
Application for Planning

S.57 Land Use Planning and Approvals Act 1993

The following application has been received:

Application No.: **DA2026028**

Location: **129 Wyllies Road, Riana**

Proposal: **Residential – dwelling alterations**

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**

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).

Proposed renovations and verandah

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

\$..... 100,000 Estimate/ Actual

Total floor area of the development 140m²m²

Declaration of Notice to Landowner

If land is NOT in the applicant’s ownership

I **hloe overton**, 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

5/02/26

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

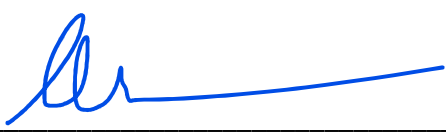
Central Coast Council consents to the making of this permit application.
 General Managers Signature _____ Date _____

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 hloe Overton
 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 05/02/26

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 175448	FOLIO 1
EDITION 3	DATE OF ISSUE 13-Sept-2024

SEARCH DATE : 05-Feb-2026

SEARCH TIME : 02.22 pm

CENTRAL COAST COUNCIL **CENTRAL COAST COUNCIL
LAND USE PLANNING**

Received: 11/02/2026

Application No: DA2026028

Doc ID: 544823

DESCRIPTION OF LAND

Parish of RIANA Land District of DEVON
 Lot 1 on Plan [175448](#)
 Derivation : Part of Lot 19603, 49A-0R-31P Gtd. to George
 Rusden Allman King
 Prior CT [220379/1](#)

SCHEDULE 1

[N203554](#) TRANSFER to DAVID CHARLES WILLIAMS and FIONA GEORGINA
 TURNEY Registered 13-Sept-2024 at 12.01 pm

