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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.: **DA2025262**

Location: **25 Allens Road, West Ulverstone**

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](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 2025*.

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

Date of Notification: **22 November 2025**

Vicki Brereton  
CHIEF EXECUTIVE OFFICER



**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**

Shed

**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).

Construction of Shed (12000mm wide x 16000mm long x 5200mm eave height)

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

\$ 91,355.00 ..... Estimate/ Actual

Total floor area of the development 192 .....m<sup>2</sup>

**Declaration of Notice to Landowner**

**If land is NOT in the applicant's ownership**

I Kate Eustace obo Buildrite Construction & Civil Pty Ltd, 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 obo 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

<b>Office Use Only</b>	
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 12207	FOLIO 1
EDITION 5	DATE OF ISSUE 29-Aug-2018

SEARCH DATE : 28-Oct-2025  
SEARCH TIME : 01.52 PM

 **CENTRAL COAST COUNCIL  
LAND USE PLANNING**

Received: 28/10/2025  
Application No: DA2025262  
Doc ID: 536275

DESCRIPTION OF LAND

Parish of ASHWATER, Land District of DEVON  
Lot 1 on Sealed Plan [12207](#)  
Derivation : Part of Lot 492 A. Clerke Pur.  
Prior CT [3783/34](#)

SCHEDULE 1

[M709599](#) TRANSFER to BENJAMIN MARK HORRACK and HANNAH MYRA  
HORRACK Registered 29-Aug-2018 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any  
SP [12207](#) FENCING COVENANT in Schedule of Easements  
[E149410](#) MORTGAGE to MyState Bank Limited Registered  
29-Aug-2018 at 12.01 PM

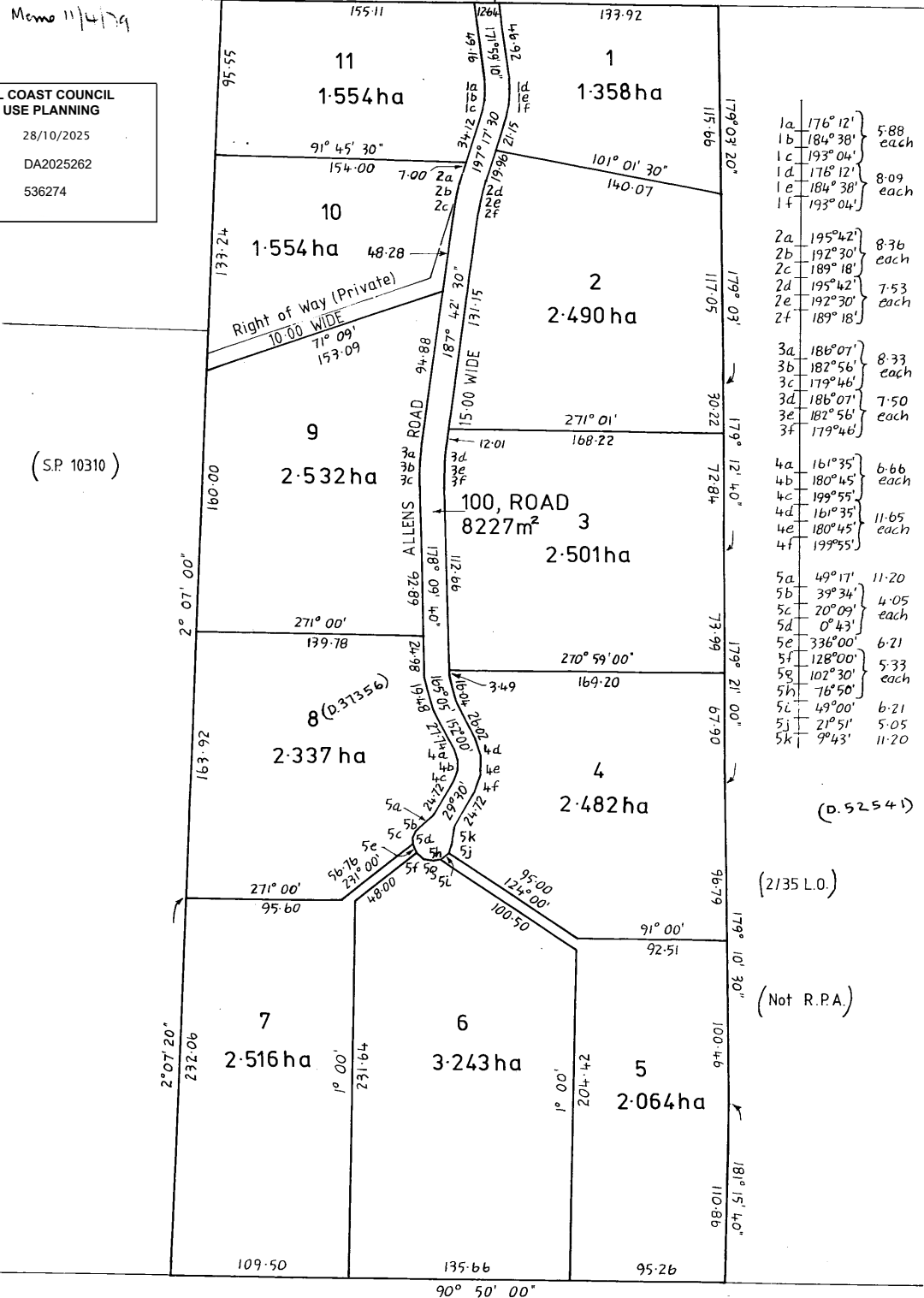
UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

