

PLEASE QUOTE

Your Ref:

Our Ref: DA 2025/54

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](mailto:burnie@burnie.tas.gov.au)  
Web: [www.burnie.tas.gov.au](http://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 2025/54  
**Development Site: -** 11 Bissett Place HEYBRIDGE  
CT 160925/76  
**Proposal: -** Dwelling - Single

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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 **15 September 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: - **30 August 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

11 Bissett Place, Heybridge. 7316

Certificate of  
Title Reference

160925/76

**Applicant**

First Name

Steven

Second  
Name

Surname

Penton

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

First Name

Sathira and Dona

Second Name

Surname

Jinadasa and Wijayasinghe

## 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      1

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

Design drawings, project number 2425-49, revision 02

**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**

### Notification of Landowner/s

#### If land is not in applicant's ownership

I, Steven Penton, 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 12-08-2025

#### 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, Steven Penton 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 12-08-2025

## SEARCH OF TORRENS TITLE

VOLUME 160925	FOLIO 76
EDITION 6	DATE OF ISSUE 09-Aug-2025

SEARCH DATE : 14-Aug-2025

SEARCH TIME : 09.55 AM

DESCRIPTION OF LAND

City of BURNIE

Lot 76 on Sealed Plan 160925

Derivation : Part of Lot 22544, 496A-2R-12P Gtd.to L. Bryant

Prior CT 160924/99

SCHEDULE 1

N262392 TRANSFER to SATHIRA HASARANGA JINADASA and DONA DILKI  
AMANDA WIJAYASINGHE Registered 09-Aug-2025 at 12.01  
PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

SP160925 EASEMENTS in Schedule of Easements

SP160925 COVENANTS in Schedule of Easements

SP160925 FENCING PROVISION in Schedule of Easements

SP160924 COVENANTS in Schedule of Easements

SP160924 FENCING PROVISION in Schedule of Easements

SP135405 FENCING COVENANT in Schedule of Easements

C811122 FENCING PROVISION in Transfer

C924601 AGREEMENT pursuant to Section 71 of the Land Use  
Planning and Approvals Act 1993 Registered  
14-Jan-2011 at 12.03 PM

E421104 MORTGAGE to Commonwealth Bank of Australia  
Registered 09-Aug-2025 at 12.02 PM

C924602 APPLICATION for registration of a community  
development scheme including first by-laws of the  
body corporate Registered 14-Jan-2011 at 12.04 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations




OWNER: EAGLE SEA PTY LTD  FOLIO REFERENCE F/R 160924 - 25 99  GRANTEE: <del>SEE BELOW</del> PART OF LOT 22544, 496A 2R 12P GTD TO L. J. BRYANT		<b>PLAN OF SURVEY</b>  BY SURVEYOR VICTOR WILLIAM COCHRANE REGISTERED SURVEYOR LAND SURVEYING SOLUTIONS PTY LTD 47 ROSTELLA ROAD, DILSTON survey@landsurveyor.com.au  LOCATION CITY OF BURNIE  SCALE 1:2500 @ A3 LENGTHS IN METRES		Registered Number  <b>SP 160925</b>  APPROVED EFFECTIVE FROM 14 JAN 2011 <i>Mica Kawa</i> Recorder of Titles
MAPSHEET MUNICIPAL CODE NO 103	LAST U/PF NO 4201274	LAST PLAN NO S.P. 160924	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN	

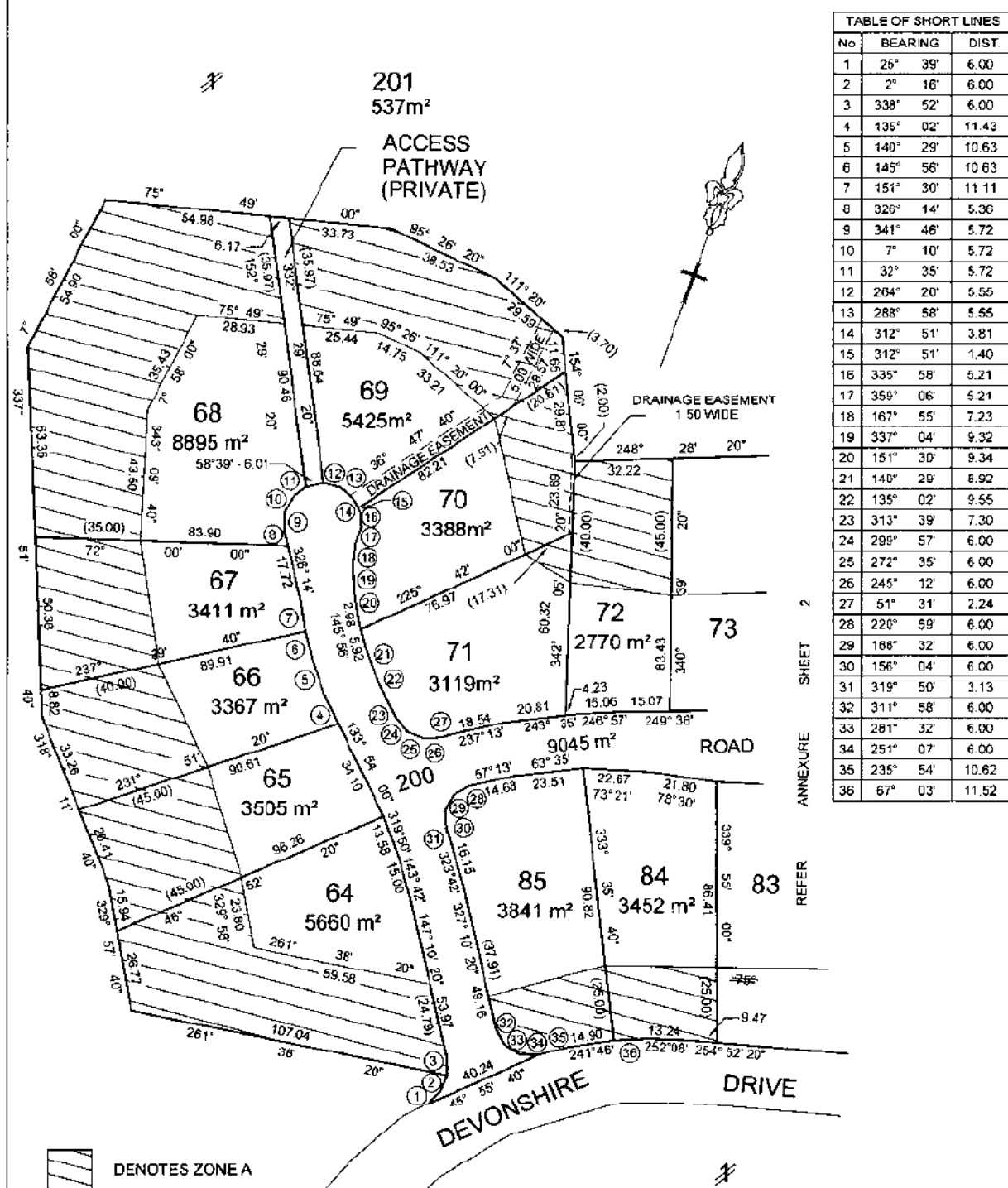
**GRANTEE LIST**  
PART OF LOTS 1003 28.89 ha, 1001 2248 m2, 1000 9356 m2,  
1000, 1.264 ha GTD TO THE CROWN,  
PART OF LOT 1 15A-1R-31P SEC K2 GTD TO L.L. BURROWS  
PART OF LOT 22544, 496A-2R-12P GTD TO L. J. BRYANT  
PART OF LOT 10595 29A-3R-35P GTD TO P. R MITCHELL,  
WHOLE OF LOT 1 18A-3R-39P SEC H2 GTD TO L.L. BURROWS  
PARTS OF 12A-2R-25P SEC I2 & 23A-1R-0P SEC G2 GTD TO R.G. BOND  
PART OF LOT 30024 4A-1R-21P GTD TO AUST. TITAN PRODUCTS PTY LTD  
PRIOR CTs 135859/5, 135859/4, 27188/2, 154970/1, 135405/2, 135859/3,  
141289/1, 209473/1 AND 153919/3

