
Application for Planning

S.57 Land Use Planning and Approvals Act 1993

The following application has been received:

Application No.: **DA2025316**

Location: **40 Main Street, Ulverstone**

Proposal: **Business and Professional Services -
ultrasound clinic**

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 27 January 2026

Date of Notification: **10 January 2026**

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: 24/12/2025
Application No: DA2025316
Doc ID: 541457

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

Use or Development Site:

Site Address

40 MAIN STREET, ULVERSTONE, TAS, 7315

Certificate of
Title Reference

PID - 3029802
Title Reference - 159133/2

Land Area

943 m²

Heritage Listed Property

NO YES

Applicant(s)

First Name(s)

RENEE
JAMES

Surname(s)

SUSHAMES
HODGE

Company name
(if applicable)

Contact No:

0417 404 630

Postal Address:

PO BOX 418, ULVERSTONE, TAS, 7315

Email address:

emsr1927@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)

RENEE
JAMES

Middle Names(s)

JAYNE
WILLIAM

Surname(s)

SUSHAMES
HODGE

Company name (if applicable)

Postal Address:

PO BOX 418, ULVERSTONE, TAS, 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

BUSINESS AND PROFESSIONAL SERVICES

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).

CLEAR FRONT YARD FOR PAVED SURFACE PARKING FOR PROPOSED

ULTRASOUND CLINIC, PARTIAL REMOVAL OF FENCE ON

THE QUADRANT SIDE FOR DRIVEWAY ACCESS.

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

\$ 50,000 (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 RENEE SUSHANES AND JAMES HODGE
 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 _____

R. Sushanes J. Hodge

Date 24/12/25

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 159133	FOLIO 2
EDITION 5	DATE OF ISSUE 27-July-2022

SEARCH DATE : 25-Dec-2025

SEARCH TIME : 04.03 pm

DESCRIPTION OF LAND

Town of ULVERSTONE

Lot 2 on Sealed Plan [159133](#)

Derivation : Part of Lot 5, 1 Acre (Section K.) Gtd. to John Peters.

Prior CT [82039/2](#)

SCHEDULE 1

[M963111](#) TRANSFER to JAMES WILLIAM HODGE and RENEE JAYNE SUSHAMES Registered 27-July-2022 at 12.01 pm

