
Application for Planning

S.57 Land Use Planning and Approvals Act 1993

The following application has been received:

Application No.: **DA2025192**

Location: **84 Esplanade, Turners Beach**

Proposal: **Residential - home based business
(sauna) - retrospective**

Performance Criteria: **Building height, setback and siting; and
reliance on *5.0 Turners Beach Specific
Area Plan***

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 **15 September 2025**

Date of Notification: **30 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: 18/08/2025
Application No: DA2025192
Doc ID: 528455

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

Use or Development Site:

Site Address

Certificate of Title Reference

Land Area **Heritage Listed Property** NO YES

Applicant(s)

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

Company name (if applicable) **Contact No:**

Postal Address:

Email address:

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)

Postal Address:

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

Traditional Sauna

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)

\$ 50,000 Estimate/ Actual

Total floor area of the development 25m²

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

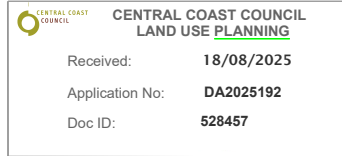
I/ we Emma Martin & Luke Guard
 declare that the information I have given in this permit application to be true and correct to the best of my knowledge.
 Signature of Applicant/s   Date 12 August 2025

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 60881	FOLIO 37
EDITION 3	DATE OF ISSUE 14-Dec-2024

SEARCH DATE : 15-Aug-2025
SEARCH TIME : 01.01 PM



DESCRIPTION OF LAND

Town of TURNERS BEACH
Lot 37 on Plan 60881 (formerly being P1126)
Derivation : Part of Lot 1 Sec. W. Gtd. to H.V.G. Turner
Prior CT 2351/63

SCHEDULE 1

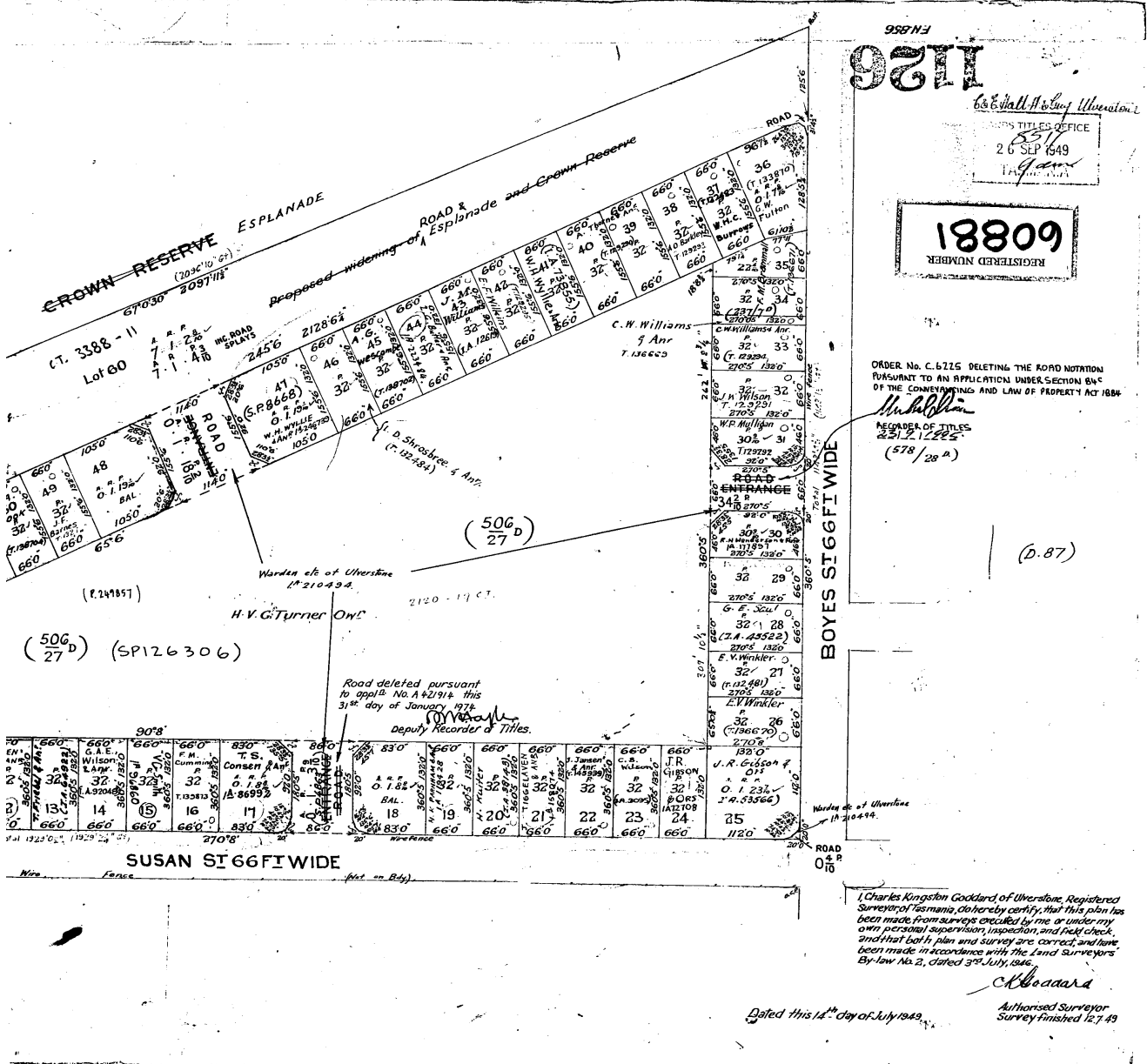
N225963 TRANSFER to EMMA KATE MARTIN and LUKE WILLIAM GUARD
Registered 14-Dec-2024 at 12.01 PM

