

PLEASE QUOTE

Your Ref:

Our Ref: DA 2025/80

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 2025/80
Development Site: - 3 and 1 Devon Street SOUTH BURNIE
CT: 18133/119 & 225648/1
Proposal: - Material stockpile area associated with existing Manufacturing and Processing Use (concrete plant)

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 **8 December 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: - **22 November 2025**

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 3 Devon Street, Burnie South, TAS, 7320

Certificate of Title Reference
CT 18133/119
CT 225648/1
CT 145618/1

Applicant

First Name Heidelberg Materials Australia Pty Ltd

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: George Pongco, Jr

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

First Name See attached

Second Name

Surname

Postal Address:

See attached

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** Commercial**Documents included with the permit application to describe the Use**

Site Plan Drawing 01
Burnie Development Description (Purpose of Development Application)

Proposed Development**Use class to which the development applies** Commercial**Documents included with the permit application to describe the Development**

Site Plan Drawing 02
Burnie Development Description (Purpose of Development Application)
Property Report
Survey Notes

Provisions and Standards relied upon for grant of a Permit

Section 54 of the Land Use Planning and Approvals Act, 1993 (Clause 17.3.1 (A1–A3) – Use Standards)
Section 54 of the Land Use Planning and Approvals Act, 1993 (Clause 17.3.2 (P1) – Discretionary Use Performance Criteria)
Section 54 of the Land Use Planning and Approvals Act, 1993 (C3.0 Roads and Railway Assets Code)

Value of use and/or development

Notification of Landowner/s

If land is not in applicant's ownership

I, George Pongco, Jr, 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 *George Pongco Jr.* Date 17/11/2025

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.

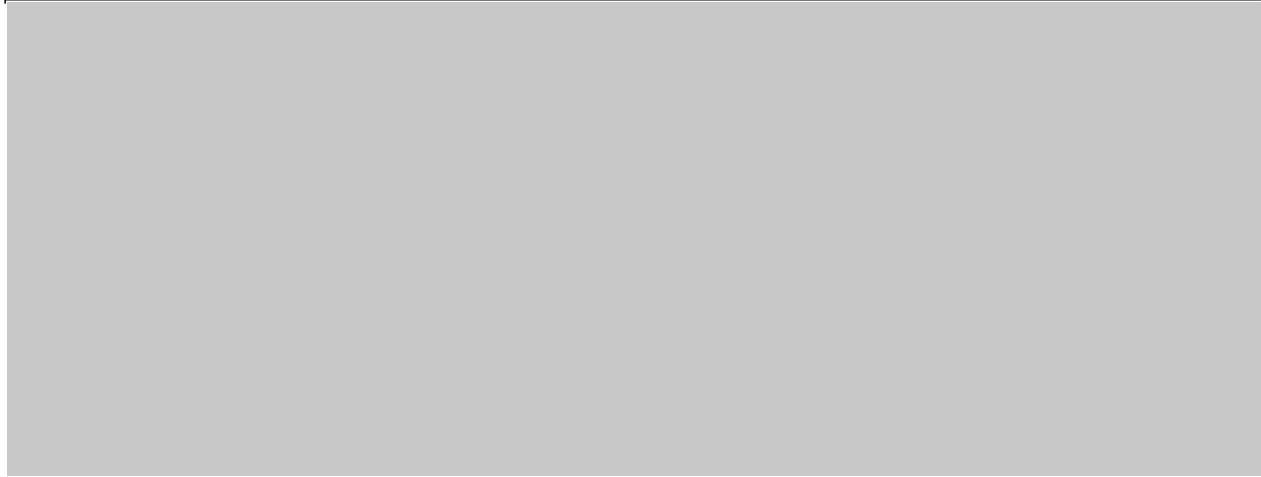
Minister (Signature) Date

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 *George Pongco Jr.* Date 17/11/2025

Office use only



SEARCH OF TORRENS TITLE

VOLUME 145618	FOLIO 1
EDITION 2	DATE OF ISSUE 16-Dec-2021

SEARCH DATE : 17-Oct-2025

SEARCH TIME : 02.56 PM

DESCRIPTION OF LAND

City of BURNIE
 Lot 1 on Plan [145618](#)
 Being the land described in Conveyance No.57/5518
 Derivation : Part of 50,000A-0R-0P Gtd to Van Diemens Land
 Company
 Derived from A19297

