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**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](mailto:council@devonport.tas.gov.au) Web [www.devonport.tas.gov.au](http://www.devonport.tas.gov.au)

## PLANNING PERMIT APPLICATION FORM

Devonport City Council  
Land Use Planning and Approvals Act 1993 (LUPAA)  
Tasmanian Planning Scheme – Devonport 2020

### Use or Development Site

#### Development Address

2 Smith Street  
Devonport 7310

#### Certificate of Title Reference No.:

110581/2

### Applicant's Details

#### Who is applying

Individual

#### Full Name

Ayrton Farrell

#### Postal Address

PO Box 6004  
5 Henry, Tasmania Devonport  
Australia

#### Telephone

0407 013 137

#### Email

[john@stib.com.au](mailto:john@stib.com.au)

#### Do you own the property that is being developed?

Yes

### Assessment of an application for a Use or Development

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





Submission Date: 14/03/2023

**What is proposed?**

See Attached

**Description of how the use will operate**

See Attached

**Value of use and/or development**

\$ 285,000.00

**Upload Files**

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:

**Upload copy of certificate of title, including title plan and schedule of easements**

- [2-Smith-Street-Title.pdf](#)

**A site analysis and site plan showing:**

- The existing and proposed use(s) on the site
- The boundaries and dimensions of the site
- Topography 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

**Upload a detailed site plan that includes a floor plan, layouts and elevations**

- [221201-SMITH-ST-FARREL-DA-01.pdf](#)

**Are you planning on constructing a building?**

Yes

**Where it is proposed to erect buildings, a detailed layout plan of the proposed buildings with dimensions showing:**

- Setbacks of buildings to property (title) boundaries



Submission Date: 14/03/2023

- 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
- 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 showing 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

**Are you proposing any landscaping?**

No

**Notification of Landowner/s**

(s.52 Land Use Planning and Approvals Act,1993)

**Who owns the land?**

Individual / Company

I,

Ayrton Farrell

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

**Date**

14/03/2023

**Agreement**

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; 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.

**Privacy Policy**

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

[Click Here to view our Privacy Policy \(Opens in a new tab\)](#)

**Date**

Submission Date: 14/03/2023

14/03/2023

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.

DEVONPORT



**CERTIFICATE OF TITLE**

LAND TITLES ACT 1980



TASMANIA

**TORRENS TITLE**

VOLUME 110581		FOLIO 2
EDITION 4	DATE OF ISSUE 21-Dec-2021	
Page 1		of 1

I certify that the person described in Schedule 1 is the registered proprietor of an estate in fee simple (or such other estate or interest as is set forth in that Schedule) in the land within described subject to such exceptions, encumbrances, interests and entries specified in Schedule 2 and to any additional entries in the Folio of the Register.

Recorder of Titles

DESCRIPTION OF LAND

City of DEVONPORT  
Lot2 on Plan 110581  
Being the land secondly described in Conveyance 39/5195  
Derivation : Part of 500 acres Granted to Charles Stanhope  
Thomas  
Derived from A13022

SCHEDULE 1

M933894 TRANSFER to AYRTON ROBERT FARRELL Registered  
21-Dec-2021 at noon

SCHEDULE 2

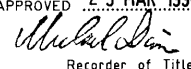
Reservations and conditions in the Crown Grant if any

**WARNING: BEFORE DEALING WITH THIS LAND SEARCH THE CURRENT FOLIO OF THE REGISTER**

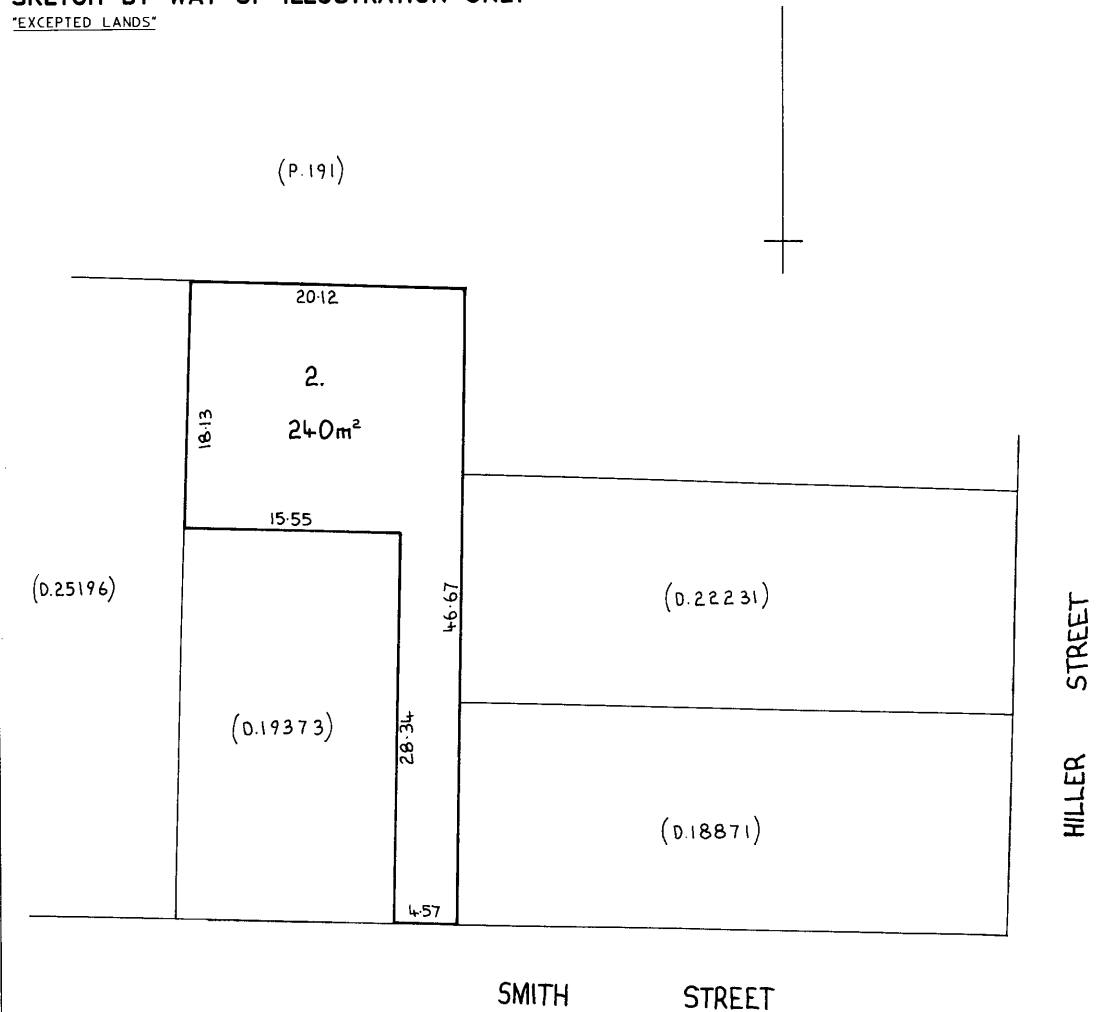
**FOLIO PLAN**

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

FILE NUMBER A13022  GRANTEE PART OF 500 AC GTD TO CHARLES STANHOPE THOMAS		<b>CONVERSION PLAN</b> LOCATION CITY OF DEVONPORT  CONVERTED FROM 39/5115 (2NDLY DES.)  NOT TO SCALE LENGTHS IN METRES		REGISTERED NUMBER <b>P 110581</b>  APPROVED 25 MAR 1994  Recorder of Titles
MAPSHEET MUNICIPAL CODE No. 46	LAST UPI No. 5317	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN	DRAWN PD	

**SKETCH BY WAY OF ILLUSTRATION ONLY**  
 "EXCEPTED LANDS"



A-183



DA-02

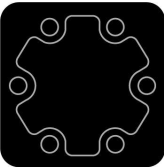
PROJECT: Farrel

PROJECT NO: 221201  
ADDRESS: 2 Smith Street, Devonport, TAS  
DATE OF ISSUE: 20/04/2023

LAND TITLE NO.:  
CLIMATE ZONE: 7  
BAL RATING: N/A  
CORROSION ENVIRONMENT:

DRAWING SCHEDULE

01.01	EXISTING SITE PLAN
01.02	DEMOLITION PLAN
01.03	PROPOSED SITE PLAN
01.04	PROPOSED GROUND FLOOR
01.05	PROPOSED FIRST FLOOR
01.06	PROPOSED ELEVATIONS
01.07	PROPOSED SHED ELEVATIONS
01.08	3D PERSPECTIVES
01.09	BULDING ENVELOPE SECTIONS
01.10	BUILDING ENVELOPE 3D
01.11	SUN DIAGRAMS JUNE 21
01.12	SUN DIAGRAMS MARCH 21
01.13	SEWER CONNECTION PLAN



CYKEL ARCHITECTURE

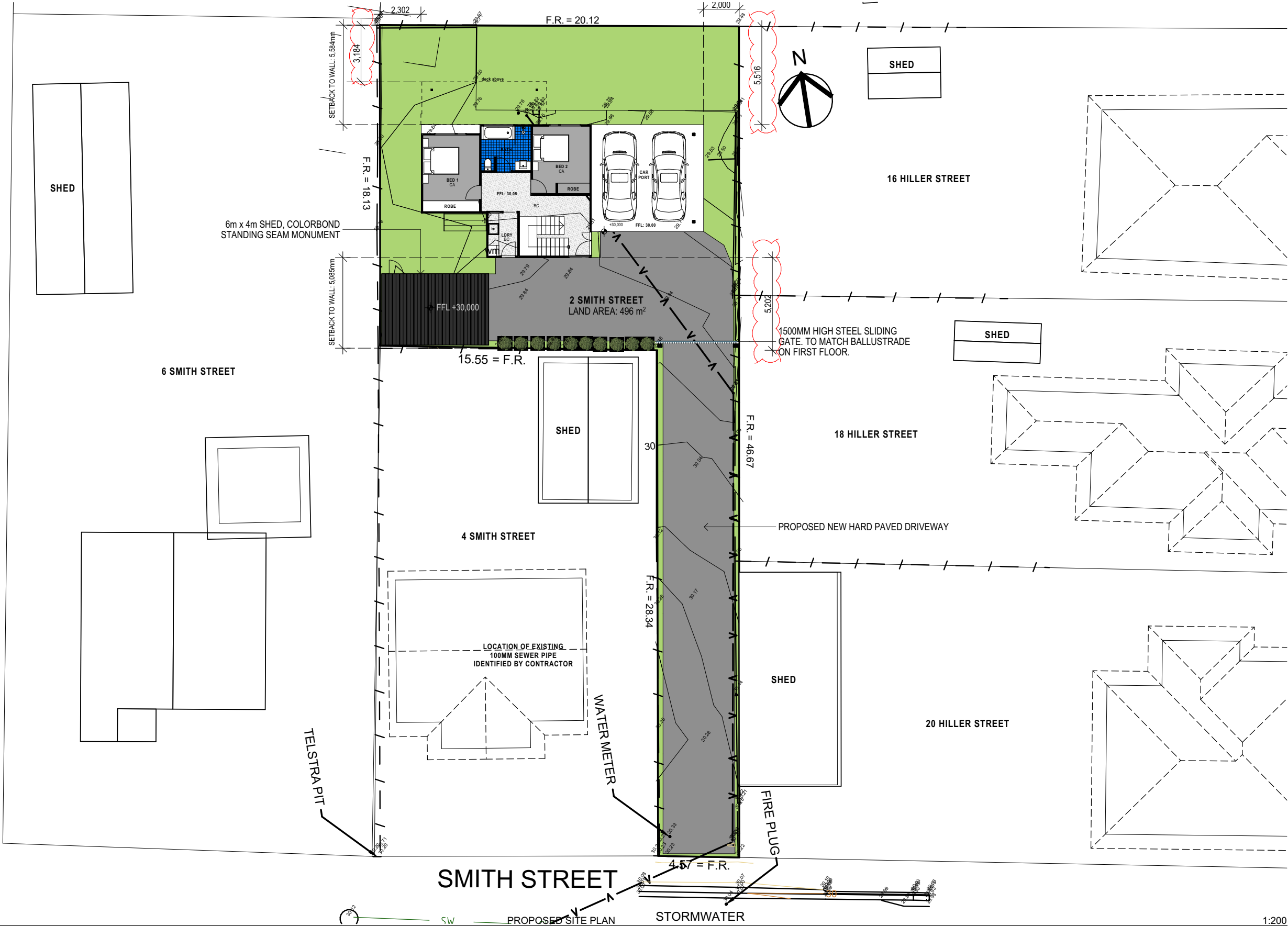
level 2 /51 Murray  
49 - 51 Murray St, Hobart, Tas  
m: 0410054749  
e: info@cykelarchitecture.com.au  
www.cykelarchitecture.com.au

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2 Smith Street, Devonport, TAS,

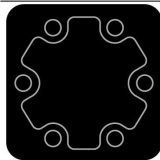
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Farrel

DRAWING:  
DA-02

REV	DESCRIPTION	DATE APPLIED
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49 - 51 Murray St, Hobart, Tas  
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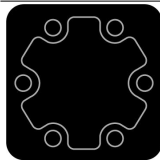
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CLIENT:  
Farrel  
DRAWING:  
PROPOSED SITE PLAN

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revision	checked	drawing no
DA -02	sg	01.06



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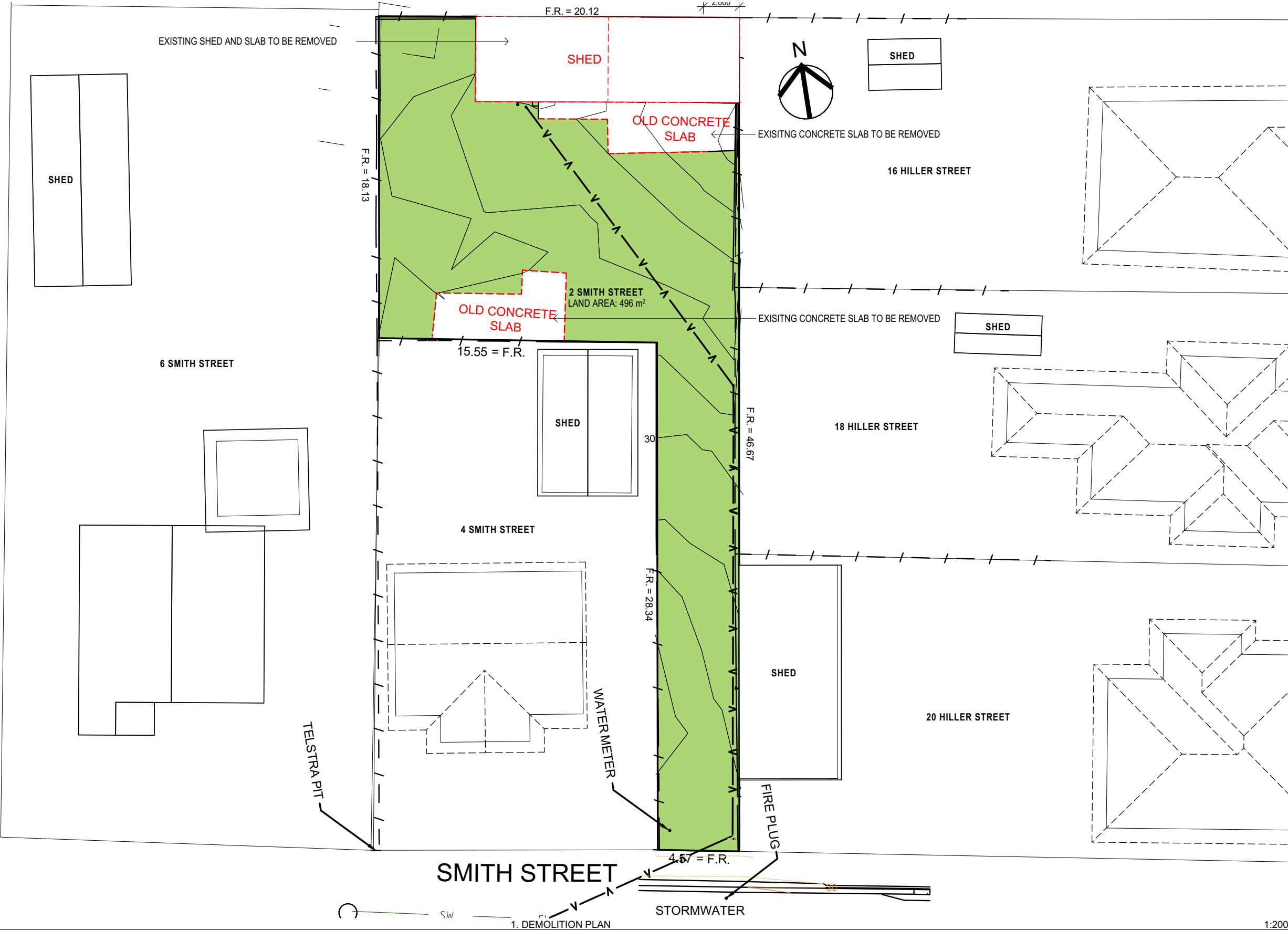
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2 Smith Street, Devonport, TAS,  
CLIENT:  
Farrel  
DRAWING:  
EXISTING SITE PLAN

REV	DESCRIPTION	DATE APPLIED
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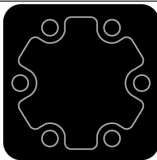




SMITH STREET

1. DEMOLITION PLAN

1:200



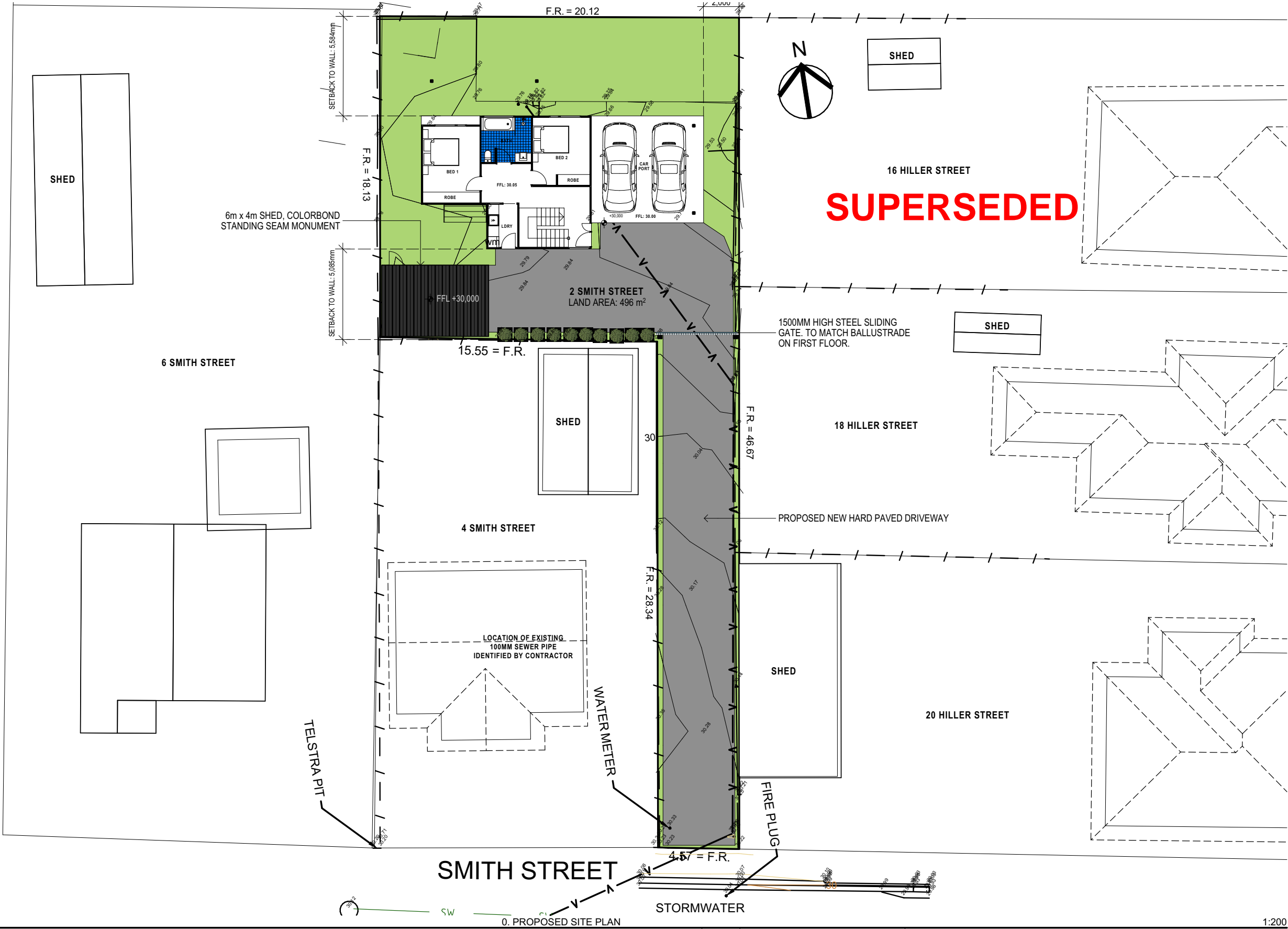
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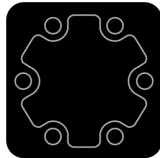
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CLIENT:  
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DRAWING:  
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revision	checked	drawing no
DA -02	sg	01.02