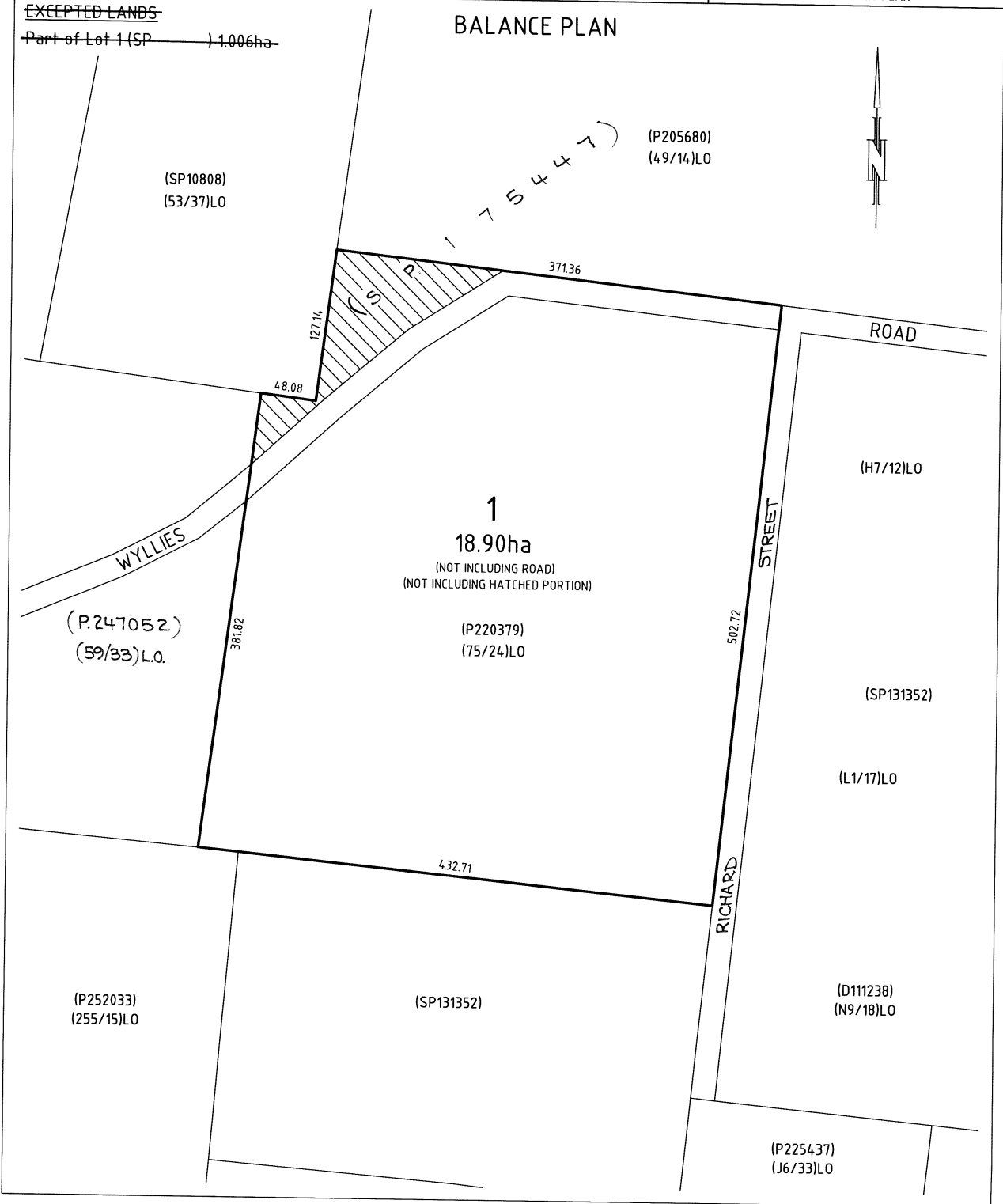
SCHEDULE 2

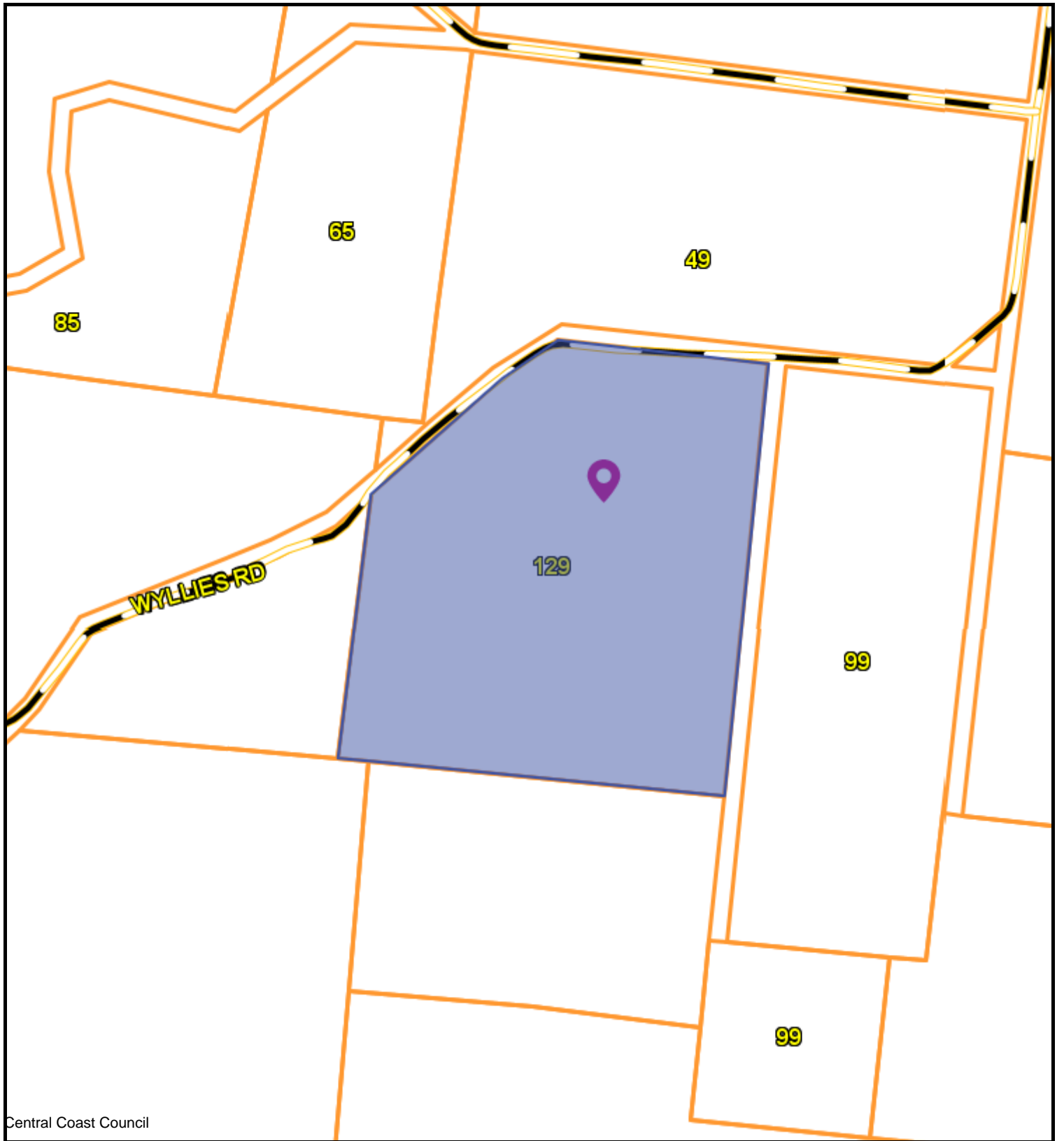
Reservations and conditions in the Crown Grant if any
[E392817](#) MORTGAGE to Residential Mortgage Group Pty Ltd
 Registered 13-Sept-2024 at 12.02 pm

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

OWNER Carl Thomas Dick		PLAN OF TITLE		REGISTERED NUMBER P175448	
FOLIO REFERENCE 220379/1				LOCATION LAND DISTRICT OF DEVON PARISH OF RIANA	
GRANTEE Part of Lot 19603, 49A-0R-31P, Gtd. to George Rusden Allman King.		FIRST SURVEY PLAN No. P220379 COMPILED BY PDA Surveyors 6 Queen Street, Burnie		Recorder of Titles <i>Michele Kawa</i>	
MAPSHEET MUNICIPAL CODE No 104 (4043)		LAST UPI No		LAST PLAN No P220379	
		SCALE 1: 3000		SURVEYORS REF. B17195	
		LENGTHS IN METRES		ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN	





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

**129 WYLLIES ROAD,
 RIANA
 DA2026028**

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.

