

PLEASE QUOTE

Your Ref:

Our Ref: DA 2025/44

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](http://www.burnie.tas.gov.au/feedback)



## NOTICE OF APPLICATION FOR LAND USE PERMIT

(Section 57(3) Land Use Planning and Approvals Act 1993)

### *Advice to Adjoining Land Owner or Occupier*

**Application No: - DA 2025/44**  
**Development Site: - 15-17 Scarfe Street CAMDALE**  
**CT: 15140/5**  
**Proposal: - Carwash/detailing centre**

---

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](http://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](mailto:burnie@burnie.tas.gov.au) by no later than 5.00 pm on **29 September 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: - **13 September 2025**

BURNIE CITY COUNCIL  
PO Box 973, BURNIE, TASMANIA 7320.  
Ph : (03) 6430 5700  
Email : [burnie@burnie.tas.gov.au](mailto:burnie@burnie.tas.gov.au)



**Land Use Planning and Approvals Act 1993**

**Tasmanian Planning Scheme**

**PERMIT APPLICATION**

*Office use only*

Application No \_\_\_\_\_

Date Received \_\_\_\_\_

Permit Pathway - *Permitted/Discretionary*

**Use or Development Site:**

Street Address

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**

[Large greyed-out area for office use only]

SEARCH OF TORRENS TITLE

VOLUME 15140	FOLIO 6
EDITION 4	DATE OF ISSUE 17-Jun-2025

SEARCH DATE : 18-Jun-2025

SEARCH TIME : 12.45 PM

DESCRIPTION OF LAND

City of BURNIE  
 Lot 6 on Plan 15140  
 Derivation : Part of 50,000 Acres Gtd to The Van Diemen's Land  
 Company  
 Prior CT 4613/77

SCHEDULE 1

B620234 TRANSFER to KURT AARON NOLAN and SHERRI-LYNN ANNE  
 WALTERS as tenants in common in equal shares  
 Registered 09-Sep-1993 at 12.02 PM

SCHEDULE 2

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

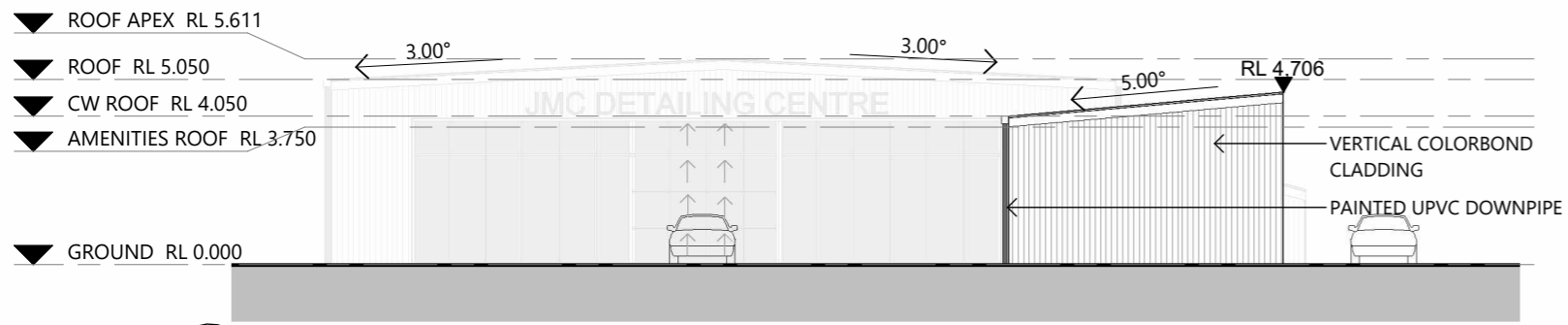
UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

