

PLEASE QUOTE

Your Ref:

Our Ref: DA 2025/46

Enquiries: Planning Department

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

We value your feedback on our service.
Tell us about it at www.burnie.tas.gov.au/feedback



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 2025/46
Development Site: - 539 Stowport Road STOWPORT
CT: 153909/1
Proposal: - Dwelling Additions and Outbuilding (Shed)

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 8.45 am – 4.45 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 **29 September 2025**. 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 the Planning Department on (03) 6430 5700.

Troy McCarthy

PRINCIPAL PLANNER

Date of Notice: - **13 September 2025**



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

Certificate of
Title Reference

Applicant

First Name

Second
Name

Surname

Postal Address:

Phone No:

Mobile:

Email Address:

I/we consent for all giving of information and the serving of notices in relation to this application to be delivered electronically to the above email address?

YES

NO

Applicants Signature:



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

First Name

Second Name

Surname

Postal Address:

Phone No:

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

Value of use and/or development

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, _____, 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

Office use only

SEARCH OF TORRENS TITLE

VOLUME 153909	FOLIO 1
EDITION 6	DATE OF ISSUE 26-Jun-2025

SEARCH DATE : 18-Jul-2025

SEARCH TIME : 10.15 AM

DESCRIPTION OF LAND

Parish of STOWPORT Land District of DEVON
 Lot 1 on Sealed Plan [153909](#)
 Derivation : Part of Lot 8916, 50A-0R-0P Gtd. to Robert
 Rutherford
 Prior CT [220018/1](#)

SCHEDULE 1

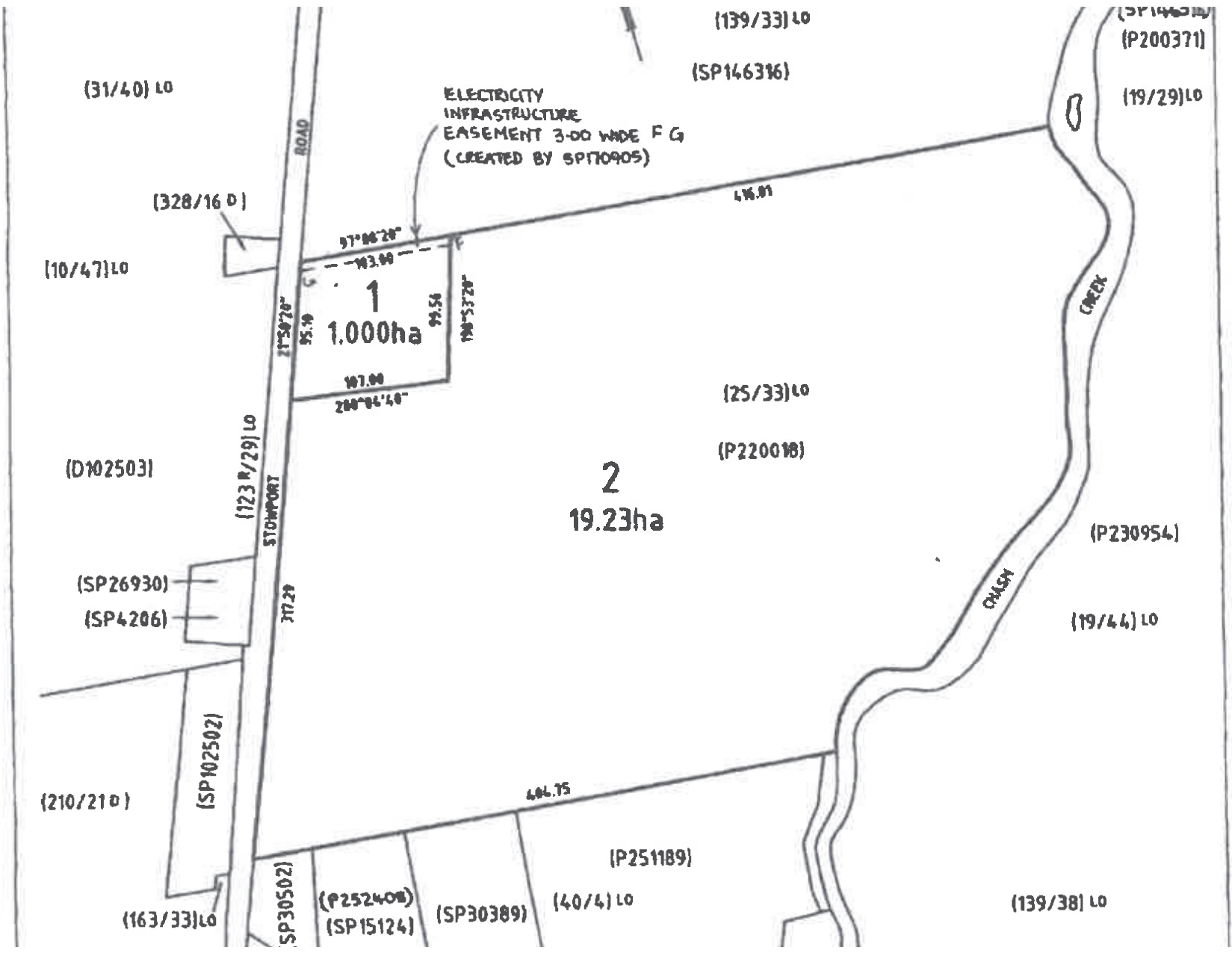
[N260480](#) TRANSFER to NAOMI BLOOM and SCOTT ANDREW BLOOM
 Registered 26-Jun-2025 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
[SP170905](#) BURDENING ELECTRICITY INFRASTRUCTURE EASEMENT
 (appurtenant to Lots 1 & 9 on [SP170905](#)) over the
 Electricity Infrastructure Easement 3.00 wide marked
 F G on [SP153909](#)
[E416717](#) MORTGAGE to Residential Mortgage Group Pty Ltd
 Registered 26-Jun-2025 at 12.02 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations



SCHEDULE OF EASEMENTS	Registered Number
NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	SP 153909

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 easements or profits a prendre are created to benefit or burden any lot shown on the plan

SIGNED BY ZENIA SAMEC)
 the solicitor for WILLIAM THOMSON)
 YOUNG the registered proprietor of the land)
 comprised in Certificate of Title)
 Volume 220018 Folio 1 in the)
 presence of:-)




Christine Judith Angel
 120 Mount Street, Burnie 7320
 Estate Officer

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: WILLIAM THOMSON YOUNG FOLIO REF: 220018/1 SOLICITOR & REFERENCE: Z SAMEC 80138	PLAN SEALED BY: BURNIE CITY COUNCIL DATE: <i>7/11/08</i> REF NO. <i>[Signature]</i> Council Delegate
NOTE: The Council Delegate must sign the Certificate for the purposes of identification. ZS/YoungWT-NiiSOE	

Property report for 539 STOWPORT RD STOWPORT TAS 7321



Property Identification

Number

2923714

Locality

Stowport

Planning Zones

Rural Living

Total Area

10000 sqm

Certificate of Title Reference

(Volume/Folio)

153909/1

Municipality

Burnie

Planning Codes

Overlay

Bushfire-prone areas

Planning

Scheme

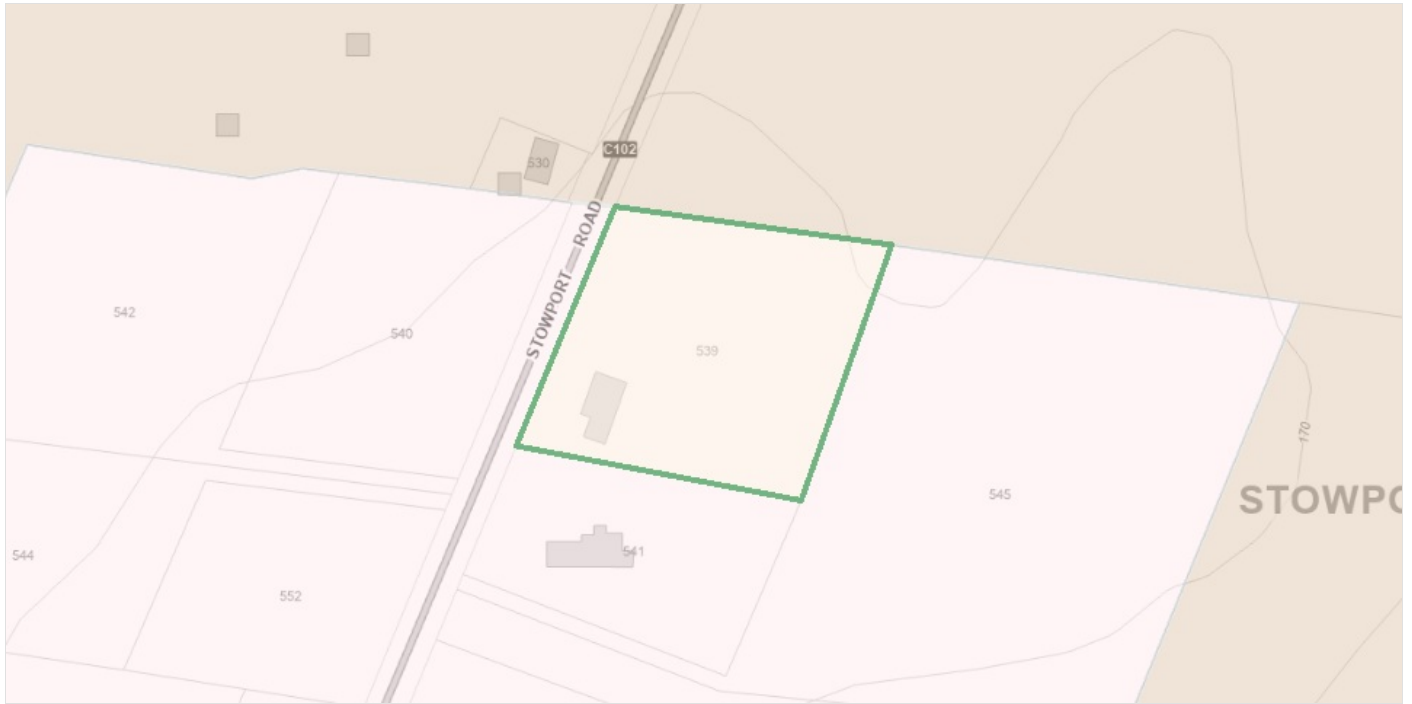
Tasmanian Planning Scheme

This property is in the **Rural Living** planning zone under the Tasmanian Planning Scheme.

