

PLEASE QUOTE

Your Ref:

Our Ref: DA 2026/16

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 2026/16
Development Site: - 198 North Prospect Road WEST RIDGLEY
CT: 29666/2
Proposal: - Outbuilding (Shed) associated with existing Residential Use (Single Dwelling), Retaining Walls and Second Access.

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 **19 March 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 March 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

198 North Prospect Road, Ridgley

Certificate of
Title Reference

CT29666/2

Applicant

First Name

Alice

Second
Name

Helen

Surname

Robb

Postal Address:

[Redacted]

Phone No:

[Redacted]

Mobile:

Email Address:

[Redacted]

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:

ARBB

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

First Name

Alice

Second Name

Helen

Surname

Robb

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

Residential - extension to existing use

Proposed Development

Use class to which the development applies Residential

Documents included with the permit application to describe the Development

Attached.


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, Alice Helen Robb 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 13/02/2026

Office use only

SEARCH OF TORRENS TITLE

VOLUME 29666	FOLIO 2
EDITION 5	DATE OF ISSUE 05-Oct-2024

SEARCH DATE : 04-Dec-2025

SEARCH TIME : 01.07 pm

DESCRIPTION OF LAND

City of BURNIE

Lot 2 on Diagram [29666](#)

Being the land described in Conveyance No.26/6462.

Derivation : Part of 50000 Acres Granted to Van Diemens Land Company.

Derived from W 4676

SCHEDULE 1

[N211112](#) TRANSFER to ALICE HELEN ROBB Registered 05-Oct-2024
at 12.01 pm

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

[E393705](#) MORTGAGE to Commonwealth Bank of Australia
Registered 05-Oct-2024 at 12.02 pm

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

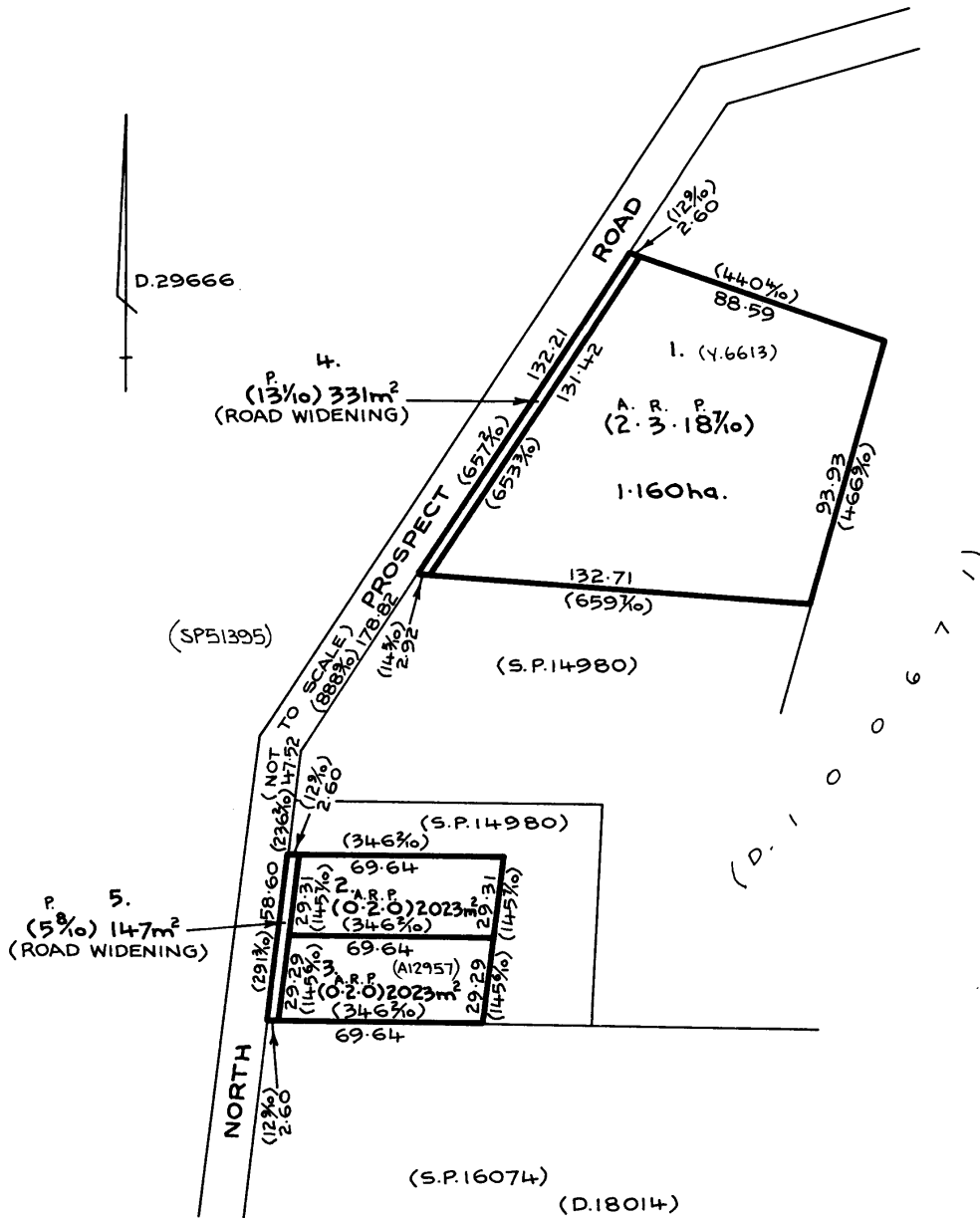
APPROVED: 13 AUG 1986 <i>Audrey Lee</i> ACTING RECORDER OF TITLES	CONVERSION PLAN CONVERTED FROM 36/95.D.O.	REGISTERED NUMBER D.29666
FILE NUMBER Y.6613.	GRANTEE: PART OF 50,000.0.0 V.D.L.Co.	DRAWN B. HILL. 11.8.86

CITY OF BURNIE

SKETCH BY WAY OF ILLUSTRATION ONLY

~~CITY/TOWN OF~~
~~LAND DISTRICT OF WELLINGTON~~
~~PARISH OF VIC. EMU-BAY~~

LENGTHS ARE IN METRES, NOT TO SCALE.
LENGTHS IN BRACKETS IN LINKS/FEET & INCHES.



Equilibrium Town Planning

Development Application

Shed, garage, retaining walls and additional
access

198 North Prospect Road

Ridgley

CT29666/2



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APPENDICES

Appendix A Land title

Appendix B Proposal plans

V2

2 February 2026

Shed, garage, retaining walls and additional access

Theresa Williams
0409 793 803
theresia@eqtownplanning.com.au

This statement has been prepared by Theresa Williams, urban and regional planner, RPIA, member of the Planning Institute of Australia, M SocSc (Env & Planning) and Bch Sc.

