

PLEASE QUOTE

Your Ref:

Our Ref: DA 2025/64

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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## 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 2025/64**  
**Development Site: - 2 Morris Street COOEE**  
**CT: 21960/3**  
**Proposal: - Dwelling alterations, partial demolition and additions**

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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](http://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](mailto:burnie@burnie.tas.gov.au) by no later than 5.00 pm on **16 October 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: - **1 October 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 21960	FOLIO 3
EDITION 4	DATE OF ISSUE 05-May-2022

SEARCH DATE : 14-Jan-2025

SEARCH TIME : 02.26 PM

DESCRIPTION OF LAND

City of BURNIE  
 Lot 3 on Diagram 21960  
 Being the land described in Conveyance No.30/4700  
 Derivation : Part of 50000A-0R-0P Gtd.to Van Diemens Land  
 Company  
 Derived from A24744

SCHEDULE 1

M930200 TRANSFER to TODD ANDREW CLIFFORD and NICOLA JAYNE  
 CLIFFORD Registered 05-May-2022 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any  
 E286331 MORTGAGE to AMP Bank Limited Registered 05-May-2022  
 at 12.01 PM

UNREGISTERED DEALINGS AND NOTATIONS

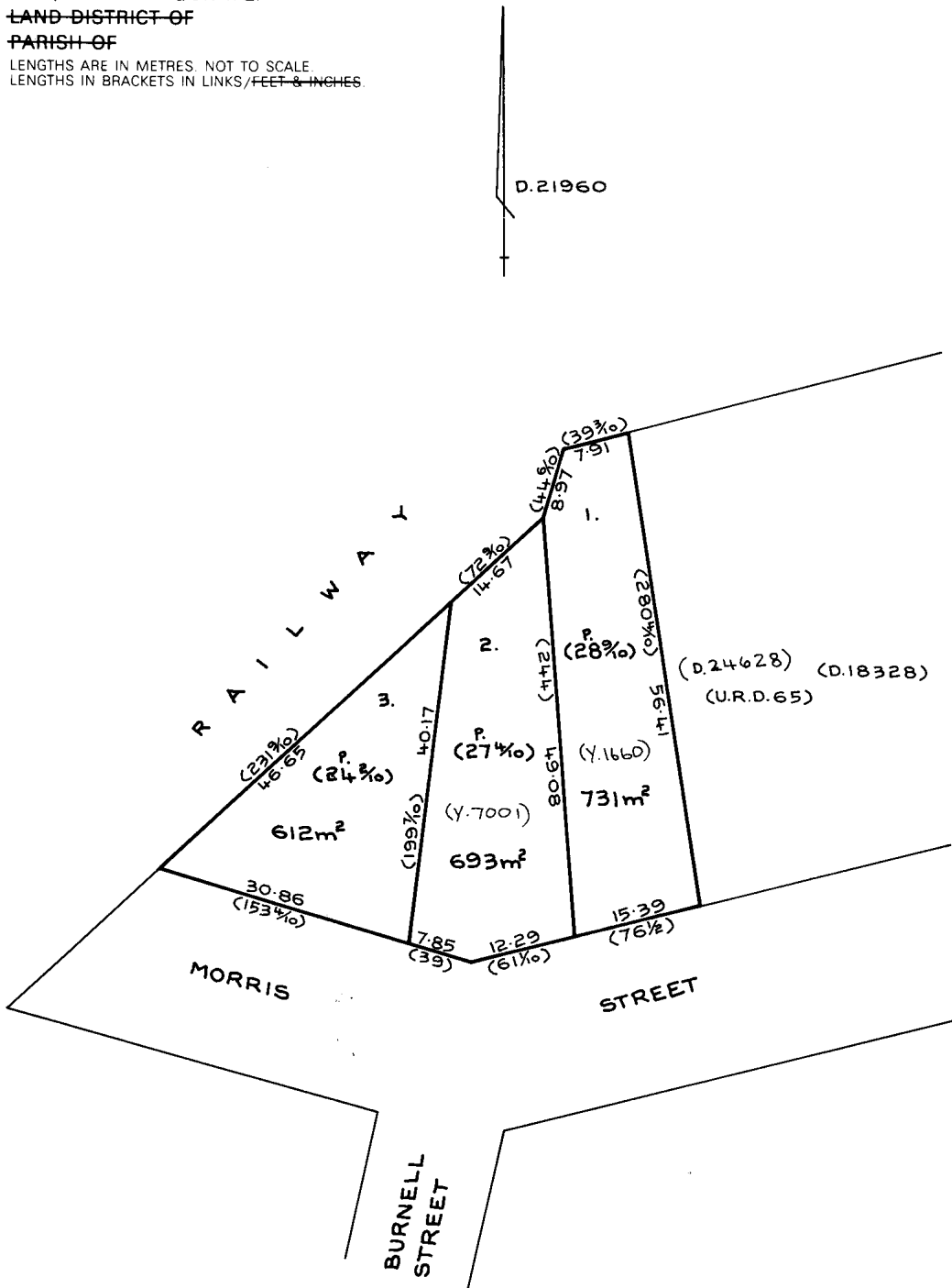
No unregistered dealings or other notations

