
Application for Planning

S.57 Land Use Planning and Approvals Act 1993

The following application has been received:

Application No.: **DA2025291**

Location: **40 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 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 30 March 2026

Date of Notification: **14 March 2026**

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

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)

\$ 30000-00 Estimate/ Actual

Total floor area of the development 60m²

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 LEIGH MORRIS, KARIN MORRIS
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 1-12-25

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 12207	FOLIO 9
EDITION 7	DATE OF ISSUE 20-Mar-2006

SEARCH DATE : 01-Dec-2025

SEARCH TIME : 10.33 AM

DESCRIPTION OF LAND

Parish of ASHWATER, Land District of DEVON
 Lot 9 on Sealed Plan 12207
 Derivation : Part of 492 A. Clerke Pur.
 Prior CT 3783/42

CENTRAL COAST COUNCIL
 DEVELOPMENT & REGULATORY SERVICES

Received: 01 DEC 2025

Application No:

Doc. ID:

SCHEDULE 1

(C204922) C699624 LEIGH MORRIS and KARIN JOAN MORRIS
 Registered 20-Mar-2006 at noon

SCHEDULE 2

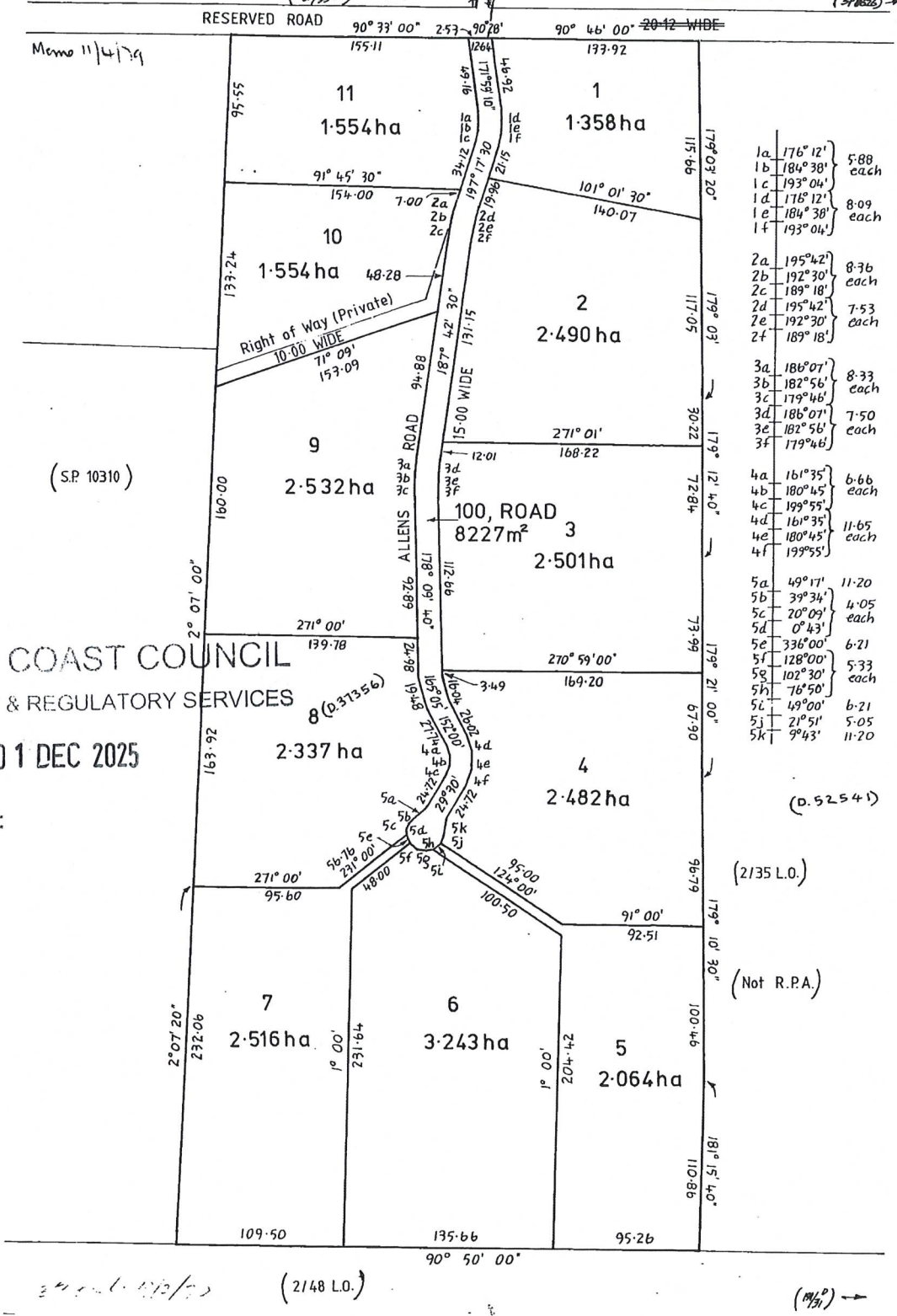
Reservations and conditions in the Crown Grant if any
 SP 12207 FENCING COVENANT in Schedule of Easements
 C204923 MORTGAGE to Connect Credit Union of Tasmania Limited
 Registered 22-Aug-2000 at 12.02 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

