
Application for Planning

S.57 Land Use Planning and Approvals Act 1993

The following application has been received:

Application No.: **DA2026033**

Location: **197 Penguin Road, West Ulverstone**

Proposal: **Residential - shed**

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 24 March 2026

Date of Notification: **7 March 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.auwww: 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:	17/02/2026
Application No:	DA2026033
Doc ID:	545399

Office use only:

Zone:

Permit Pathway – NPR/Permitted/Discretionary

Use or Development Site:

Site Address

197 Penguin Road, West Ulverstone

Certificate of
Title Reference

132008/2

Land Area

5.002ha

Heritage Listed Property

NO



YES

**Applicant(s)**

First Name(s)

-

Surname(s)

-

Company name
(if applicable)

Buildrite Construction & Civil Pty Ltd

Contact No:

6425 5992

Postal Address:

PO Box 346 Ulverstone TAS 7315

Email address:

info@buildritetas.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)

Helen

Middle Names(s)

Maree

Stanley (aka Ian)

Ian

Surname(s)

Emmett

Company name (if applicable)

Postal Address:

Refer to Agent

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

Residential

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).

New Shed

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

\$ 23,307.00 Estimate/ Actual

Total floor area of the development36.m²

Declaration of Notice to Landowner

If land is NOT in the applicant's ownership

I **Buildrite Construction & Civil Pty Ltd**, 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 *C Lunn*

Date 17-02-2026

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 Buildrite Construction & Civil Pty Ltd
 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 C Lunn Date 17-02-2026

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 132008	FOLIO 2
EDITION 3	DATE OF ISSUE 23-June-2023

	CENTRAL COAST COUNCIL LAND USE PLANNING
Received:	17/02/2026
Application No:	DA2026033
Doc ID:	545402

SEARCH DATE : 10-Feb-2026

SEARCH TIME : 01.25 pm

DESCRIPTION OF LAND

Parish of ASHWATER, Land District of DEVON
 Lot 2 on Sealed Plan [132008](#)
 Derivation : Part of Lot 327 Gtd. to J. Walker, Part of Lot 329 Gtd. to J. Walker
 Prior CTs [64880/2](#) and [117048/1](#)

SCHEDULE 1

[B570576](#), [C175176](#), [C175177](#) & [C382242](#) TRANSFER to HELEN MAREE EMMETT of ninety-nine undivided 1/100 shares and STANLEY IAN EMMETT of one undivided 1/100 share as tenants in common

