

PLEASE QUOTE

Your Ref:

Our Ref: DA 2026/7

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 2026/7
Development Site: - 779 Ridgley Highway RIDGLEY
CT: 64781/1
Proposal: - Additions to existing single dwelling

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 **2 March 2026**. 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
EXECUTIVE MANAGER – DEVELOPMENT SERVICES
Date of Notice: - **14 February 2026**



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.

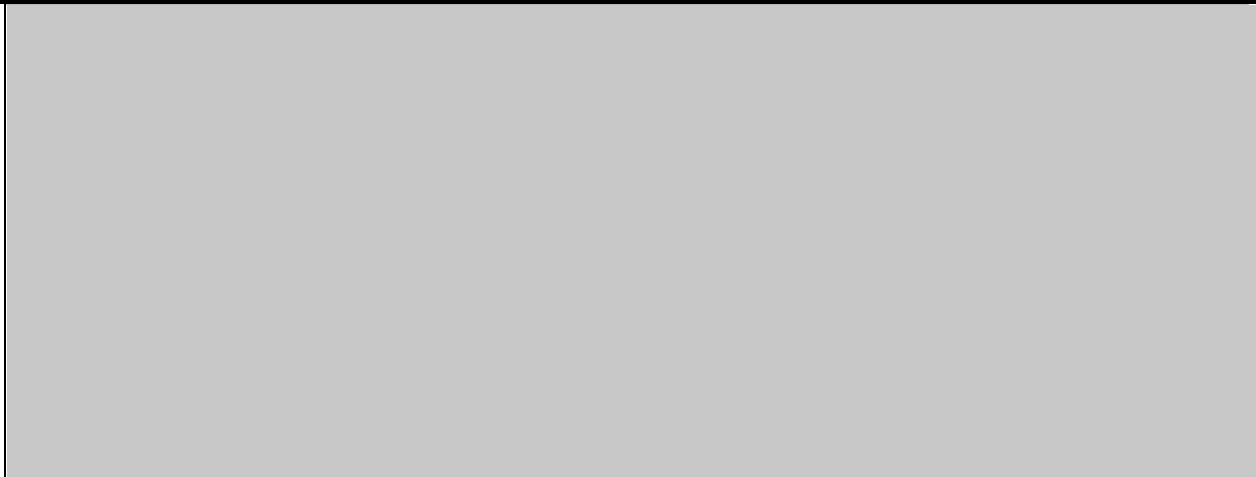
Minister (Signature) _____ Date

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 64781	FOLIO 1
EDITION 6	DATE OF ISSUE 13-Nov-2020

SEARCH DATE : 09-May-2025

SEARCH TIME : 04.26 PM

DESCRIPTION OF LAND

City of BURNIE

Lot 1 on Sealed Plan 64781 (formerly being SP3127)

Derivation : Part of 50,000 Acres Gtd. to The Van Diemens Land Company

Prior CT 3233/4

SCHEDULE 1

M853353 TRANSFER to TYSON KYE CHURCH and HAYLEY JANE CHURCH
Registered 13-Nov-2020 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

SP 64781 EASEMENTS in Schedule of Easements

E240048 MORTGAGE to Commonwealth Bank of Australia

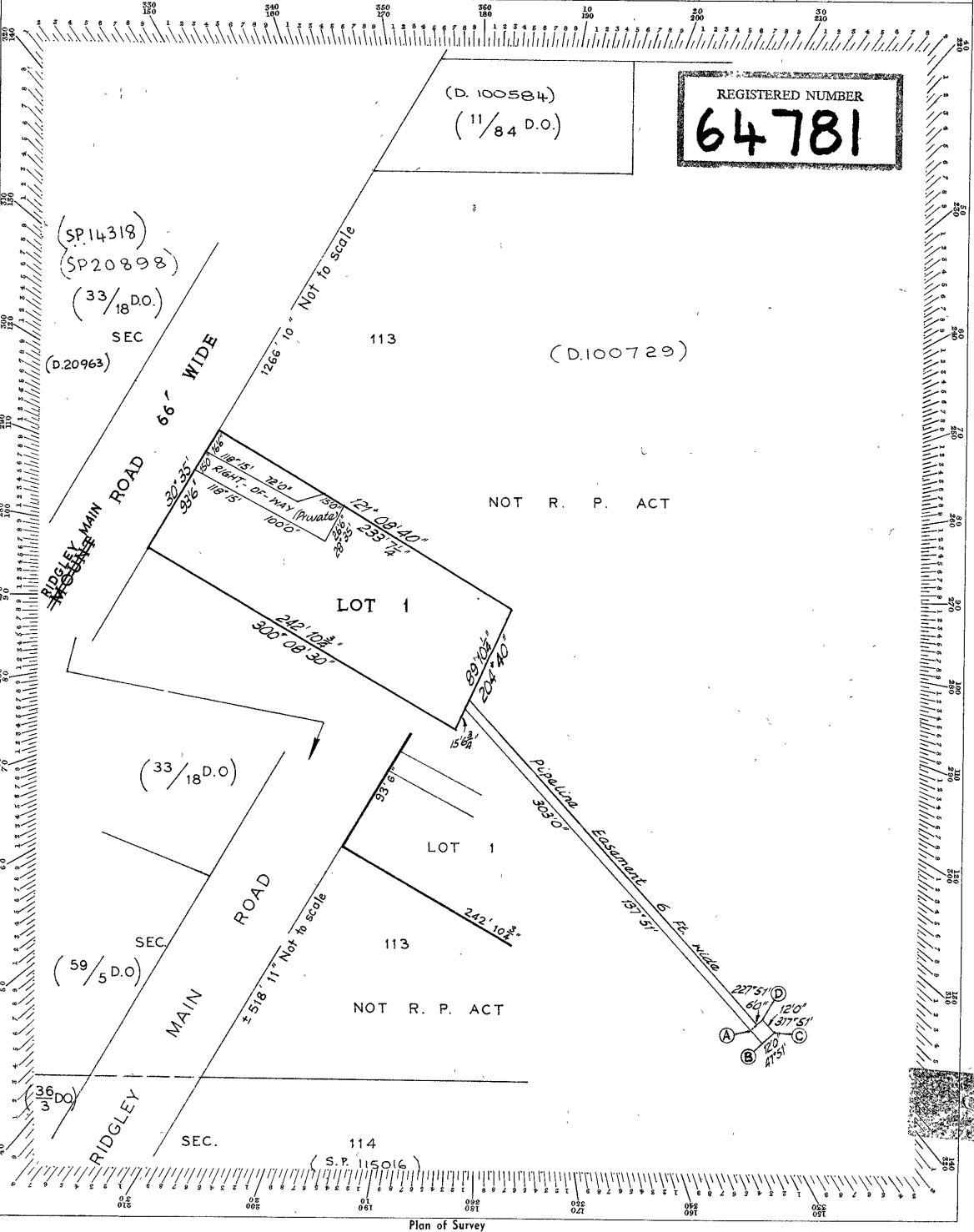
Registered 13-Nov-2020 at 12.02 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

