
Application for Planning

S.57 Land Use Planning and Approvals Act 1993

The following application has been received:

Application No.: **DA2026063**

Location: **16 & 18 Trevor Street, Ulverstone**

Proposal: **Subdivision – boundary reconfiguration**

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 20 April 2026

Date of Notification: 1 April 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
www: centralcoast.tas.gov.au



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

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

Use or Development Site:

Site Address 16-18 Trevor Street, Ulverstone

Certificate of Title Reference CT 77462-3 & CT 105820-8

Land Area 2713m2 Heritage Listed Property NO YES

Applicant(s)

First Name(s) Surname(s)

Company name (if applicable) Michell Hodgetts Surveyors - Agent acting on behalf of the owner Contact No: 6424 5144

Postal Address: PO Box 712, Devonport 7310

Email address: mhasurv@bigpond.net.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) Jamie
Melinda
Christopher
Debbie Middle Names(s) Scott
Emma
William
Joy

Surname(s) Smith
Bonney
Jeffrey
Jeffrey Company name (if applicable)

Postal Address: C/- PO Box 3130, 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

Light Industrial

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 subdivision/boundary adjustment to formalise existing boundary

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

\$..... Estimate/ Actual

Total floor area of the developmentm²

Declaration of Notice to Landowner

If land is NOT in the applicant's ownership

I John Turnbull of Michell Hodgetts Surveyors, 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 17/03/2026

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

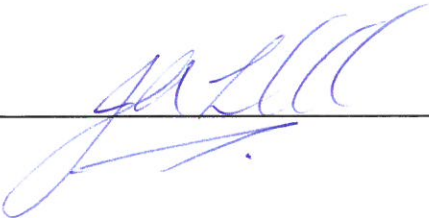
responsible for the land, consent to the making of this permit application.

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 John Turnbull of Michell Hodgetts Surveyors Agent acting on behalf of the owners 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 17/03/2026

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 105820	FOLIO 8
EDITION 6	DATE OF ISSUE 03-Sept-2014

SEARCH DATE : 17-Mar-2026

SEARCH TIME : 10.53 am

DESCRIPTION OF LAND

Town of ULVERSTONE

Lot 8 on Sealed Plan [105820](#)

Derivation : Part of Lot 350 Gtd to J.Thompson & ors

Prior CT [3134/71](#)

SCHEDULE 1

[C761075](#) TRANSFER to JAMIE SCOTT SMITH and MELINDA EMMA BONNEY
Registered 11-Jan-2007 at 12.01 pm

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

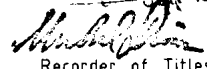
[SP105820](#) FENCING PROVISION in Schedule of Easements