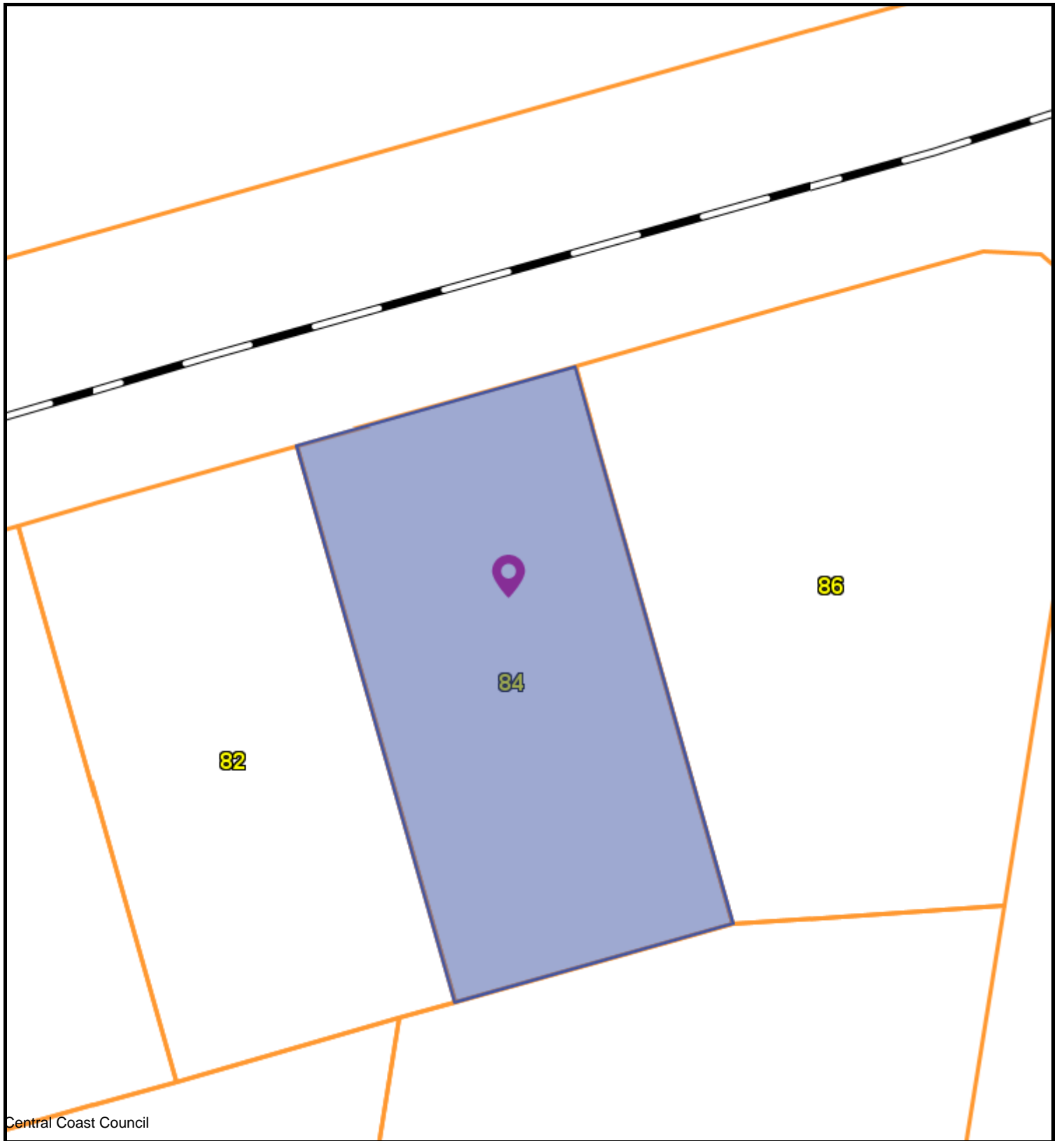
SCHEDULE 2

Reservations and conditions in the Crown Grant if any
132483 FENCING CONDITION in Transfer
E388369 MORTGAGE to National Australia Bank Limited
Registered 14-Dec-2024 at 12.02 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations





