

PLEASE QUOTE

Your Ref:

Our Ref: DA 2025/78

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 2025/78
Development Site: - 9 Olive Street BURNIE
CT: 163264/1
Proposal: - Dwelling Extension

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 **26 November 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: - **12 November 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 9 Olive Street, Burnie, Tasmania 7320

Certificate of Title Reference Volume/Folio 163264/1

Applicant

First Name Licht Architecture

Second Name

Surname C/O Poppy Brown

Postal Address: Level 1, The Walnut Building
199 Macquarie Street, Hobart 7000

Phone No: 03 6164 7227

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 Leanne

Second Name

S

Surname Topfer

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 Residential (no change)

Documents included with the permit application to describe the Use

No change to existing residential use.

- Title documents

Proposed Development

Use class to which the development applies Residential

Documents included with the permit application to describe the Development**Provisions and Standards relied upon for grant of a Permit**

Tasmanian Planning Scheme - General Residential Zone

Value of use and/or development

Notification of Landowner/s

If land is not in applicant's ownership

I, Poppy Brown, 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 13/10/25

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) n/a

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)

n/a

Date

Applicant Declaration

I, Poppy Brown 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 13/10/25

Office use only

CERTIFICATE OF TITLE

LAND TITLES ACT 1980



TASMANIA

TORRENS TITLE

VOLUME 163264		FOLIO 1
EDITION 1	DATE OF ISSUE 02-Feb-2012	
Page 1		of 1

I certify that the person described in Schedule 1 is the registered proprietor of an estate in fee simple (or such other estate or interest as is set forth in that Schedule) in the land within described subject to such exceptions, encumbrances, interests and entries specified in Schedule 2 and to any additional entries in the Folio of the Register.

Alice Kawa

Recorder of Titles.



DESCRIPTION OF LAND

City of BURNIE
Lot 1 on Plan 163264
Derivation : Part of 50,000 Acres Gtd. to The Van Diemens Land Company.
Prior CT 198312/1

SCHEDULE 1

B512079 TRANSFER to LEANNE SHIRLEY TOPFER

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
BENEFITING EASEMENT: a right of carriage way at all times and for all purposes in over along and upon the Roadway 1.22 wide marked A.B.E.H. on Plan No.163264
D3049 BENEFITING EASEMENT: a right of carriageway over the Right of Carriageway 1.22 wide marked H.E.L.M. on P163264 Registered 02-Feb-2012 at noon
D3050 BURDENING EASEMENT: a right of carriageway (appurtenant to Lot 1 on P163263) over the Right of Carriageway 1.83 wide marked E.J.K.L. on P.163264 Registered 02-Feb-2012 at 12.05 PM

OWNER

FOLIO REFERENCE CT.198312/1

GRANTEE

PART OF 50,000 ACRES GTD TO THE VAN DIEMENS LAND COMPANY

PLAN OF TITLE

LOCATION

CITY OF BURNIE

FIRST SURVEY PLAN No. PI055

COMPILED BY LDRB

SCALE 1: 500

LENGTHS IN METRES

Registered Number

P.163264

APPROVED 2 FEB 2012

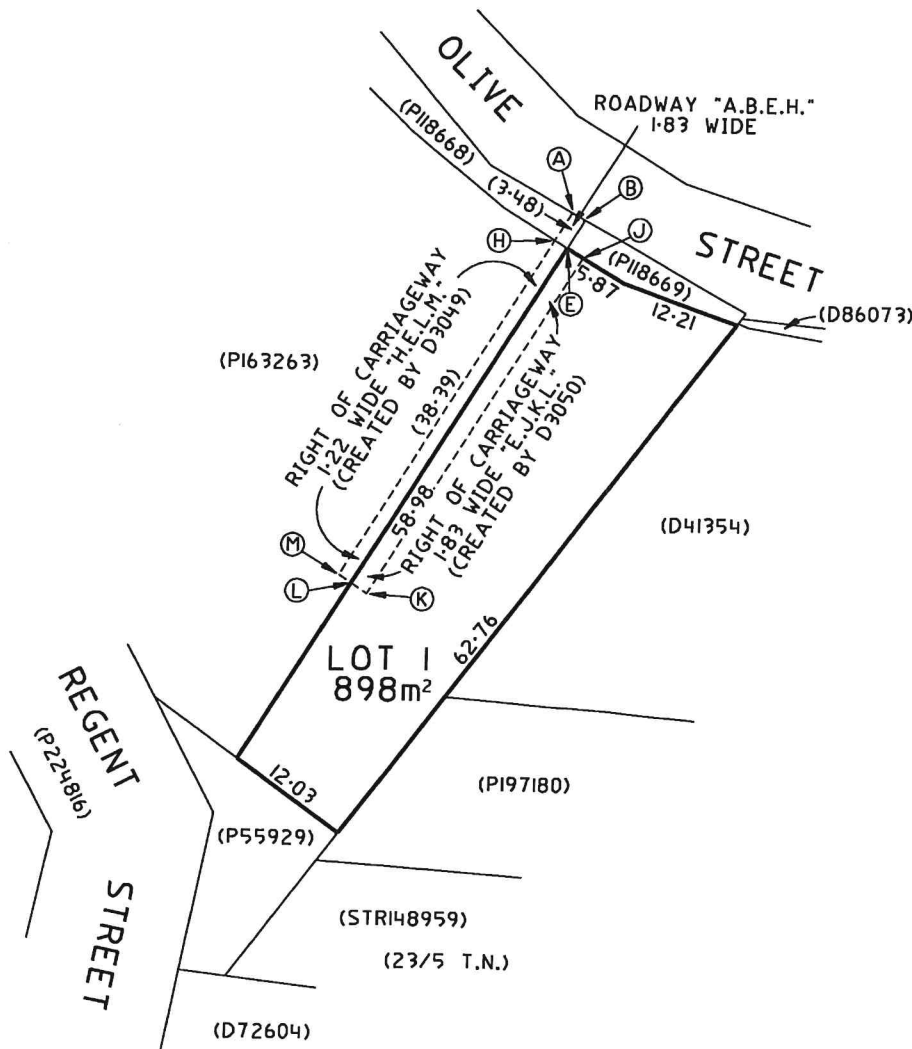
Alice Kawa
Recorder of Titles

MAPSHEET MUNICIPAL
CODE No. 103 (4045-32)

LAST
UPI No 4203472

LAST PLAN
No. P198312

ALL EXISTING SURVEY NUMBERS TO BE
CROSS REFERENCED ON THIS PLAN



DEVELOPMENT APPLICATION

OLIVE STREET, 9 OLIVE STREET BURNIE TAS 7320

REVISION 03 ISSUED FOR DA

PROJECT

DESIGNER

LICHT ARCHITECTURE
CERTIFIED ARCHITECT: JASON LICHT
ACCREDITATION N°: CC5860K
ARCHITECTS ADDRESS: LEVEL 1, THE WALNUT BUILDING, 199
MACQUARIE ST. HOBART, 7000

LOCATION

PROJECT N°: 2407
PROJECT NAME: OLIVE STREET
TITLE REFERENCE: 6121794
PROJECT ADDRESS: 9 OLIVE STREET BURNIE TAS 7320

SITE DETAILS

BAL: N/A
CLIMATE ZONE: ZONE 7
WIND SPEED: REFER ENG
SOIL CLASS: REFER ENG
ALPINE AREA: NO
CORROSION: NCC C3

AREA SUMMARY

	GROUND FLOOR	DECK	LEVEL 1
EXISTING	159 m ²	34 m ²	35 m ²
NEW	0 m ²	0 m ²	10 m ²
TOTAL	159 m ²	34 m ²	45 m ²

GENERAL

THESE DRAWINGS SHOW DESIGN INTENT AND ARE SUITABLE AS A GUIDE ONLY. DO NOT SCALE OFF THE DRAWINGS. ALL DIMENSIONS IN MILLIMETRES. DIMENSIONS OF EXISTING BUILDING ARE INDICATIVE ONLY AND SHOULD NOT BE RELIED ON - VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING ANY WORK. ALL DOCUMENTS SHALL BE READ IN CONJUNCTION WITH SPECIFICATIONS AND ANY CONSULTANTS DETAIL.

ANY DISCREPANCIES, ERRORS OR OMISSIONS SHALL BE REFERRED TO THE ARCHITECTS. DRAWINGS ARE NOT TO BE USED FOR CONSTRUCTION PURPOSES UNTIL ISSUED BY THE ARCHITECT FOR CONSTRUCTION.

ALL WORK CARRIED OUT SHALL BE IN ACCORDANCE WITH RELEVANT AUSTRALIAN STANDARDS, NCCS, BUILDING CODE OF AUSTRALIA, SPECIFICATIONS AND ANY LOCAL AUTHORITY BY-LAWS AND REGULATIONS.

GLAZING

ALL GLAZING TO BE CONSTRUCTED TO COMPLY WITH AS1288 - 2006 AND AS2047 - 1999 AS REQUIRED UNDER THE BCA.



DRAWING NUMBER	DRAWING NAME	REV
A00-00	COVER PAGE	03
A01-00	EXISTING SITE	01
A01-01	SITE PLAN PROPOSED	02
A02-00	EXISTING PLANS	03
A02-10	DEMOLITION PLANS	03
A02-30	PROPOSED PLANS - STAGE 1	03
A02-31	PROPOSED PLANS - STAGE 2 INTENT	02
A02-40	PROPOSED REFLECTED CEILING PLANS	03
A03-00	ROOF PLANS	03
A04-10	ELEVATIONS - DEMOLITION	03
A04-11	ELEVATIONS - DEMOLITION	03
A04-20	ELEVATIONS - PROPOSED	03
A04-21	ELEVATIONS - PROPOSED	03
A05-20	SECTIONS - PROPOSED	03
A06-00	WINDOW AND DOOR SCHEDULE	02

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ABN 98 639 802 207 @licht_architecture

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hello@lichtarchitecture.com.au
03 6164 7277

Nominated Architect: Jason Licht
Accreditation No.: CC 5860 K

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Acknowledgement of Country

Licht Architecture acknowledge and pays respect to the Palawa and Pakana people of Lutruwita - the Traditional Custodians of the lands upon which our studio and projects are located.

project status

DEVELOPMENT APPLICATION

Rev	Date	Issue	By	Ch.
01	14/8/2025	DABA DRAFT FOR COMMENT		
02	10/9/2025	DABA DRAFT FOR COMMENT	PB	JL
03	13/10/2025	ISSUED FOR DA	PB	JL

NOT FOR CONSTRUCTION

Project N°: | 2407

OLIVE STREET

Client | Colin and Leanne

Address | 9 OLIVE STREET BURNIE TAS 7320
Property ID 6121794
Land of the palatkehehlerplue people

A00-00

COVER PAGE
@A3



REVISION 03 ISSUED FOR DA

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VIEW OF NORTH FACADE FROM OLIVE STREET



VIEW OF NORTH FACADE FROM ENTRY PATH



VIEW OF WEST FACADE FROM FRONT



VIEW OF WEST FACADE FROM REAR

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NOT FOR CONSTRUCTION

Project N° | **2407**

OLIVE STREET

Client | **Colin and Leanne**

Address | **9 OLIVE STREET BURNIE TAS 7320**
 Property ID 6121794
 Land of the parrhekehlterplus people

