

PLEASE QUOTE

Your Ref:

Our Ref: DA 2023/98

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 2023/98
Development Site: - 15 Terrylands Street HILLCREST
CT: 246986/58 & 246986/59
Proposal: - Community Meeting and Entertainment - Alterations and Additions
to Community Building

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 **21 April 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: - **4 April 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.

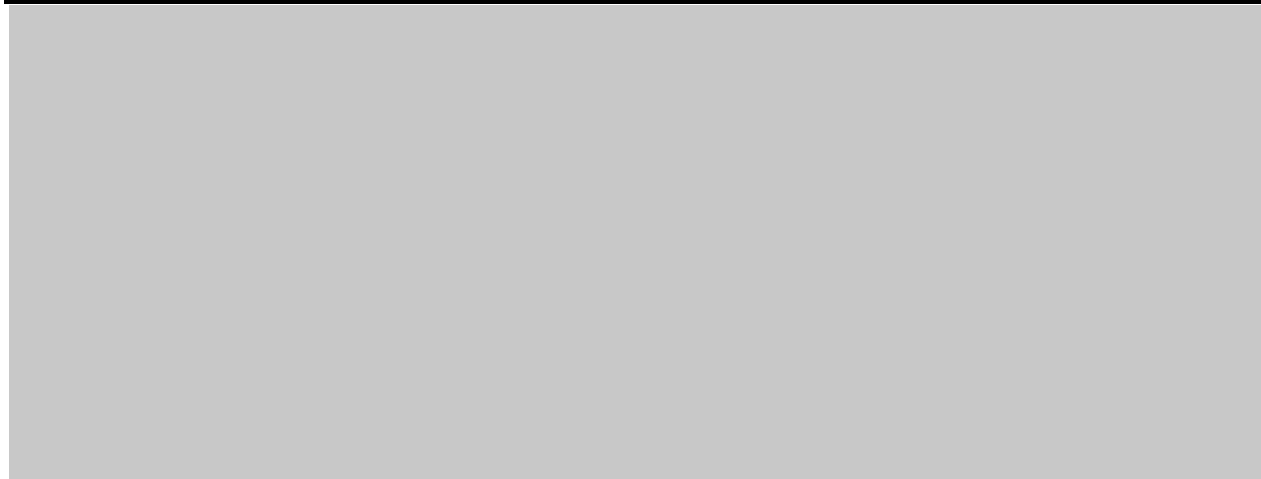
Minister (Signature) _____ Date _____

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 246986	FOLIO 58
EDITION 3	DATE OF ISSUE 24-Aug-2007

SEARCH DATE : 17-Feb-2022

SEARCH TIME : 02.23 PM

DESCRIPTION OF LAND

City of BURNIE

Lot 58 on Plan 246986

Derivation : Lot 58 Gtd. to The Trustees of the Property of
the Church of England in Tas

Prior CT 2487/8

SCHEDULE 1

B447035 TRANSFER to BURNIE MUSICAL SOCIETY INCORPORATED

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

SEARCH OF TORRENS TITLE

VOLUME 246986	FOLIO 59
EDITION 3	DATE OF ISSUE 24-Aug-2007

SEARCH DATE : 17-Feb-2022

SEARCH TIME : 02.24 PM

DESCRIPTION OF LAND

City of BURNIE

Lot 59 on Plan 246986

Derivation : Lot 59 Gtd. to The Trustees of the Property of
the Church of England in Tas

Prior CT 2487/8

SCHEDULE 1

B447035 TRANSFER to BURNIE MUSICAL SOCIETY INCORPORATED

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

ORIGINAL - NOT TO BE REMOVED FROM TITLES OFFICE

R.P. 1469

TASMANIA

REAL PROPERTY ACT, 1862, as amended

CERTIFICATE OF TITLE

Register Book

Vol. Fol.

2487 8

NOTE—REGISTERED FOR OFFICE
CONVENIENCE TO REPLACE



Purchase Grant Vol.220 Fol.27.

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

Whitthinson
Recorder of Titles.



DESCRIPTION OF LAND

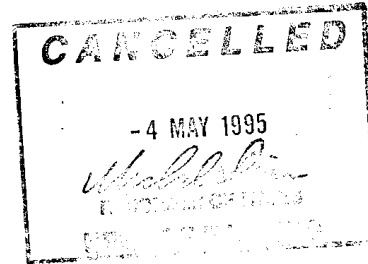
TOWN OF BURNIE
TWENTY SIX PERCHES AND FOUR TENTHS OF A PERCH and TWENTY FIVE PERCHES AND SEVEN TENTHS OF A PERCH on the Plan hereon.

FIRST SCHEDULE (continued overleaf)

THE TRUSTEES OF THE PROPERTY OF THE CHURCH OF ENGLAND IN TASMANIA

SECOND SCHEDULE (continued overleaf)

NIL.



