

PLEASE QUOTE

Your Ref:

Our Ref: DA 2025/84

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 2025/84
**Development Site: - 208 Ridgley Highway ROMAINE
CT: 148221/1**
**Proposal: - Workshop associated with existing non-conforming use (Transport
Depot and Distribution)**

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 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: - **10 December 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

208 Ridgley Highway, Romaine

Certificate of
Title Reference

CT: 148221/1

Applicant

First Name

PLA Designs Pty Ltd

Second
Name

Surname

Postal Address:

PO Box 428
Somerset TAS 7322

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:

Paul Allen

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

First
Name

John

Second
Name

Surname

Kelly

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.

Section 54 *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: New Workshop building

Use Class Transport Depot and Distribution

Documents included with the permit application to describe the Use

See attached Planning Report

Proposed Development

Use class to which the development applies

Documents included with the permit application to describe the Development

Plans by PLA Designs Pty Ltd
Planning Report by Planning 4 Bushfire
Shed plans by Eueka Shes

Provisions and Standards relied upon for grant of a Permit

See Planning Report

Value of use and/or development**Notification of Landowner/s****If land is not in applicant's ownership**

I, **Paul Allen**, 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 *Paul Allen*

Date 27.11.2025

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, **Paul Allen**
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 *Paul Allen*

Date 27.11.25

Office use only

SEARCH OF TORRENS TITLE

VOLUME 148221	FOLIO 1
EDITION 5	DATE OF ISSUE 05-Jan-2018

SEARCH DATE : 02-Oct-2024

SEARCH TIME : 08.07 AM

DESCRIPTION OF LAND

City of BURNIE
 Lot 1 on Sealed Plan 148221
 Derivation : Part of 50,000 Acres Gtd. to The Van Diemens Land
 Company
 Prior CTs 43327/1 and 19844/2

SCHEDULE 1

E108248 TRANSFER to JOHN PATRICK KELLY Registered
 05-Jan-2018 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
 SP148221 EASEMENTS in Schedule of Easements
 SP148221 COVENANTS in Schedule of Easements
 SP148221 FENCING PROVISION in Schedule of Easements
 7/9582 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

SCHEDULE OF EASEMENTS	Registered Number SP 148221
NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	

PAGE 1 OF 5 PAGE/S
5

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.

EASEMENTS

SEE PAGES 4 & 5 FOR EASEMENTS & COVENANTS


~~Lot 1 on the plan is together with the right to lay, maintain, replace, repair and cleanse pipes with a maximum diameter of 400mm at a minimum depth of 1000 mm below the surface of the earth, and is together with the right to install, maintain repair and replace subterranean electrical cables at a minimum depth of 1000 mm below the surface of the earth within the confines of the PIPELINE EASMENT 'A' 3.00 WIDE and install a water pump at the edge of Romaine Creek within the confines of the PIPELINE EASMENT 'A' 3.00 WIDE shown on the plan~~

Lot 2 is subject to the right to lay, maintain, replace, repair and cleanse pipes with a maximum diameter of 400mm at a minimum depth of 1000 mm below the surface of the earth, and is together with the right to install, maintain repair and replace subterranean electrical cables at a minimum depth of 1000 mm below the surface of the earth and install at the edge of Romaine Creek a water pump within the confines of the POWERLINE EASMENT 'A' 3.00 WIDE shown on the plan

Lot 1 on SP 7807 comprised in Certificate of Title Volume 7807 Folio 1 is together with the right to lay, maintain, replace, repair and cleanse pipes with a maximum diameter of 400mm at a minimum depth of 1000 mm below the surface of the earth, and is together with the right to install, maintain repair and replace subterranean electrical cables at a minimum depth of 1000 mm below the surface of the earth within the confines of the PIPELINE EASMENT 'B' 3.00 WIDE and install a water pump at the edge of Romaine Creek within the confines of the PIPELINE EASMENT 'B' 3.00 WIDE shown on the plan

Lot 3 on the plan is subject to the right to lay, maintain, replace, repair and cleanse pipes with a maximum diameter of 400mm at a minimum depth of 1000 mm below the surface of the earth, and is together with the right to install, maintain repair and replace subterranean electrical cables at a minimum depth of 1000 mm below the surface of the earth and install at the edge of Romaine Creek a water pump within the confines of the POWERLINE EASMENT 'B' 3.00 WIDE shown on the plan as appurtenant to Lot 1 on SP 7807 ~~comprised in Certificate of Title Volume 7807 Folio 1~~

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: G T & L D GALE, KELROSE PTY LTD and A R & J A SAWARD FOLIO REF: 43327/1, 19844/2 & 108892/1 SOLICITOR & REFERENCE: KAY & RUDDLE	PLAN SEALED BY: DATE: 25/9/2006 SO 996 REF NO. <div style="text-align: right;">  Council Delegate </div>
NOTE: The Council Delegate must sign the Certificate for the purposes of identification.	

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 2 OF 5 PAGES 5	Registered Number SP 148221
SUBDIVIDER: G T & L D GALE, KELROSE PTY LTD and A R & J A SAWARD FOLIO REFERENCE: 43327/1, 19844/2 & 108892/1	

~~Lot 2 on the plan is subject to a Right of Drainage (appurtenant to the Burnie City Council) over the easement marked DRAINAGE EASEMENT 2.01 WIDE shown on the plan and on Diagram No .108892 passing through Lot 2.~~

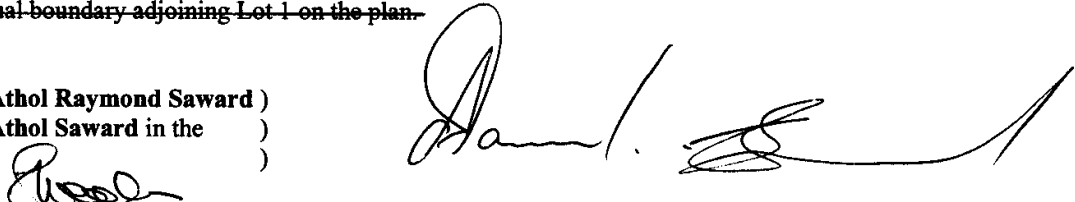
~~The Burnie City Council is together with a Right of Drainage over the easement marked DRAINAGE EASEMENT 2.01 WIDE shown passing through Lot 2 on the plan.~~