100 m

Scale =
1:5881.680



<small>CENTRAL COAST COUNCIL</small>	CENTRAL COAST COUNCIL LAND USE PLANNING
Received:	3/03/2026
Application No:	DA2026028
Doc ID:	546266

Planning cover letter:

129 Wyllies rd, Riana 7316

Applicant: eclo designs

Prepared by: chloe overton

Date: 02/03/26

Project no. 25008

Certificate of title: 175448/1

PID: 3598028

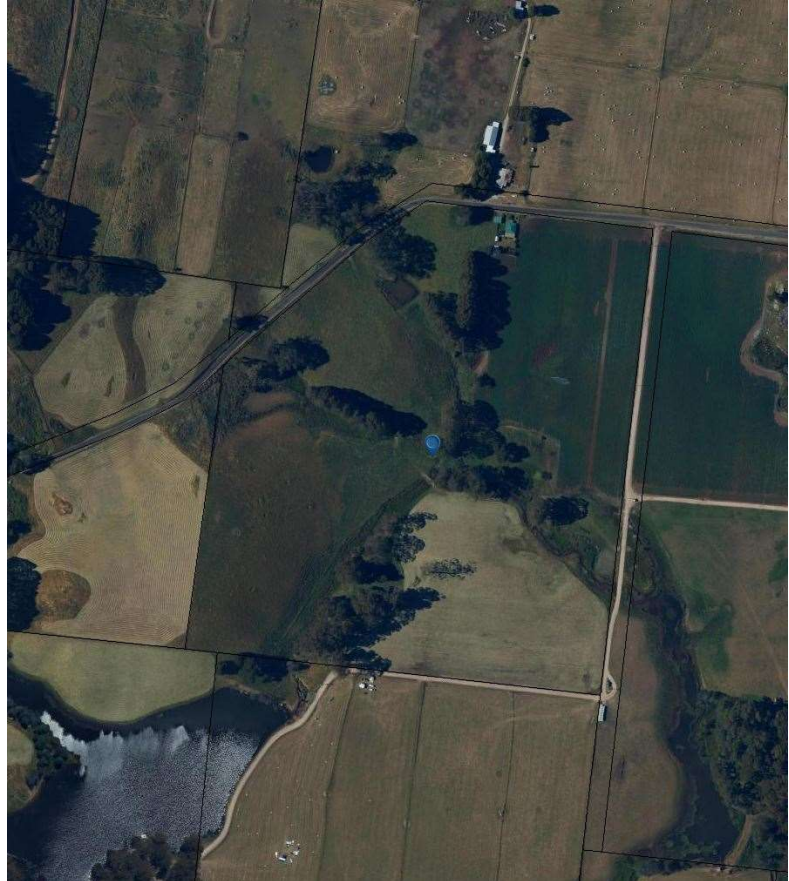
Site area: 189000m2

Municipality: central coast

Zone: agricultural

Proposal: Renovation and verandah

Use Class: residential



Tasmanian Planning Scheme Clause C2.6.3

The **Tasmanian Planning Scheme – State Planning Provisions (SPPs)**, specifically within the C2.0 Parking and Sustainable Transport Code, governs the "Number of accesses for vehicles".

This clause ensures that vehicle access to land is safe, efficient, and minimizes impacts on the streetscape and surrounding amenities.

Key Aspects of Clause C2.6.3:

- **Objective:** To provide safe/efficient access for users (drivers, pedestrians, cyclists), minimize the number of vehicle accesses, and prevent loss of amenity to adjoining properties.

When we purchased the property in August 2024, we had no safe access. We deemed the situation with our fleet of vehicles and machinery to be unsafe and therefore we created a safer access to the property.

- **Acceptable Solutions (A1):** The number of accesses per frontage must be limited to **one**, or no more than the **existing number of accesses**, whichever is greater.
- **Performance Criteria (P1):** If the acceptable solution is not met, the number of accesses must be minimized, taking into account:

In response to the following:

- Loss of on-street parking. *N/A*
- Pedestrian safety and amenity. *Improved as a result.*
- Traffic safety. *Improved visibility for traffic.*
- Residential amenity on adjoining land. *N/A*
- Impact on the streetscape. *No impact*

Special Cases (A2/P2): Within a Central Business Zone or a pedestrian priority street, no new access is allowed unless an existing one is removed, or if it complies with strict pedestrian/traffic safety criteria

N/A

Proposed Renovations and verandah AT 129 Wyllies rd, Riana 7316 FOR DC Williams & FG Turney



SITE INFORMATION

LAND TITLE REFERENCE: **175448/1**
 WIND CLASSIFICATION: **N TBC**
 SOIL CLASSIFICATION: **TBC**
 CLIMATE ZONE: **7**
 BAL LEVEL: **TBC**
 ALPINE OR SUB-ALPINE AREA: **N/A**
 CORROSION ENVIRONMENT: **LOW**
 OTHER HAZARDS: **N/A**
 PID: **3598028**
 ZONING: **AGRICULTURE**

