

NOTICE OF PROPOSED DEVELOPMENT

Notice is hereby given that an application has been made for planning approval under the Land Use Planning and Approvals Act 1993, for the following development(s):

NUMBER:	DA 96 / 2025
ADDRESS:	189 White Beach Road, White Beach (CT 186689/2)
DESCRIPTION:	Residential – Construction of a Dwelling

All plans and documents submitted with the application can be inspected at the Tasman Council Office, Monday to Friday from 8:30am to 4:30pm. In addition to the statutory requirements, some documents, relevant to the assessment of the application are available on the council website by following this link:

<https://tasman.tas.gov.au/advertised-applications/>, by using the QR Code below, or they are available in hard copy upon request by calling Council on (03) 6250 9200 or email tasman@tasman.tas.gov.au during the period for which representations may be made, until **10 December 2025**.

Any person may make a representation relating to the application. Representations are to be made in writing addressed to the General Manager, Tasman Council, 1713 Main Road, Nubeena TAS 7184 or by email to tasman@tasman.tas.gov.au and will be received no later than **10 December 2025**. Late representations will not be considered.



A handwritten signature in black ink, appearing to read 'Blake Repine'.

Blake Repine
General Manager
Date: 27 November 2025

DA 96 / 2025, 189 White Beach Road, White Beach (CT 186689/2) – The relevant plans and documents can be inspected at the Council Offices at 1713 Main Road, Nubeena during normal office hours, or the plans may be viewed on Council's website at www.tasman.tas.gov.au until the date representations close 10 December 2025.

The below image was sourced from The List: <https://maps.thelist.tas.gov.au/listmap/app/list/map>



Application for Planning Permit

The personal information requested on this form is being collected by council for purpose set out in the title of the form. The personal information will be used solely by council for the primary purpose or directly related purposes. The applicant understands that personal information is provided for the above mentioned function and that he/she may apply to council for access to and/or amendment of the information. If an application is made under Section 57 of the Land Use Planning and Approvals Act 1993, a copy of the lodgement documents must be made available for any person to inspect during public notification. Please note that any information, reports and plans submitted with an application are treated as public documents and may be reproduced for representors, referral authorities and any other persons/bodies interested in the proposal.

Requests for access or correction should be made to Tasman Council's Customer Service Officer.

* Indicates mandatory field

APPLICANT DETAILS*

FULL NAME	Marie Ashworth C/- Ronald Young & Co Builders		
POSTAL ADDRESS		POSTCODE	
PHONE (BUSINESS HOURS)		MOBILE:	
EMAIL			

NOTE: All Council correspondence will be emailed to the applicant unless otherwise specified.

OWNERS DETAILS (IF DIFFERENT TO APPLICANT DETAILS)*

ENSURE OWNER DETAILS MATCH THE CURRENT CERTIFICATE OF TITLE

FULL NAME			
POSTAL ADDRESS		POSTCODE	
PHONE (BUSINESS HOURS)		MOBILE	

DESCRIPTION OF PROPOSED DEVELOPMENT*

<input checked="" type="checkbox"/> New Dwelling	<input type="checkbox"/> Extension/ Addition
<input type="checkbox"/> New Shed/ Outbuilding	<input type="checkbox"/> Demolition
<input type="checkbox"/> Subdivision/ Boundary Adjustment	<input type="checkbox"/> Visitor Accommodation
<input type="checkbox"/> Change of Use	<input type="checkbox"/> Other (please specify – right)
<input type="checkbox"/> Commercial/ Industrial Building	

Are any of the components in this application seeking retrospective approval?*

E.g. Use and/or development that has commenced without a planning permit.

(If yes, please specify the relevant components)

☐ Yes

☒ No

PRESENT USE OF LAND/ BUILDING(S)*

Vacant Block

LOCATION OF PROPOSED DEVELOPMENT*


ADDRESS	185 White Beach Road, White Beach		
CERTIFICATE OF TITLE: FOLIO NUMBER	186689	LOT NUMBER	2

FLOOR AREA*	
Existing floor area (square metres):	Proposed floor area (square metres): 117.3
CAR PARKING*	
Number existing	Number proposed 2


SITE CONTAMINATION*	
Have any potentially contaminating uses been undertaken on this site? (Refer to list provided on page 5)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
TASMANIAN HERITAGE OR ABORIGINAL HERITAGE REGISTER*	
Is this property on the Tasmanian Heritage or Aboriginal Heritage Register?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
VEGETATION REMOVAL*	
Does the proposal require any vegetation removal? If yes, provide details on the site plan.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
VALUE*	
Value of work (inc. GST)	\$ 300,000.00

Please complete both declarations if you are making the application but not the owner

DECLARATION BY APPLICANT*

I/ we declare that the information given is a true and accurate representation of the proposed development; and I/ we am/ are liable for the payment of Council application processing fees, even in the event of the development not proceeding; and I/ we authorise Tasman Council to provide a copy of my documents relating to this application to any person for the purpose of assessment and public consultation and agree to arrange for the permission of the copyright owner of any part of this application to be obtained.	
SIGNATURE OF APPLICANT	
NAME OF APPLICANT (PLEASE PRINT)	Marie Ashworth
DATE	20/10/25

DECLARATION IF APPLICANT IS NOT THE OWNER

I hereby declare that I am the applicant for the development at the address detailed in this application for a planning permit, and that I have notified the owner/s of the land for which I am making this application, in accordance with Section 52(1a) of the <i>Land Use Planning and Approvals Act 1993</i> .	
SIGNATURE OF APPLICANT	
NAME OF APPLICANT (PLEASE PRINT)	Marie Ashworth
DATE	20/10/25
NAME/S OF OWNER/S NOTIFIED	
DATE	20/10/25

DECLARATION IF LAND IS COUNCIL OR CROWN LAND

If the land that is the subject of this application is owned or administered by either the Crown or Tasman Council, the consent of the Minister of the Crown or the General Manager of the Council, whichever is applicable, must be included here. This consent should be completed and signed by either the Minister, the General Manager of Tasman Council, or their delegate (as specified in Subsections 52(1d-1g) of the <i>Land Use Planning and Approvals Act 1993</i>).	
DECLARATION	<p>I, _____</p> <p>being responsible for the administration of land at _____</p> <p>declare that I have given permission for the making of this application.</p>
SIGNATURE OF MINISTER/ GENERAL MANAGER	
DATE	

NON-RESIDENTIAL DEVELOPMENTS

Note: This section must be completed for all applications for non-residential uses, home occupations and domestic/ residential businesses or other managed/ commercial residential uses (e.g. hostel or motel).

