

# 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:**

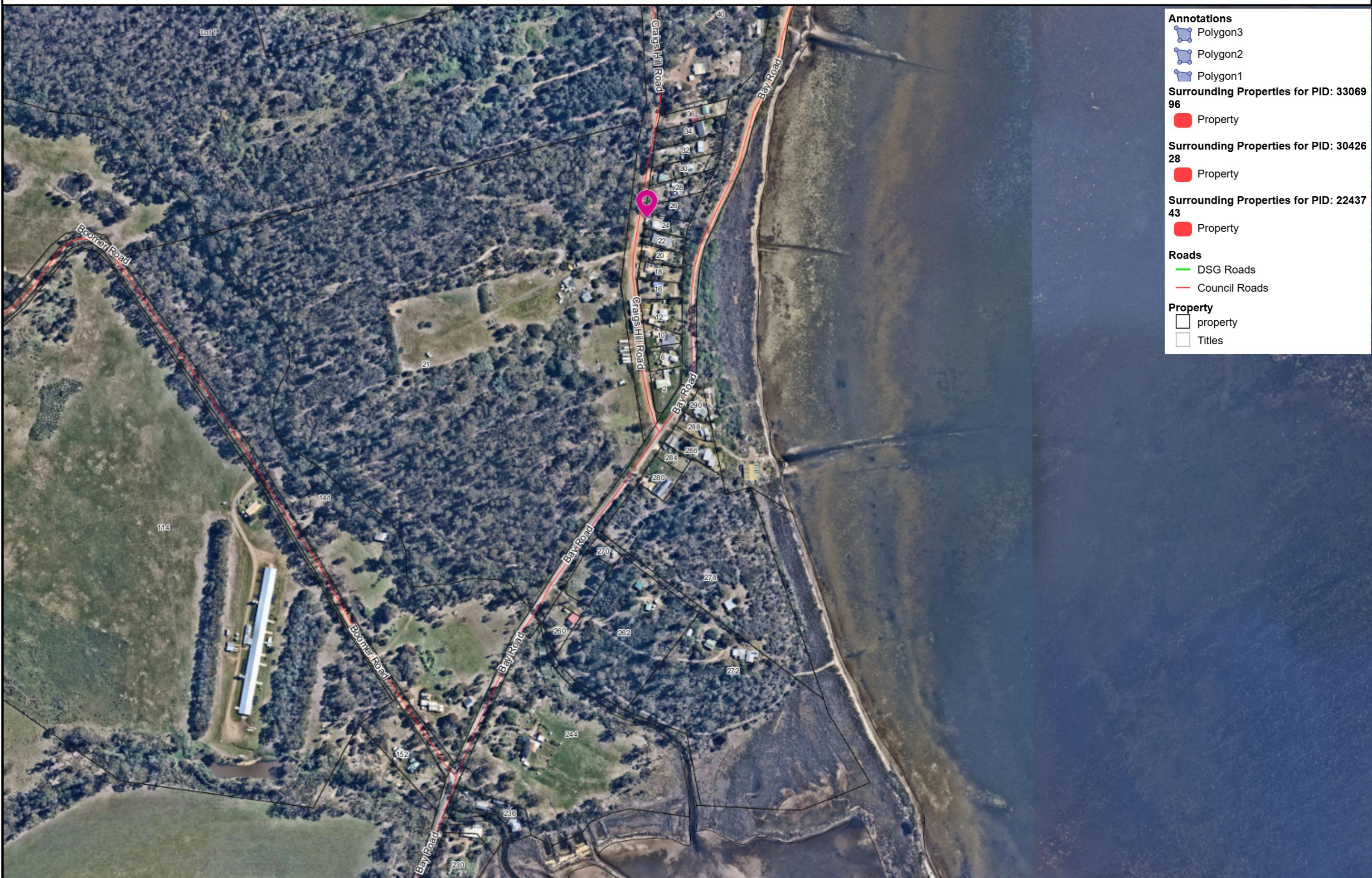
**OUTBUILDING**

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](http://www.sorell.tas.gov.au) until **Thursday 15<sup>th</sup> January 2026**.

