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:	**PA2026.0171**
Proposed Use or Development:	**Residential (multiple dwellings x2)**
Address of the Land:	**11 Candlebark Court, East Devonport**
Date of Notice:	**7/11/2026**

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 **23/11/2026**;
- be in writing; and
- addressed to the Chief Executive Officer, Devonport City Council:
    - P.O. Box 604, Devonport, Tasmania, 7310; or
    - townplanning@devonport.tas.gov.au

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



11 Candlebark Court East Devonport (lot 5)

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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.

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Created: 26-10-2026 08:50:37

Devonport City Council

CANDLEBARK COURT

BY BASE BUILT

11 CANDLEBARK COURT, EAST DEVONPORT
LOT 05 on CT186748/7

REV:	DESCRIPTION:	DATE:	ISSUE BY
A	DA ISSUE	01.09.26	DN

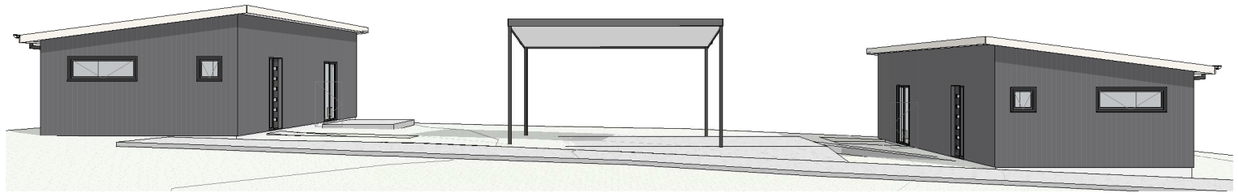
DEVELOPMENT APPLICATION | AUGUST 2026

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01 SITE CONTEXT

02 DRAWINGS

03 ARCHITECTURE



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INVILLA | BASE BUILT

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01

SITE CONTEXT

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DEVELOPMENT APPLICATION | AUGUST 2026

DA-1B | LOCATION PLAN

LOCATION PLAN



11 CANDLEBARK COURT, EAST DEVONPORT

AERIAL PLAN

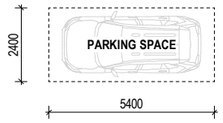


SUBJECT SITE

SITE PARKING

CAR PARKING REQUIREMENTS

UNIT 1	2 SPACES PROVIDED
UNIT 2	2 SPACES PROVIDED
TOTAL REQUIRED	4 SPACES
TOTAL PROVIDED	**4 SPACES**



SITE COVER

1. SITE COVER OF DEVELOPMENT MEANS THE PORTION OF THE SITE, EXPRESSED AS A PERCENTAGE, THAT WILL BE COVERED BY A BUILDING OR STRUCTURE, MEASURED TO IT'S OUTERMOST PROJECTION, AFTER THE DEVELOPMENT IS CARRIED OUT.
2. SITE COVER CALCULATIONS EXCLUDE ROOF EAVES, AWNINGS, SUNHOODS.
3. SITE COVER CALCULATIONS EXCLUDE BASEMENT AREAS THAT ARE COMPLETELY BELOW GROUND LEVEL AND USED FOR CARPARKING.
4. SITE COVER CALCULATIONS EXCLUDE BUILT AREAS IN LANDSCAPED OR OPEN SPACE (EG. A GAZEBO OR SHADE STRUCTURE).
5. ALWAYS REFER TO LOCAL AUTHORITY DEFINITIONS.

AREA NAME	COVERED AREA	LOT AREA	PERCENTAGE
CARPORT	36 m²	918 m²	3.97%
SITE COVER - U1	77 m²	918 m²	8.35%
SITE COVER - U2	77 m²	918 m²	8.35%
Grand total	190 m²		20.67%

INVILLA | BASE BUILT

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DA-1C | EXISTING SURVEY



SITE PLAN LEGEND

-EX.---EX.---EX.-	EXISTING INFRASTRUCTURE
-E-----E-----E-	ELECTRICAL LINE
-G-----G-----G-	GAS LINE
-S-----S-----S-	SEWER LINE
-SW--------SW-	STORMWATER LINE
-T-----T-----T-	TELSTRA / NBN LINE
-W-----W-----W-	WATER LINE

NOTE: SERVICES PLOTTED FROM DETAILED SURVEY AND RECORDS. CONTRACTOR TO CONFIRM LOCATION OF SERVICES ON SITE PRIOR TO CONSTRUCTION.

SCALE 1:200 @ A1 (A3 50%)

