
Application for Planning

S.57 Land Use Planning and Approvals Act 1993

The following application has been received:

Application No.: **DA2025198**

Location: **38 Main Street, Ulverstone**

Proposal: **Change of use short term rental/airbnb**

Performance Criteria: **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 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 **1 October 2025**

Date of Notification: **17 September 2025**

Vicki Brereton
CHIEF EXECUTIVE OFFICER

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
DEVELOPMENT & REGULATORY SERVICES

Received: 20 AUG 2025

Application No:

Doc. ID:

Permit Pathway – NPR/Permitted/Discretionary

Office use only: Zone:

Use or Development Site:

Site Address

38 Main St Ulverstone Tasmania 7315

Certificate of
Title Reference

Vol. 447 Fol. 188

Land Area

615m2

Heritage Listed Property

NO

YES

Applicant(s)

First Name(s)

Siobhan
Kane

Surname(s)

Clark
Brooks

Company name
(if applicable)

Contact No:

Postal Address:

12 Nell crescent Ulverstone Tasmania 7315

Email address:

siobhan.e.clark@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)

Siobhan
Kane

Middle Names(s)

Elyse
Michael

Surname(s)

Clark
Brooks

Company name (if applicable)

Postal Address:

12 Nell Crescent ulverstone Tasmania 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

Short term rental/airbnb

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)

\$..... Estimate/ Actual

Total floor area of the developmentm²

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.

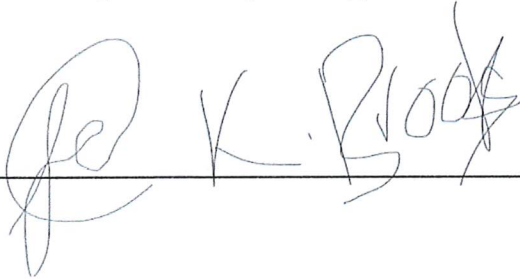
Minister (Signature) _____ Date _____

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 Siobhan Clark & Kane Brooks
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 20/08/2025

Office Use Only	
Planning Permit Fee	\$..320.0.....
Public Notice Fee	\$
Permit Amendment / Extension Fee	\$
No Permit Required Assessment Fee	\$
TOTAL	\$
Validity Date	

ORIGINAL - NOT TO BE REMOVED FROM TITLES OFFICE

R.P. 1469
TASMANIA
REAL PROPERTY ACT, 1862, as amended
NOTE—REGISTERED FOR OFFICE
CONVENIENCE TO REPLACE



CERTIFICATE OF TITLE

Register Book
Vol. Fol.
2718 31

Cert of Title Vol.447 Fol.188

I certify that the person described in the First Schedule is the registered proprietor of an estate in fee simple in the land within described together with such interests and subject to such encumbrances and interests as are shown in the Second Schedule. In witness whereof I have hereunto signed my name and affixed my seal.

Recorder of Titles.
DESCRIPTION OF LAND



TOWN OF ULVERSTONE
TWENTY FOUR PERCHES AND TWO TENTHS OF A PERCH on the Plan hereon

FIRST SCHEDULE (continued overleaf) CENTRAL COAST C...

LLEWELLYN HOWARD SPOTSWOOD of Ulverstone, Carpenter & DEVELOPMENT & REGULATORY...

JUNE LATHEY SPOTSWOOD, his wife

AS TENANTS IN COMMON IN EQUAL SHARES.

Received: 29 AUG 2025

SECOND SCHEDULE (continued overleaf)

NO.A321740 MORTGAGE to The City Mutual
Life Assurance Society Limited
Registered 16th September, 1969 at 12.1p.m.
(Sgd.) T.E.HUTCHINSON, Recorder of Titles.

