
Application for Planning

S.57 Land Use Planning and Approvals Act 1993

The following application has been received:

Application No.: **DA2025261**

Location: **71 Stubbs Road, Turners Beach**

Proposal: **Residential - shed**

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 26 November 2025

Date of Notification: **12 November 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
LAND USE PLANNING
Received: 28/10/2025
Application No: DA2025261
Doc ID: 536261

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

Use or Development Site:

Site Address 71 Stubbs Road, Turners Beach

Certificate of Title Reference 156781/1

Land Area 17780 sqm **Heritage Listed Property** NO YES

Applicant(s)

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

Company name (if applicable) Buildrite Construction & Civil Pty Ltd **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) Kade & Erin **Middle Names(s)** Luke

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

Postal Address: 71 Stubbs Road, Turners Beach

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).

Construction of Shed (6000mm wide x 1500mm long x 2975/3500mm eave height)

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

\$ 24,193.00 Estimate/ Actual

Total floor area of the development 90m²

Declaration of Notice to Landowner

If land is NOT in the applicant's ownership

Kate Eustace obo Buildrite Construction & Civil P/L, 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 28-10-2025

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 on behalf of Buildrite Construction & Civil Pty Ltd
 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 28-10-2025


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 156781	FOLIO 1
EDITION 7	DATE OF ISSUE 31-May-2022

SEARCH DATE : 14-Oct-2025

SEARCH TIME : 12.56 PM

 CENTRAL COAST COUNCIL LAND USE PLANNING	
Received:	28/10/2025
Application No:	DA2025261
Doc ID:	536264

DESCRIPTION OF LAND

Parish of ABBOTSHAM Land District of DEVON
 Lot 1 on Sealed Plan [156781](#)
 Derivation : Part of Lot 6511, 140 Acres Gtd to James Smith.
 Prior CT [251710/1](#)

SCHEDULE 1

[M835449](#) TRANSFER to KADE LUKE ASHWOOD and ERIN ASHWOOD
 Registered 20-Aug-2020 at 12.01 PM

SCHEDULE 2

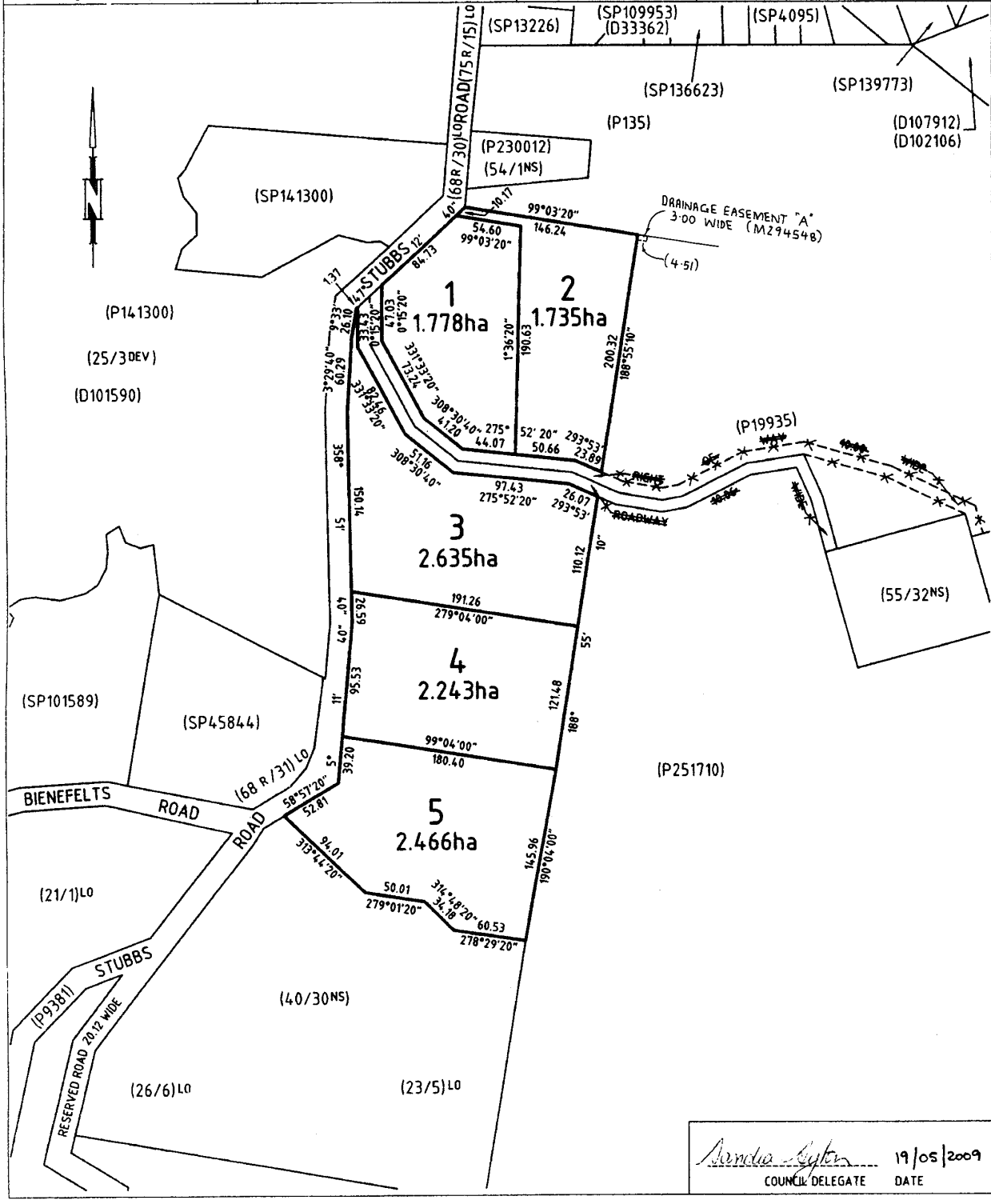
Reservations and conditions in the Crown Grant if any
[SP156781](#) FENCING COVENANT in Schedule of Easements
[SP156781](#) COUNCIL NOTIFICATION under Section 83(5) of the Local
 Government (Building and Miscellaneous Provisions)
 Act 1993.
[E297381](#) MORTGAGE to Bank of Queensland Limited Registered
 31-May-2022 at 12.01 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