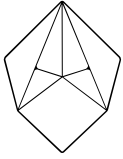
APPROVED FROM: 29 NOV 1983 <i>[Signature]</i> ACTING DEPUTY RECORDER OF TITLES	<b>CONVERSION PLAN</b>	REGISTERED NUMBER <b>D.21960</b>
FILE NUMBER Y.1660	GRANTEE: PART OF 50,000 acres V. D. L. Company.	B. HILL. 28-11-83

OS-K 2082

SKETCH BY WAY OF ILLUSTRATION ONLY

CITY/TOWN OF BURNIE.  
LAND DISTRICT OF  
PARISH OF  
LENGTHS ARE IN METRES. NOT TO SCALE.  
LENGTHS IN BRACKETS IN LINKS/FEET & INCHES





## **RESPONSE TO PLANNING SCHEME** **2 Morris St, Cooe Point, TAS**

**Zone** General Residential

### **Clause 8.4.3 Site Coverage and Private Open Space For All Dwellings**

- P2**
- (a)** The private open space proposed is directly adjacent to the rumpus room on the ground floor of the dwelling. There is a large sliding door connecting the two spaces. When the sliding door opens the private open space is perceived as an extension of the rumpus room.
  - (b)** The proposed private open space is located to the north and has ample amount of solar access. The allocated private open space has a operable fence running through it. This permeable and transparent fence is designed to be opened to enhance visual and sensory connections between the private open space and the surrounding coastline, beach, local vegetation and climate.

### **Clause 8.4.6 Privacy for all dwellings**

#### **P1 Elevated Outdoor Areas**

The balcony does not face or overlook any adjoining private residential properties. Instead, it directly overlooks Crown land that is uninhabited, undeveloped, and not zoned for residential use. As such, there is no risk of compromising the privacy, outlook, or sunlight access of neighbouring dwellings.

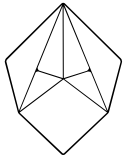
#### **P2 Elevated Windows or Glazed Doors**

The performance criteria relating to privacy aim to prevent unreasonable overlooking into sensitive areas such as private open space or habitable room windows of adjacent dwellings. Given that the balcony overlooks Crown land, and is categorised as a public reserve this intent is fully maintained. There are no dwellings or areas of private use within view, and therefore, no adverse privacy impacts are created.

#### **P3 Shared Driveways or Parking Spaces**

N/A





# STARBOX

ARCHITECTURE

## Code C7.0 Natural Assets Code

While the site is mapped under the Natural Assets Code, the proposed works do not occur near any defined watercourse, wetland, or coastline. The development footprint is sited away from any natural hydrological feature and does not intersect with environmentally sensitive areas. There will be no disturbance of water flow, no coastal modification, and no impact to riparian ecosystems.

A portion of the western elevation is purposefully dedicated as a garden, which has been designed to visually and ecologically give back to the surrounding coastal environment. This soft landscaping not only integrates the built form with the existing terrain but also contributes positively to local biodiversity and coastal character, acting as a buffer between development and the broader natural setting.

Due to the extent of the overlay on the property, the vast majority of proposed developments would fall within the mapped area.

The proposal meets the performance solution requirements by:

- **Avoiding encroachment on natural assets** such as water features or coastal hazards;
- **Respecting the visual landscape character** of the area through low-profile, non-dominant design; and
- **Maintaining ecological function** through appropriate planting and minimal disturbance.



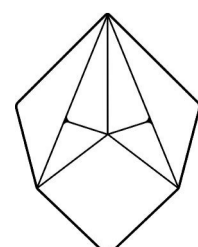
ARCHITEAM





# Alterations + Additions

2 Morris Street, Cooee Point, TAS



**Starbox Architecture**

Level 1, 21 West Street Devonport TAS 7310  
 0424 7774  
 info@starbox.net.au

www.starbox.net.au

**General Notes**

1. Use figured dimensions in preference to scaled dimensions
2. All dimensions to be verified on site
3. All dimensions are in millimetres unless noted otherwise
4. All work carried out shall be in accordance with Australian standards, the Building Code of Australia, local authority by laws, regulations and manufacturers specifications
5. All drawings shall be read in conjunction with consultants specifications and documentation