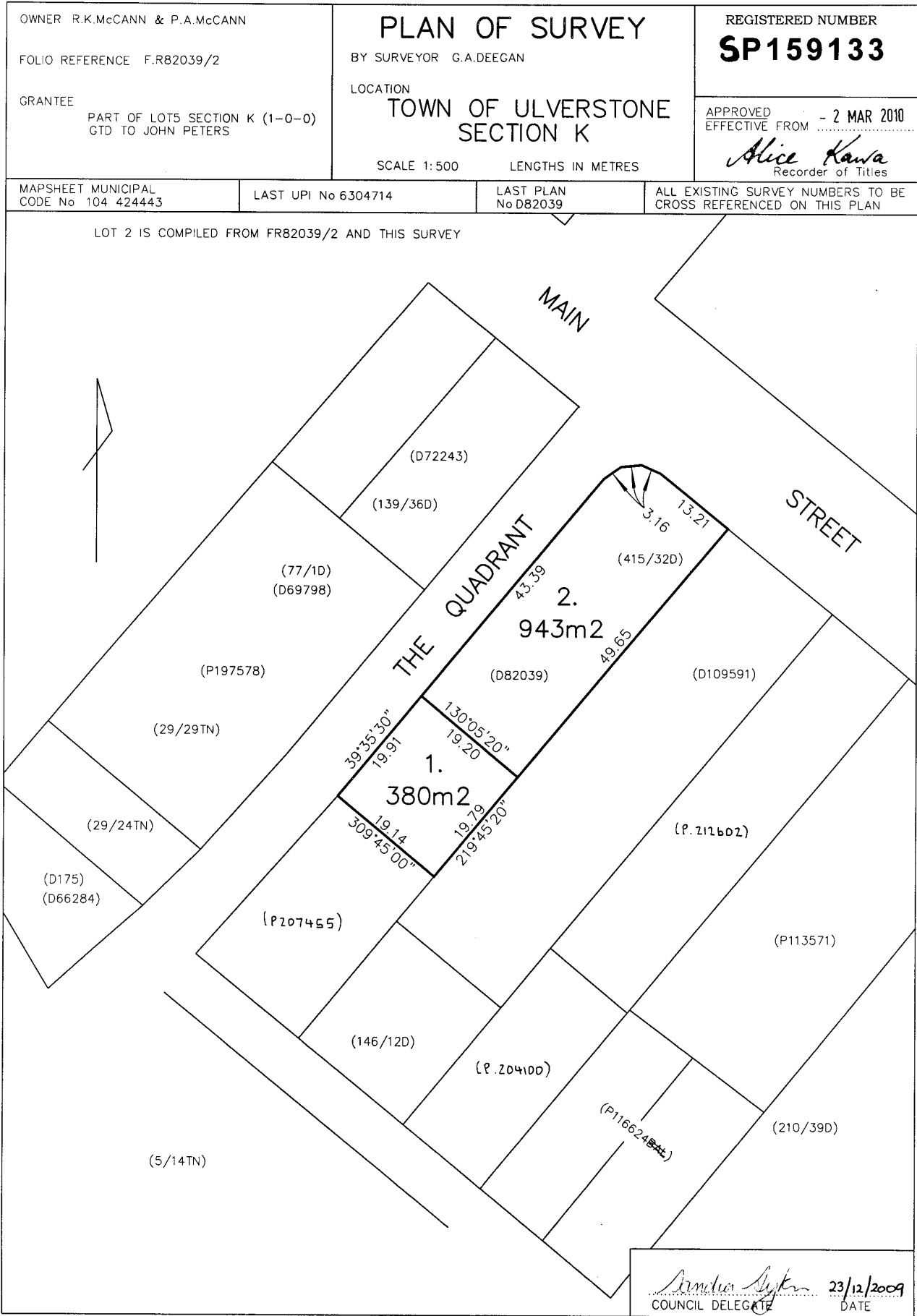
SCHEDULE 2

Reservations and conditions in the Crown Grant if any

[E309497](#) MORTGAGE to Commonwealth Bank of Australia Registered 27-July-2022 at 12.02 pm

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations



SCHEDULE OF EASEMENTS	Registered Number
NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	SP159133

PAGE 1 OF 1 PAGE

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.

SIGNED by ROBERT KINGSLEY
McCANN in the presence of:

R. H. McCann

Witness: *E.A. Komadina*
Full Name: Elizabeth Anne Komadina
Address: 31 King Edward Street
Occupation: Ulverstone Tasmania
Legal Assistant