RESTRICTIVE COVENANTS SEE PAGES 4 & 5 FOR EASEMENTS & COVENANTS

~~The Owner or Owners for the time being of each lot shown on the plan covenants with Glen Thomas Gale, Leonie Dawn Gale and Kelrose Pty Ltd the owner for the time being of each and every lot shown on the plan to the intent that the burden of these covenants shall run with and bind the covenantors lot and every part thereof and that the benefit thereof shall be annexed to and devolve with each and every part of every other lot shown on the plan to observe the following stipulations~~

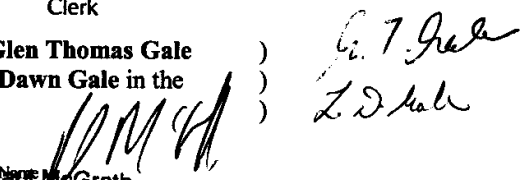
1. ~~Not to construct or permit to be constructed on Lot 1 shown on the plan any structure other than a structure within the confines of the Building Envelope marked WXYZ. shown on Lot 1~~
2. ~~The said Glen Thomas Gale, Leonie Dawn Gale and Kelrose Pty Ltd as Vendor shall not be required to fence with regard to any mutual boundary adjoining Lot 2 on the plan.~~
3. ~~The said Glen Thomas Gale and Leonie Dawn Gale as Vendor shall not be required to fence any mutual boundary adjoining Lot 1 on the plan.~~

Signed by Athol Raymond Seward)
 and Jason Athol Seward in the)
 presence of)



Witness Signature
 Print Witness full Name
 Address
 Occupation
 Graham Woodhouse
 4 Cattley Street, Burnie TAS
 Clerk

Signed by Glen Thomas Gale)
 and Leonie Dawn Gale in the)
 presence of)



Witness Signature
 Print Witness full Name
 Address
 Occupation
 Paul McGrath
 5 Cattley Street
 Burnie
 Solicitor

NOTE: Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 3 OF 3 PAGES 5	Registered Number SP 148221
SUBDIVIDER: G T & L D GALE, KELROSE PTY LTD and A R & J A SAWARD FOLIO REFERENCE: 43327/1, 19844/2 & 108892/1	

Executed by the Director and
Secretary of Kelrose Pty Ltd in
accordance with Section 127 of the
Corporations Act 2001 in the
presence of)
)
)
)
)

x *[Signature]*
K.G.

x *[Signature]*
K.G.

Witness Signature
Print Witness full Name
Address
Occupation

Investment Nominees Limited as Mortgagee under Mortgage No.C584523 hereby consent to the registration of this instrument.



[Signature]
M. J. [Name]

Australia and New Zealand Banking Group Limited under Mortgage No. C727639 hereby consent to the registration of this instrument.

EXECUTED BY
AUSTRALIA AND NEW ZEALAND
BANKING GROUP LIMITED by BEING
Signed by an employee of ANZ **Stephen Noel Miller** AUSTRALIA AND NEW ZEALAND
BANKING GROUP LIMITED
By an employee of ANZ
This party certifies that
he has received no notice
of revocation of POWER
OF ATTORNEY NO. PA9653
under which this instrument
is signed in the presence of
[Signature]
Bank Officer, 40 Elizabeth Street, Hobart

NOTE: Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 4 OF 4 PAGES 5	Registered Number SP 148221
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SUBDIVIDER: - G T & L D GALE, KELROSE PTY LTD and A R & J A SAWARD
 FOLIO REFERENCE: - 43327/1, 19844/2, 108892/1

EASEMENTS

Lot 1 on the plan is Together With a pipeline right over the Pipeline Easement 'A' 3.00 wide shown passing through Lot 2 on the plan.

Lot 2 on the plan is Subject To a pipeline right (appurtenant to Lot 1 on the plan) over the Pipeline Easement 'A' 3.00 wide on the plan.

Lot 2 on the plan is Subject To a right to take water from the Reservoir (appurtenant to the land in Conveyance No.28/7064) through the Water Pipeline Easement 10.06 wide on the plan.(more fully set forth in Conveyance No.34/8761)

Lot 2 on the plan is Subject To a right of drainage (appurtenant to the land in Conveyance No. 28/7064) over the Drainage Easement 2.01 wide on the plan.(more fully set forth in Conveyance No.34/8761)

Lot 2 on the plan is Subject to a right of drainage in favour of the ~~Burnie City Council~~ over the Drainage Easement 2.01 wide on the plan.
Vested in the Tasmanian Water & Sewerage Corporation (North-Western Region) Pty Ltd. by Application C947229 dated this 11th day of March 2010.

Miss Kava
Recorder of Titles

Lot 3 on the plan is Subject To a pipeline pump and power easement (appurtenant to Lot 1 on Sealed Plan No.7807) over the Pipeline Easement 'B' 3.00 wide on the plan (as more fully defined in SP 7807).

Definition: Pipeline Right means: the full right of every person who is entitled to an estate or interest in possession indicated as the dominant tenement or any part thereof with which the said right shall be capable of enjoyment in common with the owner of the servient tenement to lay, maintain, replace, repair and cleanse pipes with a maximum diameter of 400mm at a minimum depth of 1000mm below the surface of the earth, and is together with the right to install, maintain repair and replace subterranean electrical cables at a minimum depth of 1000mm below the surface of the earth within the confines of the Pipeline Easement 'A' 3.00 wide and install at the edge of Romaine Creek a water pump within the confines of the Pipeline Easement 'A' 3.00 wide.

COVENANTS

The owner of Lot 1 on the plan covenants with the vendors Glen Thomas Gale, Leonie Dawn Gale, Kelrose Pty Ltd and Athol Raymond Saward and Jason Athol Saward and the owners for the time being of every other lot shown on the plan to the intent that the burden of this covenant may run with and bind the covenantors lot and every part thereof and that the benefit shall be annexed to and devolve with each and every part of every other lot shown on the plan to observe the following stipulation namely:

Not to construct or permit to be constructed on Lot 1 shown on the plan any structure other than a structure within the confines of the Building Envelope marked WXYZ shown on Lot 1.

NOTE: - Every annexed sheet must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.

