

PLEASE QUOTE

Your Ref:

Our Ref: SP:CF 7187832

Enquiries: S Pearce

80 Wilson Street, Burnie Tasmania
PO Box 973, Burnie TAS 7320

ABN: 29 846 979 690
Phone: (03) 6430 5700
Email: burnie@burnie.tas.gov.au
Web: www.burnie.tas.gov.au

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NOTICE OF APPLICATION FOR LAND USE PERMIT

(Section 57(3) Land Use Planning and Approvals Act 1993)

Advice to Adjoining Land Owner or Occupier

Application No: -	DA 2024/55
Development Site: -	34 Bass Highway ROUND HILL CT 122776/1
Proposal: -	Outbuilding (Deck and Entry are not part of this application)
Discretionary Matter: -	Reliant on General Provision for grant of a permit - Clause 7.1

Notice of the above application is served on you as an adjoining land owner or occupier.

The application may be viewed at -

**Burnie City Council Customer Services Counter
Ground Floor, City Offices,
80 Wilson Street, Burnie**

Between the hours of 8.30 am - 5.00 pm Monday to Friday inclusive (excluding public holidays) or on Council's website at www.burnie.tas.gov.au/permits

You are entitled to make representation in writing on any aspect of the proposal addressed to: -

**General Manager,
Burnie City Council,
PO Box 973, Burnie 7320**

or burnie@burnie.tas.gov.au by no later than 5.00 pm on **24 July 2024**. Council must have regard to any written representation received during the exhibition period when considering its decision on the application.

All persons who make representation will be notified within seven (7) days of the Council's decision. Any persons who made representation and is not satisfied with the Council decision may, under Section 61(5) of the *Land Use Planning and Approvals Act 1993*, lodge an appeal against that decision within fourteen (14) days of the date of that notice to: -

**The Tasmanian Civil and Administrative Tribunal,
GPO Box 1311,
HOBART TAS 7001.**

Should you have any enquiries regarding this development proposal, please do not hesitate to contact Mrs S A Pearce on (03) 6430 5700.

Sean Byster-Bowles

MANAGER DEVELOPMENT SERVICES

Date of Notice: - **10 July 2024**

BURNIE CITY COUNCIL
PO Box 973, BURNIE, TASMANIA 7320.
Ph : (03) 6430 5700
Email : burnie@burnie.tas.gov.au



Land Use Planning and Approvals Act 1993

Tasmanian Planning Scheme

PERMIT APPLICATION

Office use only

Application No _____

Date Received _____

Permit Pathway - *Permitted/Discretionary*

Use or Development Site:

Street Address

34 BASS HIGHWAY
ROUND HILL

Certificate of
Title Reference

CT 122776/1

Applicant

First Name

ALLAN + MEGAN

Surname

LOURIE

Second
Name

STEPHEN
LORRAINE

Owner (note – if more than one owner, all names must be indicated)

First Name

ALLAN
MEGAN

Surname

LOURIE

Second Name

STEPHEN
LORRAINE

Instruction for making a permit application

a) *Use or development?*

The application must provide a full description of the proposed use and/or development and of the manner in which the use and/or development is to operate.

“Use” is the purpose or manner for which land is utilised. “Development” is any site works (including any change in natural condition or topography of land and the clearing or conversion of vegetation), and the construction, alteration, or removal of buildings, structures and signs, required in order to prepare a site for use or to change existing conditions within a site. Subdivision is development.

Clause 6.2 Tasmanian Planning Scheme provides the use classes by which all use or development must be described. Development must be categorised by reference to the use class it is to serve.

b) *Required Information*

Adequate statements, plans and specifications must be included within the permit application to address and demonstrate compliance with all applicable requirements of the planning scheme, including any site analysis, impact report and recommendation, and advice, consent or determination required from a State agency or utility entity.

The application must clearly identify the documents relied upon for determination.