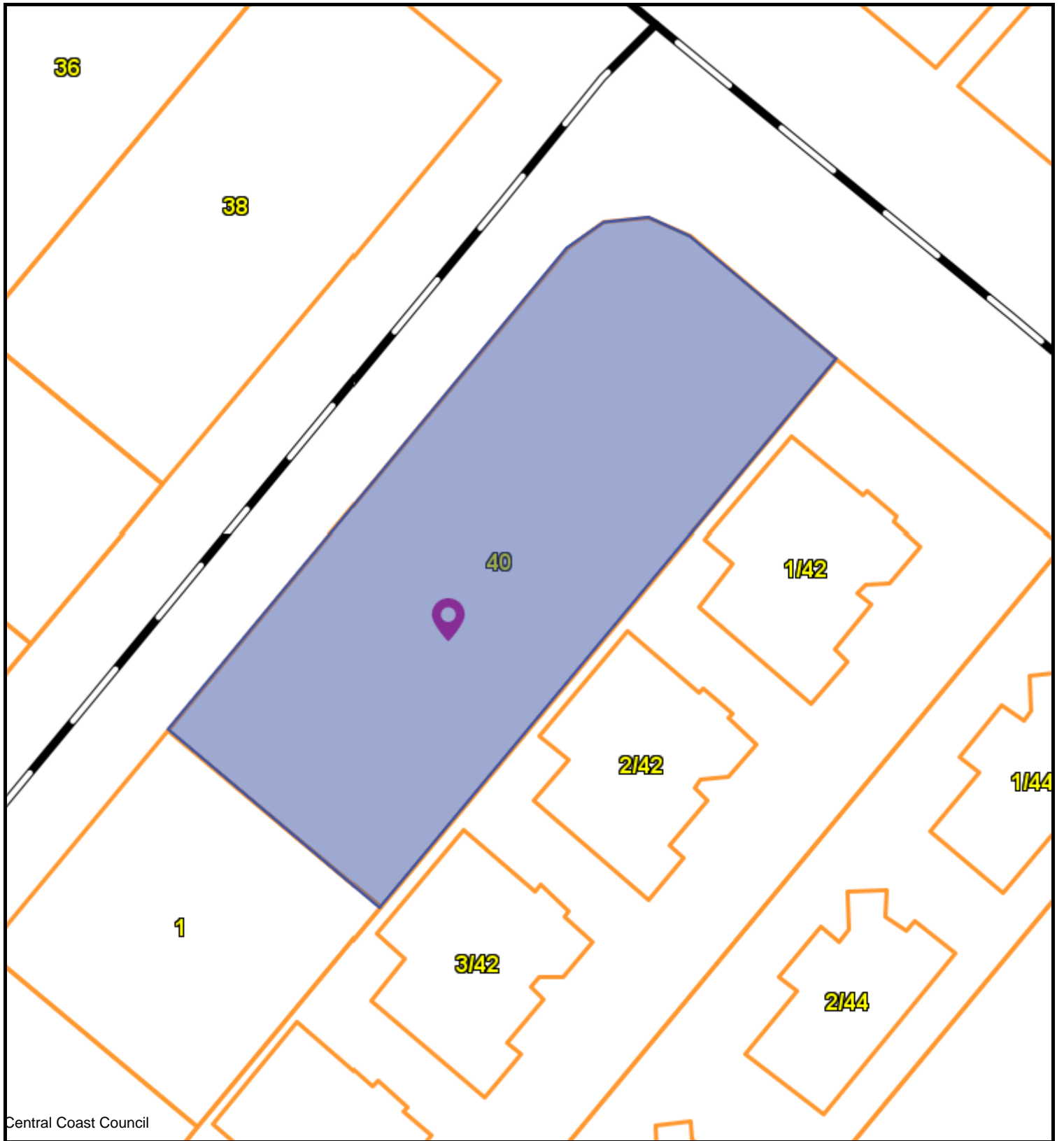
SIGNED by PATRICIA ANNE
McCANN in the presence of:

Witness: *E.A. Komadina*
Full Name: Elizabeth Anne Komadina
Address: 31 King Edward Street
Occupation: Ulverstone Tasmania
Legal Assistant

P.A. McCann

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: Robert Kingsley McCann & Patricia Anne McCann FOLIO REF: Vo. 82039 Fol. 2 SOLICITOR & REFERENCE: McCann090282	PLAN SEALED BY: Central Coast Council DATE: 14 December 2009 DEV2008.85 REF NO. <i>Sandra Sykes</i> 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



8-Jan-2026

**40 MAIN STREET,
 ULVERSTONE
 DA2025316**

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.
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10 m

Scale =
1:366.660

DA2025316 - Business & Professional Services - ultrasound clinic - 40 Main Street, ULVERSTONE – Regarding email received on 6th January 2026

Please expand on the statements provided under 8.3 – 8.3.1 and provide details regarding the operations of the clinic, proposed patient numbers, is it walk ins or bookings only etc. This will assist in determining the scale of use. – **The clinic will operate Monday to Friday and will not operate outside the hours of 8am-6pm but will predominantly be operating between the hours of 9am-5pm. Patient numbers will range from 7-15 patients per day depending on the type of scans being requested from the doctors. The scans will require bookings, as many scans require pre scan preparation. Patients may walk in to book an appointment but the option to book appointments over the phone will still be available. GPs will also have the ability to call us to book in clinically urgent cases on same day appointments for their patient’s that have clinically urgent cases, when required. There will be one sonographer and one receptionist working at any one time.**

