

NOTICE OF PROPOSED DEVELOPMENT

Notice is hereby given that an application has been made for planning approval for the following development:

SITE:

24 CRAIGS HILL ROAD, BOOMER BAY

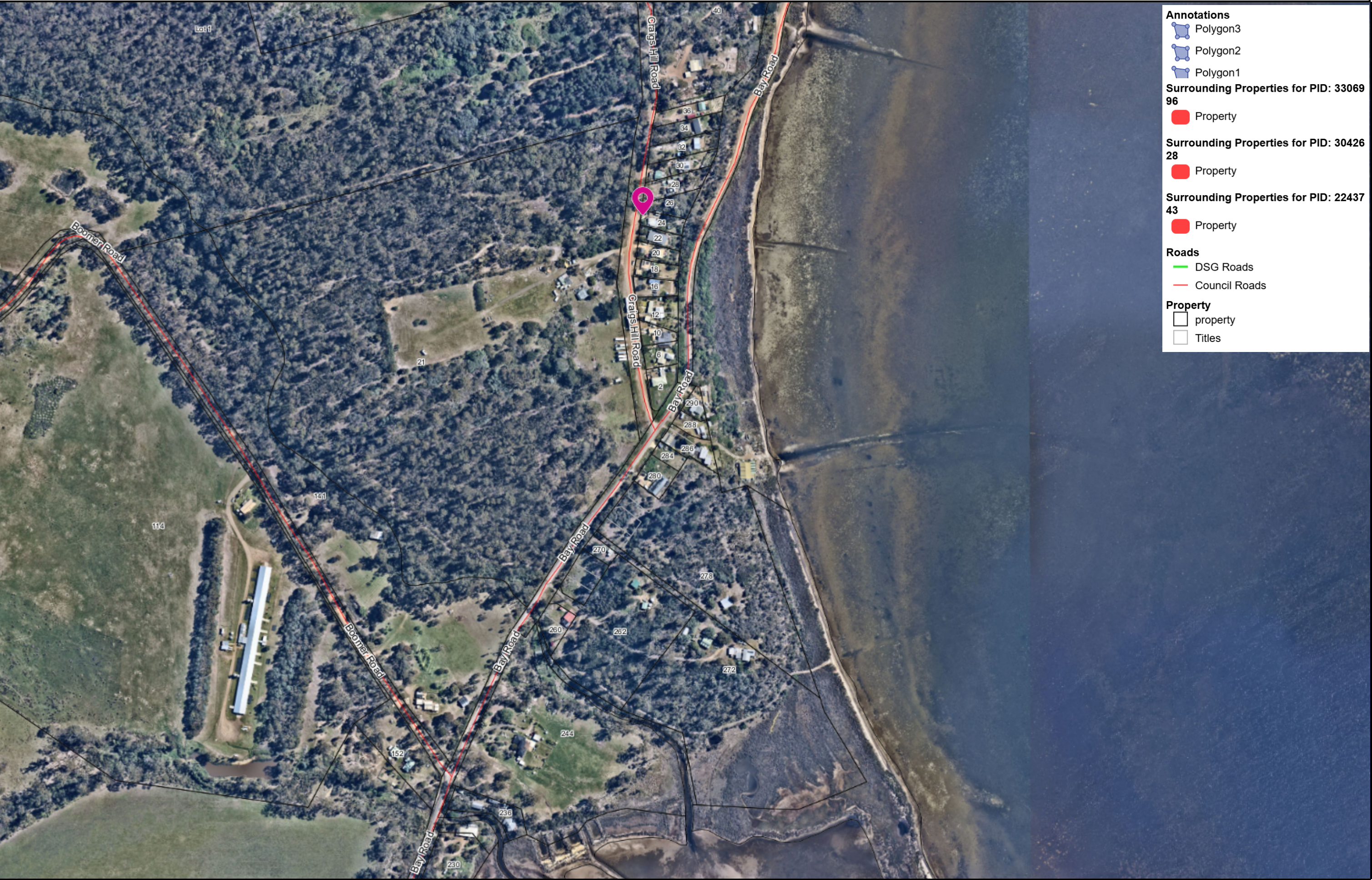
PROPOSED DEVELOPMENT:

OUTBUILDING

The relevant plans and documents can be inspected at the Council Offices at 47 Cole Street, Sorell during normal office hours, or the plans may be viewed on Council's website at www.sorell.tas.gov.au until **Thursday 15th January 2026**.

Any person may make representation in relation to the proposal by letter or electronic mail (sorell.council@sorell.tas.gov.au) addressed to the General Manager. Representations must be received no later than **Thursday 15th January 2026**.

APPLICATION NO: 5.2025.322.1
DATE: 19 DECEMBER 2025



Annotations

- Polygon3
- Polygon2
- Polygon1

Surrounding Properties for PID: 33069 96

- Property

Surrounding Properties for PID: 30426 28

- Property

Surrounding Properties for PID: 22437 43

- Property

Roads

- DSG Roads
- Council Roads

Property

- property
- Titles



Disclaimer

Any information extracted from this document (from the face of the document or by scale) should be verified on site. Council takes no responsibility for the accuracy of any information contained or presented in the document. While every care has been taken to ensure the accuracy of this information, Council makes no representations or warranties about the accuracy, reliability, completeness or suitability for any particular purpose and disclaims all responsibility and liability.

100 m



Part B: Please note that Part B of this form is publicly exhibited.