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Rev.	Description	Issued	Chk	Date
DA1	For Development Approval	SC	JC	29-04-25
DA2	For Development Approval	SC	JC	08-05-25
DA3	For Development Approval	SC	JC	04-06-25
DA4	For Development Approval	SC	JC	17-06-25
DA5	For Development Approval	SC	JC	26-06-25
DA6	For Development Approval	SC	JC	22-08-25

**Project Title**  
 2 Morris Street, Cooee Point, TAS

**Client**  
 #Client Full Name

**Sheet Name**  
 COVER PAGE

**Status**  
 Development Approval

**Project Number**  
 300125

**Drawing Number**  
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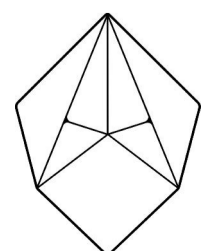
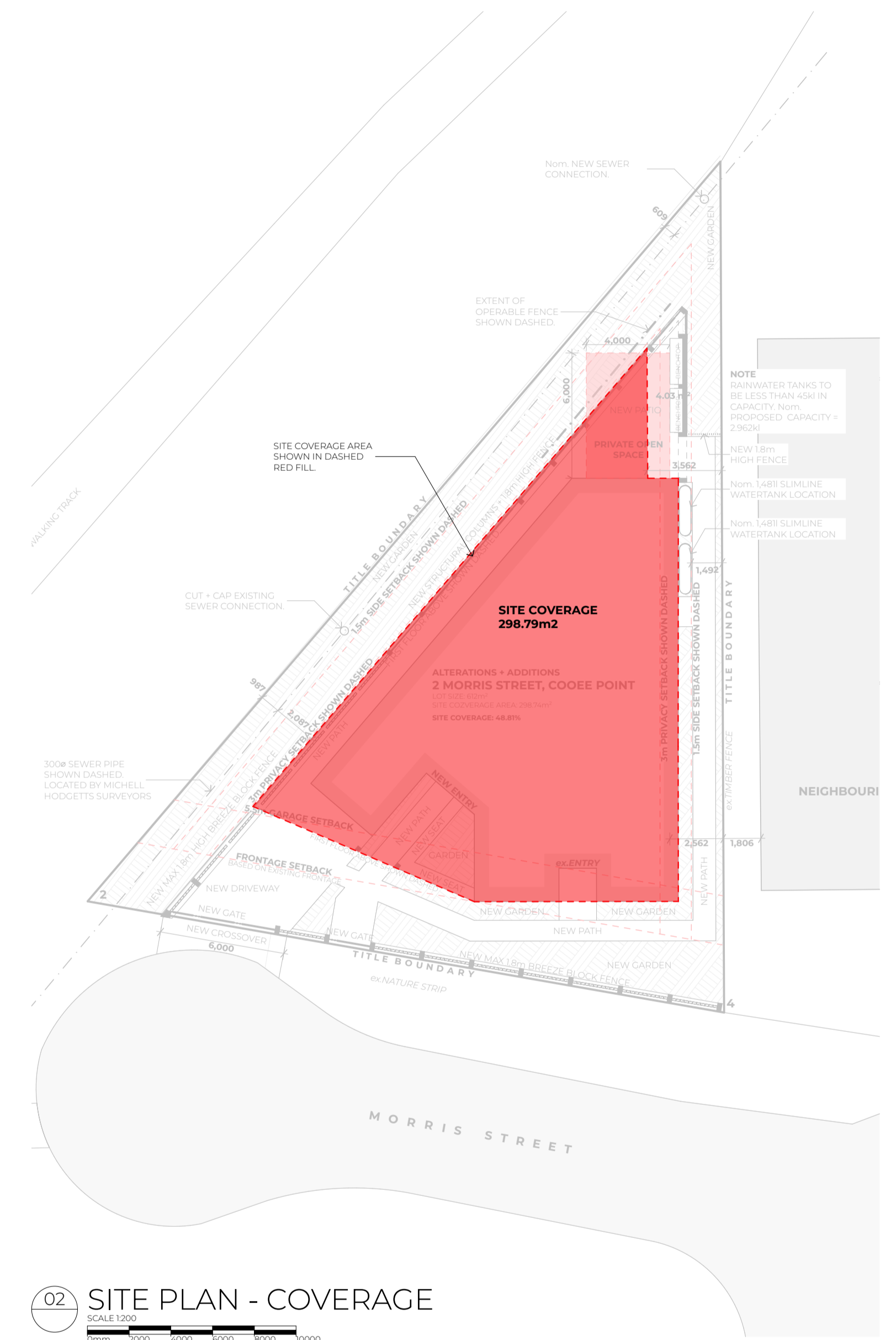
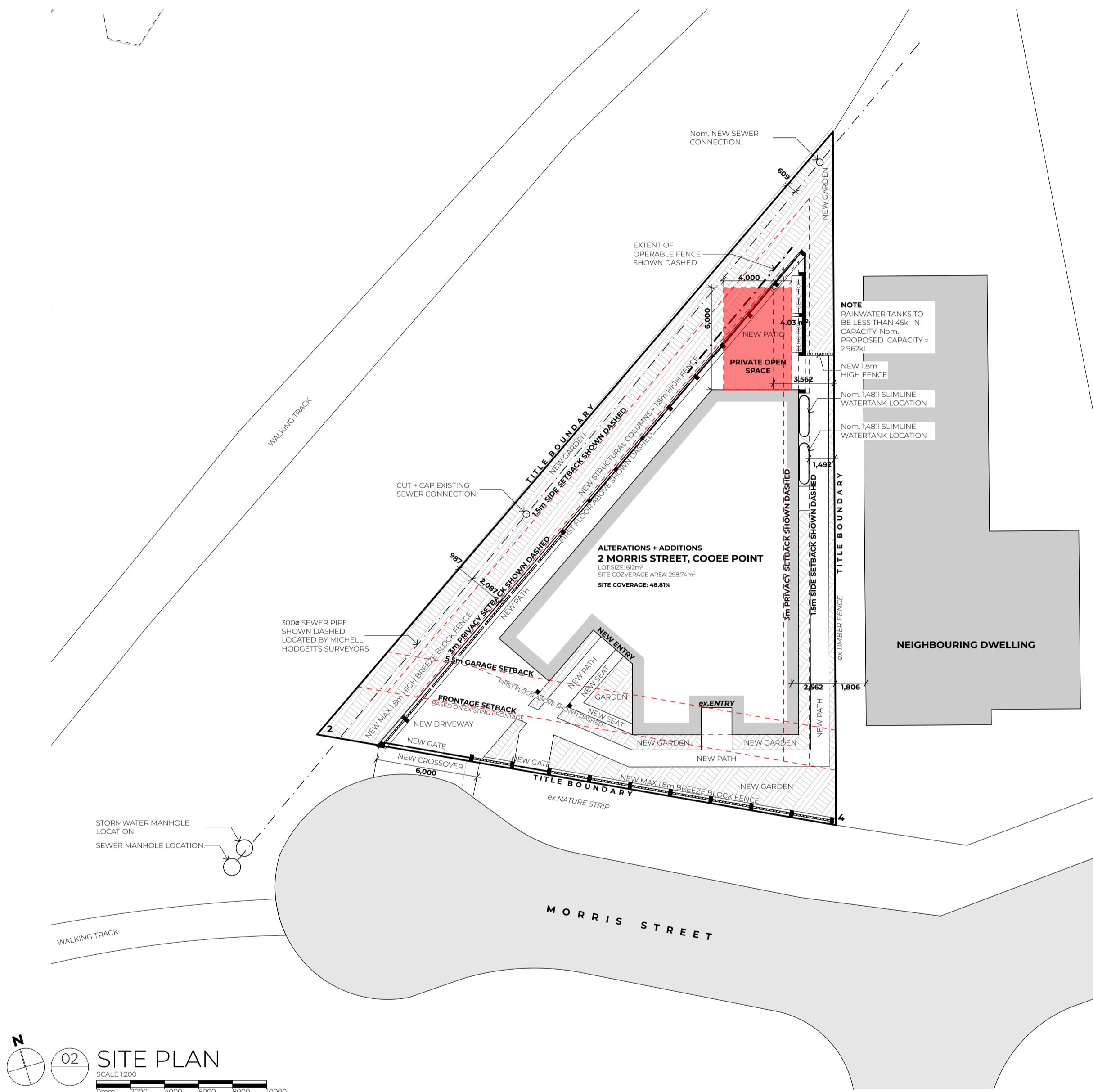
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**Rev.**  
 DA7

**Plot Date**  
 04/06/25



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**Starbox Architecture**

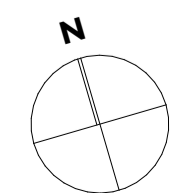
Level 1, 21 Best Street Devonport TAS 7310  
t: 61 7799 1111  
info@starbox.net.au  
Registration # 10712 (TAS)  
Accreditation # 0206467

www.starbox.net.au

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DA7	For Development Approval

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SC	JC	26-06-25
SC	JC	22-08-25
SC	JC	25-09-25