Under ‘The impact on the character of the area’ the statement provided focuses on the visual, however could you please elaborate to consider other aspects of the area character in the response. – **Ulverstone area character has a strong relationship to its rich history, sense of community and charming small-town ambience while trying to offer the amenities of a larger centre. The proposed use as an ultrasound clinic is consistent with Ulverstone’s established role as a regional service centre, supporting a mix of commercial, professional and health-related services. Medical and allied health uses are well aligned with the surrounding land uses and contribute positively to the town’s service offering and, in my opinion, not altering the underlying character of the area. The proposed building also ties into the towns established history, with the property being built in 1927, allowing patients to experience some of Ulverstone history. The proposed ultrasound business in the general residential zone aligns with the established mixed-use character of Main Street and the Quadrant, where a number of allied health and professional services already operate from converted residential houses, helping tie into the area character. We do not envisage that our proposed clinic will diminish the area character in any way, but if people do have concerns of it doing so then we will do our best to try and alleviate any issues they see that could affect the area character.**

‘The need for use in that location’ the statement provided focuses on the need for the service in Ulverstone as a general however it does not address why it is required to be located within a dwelling in the general residential zone, please elaborate on the response to reflect the specific location proposed. – **The proposed location in this spot is due to the fact that we already own this property and do not have the funds to purchase another property to use as a clinic. The property is not the standard residential house, it has a rich history as mentioned above with a grand entry foyer, elaborate terrazzo work, large chandelier, library and enormous ceiling heights throughout. These features will provide an experience for the patient and a talking point that separates us from other clinics. By utilising the current residential property, not only does it allow for convenient neighbourhood level services but does not require new commercial development that could potentially degrade the area character. It will also feasibly allow our small family to start a small business and help contribute to our local community. We plan for this business to integrate into the current neighbourhood without disrupting the residential atmosphere**

The proposed Sign will need to address the criteria of the C1.0 Signs Code. As part of addressing the Signage Code, setback dimensions on a site plan will be required, as well as any details on plans to illuminate the sign. If the Acceptable Solutions criteria of the C1.0 Signs Code can not be met, the performance criteria must be addressed. – amended PDF attached of the ground base sign position indicating the proposed 1metre setback from the current front fence. The ground base sign will not be illuminated.

Please let us know if you need any further information or have any other questions you would like answered. Thanks

**Responses to DA2025316 – Business and Professional Services –
Ultrasound clinic - 40 Main Street, ULVERSTONE – regarding email
received on 24/12/2025**

**1 - Copies of the Schedule of Easements – I have attached a PDF to this email containing the
Schedule of Easements.**

**1 - Payment of the required planning fee (see invoice enclosed). Please ensure you
reference the invoice number when making payment. – invoice paid and copy of receipt
attached in PDF format**

**1 - It is noted that you have provided a parking plan, however the property is located within
the Ulverstone Parking Precinct and no parking is required as part of the application under
the Tasmanian Planning Scheme – Central Coast (the planning scheme) - Parking and
Sustainable Transport Code - C2.7 Parking Precinct Plan – thank you for this information**

**2 - If Parking is to be included this is considered a Discretion and the Performance criteria
must be addressed. – We do not want to apply for discretionary parking now that we know the
property is within the Ulverstone Parking Precinct**

**3 - Please provide a site plan that demonstrates the proposed sign location. – I have
attached a PDF to this email of the proposed ground base sign location**

**4 - On the Floor plans provided, please provide calculated floor areas for total area and for
the new clinic space. – Total property floor area - 297m². Floor area for new clinic space –
79.57m²**

**5 - As the proposed use is a discretionary use under the planning scheme - Zone 8 General
Residential, the 8.3.1 Discretionary uses criteria will need to be addressed. – See notes on
following pages regarding the 8.3.1 Discretionary uses criteria table**

Please let me know if you need any further information. Thanks

8.3 Use Standards

8.3.1 Discretionary uses

Objective:	That Discretionary uses do not cause an unreasonable loss of amenity to adjacent sensitive uses.	
Acceptable Solutions		Performance Criteria
A1 Hours of operation of a use listed as Discretionary, excluding Emergency Services, must be within the hours of 8.00am to 6.00pm.		P1 Hours of operation of a use listed as Discretionary, excluding Emergency Services, must not cause an unreasonable loss of amenity to adjacent sensitive uses, having regard to: <ul style="list-style-type: none"> (a) the timing, duration or extent of vehicle movements; and (b) noise, lighting or other emissions.