AREA SCHEDULE

SITE AREA: **189000m2**

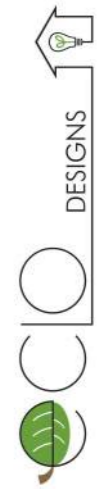
EXISTING FLOOR AREA: **140.22m2**

VERANDAH AREA: **0.15.24m2**

PAGE	CONTENT	REV.	DATE
A00	COVER PAGE	01	05.02.2026
A01	SITE PLAN		
A02	ISOMETRIC VIEWS		
A03	EXISTING FLOOR PLAN		
A04	PROPOSED FLOOR PLAN		
A05	DEMOLISION PLAN		
A06	EXISTING ELEVATION 1 & 2		
A07	EXISTING ELEVATION 3 & 4		
A08	PROPOSED ELEVATION 1 & 2		
A09	PROPOSED ELEVATION 3 & 4		
A10	SETOUT PLAN		

CENTRAL COAST COUNCIL
LAND USE PLANNING

Received: 3/03/2026
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REV	DATE	DESCRIPTION

CLIENT
DC Williams & FG Turney

PROJECT NO.
25008

PROJECT NAME
Proposed Renovations and verandah

PROJECT ADDRESS
129 Wyllies rd, Riana 7316

DRAWN C.O. ACCREDITATION CC6669
 DOCUMENT DATE 26/08/2025 PAPER SIZE A3

DRAWING TITLE
Cover Page

DOCUMENT PHASE
Planning application

A000

NOTES:

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 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 ACCESS AND SERVICES INDICATED. MAKE GOOD.

SETTING OUT:
 THE CLIENT IS RESPONSIBLE FOR VERIFYING THE BOUNDARY PEGS ARE IN THE CORRECT LOCATION, MARKED AND CLEARLY VISIBLE FOR THE BUILDER. 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.

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 GUARD TO SUPERVISE THE EXCAVATION. ADJOINING OWNER TO BE NOTIFIED USING FORM 6 (BUILDING AND PROTECTION WORK NOTICE) BY THE BUILDING SURVEYOR.

SITE SERVICES:
 ELECTRICITY, GAS, TELEPHONE, WATER, STORMWATER & SEWER SERVICE LOCATIONS ARE TO BE DETERMINED ON SITE & CONNECTED AS PER LOCAL AUTHORITY REQUIREMENTS.



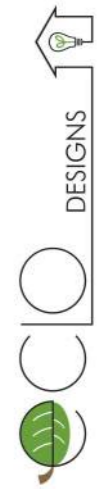
**WARNING
 BEWARE OF
 UNDERGROUND SERVICES**

The location of underground services is approximate only and the exact position should be proven on site. No guarantee is given that all services are shown.

CONTOURS AT INTERVALS

WINTER
 SUNRISE

SUMMER
 SUNRISE



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DOCUMENT DATE 26/08/2025 PAPER SIZE A3

DRAWING TITLE
Site Plan

DOCUMENT PHASE
 Planning application

**CENTRAL COAST COUNCIL
 LAND USE PLANNING**

Received: 3/03/2026
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Site Plan
 Scale: 1 : 5000

A01



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26/08/2025

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A3

DRAWING TITLE
Isometric views

DOCUMENT PHASE
Planning application

CENTRAL COAST COUNCIL
LAND USE PLANNING

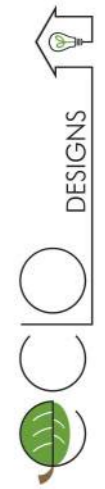
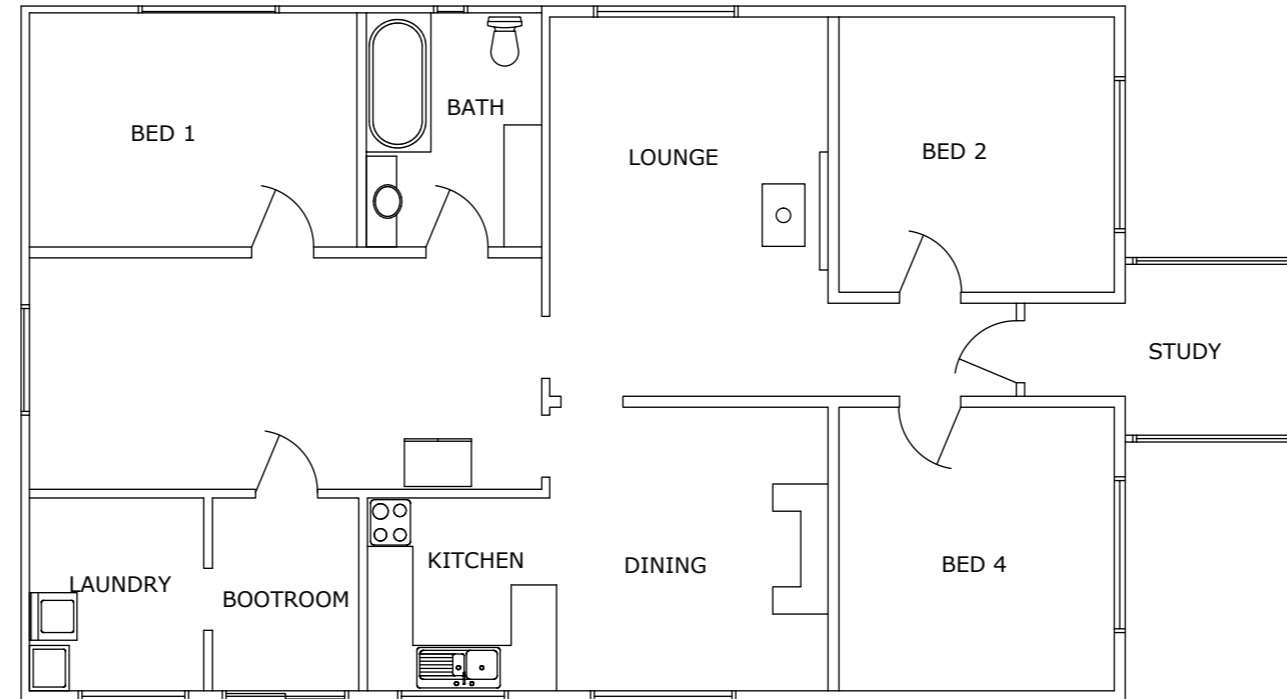
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Isometric views

