

PLANNING APPLICATION

Status:

Reference

PLN-HOB-2025-0605

Address

25 BURNSIDE AV NEW TOWN TAS
7008

Titles

60981/99

Before you start

Before you start your application, you will need to know if you require planning approval or not.

If you are unsure if you require a permit, use the [PlanBuild Tasmania Enquiry Service](#) to lodge a request for advice from the relevant Council.

Once your application has been submitted the Council will review your application. If payment has not been made, you will be sent a request for the payment of application fees via PlanBuild Tasmania.

Once the fees have been paid and the Council is satisfied with the information provided, the application will be assessed and you will be notified of the outcome.

If further action is required to assess your application you will receive an email notification containing a task to complete.

Pre-Application Advice

Have you spoken with anyone at Council about this application?

Yes - enter details below

No - continue to the next section

If yes, provide the name of the person you contacted

Applicant

Name	Email	Phone	Address	Involvement
Personal Information Removed				

Owners

Name	Email Address	Address
Personal Information Removed		

Certificate(s) of Title

Selected Titles

Total Area: 696m²

60981/99

Owner Notification

Are you the sole owner of the land?

Yes - continue to the next section

No - answer question below

If no, have you notified all owners, joint or part owners of your intention to submit this application?

Yes - enter owner details below

No - you must notify all owners before proceeding with this application

List all owners, joint or part owners as recorded on the Title documents notified:

Enter the date that the last owner, joint or part owner was notified

Declaration

I declare that all land owners, joint or part owners have been notified of this planning application.

Crown Land Consent

Is Crown Land involved in the proposed use or development?

- Yes - complete question below
- No - continue to the next section - see further information below
- Unsure

If yes, has written Crown Land consent been obtained?

- Yes - upload written consent
- No - application will not be progressed until consent has been provided

General Manager Consent

Is Council-owned or administered land involved in the proposed use or development?

- Yes - complete question below
- No - continue to the next section
- Unsure

If yes, has written consent been obtained from the Council General Manager?

- Yes - upload written consent
- No - application will not be progressed until consent has been provided

Proposed Use or Development

What is the reason for your planning application?

- I want to change how the property is used
- I want to use the property for visitor accommodation
- I want to subdivide
- I want to undertake a new development or alteration
- I want to do a minor boundary adjustment
- I want to put up a sign(s)
- I want to demolish
- I want to do works only
- Other

If your application is to subdivide, please enter the number of proposed lots.

0

If your application is for signage, please enter the number of signs.

Is the property a Tasmanian Heritage Listed Property?

- Yes
- No

Is the application for an EPA Activity under the Environmental Management and Pollution Control Act 1994?

- Yes
- No
- Unsure

Is the proposed use or development permitted or discretionary?

- Permitted
- Discretionary
- Unsure if permitted or discretionary

Provide a full description of the proposed use or development

Erect a second dwelling including a part dispensation for the building envelope provision in Hobart City Council Interim Planning

Scheme 2015 Part 11.4.2.

Will the proposed use or development involve a road reserve?

- Yes - complete the section below
- No - continue to the next section
- Unsure

If yes, enter the address(es) or locations below:

If yes, how will the road reserve be affected?

Value of Works

What is the estimated value of the works?

400000

Supporting Documents

Version	Document Date	Document Type	Description	Prepared By
1	20 Nov 2025	Architectural Plans	Architectural plans	Mr Warren French
1	20 Nov 2025	Architectural Plans	Architectural plans	Mr Warren French
1	20 Nov 2025	Architectural Plans	Architectural plans	Mr Warren French
1	20 Nov 2025	Architectural Plans	Architectural plans	Mr Warren French
1	20 Nov 2025	Architectural Plans	Architectural plans	Mr Warren French
1	19 Nov 2025	Notes	Architects notes	Mr Warren French
1	21 Nov 2025	Property Title Document	FolioPlan-60981-99.pdf	Mr Warren French
1	21 Nov 2025	Property Title Document	FolioText-60981-99.pdf	Mr Warren French

Next steps

When you have completed all the necessary fields and attached all required documents to support your application, click on the green 'Save & Submit' button at the top right of this form.

Once submitted, the Council will review your application. A request for the payment of application fees will be sent to you via PlanBuild Tasmania.

Once the fees have been paid and the Council is satisfied with the information provided, the application will be assessed and you will be notified of the outcome.

If further action is required to assess your application you will receive an email notification from PlanBuild which will tell you what you need to provide to continue the application.

Form published: 14/05/2025 15:58

SEARCH OF TORRENS TITLE

VOLUME 60981	FOLIO 99
EDITION 6	DATE OF ISSUE 15-Mar-2017

SEARCH DATE : 05-Nov-2025

SEARCH TIME : 11.44 AM

DESCRIPTION OF LAND

City of HOBART

Lot 99 on Plan [60981](#) (formerly being P742)

Derivation : Part of 109A-3R-0Ps. Gtd. to J. Bell.

Prior CT [2257/73](#)

SCHEDULE 1

[C365787](#) TRANSFER to KELLY ANN DYER Registered 22-Jul-2002
at 12.02 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
BENEFITING EASEMENT: the full and free right of drainage for the owner or occupier for the time being of the land comprised herein in and over any other portion of the land comprised in Certificate of Title Volume 215 Folio 198 except Lots 75, 77, 79 and 81 for the benefit of any existing or future buildings with power at any time upon giving previous reasonable notice to enter upon the said land comprised in the said Certificate of Title to make lay repair and maintain any pipes or drains the person or persons entering to make good all damage occasioned thereby.

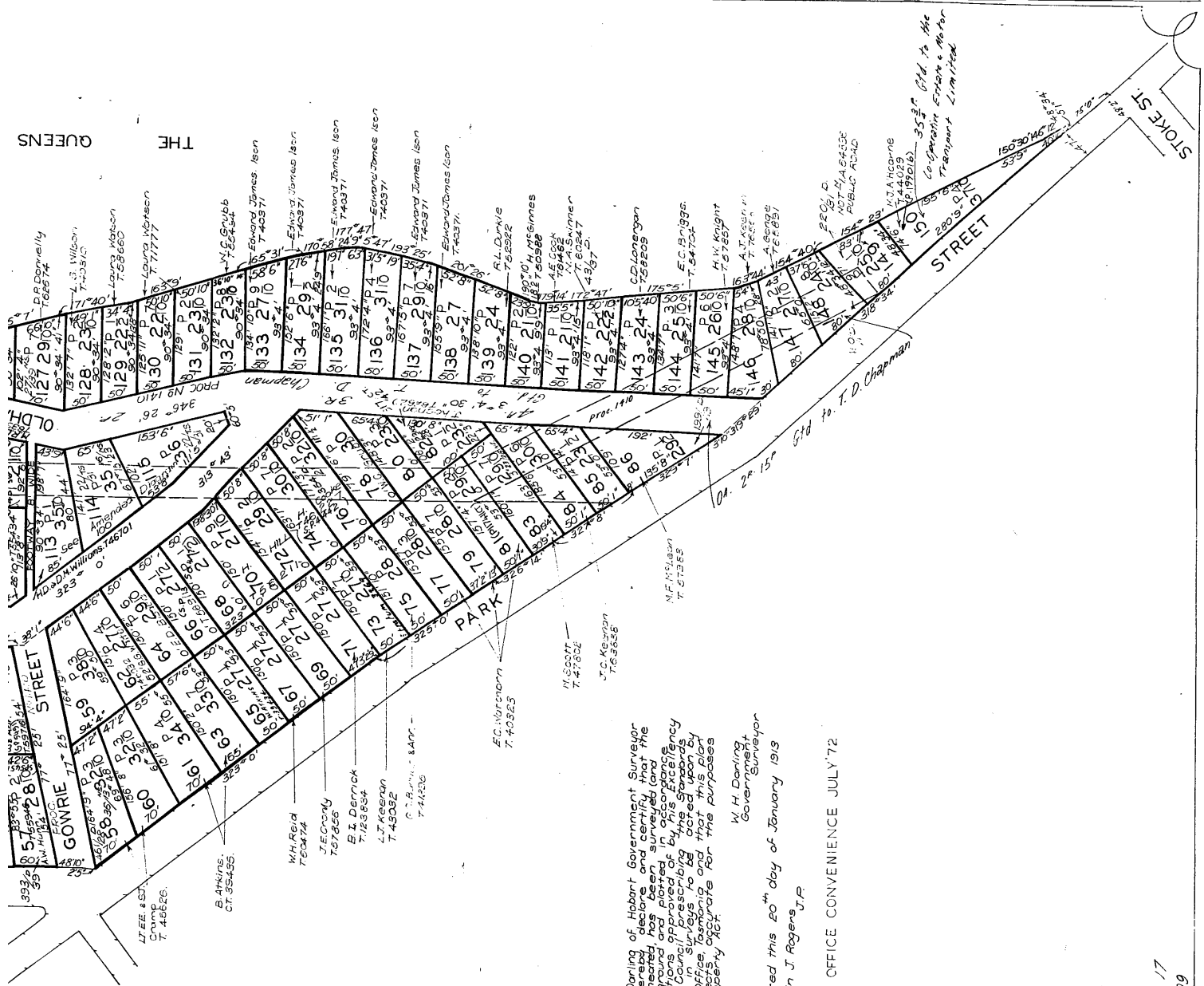
BURDENING EASEMENT: the full and free right for the Co-Operative Estates Limited and its successors in title and owners and occupiers for the time being of any other portion of the land comprised in the said Certificate of Title of using all sewers and drains now or hereafter to be made in or over any portion of the said land comprised in the said Certificate of Title for the benefit of any existing or future buildings on any portion of the said land which sewers and drains traverse the land comprised herein with power at any time upon giving previous reasonable notice to enter upon the land comprised herein to make lay repair cleanse and maintain any pipes or drains the person or persons entering to

make good all damage to the surface occasioned
thereby.

