

PLEASE QUOTE

Your Ref:

Our Ref: DA 2026/21

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 2026/21**  
**Development Site: - 64 Cascade Road ROMAINE**  
**CT: 10776/3**  
**Proposal: - Residential - (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**

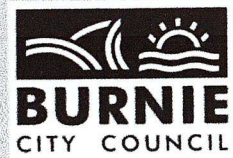
or [burnie@burnie.tas.gov.au](mailto:burnie@burnie.tas.gov.au) by no later than 5.00 pm on **16 April 2026**. Council must have regard to any written representation received during the exhibition period when considering its decision on the application.

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: - **28 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

64 CASCADE RD ROMAINE

Certificate of  
Title Reference

**Applicant**

First Name

ANTHONY

Second  
Name

JOE

Surname

BYARD

Postal Address:

[Redacted]

Phone No:

[Redacted]

Mobile:

[Redacted]

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:

A BYARD

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

First Name

A ANTHONY

Second Name

JOE

Surname

BYARD

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**

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

RESIDENTIAL 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

*A Beard*

Date

**Office use only**



SCHEDULE OF EASEMENTS

Plan No. S.P 10776

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.

No easements profits a prendre or restrictive covenants restrict or burden any of the Lots shown on the plan

SIGNED by BRIAN FRANCIS O'ROURKE as Solicitor for HILARY DESMOND O'ROURKE the registered proprietor of the whole of the land in Certificate of Title Volume 3608 Folio 24 in the presence of:

[Handwritten signature]

[Handwritten note: Spelling, New Clerk, Newport]

Certified correct for the purposes of the Real Property Act,

BRIAN O'ROURKE & CO. Per: [Signature] Solicitor for the Subdivider

10776

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

Subdivider/Solicitor for the Subdivider

This is the schedule of easements attached to the plan of H.D. O'ROURKE (Insert Subdivider's Full Name)

... affecting land in

CT - 2997 - 75 CT. 3084 - 73 (Insert Title Reference)

Sealed by Municipality of Burnie on 9th March, 1978

Council Clerk [Signature]

3023

SEARCH OF TORRENS TITLE

VOLUME 10776	FOLIO 3
EDITION 3	DATE OF ISSUE 12-Dec-1996

SEARCH DATE : 25-Aug-2017  
SEARCH TIME : 10.40 AM

DESCRIPTION OF LAND

City of BURNIE  
Lot 3 on Sealed Plan 10776  
Derivation : Part of 251A-3R-39Ps. Gtd. to The Closer  
Settlement Board.  
Prior CT 3676/56