A02

NOTES:

- W## WINDOW MARKER
- D## DOOR MARKER
- HW HOTWATER CYLINDER (ON SLAB)
- WO WALL OVEN
- DW DISH WASHER
- F FRIDGE
- WM WASHING MACHINE
- HPU HEAT PUMP UNIT (ON SLAB)
- PAN PANTRY
- WIR WALK IN ROBE
- BIR BUILT IN ROBE
- WH FREESTANDING WOOD HEATER
(WITHOUTDOOR AIR KIT AND INSULATED FLUE KIT)



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PROJECT ADDRESS
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DOCUMENT DATE 26/08/2025	PAPER SIZE A3

DRAWING TITLE
Existing floor Plan

DOCUMENT PHASE
Planning application

CENTRAL COAST COUNCIL
LAND USE PLANNING

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Doc ID: 546265



Existing floor Plan
Scale: 1 : 100

A03

NOTES:

- W## WINDOW MARKER
- D## DOOR MARKER
- HW HOTWATER CYLINDER (ON SLAB)
- WO WALL OVEN
- DW DISH WASHER
- F FRIDGE
- WM WASHING MACHINE
- HPU HEAT PUMP UNIT (ON SLAB)
- PAN PANTRY
- WIR WALK IN ROBE
- BIR BUILT IN ROBE

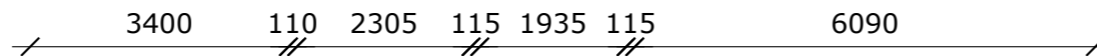
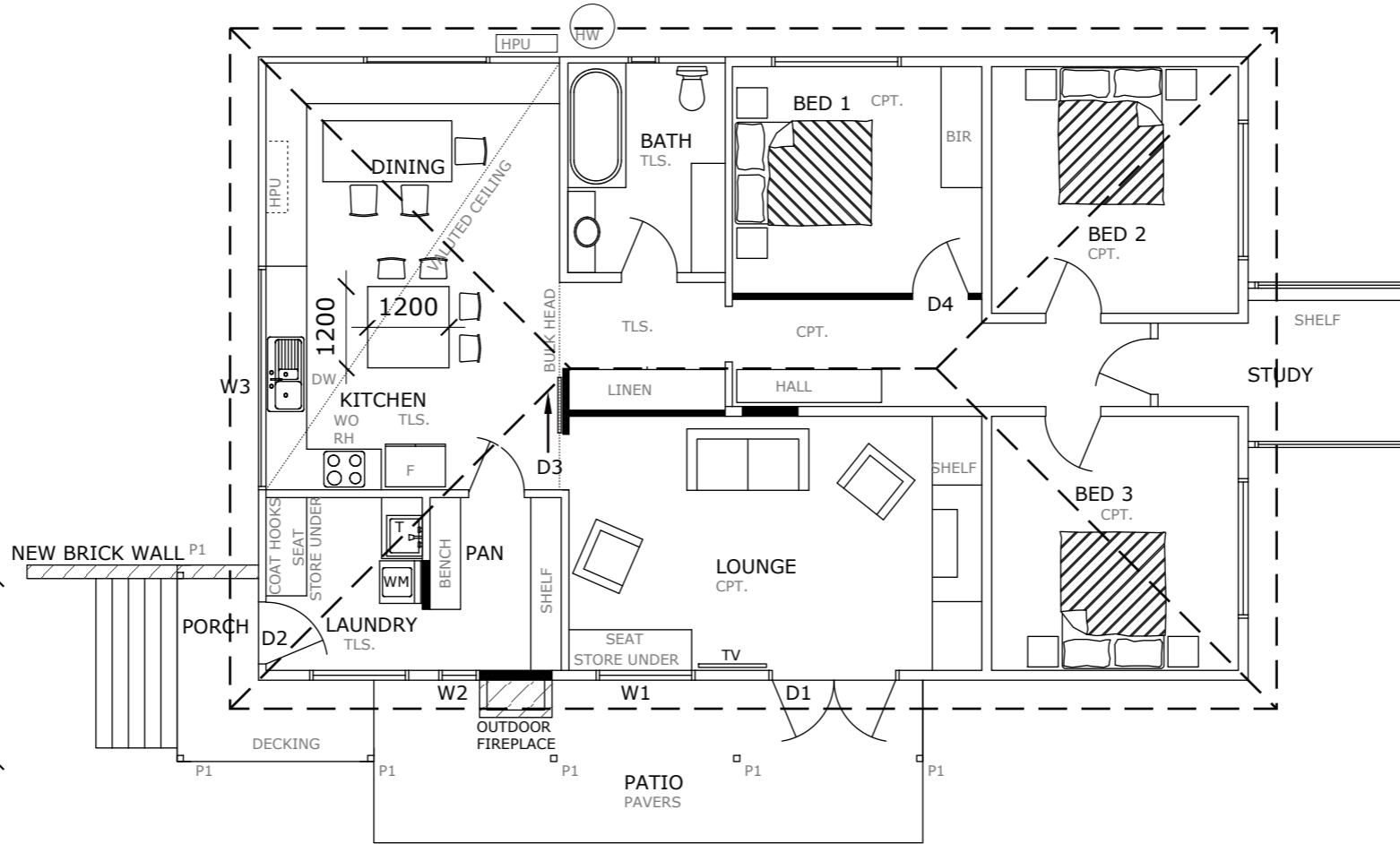
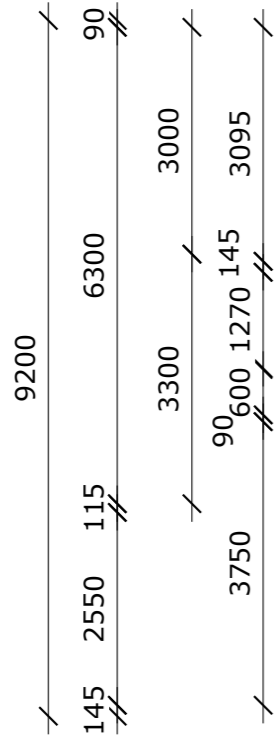
NOTE- DIMENSIONS ARE TO STUDWORK ONLY NOT INCLUDING CLADDING AND CAVITY