3230-9967

Owner: <i>E. I. Johnston</i>		Registered Number S.P.3127	
Title Reference: <i>Conv. No. 18/6270</i>		by Surveyor: <i>P. N. Anderson</i>	
PLAN OF SURVEY			
of land situated in the			
LAND DISTRICT OF WELLINGTON			
VICINITY OF EMU BAY RIDGLEY			
Grantee: <i>Portion of 50,000^A Van Diemens Land Company, Emu Bay Block (V.D.L. Section 113)</i>		Filed by: <i>Mimi of Rame</i> at <i>9.35</i> on <i>0700</i> at <i>000900</i>	
Scale: <i>60 Feet</i> to an inch		Receipt No. _____	
Effective from <i>15.10.71</i>		Receiving Clerk _____	
Acting Recorder of Titles / Registrar of Deeds		_____	



7



SCHEDULE OF EASEMENTS

PLAN NO.

S.P.3127

NOTE:—The Town Clerk or Council Clerk must sign the certificate on the back page for the purpose of identification.

The Schedule must be signed by the owners and mortgagees of the land affected. Signatures should be attested.

LOT 1: is subject to a right of ^{carriageway} ~~way~~ appurtenant to the ~~owner or occupier for the time being of the~~ balance of the land comprised in Indenture of Conveyance ^{at the date of acceptance hereof excluding the said doc} registered No. 18/6270 ^{over} the strip of land marked "Right of Way (Private)" on the Plan

LOT 1: is together with a full free and uninterrupted right and liberty to lay relay inspect repair and cleanse a line or lines of water mains and water pipes in over along or under the surface of the strip of land shown on the Plan as "Pipeline easement 6ft wide" for the purpose of conveying water through the said mains or pipes and together with the right for the owner or occupier for the time being of Lot 1 his servants or agents at all times to have the free use of water for domestic purposes from the existing water ^{tank situated on the land marked ABCD herein} ~~scheme~~ or any scheme substituted therefor and at all times for that purpose to have a full free and uninterrupted right and liberty to go pass and repass and enter upon and under the said strip of land with or without inspectors workmen servants agents or other persons authorised by the said owner or occupier and for the purposes aforesaid to inspect cleanse repair or amend any such mains or pipes without doing unnecessary damage to the said strip of land.

No other easements covenants or profits a prender are hereby created to benefit or burden the Lot shown on the Plan.

SIGNED by EMILY JOYCE JOHNSTON being and as ~~Trustee of the Estate~~ ^{Personal Representative} of George Michael Ernest Johnston late of Ridgley in Tasmania Farmer deceased the registered owner of the land comprised in the said Indenture of Conveyance registered No. 18/6270

E J Johnston

S. Stignall Solicitor

CERTIFIED correct for the purposes of the Real Property Act, 1862, as amended.

S. Stignall Solicitor for the Subdividers

(5 Copies)

This is the schedule of easements attached to the plan of EMILY JOYCE JOHNSTON

comprising part of the land in

INDENTURE OF CONVEYANCE REGISTERED No. 18/6270

(Insert Title Reference)

Sealed by Municipality of Burnie

on 9/7/ 1970

[Signature]
Council Clerk/Tasmanian Clerk

Abel Design Tas Pty Ltd
Postal: P.O. Box 219
SMITHTON TAS 7330

ABN: 32 675 872 938



WYNYARD OFFICE
33 Goldie Street, Wynyard
Telephone 03 6442 3411

SMITHTON OFFICE
5 Brittons Road, Smithton
Telephone 0427 528 326

DEMONSTRATION OF PLANNING COMPLIANCE

Project No:	25086	Property ID:	6196913
Date:	17/1/2025	Title:	64781/1
Client:	T.K. & H.J. Church	Land Zoning:	Agriculture
Address:	779 Ridgley Highway, Ridgley 7321		
Project :	Proposed extension		

6.0 Assessment of an application for use or development.

The client proposes an extension to an existing residence in the Agriculture Zone. There is a variation to Development Standards for Buildings and Works, notably setbacks.

21.4 Development Standards for Buildings and Works

21.4.2 Setbacks

Objective:

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

A1

Does not satisfy

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:

- (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.

The existing development consists of an established small scale residential application on a small lot, adjacent to an existing residence to the north in a house paddock area appurtenant to the larger farm surrounding the property with grazing pastures on all other sides.

Given the existing arrangement has been in place for a long period of time, with both established garden and shed as buffers between the two residences, it is not expected the proposed minor extension will have an unreasonable impact on the existing uses.

Vehicle access remains largely unchanged, parking arrangements at the front of the property remain intact, with enough width for access to the rear if needed.

A2

Does not satisfy

P2

Buildings for a sensitive use must be sited so as not to conflict or interfere with an agricultural use, having regard to:

- (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.

The small scale of the lot dictates compliance with 21.4.2 A2 is not achievable regardless of building location or size.

The current residential arrangement has persisted for many years without conflict to the adjoining agricultural use. As the neighbouring residence/house paddock area buffers the development on the northern side, and the proposed extension encroaches no further to the remaining boundaries, it is not expected there will be any increase of impact on the existing conditions.