SCHEDULE 1

B969890 TRANSFER to GEOFFREY LANCE RUSSELL Registered  
12-Dec-1996 at 12.01 PM

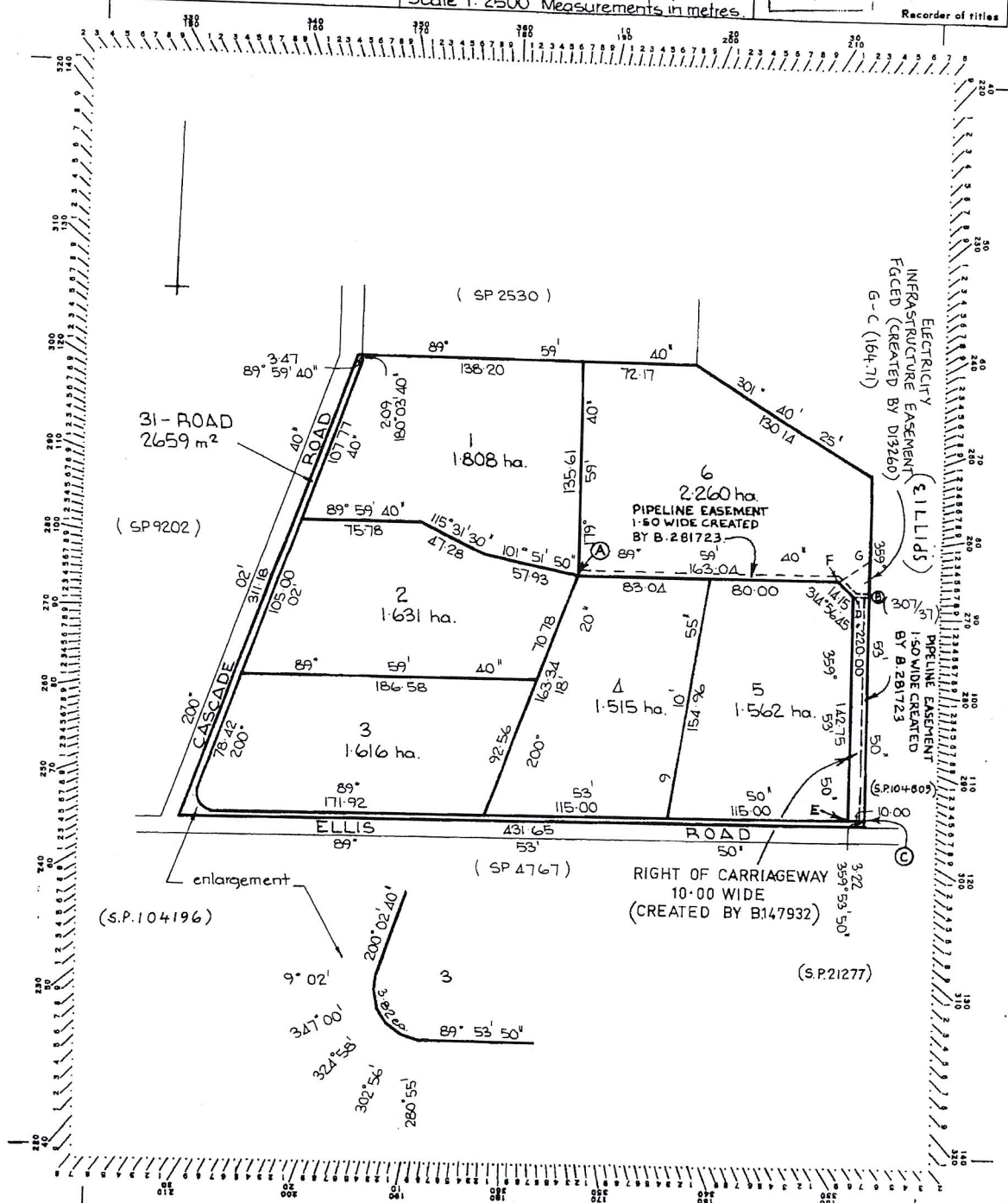
SCHEDULE 2

Reservations and conditions in the Crown Grant if any  
A607576 FENCING PROVISION in Transfer  
B969891 MORTGAGE to Trust Bank Registered 12-Dec-1996 at 12.  
02 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

Owner: HDO'Rourke	PLAN OF SURVEY by Surveyor MR. ND. LESTER of land situated in the	Registered Number: <b>S.P.10776</b>
Title Reference: CT. 2997 75-3608-24 CT 3024-73	LAND DIST. OF WELLINGTON VICINITY OF EMU BAY NOW CITY OF BURNIE	Effective from <b>30 MAR 1978</b>
Grantee: Part of 251 <sup>st</sup> 3 <sup>rd</sup> 39 <sup>th</sup> Gtd. to the Closer Settlement Board.	Scale 1:2500 Measurements in metres.	P/ <i>M. W. W. W.</i> Recorder of titles





Proposed  
Shed

14.5m

14m

6.5m

12m

Oxaparc Road

Ellis Road

P...

## Payment Schedule

- 15% initial deposit to be paid to receive all appropriate plans, engineering specifications & certificates.
- 45% further deposit to be paid to commence manufacturing.
- 40% final payment to be paid 10 working days prior to the confirmed delivery date of your building.

The price covers entirely our offer. Anything discussed or implied but not specifically referenced in this quote, does not form part of our offer. Please contact us for a revised quote if there are any amendments or inclusions you require. All payments must be made directly to Wide Span Sheds as per the payment details on our invoice. An invoice is issued on acceptance of this quotation along with the purchase agreement. The discount offered is dependent on completion of the purchase agreement within 10 days of issue and final payment being made on time.