10 FEB 1979

Owner: Arthur Newman Allen	PLAN OF SURVEY by Surveyor of land situated in the	Registered Number: <b>S.P. 12207</b>
Title Reference: Conv. 27/2805	LAND DISTRICT — DEVON	Effective from <b>14 AUG 1979</b>
Grantee: Part of Lot 492 — 162.0.0 Alexander Clerke Pur.	PARISH — ASHWATER Scale 1:2000 Lengths are in METRES	<i>[Signature]</i> Recorder of Titles

RESERVED ROAD 90° 33' 00" 253.90 28' 90° 46' 00" 20.42 WIDE



**CENTRAL COAST COUNCIL**  
LAND USE PLANNING

Received: 28/10/2025  
Application No: DA2025262  
Doc ID: 536274

- 1a 176° 12' } 5.88 each
- 1b 184° 38' }
- 1c 193° 04' }
- 1d 176° 12' } 8.09 each
- 1e 184° 38' }
- 1f 193° 04' }
- 2a 195° 42' } 8.36 each
- 2b 192° 30' }
- 2c 189° 18' }
- 2d 195° 42' } 7.53 each
- 2e 192° 30' }
- 2f 189° 18' }
- 3a 186° 07' } 8.33 each
- 3b 182° 56' }
- 3c 179° 46' }
- 3d 186° 07' } 7.50 each
- 3e 182° 56' }
- 3f 179° 46' }
- 4a 161° 35' } 6.66 each
- 4b 180° 45' }
- 4c 199° 55' }
- 4d 161° 35' } 11.65 each
- 4e 180° 45' }
- 4f 199° 55' }
- 5a 49° 17' } 11.20
- 5b 39° 34' }
- 5c 20° 09' } 4.05 each
- 5d 0° 43' }
- 5e 336° 00' } 6.21
- 5f 128° 00' } 5.33 each
- 5g 102° 30' }
- 5h 78° 50' }
- 5i 49° 00' } 6.21
- 5j 21° 51' } 5.05
- 5k 9° 43' } 11.20

S.P



SCHEDULE OF EASEMENTS

Plan No.

12207

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.

	<b>CENTRAL COAST COUNCIL LAND USE PLANNING</b>
Received:	28/10/2025
Application No:	DA2025262
Doc ID:	536277

**COVENANTS:** The owner of each lot shown on the plan hereby covenants with ARTHUR NEWMAN ALLEN that the Vendor ARTHUR NEWMAN ALLEN "shall not be required to fence"

**EASEMENTS:** Lot 10 is subject to a Right of <sup>carriage</sup> Way (~~Private~~) over the land marked "Right of Way (Private) 10.00 wide" ~~for the benefit of the lands comprised in Certificate of Title Volume 9707 Folio 17~~ appurtenant to lot 2 on Sealed Plan No. 10310

**SIGNED** by ARTHUR NEWMAN ALLEN the registered proprietor of the lands described in Conveyance No. 27/2805 in the presence of:

*ch. of. allen.*

*U. Baker*

**SIGNED** by GORDON WILLIAM LAWRENCE as Attorney for THE COMMERCIAL BANK OF AUSTRALIA LIMITED and as the Act and deed of the said Bank as Mortgagee under Mortgage No. ~~# 53/50a~~ in the presence of :-

*Gordon Lawrence*  
Bank Officer,  
Hobart.