Proposed Extension
 779 Ridgley Highway, Ridgley 7321
 T.K. & H.J. Church

Drawing Schedule

Drawing #	Drawing	Revision	Plot Date
1	Project Information		3/02/2026
4	Site Plan		3/02/2026
5	Floor Plan - Existing		3/02/2026
6	Elevations - Existing		3/02/2026
7	Floor Plan - Proposed		3/02/2026
8	Elevations - Proposed		3/02/2026

Project Information

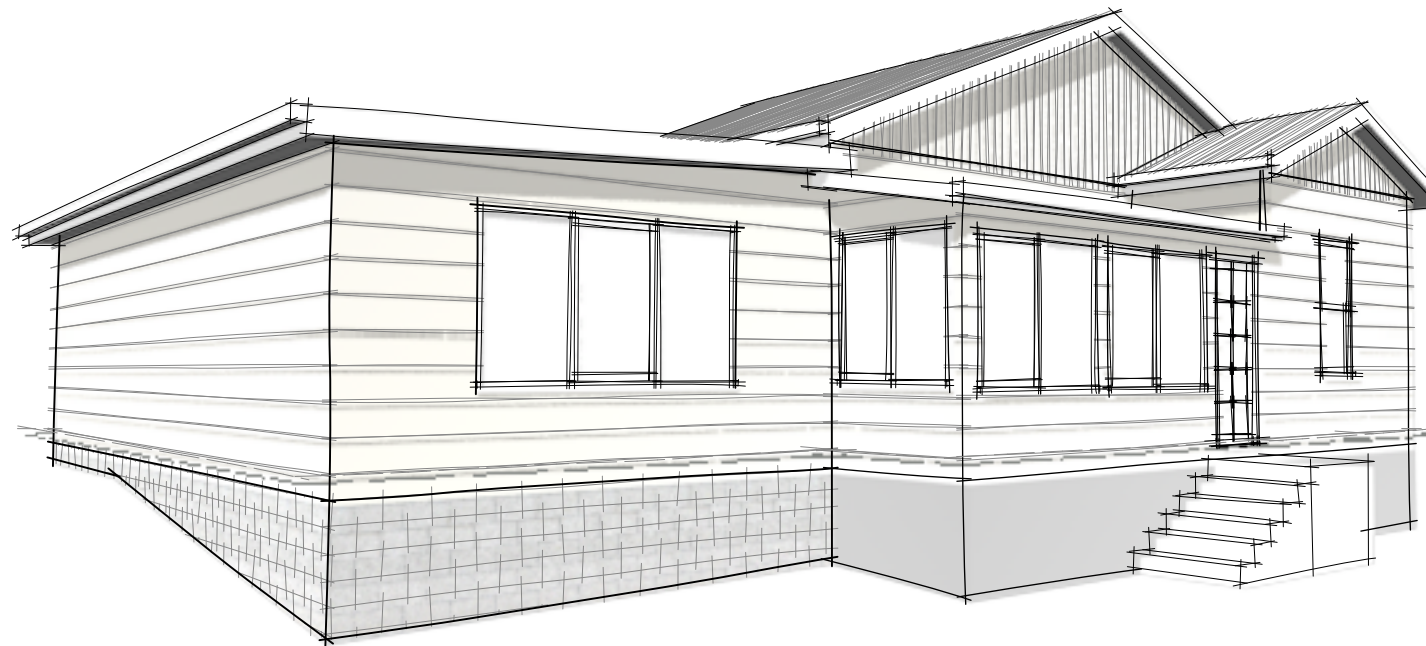
Property ID (PID)	6196913
Title Reference No.	64781/1
Site Area	2024 m ²
Site Coverage	279.5 m ² (14%)
Local Authority	BCC
Zoning	Agriculture
Building Class	1a
Category of Building Works	3
Category of Plumbing Works	3
Soil Classification	Assumed M
Wind Classification	N3
Climate Zone	7
Bushfire (BAL) Rating	TBA
Alpine Area	N/A
Corrosion Environment	Medium
Site Hazards	Nil Observed

Other Documents Schedule

Title	Supplied
Shed Supplier & Form 55	-
Energy Efficiency & Form 55	-
Site Classification & Form 55	-
Structural Engineering & Form 55	-
Waste Water Report & Form 55	-
Geotech Report & Form 55	-
Bushfire Assessment & Form 55	-

Floor Area

Existing floor	174.5m ²
Existing sheds	54m ²
Proposed extension	51m ²
Total	279.5m²