## Details of your Wide Span Sheds Building

<b>Building Classification</b>	10a A non-habitable building including a private garage, carport, shed or the like. (Refer NCC A6G11)
<b>Weight (approximately)</b>	3,700 kg
<b>Span</b>	Main Building: 12 m
<b>Length</b>	14 m (4 Bays: 3.5 m, 4 m, 3.5 m, 3 m)
<b>Height</b>	3 m
<b>Roof Type</b>	Gable, 10 degrees
<b>Roof</b>	COLORBOND® steel TRIMCLAD® 0.42 BMT sheeting, BlueScope
<b>Walls &amp; Trims</b>	COLORBOND® steel TRIMCLAD® 0.42 BMT sheeting, BlueScope
<b>Gutters</b>	COLORBOND® GUTTER-01. We have calculated the number of [Supplied by Others] downpipes required for: Left Side = 3. Right Side = 3.
<b>Roller Doors</b>	One (1) COLORBOND® steel 2.589 m high x 3.05 m wide roller door (roller door is wind rated). Door height will necessitate a manual system (by owner) to reach the top of the door for opening and closing. One (1) COLORBOND® steel 2.58 m high x 3.5 m wide roller door (roller door is wind rated). An internal chain drive has been added to the door to assist with opening and closing the door at heights. One (1) COLORBOND® steel 2.58 m high x 3 m wide roller door (roller door is wind rated). Door height will necessitate a manual system (by owner) to reach the top of the door for opening and closing. Refer to the General Specification (# Access Doors) in relation to opening sizes. The Roller Doors are boxed or steel wrapped for protection during transport.
<b>PA Doors</b>	One (1) 2040mm high x 920mm wide x 35mm thick pre - hung door with COLORBOND® steel® steel skins. These skins are folded over top and bottom of the leaf to completely enclose the ends which are mechanically fixed and sealed. The external skin is bonded to an internal foam core which is further reinforced to the lock and hinge areas. The door is classed as a medium duty door. Supplied ready to fix the included Lever/Knob. The 4 sided welded steel door frame is powder coated to match the door colour and screw fitted to the outside of the wall sheeting. The door can be fitted either left or right hand swinging.

SHED  
SAFE



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[www.sheds.com.au](http://www.sheds.com.au)

### Bracing

The building will have Knee and Apex braces. Clearances are subject to the engineer's final design requirements. Estimated internal knee clearances are: Main Building 2.053m. Estimated internal apex clearance is: 3.431m.

### Roof Purlins & Wall Girts

Z sections bolted to rafters & columns with a minimum overlap of 10% of the bay width.

### Fixing to Concrete

Screw-Bolts fitted after concrete is cured.

## Specific Inclusions

- Full set of plans and bill of materials
- Determination of the design criteria by the engineer. This includes assessment in 8 cardinal directions to determine the site design wind speed based on the building orientation.
- Engineering certification of the steel building to the appropriate Australian Standards.
- Engineers certification letter plus Completion of Form 35 solely for certifying the Structural matters associated with the Steel Framed Building and Foundation Design as described in the drawings provided.
- Slab or Pier designs for soil classes A, S, M, H1 and H2.
- Materials as nominated above supplied as per the attached "General Specification".
- BlueScope product warranties of up to 15 years apply.

## Specific Exclusions

- Drawings and providing of any other forms or additional information to be added to forms other than detailed above. eg BushFire Compliance forms.
- Consent authority including any building, development or construction certificate application(s).
- Construction of the steel building, its foundations plus inspections or certification of any site works. (building is supplied as a kit).
- Insurance of the steel building once delivered to site or collected from depot.

