
Application for Planning

S.57 Land Use Planning and Approvals Act 1993

The following application has been received:

Application No.: **DA2026002**

Location: **Unit 1, 5 Maud Street, West Ulverstone**

Proposal: **Visitor Accommodation - Change of Use
- Residential to Visitor Accommodation
- Unit 1**

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 3 February 2026

Date of Notification: **17 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: 6/01/2026
Application No: DA2026002
Doc ID: 541727

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

Use or Development Site:

Site Address

1/5 Maud Street
West Ulverstone

Certificate of
Title Reference

Land Area

289 m²

Heritage Listed Property

NO

YES

Applicant(s)

First Name(s)

Rodney Paul

Surname(s)

O'Rourke

Company name
(if applicable)

Andrea Joy

Contact No:

0419007593

Postal Address:

5 Matelle Court
West Ulverstone

Email address:

rodney.orourke@bigpond.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)

Andrea

Middle Names(s)

Joy

Surname(s)

O'Rourke

Company name (if applicable)

Postal Address:

5 Matelle Court
West 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

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).

N/A

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

\$ 425,000 Estimate/ Actual

Total floor area of the development 106m²

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 Rodney Paul O'Rourke & Andrea Joy O'Rourke
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 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 107411	FOLIO 1
EDITION 8	DATE OF ISSUE 12-Jul-2025

SEARCH DATE : 21-Nov-2025
SEARCH TIME : 09.48 AM

	CENTRAL COAST COUNCIL LAND USE PLANNING
Received:	14/01/20265
Application No:	DA2026002
Doc ID:	542420

DESCRIPTION OF LAND

Town of ULVERSTONE
Lot 1 on Strata Plan 107411 and a general unit entitlement operating for all purposes of the Strata Scheme being a 1 undivided 1/2 interest
Derived from Strata Plan 107411
Derivation : Part of Lot 1 Sec. Q.q. Gtd. to R.R.E. Hamilton

SCHEDULE 1

N262119 TRANSFER to RODNEY PAUL O'ROURKE and ANDREA JOY O'ROURKE Registered 12-Jul-2025 at 12.01 PM


SCHEDULE 2

Reservations and conditions in the Crown Grant if any
The registered proprietor holds the lot and unit entitlement subject to any interest noted on common property
Folio of the Register volume 107411 folio 0
E419665 MORTGAGE to B&E Ltd Registered 12-Jul-2025 at 12.02 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

SEARCH OF TORRENS TITLE

	CENTRAL COAST COUNCIL LAND USE PLANNING
Received:	14/01/20265
Application No:	DA2026002
Doc ID:	542420