<p>ANNEXURE TO SCHEDULE OF EASEMENTS</p> <p>PAGE 5 OF 5 PAGES</p>	<p>Registered Number</p> <p>SP 148221</p>
<p>SUBDIVIDER: - G T & L D GALE, KELROSE PTY LTD and A R & J A SAWARD</p> <p>FOLIO REFERENCE: - 43327/1, 19844/2, 108892/1</p>	
<p>FENCING PROVISION:</p> <p>In respect of Lots 1 & 2 on the plan the vendors, Glen Thomas Gale, Leonie Dawn Gale, Kelrose Pty Ltd and Athol Raymond Saward and Jason Athol Saward shall not be required to fence.</p>	

Development Application

Use Class: **Transport Depot and Distribution**
 (Existing non-conforming use)

Development: **Workshop**

Location: **208 Ridgley Highway, Romaine**

Project No: **25083**



AUTHOR DETAILS:

Reporting Planner: Jayne Newman
Report Date: 27 November 2025

PROPERTY DETAILS:

Location: 208 Ridgley Highway, Romaine
Proposal: Workshop
Use Class: Transport Depot and Distribution (existing non-conforming)
Zoning: Agriculture
Title Reference: CT: 148221/1
PID: 2761698



Figure 1 – Source: Listmap

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1. Executive Summary

This report together with the attached development plans have been prepared to provide demonstration against the relative clauses detailed within the Tasmanian Planning Scheme – Burnie. The proposal is for a new workshop building to be used in conjunction with the existing Tassie Waste Depot which is within the Transport Depot and Distribution use class. As the business does not wholly serve the agricultural industry, it is considered to be an existing non-conforming use.

A Transport Depot and Distribution use is 'prohibited' unless for the transport and distribution of agricultural produce and equipment. The application is therefore addressed under clause 7.1, changes to an existing non-conforming use.

2. Background

The site contains the existing Tassie Waste Services, which is a facility providing for refuelling, servicing, collection of equipment and machinery associated with activities such as septic tank cleaning, liquid waste removal, skip bin hire and rubbish removal. This site was approved for a Transport Depot for such services within DA 2006/016A which included 10 vehicle parking spaces. A further permit was achieved under DA 2025/32 for more infrastructure.

There is also a covenant detailed on the title, which Council are not a party to. It is our understanding that the covenant was intended to relate to ensuring that the residential use was not increased, but this has not been translated correctly onto the title. The only original owners of a title still associated with this covenant is Athol and Jason Seward. This application has been discussed with these parties and the developer, and consent has been verbally achieved.

3. Proposal

Application is made for a new workshop building located at the rear of the existing workshop. This building is sited 3 metres from the existing workshop, 43 metres from the frontage to the site. The building has a floor area of 200m², made up from a measurement of 20m x 10m, having a total height of 5.972 metres.

4. Changes to an Existing Non-conforming Use

- 7.1.1 Notwithstanding clause 6.9.1 of this planning scheme, the planning authority may at its discretion, approve an application
- (a) to bring an existing use of land that does not conform to the planning scheme into conformity, or greater conformity, with the planning scheme;
 - (b) to extend or transfer an existing non-conforming use and any associated development, from one part of a site to another part of that site; or
 - (c) for a minor development to an existing non-conforming use.

Comment:

The application is for a minor development within the site, providing additional workshop floor space. This provides an additional 200m² of floor area to the current 400m² workshop or (1437m² total site coverage). The new workshop building is located behind the existing building, therefore only a small portion is visible from Ridgley Highway. The additional workshop will not increase the capacity of the business, as no additional employees are to be engaged. It is to provide an all-weather area for vehicle maintenance, where the mechanical issues awaiting parts to be freighted or on back order will be left within the workshop, making it difficult to undertake urgent works for other vehicles.

The proposal is considered to be minor development to the existing non-conforming use.

- 7.1.2 An application must only be approved under subclause 7.1.1 of this planning scheme where there is:
- (a) no unreasonable detrimental impact on adjoining uses or the amenity of the surrounding area; and
 - (b) no substantial intensification of the use.

Comment:

The proposal is sited behind the existing workshop, 24 metres from the closest boundary. The adjoining property contains a dwelling, which is well vegetated. Any workshop noise will be within operating hours with the enclosed workshop together with separation provided, ensuring that any impact is not unreasonable. There will be no intensification of the use as the workshop is just to provide additional internal working space. There is increase of use or employment for this business.

- 7.1.3 In exercising its discretion under subclauses 7.1.1 and 7.1.2 of this planning scheme, the planning authority must have regard to the purpose and provisions of the zone, any relevant local area objectives, and any applicable codes.

Comment:

This has been addressed below.

5. Agriculture Zone

21.1 Zone Purpose

21.1.1 To provide for the use or development of land for agricultural use.

21.1.2 To protect land for the use or development of agricultural use by minimising:

- (a) conflict with or interference from non-agricultural uses;
- (b) non-agricultural use or development that precludes the return of the land to agricultural use; and
- (c) use of land for non-agricultural use in irrigation districts.

21.1.3 To provide for use or development that supports the use of the land for agricultural use.

COMMENT:

21.1.1 – *Not applicable. The existing lot has been removed from an agricultural use, based on existing approved use and development.*

21.1.2 – *The proposal will work in harmony with agricultural use, where no conflict is anticipated between the two uses and support of the industry through servicing is provided. The land is not located with an irrigation district.*

21.1.3 – *Not applicable. The existing lot has been removed from an agricultural use, based on existing approved use and development.*

6. Development Standards

21.4.1 Building height

To provide for a building height that:

- (a) is necessary for the operation of the use; and
- (b) minimises adverse impacts on adjoining properties.

Acceptable Solution	Performance Criteria
<p>A1 Building height must be not more than 12m.</p>	<p>P1 Building height must be necessary for the operation of the use and not cause an unreasonable impact on adjoining properties, having regard to:</p> <ul style="list-style-type: none"> (a) the proposed height of the building; (b) the topography of the site; (c) the bulk and form of the building; (d) separation from existing use on adjoining properties; (e) the nature of the existing uses on adjoining properties; and (f) any buffers created by natural or other features.

COMMENT:

The total height of the extension is 5.972m, therefore achieving compliance with A1.

21.4.2 Setbacks

That the siting of buildings minimises potential conflict with use on adjoining properties.