**Project Title**  
2 Morris Street, Cooe Point, TAS

**Client**  
#Client Full Name

**Sheet Name**  
SITE PLAN

**Status**  
Development Approval

**Project Number**  
300125

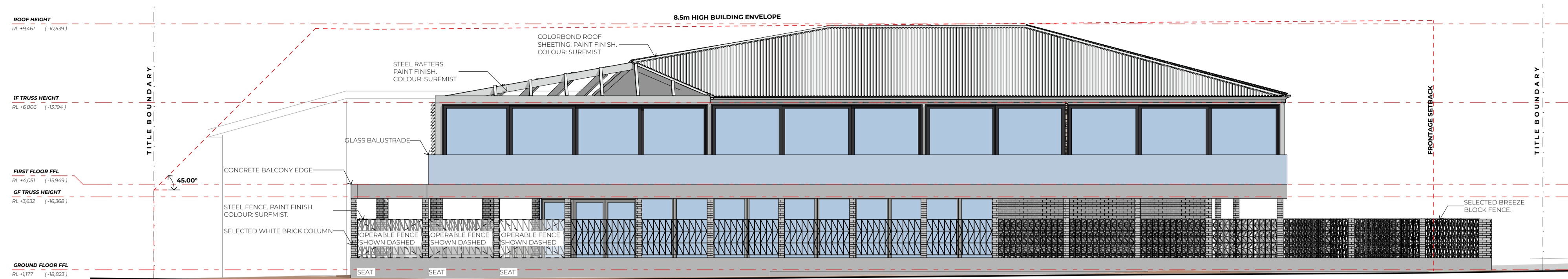
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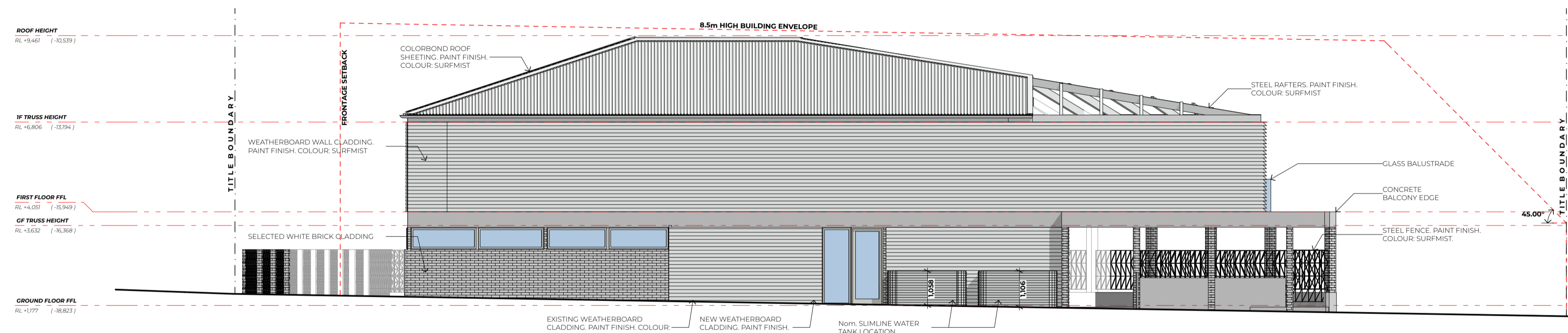
**Rev.**  
DA7