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2 Smith Street, Devonport, TAS,  
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PROPOSED SITE PLAN

REV	DESCRIPTION	DATE APPLIED
DA-01		20/04/2023

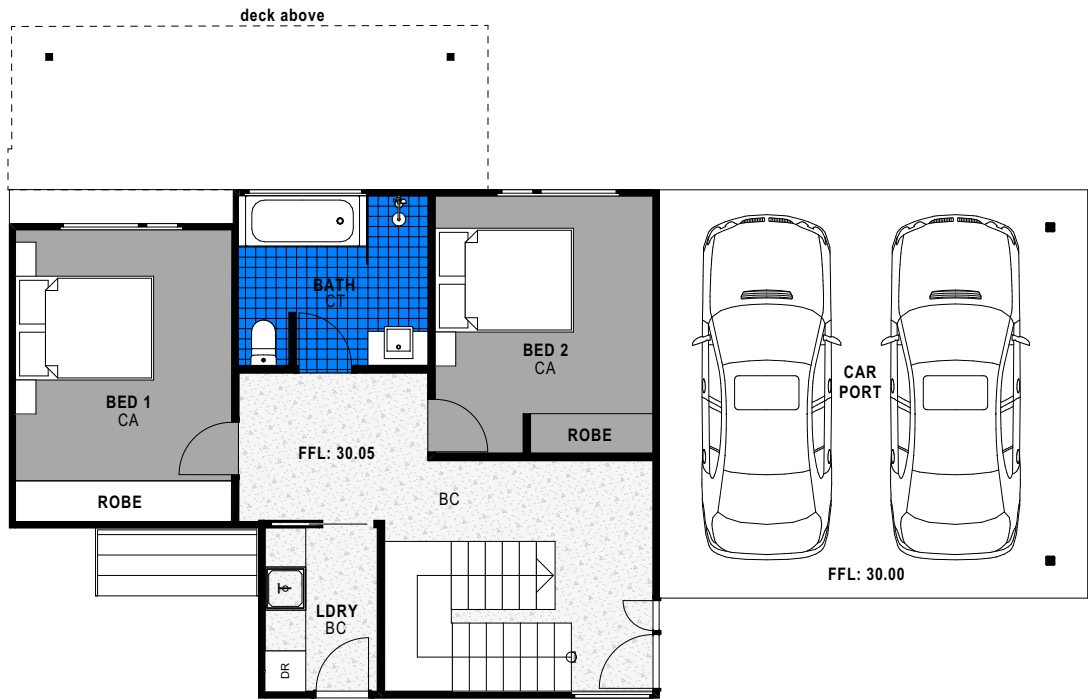
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revision	checked	drawing no
DA -02	sg	01.03

FLOOR FINISH LEGEND:

- CA: CARPET

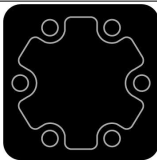
- CT: CERAMIC TILE

- BC: BURNISH CONCRETE FINISH



PROPOSED GROUND FLOOR PLAN

1:100



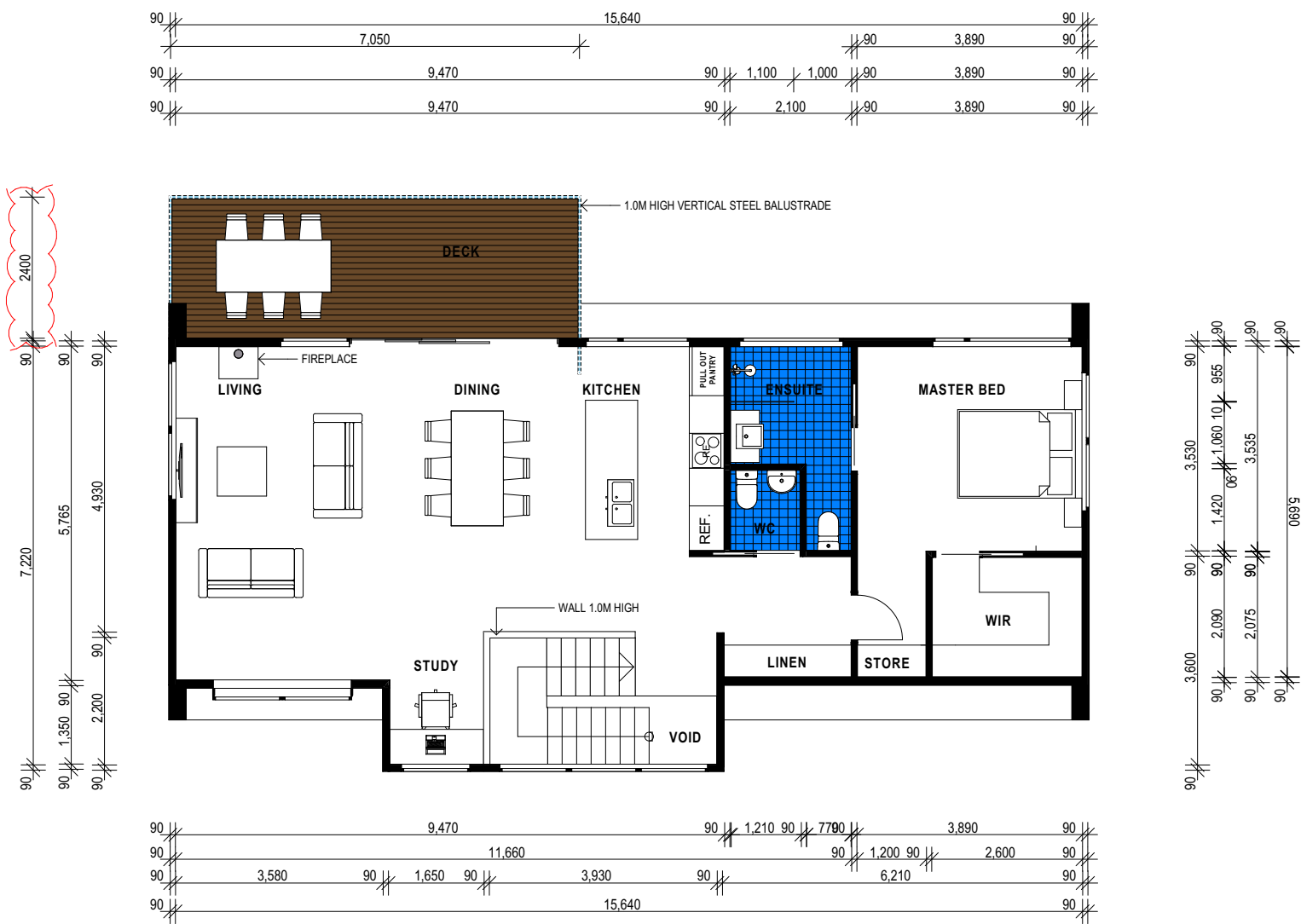
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PROJECT:  
2 Smith Street, Devonport, TAS,  
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Farrel  
DRAWING:  
PROPOSED GROUND FLOOR

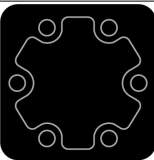
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DA -02	sg	01.09



PROPOSED FIRST FLOOR

1:100



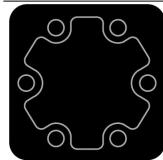
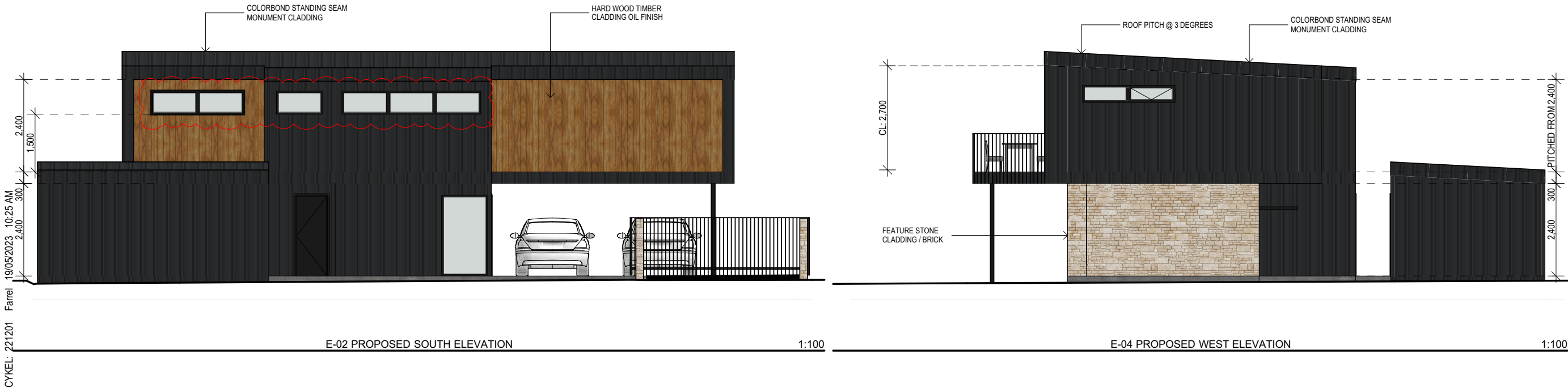
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Farrel  
DRAWING:  
PROPOSED FIRST FLOOR

REV	DESCRIPTION	DATE APPLIED
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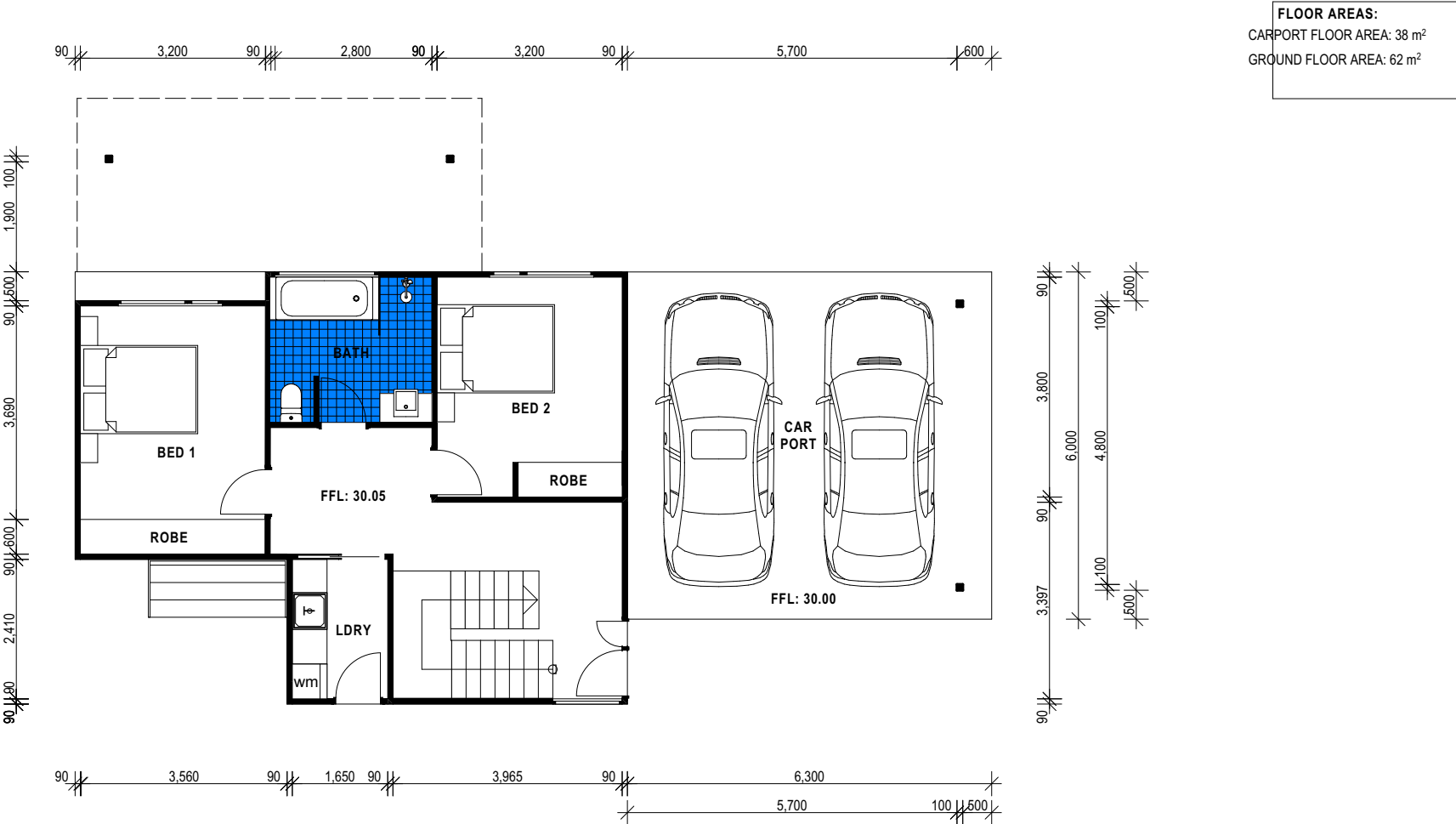
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2 Smith Street, Devonport, TAS,  
**CLIENT:**  
Farrel  
**DRAWING:**  
PROPOSED ELEVATIONS

REV	DESCRIPTION	DATE APPLIED
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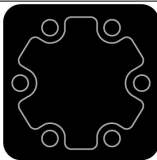
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SUPERSEDED



2. PROPOSED GROUND FLOOR PLAN

1:100



CYKEL ARCHITECTURE

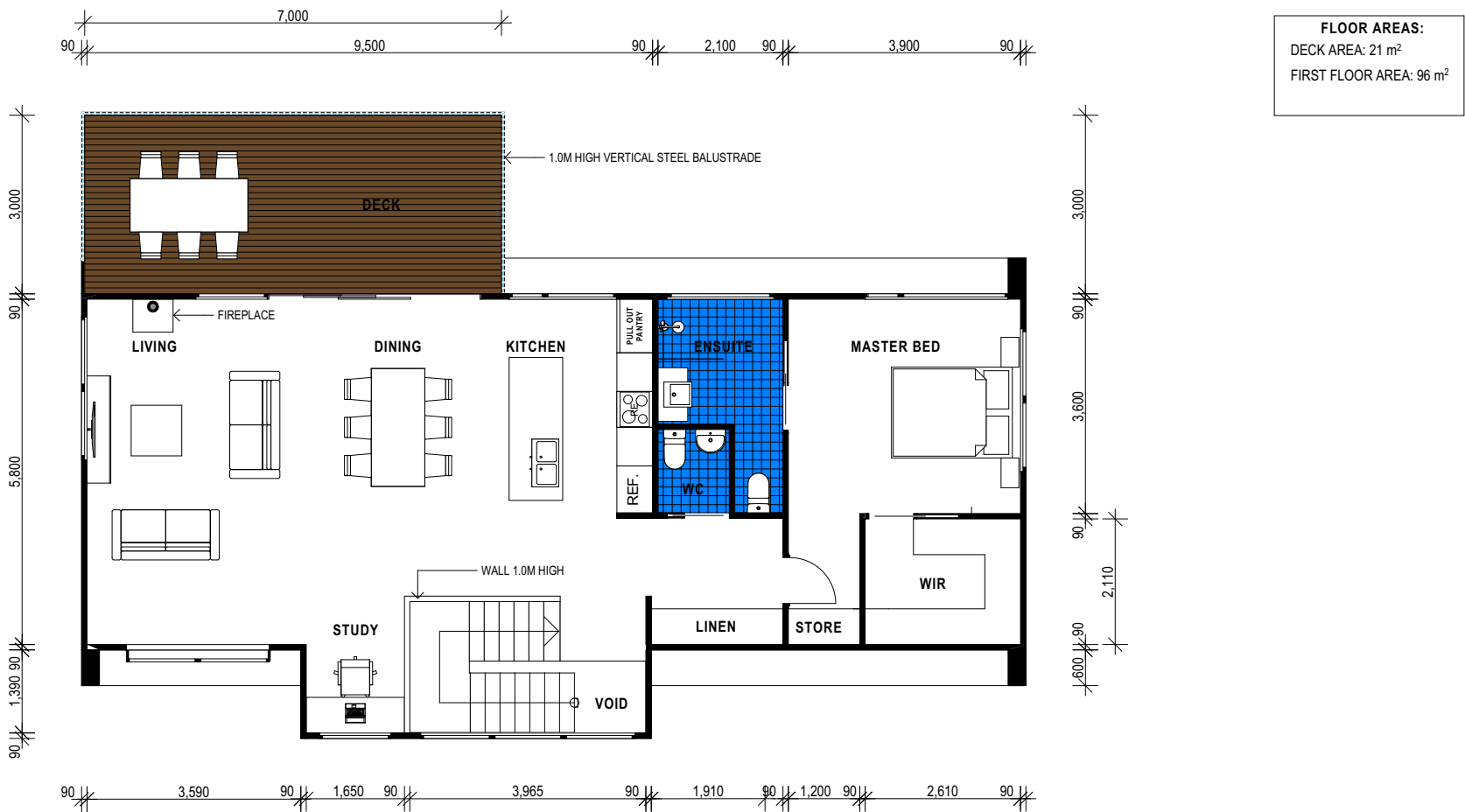
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2 Smith Street, Devonport, TAS,  
CLIENT:  
Farrel  
DRAWING:  
PROPOSED GROUND FLOOR

REV	DESCRIPTION	DATE APPLIED
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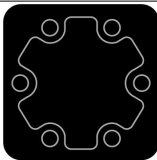
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SUPERSEDED