Central Coast Council



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



27-Aug-2025

**84 ESPLANADE,
 TURNERS BEACH
 DA2025192**

IMPORTANT

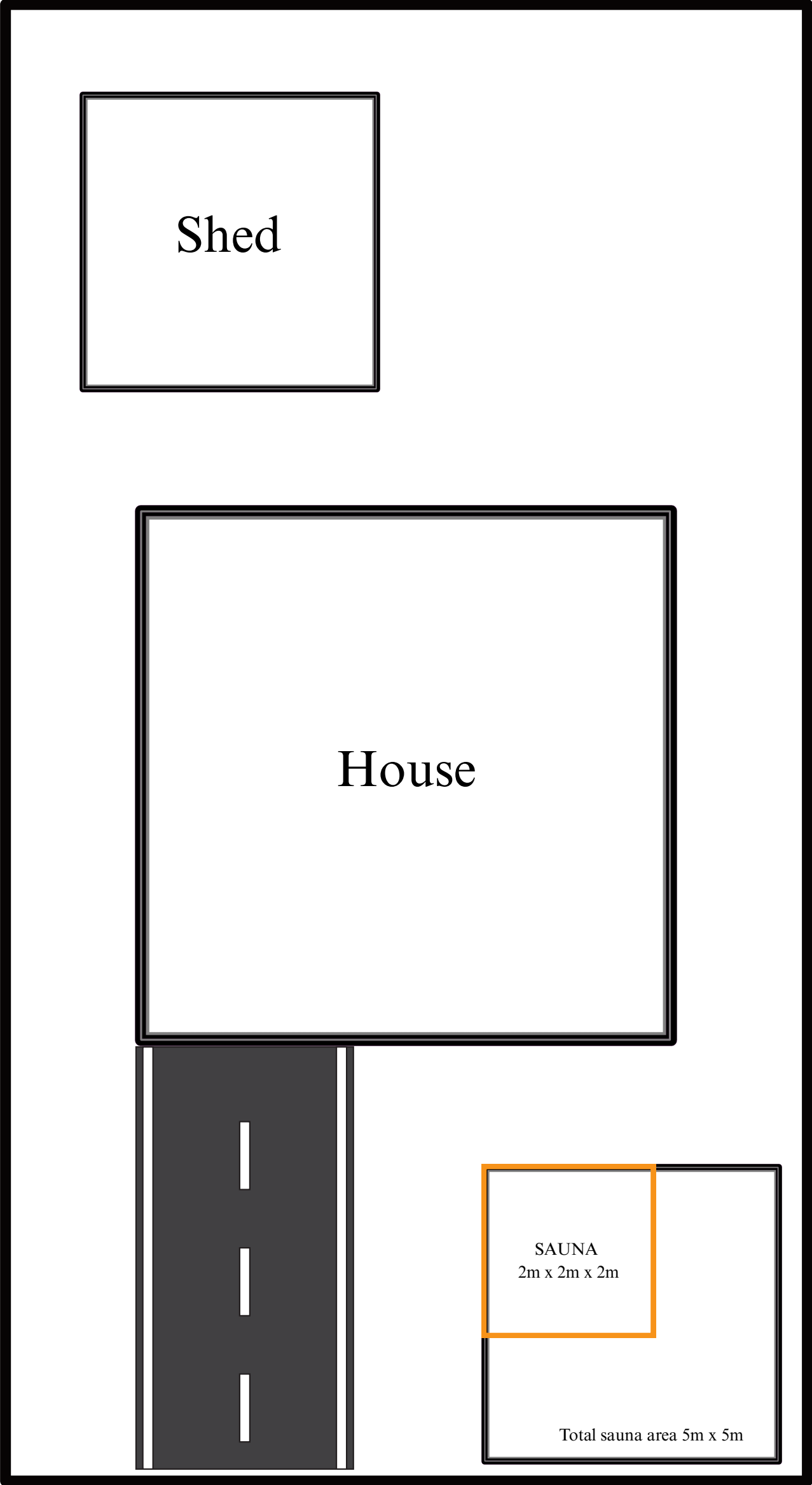
This map was produced on the GEOCENTRIC DATUM OF AUSTRALIA 1994 (GDA94), which has superseded the Australian Geographic Datum of 1984 (AGD66/84). Heights are referenced to the Australia Height Datum (AHD). For most practical purposes GDA94 coordinates, and satellite derived (GPS) coordinates based on 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.