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SAFE



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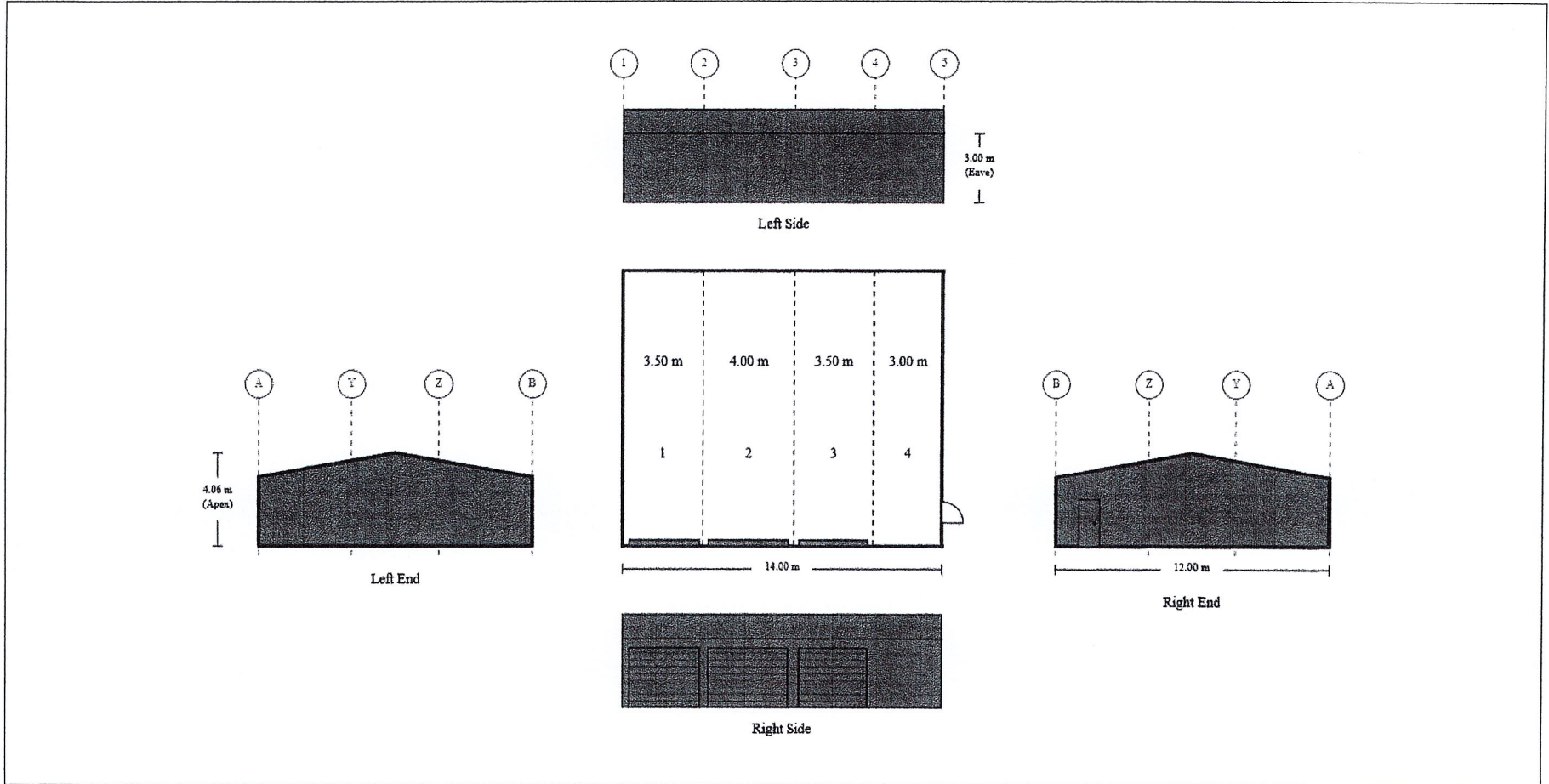
[www.sheds.com.au](http://www.sheds.com.au)


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www.sheds.com.au



Purchaser Name: Anthony Byard		<b>Building Layout</b> Ref# MF72502603004-1	Seller: Wide Span Sheds Pty Ltd Name: Maxwell Flood Phone: 0409 673 953 Fax: Email: tassiewidespan@gmail.com	
Site Location:			 <b>Wide Span Sheds</b> No Compromise Steel Building Solutions	
Ref # MF72502603004-1	Print Date: 12/03/26			