[E82540](#) MORTGAGE to Australia and New Zealand Banking Group
Limited Registered 15-Mar-2017 at 12.01 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations



I, William Fisher Darling of Hobart Government Surveyor in Tasmania do hereby certify and certify that the land herein delineated (being the land which was pegged) on the ground and plotted in accordance with the instructions approved of by His Excellency the Governor in Council and the standards of the Survey work Commission and that this plan of the Land Titles Office, Tasmania and that this plan is, in all respects, accurate for the purposes of the Real Property Act.

W. H. Darling
Government Surveyor

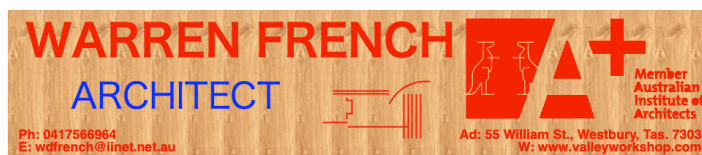
Taken and declared this 20th day of January 1913 before me Edwin J. Rogers J.P.

REDRAWN FOR OFFICE CONVENIENCE JULY '72

REGISTERED NUMBER
60981

D 742

BOOK 17
F.N. 409



19 November 2025.

Senior Planner,
Hobart City Council.
16 Elizabeth St.,
HOBART. TAS. 7000.

Dear Sir / Madam,

PROPOSED ADDITIONAL DWELLING: K DYER. - 25 BURNSIDE AVENUE, NEW TOWN.

This proposal is for the erection of an additional dwelling at 25 Burnside Avenue, New Town, and is to be read in conjunction with a Development Application concurrently lodged.

AT PRESENT:

The site currently has a modestly sized weatherboard bungalow style dwelling positioned close to the street frontage. There is a side driveway of around 3.5m width, and cars can currently park behind the house. There is a generous back yard and garden.

PROPOSAL:

The proposal is for a modest two storey dwelling. This is consistent with increasing densities in accordance with Hobart Interim Planning Scheme 2015 11.1 Zone Purpose - in particular 11.1.1.3. It is likely an application will be made in the future to strata title, but that is not part of this application.

As a dwelling already exists on the site, this application is discretionary.

DEVELOPMENT STANDARDS FOR DWELLINGS (11.4):

11.4.1. Density. The solution is acceptable (A1) as each dwelling has a site area exceeding 200m². The existing dwelling will have a site of around 320m² and the proposed dwelling 260m² after allowing for a common driveway. The proposed building enclosure footprint is 72m², which is less than 65% of the allocated site, and is therefore in accordance with 11.4.3.

11.4.2. Setbacks and envelope. The setbacks exceed those prescribed in the Planning Scheme, so therefore comply. The building envelope has minor incursions on the eastern end, but the impact on neighbours is negligible. This is discussed on Sheet 4 of the associated drawings, and in 11.4.6 below.

11.4.3. Private open space. As the proposed dwelling is on 2 levels, with some living areas on the ground floor, this provision is satisfied by a landscaped area to the west of the primary entry. As the primary living level is on the first floor, it is as well to also consider 11.4.3 A2. The upper deck is 12.6m long, 27m², and has the largest contiguous part 3.6m x 3.4m.

11.4.4. Sunlight to private open space. As the proposed dwelling is more than 11m from the existing dwelling, there are no implications.

11.4.5. Not applicable.

11.4.6. Privacy. No decks or glazing is within 3m of a side boundary where the floor level is more than one metre from natural ground level. The deck, louvred screen on the east elevation, and some windows are less than 4m (in fact, 3m) from the rear boundary. P1 and P2 can be satisfied due to existing vegetative screening on the affected property (36 Oldham Ave.), the house on that

property being quite a distance away, and easements for infrastructure preventing future building on that land.

The shared driveway does not compromise the privacy of a window in the existing dwelling due to the window being in excess of 1.7m from ground level (See Sheet 1, Site Section 1).

11.4.7. Front fence. Not applicable.

11.4.8. Waste storage. Sufficient space is provided in the car port of the proposed dwelling, and the arrangements for the existing dwelling have not been altered.

PLANNING SCHEME OVERLAY. SPECIFIC AREA CODE, RHH HELIPAD AIRSPACE:

As the proposed building is 3km from the Royal Hobart Hospital, it is difficult to assess the importance of this overlay. If one assumes it is reflection impacting the eyesight of pilots, the selected roofing material is unpainted galvanised steel. The solar reflective index of this material, once weathered, is .28. This is very low, and unlikely to cause aviation problems.

I trust the foregoing is sufficient for Council to assess the application. If there are further questions, please contact me.

Yours faithfully,



Warren French. Architect.

REQUEST FOR INFORMATION - PLANNING

Status: **Under Review**

Reference

PLANNA-HOB-2025-4765

Application Reference

PLN-HOB-2025-0605

Address

25 BURNSIDE AV NEW TOWN TAS 7008

Titles

60981/99

Information Requested

#	Reason	Origin
1	<p>Planning - Private open space for all dwellings</p> <p>To enable the Council to assess the application against the development for dwelling standards contained in 9.0 Inner Residential Zone of the <i>Tasmanian Planning Scheme – Hobart</i>, please on the Architectural Plans, show the private open space area and dimension for the existing dwelling (forward of the site) per the requirements contained at clause 9.4.3.</p> <p><i>Advice:</i></p> <ul style="list-style-type: none">• A total area of private open space of not less than 40m² associated with each dwelling is deemed to meet the acceptable solution at clause 9.4.3 A1.• For a multiple dwelling, a private open space at one location of not less than 12m² at a minimum horizontal dimension of 2m is deemed to meet the acceptable solution at clause 9.4.3 A2.	

Response comments

Response to Request for Further Information

See additional document

Documents

Version	Document Date	Document Type	Description	Prepared By
1	18 Feb 2026	Details	Sheet 5 amended	Mr Warren French
1	3 Dec 2025	Notes	Outdoor Open Space Analysis, Existing Building	Mr Warren French

Form published: 28/11/2024 08:21

PROPOSED DWELLING FOR

K A DYER

25 BURNSIDE AVENUE, NEW TOWN 7000.

SUMMARY

Title Reference: 60981/99

Property Identification (PID): 5488412.

Building Size:

Living Space Class 1 Dwelling

Lower 45m²

Upper 94m²

Total 139m²

Deck 41m²

Garage Class 10a 27m²

Design Wind Speed: N3

Soil Classification: To be assessed

Climate Zone: 7

Bushfire Attack Level (BAL): Low

SHEET 1	SITE PLAN	1:200
SHEET 2	PLANS	1:100
SHEET 3	ELEVATIONS	1:100
SHEET 4	SHADOW ANALYSIS	1:200

WARREN FRENCH

ARCHITECT

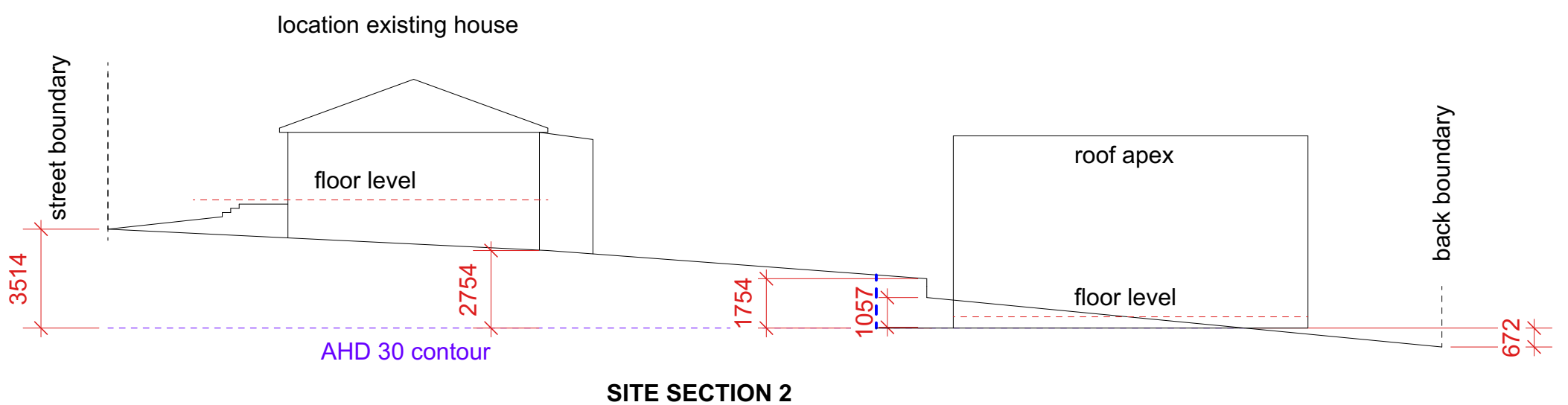
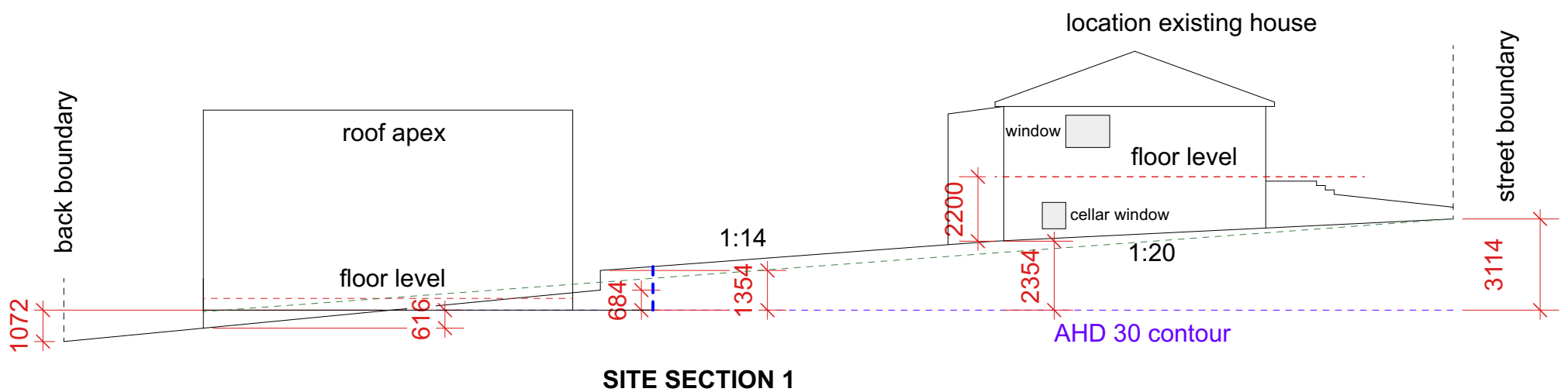
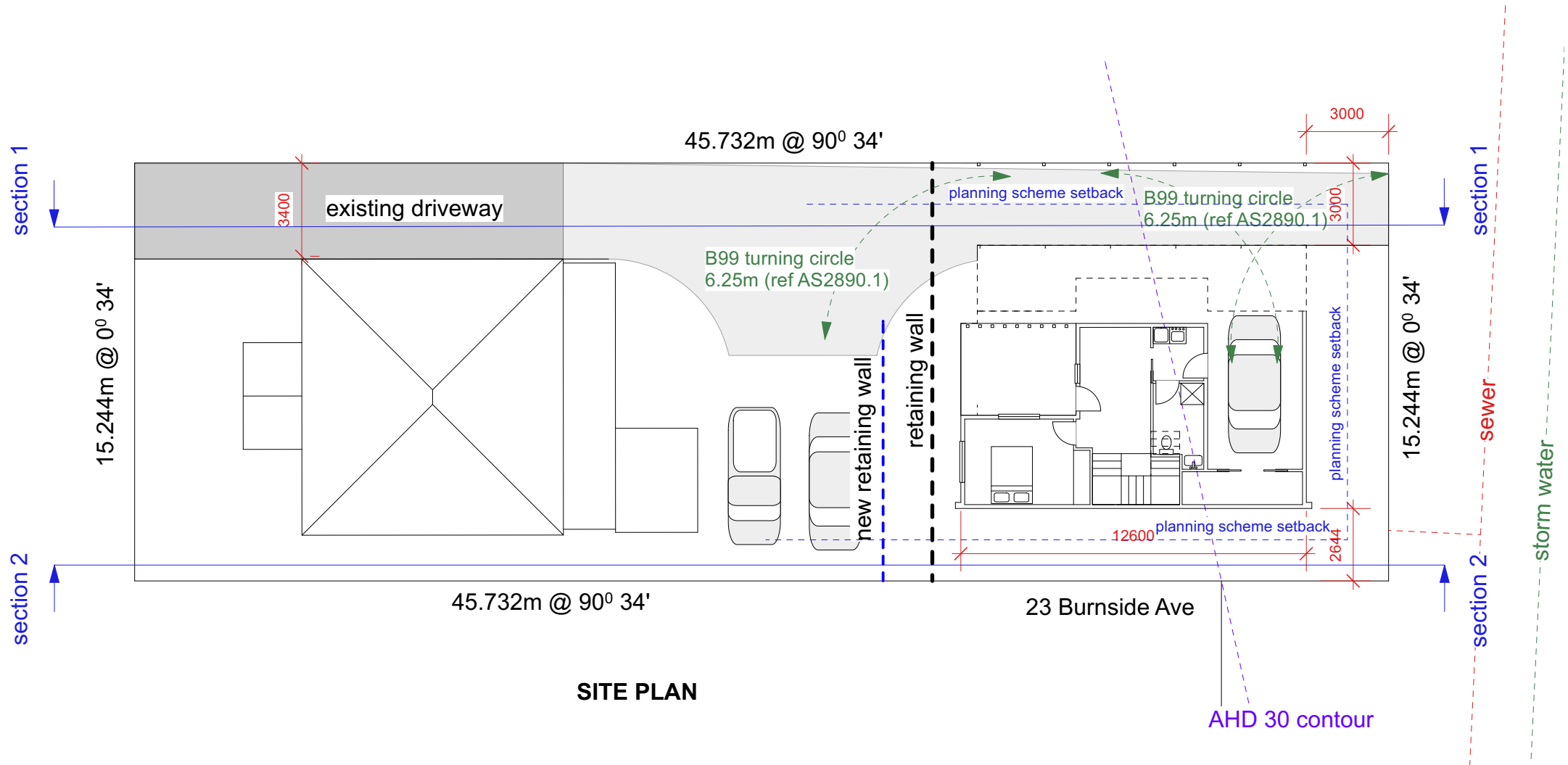
55 WILLIAM STREET, WESTBURY, TAS. 7303 ph 0417566964

warren.french@valleyworkshop.com



NOVEMBER 2025

**BUILDING PRACTITIONER ACCREDITATION NO. CC230W.
ARCHITECTS REGISTRATION BOARD NO. 678.**



NOTES:

1. Site drainage.

Roof area existing house 122m²

Roof area proposed house 123m²

Driveway and other impervious 118m²

Runoff from AS3500.3, Appendix D.

.00028 X (.95 Roof Area + .9 Driveway etc) X ARI for Hobart.

= .00028 x (245m² x .95 + 118m² x .9) x 115.

= .00028 x (233 + 106) x 115

= 10.9 litres per second.

From AS3500.3 Appendix D Table D2, existing 150mm storm water connection adequate.

Driveway to include Everhard or equiv grated drain to 565 sq grated pit and connect to existing infrastructure.