EXECUTIVE SUMMARY

This application is requesting development approval for:

- A new shed;
- A new garage;
- Associated retaining walls (works); and
- An additional access to North Prospect Road

for the property known as 198 North Prospect Road, Ridgley PID6198775 under the Tasmanian Planning Scheme.

This documentation addresses the relevant provisions of the Tasmanian Planning Scheme – Burnie, and the Burnie Local Provisions Schedule.

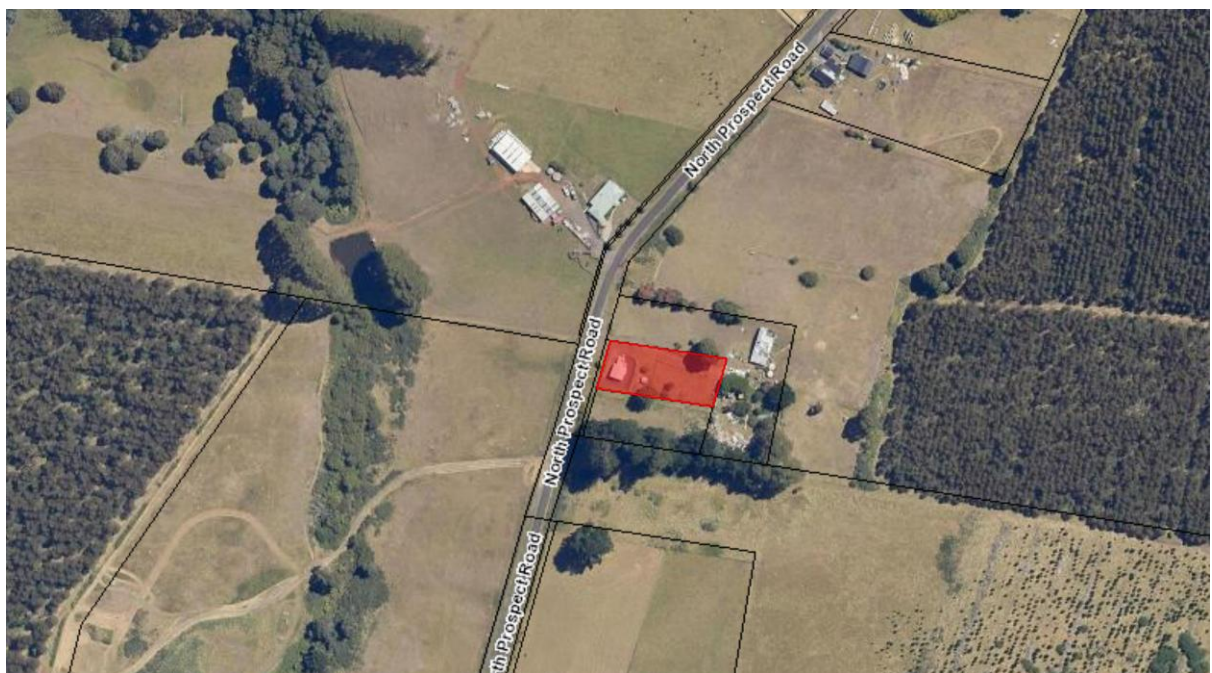


Figure 1 Aerial photo of site and surrounds (Source: ListMap)

1. PLANNING OVERVIEW

Table 1 Planning Overview

Element	Details		
Property	Address	PID	Title
	198 North Prospect Road	6198775	CT29666/2
Use	No change. Current use is Residential (single dwelling)		
Development	Residential outbuilding, associated works (retaining walls and secondary access)		
Planning Instrument	Tasmanian Planning Scheme – Burnie Zone: <ul style="list-style-type: none"> • Agriculture Zone Applicable Codes: <ul style="list-style-type: none"> • C2.0 Parking and Sustainable Transport Code Burnie Local Provisions Schedule: <ul style="list-style-type: none"> • Nil 		
Discretions applicable	21.4.2 P1 Setbacks C2.6.1 P1 Number of accesses		
Planning Directives	Nil applicable		
Other	Nil		

2. Proposal

It is intended to obtain approval to construct:

- A new shed in the backyard, of 20m x 15m;
- The associated site works and retaining wall(s);
- A new garage, adjacent to the existing dwelling of 4m x 8m;
- An additional driveway access to provide access to the new buildings.

The development will also require relocation of a power pole.

2.1. Background

The site is currently utilised for a dwelling.

2.2. Property Ownership

The property is in the ownership A. Robb, the applicant for this proposal.

2.3. Site Description and Surrounding Area

The site is located in the Agricultural area just under 4km west of the Ridgley township. The property is 2,023m². Existing vehicle access is provided on the northern side of the property from North Prospect Road.

The site has been cleared, with the exception of a single tree and slopes upwards away from the road.

2.4. Photographs

Site photos are provided for context.



Figure 2 198 North Prospect Road, surrounding properties, accesses



Figure 4 Existing access to site and adjoining property, existing dwelling



Figure 3 Power pole to be removed, shipping container to be replaced with garage

2.5. Supporting Assessments

2.5.1. Access

The property contains an existing driveway along the northern boundary. The owners are including a request for an additional access further south, to allow for access the new buildings. These will be located further from the corner, increasing site distance.

2.5.2. Servicing

The site is not within water or sewer serviced area. Stormwater runs to the water tank(s), and overflow to the channel along the road.

3. LEGISLATIVE FRAMEWORK

3.1. Tasmanian Planning Scheme - Burnie

Table 2 Planning Scheme Discretions

Clause	Comment
21.4.2 P1	Retaining walls are setback slightly less than the acceptable solution
C2.6.1 P1	Secondary access

The site is located in the Agricultural zone within the Tasmanian Planning Scheme – Burnie (the planning scheme). No new use is proposed.

The proposal is for a garage associated with the existing residential use on the site. The shed is proposed to be utilised for equipment used as part of Resource Development off the site. In discussions with the planning authority, the advice was that as the Resource Development use was not on the same site, the most appropriate use class would be Residential, in association with the use of the site.

Extensions to an existing Residential use in the Agricultural Zone are categorized as Permitted uses. The proposal itself triggers the exercise of discretion through the development standards.

The following examines the relevant provisions of the Scheme with respect to the proposed development.