DENOTES ZONE A

LOTS 64 TO 85 WITHIN THIS PLAN HAVE BEEN FULLY DEVELOPED IN ACCORDANCE WITH THE HEYBRIDGE RESIDENTIAL ESTATE COMMUNITY DEVELOPMENT SCHEME AND PART 4 DIVISION 8 OF THE STRATA TITLES ACT 1990 IS NOT APPLICABLE TO THE SALE OR TRANSFER OF TITLE OF ANY OF THOSE LOTS.

 COUNCIL DELEGATE	23/11/10 DATE
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<p><b>PLAN OF SURVEY</b>  <b>ANNEXURE SHEET</b>  <b>SHEET 1 OF 2 SHEETS</b></p>	<p>OWNER . EAGLE SEA PTY LTD          FOLIO REFERENCE 160924 - 99          SCALE 1:1250 @ A3      LENGTH IN METRES</p>	<p>Registered Number  <b>SP 160925</b></p>
<p>SIGNED FOR IDENTIFICATION PURPOSES</p> <p> 23/11/10</p> <p>Council Delegate      Date</p>	<p>THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN. THE SURVEYORS CERTIFICATE EXTENDS TO THE DETAILS ON THIS SHEET</p> <p> 1/9/2010</p> <p>Registered Land Surveyor      Date</p>	<p>APPROVED          EFFECTIVE FROM 14 JAN 2011</p> <p></p> <p>Recorder of Titles</p>





<b>PLAN OF SURVEY</b> <b>ANNEXURE SHEET</b> SHEET 2 OF 2 SHEETS	OWNER : EAGLE SEA PTY LTD FOLIO REFERENCE 160924-99 SCALE 1:1250 @ A3      LENGTH IN METRES	Registered Number <b>SP 160925</b>
SIGNED FOR IDENTIFICATION PURPOSES <div style="display: flex; justify-content: space-between; width: 100%;"> <span>Council Delegate</span> <span>Date 23/11/10</span> </div>	THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN. THE SURVEYORS CERTIFICATE EXTENDS TO THE DETAILS ON THIS SHEET. <div style="display: flex; justify-content: space-between; width: 100%;"> <span>Registered Land Surveyor</span> <span>Date 1/9/2010</span> </div>	APPROVED EFFECTIVE FROM 11 JAN 2011 <div style="display: flex; justify-content: space-between; width: 100%;"> <span>Recorder of Titles</span> </div>

No	BEARING	DIST.
37	210° 07'	4.58
38	208° 14'	5.85
39	233° 15'	5.85
40	258° 16'	5.85
41	283° 18'	5.85
42	306° 36'	5.06
43	328° 11'	5.06
44	349° 46'	5.06
45	10° 20'	4.59
46	29° 54'	4.59
47	74° 02'	8.15
48	218° 58'	12.32

<b>SCHEDULE OF EASEMENTS</b>	Registered Number
<b>NOTE:</b> THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	<b>SP160925</b>

PAGE 1 OF 5 PAGE/S

**EASEMENTS AND PROFITS**

Each lot on the plan is together with:-

- (1) such rights of drainage over the drainage easements shown on the plan (if any) as may be necessary to drain the stormwater and other surplus water from such lot; and  
 (2) any easements or profits a prendre described hereunder.

Each lot on the plan is subject to:-

- (1) such rights of drainage over the drainage easements shown on the plan (if any) as passing through such lot as may be necessary to drain the stormwater and other surplus water from any other lot on the plan; and  
 (2) any easements or profits a prendre described hereunder.

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

Lots 64 to 85 inclusive on the Plan are together with a right of carriageway over the Right of Way (Private) variable width shown on SP160924 & Service Easement

Lots 64 to 85 inclusive on the Plan are together with a pipeline easement, as hereinafter defined, over the Pipeline Easement variable width shown on SP160924 and more particularly described on SP153919.

&amp; Service

Right of Way (Private) &amp; Service Easement variable width &amp;

Lots 64 to 85 inclusive on the Plan are together with service easements, as hereinafter defined, over the Service Easements variable width shown on SP160924 and more particularly described on SP153919. Pipeline &


Lots 64 to 85 inclusive on the Plan are together with a service easement, as hereinafter defined, over the Service Easement 8.00 wide shown on SP160924 Emergency Evacuation Way (Private) &

Lots 64 to 85 inclusive on the Plan are together with a right of drainage over the Drainage Easement ~~as to~~ Whole shown on SP over the whole of Lot 1 on SP160924

Lots 64 to 85 inclusive on the Plan are together with a right of evacuation, as hereinafter defined, over the Fire Escape Way (Private) 8.00 wide shown on SP160924 and more particularly described on SP153919.

Lot 71 on the Plan is together with a right of drainage over the Drainage Easement 1.50 wide shown on the Plan.

