



PO Box 220
19 King Edward Street
Ulverstone Tasmania 7315
Tel (03) 6429 8900

admin@centralcoast.tas.gov.au
www.centralcoast.tas.gov.au

Kellie Keating

Application for Planning

S.57 Land Use Planning and Approvals Act 1993

The following application has been received:

Application No.: **DA2025294**

Location: **38 Jermyn Street, Ulverstone**

Proposal: **Residential - garage**

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 **14 January 2026**

Date of Notification: **13 December 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



CENTRAL COAST COUNCIL

**Land Use Planning and Approvals Act 1993
Tasmanian Planning Scheme – Central Coast
PLANNING PERMIT APPLICATION**



**CENTRAL COAST COUNCIL
LAND USE PLANNING**

Received: 03/12/2025
Application No: DA2025294
Doc ID: 539418

Office use only:

Zone:

Permit Pathway – NPR/Permitted/Discretionary

Use or Development Site:

Site Address

38 JERMYN STREET ULVERSTONE.

Certificate of
Title Reference

60262 FOLIO 13

Land Area

1032

Heritage Listed Property

NO



YES



Applicant(s)

First Name(s)

ADAM

Surname(s)

WEEBA

Company name
(if applicable)

WEEBA DRAFTING & BUILDING

Contact No:

0427 333 129

Postal Address:

95 QUEEN STREET WEST ULVERSTONE.

Email address:

ADMIN@WEEBADRAFTING.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)

M
A

Middle Name(s)

Surname(s)

WILLIAMSON
VAN ROOYEN

Company name (if applicable)

Postal Address:

38 JERMYN STREET ULVERSTONE.

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

[Empty box for Proposed Use]

Use Class

Office use only

[Empty box for Use Class]

"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).

REMOVAL OF GARAGE ASHED FOR NEW GARAGE.

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

\$ 40 Estimate/ Actual

Total floor area of the development 50.40 m²

Declaration of Notice to Landowner

If land is NOT in the applicant's ownership

I ADAM DEBOA, 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 21/11/25

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 ADAM WEEDA
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 21/1/25

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



CENTRAL COAST COUNCIL
LAND USE PLANNING

Received: 03/12/2025
Application No: DA2025294
Doc ID: 539419

CERTIFICATE OF TITLE

LAND TITLES ACT 1980



TASMANIA

TORRENS TITLE

VOLUME		FOLIO
60262		13
EDITION	DATE OF ISSUE	
6	23-Oct-2019	
Page 1		of 1

I certify that the person described in Schedule 1 is the registered proprietor of an estate in fee simple (or such other estate or interest as is set forth in that Schedule) in the land within described subject to such exceptions, encumbrances, interests and entries specified in Schedule 2 and to any additional entries in the Folio of the Register.

Recorder of Titles



DESCRIPTION OF LAND

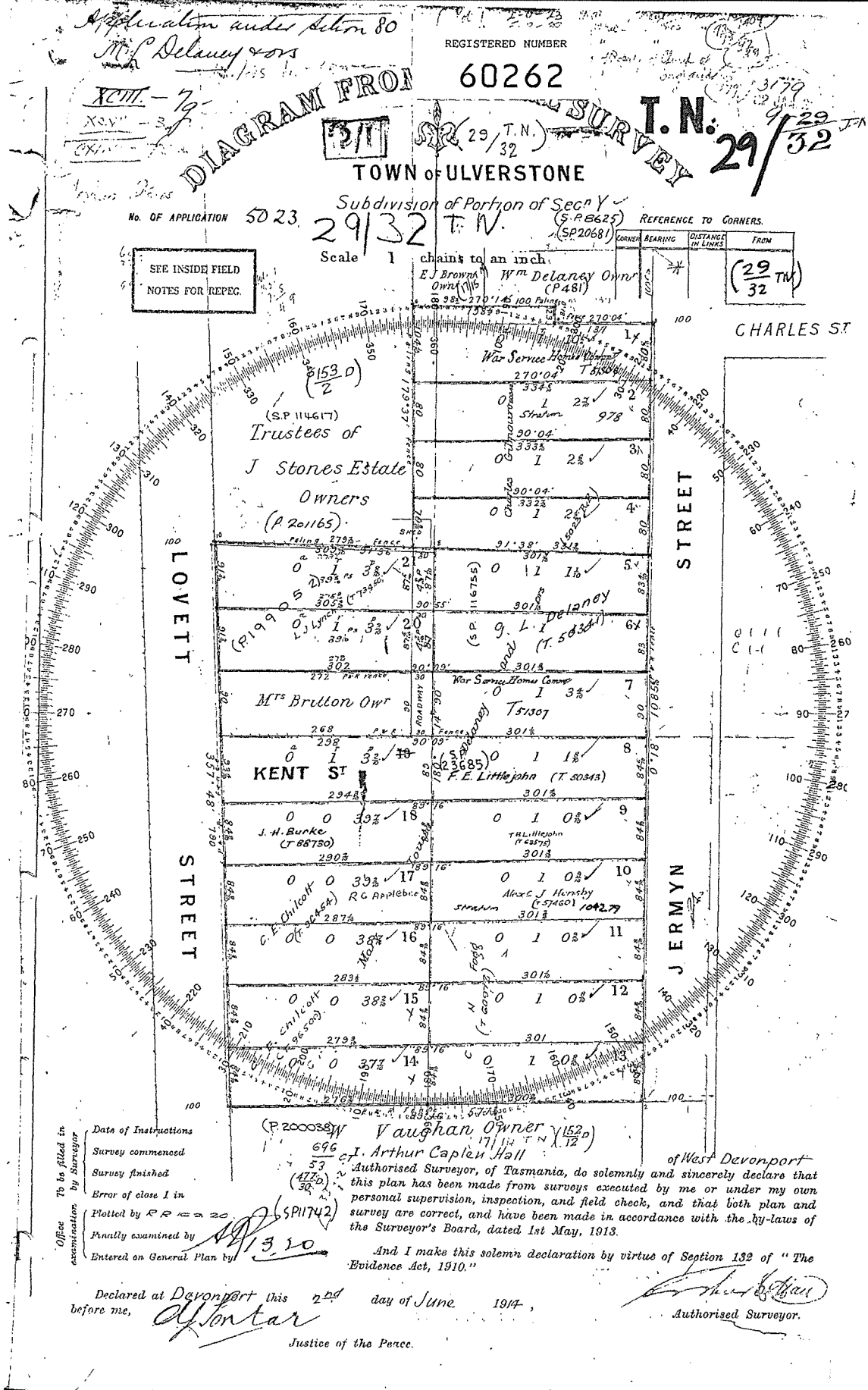
Town of ULVERSTONE
Lot 13 on Diagram 60262 (formerly being 29-32TN)
Derivation : Part of Lot 2 (Section Y.) Gtd. to J. Stones.
Prior CT 2346/84