HOURS OF BUSINESS			
CURRENT		PROPOSED	
Monday to Friday		Monday to Friday	
Saturday		Saturday	
Sunday		Sunday	
NUMBER OF EMPLOYEES			
CURRENT		PROPOSED	
Total Employees		Total Employees	
Employees on Site		Employees on Site	
PLANT/ MACHINERY			
Is there any large plant or machinery that would need to be installed or used on site such as refrigeration units and generators? (If yes, please list below the type of machinery and ensure location, dimensions etc are clearly marked on your plans.)			<input type="checkbox"/> Yes <input type="checkbox"/> No
OUTDOOR STORAGE/ SEATING/ NUMBER OF BEDS			
Is outdoor storage proposed? (If yes, please ensure that your plans show where the outdoor storage areas are and what type of goods are stored. This information will help us assess the impact of the proposal on the amenity.			<input type="checkbox"/> Yes <input type="checkbox"/> No
If you are proposing a night club, café or the like, what is the number of seats proposed including the capacity at any bar area?		Please ensure that the arrangements are shown on your plans. This information enables us to assess the car parking arrangements.	
If you are proposing a hotel, motel, visitor accommodation, hostel or the like, what is the number of beds proposed?		Please ensure the beds are clearly indicated on your plans. This information enables us to assess the car parking arrangements.	
GOODS DELIVERIES			
Will there be any goods deliveries to and from the site? (If yes, please estimate the number and type of vehicles and how often they will make trips.)			<input type="checkbox"/> Yes <input type="checkbox"/> No
Type and Size of Vehicle		Number of Vehicles on Site	
Trip Frequency per Month			

PLANNING PERMIT – APPLICATION CHECKLIST – MANDATORY

To ensure that we can process your application as quickly as possible, please read the following checklist carefully to ensure that you have provided the following at the time of lodging the application.

If you are unclear on any aspect of your application, please phone **(03) 6250 9200** to discuss or arrange an appointment concerning your proposal. Note that, in accordance with Section 54 of the *Land Use Planning and Approvals Act 1993*, Council may require additional information.

Please note that the following information is required by Clause 6.1 of the State Planning Provisions. An application will not be considered to be a valid application and will not be processed without the required information as detailed below.

Please complete the below checklist



Completed Application Form - Required

All sections filled out correctly and owner details match those listed on the title documents

Application form includes a detailed cost estimate of the proposal



Written Submission - Required

Description of the proposed development

Justification addressing the Performance Criteria (if applicable)



Title Documents - Required

Current copy of the Certificate of Title (Folio Plan and Text Page)

Copies of any restrictive covenants, easements, or other relevant documents.



Site Plan - Required

Drawn to scale

Shows the location of the proposed development including setback distances from boundaries

Includes existing structures, property boundaries, access points, driveways, parking areas, rainwater tanks and any natural features (vegetation and waterways)



Floor Plan and Elevations - Required

Detailed floor plans of the proposed development

Elevations showing the height and external appearance



Stormwater and Servicing Plan - Required

Details on how stormwater will be managed on-site

Information about connections to utilities (water, sewer, electricity)

Elevations showing the height and external appearance of all water tanks



Landscaping Plan - if applicable

Details of existing vegetation to be retained or removed



Supporting Reports and Assessments - if applicable

Bushfire Hazard Management Plan and Report

Traffic Impact Assessment

Natural Values Assessment

Onsite Wastewater Assessment

Dated: 21/10/25

Signed:



Please note the following:

Application fees will be invoiced upon initial assessment, this is within 4 business days of submission.

If this application results in building works occurring on the property, applicant and/or owner information including name and contact details will be provided to the Office of the Valuer General for the purpose of undertaking a valuation inspection of the property / building works.

POTENTIALLY CONTAMINATING ACTIVITIES	
Agricultural Fertiliser Manufacture	Metal Founders
Asbestos Production and Manufacture	Metal Sprayers
Battery Manufacture and Recycling	Metal Treatments and Picklers
Chemical Manufacture or Formation	Mining and Extractive Industries
Defence Establishments and Training Areas	Pest Controllers (being areas where pest control chemicals are stored or vehicles and tanks used in connection with pest control are washed.)
Drum Reconditioning Wastes	Petroleum and Petrochemical Industries
Dry Cleaning Establishments	Pharmaceutical Manufacture or Formation
Electroplating	Printers
Explosives Production and Storage	Railway Yards
Fuel Depots and Storage Areas	Sanitary and Refining
Galvanisers	Scrap Yards
Gas Works	Service Stations
Gun, Pistol and Rifle Clubs	Smelting and Refining
Hazardous Waste Landfills	Tannery or Fellmongery or Hide Curing Works
Industrial Cleaners	Wood Treatment and Preservation Sites
Lime Burners	

CERTIFICATE OF TITLE

LAND TITLES ACT 1980



TASMANIA

TORRENS TITLE

VOLUME		FOLIO
186689		2
EDITION	DATE OF ISSUE	
2	28-Jun-2025	
Page 1		of 1

I certify that the person described in Schedule 1 is the registered proprietor of an estate in fee simple (or such other estate or interest as is set forth in that Schedule) in the land within described subject to such exceptions, encumbrances, interests and entries specified in Schedule 2 and to any additional entries in the Folio of the Register.