The Tasmanian Planning Scheme consists of state wide provisions to ensure consistency across Tasmania, and local provisions which spatially apply those through zoning maps along with specific provisions for unique places in each municipality to address local issues.

Location Information

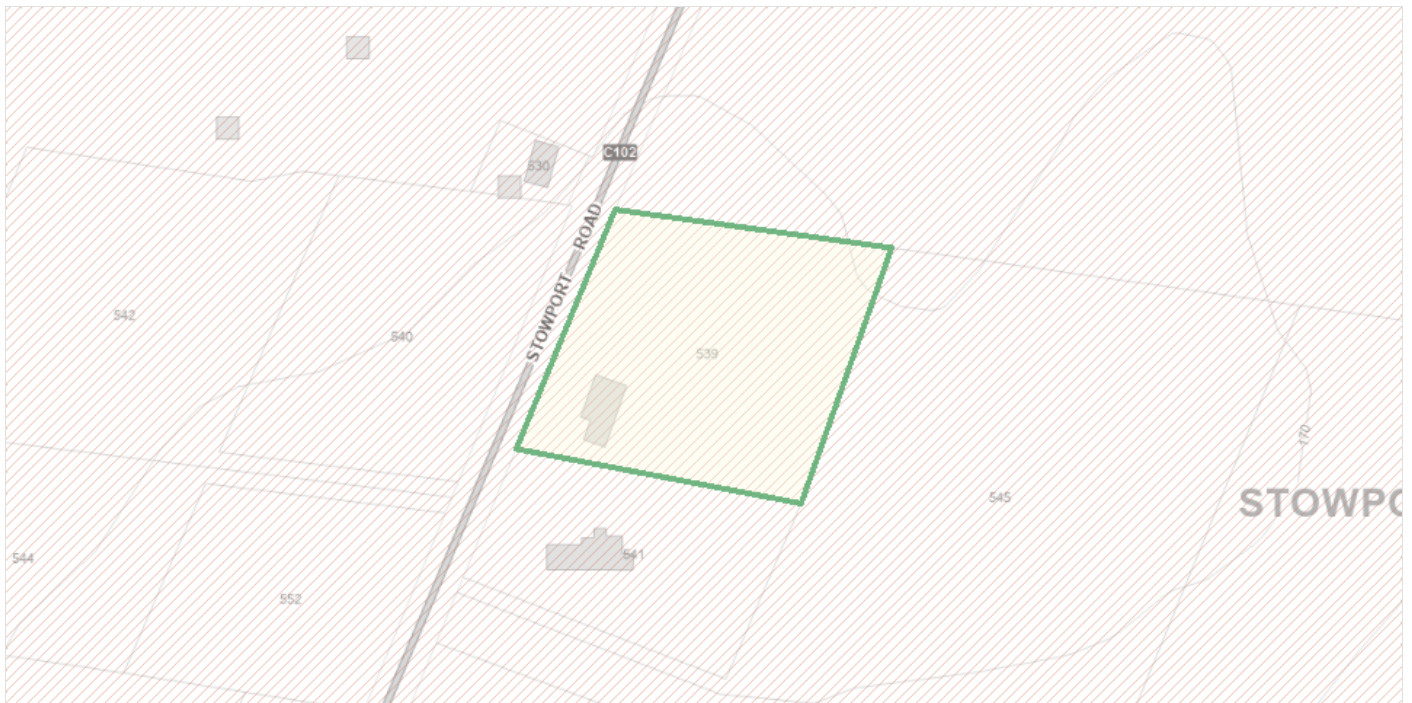
Planning Zone



Tasmanian Planning Zone

Zone Number	11
Zone	Rural Living

Bushfire Prone Area



Bushfire-prone areas

The bushfire-prone area overlay applies in accordance with any overlay map approved by the Tasmania Fire Service for the relevant municipal area. The purpose of the bushfire prone code is to ensure that use and development is appropriately designed, located, serviced, and constructed, to reduce the risk to human life and property, and the cost to the community, caused by bushfires.

Overlay Name	Bushfire-prone areas
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Council Details

The local council where your property is located can provide advice on a proposed project.

Councils also may manage particular local information, which may affect development on the property. To see more information about what is unique to this council area, go to the Burnie City Council or contact the council prior to beginning your development.

Consult

Burnie City Council

Mailing address

80 Wilson Street
Burnie Tasmania 7320

Work: (03) 6430 5700

Disclaimer

This enquiry tool is a guide only and is not a substitute for professional advice.

This enquiry tool only provides information for common developments undertaken individually, for example, building a deck.

The Tasmanian Planning Commission, a court, council or other relevant authority may have an interpretation of the law that is different from the information provided as part of this enquiry tool.