10 DEC 2025

Owner: Arthur Newman Allen	PLAN OF SURVEY by Surveyor R.W. Ranson of land situated in the	Registered Number: S.P. 12207
Title Reference: Conv. 271 2805	LAND DISTRICT — DEVON	Effective from 14 AUG 1979
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



CENTRAL COAST COUNCIL
DEVELOPMENT & REGULATORY SERVICES

Received: 01 DEC 2025

Application No:

Doc. ID:

[Handwritten notes and signatures] (2148 L.O.) (M/S) →

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.

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 carriage/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

CENTRAL COAST COUNCIL LAND USE PLANNING
Received: 15/12/2025
Application No: DA2025291
Doc ID: 540502

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

Handwritten signature of Arthur Newman Allen

Handwritten signature of witness

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. 5350a in the presence of :-

Handwritten signature of Gordon William Lawrence, Bank Officer, Hobart.

THE COMMERCIAL BANK OF AUSTRALIA LIMITED BY ITS ATTORNEY

Handwritten signature of attorney and text: 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)

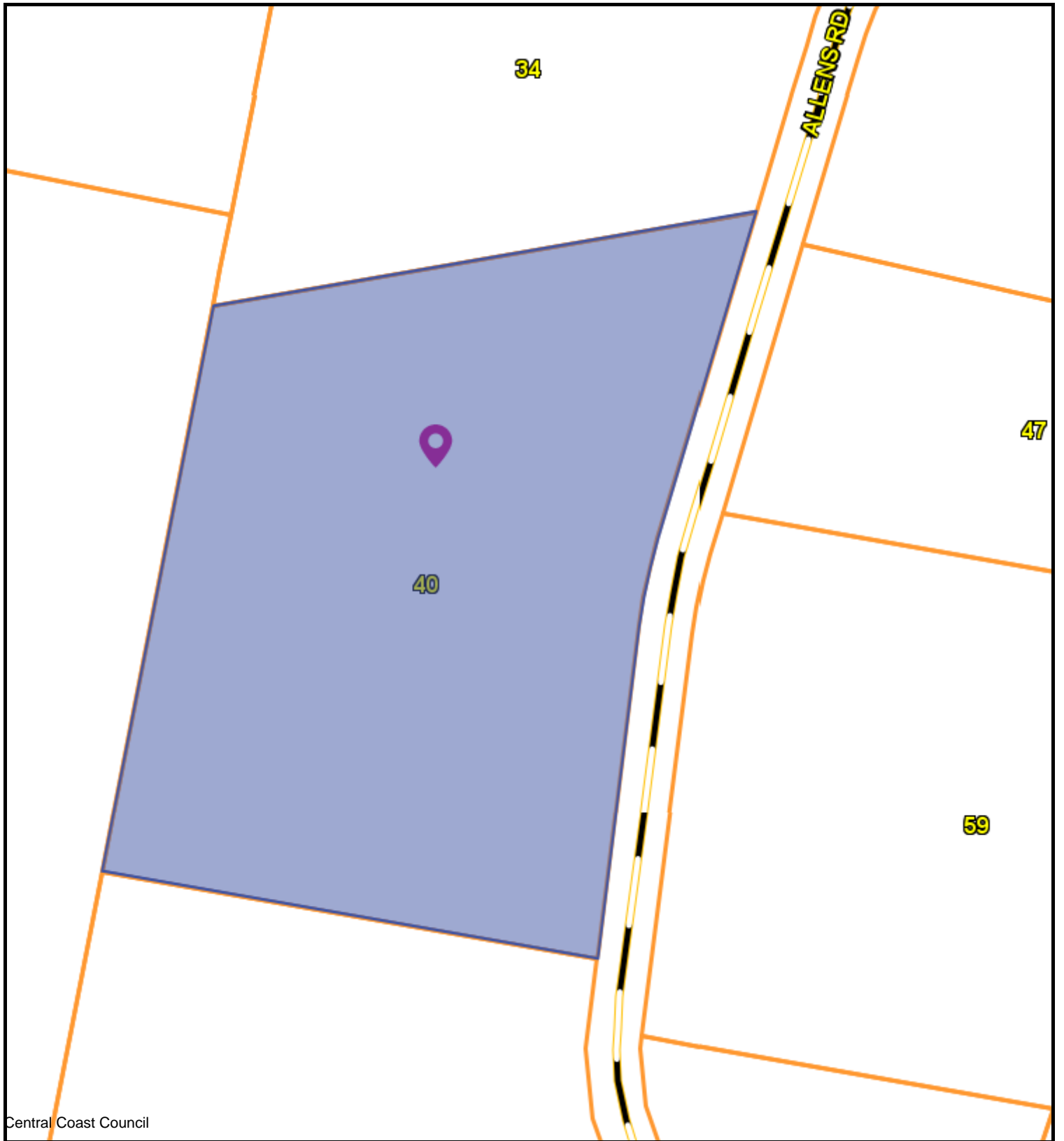
Allen affecting land in

Conv. 27/2805
(Insert Title Reference)

Sealed by Municipality of Alverstone on 3rd Feb. 1979

Council Clerk/Lowm Clerk

3828



Central Coast Council



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



12-Mar-2026

**40 ALLENS ROAD,
 WEST ULVERSTONE
 DA2025291**

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



CENTRAL COAST COUNCIL
DEVELOPMENT & REGULATORY SERVICES

Received: **01 DEC 2025**

Application No:

Doc. ID:

