



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:	PA2024.0040
Proposed Use or Development:	Multiple dwellings (2 x units)
Address of the Land:	1 Saint Anne Place, Devonport
Date of Notice:	04/05/2024

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 **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

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
PA2024.0040 - 1 Saint Anne Place, Devonport

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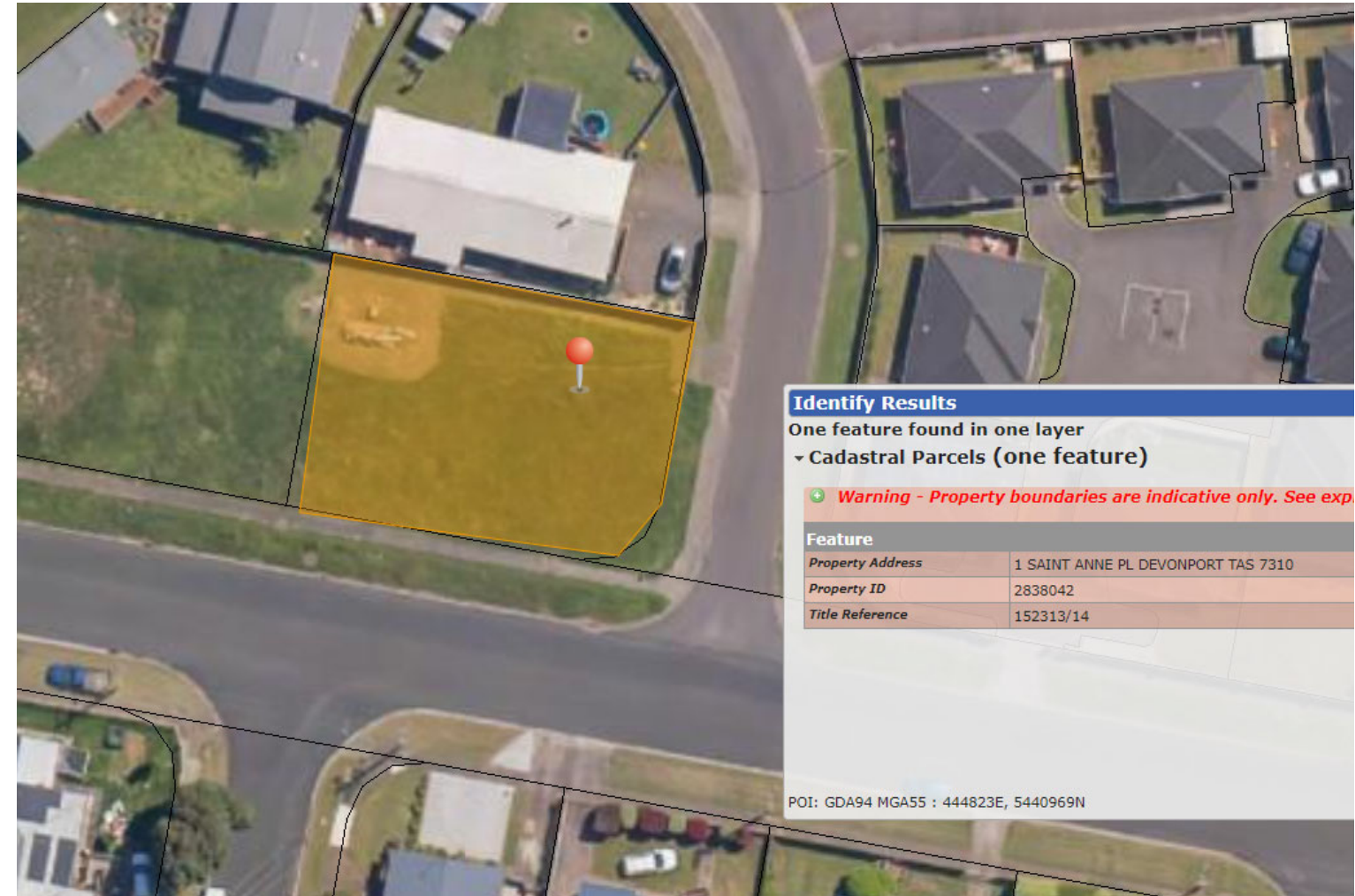
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**PROPOSED UNIT DEVELOPMENT
1 SAINT ANNE PLACE DEVONPORT
TONY APTED**