SCHEDULE 2

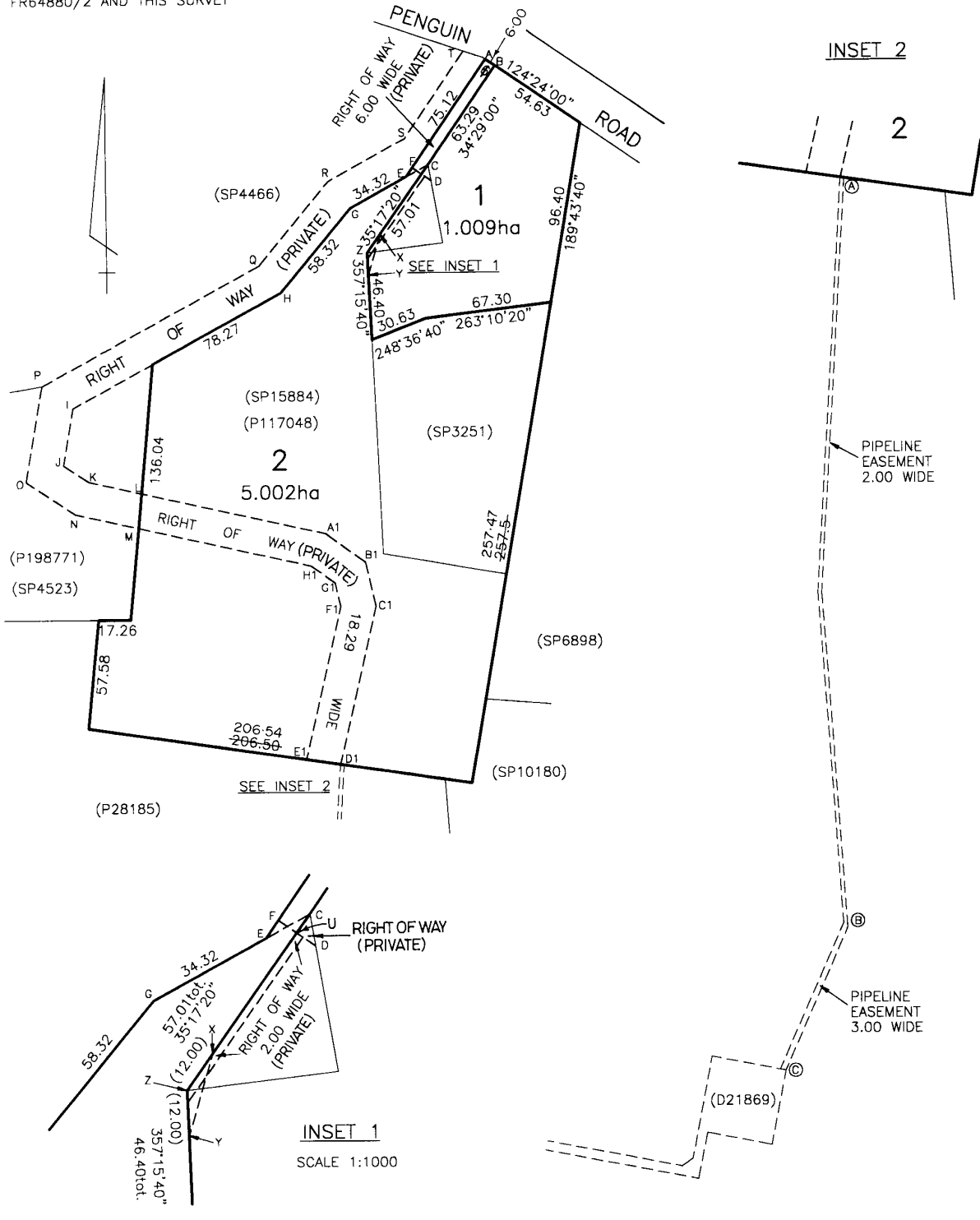
Reservations and conditions in the Crown Grant if any
 SP [64880](#) FENCING PROVISION in Schedule of Easements
 SP [132008](#) EASEMENTS in Schedule of Easements
 SP [4523](#) AND [15884](#) FENCING COVENANT in Schedule of Easements

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

<p>OWNER S.I. EMMETT & H.M. GOOLD A.J. BIRCHALL & C.S. CLEGG</p> <p>FOLIO REFERENCE FR117048/1 FR64880/2</p> <p>GRANTEE PART OF LOT 327, 500ACS, GRANTED TO JOHN WALKER</p>	<p>PLAN OF SURVEY</p> <p>BY SURVEYOR MR D.B. MILLER LESTER FRANKS & CO PTY LTD</p> <p>LOCATION LAND DISTRICT OF DEVON PARISH OF ASHWATER</p> <p>SCALE 1:2000 LENGTHS IN METRES</p>	<p>Registered Number SP 132008</p> <p>APPROVED 27 JUL 1999 EFFECTIVE FROM</p> <p><i>M. J. ...</i> Recorder of Titles</p>	
<p>MAPSHEET MUNICIPAL CODE No. 104 (4244-32)</p>	<p>LAST UPI No. 6300600 6300599</p>	<p>LAST PLAN No. SP64880 P117048 SP3251</p>	<p>ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN</p>