Section 51(1AC) *Land Use Planning and Approvals Act 1993* provides that a permit application is not valid unless it includes all of the information required by a planning scheme. Clause 6.1 Tasmanian Planning Scheme prescribes the minimum information that is necessary in order to complete a valid permit application.

S54 *Land Use Planning and Approvals Act 1993* provides that the planning authority may require the applicant to supply further information before it considers a permit application. If the planning authority requires further information to more particularly address one or more of the applicable requirements of the Tasmanian Planning Scheme, the statutory period for determination of a permit application does not run until that information is answered to the satisfaction of the planning authority

c) *Applicable Provisions and Standards*

The permit application must be assessed against the applicable provisions and standards of the Tasmanian Planning Scheme. The application is to identify by reference the clauses it relies upon to demonstrate compliance. (eg clause 8.4.3 (A1 – A4, and P5)

d) *Discretionary Permits*

If a permit is discretionary the permit application must be notified for a period of 14 days to allow opportunity for any interested person to consider the proposed use and/or development and to provide comment on the discretionary matter.

If a permit application relies on performance criteria to satisfy an applicable standard or is discretionary under another provision of the interim planning scheme, the permit is discretionary only with respect to that standard.

The Council must have regard to all representations received during the notification period on a discretionary matter when determining whether to grant or refuse a permit.

e) *If the applicant is not the landowner*

If the applicant is not the owner of the land in the use or development site, the applicant is required to notify all of the owners either prior to or within 7 days from the date of making the permit application.

The permit application must identify all of the landowners; and the applicant must sign the application form to acknowledge the obligation to advise such landowners that the permit application has been made.

If the site includes land owned or administered by the Burnie City Council or by a State government agency, the consent in writing from the Council or the Minister responsible for Crown land must be provided at the time of making the application.

f) *Applicant declaration*

It is an offence for a person to do any act that is contrary to a compliance requirement created under the section 63 *Land Use Planning and Approvals Act 1993*. The applicant is required to complete a declaration that the information given in the permit application is true and correct.

g) *Payment of Fees*

The Council is not required to take any action on the permit application until all the relevant fees have been paid.

Permit Information

(NB If insufficient space, please attach separate document)

Proposed Use:

Use Class

Documents included with the permit application to describe the Use

Proposed Development

Use class to which the development applies

Documents included with the permit application to describe the Development

Provisions and Standards relied upon for grant of a Permit

Notification of Landowner/s

If land is not in 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.

Signature of Applicant

Date

If the permit application involves land owned or administered by the BURNIE CITY COUNCIL

Burnie City Council consents to the making of this permit application.

General Manager (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)

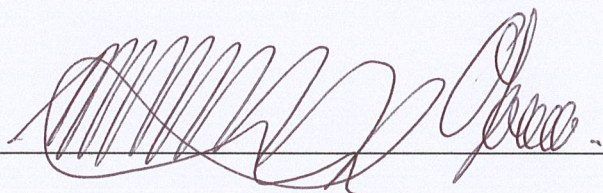
Date

Applicant Declaration


I, **ALLAN & MEGAN LOURLE**

declare that the information I have given in this permit application to be true and correct to the best of my knowledge.