3. PROPOSED FIRST FLOOR

1:100



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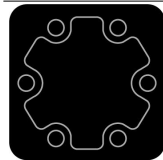
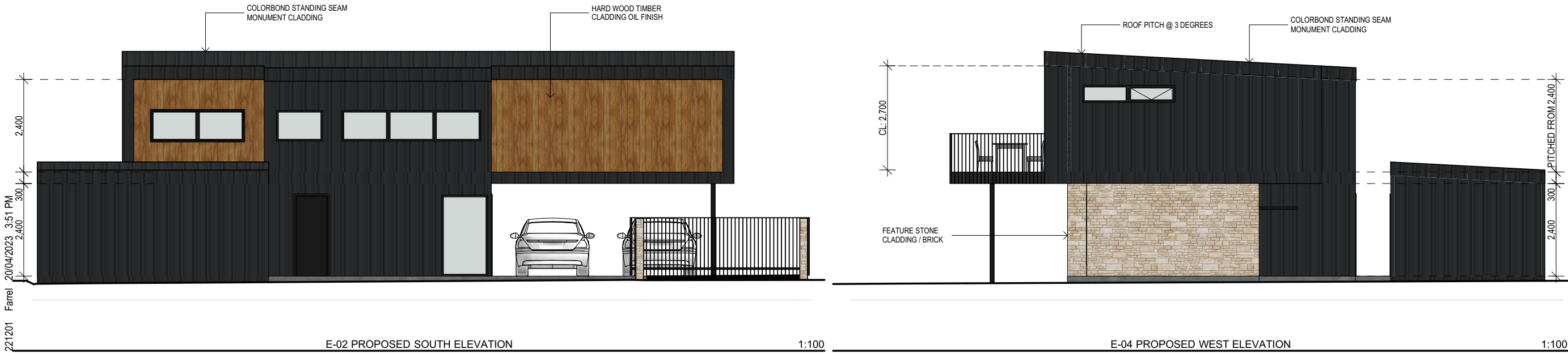
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DRAWING:  
PROPOSED FIRST FLOOR

REV	DESCRIPTION	DATE APPLIED
DA-01		20/04/2023

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DA -02	sg	01.05

SUPERSEDED



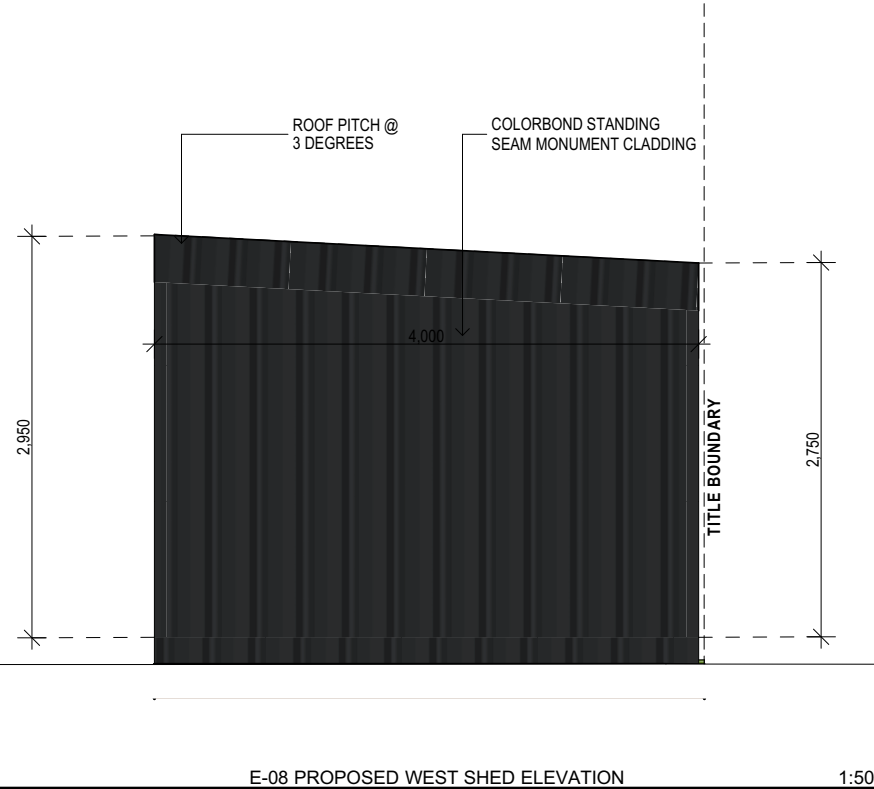
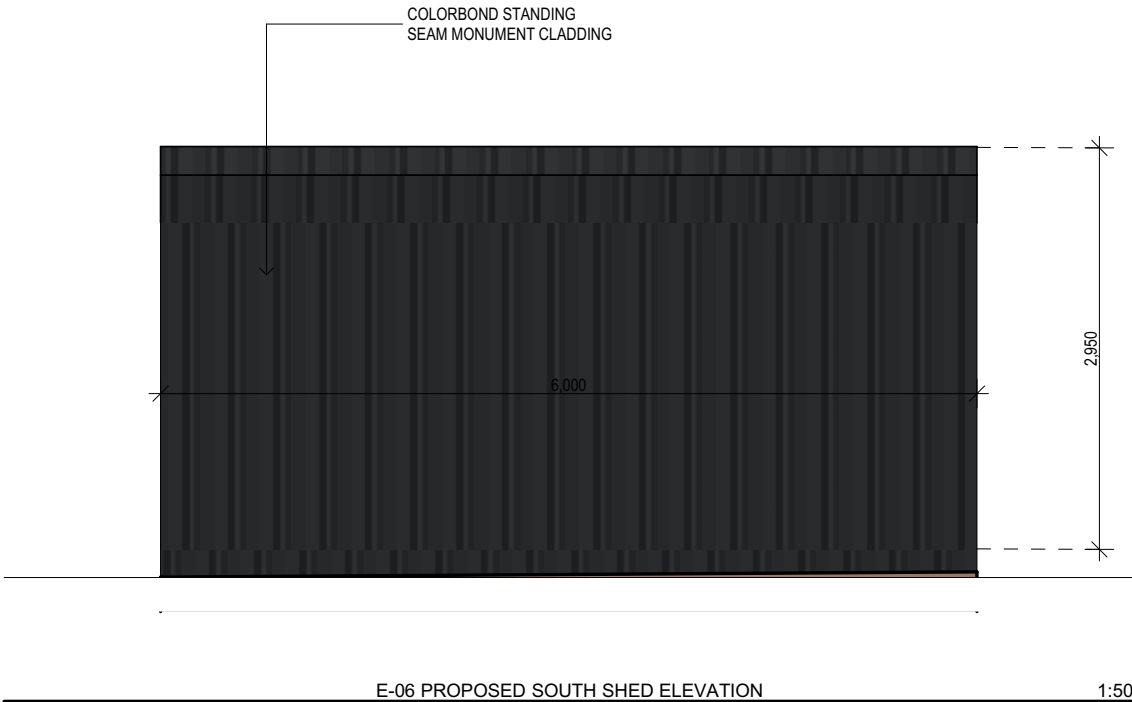
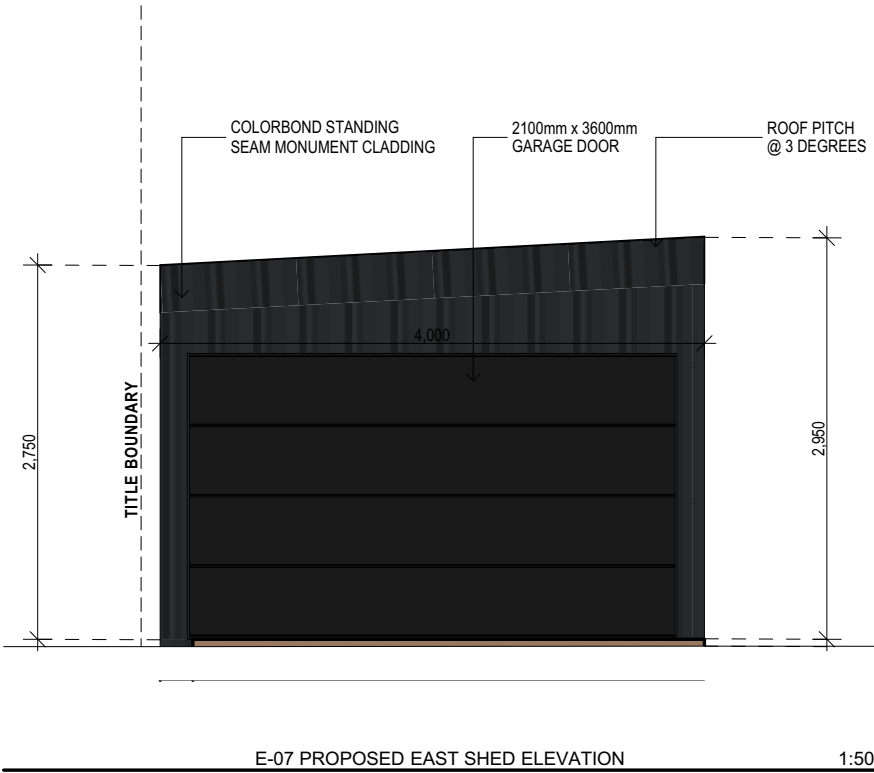
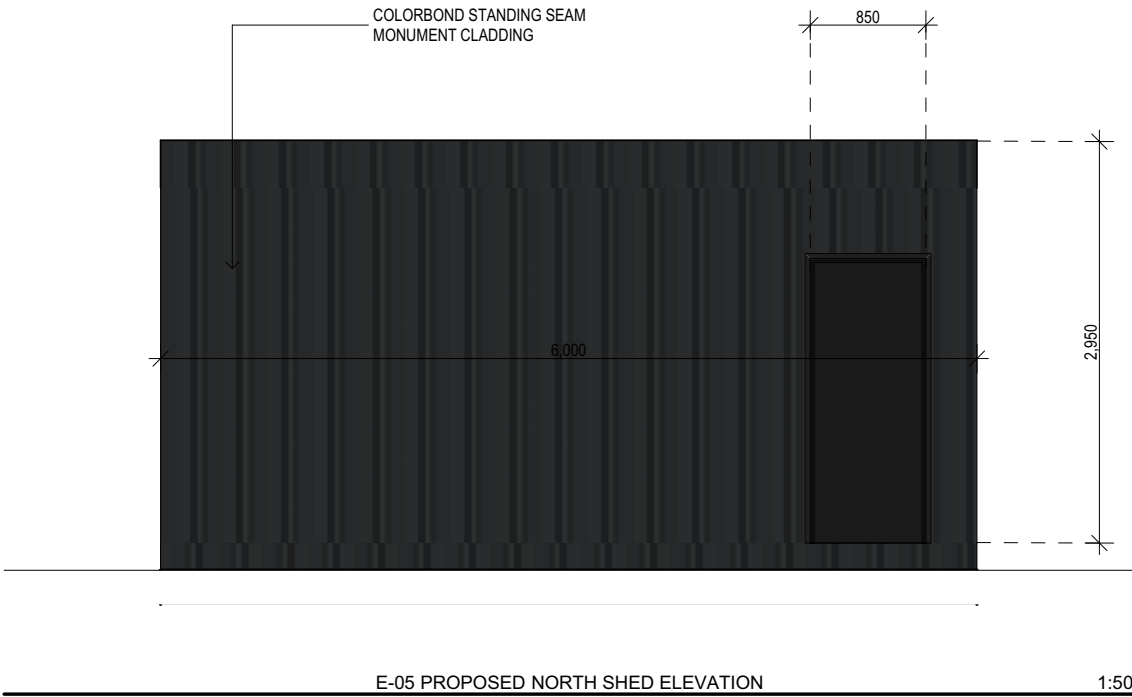
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**PROJECT:**  
2 Smith Street, Devonport, TAS,  
**CLIENT:**  
Farrel  
**DRAWING:**  
PROPOSED ELEVATIONS

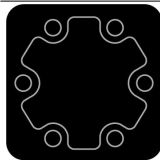
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DA -02	sg	01.06





CYKEL: 221201 Farrel 20/04/2023 3:51 PM



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PROJECT:  
2 Smith Street, Devonport, TAS,  
CLIENT:  
Farrel  
DRAWING:  
PROPOSED SHED ELEVATIONS

REV	DESCRIPTION	DATE APPLIED
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3D PERSPECTIVE 2

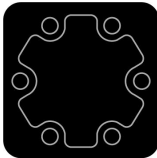
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3D PERSPECTIVE 3

1:152.54

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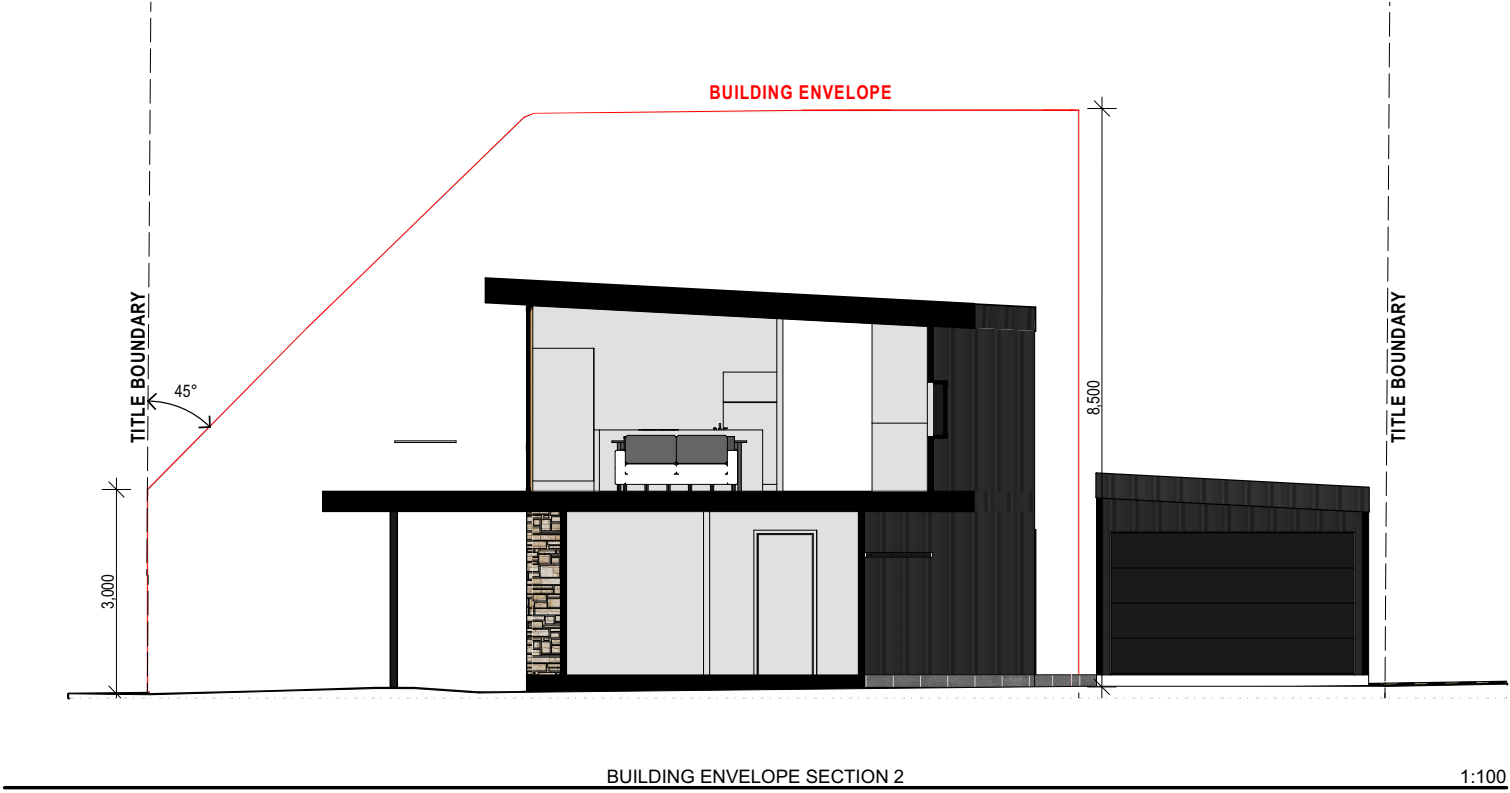
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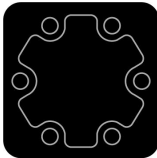
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2 Smith Street, Devonport, TAS,  
**CLIENT:**  
Farrel  
**DRAWING:**  
3D PERSPECTIVES

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DA -02	sg	01.08



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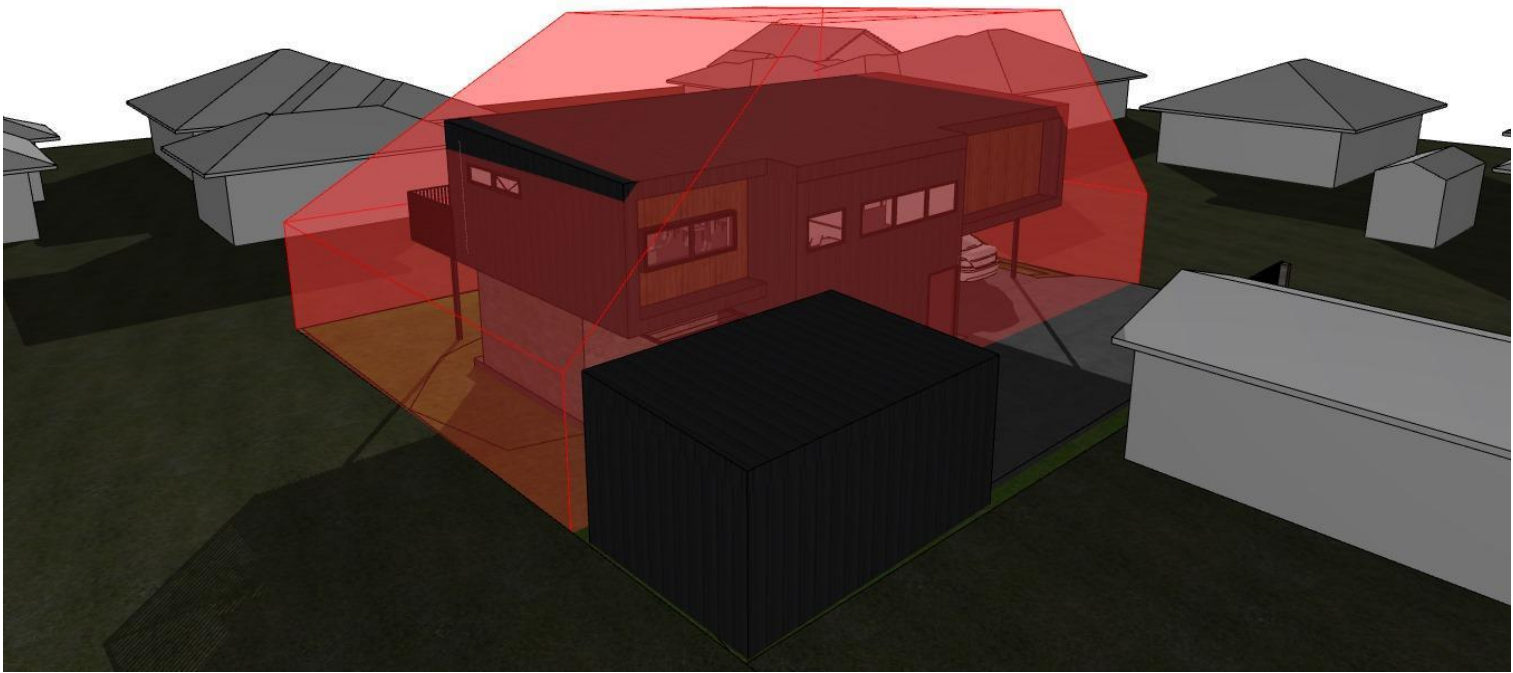
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**PROJECT:**  
2 Smith Street, Devonport, TAS,  
**CLIENT:**  
Farrel  
**DRAWING:**  
BUILDING ENVELOPE SECTIONS