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

**APPLICATION NO:** 5.2025.322.1

**DATE:** 19 DECEMBER 2025



## 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.

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

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

Is all, or some the work already constructed:	No: <input type="checkbox"/> Yes: <input type="checkbox"/>
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Location of proposed works:	Street address: <i>24 Craigs Hill Road</i> Suburb: <i>Boomer Bay</i> Postcode: <i>7177</i> Certificate of Title(s) Volume: <i>62756</i> Folio: <i>2</i>
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Current Use of Site	<i>Residential</i>
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Current Owner/s:	<i>Jeddah Barnwick and Mark Burbury</i>
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Is the Property on the Tasmanian Heritage Register?	No: <input checked="" type="checkbox"/> Yes: <input type="checkbox"/>	<i>If yes, please provide written advice from Heritage Tasmania</i>
Is the proposal to be carried out in more than one stage?	No: <input checked="" type="checkbox"/> Yes: <input type="checkbox"/>	<i>If yes, please clearly describe in plans</i>
Have any potentially contaminating uses been undertaken on the site?	No: <input checked="" type="checkbox"/> Yes: <input type="checkbox"/>	<i>If yes, please complete the Additional Information for Non-Residential Use</i>
Is any vegetation proposed to be removed?	No: <input checked="" type="checkbox"/> Yes: <input type="checkbox"/>	<i>If yes, please ensure plans clearly show area to be impacted</i>
Does the proposal involve land administered or owned by either the Crown or Council?	No: <input checked="" type="checkbox"/> Yes: <input type="checkbox"/>	<i>If yes, please complete the Council or Crown land section on page 3</i>
<b>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</b> <a href="https://www.sorell.tas.gov.au/services/engineering/">https://www.sorell.tas.gov.au/services/engineering/</a>		



**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

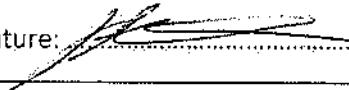
Declarations and acknowledgements

- 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 *Land Use Planning and Approvals Act 1993*, 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.

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/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.
- Where the General Manager's consent is also required under s.14 of the *Urban Drainage Act 2013*, by making this application I/we also apply for that consent.

Applicant Signature:

Signature:  Date: .....

Crown or General Manager Land Owner Consent

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 *Land Use Planning and Approvals Act 1993*).

Please note:

- If General Manager consent is required, please first complete the General Manager consent application form available on our website [www.sorell.tas.gov.au](http://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.

I \_\_\_\_\_ being responsible for the administration of land at \_\_\_\_\_

declare that I have given permission for the making of this application for



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Signature of General Manager,  
Minister or Delegate:

Signature: ..... Date: .....

**SEARCH OF TORRENS TITLE**

VOLUME	FOLIO
62756	2
EDITION	DATE OF ISSUE
7	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

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*DIAGRAM FROM ACTUAL SURVEY*

S P P T

COUNTY OF PEMBROKE  
PARISH OF MOGEELY

Per or of Lot 189/19 50<sup>1</sup>/<sub>2</sub>5' Gal. to D. Hildyard ✓

Scale - 801ks. to an inch

No. OF APPLICATION

E. G. Ogden Own.  
(580-12 cr.) ✓

REFERENCE TO CORNERS

COR.	BEARING	DISTANCE IN LINKS	FROM
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REGISTERED NUMBER  
62756

LANDS TITLES OFFICE  
1346C  
4 AUG 1959  
35  
TASMANIA

RESERVED ROAD ICHAIN WIDE

CROWN

RESERVATION

SEE INSIDE FIELD  
NOTES FOR REPEG.

Approved  
10/6/57

P. Butler

Date of Instructions  
Survey commenced } 9.7.57.  
Survey finished }  
Error of close 1 in See Comps.  
Plot  
Checked ✓  
Computation Checked ✓  
Examination as to Boundaries S.P.  
Entered on Diagrams S.P. 10.9.59  
Entered on General Plan  
Permanent Marks ✓  
Finally examined  
I.P.M.

May be acted upon  
Acted upon

PURCHASER'S NAME	ACT	DATE OF CONTRACT	GRANTED
1. Geoffrey William Geiges, of No. 5 Barrack Street, Hobart, Registered Surveyor, of Tasmania, do hereby certify that this plan has been made from surveys executed by me or under my own personal supervision, inspection and field check, and that both plan and survey are correct, and have been made in accordance with the Land Surveyors' By-Law No. 2 dated 3rd July, 1946.	Barrie Valentine Authorized Surveyor		
Dated this 31 <sup>st</sup> day of July 1957			



Sorell Council

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Authorised Surveyor.

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 as similar space to where one shed already is, however, we have outgrown the use of this shed and as it 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.