SCHEDULE 1

M362869 & M785192 TRANSFER to MATTHEW WILLIAMSON Registered
23-Oct-2019 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any





Central Coast Council



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



11-Dec-2025

**38 JERMYN STREET,
 ULVERSTONE
 DA2025294**

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

PROPOSED DETACHED BRICK & TIMBER FRAMED GARAGE TO THE PROPERTY AT 38 JERMYN STREET ULVERSTONE FOR

FOR PLANNING PERMIT
APPLICATION ONLY

CENTRAL COAST COUNCIL
LAND USE PLANNING
Received: 03/12/2025
Application No: DA2025294
Doc ID: 539421

M. WILLIAMSON & A. VAN ROOYEN.

NOVEMBER 2025

PROJECT No. 11125

KNOWN SITE HAZARDS REFER TO SAFETY SITE PLAN	UNDERGROUND SERVICES	WORKING AT HEIGHTS	BUSHFIRE ATTACK LEVEL B.A.L. - N/A (CLASS 10A)
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DISTRIBUTION	DRAFT	PLANNING APPROVAL	BUILDING APPROVAL	BUILDING SURVEYOR	TITLE HOLDER	BUILDER
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TITLE REFERENCE Volume 60262 Folio 13	DESIGN WIND SPEED 'N2'	SOIL CLASS. 'M'	BUILDING CLASS. 10(a)	CLIMATE ZONE SEVEN	ALPINE AREA NO	KNOWN SITE HAZARDS REFER TO SAFETY NOTES
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AREAS NEW GARAGE	50.40 m2	EXISTING LOT AREA	1032.00 m2
DWELLING AREA	140.65 m2	TOTAL BUILDINGS	191.05 m2
		SITE COVERAGE	18.51 %

TITLE PAGE	11125 - 1 OF 6
FLOOR PLANS GARAGE 1:100	11125 - 2 OF 6
GARAGE ELEVATIONS & NOTATIONS	11125 - 3 OF 6
SITE LOCATION & SETTING OUT PLAN	11125 - 4 OF 6
SITE LOCATION & SERVICES PLAN	11125 - 5 OF 6
SITE LOCATION & SHADING PLAN	11125 - 6 OF 6

PROPERTY IDENTIFICATION NUMBER 6963350
CERTIFICATE OF TITLE NUMBER 60262 FOLIO 13

NOTE: THE BUILDING CONTRACTOR SHALL ENSURE THAT THE WHOLE SET OF DRAWINGS AND SUPPORTING DOCUMENTATION IS PASSED ONTO ALL SUB CONTRACTORS & SUPPLIERS PRIOR TO THOSE ENTITIES COMMENCING MANUFACTURING OR SUPPLYING MATERIALS FOR THE PROJECT. WEEDA DRAFTING & BUILDING CONSULTANTS Pty. Ltd. WILL NOT BE LIABLE FOR ANY ACTION IF THESE CONDITIONS ARE NOT FOLLOWED. IF THERE ARE ANY DISCREPANCIES IN THE DRAWINGS OR SUPPORTING DOCUMENTS, THEY MUST BE REFERRED TO THE DESIGNER/DRAFTSMAN FOR RESOLUTION. THESE DRAWINGS ARE SUBJECT TO COPYRIGHT © AND SHALL NOT BE REPRODUCED OR ALTERED IN ANY WAY WITHOUT THE WRITTEN APPROVAL OF BOTH THE OWNERS AND WEEDA DRAFTING & BUILDING CONSULTANTS Pty. Ltd. PRIOR TO WORK COMMENCING ON SITE THE OWNER & BUILDER SHALL CHECK THAT THE APPROVED SET OF DRAWINGS ARE CORRECT & ARE THE SET OF DRAWINGS STATED IN THE BUILDING CONTRACT.

WEEDA Drafting
& Building Consultants Pty Ltd

95 Queen Street, West Ulverstone, 7315
Phone: (03) 6425 9333
Email: admin@weedadrafting.com.au

WORKPLACE STANDARDS TASMANIA BUILDING PRACTITIONER AC NUMBERS, ADAM; CC 5317 P Cat B.D.

PROPOSED DETACHED BRICK & TIMBER FRAMED GARAGE TO THE PROPERTY AT
38 JERMYN STREET ULVERSTONE FOR M. WILLIAMSON & A. VAN ROOYEN

DATE:	SCALE:	CHECKED BY	DRAWN BY	DWG No.
21/11/2025	1:100	J WEEDA	A WEEDA	11125 - 1 OF 6

LEGEND	
WT- WASH TROUGH	WIWR - WALK IN ROBE
WM- WASHING MACHINE	WC - TOILET
DR - DRYER	VB- VANITY BASIN
WR- WARDROBE	BA - BATH
	SH- SHOWER

SHO- SHOWER OPEN	SSS - S/STEEL SINK
SHE- SHOWER ENCLOSED	MW - MICRO WAVE OVEN
PTY - PANTRY	RH - RANGE HOOD
UBO - UNDER BENCH OVEN	MB- METER BOX
HP- HOT PLATES	FR- FRIDGE

FRZ- FREEZER	TL - CERAMIC TILE
DW- DISHWASHER	SV - SHEET VINYL
RAD- ROLLER DOOR	CP - CARPET
CJ- CONTROL JOINT	FF - VINYL FLO/FLR
⊕ SMOKE DETECTOR	SD - SLIDER DOOR