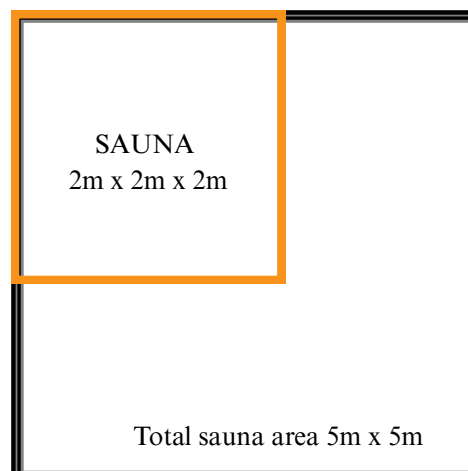
10 m

Scale =
1:366.660



84 Eslanade Turners Beach

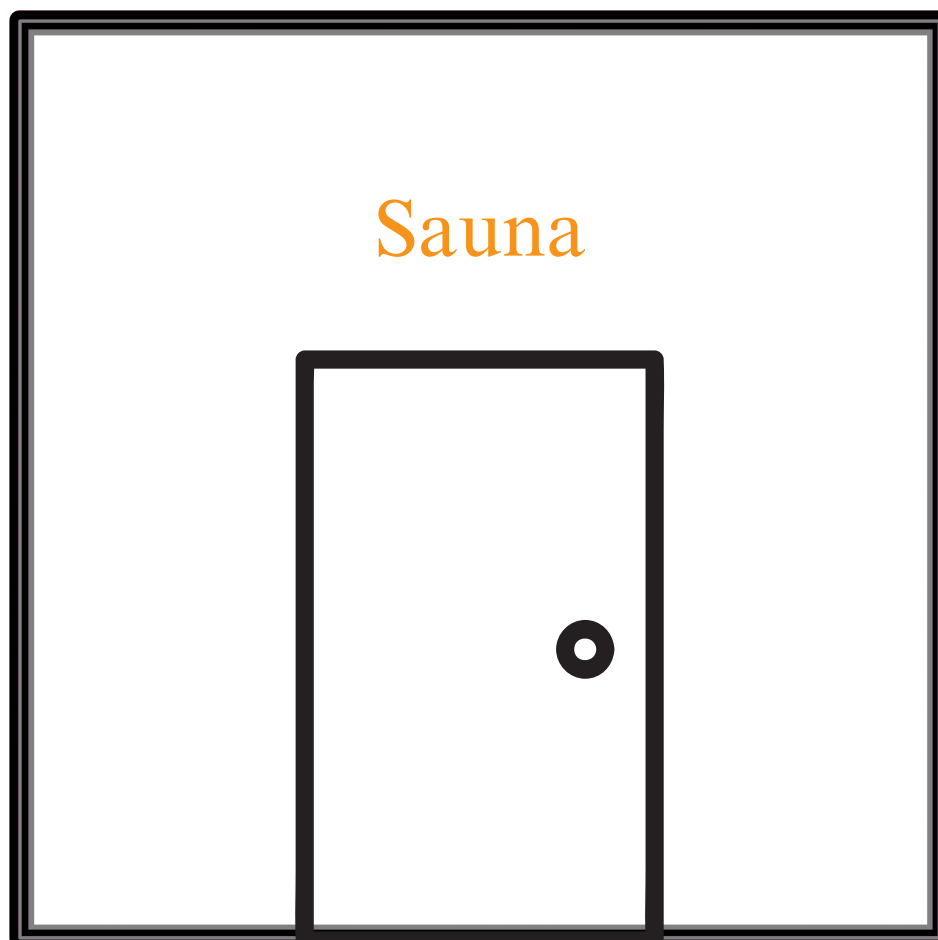
Sauna is 3 metres from side
and front boundary



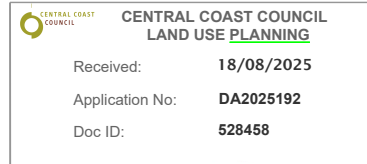
84 Eslanade Turners Beach

1.9 m

1.9 m



84 Esplanade Turners Beach



84 Esplanade Turners Beach 7315

Planning Permit Application
Sauna

1. Overview of Proposal

We are applying to operate a small, private, self-check-in sauna business from part of our principal residence at 84 Esplanade, Turners Beach.

The sauna is our personal residential sauna, which we also make available for hire by the public on a booking-only basis. It is located in our front yard and is screened from both the street and the neighbouring property, which is a commercial café.

We have intentionally situated the sauna close to an existing commercial business so that it blends into the surrounding commercial activity and feel of the area. This location ensures that any minimal noise from the sauna is consistent with the existing environment. The neighbouring business has no objections to our proposal, and we view each other as complementary, adding value to the overall experience for visitors to the area.

No alterations have been made to the main dwelling, and the property retains its appearance and primary function as a residential home.

2. Nature of the Business

- **Business name:** Sweaty Penguins
- **Service offered:** Private traditional sauna sessions (self-check-in)
- **Operating hours:** 6:00 a.m. to 8:30 p.m., seven days a week.
- **Session format:** Each booking is a 55-minute session with a 30-minute gap before the next booking. This allows for cleaning, changeover, and to ensure there is no overlap between customers.
- **Noise levels:** Noise is limited. Sauna use is a mindful, quiet practice; it is not an environment where people are loud. Noise pollution is very minimal and would be easily drowned out by the neighbouring café and

the traffic noise from the road and ocean. The sauna is located along one of the main walkways to the café and will not generate any more noise than what already exists in the area. Most bookings are for two people, meaning there is little opportunity for loud activity.