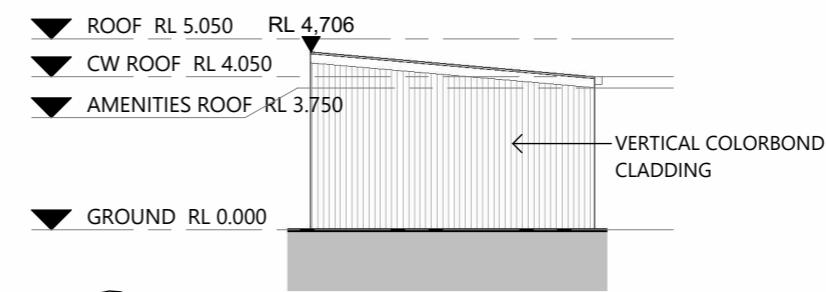




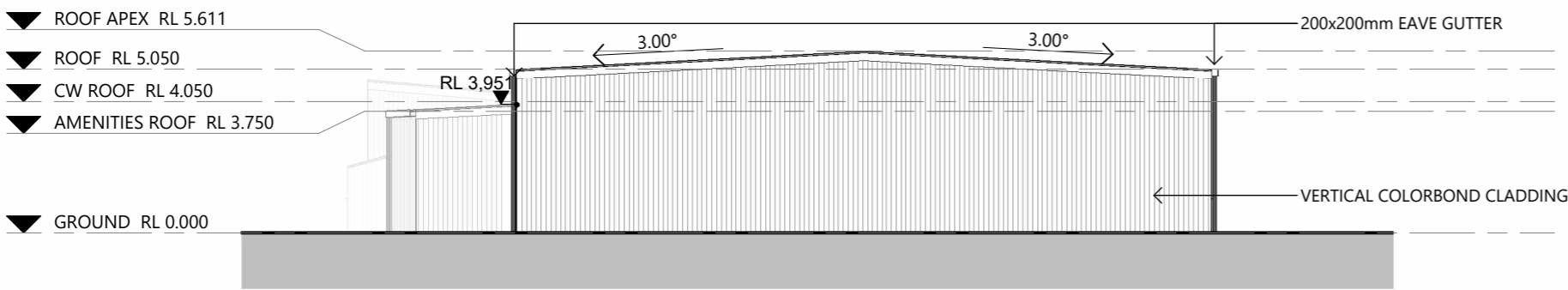




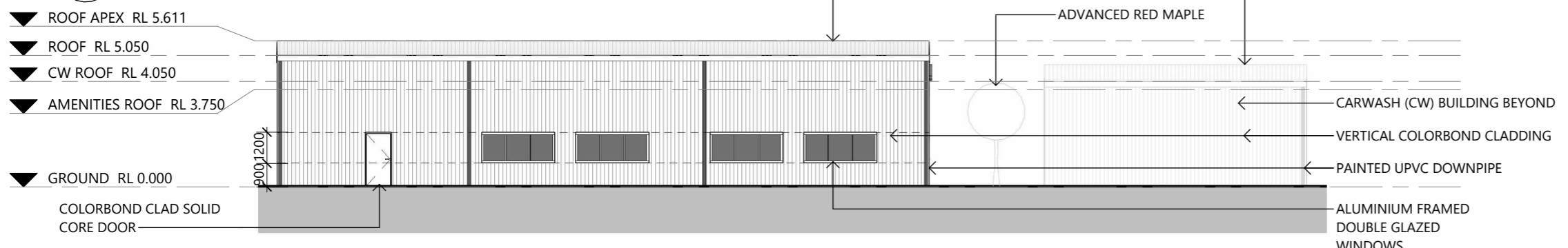
**1 ELEVATION - STREET**  
SCALE 1 : 200



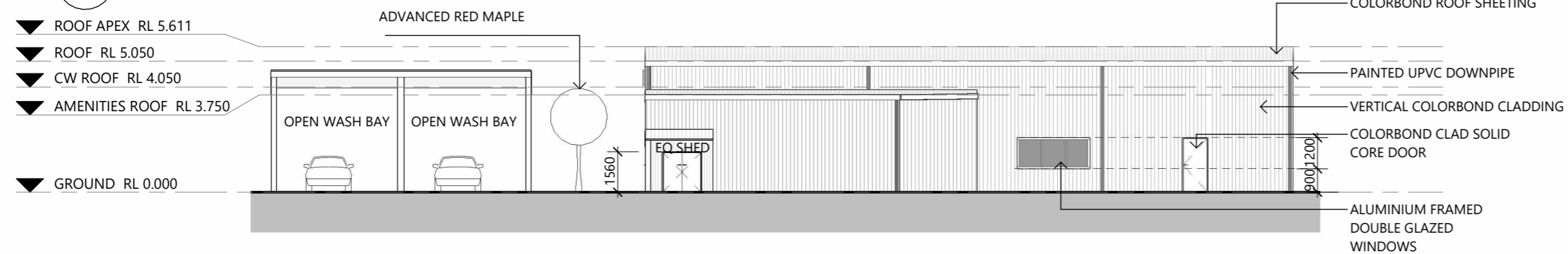
**6 OPEN WASH - SOUTH ELEVATION**  
SCALE 1 : 200



