

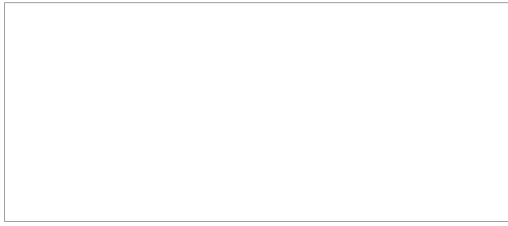
3.1 PLANNING APPLICATIONS APPROVED UNDER DELEGATED AUTHORITY.....	2
3.1.1 DELEGATED APPROVALS 1.8.22 -31.1.23.....	2
4.1 PA2022.0209 - 1 BEACHROCK VIEW, EAST DEVONPORT - RESIDENTIAL (ADDITIONAL UNIT).....	6
4.1.1 APPLICATION PA2022.0209 - 1 BEACHROCK VIEW.....	6
4.1.2 TAS WATER SUBMISSION TO PLANNING AUTHORITY NOTICE - PA2022.0209 - 1 BEACHROCK VIEW.....	24
4.1.3 REPRESENTATION - PA2022.0209 - 1 BEACHROCK VIEW.....	26
4.2 PA2022.0213 - 12 DONVISTA DRIVE, DON - RESIDENTIAL (SCREEN)...	28
4.2.1 APPLICATION DETAIL - PA2022.0213 - 12 DONVISTA DRIVE, DON - RESIDENTIAL (SCREEN)...	28
4.2.2 REPRESENTATION - PA2022.0213 - 12 DONVISTA DRIVE, DON.....	43

Application No.	Location	Development	Approval Date
PA2022.0035	10 Formby Rd, Devonport	Vehicle Fuel Sales & Service and Food Services	23/01/2023
PA2022.0073	32 Harris Rd, Stony Rise	Residential (outbuilding)	5/12/2022
PA2022.0090	11 Victoria Parade, Devonport	Residential (boundary fence)	2/09/2022
PA2022.0102	76 North St, Devonport	Residential (carport)	9/08/2022
PA2022.0103	73 River Rd, Ambleside	Residential (multiple dwellings x 2) and retaining wall	17/08/2022
PA2022.0106	222 Melrose Rd, Aberdeen	Residential (outbuilding)	26/08/2022
PA2022.0107	20 Tugrah Rd, Stony Rise	Residential (outbuilding)	26/08/2022
PA2022.0108	42 Old Coast Rd, Don	Residential (single dwelling)	11/08/2022
PA2022.0109	127 Sorell St, Devonport	Retaining Wall	9/08/2022
PA2022.0110	210 Torquay Rd, East Devonport	Residential (outbuilding)	23/08/2022
PA2022.0111	72 Laycock Rd, Spreyton	Residential (single dwelling)	19/08/2022
PA2022.0112	24 Cameray St, East Devonport	Residential (single dwelling)	8/08/2022
PA2022.0113	68 Best St, Devonport	Illuminated signage	19/08/2022
PA2022.0114	6 Tedmon St, Spreyton	Residential (shed)	19/09/2022
PA2022.0115	11 Douglas St, East Devonport	Service Industry (awning addition)	5/08/2022
PA2022.0116	64 Melrose Rd, Aberdeen	2 Lot Subdivision	5/08/2022
PA2022.0117	22 Victoria Parade, Devonport	Visitor Accommodation	10/08/2022
PA2022.0118	87 William St, Devonport	Residential (additional dwelling)	30/08/2022
PA2022.0119	14-16 Fenton St, Devonport	Demolition and Hotel Industry (car parking)	1/09/2022
PA2022.0120	9/169 Steele St, Devonport	Residential (multiple dwelling) addition	9/08/2022
PA2022.0121	246 Brooke St, East Devonport	39 lot subdivision	23/01/2023
PA2022.0122	16 Coles Beach Rd, Devonport	Residential (alterations and additions)	30/08/2022
PA2022.0124	62 James St, Devonport	Residential (carport)	6/09/2022
PA2022.0125	47 Sheffield Rd, Spreyton	Boundary Adjustment	1/09/2022
PA2022.0126	121 River Rd, Ambleside	2 lot subdivision	19/08/2022

PA2022.0127	42-44 Devonport Rd, Quoiba	Boundary adjustment	19/08/2022
PA2022.0128	153 William St, Devonport	Signage (Transom sign)	19/08/2022
PA2022.0129	7 McCabe Avenue, Devonport	Visitor Accommodation	19/08/2022
PA2022.0130	12 Elanora Place, East Devonport	Visitor Accommodation	24/08/2022
PA2022.0131	245 William St, Devonport	Residential (outbuilding)	9/09/2022
PA2022.0132	34 Wright St, East Devonport	Residential (multiple dwellings x 5)	23/01/2023
PA2022.0133	85 Devonport Rd, Quoiba	Resource Processing (incidental staff changeroom)	29/08/2022
PA2022.0135	42 Hillcrest Rd, Devonport	Residential (outbuilding)	26/09/2022
PA2022.0136	142 Percy St, Devonport	Residential (outbuilding)	15/09/2022
PA2022.0138	112 William St, Devonport	Signage	16/09/2022
PA2022.0139	20-24 North Caroline St, East Devonport	Visitor Accommodation (additional holiday cabins)	21/10/2022
PA2022.0141	30 Sheffield Rd, Spreyton	Demolition & Relocation (church)	27/10/2022
PA2022.0142	189 Kelcey Tier Rd, Spreyton	Residential (dwelling additions and outbuildings)	21/09/2022
PA2022.0143	76 Hillcrest Rd, Devonport	2 lot subdivision	20/10/2022
PA2022.0144	1/10-12 Edward St, Devonport	Visitor Accommodation	23/09/2022
PA2022.0145	158 Caroline St, East Devonport	47 lot subdivision	19/12/2022
PA2022.0146	13 Collins Way, Tugrah	Resource Development (outbuilding)	29/09/2022
PA2022.0147	121 Mersey Main Rd, Spreyton	5 lot subdivision and Residential (single dwelling x 5)	23/01/2023
PA2022.0148	9 Orana Place, Devonport	Visitor Accommodation	30/09/2022
PA2022.0149	85 North St, Devonport	Residential (single dwelling) additions & alterations & retaining wall	6/10/2022
PA2022.0150	97-101 William St, Devonport	Demolition (2 dwellings and outbuilding)	23/09/2022
PA2022.0151	14 Skyline Drive, East Devonport	Residential (single dwelling)	5/10/2022
PA2022.0152	10 Illaroo Avenue, East Devonport	Residential (single dwelling)	10/10/2022
PA2022.0153	21 Triton Rd, East Devonport	Visitor Accommodation	4/10/2022
PA2022.0154	101 Cutts Rd, Don	Residential (single dwelling)	26/09/2022
PA2022.0155	14-18 Fraser St, Spreyton	9 lot subdivision	24/10/2022

PA2022.0156	8 Drew St, East Devonport	Subdivision (2 lots) and Residential (ancillary dwelling)	28/10/2022
PA2022.0157	2 Kath's Way, Aberdeen	Residential (water tanks)	19/10/2022
PA2022.0158	5 Gibson Court, Spreyton	Residential (multiple dwellings x 2 and outbuilding)	24/10/2022
PA2022.0159	7a Collins Way, Tugrah	Fill and piping of watercourse	20/10/2022
PA2022.0160	21 Valley Rd, Devonport	Visitor Accommodation	6/10/2022
PA2022.0161	110 Wright St, East Devonport	Port and Shipping (vehicle parking expansion)	13/10/2022
PA2022.0162	19-21 Thomas St, East Devonport	Educational and Occasional Care (shade umbrellas x 3)	7/11/2022
PA2022.0164	45a Steele St, Devonport	Community Meeting and Entertainment (fencing)	8/11/2022
PA2022.0165	3 George St, Devonport	Residential (outbuilding)	18/11/2022
PA2022.0166	57 Kelcey Tier Rd, Spreyton	Service Industry and Storage (outbuildings)	19/10/2022
PA2022.0167	57a Berrigan Rd, Miandetta	50 Lot Subdivision	19/12/2022
PA2022.0168	19 North Caroline St, East Devonport	Residential (respite centre)	28/11/2022
PA2022.0169	74 Forbes St, Devonport	2 lot subdivision and Residential (outbuilding)	21/12/2022
PA2022.0171	41-43 Middle Rd, Devonport	Educational and Occasional care (shade structure)	6/10/2022
PA2022.0172	44 Lawrence Drive, Devonport	Placement of fill	15/11/2022
PA2022.0173	57 Sorell St, Devonport	Residential (dwelling addition)	15/11/2022
PA2022.0174	12/10-12 Edward St, Devonport	Visitor Accommodation	8/11/2022
PA2022.0175	15 Douglas St, East Devonport	Residential (dwelling addition)	27/10/2022
PA2022.0177	110 Duncans Rd, Melrose	Residential (single dwelling and outbuilding)	28/11/2022
PA2022.0178	16 Stephen St, East Devonport	Food Services (alterations and additions)	8/11/2022
PA2022.0179	207 Parker St, Devonport	Residential (outbuilding)	15/11/2022
PA2022.0180	65 Kelcey Tier Rd, Spreyton	Residential (outbuilding)	21/11/2022
PA2022.0181	3 Middle Rd, Devonport	Visitor Accommodation	8/11/2022
PA2022.0182	162 Kelcey Tier Rd, Spreyton	Residential (outbuilding)	29/11/2022
PA2022.0183	48 Mary St, East Devonport	2 lot subdivision	5/12/2022
PA2022.0184	42 North Caroline St, East Devonport	Residential (single dwelling)	23/11/2022

PA2022.0185	7 Saunders Court, Devonport	Residential (single dwelling) additions and alterations	7/12/2022
PA2022.0186	3 Kath's Way, Aberdeen	Residential (single dwelling and outbuilding)	29/11/2022
PA2022.0187	868 Melrose Rd, Melrose	Visitor Accommodation	29/11/2022
PA2022.0188	35-37 Shaw St, Miandetta	Residential (outbuilding) and new vehicle access	12/12/2022
PA2022.0189	24a Bishops Rd, Spreyton	Subdivision and Consolidation	18/11/2022
PA2022.0190	46 Lawrence Drive, Devonport	Residential (front fence)	2/12/2022
PA2022.0191	10 Lindsay Place, Devonport	Residential (multiple dwellings x 2)	6/12/2022
PA2022.0192	27 Stephen St, East Devonport	Residential (single dwelling)	9/12/2022
PA2022.0193	70 Bel-Air Crescent, East Devonport	Residential (single dwelling)	16/12/2022
PA2022.0194	149c William St, Devonport	Signage (illuminated)	14/12/2022
PA2022.0195	139 Mersey Main Rd, Spreyton	Residential (dwelling additions)	20/12/2022
PA2022.0196	67 Webberleys Rd, Forthside	Visitor Accommodation	19/12/2022
PA2022.0197	103 Berrigan Rd, Miandetta	Visitor Accommodation	5/12/2022
PA2022.0198	16 Ellice Hill Drive, Spreyton	Residential (outbuilding with swimming pool)	15/12/2022
PA2022.0200	7 Horrie Court, Spreyton	Recycling and Waste Disposal (waste transfer station)	23/01/2023
PA2022.0201	94-98 William St, Devonport	General Retail & Hire (bottleshop - traffic circulation changes)	6/12/2022
PA2022.0202	97-99 North St, Devonport	Residential (dwelling alterations and additions)	21/12/2022
PA2022.0203	153 William St, Devonport	Residential (building additions)	19/12/2022
PA2022.0204	183 Tarleton St, East Devonport	Visitor Accommodation	19/12/2022
PA2022.0205	13 Formby Rd, Devonport	Business and Professional Services (consulting room extension)	20/12/2022
PA2022.0207	2 Hiller St, Devonport	Residential (alterations & additions)	19/01/2023
PA2022.0208	48a North St, Devonport	Boundary Adjustment	23/12/2022
PA2022.0211	1b Highfield Rd, Ambleside	Boundary adjustment	19/01/2023



Devonport City Council

Land Use Planning and Approvals Act 1993

Devonport Interim Planning Scheme 2013

Application for Planning Permit

Use or Development Site

Street Address: 1 Beachrock View, East Devonport

Certificate of Title Reference No.: PID9347011, TITLE REF 178451/34

Applicant's Details

Full Name/Company Name: n plus b design pty ltd

Nick Brandsema

Postal Address: 8 Brandsema Street, Turners Beach

Telephone: 0417 134 369

Email: nick@nplusb.com.au

Owner's Details (if more than one owner, all names must be provided)

Full Name/Company Name: YU-FENG TING

Postal Address: 1 Beachrock View, East Devonport

Telephone:

Email:

Sufficient information must be provided with an application to demonstrate compliance with all applicable standards, purpose statements in applicable zones, codes and specific area plans, any relevant local area objectives or desired future character statements.

Please provide one copy of all plans with your application.

Assessment of an application for a Use or Development

What is proposed?: Residential Dwelling

Description of how the use will operate: General Residential

Use Class (Office use only):

Applications may be lodged by email to Council - council@devonport.tas.gov.au The following information and plans must be provided as part of an application unless the planning authority is satisfied that the information or plan is not relevant to the assessment of the application:

Application fee	
Completed Council application form	
Copy of certificate of title, including title plan and schedule of easements	
Demonstration of compliance with performance criteria and relevant codes	
A site analysis and site plan at an acceptable scale on A3 or A4 paper (1 copy) showing:	
• The existing and proposed use(s) on the site	
• The boundaries and dimensions of the site	
• Typography including contours showing AHD levels and major site features	
• Natural drainage lines, watercourses and wetlands on or adjacent to the site	
• Soil type	
• Vegetation types and distribution, and trees and vegetation to be removed	
• The location and capacity of any existing services or easements on the site or connected to the site	
• Existing pedestrian and vehicle access to the site	
• The location of existing adjoining properties, adjacent buildings and their uses	
• Any natural hazards that may affect use or development on the site	
• Proposed roads, driveways, car parking areas and footpaths within the site	
• Any proposed open space, communal space, or facilities on the site	
• Main utility service connection points and easements	
• Proposed subdivision lot boundaries, where applicable	
• Details of any proposed fencing	
Where it is proposed to erect buildings, a detailed layout plan of the proposed buildings with dimensions at a scale of 1:100 or 1:200 on A3 or A4 paper (1 copy) showing:	
• The internal layout of each building on the site	
• The private open space for each dwelling	
• External storage spaces	
• Car parking space location and layout	
• Major elevations of every building to be erected	
• The relationship of the elevations to natural ground level, showing any proposed cut or fill	
• Shadow diagrams of the proposed buildings and adjacent structures demonstrating the extent of shading of adjacent private open spaces and external windows of buildings on adjacent sites	
• Materials and colours to be used on roofs and external walls	
A plan of the proposed landscaping including:	
• Planting concept	
• Paving materials and drainage treatments and lighting for vehicle areas and footpaths	
• Plantings proposed for screening from adjacent sites or public spaces	
Details of any signage proposed	

If all of the above information is not provided to Council at the time of lodgement the application will not be accepted.

Value of use and/or development\$ 400,000

Notification of Landowner/s (s.52 *Land Use Planning and Approvals Act, 1993*)

If land is not in applicant's ownership

I, Nicholas John Brandsema declare that the owner /each of the owners of the land has been notified/will be notified within 7 days from date of making this permit application.

Applicant's signature:  Date: 05/12/2022

If the application involves land owned or administered by the Devonport City Council

Devonport City Council consents to the making this permit application.

General Manager's signature: _____ Date: _____

If the application involves land owned or administered by the Crown

Consent must be included with the application.

Signature

I apply for consent to carry out the development described in this application. I declare that all the information given is true and correct. I also understand that:

- if incomplete, the application may be delayed or rejected;
- more information may be requested within 21 days of lodgement; and
- The application may take 42 days to determine.

PUBLIC ACCESS TO PLANNING DOCUMENTS

I, the undersigned understand that all documentation included with this application will be made available for inspection by the public. Copies of submitted documentation, with the exception of plans which will be made available for display only, may be provided to members of the public, if requested.

Applicant's signature:  Date: 05/12/2022

PRIVACY ACT

The personal information requested on this form is being collected by Council for processing applications under the *Land Use and Planning Approvals Act 1993* and will only be used in connection with the requirements of this legislation. Council is to be regarded as the agency that holds the information.

Fee & payment options – *Please pay fee when lodging your completed application form*

	Payment in Person Customer Service hours are between 8.30am and 5.00pm, Mon-Fri. Payment may be made by cash, credit card, cheque or EFTPOS.
	Payment by Mail Cheques should be made payable to Devonport City Council and posted to The General Manager, Devonport City Council, PO Box 604, Devonport, TAS, 7310.
	Credit Card Payment by Phone Please contact the Devonport City Council offices on 6424 0511. Customer Service hours are between 8.30am and 5.00pm, Monday to Friday.