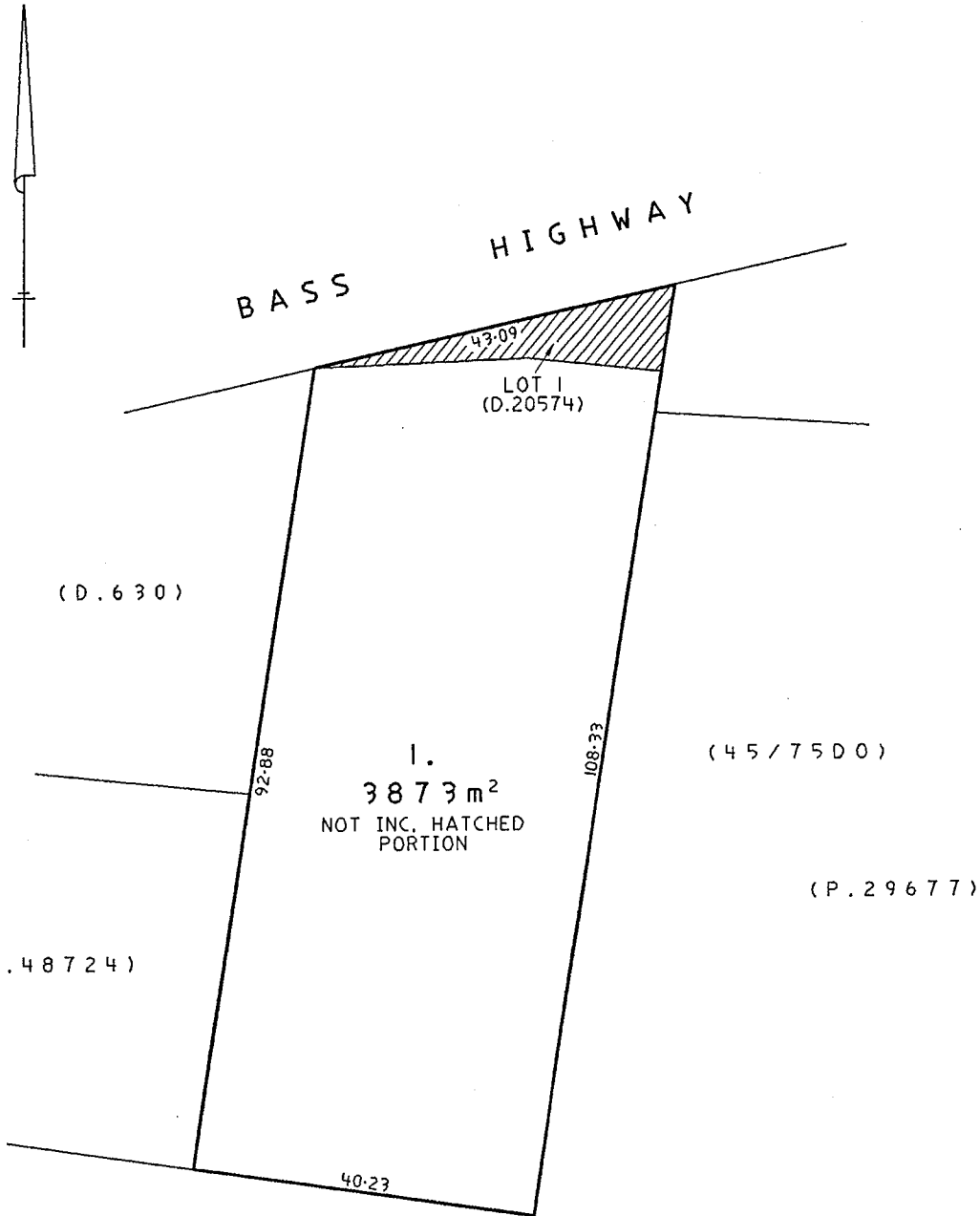
Signature of Applicant



Date **17-6-23**

FILE NUMBER W.3997 GRANTEE PART OF LOT 607 500A-OR-OP GTD. TO HENRY BUTLER STONEY		CONVERSION PLAN LOCATION CITY OF BURNIE CONVERTED FROM CONV.58/2796 NOT TO SCALE LENGTHS IN METRES		Registered Number P.122776 APPROVED ...2 FEB 1996...  Recorder of Titles
MAPSHEET MUNICIPAL CODE No. 103	LAST UPI No. 4208490	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN		DRAWN ASM

SKETCH BY WAY OF ILLUSTRATION ONLY
 "EXCEPTED LANDS"