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: Eagle Sea Pty Ltd FOLIO REF: 160924 /99 SOLICITOR & REFERENCE: Paul Chan Dobson Mitchell & Allport (ref: 1904289)	PLAN SEALED BY: Burnie City Council DATE: 23/11/10 SD0008/1113 REF NO.	 Council Delegate
<b>NOTE:</b> The Council Delegate must sign the Certificate for the purposes of identification.		

<p align="center"><b>ANNEXURE TO SCHEDULE OF EASEMENTS</b></p> <p align="center">PAGE 2 OF 5 PAGES</p>	<p align="center">Registered Number</p> <p align="center"><b>SP160925</b></p>
<p>SUBDIVIDER: Eagle Sea Pty Ltd FOLIO REFERENCE: 160924 /99</p>	

Lot 70 on the Plan is subject to a right of drainage (appurtenant to Lot 71 on the Plan) over the Drainage Easement 1.50 wide shown on the Plan.

Lot 69 on the Plan is subject to a right of drainage in favour of Burnie City Council over the Drainage Easement 5.00 wide shown on the Plan.

Lot 75 on the Plan is subject to a right of drainage in favour of Burnie City Council over the Drainage Easement 5.00 wide shown on the Plan.

Lots 64 to 85 inclusive on the Plan are together with a service easement, as hereinafter defined, over the<sup>^</sup> Electricity Infrastructure Easement & Service Easement 6.00 wide shown on the Plan

Lot 202 on the Plan is subject to a service easement, as hereinafter defined, (appurtenant to Lots 64 to 85 inclusive on the Plan) over the Service Easement 6.00 wide shown on the Plan.

Electricity Infrastructure Easement &

Lot 202 on the Plan is subject to a wayleave easement and restrictions as to user of land, as hereinafter defined, in favour of Aurora Energy Pty Ltd over the Electricity Infrastructure Easement 6.00 wide shown on the Plan.

& Service Easement

Lots 64 to 85 inclusive on the Plan are together with a right of foot way over the Access Pathways (Private) shown on the Plan.

Lots 201 and 202 inclusive on the Plan are subject to a right of foot way (appurtenant to Lots 64 to 85 inclusive on the Plan) over the Access Pathways (Private) shown on the Plan.

**DEFINITIONS**

**“Pipeline Easement”** means the full and free right and liberty for the proprietor of the dominant tenement at all times with others and machinery to enter upon the land marked “Pipeline Easement” on SP 160924 :

- a) to lay and maintain water pipes, valves and fittings along, through and under the said land for the purpose of providing a supply of water to the dominant tenement; and
- b) to inspect, cleanse, repair and maintain such pipes provided that the rights granted are exercised in a proper manner so as to cause as little inconvenience as possible and to do as little damage as practicable to the said land.

**NOTE:** Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.

<b>ANNEXURE TO SCHEDULE OF EASEMENTS</b> PAGE 3 OF 5 PAGES	Registered Number <b>SP160925</b>
SUBDIVIDER: Eagle Sea Pty Ltd FOLIO REFERENCE: 160924 /99	

**"Right of Evacuation"** means the full and free right:

- a) for the proprietor of the dominant tenement to enter upon the land marked "Fire Escape Way (Private) 8.00 wide" on SP 160924 to establish and maintain a trafficable 2WD access to George Street; and
- b) for owners, occupiers and invitees of the dominant tenement to use the way only in the event of a bush fire, or other emergency, that requires evacuation to George Street.

**"Service Easement"** means the full and free right and liberty for the proprietor of the dominant tenement, the Burnie City Council, Telstra Corporation Limited, Aurora Energy Pty Ltd and the Crown its agents and contractors to enter upon the land marked "Service Easement" on the Plan and on SP 160924 to lay, inspect, maintain, repair and amend water mains, pipes, pumps, drains, mains, channels, gutters, sewers, wires, cables and other conducting media along and under the surface of the land, provided that the rights granted are exercised in a proper manner so as to cause as little inconvenience as possible and to do as little damage as practicable to the said land.

**"Wayleave easement and restrictions as to user of land"** means:

Firstly all the full and free right and liberty for Aurora Energy Pty Ltd and its successors and its and their servants agents and contractors at all times hereafter:

- a) to clear the lands shown as "Electricity Infrastructure Easement 6.00 wide" shown on the Plan (hereinafter called "the servient land") and to erect construct place inspect alter repair renew maintain and use in upon over and along and remove from the servient land towers poles wires cables apparatus appliances and other ancillary work (all of which are hereinafter collectively referred to as "the said lines") for the transmission and distribution of electrical energy and for purposes incidental thereto;
- b) to cause or permit electrical energy to flow or be transmitted through and along the said lines;
- c) to cut away remove and keep clear of the said lines all trees and all other obstructions or erections of any nature whatsoever which may at any time overhang encroach or be in or on the servient land and which may in any way endanger or interfere with the proper operation of the said lines; and making good all damage occasioned thereby;
- d) to enter into and upon the servient land and if necessary to cross the remainder of the said land for the purpose of access and regress to and from the servient land for all or any of the above purposes with or without all necessary plant equipment machinery and vehicles of every kind, and making good all damage occasioned thereby.

**NOTE:** Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.

<p align="center"><b>ANNEXURE TO SCHEDULE OF EASEMENTS</b></p> <p align="center">PAGE 4 OF 5 PAGES</p>	<p align="center">Registered Number</p> <p align="center"><b>SP 160925</b></p>
<p>SUBDIVIDER: Eagle Sea Pty Ltd FOLIO REFERENCE: 160924 /99</p>	

Secondly the benefit of a covenant for Aurora Energy Pty Ltd and its successors with the registered proprietor/s for themselves and their successors in title of the servient land not to erect any buildings or place any structure, objects or vegetation that could interfere with the proper and safe operation of the said lines to the intent that the burden of the covenant may run with and bind the servient land and every part thereof and that the benefit thereof may be annexed to the easements first hereinbefore described.

**COVENANTS**

The owner of each lot on the Plan covenants with Eagle Sea Pty Ltd (the subdivider) and the owners for the time being of every other lot shown on the Plan to the intent that the burden of this covenant may run with and bind the covenantor's lot, and every part thereof, and that the benefit thereof may be annexed to and devolve with each and every part of every other lot shown on the Plan to observe the following stipulations:

1. ~~to make arrangements satisfactory to the Burnie City Council for on-site disposal of sewage within the boundaries of the lot;~~
2. not to erect, construct or permit to remain on the lot any dwelling other than a single private dwelling;
3. not to erect, construct or permit to remain on the lot any building for the purposes of a residential dwelling inside the areas denoted as Zone A on the plan;
4. not to erect, construct or permit to remain on the lot any building exceeding the height of six metres above the natural ground level;
5. not to erect, construct or permit to remain on the lot a residential building without submitting to the Burnie City Council with a development application a waste water treatment scheme designed by an appropriately qualified person; and without making arrangements satisfactory to the Burnie City Council for on-site disposal of sewerage within the boundaries of the lot; and)
6. not to use or permit or suffer the use of the land marked Emergency Evacuation Way (Private) 8.00 wide on the Plan unless it is in the event of a bush fire, or other emergency, that requires evacuation to George Street.