OWNER: A & B Stubbs Pty Ltd	PLAN OF SURVEY BY SURVEYOR: Adrian Wade Eberhardt of PEACOCK, DARCEY & ANDERSON PTY LTD SURVEYORS, ENGINEERS & PLANNERS 6 QUEEN STREET, BURNIE LOCATION: LAND DISTRICT OF DEVON PARISH OF ABBOTSHAM SCALE 1: 3000 LENGTHS IN METRES SURVEYORS REF. 14164	REGISTERED NUMBER SP156781
FOLIO REFERENCE: C.T.251710/1		APPROVED EFFECTIVE FROM: 10 JUN 2009 Alice Kawa Recorder of Titles
GRANTEE: Part of Lot 6511, 140 Acres, gtd. to James Smith. PART OF LOT 6824 (SBA) GTD TO JAMES SMITH.		

MAPSHEET MUNICIPAL CODE No (42 4-54) 104	LAST UP/N No G.C.35	LAST PLAN No P251710	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN
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Sandra Syten 19/05/2009
 COUNCIL DELEGATE DATE

CENTRAL COAST COUNCIL LAND USE PLANNING	
Received:	28/10/2025
Application No:	DA2025261
Doc ID:	536266

SCHEDULE OF EASEMENTS	Registered Number
NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	SP 156781

PAGE 1 OF 1 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.

~~**BURDENING EASEMENTS:**~~

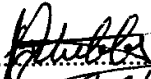
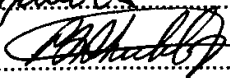
- ~~1. The balance land is subject to a right of carriageway for Donald Norman Cameron over the land marked "Right of Way" on Diagram No. 69002.~~
- ~~2. The balance land is subject to a right of carriageway (appurtenant to Lot 1 on Plan No. 19935) over the right of way 10.00 metres wide marked A-B-C on Plan No. 19935.~~
- ~~3. The balance land is subject to a pipeline easement in favour of the North-West Regional Water Authority over the land marked "Pipeline Easement 10.00 wide" on Plan No. 19935.~~

FENCING COVENANTS:

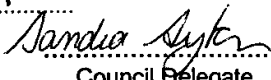
The owner of each lot shown on the plan covenants with the vendor, A & B Stubbs Pty Ltd ACN 009 489 445, that the vendor shall not be required to fence.