Recorder of Titles



DESCRIPTION OF LAND

Parish of NUBEENA Land District of PEMBROKE
Lot 2 on Sealed Plan 186689
Derivation : Part of Lot 27430, 166A-0R-11P Gtd. to
Bradford.
Prior CT 128235/1

SCHEDULE 1


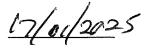
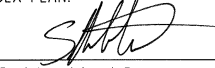
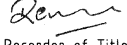
N253019 TRANSFER to
NEWMAN Registered 28-Jun-2025 at noon

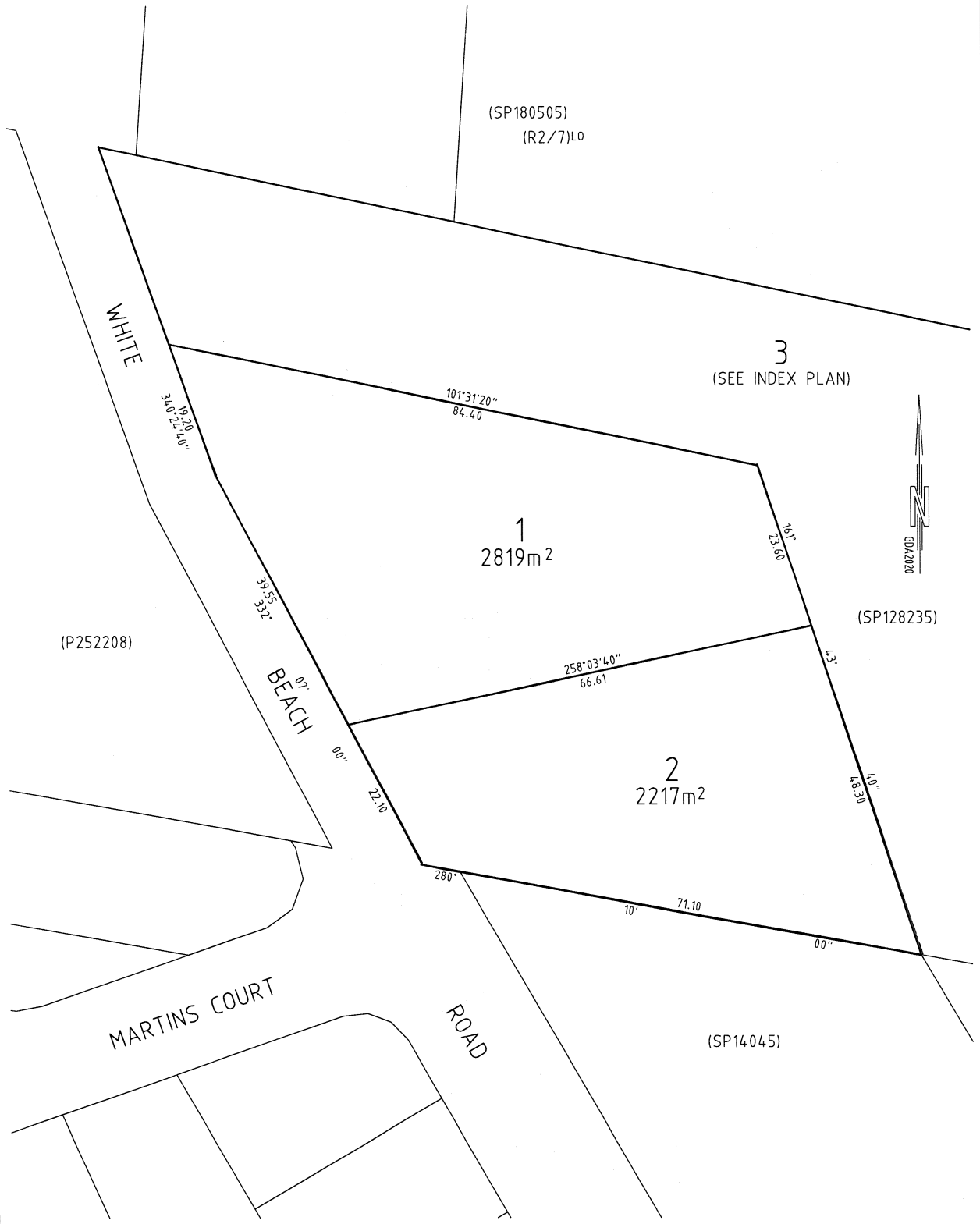
SCHEDULE 2

Reservations and conditions in the Crown Grant if any
SP186689 FENCING COVENANT in Schedule of Easements
SP128235 FENCING PROVISION in Schedule of Easements
SP128235 WATER SUPPLY RESTRICTION
SP128235 SEWERAGE AND/OR DRAINAGE RESTRICTION

<p>OWNER</p> <p>FOLIO REFERENCE 128235-1</p> <p>GRANTEE Part of lot 27430, 166A-0R-11P, purchaser</p>	<p style="text-align: center;">PLAN OF SURVEY</p> <p>BY SURVEYOR S. Roberts of PDA SURVEYORS, ENGINEERS & PLANNERS 127 BATHURST STREET, HOBART</p> <p>LOCATION Land District of PEMBROKE Parish of NUBEENA</p> <p>SCALE: 1:4000 LENGTHS IN METRES SURVEYORS REF: 48534CT-2A</p>	<p style="text-align: center;">REGISTERED NUMBER SP186689</p> <p>APPROVED 19 FEB 2025 EFFECTIVE FROM</p> <p style="text-align: center;"><i>Deena</i> Recorder of Titles</p>
<p>INDEX PLAN LOT 3 IS COMPILED FROM F. R. 128235-1 & THIS SURVEY</p>	<p style="text-align: center;">PRIORITY FINAL PLAN</p> <p style="text-align: right;">ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN</p>	