0 5 10 20

INVILLA | BASE BUILT

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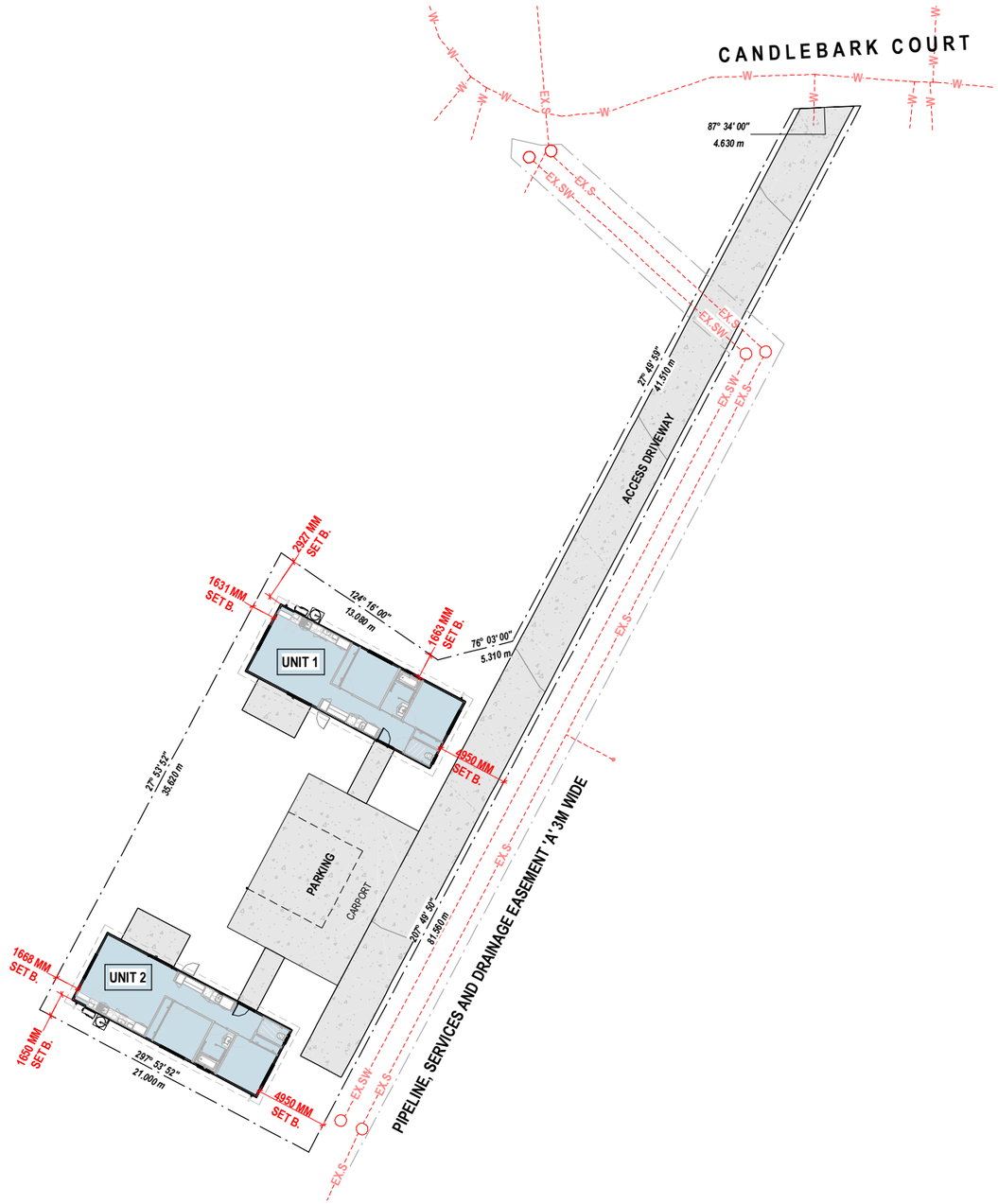
04

DRAWINGS

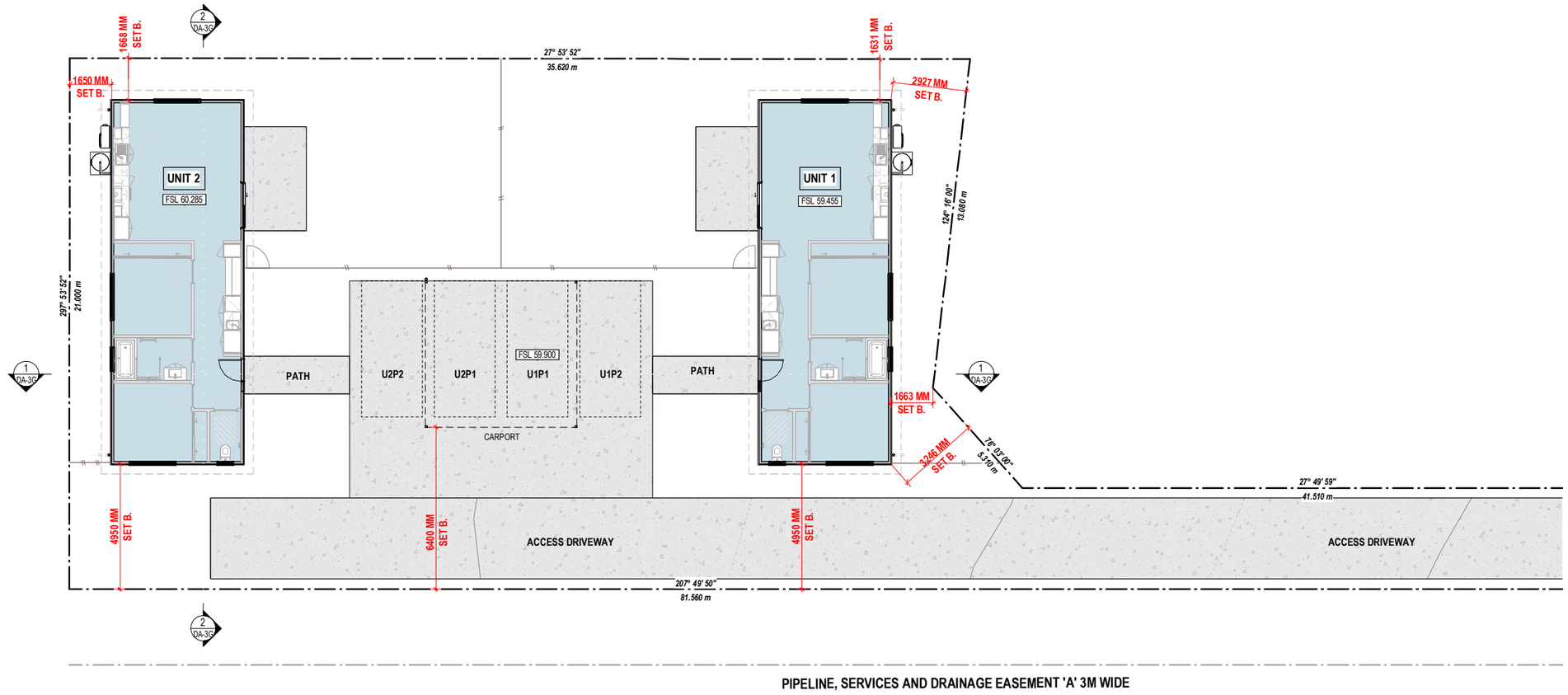
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DEVELOPMENT APPLICATION | AUGUST 2026