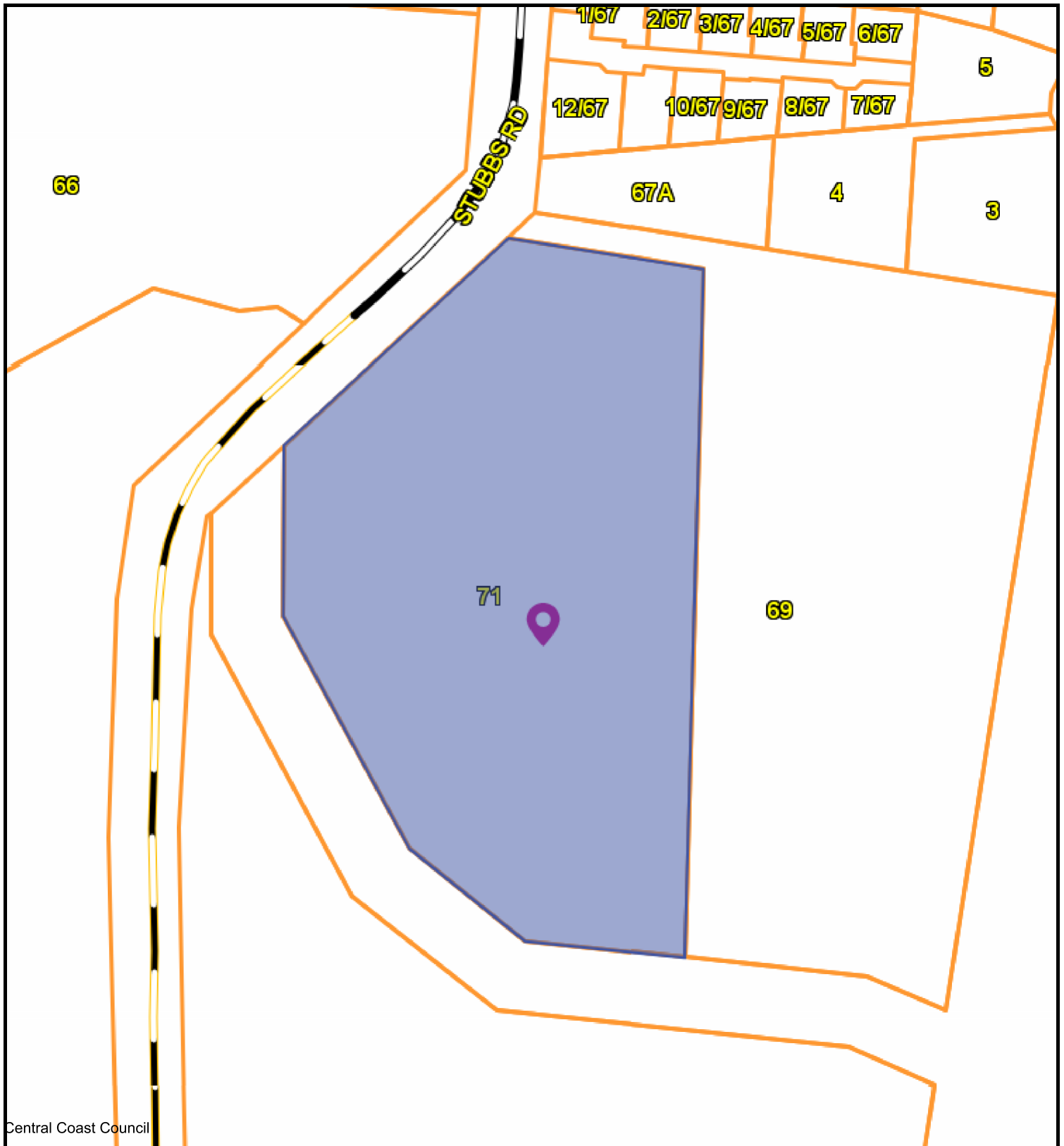
Executed by:

A & B Stubbs Pty Ltd ACN 009 489 445
Pursuant to Section 127 (1) of the Corporations Act 2001
As the Registered Proprietor of the Land comprised in
Folio of the Register Volume 251710 Folio 1

Director.....
Secretary.....

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: A & B Stubbs Pty Ltd FOLIO REF: 251710/1 SOLICITOR & REFERENCE: Friend & Jones:MGH.81219	PLAN SEALED BY: Central Coast Council DATE: 18 MAY 2009 SUB 2007. 3 REF NO.  Council Delegate
NOTE: The Council Delegate must sign the Certificate for the purposes of identification.	



