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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.: **DA2026009**

Location: **10 Esther Place, Turners Beach**

Proposal: **Residential - second access**

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 23 February 2026**

Date of Notification: **7 February 2026**

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](mailto:planning@centralcoast.tas.gov.au)  
www: [centralcoast.tas.gov.au](http://centralcoast.tas.gov.au)



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

**CENTRAL COAST COUNCIL**

DEVELOPMENT & REGULATORY SERVICES

Received: **14 JAN 2026**

Application No: .....

Doc. Id .....

Office use only:

Zone:

Permit Pathway – NPR/Permitted/Discretionary

**Use or Development Site:**

Site Address

10 Esther Place  
Turners Beach. Tas. 7315.

Certificate of  
Title Reference

178231/12 PID9611981

Land Area

751m<sup>2</sup>

Heritage Listed Property

NO

YES

**Applicant(s)**

First Name(s)

Janelle Elizabeth

Surname(s)

Little

Company name  
(if applicable)

Contact No:

0417 549 149

Postal Address:

P.O. Box 3090  
Ulverstone. Tas. 7315

Email address:

janelle.e.little@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)

Middle Names(s)

Surname(s)

Company name (if applicable)

Postal Address:

**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** (Second Access)  
 To enable a second driveway to access a future 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).

I request a second driveway and the fixing of the crossover on established access to garage doors. - 10 Esther Place Turners Beach

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

\$ 2,500.00 ..... Estimate/ Actual

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

**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 Janelle Little

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 J Little

Date 14/01/2026

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

\* CERTIFICATE OF TITLE + TITLE PLAN.

\* Site Plan.

\* Completed application form - Second access -

\* statement addressing the Performance Criteria.

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SEARCH OF TORRENS TITLE

VOLUME 178231	FOLIO 12
EDITION 3	DATE OF ISSUE 08-Sept-2020

SEARCH DATE : 25-Jan-2026

SEARCH TIME : 01.43 pm

**CENTRAL COAST COUNCIL  
LAND USE PLANNING**

Received: 27/01/2026

Application No: DA2026009

Doc ID: 543278

DESCRIPTION OF LAND

Town of TURNERS BEACH

Lot 12 on Sealed Plan 178231

Derivation : Part of Lot 463, 484A-2R-0P Gtd to W. Titley

Prior CT 143040/50

SCHEDULE 1

M838322 TRANSFER to JANELLE ELIZABETH LITTLE Registered  
08-Sept-2020 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

SP178231 EASEMENTS in Schedule of Easements

SP178231 FENCING COVENANT in Schedule of Easements

SP140857 & SP143040 FENCING COVENANT in Schedule of Easements

B738897 PROCLAMATION under Section 52A of the Roads and  
Jetties Act 1935 Registered 10-May-1995 at noon

50/8957 PROCLAMATION under Section 9A and 52A of the Roads  
and Jetties Act 1935

E233678 MORTGAGE to MyState Bank Limited Registered  
08-Sept-2020 at 12.01 pm

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

Reference: DA2025009  
10 Esther Place  
Turners Beach.

<b>SCHEDULE OF EASEMENTS</b>	Registered Number
<b>NOTE:</b> THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	<b>SP 178231</b>

PAGE 1 OF 3 PAGE/S  
3

**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.

**EASEMENTS**

Lots 12, 14, 15, 16, 17 and 18 on the Plan are to be subject to a Right of Drainage in gross favour of Central Coast Council over the "Drainage Easement 2.50 Wide" shown on the Plan.

Lots 11, 12, 13, 14, 17 and 20 on the Plan are to be subject to a Pipeline and Services Easement in gross favour of TasWater over the "Pipeline & Services Easements 3.00 Wide" shown on the Plan "the Easement Land".