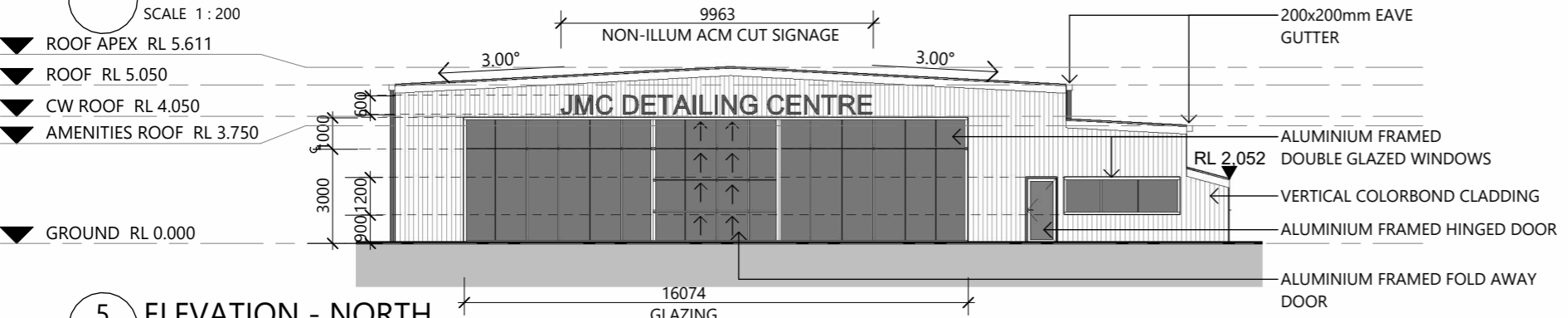
**2 ELEVATION - SOUTH**  
SCALE 1 : 200



**3 ELEVATION - EAST**  
SCALE 1 : 200



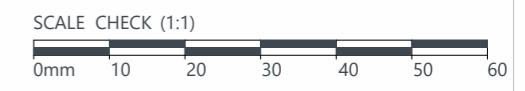
**4 ELEVATION - WEST**  
SCALE 1 : 200



**5 ELEVATION - NORTH**  
SCALE 1 : 200

R E V I S I O N				
Rev	Description	Date	Int.	App
DA01	ISSUED FOR DEVELOPMENT APPLICATION	09.07.2025	BL	BT

**©COPYRIGHT**  
 THESE DRAWINGS AND THE DESIGNS ARE THE PROPERTY OF ARTAS ARCHITECTS PTY LTD AND MUST NOT BE USED, RETAINED OR COPIED WITHOUT WRITTEN PERMISSION FROM ARTAS ARCHITECTS PTY LTD. (A.B.N. 37 651 028 090)  
 ALL DRAWINGS TO BE READ IN CONJUNCTION WITH ALL ENGINEERS DOCUMENTATION AND SPECIFICATION.  
 CONTRACTOR TO ENSURE ALL NEW BUILDING WORKS, NEW FITTINGS AND FIXTURES ARE INSTALLED TO THE CURRENT BCA, AUSTRALIAN STANDARDS AND WORKCOVER REGULATIONS.  
 THE CONTRACTOR SHALL USE FIGURED DIMENSIONS IN PREFERENCE TO SCALED DIMENSIONS. ALL DIMENSIONS SHALL BE VERIFIED ON SITE.



PROJECT NAME  
**JMC BURNIE - 15-17 SCARFE STREET**  
 CLIENT NAME  
**JMC PROPERTY GROUP**

DRAWING NAME  
**EXTERNAL ELEVATIONS**

DRAWN | REGISTERED ARCHITECT | LICENCE No. | SHEET SIZE  
 BL | AM | TBA | A3 (L'SCAPE)  
 DRAWING ISSUE | DRAWING NUMBER  
**APPROVAL** | **A20 -DA01**  
 PROJECT NUMBER: 251025