Our Terms and Conditions require that early morning and late-night sauna sessions are strictly silent sessions. All customers agree to these terms when booking, ensuring noise is kept to a minimum during these times.

- **Signage:** One non-illuminated sign under 0.2m², positioned discreetly on-site.



- **Vehicle movements:** Low volume, comparable to normal residential visitor traffic.

3. Compliance with Home Based Business Requirements

Requirement	How We Comply
Principal place of residence	We live at 84 Esplanade as our main home.
Workers	Owners.
Utility load	No more than residential load and demand.
Electrical interference	No electrical interference will be caused to neighbouring properties.
Hazardous materials	No hazardous materials are stored on site.

Display of goods	No goods for sale are displayed on the property.
Signage	Only one non-illuminated sign, smaller than 0.2m ² . To show people where to enter (as above).
Vehicle repairs	No vehicle servicing or repairs take place on site.
Commercial vehicles	No more than 2 commercial vehicles on site at any one time, none over 2 tonnes.

4. Site Description

- **Property type:** Two-storey residential dwelling.
- **Location:** 84 Esplanade, Turners Beach, residential area with some nearby commercial uses, including the neighbouring café.
- **Existing structures:** Dwelling, driveway, landscaped front yard.
- **Proposed sauna location:** In the front yard, screened from both the street and neighbouring café by fencing and landscaping.

5. Parking & Access

Adequate car parking is available across the road. Given the low volume of sauna patrons at any one time, this arrangement will not interfere with surrounding traffic or parking availability. Owners 1 car parked on site.

6. Utilities & Services

- **Power:** Supplied via existing residential connection; load is within domestic limits.
- **Water:** Drawn from existing residential supply.

7. Justification for Design

The sauna has been purposefully located close to an existing commercial business so it blends naturally into the mixed-use feel of the area. Its position ensures that any minimal noise is consistent with the surrounding environment. The neighbouring café has no objections to the proposal, and we view our services as complementary, each adding value to the other's customers. The sauna has been located to minimise disturbance, and no trees or significant landscaping will be removed. We are mindful of the natural character of the Esplanade.

Considering the population of the Central Coast and the nature of our service, we do not expect a high volume of traffic. Bookings are limited daily. This is a small-scale, appointment-only operation with most bookings for two people, ensuring a quiet and controlled environment.

The sauna is visually unobtrusive; it is screened from the street and from the neighbouring property. Its design and placement maintain the residential character of the property while providing a high-quality, aesthetically pleasing sauna. The operation will have no adverse impact on residential amenity and will positively contribute to the local area.

Theresa Williams

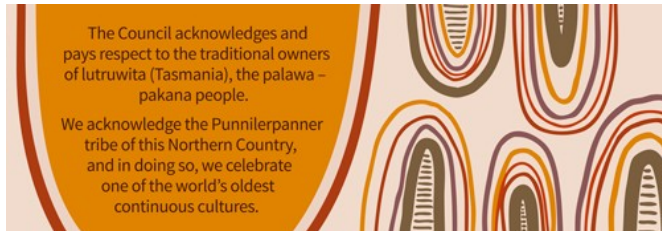
From: Planning
Sent: Friday, 22 August 2025 7:37 AM
To: Theresa Williams
Subject: FW: DA2025192 84 Esplanade, TURNERS BEACH TAS 7315

Follow Up Flag: Follow up
Flag Status: Flagged

Land Use Planning Team
CENTRAL COAST COUNCIL
PO Box 220 | 19 King Edward Street, Ulverstone TAS 7315
03 6429 8952

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From: Sweaty Penguins <admin@sweatypenguins.com>
Sent: Thursday, 21 August 2025 3:53 PM
To: Planning <planning@centralcoast.tas.gov.au>
Subject: Re: DA2025192 84 Esplanade, TURNERS BEACH TAS 7315

To Central Coast Council Planning,

I refer to your correspondence regarding Development Application DA2025192 at 84 Esplanade, Turners Beach, and provide the following information in response. Please also note that I have attached my remittance of payment for the DA fee.