A01-00

EXISTING SITE
 1:10.77, 1:2.98 @A3

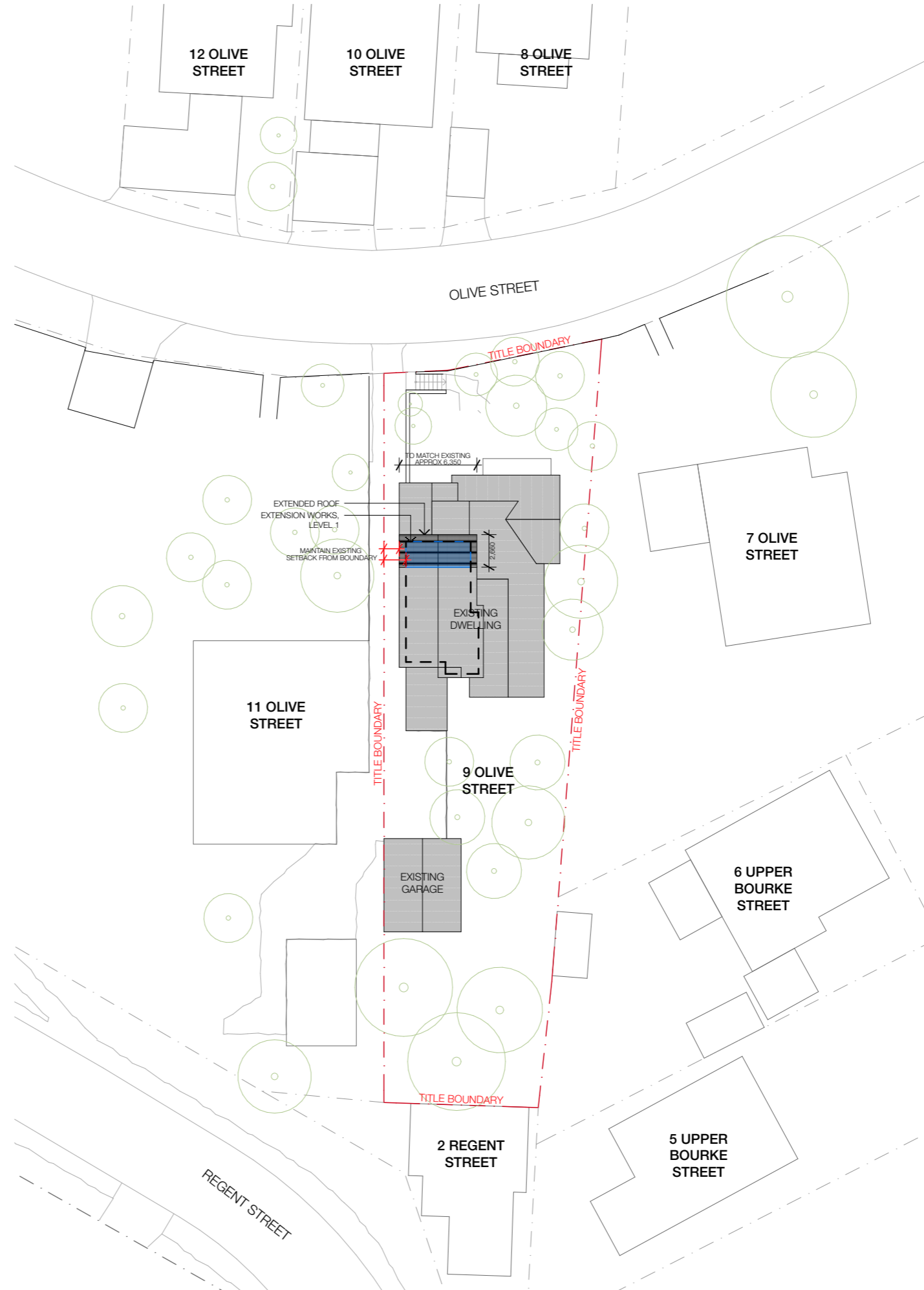


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1 LOCATION PLAN
1:2000



2 SITE PLAN - PROPOSED
1:400

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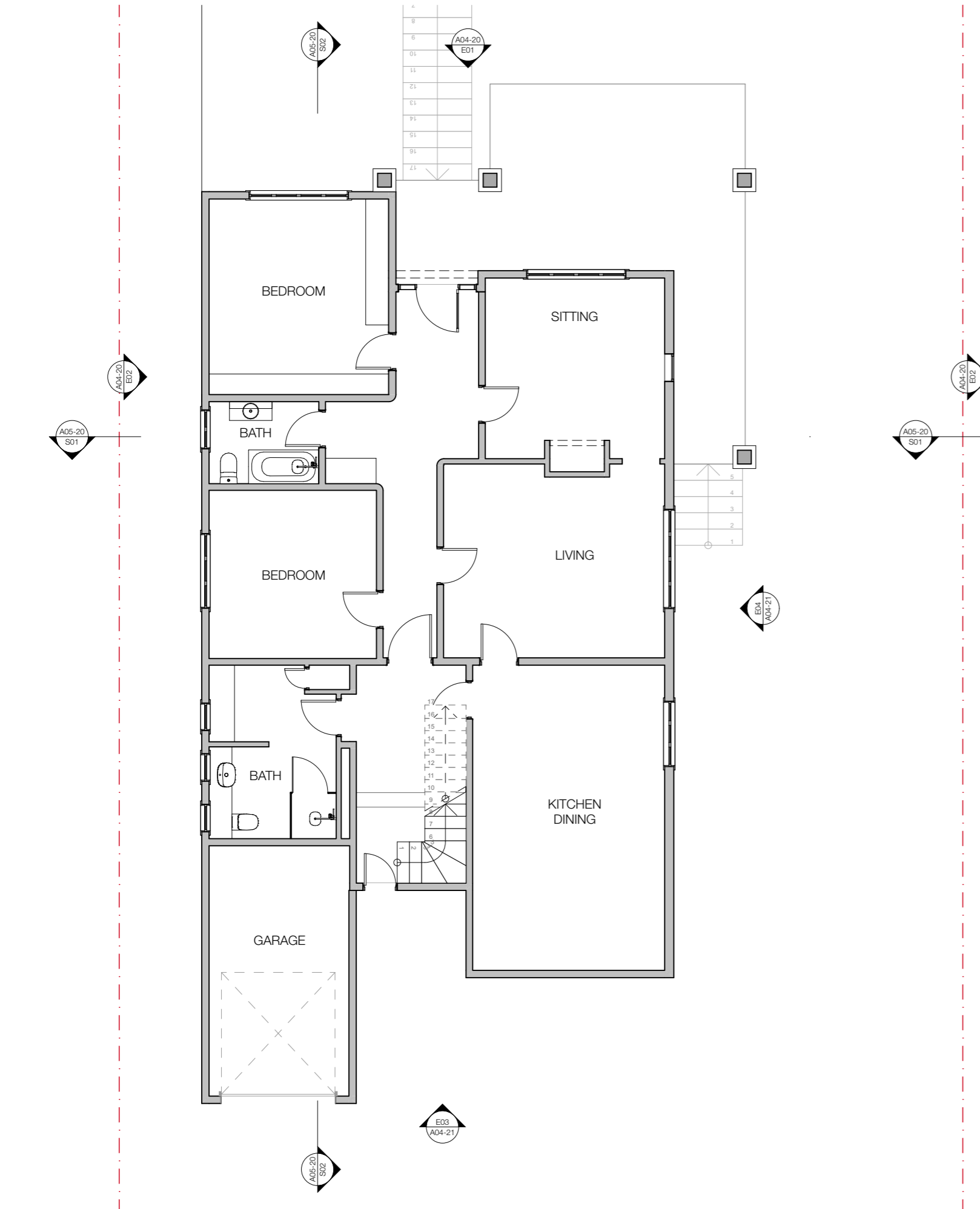
A01-01

SITE PLAN PROPOSED
1:2000, 1:400 @A3

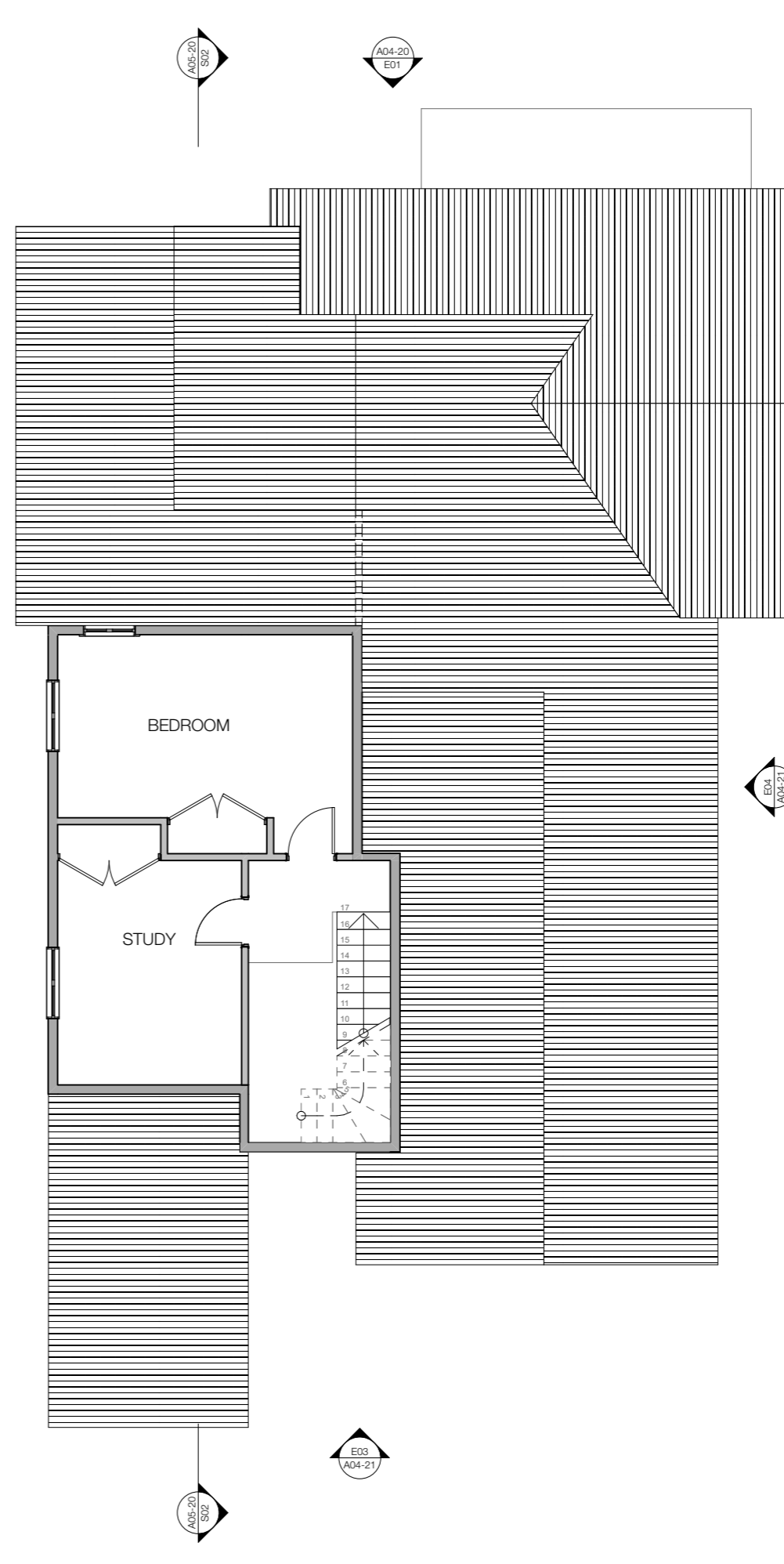


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1 GROUND FLOOR PLAN - EXISTING
1:100