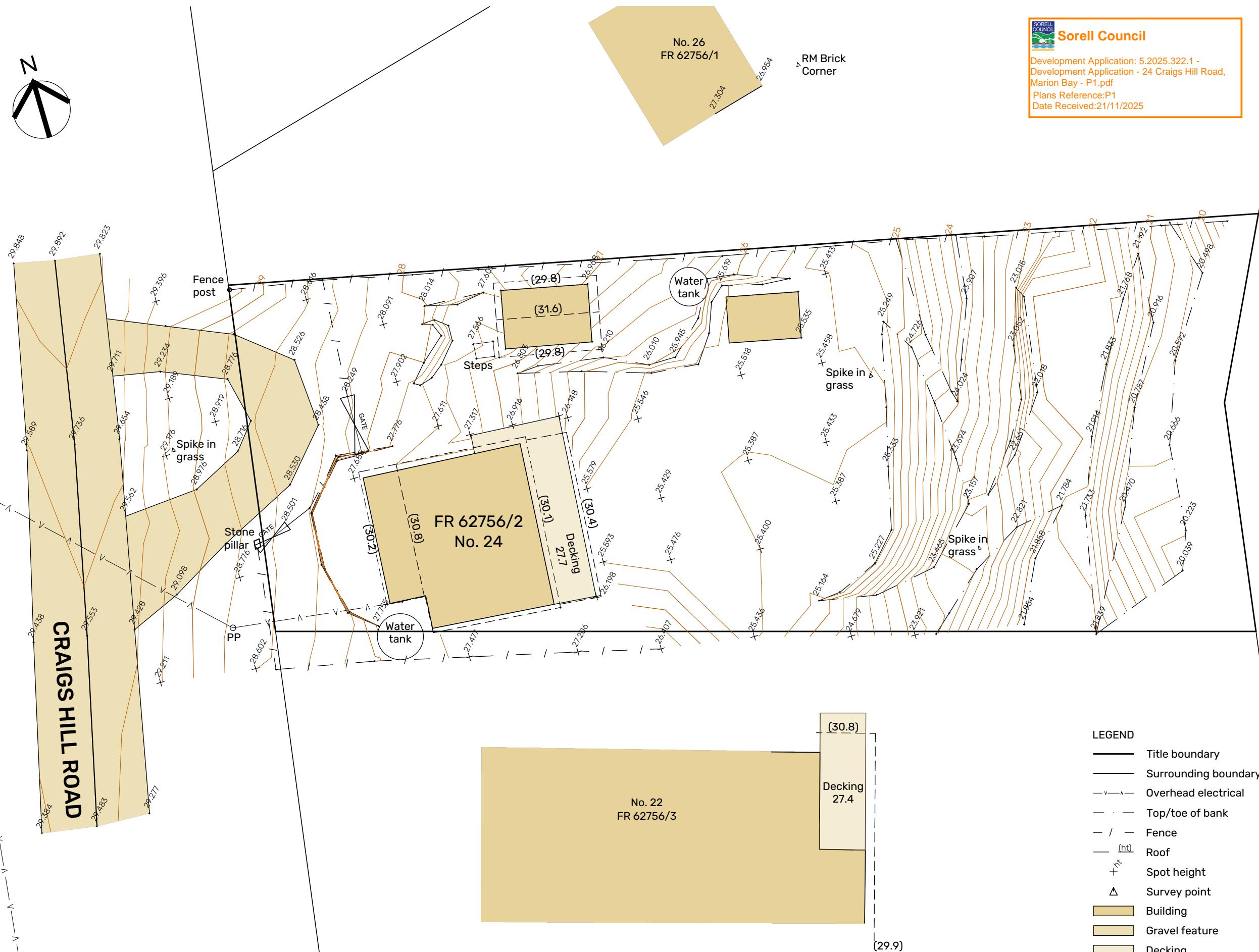
Thank you and kind regards,

Jeddah Barwick and Mark Burbury

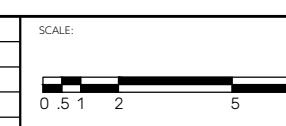


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D				
C				
B				
A				
O	DETAIL SURVEY	NJA	07.08.24	HC
REV	AMENDMENTS	DRAWN	DATE	APPR.