VOLUME 107411	FOLIO 0
EDITION 2	DATE OF ISSUE 20-Apr-2006

SEARCH DATE : 21-Nov-2025

SEARCH TIME : 09.48 AM

DESCRIPTION OF LAND

Town of ULVERSTONE

The Common Property for Strata Scheme 107411

Derivation : Part of Lot 1 Sec. Q.q. Gtd. to R.R.E. Hamilton

Prior CT 56701/4

SCHEDULE 1


STRATA CORPORATION NUMBER 107411, 5 MAUD STREET ULVERSTONE

SCHEDULE 2


Reservations and conditions in the Crown Grant if any

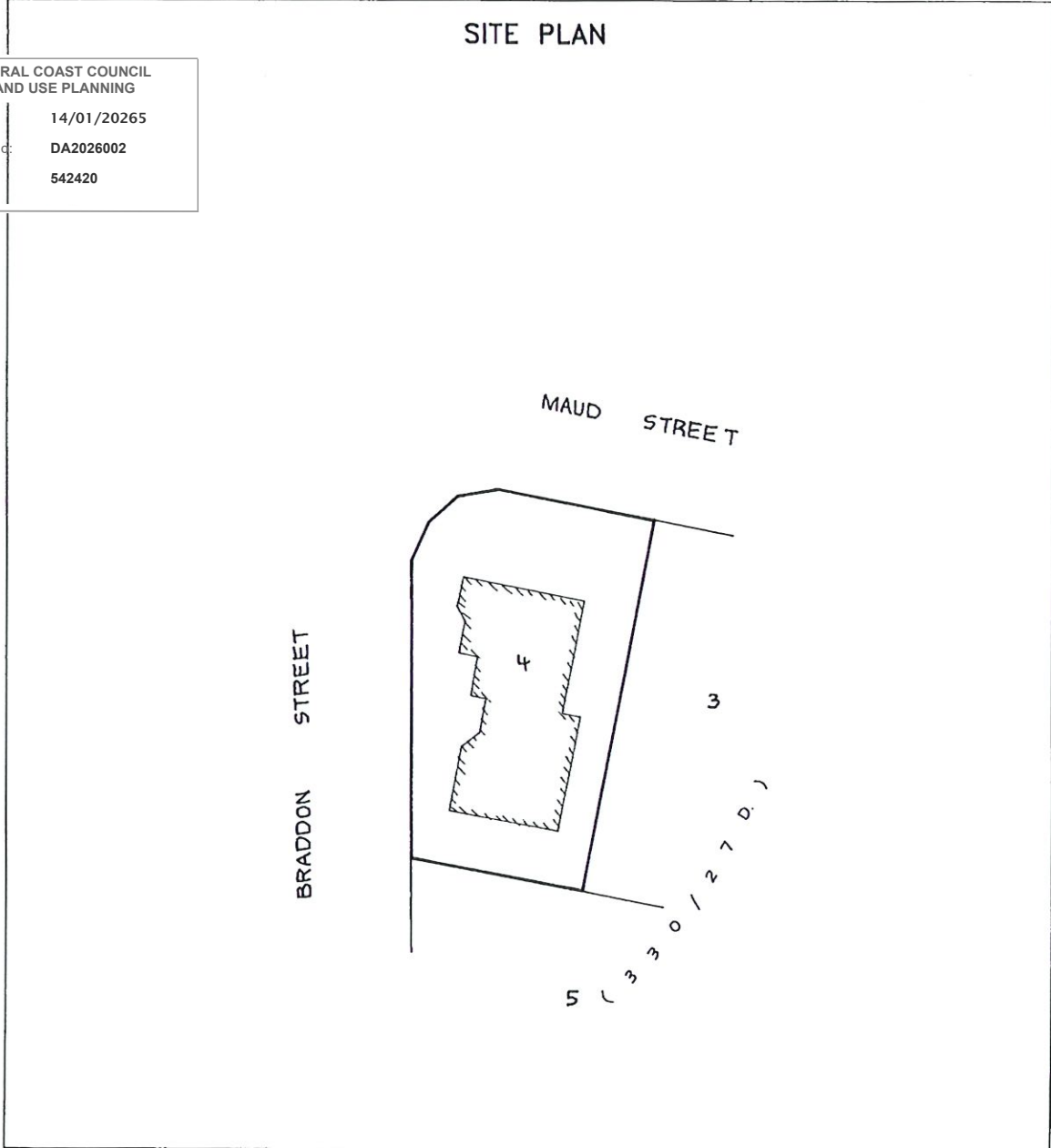
UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

CITY/TOWN OF ULVERSTONE SUBURB FOLIO REFERENCE CT. 56701-4 CT. 2754-38 SITE COMPRISES THE WHOLE OF LOT 4 ON PLAN No. 330/27 D		STRATUM PLAN SHEET 1 OF 3 SHEETS		REGISTERED NUMBER <h1 style="margin: 0;">107411</h1>
TASMAR SHEET No. 63		LAST UPI No. 6944	SCALE 1: 400	LENGTHS IN METRES
				REGISTERED 2-SEP-1993  Recorder of Titles.