REV	DESCRIPTION	DATE APPLIED
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revision	checked	drawing no
DA -02	sg	01.09



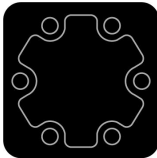


3D ENVELOPE PERSPECTIVE 2



3D ENVELOPE PERSEPCTIVE 1

CYKEL: 221201 Farrel 20/04/2023 3:51 PM



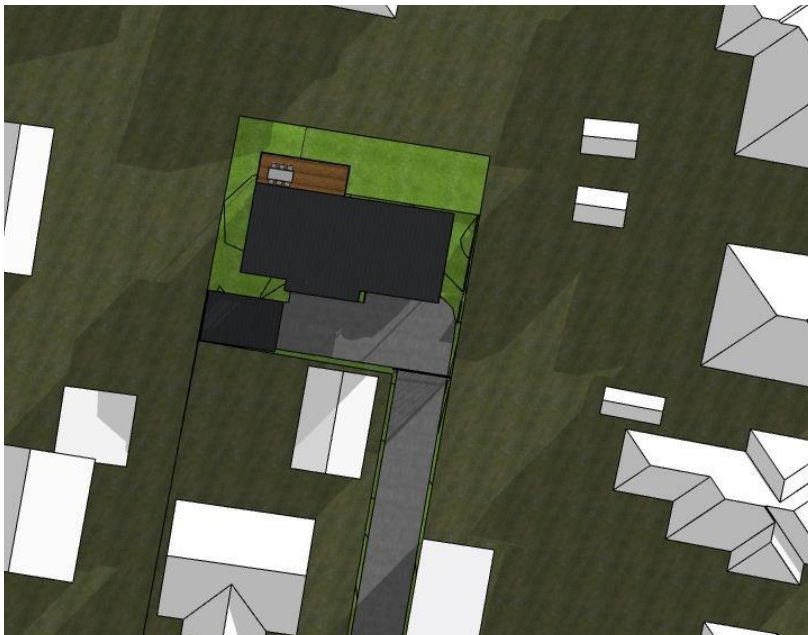
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49 - 51 Murray St, Hobart, Tas  
m: 0410054749  
e: info@cykelarchitecture.com.au  
www.cykelarchitecture.com.au

**PROJECT:**  
2 Smith Street, Devonport, TAS,  
**CLIENT:**  
Farrel  
**DRAWING:**  
BUILDING ENVELOPE 3D

REV	DESCRIPTION	DATE APPLIED
DA-01		20/04/2023

project no	date	scale
221201	20/04/2023	1:100
revision	checked	drawing no
DA -02	sg	01.10



SUN SHADOW DIAGRAM 21 JUNE 9AM

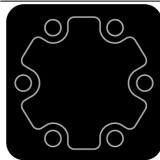


SUN SHADOW DIAGRAM 21 JUNE 12PM



SUN SHADOW DIAGRAM 21 JUNE 3PM

CYKEL: 221201 Farrel 20/04/2023 3:51 PM



CYKEL ARCHITECTURE

level 2 /51 Murray  
49 - 51 Murray St, Hobart, Tas  
m: 0410054749  
e: info@cykelarchitecture.com.au  
www.cykelarchitecture.com.au

PROJECT:  
2 Smith Street, Devonport, TAS,  
CLIENT:  
Farrel  
DRAWING:  
SUN DIAGRAMS JUNE 21

REV	DESCRIPTION	DATE APPLIED
DA-01		20/04/2023

project no	date	scale
221201	20/04/2023	1:100
revision	checked	drawing no
DA -02	sg	01.11





SUN SHADOW DIAGRAM MARCH 21 9AM

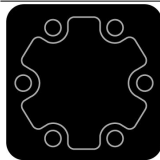


SUN SHADOW DIAGRAM MARCH 21 12PM



SUN SHADOW DIAGRAM MARCH 21 3PM

CYKEL: 221201 Farrel 20/04/2023 3:51 PM



CYKEL ARCHITECTURE

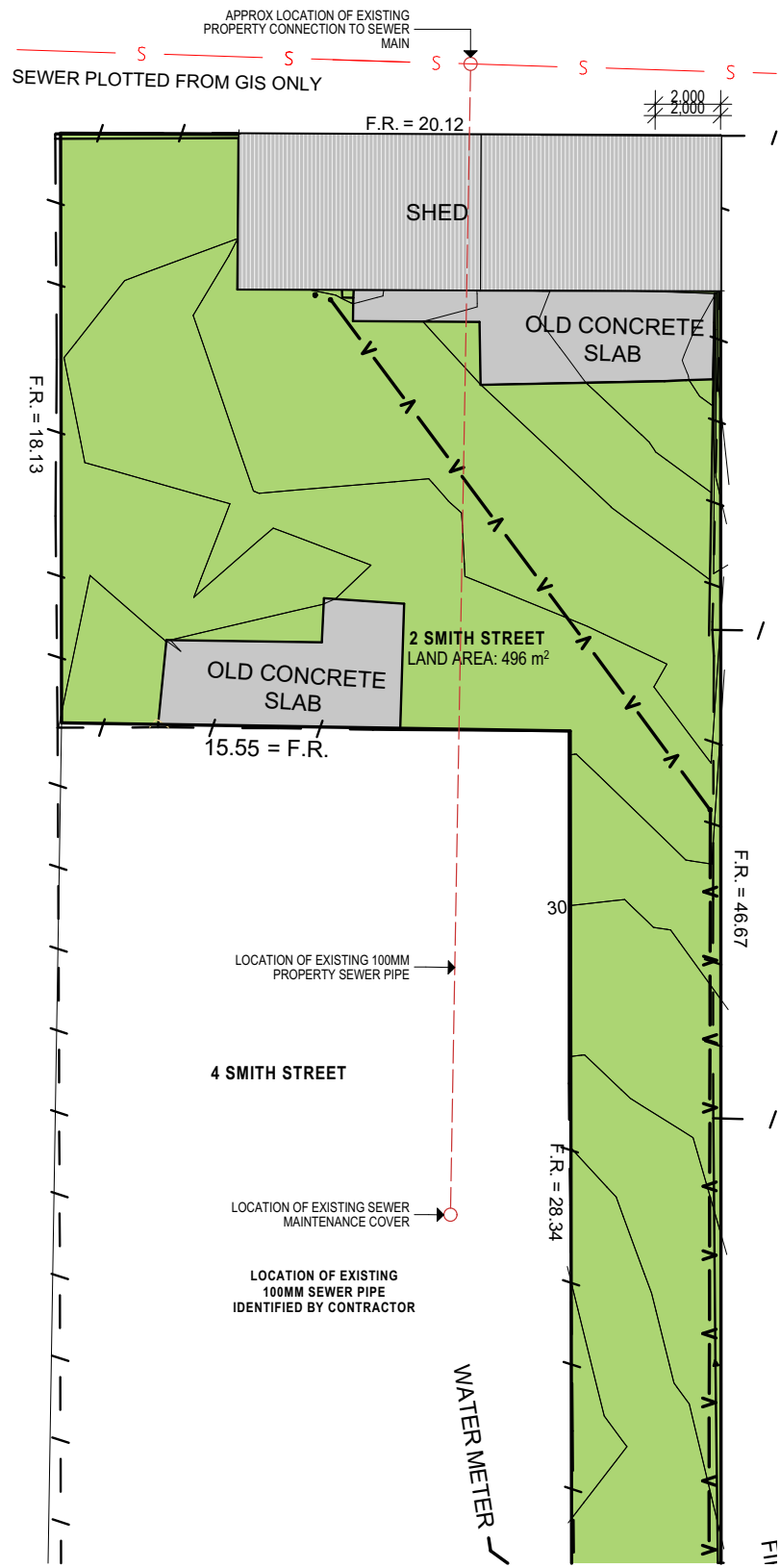
level 2 /51 Murray  
49 - 51 Murray St, Hobart, Tas  
m: 0410054749  
e: info@cykelarchitecture.com.au  
www.cykelarchitecture.com.au

PROJECT:  
2 Smith Street, Devonport, TAS,  
CLIENT:  
Farrel  
DRAWING:  
SUN DIAGRAMS MARCH 21

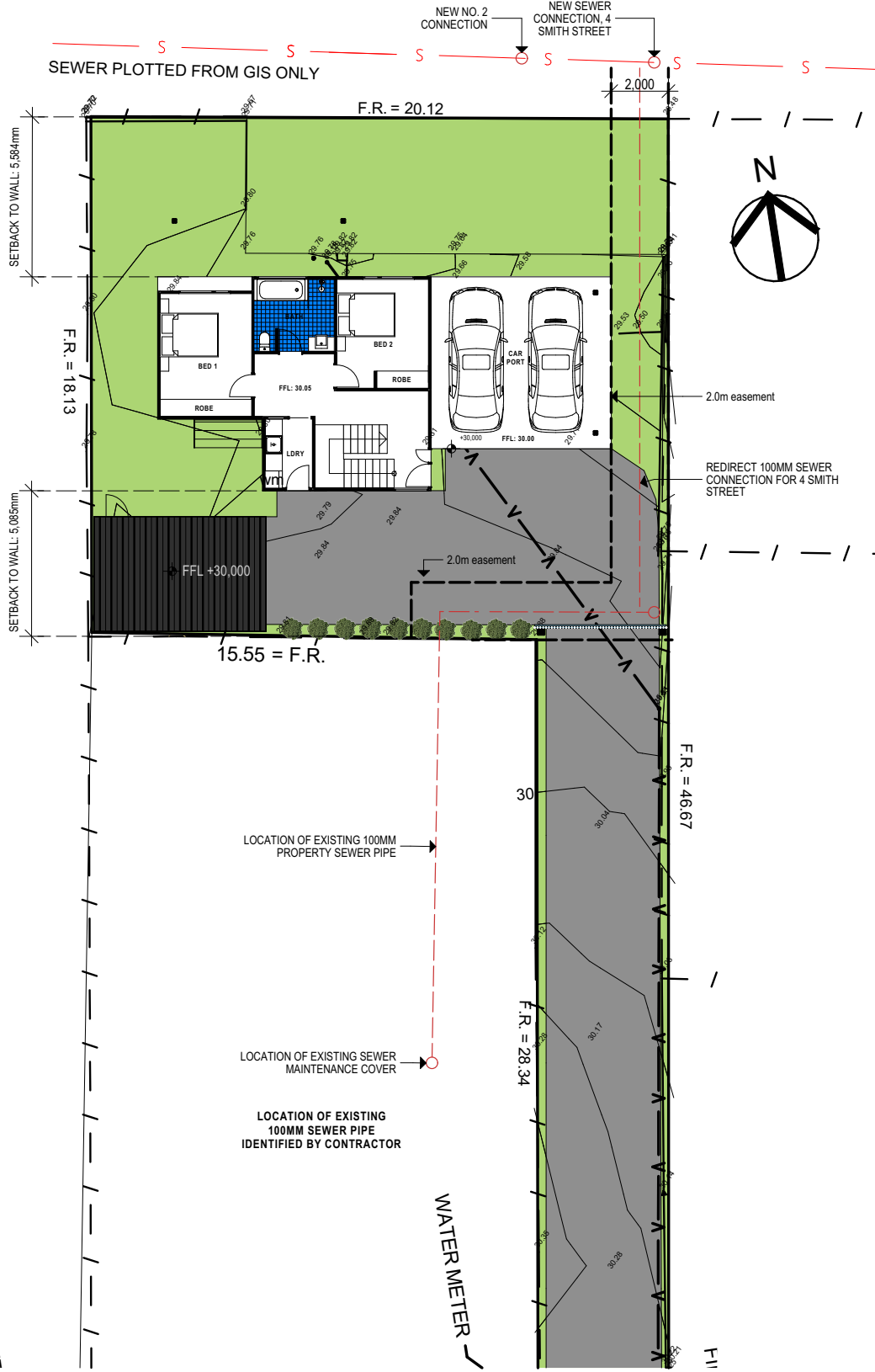
REV	DESCRIPTION	DATE APPLIED
DA-01		20/04/2023

project no	date	scale
221201	20/04/2023	1:100
revision	checked	drawing no
DA -02	sg	01.12

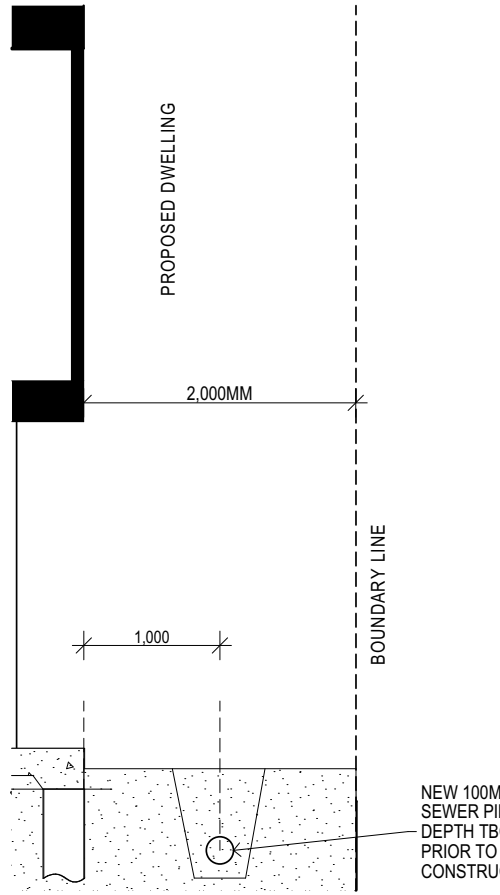
CYKEL: 221201 Farrel 20/04/2023 3:51 PM



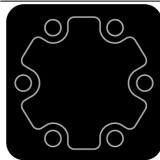
0. EXISTING SEWER PLAN 1:200



0. PROPOSED SEWER PLAN 1:200



S-08 NEW SEWER PIPE SECTION 1:50



CYKEL ARCHITECTURE

level 2/51 Murray  
49 - 51 Murray St, Hobart, Tas  
m: 0410054749  
e: info@cykelarchitecture.com.au  
www.cykelarchitecture.com.au

PROJECT:  
2 Smith Street, Devonport, TAS,  
CLIENT:  
Farrel  
DRAWING:  
SEWER CONNECTION PLAN

REV	DESCRIPTION	DATE APPLIED
DA-01		20/04/2023

project no	date	scale
221201	20/04/2023	1:200, 1:50
revision	checked	drawing no
DA-02	sg	01.13



## Submission to Planning Authority Notice

<b>Council Planning Permit No.</b>	PA2023.0039	<b>Council notice date</b>	23/03/2023
<b>TasWater details</b>			
<b>TasWater Reference No.</b>	TWDA 2023/00373-DCC	<b>Date of response</b>	21/04/2023
<b>TasWater Contact</b>	Robert Stapleton	<b>Phone No.</b>	0417279866
<b>Response issued to</b>			
<b>Council name</b>	DEVONPORT COUNCIL		
<b>Contact details</b>	council@devonport.tas.gov.au		
<b>Development details</b>			
<b>Address</b>	2 SMITH ST, DEVONPORT	<b>Property ID (PID)</b>	6345261
<b>Description of development</b>	New dwelling and outbuilding		
<b>Schedule of drawings/documents</b>			
<b>Prepared by</b>	<b>Drawing/document No.</b>	<b>Revision No.</b>	<b>Date of Issue</b>
Cykel Architecture	"Sewer Connection Plan" / Proj: 22101 – Dwg: 01.13	DA -02	20/04/2023
<b>Conditions</b>			
<p><b>SUBMISSION TO PLANNING AUTHORITY NOTICE OF PLANNING APPLICATION REFERRAL</b></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><b>CONNECTIONS, METERING &amp; BACKFLOW</b></p> <ol style="list-style-type: none"> <li>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.</li> <li>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.</li> <li>3. Prior to commencing construction of the development, any water connection utilised for construction/the development must have a backflow prevention device and water meter installed, to the satisfaction of TasWater.</li> </ol> <p><b>FINAL PLANS, EASEMENTS &amp; ENDORSEMENTS</b></p> <ol style="list-style-type: none"> <li>4. Pipeline easements, to TasWater's satisfaction, must be created over any existing or proposed TasWater infrastructure and be in accordance with TasWater's standard pipeline easement conditions.</li> <li>5. Prior to the issue of a Certificate of Water &amp; Sewerage Compliance (Building and or Plumbing) from TasWater, the applicant must submit a copy of the completed Transfer for the provision of a Pipeline and Services Easement(s) to cover existing/proposed TasWater infrastructure as required by condition 4. All costs and expenses related to the transfer of easement(s) to TasWater are to be paid by the developer.</li> </ol> <p><b>56W CONSENT</b></p>			





6. 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 Water and Sewerage Industry Act 2008 for its consent in respect of that part of the development which is built within a TasWater easement or over or within two metres of TasWater infrastructure.

#### **DEVELOPMENT ASSESSMENT FEES**

7. 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.

The payment is required within 30 days of the issue of an invoice by TasWater.

#### **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](http://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

**I am responding to Application for Planning Permit - PA2023 0039****2 Smith Street DEVONPORT**

Dear Sir/Madam, My points below are very respectfully given. I make my personal observations as follows:

I moved into my home because I loved the feel of the early 20<sup>th</sup> century home area and the feel of the street. It proved to be reality. People who come and visit always comment on the beautiful feel of the area they never knew was here. If the application were to go ahead, that whole feeling would be changed.

1. The street and surrounding area has a **strong heritage feeling** (as I believe it is zoned). The plans presented appear to be a lovely home but it doesn't consider its location within such a close neighbourhood **in any way**. This home would suit well in a new area but NOT here. Plans need to be reconsidered and certainly downsized to suit the block, the neighbourhood and the locality. I feel plans should only be considered with a single level, low roof line home that will fit and blend. I really don't want to be negative but this is my established home, life and future capital. Both the house and the shed as proposed would become my complete and overwhelming back view. The black colour of both the dwelling and the shed is so severe, particularly as it is all I would see looking to the back of my own property, even from indoors. The shed also impacts the height level of my fencing line and view. Does it need to be so large and yet another eye line view for me?

2. Any future resale of my home would be severely impacted financially as any prospective owner would want to be purchasing into the heritage locale and not the modern build as presented. This should be taken into account when Council consider future planning for this block and this area for both myself and adjoining neighbours. We are established and should not be impacted by a new build that could be changed to fit and not have all the gain with us the loss.

*Future plans could include a softer, blending palette. Greens, greys!*

3. I am more than suspicious of the accuracy of the report regarding the amount of Winter sun (June/July) I would receive considering the design of house and where it currently stands. It is massive, twice the height of my garage, sitting within a couple of metres of my back fence. It is a high block of house right across the width of the block. I may get sun into my backdoor but I believe my established garden would be totally impacted. I would respectfully ask for another appraisal of the accuracy of the report given for consideration of review of design plans.

4. Windows: as it currently stands, the south aspect means those windows facing south - lounge and study windows - look directly into my garden **and home** from a height. These could have been high windows as they have obviously considered these for the neighbour to the west and included such. This would allow all light but have no immediate view into my yard. It is obvious their social focus is the northern side of the building (a negative design for the neighbours to the north). I would have no view of their yard with them having a total view of mine. Any planting of foliage is going to take many years to grow to block-out level and would then ultimately block the sun anyway!

5. Fencing: I don't know if any new fencing is involved but I do not want colourbond – again it will not enhance my 1930's house at all and the fencing is reasonably recent. I would be loathe to consider new fencing in light of this.

6. Driveway and drainage - Currently, the driveway of No. 2 Smith absorbs all surface water that falls but in spite of this, my own driveway in No. 4 Smith frequently floods. Concreting of the driveway will very obviously produce a non porous surface and there **MUST** be provision in the driveway design, (to include from my shed and then right through to the street), an allowance to drain ALL water to the street and/or via a side drain. One that becomes a surface to shed water totally away from my shed, drive and house foundations is essential. This may well have already been designed but I feel I need to express this concern.

