



Devonport City Council

PUBLIC NOTICE

APPLICATION FOR PLANNING PERMIT

Section 57(3) Land Use Planning Approvals Act 1993

An application for a planning permit has been made which may affect you.

Application Details

Application Number:	PA2024.0039
Proposed Use or Development:	Multiple dwellings (2 x units)
Address of the Land:	136 Nixon Street, Devonport
Date of Notice:	27/04/2024

You are invited to view the application and any documents and plans accompanying it on the ground floor of the paranaple centre at 137 Rooke Street, Devonport or on Council's website www.devonport.tas.gov.au

Any person may make a representation relating to the application in accordance with section 57(5) of the *Land Use Planning Approvals Act 1993*, during a period of 14 days commencing on the date of this notice.

Your representation must:

- be received by close of business on **10/05/2024**;
- be in writing; and
- addressed to the General Manager, Devonport City Council:
 - P.O. Box 604, Devonport, Tasmania, 7310; or
 - council@devonport.tas.gov.au

If you make a representation then Council must consider your submission before making its decision on the application.



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Devonport City Council
PA2024.0039 - 136 Nixon Street, Devonport

This map is made available for the purpose of providing access to Devonport City Council information and not as professional advice. The information contained on the map is diagrammatic only. All information should be verified on site, or with the appropriate State Government Department or Council Office, prior to being used for any purpose.



PROJECT:
PROPOSED MULTI UNIT DEVELOPMENT

CLIENT:
ZANG ENTERPRISES PTY LTD

LOCATION:
**136 NIXON ST, DEVONPORT
TASMANIA, 7310**

VOLUME: 84506
FOLIO: 37
DESIGN WIND SPEED: TBC - BY OTHER
SOIL CLASSIFICATION: TBC - BY OTHER
BUSHFIRE ASSESSMENT: TBC - BY OTHER
CLIMATE ZONE: 7
ALPINE AREA: NA

FLOOR AREA:
UNIT 1 TOTAL 229.6m²
(INC DECK)
UNIT 2 TOTAL 231.7m²

REV: A PLANING APPROVAL DATE: 7.03.2024

DRAWING SCHEDULE:		
SHEET No.	TITLE	REV #
A01	COVER SHEET	A
A02	SITE PLAN	A
A03	CONTOUR PLAN	A
A04	CAR PARKING PLAN	A
A05	UNIT 1 GROUND FLOOR PLAN	A
A06	UNIT 1 FIRST FLOOR PLAN	A
A07	UNIT 1 ELEVATION 1 of 2	A
A08	UNIT 1 ELEVATION 2 of 2	A
A09	UNIT 2 GROUND FLOOR PLAN	A
A10	UNIT 2 FIRST FLOOR PLAN	A
A11	UNIT 2 ELEVATION 1 of 2	A
A12	UNIT 2 ELEVATION 2 of 2	A

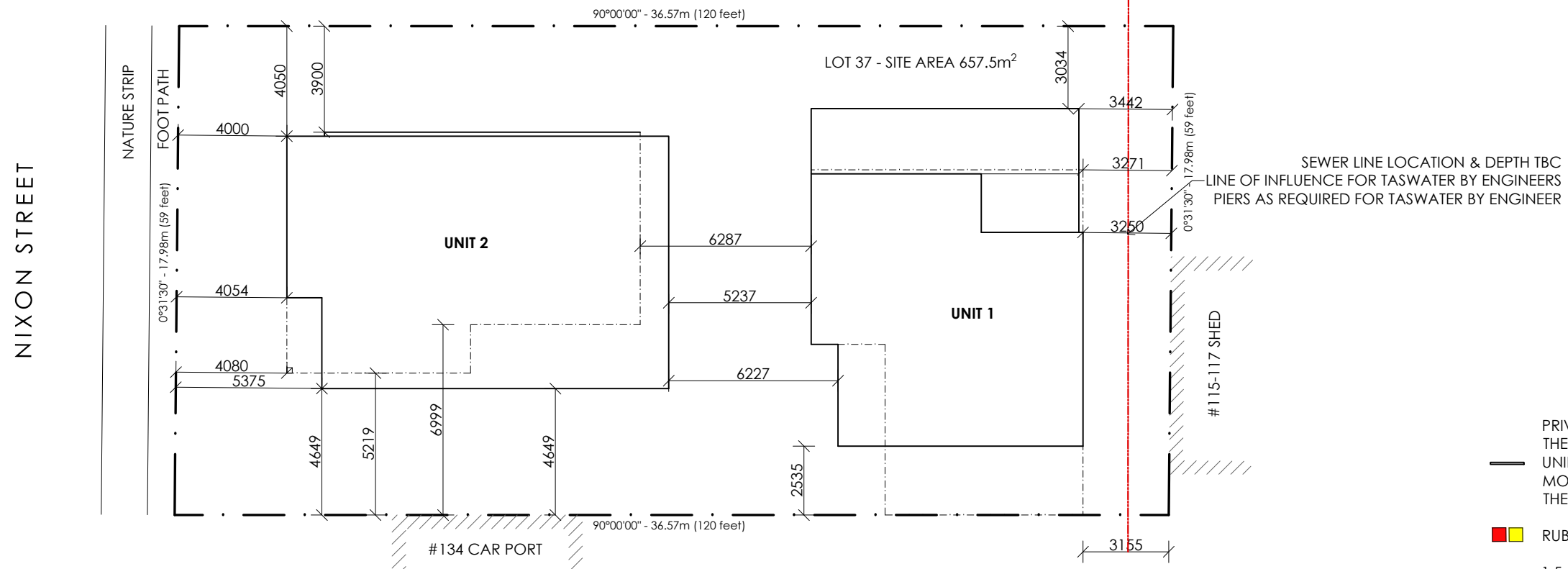


**70 TUGRAH RD
DEVONPORT, TASMANIA
AUSTRALIA, 7310**

LICENSED DESIGNER: ABBIE BROWN CC6487
PH: 03 6424 6325
EMAIL: drafting@rfsprojects.com.au

LEGEND & NOTES

1. THE BUILDER SHALL CHECK ALL DIMENSIONS, LEVELS & COUNCIL BOUNDARY REQUIREMENTS PRIOR TO COMMENCING CONSTRUCTION.
2. ALL CONTOURS TO BE CONFIRMED ON SITE.
3. DRIVEWAY TO BE SUITABLY DRAINED AWAY FROM DWELLING.



SEWER LINE LOCATION & DEPTH TBC
 LINE OF INFLUENCE FOR TASWATER BY ENGINEERS
 PIERS AS REQUIRED FOR TASWATER BY ENGINEER

PRIVACY SCREEN TO BE THE WIDTH OF THE WINDOW & 1.7M HIGH WITH A UNIFORM TRANSPARENCY OF NOT MORE THAN 25% SET BACK 1M FROM THE BUILDING LINE

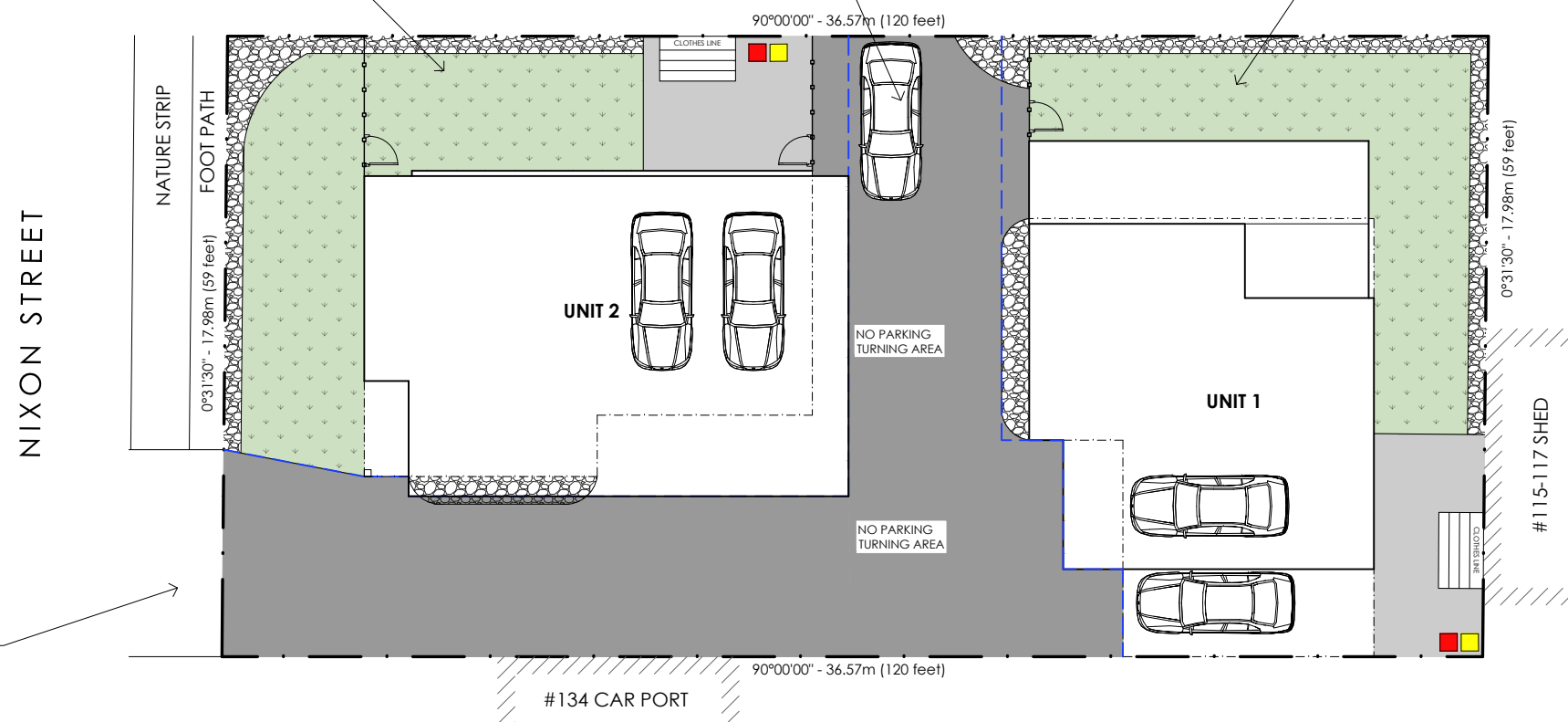
- RUBBISH BINS
- 1.5m COLORBOND FENCE
- STRATA TITLE BOUNDARY

- GRASS
- CONCRETE DRIVE
- GARDEN AREA
- CONCRETE PATHS

TOTAL SITE AREA: 657.52m²
 TOTAL BUILDING COVERAGE: 269.1m²
 TOTAL IMPERVIOUS AREA: 469.6m²
 SHARED COMMON SPACE: 183.9m²