Acceptable Solution	Performance Criteria
<p>A1 Buildings must have a setback from all boundaries of:</p> <p>(a) not less than 5m; or (b) if the setback of an existing building is within 5m, not less than the existing building.</p>	<p>P1 Buildings must be sited to provide adequate vehicle access and not cause an unreasonable impact on existing use on adjoining properties, having regard to:</p> <p>(a) the bulk and form of the building; (b) the nature of existing use on the adjoining properties; (c) separation from existing use on the adjoining properties; and (d) any buffers created by natural or other features.</p>
<p>COMMENT: <i>Development is located more than 5 metres from any boundary. See site plan for further detail.</i></p>	

<p>A2 Buildings for a sensitive use must have a setback from all boundaries of:</p> <p>(a) not less than 200m; or (b) if the setback of an existing building for a sensitive use on the site is within 200m of that boundary, not less than the existing building.</p>	<p>P2 Buildings for a sensitive use must be sited so as not to conflict or interfere with an agricultural use, having regard to:</p> <p>(a) the size, shape and topography of the site; (b) the prevailing setbacks of any existing buildings for sensitive uses on adjoining properties; (c) the location of existing buildings on the site; (d) the existing and potential use of adjoining properties; (e) any proposed attenuation measures; and (f) any buffers created by natural or other features.</p>
<p>COMMENT: <i>Not applicable. The proposal is not for a sensitive use.</i></p>	

CODES	
C1.0 – Signs Code	N/A
<i>No signage is proposed as part of this application.</i>	
C2.0 – Parking and Sustainable Transport Code	Yes
C2.5.1 – Car parking numbers	
That an appropriate level of car parking spaces are provided to meet the needs of the use.	
<p>A1 The number of on-site car parking spaces must be no less than the number specified in Table C2.1, excluding if:</p> <p>(a) the site is subject to a parking plan for the area adopted by council, in which case parking provision (spaces or cash-in-lieu) must be in accordance with that plan;</p> <p>(b) the site is contained within a parking precinct plan and subject to Clause C2.7;</p> <p>(c) the site is subject to Clause C2.5.5; or</p> <p>(d) it relates to an intensification of an existing use or development or a change of use where:</p> <p>(i) the number of on-site car parking spaces for the existing use or development specified in Table C2.1 is greater than the number of car parking spaces specified in Table C2.1 for the proposed use or development, in which case no additional on-site car parking is required; or</p> <p>(ii) the number of on-site car parking spaces for the existing use or development specified in Table C2.1 is less than the number of car parking spaces specified in Table C2.1 for the proposed use or development, in which case on-site car parking must be calculated as follows:</p> <p>$N = A + (C - B)$</p> <p>N=Number of on-site car parking spaces required A=Number of existing on site car parking spaces B=Number of on-site car parking spaces required for the existing use or development specified in Table C2.1 C=Number of on-site car parking spaces required for the proposed use or development specified in Table C2.1.</p>	<p>P1.1 The number of on-site car parking spaces for uses, excluding dwellings, must meet the reasonable needs of the use, having regard to:</p> <p>(a) the availability of off-street public car parking spaces within reasonable walking distance of the site;</p> <p>(b) the ability of multiple users to share spaces because of: (i) variations in car parking demand over time; or (ii) efficiencies gained by consolidation of car parking spaces;</p> <p>(c) the availability and frequency of public transport within reasonable walking distance of the site;</p> <p>(d) the availability and frequency of other transport alternatives;</p> <p>(e) any site constraints such as existing buildings, slope, drainage, vegetation and landscaping;</p> <p>(f) the availability, accessibility and safety of on-street parking, having regard to the nature of the roads, traffic management and other uses in the vicinity;</p> <p>(g) the effect on streetscape; and</p> <p>(h) any assessment by a suitably qualified person of the actual car parking demand determined having regard to the scale and nature of the use and development.</p> <p>P1.2 The number of car parking spaces for dwellings must meet the reasonable needs of the use, having regard to:</p> <p>(a) the nature and intensity of the use and car parking required;</p> <p>(b) the size of the dwelling and the number of bedrooms; and</p> <p>(c) the pattern of parking in the surrounding area.</p>
<p>Comment: <i>The existing approval for the site under DA 2006/016A required 10 vehicle parking spaces. Calculation of vehicle parking is provided as follows, with the floor area rounded to the nearest 100.</i></p> <p><i>N=21.5 spaces needed</i> <i>A=13.5 (approved under DA 2006/016A & DA 2025/32)</i> <i>B=700m² of floor area (617.6m² rounded up) = 24.5</i> <i>C=900m² of floor area (817.6m² rounded up) = 31.5</i></p> <p><i>The site plan shows the ability to provide 22 spaces, therefore achieving compliance with A1(d)(i). It is however noted that the additional workshop space will not increase site employment, therefore existing vehicle parking needs for the site will remain unchanged.</i></p>	

C2.6.1 Construction of parking areas	
That parking areas are constructed to an appropriate standard.	
<p>A1 All parking, access ways, manoeuvring and circulation spaces must:</p> <ul style="list-style-type: none"> (a) be constructed with a durable all weather pavement; (b) be drained to the public stormwater system, or contain stormwater on the site; and (c) excluding all uses in the Rural Zone, Agriculture Zone, Landscape Conservation Zone, Environmental Management Zone, Recreation Zone and Open Space Zone, be surfaced by a spray seal, asphalt, concrete, pavers or equivalent material to restrict abrasion from traffic and minimise entry of water to the pavement. 	<p>P1 All parking, access ways, manoeuvring and circulation spaces must be readily identifiable and constructed so that they are useable in all weather conditions, having regard to:</p> <ul style="list-style-type: none"> (a) the nature of the use; (b) the topography of the land; (c) the drainage system available; (d) the likelihood of transporting sediment or debris from the site onto a road or public place; (e) the likelihood of generating dust; and (f) the nature of the proposed surfacing.
<p>Comment: <i>The existing hardstand area is bitumen which will require no changes under this application.</i></p>	