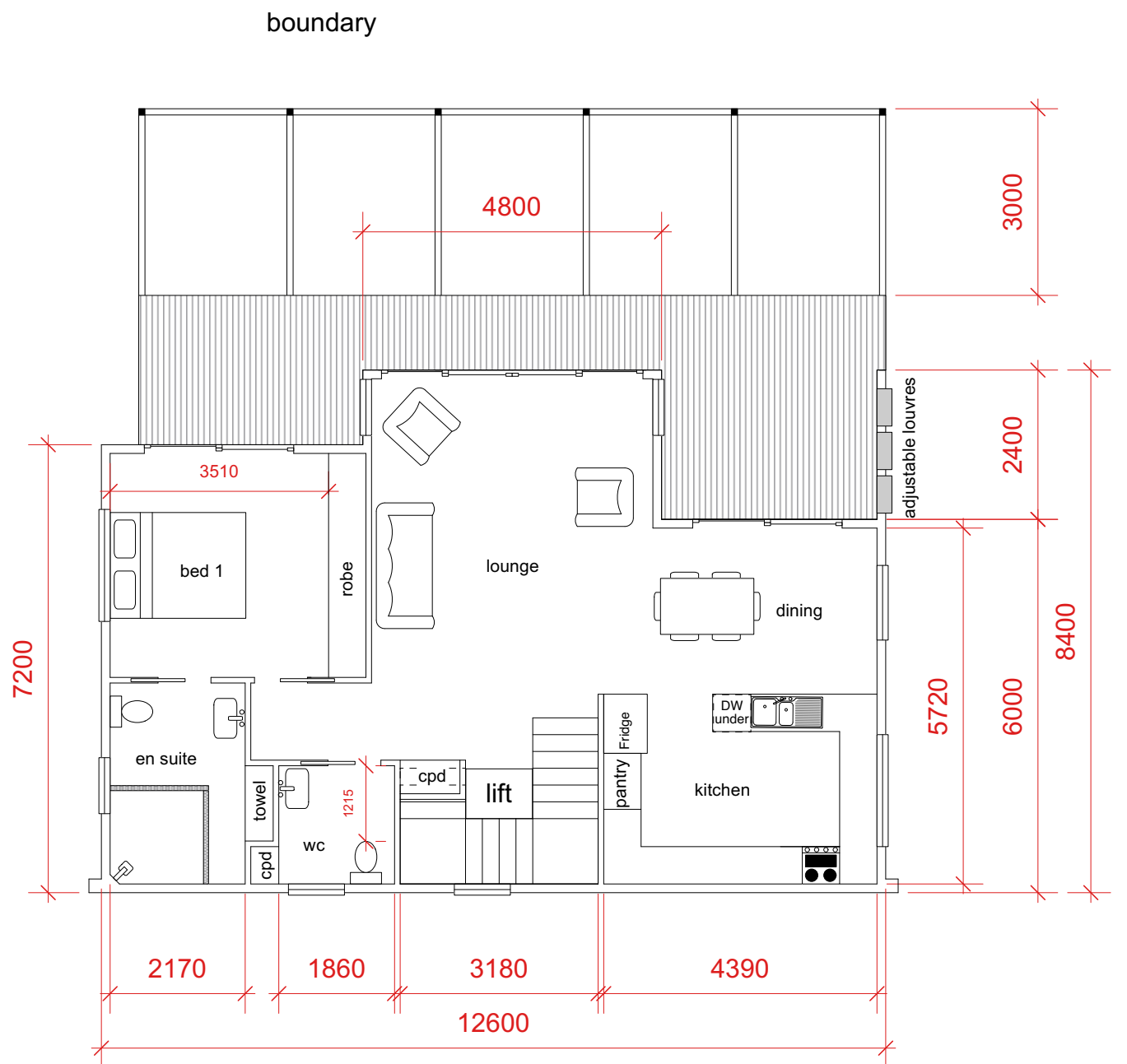
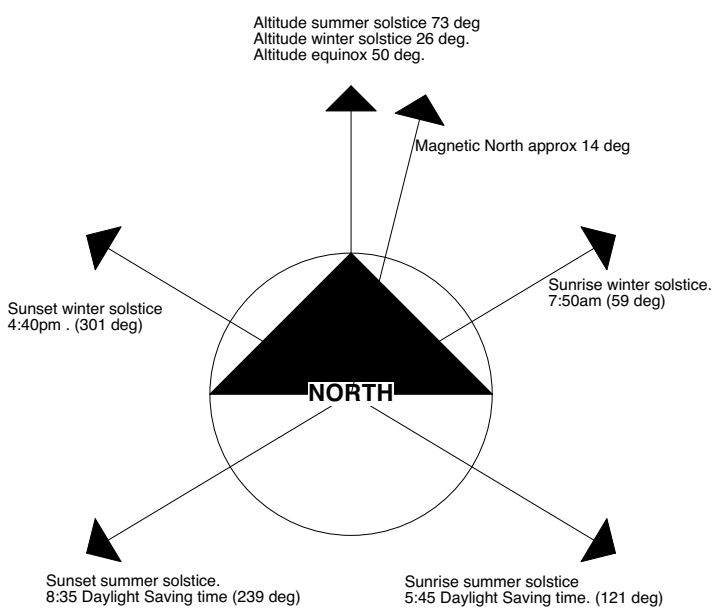
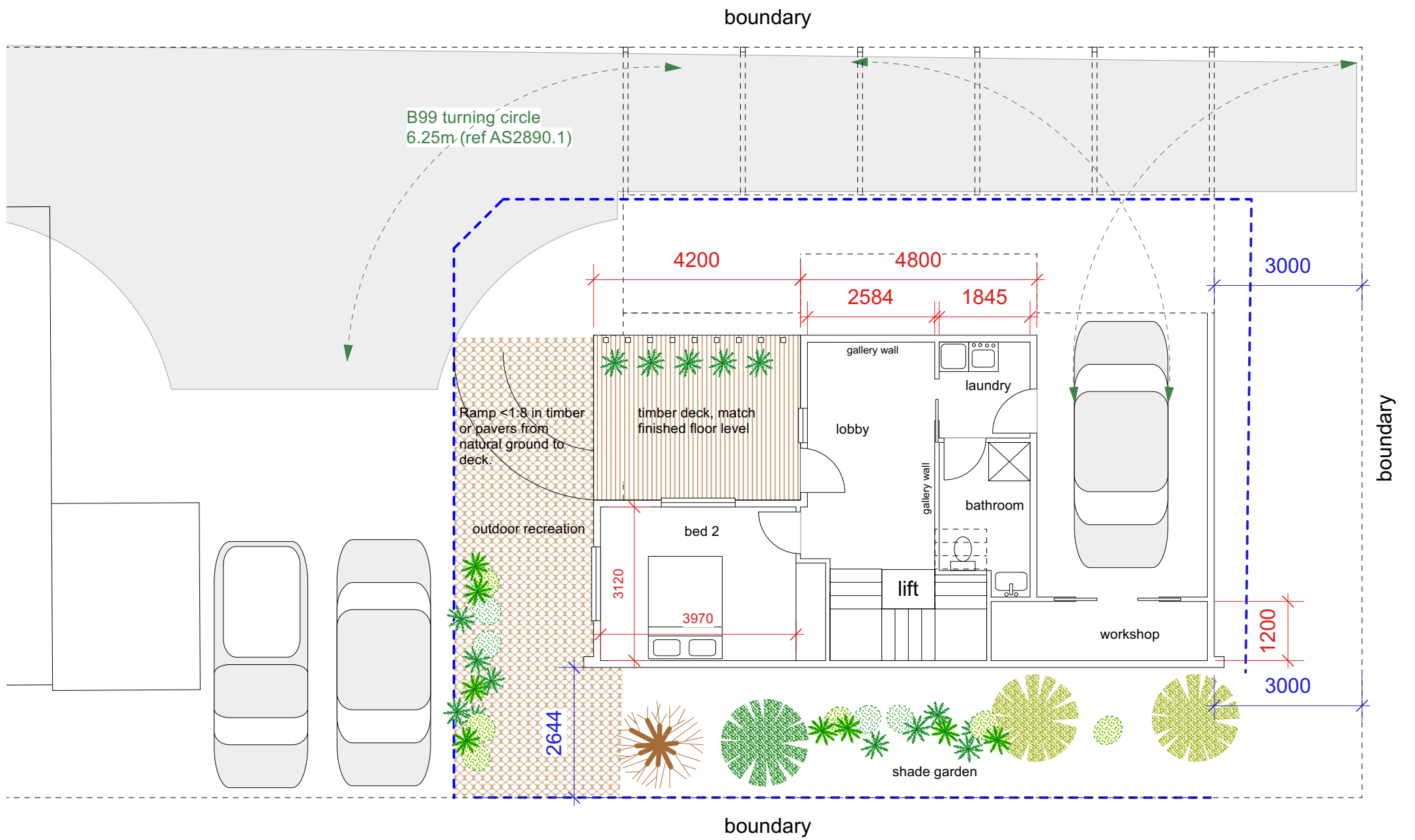
2. Vehicle movements for proposed dwelling share driveway, but windows in existing house do not compromise privacy.

WARREN FRENCH ARCHITECT.
 BOARD OF ARCHITECTS REGISTRATION NO. 678.
 BUILDING PRACTITIONER ACCREDITATION NO. CC230W.