DRAWING INDEX

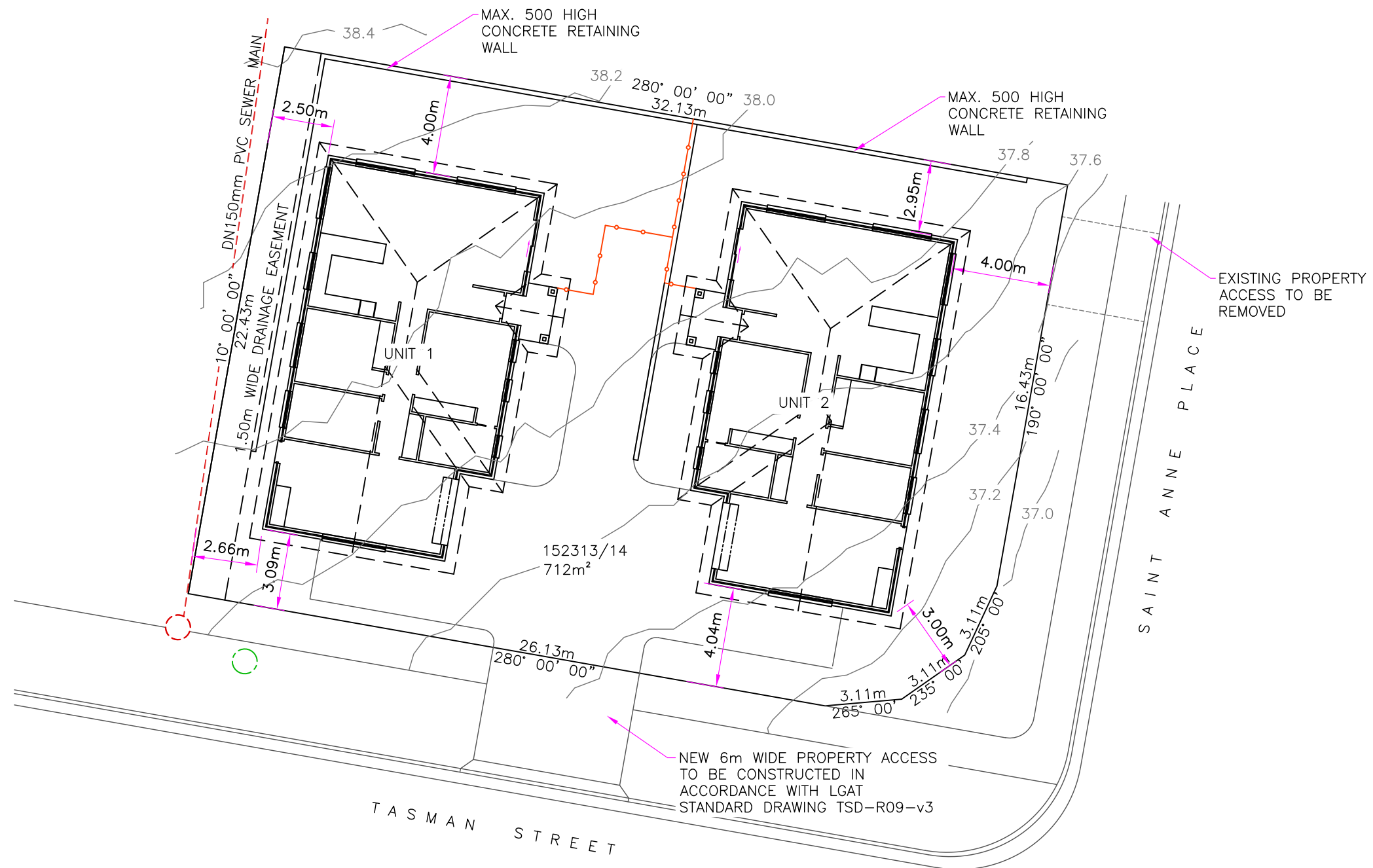
DRAWING No.	DESCRIPTION	REVISION
01	COVER SHEET	B
02	SITE PLAN	B
03	SITE PLAN – CARPARKING & PRIVATE OPEN SPACE	B
04	FLOOR PLAN – UNIT 1	B
05	ELEVATIONS – UNIT 1	B
06	FLOOR PLAN – UNIT 2	B
07	ELEVATIONS– UNIT 2	B
08	PLUMBING PLAN	A