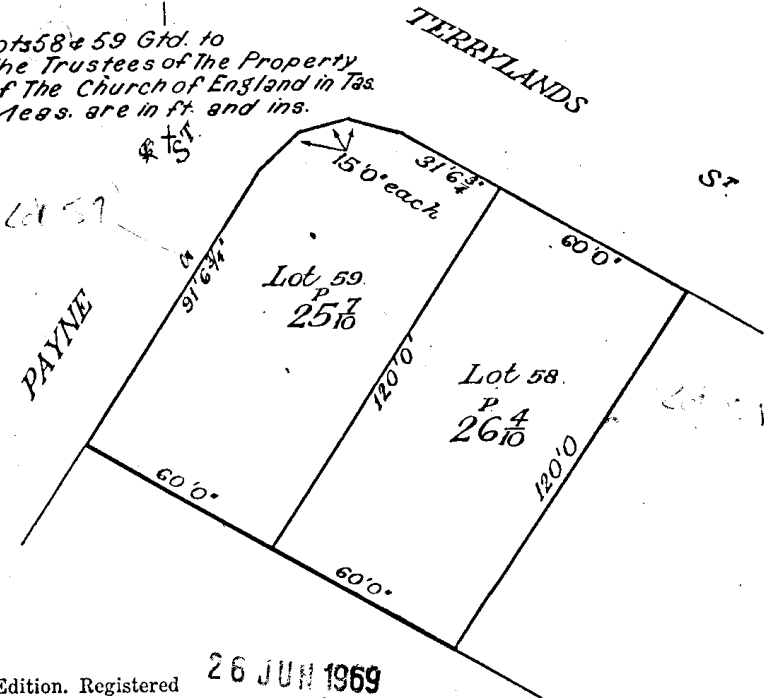
OTHER OF TITLES ARE NO LONGER SUBSISTING.

Lot 58 & 59 of this plan consists of all the land comprised in the above-mentioned cancelled folio of the Register.

REGISTERED NUMBER

246986

*Lots 58 & 59 Gtd. to
The Trustees of The Property
of The Church of England in Tas
Meas. are in ft. and ins.*



FIRST Edition. Registered
Derived from P.G. Vol. 220 Fol. 27. **26 JUN 1969**


BURNIE MUSICAL SOCIETY

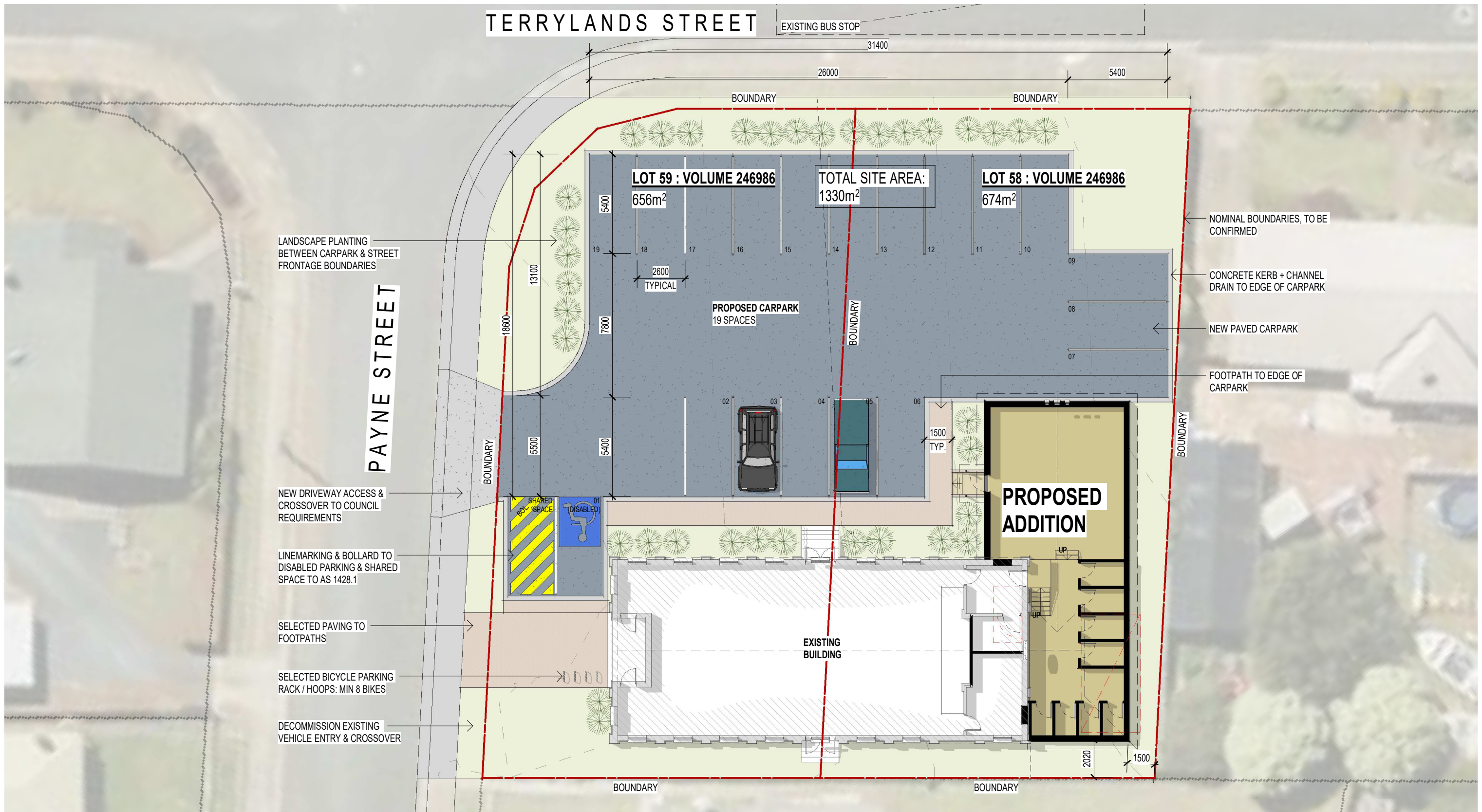
13 - 15 TERRYLANDS STREET, BURNIE



DRAWING SCHEDULE

COVER SHEET + DRAWING SCHEDULE	02.270	A01	B
SITE PLAN	02.270	A02	B
EXISTING / DEMOLITION PLAN	02.270	A03	B
PROPOSED FLOOR PLAN	02.270	A04	B
ELEVATIONS	02.270	A05	B
ELEVATIONS	02.270	A06	B
HYDRAULICS LAYOUT	02.270	H01	B