D.P. - DOWNPIPES	□ VENTED SKYLIGHT WITH DIFFUSER
□ SUB FLOOR VENTS	□ ROOF SPACE ACCESS HATCH
⊞ BATHROOM FAN, LIGHT, HEATER.	
FW - FLOOR WASTE	
HW- HOT WATER	

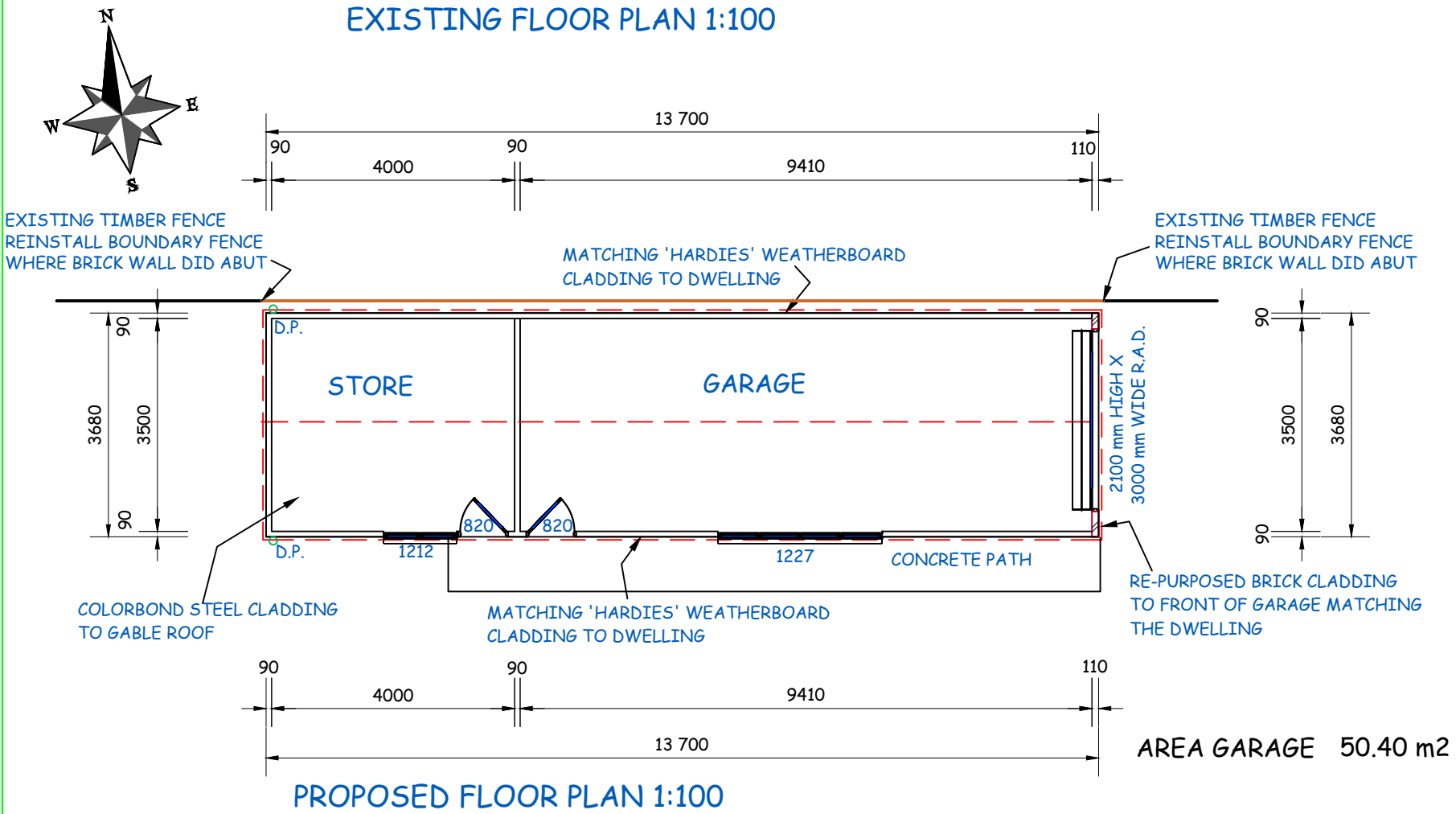
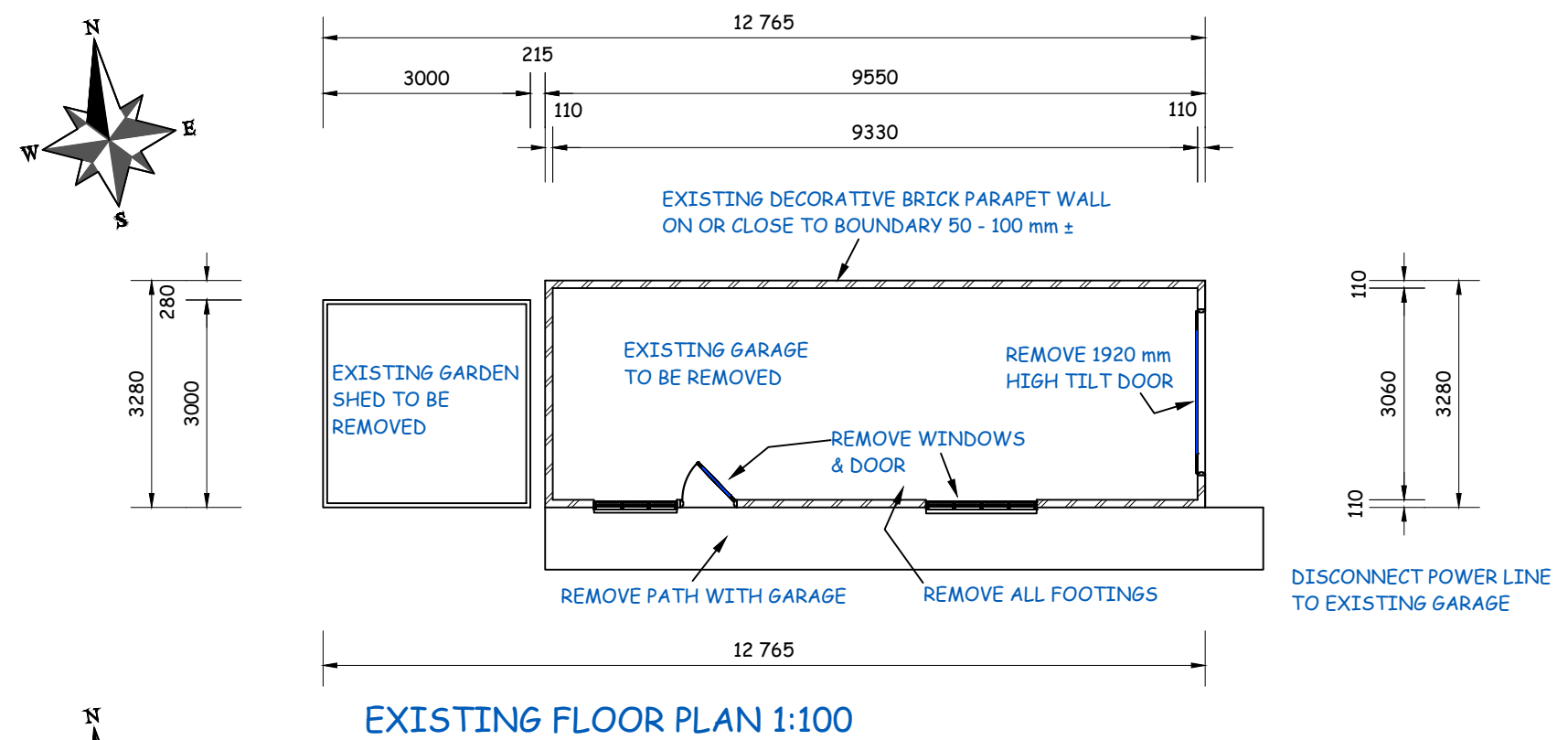
95 Queen Street, West Ulverstone, 7315
Phone: (03) 6425 9333
Email: admin@weedadrafting.com.au
WORKPLACE STANDARDS TASMANIA BUILDING PRACTITIONER AC NUMBERS, ADAM: CC 5517 P Cal B.D.