PROJECT DETAILS:

TITLE REFERENCE: 152313/14
 AREAS:
 SITE – 712m²
 EXISTING FLOOR – 0m²
 PROPOSED FLOOR – 268m²
 TOTAL FLOOR – 268m²
 SITE CLASSIFICATION: TO BE CONFIRMED
 WIND CLASSIFICATION: TO BE CONFIRMED
 CLIMATE ZONE: 7
 BUSHFIRE ATTACK LEVEL: NOT APPLICABLE
 ALPINE AREA: NOT APPLICABLE

Accreditation No. CC1779G Ph: 0407 532 435 Email: paul@pladesign.com.au	DATE	NOV 2023	PROPOSED UNIT DEVELOPMENT 1 SAINT ANNE PLACE DEVONPORT TONY APTED	DRAWING No. 23173-01	REV. B	DATE 10.04.24
	DRAWN	P.L.A.				
	CHECKED					
	SHEET SIZE	A3				
ABN: 27 165 669 278	SCALE					



SITE PLAN

NOTE:
SITE CONTOURS DERIVED
FROM 2008 LIDAR SURVEY

Accreditation No. CC1779G

ABN: 27 165 669 278
Ph: 0407 532 435
Email: paul@pladesign.com.au

DATE	NOV 2023
DRAWN	A.R.M.
CHECKED	P.L.A.
SHEET SIZE	A3
SCALE	1 : 200