**Plot Date**  
25/9/2025

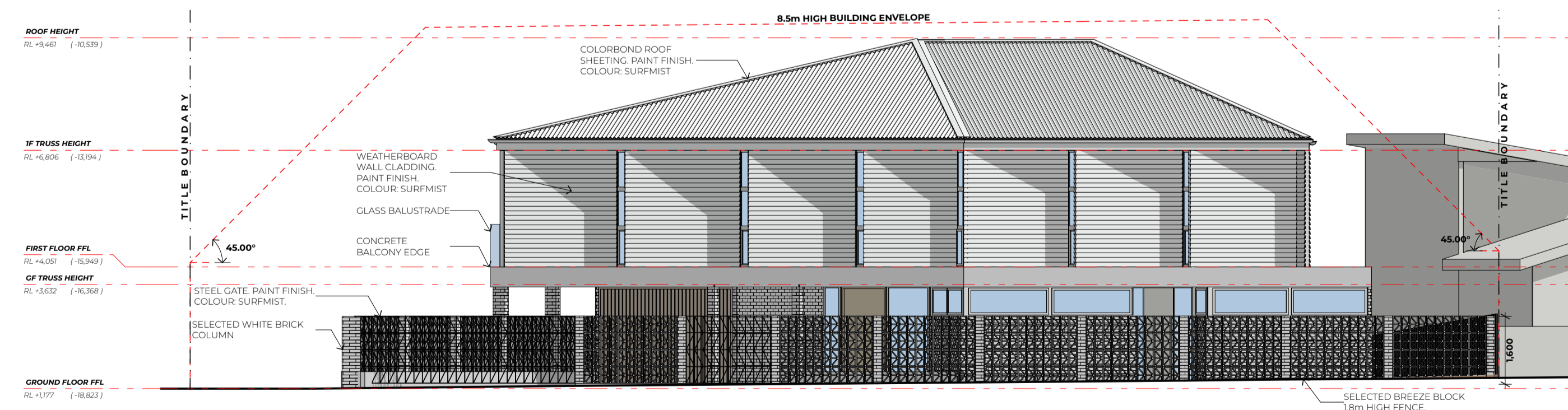




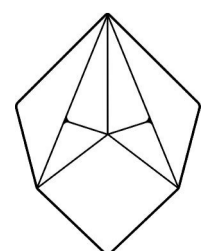
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02 EAST ELEVATION  
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03 SOUTH ELEVATION  
SCALE 1:100  
0m 1000 2000 3000 4000 5000



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Registration # 3372 (TAS)  
Accreditation # CCG0467

www.starbox.net.au

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2 Morris Street, Cooe Point, TAS