Full description of Proposal:	Use: <u>Outbuilding for non-habitable use, storage and workshop/Shed.</u> Development: <u>To install a pre-constructed out building/Workshed on site for storage and garden use.</u> <small>Large or complex proposals should be described in a letter or planning report.</small>
Design and construction cost of proposal:	\$ <u>45,900</u>

Is all, or some the work already constructed:	No: <input type="checkbox"/> Yes: <input type="checkbox"/>
---	--

Location of proposed works:	Street address: <u>24 Craigs Hill Road</u> Suburb: <u>Boomer Bay</u> Postcode: <u>7177</u> Certificate of Title(s) Volume: <u>62756</u> Folio: <u>2</u>
-----------------------------	---

Current Use of Site	<u>Residential</u>
---------------------	--------------------

Current Owner/s:	Name(s) <u>Jedidah Barwick and Mark Burbury.</u>
------------------	--

Is the Property on the Tasmanian Heritage Register?	No: <input checked="" type="checkbox"/> Yes: <input type="checkbox"/>	If yes, please provide written advice from Heritage Tasmania
Is the proposal to be carried out in more than one stage?	No: <input checked="" type="checkbox"/> Yes: <input type="checkbox"/>	If yes, please clearly describe in plans
Have any potentially contaminating uses been undertaken on the site?	No: <input checked="" type="checkbox"/> Yes: <input type="checkbox"/>	If yes, please complete the Additional Information for Non-Residential Use
Is any vegetation proposed to be removed?	No: <input checked="" type="checkbox"/> Yes: <input type="checkbox"/>	If yes, please ensure plans clearly show area to be impacted
Does the proposal involve land administered or owned by either the Crown or Council?	No: <input checked="" type="checkbox"/> Yes: <input type="checkbox"/>	If yes, please complete the Council or Crown land section on page 3
If a new or upgraded vehicular crossing is required from Council to the front boundary please complete the Vehicular Crossing (and Associated Works) application form https://www.sorell.tas.gov.au/services/engineering/		



Sorell Council

Development Application: 5.2025.322.1 -
Development Application - 24 Craigs Hill Road,
Marion Bay - P1.pdf
Plans Reference: P1
Date Received: 21/11/2025

(03) 6269 0000

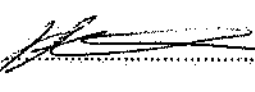
sorell.council@sorell.tas.gov.au


47 Cole Street Sorell TAS 7172

PO Box 126 Sorell TAS 7172

www.sorell.tas.gov.au

Part B continued: Please note that Part B of this form is publicly exhibited

Declarations and acknowledgements	
<ul style="list-style-type: none"> I/we confirm that the application does not contradict any easement, covenant or restriction specified in the Certificate of Title, Schedule of Easements or Part 5 Agreement for the land. I/we consent to Council employees or consultants entering the site and have arranged permission and/or access for Council's representatives to enter the land at any time during normal business hours. I/we authorise the provision of a copy of any documents relating to this application to any person for the purposes of assessment or public consultation and have permission of the copyright owner for such copies. I/we declare that, in accordance with s52(1) of the <i>Land Use Planning and Approvals Act 1993</i>, that I have notified the owner(s) of the intention to make this application. I/we declare that the information in this application is true and correct. <p><i>Details of how the Council manages personal information and how you can request access or corrections to it is outlined in Council's Privacy Policy available on the Council website.</i></p>	
<ul style="list-style-type: none"> I/we acknowledge that the documentation submitted in support of my application will become a public record held by Council and may be reproduced by Council in both electronic and hard copy format in order to facilitate the assessment process, for display purposes during public exhibition, and to fulfil its statutory obligations. I further acknowledge that following determination of my application, Council will store documentation relating to my application in electronic format only. 	
<ul style="list-style-type: none"> Where the General Manager's consent is also required under s.14 of the <i>Urban Drainage Act 2013</i>, by making this application I/we also apply for that consent. 	
Applicant Signature:	Signature:  Date:

Crown or General Manager Land Owner Consent	
<p>If the land that is the subject of this application is owned or administered by either the Crown or Sorell Council, the consent of the relevant Minister or the Council General Manager whichever is applicable, must be included here. This consent should be completed and signed by either the General Manager, the Minister, or a delegate (as specified in s52 (1D-1G) of the <i>Land Use Planning and Approvals Act 1993</i>).</p> <p>Please note:</p> <ul style="list-style-type: none"> If General Manager consent is required, please first complete the General Manager consent application form available on our website www.sorell.tas.gov.au If the application involves Crown land you will also need a letter of consent. Any consent is for the purposes of making this application only and is not consent to undertaken work or take any other action with respect to the proposed use or development. 	
<p>I _____ being responsible for the administration of land at _____ declare that I have given permission for the making of this application for _____</p>	
<div style="float: right; border: 1px solid orange; padding: 5px; text-align: center;">  Sorell Council <small>Development Application: 5.2025.322.1 - Development Application - 24 Craigs Hill Road, Marion Bay - P1.pdf Plans Reference: P1 Date Received: 21/11/2025</small> </div>	
Signature of General Manager, Minister or Delegate:	Signature: Date:

SEARCH OF TORRENS TITLE

VOLUME 62756	FOLIO 2
EDITION 7	DATE OF ISSUE 24-Jan-2024

SEARCH DATE : 18-Nov-2025

SEARCH TIME : 01.55 PM

DESCRIPTION OF LAND

Parish of MOGEELY, Land District of PEMBROKE
Lot 2 on Diagram 62756 (formerly being 386-11D)
Derivation : Part of Lot 18919 - Gtd. to D. Hildyard.
Prior CT 2804/68

SCHEDULE 1

M460955 TRANSFER to JEDDAH LOUISE BARWICK and MARK THOMAS
BURBURY Registered 07-May-2014 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
E373928 MORTGAGE to Bendigo and Adelaide Bank Limited
Registered 24-Jan-2024 at 12.01 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

**Sorell Council**

Development Application: 5.2025.322.1 -
Development Application - 24 Craigs Hill Road,
Marion Bay - P1.pdf
Plans Reference:P1
Date Received:21/11/2025

DIAGRAM FROM ACTUAL SURVEY

COUNTY OF PEMBROKE

COUNTY OF PEMBROKE
PARISH OF MOGEELY

No. OF APPLICATION

Per. of Lot 18919 ⁵⁰⁻¹⁻⁵ Gld. to D. Hildyard ✓

Scale :- 80/k.s. to an inch

E. G. Ogden Ow.
(580-12 c.T.)

Harold. A. Page OM.
Estate of H. Self OM.
5 yrs.