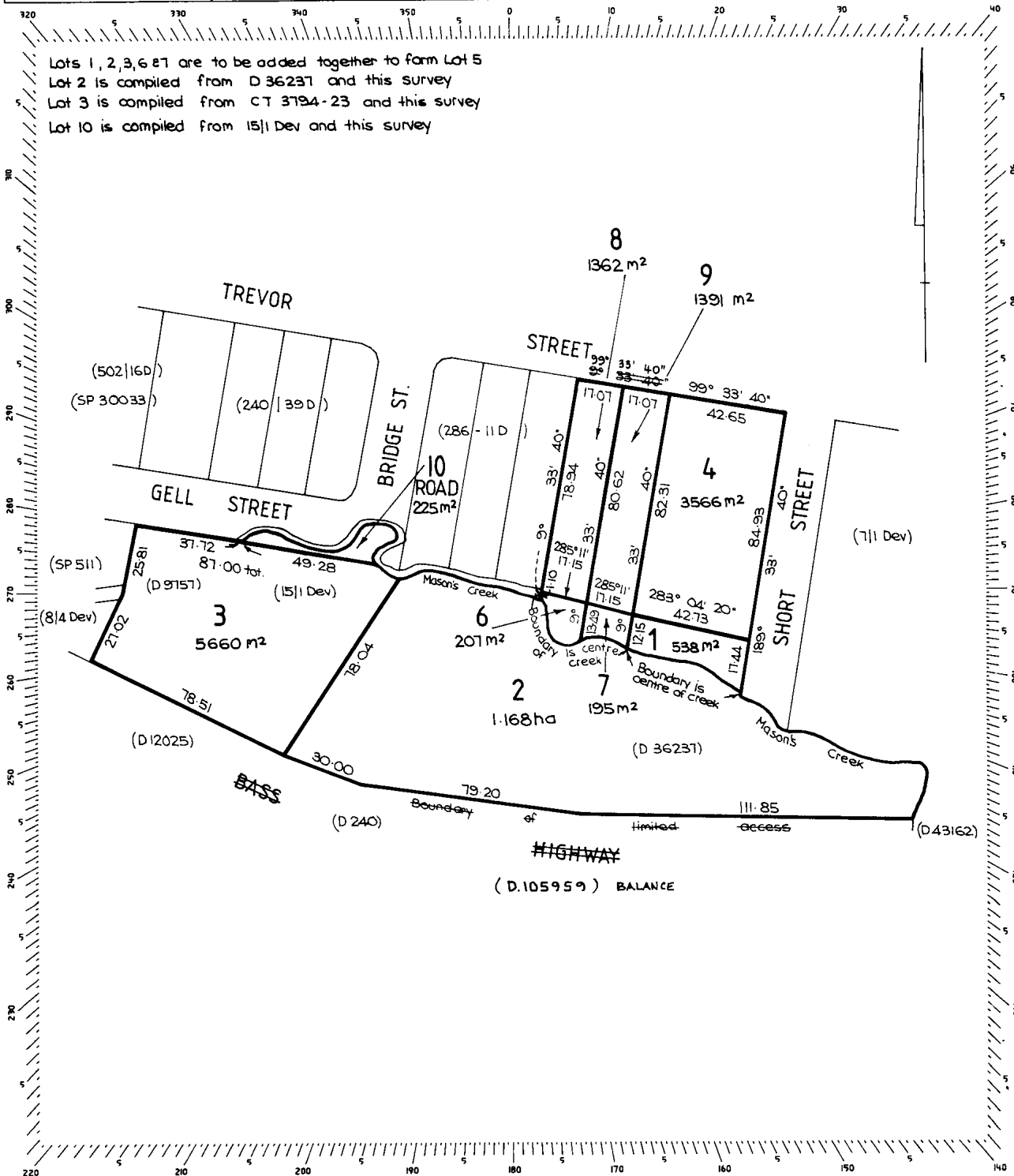
[A19842](#) FENCING CONDITION in Transfer

[D140618](#) MORTGAGE to Bendigo and Adelaide Bank Limited
Registered 03-Sept-2014 at 12.01 pm

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

OWNER Jonel Pty Ltd G.B. Kent P/L.		D.C. Long L.H. Yaxley		<p align="center">PLAN OF SURVEY</p> BY SURVEYOR MR J.M. BAMFORD LESTER, FRANKS & CO. PTY. LTD. LOCATION <p align="center">TOWN OF ULVERSTONE</p> SCALE 1: 1500 LENGTHS IN METRES	REGISTERED NUMBER <p align="center">SP 105820</p>
FOLIO REFERENCE CT 3194-23 CT 3134-71 CT 2494-43 CT 3134-72 C.T. 36237-1		GRANTEE Whole of Lot 32144, 1a Or 2p, granted to Lewis Alfred Symons and Part of Lot 350, 630 Ac, granted to John Thompson, Frederick Maitland Innes and Adye Douglas.			APPROVED EFFECTIVE FROM 6/11/1993...  Recorder of Titles
STATE MUNICIPAL CODE No. 63	LAST UPI No. 3205, 3206, 4224 - 3207 & 3195	LAST SURVEY PLAN No. D 36237, 286/11D, 15/100	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN		



SEARCH OF TORRENS TITLE

VOLUME 77462	FOLIO 3
EDITION 4	DATE OF ISSUE 16-Dec-2025

SEARCH DATE : 17-Mar-2026

SEARCH TIME : 10.53 am

DESCRIPTION OF LAND

Town of ULVERSTONE

Lot 3 on Diagram 77462 (formerly being 286-11D)

Derivation : Part of Lot 350 Gtd. to J. Thompson & Ors.