LOT 2 IS COMPILED FROM FR117048/1
FR64880/2 AND THIS SURVEY



CENTRAL COAST COUNCIL LAND USE PLANNING	
Received:	17/02/2026
Application No:	DA2026033
Doc ID:	545404

SCHEDULE OF EASEMENTS	REGISTERED NUMBER
NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	SP1 32008

PAGE 1 OF 3 PAGE/S

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:

Lot 2 is:

1. Together With a right of carriageway over the "Right of Way (~~Private~~) ^{PRIVATE} 2.00 Wide" shown on the Plan.
2. Together With a Power Line Right over the strip of land marked X.Y.Z. on the Plan.
3. Together With a right of carriageway over the "Right of Way (Private)" marked A.E.G.H.I.J.K.L.M.N.O.P.Q.R.S.T. on the Plan.
4. Together With the pipeline easement created by Grant of Easement No. 61/1162 and made between Preben Villy Scott and Inge Alice Scott (hereafter called "the Grantor") and Graeme Roy Dean and Patricia Margaret Dean (hereafter called "the Grantee") as follows:-
Together With the full and free right and liberty at all times to use the Pipeline Easement 2.00 wide marked A.B. hereon for the purpose of conveying water from the Ulverstone Municipal Council Water Easement marked Pipeline Easement B.C. hereon;
 The full free and unrestricted right and liberty from time to time and at all times hereafter to break the surface of dig open up and use the said Pipeline Easement marked A.B. for the purpose of laying down fixing taking up repairing relaying or examining the pipe therein and of using and maintaining such pipes provided that the Grantee will restore the Grantor's land to the same condition as prior to any excavation;
 And for all or any of such purposes as aforesaid full free and unrestricted liberty of entry egress and regress from time to time and at all times hereafter through over across or along the said Pipeline Easement marked A.B. and such parts of the land comprised in Conveyance No. 59/9162 (hereafter called "the servient tenement") immediately contiguous thereto as shall be reasonably necessary to enable the Grantee to enjoy the rights and liberties hereby granted;

J.H. Emmett

J.H. Emmett

J.H. Emmett

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: S.I. & H.M. Emmett FOLIO REF: 64880/2 117048/1 SOLICITOR & REFERENCE: N.G. Day D/981002	PLAN SEALED BY: Central Coast Council DATE: 26 APRIL 1999 SUB 98910 REF NO. <i>Signature</i> Council Delegate
NOTE: The Council Delegate must sign the Certificate for the purposes of identification.	

<p>ANNEXURE TO SCHEDULE OF EASEMENTS</p> <p>PAGE 2 OF 3 PAGE/S</p>	<p>Registered Number</p> <p>SP 132008</p>
<p>SUBDIVIDER: S.I. & H.M. Emmett FOLIO REFERENCE: 64880/2 117048/1</p>	

All pipes shall be laid at a depth of 0.3048 metres at least under the surface of the Pipeline Easement to the intent that the same shall not interfere with the farming operations of the Grantor;

The Grantee shall in exercising all or any of their rights hereunder cause as little as damage as possible to the servient tenement and to the crops for the time being thereon and shall restore the surface of the soil thereof as nearly as possible to its condition prior to the execution of any works by the Grantee hereunder;

That the expression "the Grantor" and "the Grantee" shall include the said Preben Villy Scott and Inge Alice Scott and the said Graeme Roy Dean and Patricia Margaret Dean and their respective personal representatives and assigns or the owner or owners for the time being of the servient tenement and the said land within described respectively ^(PRIVATE)