SEARCH OF TORRENS TITLE

VOLUME 122776	FOLIO 1
EDITION 2	DATE OF ISSUE 22-Nov-2019

SEARCH DATE : 25-Jun-2024

SEARCH TIME : 11.36 AM

DESCRIPTION OF LAND

City of BURNIE
 Lot 1 on Plan 122776
 Derivation : Part of Lot 607, 500 Acres, Gtd. to Henry Butler
 Stoney
 Derived from W 3997

SCHEDULE 1

M790772 TRANSFER to ALLAN STEPHEN LOURIE and MEGAN LORRAINE
 LOURIE Registered 22-Nov-2019 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
 E202483 MORTGAGE to Australia and New Zealand Banking Group
 Limited Registered 22-Nov-2019 at 12.02 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations



34 Bass Highway, Round Hill

Megan and Allan Lourie of 34 Bass Highway, Round Hill, would like to replace the entryway to their dwelling, as the existing is moving away from the building. They would also like to extend the deck and erect a shed, as shown on the architectural plans.

The site is in a General Industrial Zone but is also zoned General Residential while the existing residence is in use. We would like to make this application for a planning permit under clause 7.1.1 c) of the current planning scheme. The proposed additions would be a minor development to the current existing dwelling, which is a non-conforming use.

7.1.2 a) as the site is surrounded by industrial properties, built to the boundary in places, the addition of a small shed and a new deck will have no impact on neighbouring properties.

7.1.2 b) the addition of a deck and shed will not allow the accommodation of further residents to the property than what could be accommodated in the existing dwelling.

7.1.3 This proposal is also in a General Industrial Zone, please see a response to the zone requirements.

19.4 General Industrial Zone – This zone allows a setback of 10m from the frontage and a height of 20m. No buildings on this site – existing or proposed will reach either of these building envelopes. Landscaping is to be as existing, which is from the site frontage to the existing dwelling.

C3.6.1 The existing dwelling is located within the Bass Highway attenuation area. The proposed minor extension does not consist of habitable rooms and is to be located where the existing entry way currently is. Only the shed will be located slightly closer to the front boundary, but not the highway, because of space constrictions.

1920-47

Allan & Megan Lourie
New Deck, Entry and Shed
34 Bass Highway, Round Hill

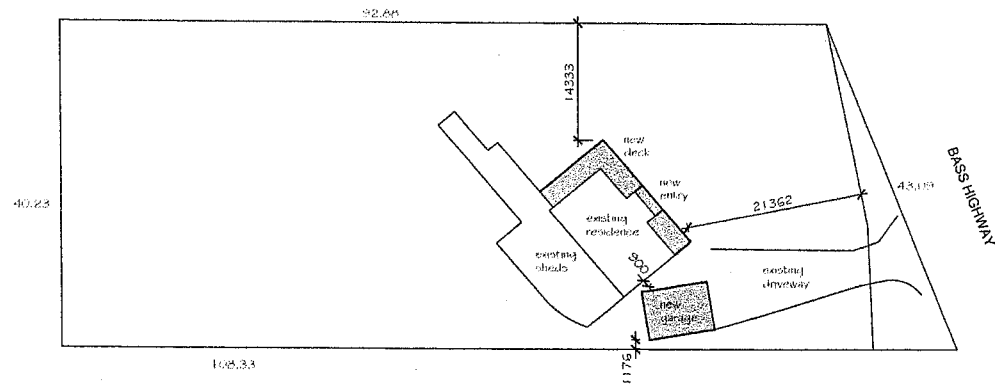
Rosene Cox

Building Design and Drafting

Ph. [REDACTED]

ABN 19 269 446 583

CC5197 G



SITE PLAN
Scale 1:500

A & M Lourie
34 Bass Hwy, Round Hill
New Entry, Decks and Shed

Project Number: 1920-47 Date: 24.06.20 Project Status: BA Designed/Drawn: RC



SITE PLAN
Scale: as noted at A3

Page
A02
of 9

Rosene Cox
BUILDING DESIGN & DRAFTING
e.rosene.cox@gmail.com Mob. 9418 171 074
12 Jackson St A81 84 634 774 966
Wymond 145 7325 TCC No. CC5197 G



