



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.

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### Application Details

Application Number:	<b>PA2024.0050</b>
Proposed Use or Development:	<b>Residential (existing multiple dwellings – changes to on-site parking arrangement)</b>
Address of the Land:	<b>73 Lawrence Drive, Devonport</b>
Date of Notice:	<b>04/05/2024</b>

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You are invited to view the application and any documents and plans accompanying it on the ground floor of the parnaple centre at 137 Rooke Street, Devonport or on Council's website [www.devonport.tas.gov.au](http://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 **17/05/2024**;
- 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](mailto: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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**PA2024.0050 - 73 Lawrence Drive 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.



# 73 LAWRENCE DRIVE, DEVONPORT

## PROPOSED PARKING SPACE

B.I. & A.L. COLLINS DEVELOPMENTS Pty. Ltd.

### INDEX

PAGE	CONTENT
00	COVER PAGE
01	SITE PLAN - PROPOSED

REV.	ISSUE DATE
1	30.04.2024
1	30.04.2024



PROJECT NO. **21-693**

**LACHLAN WALSH DESIGN**  
PO Box 231, Devonport TAS, 7310  
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Email: [admin@lachlanwalshdesign.com](mailto:admin@lachlanwalshdesign.com)  
Phone: 6424 8053  
Tasmania Accreditation Number: CC 6162 E

A stylized logo consisting of a black outline of a house with an orange triangle on top.

DATE  
**30th April, 2024**

DRAWINGS SET  
**DA Set**

REV. NO.  
**1**

**GENERAL INFORMATION**

LAND TITLE REFERENCE NUMBER  
**63827/1**

COUNCIL  
**Devonport City Council**

PROPERTY ZONE  
**General Residential**

CLIMATE ZONE  
**Zone 7**

DESIGNED WIND CATEGORY  
**T.B.A.**

SOIL CLASSIFICATION  
**T.B.A.**

BUSH FIRE ATTACK LEVEL  
**T.B.A.**

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DO NOT SCALE DRAWINGS  
CONTRACTOR TO VERIFY ALL DIMENSIONS AND HEIGHTS ON SITE PRIOR TO COMMENCEMENT OF ANY WORKS  
IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT ALL RELEVANT AUTHORITIES AND OBTAIN APPROVALS FOR ALL WORKS  
ALL PRODUCTS NOTED IN DRAWINGS TO BE CONFIRMED BY CLIENT BEFORE PURCHASING AND/OR INSTALLING OF PRODUCT  
QUANTITIES INDICATED IN DRAWINGS ARE GUIDE ONLY, CONTRACTOR TO CALCULATE AND CONFIRM QUANTITY BEFORE START OF CONSTRUCTION  
CONDITIONS OF USE  
This document may only be used by LWD's client (and any other person who LWD has agreed can use this document) for the purpose for which it was prepared and must not be used by any other person or replicated for any other purpose.

**NOTES**

CONTRACTOR RESPONSIBLE TO CHECK ALL DIMENSIONS ON SITE BEFORE START OF CONSTRUCTION, THIS INCLUDES DIMENSIONS FROM BOUNDARY, FLOOR PLAN DIMENSIONS, FINISH FLOOR HEIGHTS AND SITE RL'S. CONTRACTOR MAKE GOOD AT THERE OWN EXPENSE ANY ERRORS ARISING FROM...

FINISHED GROUND LEVELS AROUND BUILDING TO BE MINIMUM 100mm BELOW GROUND FLOOR SLAB AND GRADE AWAY FROM BUILDING FOR A MINIMUM DISTANCE OF 1500mm.