D. A. Job (I. A. 162709)

B. F. Wilson (I.A. 162707) 2
A R P
O . I . I .

275° 13'
255.4

P. 36⁸/₁₀.
F.A. Laughlin (I.A. 162708)
95° 12' 30"

255 6
J. Goodwin
& Ann.
4-111782)
P.
367
4.

270 - 30'

253.7

Donald 5

2. T. M. 100
1A158235
P
37 $\frac{2}{10}$.
266-12'

2583
G. N. Williams
(I. 4. 111783)
A R P

246.9

P.
34

A close-up of a surveying map showing a point labeled "g.l. sp. h." and "C.M." with a bearing of "238.6" and a distance of "279.2".

PURCHASER'S NAME

Eric Darne Valentin
I, **Geo. F. William Craig**
Registered Surveyor, of
plan has been made from
own personal supervision.

both plan and survey a
accordance with the Land
July, 1946.

Dated this 31 st.

bioRxiv preprint doi: <https://doi.org/10.1101/2019.05.20.254401>; this version posted May 20, 2019. The copyright holder for this preprint (which was not certified by peer review) is the author/funder, who has granted bioRxiv a license to display the preprint in perpetuity. It is made available under aCC-BY-NC-ND 4.0 International license.

REFERENCE TO CORNERS			
COR.	BEARING	DISTANCE IN LINKS	FROM
REGISTERED NUMBER			
62756			

LANDS TITLES OFFICE
13460
4 AUG 1959
3-5
TASMANIA

SEE INSIDE FIELD
NOTES FOR REPEC

RESERVATION

Approved
10/6/57

Development Application: 5.2025.322.1 -
Development Application - 24 Craigs Hill Road,
Marion Bay - P1.pdf
Plans Reference:P1
Date Received:21/11/2025

Authorised Surveyor.

To be filled in by Surveyor	Date of Instructions	
	Survey commenced	9. 7. 57.
	Survey finished	
	Error of close 1 in	See Comps.
	Plot	
Office Examination	Computations Checked <i>W</i>	
	Computations Checked <i>W</i>	
	Examination as to Boundaries	<i>S.P.</i>
	Entered on Diagrams	<i>S.P.</i> 10. 9. 57
	Entered on General Plan	
	Entered Permanent Marks <i>W</i>	
	Finally examined	<i>L.P.M.</i>
May be acted upon		
Acted upon		

PURCHASER'S	NAME	ACT	DATE OF CONTRACT	GRANTED

20/11/25

To whom it may concern,

We would like to install a pre-made outbuilding on site at our 24 Craigs Hill Road residence for the purpose of mainly storage for our numerous hobbies, from garden work to miniature scale-model making, we have a lot of items that need to be accessible and stored safely for use when needed.

We have considered the proposed location of the new outbuilding to take into consideration of the following:

We have chosen the side of our garden to not overshadow or shade any neighbours, instead creating some shade in our garden space, which is much needed in summer.

We have also considered the materials used and the angle of the outbuilding roof, so as to minimize any possible reflection to neighbouring properties and their habitable/used spaces.

We have chosen the location also due to a currently smaller existing garden shed (to be removed and replaced with the larger proposed outbuilding), which has provided privacy to both our garden and our current neighbour's decking area, which we overlook, and to which a new shed/outbuilding in a similar placement, will also continue to do for both us and our neighbour. Also, as there is already a smaller shed in this location, we will not have to remove or impact any existing vegetation on the property.

We want the outbuilding to be actively in relation to the workable garden space on our property as it will be used for outdoor hobbies and small workshop pursuits, which is also why we have kept it in a similar space to where one shed already is, however, we have outgrown the use of this shed and as it is smaller and not as well constructed, weather and mice keep getting in. We want to make a secure space for storage of tools, equipment and workshop resources without the risk of them being ruined by vermin or rain.

We have engaged Marcus Aydin as he will be able to construct an outbuilding that is both secure but also in keeping with the general aesthetic of our remaining buildings. We will be using the same cladding and design features of our home and one other smaller shed (which will remain) and cladding in vertical weather boards and using the same roofing materials etc. to make the outbuilding in line with the existing and remaining structures on-site.

We will ensure that the outbuilding, once in place, is fitted with proper guttering to manage rainwater and add to our existing rain catchment for our garden. The outbuilding will be finished to lock up stage but will not have any amenities or power as it is to be used for storage, as can be seen in our attached documents outlining the scope of the building.

Thank you and kind regards,


Jeddah Barwick and Mark Burbury



Sorell Council

Development Application: 5.2025.322.1 -
Development Application - 24 Craigs Hill Road,
Marion Bay - P1.pdf
Plans Reference: P1
Date Received: 21/11/2025



**Sorell Council**

Development Application: 5.2025.322.1 -
Development Application - 24 Craigs Hill Road,
Marion Bay - P1.pdf
Plans Reference:P1
Date Received:21/11/2025

NOTES

Date of Survey: 8 & 18 July 2024

Bearing datum is GDA2020 per SP
@@@@@.

Horizontal datum is plane with
MGA2020 coordinate adopted at
SPM@@@, with coordinates of
E @@@@
N @@@@ per the LIST.

Vertical datum is AHD per SPM
@@@@ with reputed RL
@@@@@m.

Contour Interval 0.2m

While reasonable effort has been
made to locate all visible above
ground services, there may be
other services which were not
located during survey.

Only those features/points
specifically requested by Les
Burbury have been located and
subsequently shown on this plan.

Prior to any demolition, excavation,
final design or construction on this
site, a comprehensive site
investigation should be undertaken
to locate all above and below
ground service infrastructure.