C2.6.2 Design and layout of parking areas	
That parking areas are designed and laid out to provide convenient, safe and efficient parking.	
<p>A1.1 Parking, access ways, manoeuvring and circulation spaces must either:</p> <ul style="list-style-type: none"> (a) comply with the following: <ul style="list-style-type: none"> (i) have a gradient in accordance with Australian Standard AS 2890 - Parking facilities, Parts 1-6; (ii) provide for vehicles to enter and exit the site in a forward direction where providing for more than 4 parking spaces; (iii) have an access width not less than the requirements in Table C2.2; (iv) have car parking space dimensions which satisfy the requirements in Table C2.3; (v) have a combined access and manoeuvring width adjacent to parking spaces not less than the requirements in Table C2.3 where there are 3 or more car parking spaces; (vi) have a vertical clearance of not less than 2.1m above the parking surface level; and (vii) excluding a single dwelling, be delineated by line marking or other clear physical means; or (b) comply with Australian Standard AS 2890- Parking facilities, Parts 1-6. <p>A1.2 Parking spaces provided for use by persons with a disability must satisfy the following:</p> <ul style="list-style-type: none"> (a) be located as close as practicable to the main entry point to the building; (b) be incorporated into the overall car park design; and (c) be designed and constructed in accordance with Australian/New Zealand Standard AS/NZS 2890.6:2009 Parking facilities, Off-street parking for people with disabilities. [S35] 	<p>P1 All parking, access ways, manoeuvring and circulation spaces must be designed and readily identifiable to provide convenient, safe and efficient parking, having regard to:</p> <ul style="list-style-type: none"> (a) the characteristics of the site; (b) the proposed slope, dimensions and layout; (c) useability in all weather conditions; (d) vehicle and pedestrian traffic safety; (e) the nature and use of the development; (f) the expected number and type of vehicles; (g) the likely use of the parking areas by persons with a disability; (h) the nature of traffic in the surrounding area; (i) the proposed means of parking delineation; and (j) the provisions of Australian Standard AS 2890.1:2004 - Parking facilities, Part 1: Off-street car parking and AS 2890.2 -2002 Parking facilities, Part 2: Off-street commercial vehicle facilities.

Comment:

The existing hardstand area is compliant with Australian Standard AS 2890- Parking facilities, Parts 1-6. and therefore A1.1(b) as shown on the site plan.

The site plan depicts a disabled parking space compliant with A1.2.

C3.0 – Road and Railways Assets Code	Yes
C3.5.1 Traffic generation at a vehicle crossing, level crossing or new junction	
To minimise any adverse effects on the safety and efficiency of the road or rail network from vehicular traffic generated from the site at an existing or new vehicle crossing or level crossing or new junction.	
C2.6.5 Pedestrian access	
That pedestrian access within parking areas is provided in a safe and convenient manner.	
<p>A1.1 For a category 1 road or a limited access road, vehicular traffic to and from the site will not require:</p> <p>(a) a new junction; (b) a new vehicle crossing; or (c) a new level crossing.</p> <p>A1.2 For a road, excluding a category 1 road or a limited access road, written consent for a new junction, vehicle crossing, or level crossing to serve the use and development has been issued by the road authority.</p> <p>A1.3 For the rail network, written consent for a new private level crossing to serve the use and development has been issued by the rail authority.</p> <p>A1.4 Vehicular traffic to and from the site, using an existing vehicle crossing or private level crossing, will not increase by more than:</p> <p>(a) the amounts in Table C3.1; or (b) allowed by a licence issued under Part IVA of the Roads and Jetties Act 1935 in respect to a limited access road.</p> <p>A1.5 Vehicular traffic must be able to enter and leave a major road in a forward direction.</p>	<p>P1 Safe and convenient pedestrian access must be provided within parking areas, having regard to:</p> <p>(a) the characteristics of the site; (b) the nature of the use; (c) the number of parking spaces; (d) the frequency of vehicle movements; (e) the needs of persons with a disability; (f) the location and number of footpath crossings; (g) vehicle and pedestrian traffic safety; (h) the location of any access ways or parking aisles; and (i) any protective devices proposed for pedestrian safety.</p>
Comment:	
The proposal utilises an existing access, which will not increase by more than 40 vehicle movements per day, therefore achieving compliance with A1.4.	

C4.0 – Electrical Transmission Infrastructure Protection Code	N/A
The proposal does not involve works located within an electricity transmission corridor.	
C5.0 – Telecommunications Code	N/A
The application does not propose any telecommunication facilities.	
C6.0 – Local Historic Heritage Code	N/A
The application does not involve any land requiring assessment against heritage provisions.	

C7.0 – Natural Assets Code	N/A
The site is not impacted by the natural assets code overlay.	
C8.0 – Scenic Protection Code	N/A
The site is not impacted by the scenic protection code overlay.	
C9.0 – Attenuation Code	N/A
The site is not identified as being located within an attenuation distance detailed within C9.2 or C9.2.	
C10.0 – Coastal Erosion Hazard Code	N/A
The site is not within an area identified as containing a coastal erosion hazard.	
C11.0 – Coastal Inundation Hazard Code	N/A
The site is not within an area identified as containing a coastal inundation hazard.	
C12.0 – Flood Prone Areas Code	N/A
The site is not within an area identified as being flood prone.	
C13.0 – Bushfire Prone Areas Code	N/A
The proposal is not for a vulnerable or hazardous use, nor does it involve the subdivision of land.	
C14.0 – Potentially Contaminated Land Code	N/A
The site has not been identified as contaminated land.	
C15.0 – Landslip Hazard Code	N/A
The site is not identified as containing any landslip hazards.	
C16.0 – Safeguarding of Airports Code	N/A
The site is not identified within an area impacted by the NW Regional Hospital flight path.	

PROPOSED WORKSHOP 208 RIDGLEY HIGHWAY ROMAINE TASSIE WASTE

DRAWING INDEX

DRAWING No.	DESCRIPTION	REVISION
01	COVER SHEET	B
02	SITE PLAN – ENTIRE SITE	B
03	SITE PLAN – DETAIL	B



PROJECT DETAILS:

TITLE REFERENCE: 148221/1

AREAS:

SITE – 1.893ha
EXISTING FLOOR – 1437m² APPROX.
PROPOSED FLOOR – 200m²
TOTAL FLOOR – 1637m² APPROX.