**RESULT OF SEARCH**

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

SEARCH OF TORRENS TITLE

VOLUME 178451	FOLIO 34
EDITION 2	DATE OF ISSUE 22-Sep-2020

SEARCH DATE : 14-Jul-2021

SEARCH TIME : 03.20 PM

DESCRIPTION OF LAND

City of DEVONPORT

Lot 34 on Sealed Plan 178451

Derivation : Part of Lot 181, 460 Acres Gtd. to Robert Stewart
Prior CT 174598/50SCHEDULE 1M843093 TRANSFER to YU-FENG TING Registered 22-Sep-2020 at
12.01 PMSCHEDULE 2B363102 APPLICATION Land is limited in depth to 15 metres,
excludes minerals and is subject to reservations
relating to drains sewers and waterways in favour of
the Crown

SP178451 COVENANTS in Schedule of Easements

SP178451 FENCING PROVISION in Schedule of Easements

SP169289, SP173542 & SP174598 COVENANTS in Schedule of
Easements

SP174598 FENCING PROVISION in Schedule of Easements

SP169289 & SP173542 FENCING COVENANT in Schedule of Easements

E234125 MORTGAGE to Commonwealth Bank of Australia

Registered 22-Sep-2020 at 12.02 PM

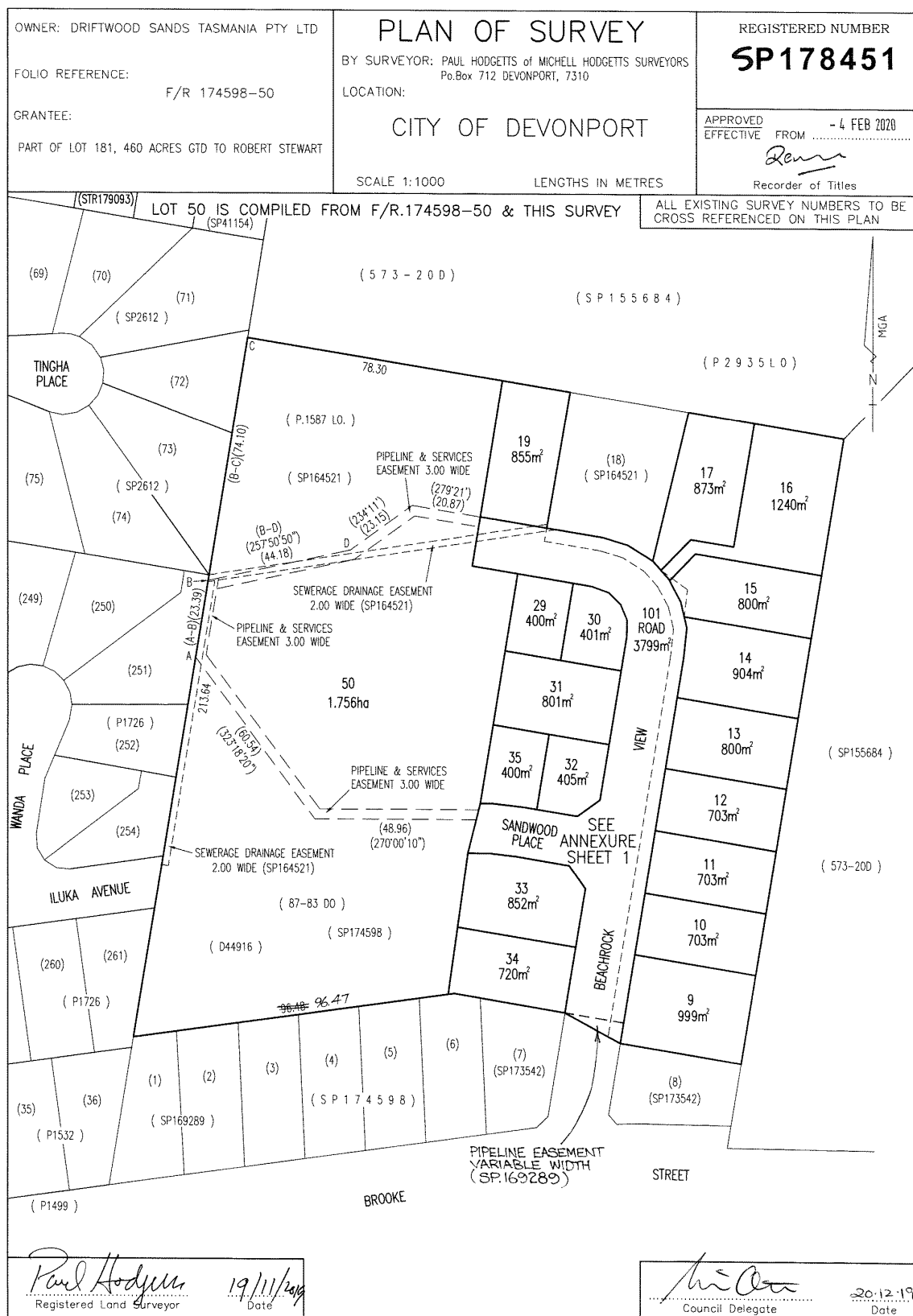
UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

FOLIO PLAN

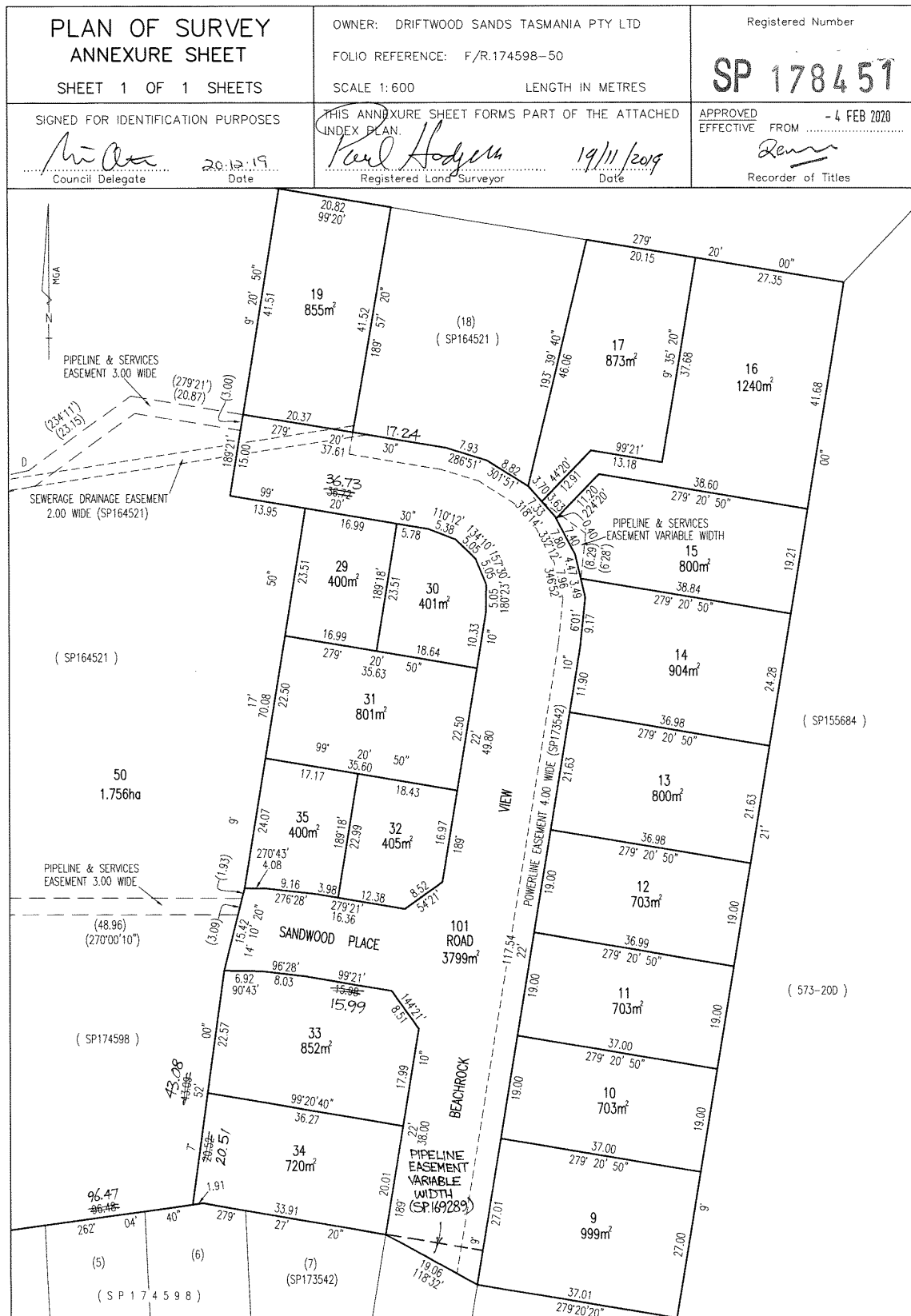
RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



FOLIO PLAN**RECORDER OF TITLES**

Issued Pursuant to the Land Titles Act 1980





SCHEDULE OF EASEMENTS

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



SCHEDULE OF EASEMENTS	Registered Number
NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	SP 178451

PAGE 1 OF 4 PAGES

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 15 & 16 are each subject to a PIPELINE AND SERVICES EASEMENT in gross as defined herein (in favour of the Tasmanian Water and Sewerage Corporation Pty Limited, its successors and assigns) ("TasWater") over the land marked PIPELINE & SERVICES EASEMENT VARIABLE WIDTH ("the Easement Land") passing through such lot on the plan

Lot 19 is subject to a right of drainage (appurtenant to lot 18 on Sealed Plan 164521) over the land marked SEWERAGE DRAINAGE EASEMENT 2.00 WIDE passing through that lot on the plan

Lot 50 is subject to a right of drainage (appurtenant to lot 18 on Sealed Plan 164521) over the land marked SEWERAGE DRAINAGE EASEMENT 2.00 WIDE passing through that lot on the plan

Lot 50 is subject to a PIPELINE AND SERVICES EASEMENT in gross as defined herein (in favour of the Tasmanian Water and Sewerage Corporation Pty Limited, its successors and assigns) ("TasWater") over the land marked PIPELINE & SERVICES EASEMENT 3.00 WIDE ("the Easement Land") passing through that lot on the plan

Lot 101 is subject to a right of drainage (appurtenant to lot 18 on Sealed Plan 164521) over the land marked SEWERAGE DRAINAGE EASEMENT 2.00 WIDE passing through such lot on the plan

Lot 101 is subject to the right to install, maintain, repair and replace subterranean cables at a minimum depth of 1.00 metre for the conduct of electricity (appurtenant to lot 18 on Sealed Plan 164521) over the land marked POWERLINE EASEMENT 4.00 WIDE passing through that lot on the plan

Lot 101 is subject to a pipeline and services easement in favour of the Tasmanian Water & Sewerage Corporation Pty Ltd over the land marked Pipeline Easement variable width (SP169289) shown on the Plan.

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: DRIFTWOOD SANDS TASMANIA P/L FOLIO REF: 174598-50 SOLICITOR: GRAHAM WOODHOUSE CONVEYANCING	PLAN SEALED BY: DEVONPORT CITY COUNCIL DATE: 20 December 2019 PA 2018.0130 REF NO. <i>M. A. T.</i> Council Delegate
NOTE: The Council Delegate must sign the Certificate for the purposes of identification.	

SCHEDULE OF EASEMENTS

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

<p align="center">ANNEXURE TO SCHEDULE OF EASEMENTS</p> <p align="center">PAGE 2 OF 4 PAGES</p>	<p align="center">Registered Number</p> <p align="center">SP 178451</p>
<p>SUBDIVIDER: : DRIFTWOOD SANDS TASMANIA P/L FOLIO REFERENCE: 174598-50</p>	

FENCING PROVISION

In respect to the lots on the plan the vendor (Driftwood Sands Tasmania Pty Ltd) shall not be required to fence

COVENANTS

The owners of the lots on the plan are affected by covenants created by and more fully set forth in Sealed Plan 169289, Sealed Plan 173542 and Sealed Plan 174598

INTERPRETATION

The Pipeline and Services Easement is defined as follows:-

THE FULL RIGHT AND LIBERTY for the TasWater at all times to:

- (1) enter and remain upon the Easement Land with or without employees, contractors, agents and all other persons duly authorised by it and with or without machinery, vehicles, plant and equipment;
- (2) investigate, take soil, rock and other samples, survey, open and break up and excavate the Easement Land for any purpose or activity that TasWater is authorised to do or undertake;
- (3) install, retain, operate, modify, relocate, maintain, inspect, cleanse and repair the Infrastructure;
- (4) remove and replace the Infrastructure;
- (5) run and pass sewage, water and electricity through and along the Infrastructure;
- (6) do all works reasonably required in connection with such activities or as may be authorised or required by any law:
 - (1) without doing unnecessary damage to the Easement Land; and
 - (2) leaving the Easement Land in a clean and tidy condition; and
- (7) if the Easement Land is not directly accessible from a highway, then for the purpose of undertaking any of the preceding activities TasWater may with or without employees, contractors, agents and all other persons authorised by it, and with or without machinery, vehicles, plant and equipment enter the Lot from the highway at any then existing vehicle entry and cross the Lot to the Easement Land; and

Director: Director: 

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.

SCHEDULE OF EASEMENTS

RECORDER OF TITLES

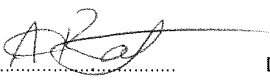
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ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 3 OF 4 PAGES	Registered Number SP 178451
SUBDIVIDER: : DRIFTWOOD SANDS TASMANIA P/L FOLIO REFERENCE: 174598-50	

- (8) use the Easement Land as a right of carriageway for the purpose of undertaking any of the preceding purposes on other land, TasWater reinstating any damage that it causes in doing so to any boundary fence of the Lot

PROVIDED ALWAYS THAT:

- (1) The registered proprietors of the Lot in the folio of the Register ("the Owner") must not without the written consent of TasWater first had and obtained (which cannot be unreasonably refused) and only in compliance with any conditions which form the consent:
 - (a) alter, excavate, plough, drill or otherwise penetrate the ground level of the Easement Land;
 - (b) install, erect or plant any building, structure, fence, pit, well, footing, pipeline, paving, tree, shrub or other object on or in the Easement Land;
 - (c) remove any thing that supports, protects or covers any Infrastructure on or in the Easement Land;
 - (d) do anything which will or might damage or contribute to damage to any of the Infrastructure on or in the Easement Land;
 - (e) in any way prevent or interfere with the proper exercise and benefit of the Easement Land by TasWater or its employees, contractors, agents and all other persons duly authorised by it; or
 - (f) permit or allow any action which the Owner must not do or acquiesce in that action.
- (2) TasWater is not required to fence any part of the Easement Land.
- (3) The Owner may erect a fence across the Easement Land at the boundaries of the Lot.
- (4) The Owner may erect a gate across any part of the Easement Land subject to these conditions:
 - (a) the Owner must provide TasWater with a key to any lock which would prevent the opening of the gate; and
 - (b) if the Owner does not provide TasWater with that key or the key provided does not fit the lock, TasWater may cut the lock from the gate.
- (5) If the Owner causes damage to any of the Infrastructure, the Owner is liable for the actual cost to TasWater of the repair of the Infrastructure damaged.
- (6) If the Owner fails to comply with any of the preceding conditions, without forfeiting any right of action, damages or otherwise against the Owner, TasWater may:
 - (a) reinstate the ground level of the Easement Land; or

Director: Director: 

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.

SCHEDULE OF EASEMENTS

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 4 OF 4 PAGES	Registered Number SP 178451
SUBDIVIDER: : DRIFTWOOD SANDS TASMANIA P/L FOLIO REFERENCE: 174598-50	

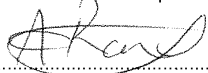
- (b) remove from the Easement Land any building, structure, pit, well, footing, pipeline, paving, tree, shrub or other object; or
- (c) replace anything that supported, protected or covered the Infrastructure.

"Infrastructure" means infrastructure owned or for which TasWater is responsible and includes but is not limited to:

- (a) sewer pipes and water pipes and associated valves;
- (b) telemetry and monitoring devices;
- (c) inspection and access pits;
- (d) power poles and lines, electrical wires, electrical cables and other conducting media (excluding telemetry and monitoring devices);
- (e) markers or signs indicating the location of the Easement Land, the Infrastructure or any warnings or restrictions with respect to the Easement Land or the Infrastructure;
- (f) anything reasonably required to support, protect or cover any of the Infrastructure;
- (g) any other infrastructure whether of a similar nature or not to the preceding which is reasonably required for the piping of sewage or water, or the running of electricity, through the Easement Land or monitoring or managing that activity; and
- (h) where the context permits, any part of the Infrastructure.