Application No:

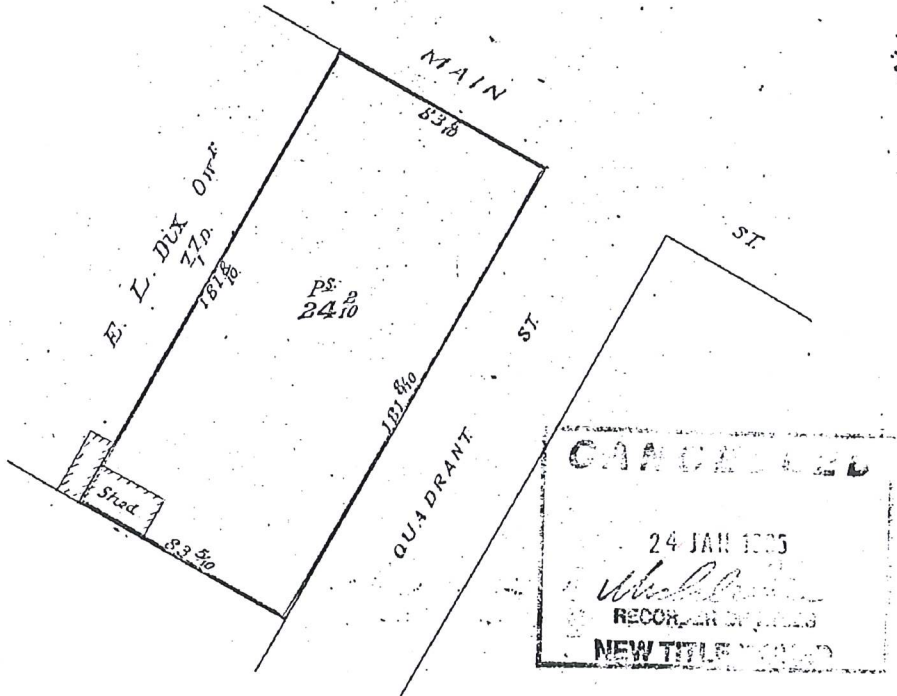
DECLARED A668957
(17.10.1979)

Acting Recorder of Titles.

NOTE.—ENTRIES CANCELLED UNDER SIGNATURE OF THE RECORDER OF TITLES ARE NO LONGER SUBSISTING.

REGISTERED NUMBER
220517

Lot 1 of this plan consists of all the
land comprised in the above-mentioned
cancelled folio of the Register.



Part of Lot 4 Sec.K. Gtd. to P.B. Smith Meas. in Links. 139/36D
FIRST Edition. Registered
Derived from C.T.Vol.447 Fol.188. Transfer A105022- A.S.C.Hays

SEARCH OF TORRENS TITLE

VOLUME 220517	FOLIO 1
EDITION 9	DATE OF ISSUE 18-Jul-2025

SEARCH DATE : 15-Aug-2025
 SEARCH TIME : 12.19 PM

DESCRIPTION OF LAND

Town of ULVERSTONE
 Lot 1 on Plan 220517
 Derivation : Part of Lot 4 Sec. K. Gtd. to P.B. Smith.
 Prior CT 2718/31

SCHEDULE 1

M415909 TRANSFER to KANE MICHAEL BROOKS and SIOBHAN ELYSE
 CLARK Registered 06-May-2013 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
 E420490 MORTGAGE to Westpac Banking Corporation Registered
 18-Jul-2025 at 12.01 PM