<p style="text-align: center;"><i>[Signature]</i> Registered Land Surveyor 12-12-2024 Date</p>	<p style="text-align: center;"><i>[Signature]</i> Council Delegate 17/01/2025 Date</p>
--	--

<p>PLAN OF SURVEY ANNEXURE SHEET SHEET 1 OF 1 SHEETS</p>	<p>OWNER .i FOLIO REFERENCE 128235-1 SCALE 1:500 LENGTHS IN METRES</p>	<p>Registered Number SP 186689</p>
<p>SIGNED FOR IDENTIFICATION PURPOSES  Council Delegate  Date </p>	<p>THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN.  Registered Land Surveyor 12-12-2024 Date 48534CT-2A Surveyors ref. </p>	<p>APPROVED EFFECTIVE FROM 19 FEB 2025  Recorder of Titles </p>



<p align="center">SCHEDULE OF EASEMENTS</p> <p>NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.</p>	<p align="center">Registered Number</p> <p align="center">SP 186689</p>
--	--

PAGE 1 OF 1 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.

No easement covenants or profits a prendre are created by the plan.

FENCING COVENANT

The owner of each Lot on the plan covenants with the Vendor, Lisa Durai & Robert Griffiths, that the Vendor shall not be required to fence.

SIGNED by: Lisa Durai & Robert Griffiths as the registered proprietor of the land contained in Folio of the Register Volume 128235 Folio 1

signature  

in the presence of

witness: signature



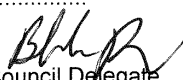
witness full name

RAYMOND RONALD FERGUSON

witness address

.....

(USE ANNEXURE PAGES FOR CONTINUATION)

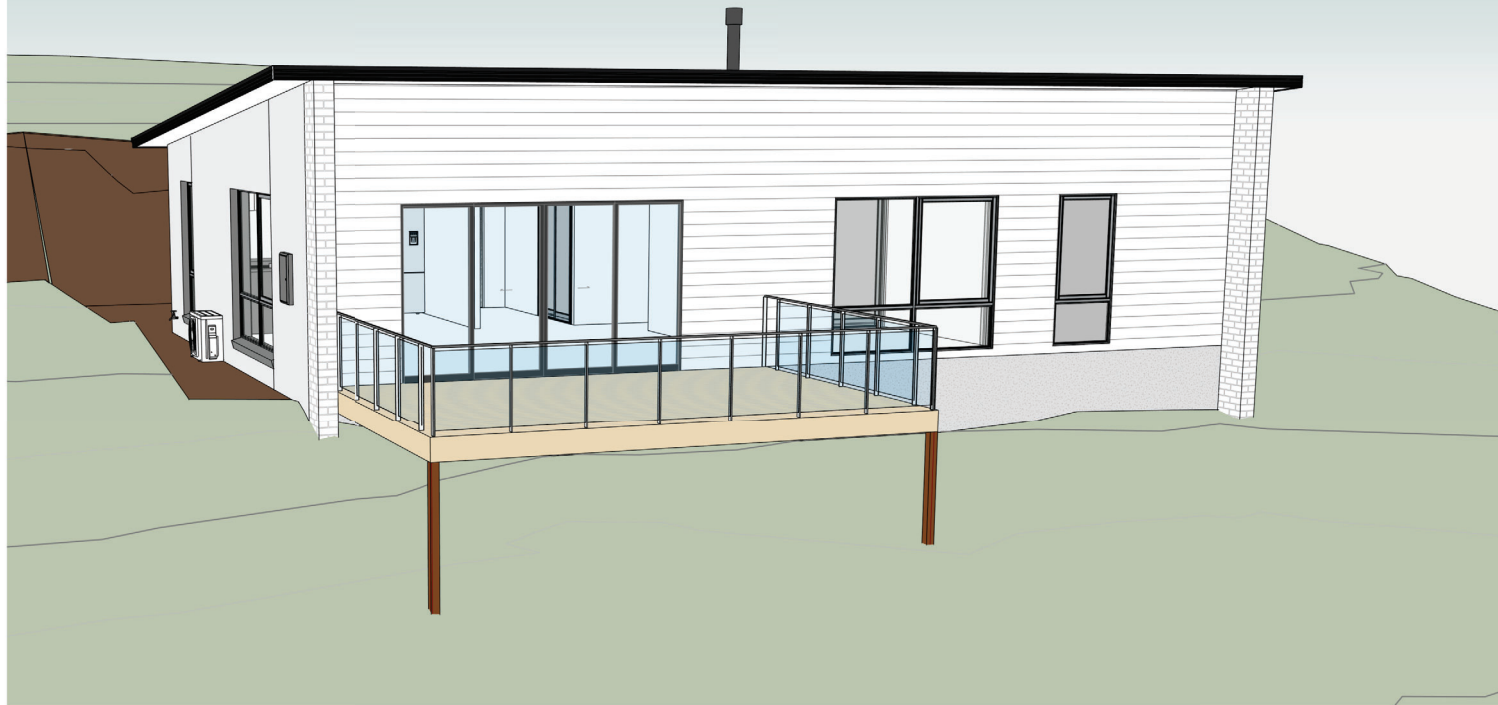
<p>SUBDIVIDER:</p> <p>FOLIO REF: Volume 128235 Folio 1</p> <p>SOLICITOR</p> <p>& REFERENCE: Sebastian Thomas-Wilson, Tierney Law - 231796</p>	<p>PLAN SEALED BY: Tasman Council,</p> <p>DATE: 17/01/2025</p> <p>SA 14/2022</p> <p>REF NO.  Council Delegate</p>
<p>NOTE: The Council Delegate must sign the Certificate for the purposes of identification.</p>	