SHEET 1

SITE PLAN, SITE SECTIONS.
K A DYER
 25 BURNSIDE AVE, NEW TOWN
 PID 5488412, TITLE REF 60981/99

SCALE 1:100 @ A3
DATE 19 NOVEMBER 2025

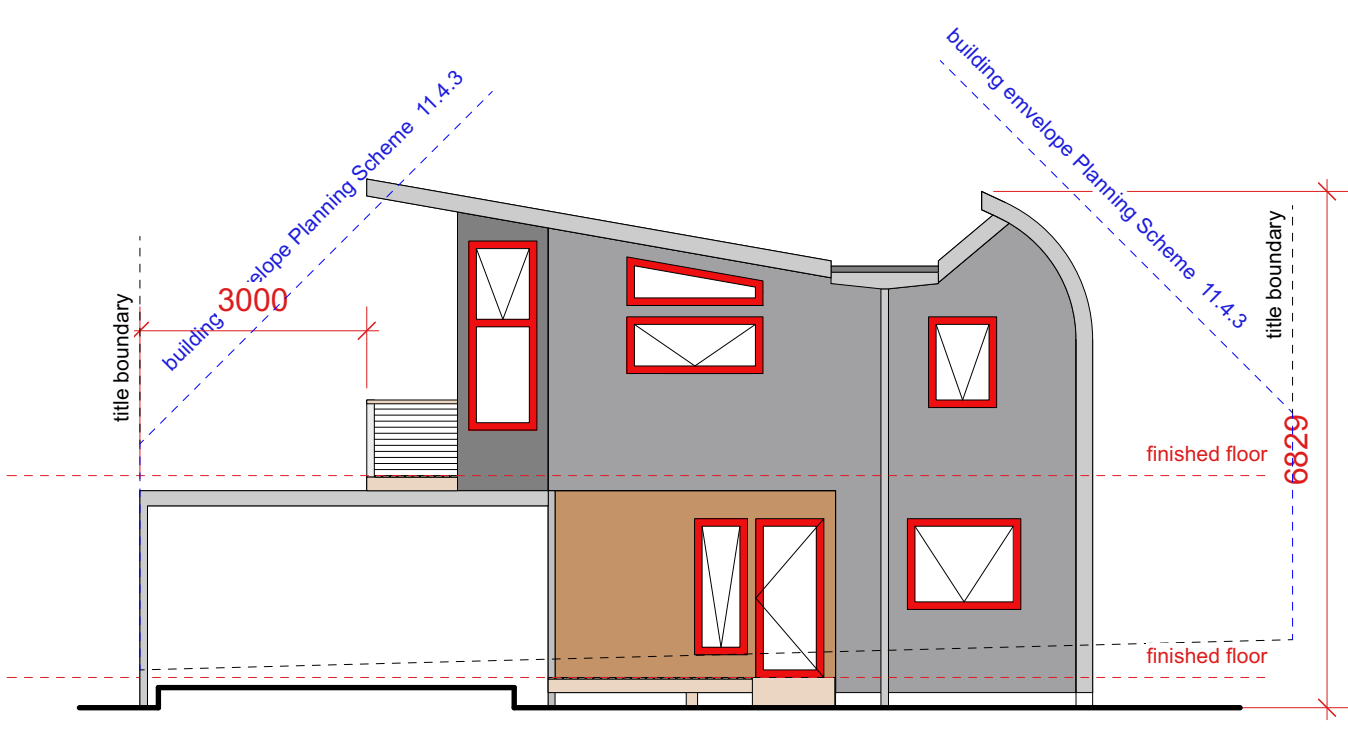
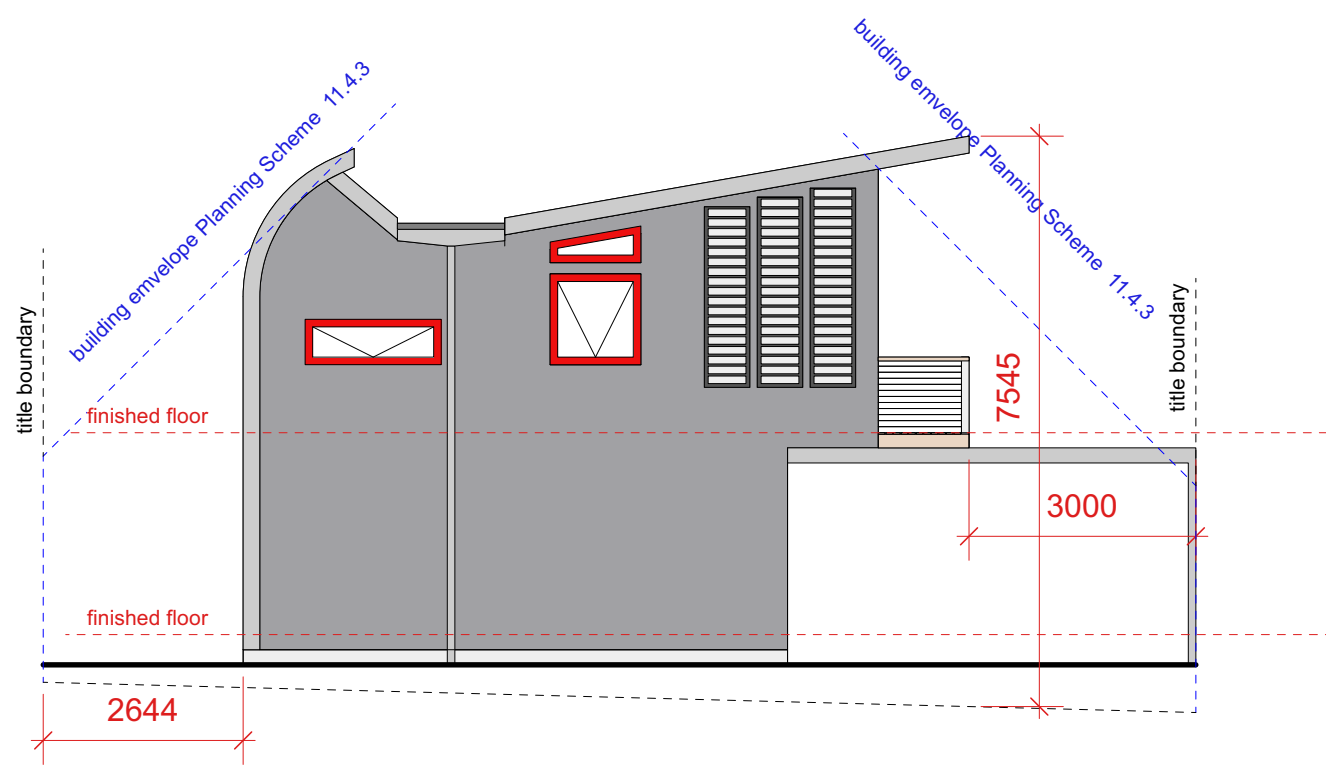


WARREN FRENCH ARCHITECT.
BOARD OF ARCHITECTS REGISTRATION NO. 678.
BUILDING PRACTITIONER ACCREDITATION NO. CC230W.

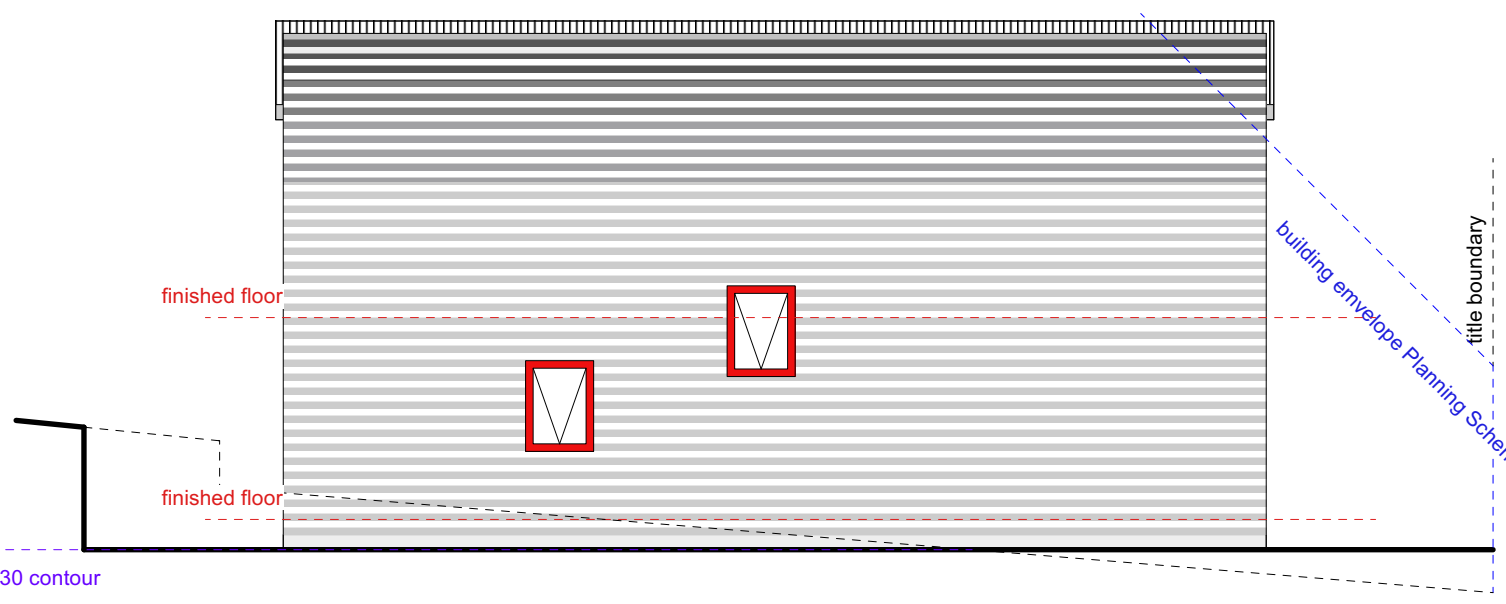
SHEET 2

PLAN
K A DYER
25 BURNSIDE AVE, NEW TOWN
PID 5488412, TITLE REF 60981/99

SCALE 1:100 @ A3
DATE 19 NOVEMBER 2025



MATERIALS.
 Roof: Custom orb galvanised.
 Walls: Largely 9mm FC sheet product, or equiv, finished painted, on timber frame. Some custom orb galv and timber.
 Windows & Doors: Aluminium frame
 Decking: Timber on timber frame.
 Floor Structure: Ply grillage structural panels.
 Sub Floor: Steel or timber columns cast into concrete pads.
 Other Structure: Steel.



