

PLEASE QUOTE

Your Ref:

Our Ref: DA 2025/81

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 2025/81**  
**Development Site: - 46 Bellavista Road ROMAINE**  
**CT: 5243/10**  
**Proposal: - (Outbuilding) Shed**

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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 **3 December 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: - **19 November 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

46 Bellavista Road, Romaine

Certificate of  
Title Reference

5243/10

**Applicant**

First Name

Buildrite

Second  
Name

Kate

Surname

Eustace

Postal Address:

PO Box 346, Ulverstone

Phone No:

6425 5992

Mobile:

Email Address:

info@buildritetas.com.au

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:

*K Eustace*

**Owner** (note – if more than one owner, all names must be indicated)

First Name

Zara & Nathan

Second Name

Alyce & Shaun

Surname

Webb & Southwell

Postal Address:

[Redacted]

Phone No:

[Redacted]

## 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

**Documents included with the permit application to describe the Use**

Elevations

**Proposed Development**

**Use class to which the development applies** Proposed shed

**Documents included with the permit application to describe the Development**

Supporting information

**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, Kate Eustace, 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 *K Eustace* Date 07/11/2025

**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, Kate Eustace 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 *K Eustace* Date 07/11/2025

**Office use only**



SEARCH OF TORRENS TITLE

VOLUME 5243	FOLIO 10
EDITION 3	DATE OF ISSUE 02-Sep-2022

SEARCH DATE : 07-Nov-2025

SEARCH TIME : 03.35 PM

DESCRIPTION OF LAND

City of BURNIE  
 Lot 10 on Sealed Plan [5243](#)  
 Derivation : Part of 50,000 Acres Section 139 Gtd. to The Van Diemens Land Company.  
 Prior CT [3390/85](#)

SCHEDULE 1

[M718142](#) TRANSFER to ZARA ALYCE WEBB and NATHAN SHAUN SOUTHWELL Registered 21-Nov-2018 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any  
[13/7344](#) BURDENING EASEMENT the exceptions and reservations in favour of the Van Diemens Land Company created by and more particularly described in Conveyance No. [13/7344](#)  
[E315932](#) MORTGAGE to Westpac Banking Corporation Registered 02-Sep-2022 at 12.01 PM