**SOIL & WATER MANAGEMENT**

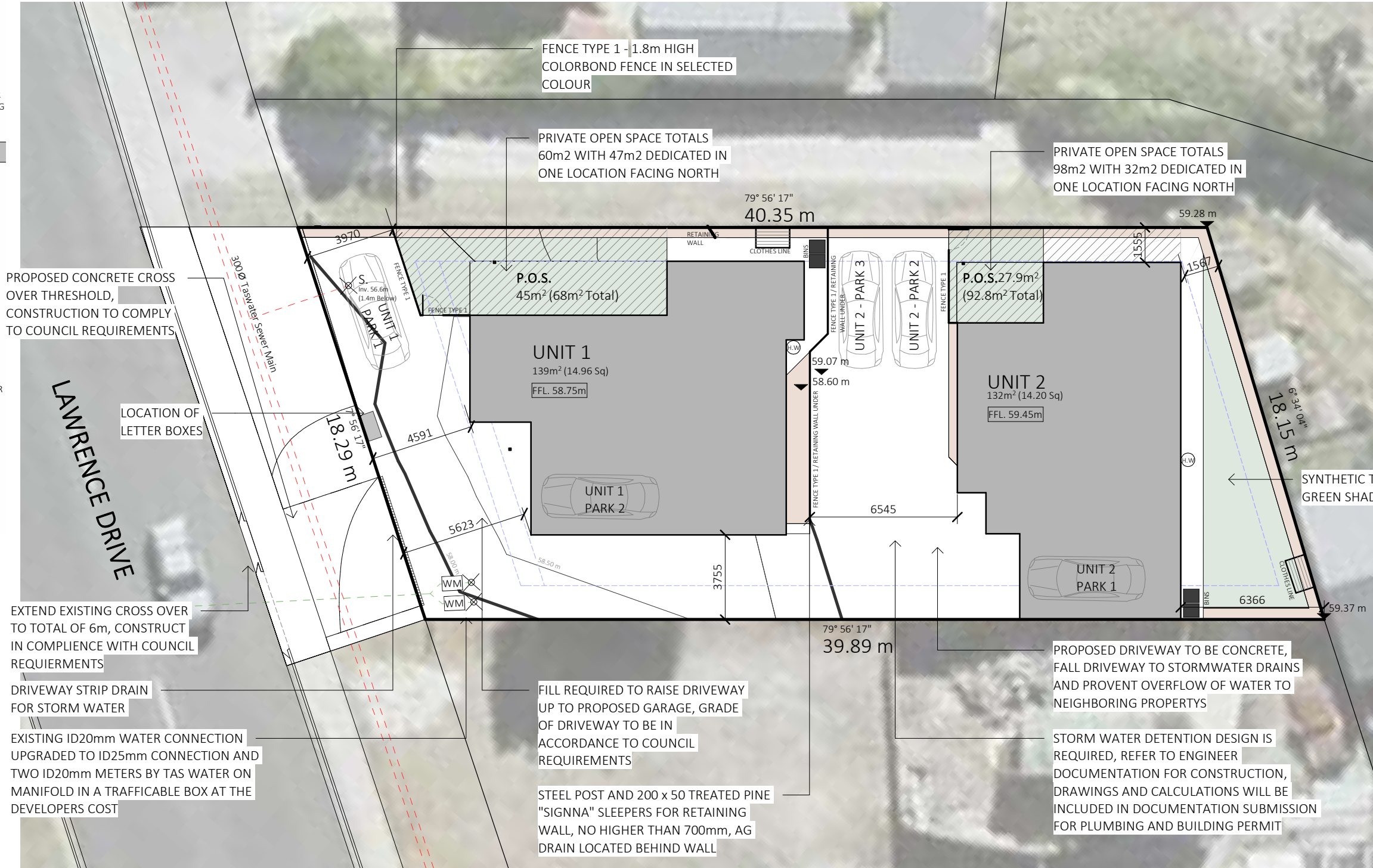
DOWN PIPES TO BE CONNECTED INTO COUNCIL STORM WATER OR TO SITE STORM WATER DISCHARGE AREA AS SOON AS ROOF IS INSTALLED.

EXCAVATED MATERIAL TO HAVE SEDIMENT CONTROL BARRIER TO BE INSTALLED DOWN-SLOPE. EXCAVATED MATERIAL TO BE REMOVED AT COMPLETION OF BUILDING WORKS AND/OR USED AS FILL ON SITE FOR ANY LOW POINTS.

CRUSHED ROCK TO BE APPLIED AT ENTRY TO SITE FOR SEDIMENT CONTROL AND TO PREVENT TRANSFERRING DEBRIS ONTO STREET. REAPPLY CRUSHED ROCK TO ENTRY IF EXCESSIVE SEDIMENT BUILD-UP OCCURS.