FOR PLANNING PERMIT APPLICATION ONLY

CENTRAL COAST COUNCIL	CENTRAL COAST COUNCIL
	LAND USE PLANNING
Received: 03/12/2025	
Application No: DA2025294	
Doc ID: 539421	

EXISTING DECORATIVE BRICK PARAPET WALL ON OR CLOSE TO BOUNDARY 50 - 100 mm ±
EXISTING GARDEN SHED TO BE REMOVED
EXISTING GARAGE TO BE REMOVED
REMOVE 1920 mm HIGH TILT DOOR
REMOVE WINDOWS & DOOR
REMOVE PATH WITH GARAGE
REMOVE ALL FOOTINGS
DISCONNECT POWER LINE TO EXISTING GARAGE

EXISTING GARAGE TO BE REMOVED
REMOVE 1920 mm HIGH TILT DOOR
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REMOVE PATH WITH GARAGE
REMOVE ALL FOOTINGS
DISCONNECT POWER LINE TO EXISTING GARAGE

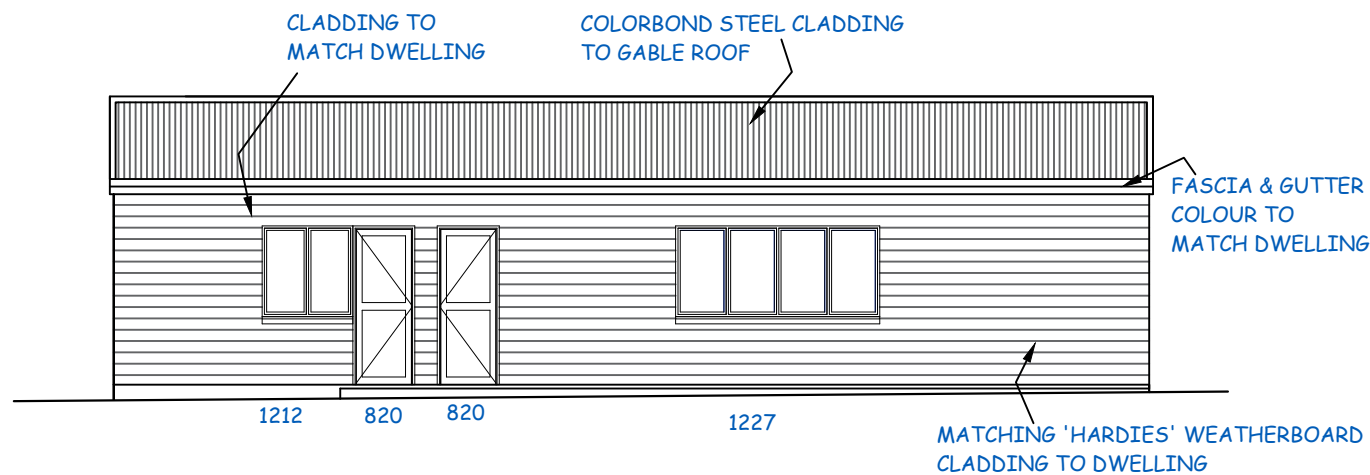


PROPOSED DETACHED BRICK & TIMBER FRAMED GARAGE TO THE PROPERTY AT 38 JERMYN STREET ULVERSTONE FOR M. WILLIAMSON & A. VAN ROOYEN

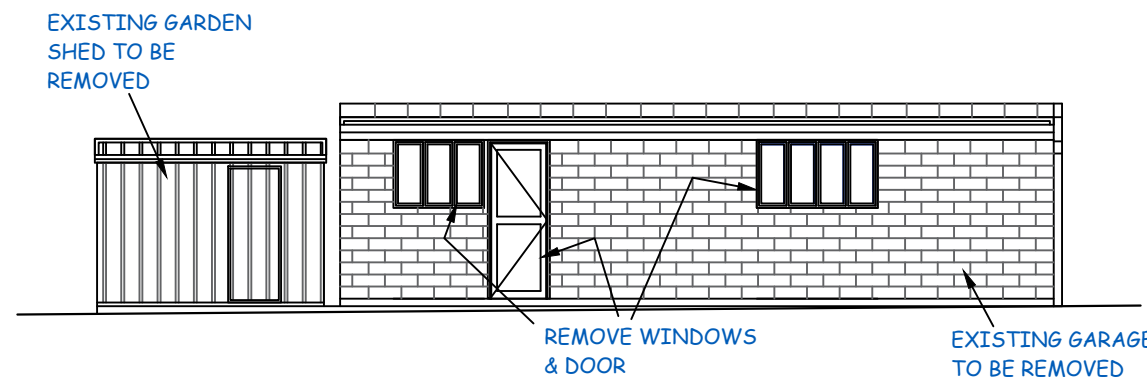
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21/11/2025	1:100	J WEEDA	A WEEDA	11125 - 2 OF 6



