

PLEASE QUOTE

Your Ref:

Our Ref: DA 2025/59

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

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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 2025/59
Development Site: - 1, 3 & 3A Morris Street COOEE
CT: 67882/1, 111500/1 & 13411/2
Proposal: - Subdivision and Consolidation (three lots into two), Single Dwelling development and Multiple Dwelling development

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 **24 November 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: - **8 November 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



CERTIFICATE OF TITLE

LAND TITLES ACT 1980



TASMANIA

TORRENS TITLE

VOLUME		FOLIO
13411		1
EDITION	DATE OF ISSUE	
8	21-Feb-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

City of BURNIE
Lot 1 on Sealed Plan 13411
Derivation : Part of 50,000 Acres Gtd. to The Van Diemens Land
Company and Part of 30.4/10Ps. Gtd. to F. Wilson & Ors.
Prior CT 3822/13

SCHEDULE 1

N237712 TRANSFER to WAYNE HERMAN LICHT and SUE-ELLEN LICHT
Registered 21-Feb-2025 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
SP 13411 EASEMENTS in Schedule of Easements

CERTIFICATE OF TITLE

LAND TITLES ACT 1980



TASMANIA

TORRENS TITLE

VOLUME		FOLIO
13411		2
EDITION	DATE OF ISSUE	
10	21-Feb-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.

A handwritten signature in black ink, appearing to read 'Denn', with a horizontal line underneath.

Recorder of Titles



DESCRIPTION OF LAND

City of BURNIE
Lot 2 on Sealed Plan 13411
Derivation : Part of 50,000 Acres Gtd. to The Van Diemens Land Company and Part of 30.4/10 Perches Gtd. to F. Wilson & Ors.
Prior CT 3822/14

SCHEDULE 1

N237712 TRANSFER to WAYNE HERMAN LICHT and SUE-ELLEN LICHT
Registered 21-Feb-2025 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
SP 13411 EASEMENTS in Schedule of Easements

SEARCH OF TORRENS TITLE

VOLUME 111500	FOLIO 1
EDITION 8	DATE OF ISSUE 21-Feb-2025

SEARCH DATE : 28-Aug-2025
 SEARCH TIME : 09.41 AM

DESCRIPTION OF LAND

City of BURNIE
 Lot 1 on Plan [111500](#)
 Derivation : Part of 50 000 Acres granted to Van Diemens Land
 Company
 Derived from Y16832

SCHEDULE 1

[N237712](#) TRANSFER to WAYNE HERMAN LICHT and SUE-ELLEN LICHT
 Registered 21-Feb-2025 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
[25/7660](#) CONVEYANCE Made Subject to Boundary Fences Condition

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

SEARCH OF TORRENS TITLE

VOLUME 67882	FOLIO 1
EDITION 10	DATE OF ISSUE 21-Feb-2025

SEARCH DATE : 28-Aug-2025

SEARCH TIME : 09.42 AM

DESCRIPTION OF LAND

City of BURNIE

Lot 1 on Diagram [67882](#) (formerly being 249-17D)

Derivation : Part of 0A-0R-30.4/10Ps Gtd. to F. Wilson & Ors.

Prior CT [2844/3](#)

SCHEDULE 1

[N237712](#) TRANSFER to WAYNE HERMAN LICHT and SUE-ELLEN LICHT
Registered 21-Feb-2025 at noon

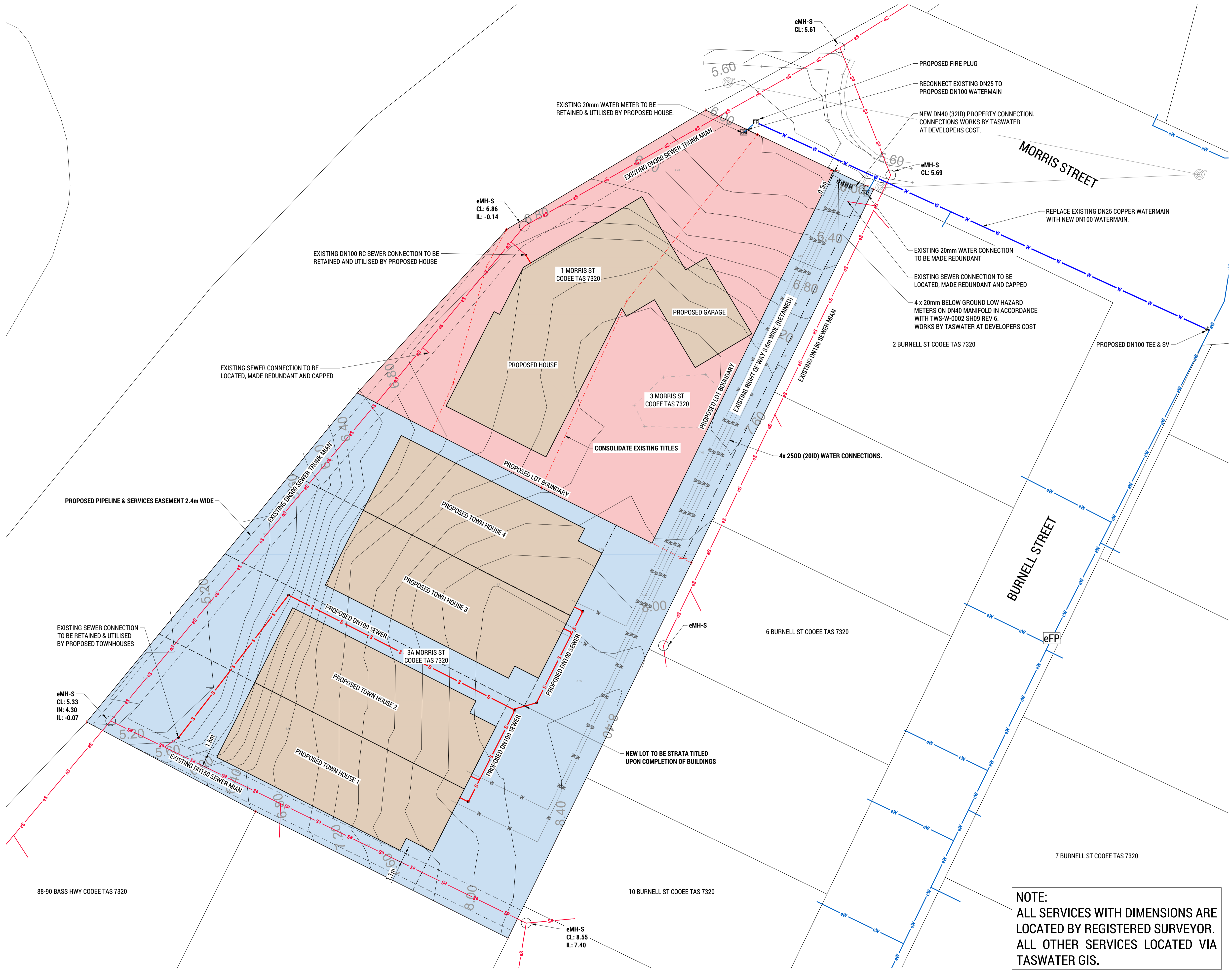
SCHEDULE 2

Reservations and conditions in the Crown Grant if any

[A141520](#) FENCING CONDITION in Transfer

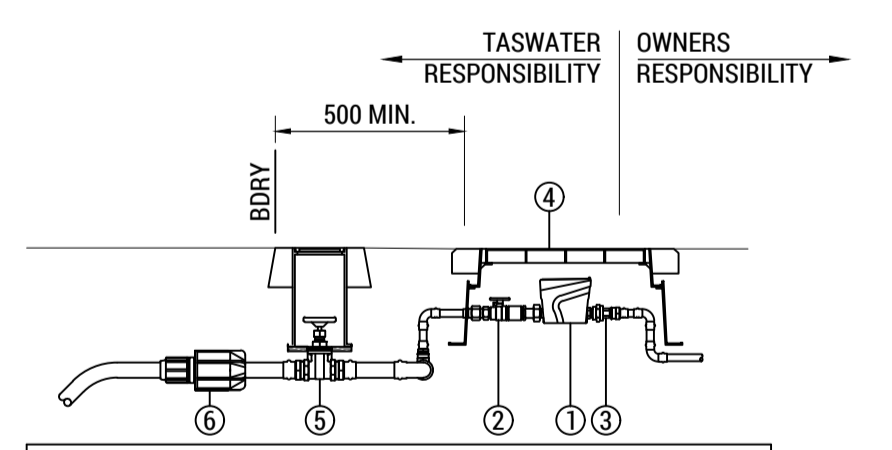
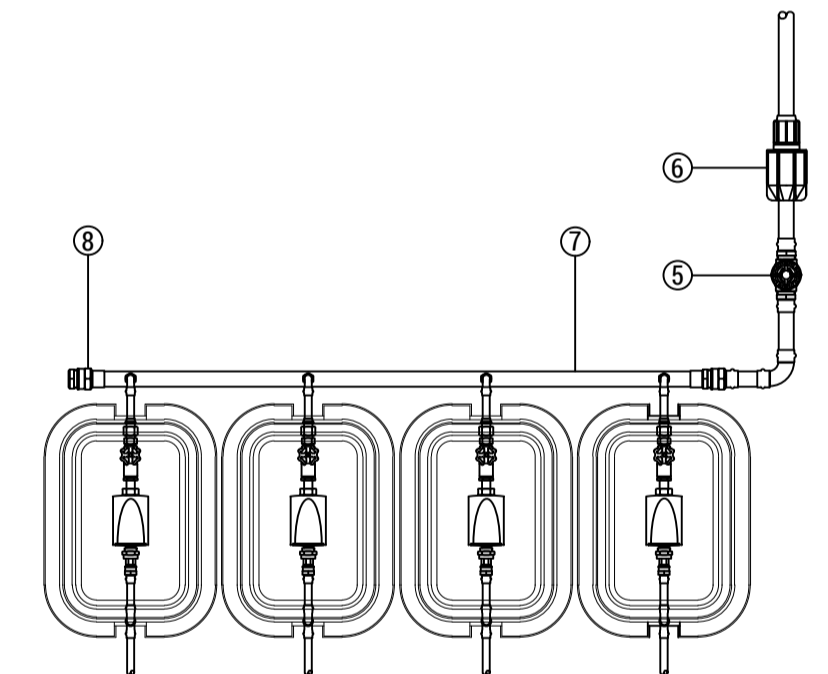
UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations



LEGEND

	EXISTING WATER MAIN
	EXISTING SEWER MAIN
	PROPOSED WATER MAIN
	PROPOSED SEWER MAIN
	PROPOSED FIRE HYDRANT
	PROPOSED STOP VALVE
	EXISTING WATER METER
	EXISTING SEWER MANHOLE



EQUIPMENT SCHEDULE (PER UNIT)

ITEM	DESCRIPTION
1	SENSUS WATER METER WITH DUAL CHECK VALVE - SUPPLIED BY TASWATER
2	20mm BALL VALVE - W/MRK LOCKABLE QUARTER TURN BRASS DZR, RESILIENT SEATED WITH EXTENDABLE NUT AND TAIL - SUPPLIED BY TASWATER
3	20mm BRASS NUT & TAIL - SUPPLIED BY TASWATER
4	METER BOX - REFER TASWATER STD DWG TWS-W-0002 SH02 FOR METER BOXES IN NON-TRAFFICABLE / FOOTPATH AND PAVED AREAS (CLASS B) & TRAFFICABLE AREAS
5	GATE VALVE - BRASS BRZ RESILIENT SEATED WITH BRASS HANDLE
6	UNIVERSAL ADAPTOR
7	40mm TYPE 'A' COPPER MANIFOLD
8	40mm BRASS PLUG

D01 TYPICAL 20mm MANIFOLD CONNECTION DETAIL
SCALE 1:20

NOTE:
ALL SERVICES WITH DIMENSIONS ARE LOCATED BY REGISTERED SURVEYOR.
ALL OTHER SERVICES LOCATED VIA TASWATER GIS.

STATUS: PRELIMINARY / INFORMATION DO NOT SCALE - IF IN DOUBT, ASK <small>THIS DOCUMENT MAY ONLY BE USED FOR THE PURPOSE FOR WHICH IT WAS PREPARED. © RARE INNOVATION PTY LTD. ABN 51 619 598 257</small>		DESIGN BY: JWG DESIGN CHK: JF DRAWN BY: JWG DRAFT CHK: PVD	CLIENT: WAYNE LICHT PROJECT: UNIT DEVELOPMENT ADDRESS: 1 MORRIS ST, COOEE	TITLE: SEWER & WATER CONCEPT SERVICES PLAN SCALE: 1:200 SHEET SIZE: A1 DWGS IN SET: - PROJECT No: 261008 DWG No: C101 REV: B
B TASWATER RFI RESPONSE A TASWATER RFI RESPONSE REV: ISSUED FOR / DESCRIPTION:	JWG 24-10-25 JWG 01-10-25 BY: DATE:	APPROVED: - ACRD. No: - DATE: -	22-24 Paterson Street Launceston TAS 7250 rarein.com.au P.03 6388 9200	

DEVELOPMENT APPLICATION

COOEE POINT, 1-3A MORRIS ST. COOEE TAS 7320

GENERAL NOTES

PROJECT

DESIGNER
 LIGHT ARCHITECTURE
 CERTIFIED ARCHITECT: JASON LICHT
 ACCREDITATION N°: CC5860K
 ARCHITECTS ADDRESS: LEVEL 1, THE WALNUT BUILDING, 199
 MACQUARIE ST. HOBART, 7000

LOCATION
 PROJECT N°: 2502
 PROJECT NAME: COOEE POINT
 PROPERTY ID N°: 6120863, 6120855 & 6120847
 TITLE REFERENCES: 67882/1, 111500/1, 13411/1 & 13411/2
 PROJECT ADDRESS: 1-3A MORRIS ST. COOEE TAS 7320

PLANNING INFORMATION
 MUNICIPALITY: BURNIE
 PLANNING SCHEME: TASMANIAN PLANNING SCHEME
 PLANNING ZONE: GENERAL RESIDENTIAL ZONE 8
 PLANNING OVERLAYS: WATERWAY & COASTAL PROTECTION AREA

SITE DETAILS
 BAL: N/A
 CLIMATE ZONE: ZONE 7
 WIND SPEED: REFER ENG
 SOIL CLASS: REFER ENG
 ALPINE AREA: NO
 CORROSION: NCC 6.3.9

AREA SUMMARY

	HOUSE	TOWN HOUSE 1	TOWN HOUSE 2	TOWN HOUSE 3	TOWN HOUSE 4
SITE	1186 sqm	401 sqm	382 sqm	375 sqm	395 sqm
HOUSE	230 sqm	118 sqm	118 sqm	123 sqm	123 sqm
DECK	42 sqm	17 sqm	17 sqm	17 sqm	17 sqm
GARAGE	68 sqm	47 sqm	47 sqm	47 sqm	47 sqm

GENERAL

THESE DRAWINGS SHOW DESIGN INTENT AND ARE SUITABLE AS A GUIDE ONLY. DO NOT SCALE OFF THE DRAWINGS. ALL DIMENSIONS IN MILLIMETRES. DIMENSIONS OF EXISTING BUILDING ARE INDICATIVE ONLY AND SHOULD NOT BE RELIED ON - VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING ANY WORK. ALL DOCUMENTS SHALL BE READ IN CONJUNCTION WITH SPECIFICATIONS AND ANY CONSULTANTS DETAIL.