[Drawing Title]
 Scale: 1:130

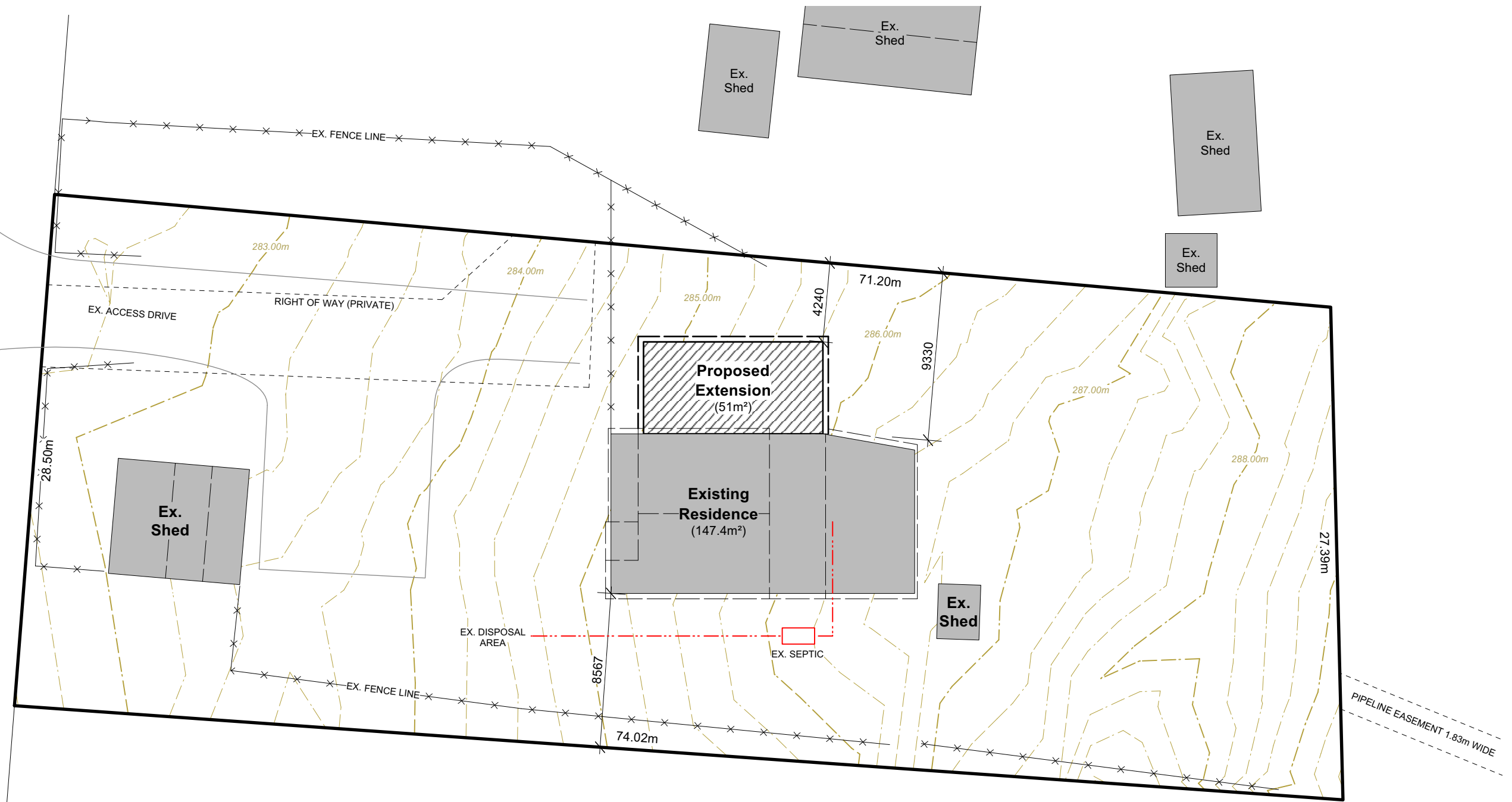


REVISION	BY:	PLOT DATE	3/02/2026
PROJECT	Proposed Extension 779 Ridgley Highway, Ridgley 7321	PROJECT #	25086
CLIENT	T.K. & H.J. Church	PROJECT DATE	10/05/2024
DWG	Project Information	SCALE @ A3 (uno)	DWG #
		DRAWN	AD
		CHECKED	RF
		SHEET	1 OF 28
Abel Design TAS Pty Ltd ABN: 32 675 872 938 33 Goldie Street, Wynyard / 5 Brittons Road, Smithton Ph: 6442 3411 (Wyn.) / 6452 3411 (Smi.)		Licence No: 832965057, Aaron Duff PO Box 219, Smithton TAS 7330 E: aaron@abeldesign.com.au	

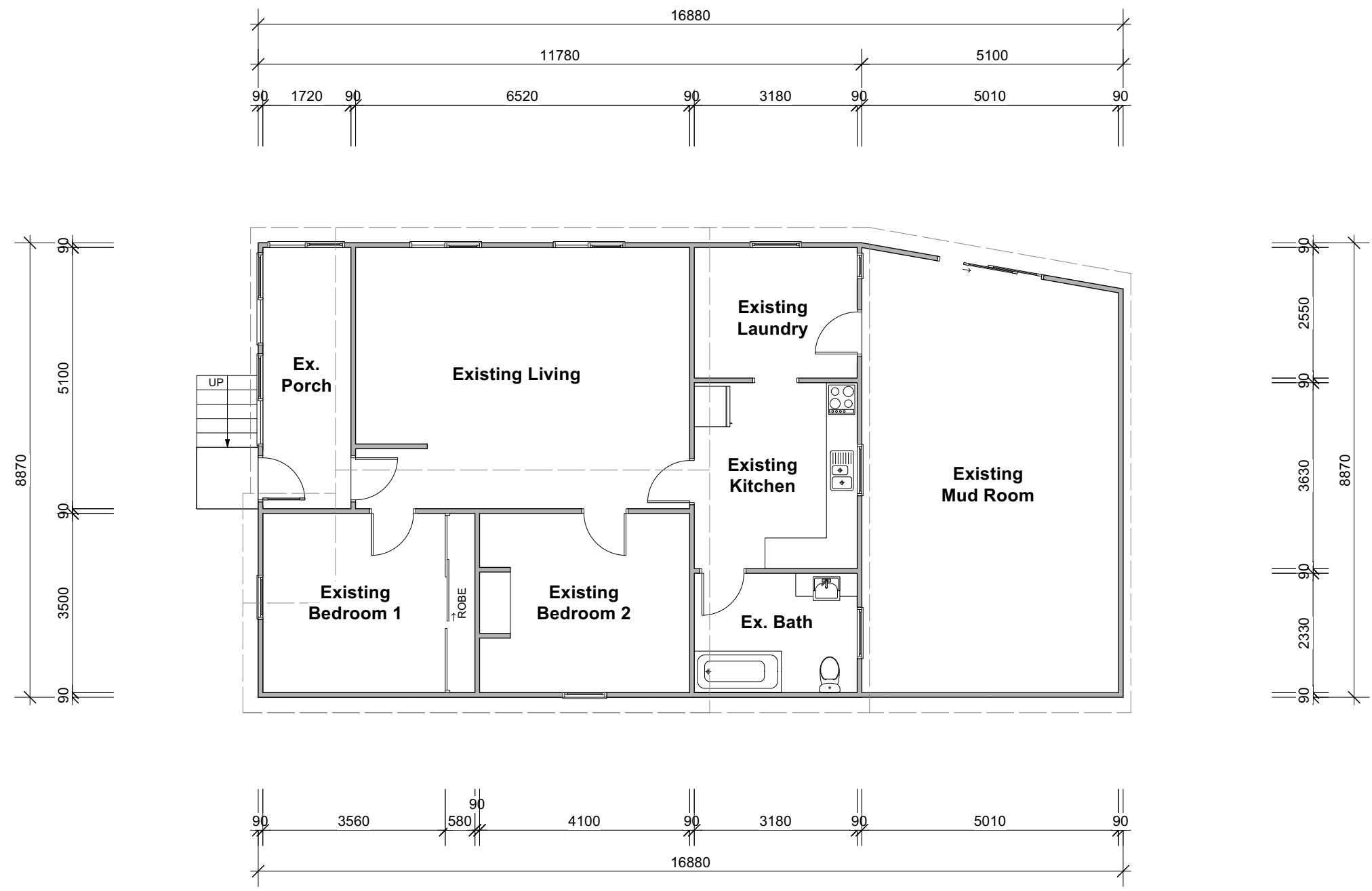


Note: Builder to verify title boundaries on site prior to start works. Abel Design Tas to be notified of any discrepancies if found.
 Fence lines not to be relied upon for boundary locations.
 Builder to locate any existing services within the extent of any proposed works and relocate as required prior to start works.