You should always confirm that you are permitted to commence a development by contacting a relevant authority who may be:

- the local council; or
- an independent Licensed Professional



www.thelist.tas.gov.au

Tim Wilson Design & Drafting
Building Services Provider Licence: CC7455
M: 0437 002 026
E: timwilsondraft@bigpond.com

19th July 2025

Att: Planning Office
Burnie City Council

DA 2025/46 – DESIGNER’S RESPONSE

Project: Proposed Alterations & Additions & Shed
At: 539 Stowport Road, Stowport 7321
For: Scott & Naomi Bloom

Re: Design Plans by Tim Wilson Design & Drafting ref: 0774DA-E dated 17.7.25 for Development Application to Burnie City Council.

The proposed dwelling is located within the Rural Living Zone Code 11.0 of the Tasmanian Planning Scheme.

Item 1. Performance Criteria - Clause 11.4.1–(P1) of the Rural Living Zone Code 11.0 Tasmanian Planning Scheme

Designer’s Response:-

The proposed dwelling additions to the existing dwelling and proposed shed is 626m² floor area exceeding 400m². The site coverage is consistent with that existing on established properties in the area, in regard to:

- (a) The topography of the site
- (b) The capacity of the site to absorb runoff
- (c) The size and shape of the site
- (d) The existing buildings and any constraints imposed by existing development
- (e) There is no removal of existing vegetation – refer site plan & satellite imagery (attached)
- (f) In keeping with the character of development existing on established properties in the area

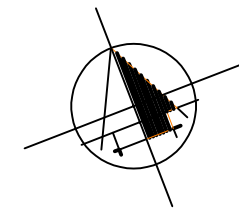
**Item 2. Performance Criteria - Clause 11.4.2–(P3) of the Rural Living Zone Code 11.0
Tasmanian Planning Scheme**

Designer's Response:-

The proposed shed is sited 3m exceeding 10m off the southern side title boundary and not causing an unreasonable loss of amenity to the adjoining property, with regard to:

- (a) The topography of the site
- (b) The size, shape and orientation of the site
- (c) The setbacks of surrounding buildings – refer site plan & satellite imagery (attached)
- (d) The height bulk and form of existing and proposed buildings
- (e) The character of the development existing on established properties in the area eg existing large sheds are typical in the direct vicinity and adjoining properties
- (f) Minimal overshadowing of adjoining properties





existing site plan

SCALE - 1:500

SITE IS RELATIVELY FLAT

NOTE:
TITLE MEASUREMENTS APPROXIMATE ONLY
TO BE VERIFIED BY A LAND SUREVYOR



Stowport Road

95.10M (21°50'20")

103.00M (97°06'20")
3.00M EASEMENT

No. 539
Lot 1
Vol 153909
1.00 Ha

99.56M (198°53'20")

21.0M

EXISTING DWELLING

7.1M

107.00M (280°06'40")

REV	AMENDMENT	DATE
A	PRELIM DESIGN 1	9.6.25
B	PRELIM DESIGN 2	20.6.25
C	PRELIM DESIGN 3	24.6.25
D	PRELIM DA ISSUE	2.7.25
E	DA ISSUE	17.7.25

PROJECT
**ALTERATIONS & ADDITIONS
& NEW SHED**
539 STOWPORT ROAD,
STOWPORT 7321

DRAWING **EXISTING
SITE PLAN 1:500**
CLIENT
S. & N. BLOOM

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DESIGN TW	DRAWN TW	DATE 9.6.25
SCALE AS SHOWN	SHEET No. 01 (OF 6)	REF No. 0774DA-E

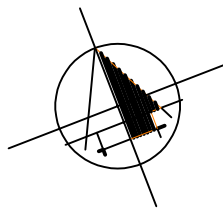
Building Services Provider
Licence CC7455
Email. timwilsondraft@outlook.com
Mob: 0437 002 026

Tim Wilson Design & Drafting

FLOOR AREAS:		
EXISTING DWELLING:	173.3 m ²	(18.7 sq)
PROPOSED ADDITIONS:	164.8 m ²	(17.7 sq)
TOTAL DWELLING:	338.1 m²	(36.4 sq)
PROPOSED SHED:	288.0 m ²	(31.0 sq)
TOTAL SITE:	10,000 m²	(1.00 Ha)