3.1.1. Zone Purpose Statements

Agriculture Zone

The purpose of this zone is addressed as follows:

21.1.1 To provide for the use or development of land for agricultural use.

The proposed development is for an extension to an existing residential use on a small lot within the Agricultural Zone. The lot is below a size that could be reasonably considered appropriate for agricultural use, and is restricted from being incorporated into an adjoining agricultural use by the adjoining land uses, particularly that to the rear of the site. The shed is intended to contain equipment utilised for Resource Development on other sites. Thus, whilst the development is to be classified as Residential use, much of the proposed works will facilitate agricultural use in the wider area, without restricting any existing or potential agricultural use.

21.1.2 To protect land for the use or development of agricultural use by minimising:

(a) conflict with or interference from non-agricultural uses;

(b) non-agricultural use or development that precludes the return of the land to agricultural use; and

(c) use of land for non-agricultural use in irrigation districts.

The site has effectively previously been converted from agricultural use, through the division of land, development on adjoining properties and the development of the existing dwelling. No land would be lost for existing or potential agricultural use as a result of this proposal.

21.1.3 To provide for use or development that supports the use of the land for agricultural use.

The landowners and residents live on this site, but work in surrounding agricultural practices. The shed in particular would be utilised to facilitate this work. As such, the site will provide for accommodation for agricultural workers and accommodation for agricultural equipment, thus supporting the use of surrounding land for agricultural use, without the loss of further land to other uses.

3.1.2. Use Standards

No use changes are proposed as part of this application. The site is already utilised for Residential purposes, and the proposal is for extensions to this use, in accordance with the permitted use class.

3.1.3. Development Standards for Buildings and Works

The proposal includes:

- A garage adjacent to the existing dwelling;
- A standalone outbuilding;
- Retaining walls to accommodate the outbuilding; and
- An additional driveway access.

Clause	Comment
21.4 Development Standards for Buildings and Works	
21.4.1 Building height	
A1	<p>The buildings are proposed to be:</p> <ul style="list-style-type: none"> - The same height as the dwelling for the garage adjacent to the dwelling; - 6m in height for the freestanding shed; and - 1.4m in height for the retaining wall. <p>Each of these are less than the 12m acceptable solution.</p>
21.4.2 Setbacks	
A1	<p>The sheds and garage are to be located a minimum of 5m from all boundaries.</p> <p>The retaining wall will be slightly less than the 5m rear setback and as such a submission is made in response to the performance criteria.</p>
P1	<p>The retaining wall is proposed to be located just under 5m from the rear property boundary.</p> <p>The lot is proposed to provide property access via a new access point.</p> <p>It is not anticipated that the existing use on adjoining properties will be impacted in any way as a result of the reduced setback, considering:</p> <ul style="list-style-type: none"> (a) The buildings are of a relatively low height in the scale of an agricultural setting. The apparent bulk and scale of the largest of the proposed buildings is reduced further through the excavation proposed to provide a level floor for the shed.

	(b) The adjoining property is utilised for a residence. (c) Proposed separation from the existing use on adjoining properties is to be just under 5m at the closest point. (d) The slight slope of the land, along with the location of the existing adjacent uses, create a minor buffer between the proposal and existing uses on adjoining properties.
A2	No buildings for sensitive uses are proposed. The garage and shed will not be inhabited.
21.4.3 Access for new dwellings	
A1	No new dwelling is proposed.

3.1.4. Code Assessment

Relevant Codes are commented on below.

- *C2.0 Parking and Sustainable Transport Code*

The Code requires 1 space per bedroom or two spaces per three bedrooms. The site retains sufficient room to accommodate any of these requirements. The garage will provide one protected parking space and any other spaces, depending on the number of bedrooms, can be accommodated on the site.

Construction standards of access and parking spaces can be accommodated as required through conditions upon any permit issued to ensure compliance with C2.6.

The additional access would result in there being two access points, triggering assessment under C2.6.3 (P1). No on street parking will be lost. Pedestrian utilisation of this road is limited, and the proposed additional access will not alter the safety and risks for any pedestrian in this location where no footpaths exist. A Vehicular Access Compliance request has been lodged online.

Traffic safety will be improved by the utilisation of the proposed additional access, with the location of the access being further from the corner, thus increasing sight distances.

3.1.5. Burnie Local Provisions Schedule

The site is not within a Specific Area Plan.

3.2. PLANNING DIRECTIVES

No current planning directives impact upon this proposal.

4. CONCLUSION

It is submitted that the proposal for additional development of the existing residential use on the site is in keeping with the provisions of the *Tasmanian Planning Scheme – Burnie* and the *Burnie Local Provisions Schedule*.

**ALICE AND GREG ROBB
NEW SHED
198 NORTH PROSPECT ROAD, WEST RIDGLEY**

DRAWING NUMBER	DRAWING DESCRIPTION	ISSUE P1	ISSUE -	ISSUE -
10034-000	COVER PAGE & DRAWING SCHEDULE	16-12-25		
10034-001	LOCATION; PLAN	16-12-25		
10034-002	SITE; PLAN	16-12-25		
10034-003	SHED; FLOOR PLAN	16-12-25		
10034-004	SHED; ELEVATIONS - SHEET 1	16-12-25		
10034-005	SHED; ELEVATIONS - SHEET 2	16-12-25		
10034-006	SHED; TYPICAL SECTION	16-12-25		
10034-007	GARAGE; ELEVATIONS	16-12-25		



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E mail@tascon.com.au

Issue:	Date:	Description:
P1	16-12-25	ISSUED FOR PLANNING APPROVAL

Checked	Approved
M.J.K.	L.R.B.

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A3 SCALE 1:1000

Datum:

**198 NORTH PROSPECT ROAD,
WEST RIDGLEY**

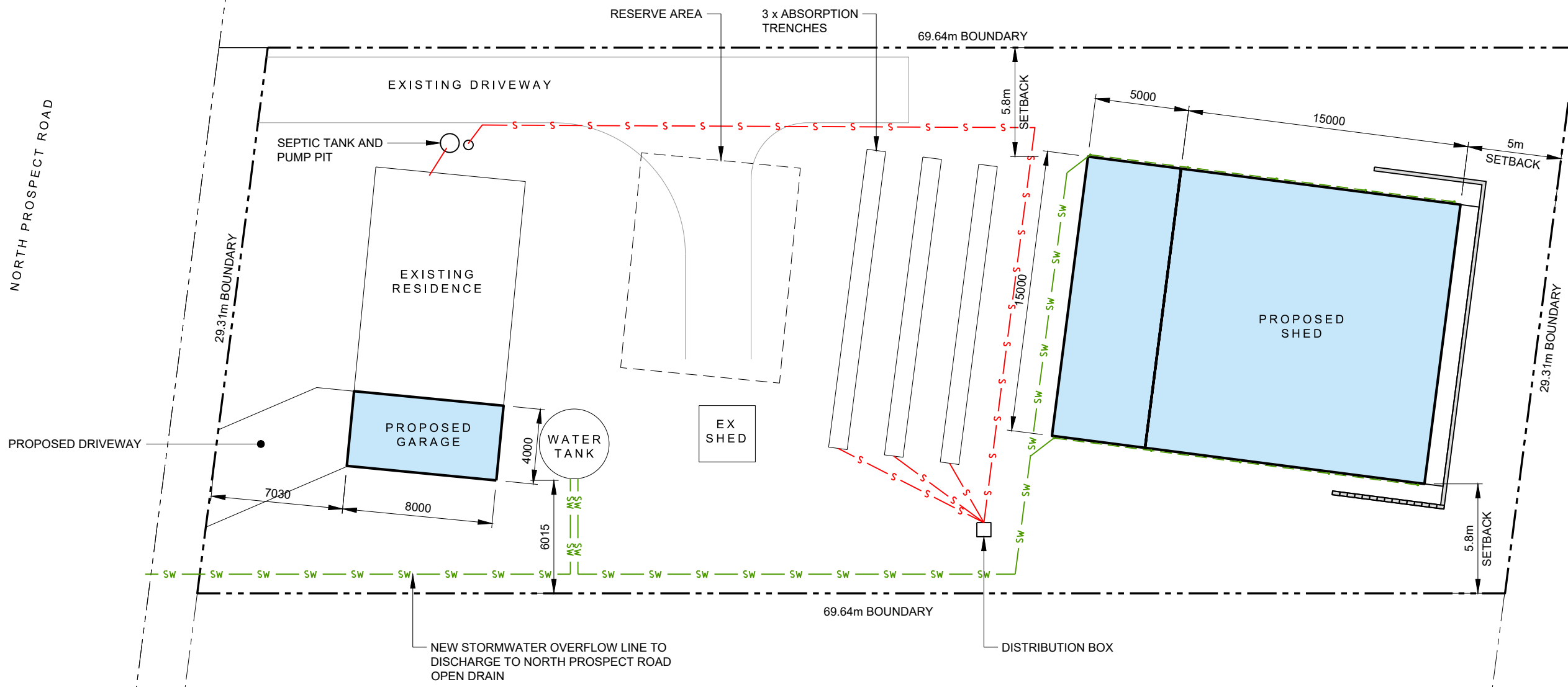
LOCATION PLAN

NOT FOR CONSTRUCTION

Drawing:
10034-001

Issue: P1

NOTE:
 1. REFER GEOTON REPORT GL25697Ab FOR SITE CLASSIFICATION AND WASTEWATER DESIGN DETAILS.



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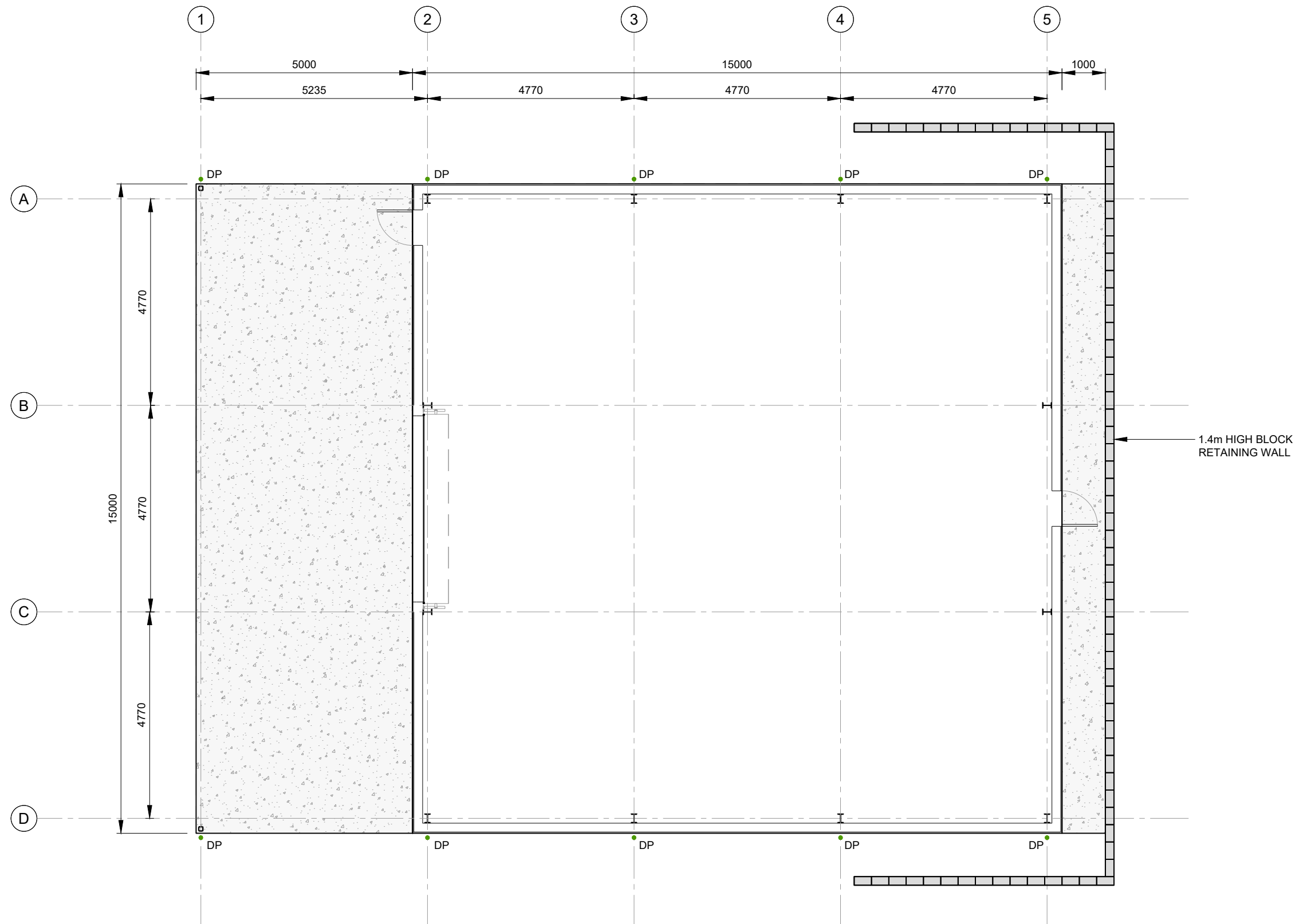
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**198 NORTH PROSPECT ROAD,
 WEST RIDGLEY**