Ridgley Highway



REVISION	BY:	PROJECT DATE	3/02/2026
PROJECT	Proposed Extension	PROJECT #	25086
CLIENT	T.K. & H.J. Church	PROJECT DATE	10/05/2024
DWG	Site Plan	SCALE @ A3 (uno)	1:200
		DRAWN	AD
		CHECKED	RF
		SHEET	4 OF 28
Abel Design TAS Pty Ltd ABN: 32 675 872 938 33 Goldie Street, Wynyard / 5 Brittons Road, Smithton Ph: 6442 3411 (Wyn.) / 6452 3411 (Smi.)		Licence No: 832965057, Aaron Duff PO Box 219, Smithton TAS 7330 E: aaron@abeldesign.com.au	

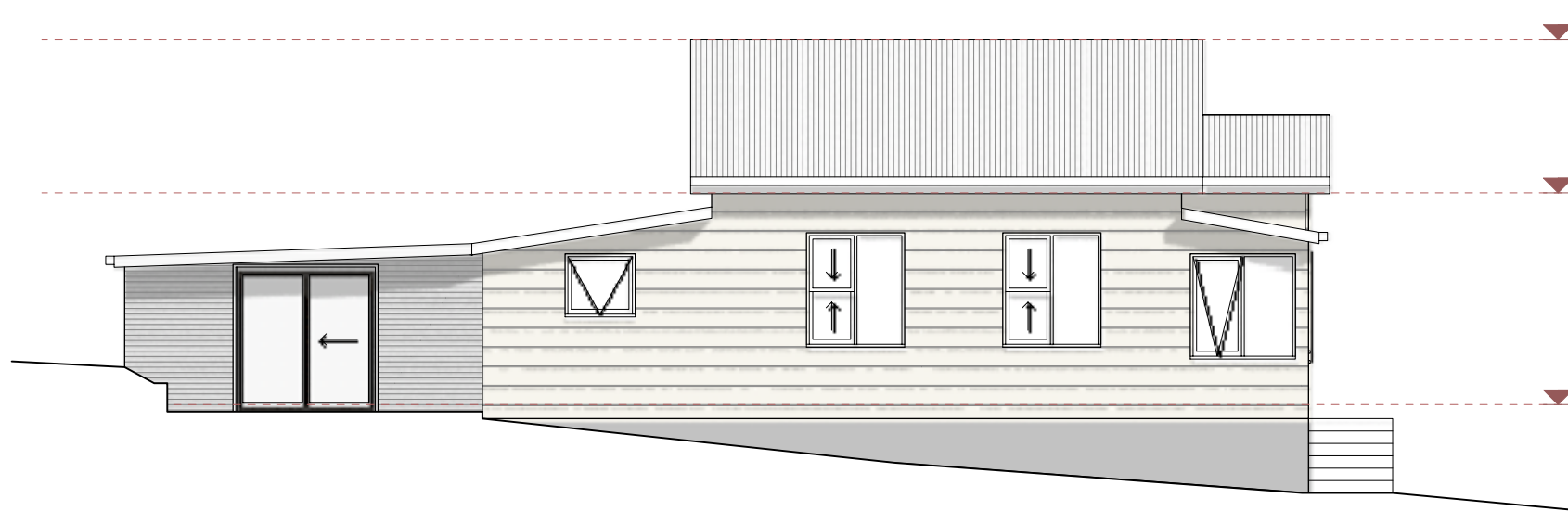


Floor Plan
 Scale: 1:100 @A3

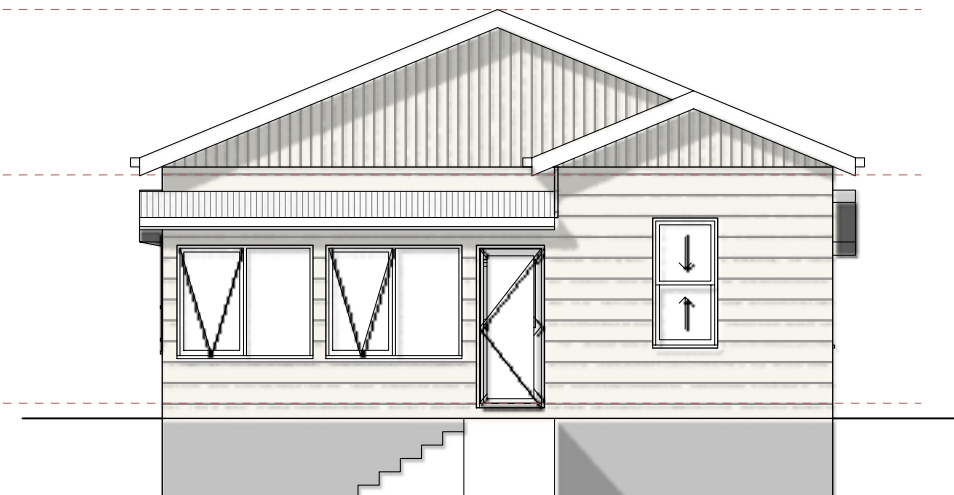


REVISION	BY:	PROJECT DATE	3/02/2026
PROJECT	Proposed Extension	PROJECT #	25086
CLIENT	T.K. & H.J. Church	PROJECT DATE	10/05/2024
DWG	Floor Plan - Existing	SCALE @ A3 (uno)	1:100
		DRAWN	AD
		CHECKED	RF
		DWG #	5
		Legend:	OF 28
Abel Design TAS Pty Ltd ABN: 32 675 872 938 33 Goldie Street, Wynyard / 5 Brittons Road, Smithton Ph: 6442 3411 (Wyn.) / 6452 3411 (Smi.)		Licence No: 832965057, /AJ PO Box 219, Smithton TA E: aaron@abeldesign.com	