SITE PLAN

 CENTRAL COAST COUNCIL LAND USE PLANNING	
Received:	14/01/20265
Application No:	DA2026002
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DISCLOSURE STATEMENT No. (IF APPLICABLE)	—	LODGED BY	LEVIS STACE & COOPER
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NOTES: ALL BUILDINGS ON THE SITE TO BE SHOWN ON SHEET 1.
 BUILDING TO SITE BOUNDARY OFFSETS OF LESS THAN 2.00 METRES TO BE SHOWN ON SHEET 1.
 THE FEE SIMPLE OF THE SITE IS CONTAINED WITHIN THE STRATUM PLAN/BODY CORPORATE FOLIO.
 FLAT FOLIOS ARE HELD SUBJECT TO STRATUM PLAN/BODY CORPORATE FOLIO ENDORSEMENTS.

SHEET 2 OF 3 SHEETS

STRATUM PLAN No 1074/11....

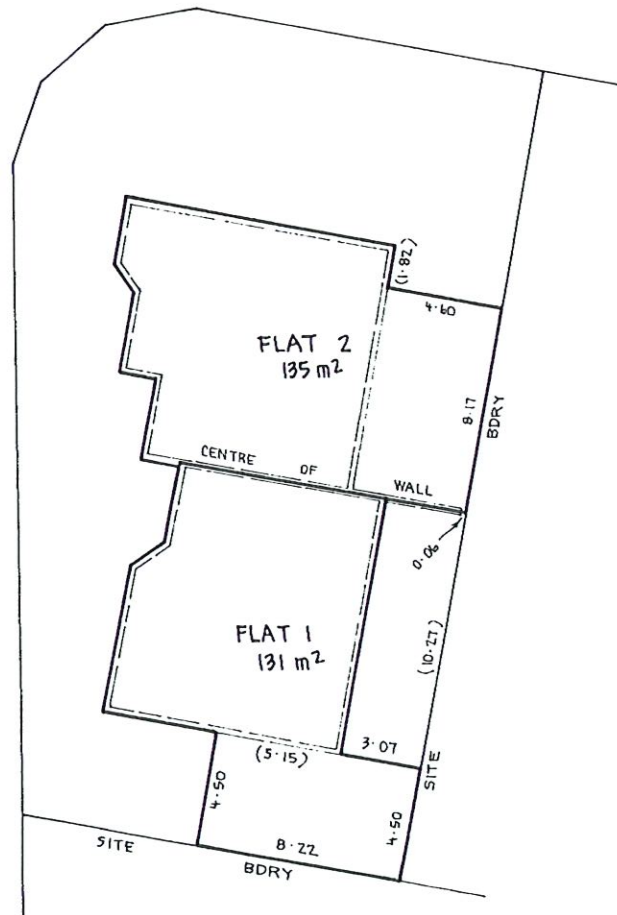
Town Clerk/Council Clerk

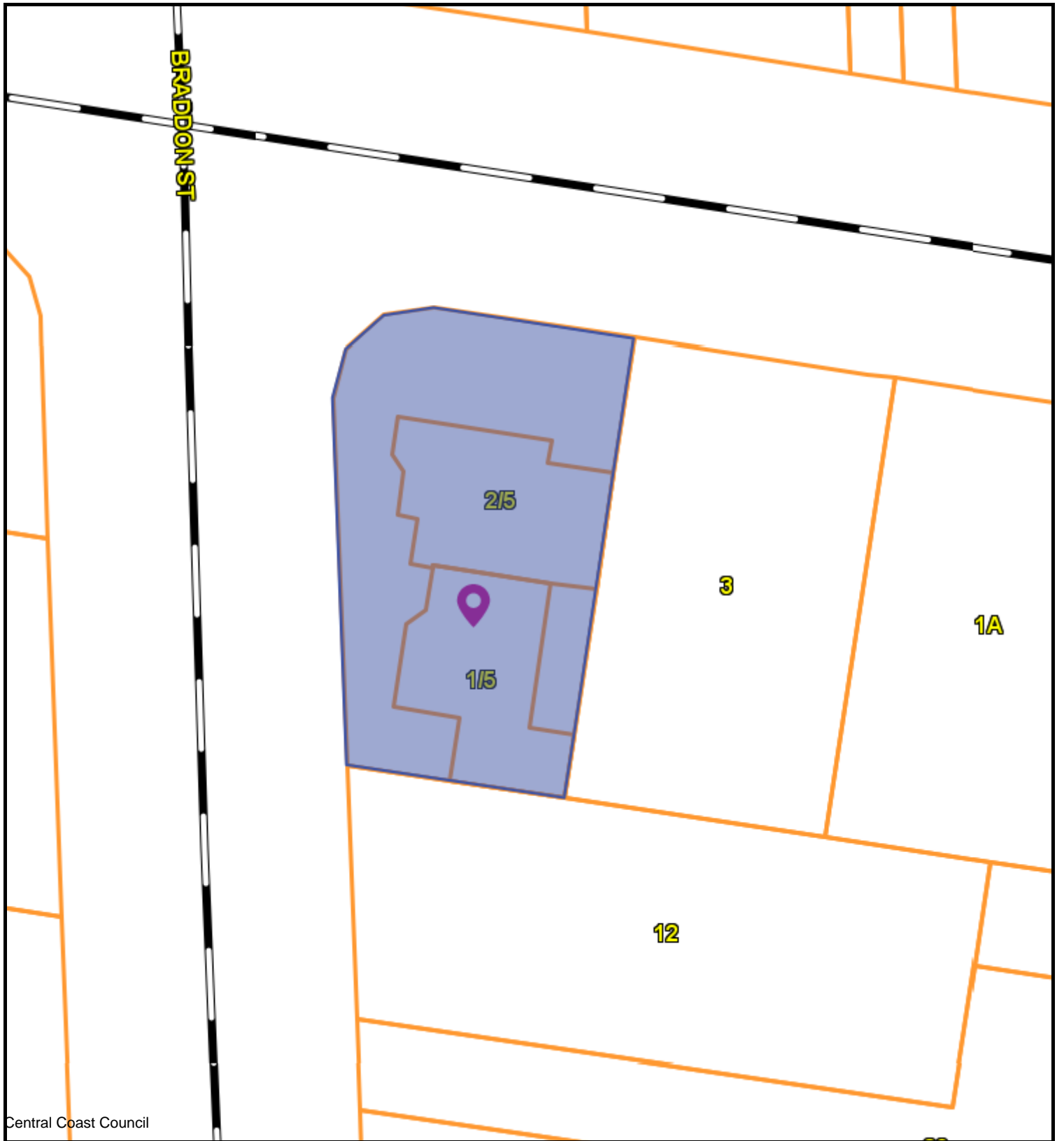
	CENTRAL COAST COUNCIL LAND USE PLANNING	
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GROUND FLOOR

SCALE 1:200

ALL HORIZONTAL FLAT BOUNDARIES ARE SHOWN BY HEAVY UNBROKEN LINES & EXTEND ALONG CENTRE OF WALL, OUTER FACE OF WALLS OR OPEN BOUNDARIES DEFINED BY MEASUREMENT. THE FLATS EXTEND VERTICALLY FROM ONE METRE BELOW GROUND LEVEL TO FIVE METRES ABOVE GROUND LEVEL.





Central Coast Council



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



15-Jan-2026

**UNIT 1, 5 MAUD STREET,
 WEST ULVERSTONE
 DA2026002**

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 =
1:366.660

Rodney and Andrea O'Rourke

Visitor Accommodation Proposal at 1/5 Maud Street, West Ulverstone 11/12/2025

Proposal: To operate unit 1/5 Maud Street, West Ulverstone for the purpose of short stay visitor accommodation

The property faces Bradden Street and is one of two co-joined units (cojoined with 2/5 Maud Street, also owned by Rodney & Andrea O'Rourke).

The accommodation comprises two bedrooms both will be fitted with queen beds.

The living space is separated from unit 2 by two garages (one attached to unit 1 the other unit 2).

The property has three fire alarms fitted (one in each bedroom and one in the kitchen/Living area as well as a 1kg fire extinguisher and fire blanket.

Refer to the attached Smoke alarm compliance report dated 5/12/2025.