SITE PLAN
 NOT FOR CONSTRUCTION

Drawing:
10034-002
 Issue: P1



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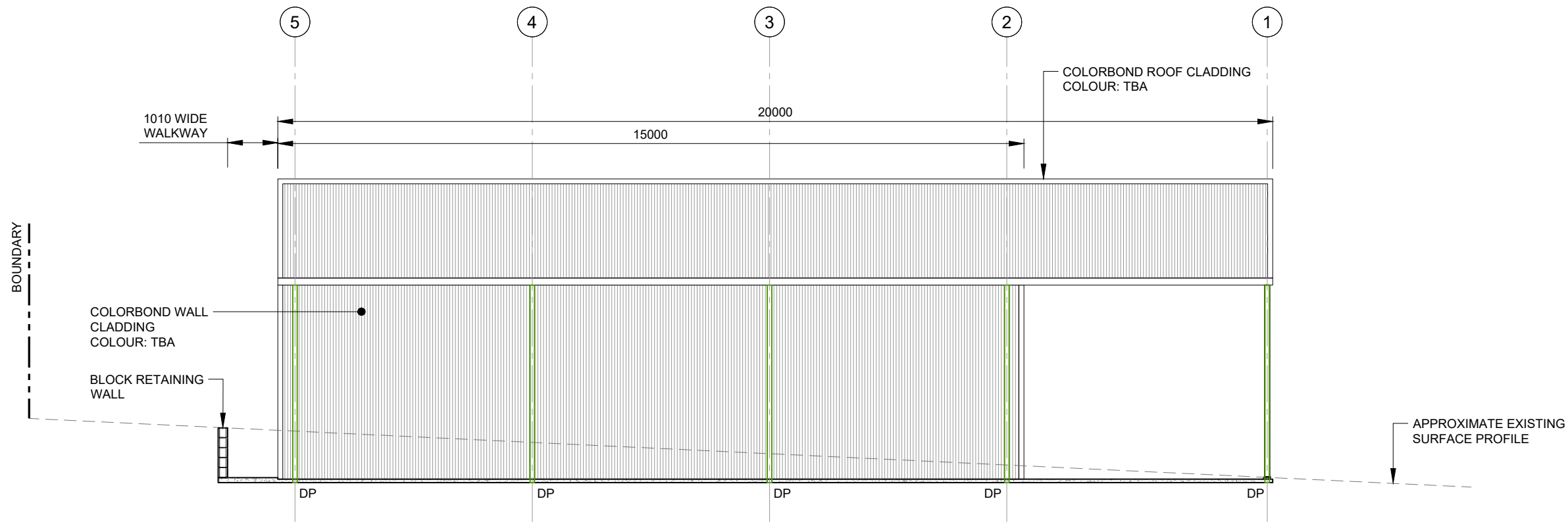
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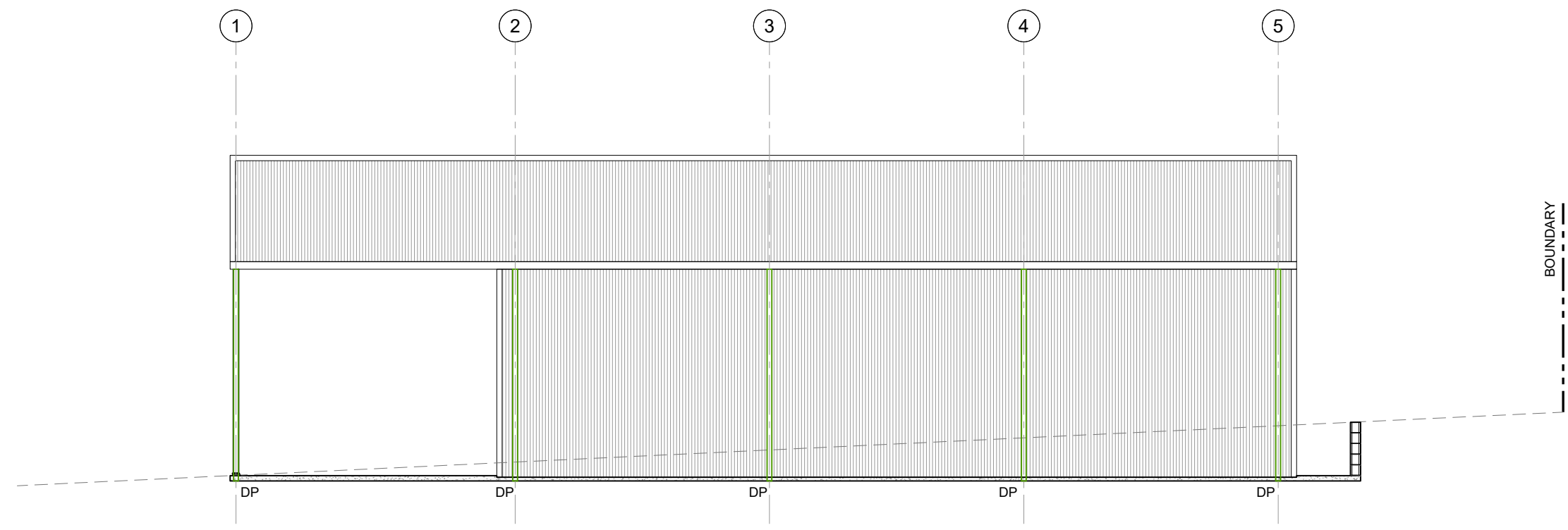
198 NORTH PROSPECT ROAD,
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SHED FLOOR PLAN
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Drawing:
10034-003
 Issue: P1