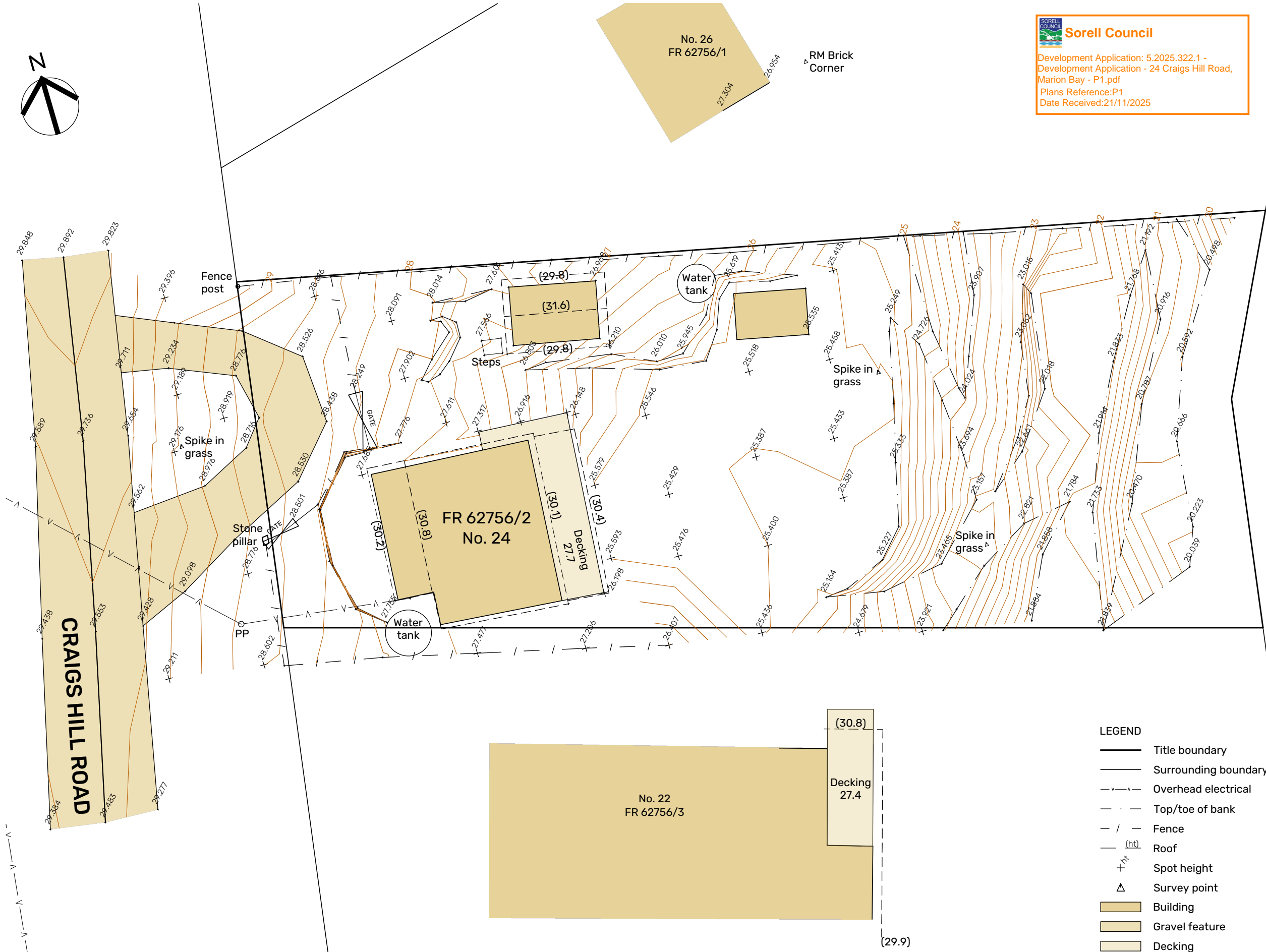
All coordinates within this file,
although stated to the nearest
0.001 metre, are approximate only
and are only within 0.015m of the
stated coordinate (horizontally and
vertically).

The boundaries shown on this plan
are compiled from SP15579 and
SP62756, as such, are approximate
only.

If any works are to be conducted
on or near the boundary a
re-establishment survey will be
required.

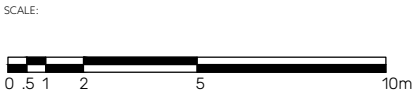
Any DTM modeling that is to be
done from the accompanying 3D
digital file must be done using only
the layer 'TRIANGLE_1 SURFACE'
to ensure that surface matches
that verified by PDA Surveyors,
Engineers & Planners. No
responsibility is taken for the use
or interpretation of this data in any
other format.

Some feature levels are not shown
on this plan for clarity. These can
be found turned on in model space
or on the OFF Levels layer.



- LEGEND
- Title boundary
 - Surrounding boundary
 - Overhead electrical
 - Top/toe of bank
 - Fence
 - Roof
 - Spot height
 - Survey point
 - Building
 - Gravel feature
 - Decking

D				
C				
B				
A				
0	DETAIL SURVEY	NJA	07.08.24	HC
REV	AMENDMENTS	DRAWN	DATE	APPR.