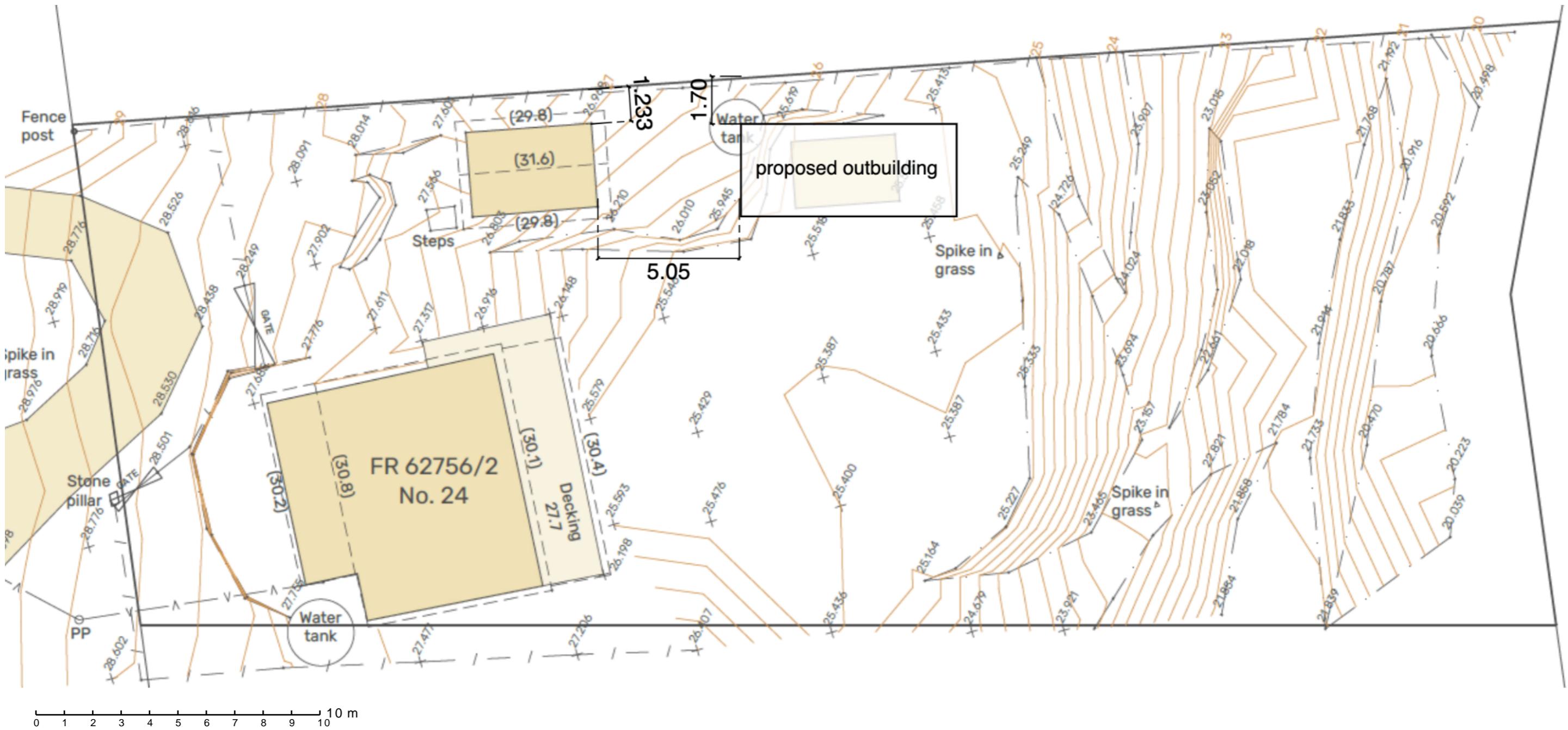


SURVEYOR	JT	GEOCIVIL
DRAWN	NJA	CHECKED
DATE	07 AUGUST 2024	

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



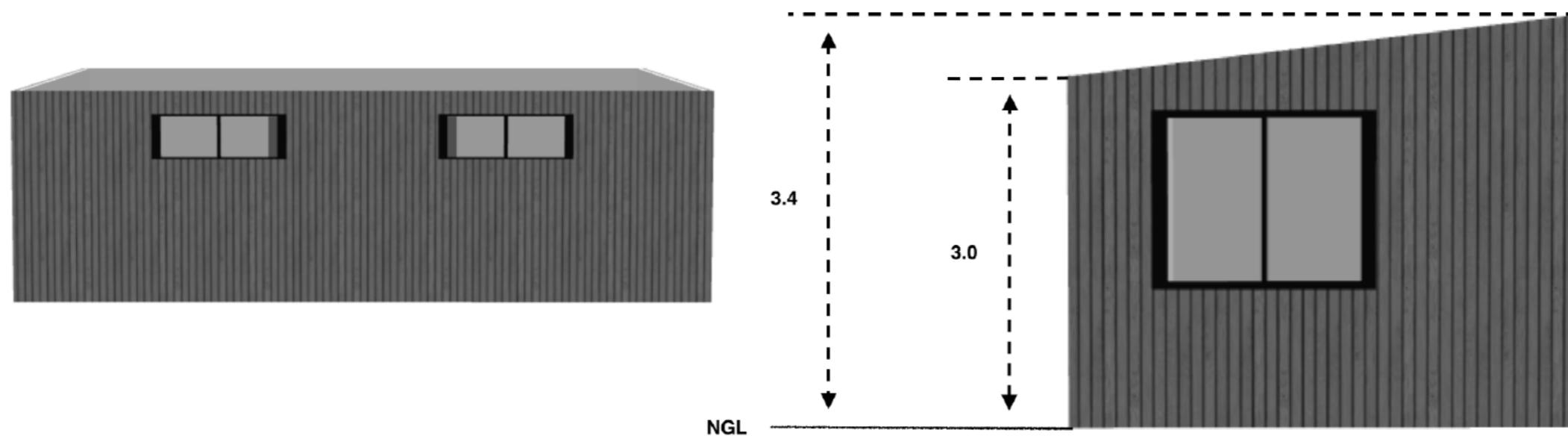
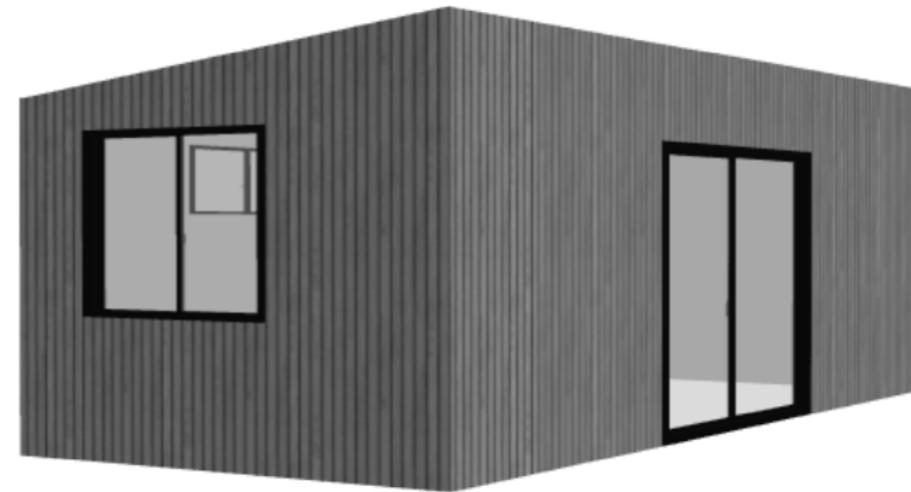
127 Bathurst Street Hobart, Tasmania, 7000 PHONE: +61 03 6234 3217 EMAIL: pda.hbt@pda.com.au www.pda.com.au Also at: Kingston, Launceston, Devonport & Burnie	SCALE <b>1:200 (A3)</b>	PAPER
JOB NUMBER <b>53127HC-1</b>	DRAWING	



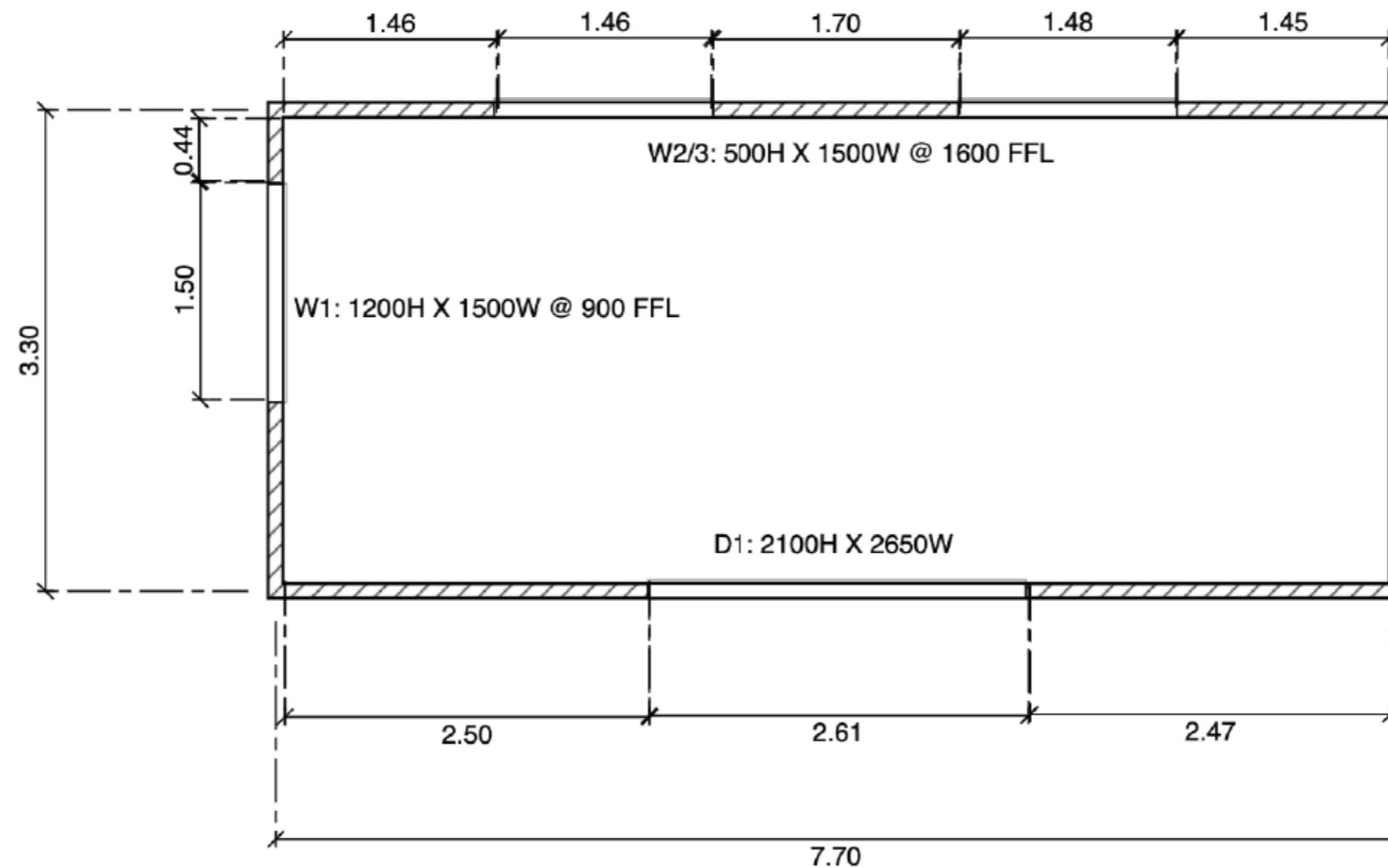
PROJECT:	Craigs Hill Proposed Outbuilding	DRAWING:	SITE PLAN
ADDRESS:	24 Craigs Hill Rd	SCALE:	1:145 (A3)
DATE:	20/11/2025	DRAWN BY:	MA