UNREGISTERED DEALINGS AND NOTATIONS

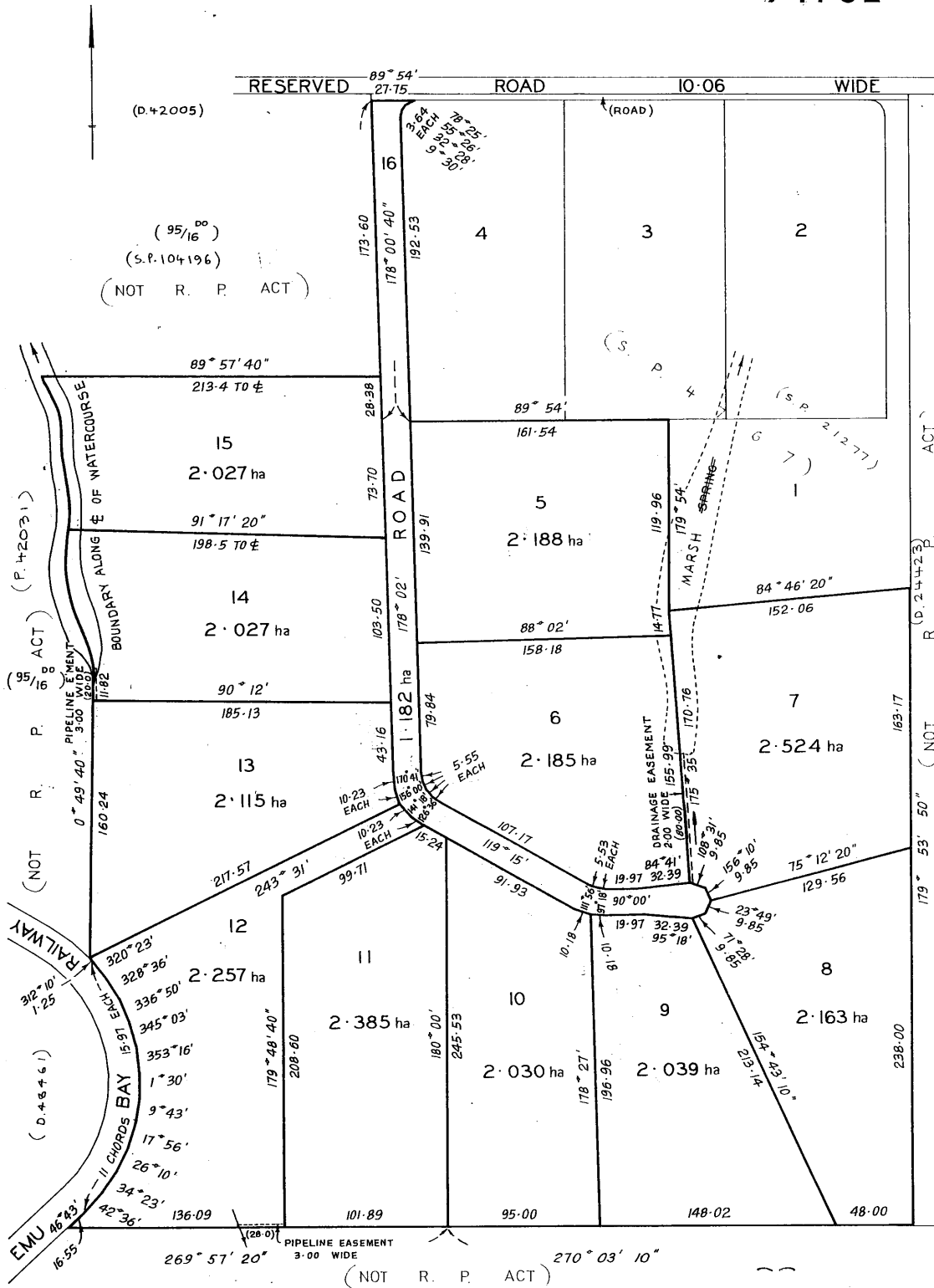
No unregistered dealings or other notations

Owner: Vincent Henry Pease	PLAN OF SURVEY by Surveyor P. N. Anderson of land situated in the	Registered Number: <b>S.P.5243</b>
Title Reference: CONV <del>17-7344</del> 24/9520	LAND DISTRICT OF WELLINGTON VICINITY OF BURNIE	Effective from: 27-3-74
Grantee: Part of 50 000 Acres (Sec 139) Van Diemens Land Company <i>Memo 3/1/74</i>	Scale 1:2000	<b>P/I</b> <i>Mitchinson</i> Recorder of Titles

REGISTERED NUMBER

ALL MEASUREMENTS ARE IN METRES

**94762**





7

SCHEDULE OF EASEMENTS

PLAN NO. 5243

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.

EASEMENTS

Rights of Drainage

Each lot on the plan is together with such rights of drainage over the drainage easements shewn on the plan as may be necessary to drain the stormwater and other surplus water from such lot.

Each lot on the plan is subject to such rights of drainage over the drainage easements (if any) shewn on the plan as passing through such lot as may be necessary to drain the stormwater and other surplus water from any other lot on the plan.

The direction of the flow of water through the drainage easements shewn on the plan is indicated by arrows.

Each lot in Column A is:

1. TOGETHER with the following rights through on or upon the strip of land marked pipeline easement hereon passing through the lots specified opposite thereto in Column B

- (a) To lay pipes of a diameter of not more than .0318 metres at a depth of not less than 0.4572 metres through the said strip of land;
- (b) To erect a pump on the said strip of land;
- (c) To erect poles or affix wires thereto on the said strip of land for the purpose of supply of electricity to the said pump; and
- (d) To enter upon the said strip of land with workmen and others at all times for the purpose of inspecting, replacing repairing or maintaining the pump, pipes, poles and wires without doing unnecessary damage to the said strip of land.