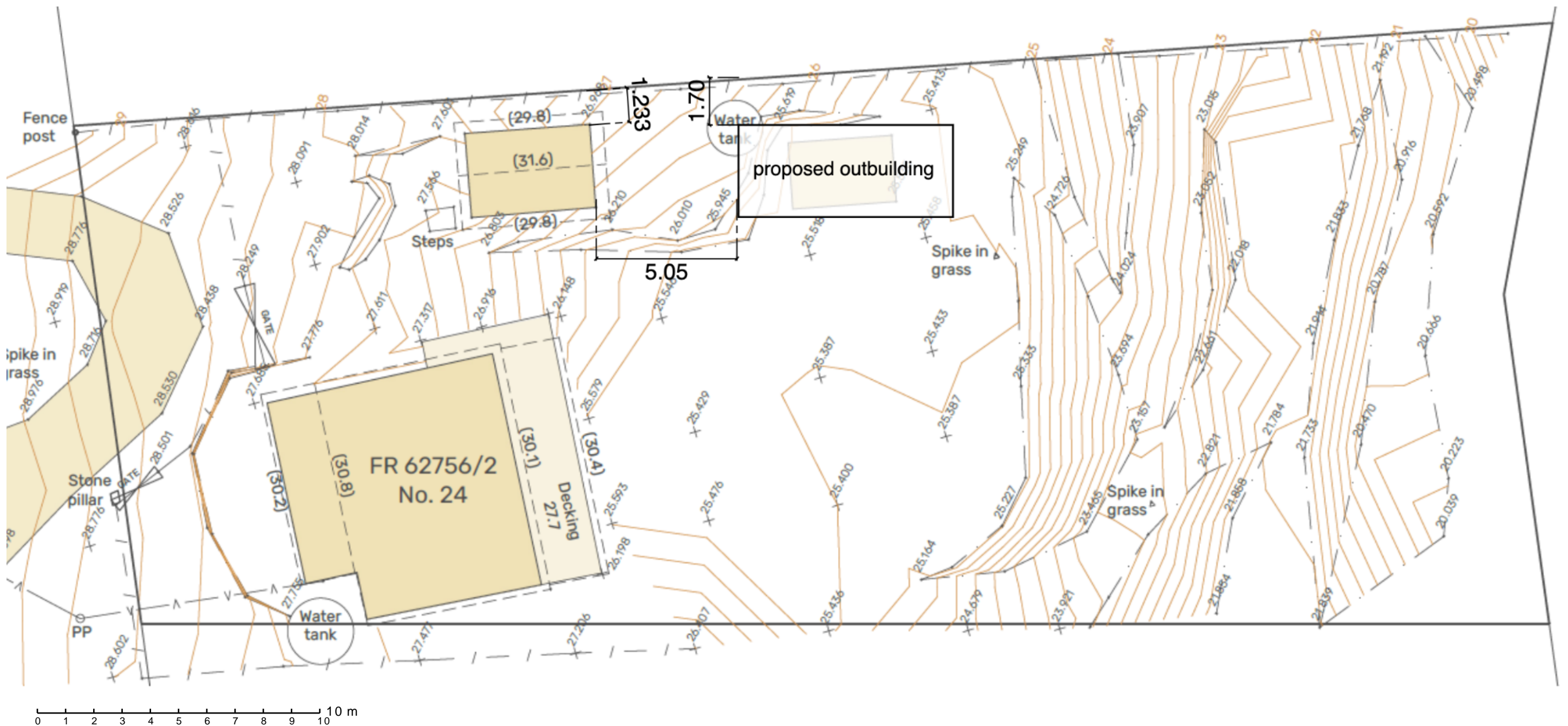
SURVEYOR	GEOCIVIL
JT	53127
DRAWN	CHECKED
NJA	HC
DATE	
07 AUGUST 2024	

DETAIL SURVEY
24 CRAIGS HILL ROAD, BOOMER BAY
for LES BURBURY

**PDA**
SURVEYORS, ENGINEERS & PLANNERS

127 Bathurst Street
Hobart, Tasmania, 7000
PHONE: +61 03 6234 3217
EMAIL: pda.hbt@pda.com.au
www.pda.com.au
Also at: Kingston, Launceston,
Devonport & Burnie

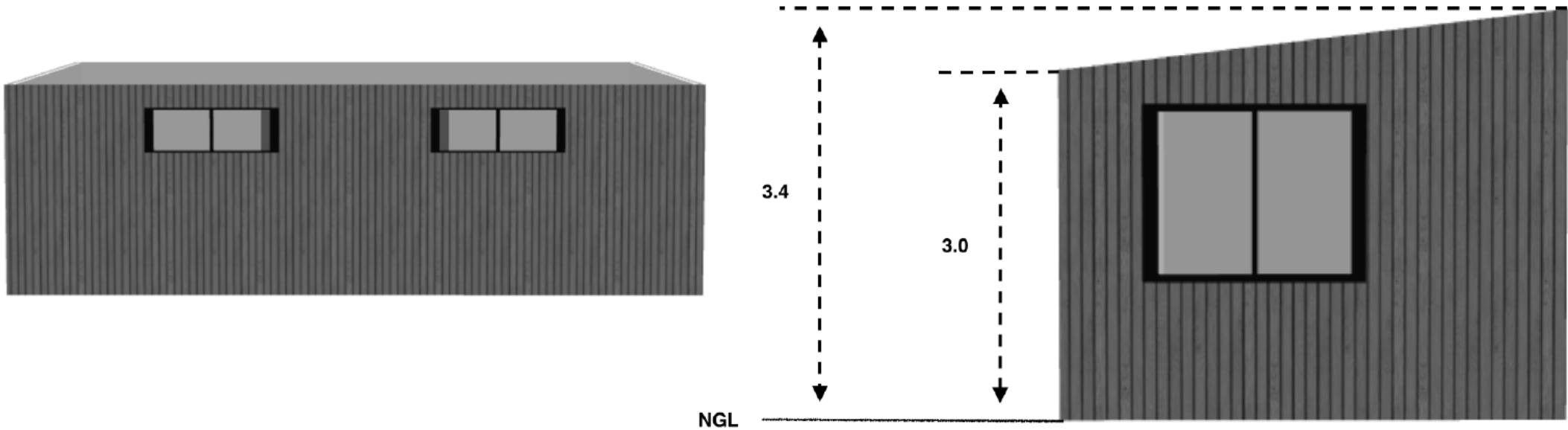
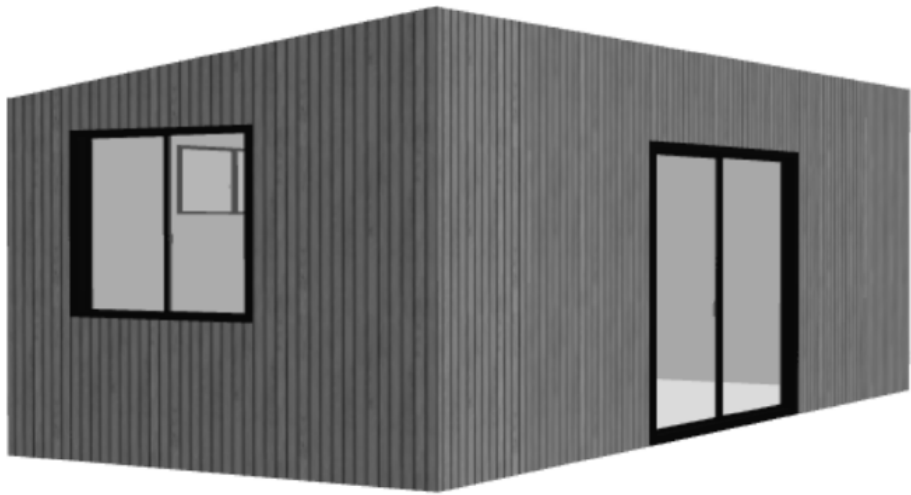
SCALE	PAPER
1:200	(A3)
JOB NUMBER	DRAWING
53127HC-1	