Buildrite

A trading unit of The Trustee for T&K Eustace Family Trust

Date: 30/04/2024
Valid To: 30/04/2024
Contact: Jacob Hanson

ABN: 31659676778
Licence: 94585205

Quote No. 26791

Allan Lourie

Dear Allan Lourie

Thank you for your quotation request with Buildrite. To convert this quotation to an order, please sign all pages and return to us with the initial deposit. Deposits can be made by cheque, credit card (applicable card surcharge applies) or direct debit to Buildrite Construction. Please contact our office should you require any changes.

Regards,
Jacob Hanson

Product: Deluxe Garage, 10° roof
Building Site: 34 bass highway round hill, ROUND HILL TAS 7320
Dimensions: 7000mm wide x 7000mm long x 2775mm eave.
Wind Code: AS/NZS 1170.2:2021; Coastal distance: N/A
Region: A1-A5; TC: 1.17; LL: 2; Ms: 0.88; Mt: 1.0; Vsit: 38.7 m/s

All Plans, Engineering, Form 35A are supplied, these documents will be provided within 1-2 weeks of signed quotation and deposit being received. Concrete price is based on clear level site, no excavations or gravel base included. Plumbing and Electrical work by others, not included in our price. Please note that the wind code quoted on quote will need to be confirmed before ordering, we will need to have you site location to do this. 10% Deposit Kit Amount on Order, 40% Manufacture Kit Payment and 50% Final Kit Payment (Due 14 days Prior to Delivery). Please note that price for shed can change without having the exact site location of the shed.

I have read the details herein, and read the Terms and Conditions of the order (on the reverse side) and agree to place this Order.

Client Name:

Signature:

Date:



Buildrite

A trading unit of The Trustee for T&K Eustace
Family Trust

ABN: 31659676778
Licence: 94585205

Date: 30/04/2024
Valid To: 30/04/2024
Contact: Jacob Hanson



Quote No. 26791

The quoted price of [REDACTED] detailed on the previous page, includes the following items for the building:

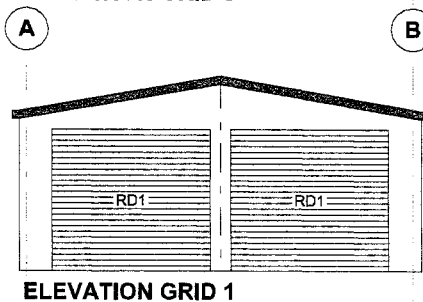
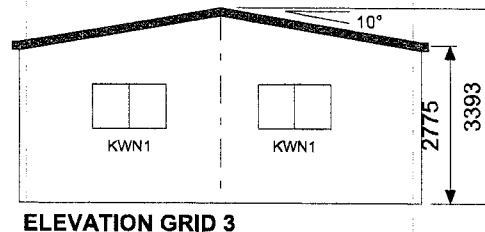
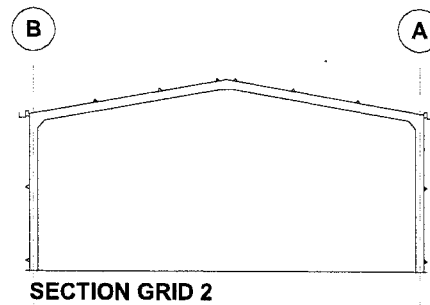
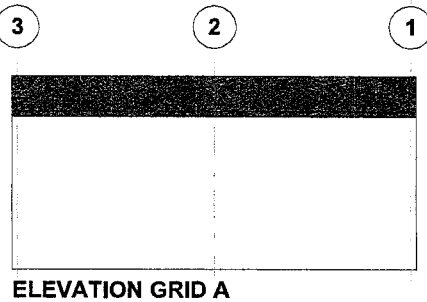
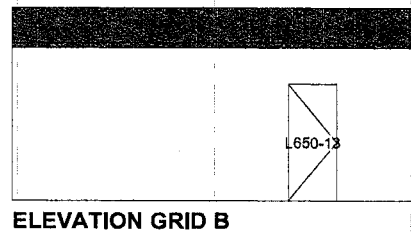
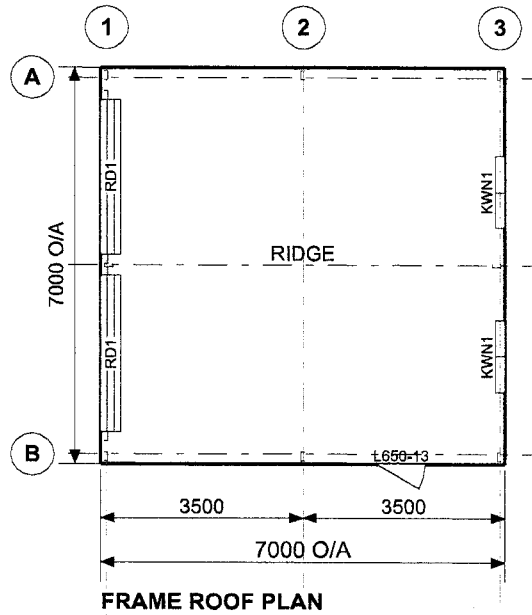
Item	Description	Colour	Qty	Init
Roof sheets	0.47tct Corrugated Profile, C/B (coloured screws)	Jasper	20	
Wall sheets	Vertical, 0.47tct Trimdek Profile, C/B (coloured screws)	Dover White	40	
Partitions	None			
Gable Infill	None			
Barge flashing	Barge, Suit All Roof Pitch's Corrugated Profile C/B	Jasper	4	
Gutters	Gutter, high front slotted quad, C/B	Jasper	2	
Down pipes	Not supplied			
Base Type	Cast in strap			
Roller door	Taurean, Domestic PR1ME Series A 2425 high x 2750 wide Clear Opening C/B	Dover White	2	
Access door	Larnec Door & Frame Kit, 650/37, Std. 2040 x 820 C/Bond	Dover White	1	
Window	AMI - Reg A & B, 790x1274 CLR, Window Kit (BDSP)	Dover White	2	
Certificate	Form 35 (Tas)		1	
Concrete	Provided by Client			
Construction	Provided by Client			
Delivery	Road transport.			

Qty	Description	Colour	Length	Init
2	AMI - Aluminium Fly Screen Only suit 790x1274	Dover White		
4	Sealant, Infill Strip, Foam, Bottom, High profile x 915mm (SKSEA/ADNA)			
1	Emb-a-seal Brushes to suit roller doors are included			
1	Vermin Proofing for base of wall sheets are included			
1	Permastop Blanket + Wire for ROOF ONLY are included			



LYSAGHT Zinalume® Colorbond®





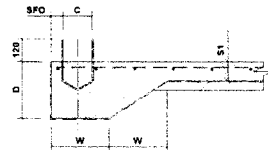
CLADDING			
ITEM	PROFILE (min)	FINISH	COLOUR
ROOF	CUSTOM ORB 0.42 BMT	CB	JP
WALLS	TRIMDEK 0.42 BMT	CB	DW
CORNERS	-	CB	DW
BARGE	-	CB	JP
GUTTER	HI-QUAD	CB	JP

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

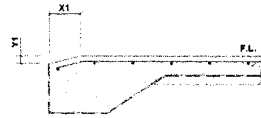
ACCESSORY SCHEDULE & LEGEND		
QTY	MARK	DESCRIPTION
2	RD1	Taurean, Domestic PR1ME Series A 2425 high x 2750 wide Clear Opening C/B
1	L650-13	Larnec Door & Frame Kit, 650/37, Std, 2040 x 820 C/Bond
2	KWN1	AMI - Reg A & B, 790x1274 CLR, Window Kit (BDSP)