2. SUBJECT to the following rights through on or upon the strip of land marked pipeline easement hereon passing through that lot as appurtenant to the lot specified opposite thereto in Column C.

- (a) To lay pipes of a diameter of not more than .0318 metres at a depth of not less than 0.4572 metres through the said strip of land;
- (b) To erect a pump on the said strip of land;
- (c) To erect poles or affix wires thereto on the said strip of land for the purpose of supply of electricity to the said pump; and
- (d) To enter upon the said strip of land with workmen and others at all times for the purpose of inspecting, replacing repairing or maintaining the pump, pipes, poles and wires without doing unnecessary damage to the said strip of land.

<u>Column A</u>	<u>Column B</u>	<u>Column C</u>
11	12	Nil
13	14	Nil
12	Nil	11
14	Nil	13

**SIGNED** by **VINCENT HENRY PEASE**  
 the registered proprietor of the  
 lands in Conveyance No. 24/9520  
 in the presence of:

*VH Pease*

*J. James  
Solicitor  
Perse*

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


*J. James*

Solicitor for the Registered Proprietor

This is the schedule of easements attached to the plan of..... SURVEYOR.....  
..... P. N. ANDERSON ..... comprising part of the land in  
..... CONVEYANCE No. 24/9520 .....  
..... (Insert Title Reference) .....

Sealed by MUNICIPALITY OF BURNIE on 3. 12. 1973.

56156

X   
.....  
Council Clerk, Burnie City

## Property Details:

Location: 46 Bellavista Road, Romaine

Proposal: Shed

Use Class: Residential

Zoning: Rural Living

Title Reference: 5243/10

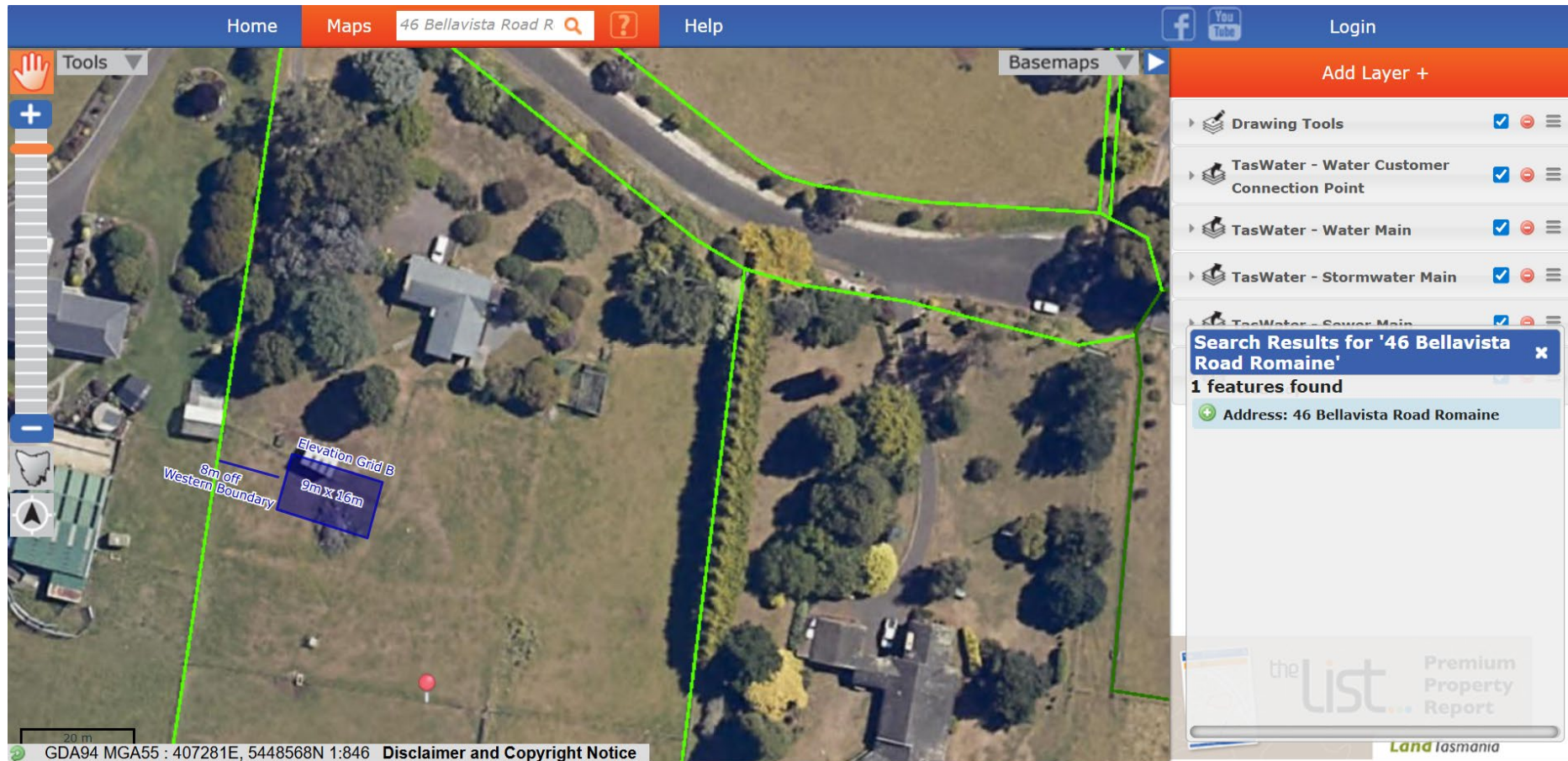
The proposed 9 x 16 x 4 gable shed, placed 8m from the western boundary on a relatively flat terrain (a current structure that shall be removed demonstrates this). The addition of the shed will integrate seamlessly with the existing topography with minimal difference to the current shed structure and creating no nuisance to neighbouring properties.