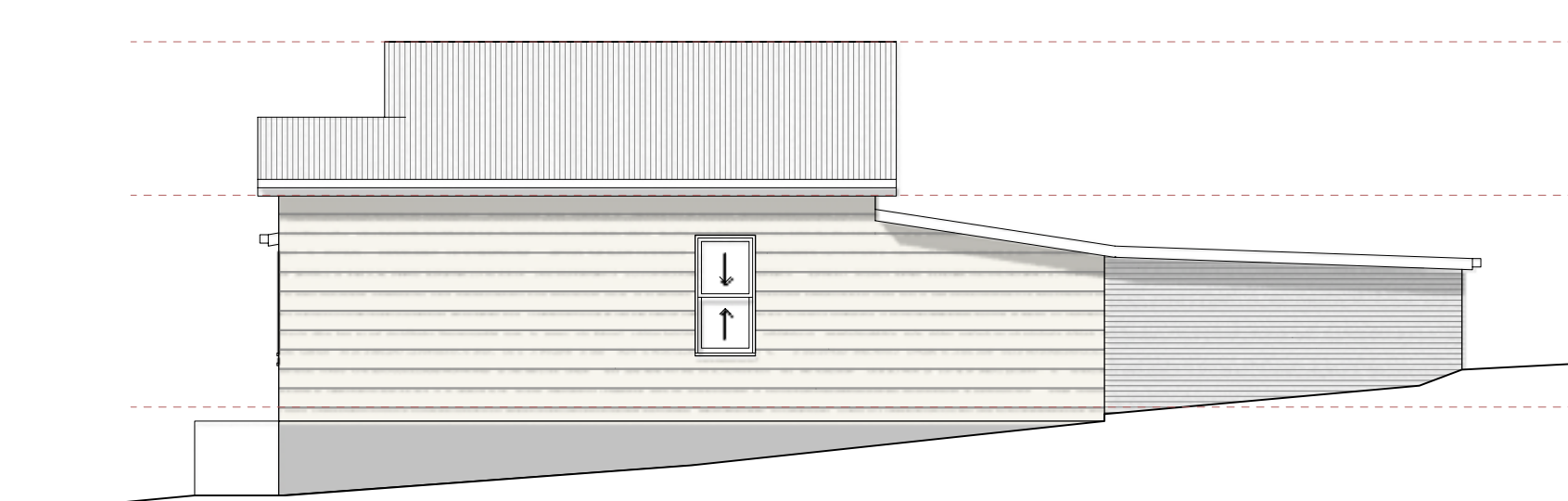
Articulation joint
 @ max. 6000mm
 10mm compression
 backing rod, flange