Prior CT 3134/73

SCHEDULE 1

B907299 TRANSFER to CHRISTOPHER WILLIAM JEFFREY and DEBBIE JOY JEFFREY Registered 14-Nov-1995 at 12.01 pm

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

A20262 FENCING CONDITION in Transfer

B905992 MORTGAGE to Westpac Banking Corporation Registered 14-Nov-1995 at 12.02 pm

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

No. 182

The Common Seal of the Warden, Councillors and Directors of the Municipality of Ulverstone have been hereunto affixed in the presence of us this 12th day of March, 1951, in pursuance of authorisation given at a meeting of the Council held on the 19th day of March, 1951.

Warden *H. H. Goddard*

Councillor *H. H. Goddard*

Council *H. H. Goddard*

DIAGRAM

FROM ACTUAL SURVY

D 286 / 11

REGISTERED NUMBER
77462

COUNTY OF DEVON

PARISH OF ABBOTSHAM

No. OF APPLICATION

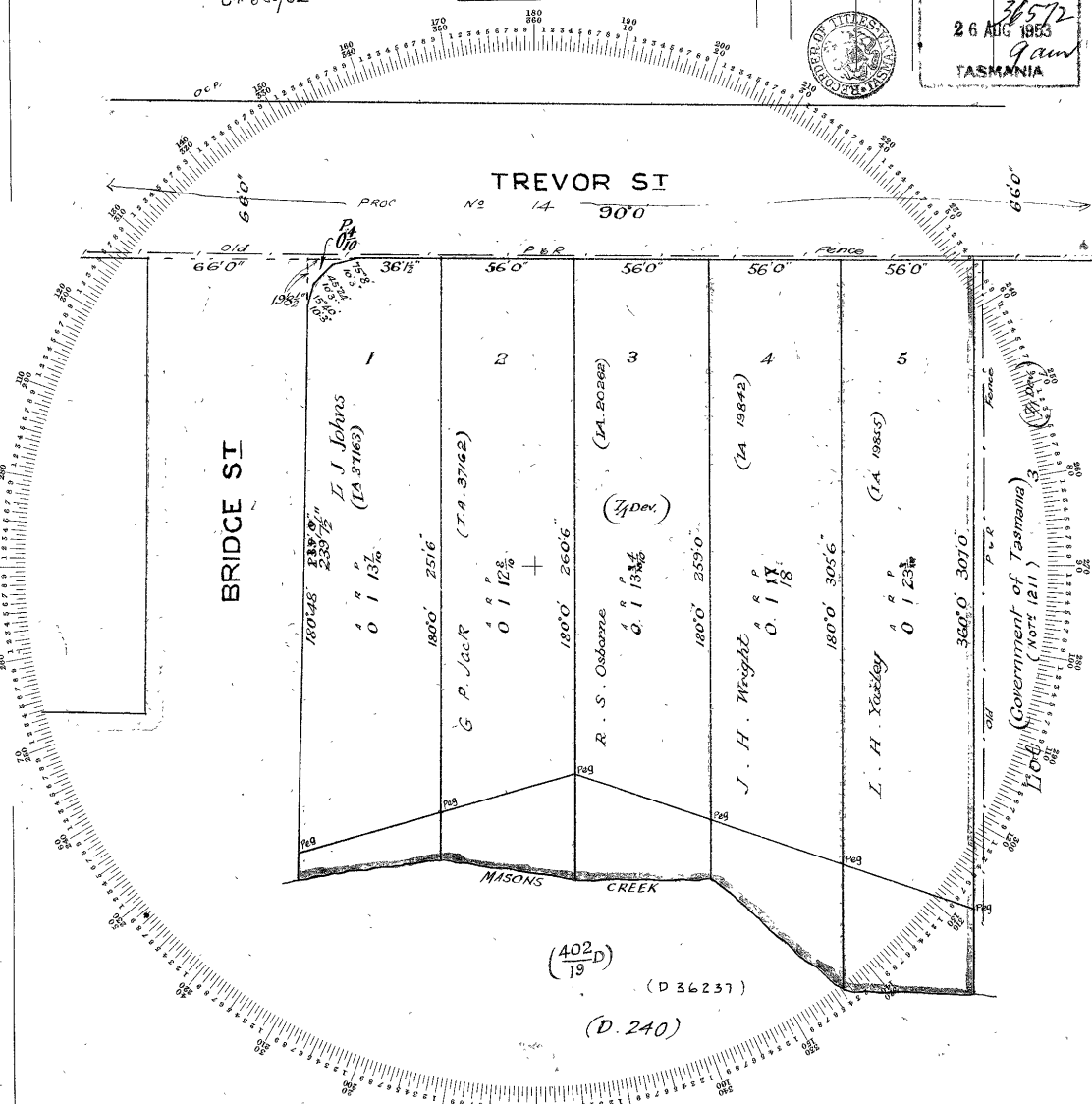
International Cannery Pty Ltd
Scale 40 FT to an inch
GT 620/62

SEC. N.