Stowport Road

**No. 539
Lot 1
Vol 153909**
1.00 Ha

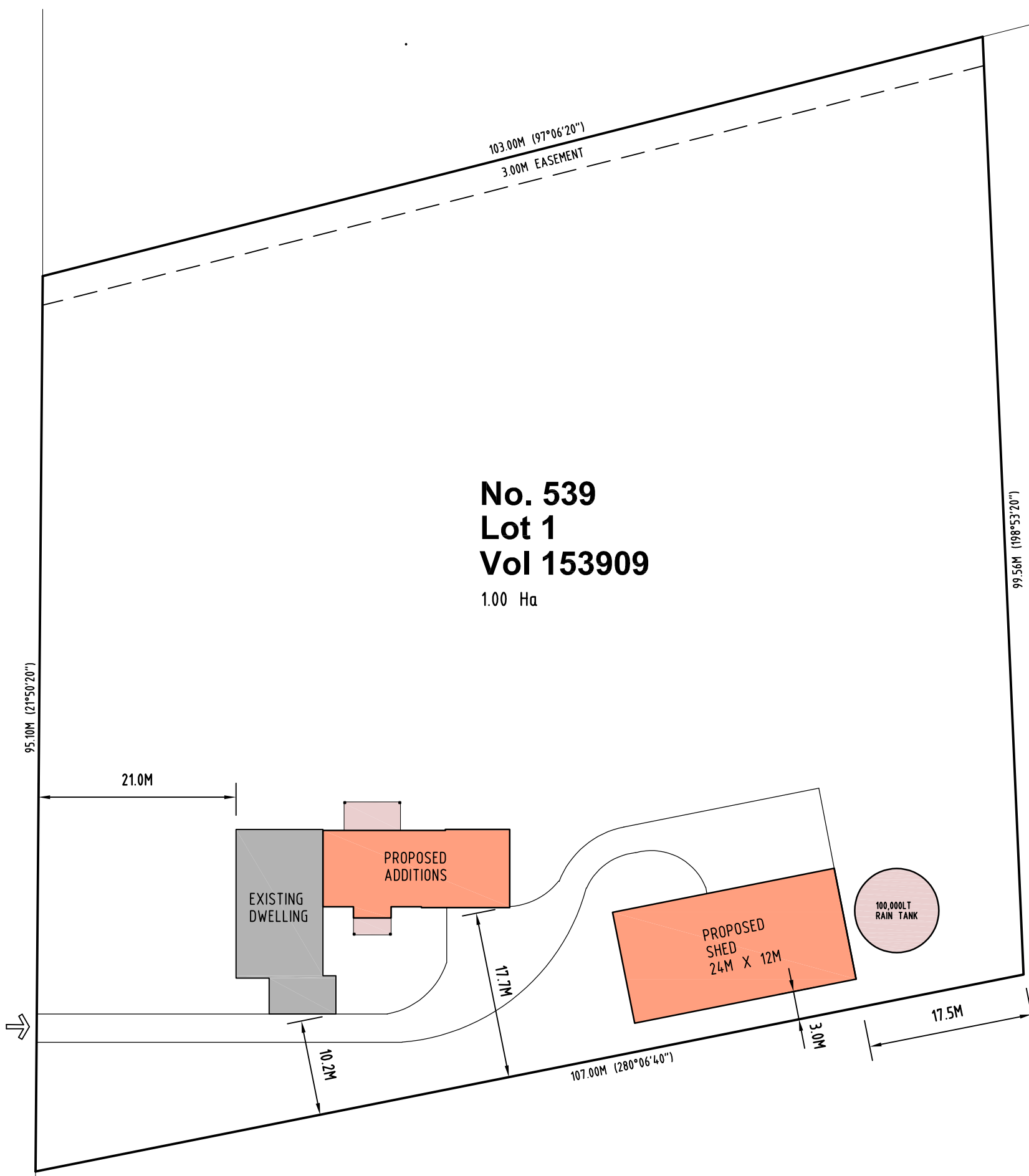


proposed site plan

SCALE - 1:500

SITE IS RELATIVELY FLAT

NOTE:
TITLE MEASUREMENTS APPROXIMATE ONLY
TO BE VERIFIED BY A LAND SUREVYOR



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PROJECT
**ALTERATIONS & ADDITIONS
& NEW SHED**
539 STOWPORT ROAD,
STOWPORT 7321