SCHEDULE 1

[M920017](#) TRANSFER to HANSON CONSTRUCTION MATERIALS PTY LTD
 Registered 16-Dec-2021 at noon

SCHEDULE 2

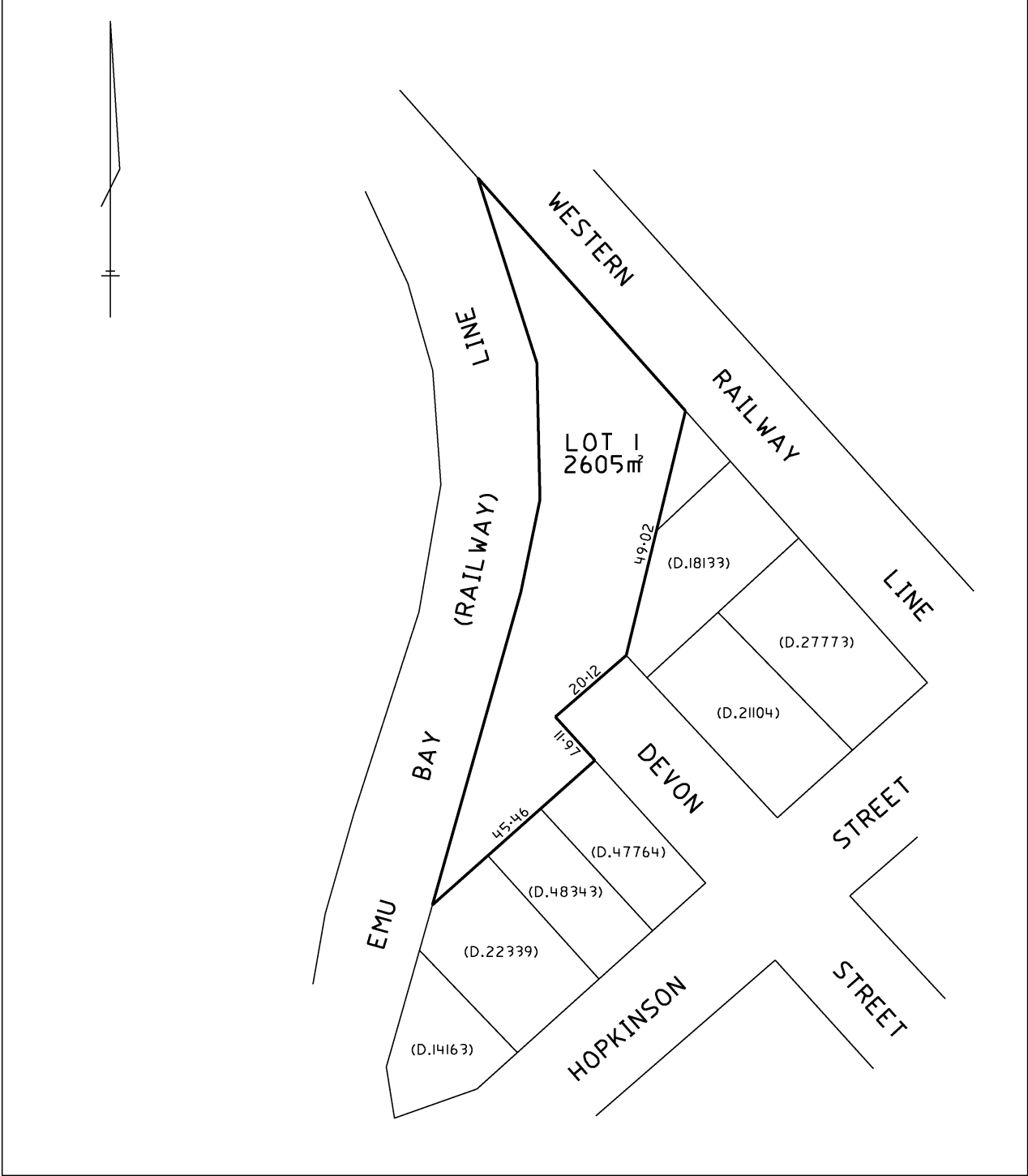
Reservations and conditions in the Crown Grant if any
 CONVEYANCE Made Subject to Exceptions And Reservations in
 favour of The V.D.L. Co.