2348 Proposed Dwelling, 185 WHITE BEACH ROAD, WHITE BEACH



**RONALD
YOUNG + CO
BUILDERS**

174 Bathurst Street, Hobart, Tasmania 7000
Phone 03 6234 7633



Site Information

Land Title Reference : CT 186689/2
Wind Classification : TBC
Soil Classification : M
Climate Zone : 7
Bushfire Attack Level: 19

AREA SCHEDULE

Ground Floor : 117.3 m²

Landing : 3.6 m²
Deck : 22.8 m²

THIS PLAN IS ACCEPTED BY:

PLEASE NOTE: No Variations will be permitted after plans are signed by the client (with exception of Council requirements/ approvals. SIGNATURE:

DATE:

GLAZING NOTE:
All windows are Double glazed

BAL : 19

© This document is copyright and may not be reproduced without the written consent of Ronald Young & Co Builders Pty Ltd. Compliance No. CC102Y - James Collins

DRAWING: COVER SHEET

DATE: 08.10.2025

PROJECT No: 2348

DRAWN BY: RK

DWG No: 00

Drawing No. Description

01	SITE PLAN
02	GROUND FLOOR PLAN
03	ELEVATIONS
04	SLAB_GROUND FLOOR
05	SECTION
05A	DETAILS
06	ROOF PLAN
07	BRACING PLAN
08	ELECTRICAL PLAN

Drawing No. Description

09	DRAINAGE PLAN
10	LIGHTING CALCULATIONS & WINDOW SCHEDULE
12	GENERAL NOTES
13	BCA COMPLIANCE
14	BAL 19 NOTES
15	WET AREA SPECIFICATIONS

Scale: 1 : 250

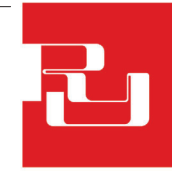
B	Modified Access road as client feedback	08.10.2025	RK
A	Modified as Client feedback	30.09.2025	RK
	BA PLANS	17.09.2025	RK
Rev.	Description	Date	Drawn

THIS PLAN IS ACCEPTED BY:

PLEASE NOTE: No Variations will be permitted after plans are signed by the client (with exception of Council requirements/ approvals. SIGNATURE:

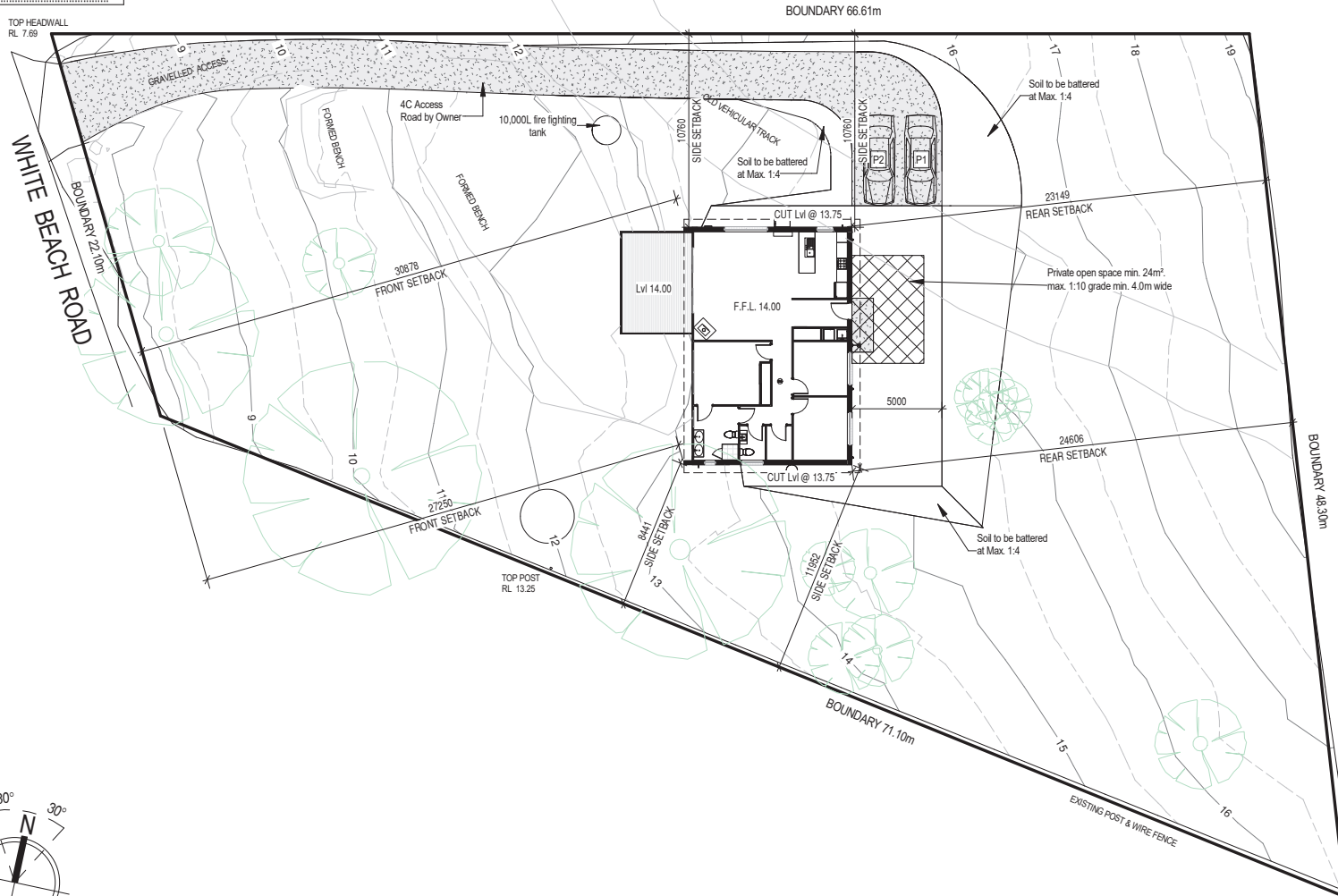
DATE:

Ground FL	14.000
CL	16.400



RONALD
YOUNG + CO
BUILDERS

174 Bathurst Street, Hobart, Tasmania 7000
Phone 03 6234 7633



AREA SCHEDULE

Ground Floor : 117.3 m²

Landing : 3.6 m²

Deck : 22.8 m²

NOTE:
Builders' responsibility to protect
stormwater pipes during construction.

GLAZING NOTE:
All windows are Double glazed

BAL : 19

© This document is copyright and may not be reproduced without the written consent of Ronald Young + Co Builders Pty Ltd.
Compliance No. CC102Y - James Collins

DRAWING: SITE PLAN

DATE: 28.08.2025

FILE NAME: 2348

DRAWN BY: RK

DWG No:

Scale: 1 : 250

PROPOSED DWELLING FOR
AT 185 WHITE BEACH ROAD, WHITE BEACH

B	08.10.2025	Modified Access road as client feedback	RK
A	30.09.2025	Modified as Client feedback	RK
	17.09.2025	BA PLANS	RK
Rev.	Date	Revision Description	Drawn

01

THIS PLAN IS ACCEPTED BY:

PLEASE NOTE: No Variations will be permitted after plans are signed by the client (with exception of Council requirements/ approvals.
SIGNATURE:

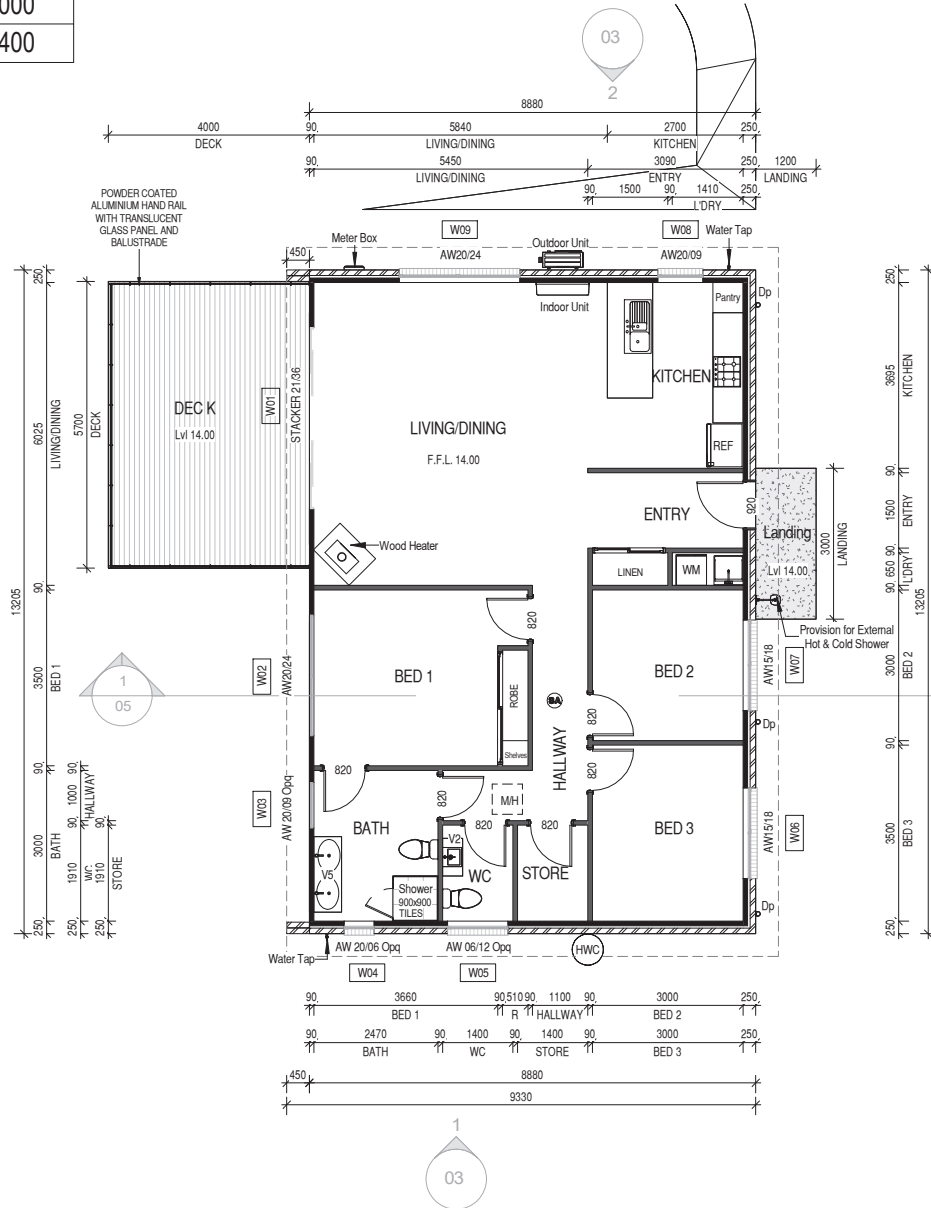
DATE:

Ground FL	14.000
CL	16.400



**RONALD
YOUNG + CO
BUILDERS**

174 Bathurst Street, Hobart, Tasmania 7000
Phone 03 6234 7633



Scale: 1 : 100

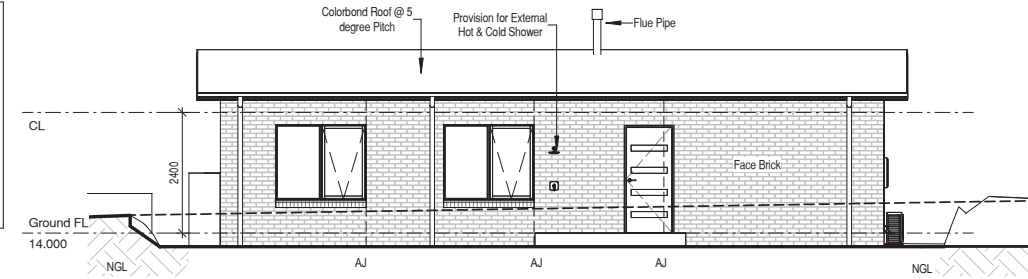
PROPOSED DWELLING FOR
AT 185 WHITE BEACH ROAD, WHITE BEACH

B	08.10.2025	Modified Access road as client feedback	RK
A	30.09.2025	Modified as Client feedback	RK
	17.09.2025	BA PLANS	RK
Rev.	Date	Revision Description	Drawn

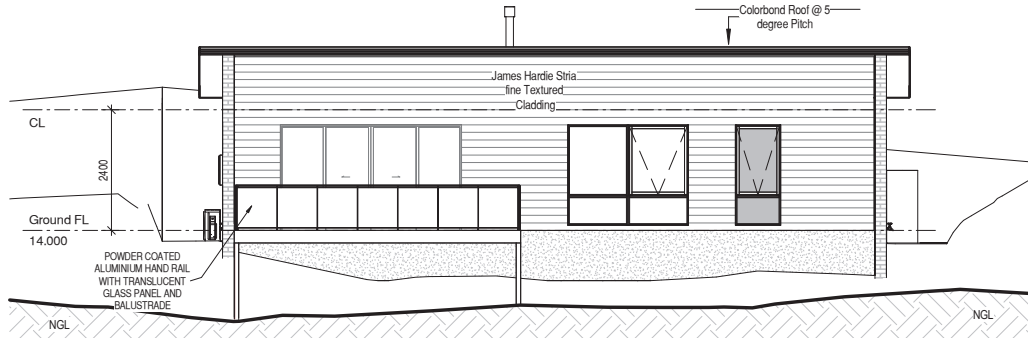
THIS PLAN IS ACCEPTED BY:

PLEASE NOTE: No Variations will be permitted after plans are signed by the client (with exception of Council requirements/ approvals.
SIGNATURE:

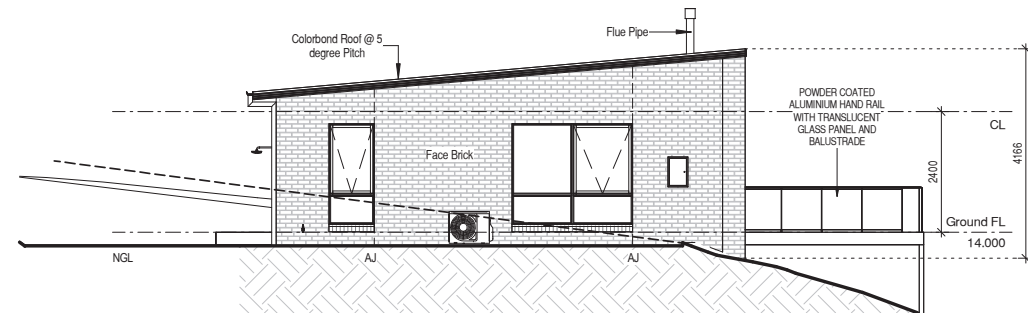
DATE:



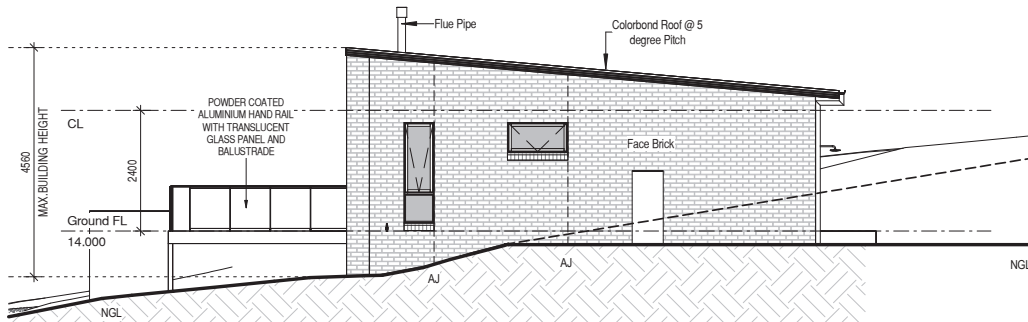
East Elevation



West Elevation



North Elevation



South Elevation



**RONALD
YOUNG + CO
BUILDERS**

174 Bathurst Street, Hobart, Tasmania 7000
Phone 03 6234 7633

GLAZING NOTE:
All windows are Double glazed

BAL : 19

© This document is copyright and may not be reproduced without the written consent of Ronald Young & Co Builders Pty Ltd.
Compliance No. CC102Y - James Collins

DRAWING: ELEVATIONS

DATE: 28.08.2025

FILE NAME: 2348

DRAWN BY: RK

DWG No:

Scale: 1 : 100

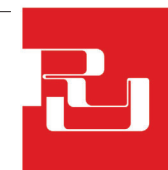
PROPOSED DWELLING FOR
AT 185 WHITE BEACH ROAD, WHITE BEACH

B	08.10.2025	Modified Access road as client feedback	RK
A	30.09.2025	Modified as Client feedback	RK
	17.09.2025	BA PLANS	RK
Rev.	Date	Revision Description	Drawn