				<p>STATUS: PLANNING APPLICATION</p> <p>GENERAL NOTES: 1. ALL DIMENSIONS IN MILLIMETERS UNLESS NOTED OTHERWISE. 2. USE FIGURED DIMENSIONS, DO NOT SCALE. 3. ALL LEVELS AND DIMENSION TO BE CHECK ON SITE. 4. ALL WORKS IN ACCORDANCE WITH AUSTRALIAN STANDARDS, LOCAL AUTHORITIES, SPECIFICATIONS, NCC & MANUFACTURES SPECIFICATIONS. 5. © COPYRIGHT: THESE DRAWINGS AND DESIGN MUST NOT BE USED, RETAINED OR COPIED FOR ANY OTHER PURPOSE WITHOUT THE PERMISSION OF JD2 CONSULTING PTY LTD.</p>	DRAWN: TP	DESIGNED: ARJ	PRINCIPAL: BURNIE MUSICAL SOCIETY	DRAWING TITLE: COVER SHEET + DRAWING SCHEDULE
B A REV:	PLANNING APPLICATION PRELIMINARY DESCRIPTION:	19.10.2023 25.09.2023 DATE:			APPROVED: - ACCREDITATION No.: CC350G DATE: 19.10.2023 SCALE (AT A3 DRAWING SIZE):	PROJECT: ALTERATION + ADDITION ADDRESS: 13 - 15 TERRYLANDS STREET, BURNIE	PROJECT No: 02.270 DWG No: A01 REV No: B	



SITE PLAN
SCALE 1:200



SITE AREAS

TOTAL SITE AREA:	1330m ²	
BUILDING FOOTPRINT (EXTG & PROP):	352m ²	26%
PAVED & HARDSTAND AREAS:	632m ²	48%
TOTAL IMPERVIOUS SITE COVER:	984m ²	74%



	STATUS: PLANNING APPLICATION		DRAWN: TP DESIGNED: ARJ	PRINCIPAL: BURNIE MUSICAL SOCIETY	DRAWING TITLE: SITE PLAN
	GENERAL NOTES: 1. ALL DIMENSIONS IN MILLIMETERS UNLESS NOTED OTHERWISE. 2. USE FIGURED DIMENSIONS, DO NOT SCALE. 3. ALL LEVELS AND DIMENSION TO BE CHECK ON SITE. 4. ALL WORKS IN ACCORDANCE WITH AUSTRALIAN STANDARDS, LOCAL AUTHORITIES, SPECIFICATIONS, NCC & MANUFACTURES SPECIFICATIONS. 5. © COPYRIGHT: THESE DRAWINGS AND DESIGN MUST NOT BE USED, RETAINED OR COPIED FOR ANY OTHER PURPOSE WITHOUT THE PERMISSION OF JD2 CONSULTING PTY LTD.		APPROVED: - ACCREDITATION No.: CC350G DATE: 19.10.2023	PROJECT: ALTERATION + ADDITION	PROJECT No: 02.270 DWG No: A02 REV No: B
B PLANNING APPLICATION 19.10.2023 A PRELIMINARY 25.09.2023 REV: DESCRIPTION: DATE:	Address: PO Box 34 Burnie Tasmania 7320 Ph: 0419 314 498 alan.johnson@jd2consulting.com.au A.B.N. 41 142 513 410		SCALE (AT A3 DRAWING SIZE): 1 : 200	ADDRESS: 13 - 15 TERRYLANDS STREET, BURNIE	

NOTES

DEMOLITION WORKS TO AS 2601.

CONTRACTOR TO MAKE ALL NECESSARY ALLOWANCES FOR REQUIRED DEMOLITIONS, REMOVALS + RELOCATIONS TO SUIT THE NEW WORKS. ITEMS TO BE DEMOLISHED SHOWN DOTTED, TYPICAL.

DURING DEMOLITION / CONSTRUCTION IT IS THE CONTRACTORS RESPONSIBILITY TO ENSURE THAT THE STRUCTURE IS MAINTAINED IN A SAFE, STABLE CONDITION AND NO ELEMENT IS OVERLOADED DUE TO CONSTRUCTION ACTIVITIES.

PROVIDE TEMPORARY SUPPORT FOR LOAD BEARING SECTIONS OF EXISTING BUILDINGS WHICH ARE TO BE ALTERED, UNTIL PERMANENT SUPPORT IS INSTALLED.

CONTRACTORS ARE TO ENGAGE A TEMPORARY WORKS ENGINEER FOR THE DESIGN OF SCAFFOLDING, FORMWORK, BRACING, BACK PROPPING, LIFTING + CONSTRUCTION SEQUENCING.