1. Bedrooms in Dwelling

The existing dwelling contains **3 bedrooms**. Parking on-site is sufficient to meet the residential requirements of the household and the small-scale home-based business.

2. Clause 8.4.2 P1 – Setbacks and Building Envelope

The sauna is a modest ancillary structure with a low profile.

- It does not cause an unreasonable reduction in sunlight to habitable rooms or private open space of adjoining dwellings.
- Overshadowing impacts are minimal and limited to within boundary areas.
- The sauna has no overlooking windows or elevated floors and therefore does not compromise privacy.
- The structure is small in scale and proportion relative to the existing dwelling and surrounding properties, and does not dominate the site or neighbourhood.

The development is therefore consistent with Clause 8.4.2 P1.

3. Clause CCO-S5.7.1 P1.1 & P1.2 – Turners Beach Specific Area Plan

- The sauna is a modest structure that does not cause unreasonable overshadowing. Even on 21 June, the winter solstice and shortest day of the year, adjoining private open space continues to receive more than 3 hours of sunlight between 9am and 5pm.
- There is no direct overlooking of adjoining dwellings due to the sauna's modest height and the absence of elevated windows. Boundary fencing and vegetation provide additional screening.
- The sauna is not intrusive in bulk or height and does not obstruct view lines enjoyed by neighbouring dwellings.
- The structure is consistent with the eclectic character of Turners Beach, in line with the Specific Area Plan's intent to maintain modest scale, minimise bulk, and protect privacy and amenity.

Accordingly, the proposal complies with CCO-S5.7.1 P1.1 and P1.2.

4. Anticipated Vehicle Movements

The sauna generates only a very small number of vehicle movements associated with the home-based business:

- Typically 4–8 bookings per week, equating to around 1–2 vehicle movements per day.
- This traffic volume is comparable to normal residential use and does not create adverse impacts on local road safety, parking, or amenity.

Conclusion

The sauna is a small-scale, low-impact home-based business that:

- Maintains sunlight, privacy, and amenity for adjoining properties;
- Is compatible with the residential character of Turners Beach; and
- Generates only minimal additional vehicle movements.

The proposal is therefore consistent with the Tasmanian Planning Scheme and the Turners Beach Specific Area Plan.

Kind regards,

Lodgement number ⓘ 2305392952

Receipt number ⓘ 230756

Pay from

Your/business name EMMA MARTIN

Account name LUMY TRUST

BSB 017500

Account number 155616299

Funds \$10,504.64

Pay to

Account name Central Coast Council

BSB 067406

Account number 10057411

Payment details

Reference DA2025192

Message DA2025192

Pay no earlier than 21/08/2025

Total amount \$1,063.00

Important information

This is your lodgement receipt (l) lodged for processing by us. Wh credited will depend on the pol

If you have made a future-dated Internet Banking after the nomi payment was processed and ok

For what 'Funds' means, please

[Another payment >](#)

Save payee

To save this new payee, enter a

Nickname

[Save payee](#)

& Luke Guard

On 21 Aug 2025, at 11:57 am, planning@centralcoast.tas.gov.au wrote:

Dear Sir/Madam

Please find attached your planning invoice for the abovementioned application.

Under section 51A (3) of the Act, our application cannot be considered as received and the statutory timeframe commence until the payment of the attached invoice is made.

Once paid, the **42-day** statutory timeframe for assessment and decision making can commence.

Further, I advise that a preliminary assessment of your application is currently being undertaken. The Council has 21 days from the date of your application is considered received (as outlined above) to determine if additional information is required.

If additional information is required, you will receive a letter from us when the preliminary assessment is finalised.

Kind regards

Land Use Planning Team
CENTRAL COAST COUNCIL
PO Box 220 | 19 King Edward Street, Ulverstone TAS 7315
03 6429 8952

www.centralcoast.tas.gov.au |

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<Application Assessment Letter.pdf>

<Invoice - Town Planning.pdf>