UNIT 1 STRATA TITLE 237.3m²
 UNIT 2 STRATA TITLE 236.3m²

UNIT 2 POS 68.3M² - GRASSED AREA
 VISITOR PARKING
 UNIT 1 POS 78.3M² - GRASSED AREA & UNDER DECK (NOT INC DECK & ALFRESCO ON FIRST FLOOR)



SITE PLAN

SCALE 1:200



**70 TUGRAH RD
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 AUSTRALIA, 7310**

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 PH: 03 6424 6325
 EMAIL: drafting@rfsprojects.com.au

REV:	DESCRIPTION:	DATE:
A	PLANING APPROVAL	7.03.2024

DO NOT SCALE OFF PLANS. ALL DIMENSIONS ARE IN MILLIMETERS. ALL DIMENSIONS, LEVELS & COUNCIL BOUNDARY REQUIREMENTS SHALL BE CHECKED ON SITE BY BUILDER PRIOR TO COMMENCING CONSTRUCTION

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PROJECT:
PROPOSED MULTI UNIT DEVELOPMENT

CLIENT:
ZANG ENTERPRISES PTY LTD

LOCATION:
**136 NIXON ST, DEVONPORT
 TASMANIA, 7310**

DRAWING TITLE:
SITE PLAN

JOB NO: GOWNAS

DRAWN BY: A.B

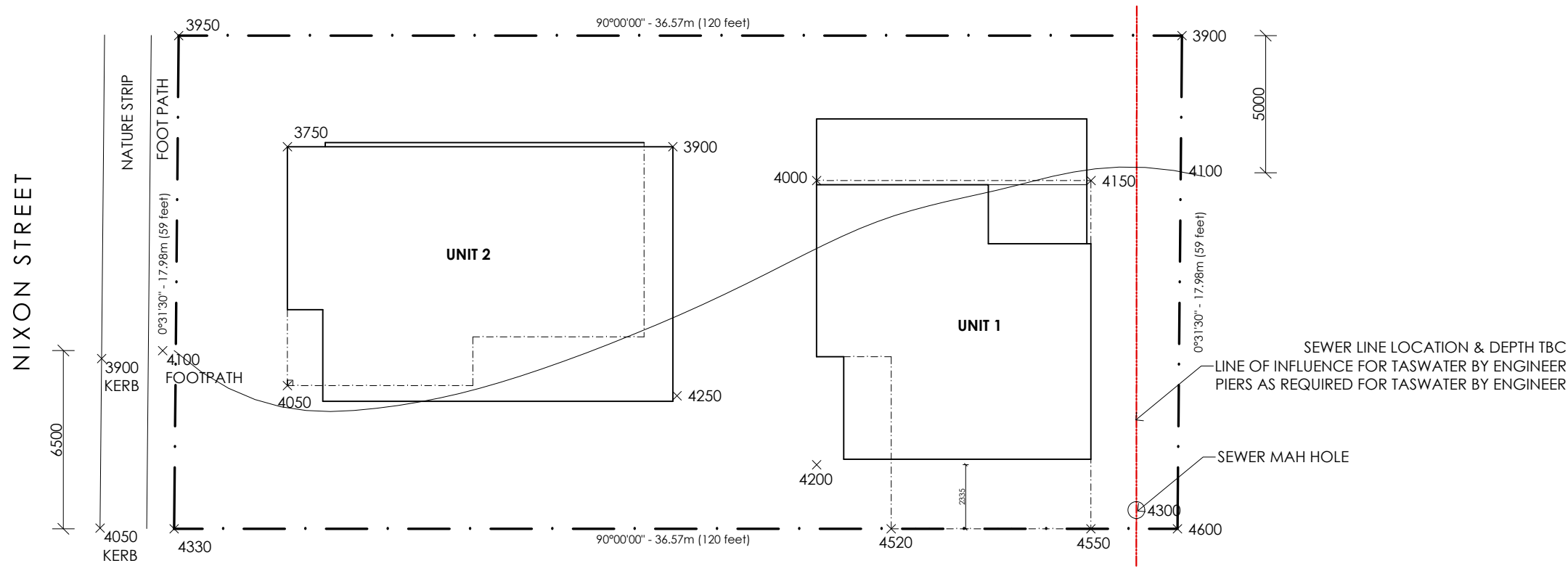
CHECKED BY: R.J

SCALE:
 1:100 @ A3

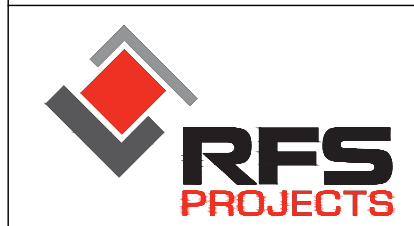
ISSUE: **DA**

DRAWING NO:

A02
 / A12



 **CONTOUR PLAN**
SCALE 1:200



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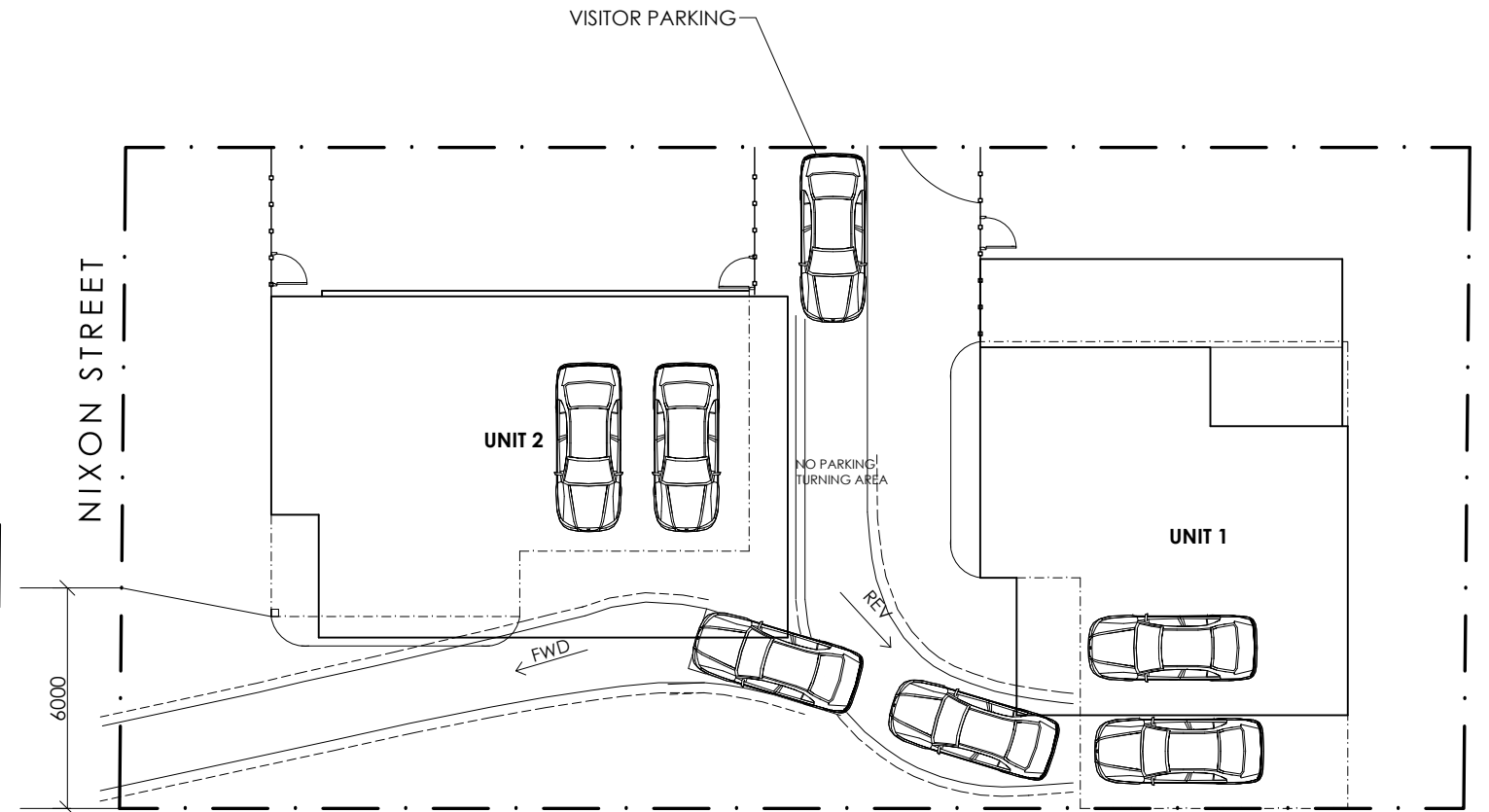
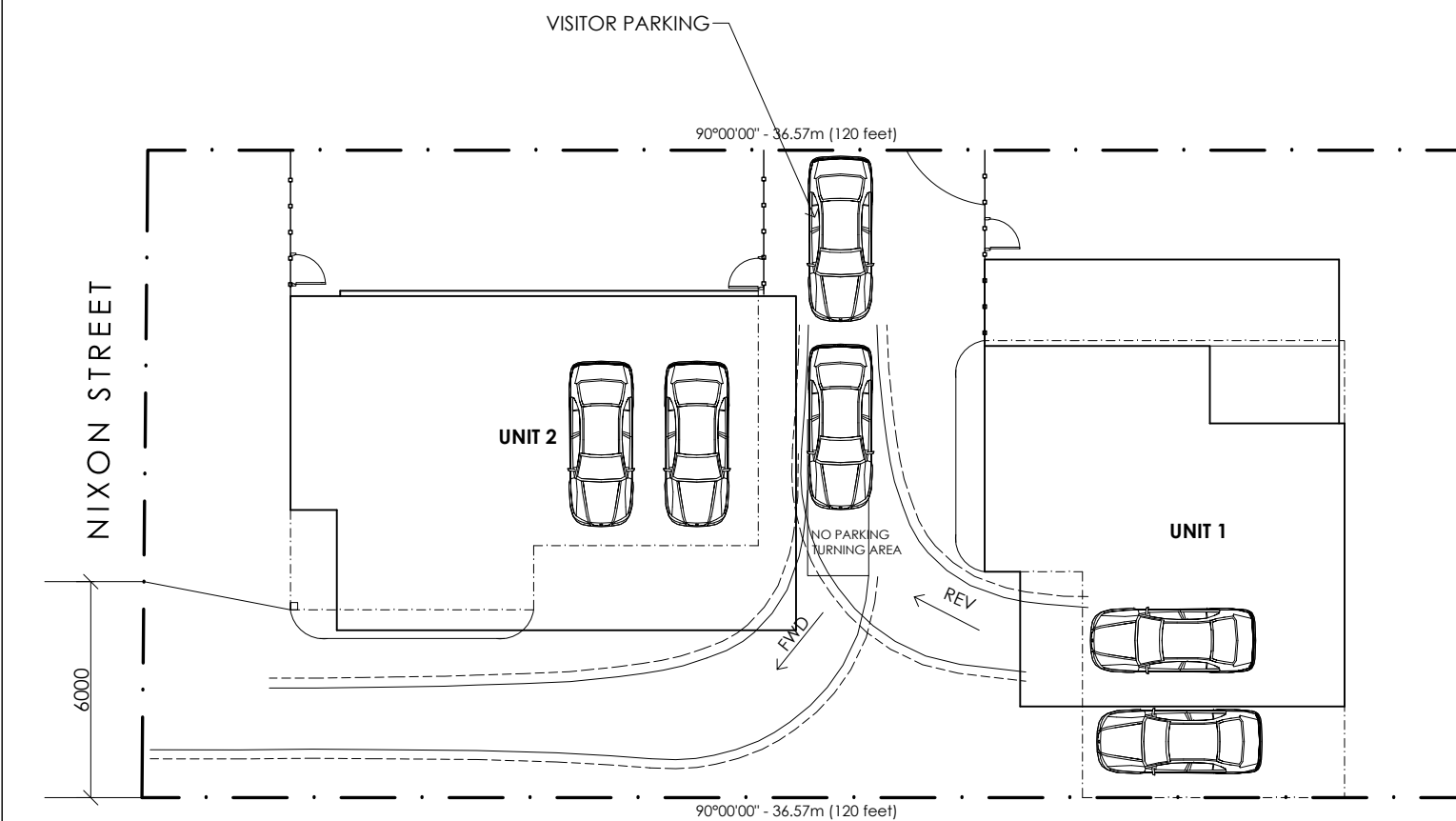
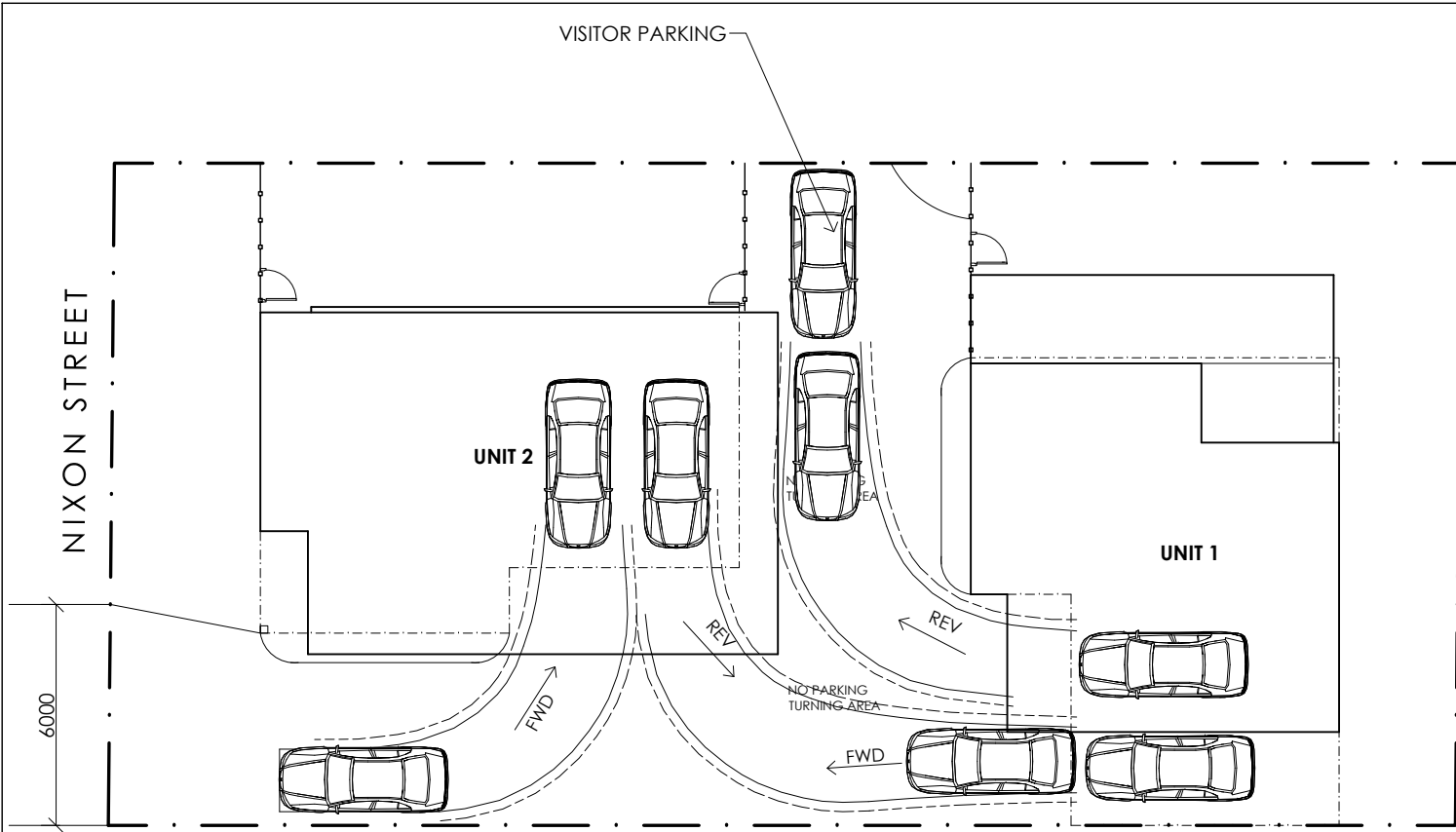
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LOCATION:
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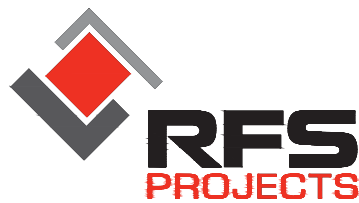
DRAWING TITLE: CONTOUR PLAN		
JOB NO: GOWNAS		
DRAWN BY: A.B	SCALE: 1:100 @ A3	ISSUE: DA
CHECKED BY: R.J		