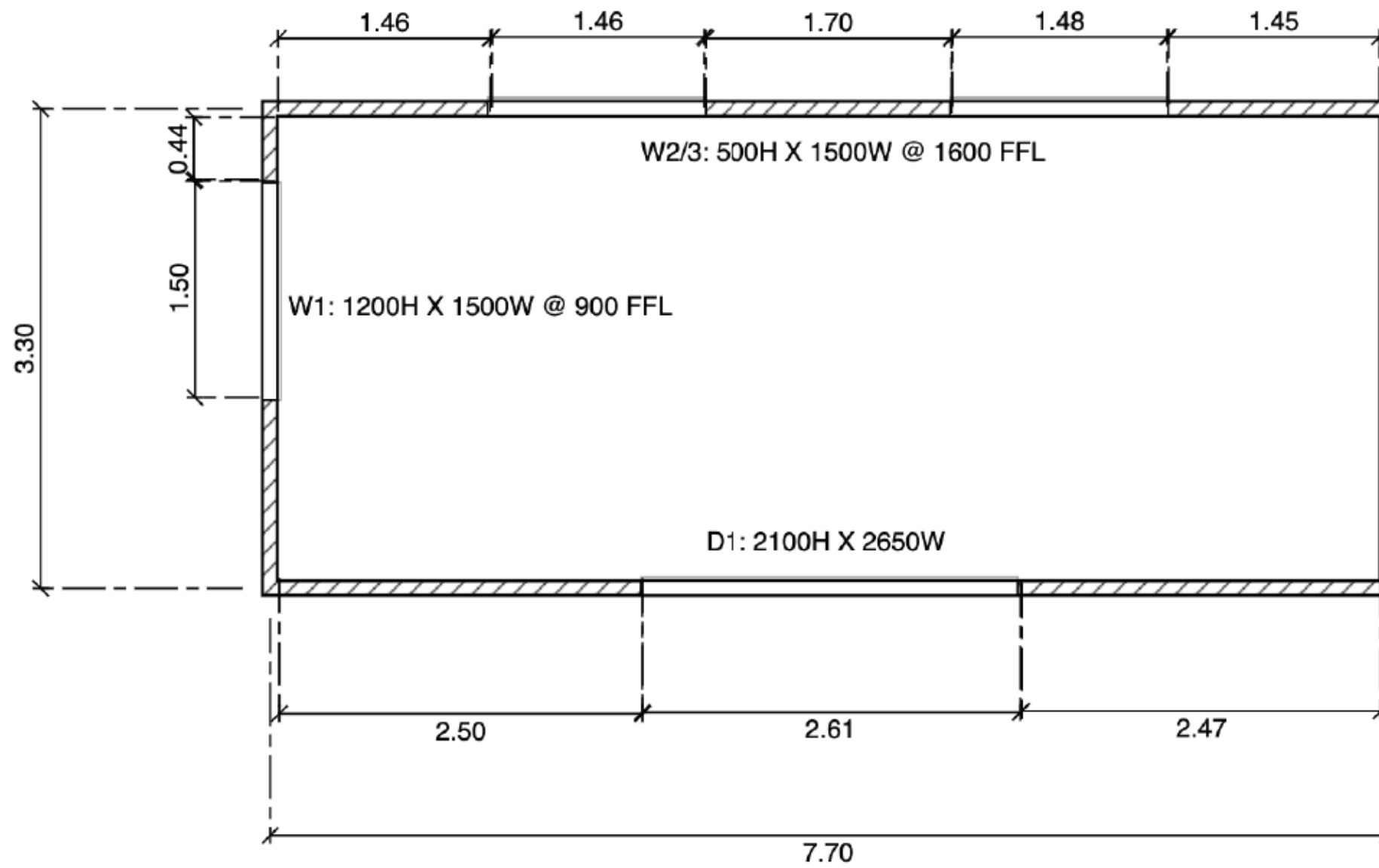
PROJECT:	Craigs Hill Proposed Outbuilding	DRAWING:	SITE PLAN
ADDRESS:	24 Craigs Hill Rd	SCALE:	1:145 (A3)
DATE:	20/11/2025	DRAWN BY:	MA

General arrangement and elevations of proposed outbuilding

- Cladding to match existing house and existing outbuilding, vertical tas oak board and batten style
- roofing iron to match existing house and existing outbuilding, zincalume.



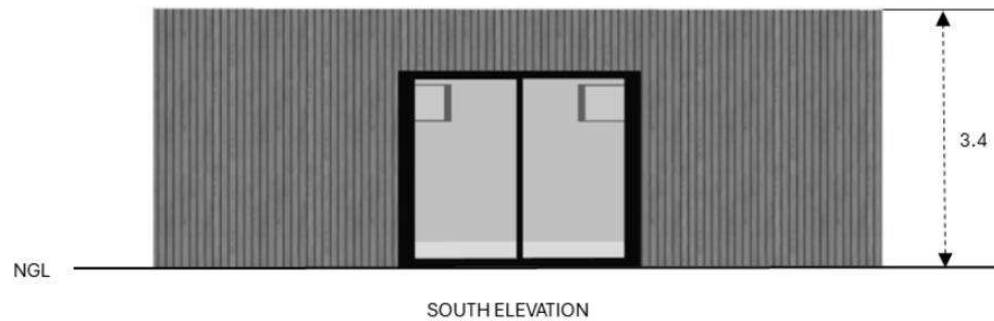
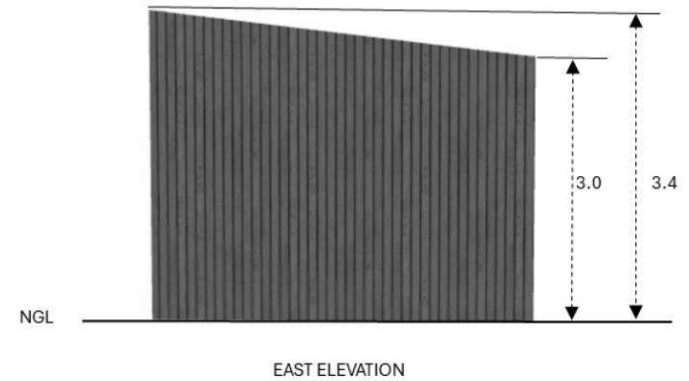
PROJECT:	Craigs Hill Proposed Outbuilding	DRAWING:	ELEVATIONS
ADDRESS:	24 Craigs Hill Rd		
DATE:	20/11/2025	DRAWN BY:	MA