UNREGISTERED DEALINGS AND NOTATIONS

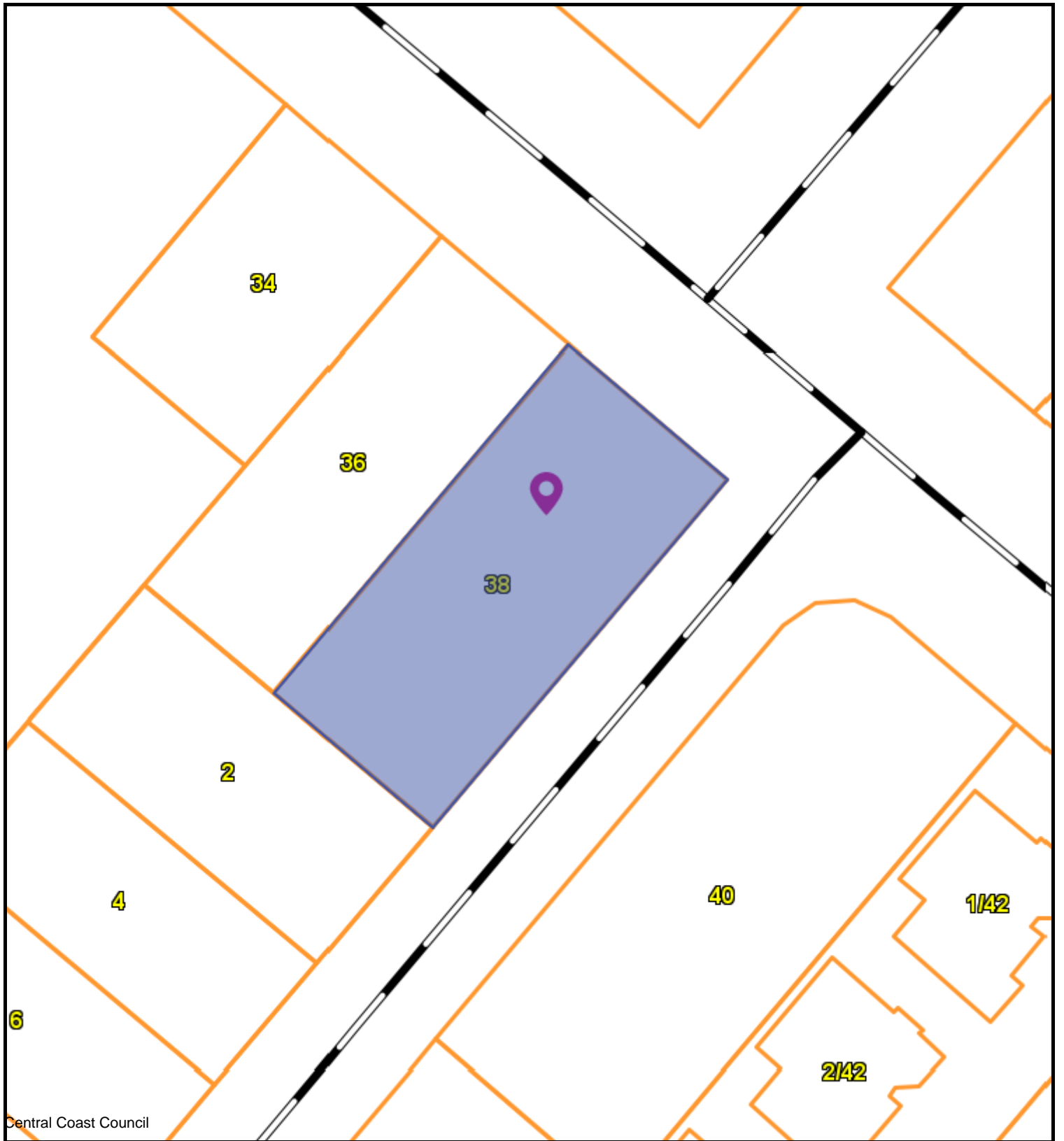
No unregistered dealings or other notations

CENTRAL COAST COUNCIL
 DEVELOPMENT & REGULATORY SERVICES

Received: 20 AUG 2025

Application No:

Doc. ID:



Central Coast Council



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



16-Sep-2025

**38 MAIN STREET,
 ULVERSTONE
 DA2025198**

IMPORTANT

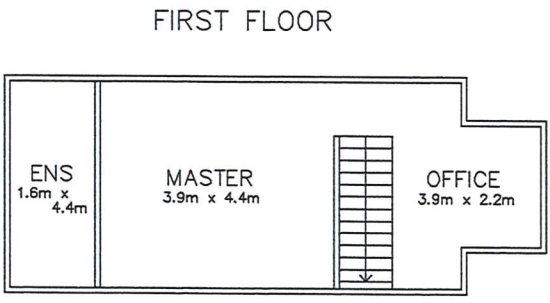
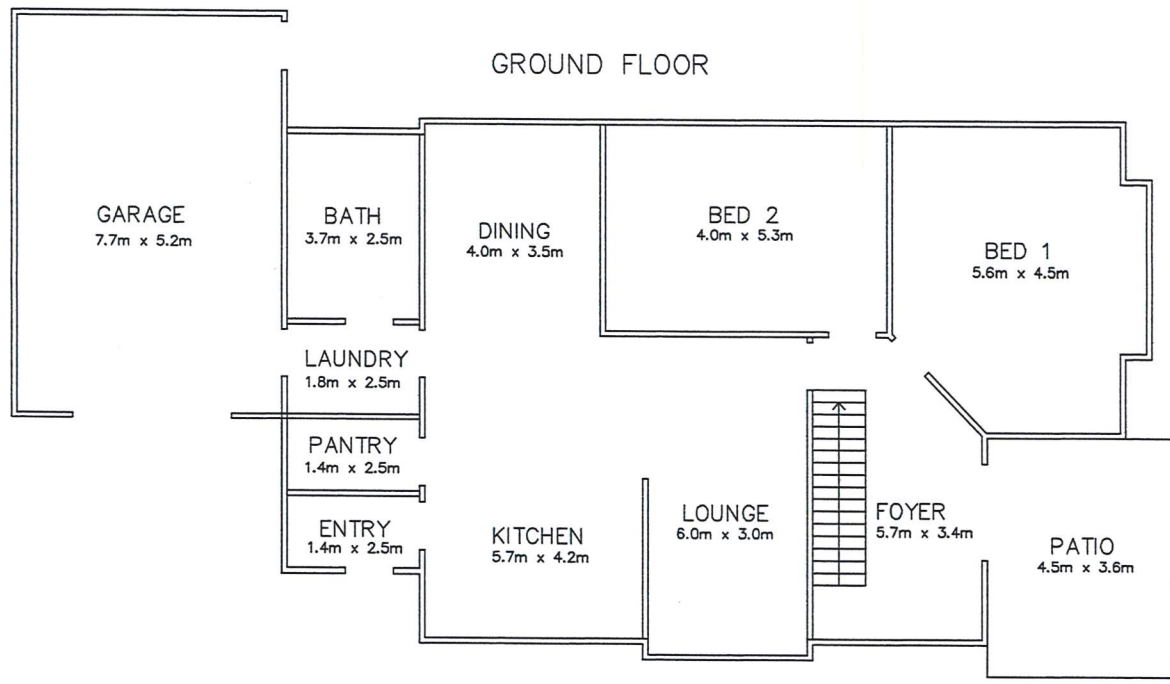
This map was produced on the GEOCENTRIC DATUM OF AUSTRALIA 1994 (GDA94), which has superseded the Australian Geographic Datum of 1984 (AGD66/84). Heights are referenced to the Australia Height Datum (AHD). For most practical purposes GDA94 coordinates, and satellite derived (GPS) coordinates based on 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 =
1:427.140



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0		19/08/25	RCB			
Rev.	Description	Date	Drn	Chk	Appr.	
Title: FLOOR PLAN						
Client: KANE & SIOBHAN						
Site: 38 MAIN ST, ULVERSTONE						
Scale: 1:100 A3	DRAWING No. LP1					Rev. 0



PLANNING REF: DA2025198
THC WORKS REF: #8742
REGISTERED PLACE NO: #770
APPLICANT: Siobhan Clark & Kane Brooks
DATE THC RECEIVED: 11 September 2025
DATE OF THIS NOTICE: 11 September 2025

NOTICE OF NO INTEREST

(Historic Cultural Heritage Act 1995)

The Place: 38 Main Street, Ulverstone.
Proposed Works: Change use of dwelling to visitor accommodation.

Under s36(3)(a) of the *Historic Cultural Heritage Act 1995* the Tasmanian Heritage Council provides notice that it has no interest in the discretionary permit application because what is applied for is not 'heritage works' as defined in s32 of the Act.

Please contact the undersigned on 1300 850 332 if you would like to discuss any matters relating to this application or this notice.

A handwritten signature in black ink, appearing to read 'Chris Bonner', with a checkmark at the end.

Chris Bonner
Regional Heritage Advisor – Heritage Tasmania
Under delegation of the Tasmanian Heritage Council

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