PROPOSED UNIT DEVELOPMENT 1 SAINT ANNE PLACE DEVONPORT TONY APTED		REV.	DATE
DRAWING No. 23173-02		B	10.04.24



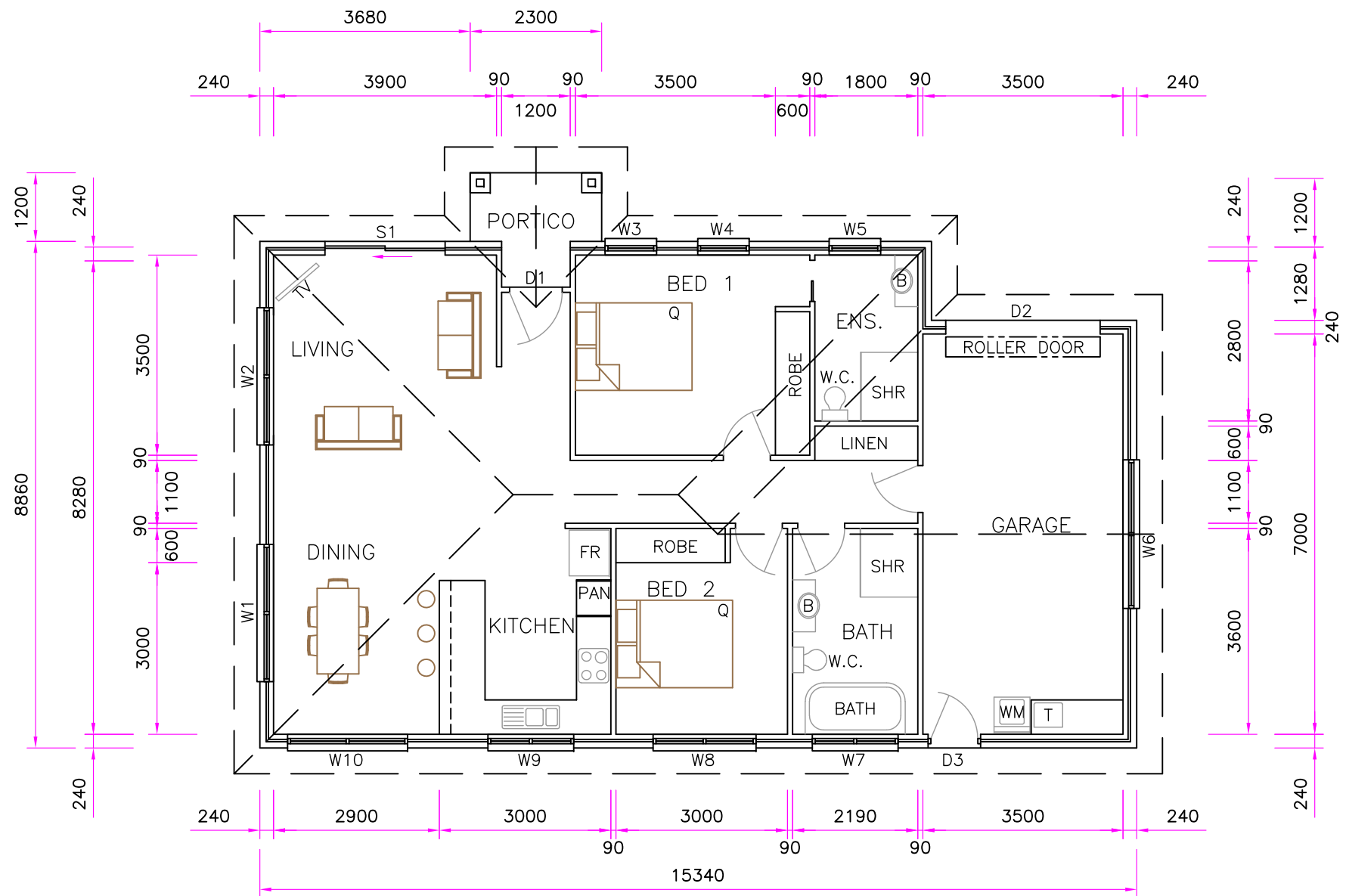
SITE PLAN – CARPARKING & PRIVATE OPEN SPACE

NOTES:

SITE AREA = 712m²
 LOT COVERAGE = 268m²/712m² = 38%
 PAVED AREA = 148m²
 SITE AREA FREE FROM IMPERVIOUS SURFACES 296m²/712m² = 42%

- – UNIT 1 PRIVATE OPEN SPACE = 114m²
- – UNIT 2 PRIVATE OPEN SPACE = 116m²

Accreditation No. CC1779G Ph: 0407 532 435 Email: paul@pladesign.com.au	DATE	NOV 2023	PROPOSED UNIT DEVELOPMENT 1 SAINT ANNE PLACE DEVONPORT TONY APTED	
	DRAWN	A.R.M.		
	CHECKED	P.L.A.		
	SHEET SIZE	A3		
	SCALE	AS SHOWN		
DRAWING No. 23173-03			REV. B	DATE 10.04.24



FLOOR PLAN – UNIT 1

AREA

RESIDENCE = 102.93m² (11.08 SQ.)
 GARAGE = 26.84m² (2.89 SQ.)
 PORTICO = 3.72m² (0.40 SQ.)
 TOTAL = 133.48m² (14.36 SQ.)