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

FILE NUMBER A.19297 GRANTEE PART OF 50,000ac GTD. TO VAN DIEMANS LAND COMPANY		CONVERSION PLAN LOCATION CITY OF BURNIE CONVERTED FROM 57/5518 NOT TO SCALE LENGTHS IN METRES		Registered Number P.145618 APPROVED 6 DEC 2005 <i>Alice Kawa</i> Recorder of Titles
MAPSHEET MUNICIPAL CODE No. 103(404543)	LAST UPI No. 420775	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN		DRAWN L.H.

SKETCH BY WAY OF ILLUSTRATION ONLY
 "EXCEPTED LANDS"



SEARCH OF TORRENS TITLE

VOLUME 225648	FOLIO 1
EDITION 3	DATE OF ISSUE 03-Feb-2023

SEARCH DATE : 17-Oct-2025

SEARCH TIME : 02.57 PM

DESCRIPTION OF LAND

City of BURNIE

Lot 1 on Plan [225648](#)

Derivation : Whole of Lot 27639 - Gtd. to J. Beaumont.

Prior CT [2864/94](#)

SCHEDULE 1

[M985254](#) TRANSFER to JOSEPH THOMAS CARTER Registered
03-Feb-2023 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

[E332590](#) MORTGAGE to National Australia Bank Limited

Registered 03-Feb-2023 at 12.01 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

ORIGINAL - NOT TO BE REMOVED FROM TITLES OFFICE

R.P. 1469

TASMANIA

REAL PROPERTY ACT, 1862, as amended

NOTE—REGISTERED FOR OFFICE
CONVENIENCE TO REPLACE



CERTIFICATE OF TITLE

Register Book
Vol. Fol.

2864 94

Cert. of Title Vol. 987. Fol. 17.

I certify that the person described in the First Schedule is the registered proprietor of an estate in fee simple in the land within described together with such interests and subject to such encumbrances and interests as are shown in the Second Schedule. In witness whereof I have hereunto signed my name and affixed my seal.

T.E. Hutchinson
Recorder of Titles.



DESCRIPTION OF LAND

TOWN OF BURNIE
FOUR PERCHES AND NINE TENTHS OF A PERCH on the Plan hereon

FIRST SCHEDULE (continued overleaf)

REID TRANSPORT PTY. LTD.

SECOND SCHEDULE (continued overleaf)

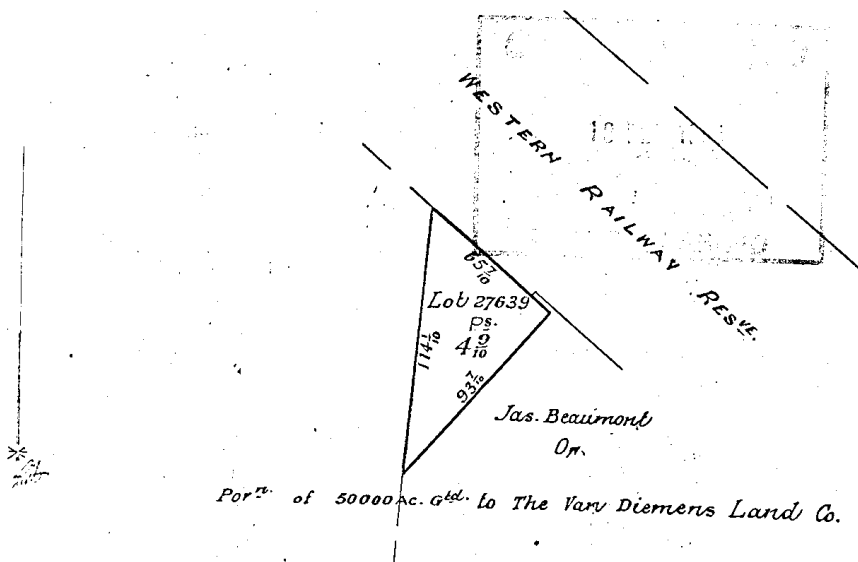
NO. A339104 MORTGAGE to Stephen Alpress CANCELLED SEE NOW
Catlin and Emily Muriel Catlin. A721253
Registered 8th June, 1970 at 12.1p.m.
(Sgd.) T.E. HUTCHINSON. Acting Recorder of Titles.
Recorder of Titles.