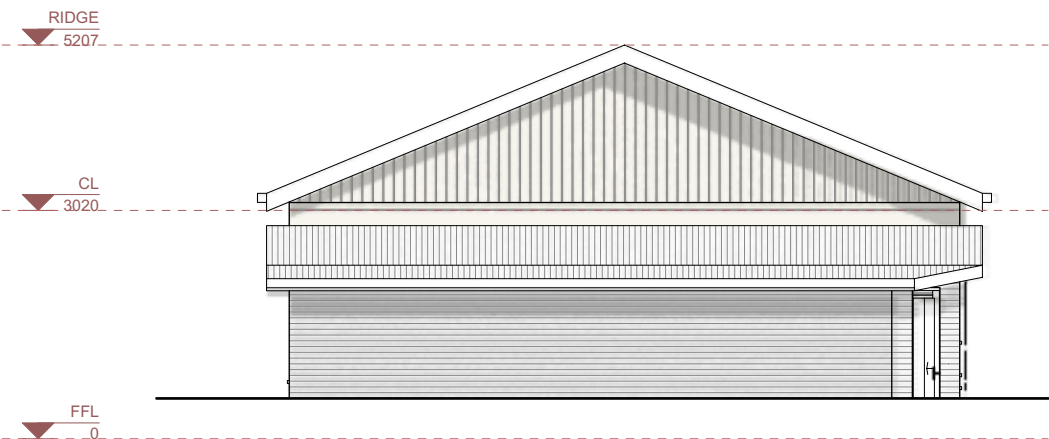
North Elevation
Scale: 1:100 @A3



West Elevation
Scale: 1:100 @A3



South Elevation
Scale: 1:100 @A3



East Elevation
Scale: 1:100 @A3



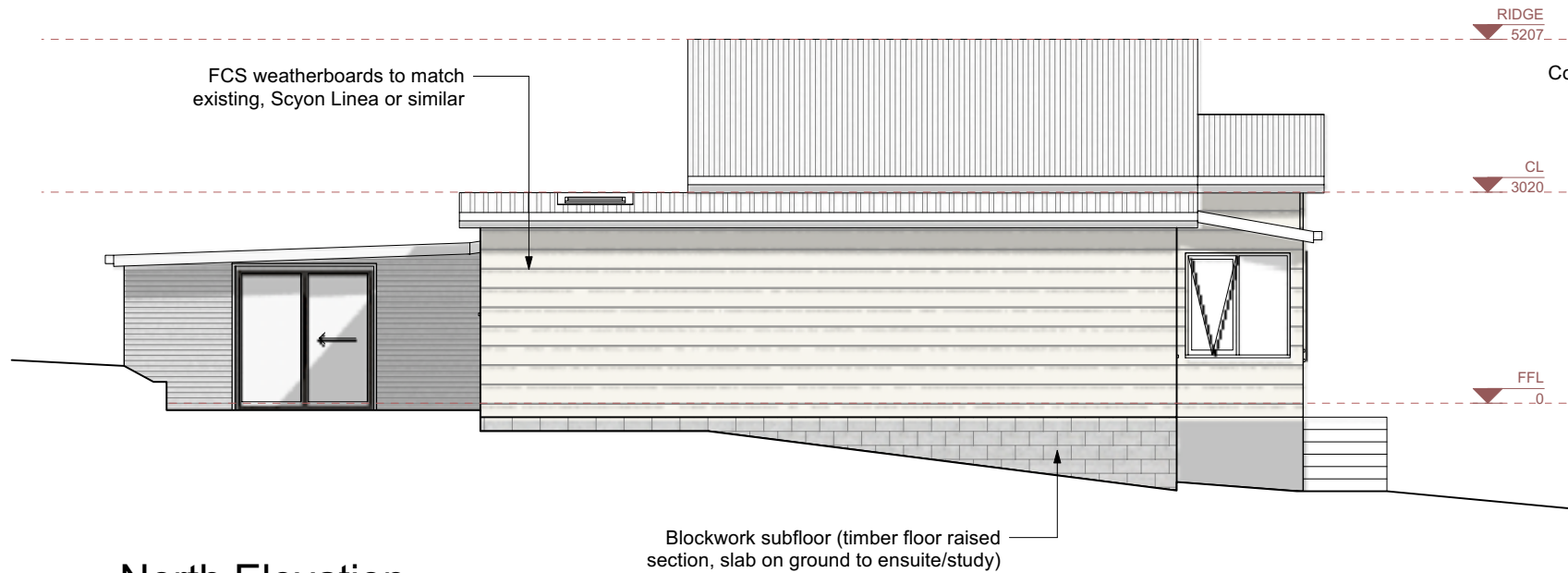
REVISION	BY:	PROJECT DATE	10/05/2024	PLOT DATE	3/02/2026
PROJECT	Proposed Extension 779 Ridgley Highway, Ridgley 7321			PROJECT #	25086
CLIENT	T.K. & H.J. Church	SCALE @ A3 (uno)	1:100	DWG #	6
DWG	Elevations - Existing	DRAWN	AD	CHECKED	RF
Abel Design TAS Pty Ltd ABN: 32 675 872 938 33 Goldie Street, Wynyard / 5 Brittons Road, Smithton Ph: 6442 3411 (Wyn.) / 6452 3411 (Smi.)				Licence No: 832965057, Aaron Duff PO Box 219, Smithton TAS 7330 E: aaron@abeldesign.com.au	
				SHEET	6 OF 28



Floor Plan
Scale: 1:100 @A3

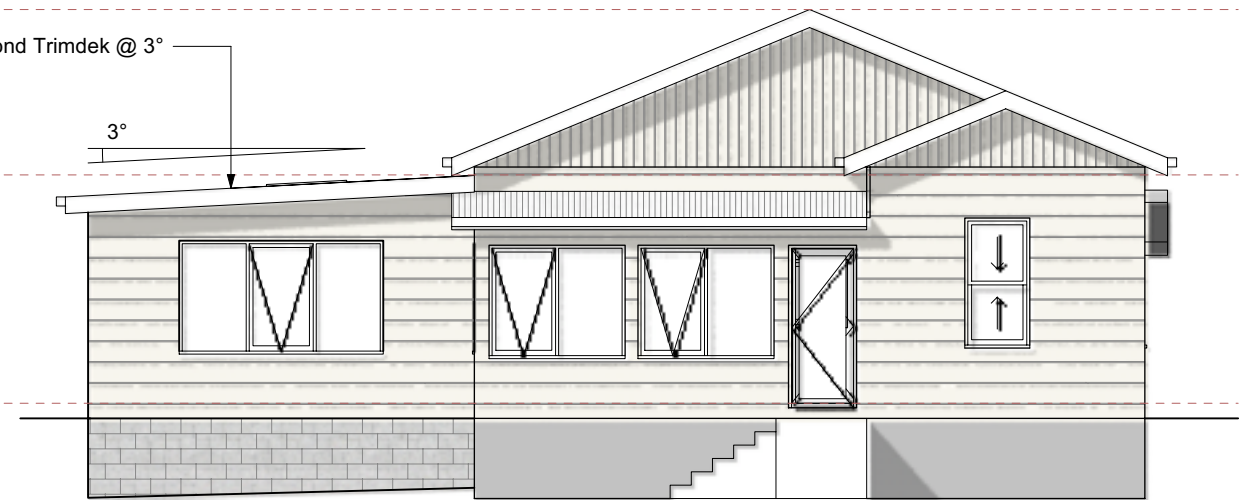


REVISION	BY:	PLOT DATE	3/02/2026
PROJECT	Proposed Extension 779 Ridgley Highway, Ridgley 7321	PROJECT #	25086
CLIENT	T.K. & H.J. Church	PROJECT DATE 10/05/2024	DWG #
DWG	Floor Plan - Proposed	SCALE @ A3 (uno) 1:100	7
		DRAWN AD	
		CHECKED RF	SHEET 7 OF 28
Abel Design TAS Pty Ltd ABN: 32 675 872 938 33 Goldie Street, Wynyard / 5 Brittons Road, Smithton Ph: 6442 3411 (Wyn.) / 6452 3411 (Smi.)		Licence No: 832965057, Aaron Duff PO Box 219, Smithton TAS 7330 E: aaron@abeldesign.com.au	