It is expected that the number of occupants will range from a single person to a maximum of two couples, mostly we are expecting one couple to book and reside at the property at any one time.

Check in/out times: Check in after 2pm – Check out time 10am.

Minimum stay - two nights.


The accommodation will be managed through both Airbnb and Stayz as short term visitor accommodation.

There are two car spaces, one in the garage and the other in a visitor parking space.

Attachments:

- 1) Planning Application Permit
- 2) Location of Unit 1/5 Maud Street
- 3) Floor Sketch – Unit 1/5 Maud Street
- 4) Smoke Alarm Compliance Report

Rodney & Andrea O'Rourke
5 Matelle Court, West Ulverstone
M 0419 007 593

	CENTRAL COAST COUNCIL LAND USE PLANNING
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Smoke Alarm Compliance Report

E. info@northwestsmokealarms.com.au W. northwestsmokealarms.com.au
P. 0409 351 689 A. PO Box 1266, Burnie, 7320

Tax Invoice No: 29102

Invoice Date: 05/12/2025
ABN: 92 542 727 265

REAL ESTATE COMPANY:	Rodney ORourke c/- No Managing Agent								
PROPERTY MANAGER:	Rodney ORourke	WORK ORDER NO.:	Annual2025						
PROPERTY ADDRESS:	1/5 Maud St, West Ulverstone, TAS, 7315								
A - Replacable Battery Type Alarm	C - Mains Powered Alarm	C/L - Mains Powered Alarm with Lithium Backup							
B - 10 Year Non Removable Battery	D - Other - e.g. Security System Smoke Alarm								
EXISTING ALARM DETAILS NC = Non-compliant E = Expired W = Warranty RBT = Removed By Tenant									
Type (Model)	Location	Expiry	Aus. Std.	Cleaned	Battery Replaced	Smoke Test	Button Test	85dB @ 3m	Replaced \ Removed
None.									
COMMENTS: Annual testing and servicing of existing alarm/s to ensure continued compliance with regulations. No existing alarm/s. Fire safety equipment installed in property including 1kg fire extinguisher and fire blanket.									

NEW ALARM DETAILS					
Type (Model)	Location	Expiry	Smoke Test	Button Test	85dB @ 3m
B (RED10PH)	Hallway	01/12/2035	-	Pass	Pass
B (RED10PH)	Bedroom 1	01/12/2035	-	Pass	Pass
B (RED10PH)	Bedroom 2	01/12/2035	-	Pass	Pass
COMMENTS: Installed new Red 10-yr lithium battery alarms in hallway outside bedrooms and bedrooms 1 & 2 for compliance with regulations.					

COMPLIANCE					
At the time of inspection conducted by a North West Smoke Alarms technician, this property COMPLIES with the Residential Tenancy Amendment (Smoke Alarms) Act 2012 and Regulations 2022. This property was assessed considering the sleeping areas will be occupied as designed. Occupants who chose to sleep in other areas of this property may not have adequate protection. This property has been assessed as a 1A Building Type.					
TECHNICIAN:	Greg Pilkington	TECHNICIAN (Secondary):		DATE:	05/12/2025
					North West Smoke Alarms Licence No. 880708

FEE SCHEDULE	
Privately Managed Property - Annual Service / Subscription Fee	\$90.00
10-yr Non-Removable Battery - Photoelectric / Thermal Alarm x 3 (\$85.00 per alarm, including GST)	\$255.00
Fire safety kit (1kg extinguisher and fire blanket)	\$88.00
	Total Inc. GST: \$433.00

IMPORTANT: Please include the tax invoice number **29102** as payment reference.

PAYMENT OPTIONS

Pay By Mail: PO Box 1266, Burnie, 7320
Pay By EFT: Account Name: North West Smoke Alarms BSB: 633-000 Account: 154103972



Unit 1. as shown above ,

CENTRAL COAST COUNCIL
CENTRAL COAST COUNCIL
LAND USE PLANNING

Received: 6/01/2026
Application No: DA2026002
Doc ID: 541728