NORTHERN ELEVATION



SOUTHERN ELEVATION

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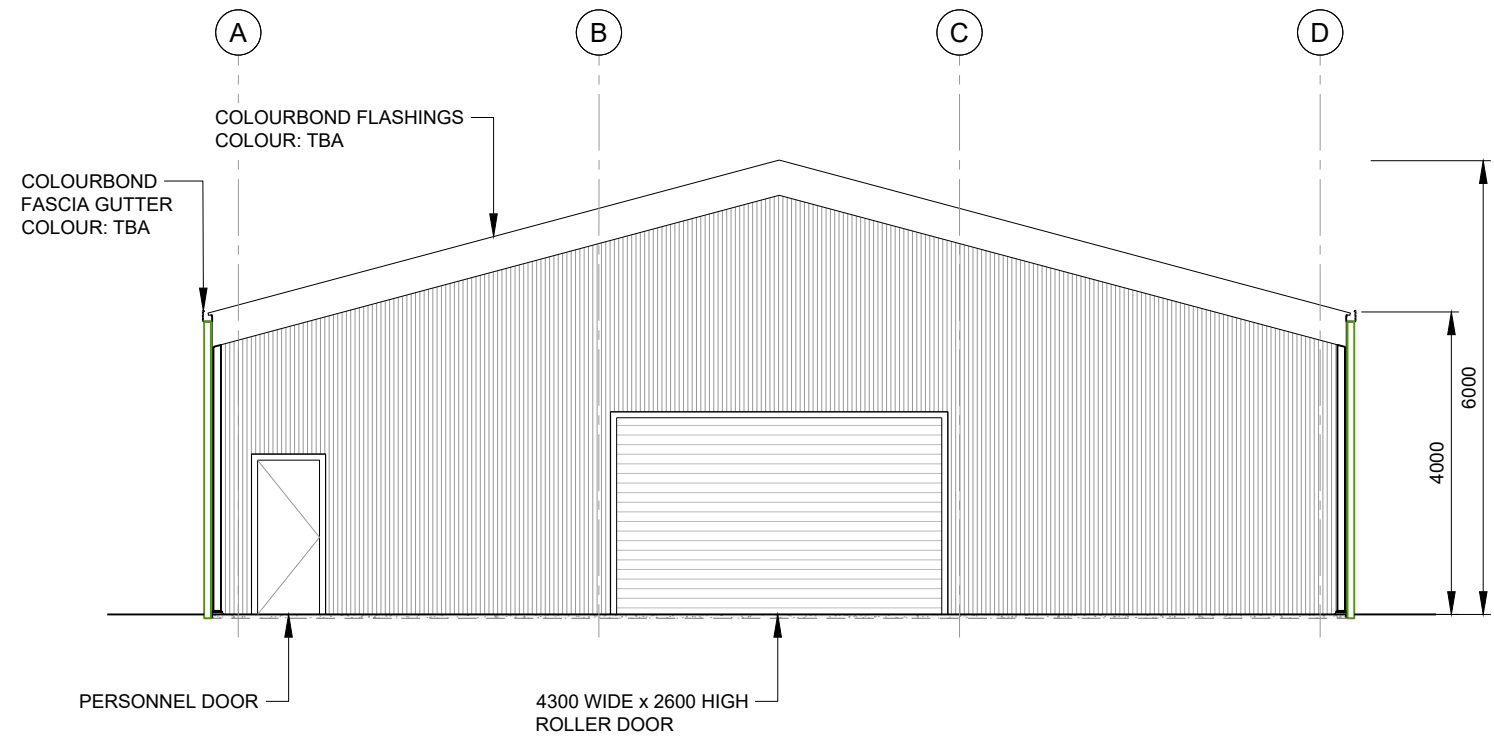
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P1	16-12-25	ISSUED FOR PLANNING APPROVAL	M.J.K.	L.R.B.

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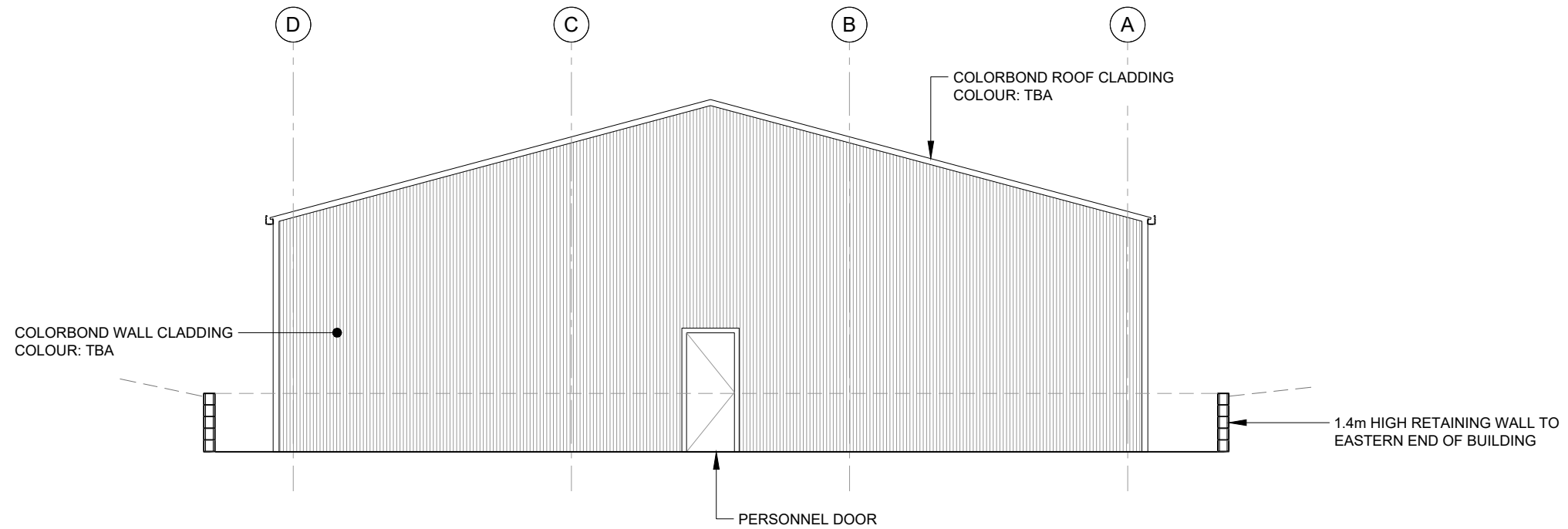
198 NORTH PROSPECT ROAD,
 WEST RIDGLEY