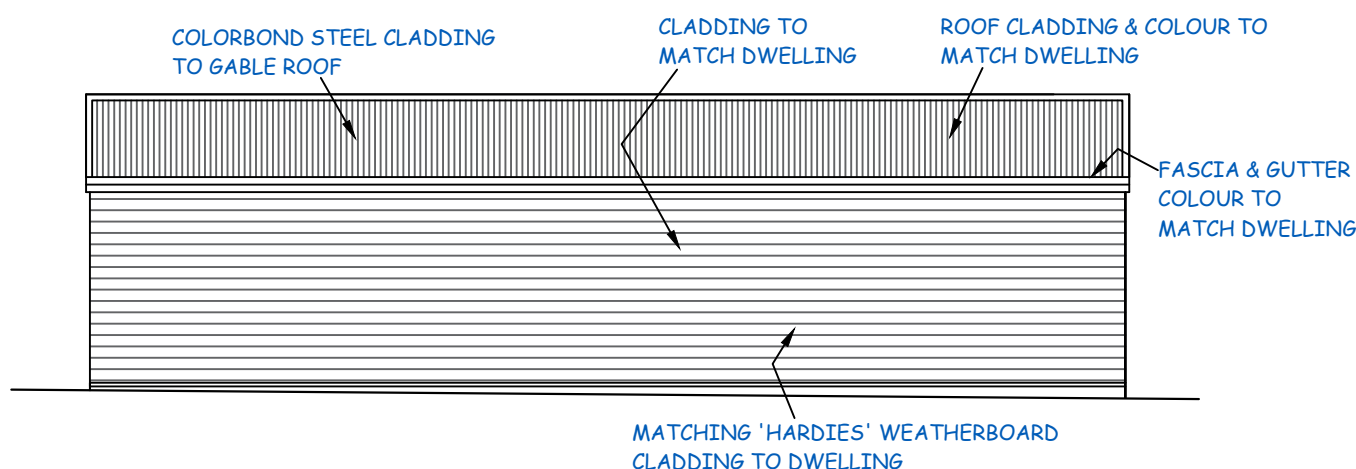
FOR PLANNING PERMIT APPLICATION ONLY



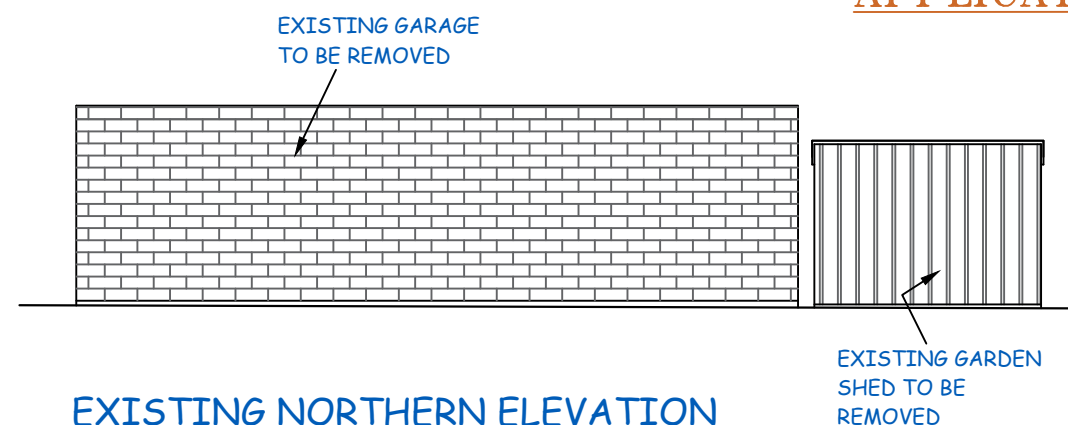
SOUTHERN ELEVATION



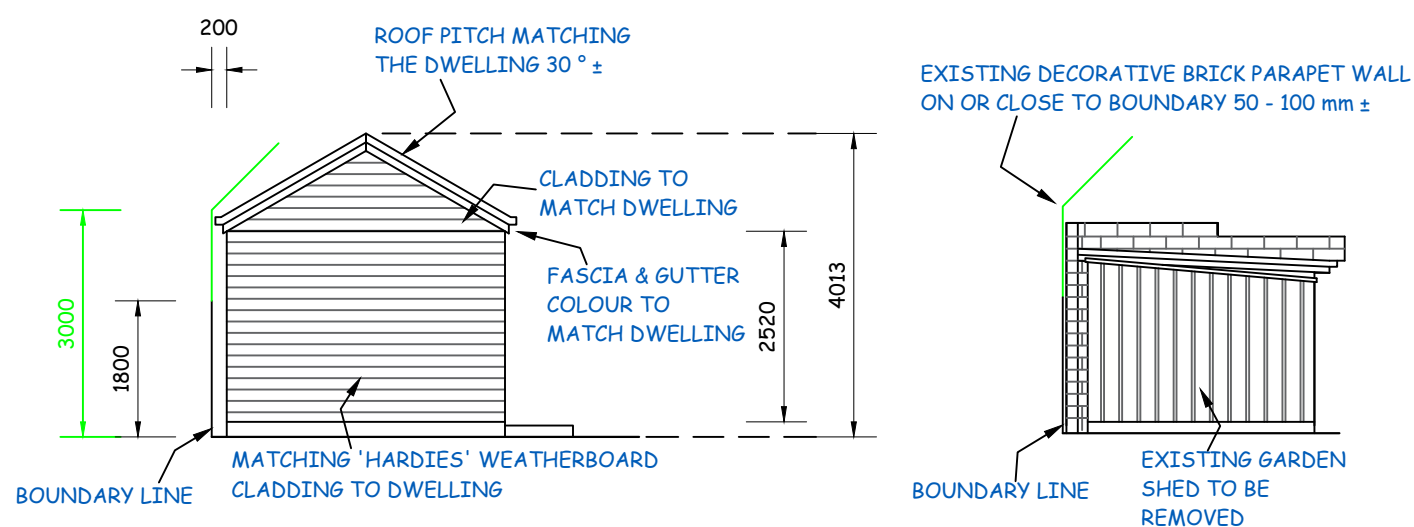
EXISTING SOUTHERN ELEVATION



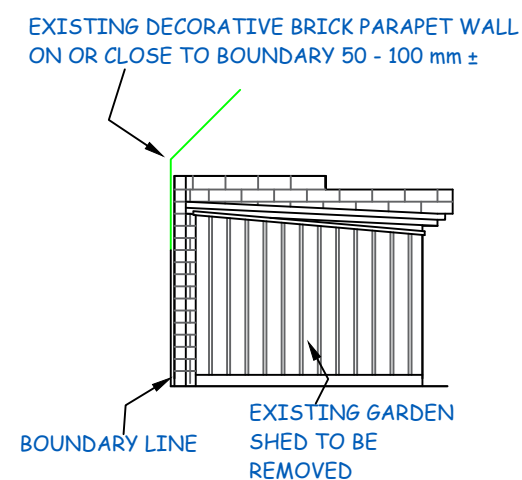
NORTHERN ELEVATION



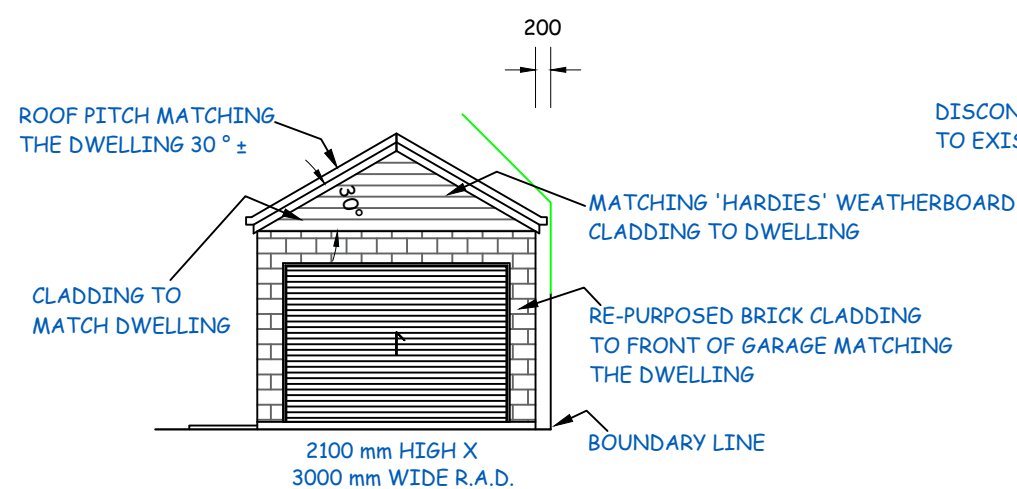