ANY DISCREPANCIES, ERRORS OR OMISSIONS SHALL BE REFERRED TO THE ARCHITECTS. DRAWINGS ARE NOT TO BE USED FOR CONSTRUCTION PURPOSES UNTIL ISSUED BY THE ARCHITECT FOR CONSTRUCTION.

ALL WORK CARRIED OUT SHALL BE IN ACCORDANCE WITH RELEVANT AUSTRALIAN STANDARDS, NCCS, BUILDING CODE OF AUSTRALIA, SPECIFICATIONS AND ANY LOCAL AUTHORITY BY-LAWS AND REGULATIONS.

DDA (DISABILITY DISCRIMINATION ACT) ACCESSIBLE AREAS ARE TO COMPLY WITH AS1428.1 - 2009. PRIOR TO CONSTRUCTION THE DIMENSIONS OF ROOM SIZES, DOOR SWINGS, FITTING LOCATIONS AND GRAB RAILS SHOULD BE CONFIRMED TO COMPLY.

ALL WET AREAS ARE TO BE WATERPROOFED TO AS3740 2010

DRAWING NUMBER	DRAWING NAME	REV	STATUS
A00-00	Cover Page	04	
A00-01	Existing Site	01	
A01-00	Site Plan - Existing and Demolition	02	
A01-01	Site Plan - Allotment Plan	04	
A01-02	Site Plan - Proposed	04	
A02-00	House - Ground Floor Plan	02	
A02-01	Town Houses - Ground Floor Plan	02	
A03-00	House - Roof Plan	01	
A03-01	Town Houses - Roof Plan	02	
A04-00	House - Proposed Elevations	01	
A04-01	Town Houses - Proposed Elevations	02	
A05-00	Sun Diagrams	02	
A05-01	Materials	02	



TOWNHOUSES



HOUSE



TOWNHOUSE DECK



TOWNHOUSES INTERIOR

copyright
LICHT ARCHITECTURE

Light Architecture Pty Ltd.
 ABN 69 639 832 207
 www.lichtarchitecture.com.au
 @licht_architecture

The Walnut Building - Garden Level
 199 Macquarie St, Hobart TAS 7000
 hello@lichtarchitecture.com.au
 03 6164 7277

Nominated Architect: Jason Licht
 Accreditation No.: CC5860K

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Acknowledgement of Country

Licht Architecture acknowledges and pays respect to the Palawa and Paikana people of Lutwulla - the Traditional Custodians of the lands upon which our studio and projects are located.

project status

DEVELOPMENT APPLICATION

Rev	Date	Issue	By	Ch.
01	28/08/2025	DEVELOPMENT APPLICATION ISSUE	AL	JL
02	09/09/2025	RFI 1 ISSUE	AL	JL
03	06/10/2025	RFI 2 ISSUE	AL	JL
04	24/10/2025	RFI 3 ISSUE	AL	JL

NOT FOR CONSTRUCTION

Project N°: **2502**

COOEE POINT

Client | Wayne & Sue Licht

Address | 1-3A MORRIS ST. COOEE TAS 7320
 Property ID | 6120847 Title Reference | 13411/2
 Land of the Palawa People

A00-00

Cover Page

1:1 @A2

REVISION 04 RFI 3 ISSUE

These drawings show design intent & are suitable as a guide only. Do not scale off the drawings. All dimensions in millimetres. Dimensions of existing building are indicative only. This should not be relied on and are to be verified on site before commencing work. All documents shall be read in conjunction with specifications and any consultants detail. All work shall be in accordance with the Building Code of Australia, relevant Australian Standards & local authority by-laws and regulations. Any discrepancies, errors or omissions shall be referred to the Architect. Drawings are not to be used for construction until issued for construction.



LOCATION PLAN



VIEW FROM END OF MORRIS STREET TOWARDS SITE



VIEW FROM WALKING PATH TOWARDS NORTHERN CORNER OF SITE



VIEW FROM WALKING PATH TOWARDS WESTERN CORNER OF SITE



INTERNAL VIEW OF SITE TOWARDS EXISTING DWELLING



INTERNAL VIEW OF SITE TOWARDS EXISTING ROW OF NORFOLK PINES TO BE RETAINED



INTERNAL VIEW OF SITE TOWARDS EXISTING STANDALONE NORFOLK PINE TO BE RETAINED

copyright
LICHT ARCHITECTURE

Licht Architecture Pty Ltd. www.lichtarchitecture.com.au
ABN 96 639 832 207 @licht_architecture

The Walnut Building - Garden Level
100 Macquarie St, Hobart TAS 7000
licht@lichtarchitecture.com.au
03 9164 7277

Nominated Architect: Jason Licht
Accreditation No.: CC 5880 K

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project status
DEVELOPMENT APPLICATION

Rev	Date	Issue	By	Ch.
01	28/08/2025	DEVELOPMENT APPLICATION ISSUE	AL	JL

NOT FOR CONSTRUCTION

Project No: **2502**

COOEE POINT

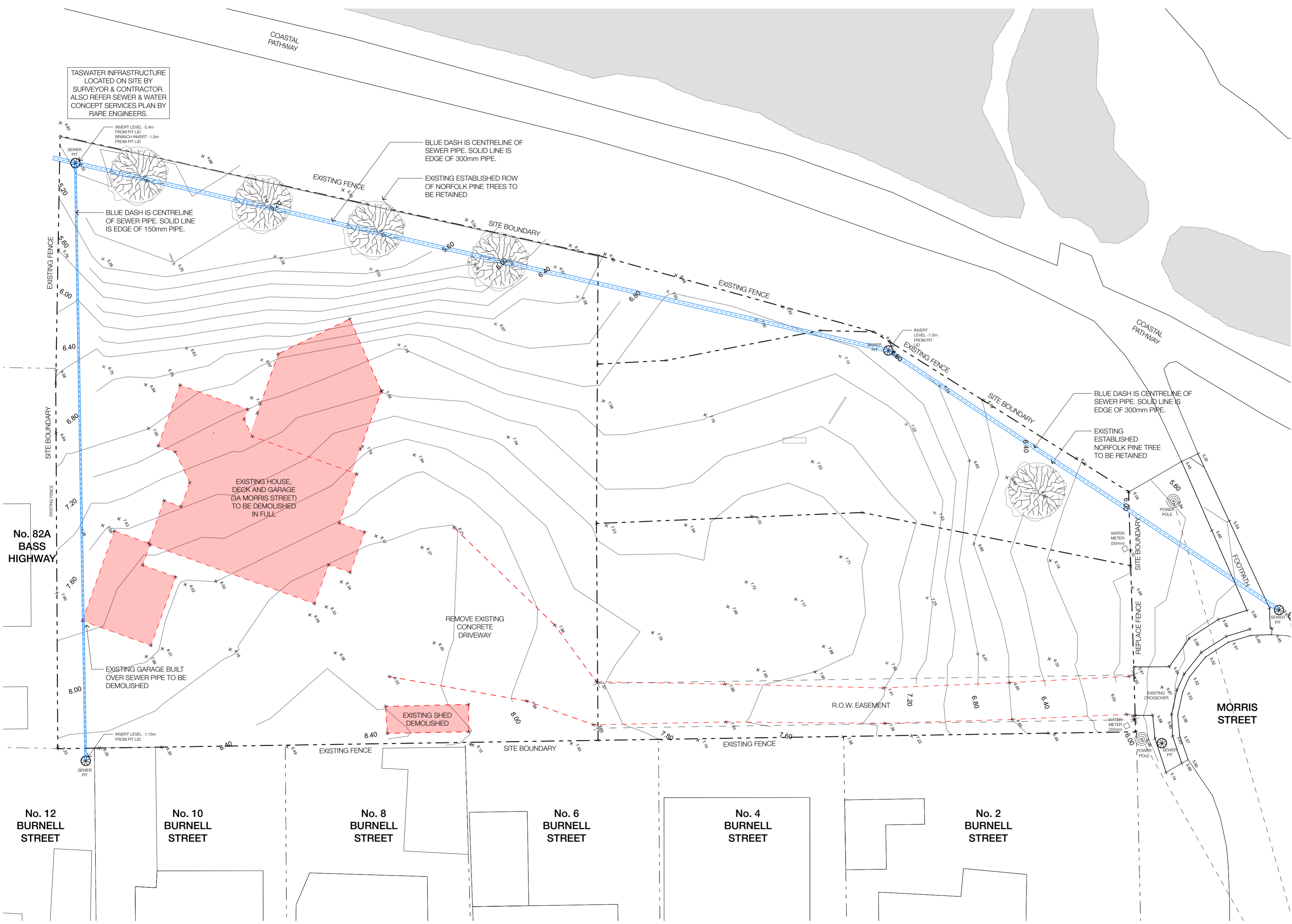
Client | Wayne & Sue Licht
Address | 1-3A MORRIS ST, COOEE TAS 7320
Property ID: 0122847 Title Reference: 13411/2
Land of the Palawa People

A00-01
Existing Site
#A2



REVISION 01 DEVELOPMENT APPLICATION ISSUE

These drawings show design intent & are suitable as a guide only. Do not scale off the drawings. All dimensions in millimetres. Dimensions of existing building are indicative only. They should not be relied on and are to be verified on site before commencing work. All documents shall be read in conjunction with specifications and any consultable sheets. All work shall be in accordance with the Building Code of Australia, relevant Australian Standards & local authority by-laws and regulations. Any discrepancies, errors or omissions shall be referred to the Architect. Drawings are not to be used for construction until issued Construction



TASWATER INFRASTRUCTURE LOCATED ON SITE BY SURVEYOR & CONTRACTOR. ALSO REFER SEWER & WATER CONCEPT SERVICES PLAN BY RARE ENGINEERS.

INVERT LEVEL -5.4m FROM PRT LID
BRANCH INVERT -1.0m FROM PRT LID

BLUE DASH IS CENTRELINE OF SEWER PIPE. SOLID LINE IS EDGE OF 300mm PIPE.

EXISTING ESTABLISHED ROW OF NORFOLK PINE TREES TO BE RETAINED

BLUE DASH IS CENTRELINE OF SEWER PIPE. SOLID LINE IS EDGE OF 150mm PIPE.

EXISTING HOUSE, DECK AND GARAGE (3A MORRIS STREET) TO BE DEMOLISHED IN FULL

REMOVE EXISTING CONCRETE DRIVEWAY

EXISTING SHED DEMOLISHED

EXISTING GARAGE BUILT OVER SEWER PIPE TO BE DEMOLISHED

INVERT LEVEL -7.0m FROM PRT LID

BLUE DASH IS CENTRELINE OF SEWER PIPE. SOLID LINE IS EDGE OF 300mm PIPE.