The Pipeline and Services Easement is defined as follows:-

THE FULL RIGHT AND LIBERTY for TasWater at all times to:

- (1) enter and remain upon the Easement Land with or without employees, contractors, agents and all other persons duly authorised by it and with or without machinery, vehicles, plant and equipment;
- (2) investigate, take soil, rock and other samples, survey, open and break up and excavate the Easement Land for any purpose or activity that TasWater is authorised to do or undertake;
- (3) install, retain, operate, modify, relocate, maintain, inspect, cleanse and repair the Infrastructure;
- (4) remove and replace the Infrastructure;
- (5) run and pass sewage, water and electricity through and along the Infrastructure.
- (6) do all works reasonably required in connection with such activities or as may be authorised or required by any law:
  - (1) without doing unnecessary damage to the Easement Land; and
  - (2) leaving the Easement Land in a clean and tidy condition; and

S & A Harding Pty Ltd

S & A Harding Pty Ltd

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: S & A Harding Pty Ltd	PLAN SEALED BY:
FOLIO REF: 143040/50	DATE: 16/10/2019
SOLICITOR: Friend & Edwards Lawyers	DA214154
& REFERENCE: LJE: 190671	REF NO. Council Delegate

**NOTE:** The Council Delegate must sign the Certificate for the purposes of identification.


<p><b>ANNEXURE TO SCHEDULE OF EASEMENTS</b></p> <p>PAGE 2 OF 3 PAGES</p>	<p>Registered Number</p> <p><b>SP 178231</b></p>
<p>SUBDIVIDER: S &amp; A Harding Pty Ltd (ACN 601 598 403)</p> <p>FOLIO REFERENCE: 143040/50</p>	

- (7) if the Easement Land is not directly accessible from a highway, then for the purpose of undertaking any of the preceding activities TasWater may with or without employees, contractors, agents and all other persons authorised by it, and with or without machinery, vehicles, plant and equipment enter the Lot from the highway at any then existing vehicle entry and cross the Lot to the Easement Land; and
- (8) use the Easement Land as a right of carriageway for the purpose of undertaking any of the preceding purposes on other land, TasWater reinstating any damage that it causes in doing so to any boundary fence of the Lot.

PROVIDED ALWAYS THAT:

- (1) The registered proprietors of the Lot in the folio of the Register ("the Owner") must not without the written consent of TasWater first had and obtained and only in compliance with any conditions which form the consent:
  - (a) alter, excavate, plough, drill or otherwise penetrate the ground level of the Easement Land;
  - (b) install, erect or plant any building, structure, fence, pit, well, footing, pipeline, paving, tree, shrub or other object on or in the Easement Land;
  - (c) remove any thing that supports, protects or covers any Infrastructure on or in the Easement Land;
  - (d) do anything which will or might damage or contribute to damage to any of the Infrastructure on or in the Easement Land;
  - (e) in any way prevent or interfere with the proper exercise and benefit of the Easement Land by TasWater or its employees, contractors, agents and all other persons duly authorised by it; or
  - (f) permit or allow any action which the Owner must not do or acquiesce in that action.
- (2) TasWater is not required to fence any part of the Easement Land.
- (3) The Owner may erect a fence across the Easement Land at the boundaries of the Lot.
- (4) The Owner may erect a gate across any part of the Easement Land subject to these conditions:
  - (a) the Owner must provide TasWater with a key to any lock which would prevent the opening of the gate; and
  - (b) if the Owner does not provide TasWater with that key or the key provided does not fit the lock, TasWater may cut the lock from the gate.
- (5) If the Owner causes damage to any of the Infrastructure, the Owner is liable for the actual cost to TasWater of the repair of the Infrastructure damaged.
- (6) If the Owner fails to comply with any of the preceding conditions, without forfeiting any right of action, damages or otherwise against the Owner, TasWater may:
  - (a) reinstate the ground level of the Easement Land; or
  - (b) remove from the Easement Land any building, structure, pit, well, footing, pipeline, paving, tree, shrub or other object; or
  - (c) replace anything that supported, protected or covered the Infrastructure.