The total land size is 20300sqm and therefore provides ample space to accommodate a new 144m<sup>2</sup> shed without affecting the overall site coverage of buildings on site.

There is no vegetation to be removed as a result of the proposed new shed.

The proposed shed is consistent with the character of surrounding properties and has ample capacity for stormwater management.

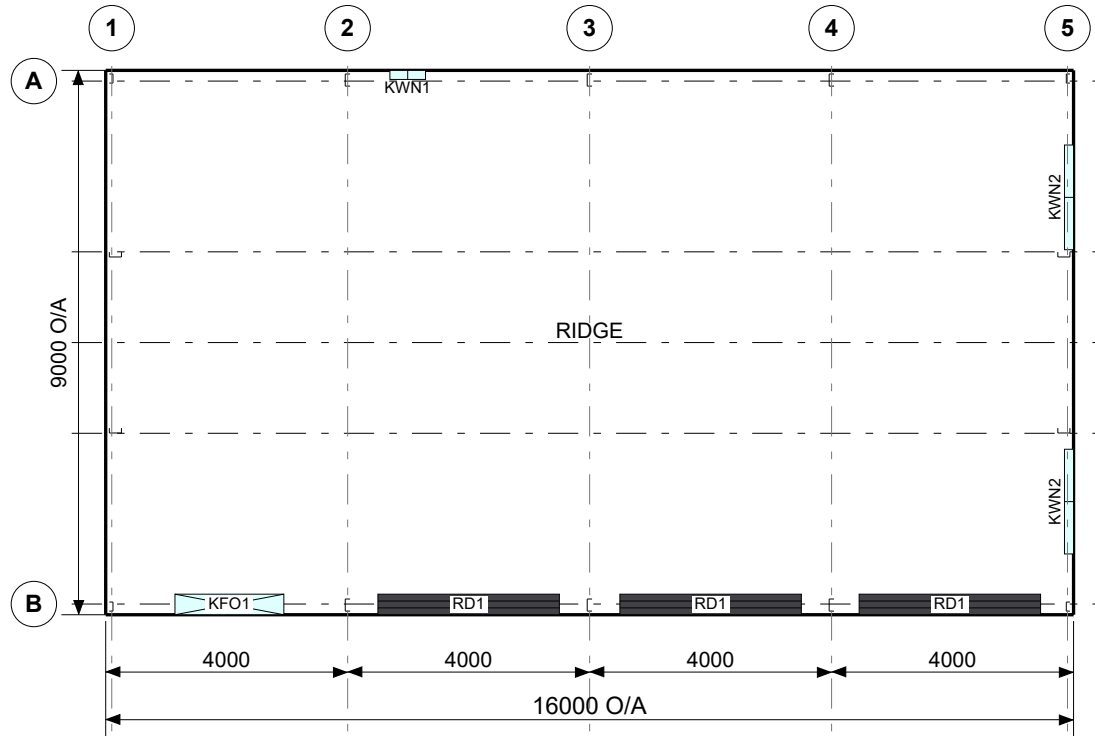
Proposed Site Plan  
46 Bellavista Road, Romaine  
9000mm wide x 16000mm long x 4000mm eave height