2 LEVEL 1 PLAN - EXISTING
1:100

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Project No. | **2407**

OLIVE STREET

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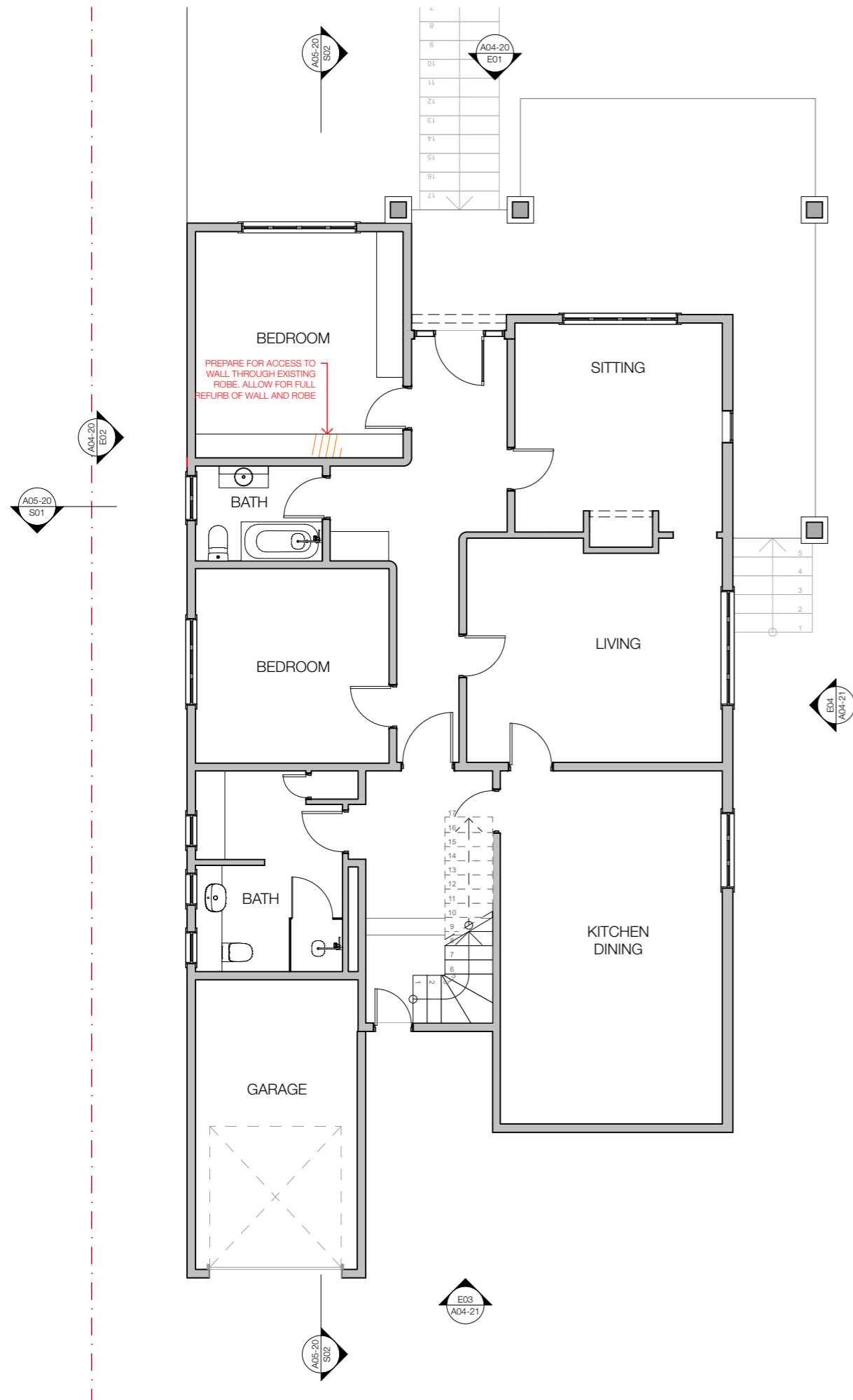
A02-00

EXISTING PLANS
1:100 @A3

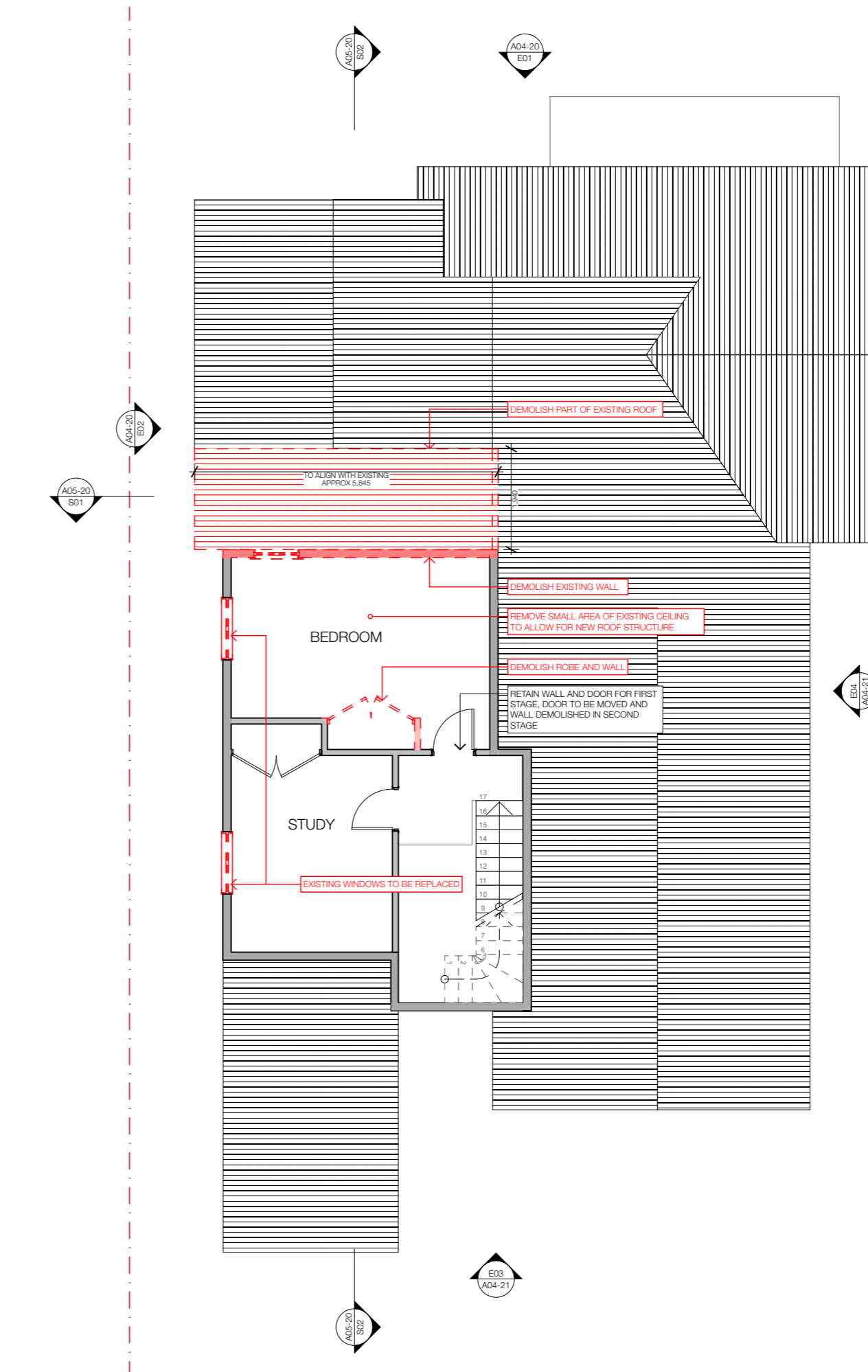
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1 GROUND FLOOR PLAN - DEMOLITION
1:100



2 LEVEL 1 PLAN - DEMOLITION
1:100

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Accreditation No.: CC 5880 K

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OLIVE STREET

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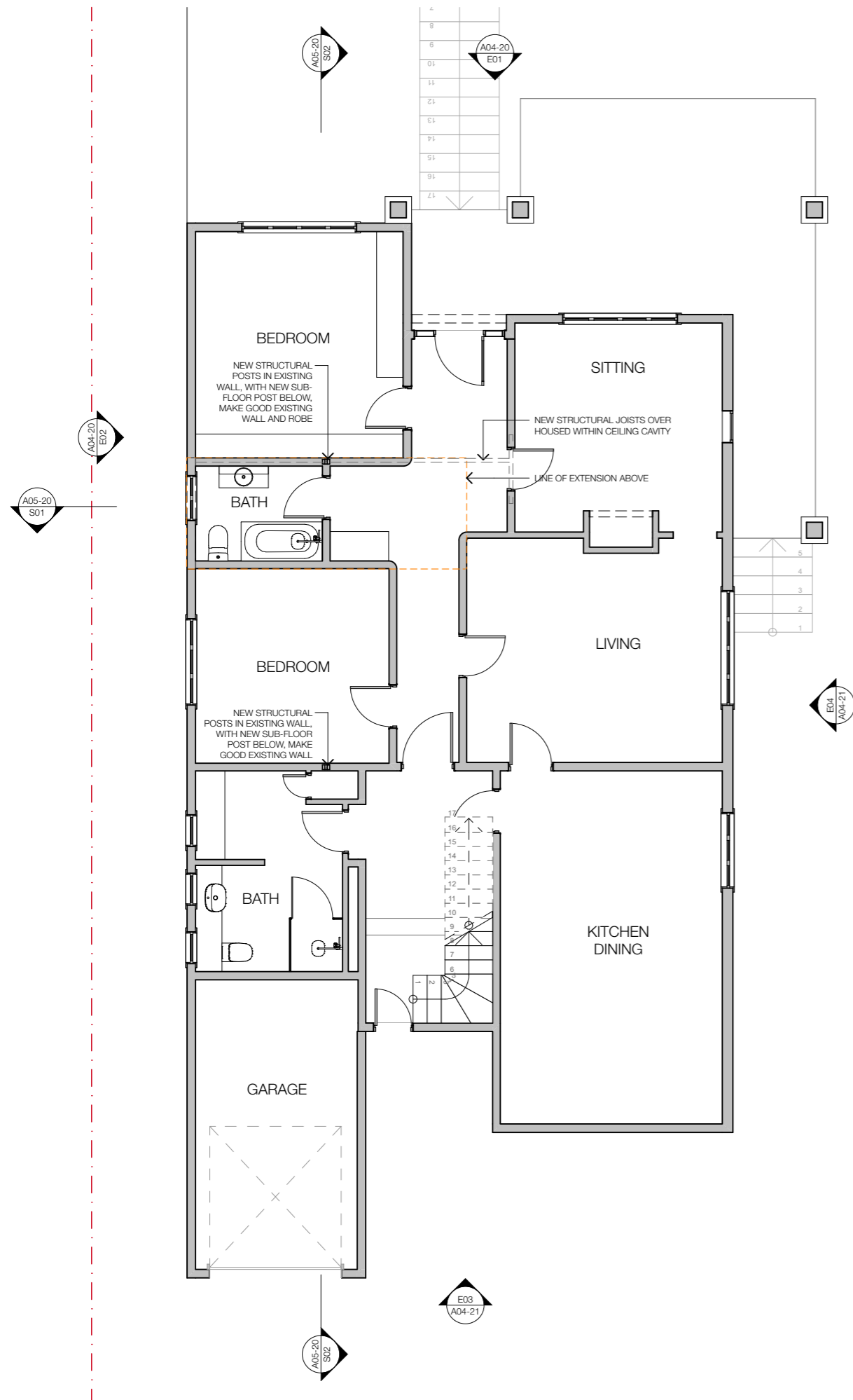
A02-10