5. Subject To a right of carriageway over the "Right of Way 6.00 Wide" marked A.B.C.D.F. on the Plan appurtenant to Lot 1.
6. Subject To a right of carriage way over the "Right of Way 6.00 Wide" marked A.B.C.E. on the Plan appurtenant to the land remaining in Certificate of Title Volume 3310 Folio 74 after excluding Lot 1 on Sealed Plan 15884 and Lot 14 on Sealed Plan 4466 and the balance of the land comprised in Conveyance No. 40/7284 after excepting thereout the land comprised in Certificate of Title Volume 3310 Folio 74. ^(PRIVATE)
7. Subject To a right of carriageway over the "Right of Way 18.29 Wide" marked L.A₁, B₁, C₁, D₁, E₁, F₁, G₁, H₁, M. on the Plan appurtenant to the balance of the land comprised in Conveyance No. 40/7284 after excepting thereout the land comprised in Certificate of Title Volume 3310 Folio 74. ^(PRIVATE)

Lot 1 is:

1. Subject To a right of carriageway over the "Right of Way ^(PRIVATE) 2.00 Wide" shown on the Plan appurtenant to Lot 2.
2. Subject To a Power Line Right over the strip of land marked X.Y.Z. on the Plan appurtenant to Lot 2.
3. Together With a right of carriageway over the "Right of Way 6.00 Wide" marked A.B.C.^(PRIVATE) D.^U E.F. on the Plan.

NOTE: See Page 3 for additional easements

DEFINITIONS:

"Power Line Right" is the right to:-

- (a) erect poles and affix wires thereto and the right to lay electrical cable for the purpose of conveying electricity in, over, along or through the strip of land;
- (b) from time to time and at all times to enter into and upon the strip of land with or without machinery to inspect, repair, replace, cleanse and amend any such poles, wires or electrical cable without doing unnecessary damage to the strip of land and making good any damage caused to the strip of land thereby.

No other easements, covenants or profits a prendre are hereby created to benefit or burden the Lots shown on the Plan.

S.I. Emmett

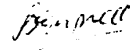
H.M. Emmett

H.M. Emmett

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.

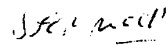
<p>ANNEXURE TO SCHEDULE OF EASEMENTS</p> <p>PAGE 3 OF 3 PAGE/S</p>	<p>Registered Number</p> <p>SP 132008</p>
<p>SUBDIVIDER: S.I. & H.M. Emmett FOLIO REFERENCE: 64880/2 117048/1</p>	

Signed by Stanley Ian Emmett the registered proprietor
of the land comprised in folio of the Register Volume 64880
Folio 2 in the presence of:)




Stanley I Emmett
Solicitor
Hobart

Signed by Stanley Ian Emmett and Helen Maree Emmett
the registered proprietors of the land comprised in folios of
the Register Volume 117048 Folio 1 in the presence of:)