BUILDER TO CHECK MEASUREMENTS ON SITE PROIR TO START WORKS

INTERNAL INSULATION:

R2.5 SOUND INSULATION BATTS REQUIRED TO INTERNAL WALLS SEPARATING WET AREAS TO HABITABLE ROOMS.
FOR SOUND SEPARATION AS PER NCC H4P6 NOT LESS THAN 45 DENSITY RW

USE THERMAL INSULATION MATERIAL IN ACCORDANCE WITH AS/NZS 4859.1



LEGEND

P1: TIMBER 90 sq HW POST TO ENGINEERS SPECIFICATIONS

— NEW 90 STUD WORK



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129 Wyllies rd, Riana 7316

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DRAWING TITLE
proposed floor plan

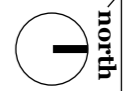
DOCUMENT PHASE
Planning application

CENTRAL COAST COUNCIL LAND USE PLANNING

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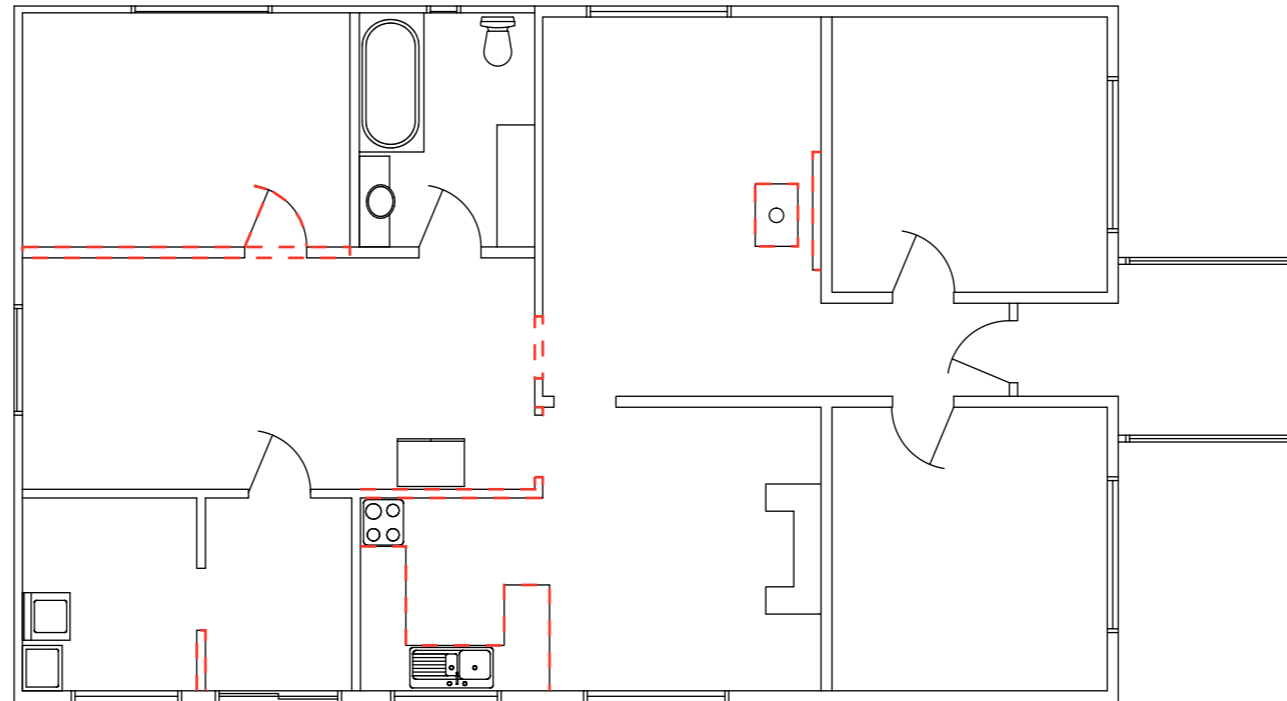
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proposed floor plan
Scale: 1 : 100