PROJECT:	Craigs Hill Proposed Outbuilding	DRAWING:	FLOOR PLAN
ADDRESS:	24 Craigs Hill Rd		
DATE:	20/11/2025	DRAWN BY:	MA

Notes;

- No cutting required on eastern and southern elevations
- Finished floor height approx. 0.2m from NGL





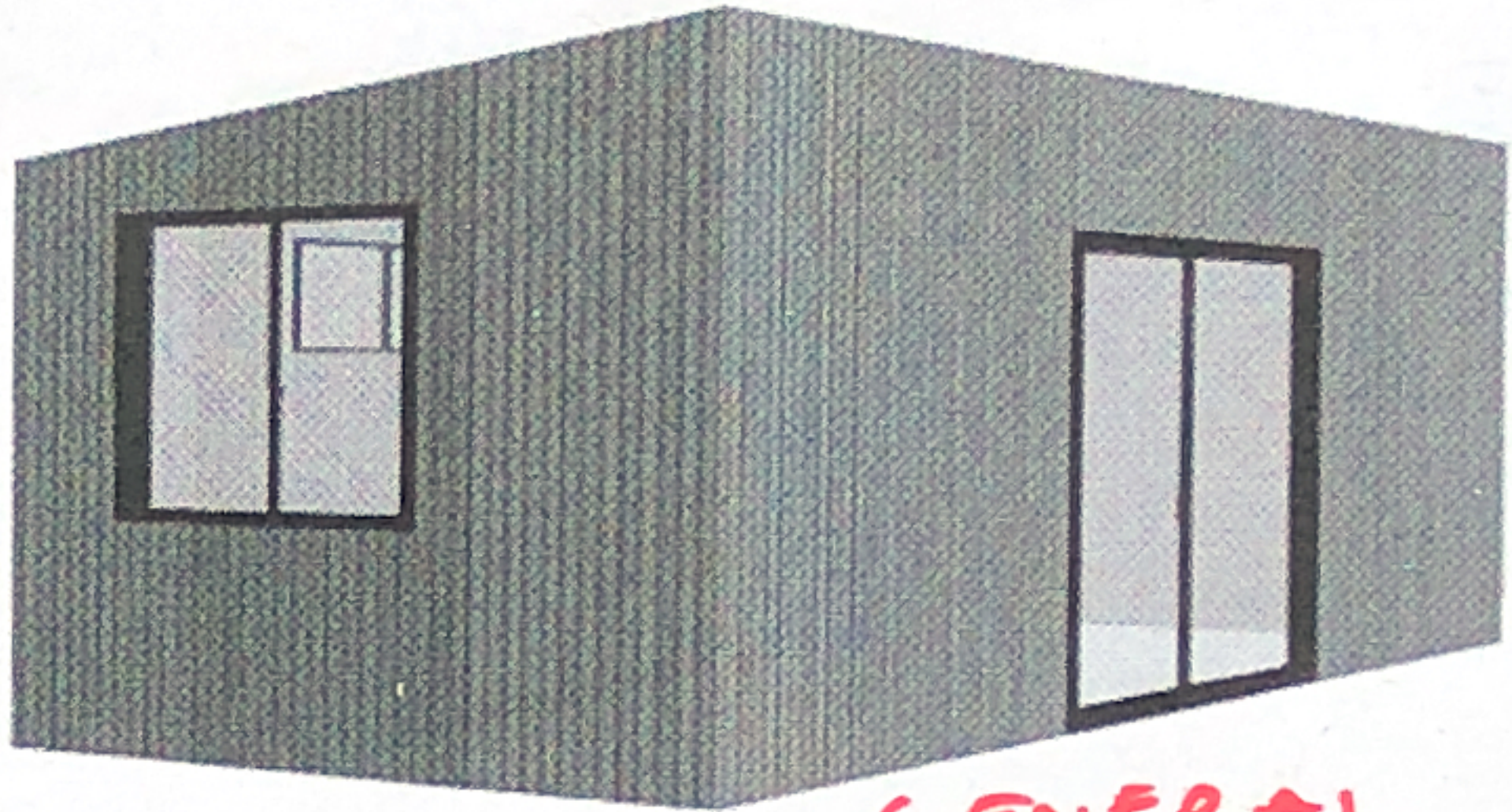
Sorell Council

Development Application: 5.2025.322.1 -
 Response to Request For Information - 24
 Craigs Hill Road, Boomer Bay - P3.pdf
 Plan Reference: P3
 Date received: 12/12/2025