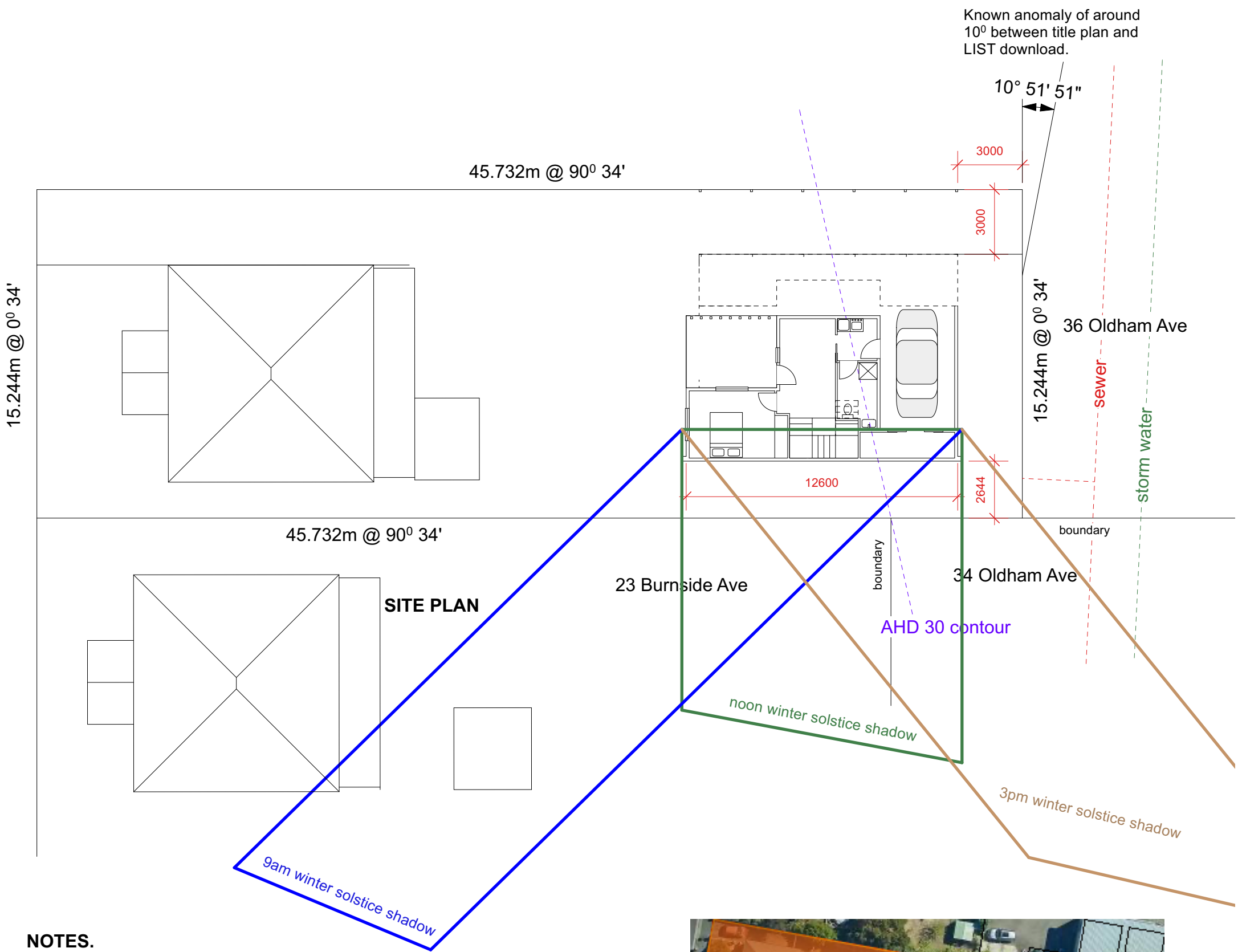
WARREN FRENCH ARCHITECT.
 BOARD OF ARCHITECTS REGISTRATION NO. 678.
 BUILDING PRACTITIONER ACCREDITATION NO. CC230W.

SHEET 3

ELEVATIONS
 K A DYER
 25 BURNSIDE AVE, NEW TOWN
 PID 5488412, TITLE REF 60981/99

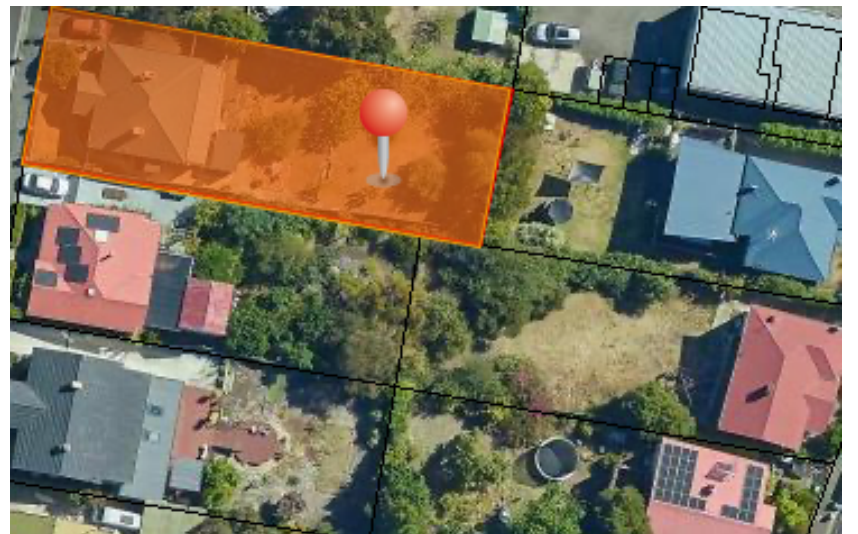
SCALE 1:100 @ A3
DATE 19 NOVEMBER 2025

Known anomaly of around 10° between title plan and LIST download.

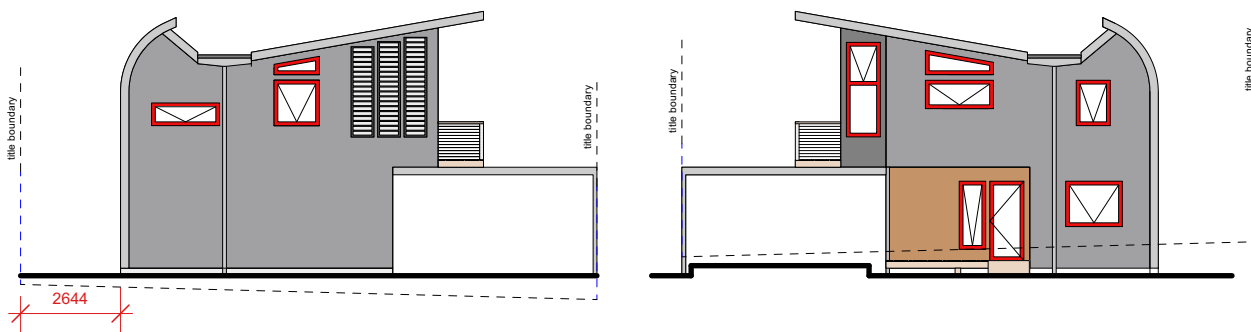


NOTES.

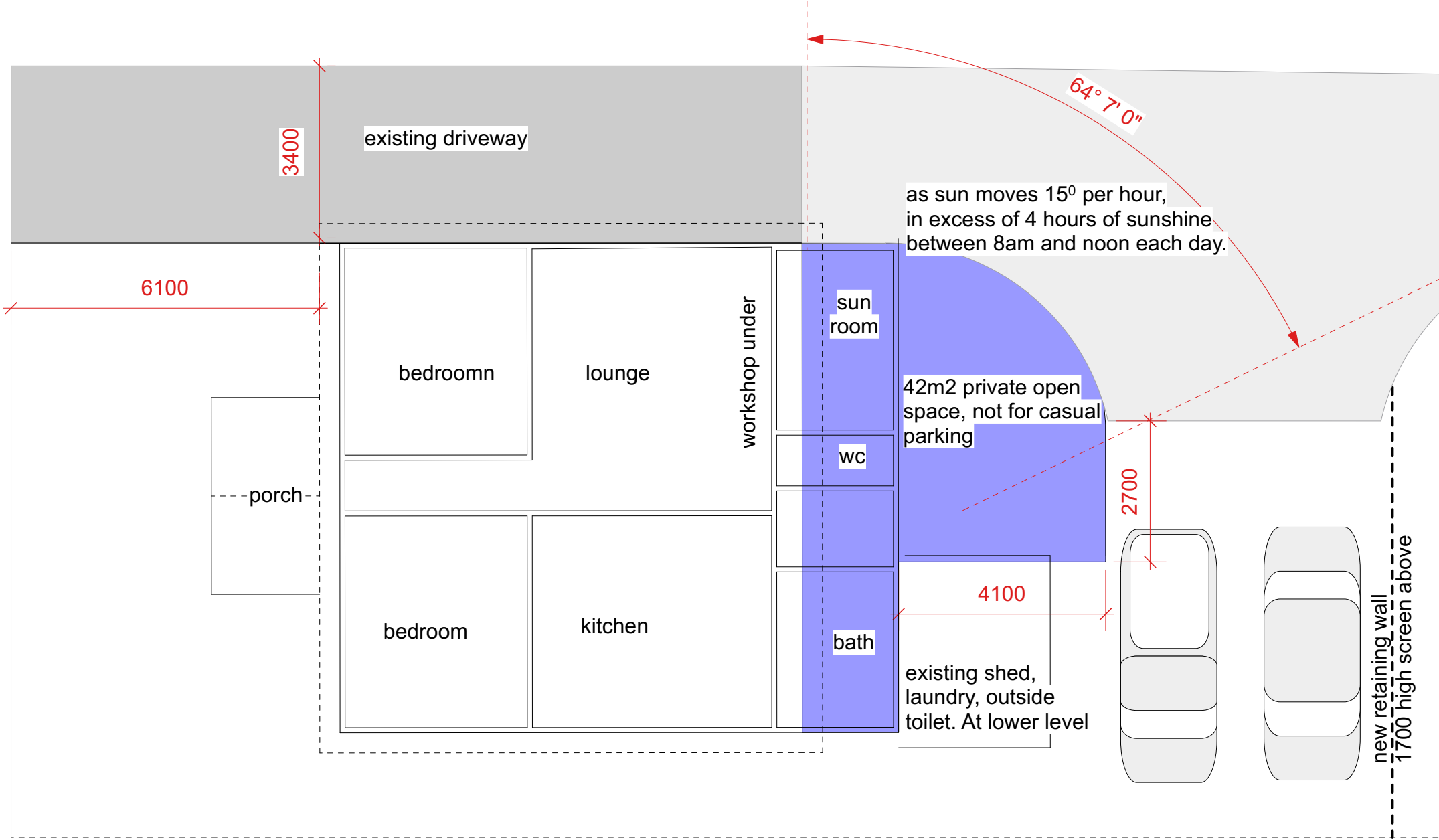
1. Whilst the proposed building satisfies the building envelope in accordance with Planning Scheme 11.4.2, some shading of 27 Burnside Ave, and 34 & 36 Oldham Ave will occur.
2. On the winter solstice, the impact on 36 Oldham Ave is negligible at 3pm, and non-existent at other times.
3. There is a small impact on 34 Oldham Ave, but restricted to areas with existing vegetation cover and impacted by service easements to the extent no building can be contemplated.
4. No 27 Burnside is impacted at 9am, but the shading only reaches the building close to ground level. Existing vegetation creates more shadow than the proposed building. At noon the area shaded is heavily vegetated, and in an area where future building intentions would be compromised by underground services.
5. The impact on neighbours is well within what would be expected in this zone, and would satisfy the provisions for multiple dwellings on the one site.