Executed by DRIFTWOOD SANDS TASMANIA PTY LTD (ACN 626 622 786)

under section 127 of the Corporations Act 2001 by being signed by-

Director: 

Print Full Name: ANDREW DUNCAN RAND

Director/secretary: 

Print Full Name: Carla Pizzirani Rand

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.

YU-FENG TING

PROPOSED UNIT DEVELOPMENT

1 BEACHROCK VIEW, EAST DEVONPORT

DRAWING SCHEDULE

SHEET	DESCRIPTION	REV	ISSUE DATE
A100	COVER PAGE	A	05/12/22
A101	SITE PLAN	A	05/12/22
A102	ELEVATIONS 1 OF 2	A	05/12/22
A103	ELEVATIONS 2 OF 2	A	05/12/22
A104	FLOOR PLAN	A	05/12/22
A105	PRIVATE OPEN SPACE PLAN	A	05/12/22
A106	SETOUT PLAN	A	05/12/22
A107	DRAINAGE PLAN	A	05/12/22
A108	FRAMING PLAN	A	05/12/22
A109	ELECTRICAL PLAN	A	05/12/22
A110	ROOF FRAMING PLAN	A	05/12/22
A111	ROOF PLAN	A	05/12/22
A112	SECTION A-A	A	05/12/22
A113	DETAILS	A	05/12/22
A114	STANDARD DETAILS	A	05/12/22
A115	WALL TYPES	A	05/12/22
A116	WATERPROOFING 1 OF 2	A	05/12/22
A117	WATERPROOFING 2 OF 2	A	05/12/22
A118	LIGHTING CALCULATOR	A	05/12/22
A119	WINDOW & DOOR SCHEDULE	A	05/12/22
A120	B85 VEHICLE TURNING CIRCLES	A	05/12/22

GENERAL INFORMATION

ACCREDITED DESIGNER:	NICHOLAS BRANDSEMA
ACCREDITATION NUMBER:	047538582
LAND TITLE REFERENCE NUMBER:	PID9347011, TITLE REF 178451/34
ENERGY ASSESSMENT:	TBA
COUNCIL ZONE:	GENERAL RESIDENTIAL
COUNCIL:	DEVONPORT COUNCIL

FLOOR AREAS	
FLOOR AREA:	136m2 (15 SQUARES)

SITE INFORMATION	
SITE AREA:	720m2
DESIGN WIND SPEED:	N2
SOIL CLASSIFICATION:	CLASS H1
ALPINE AREA:	N/A
CORROSION ENVIRONMENT:	N/A
BUSHFIRE ATTACK LEVEL:	N/A
CLIMATE ZONE:	7



n+b

22 Fieldings Way
Ulverstone, Tasmania
Australia
7315

m 0417 134 369 e nick@nplusb.com.au
License No. 047538582 ABN 946 222 219 16

Issued As

Scale A3

PRELIMINARY

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Revision

No. Date Description

A 05/12/22 Issued as PRELIMINARY

do not scale off plans
all dimensions are in millimeters
confirm all dimensions on site
all work relevant to NCC & AS

Project

PROPOSED UNIT DEVELOPMENT

Location

1 BEACHROCK VIEW, EAST DEVONPORT

Client

YU-FENG TING

Sheet Title

COVER PAGE

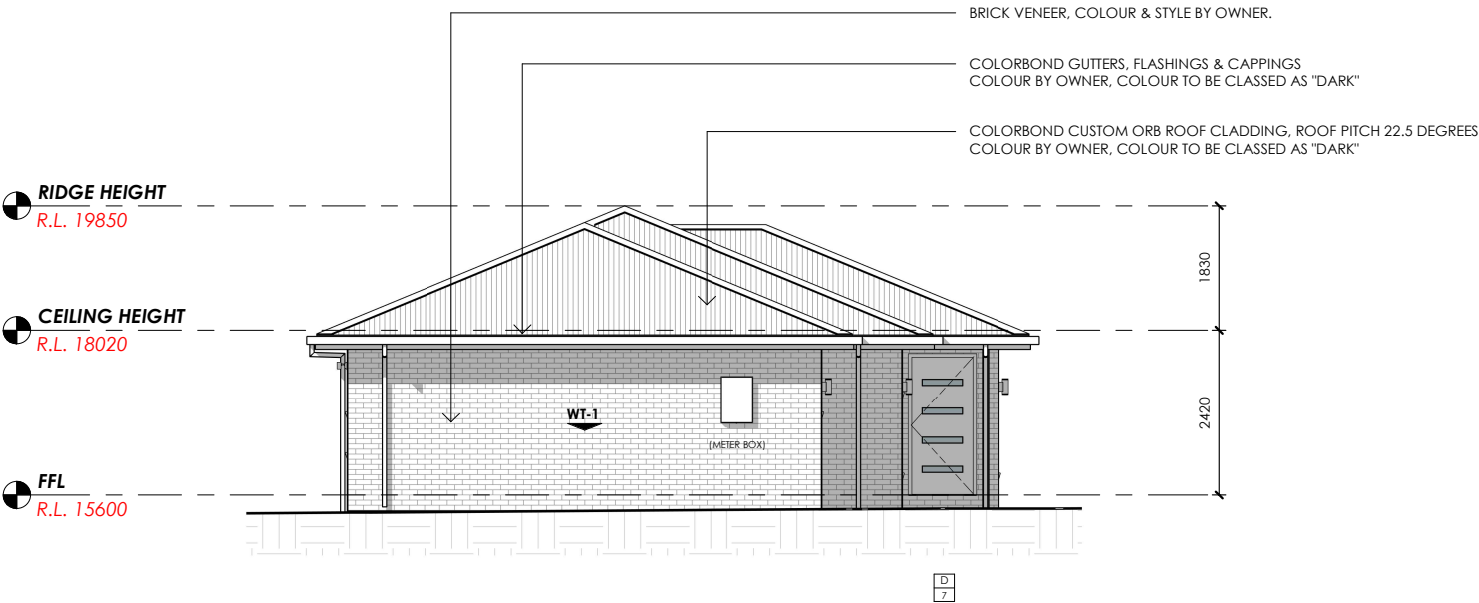
Drawn Issue Date Project No. Revision

NJB 05/12/22 TBA A

Sheet Number

A100

/ A120



SOUTH ELEVATION
Scale 1 : 100

WALL | FACADE MATERIALS & FINISHES

WT-1 BRICK VENEER, COLOUR & STYE BY OWNER.



EAVE CONSTRUCTION NCC VOLUME 2 PART 3.5.3.5
EAVE WIDTH OVERHANG - 600mm

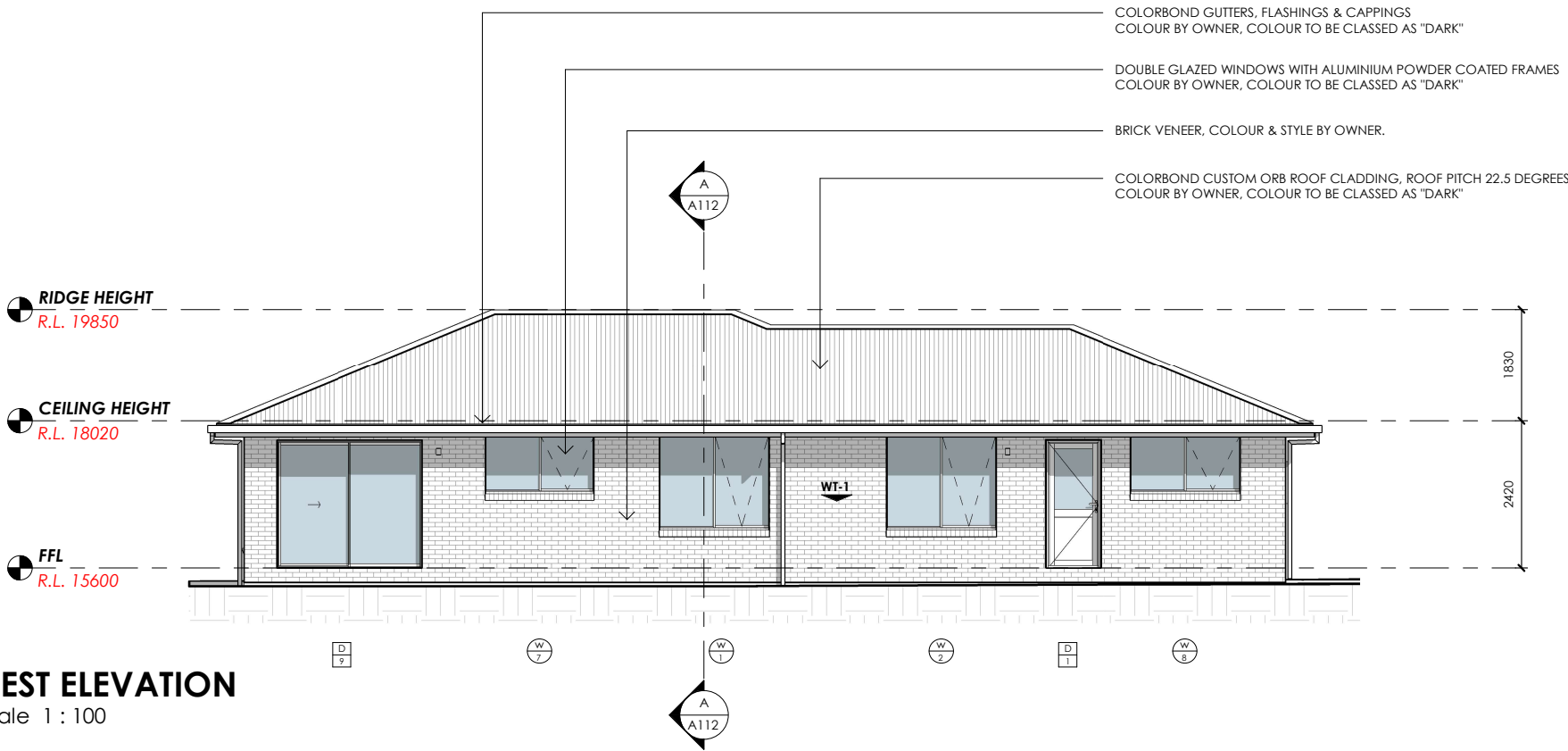
EAVES LINED WITH 'HARDIFLEX' CEMENT SHEET
TRIMMERS LOCATED WITHIN 1200mm OF
EXTERNAL CORNERS TO BE SPACED @ 500mm
CENTERS. REMAINDER OF SHEET - 700mm CENTERS

FASTENER / FIXINGS WITHIN 1200mm OF
EXTERNAL CORNERS @ 200mm CENTERS,
REMAINDER OF SHEET - 300mm CENTERS

COLORBOND CUSTOM ORB ROOF CLADDING
INSTALLED AS PER MANUFACTURERS SPECIFICATIONS & AS1562
COLOUR BY OWNER, COLOUR TO BE CLASSED AS "DARK"

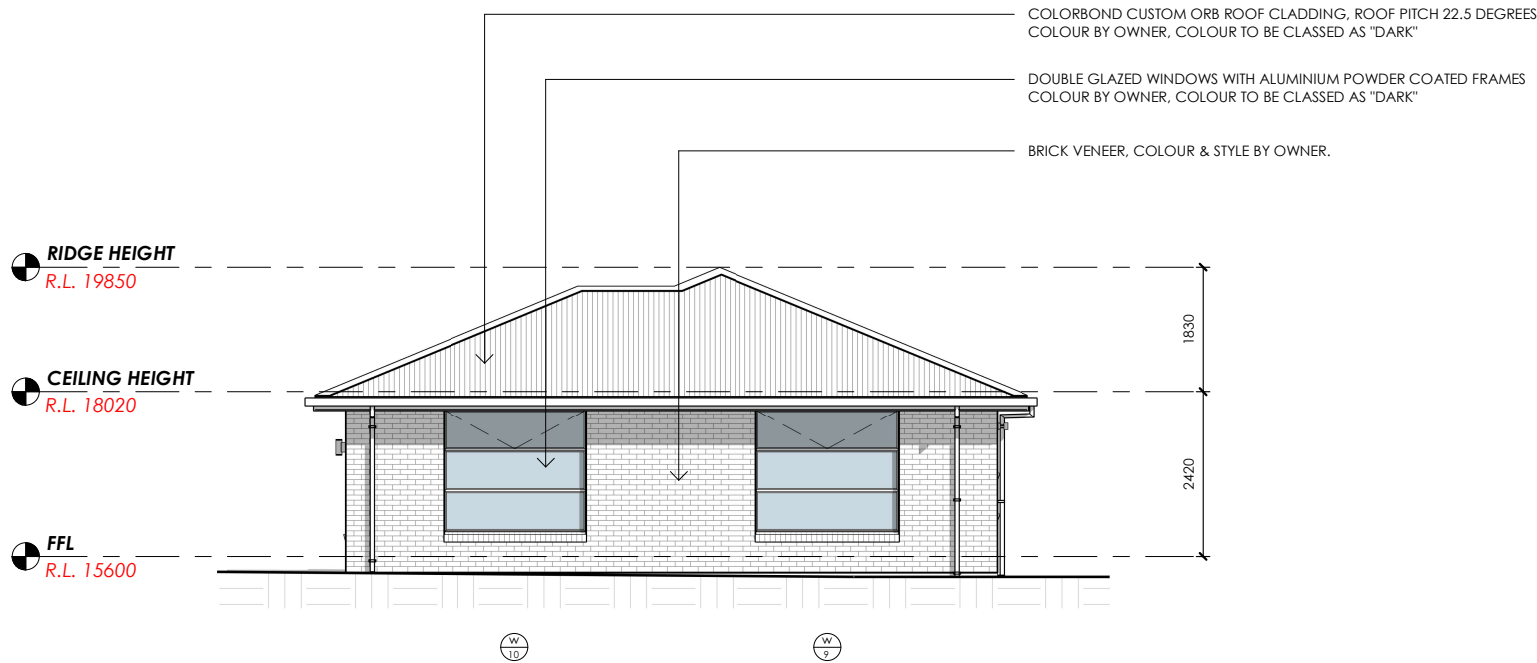
SELECTED ALUMINIUM FRAMED WINDOWS & DOORS
NCC VOLUME 2 PART 3.6 POWDER COATED ALUMINIUM WINDOW &
DOOR FRAMES, UNLESS OTHERWISE NOTED, REVEALS AS SELECTED.
ALL FLASHING & FIXINGS TO MANUFACTURERS SPECIFICATIONS

GLAZING & FRAME CONSTRUCTION TO AS2047 & AS1288
ALL FIXINGS & FLASHINGS TO MANUFACTURERS REQUIREMENTS



WEST ELEVATION
Scale 1 : 100

<div>n+b</div> <div>22 Fieldings Way Ulverstone, Tasmania Australia 7315</div> <div>m 0417 134 369 e nick@nplusb.com.au License No. 047538582 ABN 946 222 219 16</div>	<div>Issued As</div> <div>PRELIMINARY</div> <div>©COPYRIGHT These drawings and designs and the copyright there of are the property of nplusb and must not be used, retained or copied without the written permission of nplusb. ABN 946 222 219 16</div>	<div>Scale A3</div> <div>1 : 100</div>	<div>Revision</div> <table><tr><th>No.</th><th>Date</th><th>Description</th></tr><tr><td>A</td><td>05/12/22</td><td>Issued as PRELIMINARY</td></tr></table> <div>do not scale off plans all dimensions are in millimeters confirm all dimensions on site all work relevant NCC & AS</div>	No.	Date	Description	A	05/12/22	Issued as PRELIMINARY	<div>Project</div> <div>PROPOSED UNIT DEVELOPMENT</div> <div>Location</div> <div>1 BEACHROCK VIEW, EAST DEVONPORT</div> <div>Client</div> <div>YU-FENG TING</div>	<div>Sheet Title</div> <div>ELEVATIONS 1 OF 2</div>				<div>Sheet Number</div> <div>A102</div> <div>/ A120</div>
	No.	Date	Description												
	A	05/12/22	Issued as PRELIMINARY												
Drawn	Issue Date	Project No.	Revision												
NJB	05/12/22	TBA	A												



NORTH ELEVATION
Scale 1 : 100

WALL | FACADE MATERIALS & FINISHES

WT-1 BRICK VENEER, COLOUR & STYE BY OWNER.