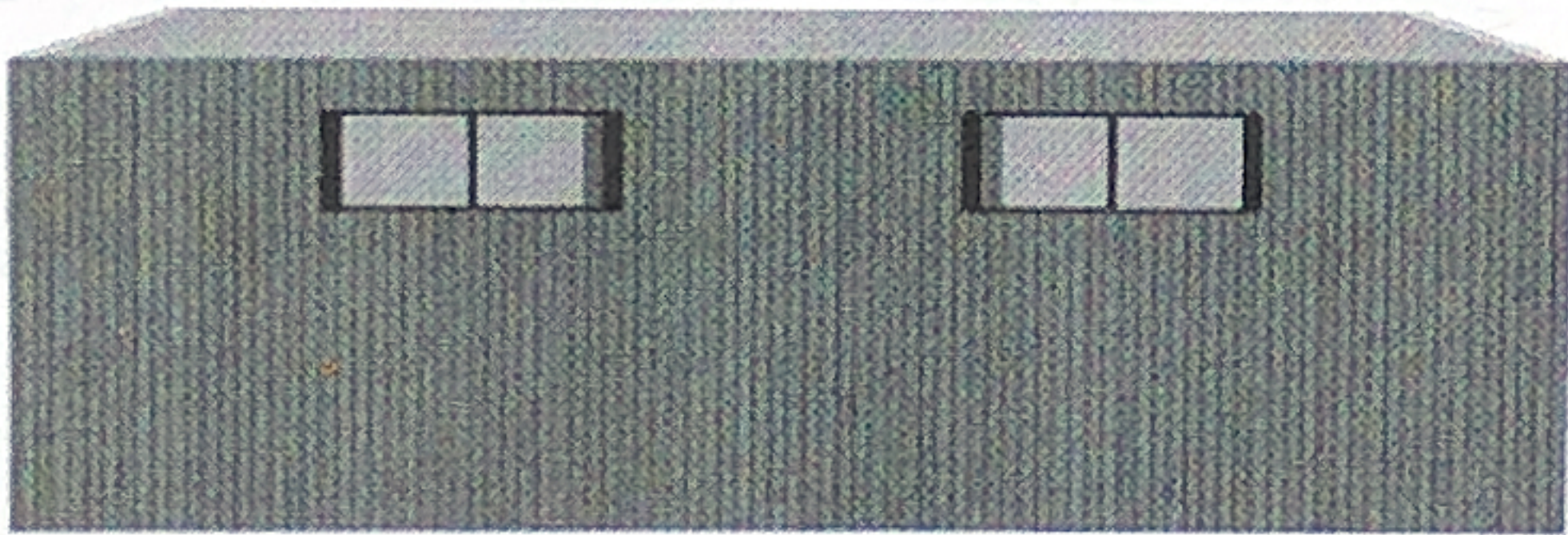
PROJECT	Craigs hill proposed outbuilding	DRAWING	Elevations – additional
ADDRESS	24 craigs hill rd		
DATE	10/12/25	DRAWN BY	MA

General arrangement and elevations of proposed outbuilding

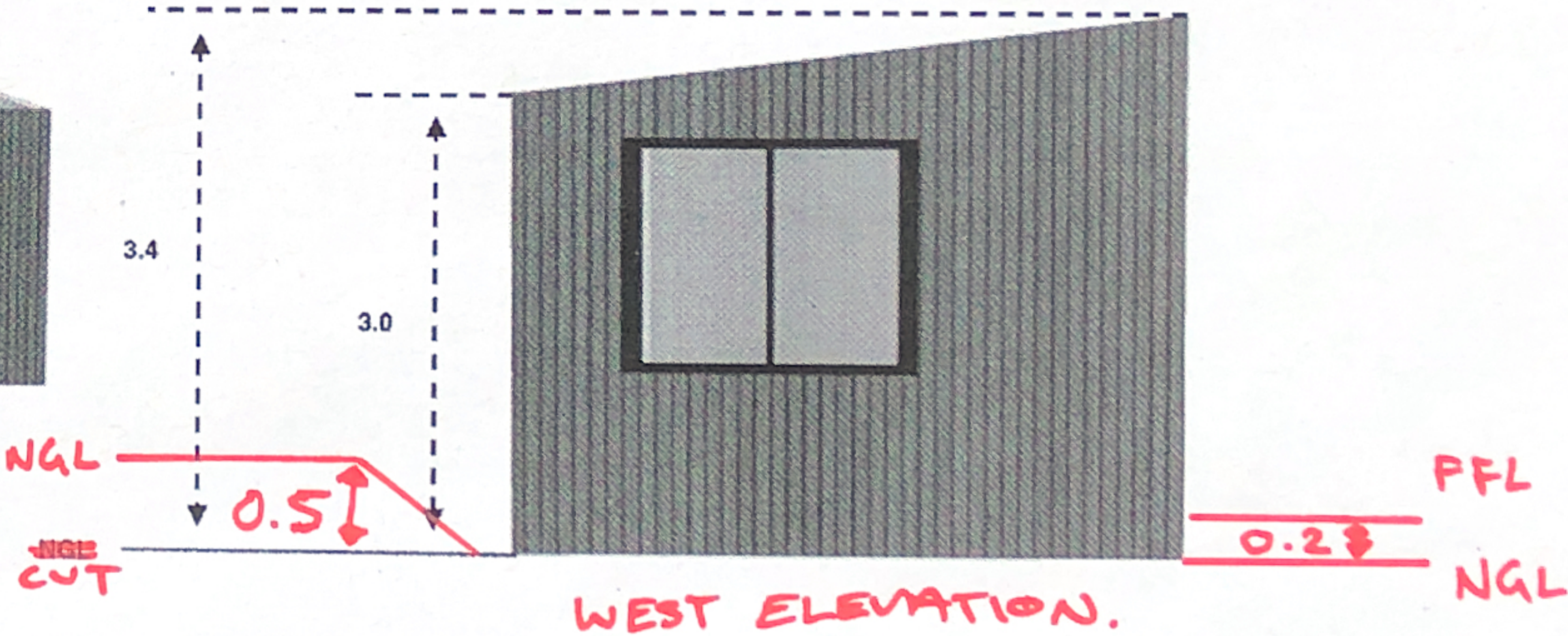
- Cladding to match existing house and existing outbuilding, vertical tas oak board and batten style
- roofing iron to match existing house and existing outbuilding, zincalume.



GENERAL ARRANGEMENT.



NORTH ELEVATION.



PROJECT:	Craigs Hill Proposed Outbuilding	DRAWING:	ELEVATIONS
ADDRESS:	24 Craigs Hill Rd		
DATE:	20/11/2025	DRAWN BY:	MA 5/12.