EXISTING ESTABLISHED NORFOLK PINE TREE TO BE RETAINED

Copyright
LICHT ARCHITECTURE

Licht Architecture Pty Ltd.
100 Macquarie St, Level 14/2000
Sydney NSW 2000
Australia
www.lichtarchitecture.com.au
02 9164 7277

Nominated Architect: Jason Licht
Accreditation No.: CC 5880 K

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ACKNOWLEDGEMENT OF COUNTRY
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project status

Rev	Date	Issue	By	Ch.
01	28/08/2025	DEVELOPMENT APPLICATION ISSUE	AL	JL
02	05/10/2025	RFI 2 ISSUE	AL	JL

NOT FOR CONSTRUCTION

Project No: **2502**
COOEE POINT

Client | Wayne & Sue Licht
Address | 1-3A MORRIS ST, COOEE TAS 7320
Property ID: 0122047 Title Reference: 13411/2
Land of the Palawa People

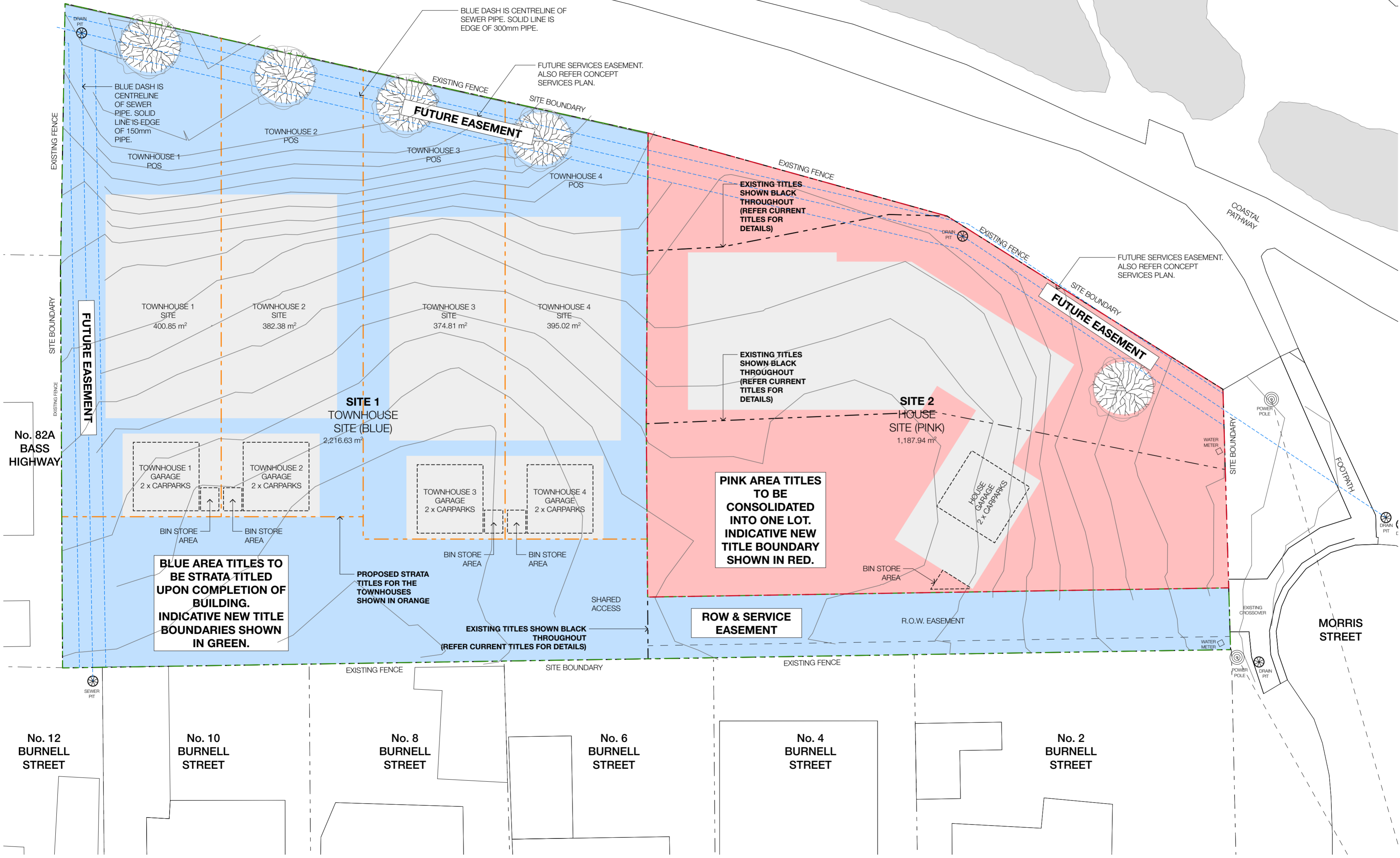
A01-00
Site Plan - Existing and Demolition

REVISION 02 RFI 2 ISSUE

These drawings show design intent & are suitable as a guide only. Do not scale off the drawings. All dimensions in millimetres. Dimensions of existing building are indicative only. They should not be relied on and are to be verified on site before commencing work. All documents shall be read in accordance with specifications and any consultant's notes. All work shall be in accordance with the Building Code of Australia, relevant Australian Standards & local authority by-laws and regulations. Any discrepancies, errors or omissions shall be referred to the Architect. Changes are not to be used for construction until issued Construction

Site Plan (Existing + Demolition)
1:200

TASWATER INFRASTRUCTURE LOCATED ON SITE BY SURVEYOR & CONTRACTOR. ALSO REFER SEWER & WATER CONCEPT SERVICES PLAN BY RARE ENGINEERS.



BLUE AREA TITLES TO BE STRATA TITLED UPON COMPLETION OF BUILDING. INDICATIVE NEW TITLE BOUNDARIES SHOWN IN GREEN.

PINK AREA TITLES TO BE CONSOLIDATED INTO ONE LOT. INDICATIVE NEW TITLE BOUNDARY SHOWN IN RED.

ROW & SERVICE EASEMENT

PROPOSED STRATA TITLES FOR THE TOWNHOUSES SHOWN IN ORANGE

EXISTING TITLES SHOWN BLACK THROUGHOUT (REFER CURRENT TITLES FOR DETAILS)

EXISTING TITLES SHOWN BLACK THROUGHOUT (REFER CURRENT TITLES FOR DETAILS)

EXISTING TITLES SHOWN BLACK THROUGHOUT (REFER CURRENT TITLES FOR DETAILS)

BLUE DASH IS CENTRELINE OF SEWER PIPE. SOLID LINE IS EDGE OF 150mm PIPE.

BLUE DASH IS CENTRELINE OF SEWER PIPE. SOLID LINE IS EDGE OF 300mm PIPE.

FUTURE SERVICES EASEMENT. ALSO REFER CONCEPT SERVICES PLAN.

FUTURE SERVICES EASEMENT. ALSO REFER CONCEPT SERVICES PLAN.

TOWNHOUSE 1 SITE
400.85 m²

TOWNHOUSE 2 SITE
382.38 m²

TOWNHOUSE 3 SITE
374.81 m²

TOWNHOUSE 4 SITE
395.02 m²

SITE 1 TOWNHOUSE SITE (BLUE)
2,216.63 m²

SITE 2 HOUSE SITE (PINK)
1,187.94 m²

TOWNHOUSE 1 GARAGE
2 x CARPARKS

TOWNHOUSE 2 GARAGE
2 x CARPARKS

TOWNHOUSE 3 GARAGE
2 x CARPARKS

TOWNHOUSE 4 GARAGE
2 x CARPARKS

HOUSE GARAGE
2 x CARPARKS

BIN STORE AREA

BIN STORE AREA

BIN STORE AREA

BIN STORE AREA

BIN STORE AREA

SHARED ACCESS

R.O.W. EASEMENT

MORRIS STREET

No. 12 BURNELL STREET

No. 10 BURNELL STREET

No. 8 BURNELL STREET

No. 6 BURNELL STREET

No. 4 BURNELL STREET

No. 2 BURNELL STREET

LIGHT ARCHITECTURE

Light Architecture Pty Ltd.
150 Macquarie St, Hobart TAS 7000
03 6164 7277

Nominated Architect: Jason Light
Accreditation No.: CC 5880 K

Acknowledgment of Country
Light Architecture acknowledges and pays respect to the Palawa and Paikana people of Lutruwita - the Traditional Custodians of the lands upon which our studio and projects are located.

DEVELOPMENT APPLICATION

Rev	Date	Issue	By	Ch.
01	28/08/2025	DEVELOPMENT APPLICATION ISSUE		
02	09/09/2025	RFI 1 ISSUE		
03	06/10/2025	RFI 2 ISSUE		
04	24/10/2025	RFI 3 ISSUE		

NOT FOR CONSTRUCTION

Project No: **2502**
COOEE POINT

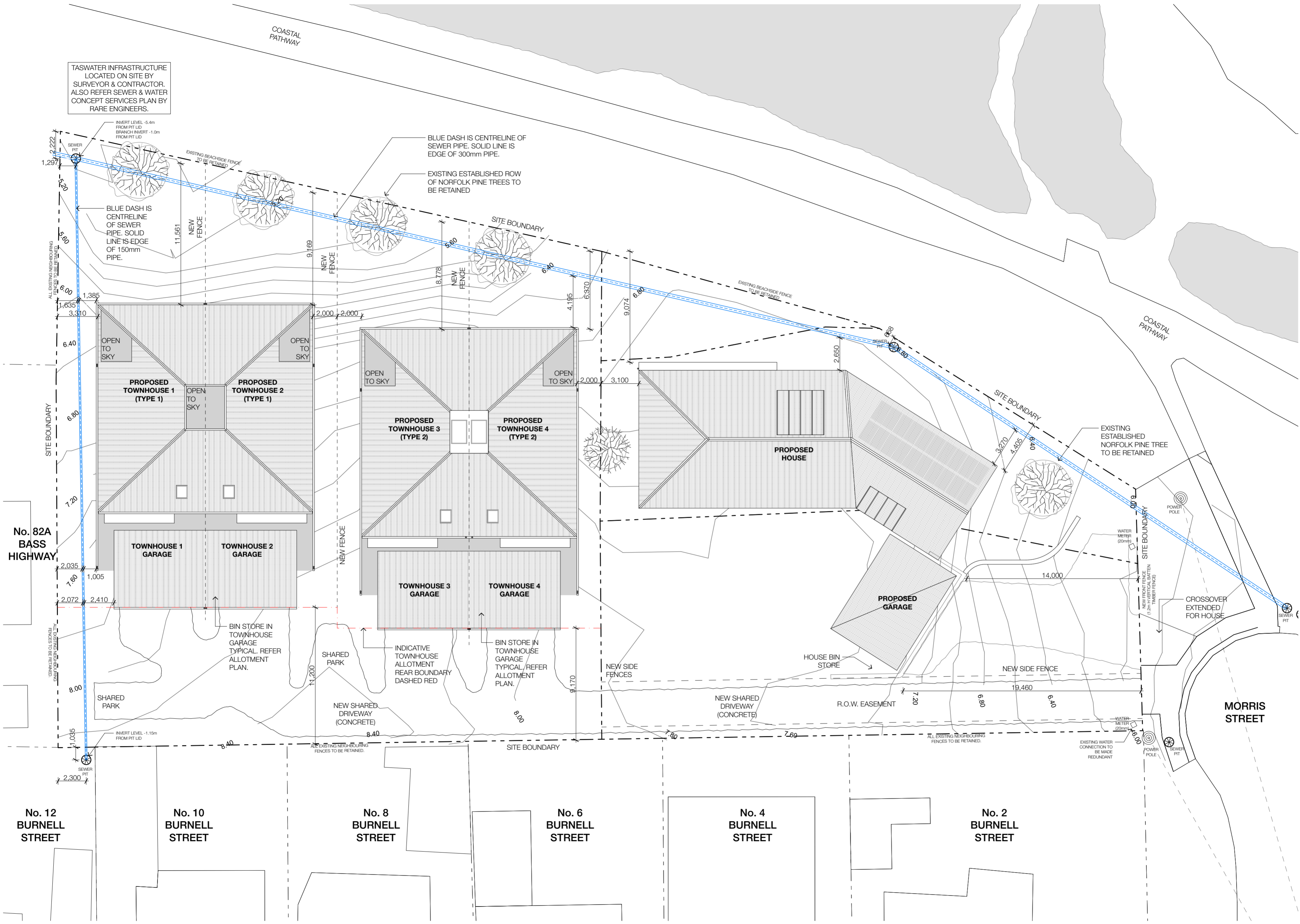
Client | Wayne & Sue Light
Address | 1-3A MORRIS ST, COOEE TAS 7320
Property ID: 0122047 Title Reference: 13411/2
Land of the Palawa People

A01-01
Site Plan - Allotment Plan
0A2

REVISION 04 RFI 3 ISSUE

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Site allotment plan
1:200



TASWATER INFRASTRUCTURE LOCATED ON SITE BY SURVEYOR & CONTRACTOR. ALSO REFER SEWER & WATER CONCEPT SERVICES PLAN BY RARE ENGINEERS.

BLUE DASH IS CENTRELINE OF SEWER PIPE. SOLID LINE IS EDGE OF 300mm PIPE.

EXISTING ESTABLISHED ROW OF NORFOLK PINE TREES TO BE RETAINED

EXISTING ESTABLISHED NORFOLK PINE TREE TO BE RETAINED

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LICHT ARCHITECTURE

Licht Architecture Pty Ltd.
100 Macquarie St, Level 14/010
Sydney NSW 2000
www.lichtarchitecture.com.au
02 9164 7277

Nominated Architect: Jason Licht
Accreditation No.: CC 5880 K

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project status
DEVELOPMENT APPLICATION

Rev	Date	Issue	By	Ch.
01	28/08/2025	DEVELOPMENT APPLICATION ISSUE	AL	JL
02	09/09/2025	RF1 ISSUE	AL	JL
03	06/10/2025	RF2 ISSUE	AL	JL
04	24/10/2025	RF3 ISSUE	AL	JL

NOT FOR CONSTRUCTION

Project No: **2502**
COOEE POINT

Client | Wayne & Sue Licht
Address | 1-3A MORRIS ST, COOEE TAS 7320
Property ID: 0122047 Title Reference: 13411/2
Land of the Palawa People

A01-02
Site Plan - Proposed
0A2

REVISION 04 RF3 ISSUE

Site Plan (Proposed)
1:200

LEGEND & NOTES

GENERAL NOTES:

- W** PROPOSED WINDOW
- D** PROPOSED DOOR
- Ex.** EXISTING
- SKY** SKYLIGHT
- DP** DOWNPIPE

EXTERNAL FLOOR FINISHES:

- FF01** CREAM BRICK - STACK BOND PATTERN
- FF02** SANDSTONE PAVING
- FF03** TIMBER DECKING
- FF04** COMPACTED DECOMPOSED GRANITE DRIVEWAY
- FF05** CONCRETE

EXTERNAL WALL FINISHES:

- BR01** CREAM BRICK - RUNNING BOND
- BR02** CREAM BRICK - STACK BOND
- BR03** BAGGED BRICK
- TM01** VERTICAL TIMBER CLADDING
- FC01** CEMENT SHEET PAINTED