A04



--- REMOVE EXISTING

CENTRAL COAST COUNCIL
LAND USE PLANNING

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Demolition plan
 Scale: 1 : 100

DESIGNS

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Demolition plan

DOCUMENT PHASE
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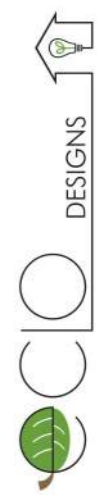
A05



1 North Elevation
Scale: 1 : 100



2 East Elevation
Scale: 1 : 100



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DRAWING TITLE
**Existing Elevations 1
& 2**

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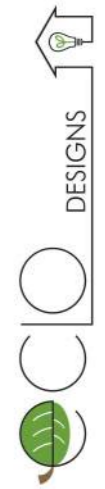
A0€



3 South Elevation
Scale: 1 : 100



4 West Elevation
Scale: 1 : 100



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DRAWING TITLE
**Existing Elevations 3
& 4**

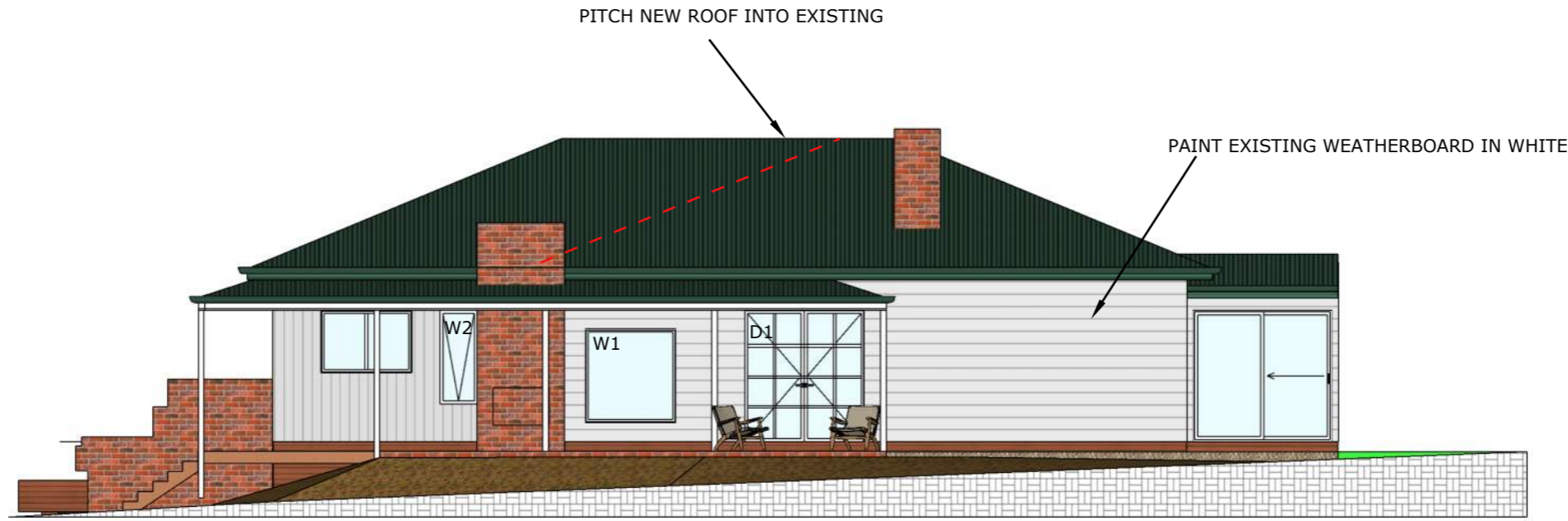
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Planning application

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A07

5801

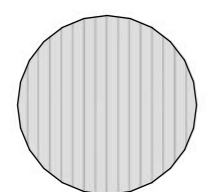


PITCH NEW ROOF INTO EXISTING

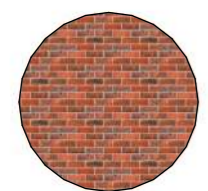
PAINT EXISTING WEATHERBOARD IN WHITE



NEW CUSTOM ORB ROOFING IN GREEN



AXON CLADDING IN WHITE



RECYCLED CHIMNEY BRICKS

1 North Elevation
Scale: 1 : 100

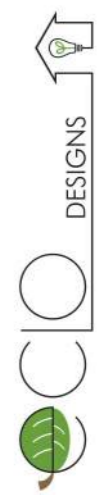
5801



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2 East Elevation
Scale: 1 : 100



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DRAWING TITLE
Proposed Elevations 1 & 2