REFERENCE TO CORNERS

BEARING	DISTANCE IN LINKS	FROM
		H. H. Goddard (Ulverstone)
		LANDS TITLE OFFICE
		26 AUG 1953
		9aw
		TASMANIA

NO INFORMATION TO BE WRITTEN WITHIN THIS SPACE



To be filled in by Surveyor

- Date of Instructions
- Survey commenced
- Survey finished 9 3 51
- Error of close in
- Plotted by *[Signature]*
- Examined as to boundaries *[Signature]*
- Mathematically checked *[Signature]*
- Entered on Card by

I, Charles Kingston Goddard of Ulverstone Registered Surveyor, of Tasmania, do hereby certify that this plan has been made from surveys executed by me or under my own personal supervision, inspection, and field check, and that both plan and survey are correct, and have been made in accordance with the Land Surveyors' By-Law No. 2, dated 3rd July, 1946.

[Signature]
Authorised Surveyor.

Dated this 12th day of March, 1951

SP105820



SCHEDULE OF EASEMENTS

NOTE:—The Town Clerk or Council Clerk must sign the certificate on the back page for the purpose of identification.

The Schedule must be signed by the owners and mortgagees of the land affected. Signatures should be attested.

EASEMENTS AND PROFITS

Each lot on the plan is together with:—

- (1) such rights of drainage over the drainage easements shewn 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 à prendre described hereunder.

Each lot on the plan is subject to:—

- (1) such rights of drainage over the drainage easements shewn 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 à prendre described hereunder.

The direction of the flow of water through the drainage easements shewn on the plan is indicated by arrows.

NO PROFITS A PRENDRE ARE CREATED TO BENEFIT OR BURDEN THE LAND SHOWN ON THE SAID PLAN

COVENANTS: FENCING PROVISION In respect of the Lots on the plan

- 1. The Vendors being the registered proprietors of each of the Lots herein shall not be required to fence.

THERE ARE NO OTHER COVENANTS, EASEMENTS OR PROFITS A PRENDRE INTENDED TO BENEFIT OR BURDEN THE SAID LAND

SIGNED by DAVID CLIVE LONG)
 the registered proprietor of)
 the land comprised in)
 Certificate of Title Volume)
 3134 Folio 71 in the presence)
 of:)

D. Clive Long

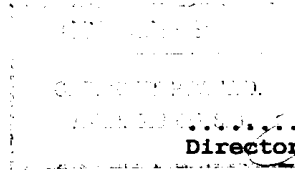
J.M. Beuchambers
 SOLICITOR'S CLERK
 ULVERSTONE

SIGNED by LAURENCE HAROLD)
 YAXLEY the registered)
 proprietor of the land)
 comprised in Certificate of)
 Title Volume 3134 Folio 72 in)
 the presence of:)

L. H. Yaxley

[Signature]
 Town Clerk
 Ulverstone

THE COMMON SEAL of G.B. KENT)
 PTY.LTD. the registered)
 proprietor of the land)
 comprised in Certificate of)
 Title Volume 2494 Folio 43)
 was hereunto affixed in the)
 presence of:)

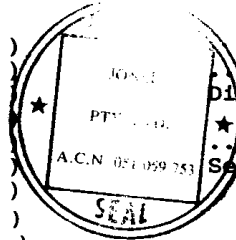


.....
 Director

.....
 Secretary

[Handwritten signature]
P. Kent

THE COMMON SEAL of JONEL PTY.)
 LTD. the registered)
 proprietor of land comprised)
 in Certificate of Title)
 Volume 3794 Folio 23 was)
 hereunto affixed in the)
 presence of:)
 and Lot 1 on Survey Diagram)
 D36237 was hereunto affixed in)
 the presence of:)



.....
 Director

.....
 Secretary

[Handwritten signature]
[Handwritten signature]

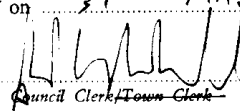
This is the schedule of easements attached to the plan of DAVID CLIVE LONG, LAURENCE
(Insert Subdivider's Full Name)

HAROLD YAXLEY, G.B. KENT PTY. LTD. AND affecting land in
JONEL PTY. LTD.