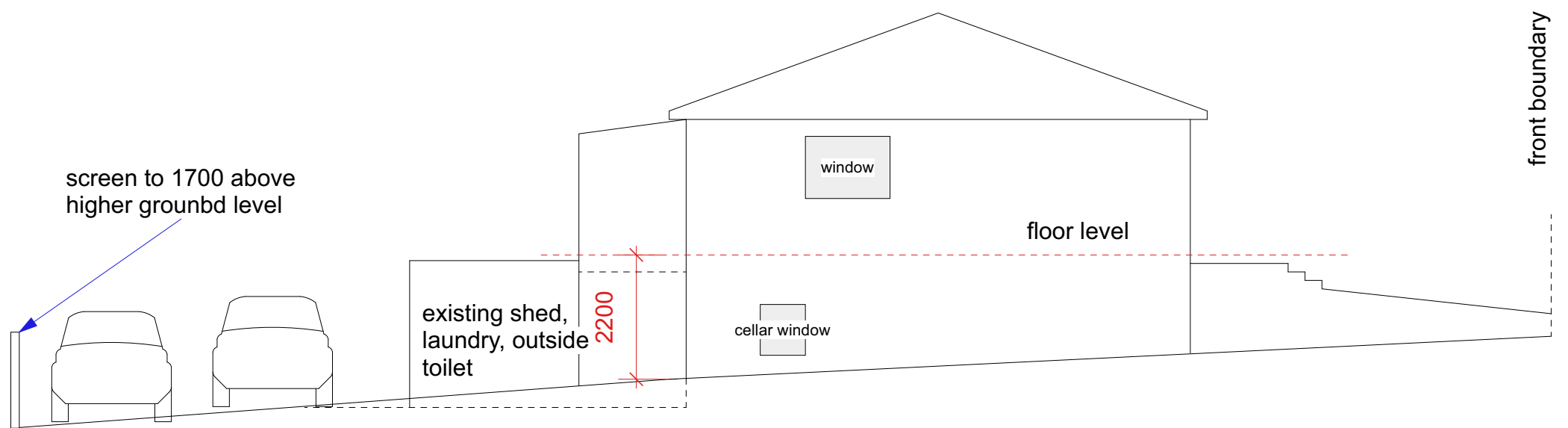
<p>Site</p> <p>Latitude: 42° 51' 5"</p> <p>Longitude: 147° 18' 50"</p> <p>Time Zone Meridian: GMT +10:00 150° E</p> <p>Date: June 22</p> <p>Time: 9 : 0 AM</p> <p>Results: Azimuth: 136° 3', Azim N Relative: -43° 56', Elevation: 10° 17' 4", True Solar Time: 8:47 AM</p>	<p>Page North</p> <p>Latitude: 42° 51' 05"</p> <p>Longitude: 147° 18' 50"</p> <p>Time Zone Meridian: GMT +10:00 150° E</p> <p>Date: June 22</p> <p>Time: 12 : 0 AM</p> <p>Results: Azimuth: 176° 54', Azim N Relative: -3° 5', Elevation: 23° 37', True Solar Time: 11:47 AM</p>	<p>Page North</p> <p>Latitude: 42° 51' 5"</p> <p>Longitude: 147° 18' 50"</p> <p>Time Zone Meridian: GMT +10:00 150° E</p> <p>Date: June 22</p> <p>Time: 3 : 0 AM</p> <p>Results: Azimuth: -140° 58', Azim N Relative: 39° 1' 21", Elevation: 13° 17' 5", True Solar Time: 2:47 PM</p>
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WARREN FRENCH ARCHITECT.
 BOARD OF ARCHITECTS REGISTRATION NO. 678.
 BUILDING PRACTITIONER ACCREDITATION NO. CC230W.
SHEET 4
SHADOW ANALYSIS
 K A DYER
 25 BURNSIDE AVE, NEW TOWN
 PID 5488412, TITLE REF 60981/99
 SCALE 1:100 @ A3
 DATE 19 NOVEMBER 2025



PARTIAL SITE PLAN



DIAGRAMMATIC NORTH ELEVATION



SITE PHOTO

NOTES REFER RFI DATED 3/12/2025

(Refer Planning Schem 11.4.3, not 9.4.3 as quoted by Council).
 The existing dwelling has available significant outdoor open space, including 42m2 of contiguous space. This satisfies Condition 11.4.3 (a), (b), (d) and (e). Condition (c) is not relevant.
 This space is not at the level of the primary living rooms, as this is not possible due to the slope of the site. It comprises partly covered space, where the upper level provides a verandah, and partly open space. This space faces north east and north, and will enjoy direct sunlight from around 8am until the middle of the day.
 This space is additional to that required for vehicles.

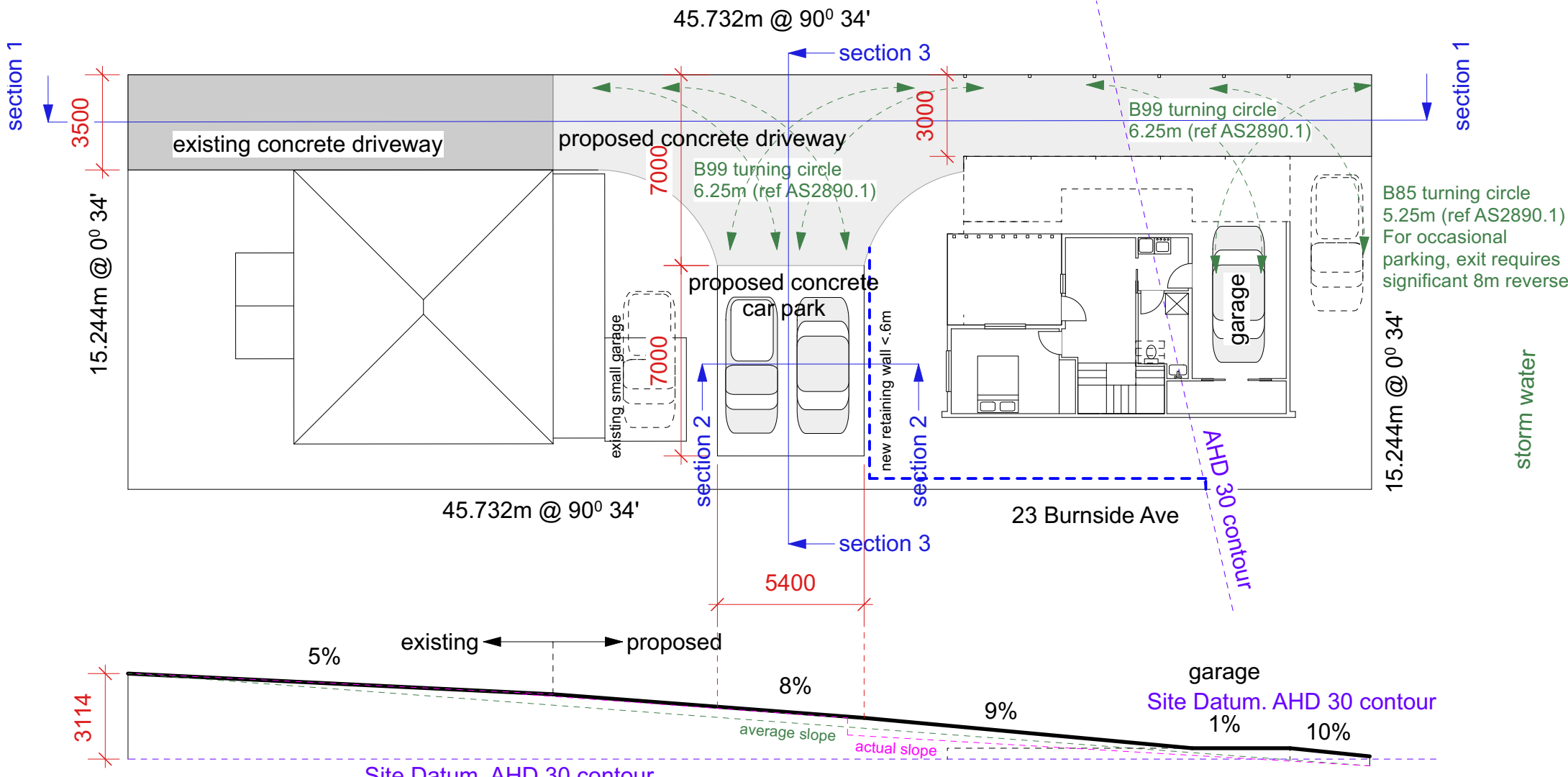
WARREN FRENCH ARCHITECT.
 BOARD OF ARCHITECTS REGISTRATION NO. 678.
 BUILDING PRACTITIONER ACCREDITATION NO. CC230W.