CORDER OF TITLES ARE NO LONGER SUBSISTING.

Lot 1 of this plan consists of all the land comprised in the above-mentioned cancelled folio of the Register

REGISTERED NUMBER

225648



Whole of Lot 27639 - Gtd. to J. Beaumont - Meas. in Links.
FIRST Edition. Registered 10 NOV 1970
Derived from C.T. Vol. 987. Fol. 17. Transfer A339103 S.A. Catlin & Anr.

SEARCH OF TORRENS TITLE

VOLUME 18133	FOLIO 119
EDITION 3	DATE OF ISSUE 03-Feb-2023

SEARCH DATE : 17-Nov-2025

SEARCH TIME : 10.51 AM

DESCRIPTION OF LAND

City of BURNIE
 Lot 119 on Diagram [18133](#)
 Being the land described in Conveyance No. 55/5979
 Derivation : Part of 50,000 Acres Gtd. to The Van Diemens Land
 Company
 Prior CT [3956/75](#)

SCHEDULE 1

[M985254](#) TRANSFER to JOSEPH THOMAS CARTER Registered
 03-Feb-2023 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
[E332590](#) MORTGAGE to National Australia Bank Limited
 Registered 03-Feb-2023 at 12.01 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

APPROVED FROM <i>J. Brindle</i> RECORDER OF TITLES	CONVERSION PLAN	REGISTERED NUMBER D. 18133
FILE NUMBER Z 1717	GRANTEE PART OF 50 000 · 0 · 0 Y D L CO	DRAWN Ab 29·4·82