7. The driveway has screening plants that currently allow a measure of seasonal greenery, colour and screening. Will consideration of the preservation of these be taken into account?
8. Does the diversion of the easement give free and quick access for any necessary action from my property?
9. Parking - No. 2 plus three immediate neighbours will be backing out of close driveways and there are limited street plots. No. 2 Smith has no street parking in front of its address.

This matter is distressing and very important to me and I appreciate the opportunity to voice my concerns and objections. In essence, this planned house does not fit. I know this sound so NIMBY but why should we all accept a new build that just doesn't fit and has such a negative impact to many. I absolutely understand the block can be built on, this is not the issue. I am accepting of a building going up but feel the impact and footprint of this plan is harsh, inappropriate and too large for the block all things considered. Is it possible a Council representative come to view the concerns I have ?

I look forward to hearing a reply in due course.

**Sincerely, Jan Coggins**  
**4 Smith Street, DEVONPORT**



**Submitted 8<sup>th</sup> May 2023 in person**

**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](mailto:council@devonport.tas.gov.au) Web [www.devonport.tas.gov.au](http://www.devonport.tas.gov.au)**Submission Date**

04/05/2023

**I/We**

John Rand

**Of**

14 Hiller Street  
Devonport, Tasmania 7310  
Australia

**Email Address**[john.rand@randelectronics.com.au](mailto:john.rand@randelectronics.com.au)**Phone Number**

0408130884

**Development Application Number**

PA2023.0039

**Address of Development**

2 Smith Street  
Devonport 7310  
Australia

**Details of representation**

I have been notified by the Devonport Council of a 'Application for Planing Permit' for a 2 level Residential Building to be constructed at 2 Smith St that is adjoining my property 14 Hiller st. After reviewing the plans i have strong objections to this building proceeding as it is currently shown.

The planning permit shows this building to be in an internal block with a 3 meter high deck that over looks all adjacent backyards, the 3d renderings and the drawings of this building are comprehensive on every side; except the rear of the property that would obviously show how problematic and poor the design judgment is. The residences of Hiller, Harold and Smith Streets deserve to have even the smallest amount of privacy in their backyards and allowing this house and deck to be built would only be a detriment to all the surrounding properties.

The 'study' as labeled in the plans has a low windows where the occupant of 2 Smith st will be sitting staring into 4 Smith St's back yard for extended periods of time. This design is unacceptable.

The building aesthetics are completely contradictory to the neighborhood around it, the majority of the houses adjoining 2 Smith st are close to or over 100 years old and their character and therefore their value could be severely affected if this 2 story house house was constructed. Considering this that will be the tallest building/point within a two block radius its design while being aesthetically pleasing modern design is completely out of place in this location.

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I am opposed to this 2 story building being built in this area as we have plenty of space elsewhere in Devonport for people to obtain enough property to build what ever sized home they want. Allowing this style of home to be built here on a tiny block would just remove more of the charm of the area making Devonport a lesser place for it.

I have also been informed by neighbors that the owner of 2 Smith St is wanting my tree removed, this will not happen. This tree is very healthy and its age has been estimated by multiple arborists to be between 130 and 150 years old. We have our tree professionally checked every year and there is no sign of it ever becoming a problem so i will not remove or change it in anyway to accommodate a house design that is so imposing. The owner of 1 Harold St feels the same way as we both enjoy nearly half my tree, however the trunk is on my property.

I hope you consider my representation and invite any relevant Devonport Council buildings team people to come visit the houses surrounding 2 Smith St so they can see that the house proposed here is totally unsuitable in every way.

Thank you for your time,  
John Rand  
14 Hiller St

**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.

# DEVONPORT

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**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](mailto:council@devonport.tas.gov.au) Web [www.devonport.tas.gov.au](http://www.devonport.tas.gov.au)**Submission Date**

09/05/2023

**I/We**

Rachel and Adrian Sullivan

**Of**

3 Harold St  
Devonport, Tas 7310  
Australia

**Email Address**[rachelwarsing@hotmail.com](mailto:rachelwarsing@hotmail.com)**Phone Number**

0422 012 252

**Development Application Number**

PA2023.0039

**Address of Development**

2 Smith St  
Devonport 7310  
Australia

**Details of representation**

09 May 23

General Manager  
Devonport City Council

This letter of representation is in opposition to PA2023.0039 – Application for Planning Permit, 2 Smith Street, Devonport.

The location of this proposed development falls within a Local Heritage Precinct, which is a major area of surviving heritage housing within Devonport and is of significant historical importance. Of considerable concern is the fact that the home's design is not consistent with the attributes and features of the majority of homes located within the area. Although the proposed property would not maintain a street frontage, due to the double story nature of the design, it would be visible from Harold, Smith and Hiller streets.

In addition to the concerns surrounding the building of a non-heritage, 'modern' style property within an area of such historical significance to Devonport, the proposed development is not compliant with numerous areas within the State Planning Provisions (SPP), including that the first floor does not allow for adequate visual separation between neighbouring properties (specifically the deck and windows/glazed door), and that the property extends

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beyond the approved building envelope.

I note that the plan for the 'proposed first floor' of the property annotates that there will be '1.0m high vertical steel balustrade' surrounding the first floor deck. The SPP state that a balcony which is more than 1m above existing ground level must be screened, or otherwise designed, to minimise overlooking of a dwelling on an adjoining property or its private open spaces. The SPP confirms the following regarding acceptable solutions to providing a reasonable opportunity for privacy for dwellings:

A balcony, deck, roof terrace, parking space, or carport for a dwelling (whether freestanding or part of the dwelling), that has a finished surface or floor level more than 1m above existing ground level must have a permanently fixed screen to a height of not less than 1.7m above the finished surface of the floor level, with a uniform transparency of not more than 25%, along the sides facing a:

- a. side boundary, unless the balcony, deck, roof terrace, parking space, or carport has a setback of not less than 3m from the side boundary;
- b. rear boundary, unless the balcony, deck, roof terrace, parking space, or carport has a setback of not less than 4m from the rear boundary; and
- c. dwelling on the same site, unless the balcony, deck, roof terrace, parking space, or carport is not less than 6m:
  - i. from a window or glazed door, to a habitable room of the other dwelling on the same site; or
  - ii. from a balcony, deck, roof terrace or the private open space of the other dwelling on the same site.

The SPP also states that a window or glazed door to a habitable room of a dwelling that has a floor level more than 1m above existing ground level, must be screened, or otherwise located or designed, to minimise direct views to either a window or glazed door, to a habitable room of another dwelling and the private open space of another dwelling. Acceptable solutions as per the SPP are as follows:

A window or glazed door to a habitable room of a dwelling, that has a floor level more than 1m above existing ground level, must satisfy (a), unless it satisfies (b):

a. The window or glazed door:

- i. Is to have a setback of not less than 3m from a side boundary;
- ii. Is to have a setback of not less than 4m from a rear boundary;
- iii. If the dwelling is a multiple dwelling, is to be not less than 6m from a window or glazed door, to a habitable room, or another dwelling on the same site; and
- iv. If the dwelling is a multiple dwelling, is to be not less than 6m from the private open space of another dwelling on the same site.

b. The window or glazed door:




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i. Is to be offset, in the horizontal plane, not less than 1.5m from the edge of a window or glazed door, to a habitable room of another dwelling;

ii. Is to have a sill height of not less than 1.7m above the floor level or have fixed obscure glazing extending to a height of not less than 1.7m above the floor level; or

iii. Is to have a permanently fixed external screen for the full length of the window or glazed door, to a height of not less than 1.7m above floor level, with a uniform transparency of not more than 25%.

The proposed development extends past the allowable building envelope, which contributes to the significant overshadowing to the private open space of neighbouring properties. This is evidence by the 'sun shadow diagrams' included in the property's drawing schedule.

In summary, the below points should be considered relevant when determining the feasibility of the approval of this planning permit:

- Double story home will be visible from multiple streets within Local Heritage Precinct;
- Lack of privacy for neighbouring properties due to nil privacy screens/window shields;
- Lack of privacy for neighbouring properties due to deck not having appropriate screening;
- Significant overshadowing to neighbouring properties due to property extending beyond approved building envelope; and
- Decrease in property values to surrounding homes due to double story home overlooking their homes and backyards.

Whilst we are not opposed to a home being built on this block, we do not agree that this particular design should be approved when considering the impact it will have on neighbouring homes, some which have been standing since the 1800's. Should a revised design be submitted, which was of a single story and visually consistent with surrounding historic homes, we would not oppose the development. The current design is not sympathetic to the existing heritage features of the surrounding properties, nor to the area in general. The proposed development displays a dramatic height variation when compared to nearby properties and will be clearly visible from surrounding streets, drastically impacting the heritage look and feel of the area.

For your consideration.

Sincerely

Rachel and Adrian Sullivan  
3 Harold St  
Devonport TAS 7310

**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.



**DEVONPORT CITY COUNCIL**

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Email [council@devonport.tas.gov.au](mailto:council@devonport.tas.gov.au) Web [www.devonport.tas.gov.au](http://www.devonport.tas.gov.au)**Submission Date**

09/05/2023

**I/We**

scott cooper

**Of**

1 Harold Street  
Devonport, Tasmania 7310  
Australia

**Email Address**[scott.spinner@gmail.com](mailto:scott.spinner@gmail.com)**Phone Number**

+61419350275

**Development Application Number**

PA2023.0039

**Address of Development**

2 Smith Street  
Devonport 7310  
Australia

**Details of representation**

1 A 2 story black colourbond building towering over single story weatherboard "HERITAGE" homes in a designated heritage precinct does not belong.

Homes are sort after in this area specifically because people want the heritage look and feel of the neighbourhood and a building that towers over everything on its boundaries taking away all privacy from neighbouring yards will Decrease in property values to surrounding homes.

The building although on an internal block will be seen from the 3 surrounding streets being the only 2 story house.

2. Proposed building falls outside the building envelope. on both sides.

3. Proposed building will take away all privacy from my yard.

4. Where they want to connect 2 sewage lines in my yard is at the trunk of a 100 year old pin oak tree with trunk diameter of 700mm. see attached image 2

5. Removal of the existing shed on property which is attached to my existing brick wall which runs the length of my back boundary as well as digging under it for to new sewage lines will destabilize it and most likely make it fall over.

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6. I am not opposed to a new home being built on this block but it should be single story and sympathetic to the Heritage homes around it and the heritage area.

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

- [image-2.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.



DEVONPORT







5/5/2023

To the General Manager of Devonport City Council,

**Re: PA2023.0039 – Application For Planning Permit, 2 Smith Street  
DEVONPORT**

I implore you to reject the current version of PA2023.0039, the planning application for 2 Smith Street, Devonport, Tasmania, for the following reasons:

1. The proposed dwelling is incongruent with the 'Wenvoe - Hiller Street' heritage area value. If built, it will be the only two-storey house in the block and will be clearly visible from Smith street, and as it is a modern house, it will clash with the heritage style of other houses in the street. Its black colour is particularly not in-keeping with the style of surrounding houses. To quote the City of Devonport website "The Wenvoe – Hiller Street Heritage Area is the major surviving heritage housing area of Devonport and is of very high heritage significance." Hence it would be in conflict with City of Devonport values for this project to be approved in its current state.

To quote the Tasmanian heritage guidelines, the "Wenvoe and Hiller Street Local Area Precinct" includes "The block between Steele and Turton Streets contains the finest group of buildings in the precinct with examples of various styles and fine decorative treatments. This area forms the core of the Wenvoe and Hiller Street Local Heritage Precinct." 2 Smith Street sits in the very middle of this block, so clearly the proposed building does not belong there. Further, the document states that "The streets oriented east-west generally have smaller scale buildings... While the street (Harold) is wider than the other cross streets, the buildings are modest and representative of the wider development of early Devonport." The proposed building is not 'modest,' as it is taller and wider than the house which it would sit behind on Smith Street.

Also included in the Tasmanian heritage guidelines are that "The key characteristics of this Local Heritage Precinct are:

- (a) its consistent building form and scale;
- (b) the contrasts between larger properties in the north-south streets and the more regular rows smaller houses in the east-west cross streets;
- (c) the regular relationship of most houses to the street frontage; and
- (d) the predominant late 19th century and early 20th century style of the buildings."

This house would not have a "regular relationship with the street frontage," as it would sit far back from the street, seeing as it is to be on a 'battle-axe' block, and due to its height and width would not be hidden from street view. It would also be in conflict with the other houses in the block, as the others are all in "regular rows of smaller houses," but this is not to be in a 'regular' spot in the street and is not 'small.' Hence it would change the defining features of the heritage area.

In support of heritage values, the Tasmanian 'Planning Directive No.4.1 Standards for Residential Development in the General Residential Zone' states that "Dwellings must have a site coverage of not more than 50% (to accommodate) reasonable space for the planting of gardens and landscaping." The plan for 2 Smith Street seems to include very little green space and greater than 50% site coverage. It also states that "a site area of which at least 25% of the site area is free from impervious surfaces." It is unclear what exact percentage of 2 Smith Street is to be free of such surfaces, but looks to be less than 25%.

2. It would reduce amenity for at least four of its neighbouring houses. In particular, it would cast morning shade over the entire garden of 4 Smith Street, thus ruining its flower and vegetable garden and would make it difficult for the resident of 4 Smith Street to line-dry her washing. The Devonport City Council website includes tips on how to "reduce your energy and water usage." By allowing sunlight to be blocked from 4 Smith Street, you would be contradicting Devonport City Council's policy of encouraging residents to reduce power usage, as residents would need to use clothes dryers instead of washing lines, and this would conflict with Planning Directive No. 4.1, P1 (a) (ii) which states that "Dwellings must have (space to allow for) operational needs, such as clothes drying." Also The owner of 4 Smith Street holds an annual Christmas gathering for the street which will be ruined if the garden loses sunlight.
3. The house would cast morning shade over the garden and main living area of 6 Smith Street. There is currently a line of fruit trees in the garden of 6 Smith Street which will lose most of its morning sunlight if the project is completed. Without all-day sunlight, the fruit trees will fail to produce fruit. With the high cost of living, it will be a financial burden on the residents of 4 and 6 Smith Street if their volume of home-produced food is reduced. In this way, the plan fails to meet Planning Directive No.4.1, as it states that the "siting and scale of a dwelling must: not cause unreasonable loss of amenity by...overshadowing the private open space of a dwelling on an adjoining lot."
4. Weatherboard houses are highly prone to rot and a licensed builder has highlighted to the resident of 6 Smith Street that morning sunlight is essential for keeping wooden boards dry and preserved on the North-Eastern side of the properties. If houses at 4 and 6 Smith Street become extra expensive and difficult to maintain, some residents will be forced to sell their homes, undoubtedly to developers who will neglect to maintain the facades of their houses, thus further ruining the heritage, aesthetic appeal of Smith Street. People who value Heritage would not want to live in houses that back onto a large, modern 'box' with no productive gardens and so the houses would end up in the hands of those who would deliberately allow them to dilapidate in order to re-develop them.
5. The plans currently have the proposed dwelling protruding outside of it's 'envelope,' Thus it is not compliant with Planning Directive No. 4.1, subclause 10.4.2 A3(a). In particular, the proposed garden shed sits entirely

outside of the 'envelope.' The shed would very much reduce amenity to 6 Smith Street, as it would shade several fruit trees, a living room and a vegetable patch.

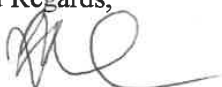
6. The proposed garden shed is to sit flush against the fence which divides it from 6 Smith Street. With nil air-flow, this risks rotting the fence.
7. The dwelling would invade the privacy of its neighbours. Currently, fences in the block are all approximately two metres high which provide excellent privacy between neighbours. The second storey of the proposed dwelling would enable residents of 2 Smith Street to peer into all of its immediate neighbour's gardens and homes. Thus, the plan does not adhere to the Tasmanian 'Planning Directive No.4.1 Standards for Residential Development in the General Residential Zone' in relation to 'Privacy for All Dwellings.' The Planning Directive states that "a balcony, deck, roof terrace, parking space or carport... must be screened...to minimise overlooking of: a dwelling on an adjoining lot or its open space; or (b) another dwelling on the same site or it's open space."

Planning Directive No.4.1 also states that "dwellings must have private open space that is of a size and dimensions that are appropriate for the size of the dwelling." 2 Smith Street would affect this.

The proposed building would be of a scale, style, and colour which would decrease the heritage, aesthetic value of the Wenvoe-Hiller Streets region of Devonport and would reduce the quality of life for at least four of its neighbours. It would also set a precedent for other parcels of land in the area to be similarly developed, thus further ruining the heritage value of Devonport.

Thank you in advance for considering the above concerns when deciding whether or not to approve the current planning application for 2 Smith Street Devonport, Tasmania.

Kind Regards,



Vanessa Lake

Address: 6 Smith Street, Devonport, Tasmania, 7310  
Phone: 0448160884.

**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](mailto:council@devonport.tas.gov.au) Web [www.devonport.tas.gov.au](http://www.devonport.tas.gov.au)**Submission Date**

10/05/2023

**I/We**

Ms Phyllis Sullivan

**Of**

7 Smith Street  
Devonport, Select 7310  
Australia

**Email Address**[slotsam13@gmail.com](mailto:slotsam13@gmail.com)**Phone Number**

0419323427

**Development Application Number**

PA2023.0039

**Address of Development**

2 Smith Street  
Devonport 7310  
Australia

**Details of representation**

It has come to my attention, and concern, to hear of a “New Build” to be erected in our neighbourhood. This area is all about heritage cottages and houses, all painted in cool and heritage colours, to fit the area. A BLACK double story house does not lend itself to fitting in with the local area and landscape. Certainly a different colour preference would be, maybe, more acceptable if this project is to proceed. The height of said building will certainly impact on many neighbours. Privacy would become a real issue to all concerned. Many trees will also be impacted, and sadly removed. Sun causing shadows must also be a concern for No 4 Smith Street. I feel the design needs careful consideration, to fit in with this heritage area of Devonport. It seems a shame to spoil the ambiance we currently enjoy.

**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.



---

**From:** Amy Dick <amy.dick.1979@gmail.com>  
**Sent:** Wednesday, 10 May 2023 3:27 PM  
**To:** Devonport City Council  
**Subject:** 2 Smith Street Devonport

To General Manager,

As a concerned resident in Smith Street and adjacent to proposed building works at no. 2 Smith Street, I have concerns in the following areas:

Ongoing Street Parking and Drive way parking; an eyesore of a view from my front verandah; and particularly how modern the new infrastructure will be. I am disappointed that the plans do not take into consideration the Heritage feel that attracted me to the given area that I recently bought into. I hope you take my concerns into consideration

Yours sincerely  
Amy Dick  
3 Smith Street,  
Devonport, 7310



---

**From:** Margaret Belbin <margaretcbelbin@gmail.com>  
**Sent:** Thursday, 11 May 2023 4:08 PM  
**To:** Devonport City Council  
**Subject:** Application For Planning Permit: 2 Smith Street, Devonport

For The Attention of the:  
General Manager, Devonport City Council,

The Council has invited submissions to be considered on the above proposed development at 2 Smith Street, Devonport.

As residents of Smith Street, we are aware of the Heritage Overlay of this area, and have concerns that the height and style of this proposed development is not in keeping with Amendment AM 97/05.

Could the Council please advise us of the steps that have been taken with this proposed development to address the heritage overlay and the impact that a 2 story design has on its boundary neighbours and the general street aesthetic.