SHEET 5

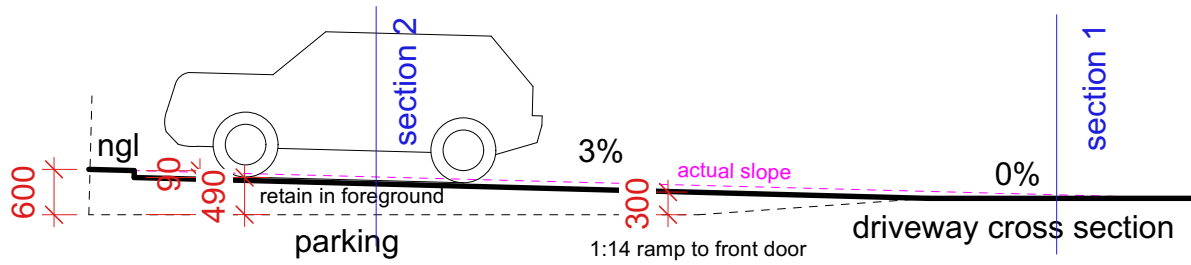
**OUTDOOR OPEN SPACE ANALYSIS
 EXISTING DWELLING.**

K A DYER
 25 BURNSIDE AVE, NEW TOWN
 PID 5488412, TITLE REF 60981/99

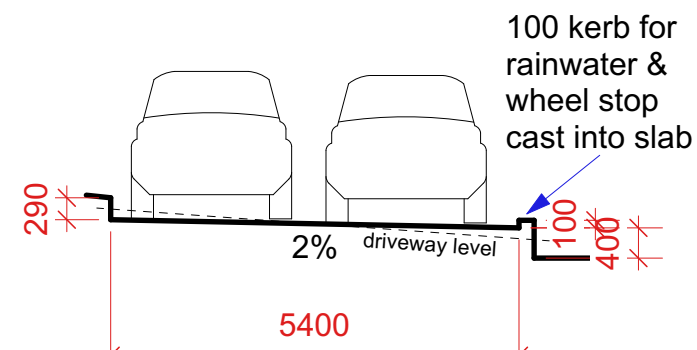
SCALE 1:100 @ A3
DATE 3 DECEMBER 2025
REV 18 FEBRUARY 2026



**SECTION 1, LONG SECTION
SCALE 1:200**



**SECTION 3, LONG SECTION (PARKING)
SCALE 1:100**



**SECTION 2, SHORT SECTION (PARKING)
SCALE 1:100**

NOTES:

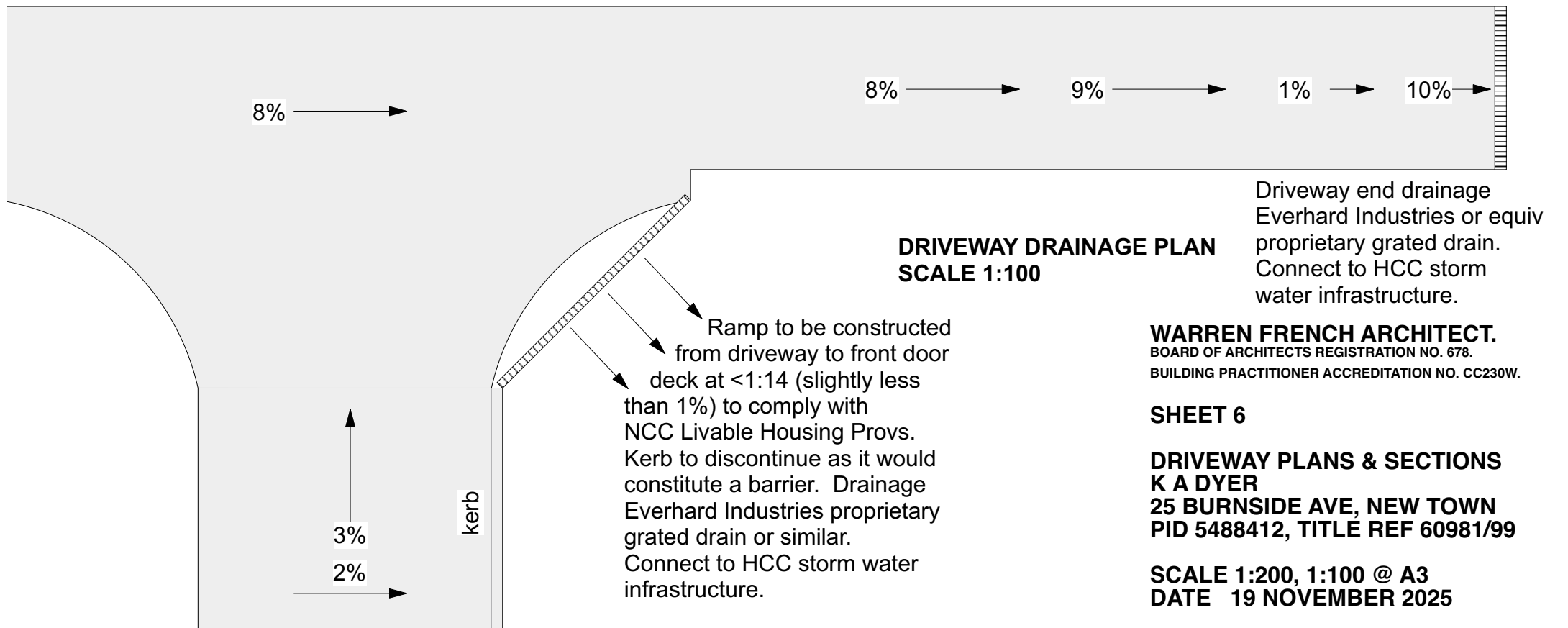
- Existing driveway width satisfies TPS Planning Provisions C2.6.2 & Table C2.2.
- Dimensions satisfy Refer C2.6.1 (b), drained to stormwater.
- Proposed parking satisfies TPS etc C2.6.3 & C2.1 when existing garage included. This building may need extending to be lockable, but available footprint satisfies C2.3 (2.3m x 6.7m). An additional parking space is illustrated, but best used for only occasional parking as it is restricted to B85 dimensions and requires an 8m reverse to exit.
- Gradients and kerb in accordance with AS/NZS 2890.1
- Hard surface runoff from AS3500.3, Appendix D.

$$.00028 \times (.95 \text{ Roof Area} + .9 \text{ Driveway etc}) \times \text{ARI for Hobart}$$

$$= .00028 \times (245\text{m}^2 \times .95 + 118\text{m}^2 \times .9) \times 115$$

$$= .00028 \times (233 + 106) \times 115$$

$$= 10.9 \text{ litres per second}$$
 From AS3500.3 Appendix D Table D2, existing 150mm storm water connection adequate.
 Driveway to include Everhard or equiv graded drains to 565 sq graded pit and connect to existing infrastructure.



**DRIVEWAY DRAINAGE PLAN
SCALE 1:100**

Driveway end drainage Everhard Industries or equiv proprietary graded drain. Connect to HCC storm water infrastructure.

WARREN FRENCH ARCHITECT.
 BOARD OF ARCHITECTS REGISTRATION NO. 678.
 BUILDING PRACTITIONER ACCREDITATION NO. CC230W.

SHEET 6

**DRIVEWAY PLANS & SECTIONS
 K A DYER
 25 BURNSIDE AVE, NEW TOWN
 PID 5488412, TITLE REF 60981/99**

**SCALE 1:200, 1:100 @ A3
 DATE 19 NOVEMBER 2025**