CERTIFICATES OF TITLE 3794-23, 2494-43, 3134-71 & 3134-72
(Insert Title Reference)

Sealed by THE WARREN, COUNCILLORS AND ELECTORS OF
THE MUNICIPALITY OF CENTRAL COAST. on 31st MAY, 1993

Solicitor's Reference


Council Clerk/Town Clerk

OS A 3134



Central Coast Council



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



30-Mar-2026

**16 & 18 TREVOR STREET,
 ULVERSTONE
 DA2026063**

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

MICHELL HODGETTS SURVEYORS

A.C.N. 109 596 152

AUTHORISED SURVEYORS

DEVONPORT – WYNYARD – SMITHTON – LAUNCESTON – SCOTTSDALE

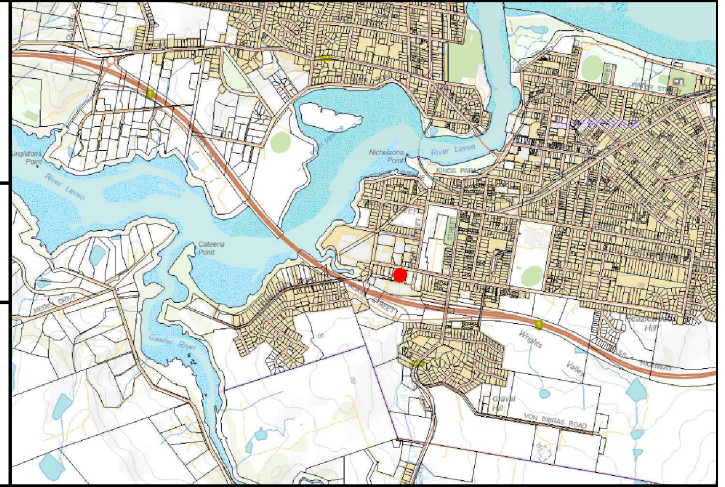
P.O. Box 712 , Devonport 7310

AUSDOC DX 70346 , Devonport

E.Mail : mhasurv@bigpond.net.au

Telephone (03) 6424 5144

Fax (03) 6423 4090



PROPOSED BOUNDARY AMENDMENT

16 & 18 Trevor Street, Ulverstone

C.W. & D.J. Jeffrey, J.S. Smith & M.E. Bonney,

LOCATION PLAN

ULVERSTONE



This plan has been prepared only for the purpose of obtaining subdivision approval from the local planning authority & the information shown hereon should be used for no other purpose.

All dimensions & areas subject to final survey .

All measurements are in metres .



Drawing No.

226031

Drawn : J.A.T

Scale : 1:400(A3)

Date : 12/03/26

Paul Hodgetts – registered land surveyor

MICHELL HODGETTS SURVEYORS

A.C.N. 109 596 152

AUTHORISED SURVEYORS

DEVONPORT – WYNYARD – SMITHTON – LAUNCESTON – SCOTTSDALE

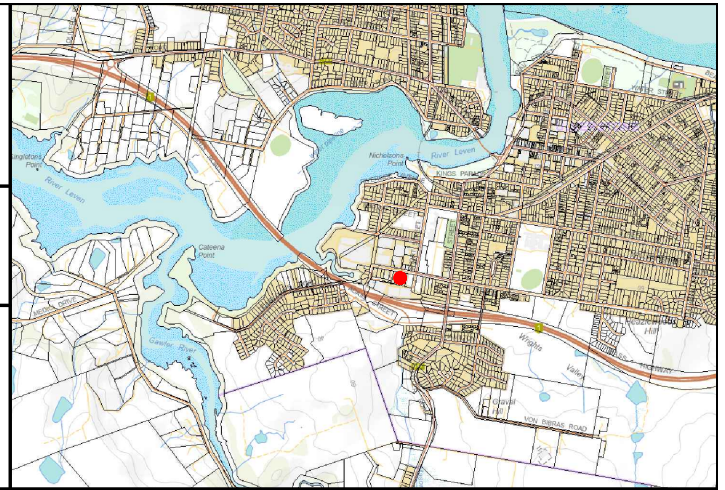
P.O. Box 712 , Devonport 7310

AUSDOC DX 70346 , Devonport

E.Mail : mhasurv@bigpond.net.au

Telephone (03) 6424 5144

Fax (03) 6423 4090



PROPOSED BOUNDARY AMENDMENT

16 & 18 Trevor Street, Ulverstone

C.W. & D.J. Jeffrey, J.S. Smith & M.E. Bonney,

LOCATION PLAN

ULVERSTONE



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Drawing No.