**SHED
 ELEVATIONS - SHEET 1**
 NOT FOR CONSTRUCTION

Drawing:
10034-004
 Issue: P1



WESTERN ELEVATION



EASTERN ELEVATION

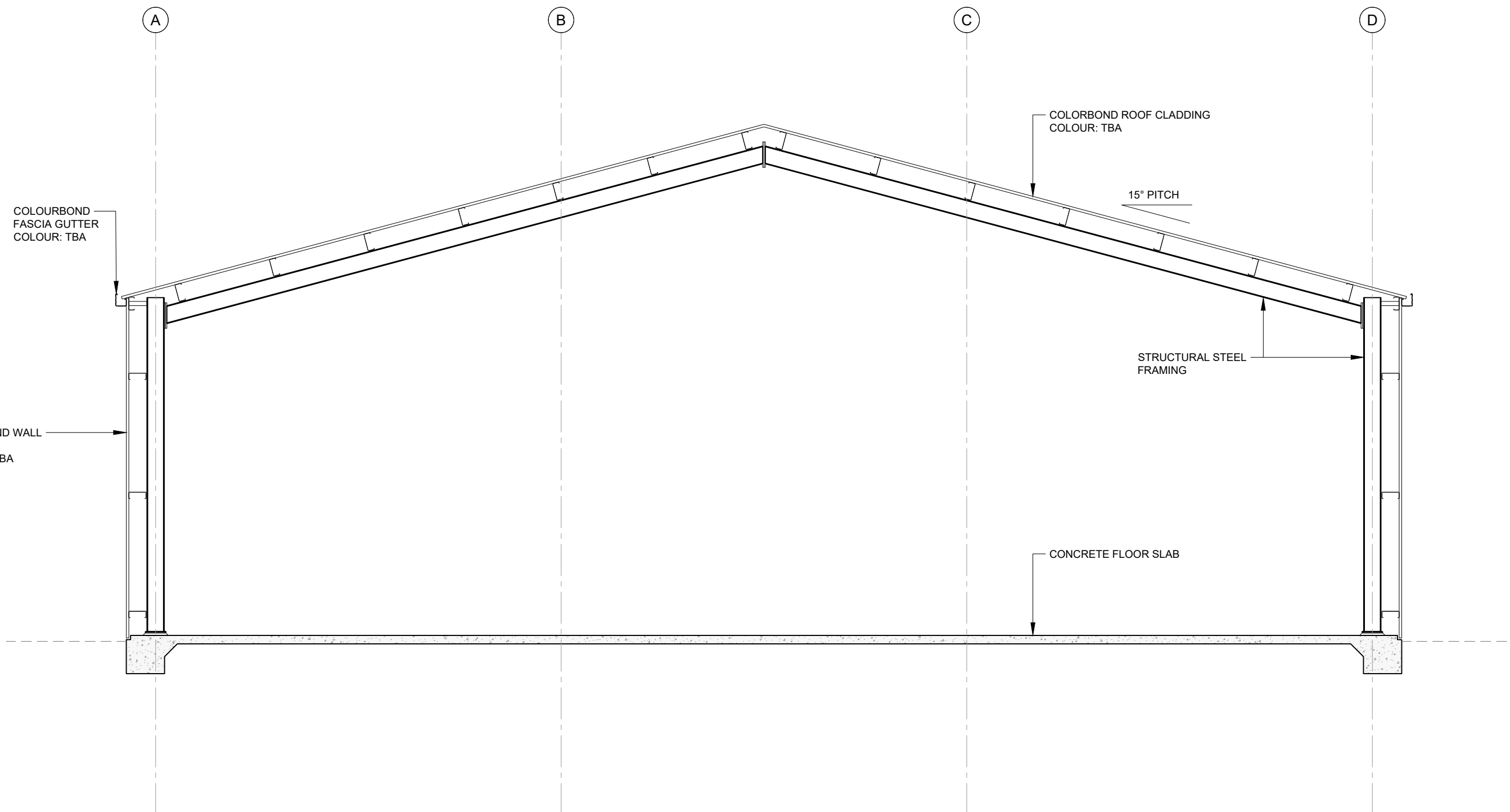
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198 NORTH PROSPECT ROAD,
 WEST RIDGLEY

SHED ELEVATIONS - SHEET 2
 NOT FOR CONSTRUCTION

Drawing:
10034-005
 Issue: P1



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198 NORTH PROSPECT ROAD,
WEST RIDGLEY