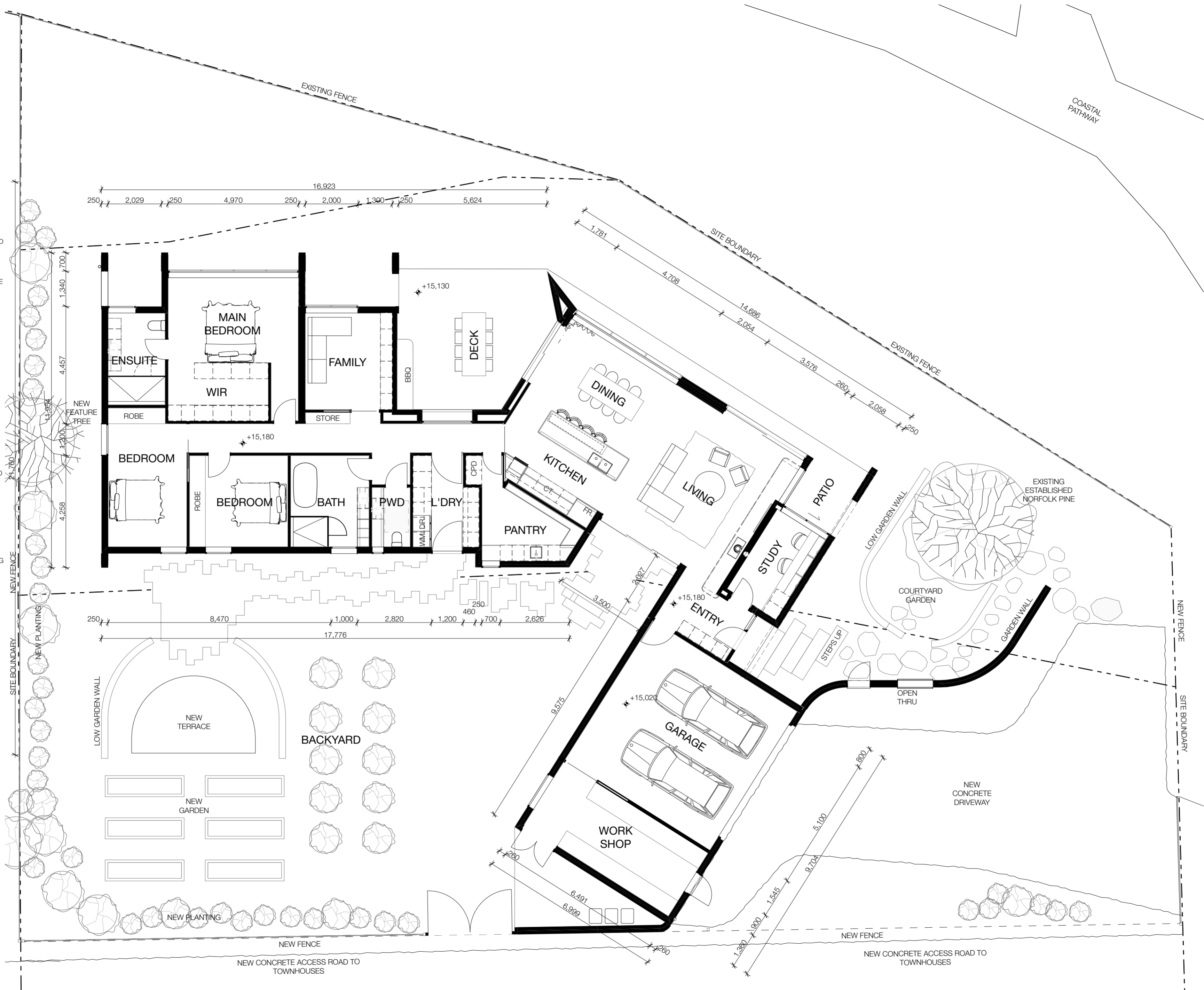
ROOF FINISHES:

- RF01** CORRUGATED METAL ROOF - LIGHT COLOUR
- RF02** CORRUGATED AMPELITE ROOF - LIGHT COLOUR
- RF03** METAL ROOF - LIGHT COLOUR
- RF04** CORRUGATED METAL ROOF - LIGHT COLOUR
- RF05** STEEL AWNING

DEMOLITION AND RECOVERY LEGEND:

- DEMOLITION WORKS DENOTED BY RED DASHED LINE

1. THE CONTRACTOR IS TO INSPECT THE SITE, AND BECOME CONVERSANT WITH THE LIMITATIONS AND CONSTRAINTS FOR ACCESS, NOISE, AND GENERAL SAFETY.
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DEVELOPMENT APPLICATION

Rev	Date	Issue	By	Ch.
01	28/08/2025	DEVELOPMENT APPLICATION ISSUE	AL	JL
02	06/10/2025	RFI 2 ISSUE	AL	JL

NOT FOR CONSTRUCTION

Project No: **2502**
COOEE POINT

Client | Wayne & Sue Licht
Address | 1-3A MORRIS ST, COOEE TAS 7320
Property ID: 0122047 Title Reference: 13411/2
Land of the Palawa People

A02-00
House - Ground Floor Plan
0A2

REVISION 02 RFI 2 ISSUE

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Ground Floor (Proposed)
1:100

LEGEND & NOTES

GENERAL NOTES:

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- SKY** SKYLIGHT
- DP** DOWNPIPE

EXTERNAL FLOOR FINISHES:

- FF01** CREAM BRICK - STACK BOND PATTERN
- FF02** SANDSTONE PAVING
- FF03** TIMBER DECKING
- FF04** COMPACTED
- FF05** DECOMPOSED GRANITE DRIVEWAY
- FF05** CONCRETE

EXTERNAL WALL FINISHES:

- BR01** CREAM BRICK - RUNNING BOND
- BR02** CREAM BRICK - STACK BOND
- BR03** BAGGED BRICK
- TM01** VERTICAL TIMBER CLADDING
- FC01** CEMENT SHEET PAINTED

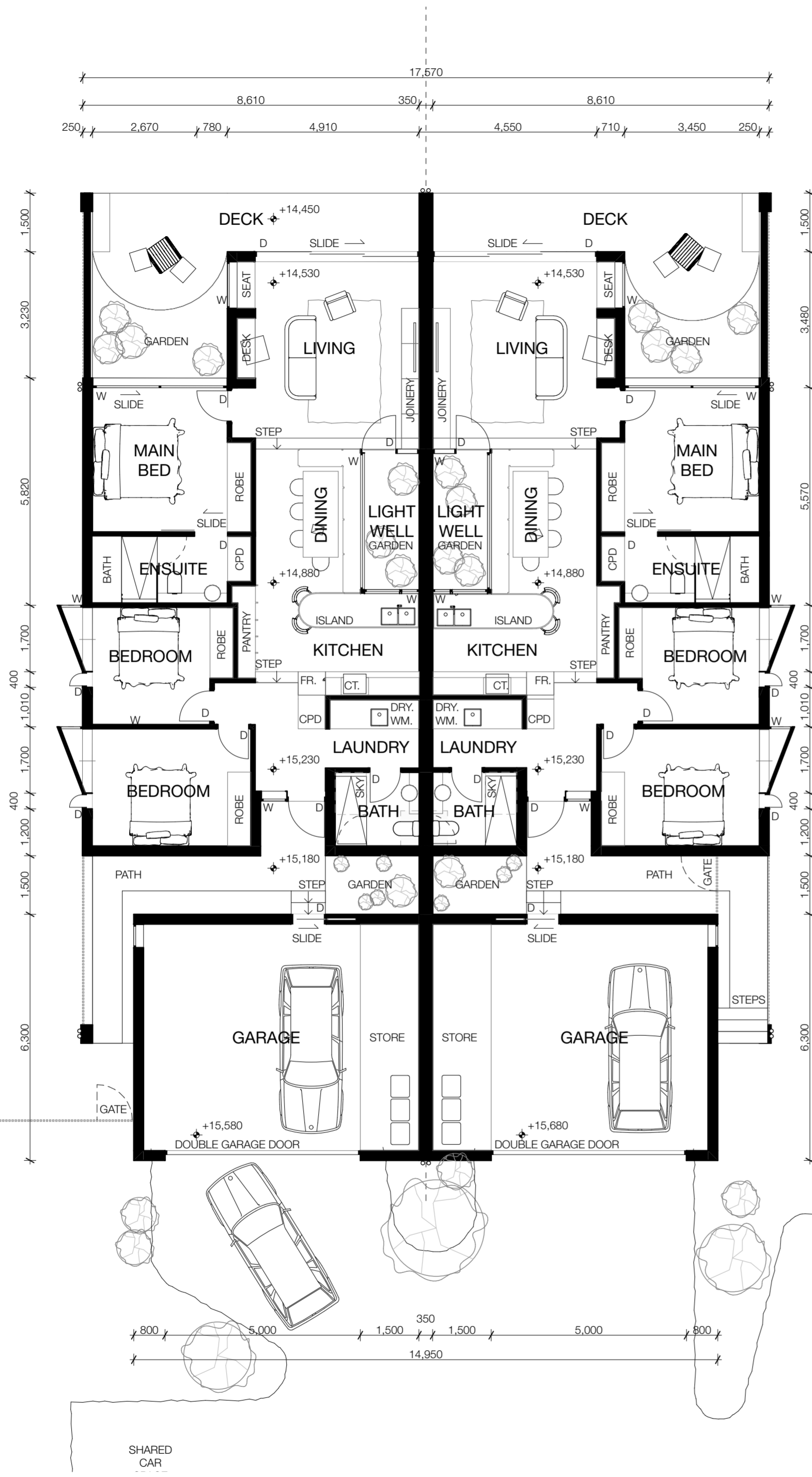
ROOF FINISHES:

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- RF02** CORRUGATED AMPLEITE ROOF - LIGHT COLOUR
- RF03** METAL ROOF - LIGHT COLOUR
- RF04** CORRUGATED METAL ROOF - LIGHT COLOUR
- RF05** STEEL AWNING

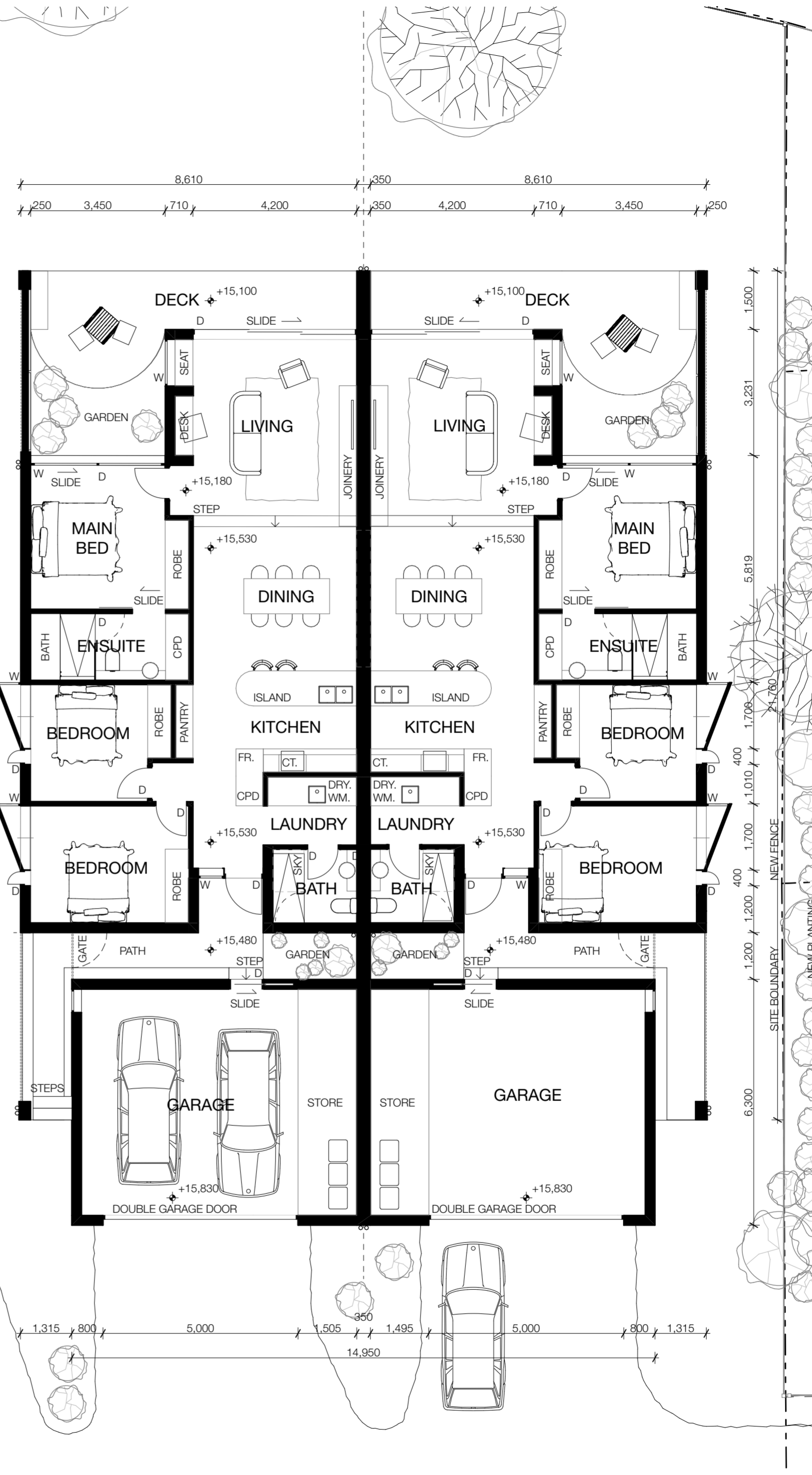
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Ground Floor (Proposed)
1:100



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hobart@lichtarchitecture.com.au
03 9164 7277
Nominated Architect: Jason Licht
Accreditation No.: CC 5860 K

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DEVELOPMENT APPLICATION

Rev	Date	Issue	By	Ch.
01	28/08/2025	DEVELOPMENT APPLICATION ISSUE	AL	JL
02	06/10/2025	RFI 2 ISSUE	AL	JL

NOT FOR CONSTRUCTION

Project No: **2502**
COOEE POINT

Client | Wayne & Sue Light
Address | 1-3A MORRIS ST, COOEE TAS 7320
Property ID: 0123247 | Title Reference: 13411/2
Land of the Palawa People

A02-01
Town Houses - Ground Floor Plan
0A2

REVISION 02 RFI 2 ISSUE

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LEGEND & NOTES

GENERAL NOTES:

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- DP** DOWNPIPE

EXTERNAL FLOOR FINISHES:

- FF01** CREAM BRICK - STACK BOND PATTERN
- FF02** SANDSTONE PAVING
- FF03** TIMBER DECKING
- FF04** COMPACTED DECOMPOSED GRANITE DRIVEWAY
- FF05** CONCRETE

EXTERNAL WALL FINISHES:

- BR01** CREAM BRICK - RUNNING BOND
- BR02** CREAM BRICK - STACK BOND
- BR03** BAGGED BRICK
- TM01** VERTICAL TIMBER CLADDING
- FC01** CEMENT SHEET PAINTED

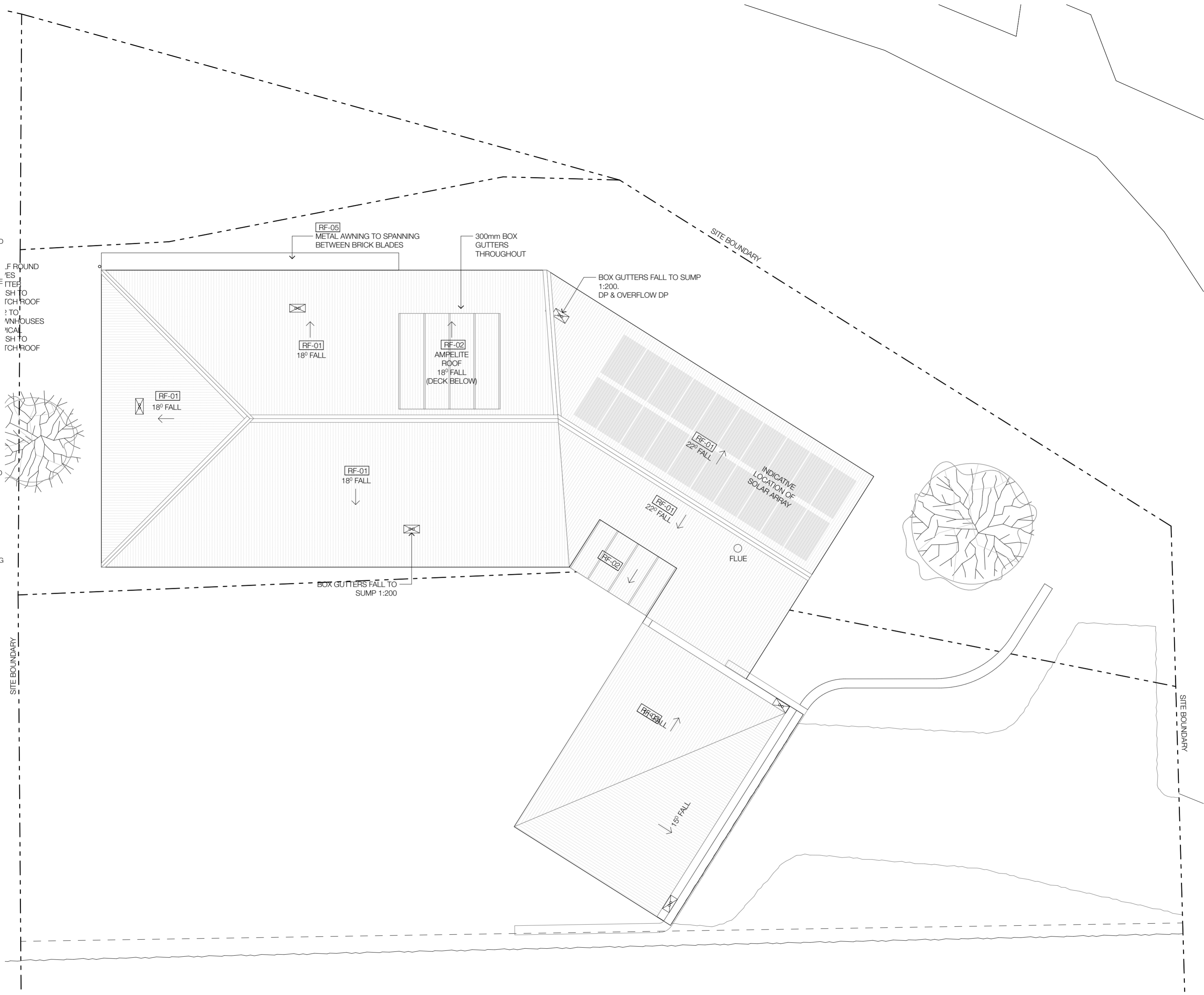
ROOF FINISHES:

- RF01** CORRUGATED METAL ROOF - LIGHT COLOUR
- RF02** CORRUGATED AMPELITE ROOF - LIGHT COLOUR
- RF03** METAL ROOF - LIGHT COLOUR
- RF04** CORRUGATED METAL ROOF - LIGHT COLOUR
- RF05** STEEL AWNING

DEMOLITION AND RECOVERY LEGEND:

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Nominated Architect: Jason Licht
 Accreditation No.: CC 5880 K

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DEVELOPMENT APPLICATION

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NOT FOR CONSTRUCTION

Project No: **2502**
COOEE POINT

Client | Wayne & Sue Licht
 Address | 1-3A MORRIS ST, COOEE TAS 7320
 Property ID: 0122047 Title Reference: 13411/2
 Land of the Palawa People

A03-00
 House - Roof Plan
 0A2

REVISION 01: DEVELOPMENT APPLICATION ISSUE

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Roof (Proposed)
 1:100

LEGEND & NOTES

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- DP** DOWNPIPE

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- FF02** SANDSTONE PAVING
- FF03** TIMBER DECKING
- FF04** COMPACTED DECOMPOSED GRANITE DRIVEWAY
- FF05** CONCRETE

EXTERNAL WALL FINISHES:

- BR01** CREAM BRICK - RUNNING BOND
- BR02** CREAM BRICK - STACK BOND
- BR03** BAGGED BRICK
- TM01** VERTICAL TIMBER CLADDING
- FC01** CEMENT SHEET PAINTED

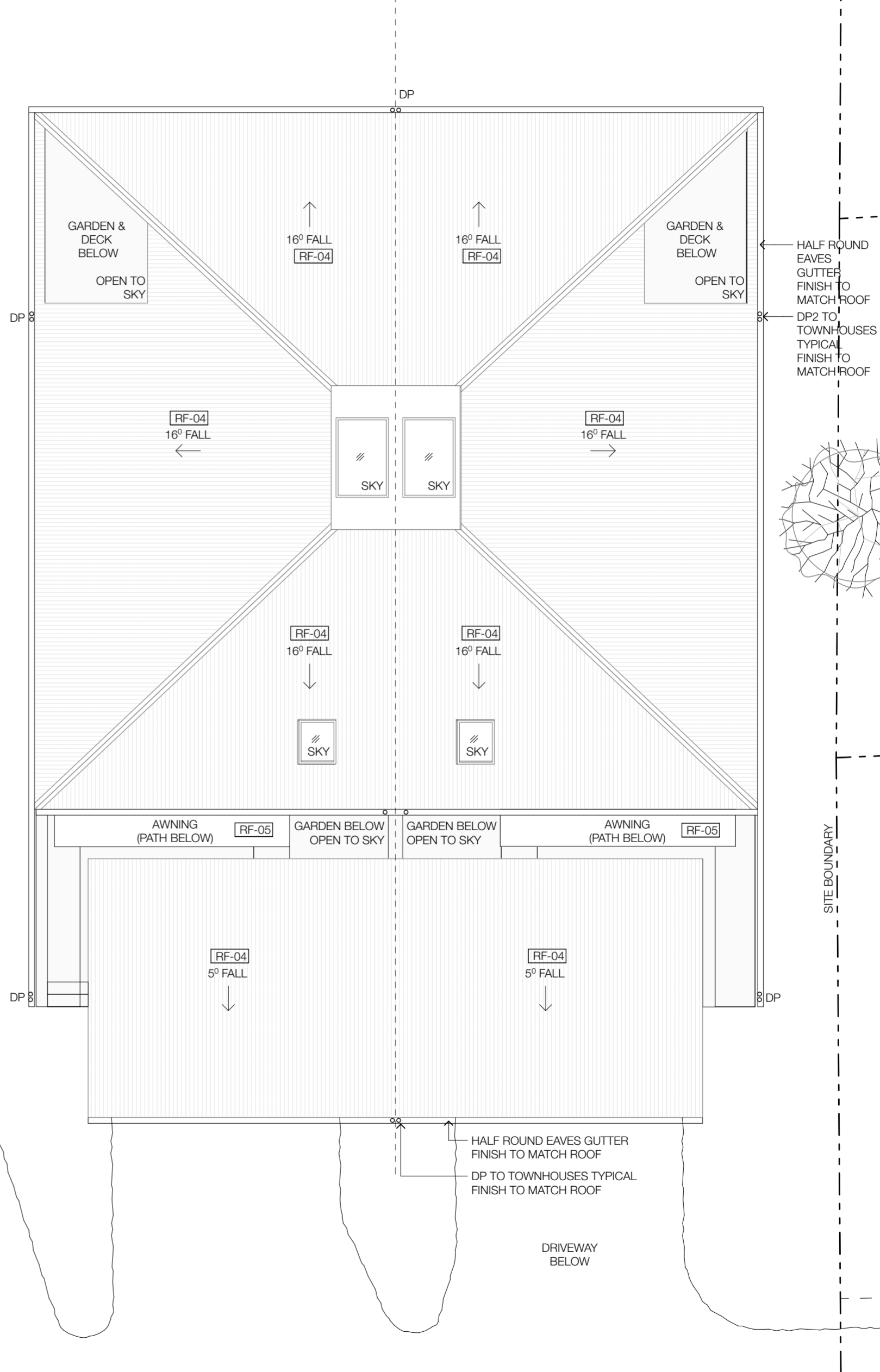
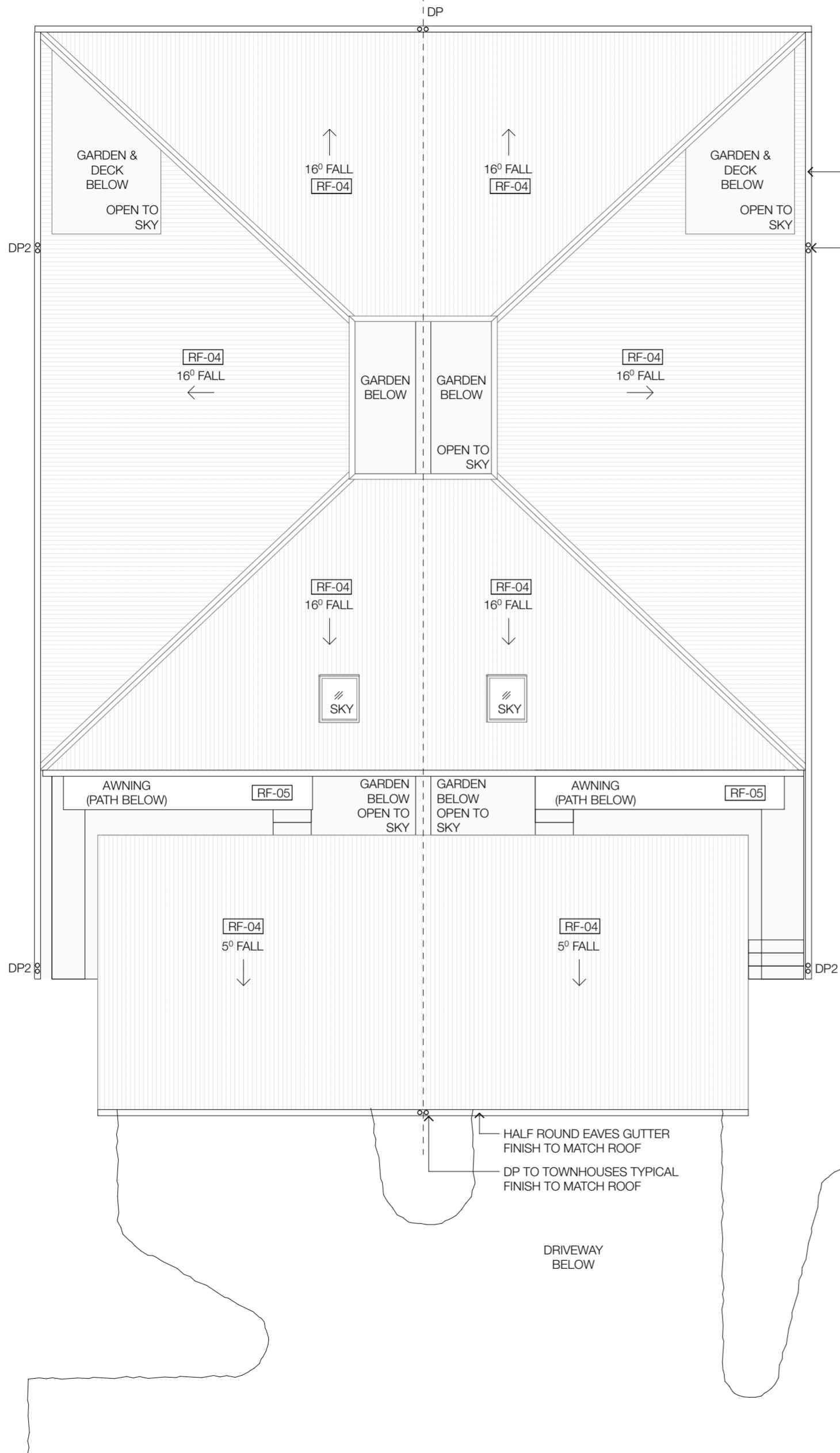
ROOF FINISHES:

- RF01** CORRUGATED METAL ROOF - LIGHT COLOUR
- RF02** CORRUGATED AMPELITE ROOF - LIGHT COLOUR
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- RF05** STEEL AWNING

DEMOLITION AND RECOVERY LEGEND:

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Roof (Proposed)
1:100

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ABN 98 639 832 207
www.lichtarchitecture.com.au
@licht_architecture
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DEVELOPMENT APPLICATION

Rev	Date	Issue	By	Ch.
01	28/08/2025	DEVELOPMENT APPLICATION ISSUE	AL	JL
02	06/10/2025	RFI 2 ISSUE	AL	JL

NOT FOR CONSTRUCTION

Project No: **2502**
COOEE POINT

Client | Wayne & Sue Light
Address | 1-3A MORRIS ST, COOEE TAS 7320
Property ID: 0122047 | Title Reference: 13411/2
Land of the Palawa People