DS K 2062

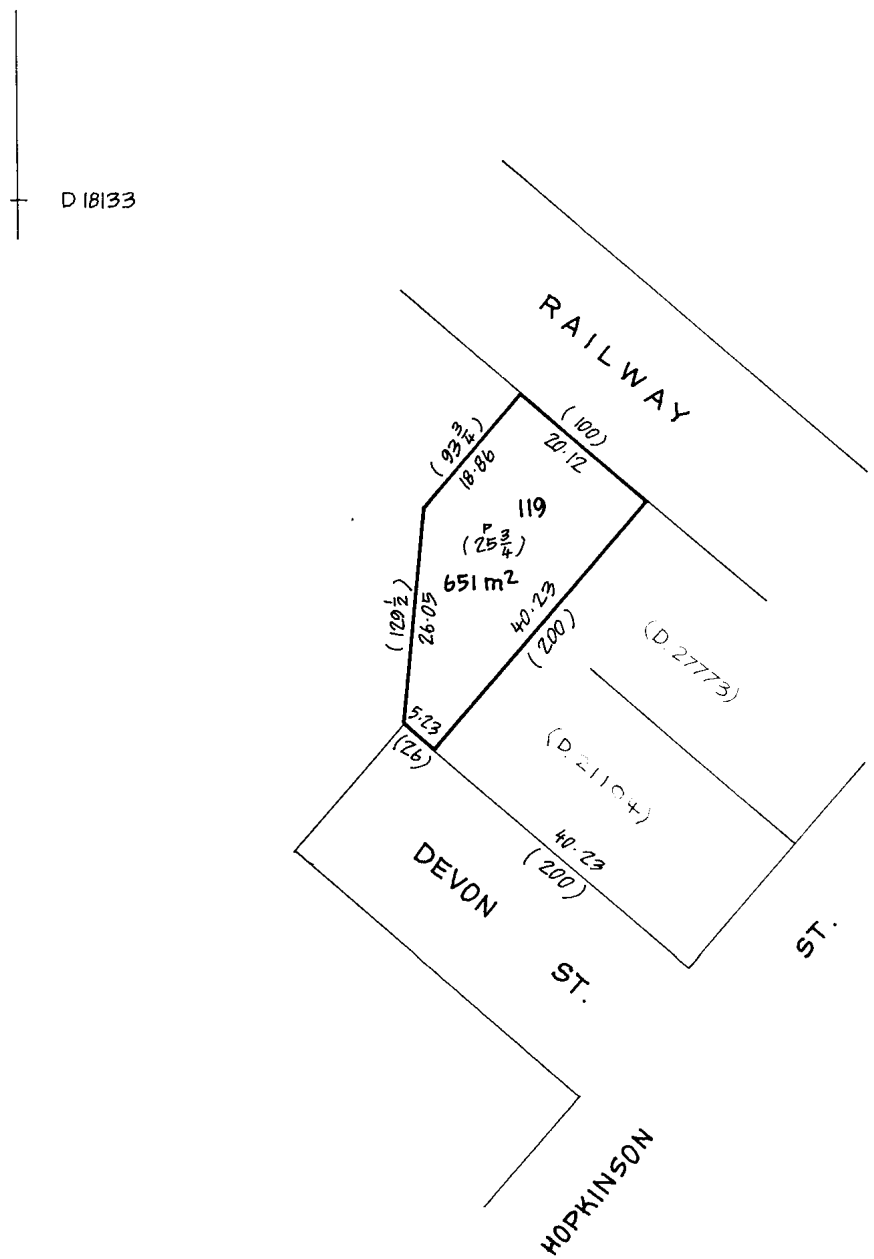
SKETCH BY WAY OF ILLUSTRATION ONLY

~~CITY/TOWN OF BURNIE~~

~~LAND DISTRICT OF~~

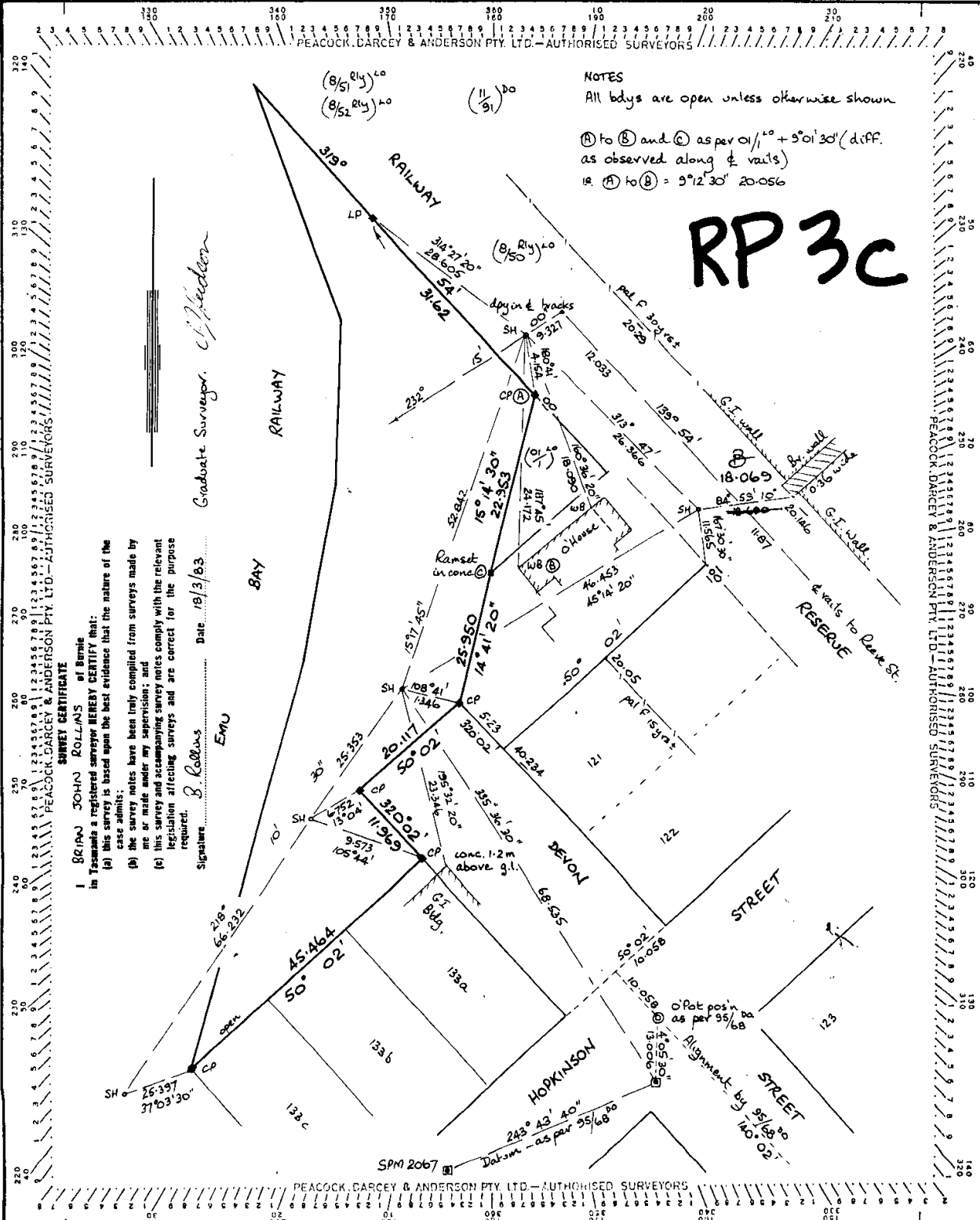
~~PARISH OF~~

LENGTHS ARE IN METRES NOT TO SCALE
LENGTHS IN BRACKETS IN LINKS/FEET & INCHES



B/bk 2

Offices at: HOBART LAUNCESTON WYNYARD ULVERSTONE	PEACOCK, DARCEY & ANDERSON PTY LTD AUTHORISED SURVEYORS	91 MOUNT STREET BURNIE 7320 TELEPHONE 31 4410
REPEG SURVEY		
Owner D.18133	Location TOWN OF BURNIE	
Title Ref.	Grantee Lot 133 E (F.H Stephens P/L pr) in The Emu Bay Block of 50,000 Acres, Gtd to The Van Diemens Land Co.	
Scale Sketch only	Date 4-3-83	Our Ref. 970
		L.T.O. Survey Ref.