**SHED
TYPICAL SECTION**

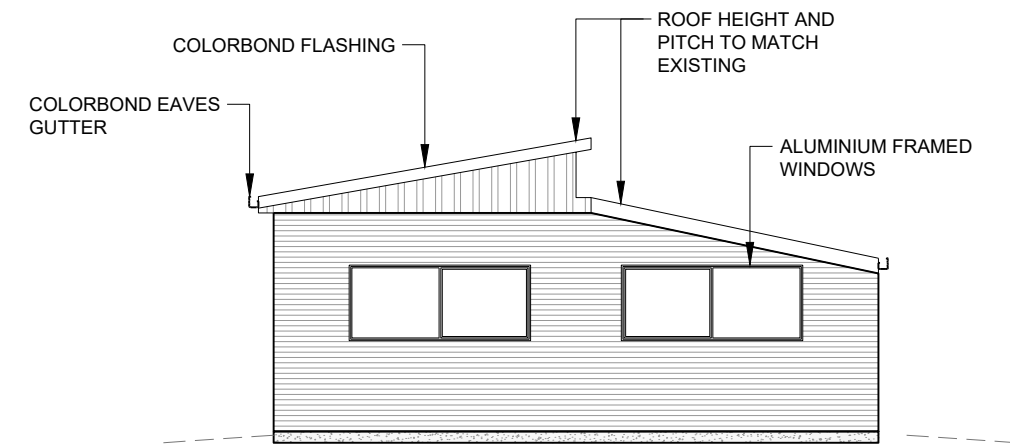
NOT FOR CONSTRUCTION

Drawing:
10034-006

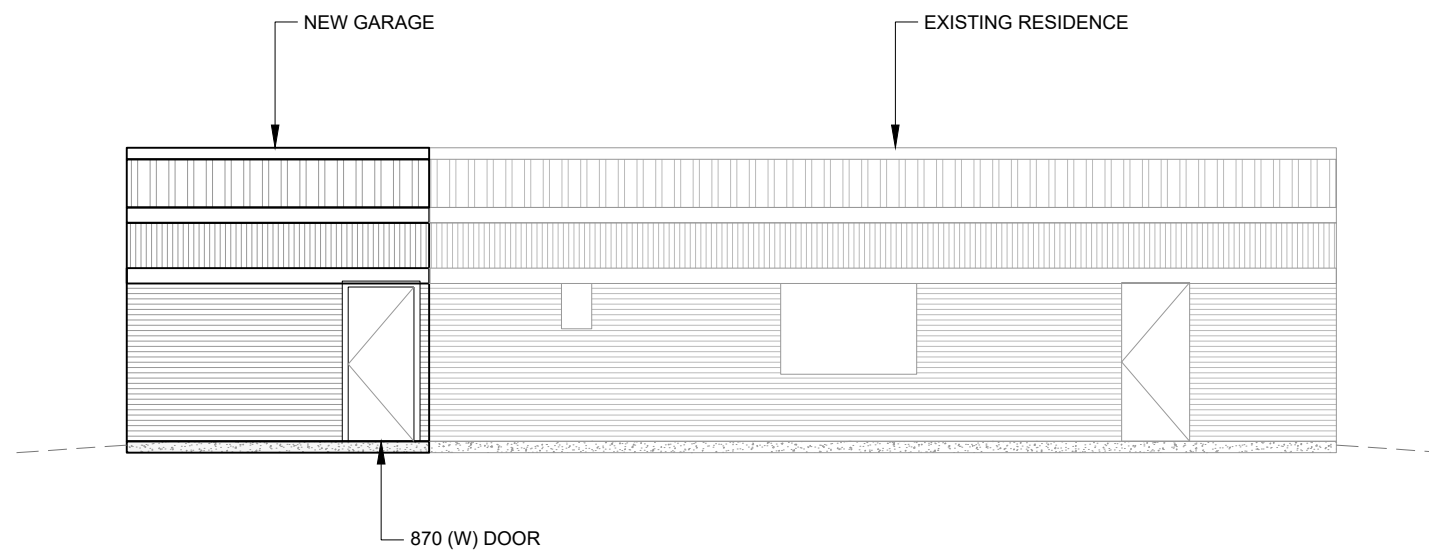
Issue: P1



WESTERN ELEVATION



SOUTHERN ELEVATION



EASTERN ELEVATION

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P1	16-12-25	ISSUED FOR PLANNING APPROVAL	M.J.K.	L.R.B.

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A3 SCALE 1:100

Datum:

**198 NORTH PROSPECT ROAD,
 WEST RIDGLEY**

**GARAGE
 ELEVATIONS**

NOT FOR CONSTRUCTION

Drawing:
10034-007
 Issue: P1

PLEASE QUOTE

Your Ref:

Our Ref: 31/13/4; 26/3535

Enquiries:

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

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BURNIE
CITY COUNCIL

23 February 2026

Ms Theresia Williams

A hard copy will not be sent unless requested

Dear Ms Williams

**COUNCIL ADVICE TO DEVELOPER
PROPOSED SHED DEVELOPMENT
198 NORTH PROSPECT ROAD, RIDGLEY**

I write in relation to your recent application on 20 January 2026 seeking Statement of Compliance and the associated application seeking grant of a permit under the *Land Use Planning and Approvals Act 1993* for the proposed development of a shed on land at 194 North Prospect Road, Ridgley.

This letter provides formal communication regarding the proposed use and development as follows:

- Part A of this letter contains written advice from Burnie City Council as a “Road Authority”, and contains the information required for assessment and determination of a permit application made under the *Land Use Planning and Approvals Act 1993* against relevant requirements of the Tasmanian Planning Scheme (TPS).

Council’s Land and Environmental Services Department has been provided with a copy of Part A to assist the Council in its role as a planning authority.

- Part B of this letter contains general information from Council, acting as a Road Authority under the *Local Government (Highways) Act 1982* and the *Roads and Jetties Act 1935*, and as a Road Manager under the *Heavy Vehicle National Law (Tasmania) Act 2013*.

It also addresses the Council’s requirements as a Stormwater Service Provider under the *Urban Drainage Act 2013*.

Part B is to inform you of matters outside of the development application process that may affect the use or development. Provision of this information at an early stage of the development process will enable informed decisions to progress the approvals process as smoothly as possible.

The information and advice in this letter is not exhaustive and does not cover matters relating to approvals that may be required from other authorities, such as the Water and Sewerage Authority (TasWater) and the Electricity Entity (TasNetworks), etc.

PART A

“Road Authority” Advice:

In reference to the relevant Tasmanian Planning Scheme Codes:

- **C3.0 Road and Railway Assets Code**

- C3.5.1 Traffic generation at a vehicle crossing, level crossing or new junction

We understand that you wish to rely on acceptable solution A1.2 to satisfy section C3.5.1 of the State Planning Provisions. The Road Authority therefore provides the following advice in this regard for access via North Prospect Road.

Access **can be provided** to the road network at 198 North Prospect Road to allow access to your proposed development, subject to the following:

- Access to the proposed development from North Prospect Road shall be located generally in accordance with the **attached** Drawing No. 10034-002 prepared by Tasmanian Consulting Services.
- The new crossover on Prospect Road must be constructed in accordance with Tasmanian Standard Drawings TSD-R03-v3 & TSD-R04-v3 **attached**.
- New driveway to meet AS 2890 for sight distances. Plans shall be submitted to Council for approval prior to construction.
- Driveway must be offset at least 2.0m from the existing TasNetworks pole & stay wire (if the pole &/or stay wire needs relocating this is to be undertaken at the developer’s cost in consultation with Tas Networks).

A ‘Permit to Conduct Work in a Council Street’ is required for any construction work within the road reserve. An application form is available on Council’s website <https://burnie.tas.gov.au/ROP>, together with the ‘General Terms and Conditions’ and ‘Requirements, Guidelines and Conditions of Constructing a Driveway to a Council Street’.

Once a permit has been approved, Council must be notified a minimum of 48 hours prior to pouring concrete and at the completion of pour, to undertake inspections and ensure all works conform to all relevant standards and specifications.

This Road Authority advice is valid for a period of 12 months from the date of this letter.

“Council” Advice:

Council are not aware of any matters that are pertinent to this development application process in relation to coastal inundation, coastal erosion, flood hazard or landslip.

PART B – GENERAL INFORMATION

Road Authority Information:

We draw your attention to Burnie City Council Highways By-Law No. 3 of 2013, available on the Burnie City Council website <https://burnie.tas.gov.au/Council/By-laws>. Part 3 of this By-law is relevant to the proposed use and development.

Any works in the road reserve must be undertaken at the developer's expense and in accordance with *Infrastructure Assets – Standards Policy CP-CBS-SG-031* available on Council's website <https://burnie.tas.gov.au/Policies>, and the Tasmanian and Burnie City Council Standard Drawings, and to the satisfaction of Burnie City Council.

Stormwater Service Provider Information:

Council has reviewed the submitted drawings, and provides the following preliminary feedback in relation to the proposed stormwater discharge arrangements:

- a) Council will approve the discharge of the stormwater from the proposed development discharge into Council table drain.
- b) The stormwater outlet must be constructed with an appropriate size head wall and aligned with the existing road culvert.
- c) Stormwater discharge from the site into the roadside table drain must not exceed existing flows from the site in a 10% AEP rain event. This will likely require detention onsite.

Should you have any further queries, please contact Council's Technical Officer, Jon Randall on (03) 6430 5736 or email: infrastructure@burnie.tas.gov.au

Yours faithfully



Simon Hughes
MANAGER INFRASTRUCTURE SERVICES

Enc
Planning Officers, Land and Environmental Services – Burnie City Council
Jon Randall, Technical Officer – Burnie City Council