DRAWING NO:
A03
/ A12



CAR PARKING PLAN

SCALE 1:200



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CLIENT:
ZANG ENTERPRISES PTY LTD

LOCATION:
**136 NIXON ST, DEVONPORT
TASMANIA, 7310**

DRAWING TITLE:
CAR PARKING PLAN

JOB NO: GOWNAS

DRAWN BY: A.B

CHECKED BY: R.J

SCALE:
1:100 @ A3

ISSUE: **DA**

DRAWING NO:

A04
/ A12

LEGEND & NOTES:

- LIFT OFF DOOR HINGES REQUIRED ON FULLY ENCLOSED SANITARY COMPARTMENT DOORS IF CLEAR SPACE IS LESS THAN 1.2m (AS PER HPS PART 10.4.2).
- R2.5 INSULATION REQUIRED TO WALLS SEPARATING GARAGE FROM DWELLING. NO OTHER INSULATION IS REQUIRED TO EXTERNAL GARAGE WALLS OR CEILING.
- LINEN/ROBES ARE 600mm DEEP UNLESS STATED OTHER

FLOOR AREA	
GROUND FLOOR	- 109.9m ²
FIRST FLOOR	- 88.4m ²
ALFRESCO	- 7.7m ²
DECK	- 23.6m ²

ROOFING:
 CUSTOM ORB - MEDIUM
 FASCIA - MEDIUM
 GUTTER - MEDIUM

FACADE:
 BRICK TYPE - MEDIUM

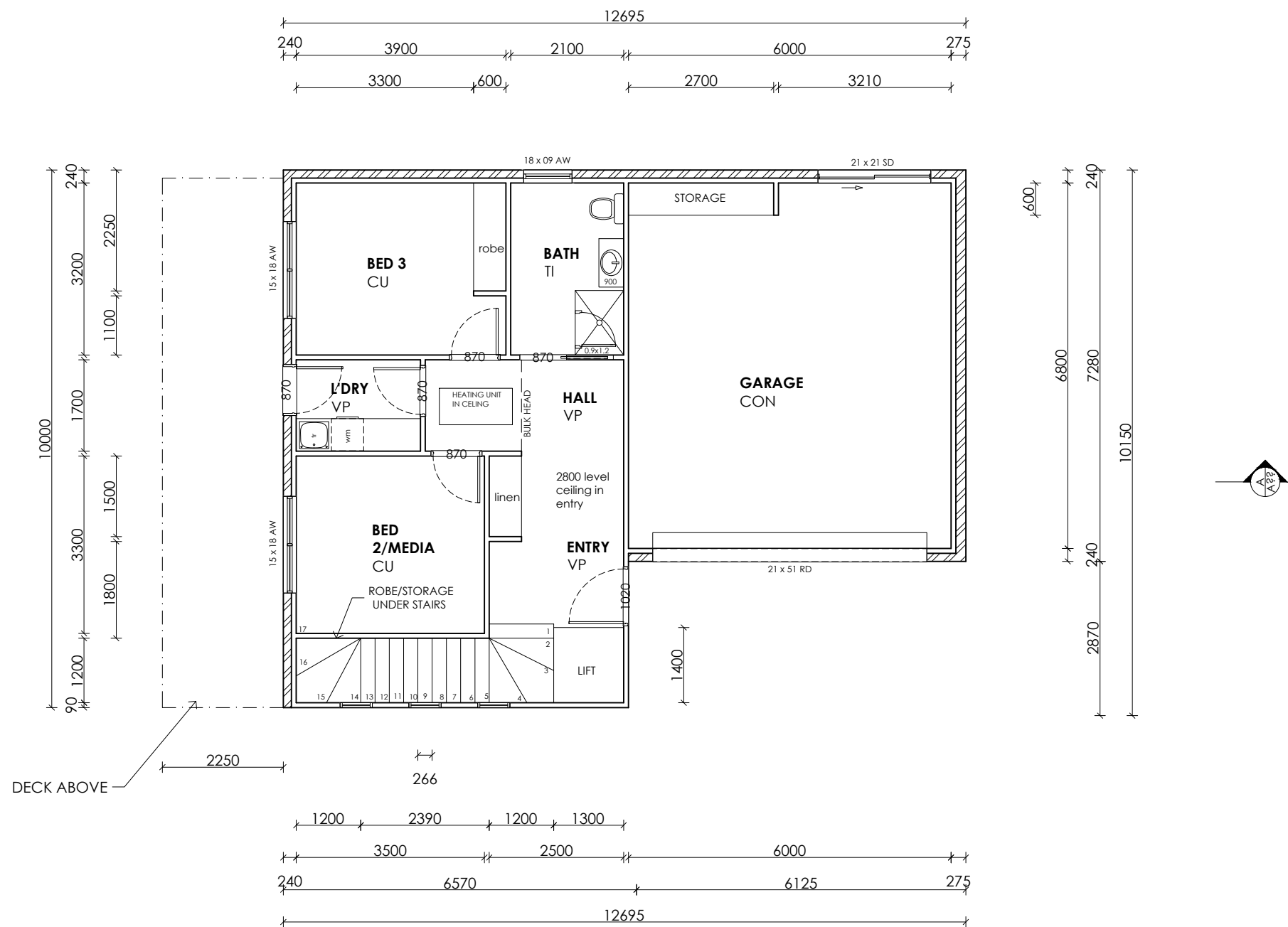
ALUMINIUM FRAMED WINDOWS:
 COLOUR - MEDIUM
 GLAZING - DOUBLE

CARPET UNDERLAY - (CU)
 FLOOR AREA APPROX - 0.0m²

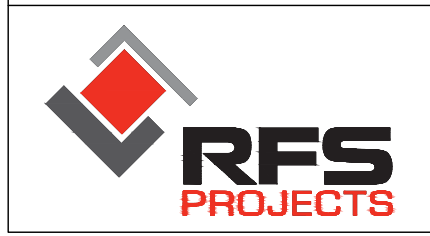
VINYL PLANK - (VP)
 FLOOR AREA APPROX - 0.0m²