DA-2B | MASTERPLAN - SITE


CANDLEBARK COURT
87° 34' 00"
4.630 m
EX.S
EX.SW
W
27° 49' 59"
41.510 m
ACCESS DRIVEWAY
EX.S
EX.SW
EX.S
EX.SW
EX.S
EX.S
EX.S
EX.SW
EX.S
EX.S
EX.S

DA-2C | MASTERPLAN - GROUND FLOOR



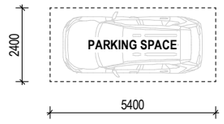
SCALE 1:100 @ A1 (A3 @50%)

0 1 2 3 4 5 7m

SITE PARKING

CAR PARKING REQUIREMENTS

UNIT 1	2 SPACES PROVIDED
UNIT 2	2 SPACES PROVIDED
TOTAL REQUIRED	4 SPACES
TOTAL PROVIDED	**4 SPACES**



2 - BED SINGLE STOREY

GFA - TYPICAL 2 BED

NOTE:
1. INTERNAL AREAS CALCULATED TO EXTERIOR SIDE OF WALL STRUCTURAL (ie. STUD WALL) AND ARE EXCLUSIVE OF EXTERNAL CLADDING
2. AREAS ARE CALCULATED TO THE CENTRE LINE OF SHARED WALLS...

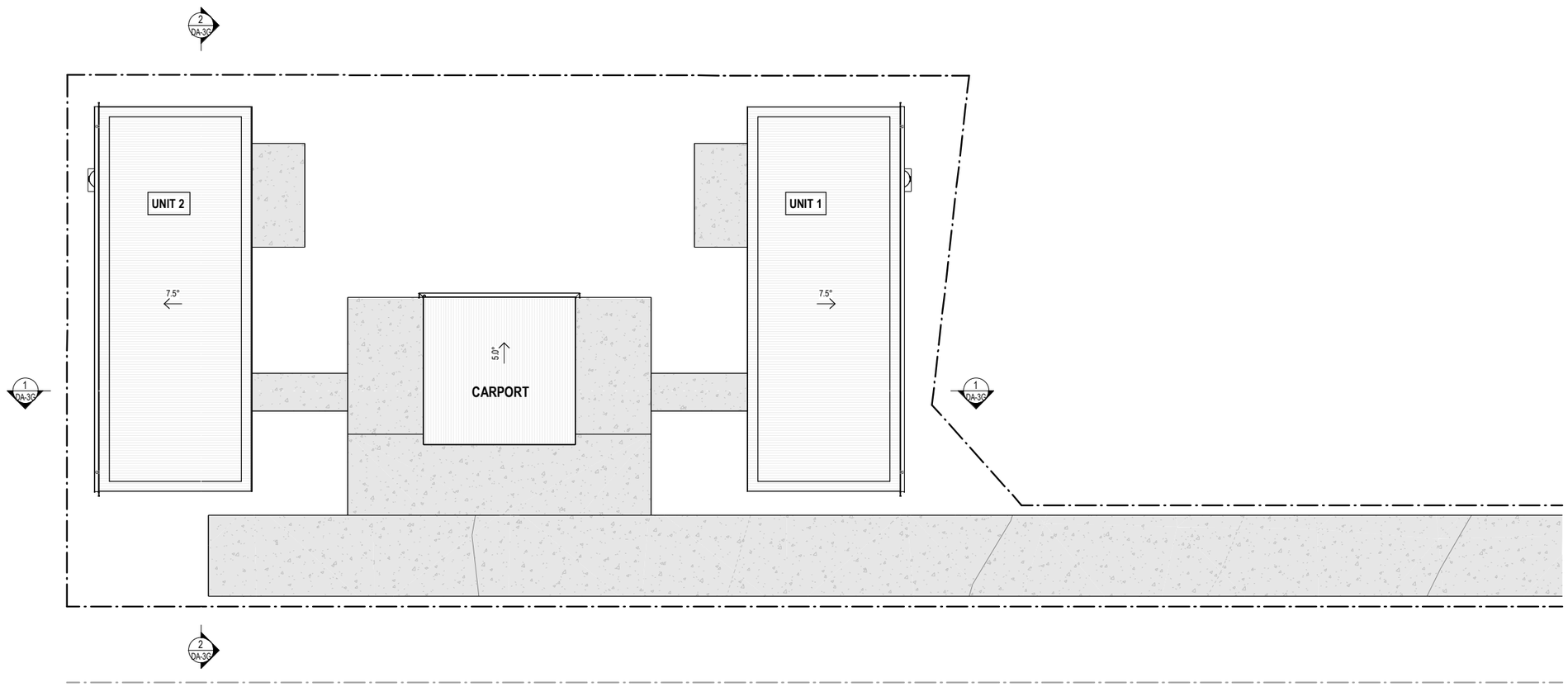
NAME	LEVEL	AREA (m²)
PATIO	GROUND	10 m²
CARPORT	GROUND	17 m²
INTERNAL	GROUND	77 m²
		104 m²

INVILLA | BASE BUILT

REV:	DESCRIPTION:	DATE:	ISSUE BY
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DEVELOPMENT APPLICATION | AUGUST 2026

DA-2D | MASTERPLAN - ROOF PLAN



SCALE 1:100 @ A1 (A3 @50%)