Stanley I Emmett
Solicitor
Hobart

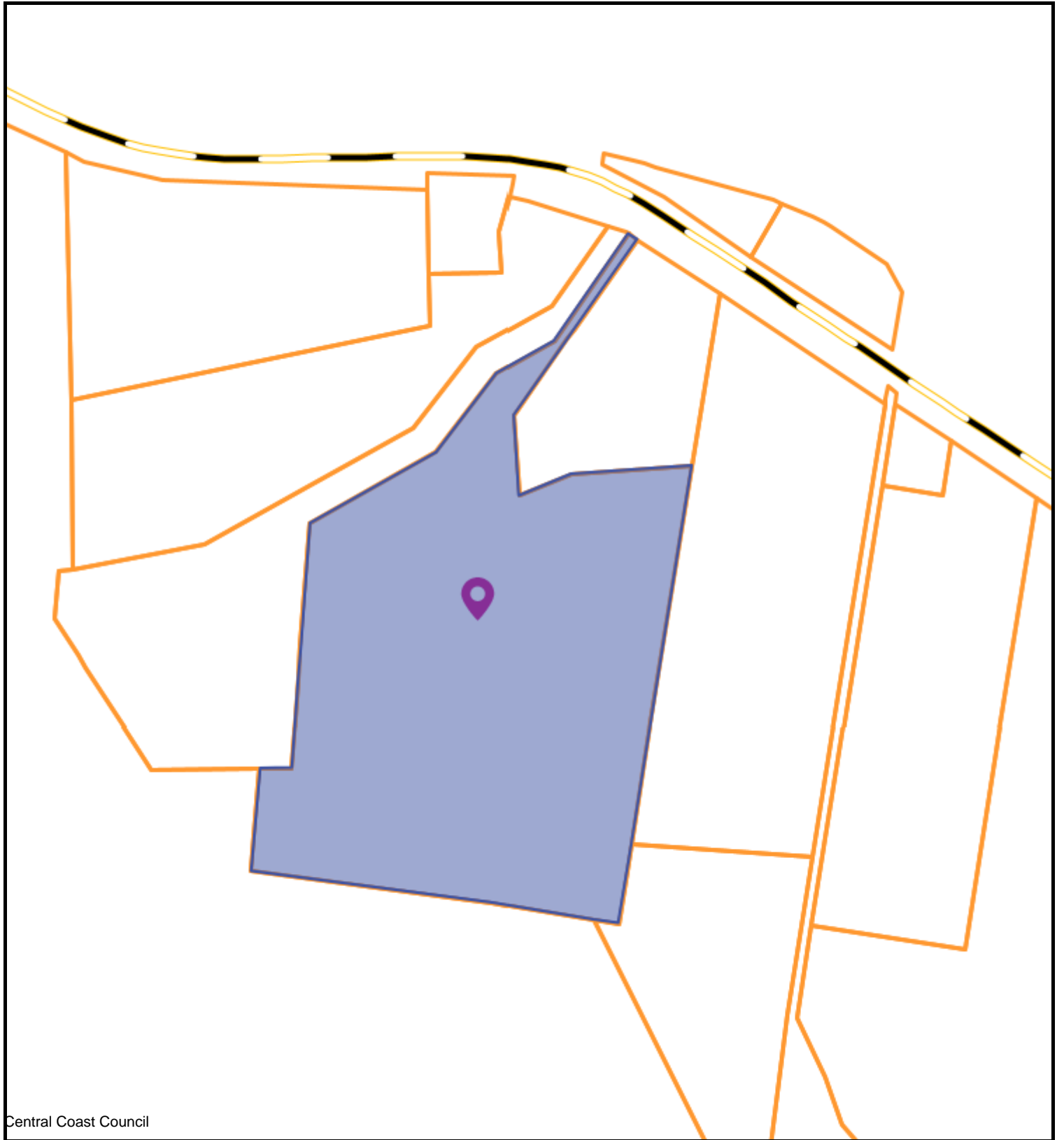


SIGNED for and on behalf of
COMMONWEALTH BANK OF AUSTRALIA
by its duly constituted Attorney
CHRISTINE ANNE GLATER
~~ASSISTANT MANAGER~~ CONVEYANCING
under Power of Attorney No. 69/5657
who hereby certifies that he has
received no notice of revocation
of the said Power and in the
presence of: 



LOT 2 is Together with a Right of Carriageway over the Right of Way (Private) marked CUD on the Plan.
LOT 1 is Subject to a Right of Carriageway (appurtenant to Lot 2 on the Plan) over the Right of Way
(Private) marked CUD on the Plan.

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.



Central Coast Council



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



5-Mar-2026

**197 PENGUIN ROAD,
 WEST ULVERSTONE
 DA2026033**

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.