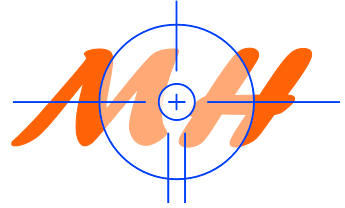
226031

Drawn : J.A.T

Scale : 1:400(A3)

Date : 12/03/26

Paul Hodgetts – registered land surveyor



Application for Planning Permit

PROPOSED SUBDIVISION

In the

LIGHT INDUSTRIAL ZONE

16-18 Trevor Street, Ulverstone

Supporting Documentation

March 2026

IMPORTANT DETAILS

This document has been prepared for the sole use of the client and for a specific purpose, as expressly stated in the document. Michell Hodgetts Surveyors undertakes no duty nor accepts any responsibility to any third party not being the intended recipient of this document. The information contained in this document has been carefully compiled based on the clients' requirements. Michell Hodgetts Surveyors may have relied on information provided by the client and/or other external parties to prepare this document, some of which may not have been verified. Subject to the above conditions, Michell Hodgetts Surveyors recommends this document should only be transmitted, reproduced or disseminated in its entirety.

Engagement & Invoicing Directions

Michell Hodgetts Surveyors (the Agent, acting as the Applicant) have been engaged by the owner (the Permit Holder) to prepare documentation for a planning permit for a Proposed Subdivision located on land known as **16-18 Trevor Street, Ulverstone**. Any Permit issued is affixed to land and not an individual.

The services rendered by the Applicant are strictly limited to the preparation of documentation in order to obtain planning permissions only. The Applicant is not to be considered as the "permit holder" as part of any permit condition issued by any Authority and is not responsible for any costs incurred through a Permit Holder enacting a permit condition. All costs and invoices associated with this use or development is borne of the Permit Holder only.

In such circumstances where the primary Permit Holder named above sells land or otherwise relinquishes the land; the new permit holder is the party responsible for all costs and invoices incurred by enacting any permit issued that is affixed to the land.

In granting any permit or consent for this development the issuing or consenting Authority hereby agree and are bound to the terms listed above.

This report has been prepared in support of a proposed subdivision/Boundary Amendment of CT 105820-8 & CT 77462-3 on behalf of the CW & DJ Jeffrey, JS Smith & ME Bonney. The purpose of the subdivision/Boundary Amendment is to adhere 430m² to CT 105820-8 to allow extra space for the current operations carried out at 18 Trevor Street, Ulverstone.

18.0 Light Industrial Zone

18.5 Development Standards for Subdivision

18.5.1 Lot design

P1

There is no expectation to change the current use of existing properties.

It is proposed that Lot 1 is to be 1792m² and Lot 2 is to be 921m².

P2

There is no change to the existing frontage and connection to Trevor Street.

A3

There is no expectation to change the current use of existing properties and both lots have existing access to Trevor Street.

18.5.2 Services

A1

There is no change to the existing water supply service and connections.

A2

There is no change to the existing sewerage system services and connections.

A3

There is no change to the existing stormwater system services and connections.

Conclusion

This supporting documentation demonstrates that the proposal of a **Subdivision/Boundary Amendment** supports and furthers the Planning Scheme aims and objectives, relevant Clauses and Schedules as set out for development within the **Light Industrial Zone**.

Where the proposal does not comply with the Acceptable Solution (AS) it has been demonstrated that the Performance Criteria (PC) are satisfied and there is not an unreasonable loss of amenity as a consequence of this proposal. Therefore, Council is requested to exercise its discretionary powers in relation to this development.

With the above in mind, a planning permit for a **16-18 Trevor Street, Ulverstone** is respectfully sought from the Planning Authority.