40 ALLENS ROAD
WEST TAVENSTONE
PID - 881778

ALLENS ROAD

CLIENT: **CENTRAL COAST COUNCIL**

Rev.	AMENDMENT DESCRIPTION	DATE	TITLE
			40 ALLENS ROAD PROPOSED SHED
			SCALE
			SCALE 1:500 AS
			DRAWN
			JOB-DRAWING No. 25001
			REVISION (A)



DBS Sheds
 ABN 60 625 147 953
 Lic No.

Client Details:

Contact Name
 Leigh Morris
 Company Name

Site Address
 40 Allens Rd
 West Ulverstone TAS 7315
 Email morris.plant@outlook.com
 Phone 0409 428 341 / 0409 428 341

Quote No: #10127Q1
 Issue Date: 15/09/2025
 Salesman: Ben Lommerse

Design Details

Building Description: Skillion **Floor Area:** 60.00m² **Wall Configuration:** As per drawings

Main Building

Span (width):	6m	Roof Type:	5deg Pitch Flat
Length:	10m	Bay Spacings:	1 x 2.87m bay, 1 x 3m bay, 1 x 3.87m bay
Eave Height:	2.4m		

Footing Details

Hold Down Bolts: Screw Down **Footings Based on A,S or M soil type**

Cladding Details

Roof Cladding: Colorbond Corrugated 0.42 BMT
Wall Cladding: Trimclad 0.42BMT Colorbond
Gutter: Quad Slotted
Down Pipes: PVC 90 mm X 6m

CENTRAL COAST COUNCIL
 DEVELOPMENT & REGULATORY SERVICES

Received: 01 DEC 2025

Application No:

Doc. ID:

DBS Sheds recommends the installation be carried out by licensed shed erectors and / or builders.

- 1) DBS Sheds reserves the right to amend this contract due to price rises, errors and/or omissions
- 2) All shed(s) / materials remain the property of DBS Sheds until payment has been made in full
- 3) 1.0% surcharge applies for all credit card transactions
- 4) DBS Sheds uses electronic communications
- 5) Final Payment to be made 5 days prior to delivery date for Site Deliveries



DBS Sheds

ABN 60 625 147 953
Lic No.

