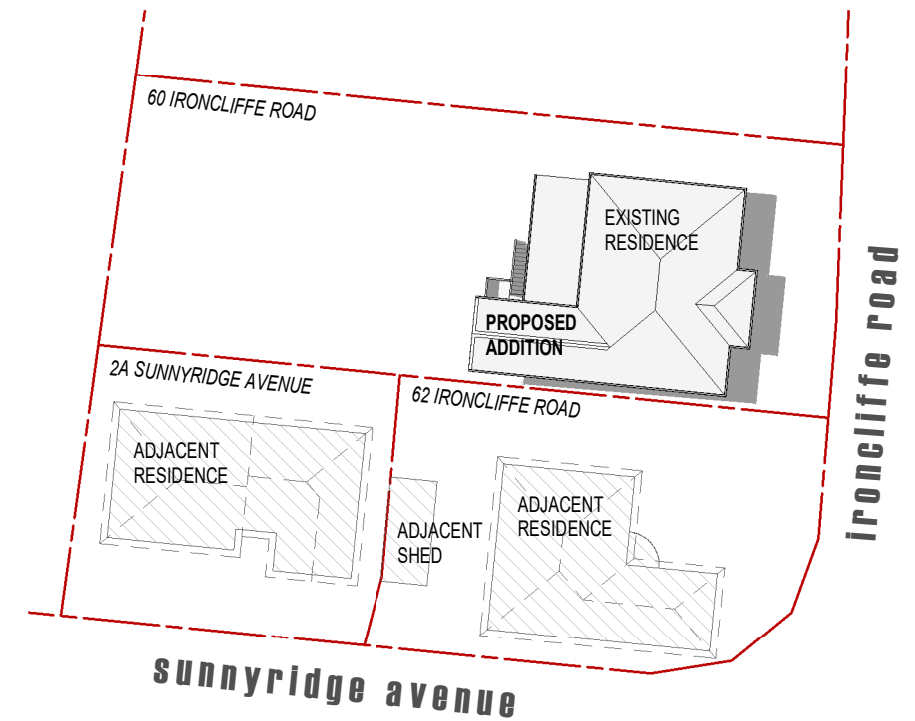
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proposed - 21 december : 9:00am



21 december : 12:00pm



21 december : 3:00pm

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**planning application**