**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.



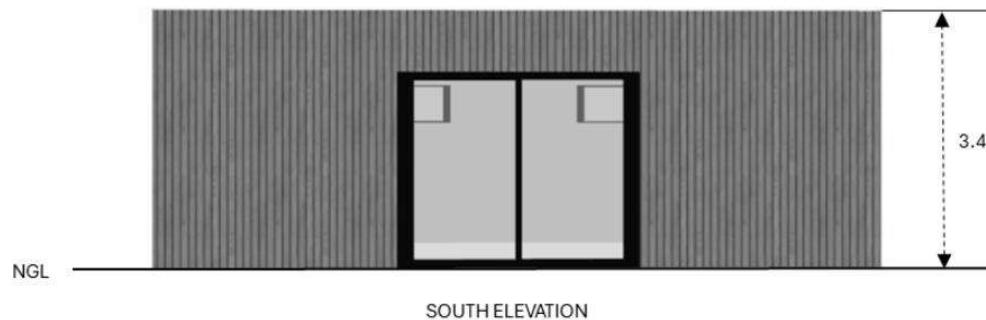
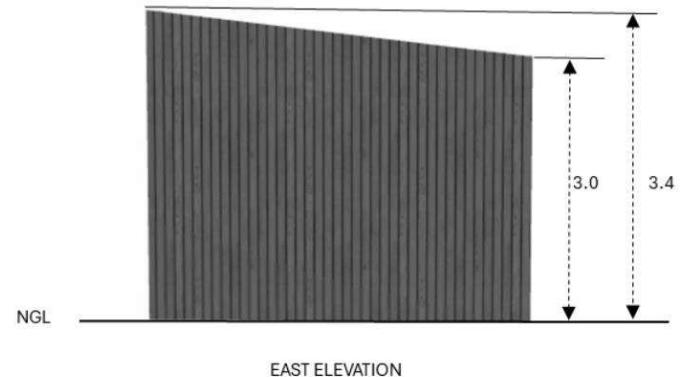
PROJECT:	Craigs Hill Proposed Outbuilding	DRAWING:	ELEVATIONS
ADDRESS:	24 Craigs Hill Rd		
DATE:	20/11/2025	DRAWN BY:	MA