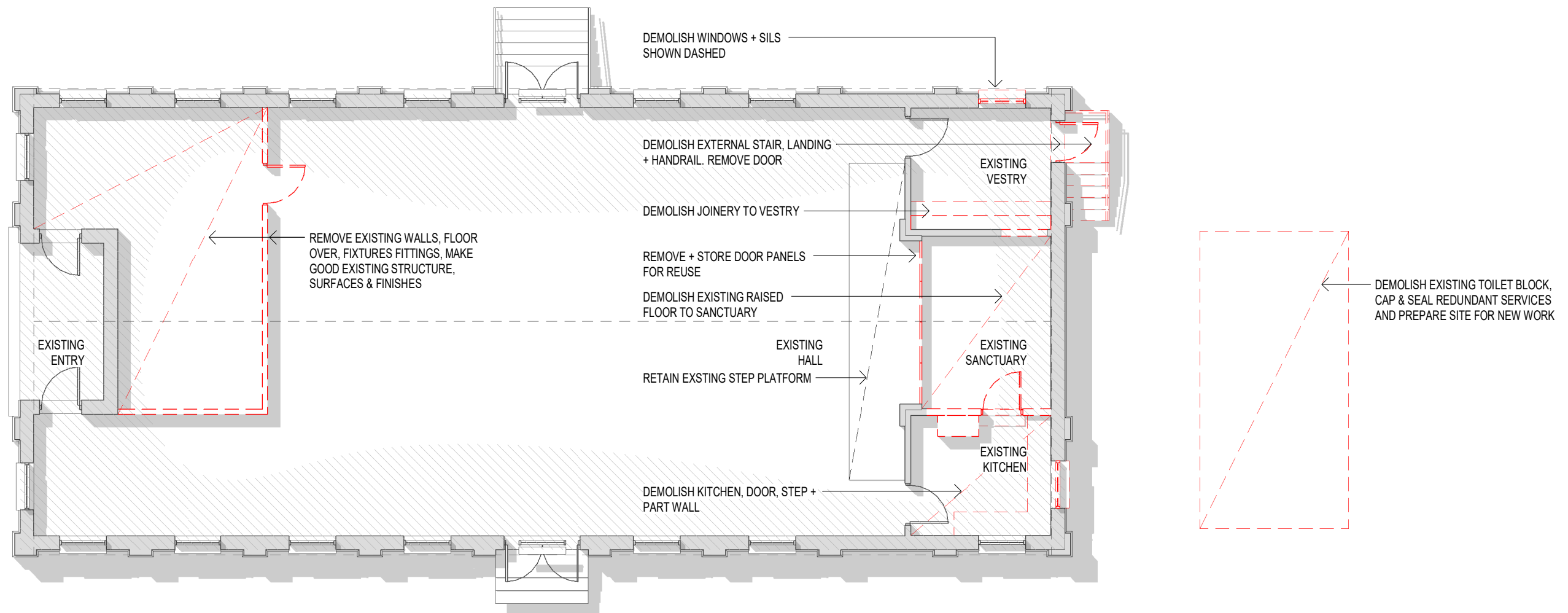
CONTRACTORS TO CARRY OUT DILAPIDATION SURVEY OF THE CONDITION OF ADJACENT STRUCTURES IN THE VICINITY OF THE WORKS.

ALL SALVAGED ITEMS ARE TO BE STORED READY FOR RE-USE OR FOR THE OWNER'S LATER INSTRUCTION. WHERE ITEMS ARE REMOVED, CONTRACTOR TO MAKE GOOD.

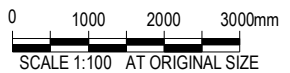
CONTRACTOR TO ALLOW TO CHASE ALL NEW PLUMBING + ELECTRICAL WIRING UNDER FLOORS OR INTO WALLS AS REQUIRED.


REPAIR + MAKE GOOD TO ALL PENETRATIONS WHERE ITEMS REMOVED.

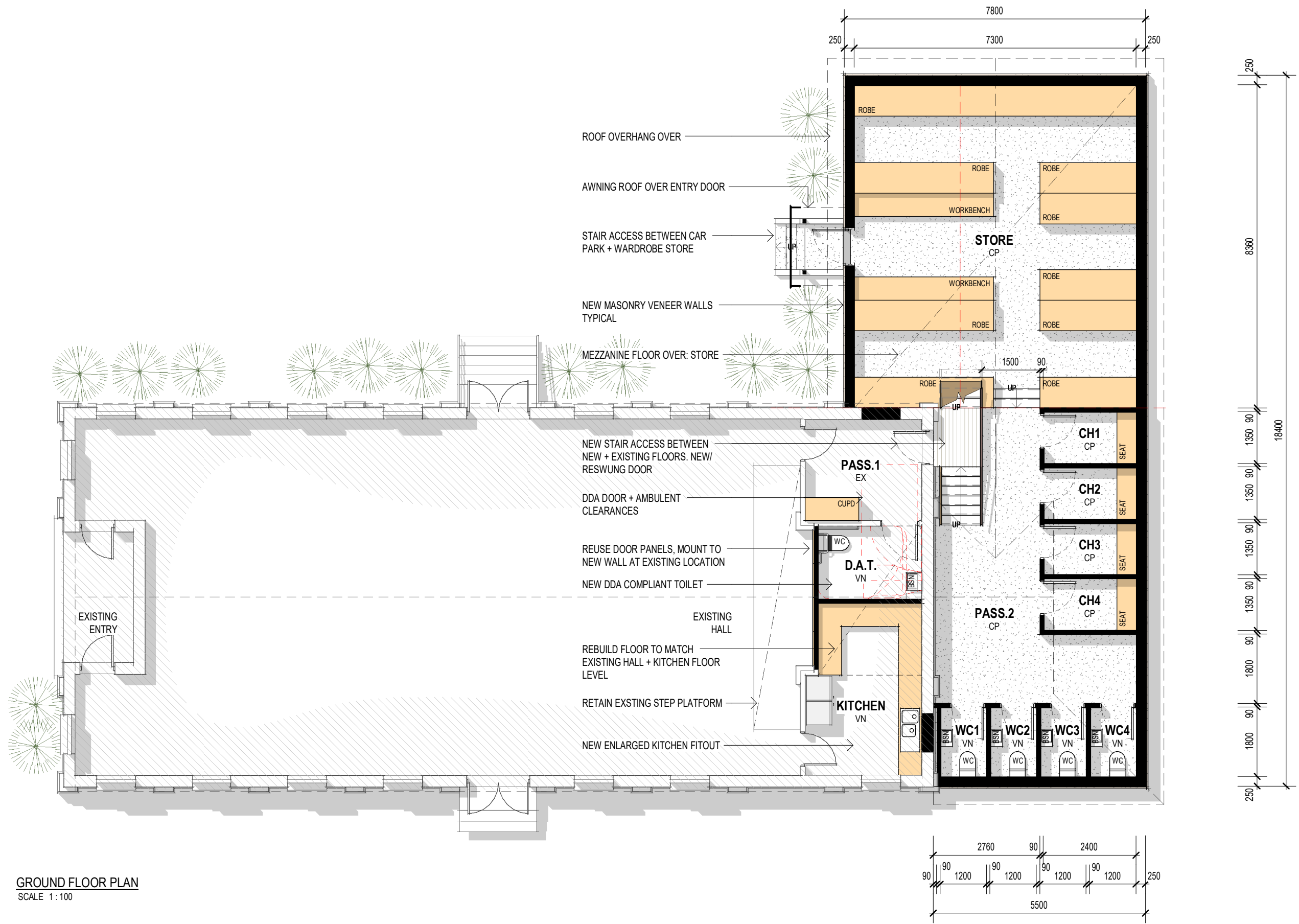
CAP AND SEAL ALL REDUNDANT SERVICES..