EAVE CONSTRUCTION NCC VOLUME 2 PART 3.5.3.5
EAVE WIDTH OVERHANG - 600mm

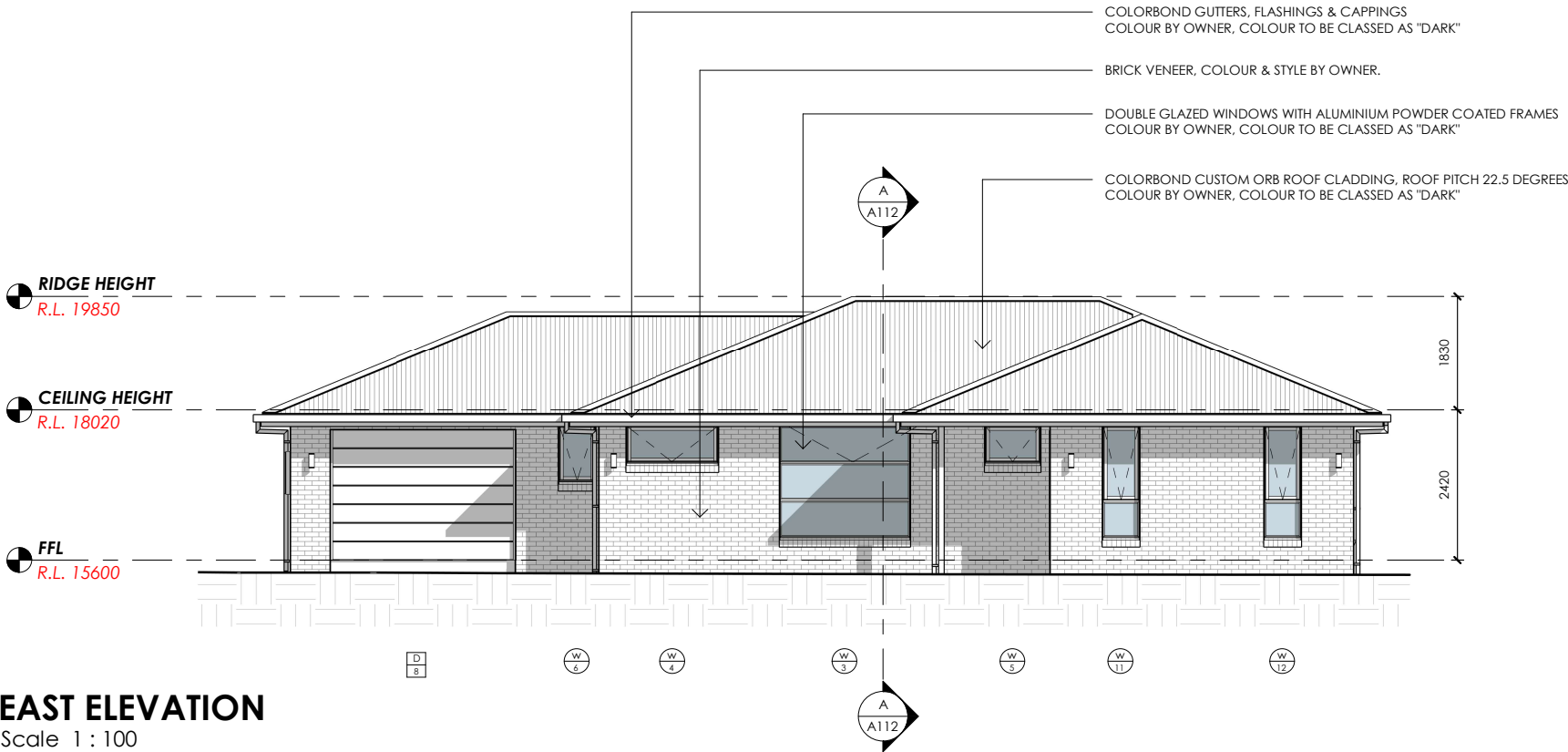
EAVES LINED WITH 'HARDIFLEX' CEMENT SHEET
TRIMMERS LOCATED WITHIN 1200mm OF
EXTERNAL CORNERS TO BE SPACED @ 500mm
CENTERS. REMAINDER OF SHEET - 700mm CENTERS

FASTENER / FIXINGS WITHIN 1200mm OF
EXTERNAL CORNERS @ 200mm CENTERS,
REMAINDER OF SHEET - 300mm CENTERS

COLORBOND CUSTOM ORB ROOF CLADDING
INSTALLED AS PER MANUFACTURERS SPECIFICATIONS & AS1562
COLOUR BY OWNER, COLOUR TO BE CLASSED AS "DARK"

SELECTED ALUMINIUM FRAMED WINDOWS & DOORS
NCC VOLUME 2 PART 3.6 POWDER COATED ALUMINIUM WINDOW &
DOOR FRAMES, UNLESS OTHERWISE NOTED, REVEALS AS SELECTED.
ALL FLASHING & FIXINGS TO MANUFACTURERS SPECIFICATIONS

GLAZING & FRAME CONSTRUCTION TO AS2047 & AS1288
ALL FIXINGS & FLASHINGS TO MANUFACTURERS REQUIREMENTS



EAST ELEVATION
Scale 1 : 100

<div>n+b</div> <div>22 Fieldings Way Ulverstone, Tasmania Australia 7315</div> <div>m 0417 134 369 e nick@nplusb.com.au License No. 047538582 ABN 946 222 219 16</div>	<div>Issued As</div> <div>PRELIMINARY</div> <div>©COPYRIGHT These drawings and designs and the copyright there of are the property of nplusb and must not be used, retained or copied without the written permission of nplusb. ABN 946 222 219 16</div>	<div>Scale A3</div> <div>1 : 100</div>	<div>Revision</div> <table><tr><th>No.</th><th>Date</th><th>Description</th></tr><tr><td>A</td><td>05/12/22</td><td>Issued as PRELIMINARY</td></tr></table> <div>do not scale off plans all dimensions are in millimeters confirm all dimensions on site all work relevant NCC & AS</div>	No.	Date	Description	A	05/12/22	Issued as PRELIMINARY	<div>Project</div> <div>PROPOSED UNIT DEVELOPMENT</div> <div>Location</div> <div>1 BEACHROCK VIEW, EAST DEVONPORT</div> <div>Client</div> <div>YU-FENG TING</div>	<div>Sheet Title</div> <div>ELEVATIONS 2 OF 2</div>				<div>Sheet Number</div> <div>A103</div> <div>/ A120</div>
	No.	Date	Description												
	A	05/12/22	Issued as PRELIMINARY												
Drawn	Issue Date	Project No.	Revision												
NJB	05/12/22	TBA	A												

FLOOR AREAS & FINISHES

FLOOR AREA - 142m2

VINYL
FLOOR AREA APPROX - 46m2
5mm SELECTED VINYL PLANK FLOORING

CARPET
FLOOR AREA APPROX - 35m2
SELECTED CARPET AND UNDERLAY

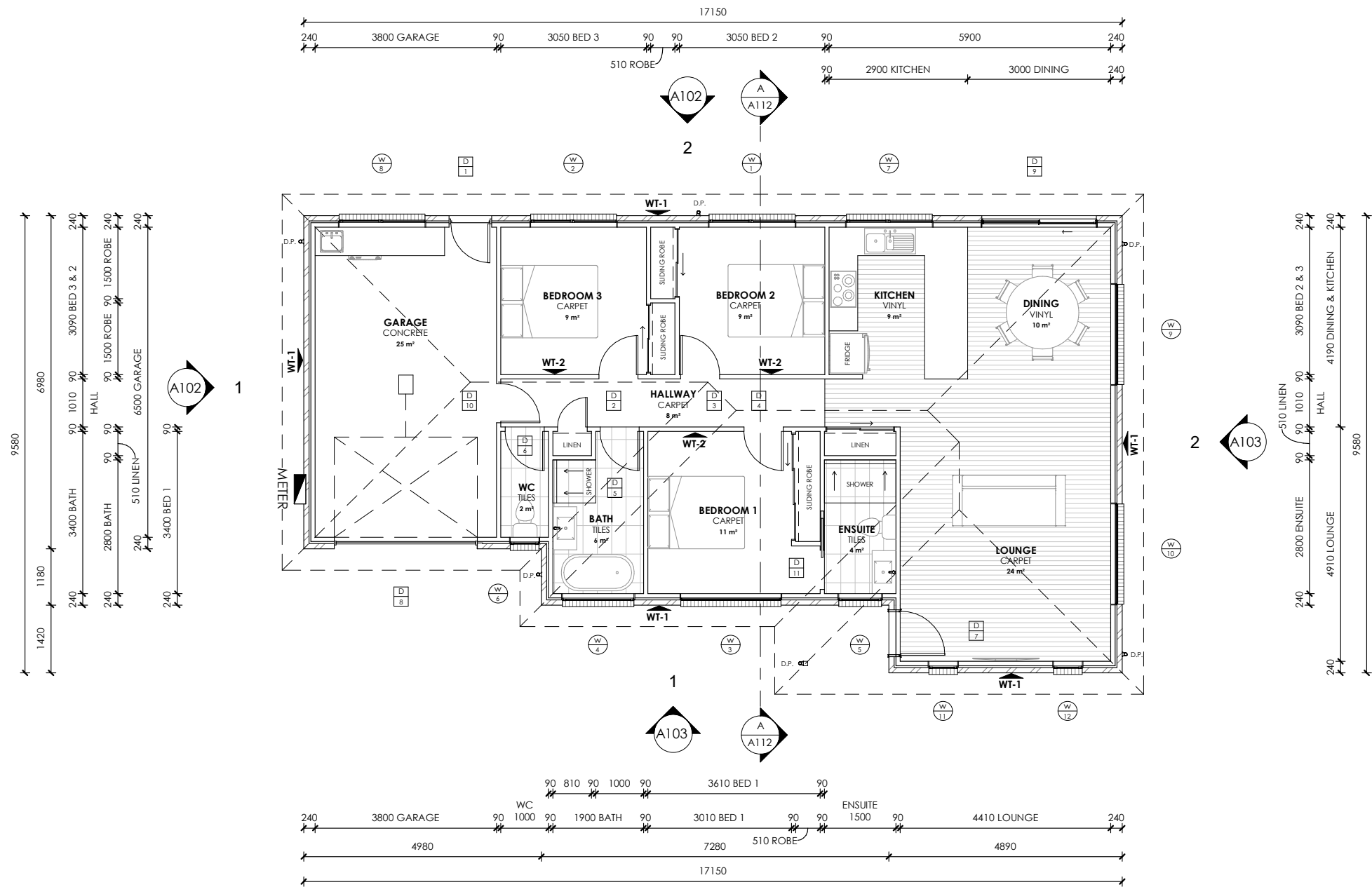
TILES
FLOOR AREA APPROX - 12m2
SELECTED TILES, GROUT, SEALANT, TRIMS
SEALED PRIOR WITH A WATERPROOF
MEMBRANE SYSTEM

CONCRETE
FLOOR AREA APPROX - 25m2
NO SURFACE FINISH REQUIRED.

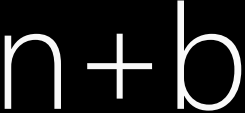
SKIRTING 66x18 PRE PRIMED BEVELLED
SKIRTINGBOARD, PAINT TO FINISH.

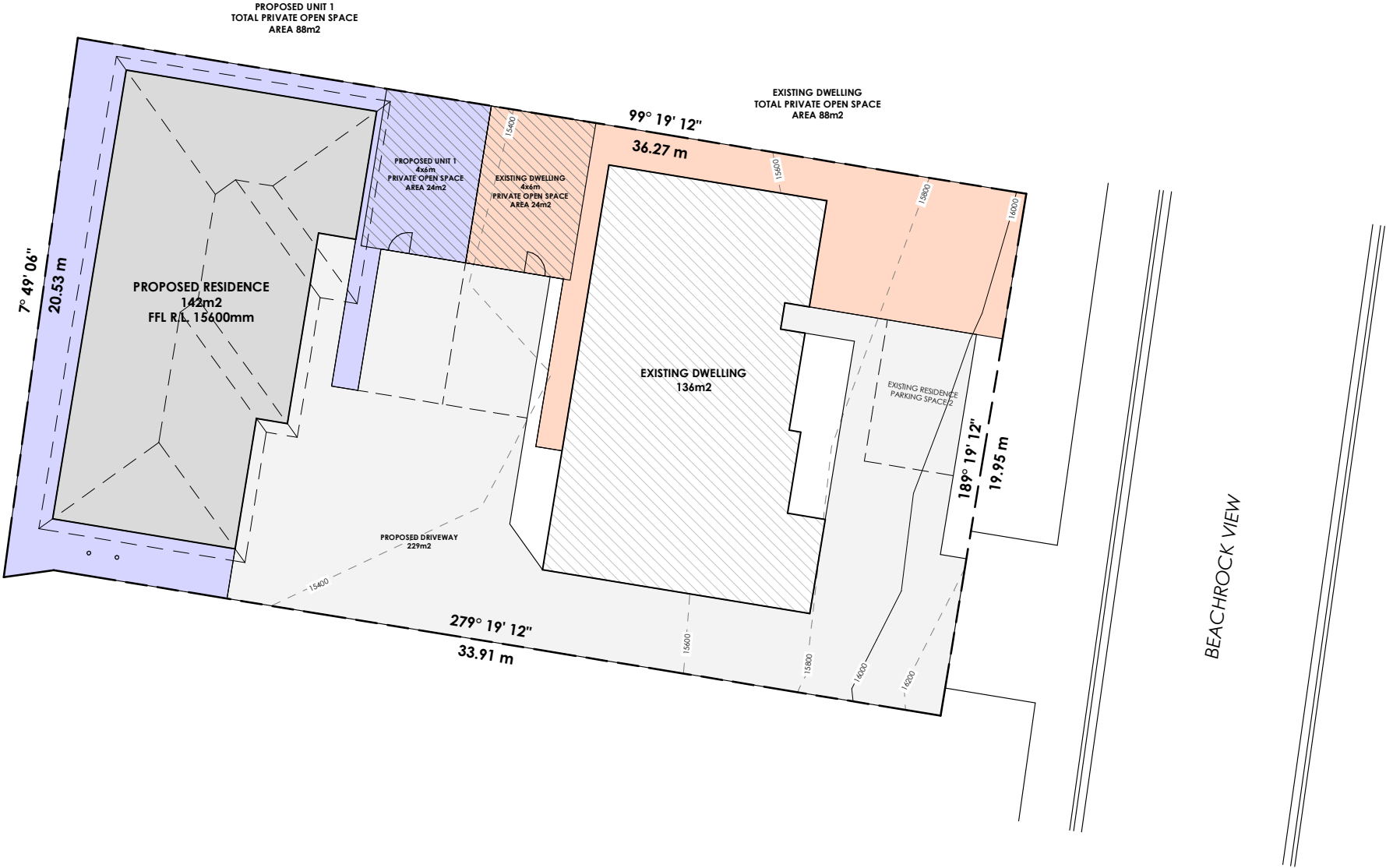
NOTES
ALL WINDOW DIMENSIONS TO BE CONFIRMED WITH
CLIENT PRIOR TO CONSTRUCTION BEGINNING.