**THE COMMERCIAL BANK OF AUSTRALIA LIMITED**  
BY ITS ATTORNEY

*Gordon Lawrence*  
WHO HEREBY CERTIFIES THAT HE HAS RECEIVED NO NOTICE OF REVOCATION OF POWER No. 22901 GRANTED TO HIM.

12207

Certified correct for the purposes of the Real Property Act 1862, as amended.

Subdivider/Solicitor for the Subdivider

This is the schedule of easements attached to the plan of Arthur Newman  
(Insert Subdivider's Full Name)

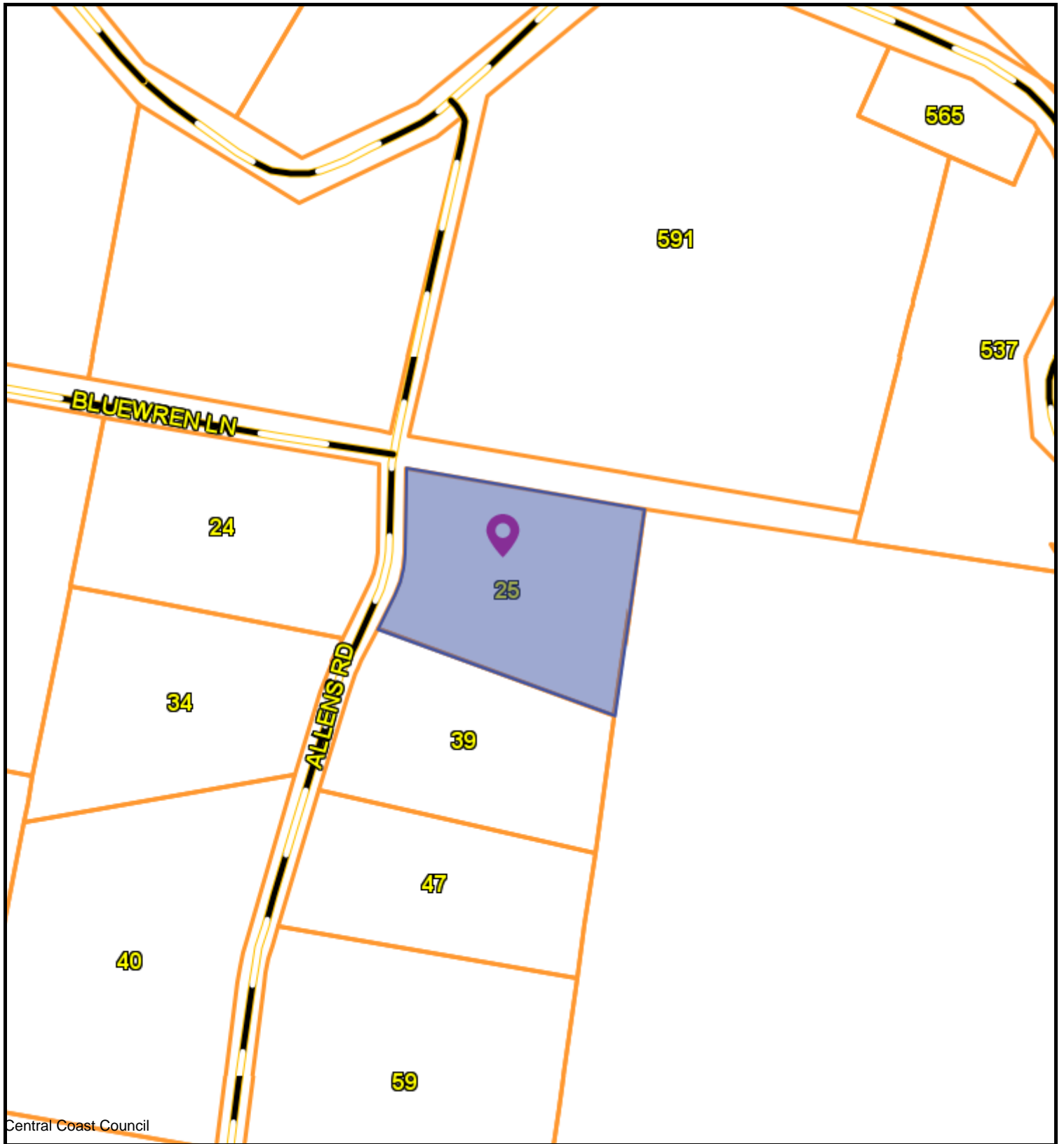
Allen affecting land in

Conv. 27/2805  
(Insert Title Reference)

Sealed by Municipality of Alverstone on 3<sup>rd</sup> Feb. 1979

Council Clerk/Town Clerk

3828



Central Coast Council



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



21-Nov-2025

**25 ALLENS ROAD,  
 WEST ULVERSTONE  
 DA2025262**

**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**

Proposed Site Sketch  