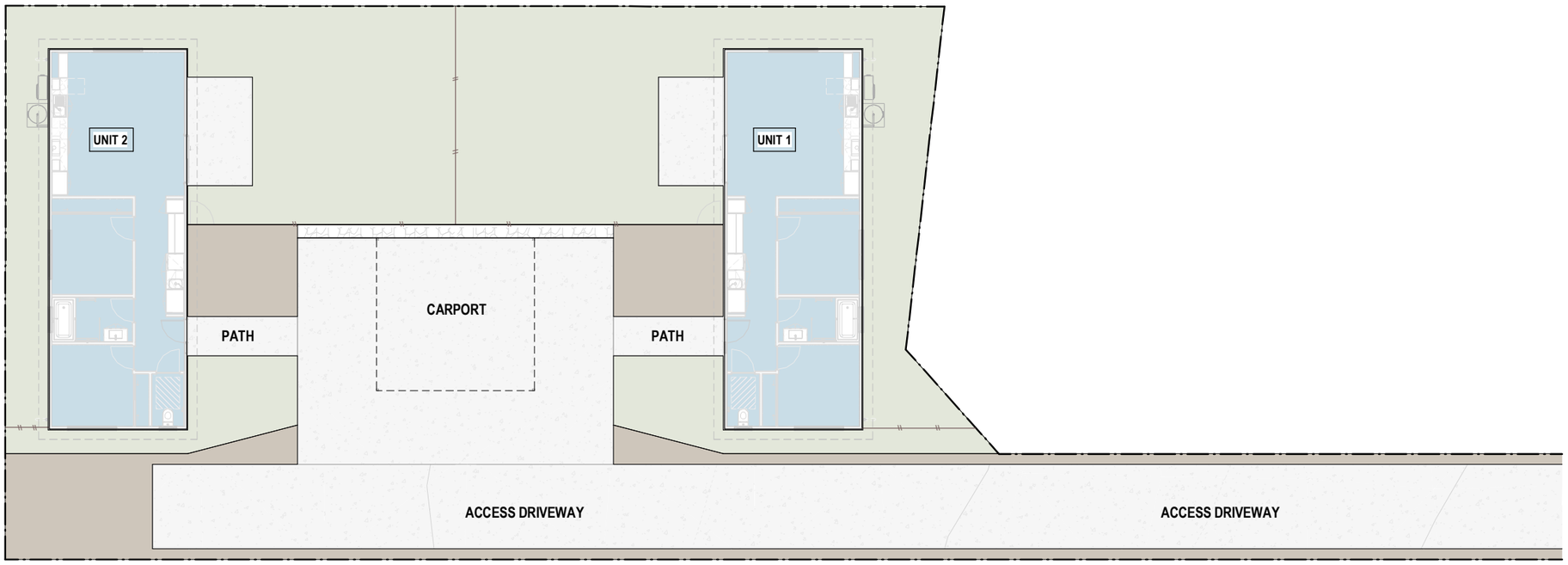
0 1 2 3 4 5 7m

DEVELOPMENT APPLICATION | AUGUST 2026

INVILLA | BASE BUILT

REV:	DESCRIPTION:	DATE:	ISSUE BY
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DA-2E | MASTERPLAN - LANDSCAPE



LANDSCAPING LEGEND

- CONCRETE
- TURF
- MULCH WITH VEGETATION
- GRAVEL

2 - BED SINGLE STOREY

SCALE 1:100 @ A1 (A3 @50%)

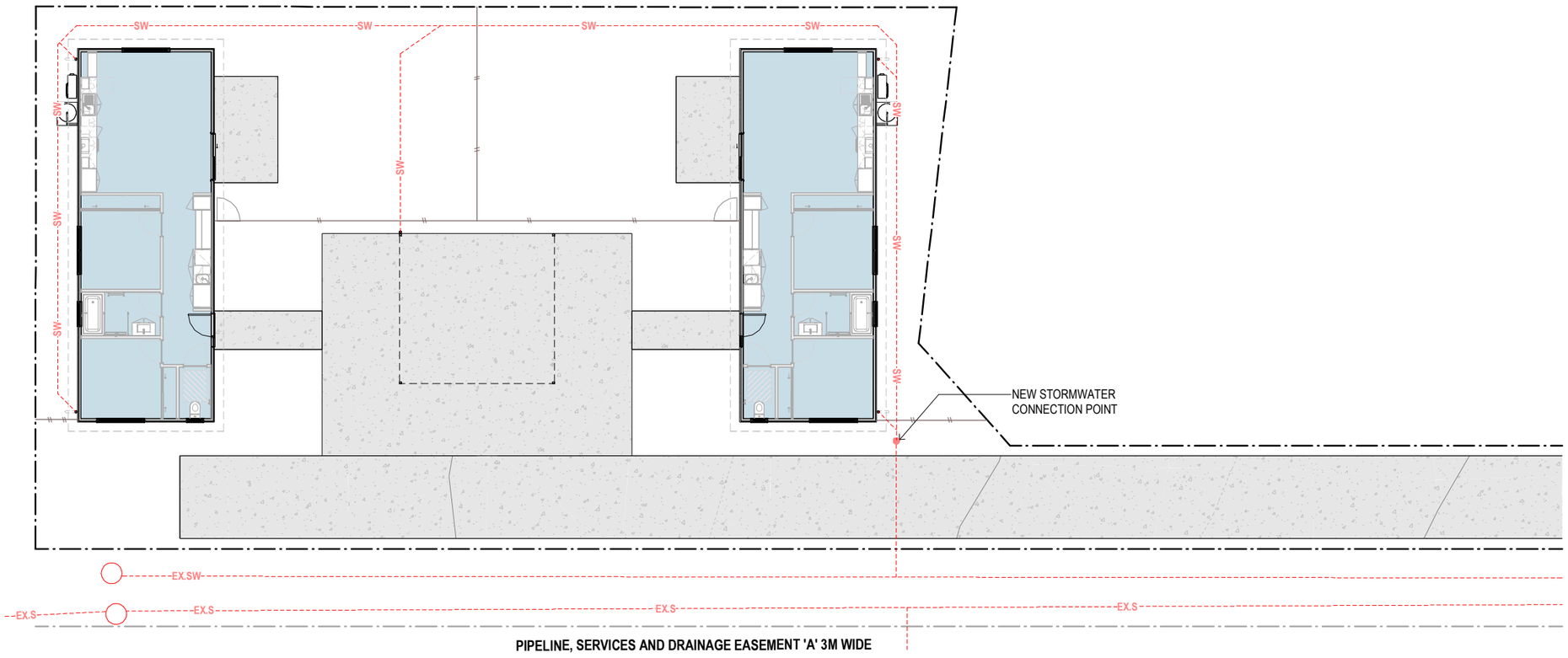
0 1 2 3 4 5 7m

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INVILLA | BASE BUILT

REV:	DESCRIPTION:	DATE:	ISSUE BY
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DA-2F | MASTERPLAN - SITE STORM WATER DRAINAGE