DRAWING
**PROPOSED
SITE PLAN 1:500**

CLIENT
S. & N. BLOOM

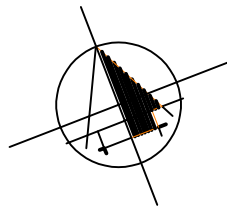
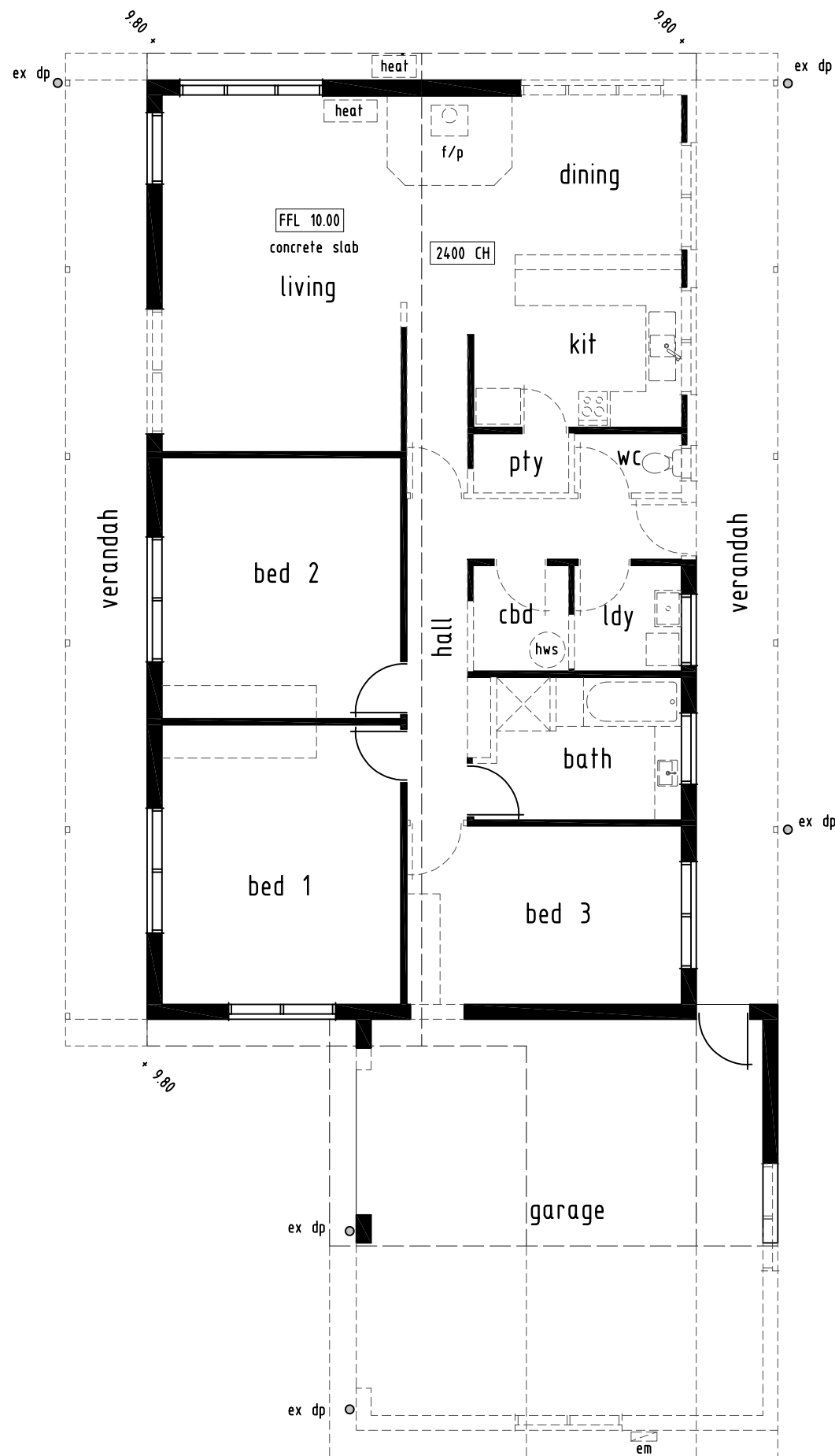
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Building Services Provider
Licence CC7455
Email. timwilsondraft@outlook.com
Mob: 0437 002 026

Tim Wilson Design & Drafting

LEGEND:

- EXISTING 250MM BRICK VENEER WALLS TO REMAIN
- EXISTING 100MM STUD WALLS TO REMAIN
- REMOVE EXISTING WALLS / WINDOWS / DOORS ETC
- ex dp ○ EXISTING DOWNSPIPE LOCATION



existing floor plan

1:100

SITE LEVELS ARE TO AN ARBITRARY HEIGHT DATUM

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PROJECT
**ALTERATIONS & ADDITIONS
 & NEW SHED**
 539 STOWPORT ROAD,
 STOWPORT 7321