SP160924

Words added  
( )

**FENCING PROVISIONS**

1. In respect of the lots on the Plan, the vendor Eagle Sea Pty Ltd shall not be required to fence.
1. ~~In respect of the lots on the Plan, the vendor Eagle Sea Pty Ltd shall not be required to fence.~~

2. ~~In respect of the lots on the Plan:~~

- a) ~~notwithstanding anything contained or implied in the Boundary Fences Act 1908, the Heybridge Residential Estate body corporate shall not be required to contribute to the cost of~~

**NOTE:** Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.

RECORDED OF TITLES 29/11/2011



<b>ANNEXURE TO SCHEDULE OF EASEMENTS</b> PAGE 5 OF 5 PAGES	Registered Number <b>SP 160925</b>
SUBDIVIDER: Eagle Sea Pty Ltd FOLIO REFERENCE: 160924 /99	

~~erecting, repairing, or maintaining any boundary fence between the lots on the Plan and any adjoining land belonging to the Heybridge Residential Estate body corporate; and~~

- ~~b) the Heybridge Residential Estate body corporate shall at all times be indemnified and kept indemnified by the owner of each lot on the Plan, his personal representatives and assigns against all claims and demands in respect of any such boundary fences.~~

Executed by Eagle Sea Pty Ltd (ACN 129 309 815) the registered proprietor of the land comprised in folio of the Register volume 160924 folio 99 in accordance with Section 127(1) of the Corporations Act 2001 )

*Alfonso Messieh*

Director

Alfonso Messieh

*Paul Joseph McGrath*

Director

Paul Joseph McGrath

Executed by Westpac Banking Corporation, the Mortgagee under Mortgage No. C877413 )

I certify that the Attorney for the *MORTGAGE*, with whom I am personally acquainted or as to whose identity I am otherwise satisfied, signed this instrument in my presence.

Signature of Witness: *[Signature]*

Name of Witness: *KEVIN LLOYD*

Address of Witness: 360 Collins Street, Melbourne

*BANK OFFICER*

SIGNED by **MARGARET HANCOCK** Attorney for Westpac Banking Corporation, an attorney registered No. 711

*[Signature]*

I hereby certify that the above is a true and correct copy of the original instrument.

**NOTE:** Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.

**From:** [Steven Penton](#)  
**To:** [Planning](#)  
**Cc:** [Peter Cross](#)  
**Subject:** CM: Re: DA 2025/54 - 11 Bissett Place, Heybridge - Additional information request  
**Date:** Monday, 25 August 2025 6:14:58 PM  
**Attachments:** [Bissett-shadows.pdf](#)

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Hi Samantha

No shading will affect the neighbouring residences.  
Please see attached shadow diagrams for illustration.

With regard o privacy-

The western neighbour is 15 metres away from the garage of the proposed dwelling and 18.5 metres away from the next closest room being the pantry.

The eastern neighbours garage is 11.6 metres away from the proposed dwelling and a covered deck is 15.9 metres away from the proposed dwelling, those new rooms being a Laundry, bedroom and bathroom

Please refer to site plan for added information.

Cheers

Steven

On 25/08/2025 10:12 am, Planning wrote:

Hi Steven,

Thank you for providing the additional information below as well as revised plans.

Council requires some further justification against the Performance Criteria under BUR-S1.7.2 prior to proceeding to public notification – please see attached request.

If you have any queries, please do not hesitate to contact myself at [planning@burnie.tas.gov.au](mailto:planning@burnie.tas.gov.au) or by phoning 6430 5700.

Kind Regards,

**Samantha Seaton**

Planning Officer | Burnie City Council



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**From:** Steven Penton [REDACTED]  
**Sent:** Thursday, 21 August 2025 9:42 AM  
**To:** Planning <[planning@burnie.tas.gov.au](mailto:planning@burnie.tas.gov.au)>  
**Subject:** Re: DA 2025/54 - 11 Bissett Place, Heybridge - Additional information request

Hi Samantha

BUR-S1.7.2

The building lot is approximately 32 metres wide running east-west.  
The lot is steeply sloped to the north.  
The fall, orientation and width of the lot make it difficult to comply with the 10.0 metre side setbacks.  
There are many other constructed residences within this sub-division with similar setbacks.  
There will be no negative visual or privacy impacts to the neighbouring lots.

BUR-S1.7.3

The colour scheme for the residence is now indicated on the elevations.

Part 5 Agreement.

Water tank now indicated on the drawings.

Fire fighting equipment note added to drawings.

A general note has been added to the plans referring to the Bush Fire plan (BAL) currently being prepared by Tammy Smith Energy.

Kind regards  
Steven

On 20/08/2025 8:44 am, Planning wrote:

Good Morning Steven,

Council requires some additional information in order to assess and determine your application for a single dwelling at 11 Bissett Place, Heybridge.

Please find attached an additional information request.



# Architectural Drawings

Project Number 2425-49


No.	Title	Rev	Date
01	Cover Sheet	02	12-08-2025
02	Site Plan	02	
03	Floor Plan	02	
04	Elevations 01	02	
05	Elevations 02	02	

# Proposed Residence 11 Bissett Place Heybridge 7316

Sathira Hasaranga Jinadasa &  
Dona Dilki Amanda Wijayasinghe


PROJECT INFORMATION	
BUILDING DESIGNER	STEVEN PENTON
ACCREDITATION NUMBER	CC491K
TITLE REFERENCE	PID 3111881 CT 160925/76
PLANNING SCHEME ZONE	LANDSCAPE CONSERVATION
FLOOR AREA	239 m2
SITE AREA	2587 m2
DESIGN WIND SPEED	N2
SOIL CLASSIFICATION	To be confirmed
CLIMATE ZONE	7
BUSHFIRE RATING	BAL 19
ALPINE AREA	NO
CORROSION ENVIRONMENT	LOW