Client Details:

Contact Name
Leigh Morris
Company Name

Site Address
**40 Allens Rd
West Ulverstone TAS 7315**
Email **morris.plant@outlook.com**
Phone **0409 428 341 / 0409 428 341**

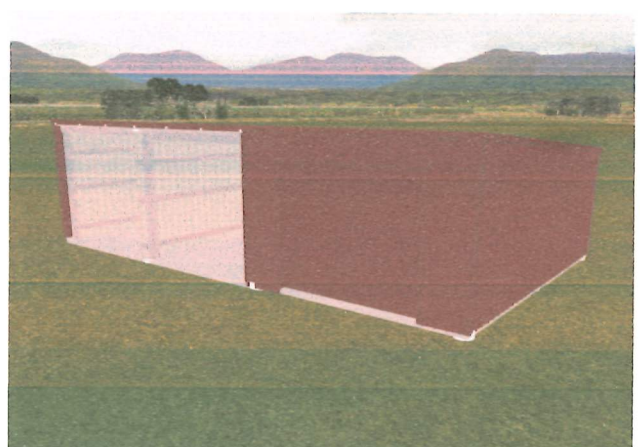
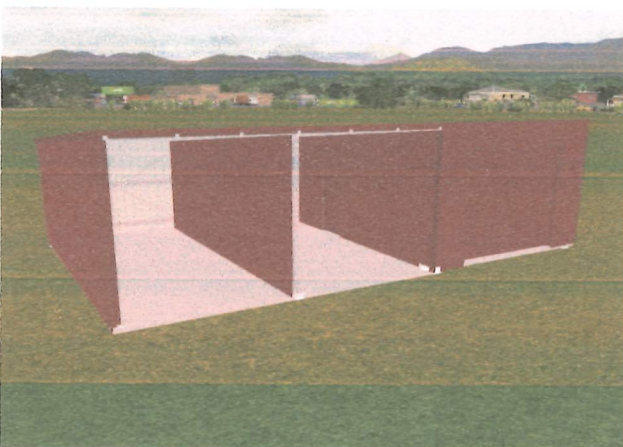
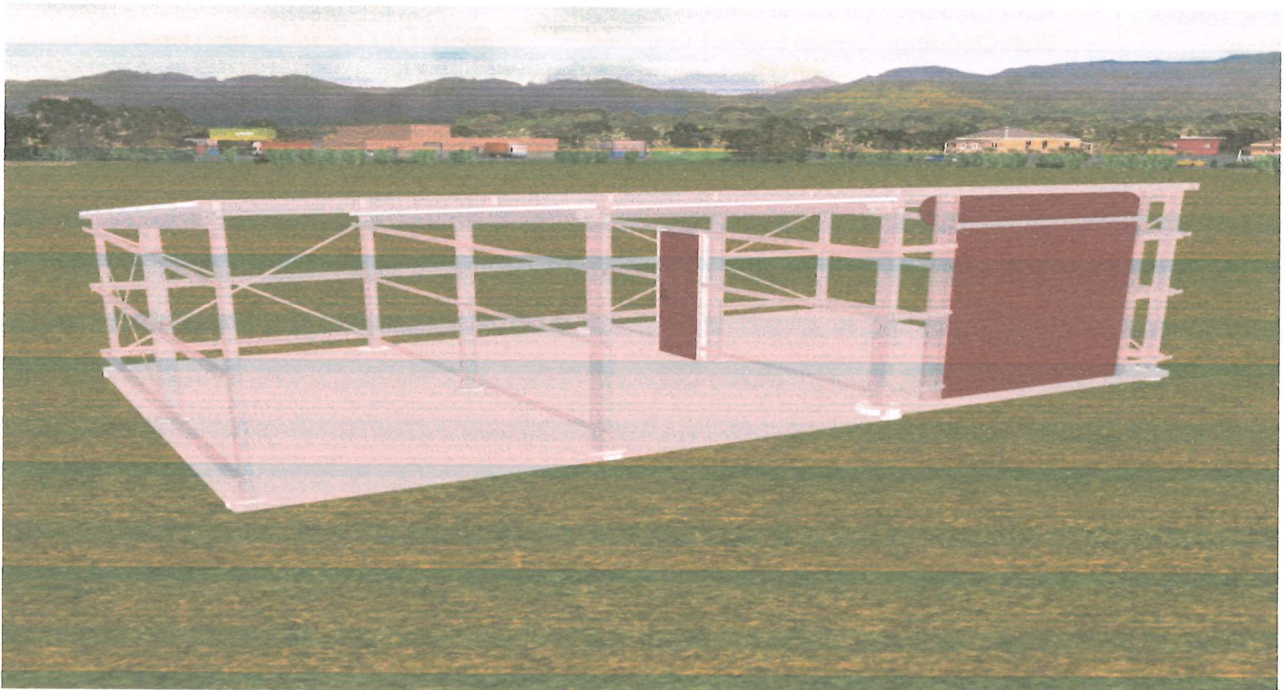
Quotation