Accreditation No. CC1779G Ph: 0407 532 435 Email: paul@pladesign.com.au	DATE	NOV 2023	PROPOSED UNIT DEVELOPMENT 1 SAINT ANNE PLACE DEVONPORT TONY APTED	
	DRAWN	A.R.M.		
	CHECKED	P.L.A.		
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	SCALE	1 : 100		
DRAWING No.		23173-04	REV. B	DATE 10.04.24



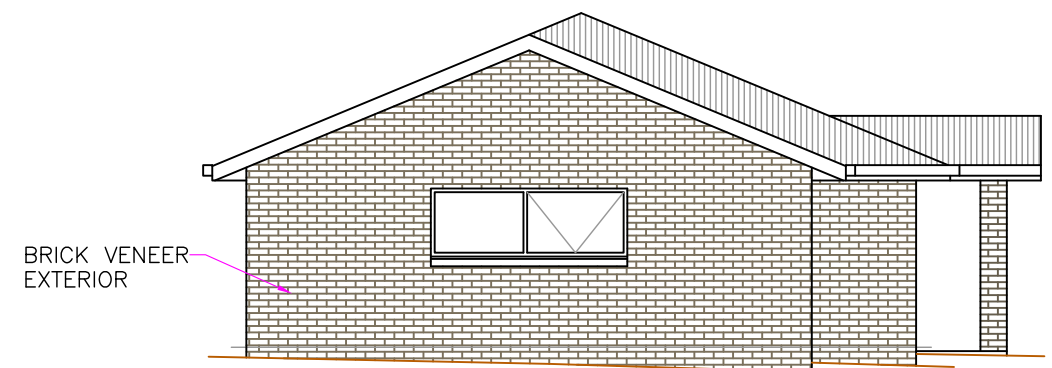
EASTERN ELEVATION



NORTHERN ELEVATION



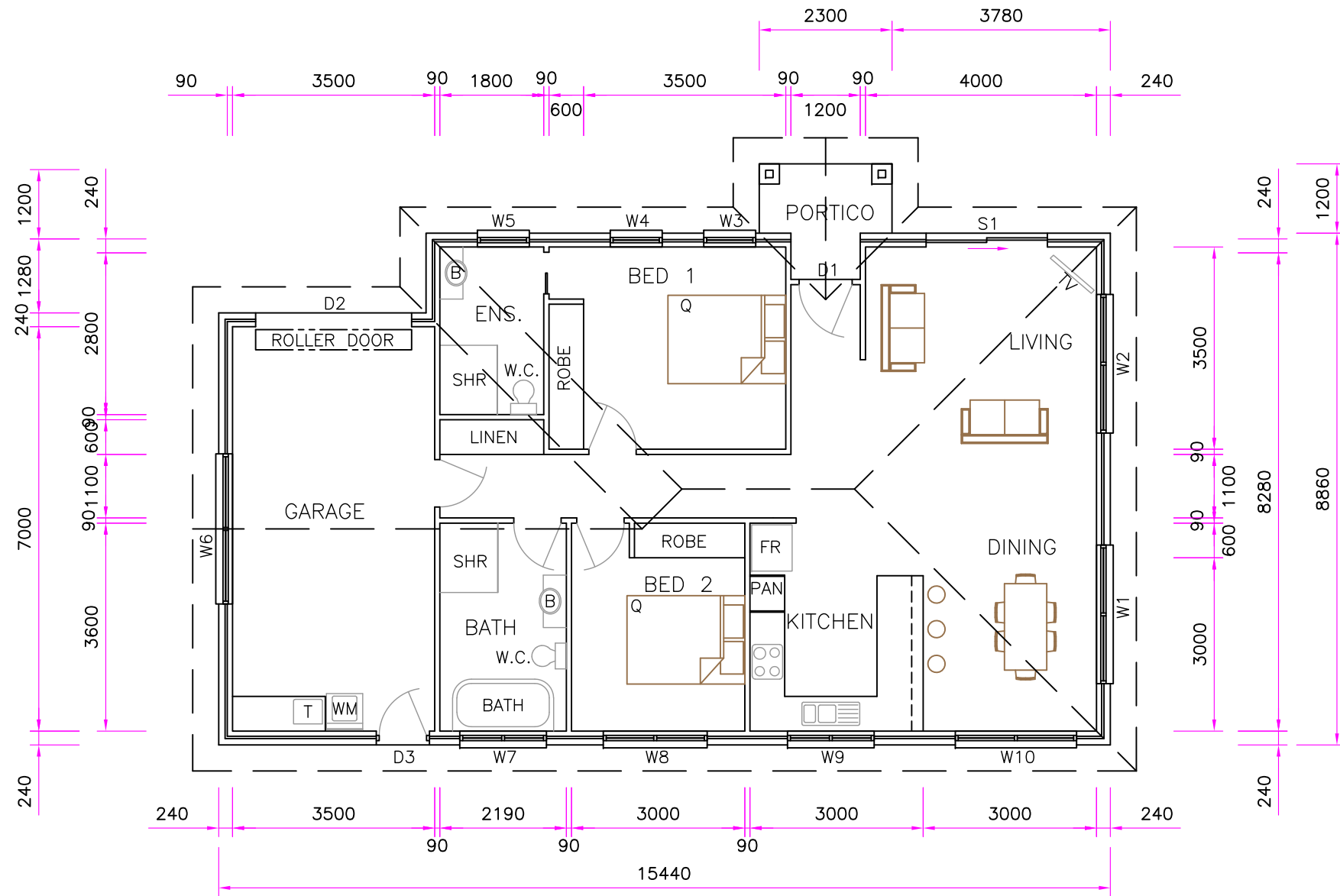
WESTERN ELEVATION



SOUTHERN ELEVATION

UNIT 1 ELEVATIONS

Accreditation No. CC1779G Ph: 0407 532 435 Email: paul@pladesign.com.au	DATE	NOV 2023	PROPOSED UNIT DEVELOPMENT 1 SAINT ANNE PLACE DEVONPORT TONY APTED	
	DRAWN	A.R.M.		
	CHECKED	P.L.A.		
	SHEET SIZE	A3		
	SCALE	1 : 100		
DRAWING No.		23173-05	REV. B	DATE 10.04.24



FLOOR PLAN – UNIT 2

AREA

RESIDENCE = 102.93m² (11.08 SQ.)
 GARAGE = 26.84m² (2.89 SQ.)
 PORTICO = 3.72m² (0.40 SQ.)
 TOTAL = 133.48m² (14.36 SQ.)

Accreditation No. CC1779G Ph: 0407 532 435 Email: paul@pladesign.com.au	DATE	NOV 2023	PROPOSED UNIT DEVELOPMENT 1 SAINT ANNE PLACE DEVONPORT TONY APTED	
	DRAWN	A.R.M.		
	CHECKED	P.L.A.		
	SHEET SIZE	A3		
	SCALE	1 : 100		
DRAWING No.		23173-06	REV. B	DATE 10.04.24