TILES - (TI)
 FLOOR AREA APPROX - 0.0m²

CONCRETE - (CON)
 EXPOSED CONCRETE, NO SURFACE FINISH REQUIRED



FLOOR PLAN - GROUND FLOOR
 SCALE 1:100



**70 TUGRAH RD
 DEVONPORT, TASMANIA
 AUSTRALIA, 7310**

LICENSED DESIGNER: ABBIE BROWN CC6487
 PH: 03 6424 6325
 EMAIL: draffing@rfsprojects.com.au

REV:	DESCRIPTION:	DATE:
A	PLANING APPROVAL	7.03.2024

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PROJECT:
 PROPOSED MULTI UNIT DEVELOPMENT

CLIENT:
 ZANG ENTERPRISES PTY LTD

LOCATION:
 136 NIXON ST, DEVONPORT
 TASMANIA, 7310

DRAWING TITLE: UNIT 1 FLOOR PLAN - GROUND FLOOR		
JOB NO: GOWNAS		
DRAWN BY: A.B	SCALE: 1:100 @ A3	ISSUE: DA
CHECKED BY: R.J		

DRAWING NO:
A05
 / A12

LEGEND & NOTES:

- LIFT OFF DOOR HINGES REQUIRED ON FULLY ENCLOSED SANITARY COMPARTMENT DOORS IF CLEAR SPACE IS LESS THAN 1.2m (AS PER HPS PART 10.4.2).
- R2.5 INSULATION REQUIRED TO WALLS SEPARATING GARAGE FROM DWELLING. NO OTHER INSULATION IS REQUIRED TO EXTERNAL GARAGE WALLS OR CEILING.
- LINEN/ROBES ARE 600mm DEEP UNLESS STATED OTHER

FLOOR AREA	
GROUND FLOOR	- 109.9m ²
FIRST FLOOR	- 88.4m ²
ALFRESCO	- 7.7m ²
DECK	- 23.6m ²

ROOFING:
 CUSTOM ORB - MEDIUM
 FASCIA - MEDIUM
 GUTTER - MEDIUM

FACADE:
 BRICK TYPE - MEDIUM

ALUMINIUM FRAMED WINDOWS:
 COLOUR - MEDIUM
 GLAZING - DOUBLE

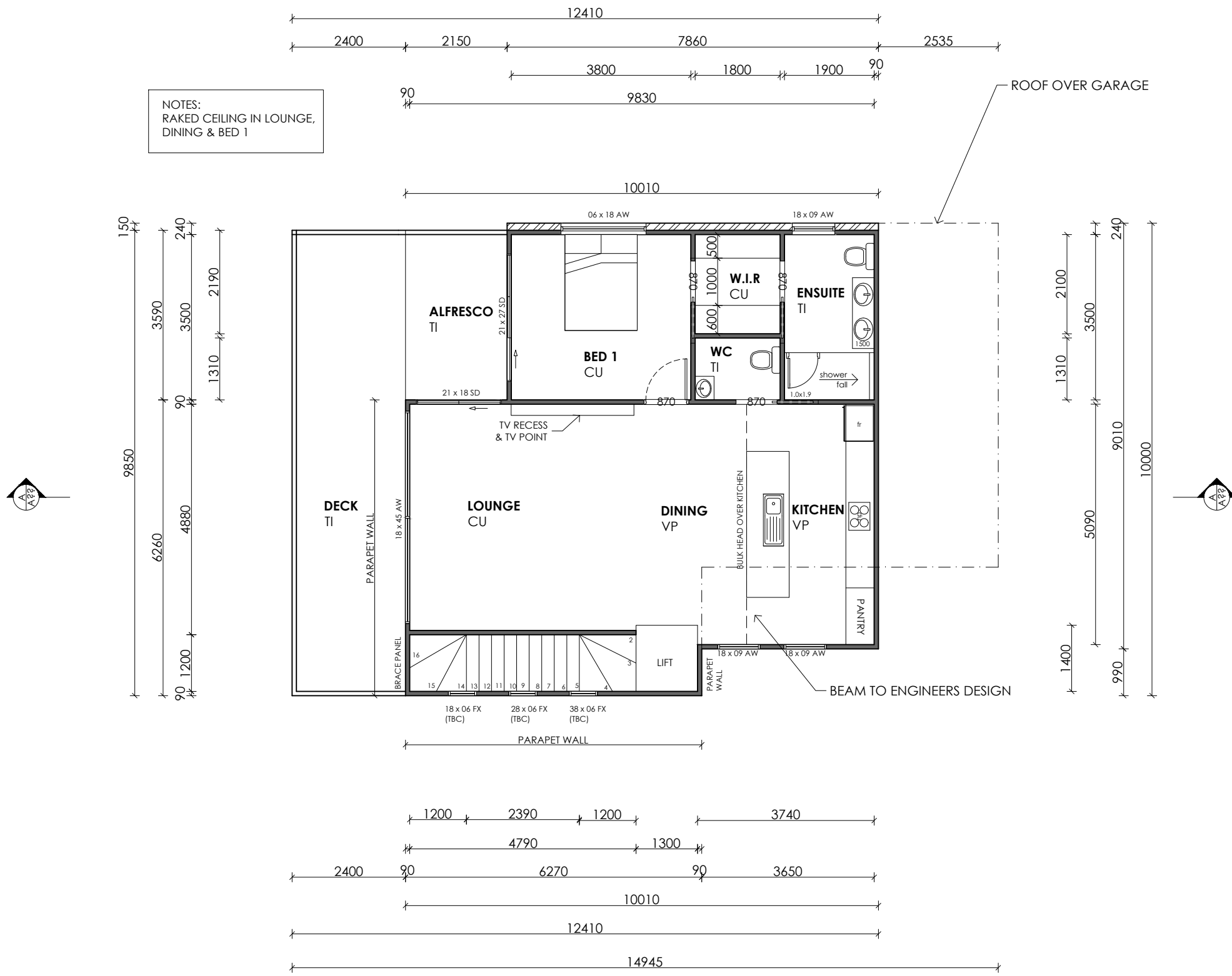
CARPET UNDERLAY - (CU)
 FLOOR AREA APPROX - 0.0m²