DEMOLITION PLANS
1:100 @A3

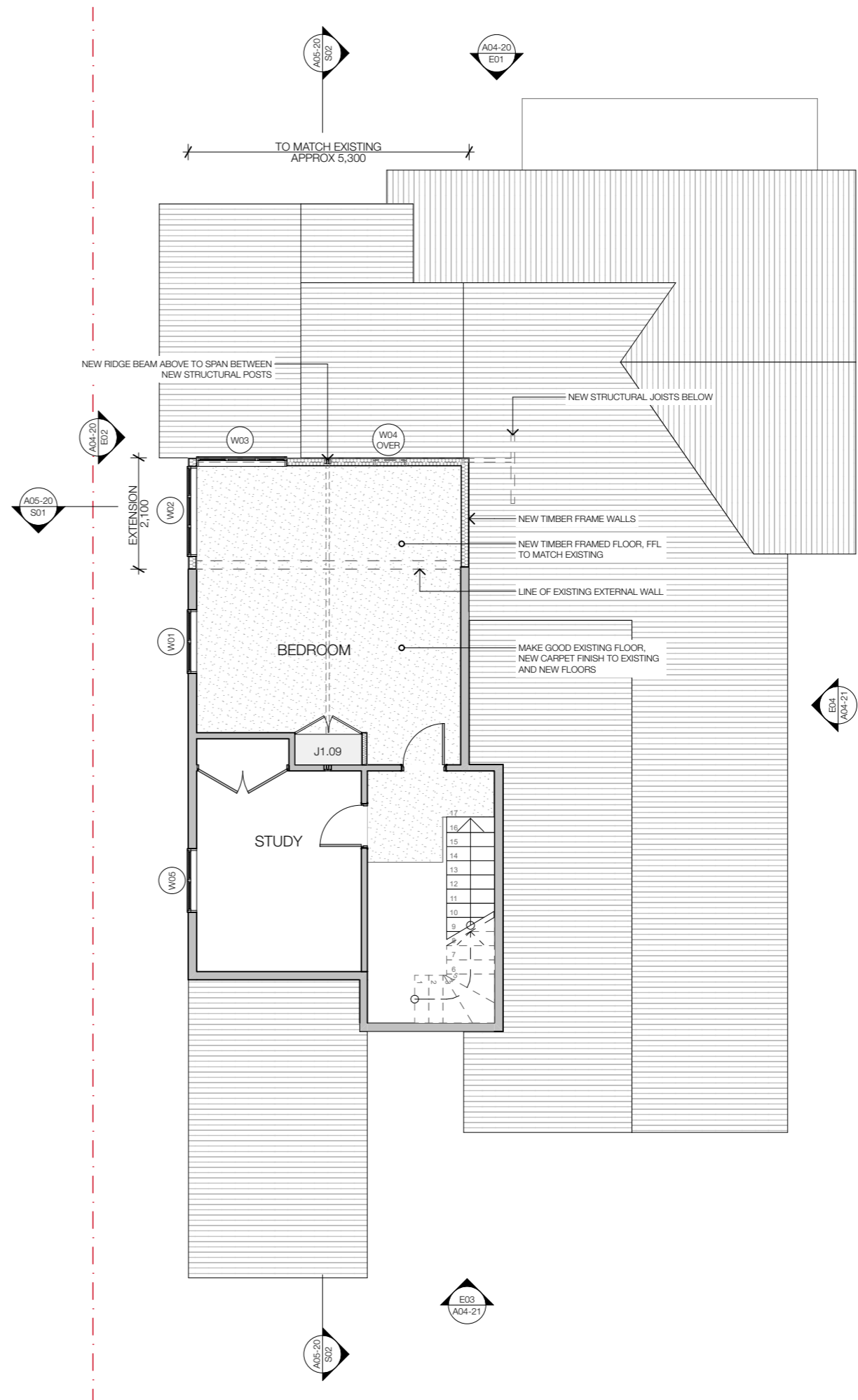
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1 GROUND FLOOR PLAN - PROPOSED
1:100



2 LEVEL 1 PLAN - PROPOSED STAGE 1
1:100

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OLIVE STREET

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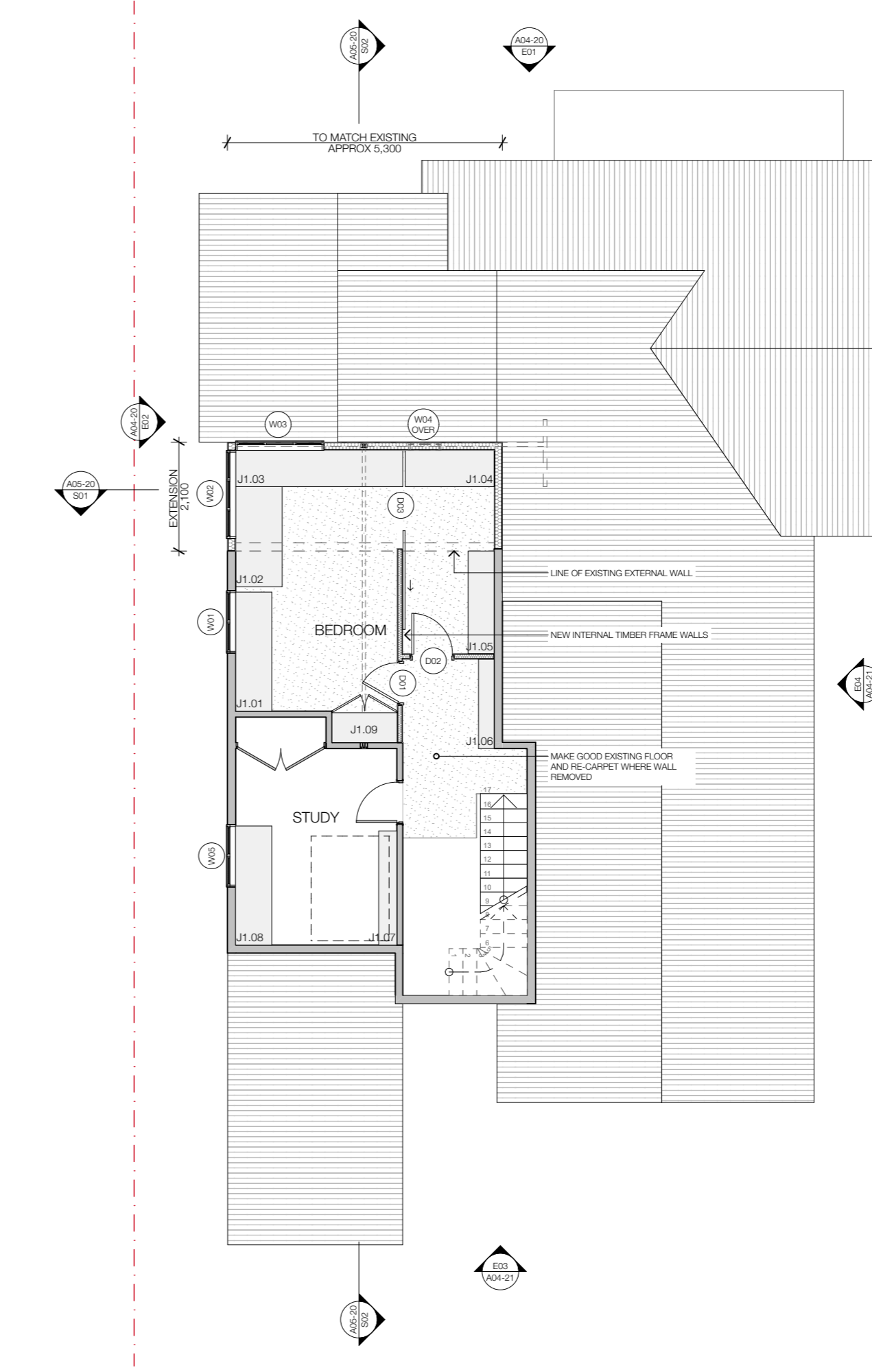
Address | **9 OLIVE STREET BURNIE TAS 7320**
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Land of the palairkehehlerplue people

A02-30

PROPOSED PLANS - STAGE 1
1:100 @A3

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1
-
LEVEL 1 PLAN - PROPOSED STAGE 2
1:100

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Nominated Architect: Jason Licht
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project status
DEVELOPMENT APPLICATION

Rev	Date	Issue	By	Ch.
01	10/9/2025	DA/BA DRAFT FOR COMMENT	PB	JL
02	13/10/2025	ISSUED FOR DA	PB	JL

NOT FOR CONSTRUCTION

Project N° | **2407**

OLIVE STREET

Client | **Colin and Leanne**

Address | **9 OLIVE STREET BURNIE TAS 7320**
Property ID 6121794
Land of the palatkehehilerplue people