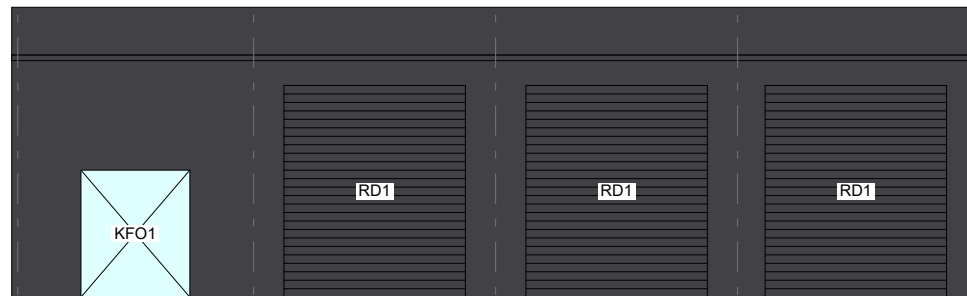
Stormwater is to be disposed of via connection to an existing stormwater disposal system if available. Alternatively, if no existing stormwater disposal system is available, the roof water/stormwater is to be disposed of so as to not create a nuisance to neighbouring properties.



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Solutions Pty Ltd  
trading as RANBUILD



FRAME ROOF PLAN



ELEVATION GRID B

CLADDING			
ITEM	PROFILE (min)	FINISH	COLOUR
ROOF	CUSTOM ORB 0.42 BMT	CB	MO
WALLS	TRIMDEK 0.42 BMT	CB	MO
CORNERS	-	CB	MO
BARGE	-	CB	MO
GUTTER	HI-QUAD	CB	MO

0.35bmt=0.40tct; 0.42bmt=0.47tct; 0.48bmt=0.53tct

ACCESSORY SCHEDULE & LEGEND

QTY	MARK	DESCRIPTION
3	RD1	Steel-Line R.D, Chain "B", 3425 high x 3000 wide Clear Opening C/B
1	KFO1	2100H x 1800W Framed Opening. Door must be fitted
1	KWN1	AMI - Reg A & B, 790x589 CLR P/Vent + FG Barrier Screen, Window Kit (BDSP)
2	KWN2	AMI - Reg A & B, 790x1731 CLR, Window Kit (BDSP)