ALL GLAZING TO COMPLY WITH WITH NCC 3.6 & AS1288 & AS2047
ALL WET AREAS TO COMPLY WITH NCC 3.8.1 & AS3740
ALL TIMBER FRAMING TO COMPLY WITH NCC 3.4.3 & AS1684
ALL WORKS TO BE IN COMPLIANCE WITH NCC 3.12 & ENERGY EFFICIENCY




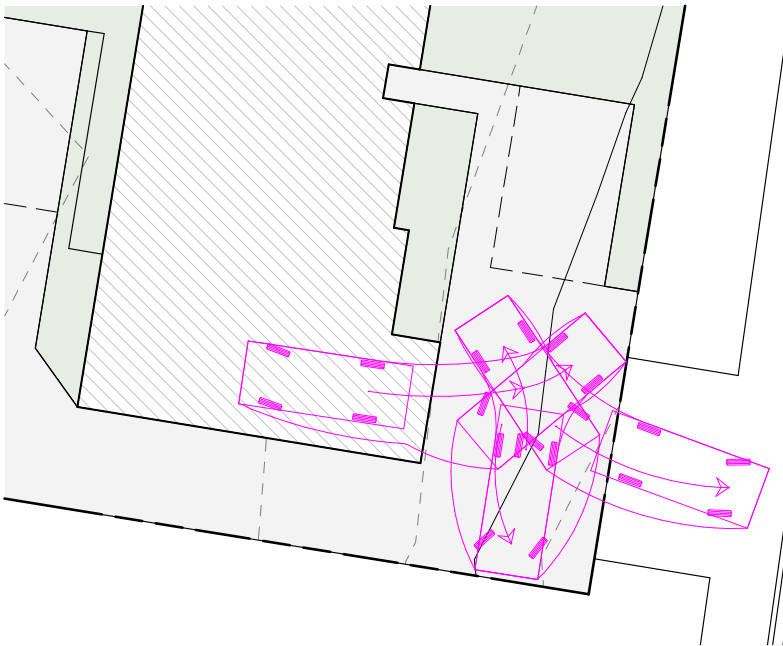
 **FLOOR PLAN**
Scale 1 : 100

 <div>22 Fieldings Way Ulverstone, Tasmania Australia 7315 m 0417 134 369 e nick@nplusb.com.au License No. 047538582 ABN 946 222 219 16</div>	Issued As PRELIMINARY Scale A3 1 : 100 ©COPYRIGHT These drawings and designs and the copyright there of are the property of nplusb and must not be used, retained or copied without the written permission of nplusb. ABN 946 222 219 16	Revision No. A Date 05/12/22 Description Issued as PRELIMINARY do not scale off plans all dimensions are in millimeters confirm all dimensions on site all work relevant to NCC & AS	Project PROPOSED UNIT DEVELOPMENT Location 1 BEACHROCK VIEW, EAST DEVONPORT Client YU-FENG TING	Sheet Title FLOOR PLAN				Sheet Number A104 / A120
				Drawn NJB	Issue Date 05/12/22	Project No. TBA	Revision A	

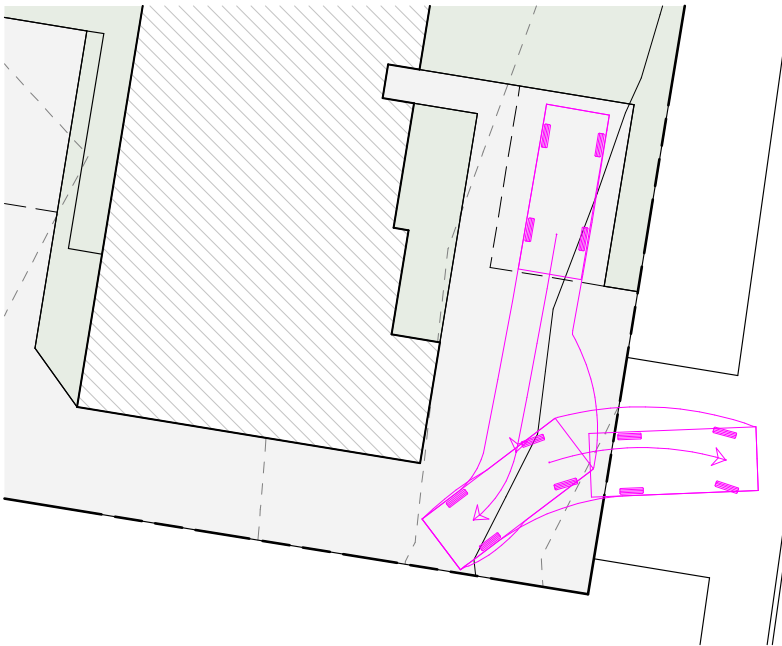


 **PRIVATE OPEN SPACE PLAN**
Scale 1 : 200

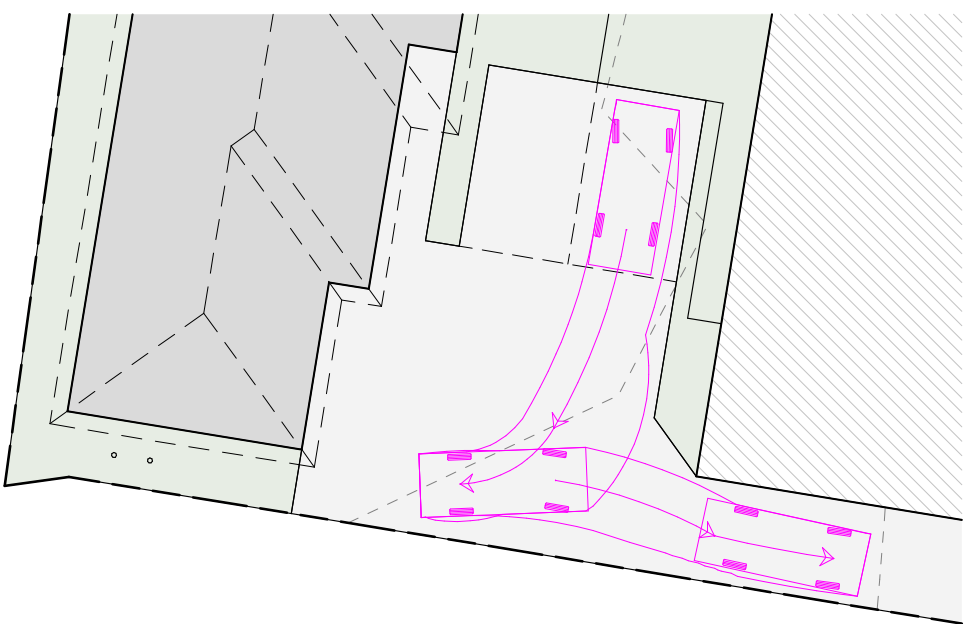
	22 Fieldings Way Ulverstone, Tasmania Australia 7315 m 0417 134 369 e nick@nplusb.com.au License No. 047538582 ABN 946 222 219 16	Issued As PRELIMINARY ©COPYRIGHT These drawings and designs and the copyright there of are the property of nplusb and must not be used, retained or copied without the written permission of nplusb. ABN 946 222 219 16	Scale A3 1 : 200	Revision No. Date Description A 05/12/22 Issued as PRELIMINARY do not scale off plans all dimensions are in millimeters confirm all dimensions on site all work relevant NCC & AS	Project PROPOSED UNIT DEVELOPMENT Location 1 BEACHROCK VIEW, EAST DEVONPORT Client YU-FENG TING	Sheet Title PRIVATE OPEN SPACE PLAN				Sheet Number A105 / A120
						Drawn NJB	Issue Date 05/12/22	Project No. TBA	Revision A	



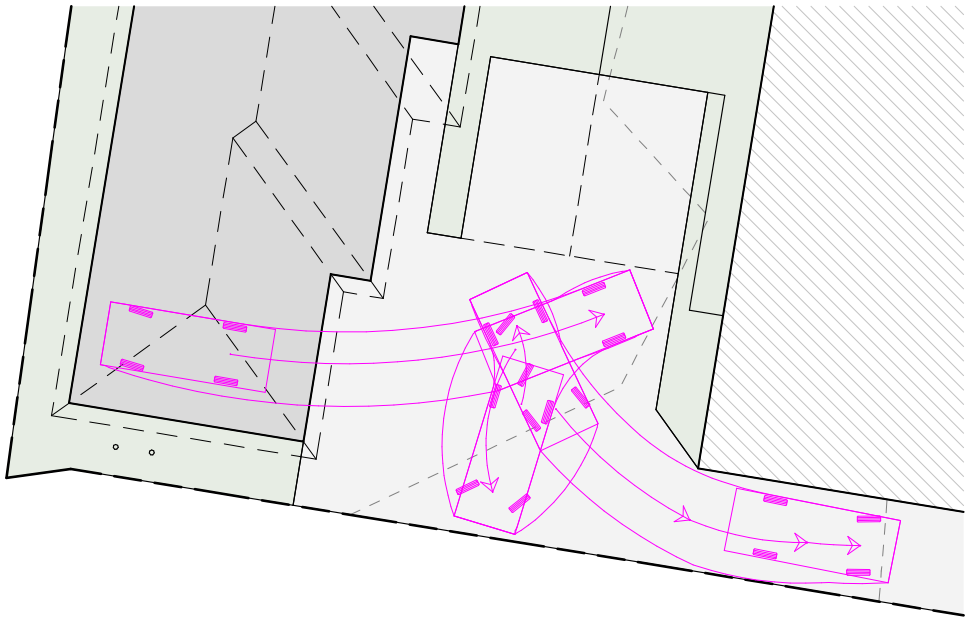
EXISTING DWELLING- PARKING SPACE 1
Scale 1 : 200



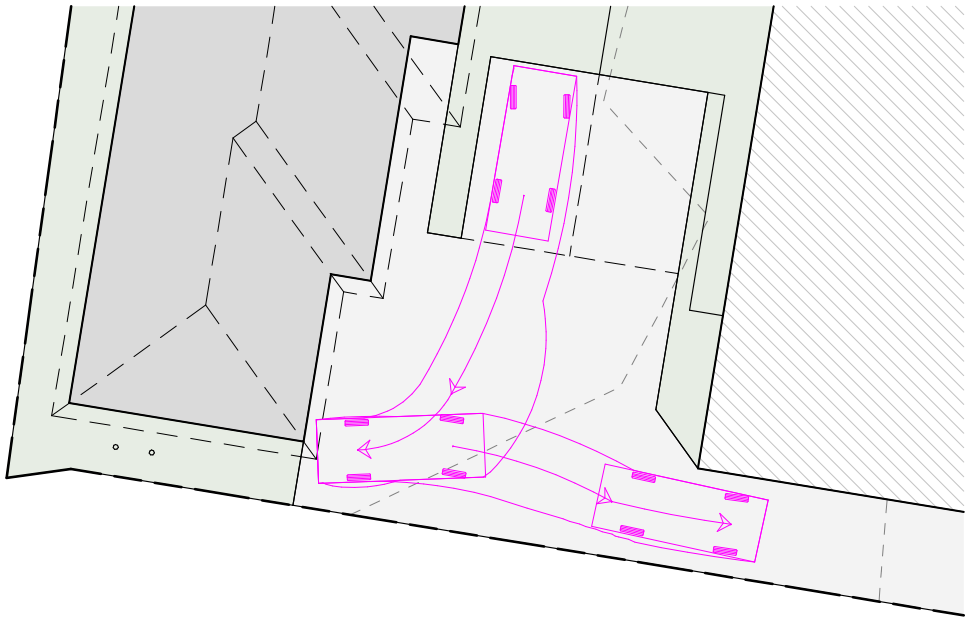
EXISTING DWELLING- PARKING SPACE 2
Scale 1 : 200



VISITOR PARKING SPACE
Scale 1 : 200



PROPOSED UNIT - PARKING SPACE 1
Scale 1 : 200



PROPOSED UNIT - PARKING SPACE 2
Scale 1 : 200

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Submission to Planning Authority Notice

Council Planning Permit No.	PA2022.0209	Council notice date	13/12/2022
TasWater details			
TasWater Reference No.	TWDA 2022/02027-DCC	Date of response	20/12/2022
TasWater Contact	Robert Stapleton	Phone No.	0417279866
Response issued to			
Council name	DEVONPORT COUNCIL		
Contact details	council@devonport.tas.gov.au		
Development details			
Address	1 BEACHROCK VIEW, EAST DEVONPORT	Property ID (PID)	9347011
Description of development	Multiple Dwelling x 2 (1 new, 1 ex)		
Schedule of drawings/documents			
Prepared by	Drawing/document No.	Revision No.	Date of Issue
N+B Design	"Site Plan" / Sheet: A101/A120	A	05/12/2022
Conditions			
<p>SUBMISSION TO PLANNING AUTHORITY NOTICE OF PLANNING APPLICATION REFERRAL</p> <p>Pursuant to the <i>Water and Sewerage Industry Act 2008</i> (TAS) Section 56P(1) TasWater imposes the following conditions on the permit for this application:</p> <p>CONNECTIONS, METERING & BACKFLOW</p> <ol style="list-style-type: none"> 1. A suitably sized water supply with metered connection and sewerage system and connection to the development must be designed and constructed to TasWater's satisfaction and be in accordance with any other conditions in this permit. 2. Any removal/supply and installation of water meters and/or the removal of redundant and/or installation of new and modified property service connections must be carried out by TasWater at the developer's cost. 3. Prior to commencing construction of the development, any water connection utilised for construction must have a backflow prevention device and water meter installed, to the satisfaction of TasWater. <p>56W CONSENT</p> <ol style="list-style-type: none"> 4. Prior to the issue of the Certificate for Certifiable Work (Building) and/or (Plumbing) by TasWater the applicant or landowner as the case may be must make application to TasWater pursuant to section 56W of the <i>Water and Sewerage Industry Act 2008</i> for its consent in respect of that part of the development which is built over or within two metres of TasWater infrastructure. <p>DEVELOPMENT ASSESSMENT FEES</p> <ol style="list-style-type: none"> 5. The applicant or landowner as the case may be, must pay a development assessment fee of \$226.71, to TasWater, as approved by the Economic Regulator and the fee will be indexed, until the date paid to TasWater. <p>The payment is required within 30 days of the issue of an invoice by TasWater.</p>			



Advice

General

For information on TasWater development standards, please visit <https://www.taswater.com.au/building-and-development/technical-standards>

For application forms please visit <https://www.taswater.com.au/building-and-development/development-application-form>

Service Locations

Please note that the developer is responsible for arranging to locate the existing TasWater infrastructure and clearly showing it on the drawings. Existing TasWater infrastructure may be located by a surveyor and/or a private contractor engaged at the developers cost to locate the infrastructure.

- (a) A permit is required to work within TasWater's easements or in the vicinity of its infrastructure.
Further information can be obtained from TasWater.
- (b) TasWater has listed a number of service providers who can provide asset detection and location services should you require it. Visit www.taswater.com.au/Development/Service-location for a list of companies.
- (c) Sewer drainage plans or Inspection Openings (IO) for residential properties are available from your local council.

56W Consent

The plans submitted with the application for the Certificate for Certifiable Work (Building) and/or (Plumbing) will need to show footings of proposed buildings located over or within 2.0m from TasWater pipes and will need to be designed by a suitably qualified person to adequately protect the integrity of TasWater's infrastructure, and to TasWater's satisfaction, be in accordance with AS3500 Part 2.2 Section 3.8 to ensure that no loads are transferred to TasWater's pipes. These plans will need to also include a cross sectional view through the footings which clearly shows;

- (a) Existing pipe depth and proposed finished surface levels over the pipe;
- (b) The line of influence from the base of the footing must pass below the invert of the pipe and be clear of the pipe trench and;
- (c) A note on the plan indicating how the pipe location and depth were ascertained.
- (d) The location of the property service connection and sewer inspection opening (IO).

Declaration

The drawings/documents and conditions stated above constitute TasWater's Submission to Planning Authority Notice.

TasWater Contact Details

Phone	13 6992	Email	development@taswater.com.au
Mail	GPO Box 1393 Hobart TAS 7001	Web	www.taswater.com.au

**DEVONPORT CITY COUNCIL**

ABN: 47 611 446 016

PO Box 604 Devonport TAS 7310 – 137 Rooke Street, Devonport

Telephone 03 6424 0511

Email council@devonport.tas.gov.au Web www.devonport.tas.gov.au**Submission Date**

10/01/2023

I/We

PEI-CHUAN WANG

Of

1 Sandwood Place
East Devonport, TAS 7310
Australia

Email Addressflight12240@gmail.com**Phone Number**

0498580035

Development Application Number

PA2022.020

Address of Development

1 Beachrock View
East Devonport 7310
Australia

Details of representation

Hi there,

I notice the distance between my land boundary and the new development is only 1525mm, and I consider it's too close for my privacy.

Upload Supporting Documentation such as photos, plans, sketches etc (optional)

- [plan-representation.jpg](#)

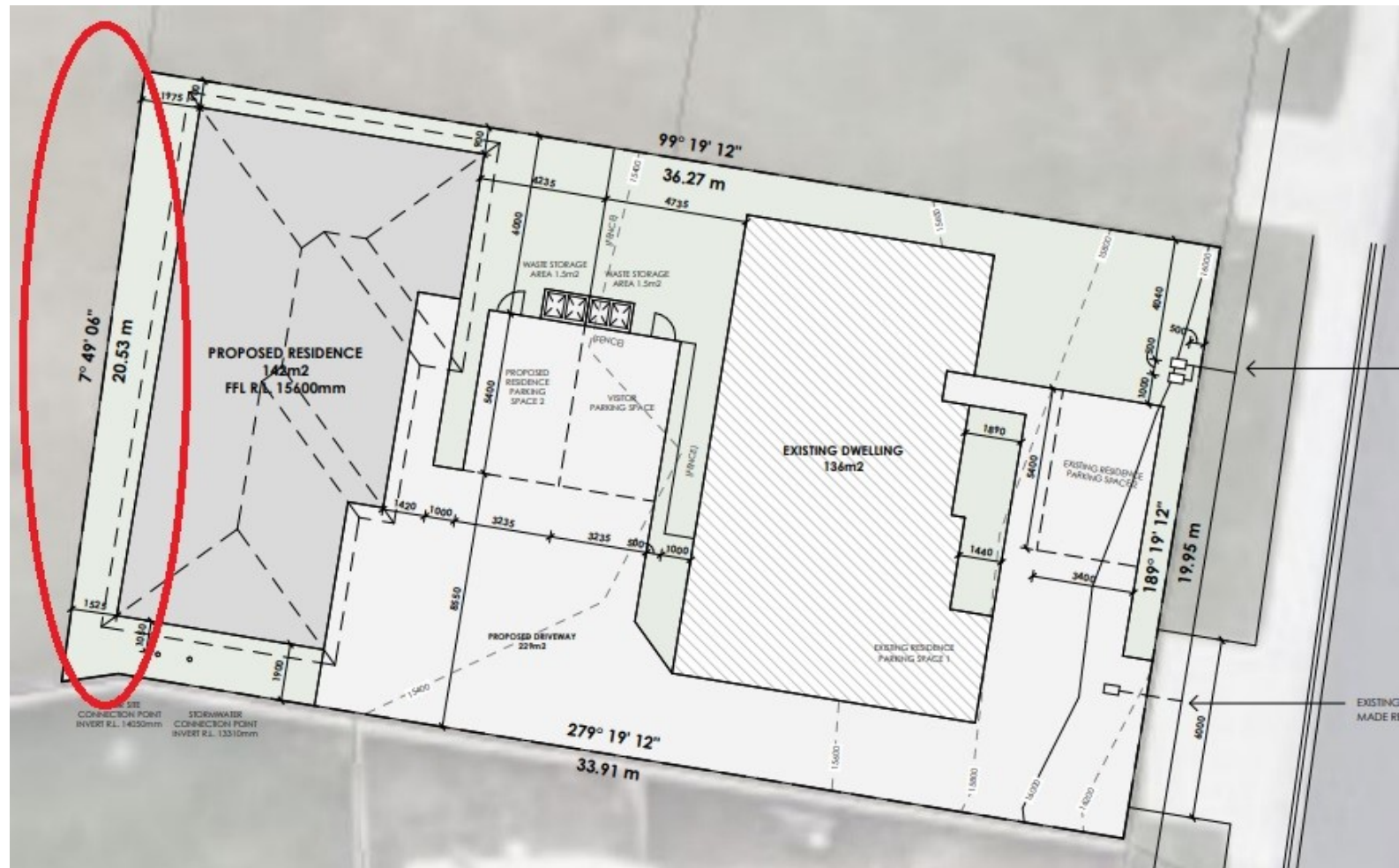
Consent

- ✓ I agree that all the information i have provided is accurate and is truthful.