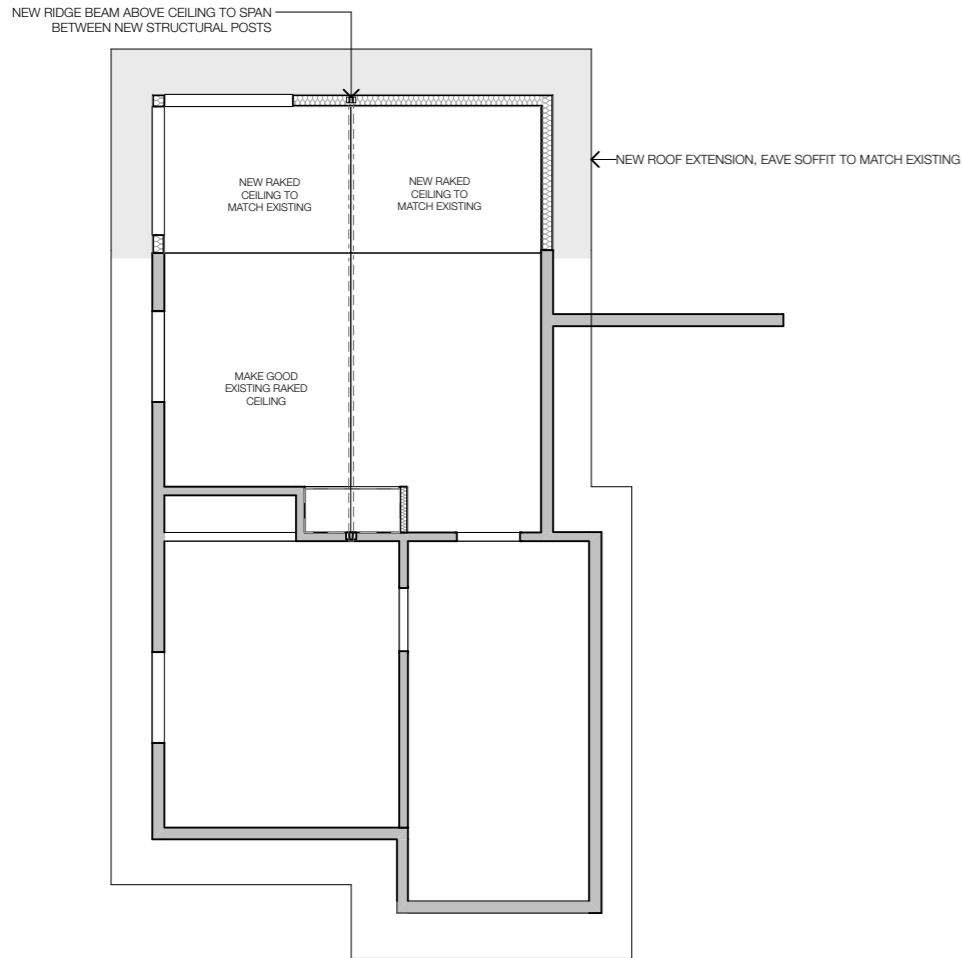
A02-31

PROPOSED PLANS - STAGE 2 INTENT
1:100 @A3

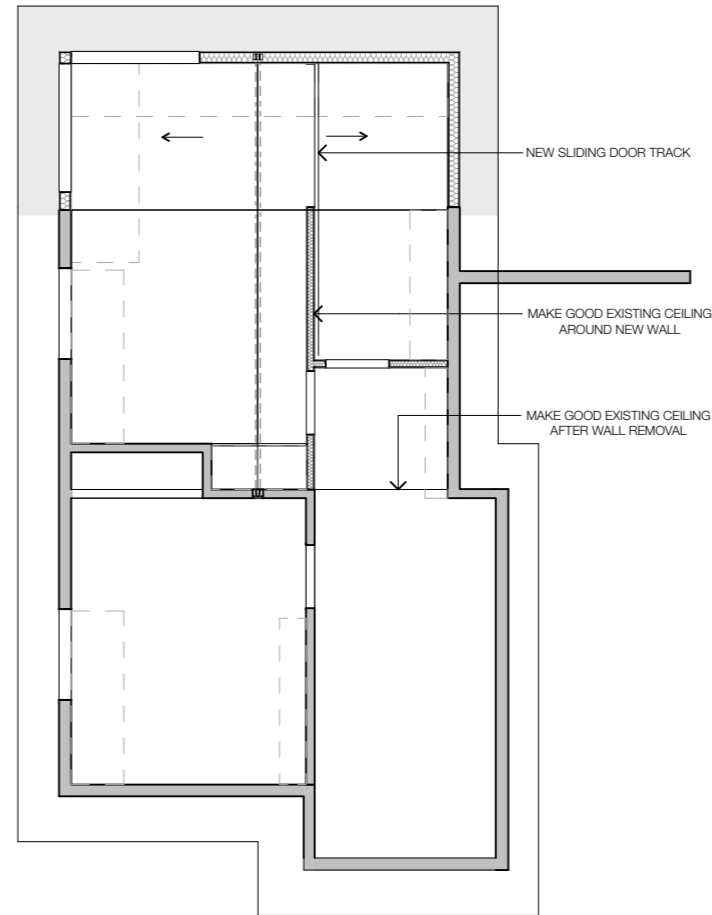
REVISION 02 ISSUED FOR DA

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2
-
LEVEL 1 RCP - PROPOSED STAGE 1
1:100



1
-
LEVEL 1 RCP - PROPOSED STAGE 2
1:100

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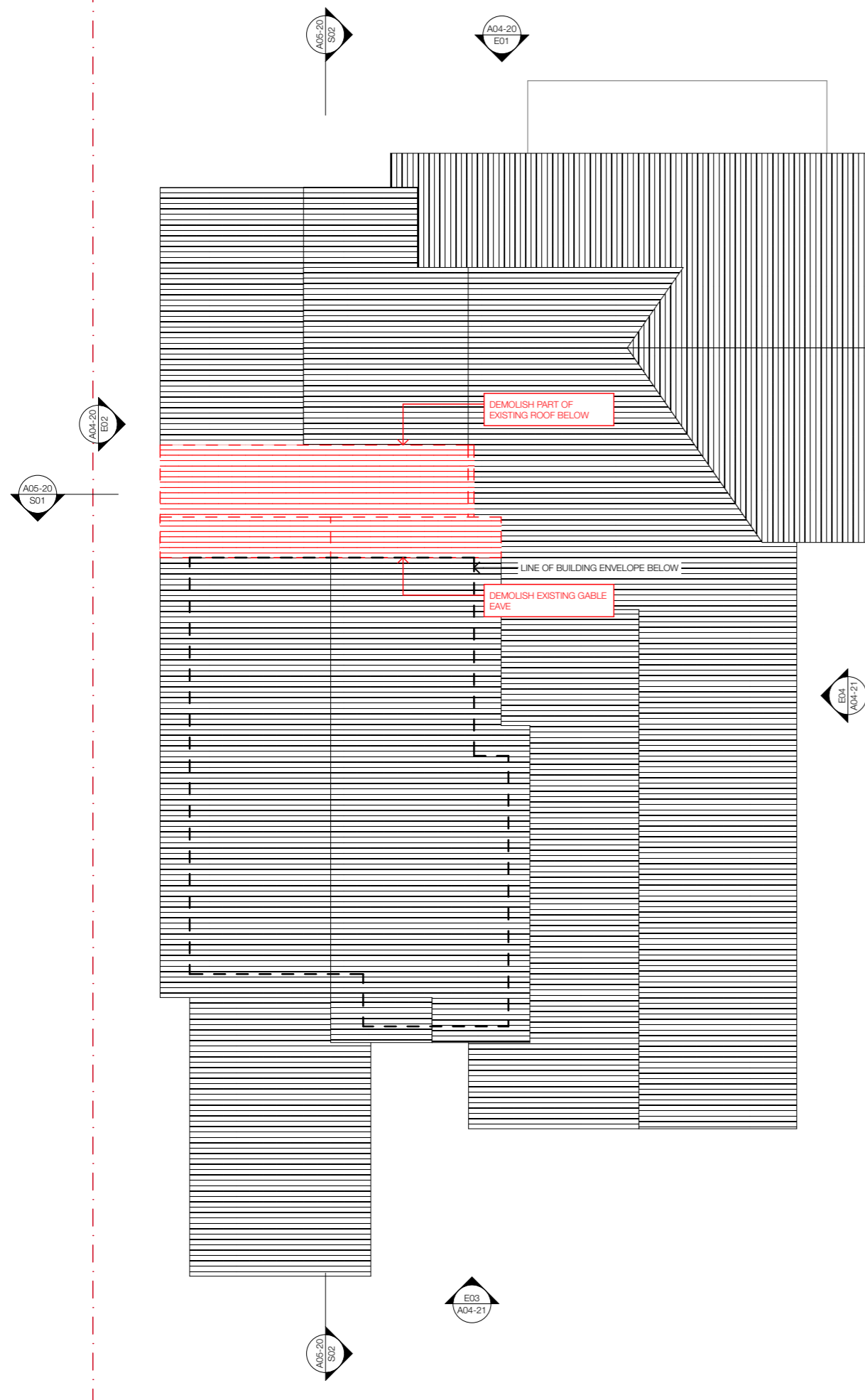
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PROPOSED REFLECTED CEILING PLANS
1:100 @A3