Quote No: **#10127Q1**
Issue Date: **15/09/2025**
Salesman: **Ben Lommerse**

Client Name **Leigh Morris**
Site Address **40 Allens Rd, West Ulverstone TAS 7315**
Postal Address **40 Allens Rd, West Ulverstone TAS 7315**

Contact Name **Leigh Morris**
Phone **0409 428 341 / 0409 428 341**
Email **morris.plant@outlook.com**

Proposal for Leigh Morris 6m x 10m Skillion



DBS Sheds recommends the installation be carried out by licensed shed erectors and / or builders.

- 1) DBS Sheds reserves the right to amend this contract due to price rises, errors and/or omissions
- 2) All shed(s) / materials remain the property of DBS Sheds until payment has been made in full
- 3) 1.0% surcharge applies for all credit card transactions
- 4) DBS Sheds uses electronic communications
- 5) Final Payment to be made 5 days prior to delivery date for Site Deliveries

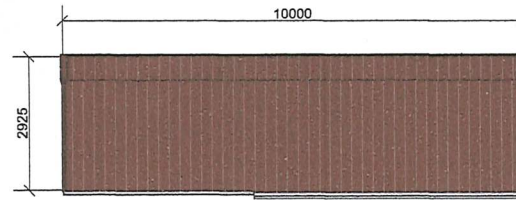
CENTRAL COAST COUNCIL
DEVELOPMENT & REGULATORY SERVICES

Received: 01 DEC 2025

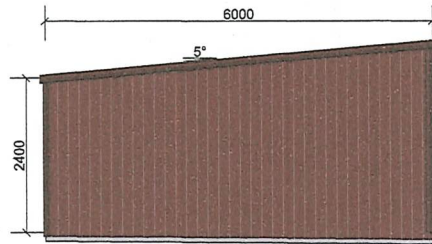
Application No:

Doc. ID:

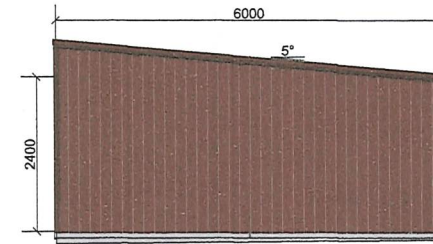
OPENING SCHEDULE	
Code	Stock
PAD1	PA650.37
RD1	2600mm x 2395mm