DOCUMENT PHASE
Planning application

A0E



-  NEW CUSTOM ORB ROOFING IN GREEN
-  AXON CLADDING IN WHITE
-  RECYCLED CHIMNEY BRICKS

3 South Elevation
Scale: 1 : 100



4 West Elevation
Scale: 1 : 100

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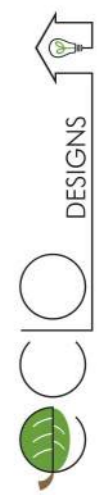
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DRAWING TITLE
Proposed Elevations 3 & 4

DOCUMENT PHASE
Planning application

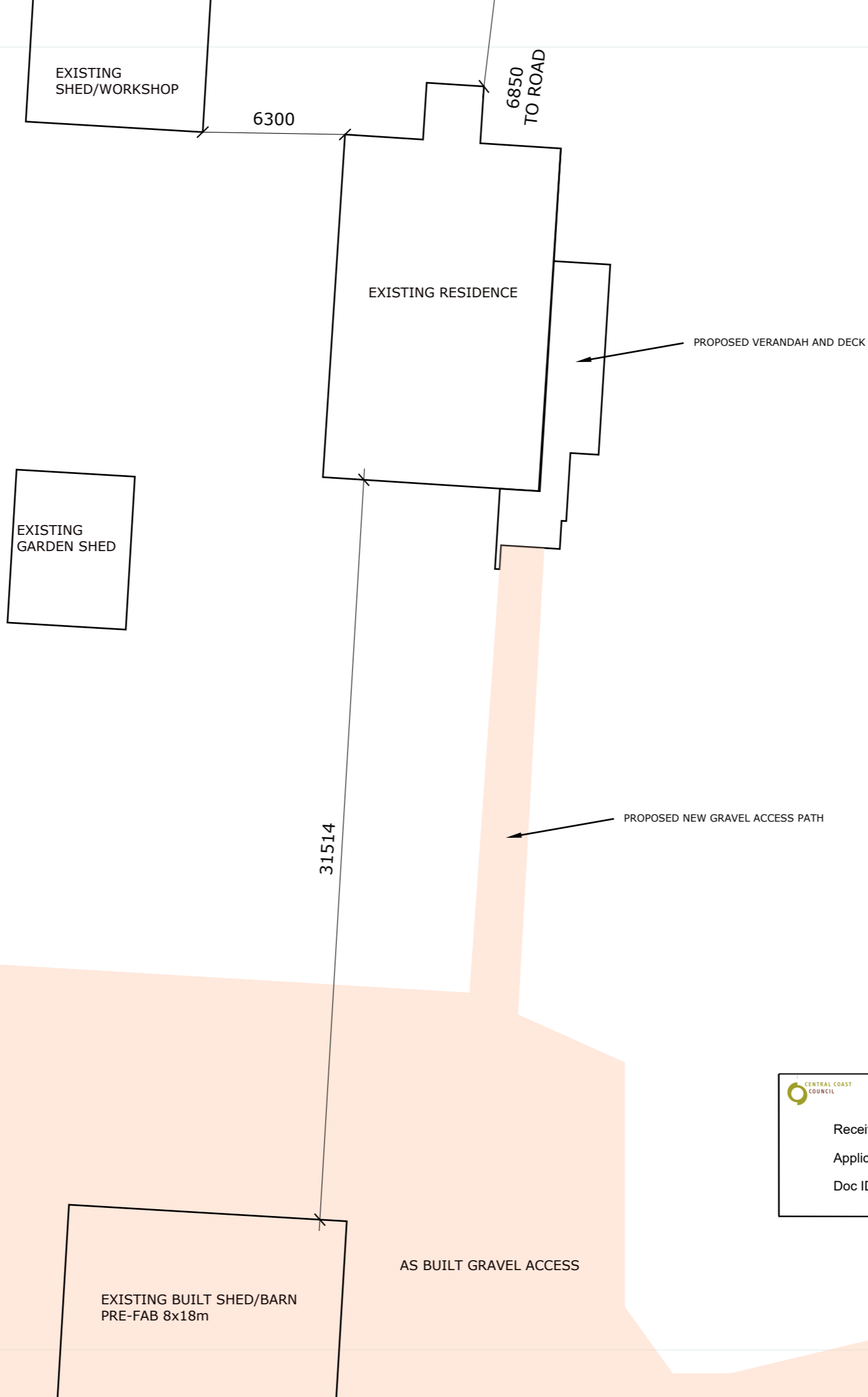


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A09

NOTES:

FINISHED GROUND LEVELS AROUND BUILDING TO BE MINIMUM 100mm BELOW GROUND FLOOR SLAB AND GRADE AWAY FROM BUILDING FOR A MINIMUM DISTANCE OF 1500mm



LEGEND

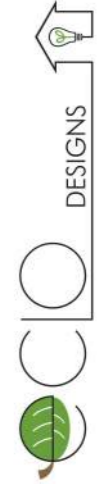
-  AREA OF CUT
-  AREA OF FILL
-  LEVEL BUILDING PAD AREA

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DRAWING TITLE
Setout Plan

DOCUMENT PHASE
Planning application

A1C

Setout Plan
Scale: 1 : 200