EXISTING NORTHERN ELEVATION



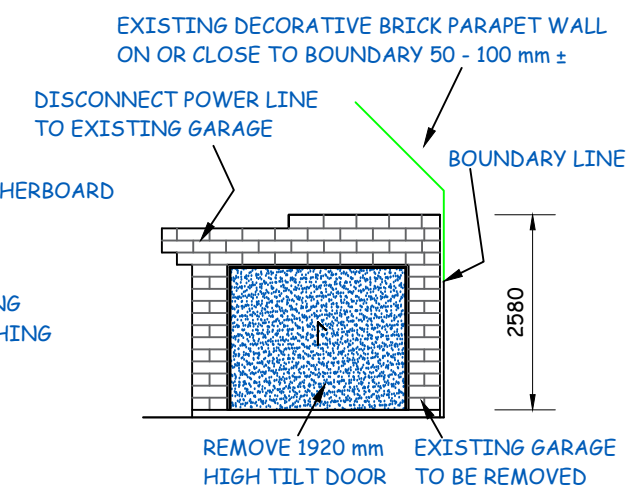
WESTERN ELEVATION



EXISTING WESTERN ELEVATION



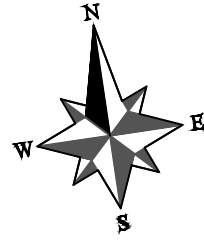
EASTERN ELEVATION



EXISTING EASTERN ELEVATION

**PROPOSED DETACHED BRICK & TIMBER FRAMED GARAGE TO THE PROPERTY AT
 38 JERMYN STREET ULVERSTONE FOR M. WILLIAMSON & A. VAN ROOYEN**