Yours faithfully,

Margaret Belbin, Ross Belbin  
8 Smith Street

**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](mailto:council@devonport.tas.gov.au) Web [www.devonport.tas.gov.au](http://www.devonport.tas.gov.au)**Submission Date**

12/05/2023

**I/We**

Isaac Fergusson

**Of**

16 Hiller Street  
Devonport, TAS 7310  
Australia

**Email Address**[isaacfergusson@gmail.com](mailto:isaacfergusson@gmail.com)**Phone Number**

+61439132655

**Development Application Number**

PA2023.0039

**Address of Development**

2 Smith Street  
Devonport 7310  
Australia

**Details of representation**

To whom it may concern.

I share a boundary with 2 Smith street and would like clarification on how a building that connects through both properties (not shown on planning plans submitted to council\*) will be adjusted. On the application the current structure will be demolished which will leave the wall of my building as the boundary of 2 Smith street. I am seeking clarification on how the wall will be finished and if this will affect the buildings integrity and safety (if a firewall will be included etc).

I am not opposed to a house being built at 2 Smith street but I have two concerns for the proposed structure:

(a) A two story house will create privacy issues for surrounding properties with windows on every side of the second story. While this mostly affects the properties to the north; with a proposed second story height of over 5 metres; less than 2 metres from my property boundary (which will be closer than any other property), the proposed house will not only be outside of the building envelope but will also affect my privacy and significantly shadow my property after 3pm.

(b) The house is being proposed in a heritage area of Devonport, and while it does not have street frontage, the second story will be easily visible from Smith Street, Hiller street and Harold Street. I value the heritage of the area

*The City with Spirit*

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and it is one of the reasons I bought my property at 16 Hiller Street, and I am concerned a modern two story house clad with monument (black) Colourbond is not in keeping with the (heritage) neighbourhood. All houses on the boundary of 2 Smith Street are single story weatherboard federation houses.

As stated I do not oppose a house being built at 2 Smith street, but I feel restricting the building height addresses concerns for privacy, shadowing neighbouring properties and heritage of the area.

\*The platform would not let me attach images but I am able to provide images if necessary

**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.



DEVONPORT



To The Manager,

Re Application for Planning Permit no PA2023.0039 for 2 Smith Street, Devonport.

Date of Notice 29/04/2023

I request an extension to the usual 14 days representation period for the following reasons:

The nature of the proposed development as it is an internal block and as such does not actually have frontage to either Hiller Street, Harold Street or Smith Street but merely has driveway access and postbox for Smith Street however equally effects all surrounding residents as it will effect the sky line of all surrounding properties and beyond.

Furthermore the proposed development is so out of keeping with the Heritage Overlay, that it will effect the heritage value of properties and the wider value of heritage houses in this heritage area. Those effected heritage home owners have not all been contacted, were not required to be directly contacted by council and deserve to be given input to developments that so effect their area. An extension will allow myself to contact people directly effected.

If this proposed development is allowed to go ahead the value of surrounding properties may well be expected to go down due to the project being so visually unappealing, with such a highly visible second storey, non heritage colours being all black in colour, non heritage shape designed not to in any way blend in, to stand out as an exposed modern construction detracting from the surrounding historic buildings.

The Heritage Sky Line of this block enjoys a few tall trees for everyone's pleasure including the wider Devonport community who enjoy walking in this area. Devonport enjoys fewer trees in its Sky Line over my life time making the remaining trees all the more precious. This proposed development requiring an excavation of more that six feet below ground adjacent to John's tree at 14 Hiller Street, the tree being near the boundary of his property. John's tree is a beautiful majestic Red Oak. This tree changes from green to gold and red and burnished red as autumn progresses (please see photo attached). This tree has roots that extend as deep as it is high and would most probably be killed by this development.

I wish to add my voice against the proposed development, and seek an extension for submissions of seven days.

Regards,

Camille Thomas

---

**From:** Camille <camillethomastas@gmail.com>  
**Sent:** Friday, 12 May 2023 5:00 PM  
**To:** Devonport City Council  
**Subject:** Representation Photo for PA2023.0039 for 2 Smith Street, Devonport from Camille Thomas



Sent from my iPhone



ATTENTION PLEASE

0408248875

N 2 Smith  
St  
Building  
Peaks.

Barb Campbell  
12 Huller Street  
"Pepple Lodge"  
Devonport 7310

Dear Councillors (all)

I am speaking on behalf of  
the tree at rear of 14 Huller  
St. There is talk of approx  $\frac{1}{4}$   
of me being cut down but I  
would like to know HOW DEEP  
DOWN INTO MY ROOTS ON THE  
2 Smith St side br. I fear this  
will kill me.

Doesn't anyone realize  
that I am a Tree Feature of  
this area. What happened  
to the world wide cry to  
preserve trees. Dear oh dear  
I am a Devonport  
Landmark. Please think  
about it. Sincerely

Barb Campbell on behalf of me.

*General Manager  
Devonport City Councilors. (all)  
re. 2 Smith St. Building Plan.*

Boub Campbell

"Pepple Lodge"

Attachment 3.1.3 All representations PA2023.0039 - 2 Smith Street

PAGE 52

12 Hillier Street  
Devonport 7310.

Agenda - PLANNING AUTHORITY COMMITTEE - 5 JUNE 2023 ATTACHMENTS

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: 101 Parker street Devonport 7310

Certificate of Title Reference No.: 6022517

### Applicant's Details

Full Name/Company Name: Scott Bransden

Postal Address: 78 River road Ambleside 7310

Telephone: 0475 930 516

Email: scott@bransdenbuilders.com.au

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

Full Name/Company Name: felicity clare blake-smith

Postal Address: 101 Parker street Devonport  
7310

Telephone: 0412 211 546

Email: blakevaderbookings@gmail.com

ABN: 47 611 446 016

PO Box 604

137 Rooke Street

Devonport TAS 7310

Telephone 03 6424 0511

[www.devonport.tas.gov.au](http://www.devonport.tas.gov.au)

[council@devonport.tas.gov.au](mailto: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?: *Demolition of existing garage, construction of new garage/studio. Construction of new deck & roof structure.*

Description of how the use will operate: *Use of building will be largely storage and a music studio for playing musical instruments & recording music. Use by owners / residents of the dwelling for use into late afternoon / early evening.*

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:

<b>Application fee</b>	
<b>Completed Council application form</b>	
<b>Copy of the current certificate of title, including title plan and schedule of easements</b>	
<b>Any written permission and declaration of notification required under s.52 of LUPAA</b>	
<b>A site analysis and site plan at an acceptable scale on A3 or A4 paper (1 copy) showing:</b>	
• The existing and proposed use(s) on the site	
• The boundaries and dimensions of the site	
• Topography 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 including any known threatened species, and trees and vegetation to be removed	
• The location, capacity and connection point of any existing services and proposed services	
• The location of easements on the site or connected to the site	
• Existing pedestrian and vehicle access to the site	
• The location of existing and proposed buildings on 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, parking areas and footpaths within the site	
• Any proposed open space, common space, or facilities on the site	
• Proposed subdivision lot boundaries (where applicable)	
• Details of any proposed fencing	
<b>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:</b>	
• Setbacks of buildings to property (title) boundaries	
• The internal layout of each building on the site	
• The private open space for each dwelling	
• External storage spaces	
• Parking space location and layout	
• Major elevations of every building to be erected	
• The relationship of the elevations to existing 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	
<b>Details of any signage proposed</b>	



---

**Value of use and/or development**\$ 150,000

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

If land is not in applicant's ownership

I, Scott Brunsden declare that the owner/s of the land has/have been notified of my intention to make this application.Applicant's signature: [Signature] Date: 21/03/2023

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: [Signature] Date: 21/03/2023**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****DD****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](http://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 60225	FOLIO 7
EDITION 4	DATE OF ISSUE 16-Jun-2022

SEARCH DATE : 01-Mar-2023

SEARCH TIME : 02.44 PM

DESCRIPTION OF LAND

City of DEVONPORT

Lot 7 on Diagram 60225 (formerly being 223-31D)

Derivation : Part of Lot 2 Section A.a. Gtd. to J. Reynolds

Prior CT 2988/29

SCHEDULE 1

M690019 & E308516 FELICITY CLARE BLAKE-SMITH Registered  
16-Jun-2022 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

E308492 MORTGAGE to AFSH Nominees Pty Ltd Registered

16-Jun-2022 at 12.02 PM

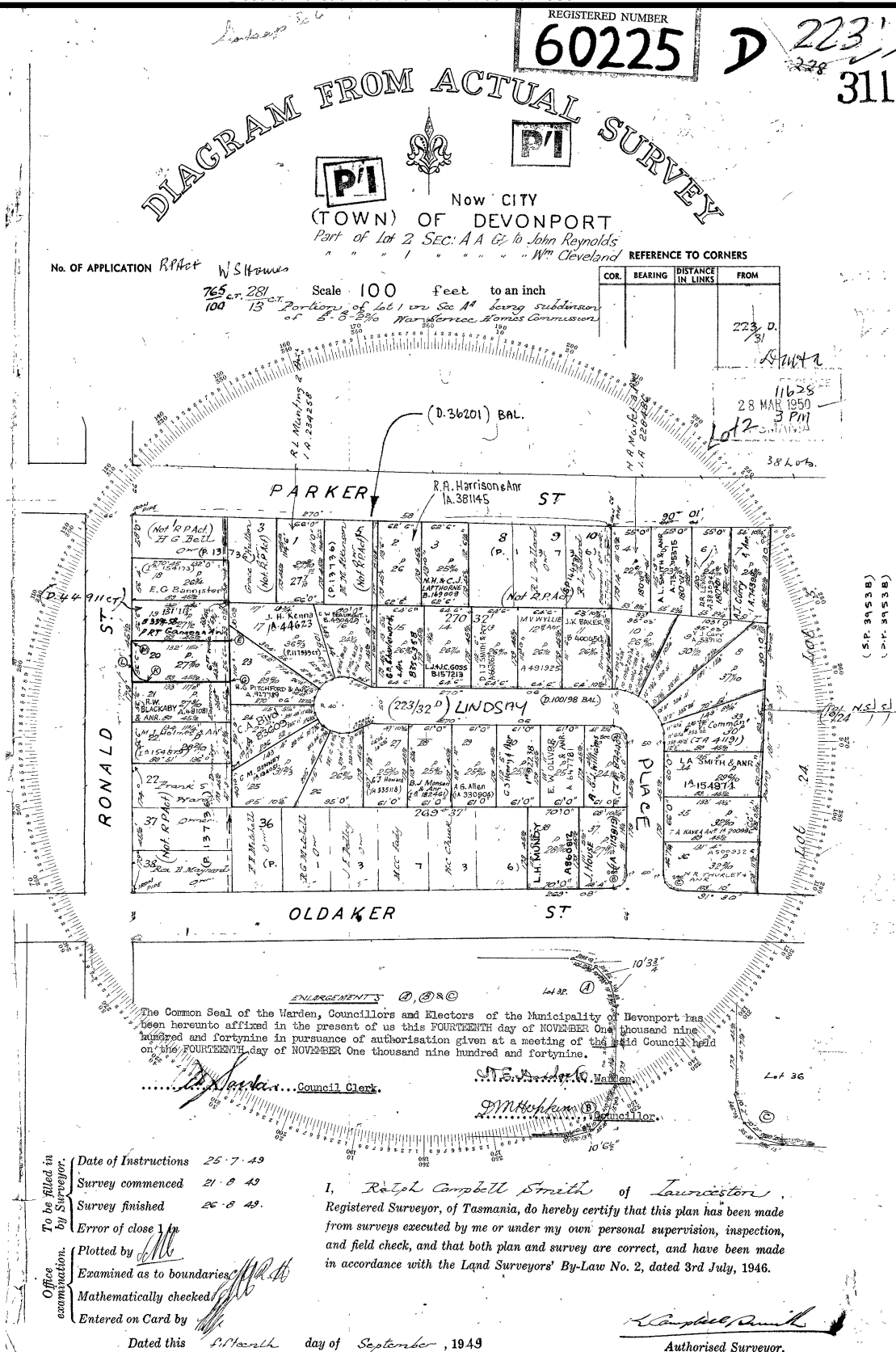
UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

# FOLIO PLAN

## RECORDER OF TITLES

*Issued Pursuant to the Land Titles Act 1980*



**CERTIFICATE OF TITLE**

LAND TITLES ACT 1980



TASMANIA

**TORRENS TITLE**

VOLUME		FOLIO
60225		7
EDITION	DATE OF ISSUE	
4	16-Jun-2022	
Page 1		of 1

I certify that the person described in Schedule 1 is the registered proprietor of an estate in fee simple (or such other estate or interest as is set forth in that Schedule) in the land within described subject to such exceptions, encumbrances, interests and entries specified in Schedule 2 and to any additional entries in the Folio of the Register.

Recorder of Titles

**DESCRIPTION OF LAND**

City of DEVONPORT  
Lot 7 on Diagram 60225 (formerly being 223-31D)  
Derivation : Part of Lot 2 Section A.a. Gtd. to J. Reynolds  
Prior CT 2988/29

**SCHEDULE 1**

M690019 & E308516 FELICITY CLARE BLAKE-SMITH Registered  
16-Jun-2022 at 12.01 PM

**SCHEDULE 2**

Reservations and conditions in the Crown Grant if any  
E308492 MORTGAGE to AFSH Nominees Pty Ltd Registered  
16-Jun-2022 at 12.02 PM



PROPOSED REMOVAL OF GARAGE/STUDIO  
FOR NEW STUDIO, CARPORT & TIMBER  
DECK TO THE TIMBER FRAMED DWELLING  
101 PARKER STREET,  
DEVONPORT  
*C. BLAKE.*

FEBRUARY 2023

PROJECT No. 1523

KNOWN SITE HAZARDS

REFER TO SAFETY SITE PLAN      UNDERGROUND SERVICES      WORKING AT HEIGHTS      RESTRICTION OF ACCESS TO PUBLIC

DISTRIBUTION	DRAFT	PLANNING APPROVAL	BUILDING APPROVAL	BUILDING SURVEYOR	TITLE HOLDER	BUILDER		
TITLE REFERENCE Volume 60225 Folio 7			SOIL CLASS. 'M'	BUILDING CLASS. 1(a)	CLIMATE ZONE SEVEN	ALPINE AREA NO	KNOWN SITE HAZARDS OVERHEAD POWER	
BUSHFIRE ATTACK LEVEL B.A.L. - N/A	DESIGN WIND SPEED 'N2'	AREAS	EXISTING DWELLING NEW STUDIO EXISTING PORCHES	110.55 m2 109.75 m2 9.25 m2	NEW ALFRESCO NEW CARPORT TOTAL	38.85 m2 19.20 m2 287.60 m2	EXISTING LOT AREA DWELLING AREA SITE COVERAGE	630.00 m2 287.60 m2 45.65 %

TITLE PAGE	1523 - 1 OF 7
EXISTING FLOOR PLAN 1:100	1523 - 2 OF 7
PROPOSED FLOOR PLAN 1:100	1523 - 3 OF 7
ELEVATIONS & NOTATIONS	1523 - 4 OF 7
ELEVATIONS & NOTATIONS	1523 - 5 OF 7
ELECTRICAL PLAN & NOTATIONS	1523 - 6 OF 7
SITE LOCATION & SETTING OUT PLAN	1523 - 7 OF 7

NOTE: THE BUILDING CONTRACTOR SHALL ENSURE THAT THE WHOLE SET OF DRAWINGS AND SUPPORTING DOCUMENTATION IS PASSED ONTO ALL SUB CONTRACTORS & SUPPLIERS PRIOR TO THOSE ENTITIES COMMENCING MANUFACTURING OR SUPPLYING MATERIALS FOR THE PROJECT. WEEDA DRAFTING & BUILDING CONSULTANTS Pty. Ltd. WILL NOT BE LIABLE FOR ANY ACTION IF THESE CONDITIONS ARE NOT FOLLOWED. IF THERE ARE ANY DISCREPANCIES IN THE DRAWINGS OR SUPPORTING DOCUMENTS, THEY MUST BE REFERRED TO THE DESIGNER/DRAFTSMAN FOR RESOLUTION. THESE DRAWINGS ARE SUBJECT TO COPYRIGHT © AND SHALL NOT BE REPRODUCED OR ALTERED IN ANY WAY WITHOUT THE WRITTEN APPROVAL OF BOTH THE OWNERS AND WEEDA DRAFTING & BUILDING CONSULTANTS Pty. Ltd. PRIOR TO WORK COMMENCING ON SITE THE OWNER & BUILDER SHALL CHECK THAT THE APPROVED SET OF DRAWINGS ARE CORRECT & ARE THE SET OF DRAWINGS STATED IN THE BUILDING CONTRACT.

WEEDA Drafting



& Building Consultants Pty Ltd

95 Queen Street, West Ulverstone, 7315  
Phone: (03) 6425 9333  
Email: admin@weedadrafting.com.au

WORKPLACE STANDARDS TASMANIA BUILDING PRACTITIONER AC NUMBERS, ADAM; CC 5317 P Cst B.D.

PROPOSED REMOVAL TO GARAGE/STUDIO FOR NEW STUDIO, CARPORT & TIMBER DECK TO THE TIMBER FRAMED DWELLING AT 101 PARKER STREET, DEVONPORT FOR C. BLAKE	DATE:	SCALE:	CHECKED BY	DRAWN BY	DWG No.
	24/02/23	1:100	J WEEDA	A WEEDA	1523 - 1 OF 7

Agenda - PLANNING AUTHORITY COMMITTEE - 5 JUNE 2023 ATTACHMENTS





WEEDA Drafting

& Building Consultants Pty Ltd

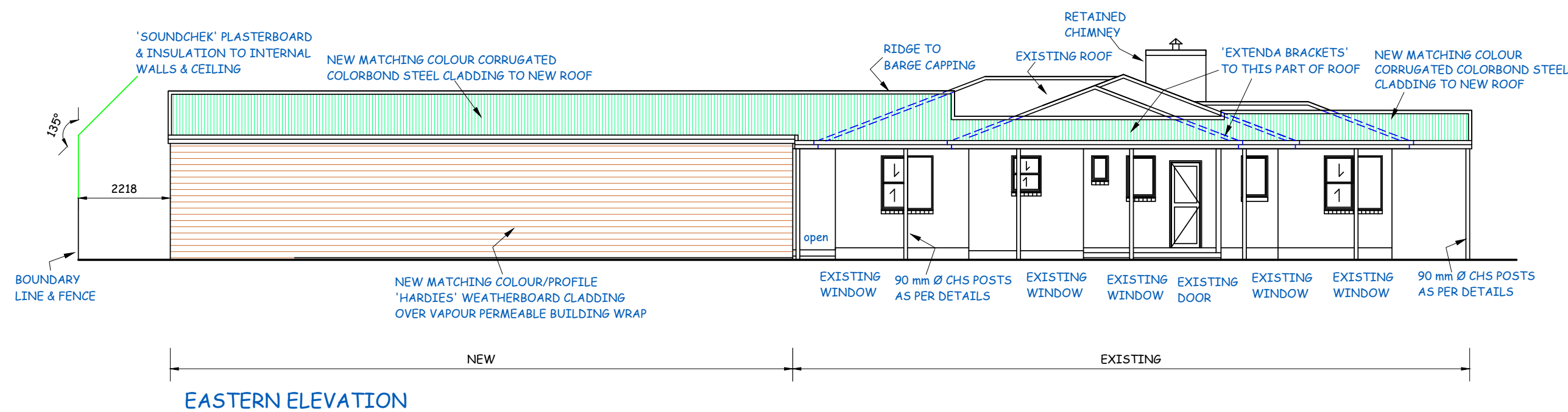
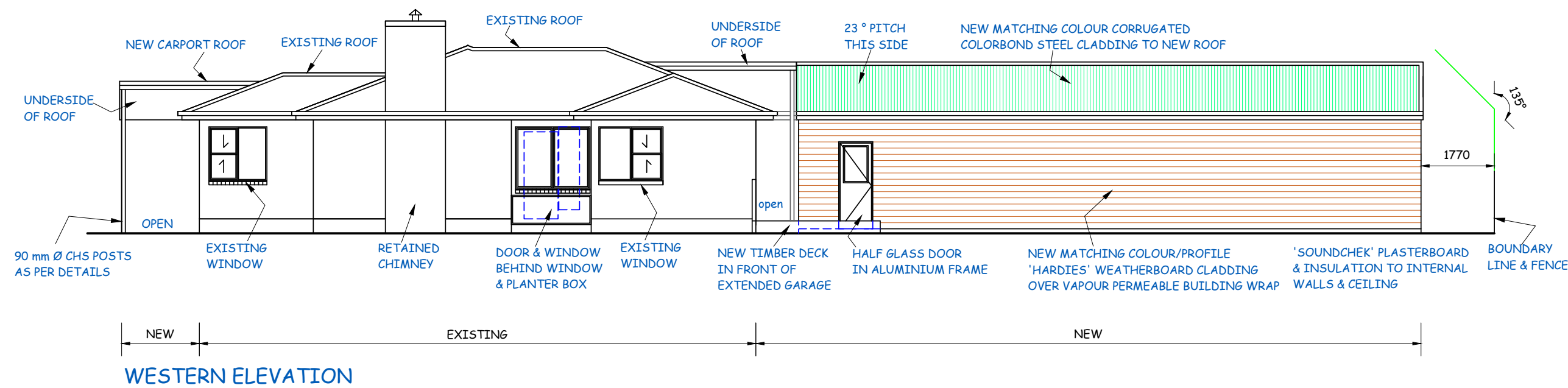
95 Queen Street, West Ulverstone, 7315

Phone: (03) 6425 9333

Email: [admin@weedadrafting.com.au](mailto:admin@weedadrafting.com.au)

WORKPLACE STANDARDS TASMANIA BUILDING PRACTITIONER AC  
NUMBERS, ADAM: CC 5317 P Cat B.D.