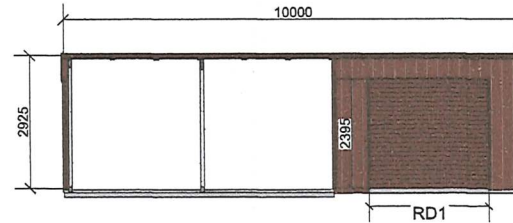
Left



Front



Back

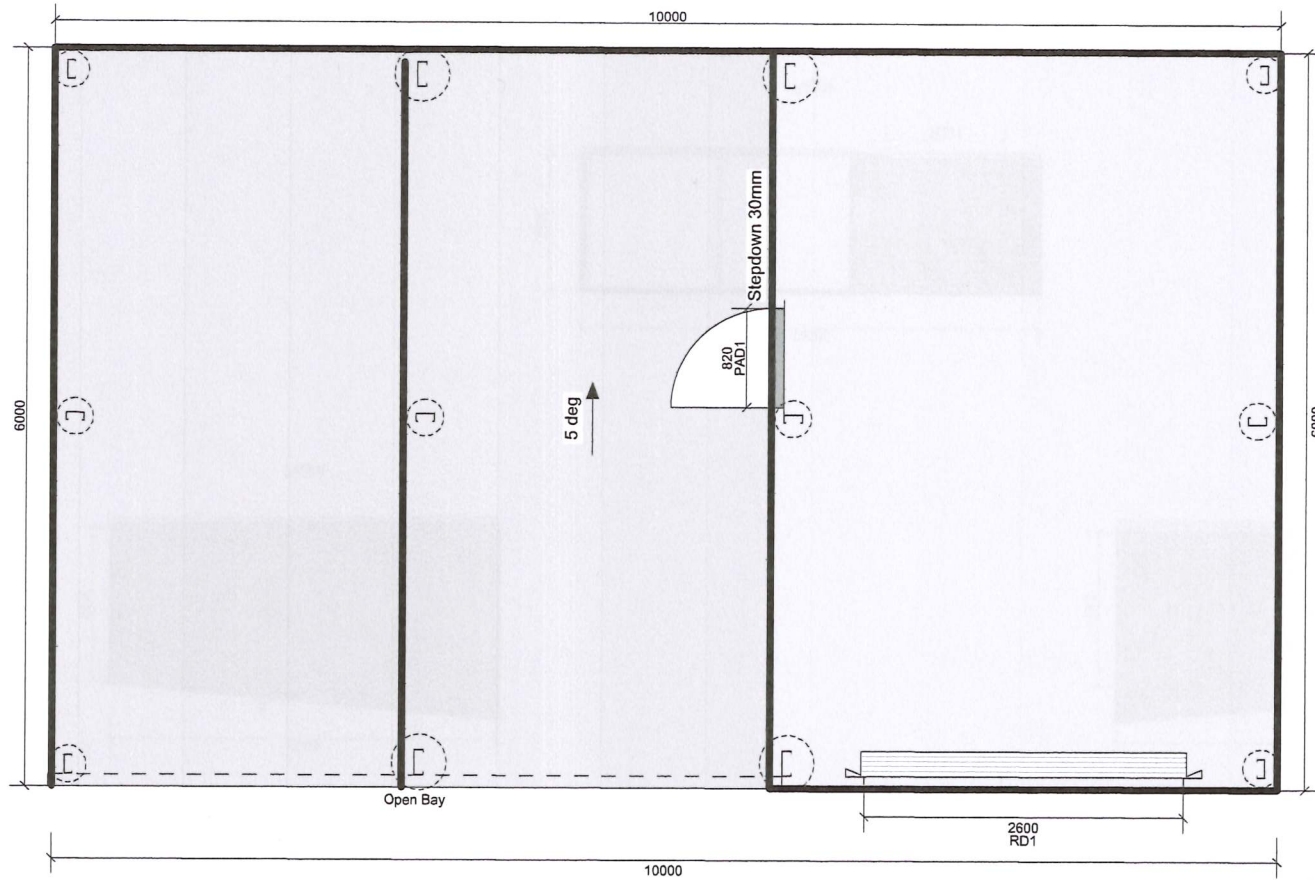


Right

Elevation w/cladding

<p>DBS Sheds 33-35 Elizabeth St, Devonport TAS 7310 ABN: 60 625 147 953</p> <p>Lic: PH: (03) 6424 6664 E: sheds@dbssheds.com.au</p>	Project No: -P10127	Site: 40 Allens Rd, West Ulverstone TAS 7315	Region:	Date: 15/09/2025
	Customer: Leigh Morris	LOT: RP/SP:	Terrain Cat:	Sheet
	PH: 0409 428 341	Quote Name: Leigh Morris	ULT Wind Speed:	2 / 2
	MOB: 0409 428 341	Drawing Set: CLADELEV1	Serviceability:	

OPENING SCHEDULE	
Code	Stock
PAD1	PA650.37
RD1	2600mm x 2395mm



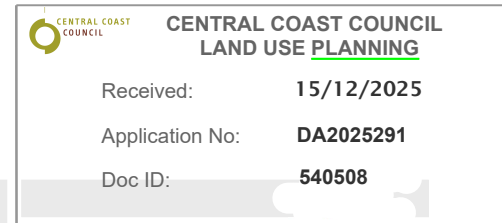
Scale 1:40

Quote Layout

<p>DBS Sheds 33-35 Elizabeth St, Devonport TAS 7310 ABN: 60 625 147 953</p> <p>Lic: PH: (03) 6424 6664 E: sheds@dbssheds.com.au</p>	Project No: -P10127	Site: 40 Allens Rd, West Ulverstone TAS 7315	Region:	Date: 15/09/2025
	Customer: Leigh Morris	LOT:	RP/SP:	Terrain Cat:
	PH: 0409 428 341	Quote Name: Leigh Morris	ULT Wind Speed:	Sheet
	MOB: 0409 428 341	Drawing Set: QLYOT1	Serviceability:	1 / 2