Privacy Consent

- ✓ I agree to the privacy policy of the Devonport City Council.





Office use
Application no. _____
Date received: _____
Fee: _____
Permitted/Discretionary _____

Devonport City Council

Land Use Planning and Approvals Act 1993 (LUPAA)

Tasmanian Planning Scheme - Devonport

Application for Planning Permit

Use or Development Site

Street Address: 12 DONVISTA DRIVE
DON 7310

Certificate of Title Reference No.: 144123/3

Applicant's Details

Full Name/Company Name: HARRY JOHN HARRISON

Postal Address: 12 DONVISTA DRIVE
DON

Telephone: 0416688436 -

Email: harry@austtradeirect.com.au

Owner's Details (if more than one owner, all names must be provided)

Full Name/Company Name: _____

Postal Address: _____

Telephone: _____

Email: _____



ABN: 47 611 446 016
PO Box 604
137 Rooke Street
Devonport TAS 7310
Telephone 03 6424 0511
www.devonport.tas.gov.au
council@devonport.tas.gov.au

Sufficient information must be provided to enable assessment against the requirements of the planning scheme.

Please provide one copy of all plans with your application.

Assessment of an application for a Use or Development

What is proposed?:

To erect a Shade cloth screen approximately 36 metres long and 3.66 metres high between 11 + 12 Donvista Drive Don to give me + my family some privacy

Description of how the use will operate:

The shade cloth screen is to give me + my family some privacy from my neighbour as he works on a regular basis from his shed doing welding, grinding, and commercial lighting that illuminates my home and cameras directed to my home. His Property overlooks my Property.

I purchased the property in June 2021 the trees ran the complete bandary between us + were approximately 5 metres high + were + good screen, I noticed the leaves falling from trees about half along the boundary fence I called an Arborist as most of the leaves had gone the trees were dying + the decision was made to remove them. 30 trees were removed. The balance of the trees are all in good health to this day.

Use Class (Office use only):

Value of use and/or development\$6,500

Notification of Landowner/s (s.52 Land Use Planning and Approvals Act 1993)

If land is not in applicant's ownership

I, _____ declare that the owner/s of the land has/have been notified of my intention to make this application.

Applicant's signature: _____ Date: _____

If the application involves land owned or administered by the Devonport City Council

Devonport City Council consents to the making of this permit application.

General Manager's signature: _____ Date: _____

If the application involves land owned or administered by the Crown

Crown consent must be included with the application.

Signature

I apply for consent to carry out the use and development described in this application. I declare that all the information given is true and correct. I also understand that:

- if incomplete, the application may be delayed or rejected; and
- more information may be requested in accordance with s.54 (1) of LUPAA.

PUBLIC ACCESS TO PLANNING DOCUMENTS - DISCRETIONARY PLANNING APPLICATIONS (s.57 of LUPAA)

I understand that all documentation included with a discretionary application will be made available for inspection by the public.

Applicant's signature:  Date: 15-12-2022**PRIVACY ACT**

The personal information requested on this form is being collected by Council for processing applications under the Land Use Planning and Approvals Act 1993 and will only be used in connection with the requirements of this legislation. Council is to be regarded as the agency that holds the information.

Fee & payment options**Pay by Direct Deposit** – BSB: 067-402 Account No. 000 000 13 – Please quote your application number.**Pay in Person at Service Tasmania** – Present this notice to any Service Tasmania Centre, together with your payment. See www.service.tas.gov.au for opening hours.**Pay by Phone** – Please contact the Devonport City Council offices on 64240511 during office hours, Monday to Friday.**Pay by Post** – Cheques should be made payable to Devonport City Council and posted to PO Box 604, Devonport, Tasmania, 7310.

**RESULT OF SEARCH**

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980**SEARCH OF TORRENS TITLE**

VOLUME 144123	FOLIO 3
EDITION 4	DATE OF ISSUE 27-Jul-2021

SEARCH DATE : 30-Nov-2022

SEARCH TIME : 12.18 PM

DESCRIPTION OF LAND

City of DEVONPORT

Lot 3 on Sealed Plan 144123

Derivation : Part of Lot 320, 60 Acres, A Biggs Pur.

Prior CT 140412/1

SCHEDULE 1

M897877 TRANSFER to HARRY JOHN HARRISON Registered
27-Jul-2021 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

SP144123 COVENANTS in Schedule of Easements

SP144123 FENCING COVENANT in Schedule of Easements

SP144123 SEWERAGE AND/OR DRAINAGE RESTRICTION

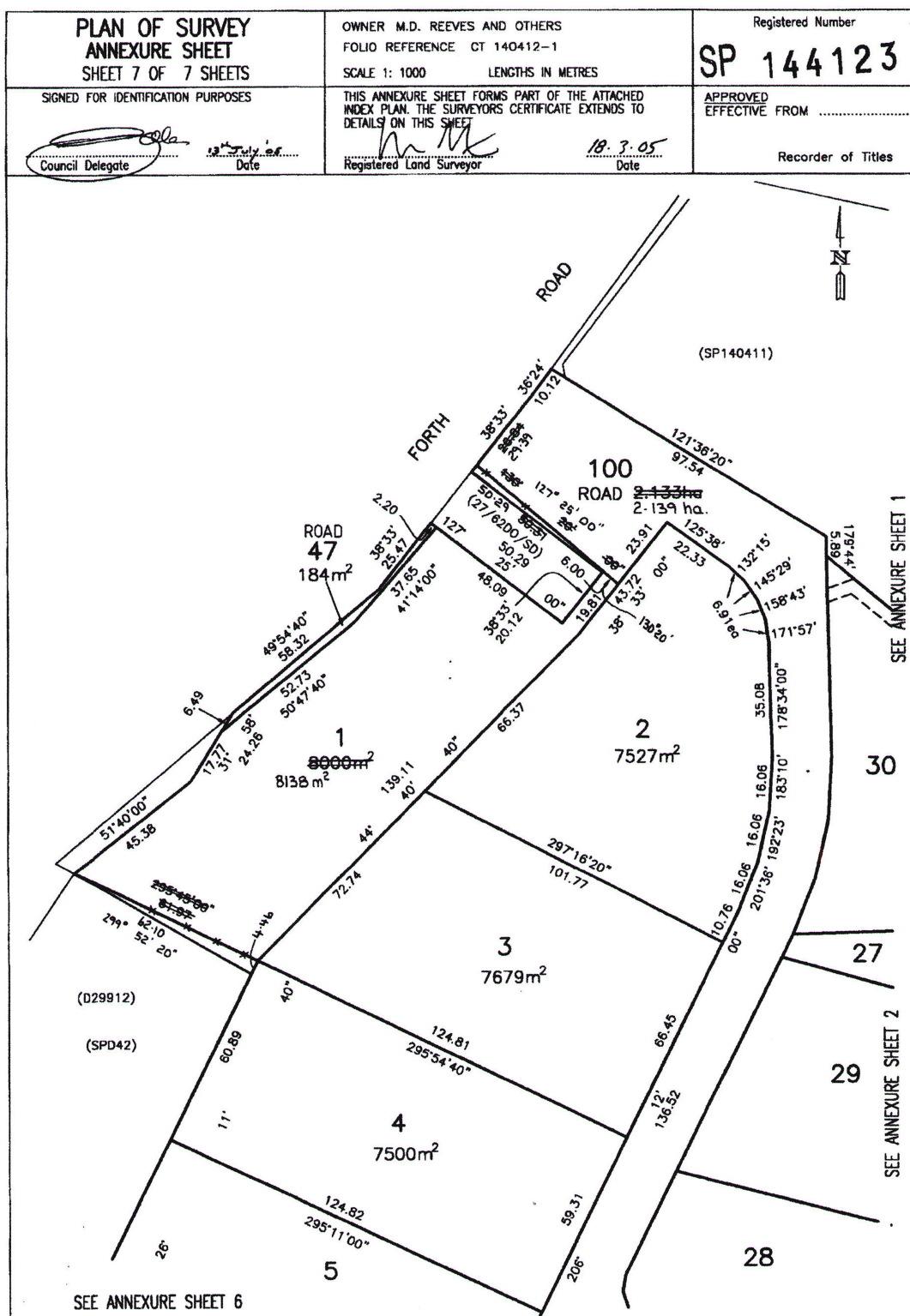
UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

FOLIO PLAN

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



FOLIO PLAN

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

FOLDING THIS PLAN MAY CAUSE REJECTION BY THE RECORDER OF TITLES		PLAN OF SURVEY BY SURVEYOR MR M A C LESTER LESTER FRANKS SURVEY & GEOGRAPHIC PTY LTD LOCATION CITY OF DEVONPORT		REGISTERED NUMBER SP144123
OWNER M.D. REEVES AND OTHERS FOLIO REFERENCE CT 140412-1 GRANTEE PART OF LOT 320, 600ACRES ABRAHAM BIGGS, PUR		SCALE 1:3000 LENGTHS IN METRES		APPROVED EFFECTIVE FROM 17 AUG 2005 <i>Alice Kawa</i> Recorder of Titles
MAPSHEET MUNICIPAL (4443-11) CODE No. 108 (4444-51)	LAST UPI No. 4600274	LAST PLAN No. P140412	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN	

"ROAD" NOTATION HAS BEEN ADDED TO LOT 47 MADE
 UNDER SECTION 139 OF THE LAND TITLES ACT 1980.

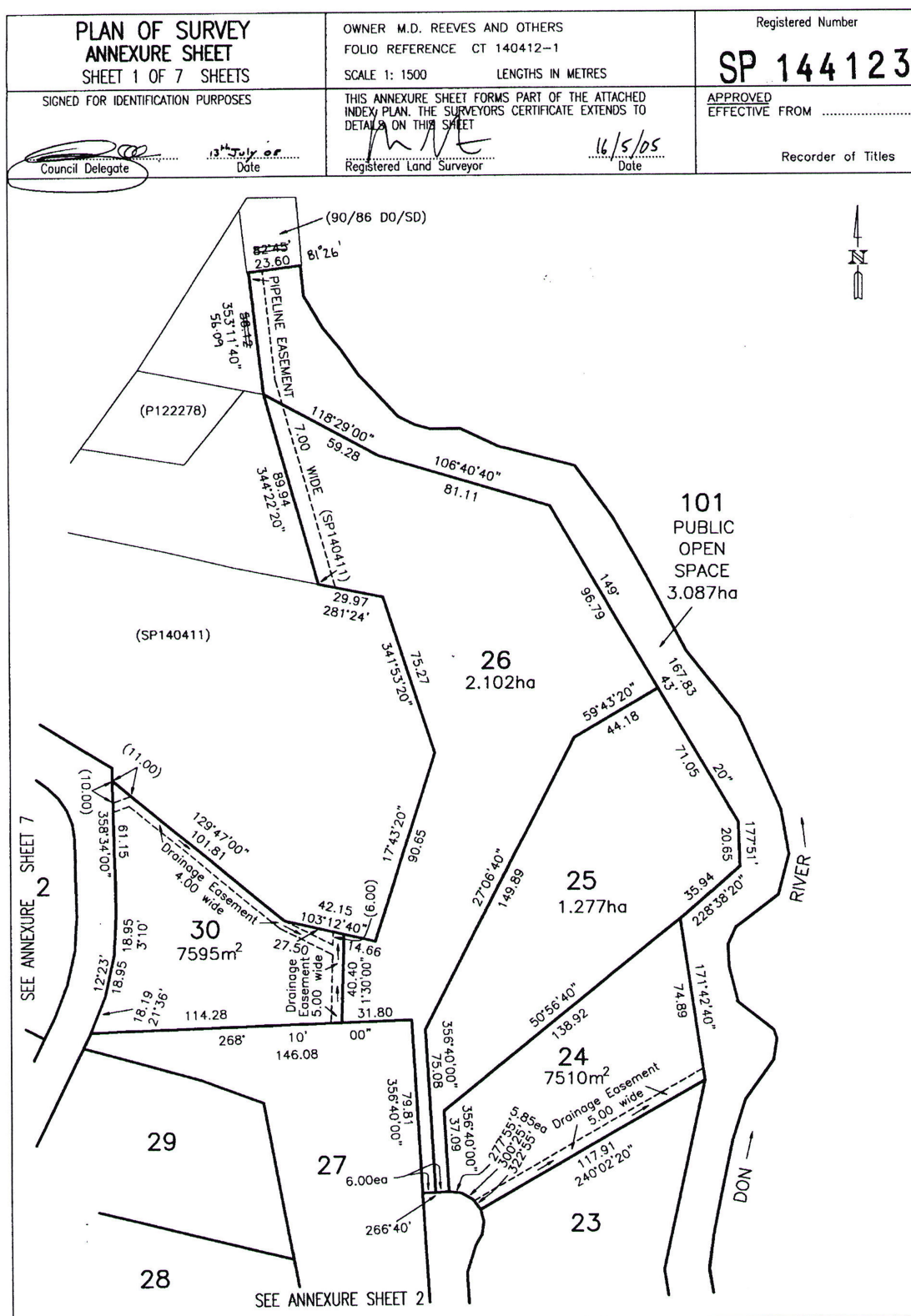
Alice Kawa
 RECORDER OF TITLES
 - 1 SEP 2005

COUNCIL DELEGATE *Rab* 13 July 2022 DATE

FOLIO PLAN

RECORDED OF TITLES

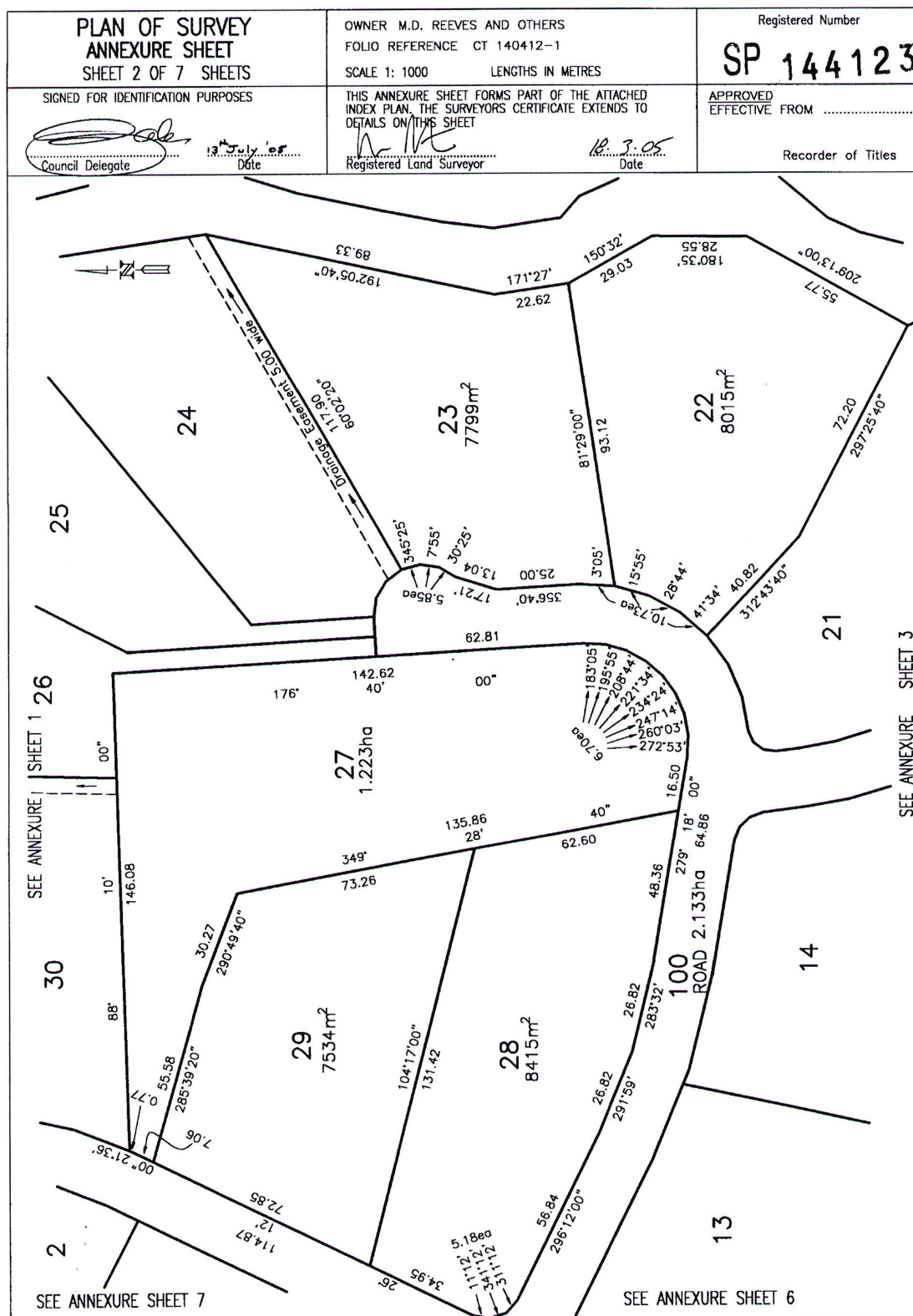
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FOLIO PLAN