25 Allens Road, West Ulverstone  
12000mm wide x 16000mm long x 5200mm eave

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

Received: 28/10/2025  
Application No: DA2025262  
Doc ID: 536276

Home Maps 25 Allens Road West ? Help

Tools

Basemaps

Add Layer +

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

25 Allens Road, West Ulverstone

9.8m from residence

22m from eastern boundary

2m from southern boundary

Elevation Grid B

12m x 16m

20 m

GDA94 MGA55 : 425212E, 5445137N 1:846 Disclaimer and Copyright Notice

the list Premium Property Report

LandTasmania

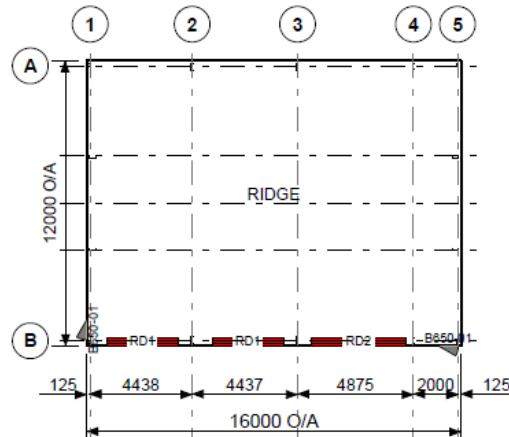
Received: 28/10/2025

Application No: DA2025262

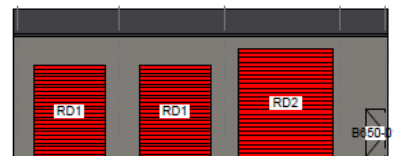
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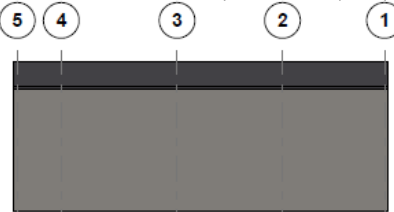
Copyright 2025  
 Lysaght Building  
 Solutions Pty Ltd  
 trading as RANBUILD