  
S & A Harding Pty Ltd

  
S & A Harding Pty Ltd

**NOTE:** Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.

<p><b>ANNEXURE TO SCHEDULE OF EASEMENTS</b></p> <p>PAGE 3 OF 3 PAGES</p>	<p>Registered Number</p> <p><b>SP 178231</b></p>
<p>SUBDIVIDER: S &amp; A Harding Pty Ltd (ACN 601 598 403)</p> <p>FOLIO REFERENCE: 143040/50</p>	

**Interpretation:**

"Infrastructure" means infrastructure owned or for which TasWater is responsible and includes but is not limited to

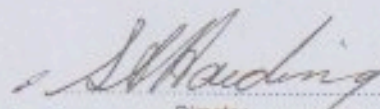
- (a) sewer pipes and water pipes and associated valves;
- (b) telemetry and monitoring devices;
- (c) inspection and access pits;
- (d) power poles and lines, electrical wires, electrical cables and other conducting media (excluding telemetry and monitoring devices);
- (e) markers or signs indicating the location of the Easement Land, the Infrastructure or any warnings or restrictions with respect to the Easement Land or the Infrastructure;
- (f) anything reasonably required to support, protect or cover any of the Infrastructure;
- (g) any other infrastructure whether of a similar nature or not to the preceding which is reasonably required for the piping of sewage or water, or the running of electricity, through the Easement Land or monitoring or managing that activity; and
- (h) where the context permits, any part of the Infrastructure.

'TasWater' means Tasmanian Water and Sewerage Corporation Pty Ltd.

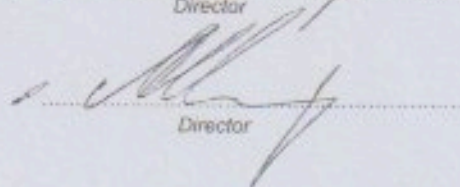
**COVENANTS**

1. The owners of all Lots shown on the plan Covenant with the Vendor S & A Harding Pty Ltd, that the Vendor shall not be required to fence.

Executed by )  
 S & A Harding Pty Ltd )  
 ACN 601 598 403 )  
 Pursuant to Section 127(i) )  
 Of the Corporations Act 2001 )  
 As the registered proprietor )  
 Of the land comprised in )  
 Folio of the Register )  
 Volume 171541 Folio 1 )



Director



Director


**NOTE:** Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.

Registered Number

**SP 178231**

**COUNCIL APPROVAL**

Insert any qualification to the permit under section 83(5), section 109 or section 111 of the Local Government (Building & Miscellaneous Provisions) Act 1993  
 The subdivision shown in this plan is approved

 <b>CENTRAL COAST COUNCIL</b> <b>LAND USE PLANNING</b>	
Received:	27/01/2026
Application No:	DA2026009
Doc ID:	543278



In witness whereof the common seal of Central Coast Council  
 has been affixed, pursuant to a resolution of the Council of the said Municipality  
 passed the 16 day of Oct 2019 in the presence of us

Member \_\_\_\_\_  
 Member \_\_\_\_\_  
 Council Delegate \_\_\_\_\_

Council Reference DA214154



**NOMINATIONS**

For the purpose of section 88 of the Local Government (Building & Miscellaneous Provisions) Act 1993  
 the owner has nominated