Central Coast Council



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



10-Nov-2025

**71 STUBBS ROAD,
 TURNERS BEACH
 DA2025261**

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 =
1:1470.420

Proposed Site Sketch
71 Stubbs Road, Turners Beach
6000mm wide x 15000mm long x 2975/3500mm eave height

CENTRAL COAST COUNCIL
LAND USE PLANNING

Received: 28/10/2025
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Doc ID: 536265

Home Maps 71 Stubbs Road Turr Help

Tools Basemaps

Add Layer +

- Drawing Tools
- TasWater - Water Customer Connection Point
- TasWater - Water Main
- TasWater - Stormwater Main
- TasWater - Sewer Main
- Boundary Lines with Accuracy

20 m
GDA94 MGA55 : 434636E, 5442156N 1:846 Disclaimer and Copyright Notice

TASMAP's National Park Maps
LandTasmania

Received: 28/10/2025

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Doc ID: 536262



Copyright 2025
 Lysaght Building
 Solutions Pty Ltd
 trading as RANBUILD

CLADDING			
ITEM	PROFILE (min)	FINISH	COLOUR
ROOF	CUSTOM ORS 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

ARCHITECTURAL DRAWING ONLY, NOT FOR CONSTRUCTION USE

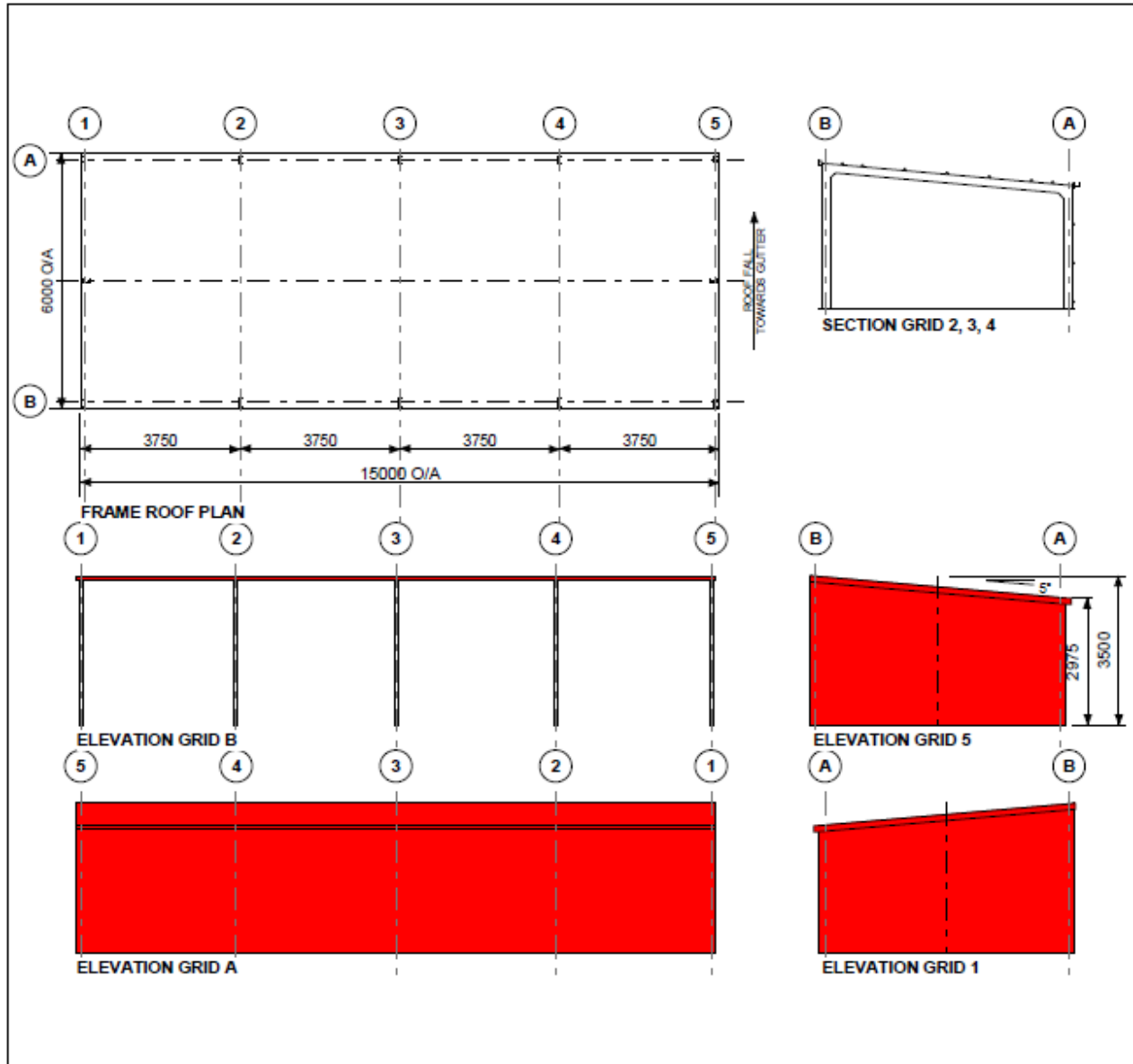
CLIENT
Erin & Kade Ashwood

SITE
**71 Stubbs Road
 TURNERS BEACH TAS 7315**

BUILDING
**DELUXE SKILLION
 6000 SPAN x 2975/3500 EAVE x 15000 LONG**

TITLE
FLOOR PLAN & ELEVATION

SCALE A4 SHEET 1:125	DRAWING NUMBER BURN04-2023	REV A	PAGE 1/1
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Central Coast Council

6 November 2025

DA2025261
RFI – 71 Stubbs Road, Turners Beach
11.4.2 Building Height, Setback & Siting (P2)

CENTRAL COAST COUNCIL LAND USE PLANNING	
Received:	6/11/2025
Application No:	DA2025261
Doc ID:	536881

Justification for 11.4.1 – Site Coverage:

Objective: That the site coverage is compatible with the character of existing development in the area and assists with stormwater runoff.

Performance Criteria (P1):

- (a) Topography of the site: The property is a sloping block, with the proposed outbuilding to be situate on an existing reasonably level gravel area that is currently used for storage and parking. The addition of the proposed open shed will not interfere with natural water drainage patterns.
- (b) Capacity of the site to absorb runoff: The increased total site coverage remains manageable within the existing site's capacity to absorb runoff. Effective stormwater management measures, such as guttering and downpipes, will direct stormwater to water tanks ensuring that the capacity to handle runoff is not compromised.
- (c) Size and shape of the site: The site is large enough to comfortably accommodate the additional 90m² outbuilding while maintaining ample open space. This is consistent with properties in the rural living zone, where larger land sizes are common, and slight increases in site coverage do not significantly impact the spacious and open character of the area.