A03-01
Town Houses - Roof Plan
0A2
REVISION 02 RFI 2 ISSUE

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LEGEND & NOTES

GENERAL NOTES:

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EXTERNAL FLOOR FINISHES:

- FF01** CREAM BRICK - STACK BOND PATTERN
- FF02** SANDSTONE PAVING
- FF03** TIMBER DECKING
- FF04** COMPACTED DECOMPOSED GRANITE DRIVEWAY
- FF05** CONCRETE

EXTERNAL WALL FINISHES:

- BR01** CREAM BRICK - RUNNING BOND
- BR02** CREAM BRICK - STACK BOND
- BR03** BAGGED BRICK
- TM01** VERTICAL TIMBER CLADDING
- FC01** CEMENT SHEET PAINTED

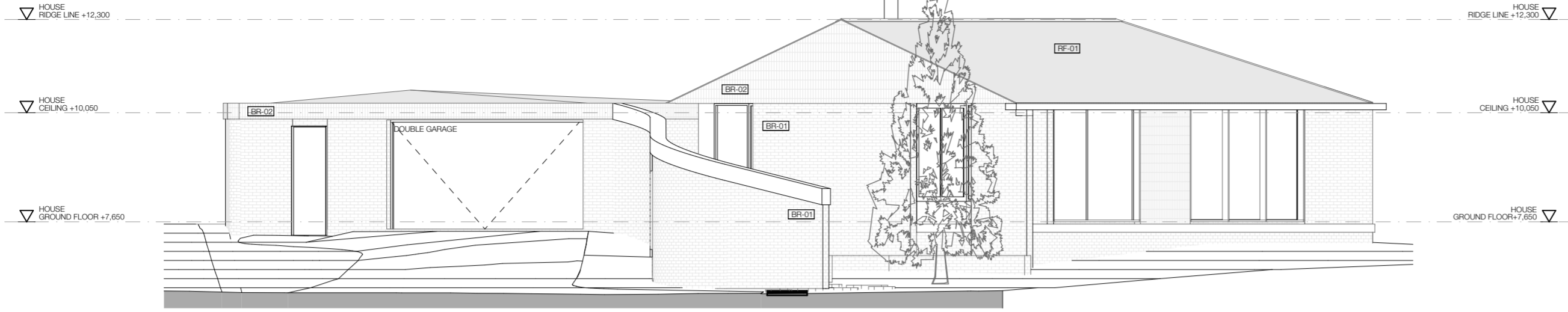
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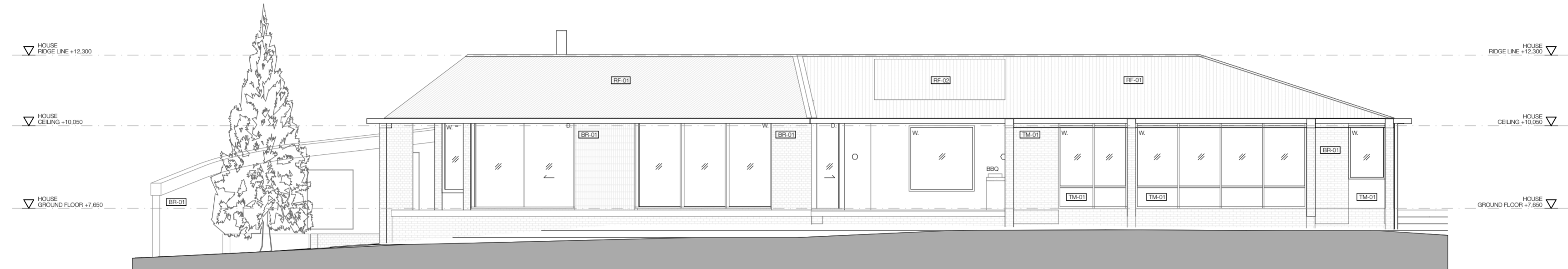
DEMOLITION AND RECOVERY LEGEND:

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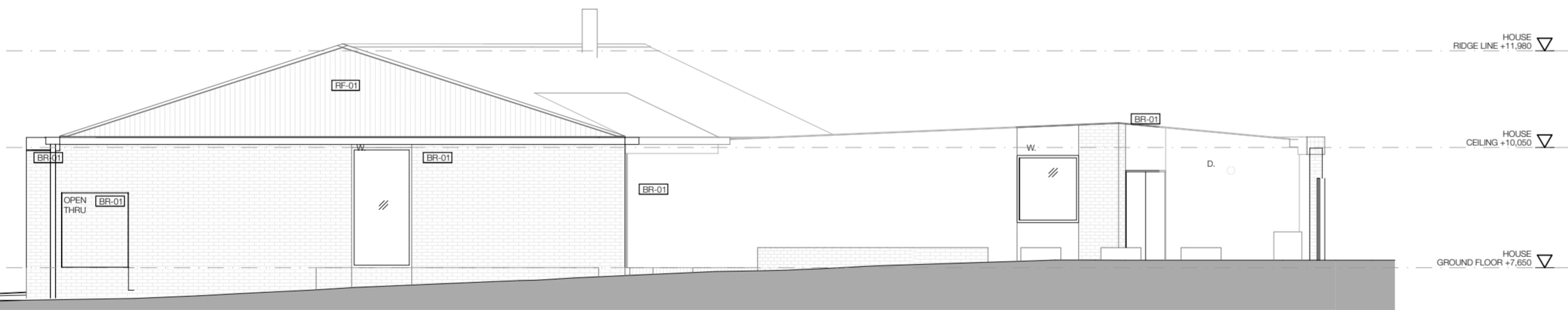
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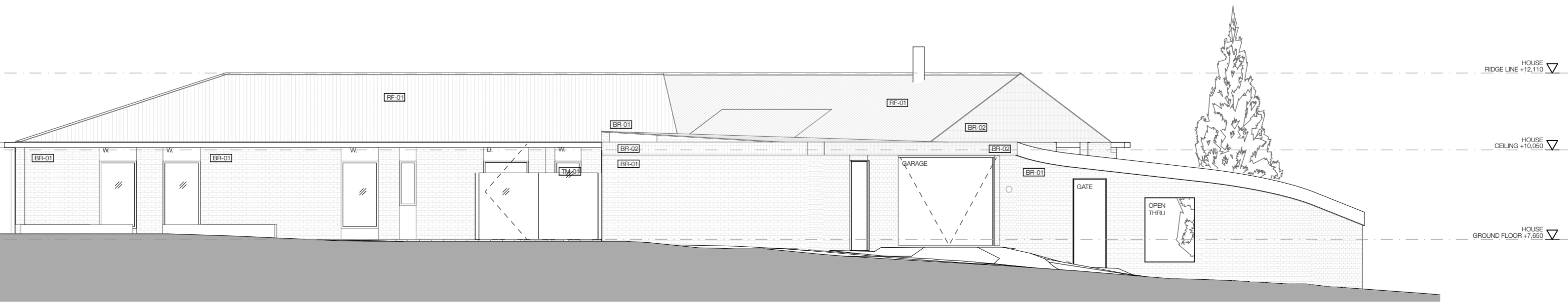
North Elevation
1:100



West Elevation
1:100



South Elevation
1:100



East Elevation
1:100

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Licht Architecture Pty Ltd.
ABN 69 639 832 207

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hello@lichtarchitecture.com.au
03 9164 7277

Nominated Architect: Jason Licht
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DEVELOPMENT APPLICATION

Rev	Date	Issue	By	Ch.
01	28/08/2025	DEVELOPMENT APPLICATION ISSUE	AL	JL

NOT FOR CONSTRUCTION

Project No: **2502**

COOEE POINT

Client | Wayne & Sue Light
Address | 1-3A MORRIS ST COOEE TAS 7320
Property ID: 0122047 Title Reference: 13411/2
Land of the Palawa People

A04-00

House - Proposed Elevations
0A2

REVISION 01 DEVELOPMENT APPLICATION ISSUE

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LEGEND & NOTES

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- FF02** SANDSTONE PAVING
- FF03** TIMBER DECKING
- FF04** COMPACTED DECOMPOSED GRANITE DRIVEWAY
- FF05** CONCRETE

EXTERNAL WALL FINISHES:

- BR01** CREAM BRICK - RUNNING BOND
- BR02** CREAM BRICK - STACK BOND
- BR03** BAGGED BRICK
- TM01** VERTICAL TIMBER CLADDING
- FC01** CEMENT SHEET PAINTED

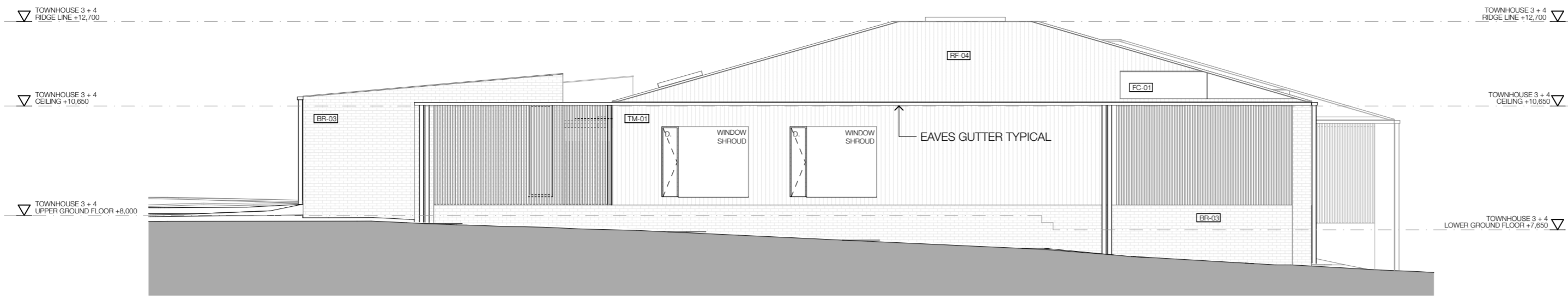
ROOF FINISHES:

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- RF03** METAL ROOF - LIGHT COLOUR
- RF04** CORRUGATED METAL ROOF - LIGHT COLOUR
- RF05** STEEL AWNING

DEMOLITION AND RECOVERY LEGEND:

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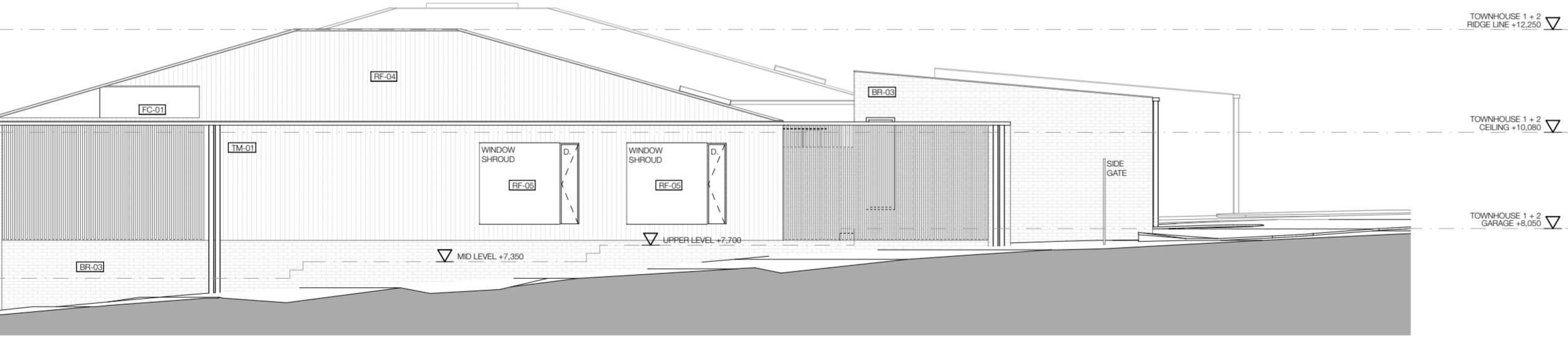
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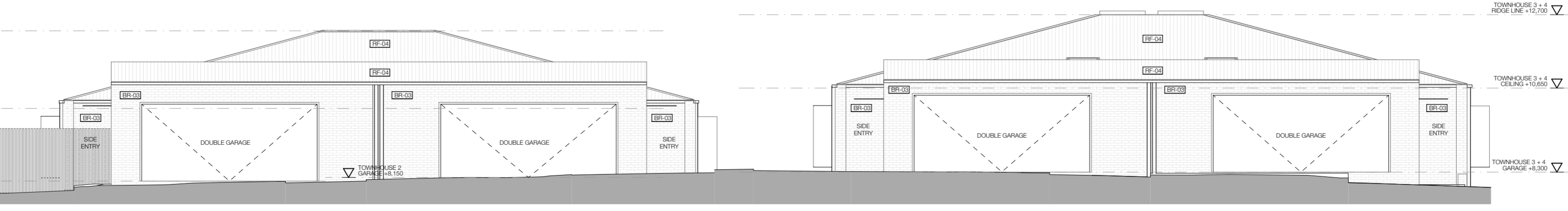
TH - North Elevation 1:100



TH - West Elevation 1:100



TH - South Elevation 1:100



TH - East Elevation 1:100

copyright
LICHT ARCHITECTURE

Licht Architecture Pty Ltd.
ABN 98 632 207
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@licht_architecture
The Walnut Building - Garden Level
100 Macquarie St, Haber TAS 7000
hello@lichtarchitecture.com.au
03 9164 7277
Nominated Architect: Jason Licht
Accreditation No.: CC 5860 K