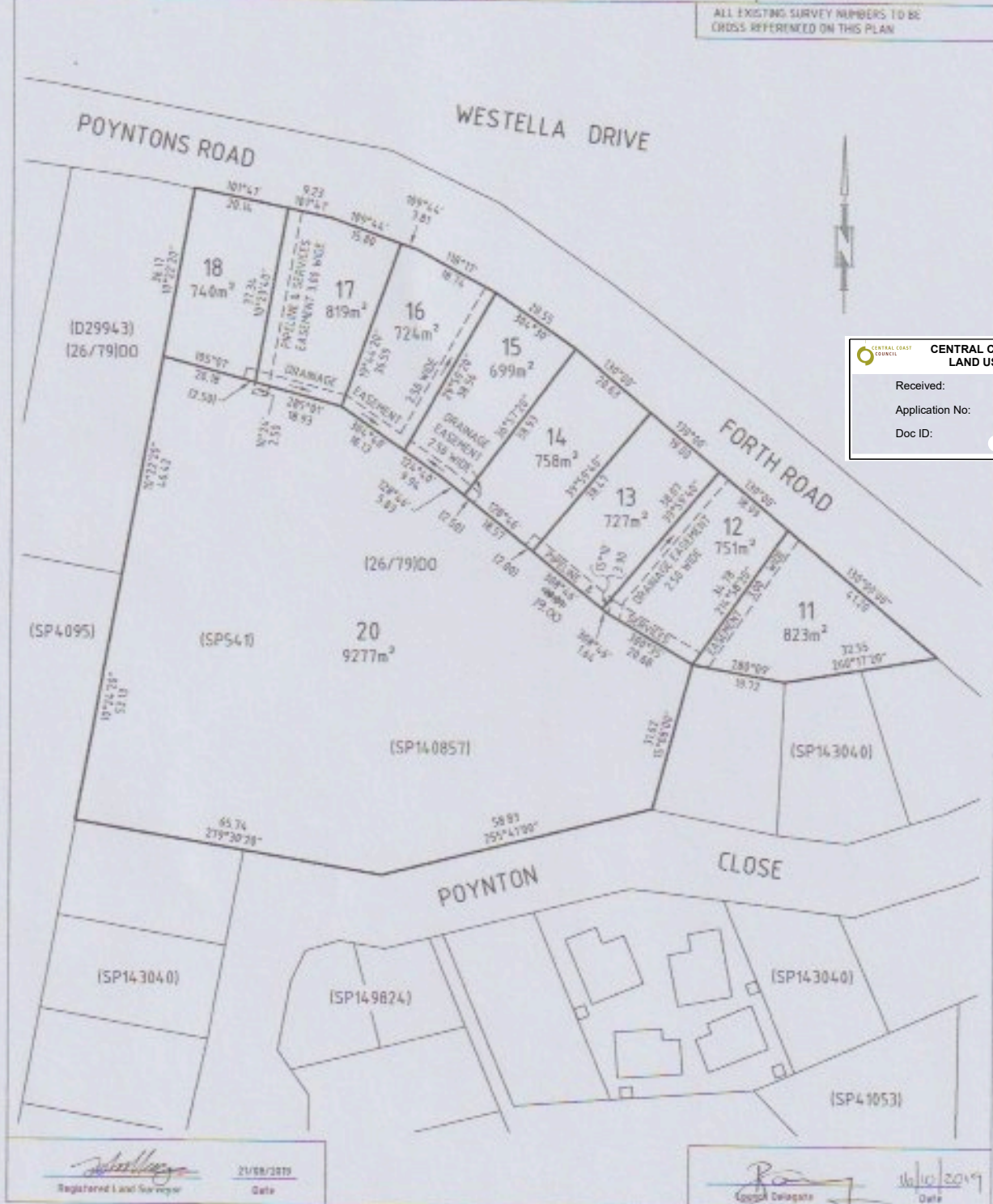
Friend & Edwards Solicitor to act for the owner  
PDA Surveyors Surveyor to act for the owner

OFFICE EXAMINATION Indexed \_\_\_\_\_ Computed DL 3/2/19 Examined DL 3/2/19 \*

Early issue

OWNERS: S & A Harding Pty Ltd  FOLIO REFERENCE: 143048/59  GRANTEE: Part of Lot 443, 486A-2R-2Ps Granted to William Titley.	PLAN OF SURVEY  BY SURVEYOR: JOHN E W MAZEE PDA SURVEYORS	REGISTERED NUMBER <b>SP178231</b>
	LOCATION: TOWN OF TURNERS BEACH  SCALE 1:750      LENGTHS IN METRES	APPROVED EFFECTIVE FROM: 6 DEC 2019   Recorder of Titles

ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN

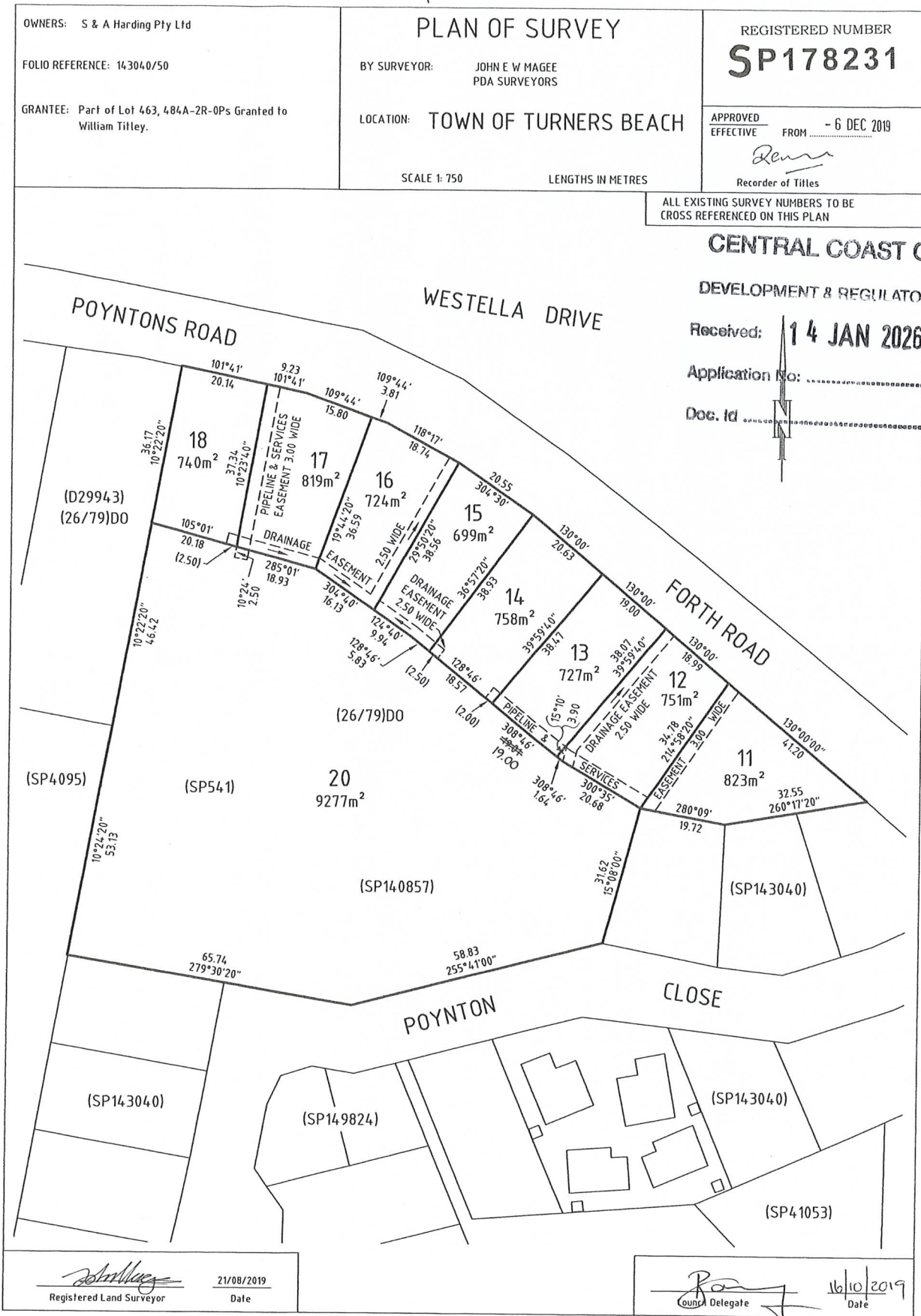


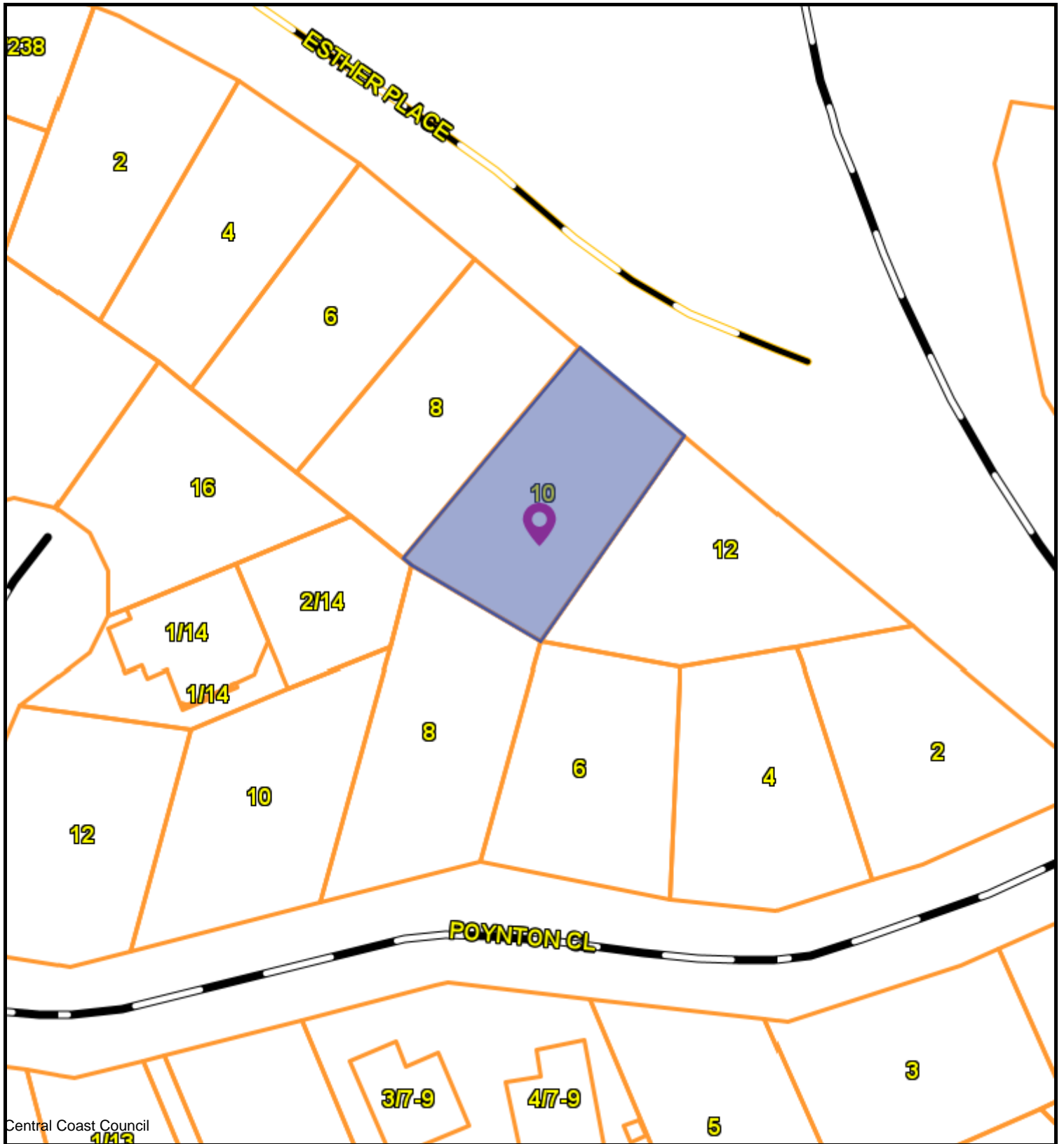
CENTRAL COAST COUNCIL LAND USE PLANNING	
Received:	27/01/2026
Application No:	DA2026009
Doc ID:	543278

Registered Land Surveyor      21/08/2019  
 Date

Council Delegate      16/10/2019  
 Date

"Early issue"