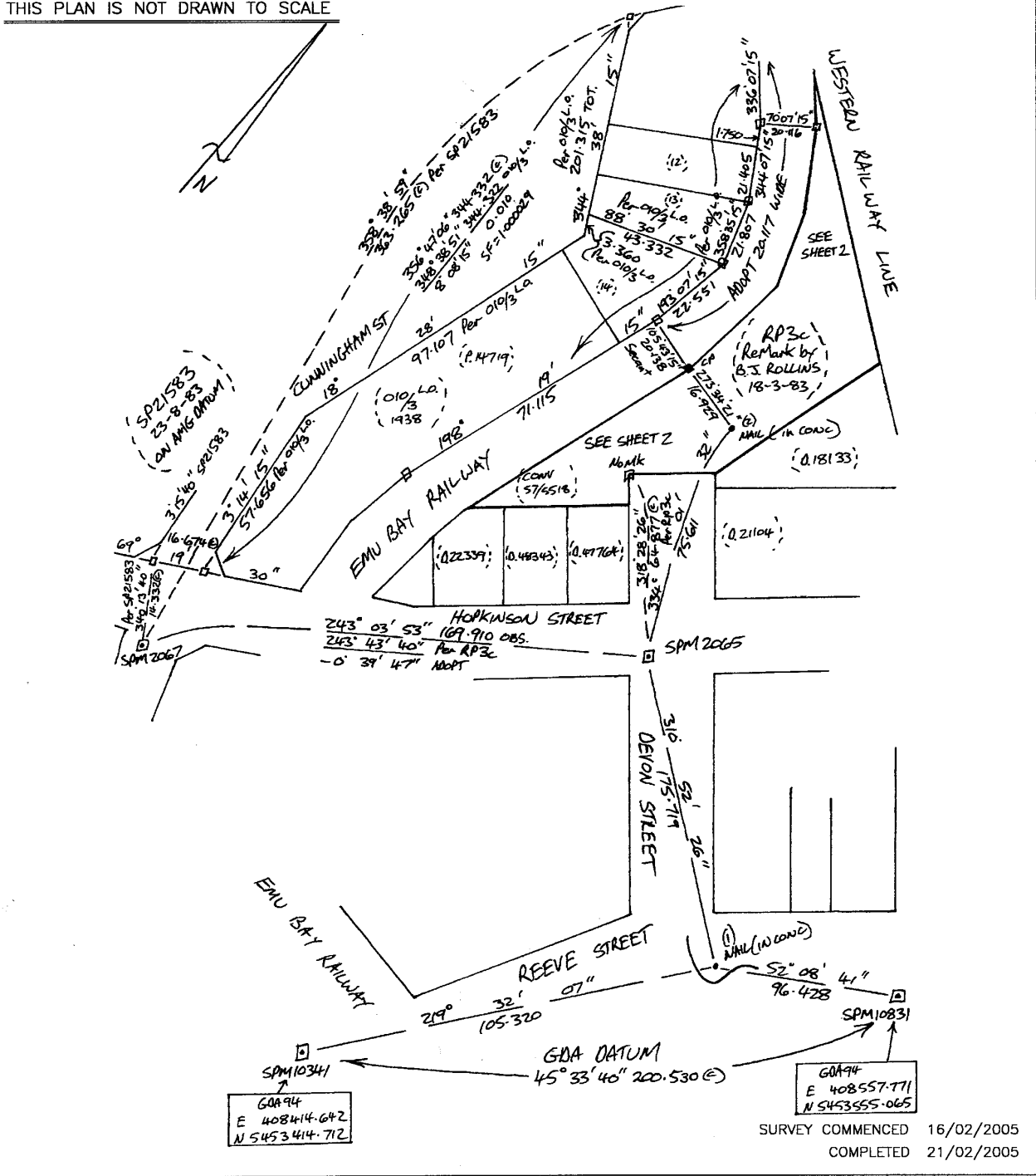


143660

R18133/1

<p>REMARK No. R</p>	<p>LESTER FRANKS SURVEY & GEOGRAPHIC PTY LTD LAND, ENGINEERING & HYDROGRAPHIC SURVEYORS 63 BEST STREET DEVONPORT TEL (03) 6424 6444 FAX (03) 6424 5825</p>	<p>LAST SURVEY PLAN No. (TO BE FILED WITH) P14719</p>
<p>RE-MARK PLAN</p> <p>LOCATION CITY OF BURNIE OWNER PIONEER CONCRETE TAS. PTY LTD FOLIO REFERENCE CONV 57/5518 GRANTEE PART OF 50000 ACRES, GRANTED TO THE VAN DIEMENS LAND CO LENGTHS IN METRES</p>		<p>SURVEY CERTIFICATE</p> <p>I, MALCOLM ALBERT COLIN LESTER of DEVONPORT in Tasmania a registered surveyor HEREBY CERTIFY that:</p> <p>(a) this survey is based upon the best evidence that the nature of the case admits (b) the survey notes have been truly compiled from surveys made by me or made under my supervision; and (c) this survey and accompanying survey notes comply with the relevant legislation affecting surveys and are correct for the purpose required.</p> <p>Signature: <i>[Signature]</i> Date: 10/1/05</p> <p>Surveyors Reference: D13021 DOC NO: D16643</p>
<p>SURVEYORS REF No: D13021-R01-0</p>	<p>ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN</p>	

THIS PLAN IS NOT DRAWN TO SCALE



SURVEY COMMENCED 16/02/2005
 COMPLETED 21/02/2005

PURPOSE OF DEVELOPMENT APPLICATION

Heidelberg Materials Australia Pty Ltd currently operates a concrete plant at *1 Devon Street, South Burnie*. We propose purchasing the neighbouring property at *3 Devon Street, South Burnie* to expand our concrete operations. This extension will improve site safety by reducing congestion, allow for the relocation of raw material stockpiles to enhance traffic flow, and enable us to utilise the existing shed space on the property.



SITE DETAILS

- The area highlighted in **green** represents the proposed land at **3 Devon Street, South Burnie**, intended for sand storage.