SITE CLASSIFICATION: ASSUMED NO WORSE THAN 'H1' (IF SOIL CONDITION DIFFER FROM THIS ASSUMPTION FURTHER INVESTIGATION WILL BE REQUIRED)

WIND CLASSIFICATION: N2

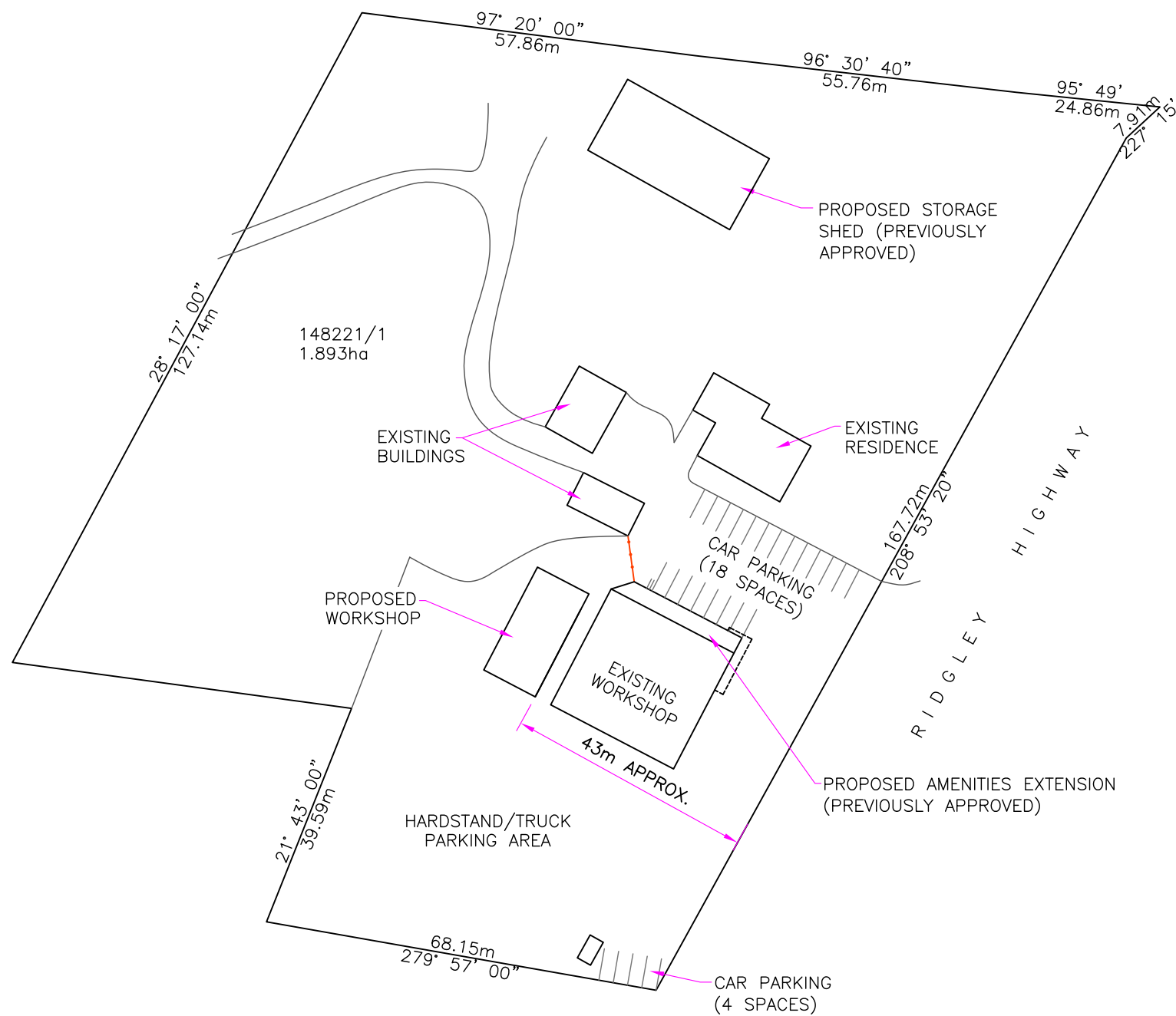
CLIMATE ZONE: 7

BUSHFIRE ATTACK LEVEL: TO BE CONFIRMED

CORROSION ENVIRONMENT: LOW

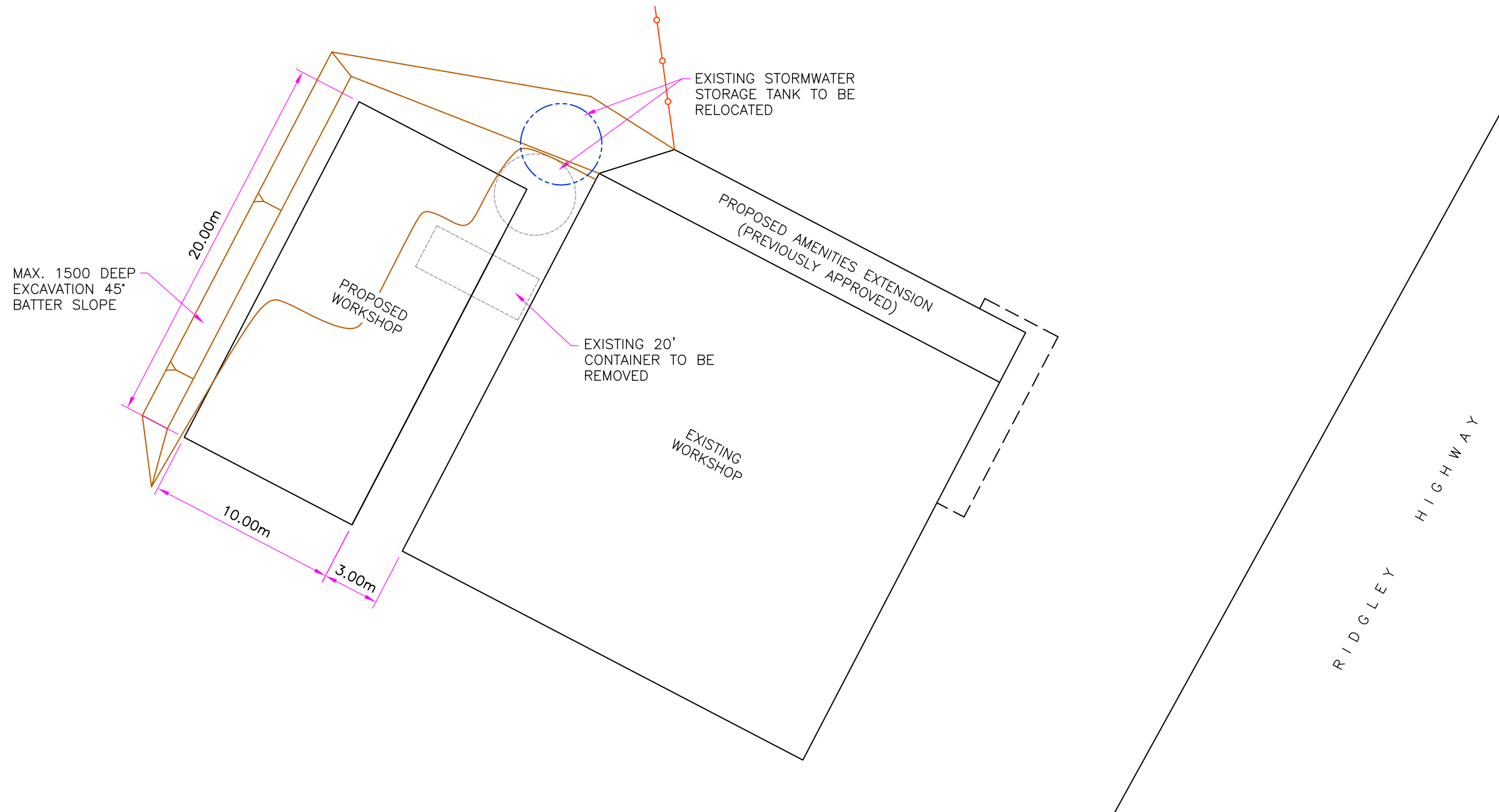
ALPINE AREA: NOT APPLICABLE

Accreditation No. CC1779G Ph: 0407 532 435 Email: paul@pladesign.com.au	DATE	NOV 2025	PROPOSED WORKSHOP 208 RIDGLEY HIGHWAY ROMAINE TASSIE WASTE	DRAWING No. 25083-01	REV. B	DATE 25.11.25
	DRAWN	A.R.M.				
	CHECKED	P.L.A.				
	SHEET SIZE	A3				
	SCALE	.				



SITE PLAN – ENTIRE SITE