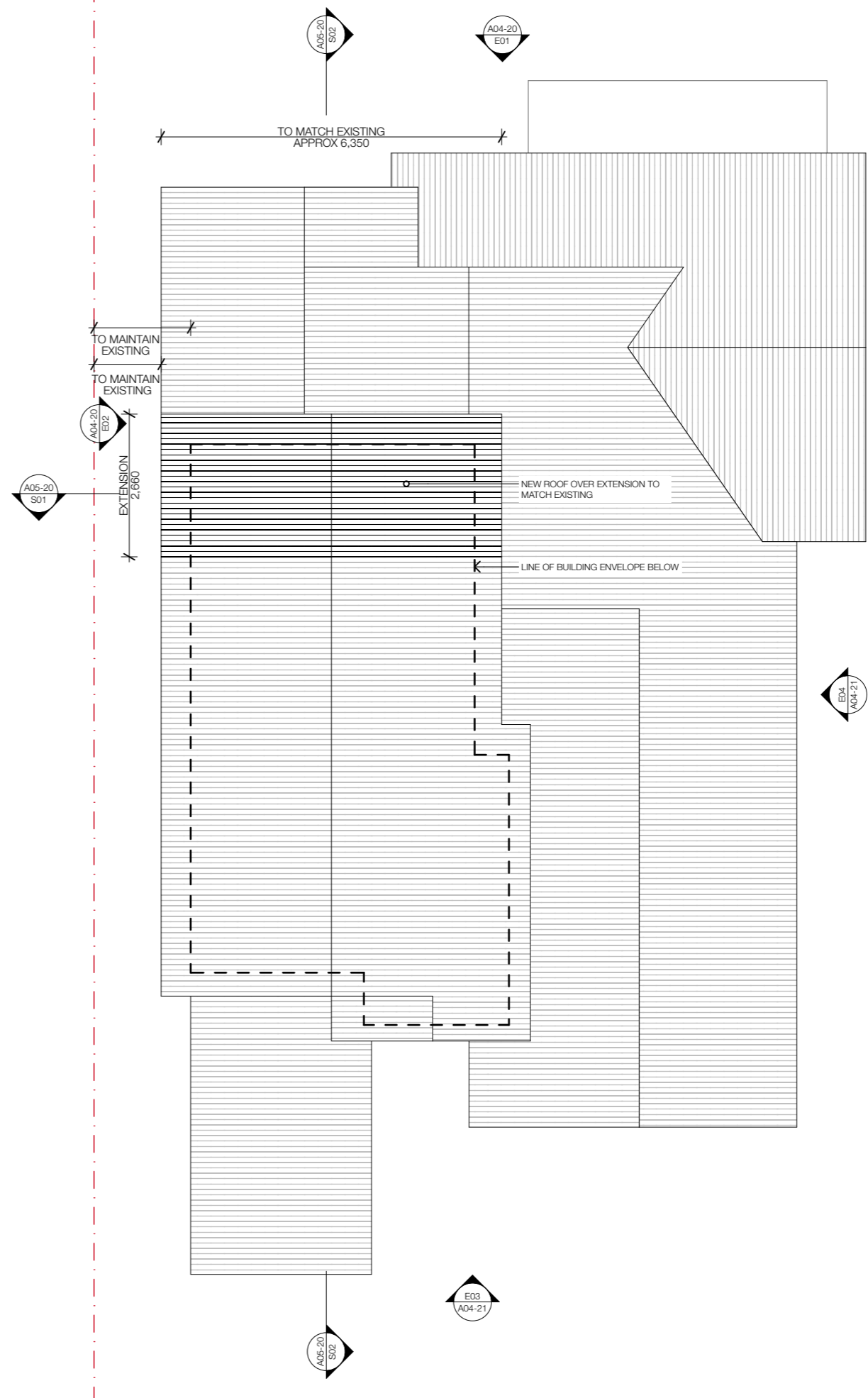


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1
-
ROOF DEMOLITION
1:100



2
-
ROOF PROPOSED
1:100

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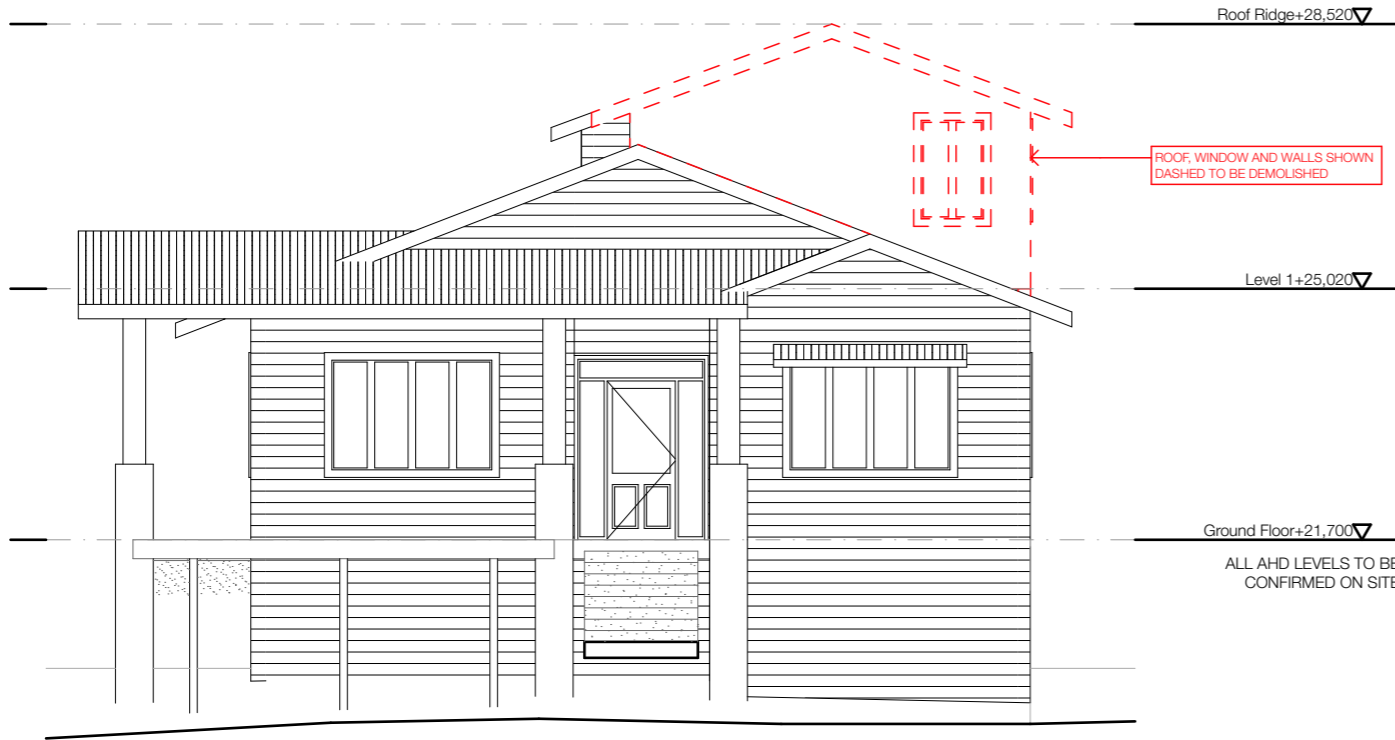
A03-00

ROOF PLANS
1:100 @A3

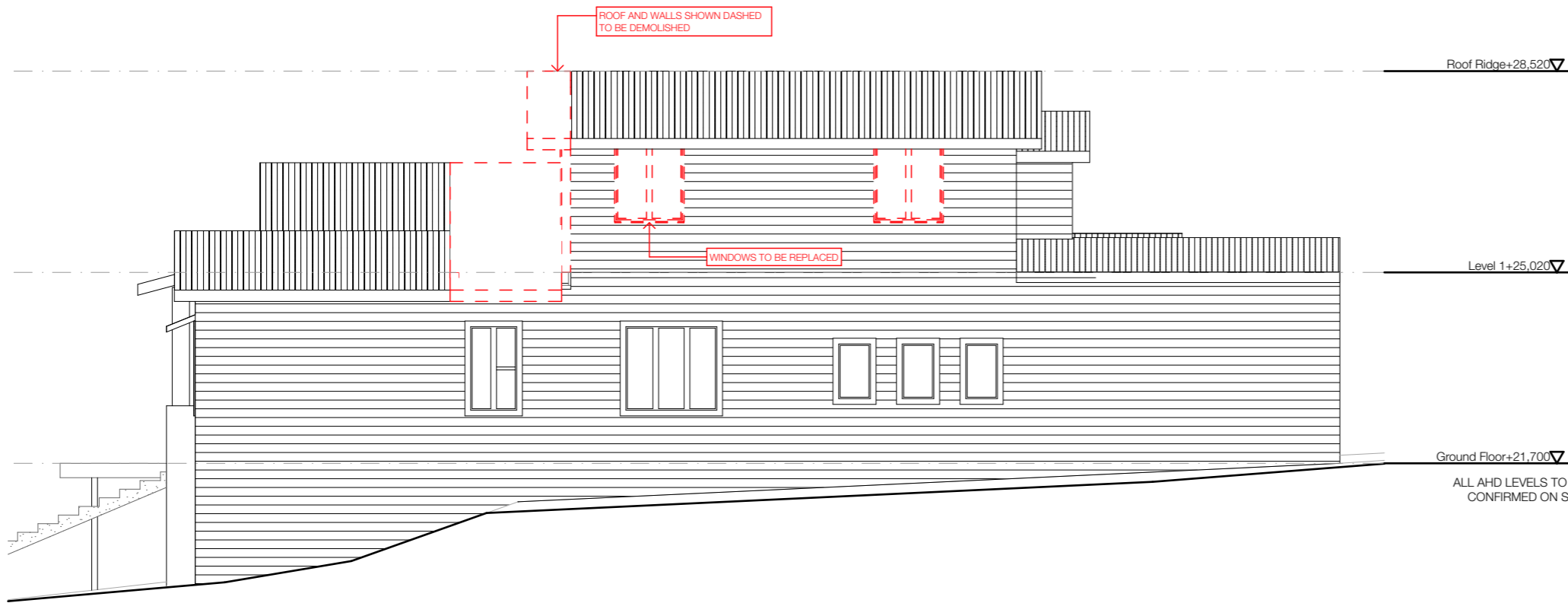
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E01 NORTH ELEVATION - DEMOLITION
1:100



E02 WEST ELEVATION - DEMOLITION
1:100

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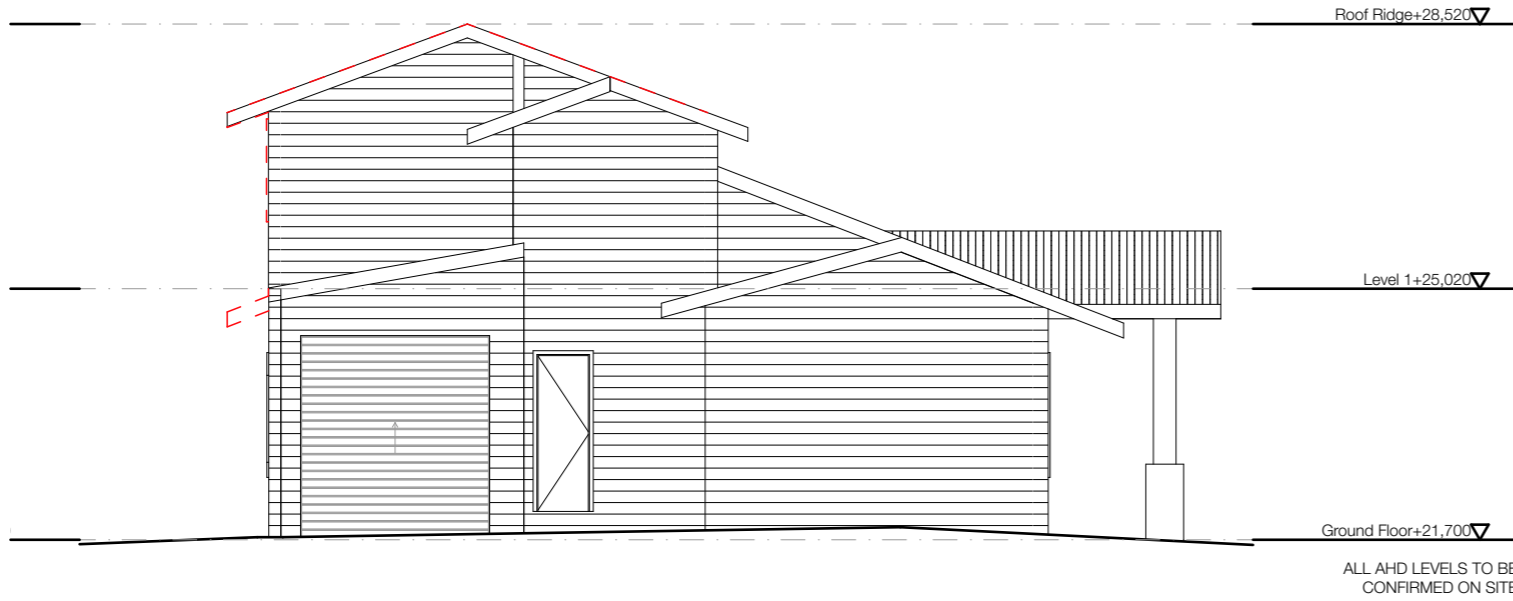
Address | **9 OLIVE STREET BURNIE TAS 7320**
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A04-10

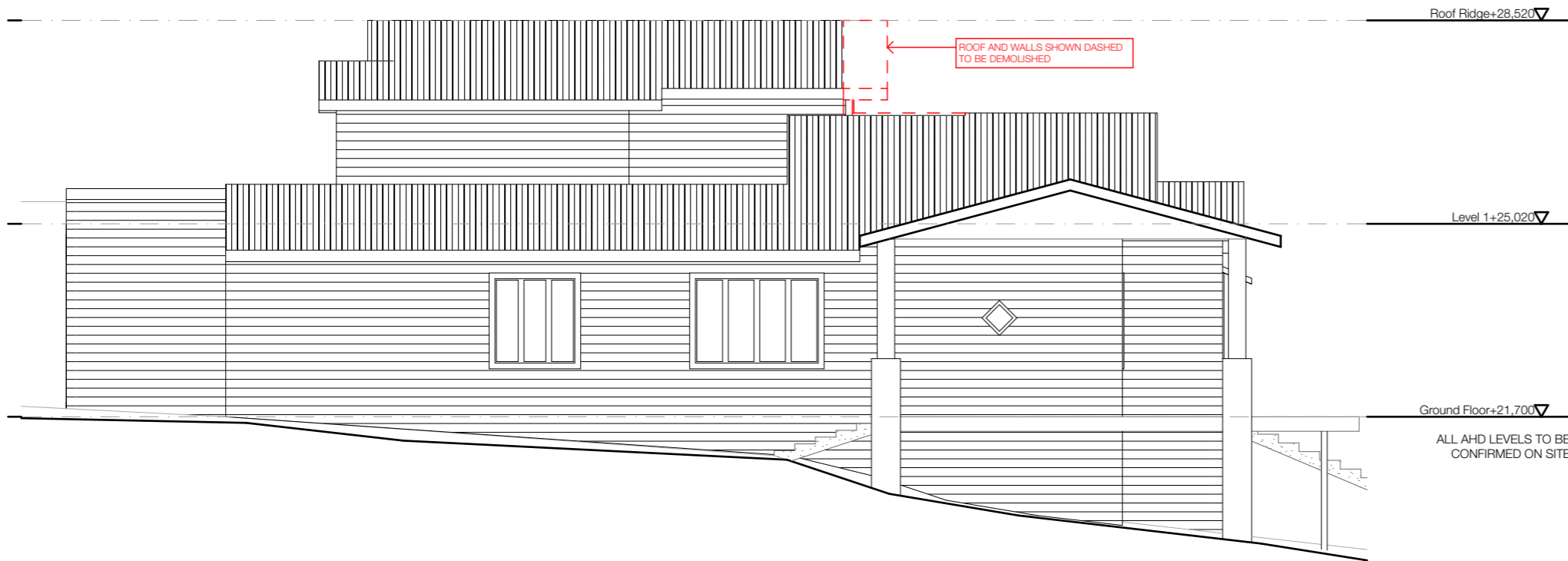
ELEVATIONS - DEMOLITION
1:100 @A3

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E03 SOUTH ELEVATION - DEMOLITION
1:100