03

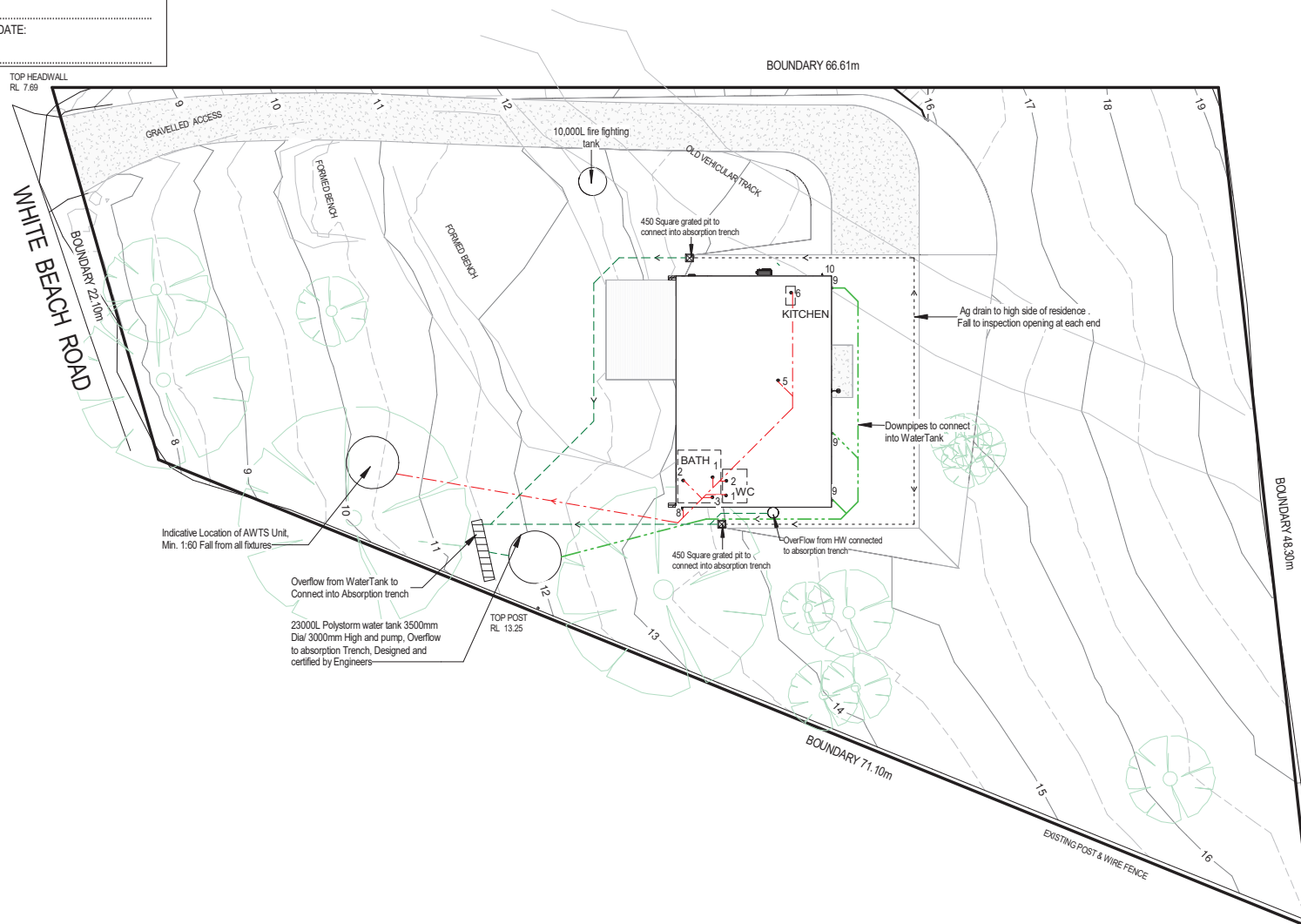
PLEASE NOTE: No Variations will be permitted after plans are signed by the client (with exception of Council requirements/ approvals.

DATE: _____





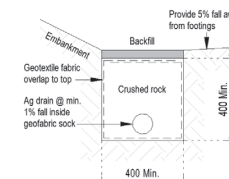
RONALD
YOUNG + CO
BUILDERS

174 Bathurst Street, Hobart, Tasmania 7000
Phone 03 6234 7633



LEGEND		Min. Ø Outlet size
Abbr.	TYPE	
1	Water closet pan	100
2	HandBasin	40
3	Shower	50
4	Bath	40
5	Laundry Trough	50
6	Kitchen Sink	50
7	Vent	50
8	Tap Charged ORG min.150mm below FFL	
Dp	Downpipe	90
10	Tap	
i.o.	Inspection Opening to Ground Lvl	
flw	Floor Waste	

 Sewer line 100Ø UPVC U.N.O.
 Stormwater line 100Ø UPVC U.N.O.



AG Drain (Typical)

NOTE:
Builders' responsibility to protect stormwater pipes during construction.

BAL : 19

© This document is copyright and may not be reproduced without the written consent of Ronald Young & Co Builders Pty Ltd.
Compliance No. CC102Y - James Collins

DRAWING: DRAINAGE PLAN
DATE: 28.08.2025

FILE NAME: 2341

DRAWN BY: RK
DWG No:

DWG No:

Scale: 1 : 250

PROPOSED DWELLING FOR
AT 185 WHITE BEACH ROAD, WHITE BEACH

B	08.10.2025	Modified Access road as client feedback	RK
A	30.09.2025	Modified as Client feedback	RK
	17.09.2025	BA PLANS	RK
Rev	Date	Revision Description	Drawn