Accreditation No. CC1779G Ph: 0407 532 435 Email: paul@pladesign.com.au	DATE	NOV 2025	PROPOSED WORKSHOP 208 RIDGLEY HIGHWAY ROMAINE TASSIE WASTE	REV.	DATE
	DRAWN	A.R.M.		B	25.11.25
	CHECKED	P.L.A.			
	SHEET SIZE	A3			
	SCALE	1 : 1000			
DRAWING No. 25083-02					



SITE PLAN – DETAIL

Accreditation No. CC1779G Ph: 0407 532 435 Email: paul@pladesign.com.au	DATE	NOV 2025	PROPOSED WORKSHOP 208 RIDGLEY HIGHWAY ROMAINE TASSIE WASTE	REV.	DATE	
	DRAWN	A.R.M.		DRAWING No.	B	25.11.25
	CHECKED	P.L.A.				
	SHEET SIZE	A3				
	SCALE	1 : 250				

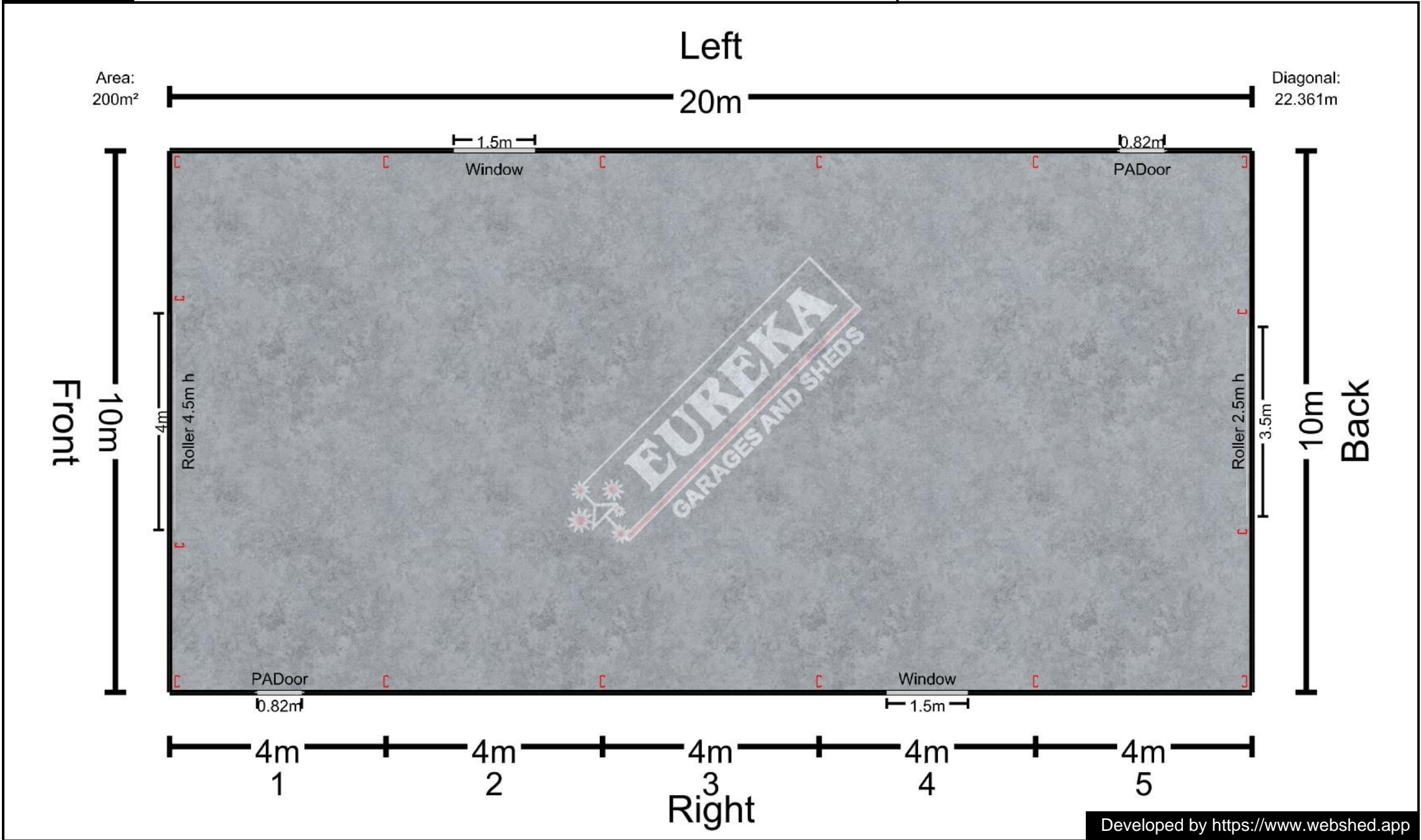


3D View View & Edit in 3D: <https://www.eurekagarages.com.au/request-a-quote/shed-designer.html#MTFDIUkuh9y/0>