Lot 1 on Plan 225648, City of Burnie
Owned by Joseph Thomas Carter (registered 03-Feb-2023)

- The area highlighted in **orange** is our existing property at **1 Devon Street, South Burnie**, which is owned and operated by Heidelberg Materials Australia Pty Ltd.

Lot 1 on Plan 145618, City of Burnie
Owned by Hanson Construction Materials Pty Ltd (registered 16-Dec-2021) No unregistered dealings or notations.
- The area encircled in **red** is our leasehold from TasRail currently being utilised as a washout waste storage area. This is the proposed area where we plan to operate our concrete plant.

SITE DESCRIPTION

The existing site at 1 Devon Street South operates as a concrete plant which includes:

- Concrete batching facilities
- Cement Silo
- Material Storage Bins
- Fixed Conveyor Plant System
- Agitator Truck Loading Bays/Slump Bay
- Office/Lunchroom
- Recycled Water and Washout Bins
- Additive Bunds and Chemical Sheds
- Designated Parking and Vehicle Movement Zones

The adjacent block at 3 Devon Street South (Lot 1 on Plan 225648) is currently vacant and will be integrated into the plant boundary to support the proposed improvements.

PROPOSED WORKS

The development will include

- Stockpile Expansion: Establishment of new material stockpile zones on the newly acquired block.
- Re-design of Traffic Management Plan: Introduction of dedicated entry/exit points, improved signage, and designated truck paths to reduce restriction and hazards interaction across heavy fleets and people on-site.

- Retention Wall Construction: To support the new stockpile area and ensure site stability.

ENVIRONMENTAL AND COMMUNITY CONSIDERATIONS

- Dust and noise mitigation measures will be implemented.
- Traffic impact assessment will be conducted to ensure minimal disruption to surrounding areas.
- Development aligns with council zoning and industrial regulations.

HOURS OF OPERATION

There is no change to current hours of operation under existing use rights.

Hours of operation will not cause unreasonable loss of amenity to nearby residential.

EXTERNAL LIGHTING

External lighting will not operate within hours of 11:00pm – 6:00am, except for baffled security lighting. All security lighting will be designed to prevent light spill into adjoining properties, ensuring it's compliant.

COMMERCIAL VEHICLE MOVEMENTS

There will be **no increase in vehicle movements** and **no change to existing vehicular access** as a result of this proposed development.

MANUFACTURING AND PROCESSING

The proposed expansion is limited in working zones spaces safely due to our materials stockpile storage. The scale and function remain consistent with existing operations and will not compromise or distort the activity centre hierarchy. The site characteristics and industrial zoning support this use without impacting surrounding activity centres.

ROADS AND RAILWAY ASSETS CODE

We confirm that there will be **no increase in vehicle movements** and **no change to existing vehicular access** as part of this proposal.

CONCLUSION

The proposed development is a minor extension of the existing concrete batching operations and is designed to improve site safety and efficiency without increasing traffic or impacting surrounding residential amenity. All measures outlined comply with the relevant provisions of the *Tasmanian Planning Scheme* and Burnie City Council requirements. We are committed to implementing appropriate controls for lighting, noise, and traffic

management to ensure the development remains compatible with its industrial setting and does not compromise the activity centre hierarchy.



	BURNIE CONCRETE PLANT SITE PLAN	ADDRESS: 1 DEVON STREET SOUTH BURNIE TAS 7320 AUSTRALIA	PROJECT: TRAFFIC MANAGEMENT AND STOCKPILE IMPROVEMENT	DATE: OCTOBER 2025	SCALE: NOT TO SCALE.		DRAWING
							A2 DRAWING 01



	BURNIE CONCRETE PLANT SITE PLAN	ADDRESS: 1 DEVON STREET SOUTH BURNIE TAS 7320 AUSTRALIA 3 DEVON STREET SOUTH BURNIE TAS 7320 AUSTRALIA	PROJECT:	DATE:	SCALE:		DRAWING
			TRAFFIC MANAGEMENT AND STOCKPILE IMPROVEMENT	OCTOBER 2025	NOT TO SCALE.		A2 DRAWING 02