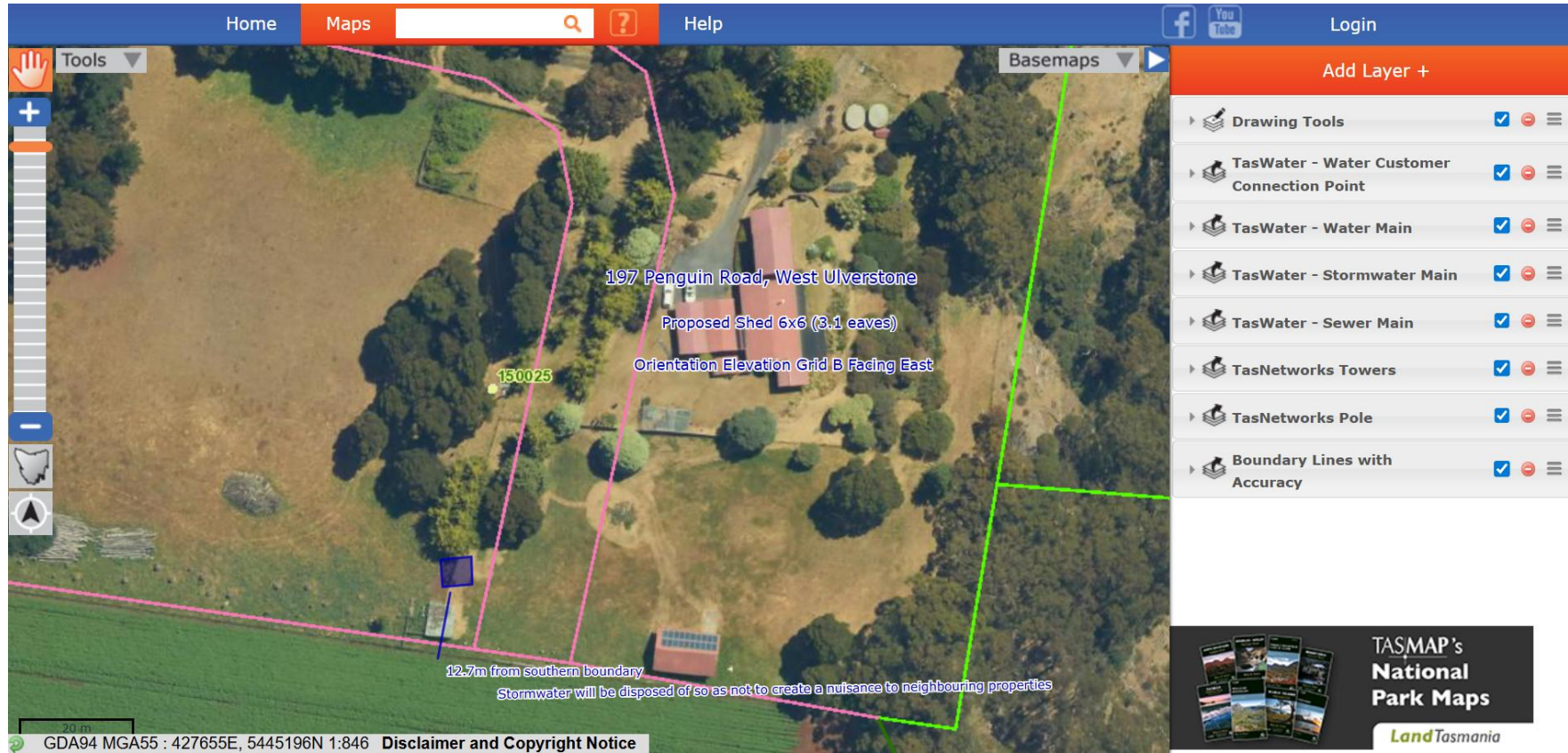
Disclaimer

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.

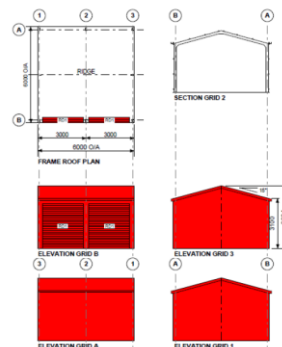
© The List 2025.
 © Central Coast Council 2025.