DRAWING
EXISTING FLOOR PLAN 1:100

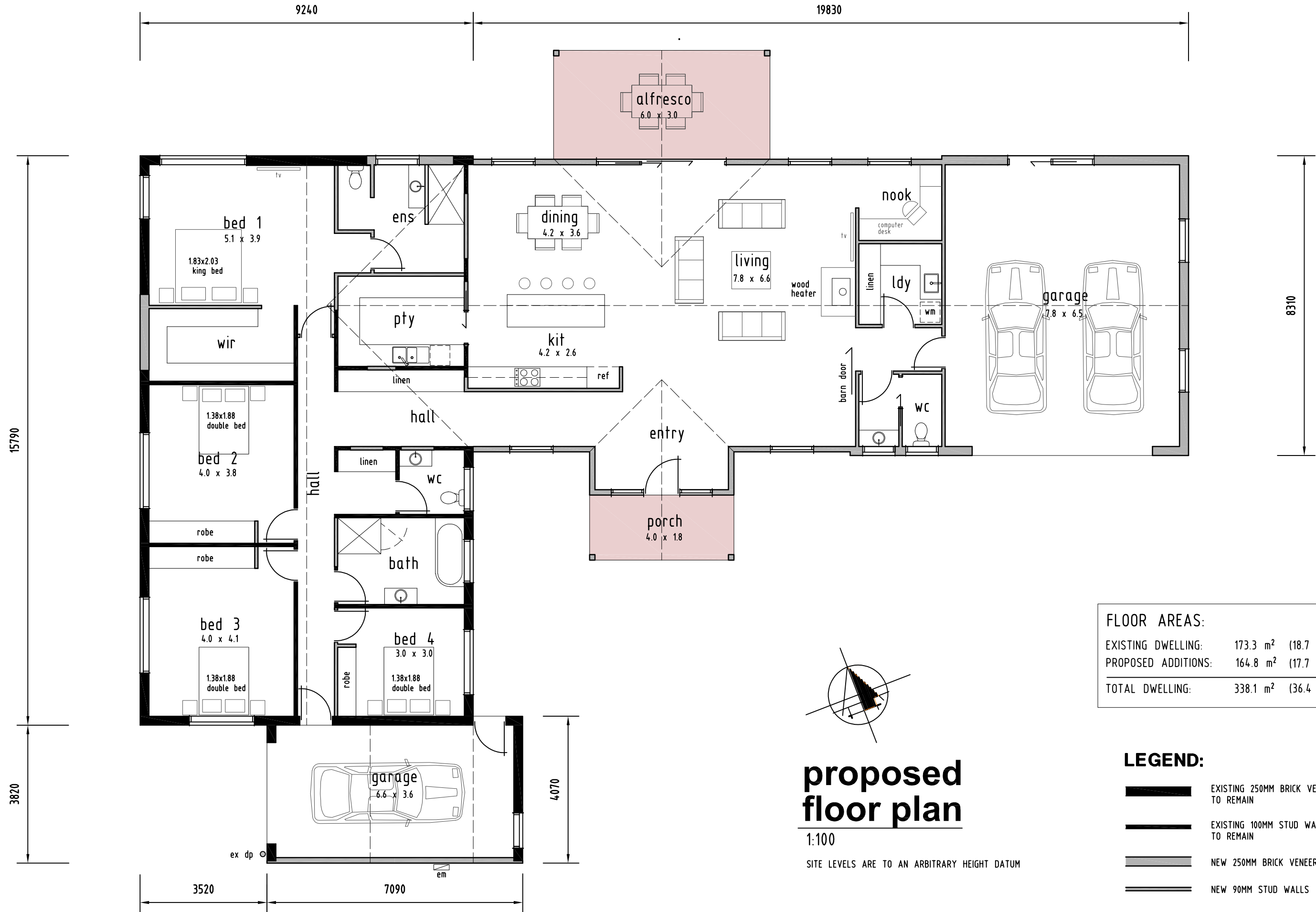
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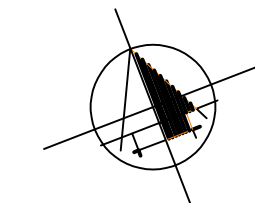
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 Mob: 0437 002 026

Tim Wilson Design & Drafting



FLOOR AREAS:

EXISTING DWELLING:	173.3 m ²	(18.7 sq)
PROPOSED ADDITIONS:	164.8 m ²	(17.7 sq)
TOTAL DWELLING:	338.1 m²	(36.4 sq)



proposed floor plan

1:100

SITE LEVELS ARE TO AN ARBITRARY HEIGHT DATUM

LEGEND:

	EXISTING 250MM BRICK VENEER WALLS TO REMAIN
	EXISTING 100MM STUD WALLS TO REMAIN
	NEW 250MM BRICK VENEER WALLS
	NEW 90MM STUD WALLS

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PROJECT
ALTERATIONS & ADDITIONS & NEW SHED
 539 STOWPORT ROAD,
 STOWPORT 7321

DRAWING
PROPOSED FLOOR PLAN 1:100

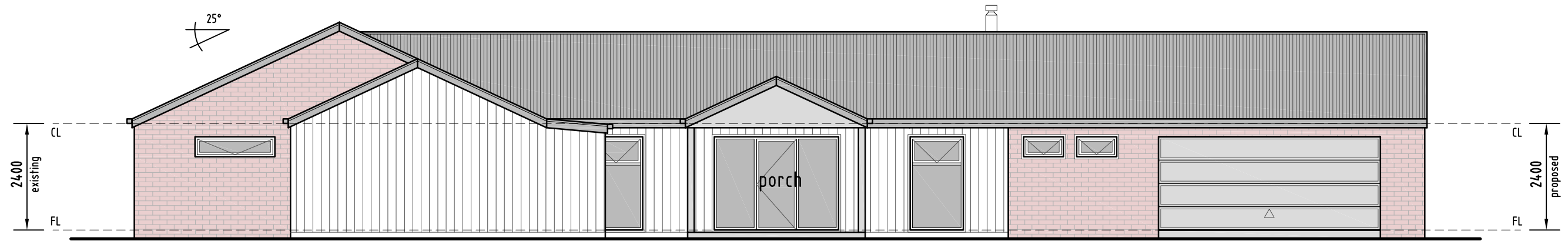
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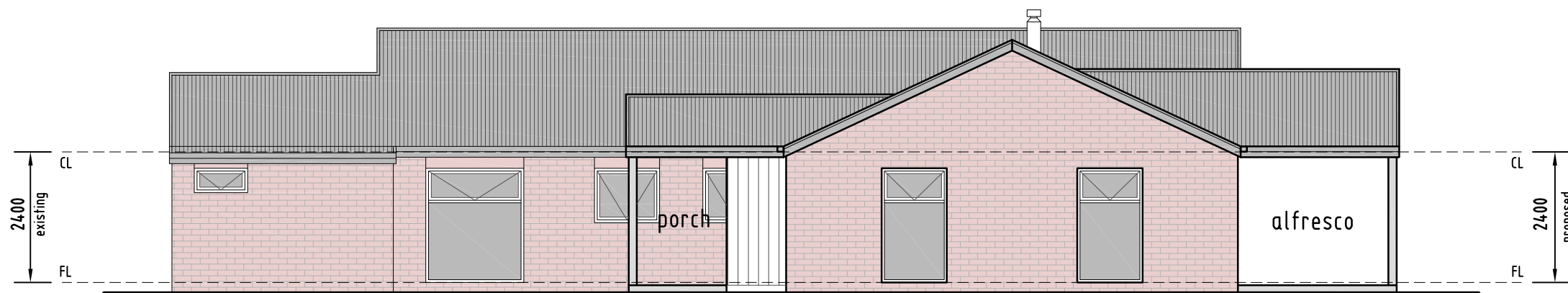
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 Licence CC7455
 Email. timwilsondraft@outlook.com
 Mob: 0437 002 026