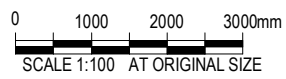
EXISTING / DEMOLITION PLAN
SCALE 1 : 100




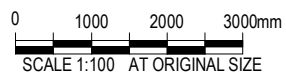
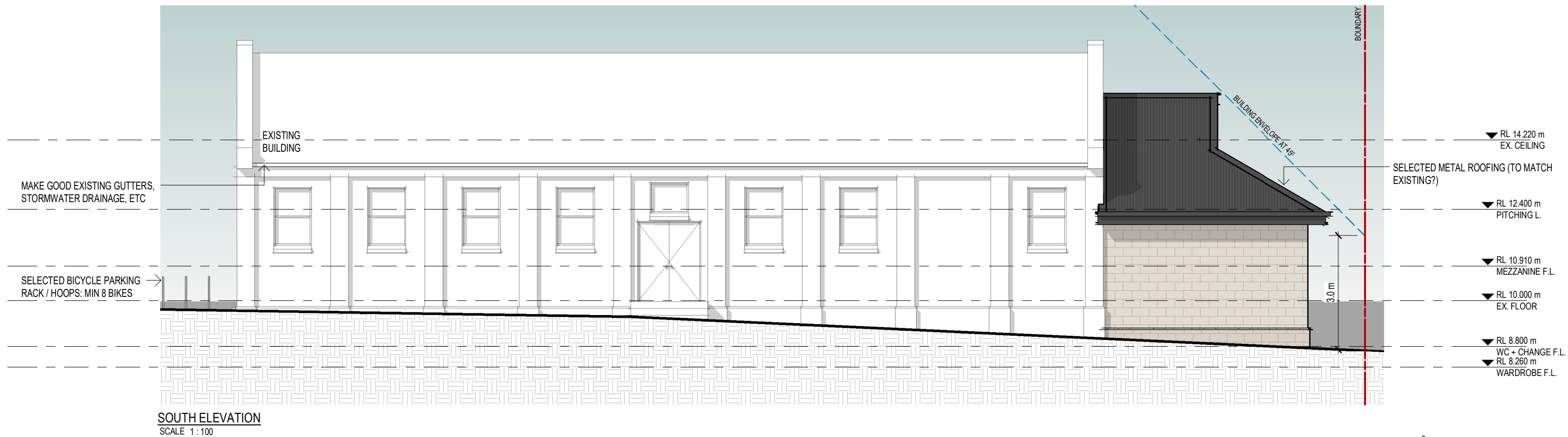
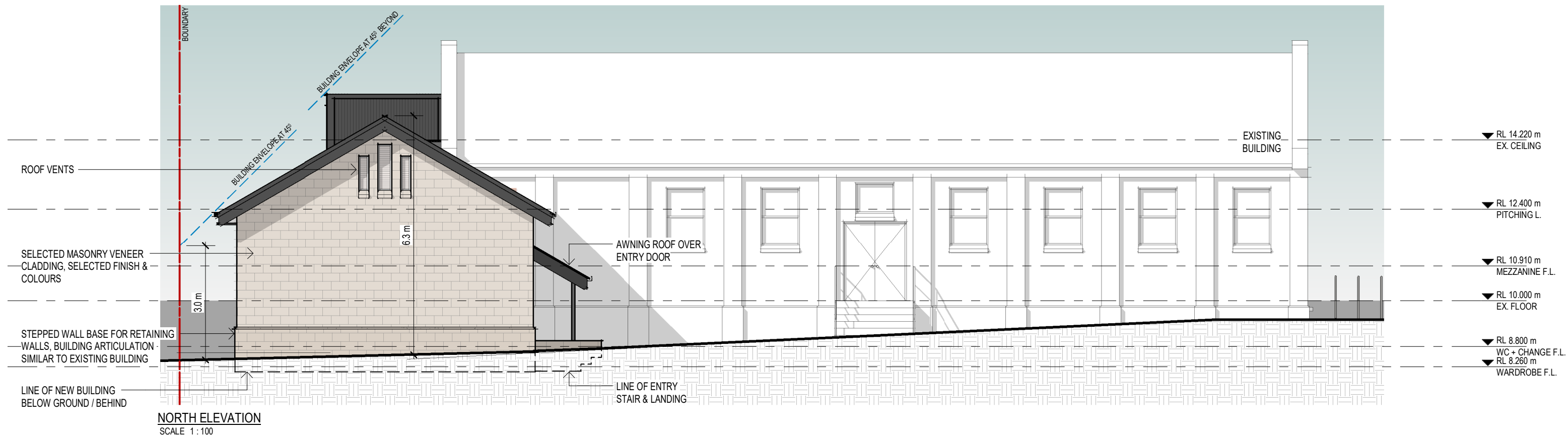
	STATUS: PLANNING APPLICATION		DRAWN: TP	DESIGNED: ARJ	PRINCIPAL: BURNIE MUSICAL SOCIETY	DRAWING TITLE: EXISTING / DEMOLITION PLAN
	GENERAL NOTES: 1. ALL DIMENSIONS IN MILLIMETERS UNLESS NOTED OTHERWISE. 2. USE FIGURED DIMENSIONS, DO NOT SCALE. 3. ALL LEVELS AND DIMENSION TO BE CHECK ON SITE. 4. ALL WORKS IN ACCORDANCE WITH AUSTRALIAN STANDARDS, LOCAL AUTHORITIES, SPECIFICATIONS, NCC & MANUFACTURES SPECIFICATIONS. 5. © COPYRIGHT: THESE DRAWINGS AND DESIGN MUST NOT BE USED, RETAINED OR COPIED FOR ANY OTHER PURPOSE WITHOUT THE PERMISSION OF JD2 CONSULTING PTY LTD.		APPROVED: -	ACCREDITATION No.: CC350G	PROJECT: ALTERATION + ADDITION	
B PLANNING APPLICATION 19.10.2023	A PRELIMINARY 25.09.2023	Address: PO Box 34 Burnie Tasmania 7320 Ph: 0419 314 498 alan.johnson@jd2consulting.com.au A.B.N. 41 142 513 410	DATE: 19.10.2023	SCALE (AT A3 DRAWING SIZE): 1 : 100	ADDRESS: 13 - 15 TERRYLANDS STREET, BURNIE	PROJECT No: 02.270 DWG No: A03 REV No: B