SITE PLAN LEGEND

-EX.--EX.--EX.-	EXISTING INFRASTRUCTURE
-E-----E-----E-	ELECTRICAL LINE
-G-----G-----G-	GAS LINE
-S-----S-----S-	SEWER LINE
-SW--------SW-	STORMWATER LINE
-T-----T-----T-	TELSTRA / NBN LINE
-W-----W-----W-	WATER LINE

NOTE: SERVICES PLOTTED FROM DETAILED SURVEY AND RECORDS. CONTRACTOR TO CONFIRM LOCATION OF SERVICES ON SITE PRIOR TO CONSTRUCTION.

SCALE 1:100 @ A1 (A3 @50%)

0 1 2 3 4 5 7m

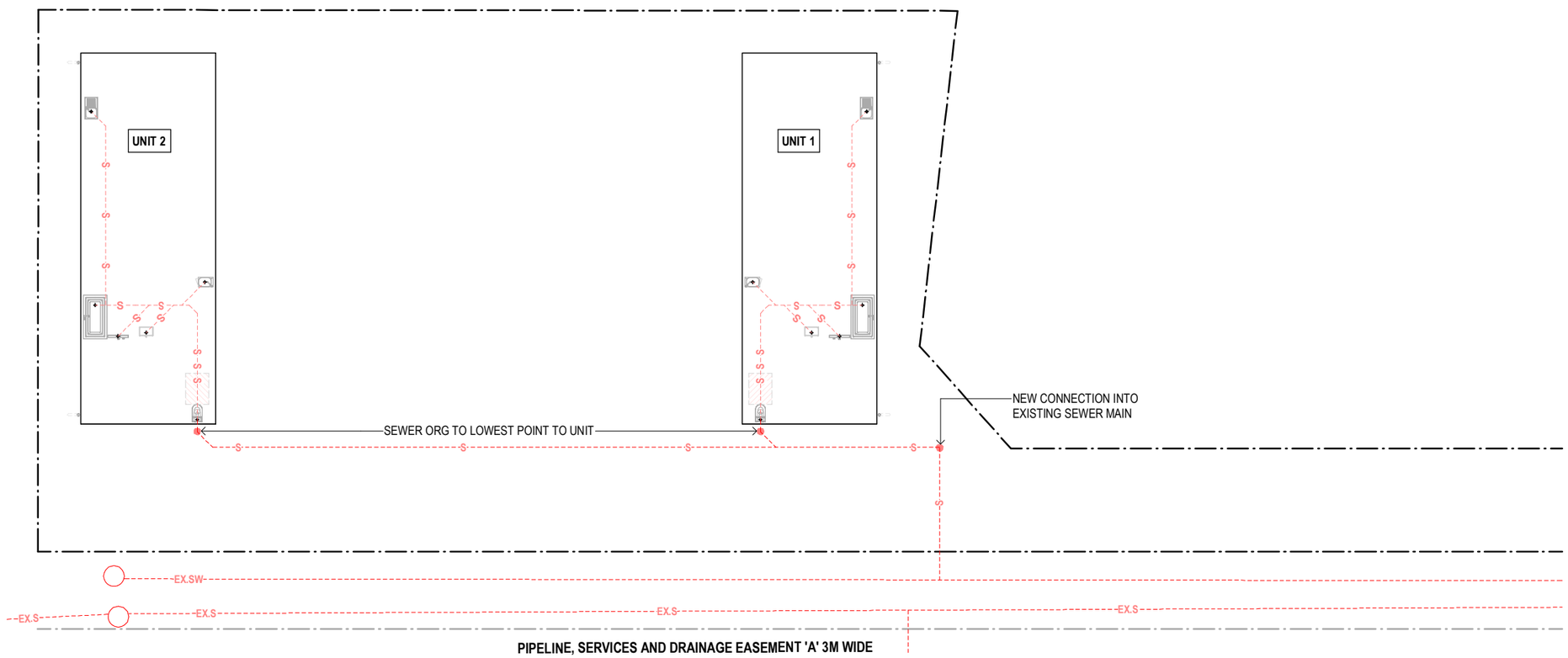
2 - BED SINGLE STOREY

INVILLA | BASE BUILT

REV:	DESCRIPTION:	DATE:	ISSUE BY
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DEVELOPMENT APPLICATION | AUGUST 2026

DA-2G | MASTERPLAN - SITE SEWER



SITE PLAN LEGEND

-EX.--EX.--EX.-	EXISTING INFRASTRUCTURE
-E-----E-----E-	ELECTRICAL LINE
-G-----G-----G-	GAS LINE
-S-----S-----S-	SEWER LINE
-SW--------SW-	STORMWATER LINE
-T-----T-----T-	TELSTRA / NBN LINE
-W-----W-----W-	WATER LINE

NOTE: SERVICES PLOTTED FROM DETAILED SURVEY AND RECORDS. CONTRACTOR TO CONFIRM LOCATION OF SERVICES ON SITE PRIOR TO CONSTRUCTION.