Tim Wilson Design & Drafting



south elevation

SCALE - 1:100



east elevation

SCALE - 1:100

external finishes

- WB 'SCYON AXON' VERTICAL CEMENT SHEET CLADDING
- RB ACRYLIC CEMENT RAKED BRICKWORK
- CR COLORBOND CUSTOM-ORB ROOF AT 25° PITCH
- CF COLORBOND GUTTER & FASCIA NO EAVES
- VP 150 SQ. TIMBER VERANDAH POSTS
- AW SELECTED ALUMINIUM FRAMED WINDOWS & DOORS (DOUBLE GLAZING)
- TD PANEL-LIFT GARAGE DOOR (2100 HIGH)

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PROJECT
**ALTERATIONS & ADDITIONS
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 539 STOWPORT ROAD,
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DRAWING **PROPOSED
 ELEVATIONS 1:100**

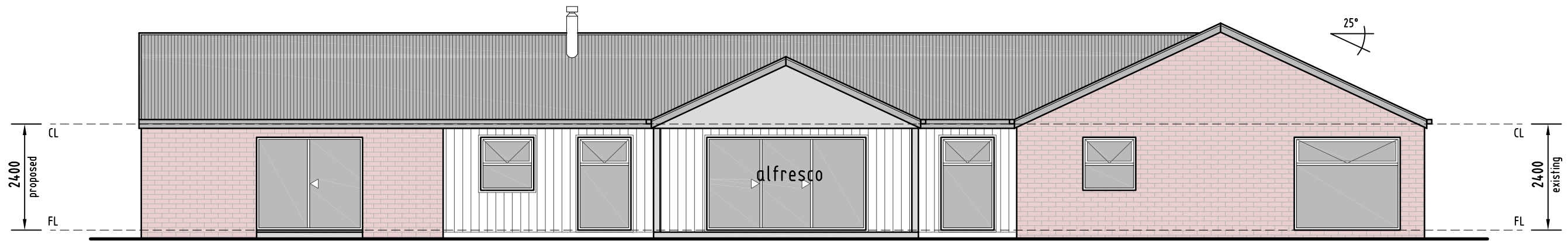
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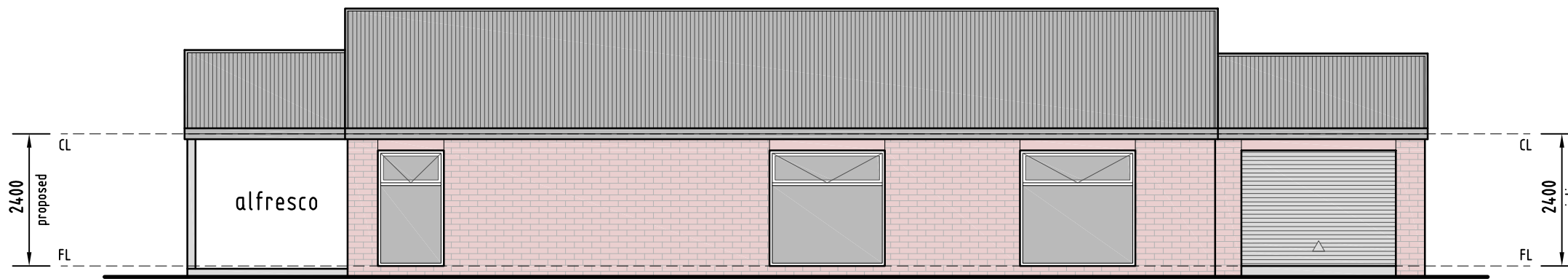
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 Email: timwilsondraft@outlook.com
 Mob: 0437 002 026

Tim Wilson Design & Drafting



north elevation

SCALE - 1:100



west elevation

SCALE - 1:100

external finishes

- WB** 'SCYON AXON' VERTICAL CEMENT SHEET CLADDING
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ALTERATIONS & ADDITIONS & NEW SHED
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DRAWING
PROPOSED ELEVATIONS 1:100

CLIENT
S. & N. BLOOM

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Tim Wilson Design & Drafting

Building Services Provider
 Licence CC7455
 Email: timwilsondraft@outlook.com
 Mob: 0437 002 026

QUOTE/CONTRACT: VFURM0791688-1
SCOTT BLOOM

SITE ADDRESS: 539 STOWPORT ROAD STOWPORT TAS 7321