Initial  
*Zara Webb*

ARCHITECTURAL DRAWING ONLY, NOT FOR CONSTRUCTION USE

CLIENT  
**Zara Webb**

SITE  
**46 Bellavista Road  
ROMAINE TAS 7320**

BUILDING  
**DELUXE  
9000 SPAN x 4000 EAVE x 16000 LONG**

TITLE  
**FLOOR PLAN & ELEVATION**

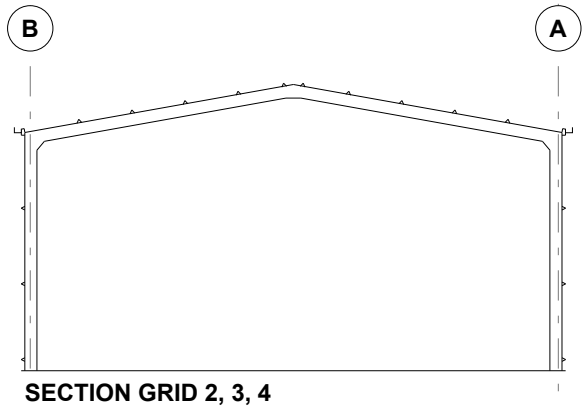
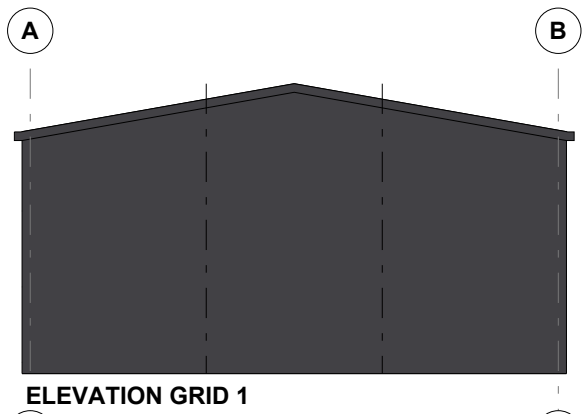
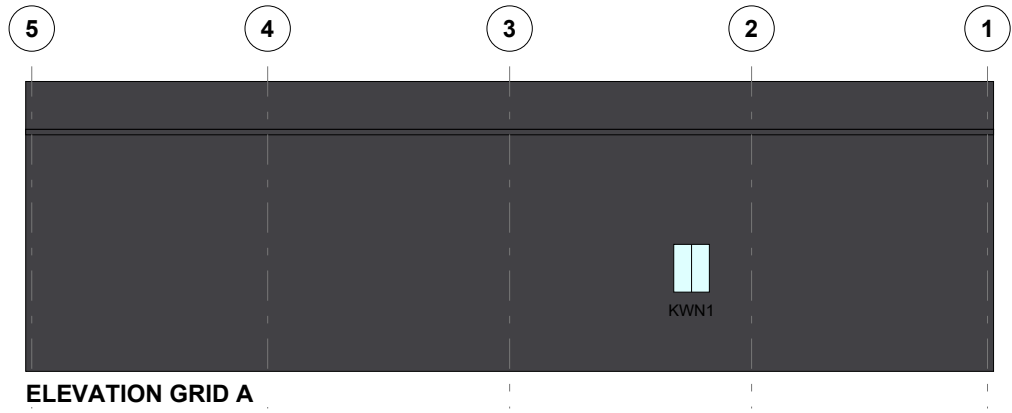
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A4 SHEET 1:125

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trading as RANBUILD

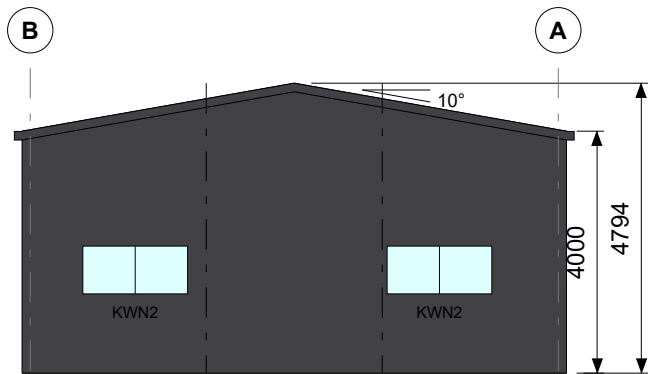
Initial  
*Lysaght*  
*N. Bullock*

SCALE A4 SHEET 1:125	REV <b>A</b>
DRAWING NUMBER <b>BURN04-1986</b>	PAGE <b>2/3</b>

**RANBUILD**

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Lysaght Building  
Solutions Pty Ltd  
trading as RANBUILD

Initial  
*Lysaght*  
*N. Sule*



**ELEVATION GRID 5**

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