Client  
#Client Full Name

Sheet Name  
ELEVATIONS

Status  
Development Approval

Project Number  
300125

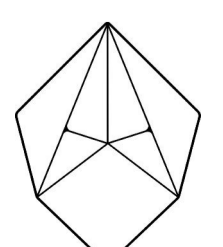
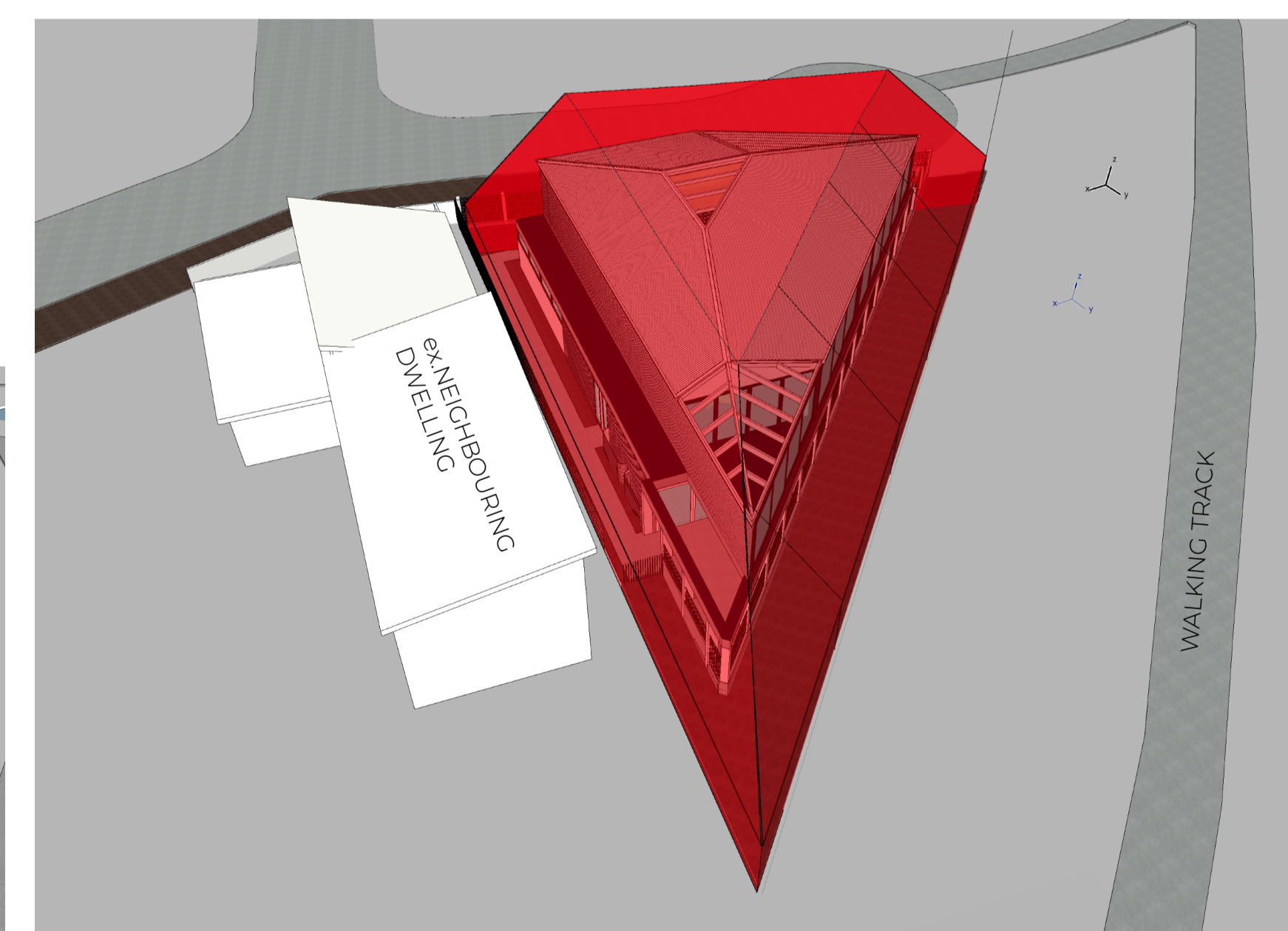
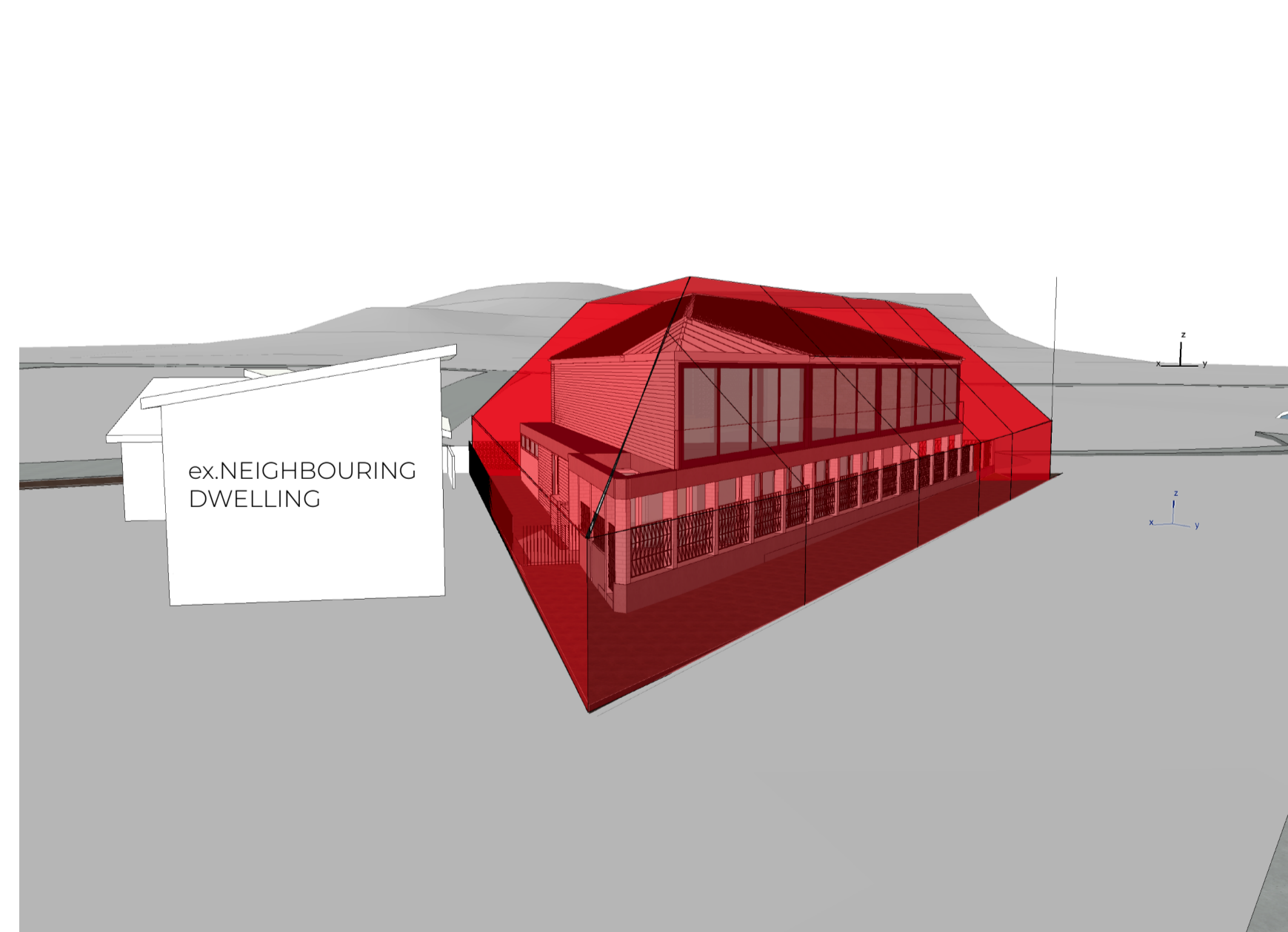
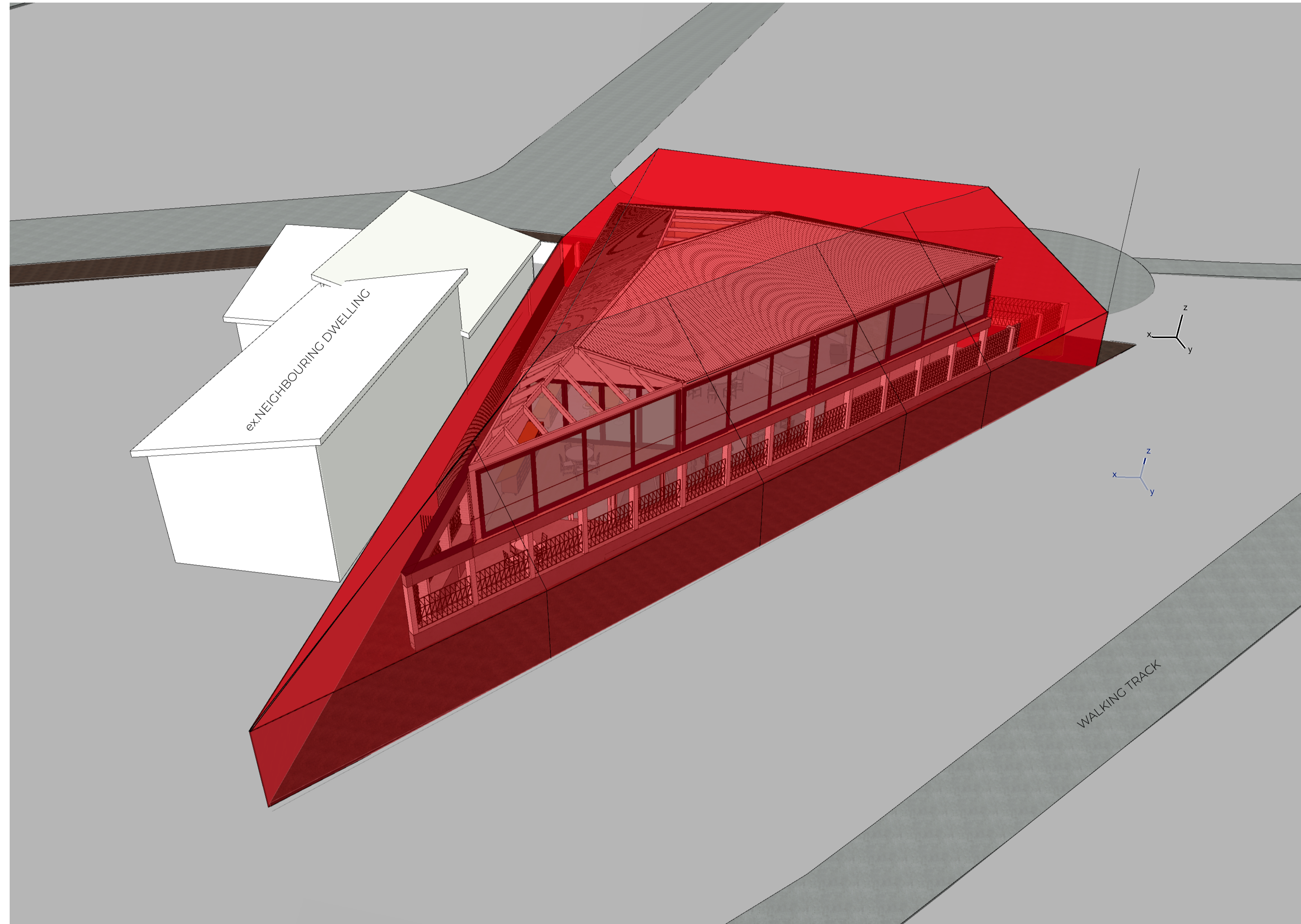
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Rev.  
DA7

Plot Date  
04/06/25

NORTHERN BUILDING ENVELOPE PERSPECTIVE



**General Notes**

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DA6	For Development Approval	SC	JC	22-08-25

**Project Title**  
 2 Morris Street, Cooee Point, TAS

**Client**  
 #Client Full Name

**Sheet Name**  
 BUILDING ENVELOPE PERSPECTIVES

**Status**  
 Development Approval

**Project Number**  
 300125

**Drawing Number**  
 A04

**Sheet Size:**  
 A1

**Rev.**  
 DA7

**Plot Date**  
 04/06/25