SCALE 1:100 @ A1 (A3 @50%)

0 1 2 3 4 5 7m

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INVILLA | BASE BUILT

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03

ARCHITECTURE

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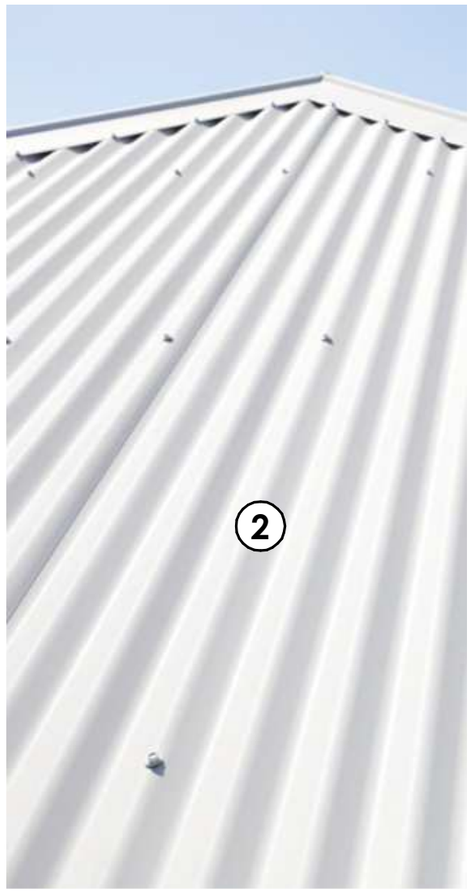
DA-3B | MATERIALS

01 Axon Cladding - FC

02 Profiled Metal Roof

03 Clear Glazing with Aluminum







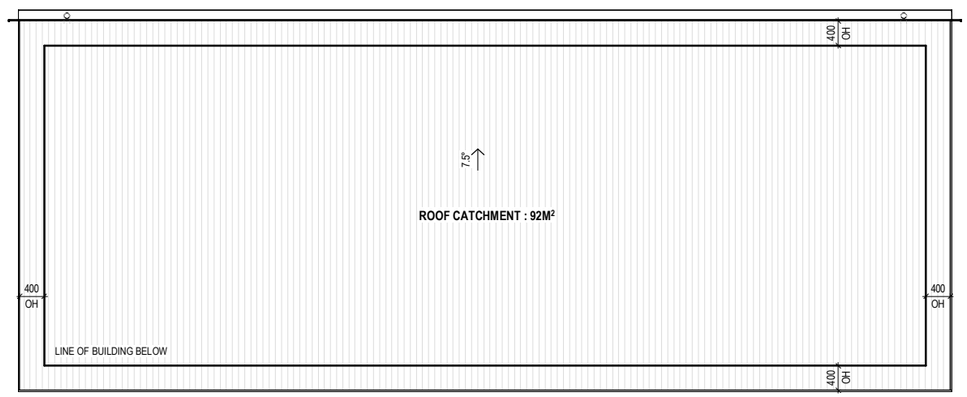
INVILLA | BASE BUILT

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DA-3C | FLOOR PLAN - TYPICAL UNIT 2 BEDROOM



1 GROUND FLOOR
1 : 50



2 ROOF
1 : 50

GFA - TYPICAL 2 BED

NOTE:
1. INTERNAL AREAS CALCULATED TO EXTERIOR SIDE OF WALL STRUCTURAL (ie. STUD WALL) AND ARE EXCLUSIVE OF EXTERNAL CLADDING
2. AREAS ARE CALCULATED TO THE CENTRE LINE OF SHARED WALLS...

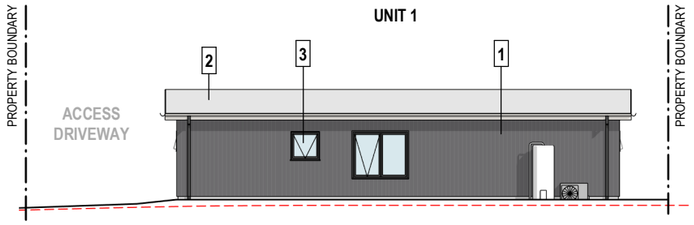
NAME	LEVEL	AREA (m²)
PATIO	GROUND	10 m²
CARPORT	GROUND	17 m²
INTERNAL	GROUND	77 m²
		104 m²

INVILLA | BASE BUILT

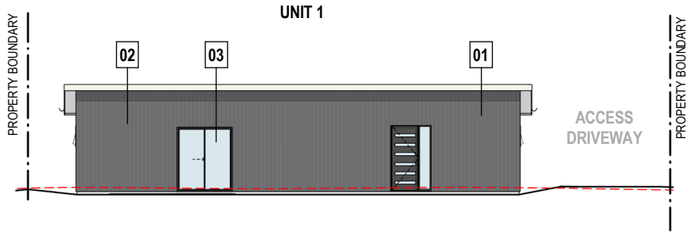
REV:	DESCRIPTION:	DATE:	ISSUE BY
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DA-3E | SITE ELEVATIONS - SHEET 01

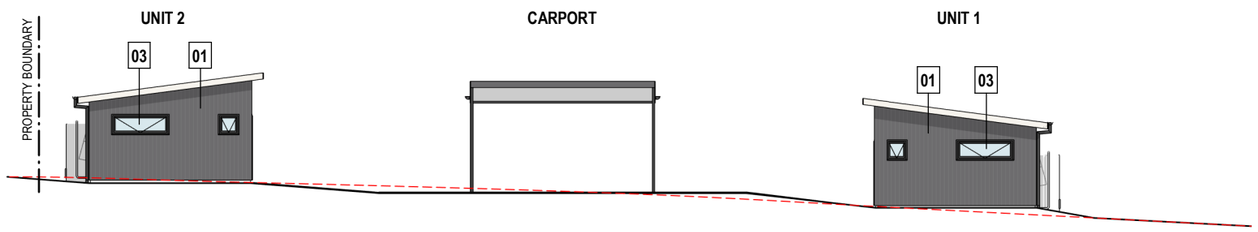
Natural Ground Line (NGL)