RECORDER OF TITLES

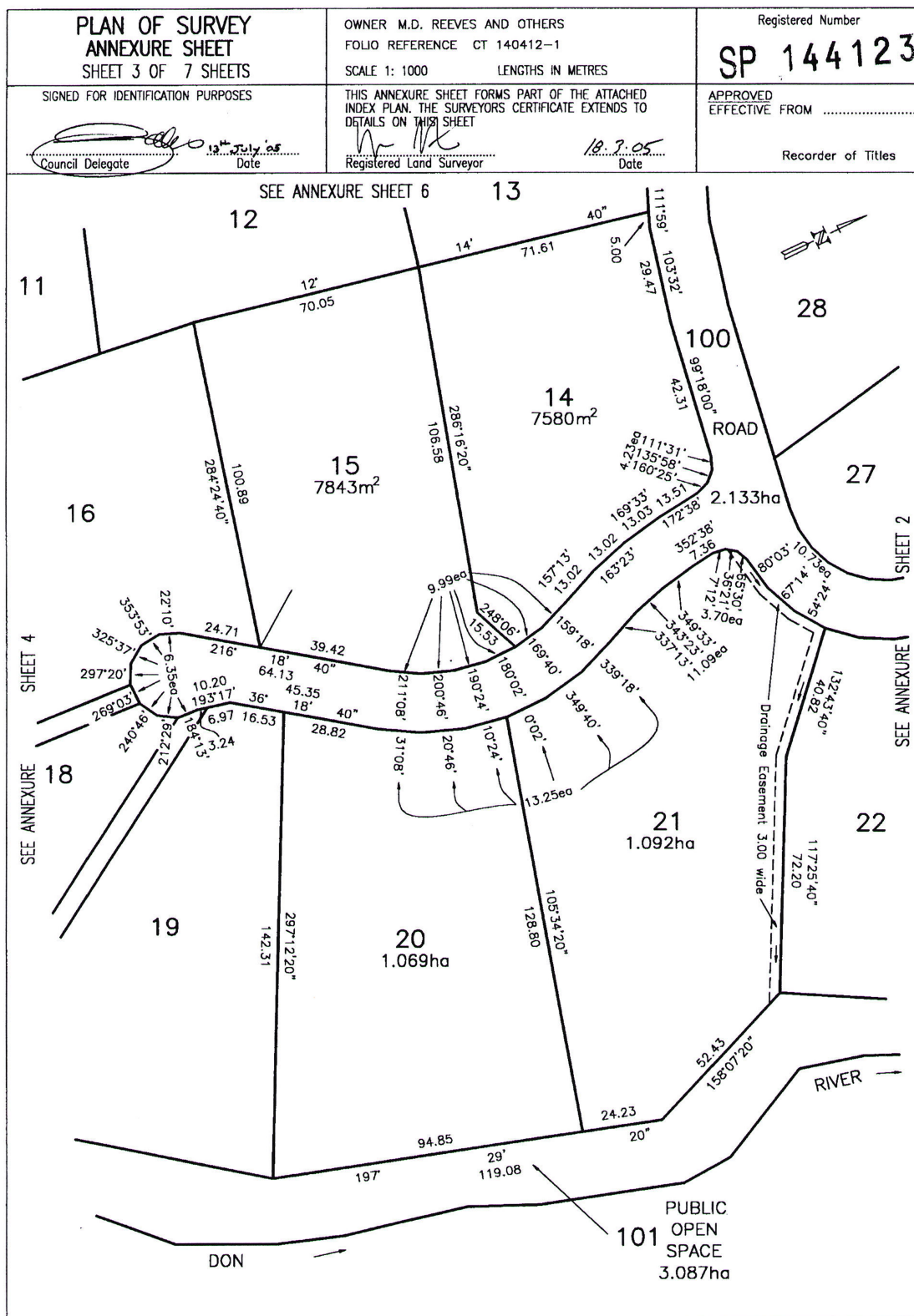
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FOLIO PLAN

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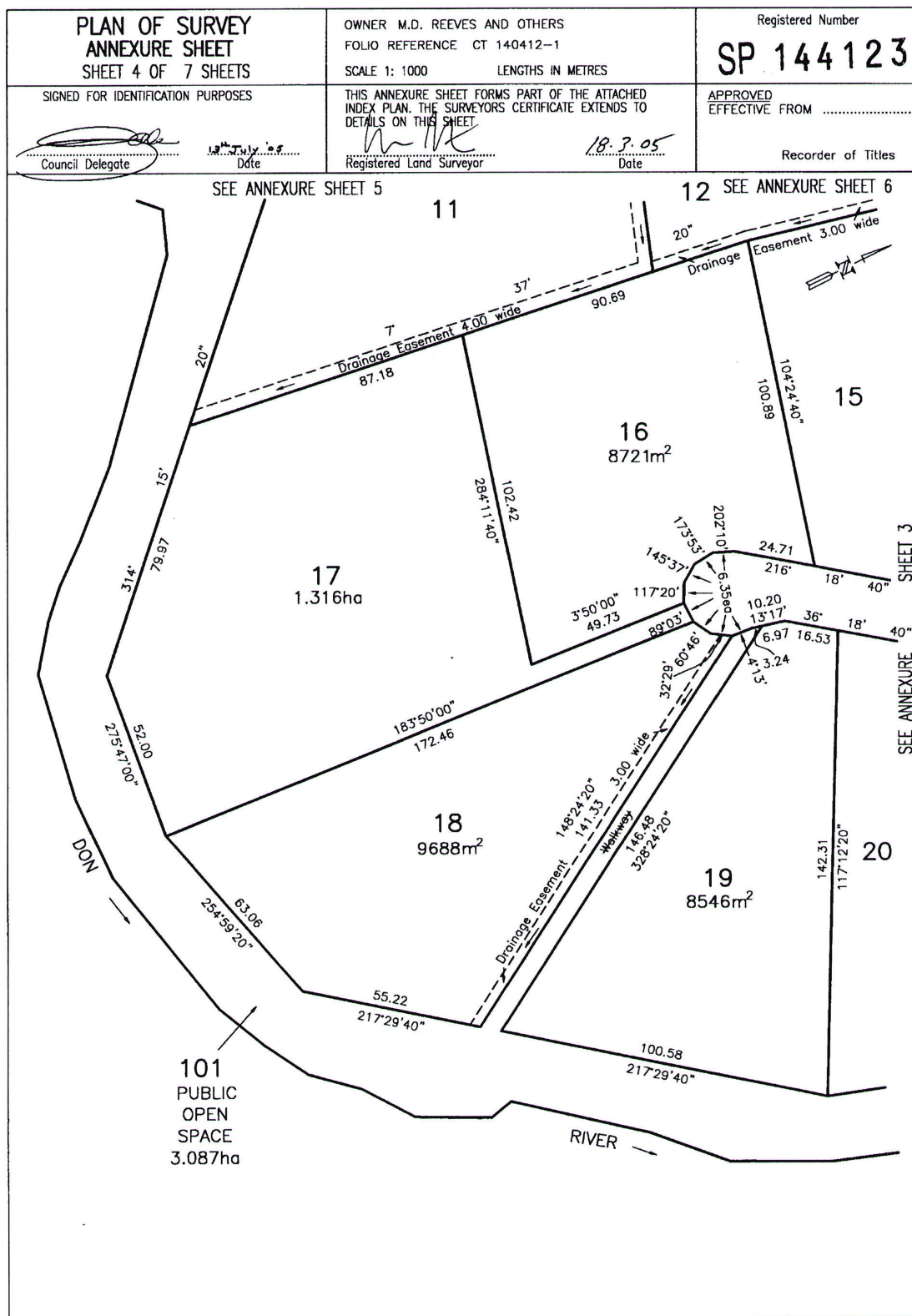
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FOLIO PLAN

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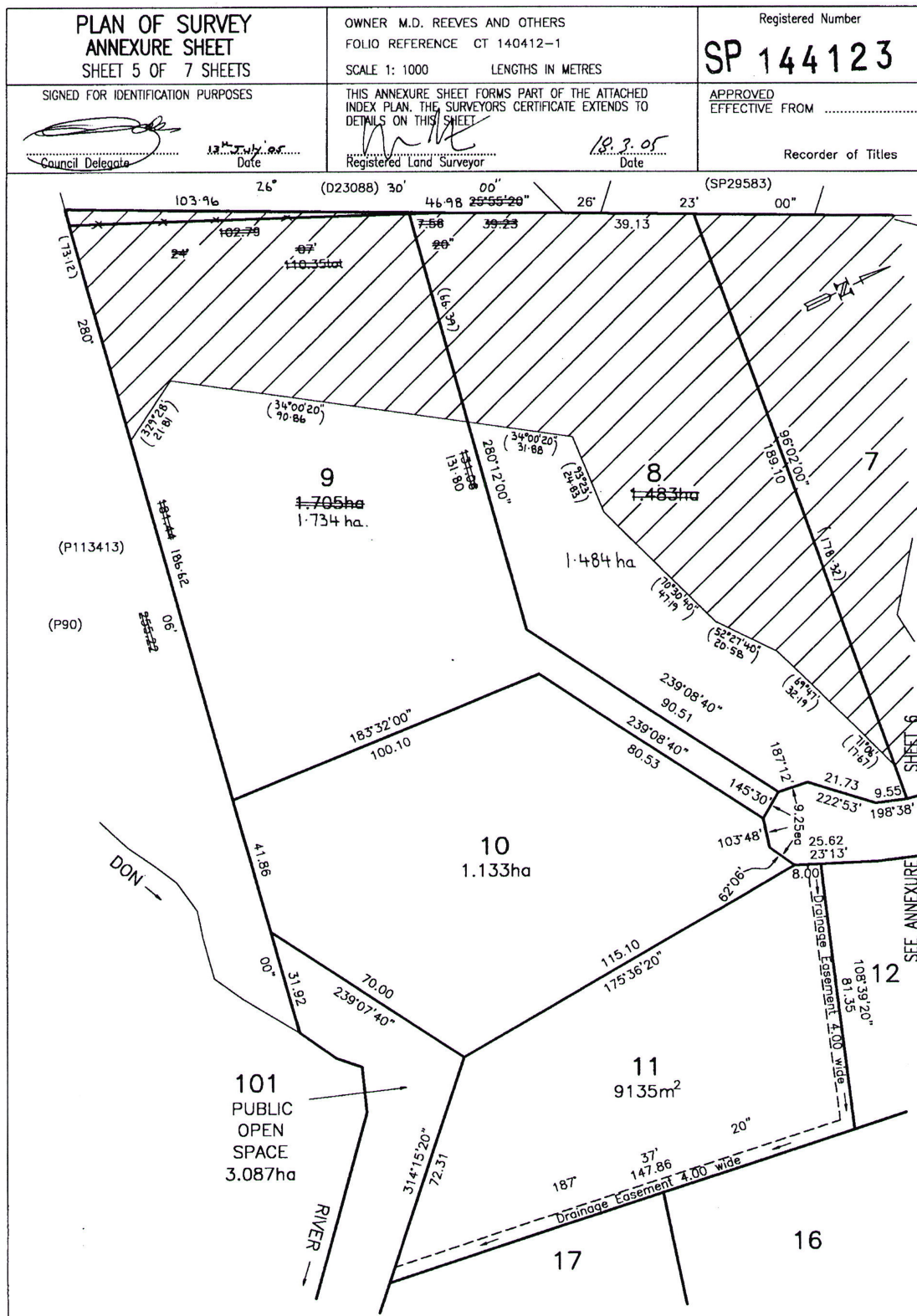
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FOLIO PLAN

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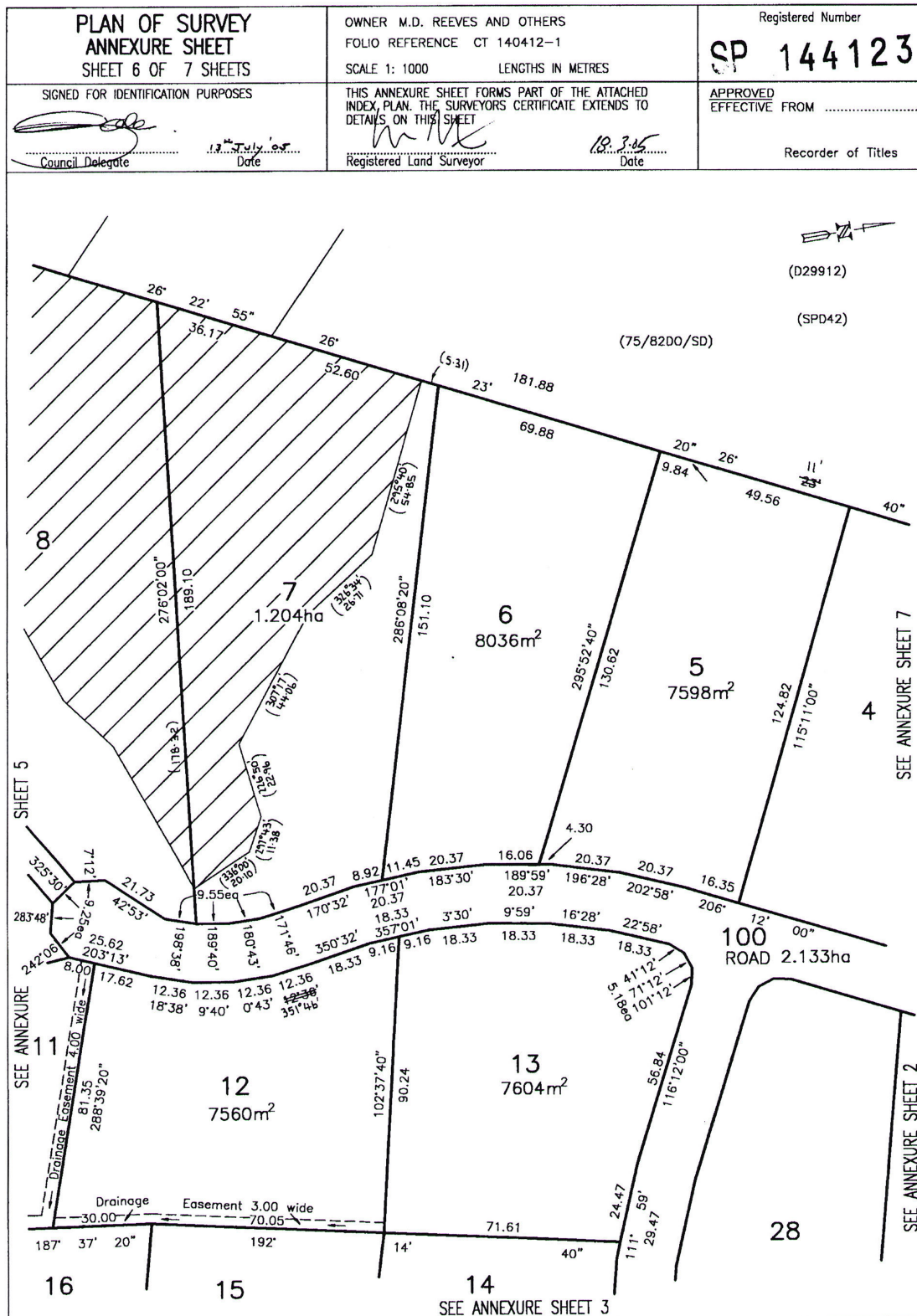
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FOLIO PLAN