50 m

Scale =
1:2940.840



Stormwater will be directed away from structure roof so as to not create a nuisance to neighbouring properties



	CENTRAL COAST COUNCIL LAND USE PLANNING
Received:	17/02/2026
Application No:	DA2026033
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Copyright 2026
Lysaght Building
Solutions Pty Ltd
trading as RANBUILD

CLADDING

ITEM	PROFILE (min)	FINISH	COLOUR
ROOF	CUSTOM ORB 0.42 BMT	CB	AA
WALLS	TRIMDEK 0.42 BMT	CB	AA
CORNERS	-	CB	AA
BARGE	-	CB	AA
GUTTER	HI-QUAD	CB	AA

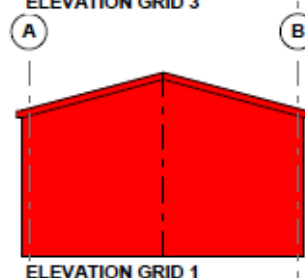
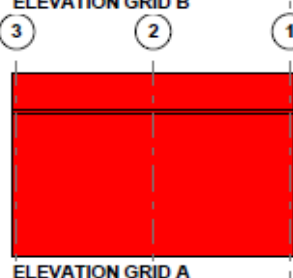
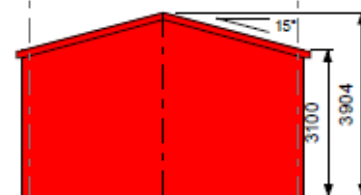
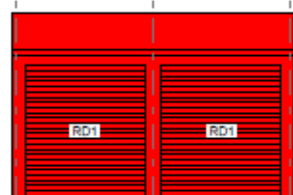
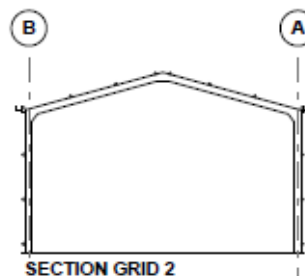
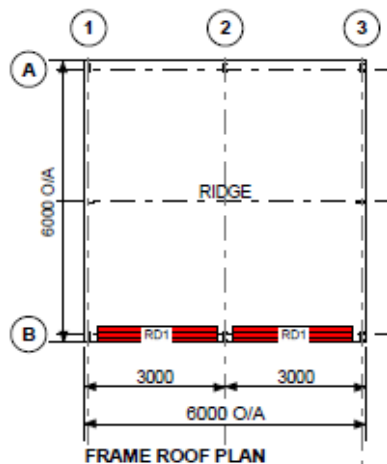
0.35bmt=0.40tct; 0.42bmt=0.47tct; 0.48bmt=0.53tct

ACCESSORY SCHEDULE & LEGEND

QTY	MARK	DESCRIPTION
2	RD1	Steel-Line R.D. Manual "A", 2700 high x 2550 wide Clear Opening C/B

ARCHITECTURAL DRAWING ONLY, NOT FOR CONSTRUCTION USE

CLIENT Ian Emmett			
SITE 197 Penguin Road WEST ULVERSTONE TAS 7315			
BUILDING DELUXE 6000 SPAN x 3100 EAVE x 6000 LONG			
TITLE FLOOR PLAN & ELEVATION			
SCALE A4 SHEET 1:125	DRAWING NUMBER BURN04-2235	REV A	PAGE 1/1



Property Details:

Location: 197 Penguin Road, West Ulverstone
Proposal: Residential Shed
Use Class: Residential
Zoning: Rural Living
Title Reference: 132008-2

The proposed 6 x 6 x 3.1 shed, placed approximately 12.17m from southern boundary on an area of relatively flat terrain.

The addition of the shed will integrate seamlessly with the existing topography and cause no nuisance or loss of amenity to neighboring properties.

The total land size is 50020m² and therefore provides ample space to accommodate a new 36m² shed without affecting the overall coverage of buildings on site.

There is to be no vegetation removed as a result of the proposed new shed.

The proposed site has ample capacity for stormwater management so as not to create a nuisance to neighboring properties.

Kind regards,
BUILDRITE Construction & Project Management | Ranbuild

17 February 2026