COLORBOND CUSTOM ORB ROOFING



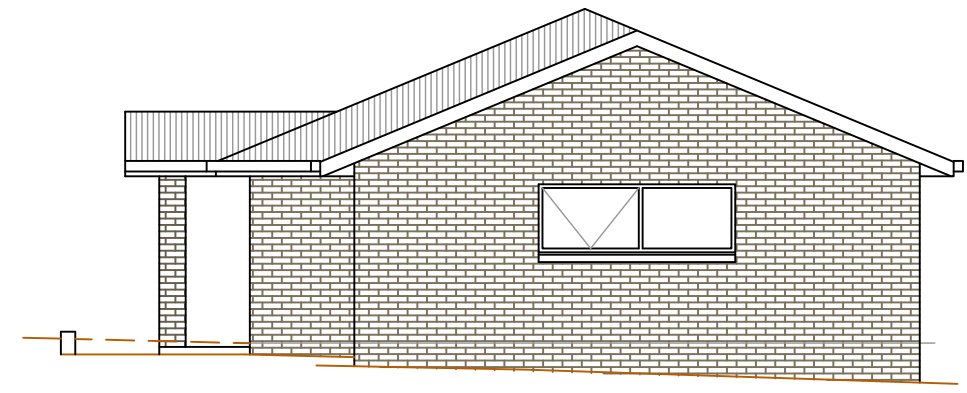
NORTHERN ELEVATION

BRICK VENEER EXTERIOR



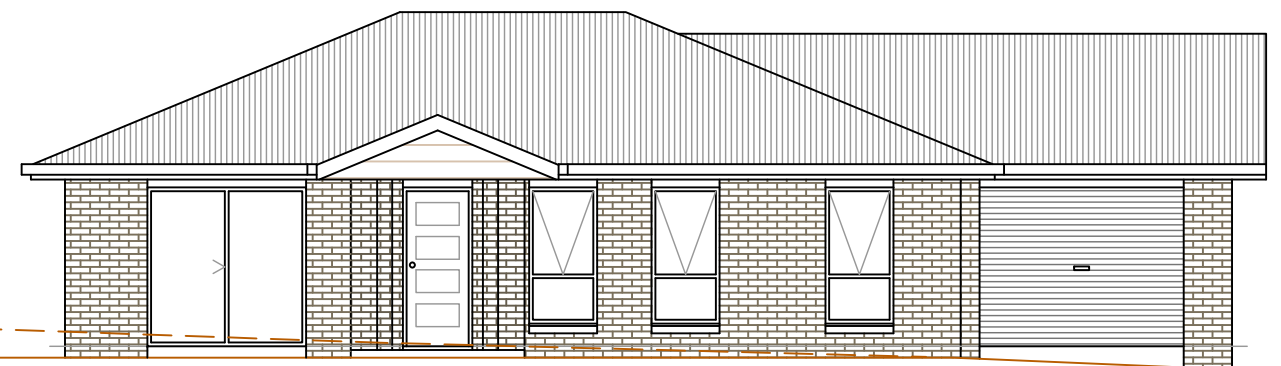
ALUMINIUM FRAMED WINDOWS & DOORS

EASTERN ELEVATION




SOUTHERN ELEVATION

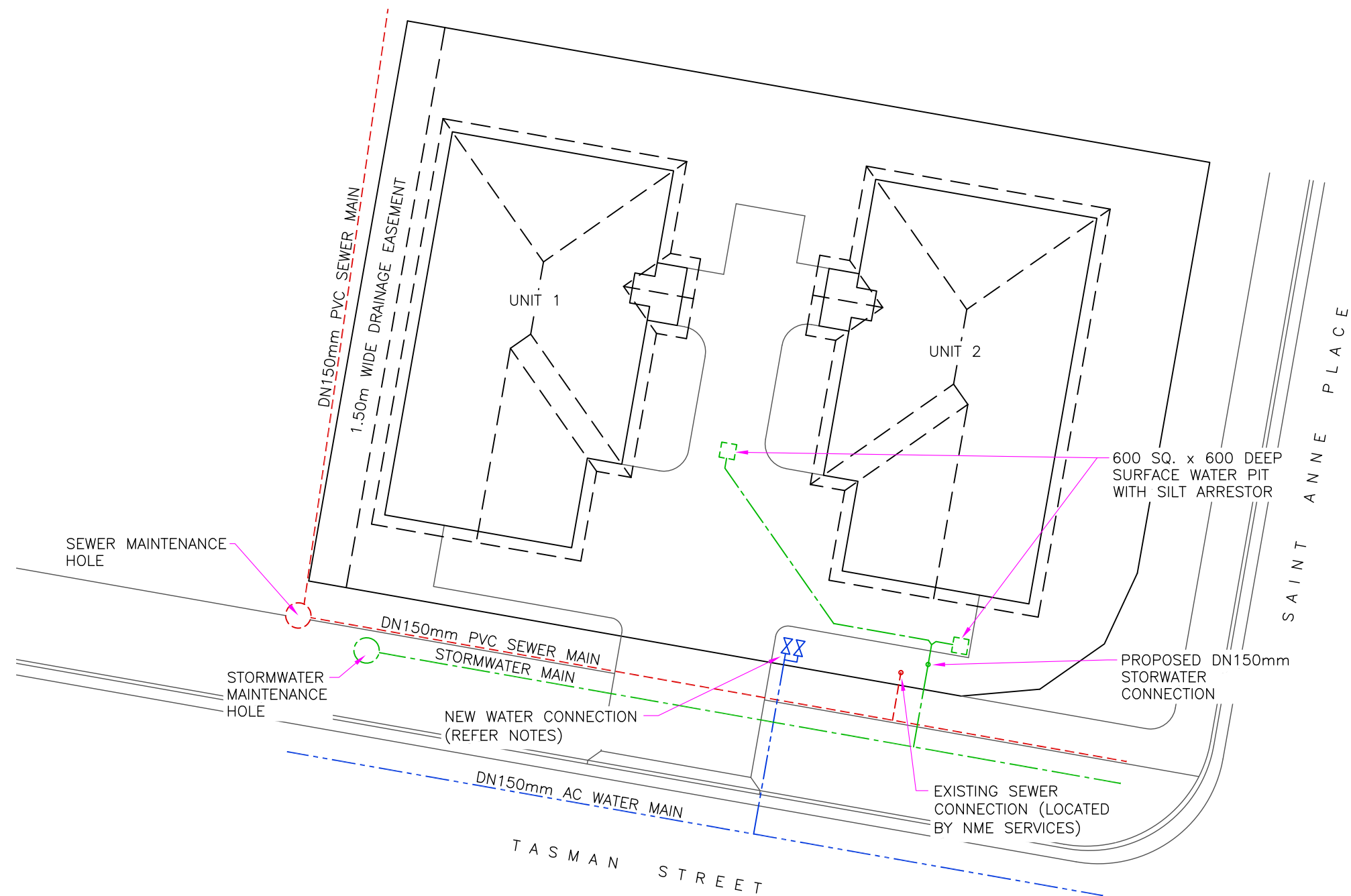
MAX. 500 HIGH CONCRETE RETAINING WALL



WESTERN ELEVATION

UNIT 2 ELEVATIONS

Accreditation No. CC1779G  DESIGNS Ph: 0407 532 435 Email: paul@pladesign.com.au	DATE	NOV 2023	PROPOSED UNIT DEVELOPMENT 1 SAINT ANNE PLACE DEVONPORT TONY APTED	
	DRAWN	A.R.M.		
	CHECKED	P.L.A.		
	SHEET SIZE	A3		
	SCALE	1 : 100		
DRAWING No.		23173-07	REV. B	DATE 10.04.24



PLUMBING PLAN

TASWATER NOTES:

1. NEW PROPERTY WATER CONNECTION TO BE DN32mm (ID25mm) HDPE PN16 SDR11 AS PER TWS-W-0002.
2. DN20mm WATER METERS ON A MANIFOLD BY TAS WATER AT DEVELOPER'S COST, INSTALLED IN ACCORDANCE WITH TASWATER STANDARD DRAWING TWS-W-0002 SHT.9.
3. METERS TO BE HOUSED IN PROPRIETARY NON-TRAFFICABLE METER BOX SUPPLIED BY TAS WATER AND INSTALLED BY THE DEVELOPER'S PLUMBING CONTRACTOR.
4. ALL WATER SUPPLY WORKS TO BE CARRIED OUT BY TAS WATER AT DEVELOPERS EXPENSE.

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	DRAWN	A.R.M.		
	CHECKED	P.L.A.		
	SHEET SIZE	A3		
	SCALE	1 : 200		
DRAWING No.		23173-08	REV. A	DATE 10.04.24