Annie Talbot

From: Leigh Morris <morris.plant@outlook.com>
Sent: Monday, 15 December 2025 12:05 PM
To: Planning
Subject: Fw: Planning Application DA2025291 - 40 Allens Road, WEST ULVERSTONE TAS 7315
Attachments: ScheduleOfEasements-12207-9.pdf
Follow Up Flag: Follow up
Flag Status: Flagged



You don't often get email from morris.plant@outlook.com. [Learn why this is important](#)

Get [Outlook for Android](#)

From: johanna morris <johannamorris1@hotmail.com>
Sent: Thursday, December 11, 2025 6:23:48 PM
To: Leigh Morris <morris.plant@outlook.com>
Subject: Planning Application DA2025291 - 40 Allens Road, WEST ULVERSTONE TAS 7315

Hello,
Please see attached pdf containing the schedule of easements below I have provided justification on why the rear setback is less than 10m. in accordance with clause 11.4.2 building height, setback and sitting (P3)

Property Location: 40 Allens Road, West Ulverstone
Proposal: Construction of a shed
Issue: Shed does not meet the 10-metre setback requirement

(a) Topography of the Site

- The block's slope and natural features limit suitable building areas.
- The proposed location avoids excessive excavation and disturbance, ensuring minimal environmental impact.

(b) Size, Shape and Orientation of the Site

- The rural block is actively used for maintaining horses
- Relocating the shed further back would reduce functionality and interfere with existing infrastructure - horse paddocks

(c) Setbacks of Surrounding Buildings

- Several neighbouring rural properties have sheds and outbuildings that do not comply with the 10m setback.
- The proposed shed location is consistent with this established pattern and does not create inconsistency in the rural character of the area.

(d) Height, Bulk and Form of Existing and Proposed Buildings

- The shed is modest in scale, single-storey, and designed to blend with existing rural outbuildings.

- Its bulk and form will not dominate or detract from adjoining properties.

(e) Character of Development in the Area

- Rural properties in the area commonly feature sheds sited for convenience rather than strict setbacks.
- On this block, there are already existing buildings that do not comply with the 10 m setback, demonstrating that the proposed shed is consistent with the established development pattern.

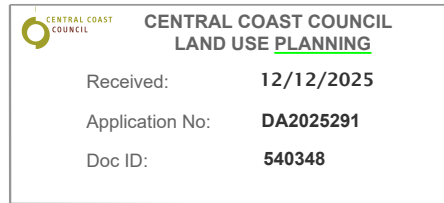
(f) Overshadowing of Adjoining Properties or Public Places

- The shed's height and orientation ensure no unreasonable overshadowing of neighbouring dwellings, yards.

Given the rural setting and separation between properties, overshadowing impacts are negligible.

if you have any further questions, feel free to contact me at your convenience.

Thanks Leigh



Tasmanian Gas Pipeline Pty Ltd
ACN 083 052 019
C/O- Palisade Integrated Management Services
Level 37, 360 Elizabeth Street
Melbourne VIC 3000
PO Box 203
Collins Street West VIC 8007
Telephone +61 3 9044 1123

11 December 2025

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

Dear Sir/Madam,

REF: DA2025291 40 Allens Road, West Ulverstone TAS

In reference to the above application, we have completed our evaluation of possible effects on the Tasmanian Gas Pipeline (TGP).

In accordance with the *Gas Industry Act (2019)* section 50(1b), Tasmanian Gas Pipeline Pty Ltd (TGPPL) has reviewed and has no objection with the above application.

We note that this application is for a new carport and workshed at the above address, and no activities are proposed within the gas pipeline easement, or over the pipeline.

Please be aware that any activity within the gas pipeline easement or over the pipeline requires contact through Before you Dig Australia (Formerly Dial before you Dig 1100). A field technician shall reply within two working days from the enquiry on issues relating to site activities.

If you have any further queries, please do not hesitate to contact the undersigned on 1300 241 820 or via email on enquiries@tasmaniangaspipeline.com.au.

Yours sincerely,

Theresa Qin
Tasmanian Gas Pipeline