1 **ELEVATION - NORTH**
1 : 100



3 **ELEVATION - SOUTH INTERNAL**
1 : 100



2 **ELEVATION - EAST**
1 : 100

01 Axon Cladding - FC

02 Profiled Metal Roof

03 Clear Glazing with Aluminum

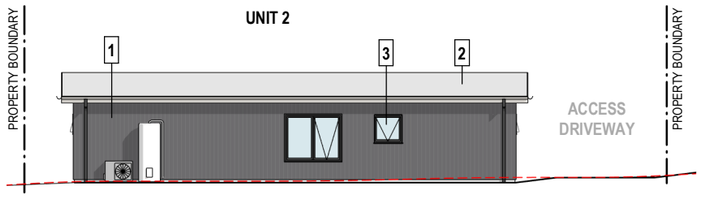
INVILLA | BASE BUILT

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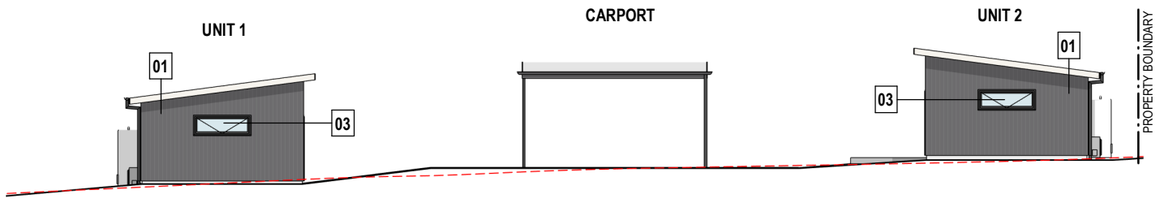
DEVELOPMENT APPLICATION | AUGUST 2026

DA-3F | SITE ELEVATIONS - SHEET 02

Natural Ground Line (NGL)



1 **ELEVATION - SOUTH**
1 : 100



3 **ELEVATION - WEST**
1 : 100

01 Axon Cladding - FC

02 Profiled Metal Roof

03 Clear Glazing with Aluminum

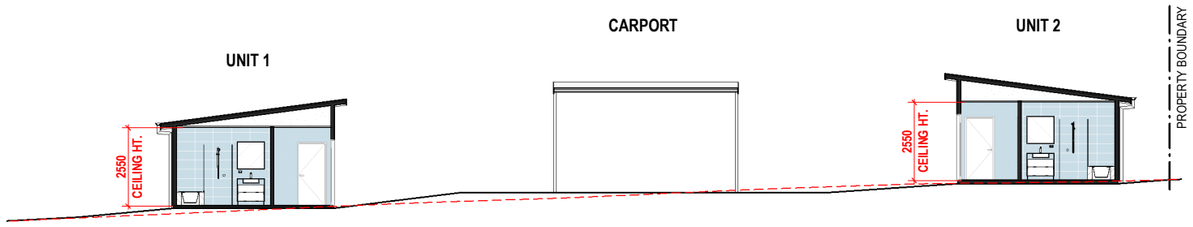
INVILLA | BASE BUILT

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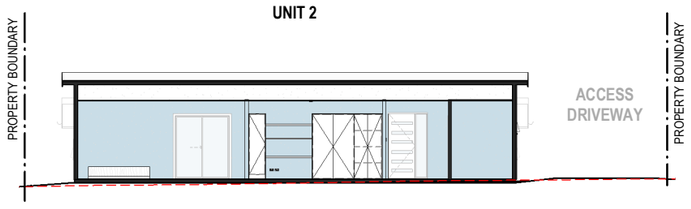
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DA-3G | SITE SECTIONS

Natural Ground Line (NGL)