E04 EAST ELEVATION - DEMOLITION
1:100

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A04-11

ELEVATIONS - DEMOLITION
1:100 @A3

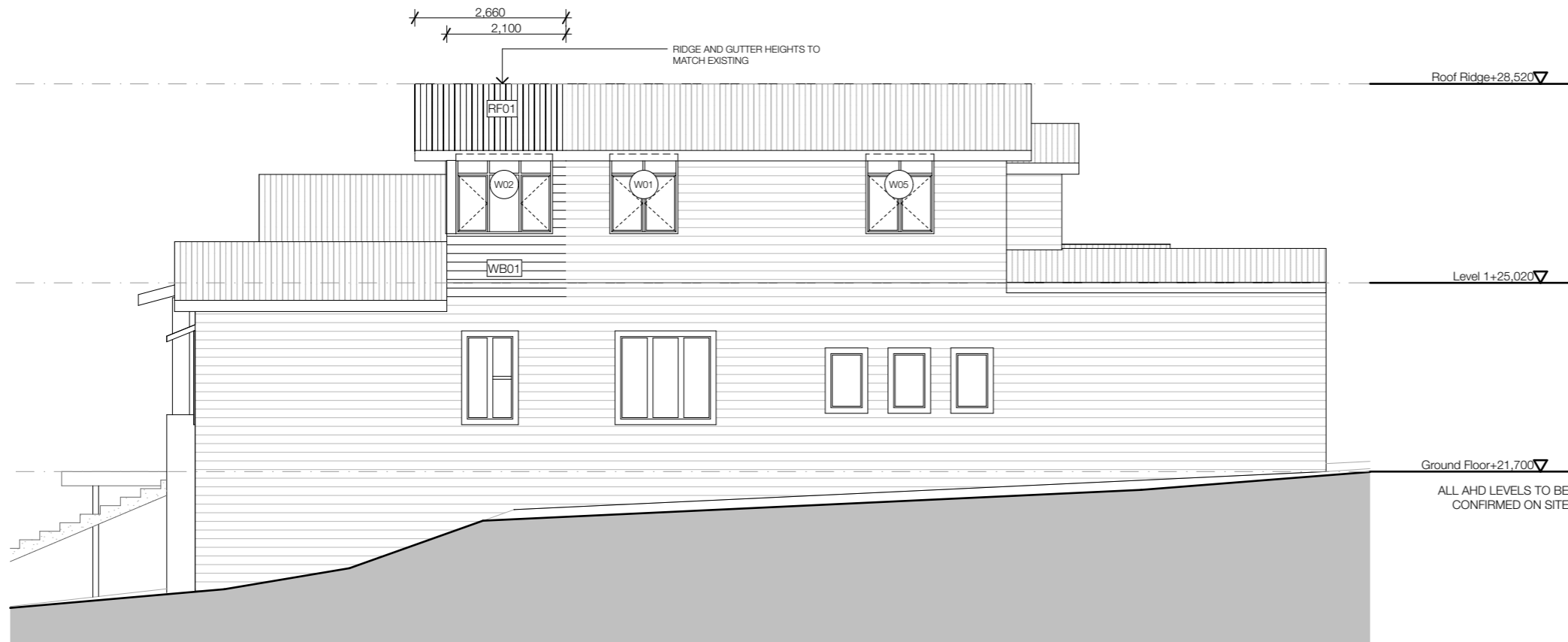
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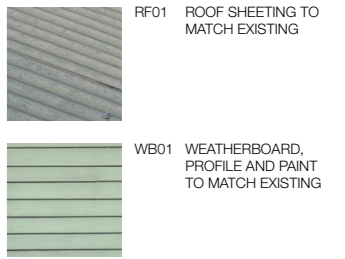


E01 NORTH ELEVATION
1:100



E02 WEST ELEVATION
1:100

MATERIALS



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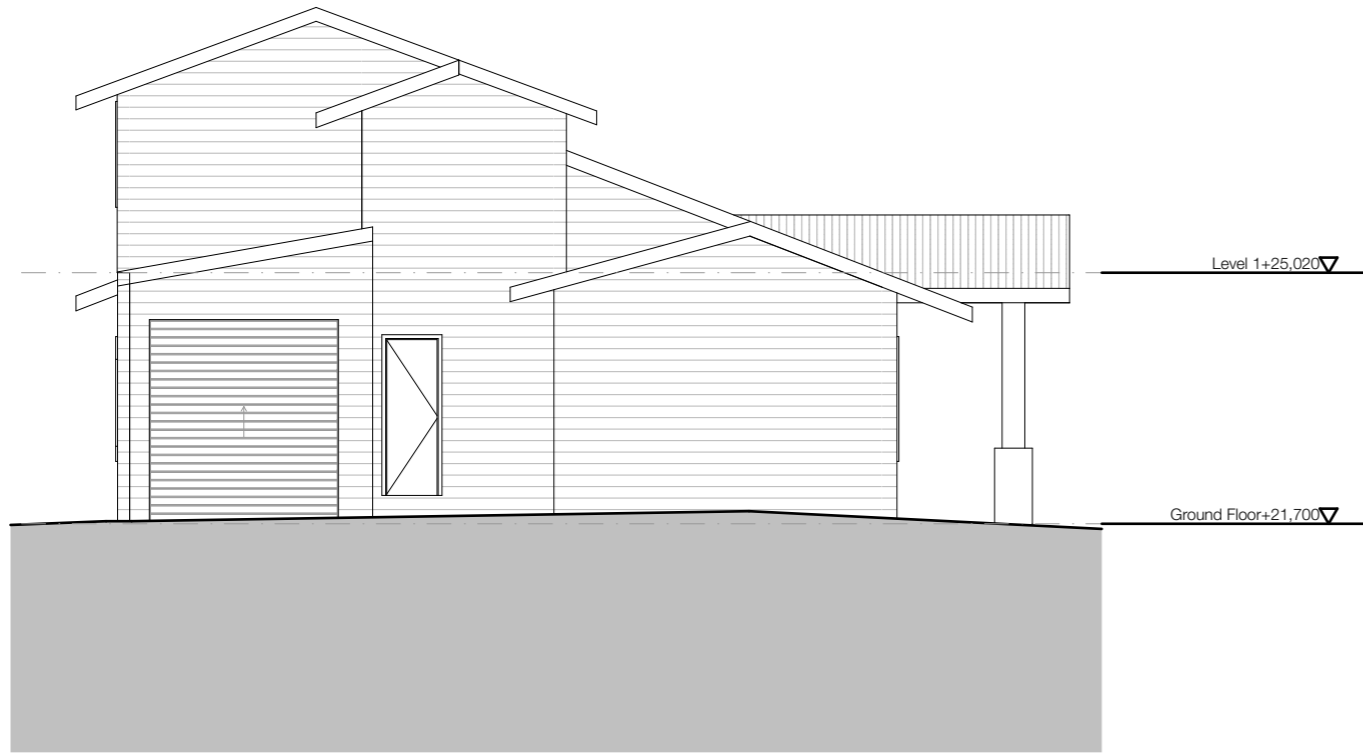
A04-20

ELEVATIONS - PROPOSED
1:100 @A3

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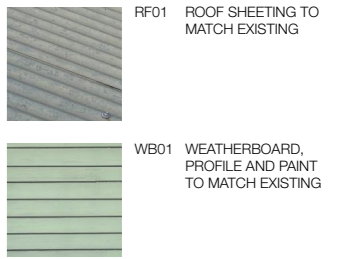


E03 SOUTH ELEVATION
1:100



E04 EAST ELEVATION
1:100

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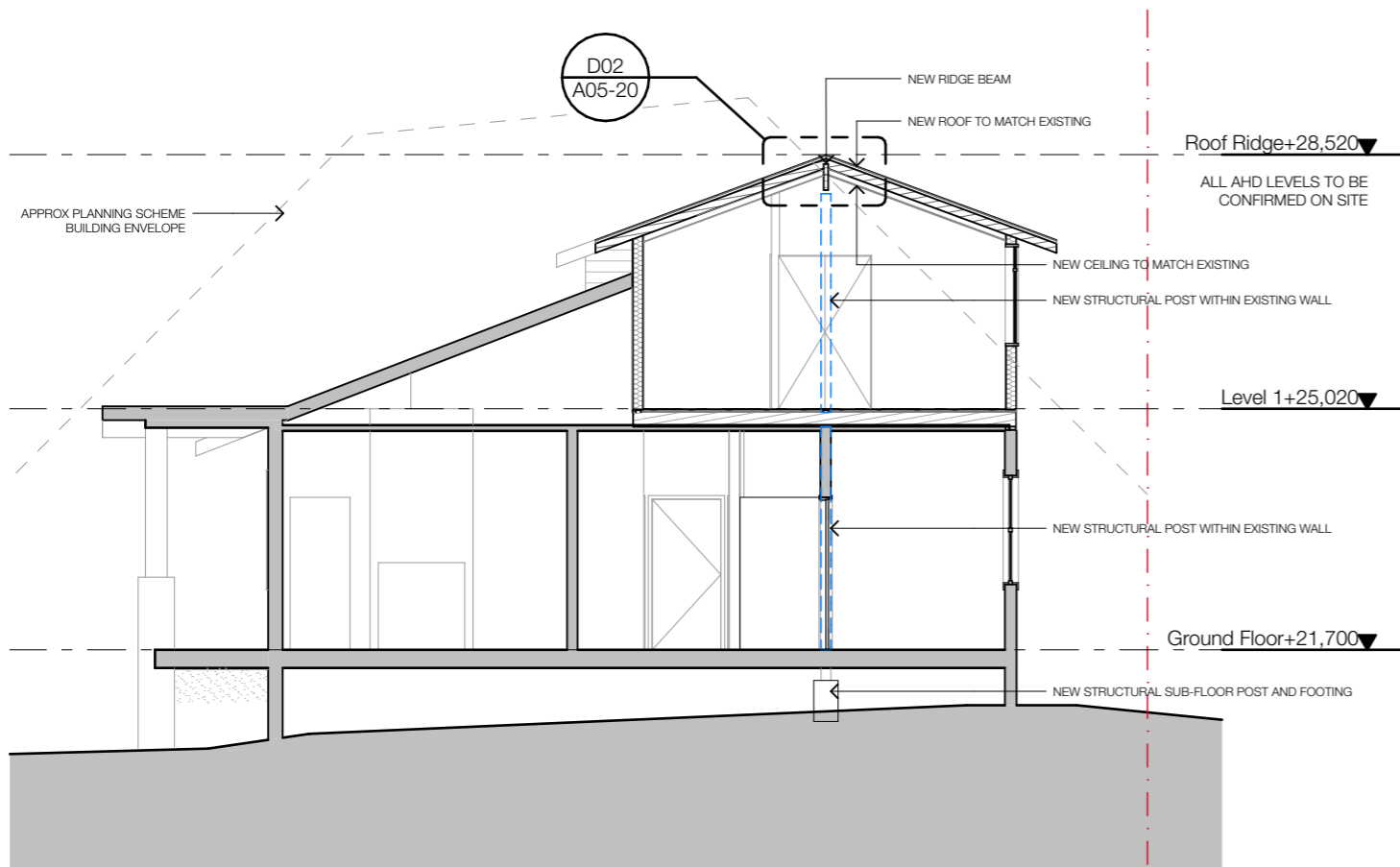
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ELEVATIONS - PROPOSED
1:100 @A3