FOR PLANNING PERMIT  
APPLICATION ONLY



PROPOSED REMOVAL TO GARAGE/STUDIO FOR NEW STUDIO, CARPORT & TIMBER DECK TO THE TIMBER FRAMED DWELLING AT 101 PARKER STREET, DEVONPORT FOR C. BLAKE	DATE:	SCALE:	CHECKED BY	DRAWN BY	DWG No.
	24/02/23	1:100	J WEEDA	A WEEDA	1523 - 4 OF 7

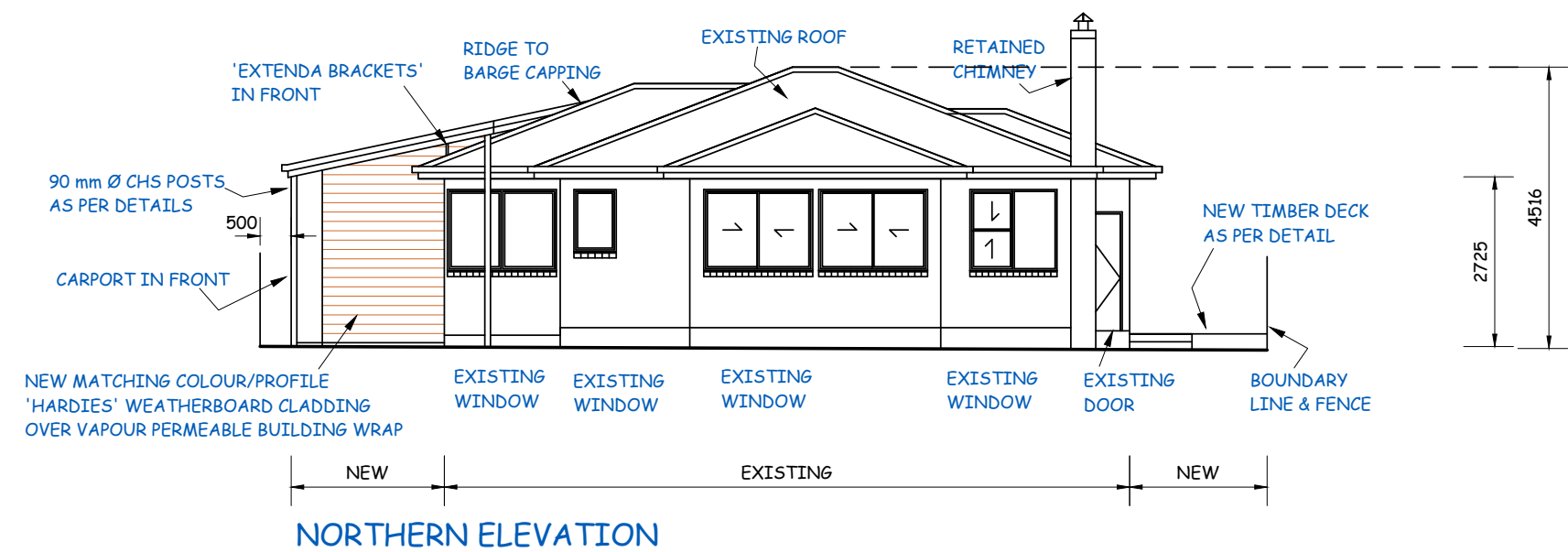
WEEDA Drafting



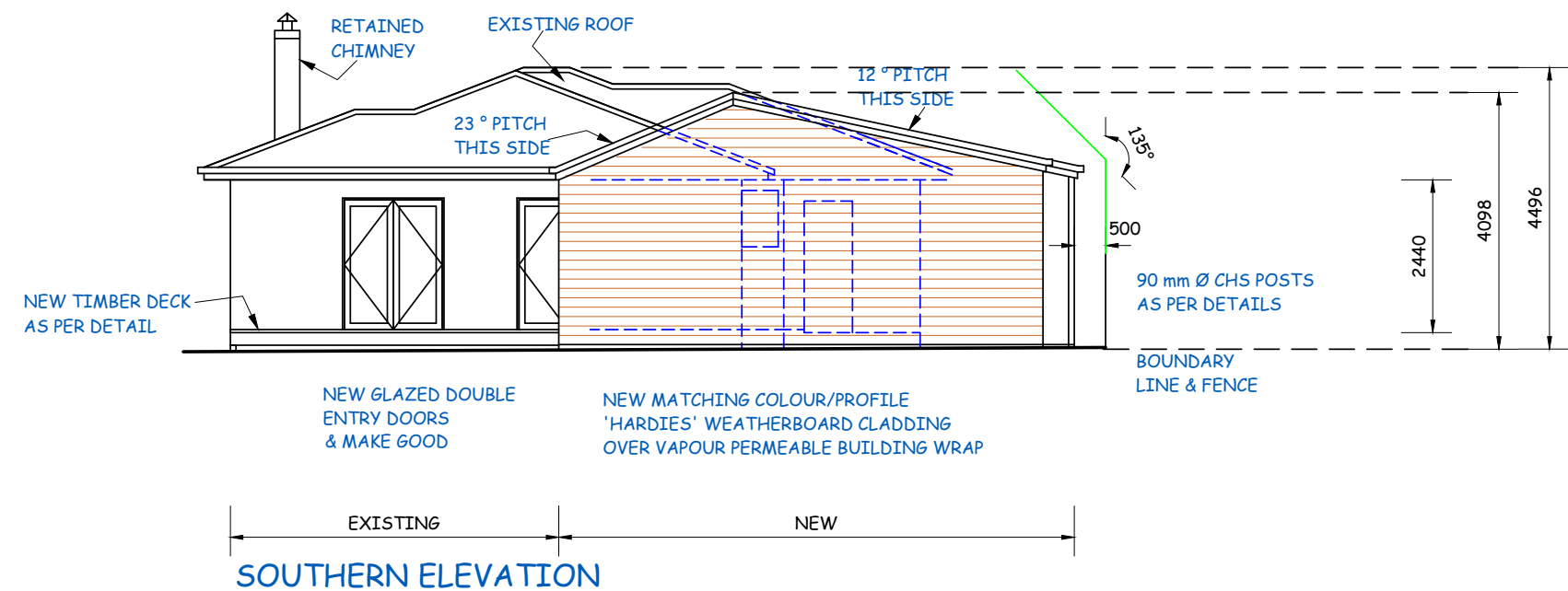
& Building Consultants Pty Ltd

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Phone: (03) 6425 9333  
Email: admin@weedadrafting.com.au

WORKPLACE STANDARDS TASMANIA BUILDING PRACTITIONER AC  
NUMBERS: ADAM, CC 5317 P-Cat B.D.



FOR PLANNING PERMIT  
APPLICATION ONLY



PROPOSED REMOVAL TO GARAGE/STUDIO FOR NEW STUDIO, CARPORT & TIMBER DECK TO THE TIMBER FRAMED DWELLING AT 101 PARKER STREET, DEVONPORT FOR C. BLAKE	DATE:	SCALE:	CHECKED BY	DRAWN BY	DWG No.
	24/02/23	1:100	J WEEDA	A WEEDA	1523 - 5 OF 7

Agenda - PLANNING AUTHORITY COMMITTEE - 5 JUNE 2023 ATTACHMENTS





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**From:** John Moffat <moffatjja@gmail.com>  
**Sent:** Saturday, 6 May 2023 3:15 PM  
**To:** Devonport City Council  
**Subject:** Representation to Planning Application PA2023.0047-101 from John Moffat

Application for construction of a Studio at 101 Parker St.

I wish to object to this proposed development on the following grounds:

1. **USAGE** - is not defined but from the drawings attached, the acoustic wallboarding specified and the multiple power and lighting outlets shown it seems apparent that the usage will be as a large sound and/or maybe dance studio. With no windows shown it can hardly be an art studio.
2. **SIZE** - specified of approximately 110 sq metres is nearly the size of the existing home indicating commercial or semi-commercial usage, eg band or group practice, teaching etc., if not now then in the future. It is grossly oversized to be considered a studio for personal music enjoyment in domestic setting and is inappropriate for a domestic residential area.
3. **NOISE** -the property is surrounded by single dwellings on all sides and will directly affect numerous people in what is a quiet residential area. Immediate neighbours on the East side will be particularly affected.
4. **PARKING** - should the studio be used by bands or groups for practice, dancing etc. then there is **no provision for on site parking**.
5. **ACOUSTICS** - the specified **acoustic wall boarding** is designed for domestic use not to contain the type of heavy bass sounds so typical of modern music. Such sounds, typically generated by synthesisers in common use by modern musicians, have deep penetrating power and long range and are a source of constant complaint.
6. **MISLEADING** - the word 'STUDIO' on drawing # 5, the general arrangement, is placed so as to imply that the existing old wooden garage to be removed is already used as a studio. This is incorrect and in my 15 years residence has not been so used.

In short a large studio of this size for sound use is inappropriate for its' location and, if approved, will be a source of constant complaints.

John Moffat  
104 Parker St.

0484 039 305



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**From:** Carolynn Jamieson <carolynn\_@yahoo.com>  
**Sent:** Monday, 8 May 2023 2:57 PM  
**To:** Devonport City Council  
**Subject:** Representaton to PA 2023.0047 101 Parker St from Carolynn Jamieson

Regarding the application for a "Studio" at 101 Parker St.

I have grave concerns that it will be used for purposes unfit for the area.

Certainly it wouldn't be for private non commercial uses which makes immediately makes parking a big issue in our street.

Parker Street already have an overflow of cars parked in our street on the western side of William St intersection. Usually, there is no room for me to park my own vehicle outside our house on weekdays. There are usually four cars parked in front of our house of 100-102 Parker and the same number on the opposite side, forcing me to park half a block away.

I also have concerns that the so called studio would be used for film or music production. If the latter – sound will be an issue. 3 units back directly onto the east wall of the proposed studio. There are a number of elderly in the area.

If the former, the lack of windows easily lends it to being used for adult or exploitative video production, or marijuana growing room. There is no rational need for a 'studio' that size in an inner suburban back yard for hobby use but rather a commercial business where parking and noise will be an issue. It seems that the very act of applying for a backyard studio permit, that has no windows or ventilation, that it is more likely for an unlawful activity.

I hope the council rejects the application PA 2023.0047-101.

Carolynn Jamieson  
100 - 102 Parker Street.

---

**From:** dj.jennings@bigpond.com  
**Sent:** Tuesday, 9 May 2023 1:59 PM  
**To:** Devonport City Council  
**Subject:** Representation about 101 Parker St from Deborah Jennings

To whom it may concern

I have recently became aware of an application for a permit to build a studio at 101 Parker Street Devonport.

I am concerned that this studio may be used inappropriately as this is a quiet residential area.

Parker Street has many disability units in the same area and are occupied by very unwell residents.

I was alerted about this application by another resident and they are worried that this studio will become a problem regarding noise and parking if open to the public use.

I am also worried about this application as I live very close to this persons home so I object to this project going ahead.

Yours sincerely... Deborah Jennings

FILE: PA 2023,  
0047

**101 PARKER STREET  
DEVELOPMENT APPLICATION  
PA 2023.0047-101**

A 'studio' of approximately 110sq metres ( the same size as the existing home) is being proposed as an addition.

From the drawings and specifications, (available on the Council web site) with appropriate copies attached, it seems that the studio is to be used for sound purposes and of such a size that indicates usage as a band or group practice place, if not now then certainly at some future date. It's sheer size indicates it is not for personal use and enjoyment.

I believe it is inappropriate for our quiet residential area and should be objected to.

I attach a copy of my objection emailed to Council, you may copy and use it if you wish, attaching your own details of course.

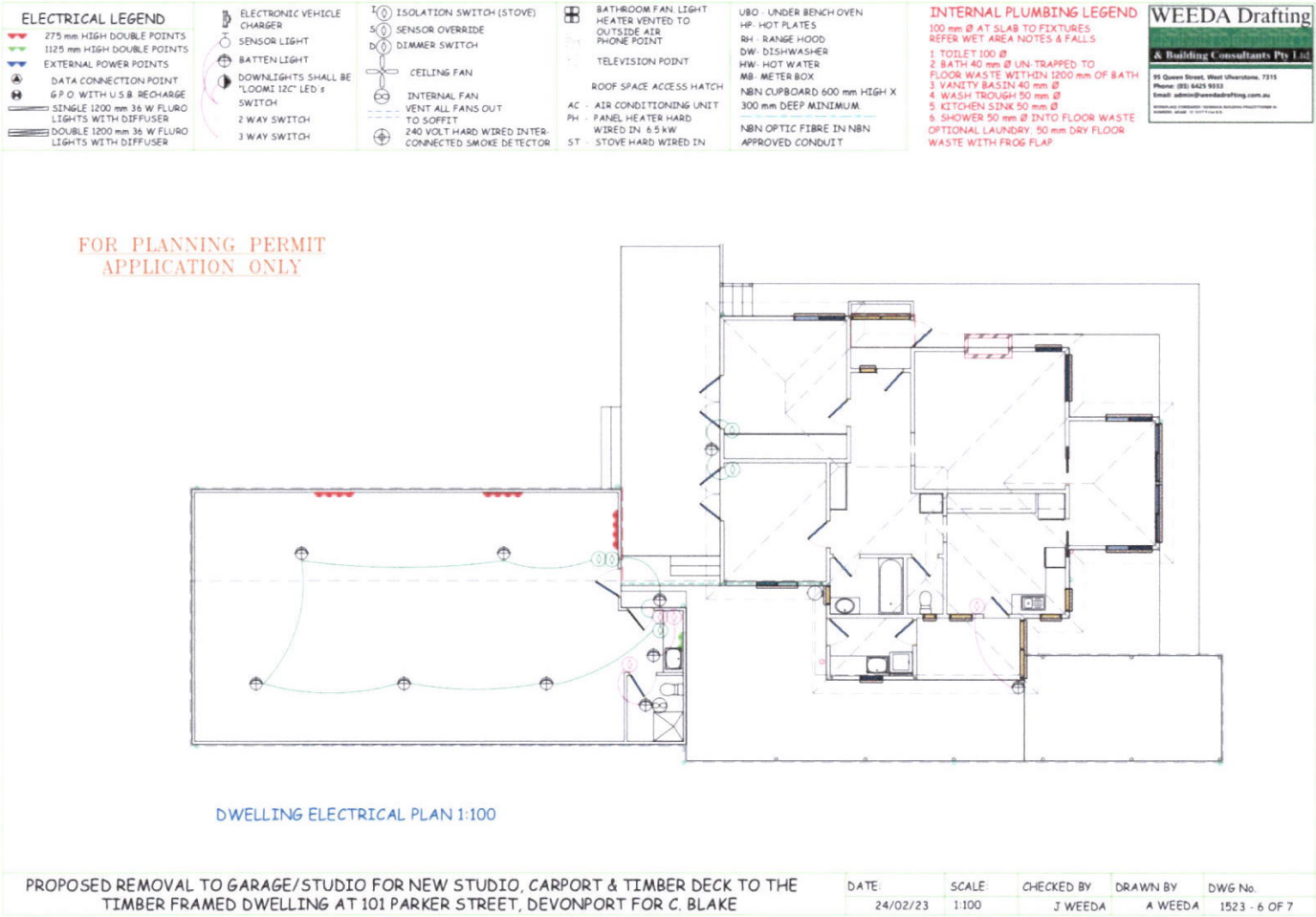
If you are also concerned and wish to object, which I strongly recommend, then it needs to be done in writing before 12th May cut off to:

Email: [council@devonport.tas.gov.au](mailto:council@devonport.tas.gov.au)

Mail: PO Box 604, Devonport, Tas 7310



ELECTRICAL DRG





## Email to Council

Application for construction of a Studio at 101 Parker St.

I wish to object to this proposed development on the following grounds:

1. **USAGE** - is not defined but from the drawings attached, the acoustic wallboarding specified and the multiple power and lighting outlets shown it seems apparent that the usage will be as a large sound and/or maybe dance studio. With no windows shown it can hardly be an art studio.
2. **SIZE** - specified of approximately 110 sq metres is nearly the size of the existing home indicating commercial or semi-commercial usage, eg band or group practice, teaching etc., if not now then in the future. It is grossly oversized to be considered a studio for personal music enjoyment in domestic setting and is inappropriate for a domestic residential area.
3. **NOISE** - the property is surrounded by single dwellings on all sides and will directly affect numerous people in what is a quiet residential area. Immediate neighbours on the East side will be particularly affected.
4. **PARKING** - should the studio be used by bands or groups for practice, dancing etc. then there is **no provision for on site parking**.
5. **ACOUSTICS** - the specified **acoustic wall boarding** is designed for domestic use not to contain the type of heavy bass sounds so typical of modern music. Such sounds, typically generated by synthesisers in common use by modern musicians, have deep penetrating power and long range and are a source of constant complaint.
6. **MISLEADING** - the word 'STUDIO' on drawing # 5, the general arrangement, is placed so as to imply that the existing old wooden garage to be removed is already used as a studio. This is incorrect and in my 15 years residence has not been so used.

In short a large studio of this size for sound use is inappropriate for its' location and, if approved, will be a source of constant complaints.

WE RONT NICKY MITCHELL OF 3/99 PARKER ST,  
DEVONPORT.

WE AGREE WITH ALL ABOVE 6 POINTS  
AND WE OBJECT TO THIS PROPOSAL.

WE ARE MOSTLY OBJECTING TO COMMERCIAL  
USE IN THIS RESIDENTIAL AREA.

Nicky Mitchell R.D

9-5-2023



## Email to Council

Application for construction of a Studio at 101 Parker St.