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DEVELOPMENT APPLICATION

Rev	Date	Issue	By	Ch.
01	28/08/2025	DEVELOPMENT APPLICATION ISSUE	AL	JL
02	06/10/2025	RFI 2 ISSUE	AL	JL

NOT FOR CONSTRUCTION

Project No: **2502**

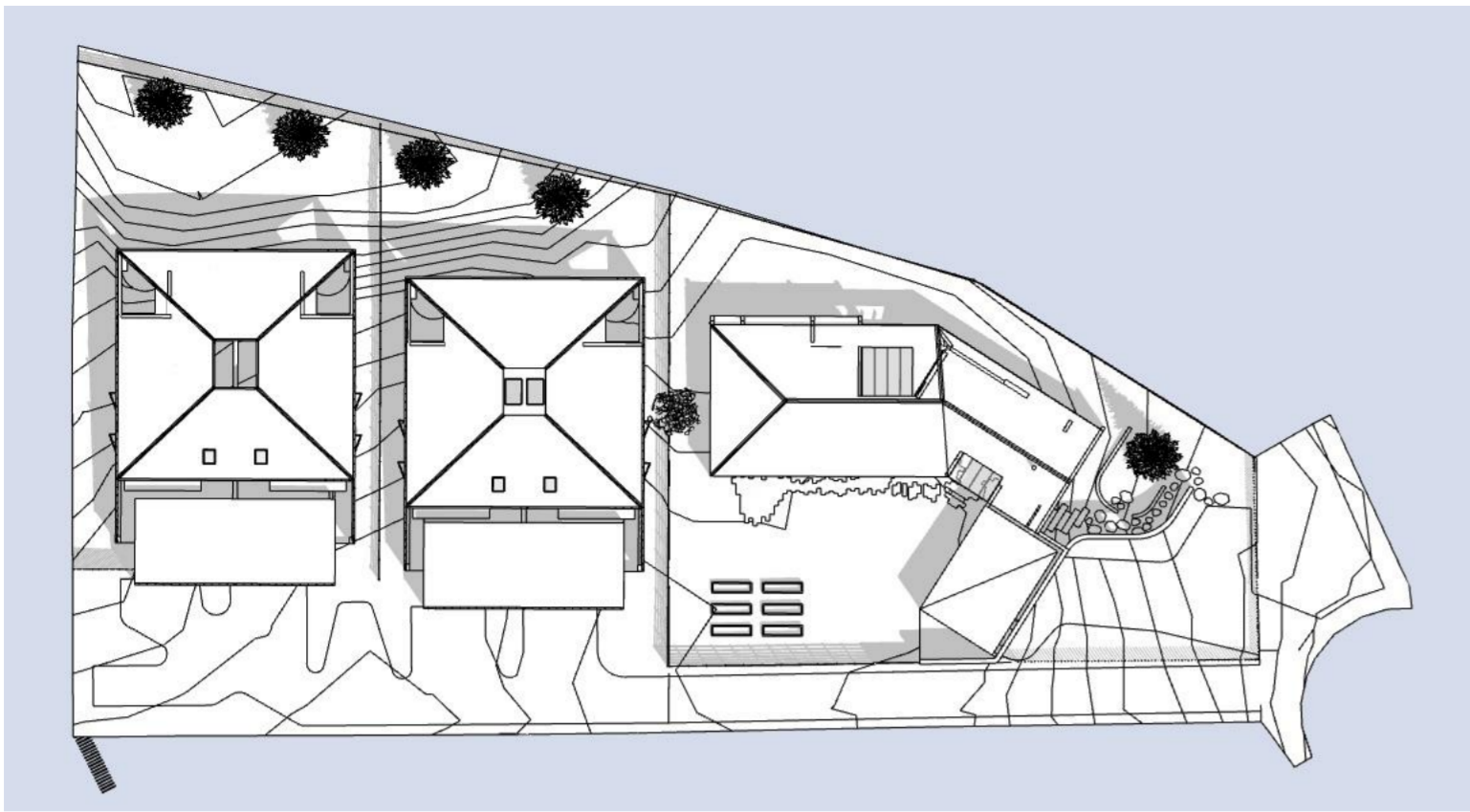
COOEE POINT

Client | Wayne & Sue Light
Address | 1-3A MORRIS ST COOEE TAS 7320
Property ID | 0122047 Title Reference | 13411/2
Land of the Palawa People

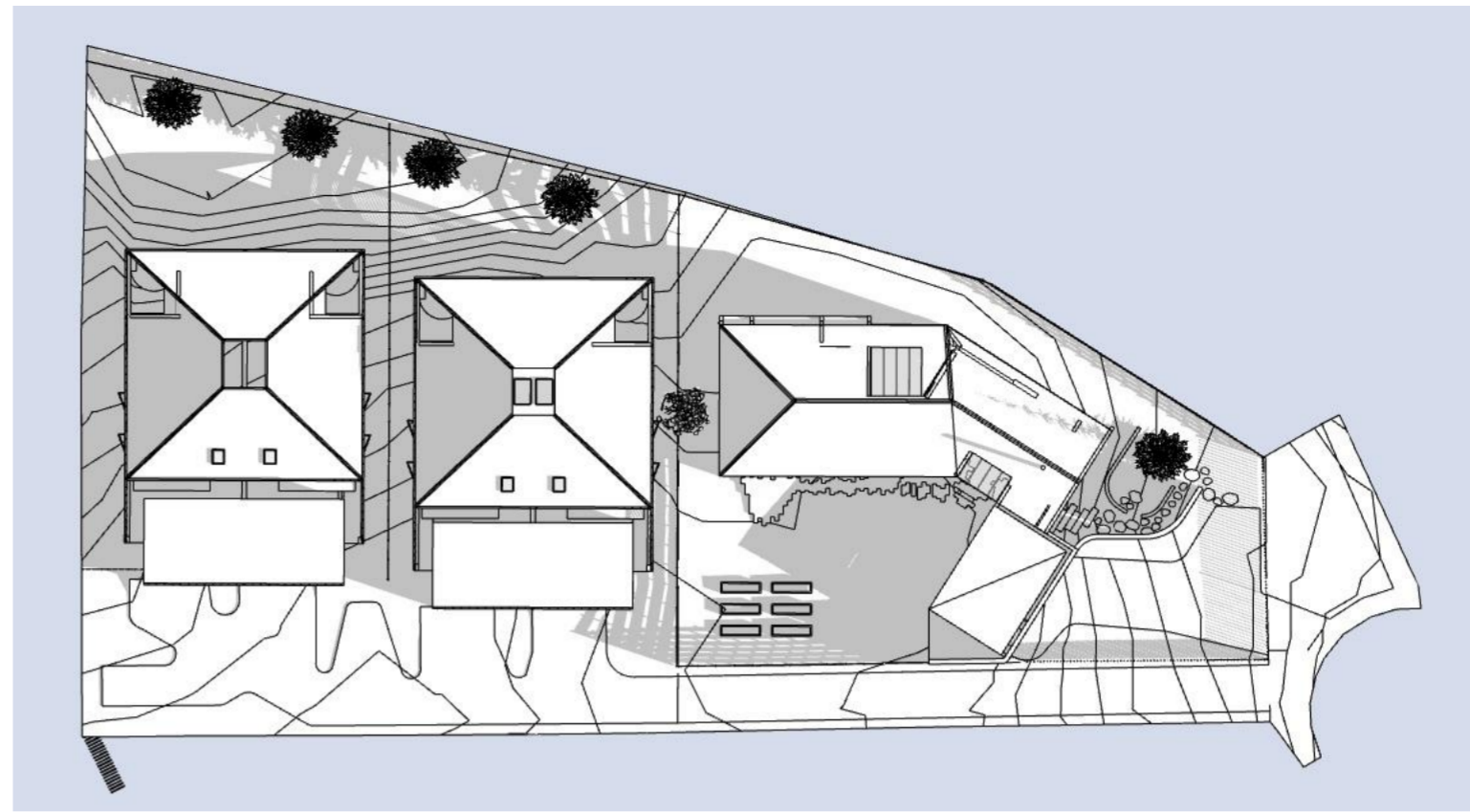
A04-01
Town Houses - Proposed Elevations
0A2

REVISION 02 RFI 2 ISSUE

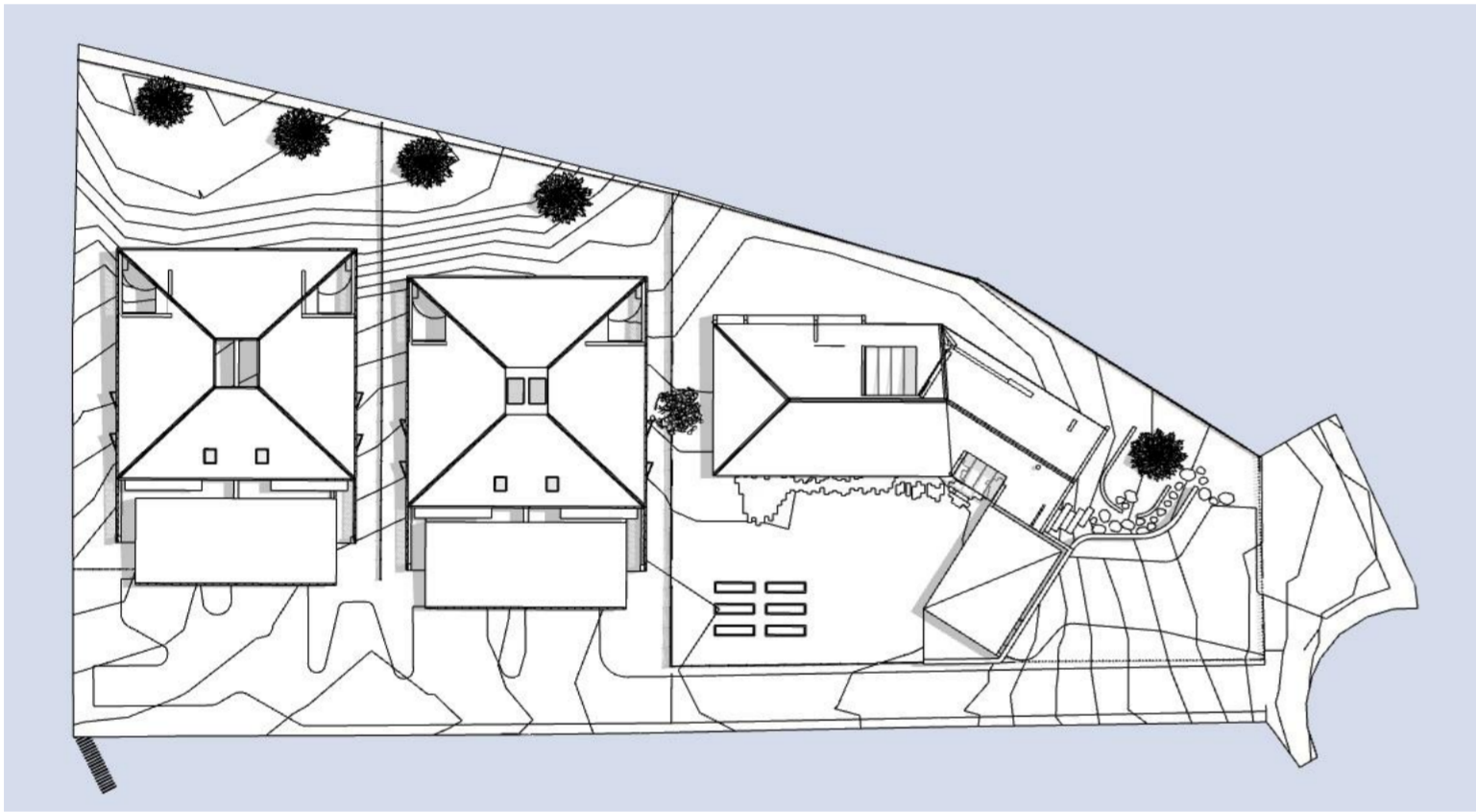
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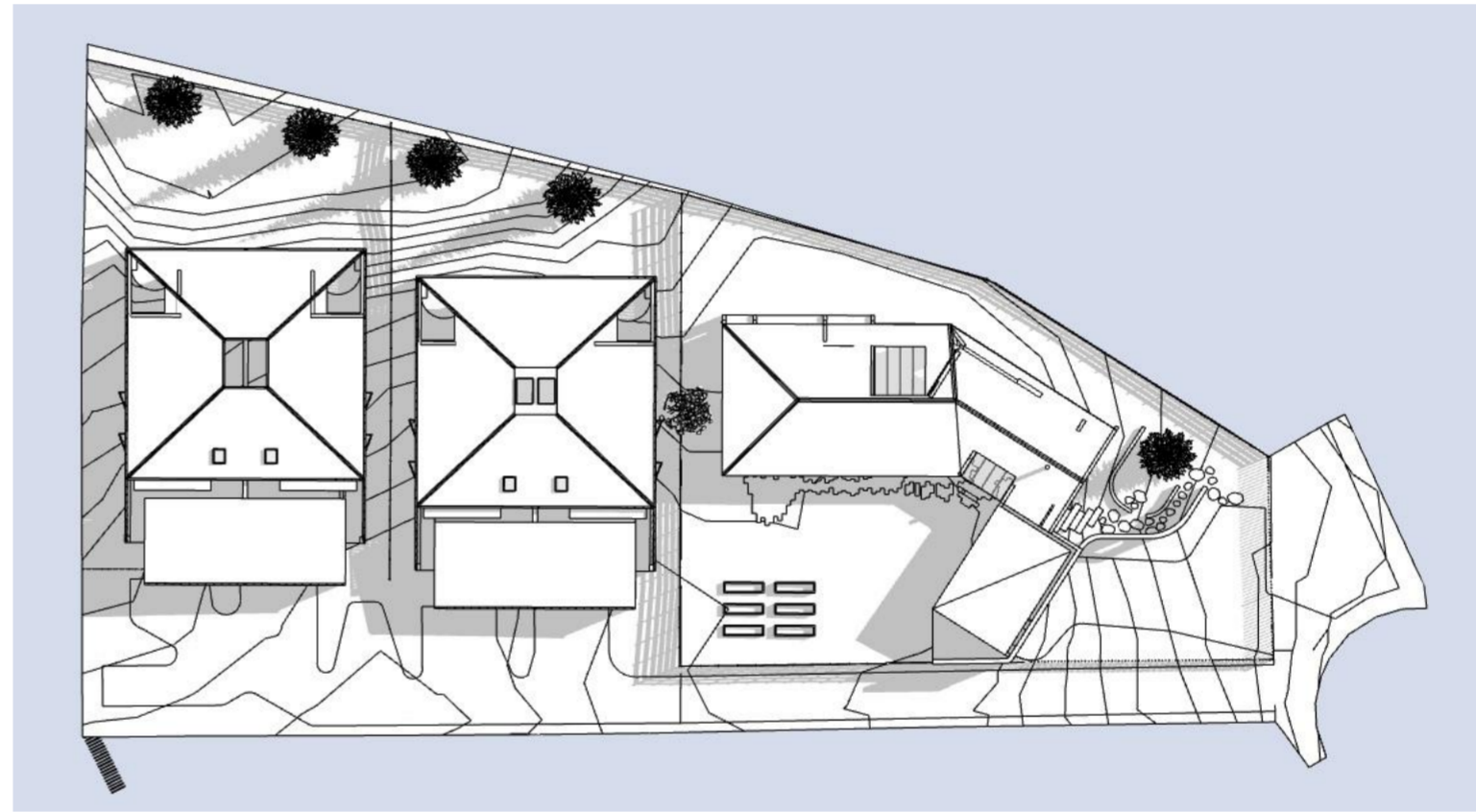
9AM 1 JAN