**SYMBOLS**

- WATER MAIN (Tas Water)
- STORM WATER MAIN (Council)
- SEWER MAIN (Tas Water)
- PROPOSED SEWER MAIN
- PROPOSED STORM WATER MAIN
- GARDEN BEDS (LANDSCAPING)
- GRASS AREA
- WATER METER, INSTALLED BY TAS WATER AT DEVELOPERS COST
- PROPERTY CONNECTION POINT
- FIRE HYDRANT
- TAS NETWORKS IN GROUND BOX
- P.P. POWER POLE / LIGHT POLE



**AREA SCHEDULE**

LOCATION	AREA
<b>TOTAL SITE</b>	697.9m <sup>2</sup>
<b>UNIT 1</b>	138.7m <sup>2</sup> (14.9 Sq)
<b>ALFRESCO UNIT 1</b>	21.1m <sup>2</sup>
<b>UNIT 2</b>	132.3m <sup>2</sup> (14.20 Sq)
<b>ALFRESCO UNIT 2</b>	9.6m <sup>2</sup>
<b>DRIVEWAY AREA</b>	252.3m <sup>2</sup>
<b>LANDSCAPE AREA</b>	42.7m <sup>2</sup>
<b>GRASS AREA</b>	58.45m <sup>2</sup>
<b>IMPERVIOUS TOTAL AREA</b>	283.1m <sup>2</sup> (75%)
<b>PERVIOUS TOTAL AREA</b>	101.1m <sup>2</sup> (25%)

**SITE FINISHES SCHEDULE**

CODE	SPECIFICATION
<b>DW.1</b>	Driveway - Concrete Exposed Aggregate Finish, (to be confirmed by client)
<b>GB.1</b>	Garden Beds - top soil to be added to all lowlying garden beds, top layer with medium to large 'mixed charcoal' coloured rocks, planting to be selected by client

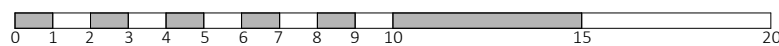
**SITE FIXTURES SCHEDULE**

CODE	SPECIFICATION
<b>Fence.1</b>	Colourbond fencing up to notated high, colour 'monument'
<b>Clothes line</b>	Hills 26m Woodland Gray Double Folding Clothesline
<b>Letterbox</b>	Northcoat Pottery 350x900mm Grey Metro Pillar Letterbox

**SITE DRAINAGE SCHEDULE**

CODE	SPECIFICATION
<b>AG Drain</b>	Vinidex 100mm Socked Slotted AG drain (or similar approved), located low point behind...
<b>PIT-1</b>	300mm Draiainge pit with trafficable galvanised grate (size & location to be checked with civil engineer)
<b>Open Drain-1</b>	120mm Wide strip drain with trafficable galvanised steel grate over (size & location to be checked with civil engineer)

**SITE PLAN - PROPOSED**  
SCALE: 1:200



PROJECT NO. 21-693  
PAGE NO. 01  
**LACHLAN WALSH DESIGN**  
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Phone: 6424 8053  
Tasmania Accreditation Number: CC 6162 E

PROJECT LOCATION: 73 LAWRENCE DRIVE, DEVONPORT  
CLIENT: B.I. & A.L. COLLINS DEVELOPMENTS Pty. Ltd.

PAGE TITLE: **SITE PLAN - PROPOSED**  
DRAWINGS SCALE: 1:200  
CONTRACTOR TO VERIFY ALL DIMENSIONS AND HEIGHTS ON SITE PRIOR TO COMMENCEMENT OF ANY WORKS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT ALL RELEVANT AUTHORITIES AND OBTAIN APPROVALS FOR ALL WORKS.

DRAWN BY: L.WALSH  
CHECKED BY: L.WALSH  
DATE: 30th April, 2024  
DRAWINGS SET: DA Set  
REV. NO.: 1

NO. 1  
DATE: 30.04.2024  
REVISION: PLANNING PERMIT APPLICATION

L:\2021\21-693 - Collins Homes - Units\CAD\02.02.2022\2024.04.30\_Parking Site plan\_Collins Homes\_DA\_Set\_Rev 01.rvt