VINYL PLANK - (VP)
 FLOOR AREA APPROX - 0.0m²

TILES - (TI)
 FLOOR AREA APPROX - 0.0m²

CONCRETE - (CON)
 EXPOSED CONCRETE, NO SURFACE FINISH REQUIRED

NOTES:
 RAKED CEILING IN LOUNGE,
 DINING & BED 1



FLOOR PLAN - FIRST FLOOR
 SCALE 1:100



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 AUSTRALIA, 7310**

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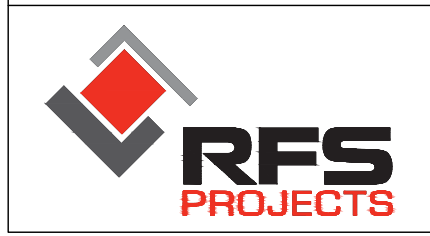
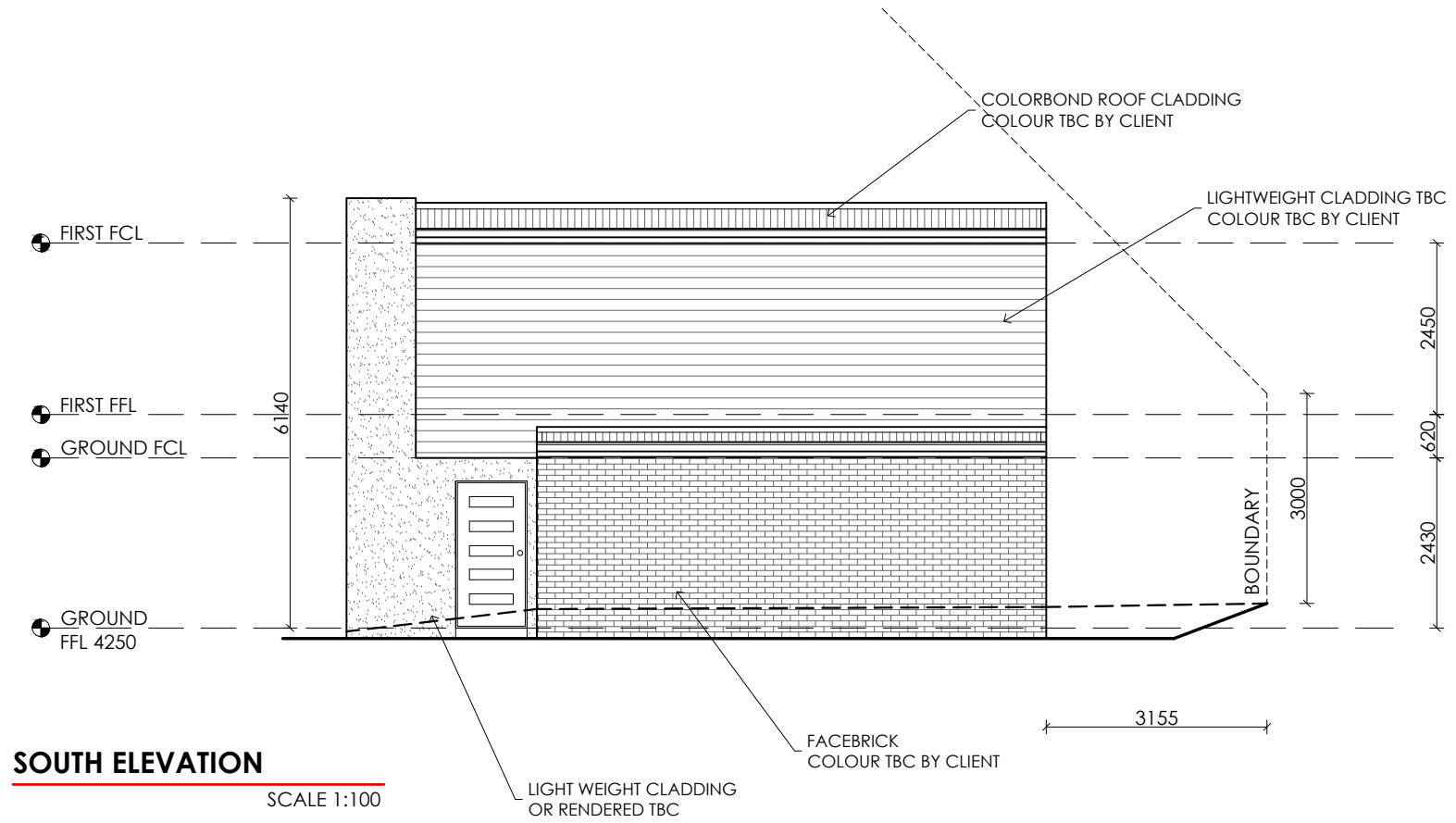
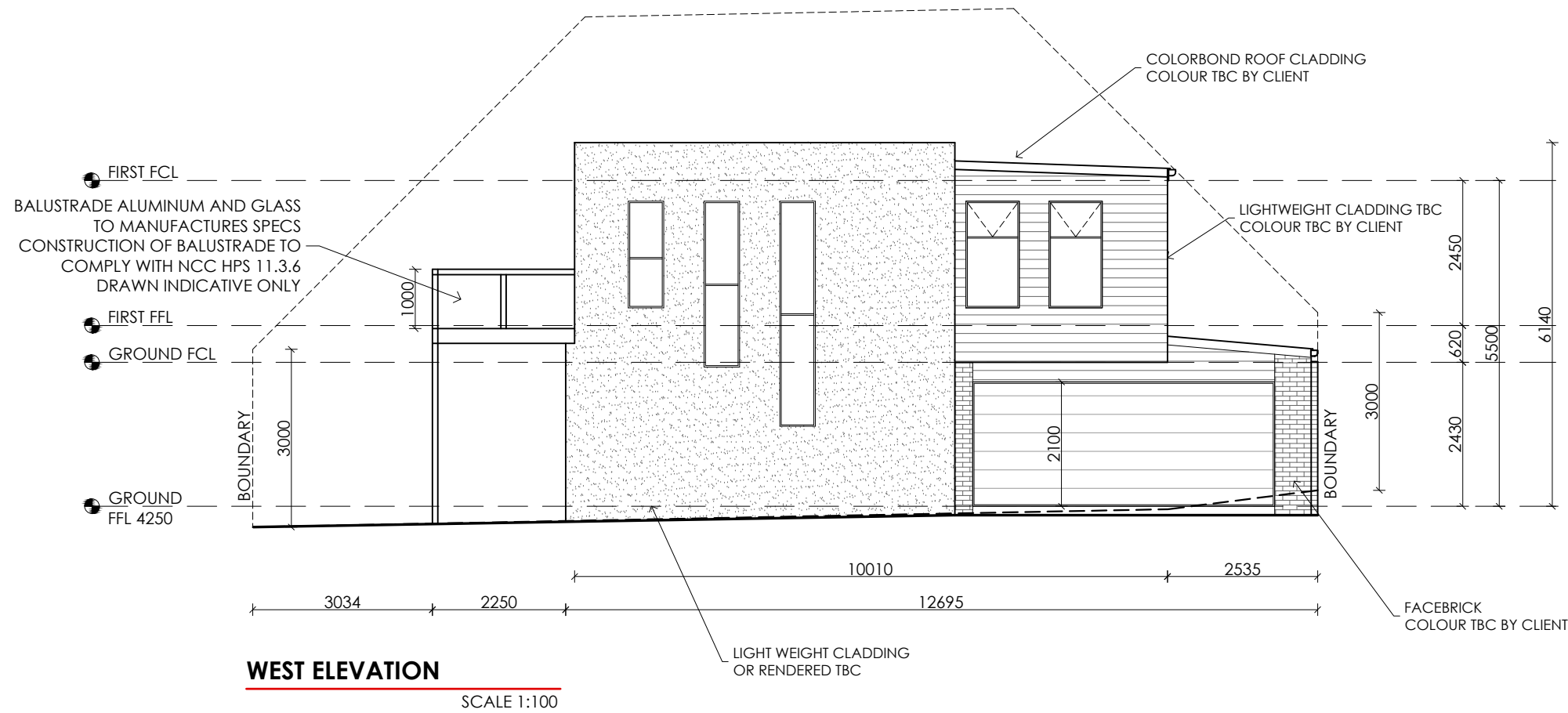
LOCATION:
**136 NIXON ST, DEVONPORT
 TASMANIA, 7310**

DRAWING TITLE: UNIT 1 FLOOR PLAN - FIRST FLOOR		
JOB NO: GOWNAS		
DRAWN BY: A.B	SCALE: 1:100 @ A3	ISSUE: DA
CHECKED BY: R.J		

DRAWING NO:
A06
 / A12

LEGEND & NOTES:

1. LIGHTWEIGHT CLADDING TO BE INSTALLED ABOVE ALL DOOR OPENINGS AND WINDOWS IN ALFRESCO AREAS.



**70 TUGRAH RD
DEVONPORT, TASMANIA
AUSTRALIA, 7310**

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PH: 03 6424 6325
EMAIL: drafting@rfsprojects.com.au

REV:	DESCRIPTION:	DATE:
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PROJECT: **PROPOSED MULTI UNIT DEVELOPMENT**

CLIENT: **ZANG ENTERPRISES PTY LTD**

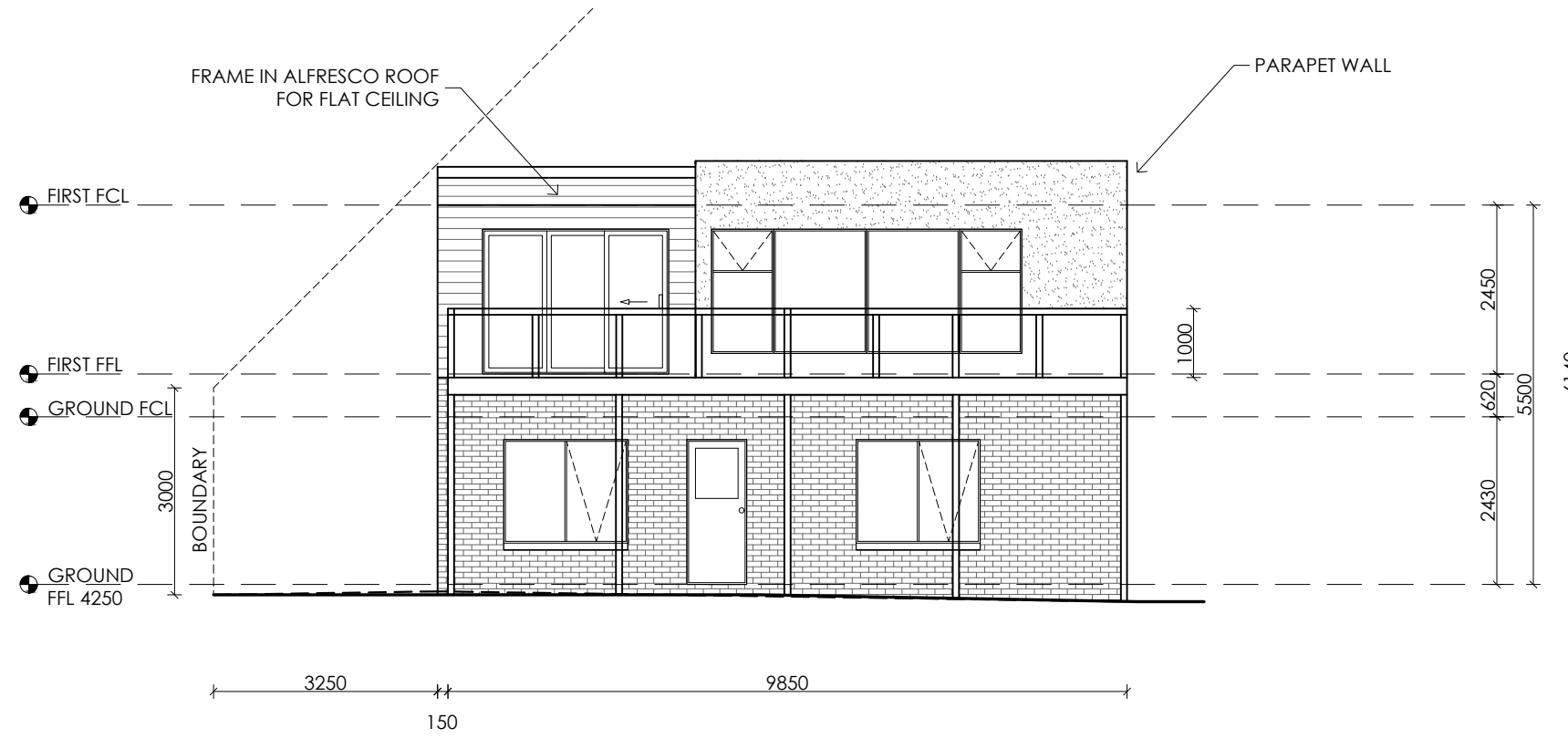
LOCATION: **136 NIXON ST, DEVONPORT TASMANIA, 7310**