- (d) Existing buildings and constraints imposed by existing development: The new outbuilding is strategically placed to complement the existing structures and utilize the available land efficiently. The site coverage increase does not impose any functional or aesthetic constraints on the site.
- (e) Vegetation removal: No vegetation removal is required as the proposed shed will be on an existing cleared area.
- (f) Character of development in the area: The surrounding rural living zone comprises properties of similar size with comparable site coverage ratios. The proposed total site coverage appears similar to neighbouring properties in the area, where outbuildings of similar or greater size are typical such as 69 and 107 Stubbs Road, Turners Beach.

Justification for 11.4.2 - Building Height, Setback & Siting (P2)

Objective: That height, setback and siting of buildings is compatible with the character of the area, does not cause an unreasonable loss of amenity, minimises the impact on the natural values of the area and minimises the impact on adjacent uses.

Performance Criteria (P2):

Building must be sited to be compatible with the character of the area, having regard to:

- (a) Topography of the site: Placement of the shed is considerate of the topography of the block given the incline of the property and an existing cleared area.
- (b) Setbacks of adjacent buildings: Given the size of the property that the shed is proposed to be erected upon, and the adjacent property at 66 Stubbs Road, Turners Beach which appears to have more than one large outbuilding (including 60 Stubbs Road) we believe the proposed shed is compatible.
- (c) Height, bulk and form of existing and proposed buildings: The shed will be adjacent to an existing shed on the property, though smaller in size. Similar sized sheds, and multiple on each lot, are shown on surrounding larger blocks close to the proposed site.
- (d) Appearance when viewed from roads and public places: The placement of the shed will be similar to an existing structure on the property, both in colour and materials. The property has a line of trees on the boundary that are expected to grow up and provide both coverage and privacy for the owners. It is also noted that there are larger sheds on the adjacent property at 66 and 60 Stubbs Road, Turners Beach.
- (e) Retention of vegetation: No vegetation will be removed as the placement of the shed will be on an area that is currently cleared and gravel based.

Kind regards,
BUILDRITE Construction & Project Management | Ranbuild