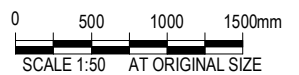
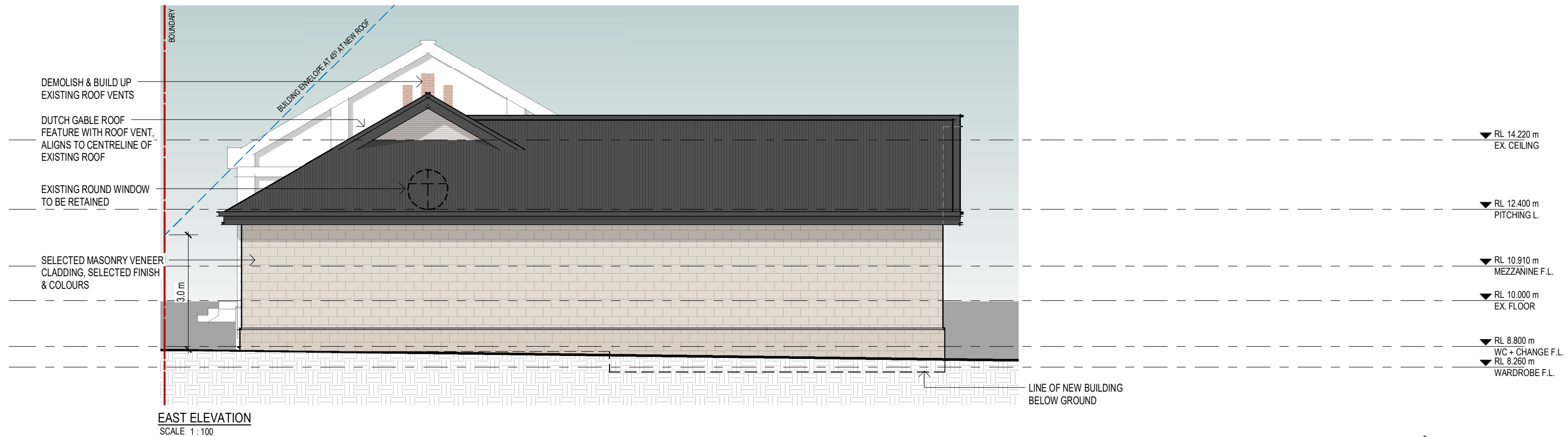
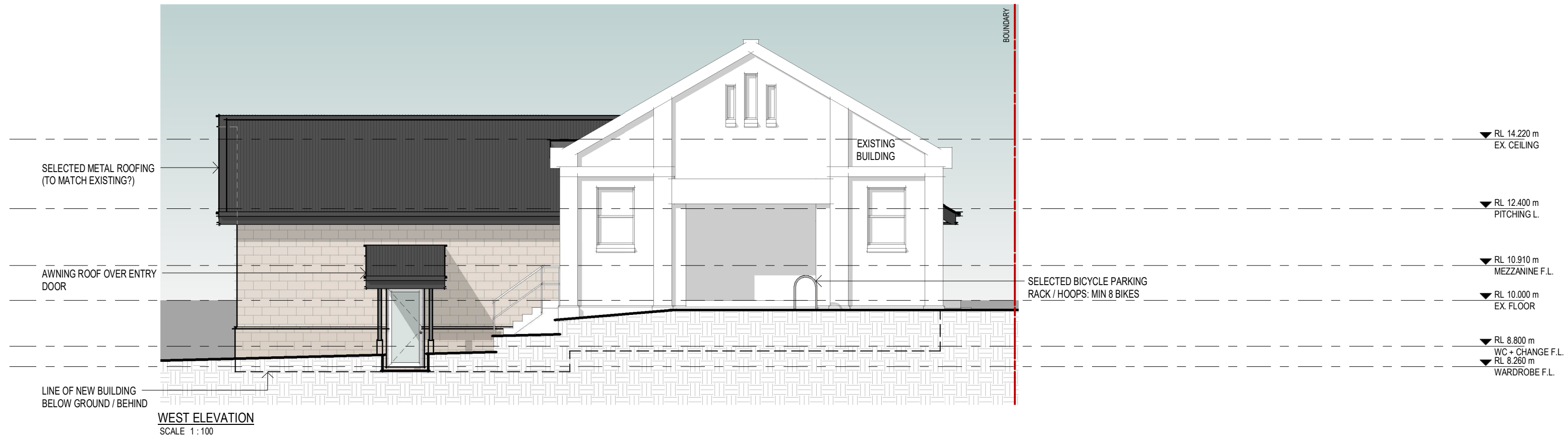
GROUND FLOOR PLAN
SCALE 1:100