DRAWING TITLE: UNIT 1 - ELEVATIONS 1 of 2		
JOB NO: GOWNAS		
DRAWN BY: A.B	SCALE: 1:100 @ A3	ISSUE: DA
CHECKED BY: R.J		

DRAWING NO:
A07
/ A12

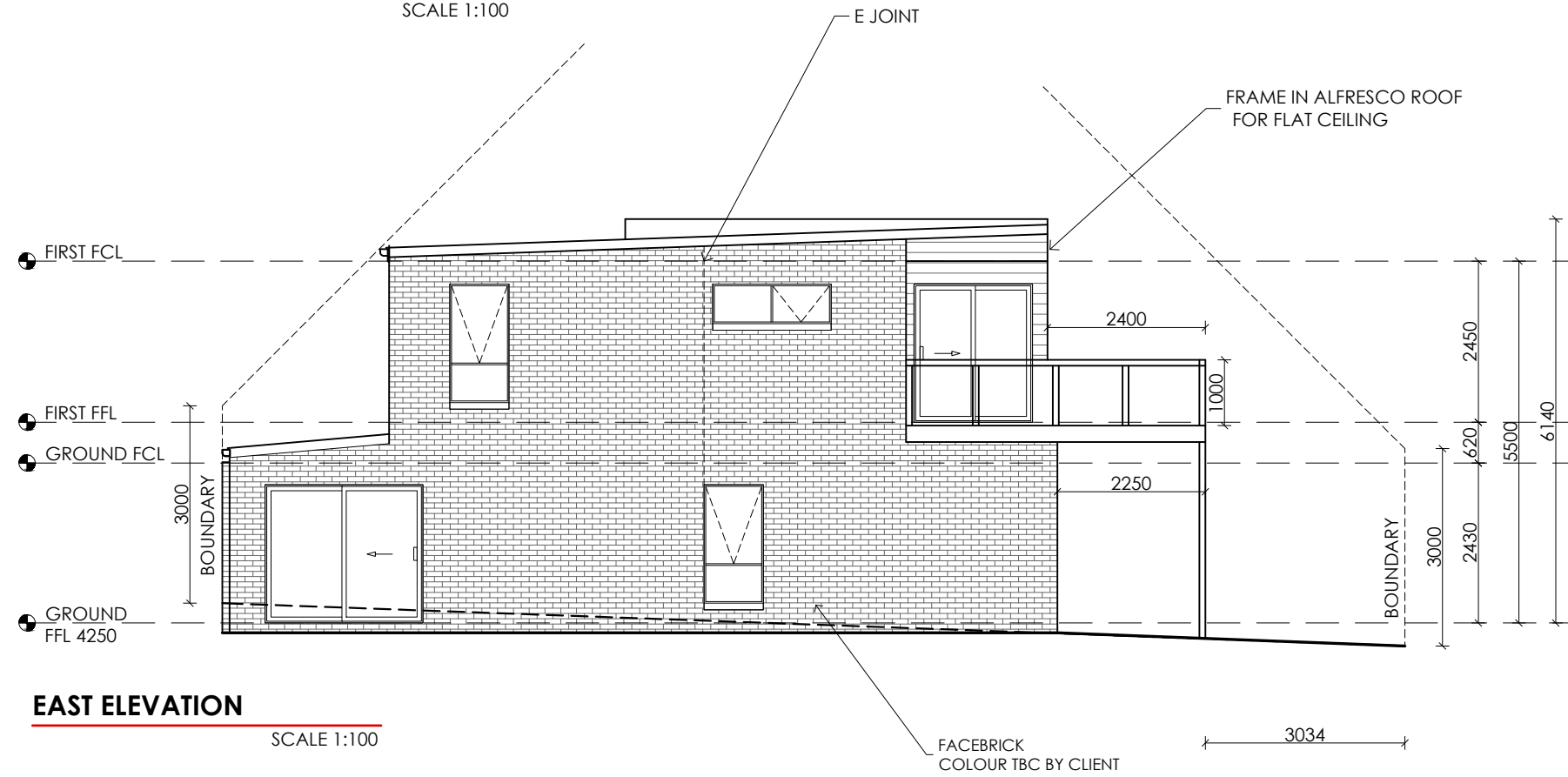
LEGEND & NOTES:

1. LIGHTWEIGHT CLADDING TO BE INSTALLED ABOVE ALL DOOR OPENINGS AND WINDOWS IN ALFRESCO AREAS.



NORTH ELEVATION

SCALE 1:100



EAST ELEVATION

SCALE 1:100



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AUSTRALIA, 7310

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PROJECT:
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CLIENT:
ZANG ENTERPRISES PTY LTD

LOCATION:
**136 NIXON ST, DEVONPORT
TASMANIA, 7310**

DRAWING TITLE:
UNIT 1 - ELEVATIONS 2 of 2

JOB NO: GOWNAS

DRAWN BY: A.B

CHECKED BY: R.J

SCALE:
1:100 @ A3

ISSUE: **DA**

DRAWING NO:

A08
/ A12

LEGEND & NOTES:

- LIFT OFF DOOR HINGES REQUIRED ON FULLY ENCLOSED SANITARY COMPARTMENT DOORS IF CLEAR SPACE IS LESS THAN 1.2m (AS PER HPS PART 10.4.2).
- R2.5 INSULATION REQUIRED TO WALLS SEPARATING GARAGE FROM DWELLING. NO OTHER INSULATION IS REQUIRED TO EXTERNAL GARAGE WALLS OR CEILING.
- LINEN/ROBES ARE 600mm DEEP UNLESS STATED OTHER

FLOOR AREA
 GROUND FLOOR - 100.3m²
 FIRST FLOOR - 127.8m²
 PORCH - 3.6m²

ROOFING:
 CUSTOM ORB - MEDIUM
 FASCIA - MEDIUM
 GUTTER - MEDIUM

FACADE:
 BRICK TYPE - MEDIUM

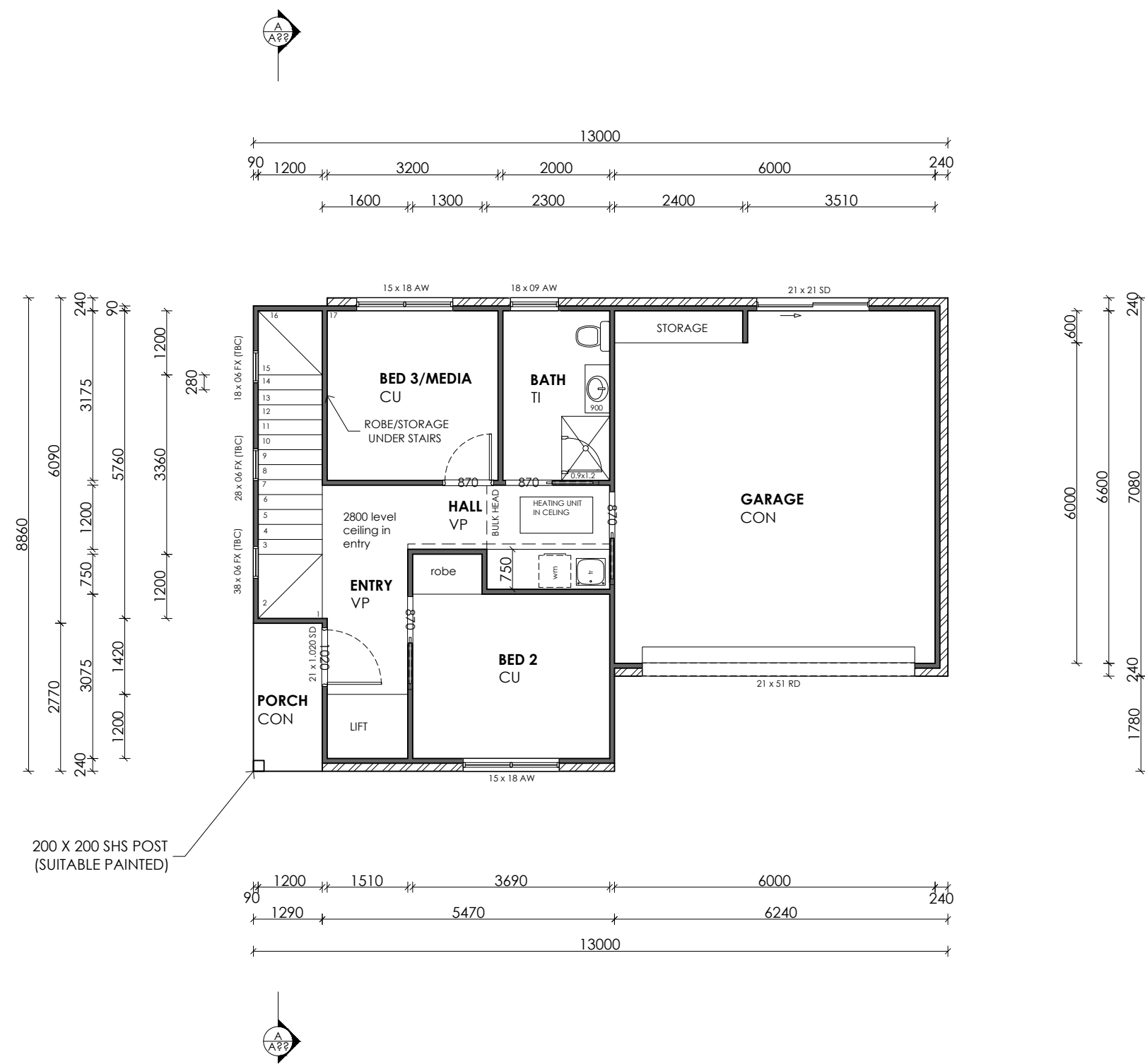
ALUMINIUM FRAMED WINDOWS:
 COLOUR - MEDIUM
 GLAZING - DOUBLE

CARPET UNDERLAY - (CU)
 FLOOR AREA APPROX - 0.0m²

VINYL PLANK - (VP)
 FLOOR AREA APPROX - 0.0m²

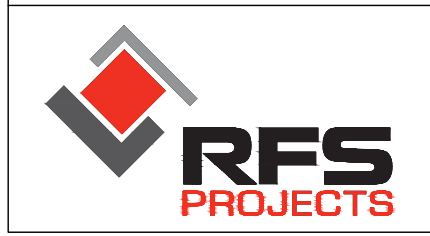
TILES - (TI)
 FLOOR AREA APPROX - 0.0m²

CONCRETE - (CON)
 EXPOSED CONCRETE, NO SURFACE FINISH REQUIRED



200 X 200 SHS POST (SUITABLE PAINTED)

FLOOR PLAN - GROUND FLOOR
 SCALE 1:100



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 DEVONPORT, TASMANIA
 AUSTRALIA, 7310**
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PROJECT:
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CLIENT:
 ZANG ENTERPRISES PTY LTD

LOCATION:
 136 NIXON ST, DEVONPORT
 TASMANIA, 7310

DRAWING TITLE: UNIT 2 FLOOR PLAN - GROUND FLOOR		
JOB NO: GOWNAS		
DRAWN BY: A.B	SCALE: 1:100 @ A3	ISSUE: DA
CHECKED BY: R.J		

DRAWING NO:
A09
 / A12

LEGEND & NOTES:

- LIFT OFF DOOR HINGES REQUIRED ON FULLY ENCLOSED SANITARY COMPARTMENT DOORS IF CLEAR SPACE IS LESS THAN 1.2m (AS PER HPS PART 10.4.2).
- R2.5 INSULATION REQUIRED TO WALLS SEPARATING GARAGE FROM DWELLING. NO OTHER INSULATION IS REQUIRED TO EXTERNAL GARAGE WALLS OR CEILING.
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FLOOR AREA
 GROUND FLOOR - 100.3m²
 FIRST FLOOR - 127.8m²
 PORCH - 3.6m²