ARCHITECTURAL DRAWING ONLY, NOT FOR CONSTRUCTION USE

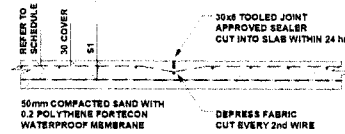
CLIENT Allan Lourie			
SITE 34 bass highway round hill ROUND HILL TAS 7320			
BUILDING DELUXE 7000 SPAN x 2775 EAVE x 7000 LONG			
TITLE FLOOR PLAN & ELEVATION			
SCALE A4 SHEET 1:125	DRAWING NUMBER BURN01-26791	REV A	PAGE 1/1



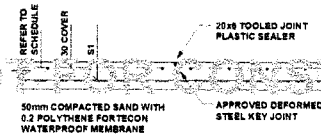
**SECTION A-A
DET S1/EB1
CAST-IN STRIP**



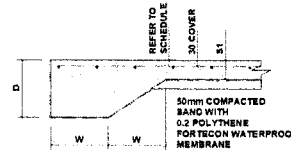
**SECTION E-E
TYP SECT AT SETBACK FRAME
END WALL ROLLER DOOR
TYPE A DOORS, OPENING WIDTH PLUS 50mm
TYPE AAB DOORS, OPENING WIDTH PLUS 100mm**



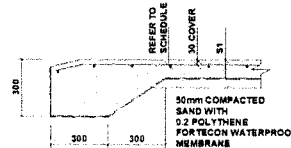
**DET S1/A
CONTROL JOINT**



**DET S1/C
CONSTRUCTION JOINT**



**DET S1/EB1 FOR RC SLAB
NOT SUITABLE AT OPENINGS
SUBJECT TO VEHICLE TRAFFIC**



**DET S1/EB2
REQUIRED AT OPENINGS
SUBJECT TO VEHICLE TRAFFIC**

PRELIMINARY DRAWING - NO TO BE USED FOR CONSTRUCTION

Cont. on page

NOTES
ALL DIMENSIONS SHOULD BE CHECKED AND VERIFIED PRIOR TO COMMENCEMENT OF ANY WORKS.

IF SLIDING DOORS ARE INCLUDED ON THIS PROJECT, A STRIP FOOTING OR PAD FOOTINGS WILL BE NECESSARY, AND MUST BE POURED IN CONJUNCTION WITH THIS GARAGE'S SLAB OR FOOTINGS.

SEE ERECTION INSTRUCTIONS FOR SECTION & SLAB ADDITIONAL NOTES

SEE ENGINEERING DRAWINGS FOR ADDITIONAL DET'S NOTES & CONCRETE SPECIFICATION

CONTROL JOINTS MUST BE SUPPLIED AT NOT GREATER THAN 4.5m OR CONCRETE POUR AT A RATIO OF NOT MORE THAN 1:1.2 IN ANY DIRECTION

CONSTRUCTION JOINTS MUST BE SUPPLIED WHERE AN UNBROKEN RUN OF CONCRETE POUR EXCEEDS 30m IN ANY DIRECTION

COLUMN SCHEDULE:

COL 1	600	15
COL 2	600	15

DIMENSION SCHEDULE:

D	W	S1	X1	X2	X3	Y1	Y2
200	200	100	160	93	90	40	30

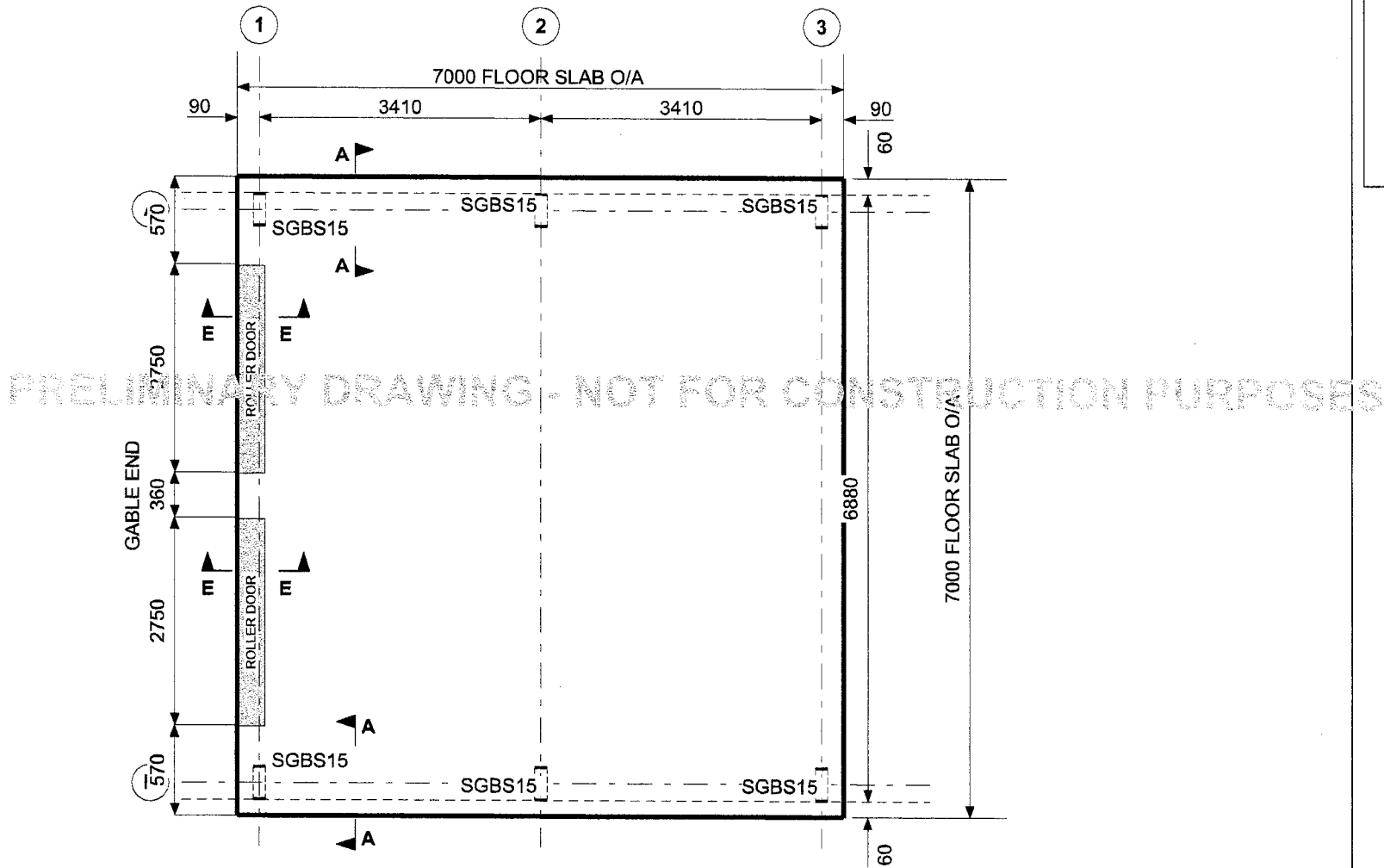
CLIENT
Allan Lourie

SITE
34 bass highway round hill
ROUND HILL TAS 7320

BUILDING
DELUXE
7000 SPAN x 2775 EAVE x 7000 LONG

TITLE
RC SLAB PLAN

SCALE NTS	DRAWING NUMBER RSP-26791	REV A	PAGE 1/2
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BASE STRAP & HD BOLT SCHEDULE
6 REQ'D BASE STRAP SGBS15

SCALE NTS	REV A
DRAWING NUMBER RSP-26791	PAGE 2/2