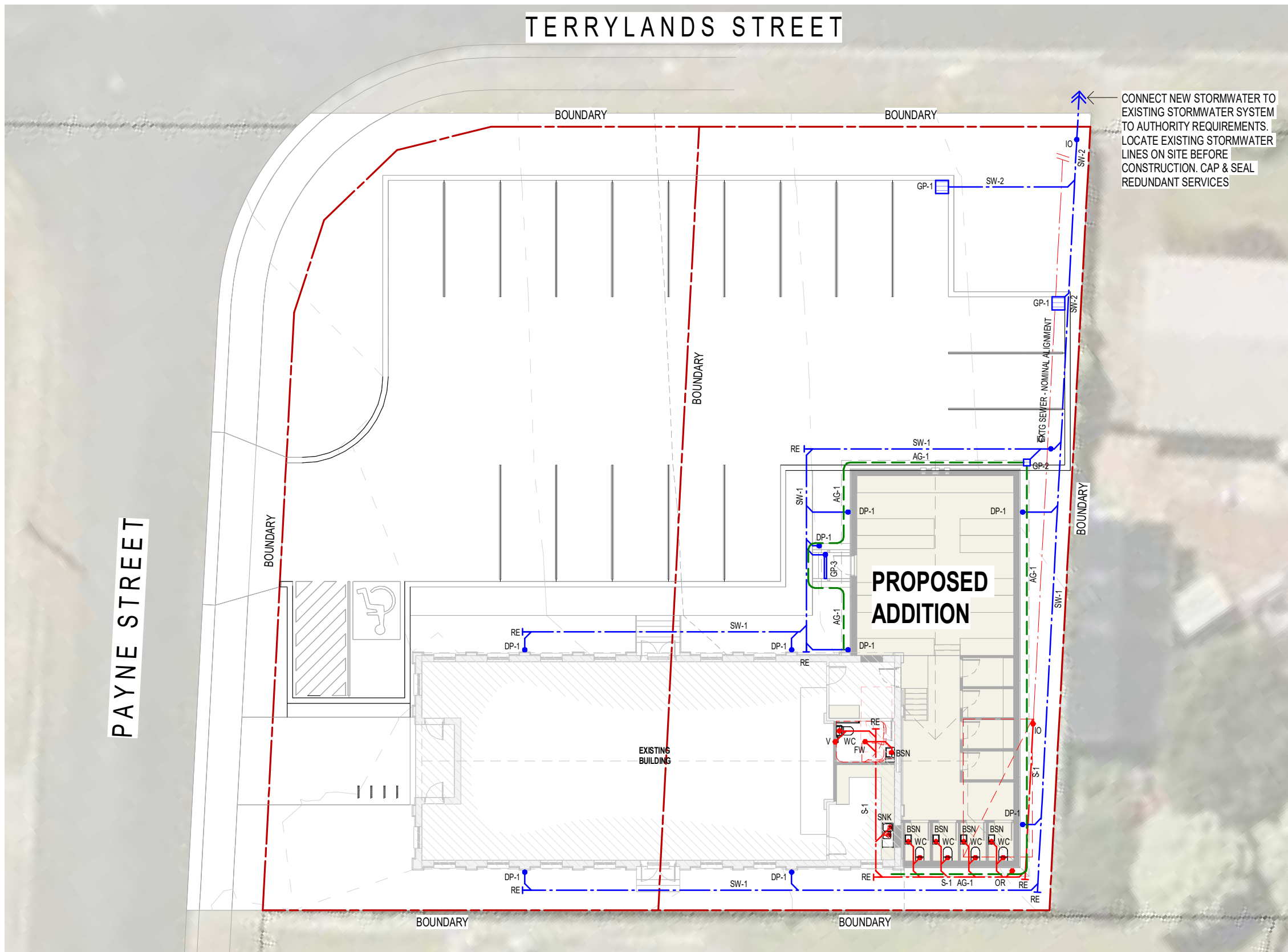
				STATUS: PLANNING APPLICATION		DRAWN: TP	DESIGNED: ARJ	PRINCIPAL: BURNIE MUSICAL SOCIETY	DRAWING TITLE: PROPOSED FLOOR PLAN
				GENERAL NOTES: 1. ALL DIMENSIONS IN MILLIMETERS UNLESS NOTED OTHERWISE. 2. USE FIGURED DIMENSIONS, DO NOT SCALE. 3. ALL LEVELS AND DIMENSION TO BE CHECK ON SITE. 4. ALL WORKS IN ACCORDANCE WITH AUSTRALIAN STANDARDS, LOCAL AUTHORITIES, SPECIFICATIONS, NCC & MANUFACTURES SPECIFICATIONS. 5. © COPYRIGHT: THESE DRAWINGS AND DESIGN MUST NOT BE USED, RETAINED OR COPIED FOR ANY OTHER PURPOSE WITHOUT THE PERMISSION OF JD2 CONSULTING PTY LTD.		APPROVED: -	ACCREDITATION No.: CC350G	PROJECT: ALTERATION + ADDITION	ADDRESS: 13 - 15 TERRYLANDS STREET, BURNIE
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REV: DESCRIPTION:		DATE:							