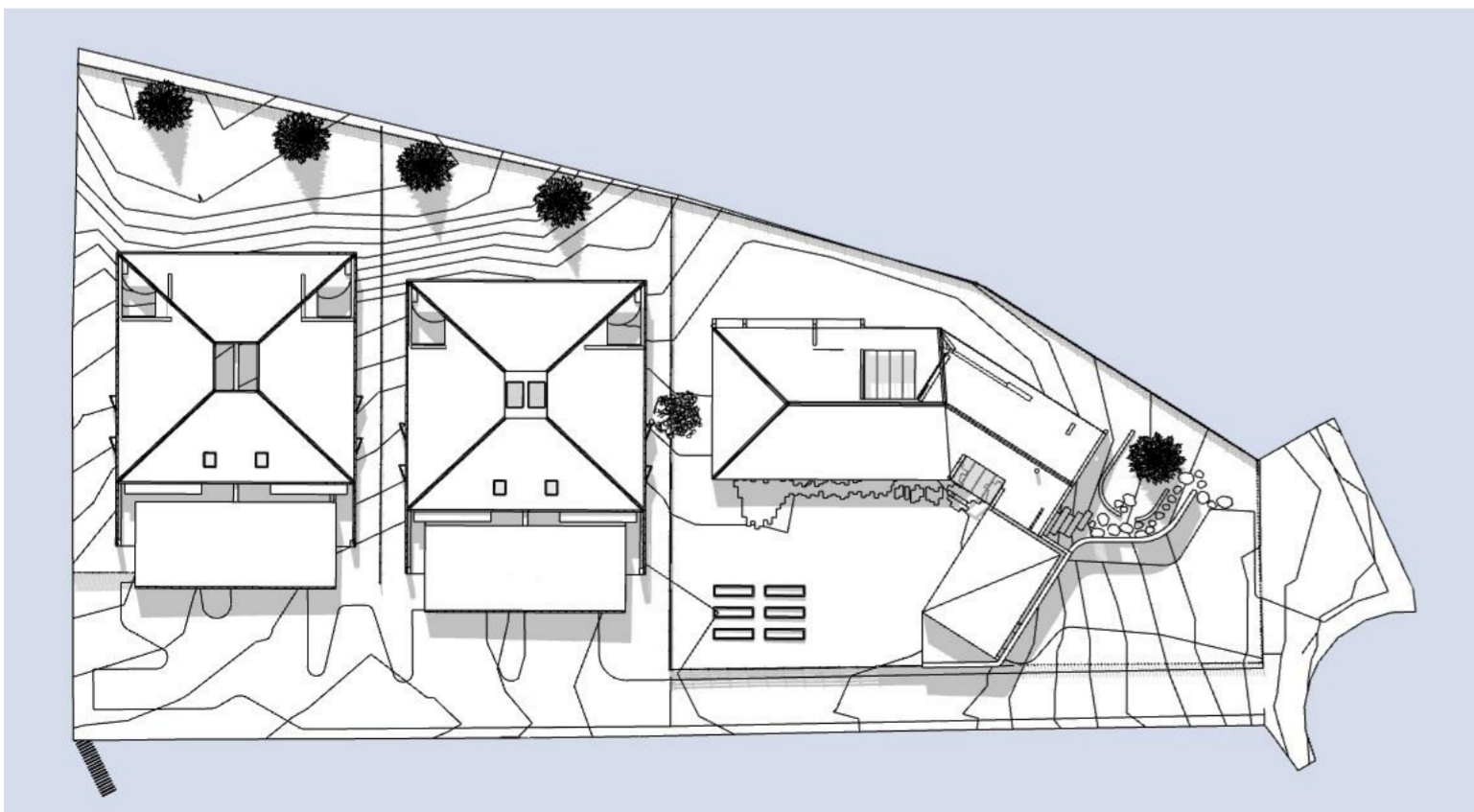
9AM 21 JUN



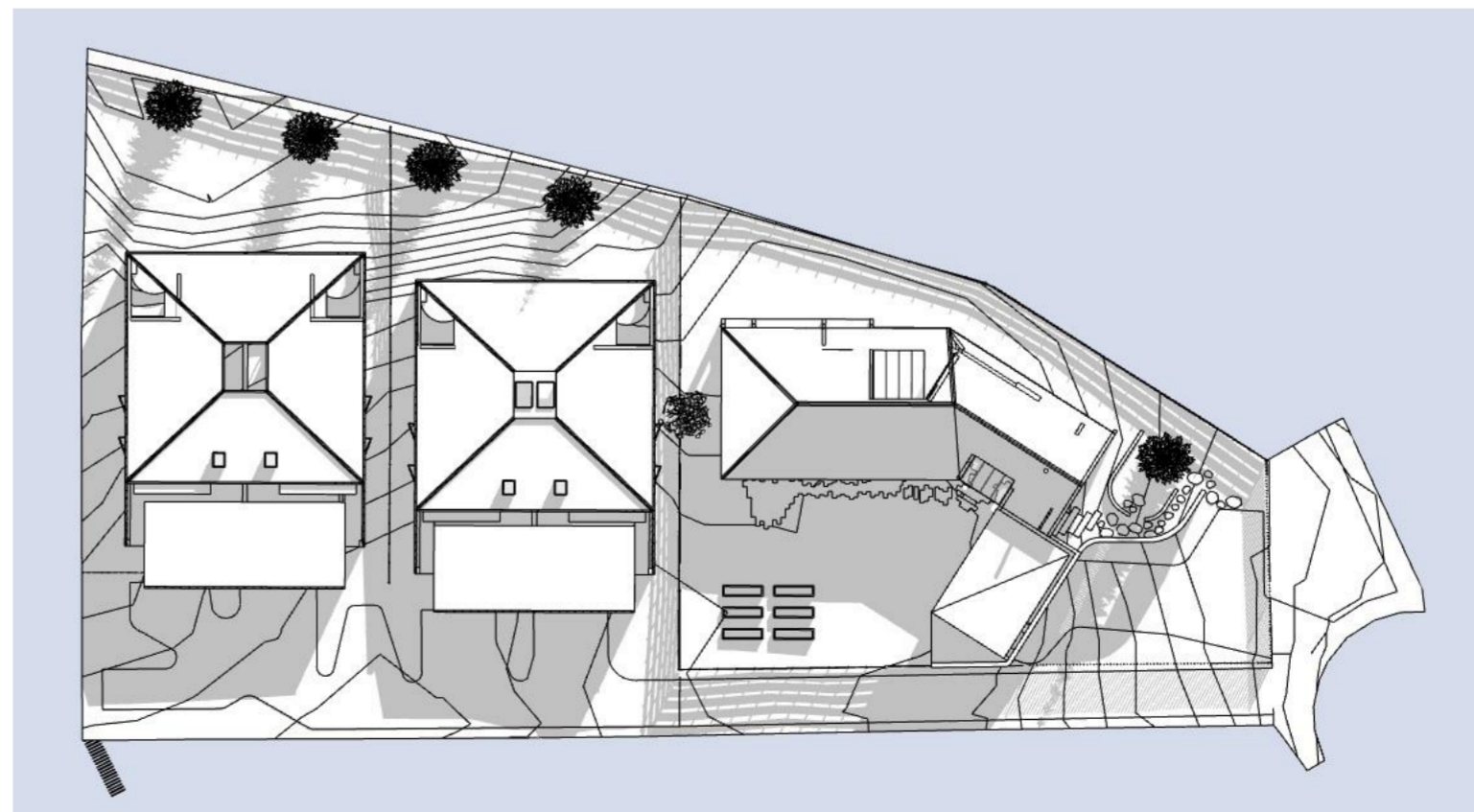
12PM 1 JAN



12PM 21 JUN



3PM 1 JAN



3PM 21 JUN

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NOT FOR CONSTRUCTION

Project No: **2502**

COOEE POINT

Client | Wayne & Sue Licht
 Address | 1-3A MORRIS ST, COOEE TAS 7320
 Property ID: 01232617 Title Reference: 13411/2
 Land of the Palawa People

A05-00

Sun Diagrams
 @A2

REVISION 02 RPI 2 ISSUE

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LEGEND & NOTES

GENERAL NOTES:

- W** PROPOSED WINDOW
- D** PROPOSED DOOR
- Ex.** EXISTING
- SKY** SKYLIGHT
- DP** DOWNPIPE

EXTERNAL FLOOR FINISHES:

- FF01** CREAM BRICK - STACK BOND PATTERN
- FF02** SANDSTONE PAVING
- FF03** TIMBER DECKING
- FF04** COMPACTED DECOMPOSED GRANITE DRIVEWAY
- FF05** CONCRETE

EXTERNAL WALL FINISHES:

- BR01** CREAM BRICK - RUNNING BOND
- BR02** CREAM BRICK - STACK BOND
- BR03** BAGGED BRICK CLADDING
- TM01** VERTICAL TIMBER CLADDING
- FC01** CEMENT SHEET PAINTED

ROOF FINISHES:

- RF01** CORRUGATED METAL ROOF - LIGHT COLOUR
- RF02** CORRUGATED AMPELITE ROOF - LIGHT COLOUR
- RF03** METAL ROOF - LIGHT COLOUR
- RF04** CORRUGATED METAL ROOF - LIGHT COLOUR
- RF05** STEEL AWNING

DEMOLITION AND RECOVERY LEGEND:

-- -- DEMOLITION WORKS DENOTED BY RED DASHED LINE

1. THE CONTRACTOR IS TO INSPECT THE SITE, AND BECOME CONVERSANT WITH THE LIMITATIONS AND CONSTRAINTS FOR ACCESS, NOISE, AND GENERAL SAFETY.
2. ALL DEMOLITIONS ARE TO BE REMOVED FROM SITE UNLESS NOTED OTHERWISE. STRICTLY NO BURNING OFF.
3. ALL MATERIALS DEMOLISHED TO BE CONSIDERED FOR RECYCLING OR REUSE WHERE POSSIBLE.
4. CONTRACTOR TO ENSURE ALL SERVICES ARE APPROPRIATELY CAPPED AND SEALED TO MAKE WAY FOR NEW WORKS.
5. LEAVE ALL SURFACES CLEAR AND FREE OF REMNANTS / OBJECTS READY TO MAKE WAY FOR NEW WORKS.
6. BUILDER TO MAKE THE BUILDING SECURE THROUGHOUT THE BUILDING WORKS.



FF-01
LIGHT COLOURED BRICK SOLIDER STACK BOND



FF-02
STONE PAVING



FF-03
TIMBER DECKING



FF-04
GRAVEL DRIVEWAY



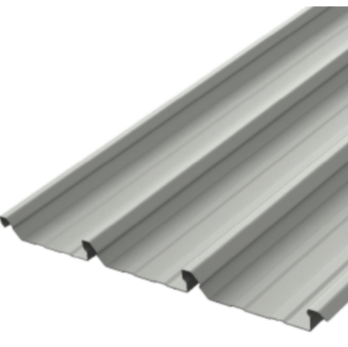
FF-05
CONCRETE DRIVEWAY



RF-01
CORRUGATED SHEETING LIGHT COLOUR (COLORBOND PAPERBARK OR SIMILAR)



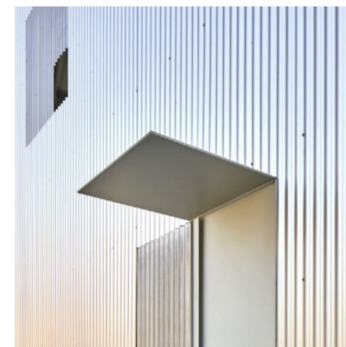
RF-02
CORRUGATED SHEETING OPAQUE (AMPELITE WONDERGLASS OR SIMILAR)



RF-03
METAL ROOFING (COLORBOND PAPERBARK OR SIMILAR)



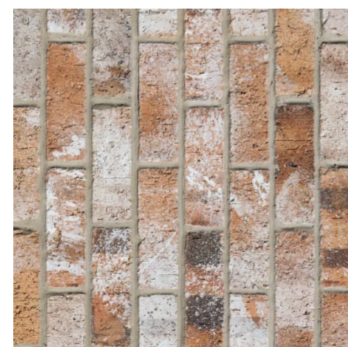
RF-04
CORRUGATED SHEETING LIGHT COLOUR (COLORBOND EVENING HAZE OR SIMILAR)



RF-05
STEEL AWNINGS (COLOUR TO MATCH ROOF SHEET)



BR-01
LIGHT COLOURED BRICK RUNNING BOND



BR-02
LIGHT COLOURED BRICK SOLIDER STACK BOND



BR-03
BAGGED BRICK



TM-01
VERTICAL TIMBER CLADDING



FC-01
CEMENT SHEET CLADDING

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Address | **1-3A MORRIS ST, COOEE TAS 7320**
Property ID: 0122047 Title Reference: 13411/2
Land of the Palawa People

A05-01

Materials
#A2

REVISION 02 RFI 2 ISSUE

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