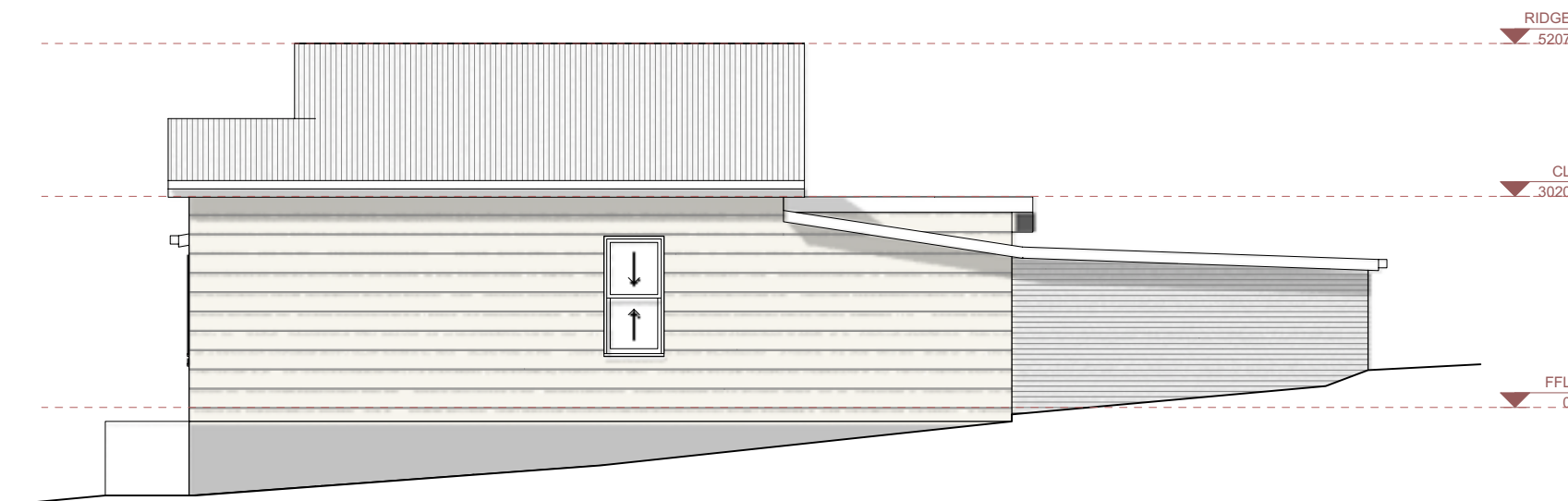
North Elevation

Scale: 1:100 @A3



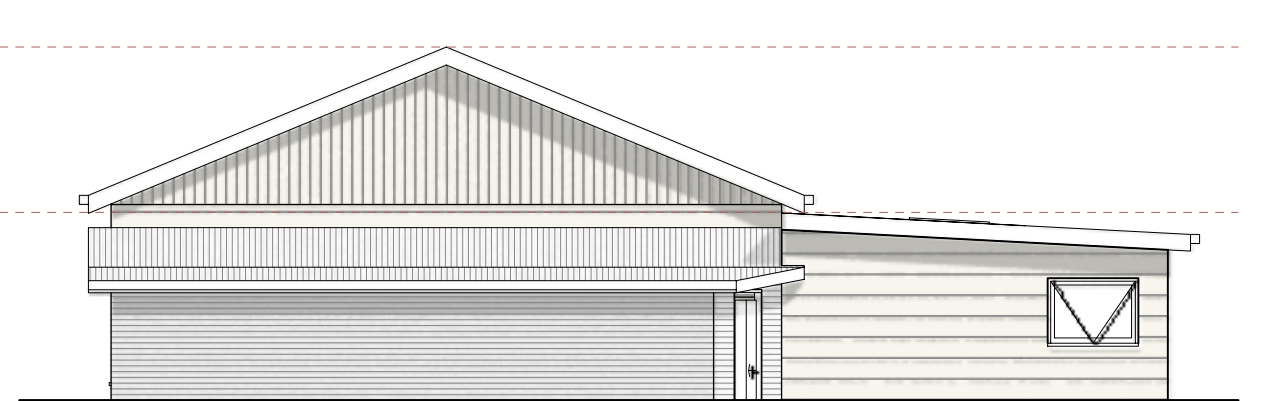
West Elevation

Scale: 1:100 @A3



South Elevation

Scale: 1:100 @A3

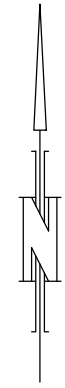


East Elevation

Scale: 1:100 @A3



REVISION	BY:	PROJECT DATE	10/05/2024	PLOT DATE	3/02/2026
PROJECT	Proposed Extension 779 Ridgley Highway, Ridgley 7321			PROJECT #	25086
CLIENT	T.K. & H.J. Church			DWG #	8
DWG	Elevations - Proposed			CHECKED	RF
Abel Design TAS Pty Ltd ABN: 32 675 872 938 33 Goldie Street, Wynyard / 5 Brittons Road, Smithton Ph: 6442 3411 (Wyn.) / 6452 3411 (Smi.)				Licence No: 832965057, Aaron Duff PO Box 219, Smithton TAS 7330 E: aaron@abeldesign.com.au	
				SCALE @ A3 (uno)	1:100
				DRAWN	AD
				SHEET	8 OF 28



LEGEND

- Title boundary
- Easement
- / - Fence
- △ Survey benchmark

NOTES

Date of Survey: 3rd of July 2025

Survey datum is planar (ground) based on MGA2020

Adopted MGA2020 Coordinate origin per the Survey Control Mark Database (SurCoM)

SPM10551
 E: 402332.504
 N: 5444987.624
 RL: 302.376 (AHD83)

Only those features/points specifically requested by Aaron Duff of Able Design and Drafting have been located and subsequently shown on this plan.

While reasonable effort has been made to locate all visible above ground services, there may be other services which were not located during the survey.

Underground Services have not been investigated or mapped as part of this survey.

Prior to any demolition, excavation, final design or construction on this site, a comprehensive site investigation should be undertaken to locate and confirm all above and below ground service infrastructure, including pipe types and sizes.

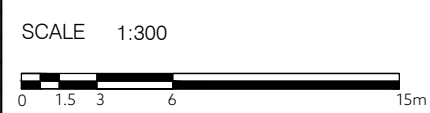
All coordinates within this file, although stated to the nearest 0.001 metre, are approximate only and are only within 0.015m of the stated coordinate (horizontally and vertically).

Under the supervision of a Registered Land Surveyor, the boundaries shown on this plan have been mathematically compiled from existing registered survey information and verified by evidence on the ground to the extent necessary for this plan. If any works are to be conducted on or near the boundary a registered remark survey will be required.

Background imagery has been sourced from LIST Map for schematic purposes only.

Some feature levels are not shown on this plan for clarity. These can be found turned on in model space or on the OFF Levels layer.

E				
D				
C				
B				
A				
REV	AMENDMENTS	DRAWN	DATE	APPR.



SURVEYOR	GEOCIVIL / NEO
ML	54638
DRAWN	CHECKED
ML	AE
DATE	10-07-2025

IDENTIFICATION SURVEY
 779 RIDGLEY HIGHWAY
 RIDGLEY
 TYSON CHURCH



6 Queen Street
 Burnie, Tasmania, 7320
 PHONE: +61 03 6431 4400
 FAX: +61 03 6431 6663
 EMAIL: pda.bne@pda.com.au
 www.pda.com.au
 Also at: Launceston, Devonport,
 Hobart & Kingston

SCALE	PAPER
1:300	(A3)
JOB NUMBER	DRAWING
54638-ID-1	