ABN – 84 530 588 051



Tammy Smith  
Energy


Thermal performance assessor - DMN/12/1448  
Bushfire practitioner - BFP-126  
PO Box 48 Port Sorell, Tasmania 7307  
0419 560 727



Design  
Matters  
National

The peak body for the  
building design profession  
Member

ABN – 84 530 588 051



Steven Penton  
Building Design

PO Box 48 Port Sorell, Tasmania 7307  
0419 248 910  
Accreditation CC491K

NOTE:  
ALL DIMENSIONS AND LEVELS ARE TO BE  
CHECKED ON SITE BY CONTRACTOR PRIOR TO  
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Accreditation. CC491K

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Tasmania 7307

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Revision:	01	02							
PRELIMINARY									
PLANNING APPLICATION									
24-06-2025									
12-08-2025									

PROPOSED RESIDENCE  
11 BISSETT PLACE  
HEYBRIDGE 7316  
SATHIRA HASARANGA JINADASA &  
DONA DILKI AMANDA WIJAYASINGHE

SITE PLAN

PROJECT NUMBER:  
2425-49

DRAWN:  
PENTON

SCALE AT A3:  
1:300

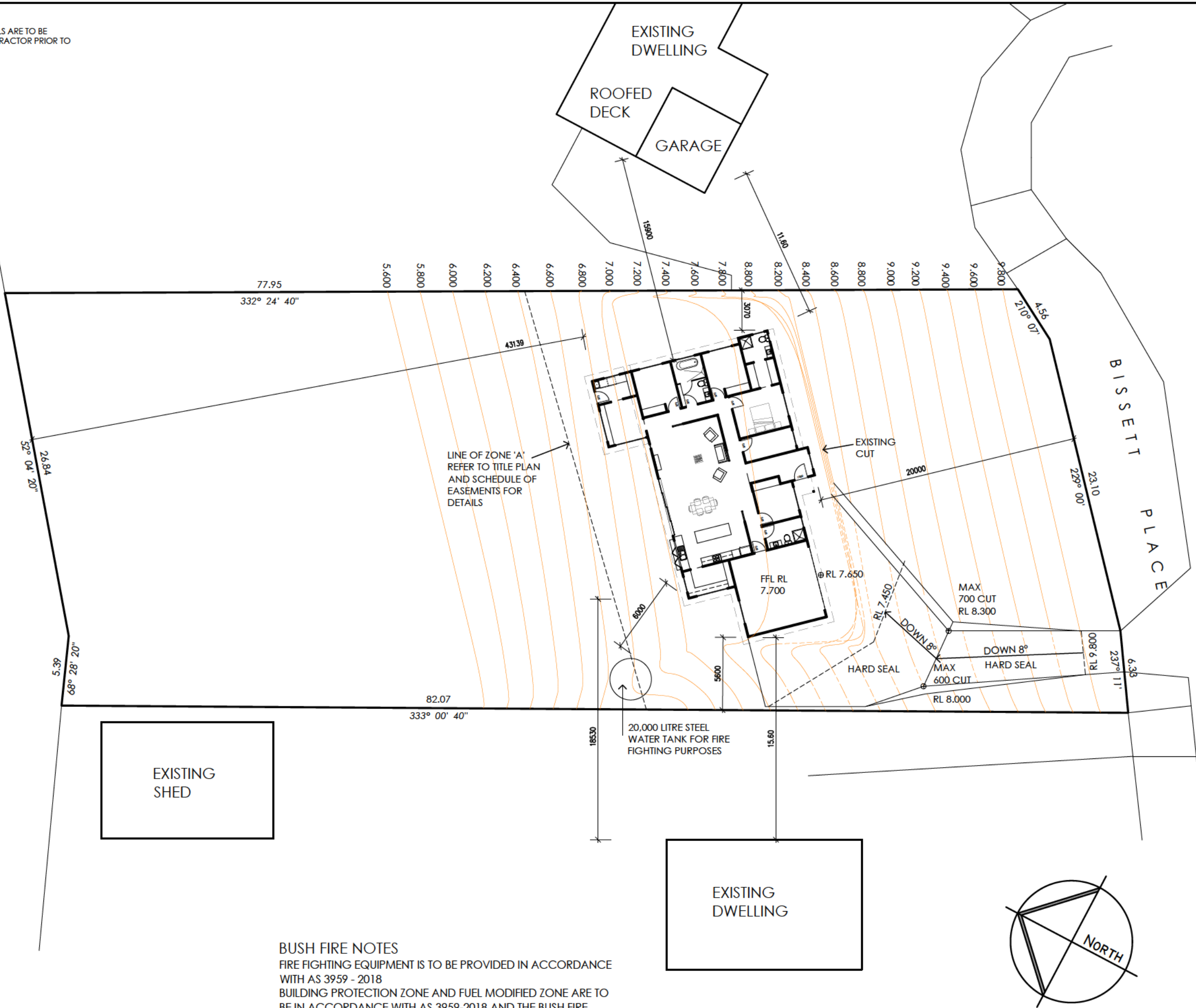
REVISION:

02

DRAWING  
NUMBER:

02

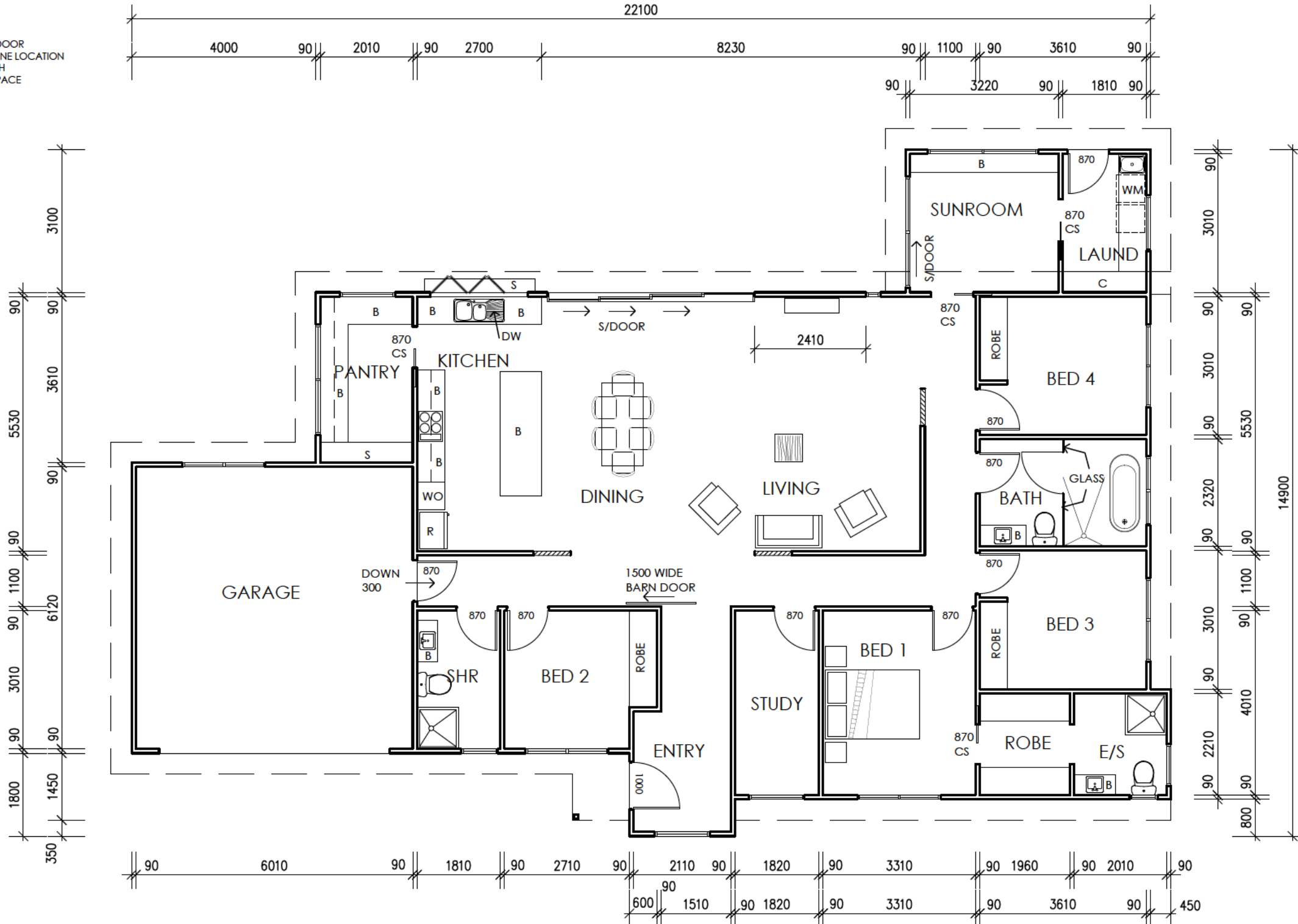
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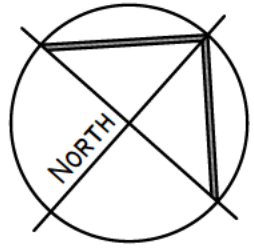
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LEGEND

CS -CAVITY SLIDING DOOR  
WM -WASHING MACHINE LOCATION  
T -LAUNDRY TROUGH  
R -REFRIGERATOR SPACE  
DW -DISHWASHER  
F -FREEZER SPACE  
B -BENCHTOP  
C -CUPBOARD  
S -SHELVING



FLOOR AREA  
237 m2 (25.5 sq)



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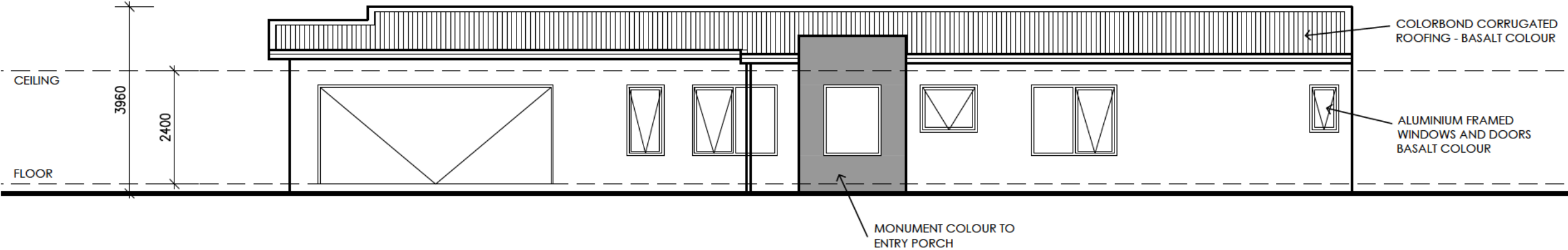
Revision:	01	02							
PRELIMINARY									
PLANNING APPLICATION									

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HEYBRIDGE 7316  
SATHIRA HASARANGA JINADASA &  
DONA DILKI AMANDA WIJAYASINGHE

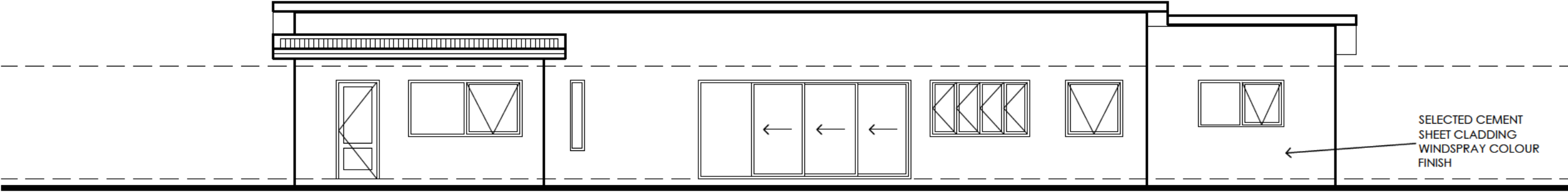
FLOOR PLAN

PROJECT NUMBER: 2425-49	DRAWING NUMBER: <b>03</b> of 05
DRAWN: PENTON	
SCALE AT A3: 1:100	
REVISION: 02	

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SOUTH EAST ELEVATION



NORTH WEST ELEVATION



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Revision:		PRELIMINARY	PLANNING APPLICATION						
01	24-06-2025								
02	12-08-2025								

PROPOSED RESIDENCE

11 BISSETT PLACE

HEYBRIDGE 7316

SATHIRA HASARANGA JINADASA &

DONA DILKI AMANDA WIJAYASINGHE

ELEVATIONS 01

PROJECT NUMBER:  
2425-49

DRAWN:  
PENTON

SCALE AT A3:  
1:100

REVISION:

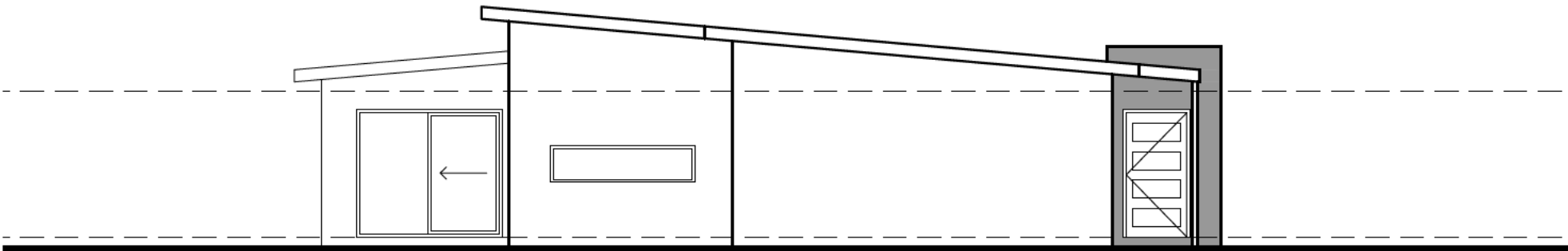
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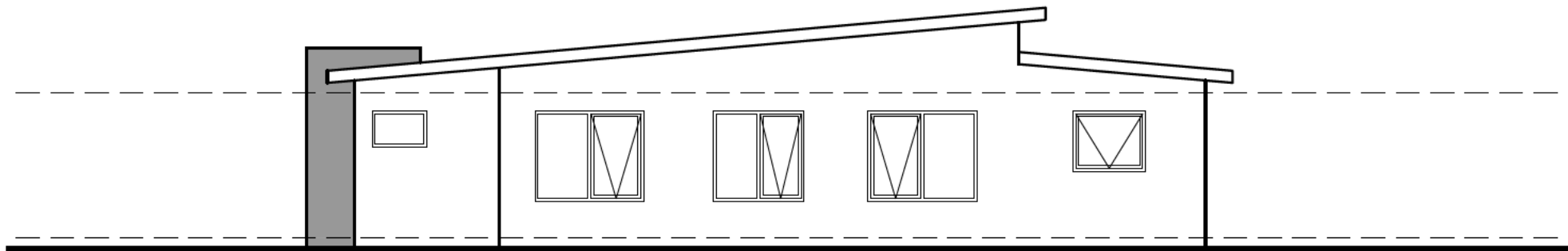
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of 05

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SOUTH WEST ELEVATION



NORTH EAST ELEVATION



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Revision:		24-06-2025	12-08-2025						
01	PRELIMINARY								
02	PLANNING APPLICATION								

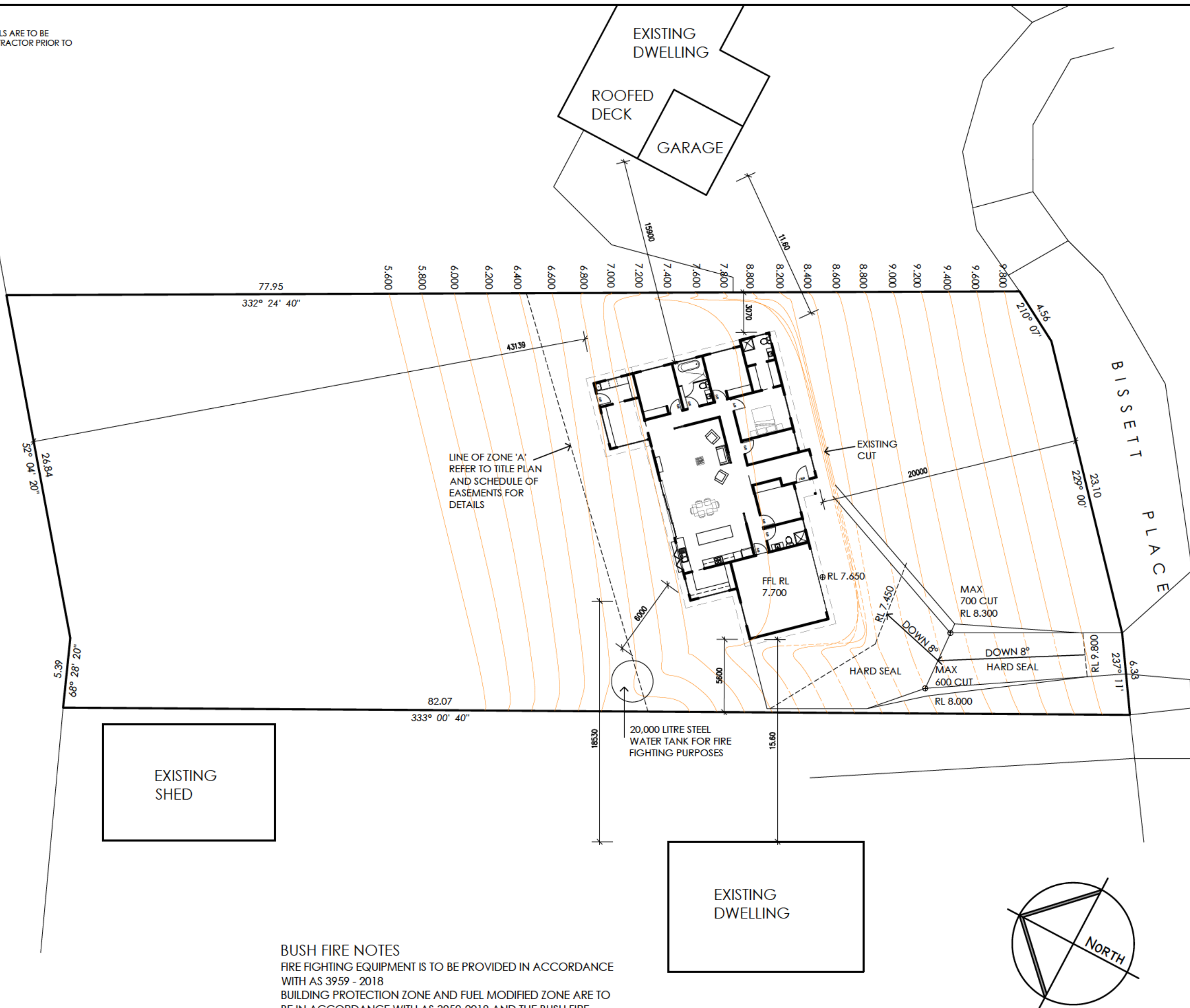
PROPOSED RESIDENCE 11 BISSETT PLACE HEYBRIDGE 7316 SATHIRA HASARANGA JINADASA & DONA DILKI AMANDA WIJAYASINGHE	ELEVATIONS 02
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PROJECT NUMBER: 2425-49
DRAWN: PENTON
SCALE AT A3: 1:100

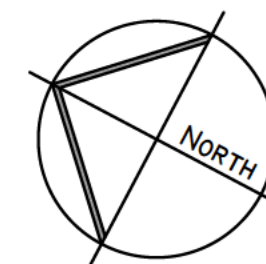
REVISION: 02	DRAWING NUMBER: 05 of 05
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**BUSH FIRE NOTES**  
FIRE FIGHTING EQUIPMENT IS TO BE PROVIDED IN ACCORDANCE WITH AS 3959 - 2018  
BUILDING PROTECTION ZONE AND FUEL MODIFIED ZONE ARE TO BE IN ACCORDANCE WITH AS 3959-2018 AND THE BUSH FIRE REPORT PREPARED BY TAMMY SMITH ENERGY.