DATE:	SCALE:	CHECKED BY	DRAWN BY	DWG No.
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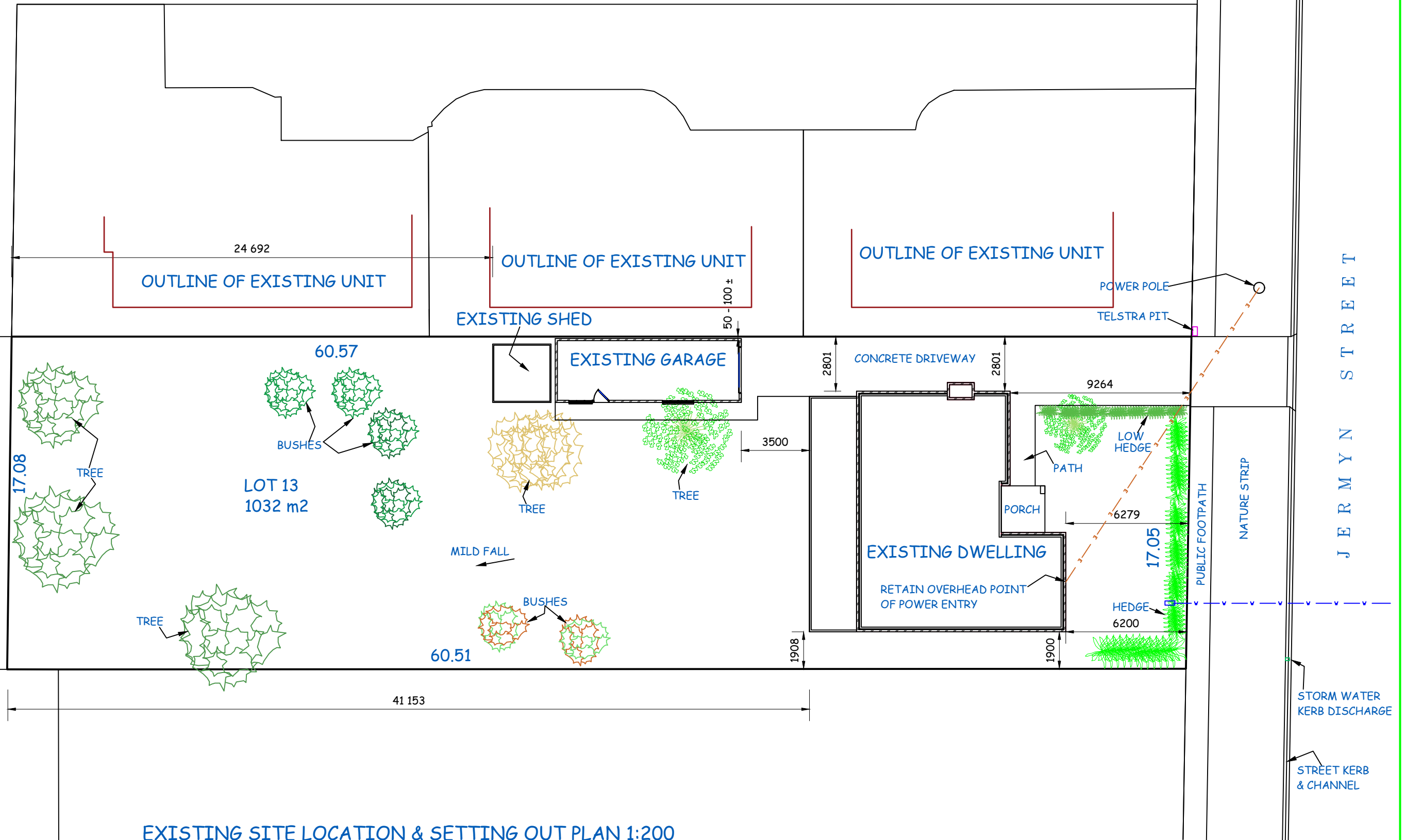


FOR PLANNING PERMIT APPLICATION ONLY

PROPERTY IDENTIFICATION NUMBER 6963350
CERTIFICATE OF TITLE NUMBER 60262 FOLIO 13
GENERAL RESIDENTIAL PLANNING ZONE
LOT AREA 1032 m2

CENTRAL COAST COUNCIL
LAND USE PLANNING
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WORKPLACE STANDARDS TASMANIA BUILDING PRACTITIONER AC
NUMBERS: ADAM: CC 5317 P Cat B.D.



EXISTING SITE LOCATION & SETTING OUT PLAN 1:200

PROPOSED DETACHED BRICK & TIMBER FRAMED GARAGE TO THE PROPERTY AT
38 JERMYN STREET ULVERSTONE FOR M. WILLIAMSON & A. VAN ROOYEN

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21/11/2025	1:200	J WEEDA	A WEEDA	11125 - 4 OF 6

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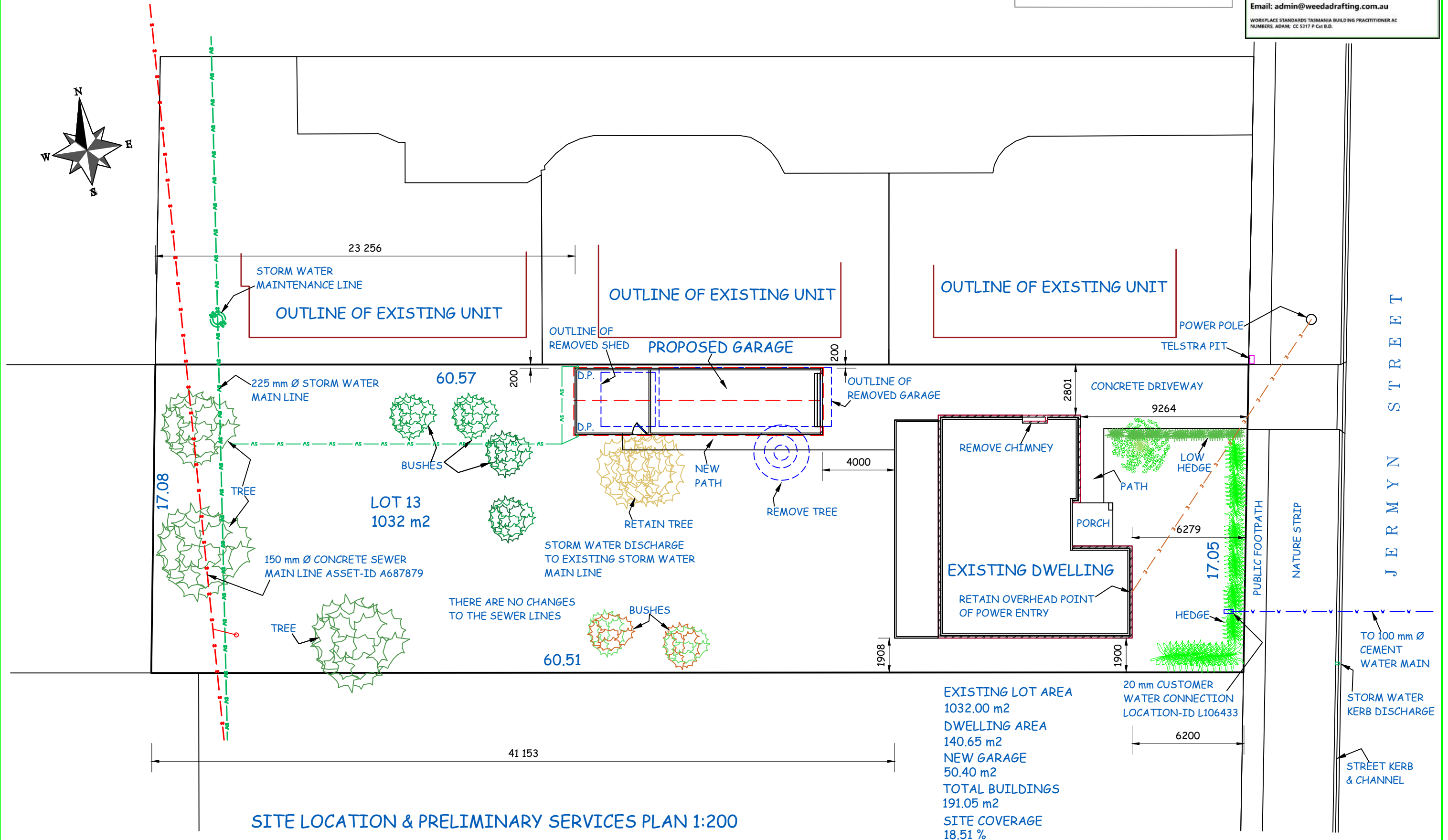
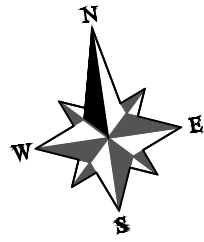
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SITE LOCATION & PRELIMINARY SERVICES PLAN 1:200