The hours of operation for the proposed ultrasound clinic will not be outside the hours of 8.00am to 6.00pm. There will not be an unreasonable loss of amenity to the adjacent sensitive uses. There will be a negligible effect regarding noise, lighting or other emissions involved with running a small ultrasound clinic.

8.3 Use Standards

8.3.1 Discretionary uses

A2		P2
External lighting for a use listed as Discretionary: <ul style="list-style-type: none"> (a) must not operate within the hours of 7.00pm to 7.00am, excluding any security lighting; and (b) security lighting must be baffled to ensure direct light does not extend into the adjoining property. 		External lighting for a use listed as Discretionary, must not cause an unreasonable loss of amenity to adjacent sensitive uses, having regard to: <ul style="list-style-type: none"> (a) the number of proposed light sources and their intensity; (b) the location of the proposed light sources; (c) the topography of the site; and (d) any existing light sources.

The clinic will be closed between the hours of 6.00pm and 8.00am. Lighting will remain consistent with residential use purposes. External lighting will be solely for highlighting the entry path/access if required, most likely in the winter months with shorter daylight hours.

8.3 Use Standards

Provisions

8.3.1 Discretionary uses

A3

Commercial vehicle movements and the unloading and loading of commercial vehicles for a use listed as Discretionary, excluding Emergency Services, must be within the hours of:

- (a) 7:00am to 7:00pm Monday to Friday;
- (b) 9:00am to 12 noon Saturday; and
- (c) nil on Sunday and public holidays.

P3

Commercial vehicle movements and the unloading and loading of commercial vehicles for a use listed as Discretionary, excluding Emergency Services, must not cause an unreasonable loss of amenity to adjacent sensitive uses, having regard to:

- (a) the time and duration of commercial vehicle movements;
- (b) the number and frequency of commercial vehicle movements;
- (c) the size of commercial vehicles involved;
- (d) manoeuvring required by the commercial vehicles, including the amount of reversing and associated warning noise;
- (e) any existing or proposed noise mitigation measures between the vehicle movement areas and sensitive use;
- (f) potential conflicts with other traffic; and
- (g) existing levels of amenity.

There isn't any commercial vehicle movements involved with running a small ultrasound business.

8.3 Use Standards

8.3.1 Discretionary uses

A4

No Acceptable Solution.

P4

A use listed as Discretionary must not cause an unreasonable loss of amenity to adjacent sensitive uses, having regard to:

- (a) the intensity and scale of the use;
- (b) the emissions generated by the use;
- (c) the type and intensity of traffic generated by the use;
- (d) the impact on the character of the area; and
- (e) the need for the use in that location.

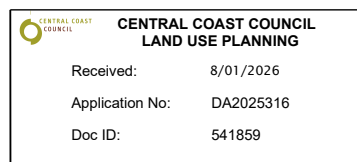
In regard to the proposed ultrasound clinic

- (a) The intensity and scale of the use is small/minimal
- (b) The emissions generated by the use are nil
- (c) the type and intensity of traffic generated by the use will not be affected. The traffic will remain predominantly as car transport or even pedestrian for patients that live in close proximity. The intensity change is negligible regarding current traffic intensity at and around this location. Ultrasound is a low volume service in regard to daily patient numbers.
- (d) The impact on the character of the area is negligible as the property externally will remain the same other than the proposed ground base sign, with position/location on the property outlined in the other PDF.
- (e) The need for the use in that location. Ultrasound wait times in Northern Tasmania are becoming longer and longer with people having to travel significant distances to receive this service. The closest locations for people living in Ulverstone and the immediate areas is to travel to either Devonport (East) or Cooee (West). A local ultrasound business will provide a convenient and easy access facility for patients of the local referring Doctors and medical professionals. Helping provide to the needs of the local community.