RECORDER OF TITLES

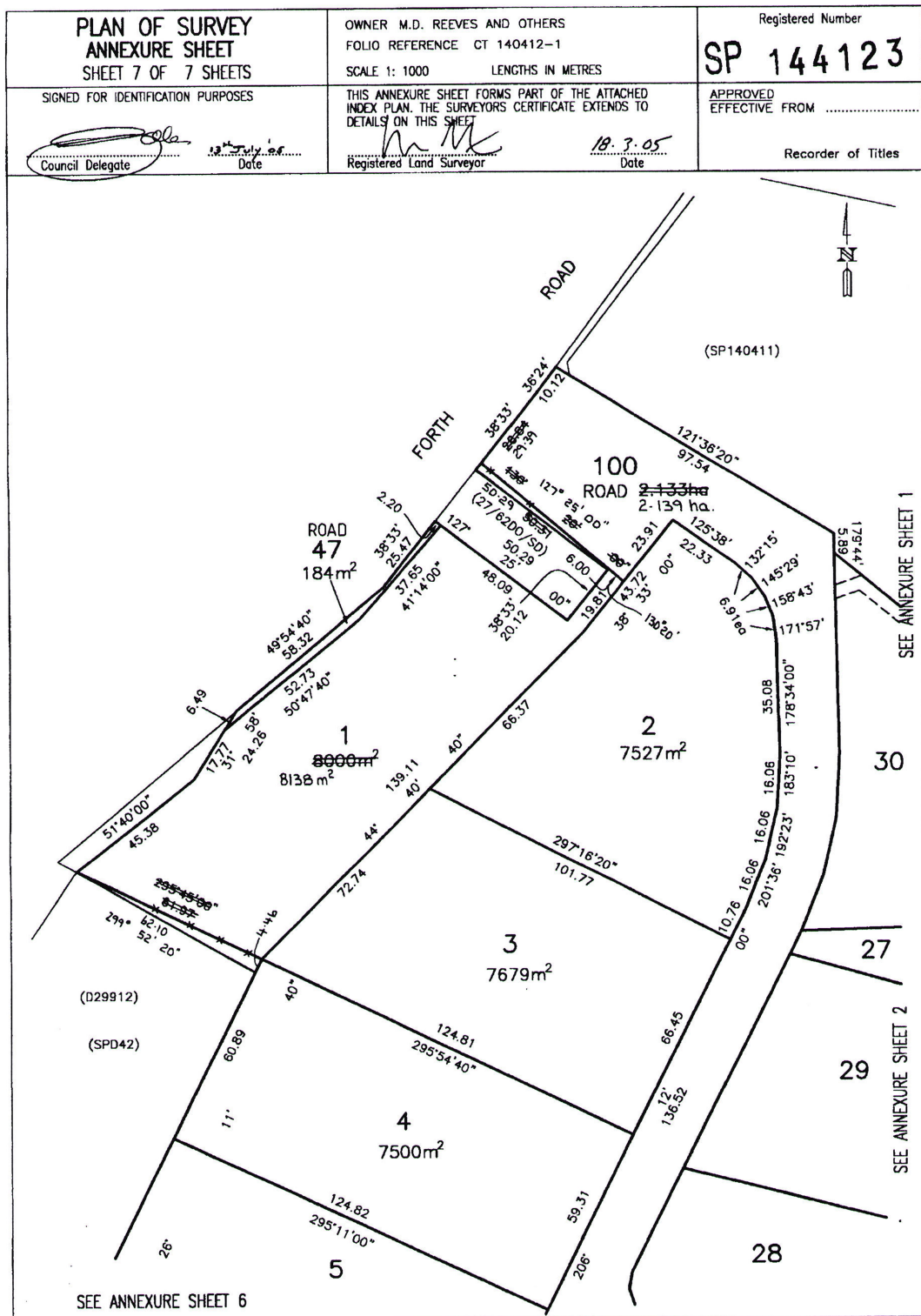
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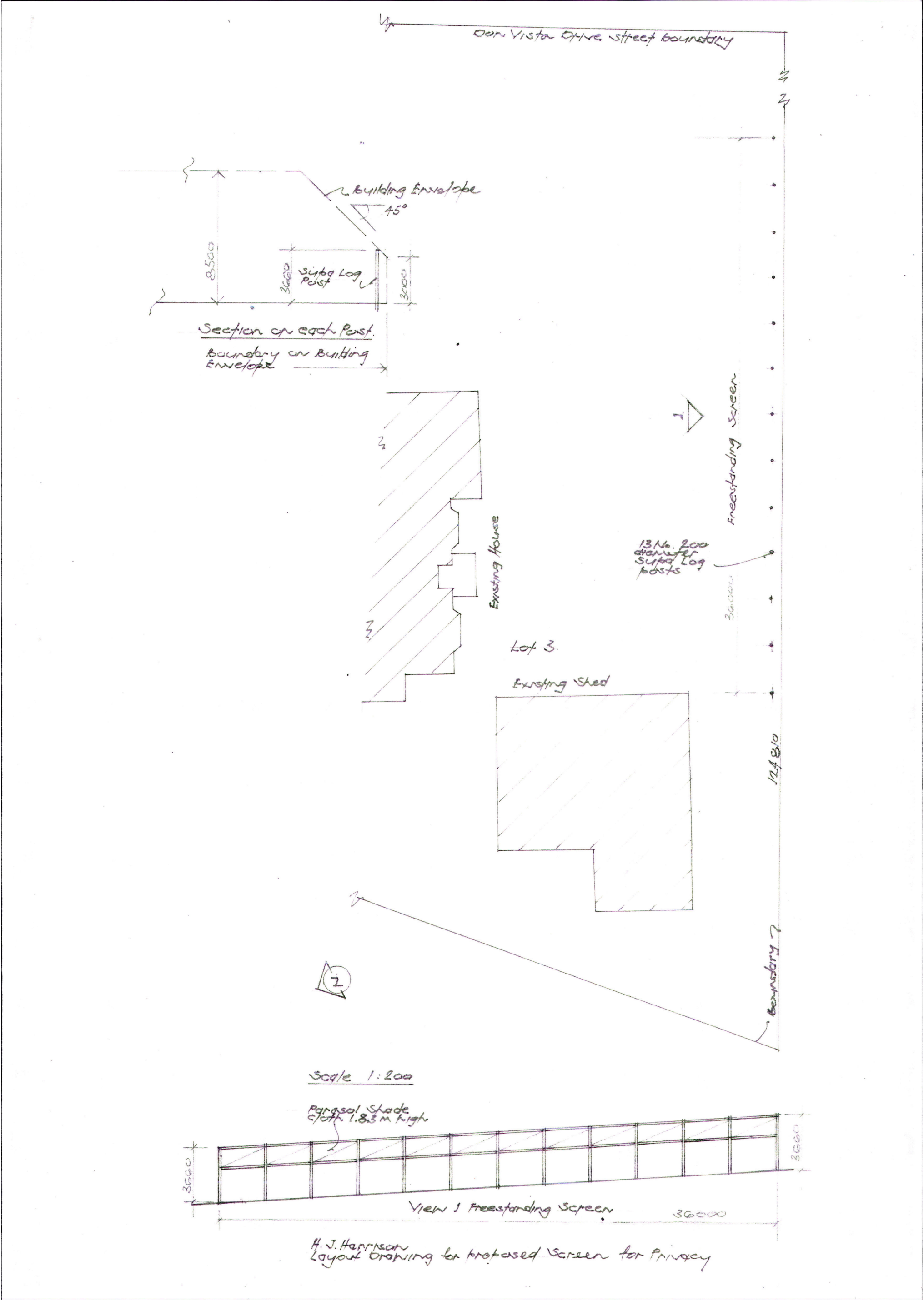
FOLIO PLAN

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980









DEVONPORT CITY COUNCIL

ABN: 47 611 446 016

PO Box 604 Devonport TAS 7310 - 137 Rooke Street, Devonport

Telephone 03 6424 0511

Email council@devonport.tas.gov.au Web www.devonport.tas.gov.au

5 January 2023

In reply please quote:

File: PA2022.0213

MR DP MARSHALL
11 DONVISTA DRIVE
DON TAS 7310

Dear Sir

**PA2022.0213 – APPLICATION FOR PLANNING PERMIT
12 DONVISTA DRIVE DON**

Council has received a Planning Application for the following proposal at the abovementioned property:

Residential (screen).

In accordance with the requirements of the *Land Use Planning and Approvals Act 1993*, all discretionary planning permit applications are subject to a mandatory public notification process. This is achieved by:

- a newspaper notice;
- a notice placed at the site to which the application relates; and
- written notification to adjoining landowners/occupants.

You are invited to view the application and any documents and plans accompanying it on Council's website;

www.devonport.tas.gov.au/building-development/planning/advertised-planning-permit-applications/ or on the ground floor of the parnaple centre at 137 Rooke Street, Devonport - Monday to Friday from 8.45am to 4.45pm.

You may make a representation relating to the application in accordance with section 57(5) of the *Land Use Planning Approvals Act 1993*. Representations must be addressed to the General Manager, Devonport City Council and reference the planning application number quoted above. Representations can be submitted via the online form on Council's website at www.devonport.tas.gov.au/submit-a-representation-for-a-development/, by email to council@devonport.tas.gov.au or by mail to PO Box 604, Devonport Tasmania 7310.

All representations must be received by close of business on **23 January 2023**.

After viewing a planning permit application that is on public exhibition, should you have a query you can make a booking with a Council Planning Officer. The booking can be for a returned phone call, video meeting or a face-to-face meeting. To make a booking, please contact Council on 03 6424 0511.

Please see overleaf for general details regarding representations for discretionary planning permit applications.

Yours faithfully

Alex Mountney
LAND-USE PLANNING COORDINATOR

*The City with Spirit*

Devonport city council

Po box 604

Devonport Tas 7310

David p Marshall

11 don vista drive

don Tas 7310

20/1/2023

REFERENCE PA 2022.0213 planning permit 12 don vista drive don

TO THE GENERAL MANAGER DEVONPORT CITY COUNCIL

I David Marshall of 11 don vista drive wish to make representation to the planning application pa 2022.0213 12 don vista drive submit by harry Harrison

I OBJECT TO THIS application on following grounds

1 council has excepted pa application without ensuring Mr Harrison has engaged registered designer.

2 building act 2016 43 /1 a and b b (ii) the documentation relating to the design includes sufficient information for the assessment of the work in accordance with this act

3 the drawing is barely legible, let alone lack of detail, no foundation, no fixing of parasol, no colour no assessment on wind loading and type of parasol, no assessment on large bulk lpg cylinder say 120kg capacity next to fence.

4 I would assume you can not build potential fire hazard over bulk lpg cylinder but again designer would do site visit and assess

5 I asked question off Carolyn Milnes on engineer, her answer up to surveyor, 38 yrs of heavy construction and engineer, registered builder, I never had a surveyor make call on engineering, clause 31 power of building surveyor no where does it say he in charge of engineering, his job is to ensure compliance with design (something we missing)

6 as mr Harrison has already brought treated posts, say 4.6 long, look about 250mm in dia say 200kgs each, 13 off = 2600kgs of timber, parasol 1.8x36m = 64.80 sq/m THAT is a hell of a structure and wind load in a extreme weather event. (this is not a shade screen)

7 my existing structure on my side of boundary line about 2.1 high, has been engineered some 13 yrs ago as I fully understand from soil test done back then this ground is reactive, in summer ground shrinks in winter unstable. A QUICK PHONE CALL to my engineer in Hobart and send him drawing, as he explained you put a wind shield next to my structure you put extra force on my structure, worse case my structure foundation will give way IS COUNCIL EXCEPTING liability for future damage on my land as result of constructing giant wall

8 parasal just a fancy word, again no design, looking at standard of mr Harrison home handy work, It will be bunnings shade cloth, no professional (parasal) design with wind rated load ,question how long before ripped to shreds and on my land .

9 has council done environmental assessment this wall 64 sq/m banging in wind 3am in morning. will council take liability when it ends up on my land causing damage or worse injuries some one like my 6 yr old daughter

10 ONE HAS TO ASK WHAT IS PURPOSE OF GAINST WALL, my property visual aspects have not change in 13 yrs so when mr Harrison flew here from Queensland to inspect 12 don vista drive he knew what was next door including (DOG) ,it my position the purpose of wall is for mr Harrison to further grow his accommodation business he appears running from home ,he appears to currently have 4 tenants of Asian descent live in top floor of house ,some appear to be season workers ,lots of Asian people coming and going . I assume does not comply with residential use ,and more interesting when he brought house it had trees all way up fence (screen) first thing he did was cut down but now Asian living he needs screen (why)

THIS IS A DISCRETIONARY APPLICATION

I ask this application be reject on above grounds and resubmitted by registered designer including structural design, including loading on my existing structure mr Harrison is trying to use my structure to form bottom half of his wall

1 screen be in line with garage set back no closer to boundary line

2 screens to be max 30 meters long from garage, end (already have large trees bottom end of drive from mr Harrison, my view of don heads is dismissing and visual aspect

3 colour to blend with existing

4 wind loading and noise environmental assessment on parasal so not to impede on my life style, (ie flapping in wind) no sleep .

5 high quality engineered parasal to be use as not to end up on my property (designer) and rated fixings

6 no commercial renting out of premises ie backpackers, house share, season workers , etc

7 building act say must comply with building code of aust, needs registered builder, no way handy man can comply with this

Thank you

David marshall

11 don vista drive don tas 7310

0409158515

Building Act 2016

Version current from 5 November 2021 to date (accessed 17 January 2023 at 21:23)

43. Designers

- (1) A person undertaking design work under this Act is to ensure that –
- (a) he or she acts only within the area of his or her competence; and
 - (b) so far as is reasonably practicable –
 - (i) the design of the building work or plumbing work is in accordance with the standards and requirements of this Act; and
 - (ii) the documentation relating to the design includes sufficient information for the assessment of the work in accordance with this Act; and
 - (iii) the documentation relating to the design is sufficiently detailed for a licensed builder or a licensed plumber to perform the work in accordance with the documents and this Act.
- (2) A person must not accept an engagement as a designer in respect of work under this Act if that work requires the person to hold a licence under the Occupational Licensing Act 2005 and the person does not hold such a licence.
- Penalty: Fine not exceeding 250 penalty units.

Penalty: In the case of—

- (a) a natural person, a fine not exceeding 100 penalty units; or
- (b) a body corporate, a fine not exceeding 500 penalty units.

(2) A building surveyor may perform any one or more of the following functions in respect of the work for which he or she was engaged as a building surveyor:

- (a) review all documentation submitted as part of an application for a certificate of likely compliance or certificate of substantial compliance;
- (b) liaise with statutory reporting authorities, councils, permit authorities and function control authorities as required;
- (c) inspect proposed building work on special-use buildings or other specified buildings;
- (d) inspect work relating to the re-use, occupancy or re-classification of existing buildings;
- (e) give start-work authorisations to responsible persons before work commences;
- (f) grant permission to responsible persons to proceed with building work at certain stages;
- (g) inspect building work and demolition work and buildings and temporary structures where such work is to be, or is being, performed;
- (h) certify the condition of work, or proposed work, in certain circumstances;
- (i) issue permits, certificates and other documents as required under this Act;
- (j) any other function specified in this Act or required by the Director of Building Control.

31. Powers of building surveyors

(1) A building surveyor may, at all reasonable times, enter any premises or land—

- (a) where there is a building, temporary structure or building work in respect of which he or she has been engaged under this Act as a building surveyor; or
- (b) for the purpose of performing a function or exercising a power under this Act.

(2) A building surveyor has the following powers when acting as a building surveyor:

- (a) to issue notices or orders about work started without a permit or start-work authorisation, if required;
- (b) to issue notices or orders about non-compliance with the requirements of this Act;
- (c) to issue directions, in certain circumstances, to rectify non-compliant work;
- (d) to take photographs, films and video recordings in any premises lawfully entered under this Act;
- (e) to require the production of documents or records relating to a building, temporary structure, premises or building work;
- (f) to require the production of documents or records required to be kept under this Act as if he or she were the owner of the premises in respect of which he or she has been engaged as the building surveyor;
- (g) to search for, inspect, or require explanation in respect of, any record required to be kept, or produced, under this Act;
- (h) to take notes, copies and extracts of or from any record, document or statement produced or required under this section.

(3) A person to whom a request of a building surveyor is directed under subsection (2) must not, without reasonable excuse, fail to comply with the request.

Penalty: In the case of—

- (a) a natural person, a fine not exceeding 100 penalty units; or
- (b) a body corporate, a fine not exceeding 500 penalty units.