ROOFING:
 CUSTOM ORB - MEDIUM
 FASCIA - MEDIUM
 GUTTER - MEDIUM

FACADE:
 BRICK TYPE - MEDIUM

ALUMINIUM FRAMED WINDOWS:
 COLOUR - MEDIUM
 GLAZING - DOUBLE

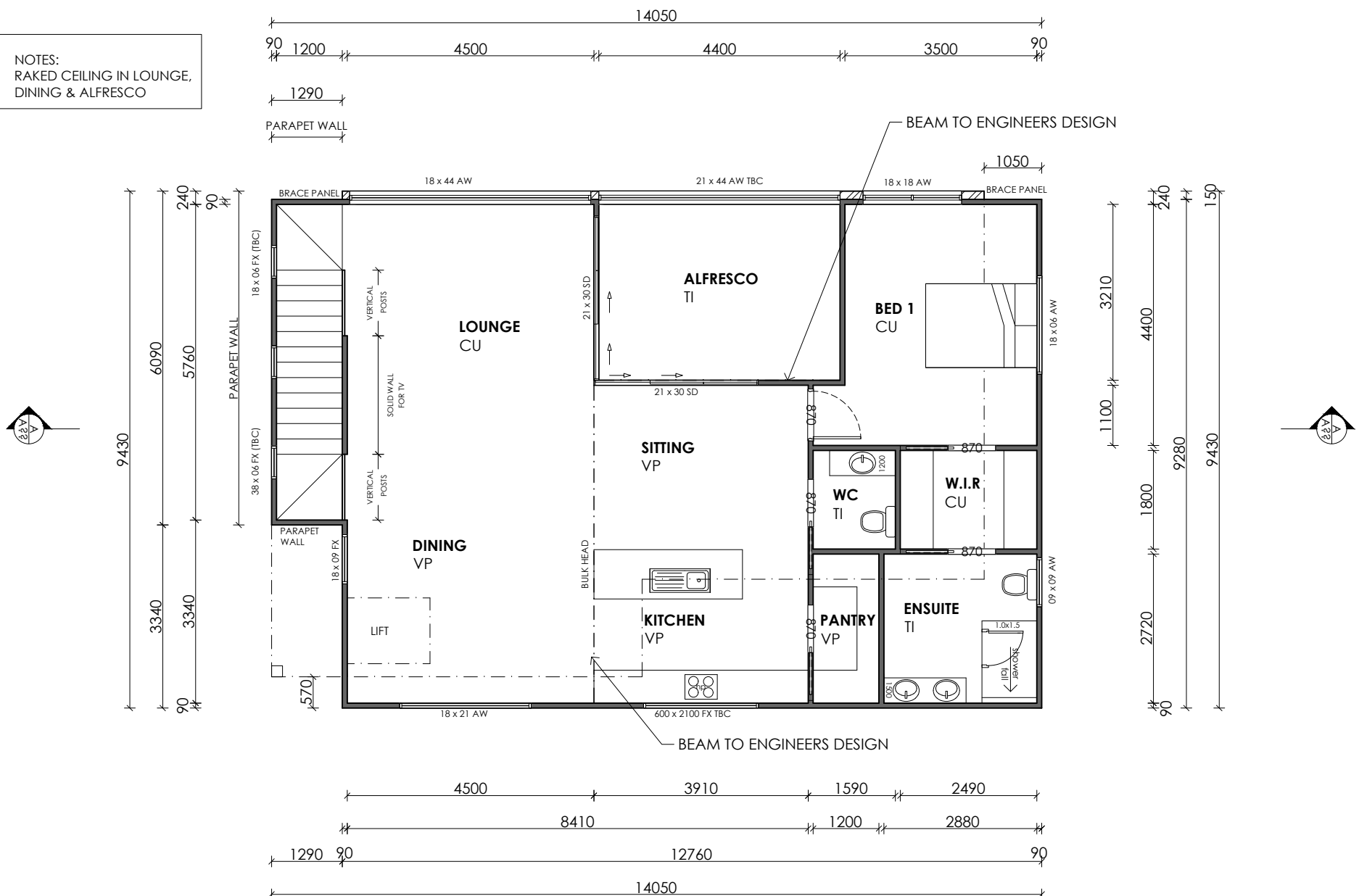
CARPET UNDERLAY - (CU)
 FLOOR AREA APPROX - 0.0m²

VINYL PLANK - (VP)
 FLOOR AREA APPROX - 0.0m²

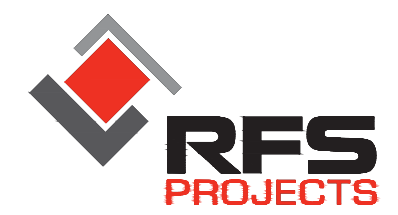
TILES - (TI)
 FLOOR AREA APPROX - 0.0m²

CONCRETE - (CON)
 EXPOSED CONCRETE, NO SURFACE FINISH REQUIRED

NOTES:
 RAKED CEILING IN LOUNGE,
 DINING & ALFRESCO



FLOOR PLAN - FIRST FLOOR
 SCALE 1:100



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 DEVONPORT, TASMANIA
 AUSTRALIA, 7310**

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ZANG ENTERPRISES PTY LTD

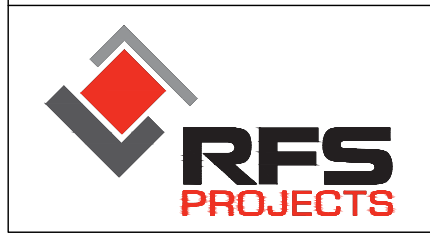
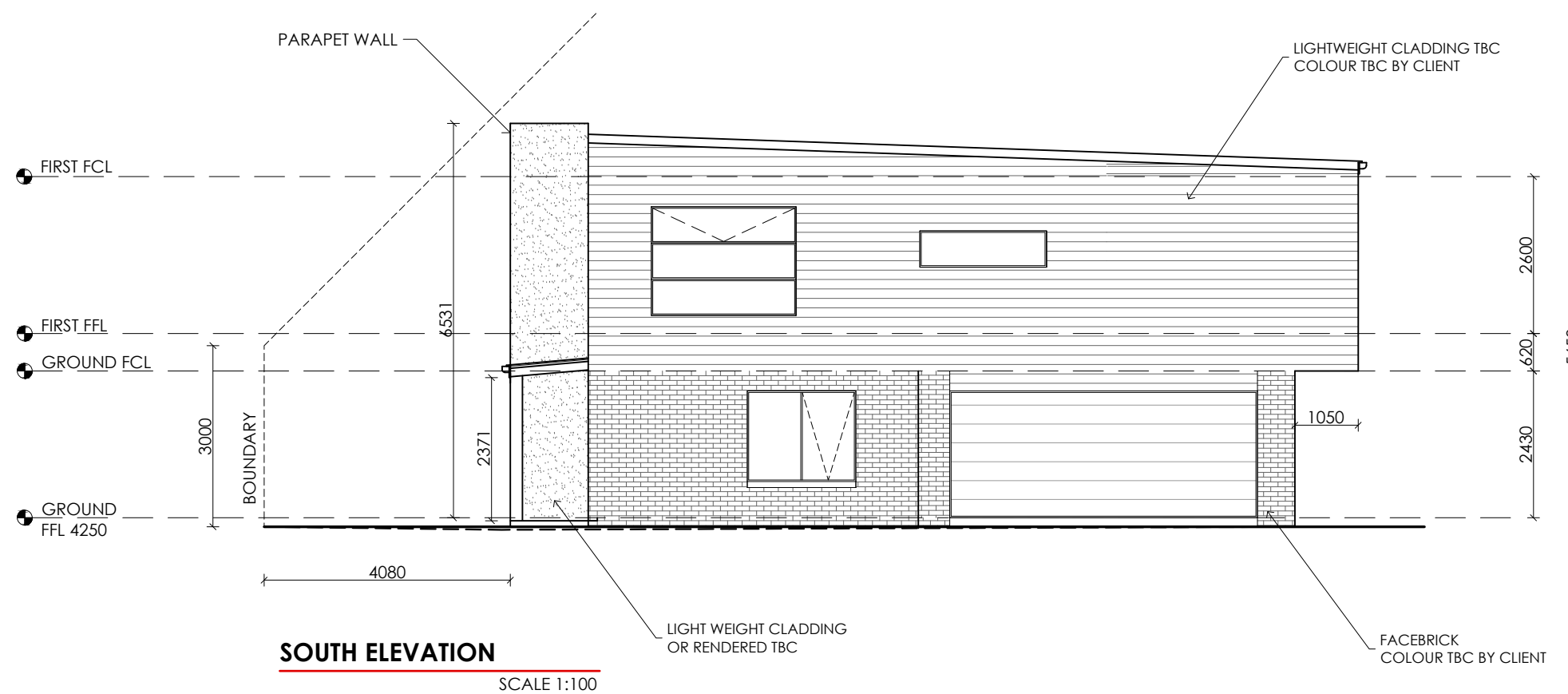
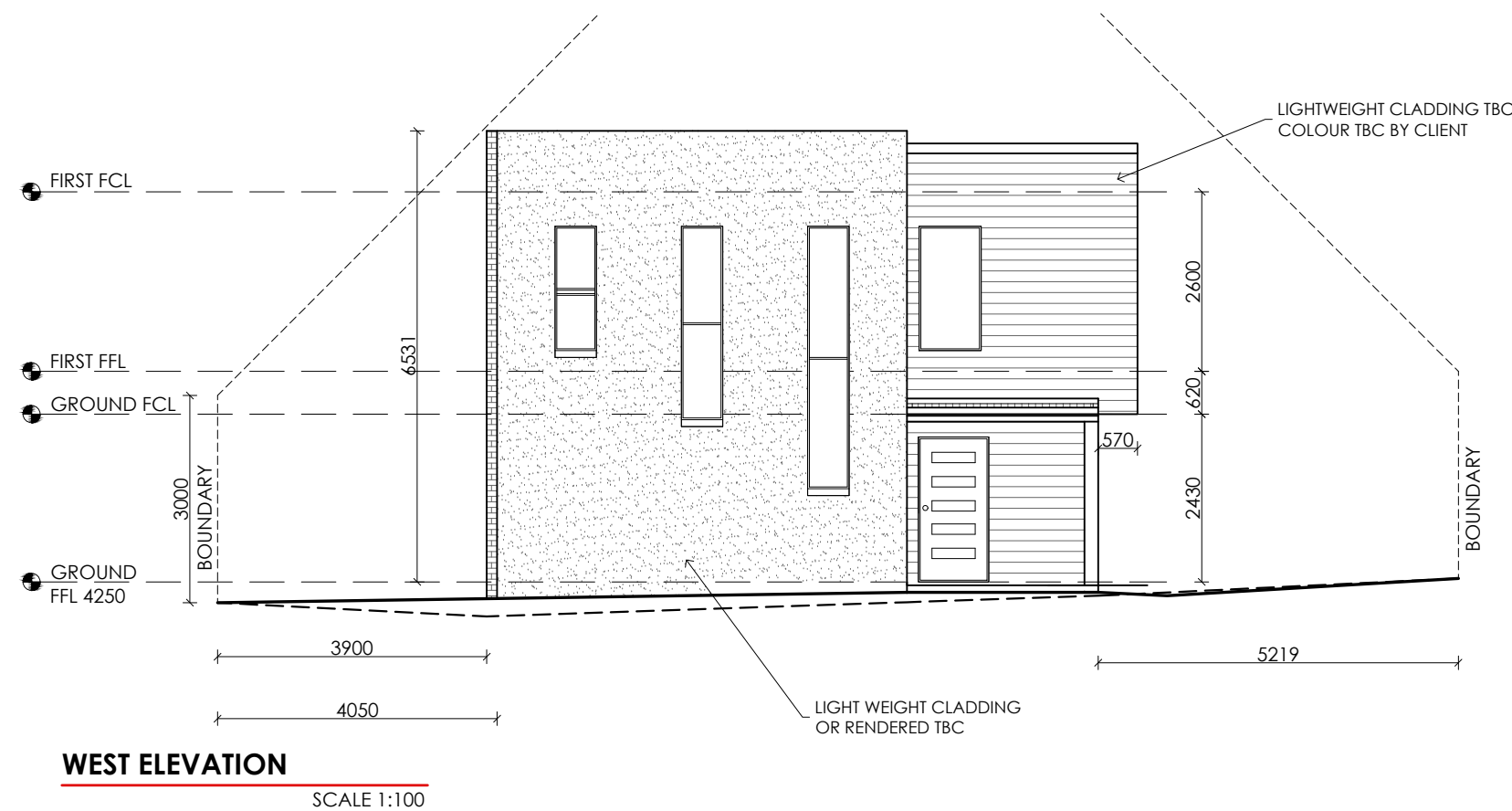
 LOCATION:
**136 NIXON ST, DEVONPORT
 TASMANIA, 7310**