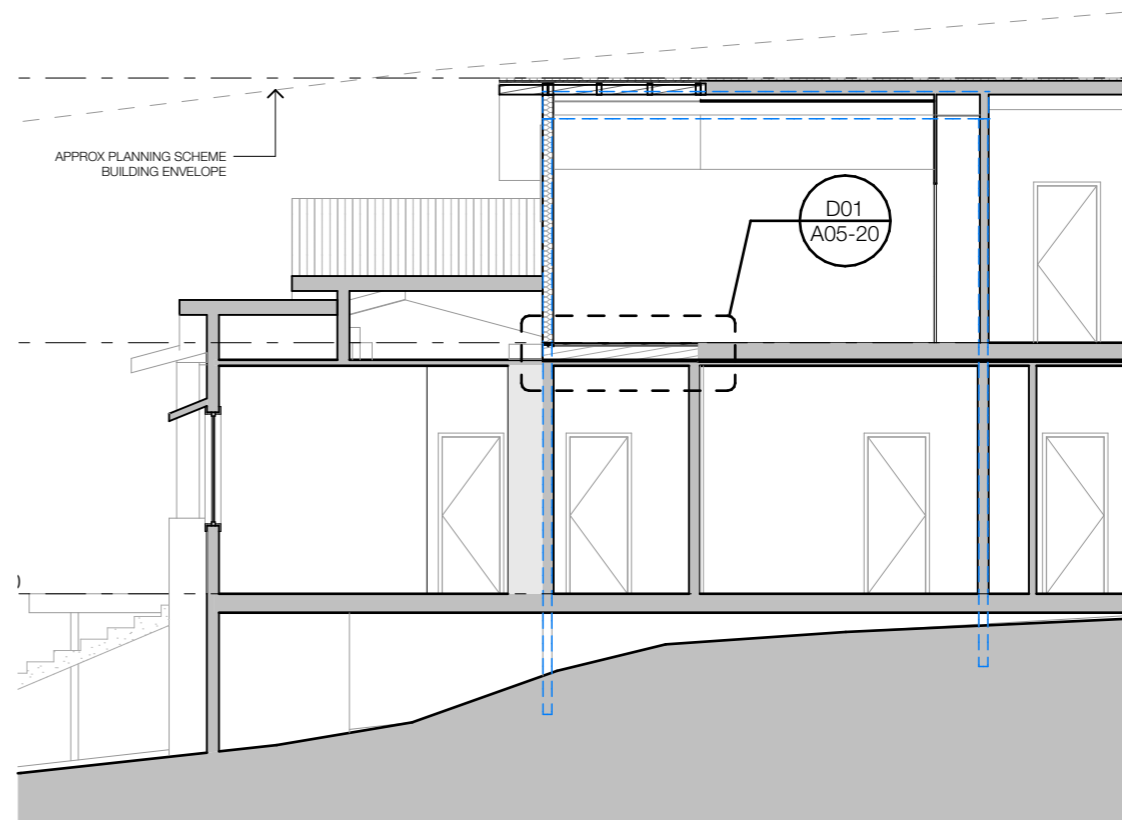


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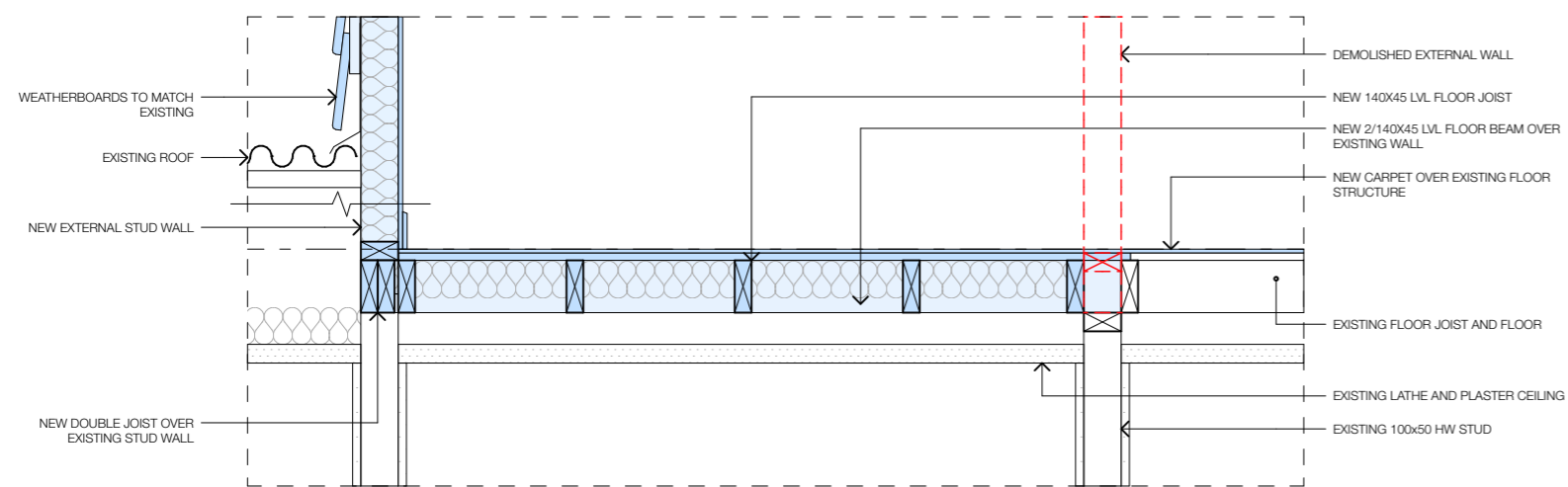
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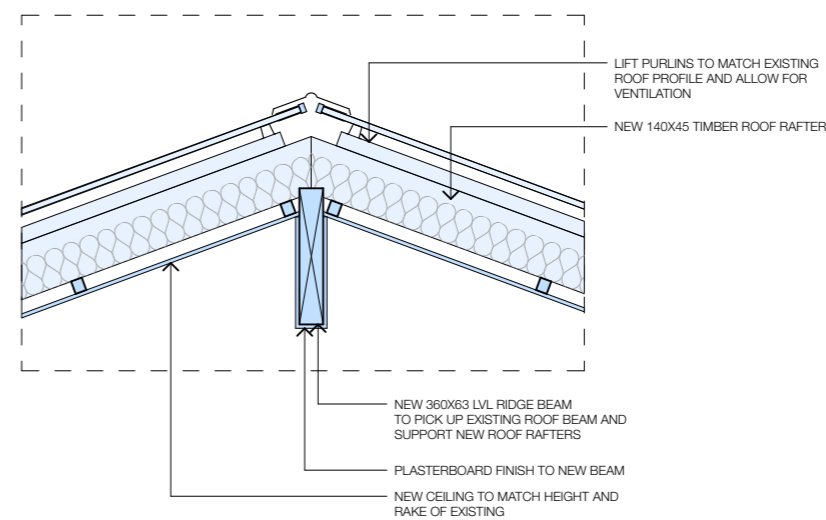
S01 SECTION 1
1:100



S02 SECTION 2
1:100



D01 DETAIL
1:20



D02 DETAIL
1:20

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OLIVE STREET

Client | **Colin and Leanne**

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Property ID 6121794
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A05-20

SECTIONS - PROPOSED
1:100, 1:20 @A3

REVISION 03 ISSUED FOR DA

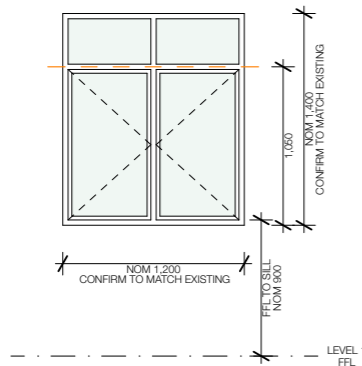
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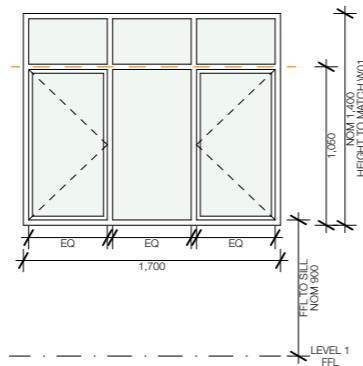
NEW WINDOW SCHEDULE

WINDOW

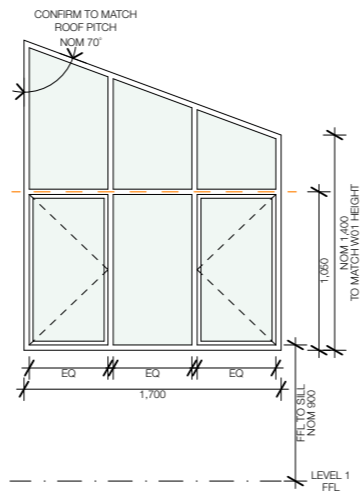
W01



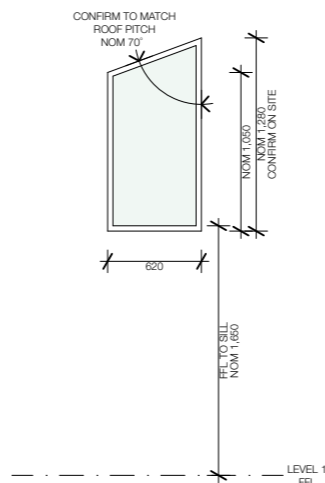
W02



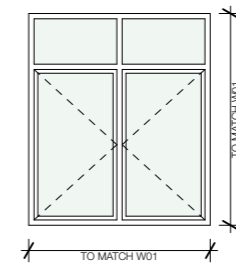
W03



W04



W05



NOTES

DIMENSIONS TO BE CONFIRMED WITH ON-SITE MEASUREMENTS. WINDOW TO REPLACE AND MATCH EXISTING.

DIMENSIONS TO BE CONFIRMED WITH ON-SITE MEASUREMENTS. HEIGHT TO MATCH W01.

DIMENSIONS TO BE CONFIRMED WITH ON-SITE MEASUREMENTS.

DIMENSIONS TO BE CONFIRMED WITH ON-SITE MEASUREMENTS.

DIMENSIONS TO BE CONFIRMED WITH ON-SITE MEASUREMENTS. WINDOW TO REPLACE EXISTING AND MATCH W01.

GLAZING

DOUBLE GLAZED

DOUBLE GLAZED

DOUBLE GLAZED

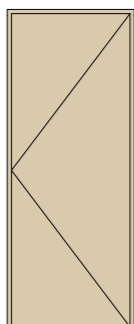
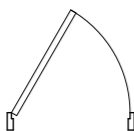
DOUBLE GLAZED

DOUBLE GLAZED

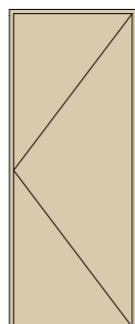
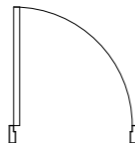
NEW AND ADJUSTED DOOR SCHEDULE

WINDOW

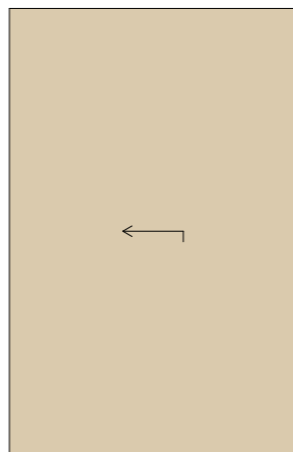
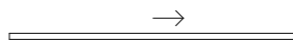
D01



D02



D03



NOTES

USE EXISTING DOOR AND DOOR-FRAME COMPONENTS IN NEW WALL

MATCH EXISTING LEAF, FRAME AND ARCHITRAVE STYLE AND DIMENSIONS

DIMENSIONS AND SYSTEM TO BE CONFIRMED

STAGE

STAGE 2

STAGE 2

STAGE 2

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A06-00

WINDOW AND DOOR SCHEDULE
1:1 @A3



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