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

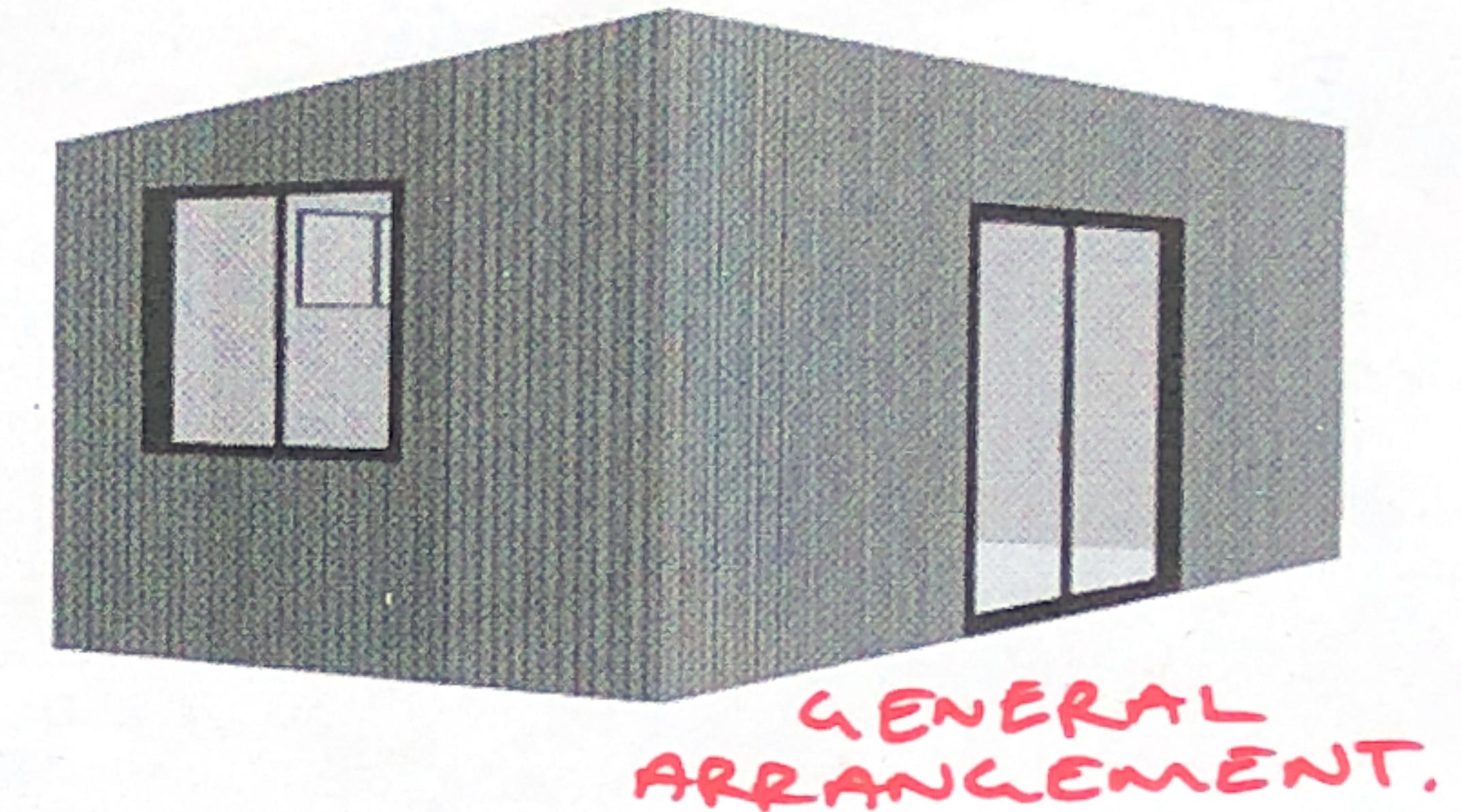


Sorell Council

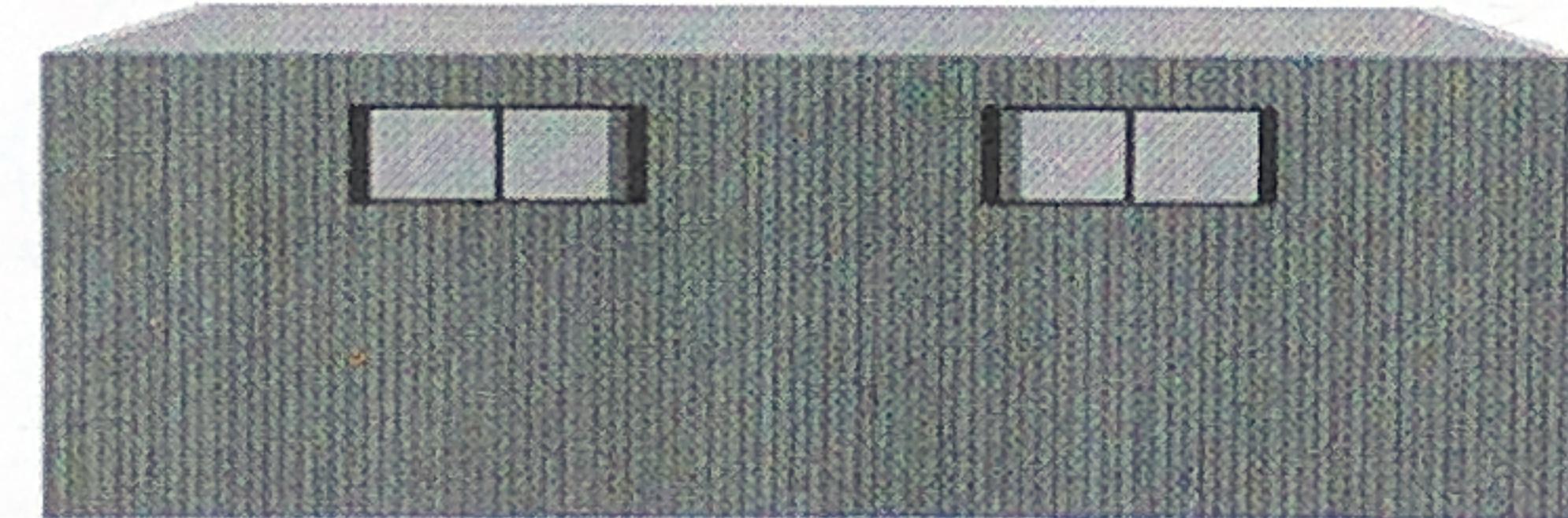
Development Application: 5.2025.322.1 -  
Response to Request For Information 24  
Craigs Hill Road, Boomer Bay - P2.pdf  
Plans Reference: P2  
Date received: 8/12/2025