Central Coast Council  
1/13



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



5-Feb-2026

**10 ESTHER PLACE,  
TURNERS BEACH  
DA2026009**

**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.

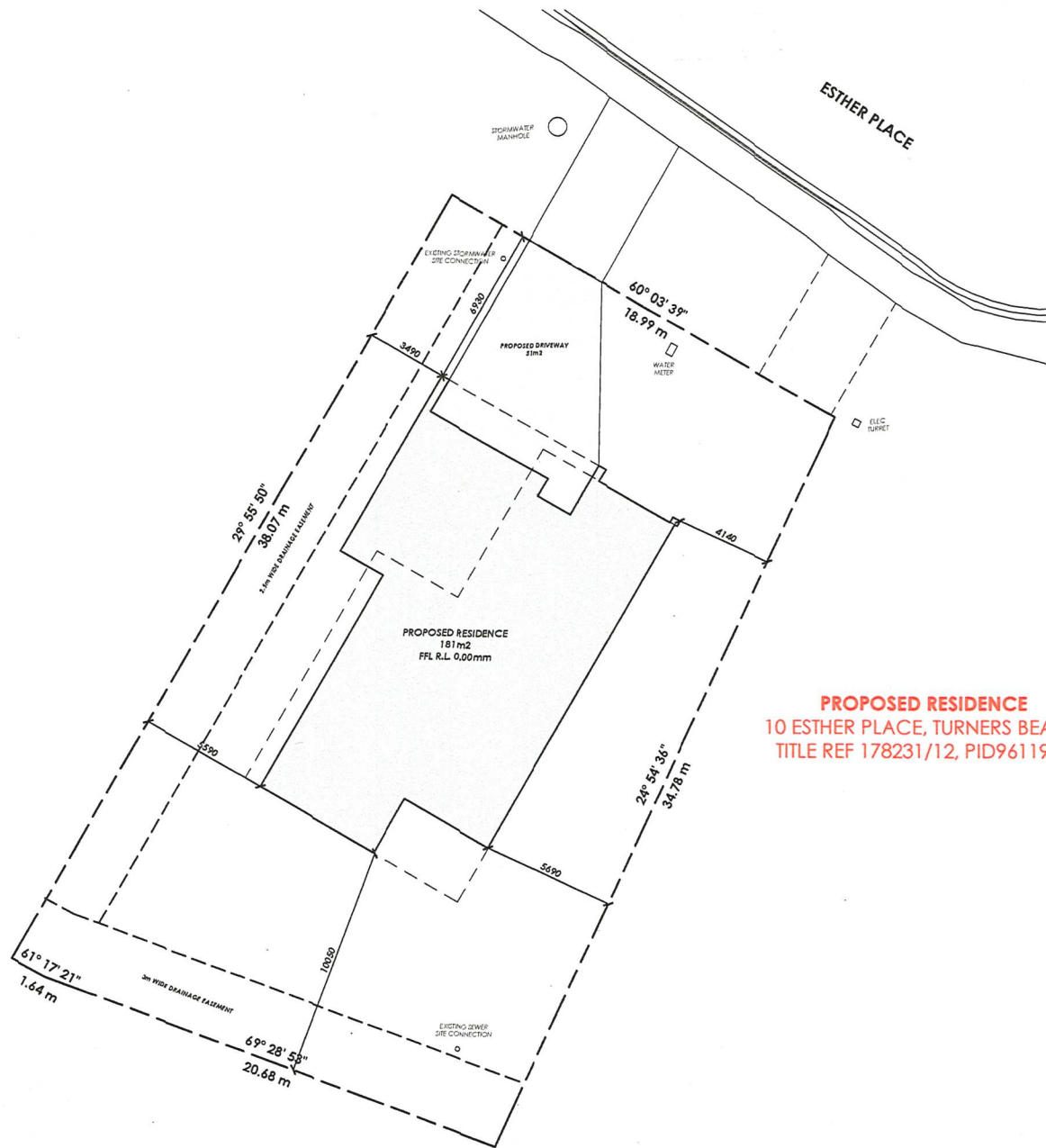
**Disclaimer**

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.

**20 m**

Scale =  
**1:737.100**



**PROPOSED RESIDENCE**  
 10 ESTHER PLACE, TURNERS BEACH  
 TITLE REF 178231/12, PID9611981

**SITE PLAN**

PRIMARY CONTOUR LINES SHOWN AT 1000mm INTERVALS  
 SECONDARY CONTOURS SHOWN AT 200mm INTERVALS

ALL RL LEVELS REFER TO FFL LEVEL, SITE DATUM POINT  
 TBA

**DRIVEWAY**

EXPOSED AGGREGATE 120mm THICK 25MPa CONCRETE  
 WITH SAW CUTS AT 4000mm CRS, 24 HOURS AFTER POURING.  
 AGGREGATE STYLE AND FINISH TO BE CONFIRMED BY OWNER.

**GENERAL NOTES:**

DURING CONSTRUCTION SOIL AND WATER IS TO BE APPROPRIATELY MANAGED, THIS INCLUDES THE PROVISION OF SILT FENCING, FILTER SCREENS OR DEDICATED SILT TRAPS TO PREVENT THE DISCHARGE OF GRAVEL, SOIL, OR OTHER DEBRIS TO ANY EXISTING WATER COURSE OR ADJOINING PROPERTY DURING THE CONSTRUCTION PROCESS.