DRAWING TITLE: UNIT 2 FLOOR PLAN - FIRST FLOOR		
JOB NO: GOWNAS		
DRAWN BY: A.B	SCALE: 1:100 @ A3	ISSUE: DA
CHECKED BY: R.J		

DRAWING NO:
A10
 / A12

LEGEND & NOTES:

1. LIGHTWEIGHT CLADDING TO BE INSTALLED ABOVE ALL DOOR OPENINGS AND WINDOWS IN ALFRESCO AREAS.



**70 TUGRAH RD
DEVONPORT, TASMANIA
AUSTRALIA, 7310**

LICENSED DESIGNER: ABBIE BROWN CC6487
PH: 03 6424 6325
EMAIL: drafting@rfsprojects.com.au

REV:	DESCRIPTION:	DATE:
A	PLANING APPROVAL	7.03.2024

DO NOT SCALE OFF PLANS. ALL DIMENSIONS ARE IN MILLIMETERS. ALL DIMENSIONS, LEVELS & COUNCIL BOUNDARY REQUIREMENTS SHALL BE CHECKED ON SITE BY BUILDER PRIOR TO COMMENCING CONSTRUCTION

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PROJECT:
PROPOSED MULTI UNIT DEVELOPMENT

CLIENT:
ZANG ENTERPRISES PTY LTD

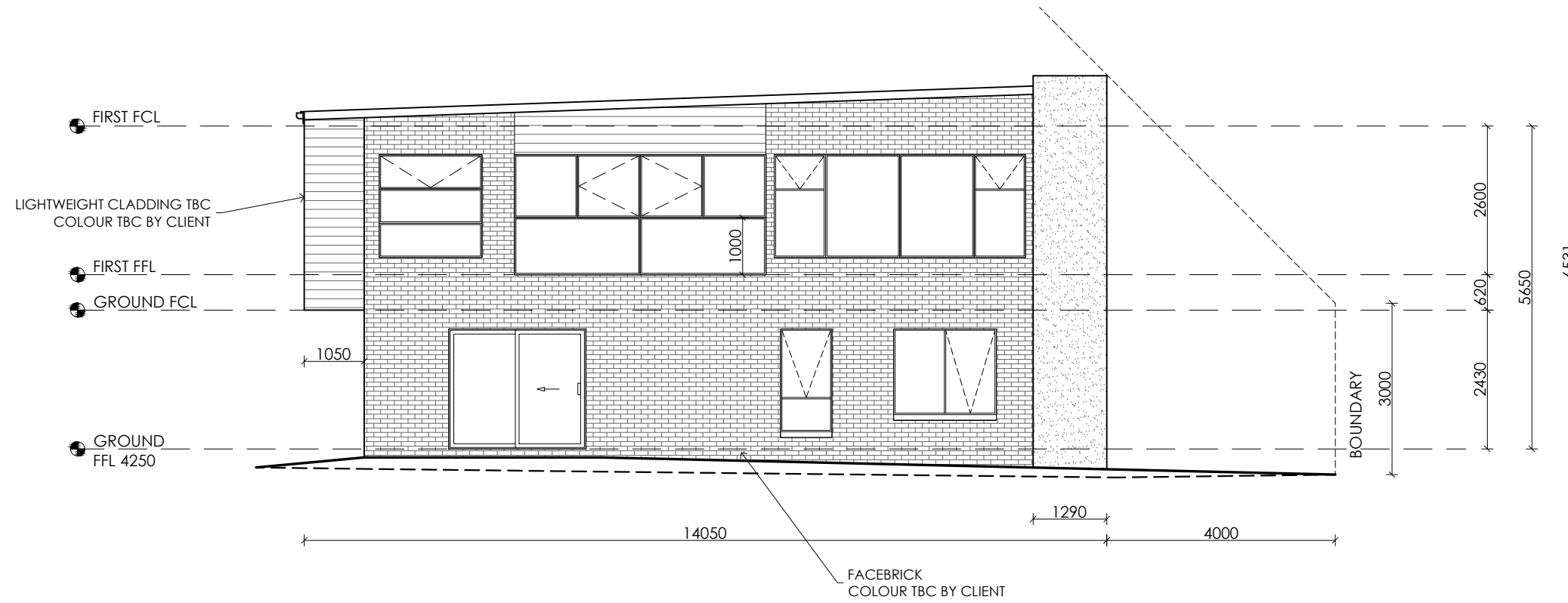
LOCATION:
**136 NIXON ST, DEVONPORT
TASMANIA, 7310**

DRAWING TITLE: UNIT 2 - ELEVATIONS 1 of 2		
JOB NO: GOWNAS		
DRAWN BY: A.B	SCALE: 1:100 @ A3	ISSUE: DA
CHECKED BY: R.J		

DRAWING NO:
A11
/ A12

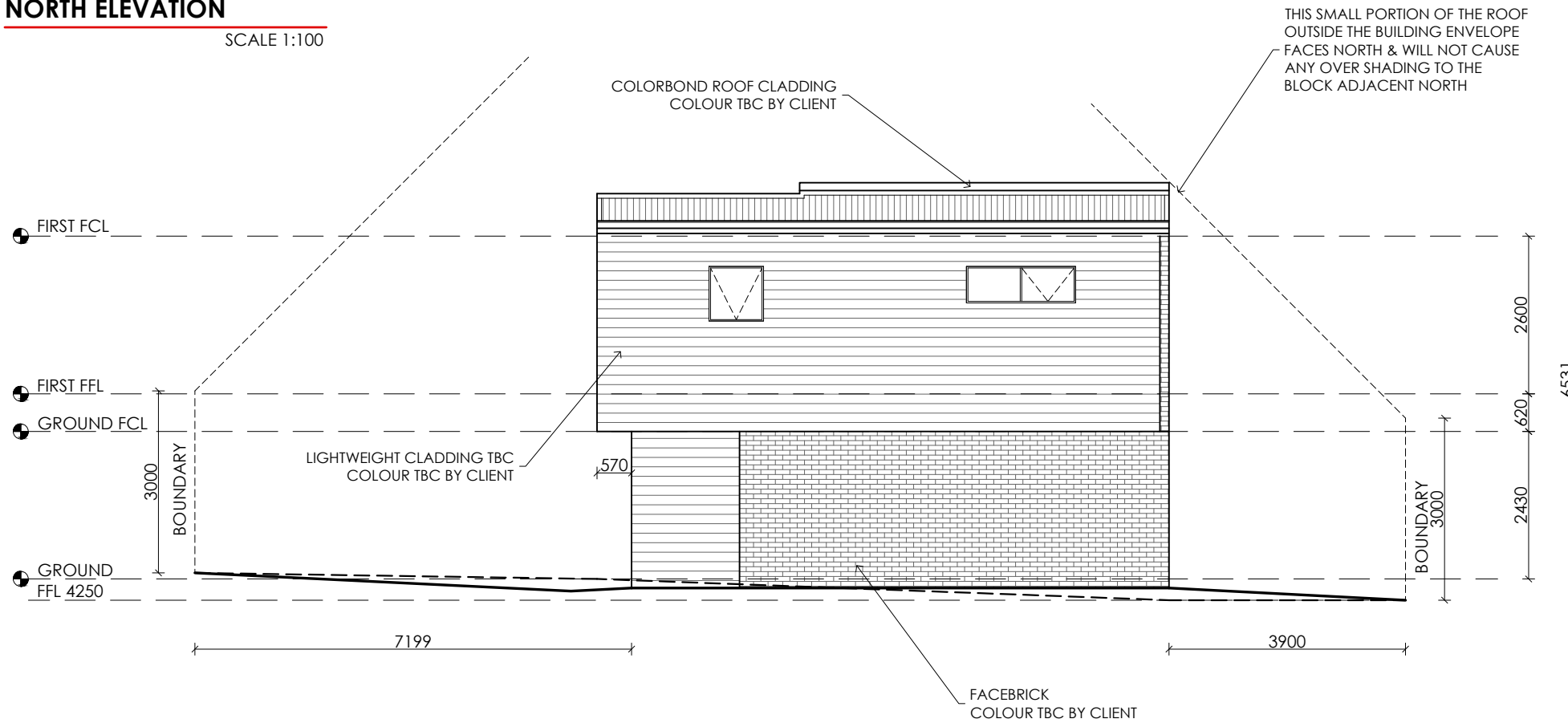
LEGEND & NOTES:

1. LIGHTWEIGHT CLADDING TO BE INSTALLED ABOVE ALL DOOR OPENINGS AND WINDOWS IN ALFRESCO AREAS.



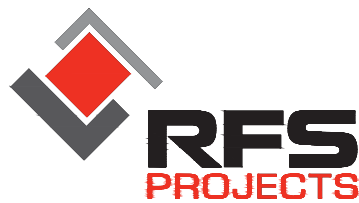
NORTH ELEVATION

SCALE 1:100



EAST ELEVATION

SCALE 1:100



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LICENSED DESIGNER: ABBIE BROWN CC6487
PH: 03 6424 6325
EMAIL: drafting@rfsprojects.com.au

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A	PLANING APPROVAL	7.03.2024

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PROJECT:
PROPOSED MULTI UNIT DEVELOPMENT

CLIENT:
ZANG ENTERPRISES PTY LTD

LOCATION:
**136 NIXON ST, DEVONPORT
TASMANIA, 7310**

DRAWING TITLE:
UNIT 2 - ELEVATIONS 2 of 2

JOB NO: GOWNAS

DRAWN BY: A.B

CHECKED BY: R.J

SCALE:
1:100 @ A3

ISSUE: **DA**

DRAWING NO:

A12
/ A12