DA2025316 - Business & Professional Services - ultrasound clinic - 40 Main Street, ULVERSTONE – Regarding email received on 7th January 2026

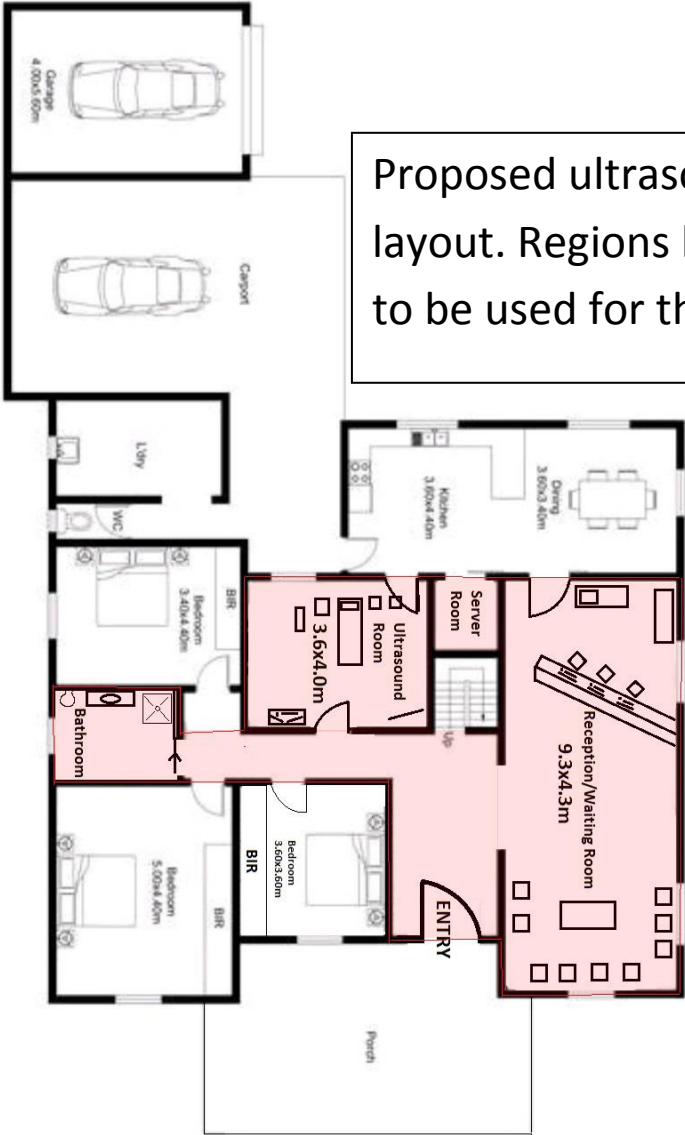
The Proposed Signage will be required to meet- C1.0 Signs Code - C1.6.1 Design and siting of signs. The site plan states a 1m setback to the existing fence, however to meet the acceptable solution a 2m setback is required. Alternatively, the Performance criteria will be required to be addressed. If a 2m setback is the chosen pathway forward, please clearly annotate this on the signage site plan. - **amended PDF attached of the ground base sign position indicating the proposed 2metre setback from the current front fence. The ground base sign will not be illuminated.**

Please let us know if you need any further information or have any other questions you would like answered. Thanks

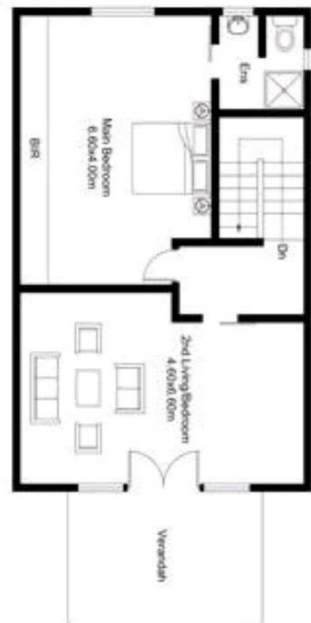


Proposed ultrasound clinic layout. Regions highlighted pink to be used for the clinic

GROUND FLOOR



FIRST FLOOR



Ground base sign position/location



1:220 scale

49.65metres

The ground base sign will not be illuminated

Ground base sign.
2metres width
0.5metres height.
1.2-1.7metres from
the ground level

Sign setback 2metre from the existing fence

19.2metres



Ground base sign to be placed in proposed position on the birds eye view site plan layout.

No higher than 2.4metres from ground level and two mounting poles not extending above the top of the sign