**General arrangement and elevations of proposed outbuilding**

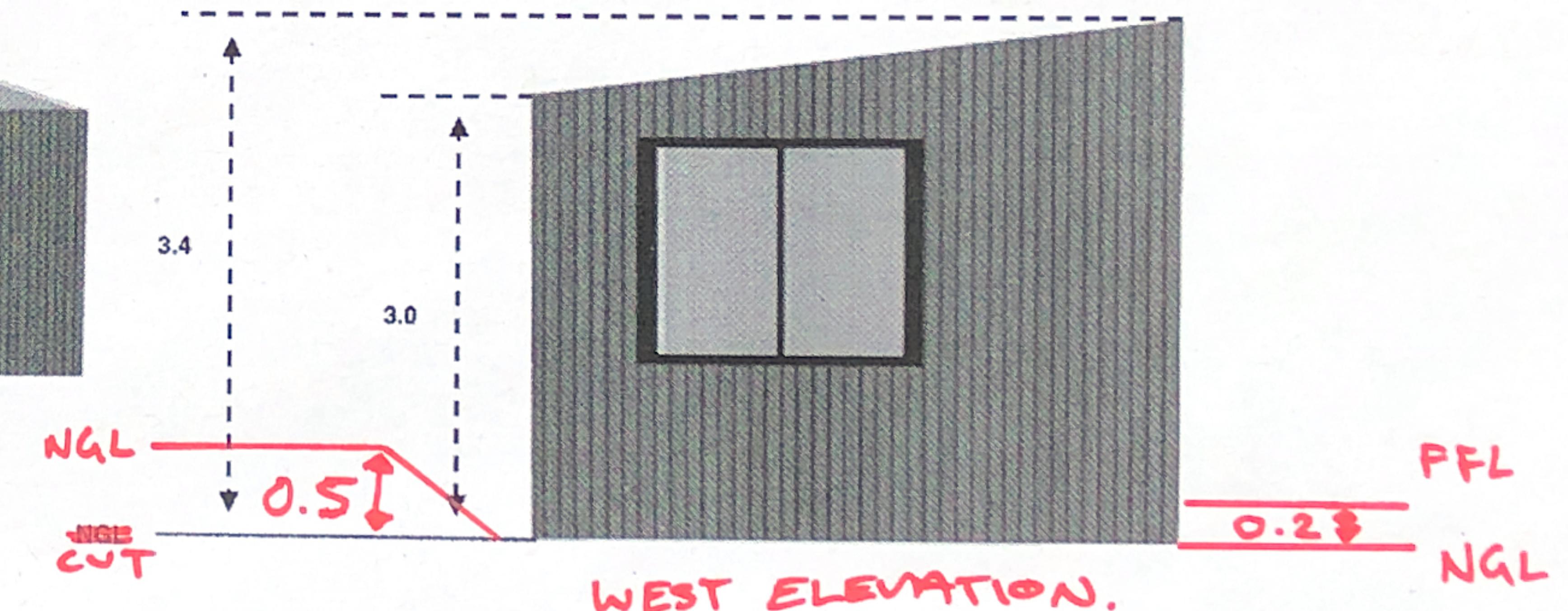
- Cladding to match existing house and existing outbuilding, vertical tas oak board and batten style
- roofing iron to match existing house and existing outbuilding, zincalume.



GENERAL  
ARRANGEMENT.



NORTH ELEVATION.



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