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38 JERMYN STREET ULVERSTONE FOR M. WILLIAMSON & A. VAN ROOYEN

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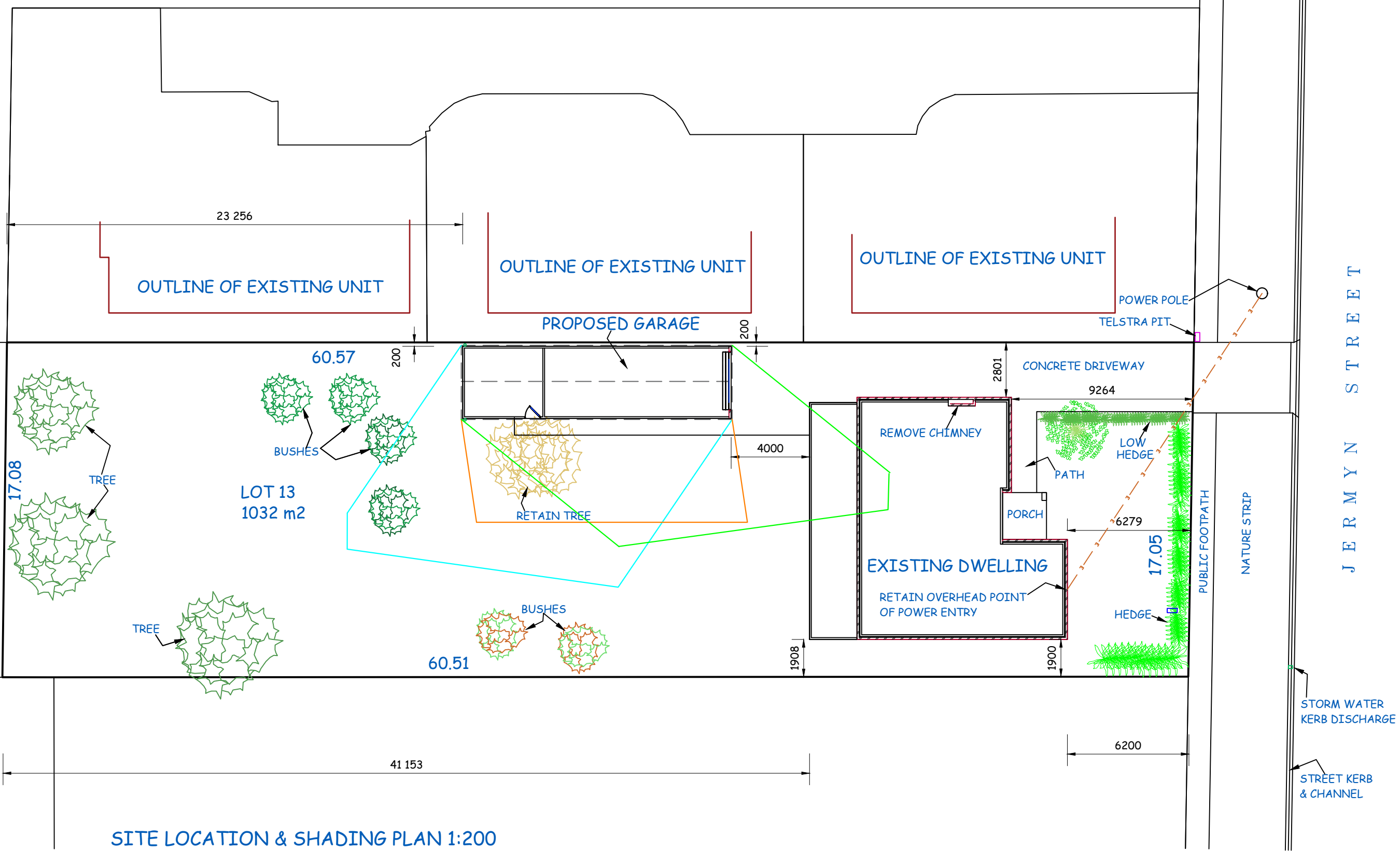
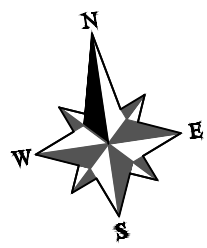
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SHADING LEGEND

- SHADOW CASTING @ 0900 JUNE 21st
- SHADOW CASTING @ 1200 JUNE 21st
- SHADOW CASTING @ 1500 JUNE 21st

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 & Building Consultants Pty Ltd
 95 Queen Street, West Ulverstone, 7315
 Phone: (03) 6425 9333
 Email: admin@weedadrafting.com.au
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SITE LOCATION & SHADING PLAN 1:200

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