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B PLANNING APPLICATION 19.10.2023	A PRELIMINARY 25.09.2023	Address: PO Box 34 Burnie Tasmania 7320 Ph: 0419 314 498 alan.johnson@jd2consulting.com.au A.B.N. 41 142 513 410		GENERAL NOTES: 1. ALL DIMENSIONS IN MILLIMETERS UNLESS NOTED OTHERWISE. 2. USE FIGURED DIMENSIONS, DO NOT SCALE. 3. ALL LEVELS AND DIMENSION TO BE CHECK ON SITE. 4. ALL WORKS IN ACCORDANCE WITH AUSTRALIAN STANDARDS, LOCAL AUTHORITIES, SPECIFICATIONS, NCC & MANUFACTURES SPECIFICATIONS. 5. © COPYRIGHT: THESE DRAWINGS AND DESIGN MUST NOT BE USED, RETAINED OR COPIED FOR ANY OTHER PURPOSE WITHOUT THE PERMISSION OF JD2 CONSULTING PTY LTD.			



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B A REV:	PLANNING APPLICATION PRELIMINARY DESCRIPTION:	19.10.2023 25.09.2023 DATE:	Address: PO Box 34 Burnie Tasmania 7320 Ph: 0419 314 498 alan.johnson@jd2consulting.com.au A.B.N. 41 142 513 410	GENERAL NOTES: 1. ALL DIMENSIONS IN MILLIMETERS UNLESS NOTED OTHERWISE. 2. USE FIGURED DIMENSIONS, DO NOT SCALE. 3. ALL LEVELS AND DIMENSION TO BE CHECK ON SITE. 4. ALL WORKS IN ACCORDANCE WITH AUSTRALIAN STANDARDS, LOCAL AUTHORITIES, SPECIFICATIONS, NCC & MANUFACTURES SPECIFICATIONS. 5. © COPYRIGHT: THESE DRAWINGS AND DESIGN MUST NOT BE USED, RETAINED OR COPIED FOR ANY OTHER PURPOSE WITHOUT THE PERMISSION OF JD2 CONSULTING PTY LTD.			



LINWORK LEGEND

- EXISTING SEWER
- PROPOSED AG DRAIN
- PROPOSED SEWER
- PROPOSED STORMWATER

SEWER LEGEND

- S-1 DN100 UPVC SN8 SEWER PIPE, 1 IN 60 MIN. FALL
- BSN BASIN
- FW FLOOR WASTE
- IO INSPECTION OPENING
- OR OVERFLOW RELIEF GULLY
- RE ROD EYE
- SNK SINK
- TR WASH TROUGH
- V VENT TO ATMOSPHERE
- WC WATER CLOSET

STORMWATER LEGEND

- AG-1 DN100 AG DRAIN DRAINCOIL SN8 WITH FILTER SOCK & 300 SQ 20 BLUE METAL BACKFILL WRAPPED IN FABRIC
- SW-1 DN100 PVC SN8 STORMWATER PIPE, 1 IN 100 MIN. FALL
- SW-2 DN150 PVC SN8 STORMWATER PIPE, 1 IN 100 MIN. FALL
- DP-1 DN100 UPVC SN8 DOWN PIPE
- GP-1 600 SQ. x 600 DEEP HUDSONS CIVIL HEAVY DUTY CONCRETE STORMWATER SIDE-ENTRY PIT WITH HOT DIP GALV. GRATED LID, WITH 300 SILT ARRESTOR DEPTH
- GP-2 300 SQ. x 300 DEEP EVERHARD SILT ARRESTOR PIT
- GP-3 100W LINEAR GRATED DRAIN TO BASE OF STAIR
- IO INSPECTION OPENING
- RE ROD EYE

NOTE:

LOCATIONS + QUANTITIES OF SEWER DRAINAGE ELEMENTS SHOWN INDICATIVE ONLY. SUPPLY & DRAINAGE WORKS DESIGN TO BE CHECKED + CONFIRMED BY QUALIFIED PLUMBER OR HYDRAULICS PROFESSIONAL BEFORE COMMENCING WORKS

HYDRAULICS LAYOUT
SCALE 1:200



0 1000 2000 3000mm
SCALE 1:100 AT ORIGINAL SIZE

		STATUS: PLANNING APPLICATION		DRAWN: TP	DESIGNED: ARJ	PRINCIPAL: BURNIE MUSICAL SOCIETY	DRAWING TITLE: HYDRAULICS LAYOUT
		GENERAL NOTES: 1. ALL DIMENSIONS IN MILLIMETERS UNLESS NOTED OTHERWISE. 2. USE FIGURED DIMENSIONS, DO NOT SCALE. 3. ALL LEVELS AND DIMENSION TO BE CHECK ON SITE. 4. ALL WORKS IN ACCORDANCE WITH AUSTRALIAN STANDARDS, LOCAL AUTHORITIES, SPECIFICATIONS, NCC & MANUFACTURES SPECIFICATIONS. 5. © COPYRIGHT: THESE DRAWINGS AND DESIGN MUST NOT BE USED, RETAINED OR COPIED FOR ANY OTHER PURPOSE WITHOUT THE PERMISSION OF JD2 CONSULTING PTY LTD.		APPROVED: -	ACCREDITATION No.: CC350G	PROJECT: ALTERATION + ADDITION	PROJECT No: 02.270 DWG No: H01 REV No: B
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