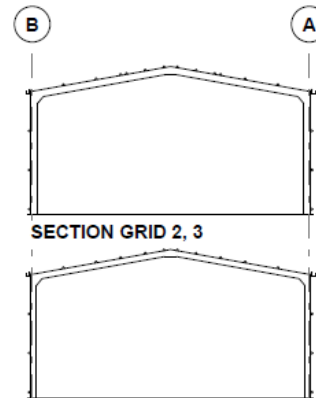
**GROUND FLOOR PLAN**



**ELEVATION GRID B**

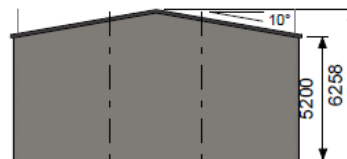


**ELEVATION GRID A**

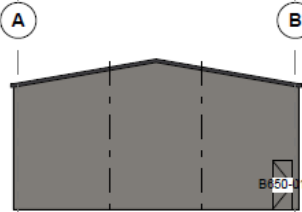


**SECTION GRID 2, 3**

**SECTION GRID 4**



**ELEVATION GRID 5**



**ELEVATION GRID 1**

CLADDING			
ITEM	PROFILE (min)	FINISH	COLOUR
ROOF	TRIMDEK 0.42 BMT	CB	MO
WALLS	TRIMDEK 0.42 BMT	CB	WB
CORNERS	-	CB	WB
BARGE	-	CB	MO
GUTTER	SQUARELINE	CB	MO

0.35bmt=0.40tct; 0.42bmt=0.47tct; 0.48bmt=0.53tct

ACCESSORY SCHEDULE & LEGEND		
QTY	MARK	DESCRIPTION
2	B650-01	Lamec Door & Frame Kit, 650/61, Std. 2040 x 820 C/Bond
2	RD1	Steel-Line R.D. Chain "B", 3800 high x 3000 wide Clear Opening C/B
1	RD2	S/Line R.D. - W/Lock C2. B 4500 high x 4000 wide Clear Opening C/B

ARCHITECTURAL DRAWING ONLY, NOT FOR CONSTRUCTION USE

CLIENT <b>Ben Horrack</b>			
SITE <b>25 Allens Road WEST ULVERSTONE TAS 7315</b>			
BUILDING <b>BIG G 12000 SPAN x 5200 EAVE x 16000 LONG</b>			
TITLE <b>FLOOR PLAN &amp; ELEVATION</b>			
SCALE A4 SHEET 1:250	DRAWING NUMBER <b>BURN04-2017</b>	REV <b>A</b>	PAGE <b>1/1</b>

## Property Details:

Location: 25 Allens Road, West Ulverstone  
Proposal: Outbuilding  
Use Class: Residential  
Zoning: Rural Living  
Title Reference: 12207-1

### 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 has a slight rise at the area of the proposed shed. The addition of the proposed 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 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 192m<sup>2</sup> outbuilding while maintaining ample open space. This is consistent with properties in the rural living zone, where larger land sizes are common, and 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 and has been positioned for ease of access for the owner.
- (e) Vegetation removal: No vegetation removal is required.
- (f) Character of development in the area: The surrounding rural living zone comprises properties of similar size. The proposed total site coverage appears similar to neighbouring properties in the area, where outbuildings of similar or greater size are typical.

#### Justification for 11.4.2 - Building Height, Setback & Siting (P3)

**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 (P3):

Buildings must be sited to not cause an unreasonable loss of amenity to adjoining properties having regard to:

- (a) Topography of the site: The shed has been positioned on the most suitable area on site. It is noted that the property at 39 Allens Road, West Ulverstone, the property adjacent to the proposed shed, has an existing residence that has been built up and situate at a higher elevation.
- (b) Size, shape and orientation of the site: The shed is positioned 2m from the southern boundary, which is similar to that at 47 Allens Road, West Ulverstone. The site is large enough to accommodate a shed of this size without encroaching on surrounding properties. The orientation of the shed has been positioned for the most suitable access by the property owner.
- (c) Setbacks of surrounding buildings: Given the size of the property that the proposed shed is to be erected upon, and the size of the adjacent property at 39 Allens Road, West Ulverstone which appears to have more than one outbuilding we believe the proposed shed is compatible and does not cause any loss of amenity to the adjacent property owner.
- (d) Height, bulk and form of existing and proposed buildings: The overall height and size of the shed is consistent with buildings in the area and comparable to other structures in the rural living zone.
- (e) Character of the development existing established properties in the area: The proposed shed is consistent with the character of the rural living zone maintaining open space and larger outbuildings.
- (f) Any overshadowing of adjoining properties or public spaces: From our investigations, the proposed shed would not impact the neighbour's residence with shadowing. There is an outbuilding and two tanks alongside the proposed shed, on the neighbouring property. Please refer to the shading plans included below.

Kind regards,  
BUILDRITE Construction & Project Management | Ranbuild

18 November 2025

# Shading Plans