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Revision:		
01	PRELIMINARY	24-06-2025
02	PLANNING APPLICATION	12-08-2025

**PROPOSED RESIDENCE**  
111 BISSETT PLACE  
HEYBRIDGE 7316  
SATHIRA HASARANGA JINADASA &  
DONA DIKI AMANDA WIJAYASINGHE

## SITE PLAN

PROJECT NUMBER:  
2425-49

DRAWN:  
PENTON

SCALE AT A3:  
1:300

REVISION:  
02

DRAWING  
NUMBER:  
**02**  
of 05

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01	PRELIMINARY								
02	PLANNING APPLICATION								

PROPOSED RESIDENCE 11 Bissett Place Heybridge 7316 Sathira Hasaranga Jinadasa & Dona Dilki Amanda Wijayasinghe	SITE PLAN
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PROJECT NUMBER: 2425-49
DRAWN: PENTON
SCALE AT A3: 1:200

REVISION: 02	DRAWING NUMBER: 02a of 05
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Revision:		24-06-2025	12-08-2025						
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02	PLANNING APPLICATION								

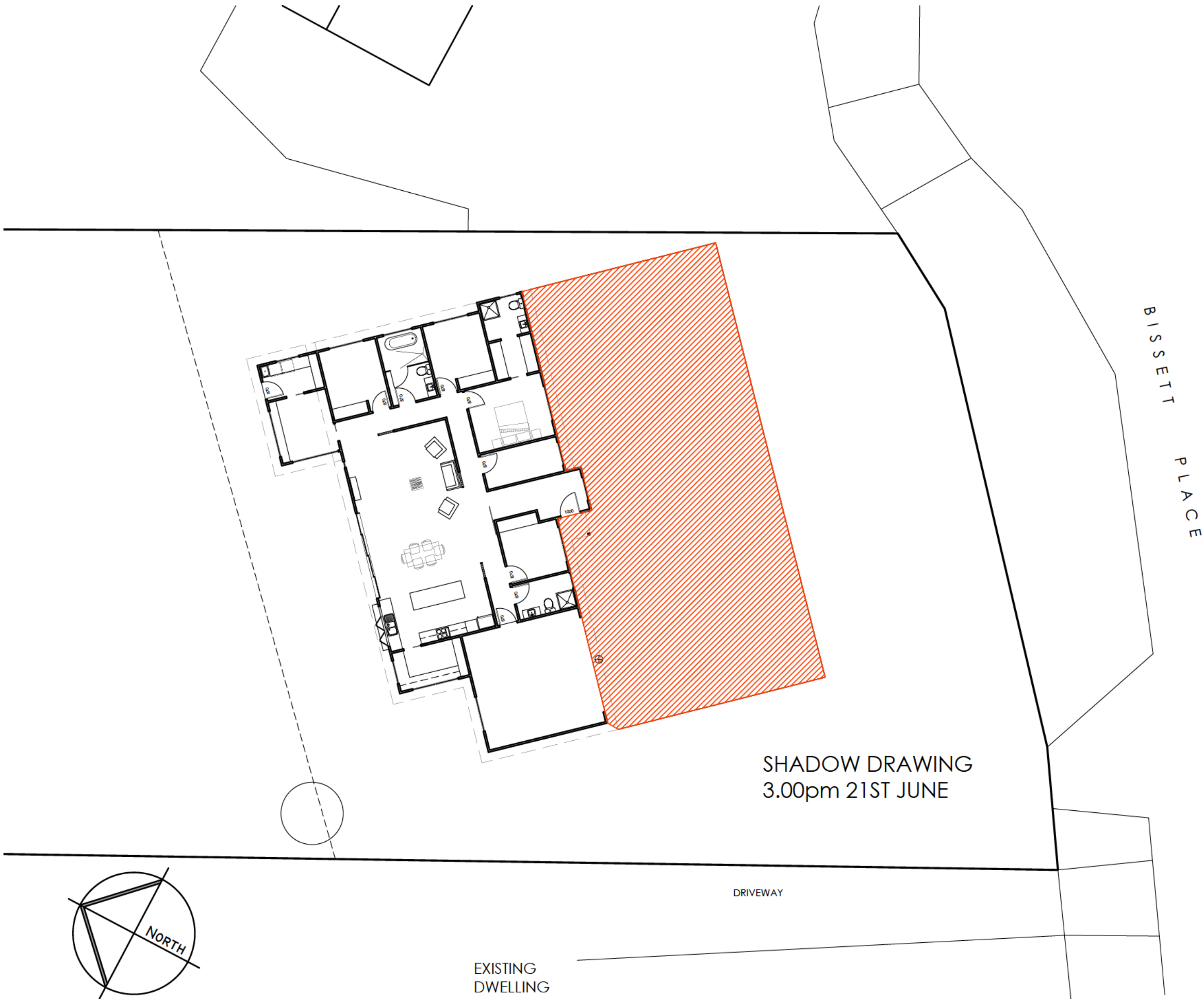
PROPOSED RESIDENCE 11 BISSETT PLACE HEYBRIDGE 7316 SATHIRA HASARANGA JINADASA & DONA DILKI AMANDA WIJAYASINGHE	SITE PLAN
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PROJECT NUMBER: 2425-49
DRAWN: PENTON
SCALE AT A3: 1:200

REVISION: 02	DRAWING NUMBER: 02b of 05
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PROPOSED RESIDENCE 11 BISSETT PLACE HEYBRIDGE 7316 SATHIRA HASARANGA JINADASA & DONA DILKI AMANDA WIJAYASINGHE	SITE PLAN
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PROJECT NUMBER: 2425-49
DRAWN: PENTON
SCALE AT A3: 1:200

REVISION: 02	DRAWING NUMBER: 02c of 05
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