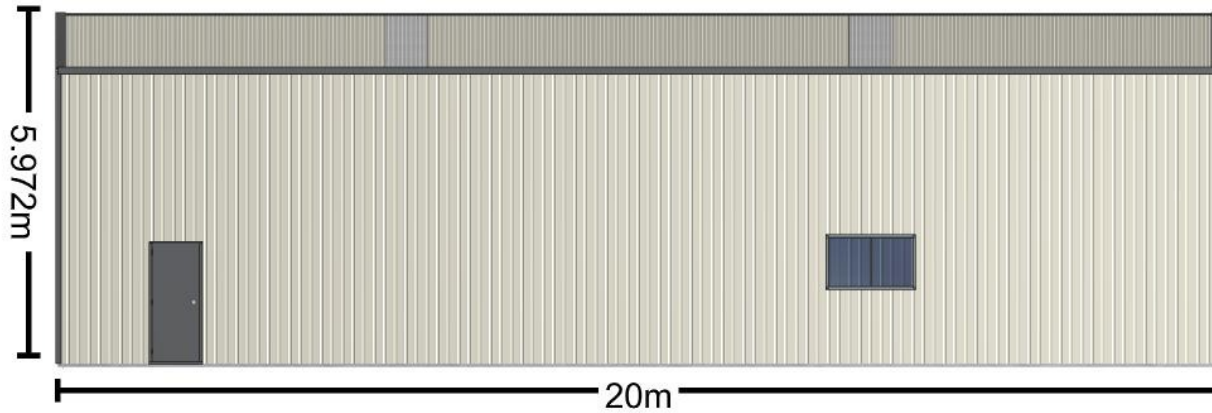
Floor Plan [View & Edit in 3D: https://www.eurekagarages.com.au/request-a-quote/shed-designer.html#MTFDIUkuh9y/0](https://www.eurekagarages.com.au/request-a-quote/shed-designer.html#MTFDIUkuh9y/0)



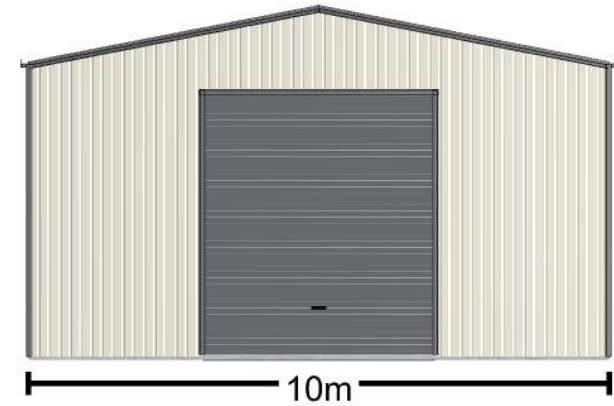


Elevations

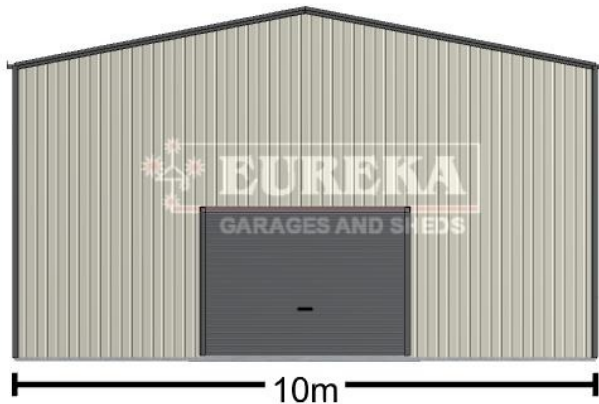
View & Edit in 3D: <https://www.eurekagarages.com.au/request-a-quote/shed-designer.html#MTFDIUkuh9y/0>



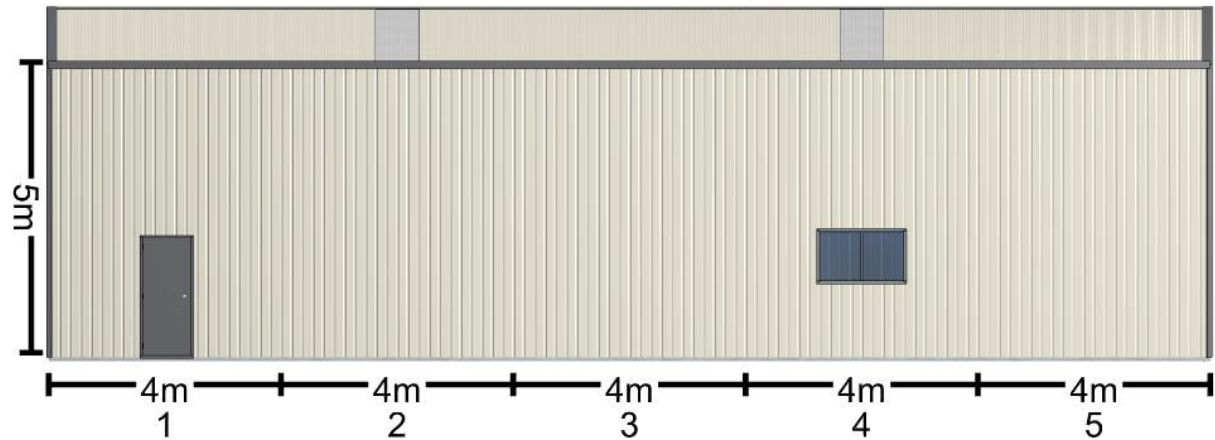
Left



Front



Back



Right