**EXCAVATION:**

ALLOW FOR BULK EXCAVATION WHERE REQUIRED AND ALL EXCAVATION, FILLING, BACK FILLING AND CONSOLIDATION REQUIRED FOR THE FOOTINGS AND SLAB, RETAIN ALL ACCESSES AND SERVICES AS INDICATED, MAKE GOOD.

**SETTING OUT:**

THE BUILDER SHALL ACCURATELY SET-OUT THE WORKS AND VERIFY ALL DIMENSIONS AND LEVELS BEFORE COMMENCING ANY WORKS, AND SHALL MAKE GOOD AT HIS OWN EXPENSE ANY ERRORS ARISING FROM INACCURACIES OF THE SETOUT.

ALL SETOUT DIMENSIONS SHOWN ARE TO THE OUTSIDE FACE OF THE EXTERNAL BRICK VENEER.

**PROTECTION WORK**

(SECTION 121 OF THE BUILDING ACT)  
 IF EXCAVATION IS TO A LEVEL BELOW THAT OF THE ADJOINING OWNER'S FOOTINGS, ALONG THE TITLE BOUNDARY OR WITHIN 3 METRES OF A BUILDING BELONGING TO AN ADJOINING OWNER, THE BUILDER MUST (AS A MINIMUM) PROVIDE AND MAINTAIN A SUPPORT, ADJOINING OWNER TO BE NOTIFIED USING FORM 6 (BUILDING AND PROTECTION WORK NOTICE).

**CENTRAL COAST COUNCIL**

DEVELOPMENT & REGULATORY SERVICES

Received: **14 JAN 2026**

Application No: .....

Doc. Id .....



22 Fieldings Way  
 Ulverstone, Tasmania  
 Australia  
 7315  
 m 0417 134 369 e nick@nplusb.com.au  
 License No. 04753858; ABN 946 222 219 16

Issued As **PRELIMINARY** Scale A3 **1:200**  
 COPYRIGHT These drawings and designs and the copyright there of are the property of nplusb and must not be used, retained or copied without the written permission of nplusb. ABN 946 222 219 16

Revision  
 No. Date Description  
 A 07/12/17 Issued as PRELIMINARY  
 do not scale off plans  
 all dimensions are in millimeters  
 confirm all dimensions on site  
 at work relevant NCC & AS

Project **PROPOSED RESIDENCE**  
 Location **10 ESTHER PLACE, TURNERS BEACH**  
 Client **JANELLE LITTLE**

Sheet Title **SITE PLAN**  
 Drawn **NJB** Issue Date **15/02/19** Project No. **TBA** Revision **A**

Sheet Number **A101**  
 /A121

14th January, 2026

Central Coast Council,  
19 King Edward Street,  
Ulverstone. Tas. 7315

Planning Permit Application

To Who It May Concern.

**CENTRAL COAST COUNCIL**  
**DEVELOPMENT & REGULATORY SERVICES**

Received: **14 JAN 2026**

Application No: .....

Doc. Id .....

I wish to make an application to be able to form a crossover driveway on the new driveway and keep the existing driveway as shown on the site plan for 10 Esther Place, Turners Beach.

I was under the impression when the house plan was drawn by JDR builders and architect as shown on the site plan that I was allowed an additional driveway. I now understand this is not the case and was my error

I placed the garage and the siting of the current driveway as shown due to the rather large inspection grates which sit at the back of the property that did not allow for an additional shed to be placed there, so I therefore have done what was done in site plan.

The keeping of the original driveway was for all intentions to build a shed with a carport allowing for the storage a garden tools, miscellaneous items, wood for my wood heater and the storage of a caravan or camper off the cu de sac and additional cars.

Having the existing driveway remain would be more of an advantage for the above purpose than loss of parking outside the residence.

Traffic would not be hindered by keeping original driveway as I am at the curve of the cul de sac. Pedestrians can safely cross driveway without being in any danger. Impact on the streetscape would be of little impact as the trees are on the opposite side.

I currently have this property for sale due to circumstances beyond my control and I would like the prospective buyers to have access to the building of a shed and be able to access a shed site which I am sure would be there interntion to store firewood etc.

i hope you look forvourable to my application and would like to thank those who have steered me through this process.

Kind regards,

Janelle Little