1 **SITE SECTION A**
1 : 100

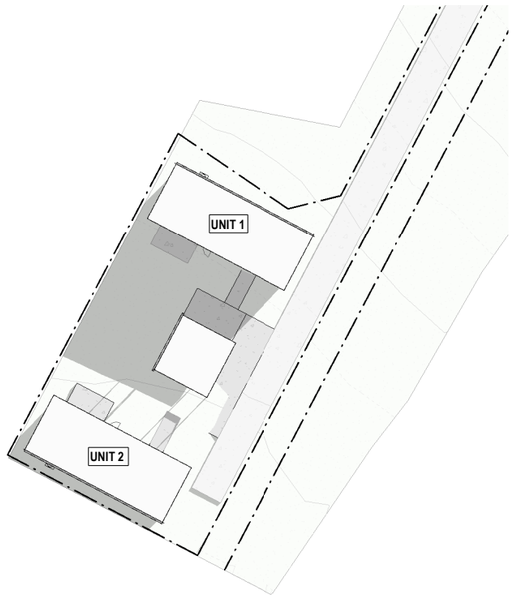


2 **SITE SECTION B**
1 : 100

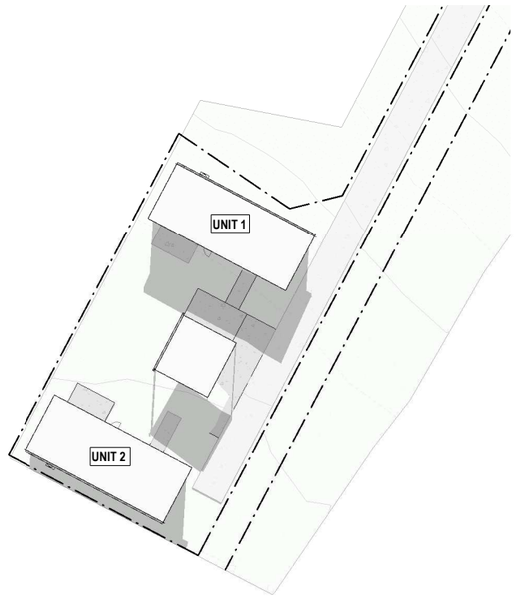
INVILLA | BASE BUILT

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DA-4A | SHADOW DIAGRAMS



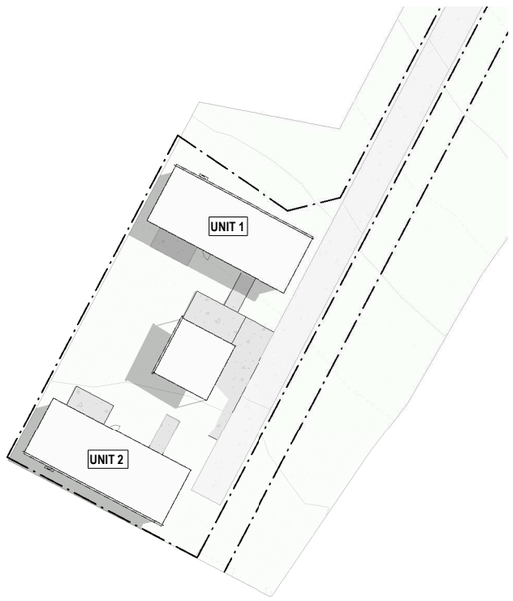
1 **SHADOW DIAGRAM - WINTER 9AM**
1 : 300



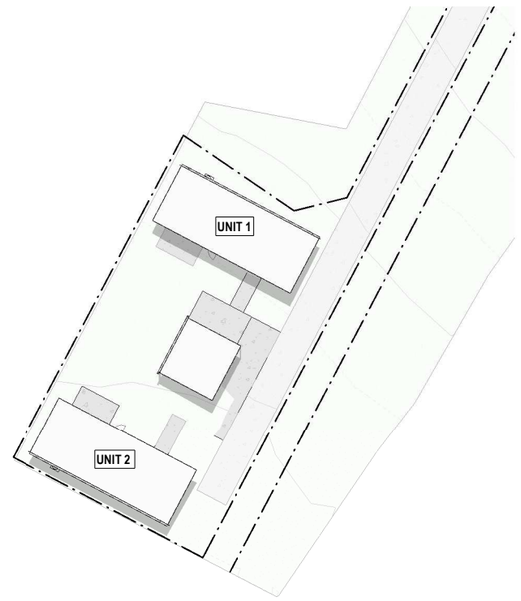
2 **SHADOW DIAGRAM - WINTER 12PM**
1 : 300



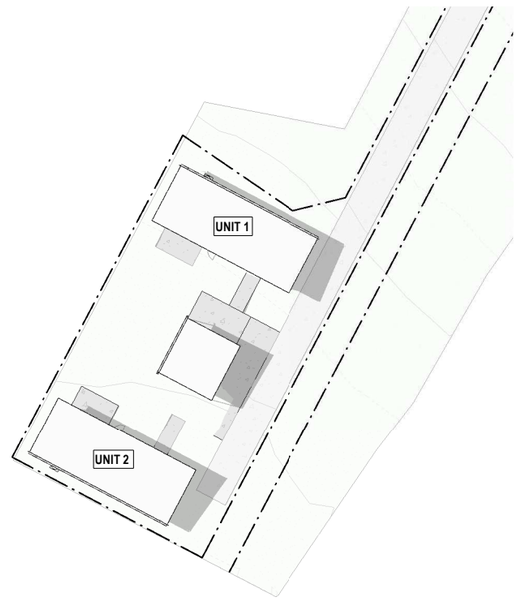
3 **SHADOW DIAGRAM - WINTER 3PM**
1 : 300



4 **SHADOW DIAGRAM - SUMMER 9AM**
1 : 300



5 **SHADOW DIAGRAM - SUMMER 12PM**
1 : 300



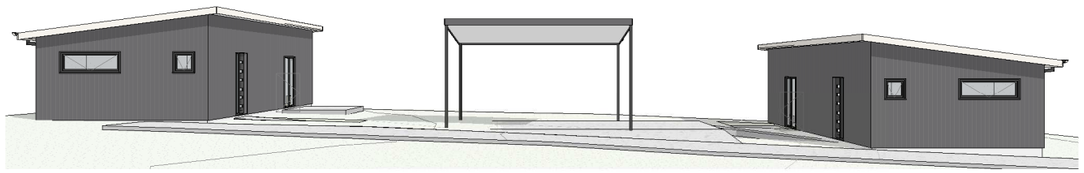
6 **SHADOW DIAGRAM - SUMMER 3PM**
1 : 300

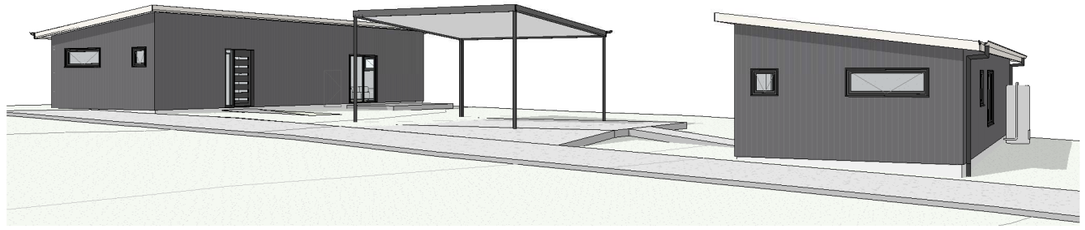
INVILLA | BASE BUILT

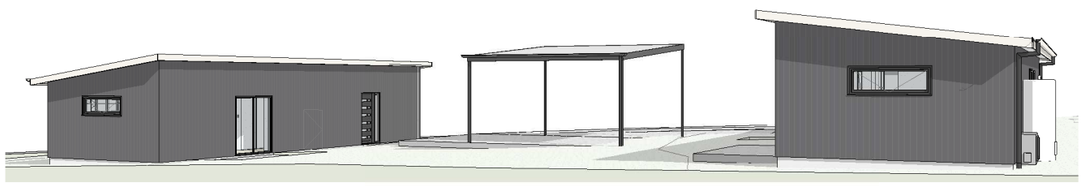
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DA-4B | 3D PERSPECTIVES







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