I wish to object to this proposed development on the following grounds:

1. **USAGE** - is not defined but from the drawings attached, the acoustic wallboarding specified and the multiple power and lighting outlets shown it seems apparent that the usage will be as a large sound and/or maybe dance studio. With no windows shown it can hardly be an art studio.
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In short a large studio of this size for sound use is inappropriate for its' location and, if approved, will be a source of constant complaints.

Joan Knowles at 101/99 Parker St. -  
obviously the most close person to this  
development - wish to agree with  
the person who submitted this, and  
I realise the "untruth" about the use  
of the garage - only a "car in there"

J. Knowles

**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](mailto:council@devonport.tas.gov.au) Web [www.devonport.tas.gov.au](http://www.devonport.tas.gov.au)

26/04/2023

**In reply please quote:**

File: PA2023.0047

MRS NC MITCHELL & MR REW MITCHELL  
3/99 PARKER STREET  
DEVONPORT TAS 7310

Dear Sir/Madam

**PA2023.0047 – APPLICATION FOR PLANNING PERMIT  
101 PARKER STREET DEVONPORT**

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

*Residential additions.*

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/](http://www.devonport.tas.gov.au/building-development/planning/advertised-planning-permit-applications/) or on the ground floor of the paranaque 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/](http://www.devonport.tas.gov.au/submit-a-representation-for-a-development/), by email to [council@devonport.tas.gov.au](mailto: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 12/05/2023.

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*



**What is a representation?**

A 'representation' is your comment, in writing, about a plan or a specific proposal for use or development that has been advertised for comment. Under the *Land Use Planning and Approvals Act 1993* (the Act) a representation can include 'a written statement of facts or reasons in support of or in opposition to the application'.

**When can I make a representation?**

In accordance with the requirements of the Act any person can make a representation regarding a discretionary planning permit application during the public exhibition period for that application.

Discretionary planning permit applications are made under section 57 of the Act where the Council has the discretion to either approve or refuse a permit based upon compliance with the requirements of its Planning Scheme. Such applications generally relate to situations where a proposal does not meet the permitted standards of the Planning Scheme and discretion is sought from Council to allow the proposal to proceed. Some general examples of discretionary matters include a variation to building height, building setbacks, number of car parking spaces, or the type of use that is proposed.

Discretionary planning permit applications are subject to a mandatory public notification process which includes a 14-day public exhibition period where any interested person may inspect the application.

**Where can I view the application?**

During the public exhibition period, the application is made available for viewing at the paranalpe centre at 137 Rooke Street, Devonport and also online via the Council's website at [www.devonport.tas.gov.au](http://www.devonport.tas.gov.au)

**How to make a representation**

Representations can be made during the public exhibition period. These can be either in support of or against what is proposed by the application.

Representations can be submitted:

- via the online form on Council's website;
- by mail to PO Box 604, Devonport Tasmania 7310; or
- via email to [council@devonport.tas.gov.au](mailto:council@devonport.tas.gov.au)

(Please note that representations submitted via email or mail should be addressed to the General Manager and reference the relevant planning permit application number).

The closing date for representations is always included on the notice for the permit application (i.e. the newspaper notice, the site notice, or the adjoining landowner notification). Representations received after the close of the public exhibition period cannot be accepted.

**On what grounds can I make a representation?**

When making a representation it is important to clearly state the reasons for the support or concern/objection about what is being proposed by the application.

It is also important to understand that the public exhibition process is being triggered because the application contains a discretionary matter. Therefore, any issues raised in a representation should be relevant to the element of discretion being sought by the applicant.

For example, an applicant may seek discretion to allow a greater than permitted building height – so the ability for Council to consider and exercise discretion relates to the matter of building height.

**What happens when a representation is made?**

When a representation is made which objects to the proposal, the application has to be determined at a meeting of the Council. As part of this process a public agenda is prepared which includes a report from Council's planning staff with a recommendation on how the application should be decided. This report will also assess the merits of any representations received.

Those persons who have made a representation will be advised in writing of Council's decision on the permit application. If you do not agree with Council's decision you have the right to submit an appeal to the State Government's Planning Appeal Tribunal.

**Will representations be made public?**

Where a meeting of the Council is required to determine a discretionary planning permit application, any representations received in respect of that application will be reproduced in full as part of the meeting agenda (including names and addresses). This agenda is a publicly available document for any interested party to access and view.

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**From:** R&G Read <rgread35@gmail.com>  
**Sent:** Thursday, 11 May 2023 9:42 AM  
**To:** Devonport City Council  
**Subject:** Objection to the Application for Planning Permit PA2023.0047  
**Attachments:** Proximity of alfresco area.jpg; Proximity to Units 1&2.jpg; To the General Manager 9th May 2023.docx

To the General Manager, Devonport City Council

Dear Sir

Please find attached our letter of objection to the Application for Planning Permit PA2023.0047 and 2 accompanying photos.

Thank you for the opportunity to submit these.

Yours,

Roger and Gaylene Read

10 Payton Place, Devonport

To the General Manager

9<sup>th</sup> May 2023

Re: 101 Parker Street Development Application PA 2023.0047-101

We would like to put forward the following objections to the above application.

1. The application is for the removal of a garage/studio and replacement studio. As far as we know it is not currently used as a studio. The description seems misleading.
2. Size. The proposed studio is a fraction under the size of the current dwelling (110m<sup>2</sup> and 109m<sup>2</sup>). This is disproportionate for personal usage only. We have grave concerns about the noise that may emanate from such a commercial or semi commercial sized studio. Soundchek plasterboard is a general sound barrier not a specialist one designed specifically for music studios. There seems to be no soundproofing panels included in the plans.
3. Noise disturbance to surrounding residents. The aerial photograph included in the plans shows this area of Parker Street has dense housing. No. 101 borders 5 other residences (3 in Parker St, 2 in Lindsay Place). On the eastern side of number 101 is a body corporate of 3 units. The front 2 units are in very close proximity to the proposed studio and alfresco area with a shared boundary wooden paling fence. The plans show the proposed studio is very near to that fence. (See photos attached to our email.) Music studios usage may occur outside business hours, so possibly causing disturbance in the evenings and weekends.

The proposed alfresco area is adjacent the lounge, kitchen and bedroom areas of Unit 1/99. Again we have concerns about noise drifting across from no. 101 just some metres away. The applicants, who are in the music industry, perhaps realising sound will be an issue originally planned to erect a brick wall there.

4. Parking. If the studio is used for groups/bands there will be more than normal suburban traffic in the area as these people arrive and depart with their accompanying gear (and potentially socialising after). Again more noise for the neighbours.

We believe the development of a music studio of this size is not appropriate in this quiet residential area and that noise will be an issue and probable cause for complaint. Quality of life is something we value in Devonport and our homes are places of refuge and rest. If the proposed studio had been in place next door when we looked at purchasing Unit 1/99 2 years ago, we would not have purchased the unit.

Thank you for the opportunity to raise these objections.

Roger and Gaylene Read, owners of Unit 1/99 Parker St.

10 Payton Place, Devonport  
rgread35@gmail.com  
0458 120 748









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**From:** Louise Read <vanessalouise4@yahoo.com>  
**Sent:** Thursday, 11 May 2023 11:27 AM  
**To:** Devonport City Council  
**Subject:** Re:101 Parker Street Development Application PA 2023.0047-101

To the General Manager,

Although I get along well with our neighbours, we would like to put forward the following objections to the above application.

1. The application is for the removal of a garage/studio and replacement studio. As far as I know it is not currently used as a studio. The description seems misleading.

2. Size. The proposed studio is a fraction under the size of the current dwelling (110m<sup>2</sup> and 109m<sup>2</sup>). This is disproportionate for personal usage only. I have concerns about the noise that may emanate from such a commercial or semi commercial sized studio. Soundchek plasterboard is a general sound barrier not a specialist one designed specifically for music studios. There seems to be no soundproofing panels included in the plans.

3. Noise disturbance to surrounding residents. The aerial photograph included in the plans shows this area of Parker Street has dense housing. No. 101 borders 5 other residences (3 in Parker St, 2 in Lindsay Place). On the eastern side of number 101 is a body corporate of 3 units. The front 2 units are in very close proximity to the proposed studio and alfresco area with a shared boundary wooden paling fence. The plans show the proposed studio is very near to that fence. (See attached photos.) Music studios usage may occur outside business hours, so possibly causing disturbance in the evenings and weekends.

The proposed alfresco area is adjacent the lounge, kitchen and bedroom areas of Unit 1/99. Again we have concerns about noise drifting across from no. 101 just some metres away. The applicants, who are in the music industry, perhaps realising sound will be an issue originally planned to erect a brick wall there.

4. Parking. If the studio is used for groups/bands there will be more than normal suburban traffic in the area as these people arrive and depart with their accompanying gear. Again more noise for the neighbours.

Thank you for the opportunity to raise these objections

Vanessa Read  
Resident of Unit 1/99 Parker St  
0448828519

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**From:** Leann Hammond <campinginthebush@gmail.com>  
**Sent:** Friday, 12 May 2023 12:49 PM  
**To:** Devonport City Council  
**Subject:** 101 Parker Street Development application PA 2023.0047-101

101 Parker Street Development application PA 2023.0047-101

I wish to object to this proposed development on the following grounds:

The definition of the development "Studio" and the specific materials used indicates and assumptions of the development are, it is going to be used for some loud acoustics.

- the assumptions are also there will be a number of people in the building at one time, there are no facilities for on-site parking. Our street can not handle the daily business parking as it is without putting another layer on top.

- the assumptions are also the property is in a quiet residential area and noise disruption is inappropriate for the neighbouring houses.

I would also like further clarification on the specifics of the meaning "Studio"?

- the development does not have natural light for example windows and is one large room with shower toilet and wash basin.

Looking forward to hearing from you in relation to the above concerns.

Leann Hammond  
95 Parker Street  
Devonport.

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**From:** oateselaine <oateselaine@gmail.com>  
**Sent:** Friday, 12 May 2023 3:40 PM  
**To:** Devonport City Council  
**Subject:** Represenation about Building a Studio at 101parker Street from Oateselaine@gmail.com

Sorry I only just got this in letter box , for a studio usage for band and group practice place, it is hard enough now wen selfish neighbours have music turned up that goes all day and night until ridiculous hours in the morning, so I object , this sort of studio needs to be on out skirts of a residential area

Sent from my Galaxy

Pi - 4

Works Application pa 2023.0047  
101 Parker Street.

To the General Manager

We the residents and owners of 97 Parker Street raise the following objections to support Dismiss the proposed Works 101 Parker Street - Devonport.

We target two areas

1 - Removal of existing 2 car garage and replacement called Studio.

2 - Alfresco - Carport

1 - Studio Objections relate to the following.

(1a) - The application and plan title - are misleading, un-truthful and the use of the proposed Studio is not disclosed, for council or others to fully consider, except to say the new building/studio will generate noise as evident in the need to instal sound proofing identified on the plans.  
Further supporting evidence of un-truthful

(1a)

P2 - 4

Continued

misleading representation is supported by real estate property sales documented March 2018 - Advertised this property for sale 2 Car Garage - Not as a Studio referenced in the application.

(1b)

Non compliance with existing current residential zoning of this area.

101 Parker Street is surrounded by units both elderly and special needs persons Studio use will generate noise in excess of the current building - Garage.  
May be used for Commercial, Retail, Religious Meeting Room

(1c)

Noise - Excessive noise, Increased due to the movement of additional patrons  
- Vehicles both on-site and off site  
- Studio noise, no decibel rating has been identified on the plans, therefore Compliance or containment cannot be guaranteed.



P3 - 4

## (1D) Light and Shade

No Drawings have been supplied with the application for proper consideration. Except to say the new proposed Ridge line on the Studio will be higher than the existing Garage and will impact the residents on the Eastern side.

## (1E) Loss of off-street Parking

The removal/demolishing of the existing 2 car garage will further support Complaints from Residents in Parker Street.

## Objections - Alfresco

(2A) Noise - No ability to suppress noise in this new roofed open space.

(2B) Boundary offset - only 500 mm to supporting roof posts doesn't allow enough room for maintenance both roof/gutter and Boundary fence

continued

P4-4

(2B) Increased Risk of Fire Spread.  
to neighbouring properties due to  
setback and new timber structure for  
roof.

(2C) Further loss of on-site parking.  
Due to the build of the Alfresco area  
over an existing Driveway.

Summary.

We would expect Council to Consider and raise  
objections on this project that supports our objections  
based on the lack of detail and design brief submitted.  
A studio with only 1 Door, no windows with  
a build size of  $109.75 \text{ m}^2$  can only lead to speculation  
of what the purpose of this area and Alfresco area  
of  $38.85 \text{ m}^2$  and the intended use both now and in  
the future could be used for.

Regards - Marce Wood. : MF Wood  
- Geoff Hyland. - GD Hyland.

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: 16 Lawrence Drive, Devonport  
Tasmania 7310

Certificate of Title Reference No.: 3500/68 or 7414/57

#### Applicant's Details

Full Name/Company Name: Golden Homes Tas PTY LTD

Postal Address: 4 Chloe Court, Upper Burnie Tas  
7320

Telephone: 1300 859 036

Email: shaun@goldenhomes.net.au

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

Full Name/Company Name: Mai Yee Kan

Postal Address: 16 Lawrence Drive, Devonport Tasmania  
7310

Telephone: 0433 922 641

Email: mayee2003a@gmail.com



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?:

Renovation on a current pool room to a dwelling.

Description of how the use will operate:

As a stand alone dwelling.

Use Class (Office use only):

Applications may be lodged by email to Council - [council@devonport.tas.gov.au](mailto: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:

<b>Application fee</b>	✓
<b>Completed Council application form</b>	✓
<b>Copy of the current certificate of title, including title plan and schedule of easements</b>	✓
<b>Any written permission and declaration of notification required under s.52 of LUPAA</b>	✓
<b>A site analysis and site plan at an acceptable scale on A3 or A4 paper (1 copy) showing:</b>	✓
• The existing and proposed use(s) on the site	
• The boundaries and dimensions of the site	
• Topography 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 including any known threatened species, and trees and vegetation to be removed	
• The location, capacity and connection point of any existing services and proposed services	
• The location of easements on the site or connected to the site	
• Existing pedestrian and vehicle access to the site	
• The location of existing and proposed buildings on 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, parking areas and footpaths within the site	
• Any proposed open space, common space, or facilities on the site	
• Proposed subdivision lot boundaries (where applicable)	
• Details of any proposed fencing	
<b>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:</b>	✓
• Setbacks of buildings to property (title) boundaries	
• The internal layout of each building on the site	
• The private open space for each dwelling	
• External storage spaces	
• Parking space location and layout	
• Major elevations of every building to be erected	
• The relationship of the elevations to existing 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	
<b>Details of any signage proposed</b>	



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Value of use and/or development

\$ 300,000

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

If land is not in applicant's ownership

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

Applicant's signature: [Signature]

Date: 23/12/22

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: [Signature]

Date: 23/12/22

**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.

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**Fee & payment options**

**DD**

**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](http://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.



The Manager  
Devonport City Council  
137 Rooke Street,  
Devonport Tas 7310

Dear Sir/Madam

**RE: 16 Lawrence Drive, Devonport Tasmania 7310**

Please accept this letter as authority for Golden Homes to lodge a planning, plumbing and building permit application for this property.

Please contact me if you have any queries.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Man Yee Kan', with a stylized flourish at the end.

Man Yee Kan  
16th September 2022

**RESULT OF SEARCH**

## RECORDER OF TITLES

*Issued Pursuant to the Land Titles Act 1980*

## SEARCH OF TORRENS TITLE

VOLUME 7414	FOLIO 57
EDITION 10	DATE OF ISSUE 31-Oct-2018

SEARCH DATE : 08-Apr-2022

SEARCH TIME : 02.29 PM

DESCRIPTION OF LAND

City of DEVONPORT

Lot 57 on Sealed Plan 7414

Derivation : Part of Lot 31080 Gtd. to Mark Fitzmaurice.

Prior CT 3500/68

SCHEDULE 1

M723520 TRANSFER to WENJUN GAO and MAN YEE KAN Registered  
31-Oct-2018 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

E154764 MORTGAGE to Australia and New Zealand Banking Group  
Limited Registered 31-Oct-2018 at 12.02 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations



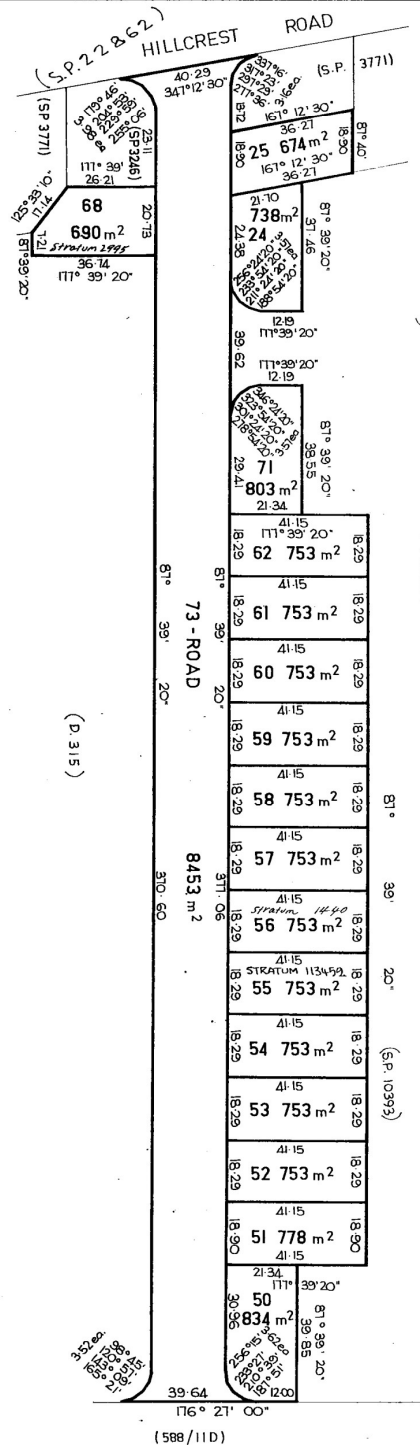
# FOLIO PLAN

## RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



<p>7414 - 7 OCT 1975</p> <p>Owner: L.A. Boucher Pty. Ltd.</p> <p>Title Reference: C.T. 2869-47 3206 - 97</p> <p>Grantee: Part of Lot 31080, 49a.3r. 4p., Granted to Mark Fitzmaurice.</p>	<p>PLAN OF SURVEY 8791</p> <p>by Surveyor MR. N.D. LESTER of land situated in the</p> <p>TOWN OF DEVONPORT</p> <p>Scale: 1:1000 Measurements in metres</p>	<p>Registered Number:</p> <p><b>S.P 7414</b></p> <p>Effective from 6-11-75</p> <p><b>P/I</b> <i>Mark Fitzmaurice</i> Recorder of Titles</p>
---	--	---



SEE INSIDE FIELD  
BOOKS FOR REPEL

PROPOSED CHANGE OF USE OF  
POOL ROOM TO A DWELLING UNIT AT  
16 LAWRENCE DRIVE  
DEVONPORT FOR  
W. GAO & M.K. KAN

FOR PLANNING PERMIT  
APPLICATION ONLY

NOVEMBER 2022

PROJECT No. 11222

KNOWN SITE HAZARDS										
REFER TO SAFETY SITE PLAN		UNDERGROUND SERVICES		WORKING AT HEIGHTS		RESTRICTION OF ACCESS TO PUBLIC				
DISTRIBUTION		DRAFT	PLANNING APPROVAL		BUILDING APPROVAL		BUILDING SURVEYOR		TITLE HOLDER	BUILDER
TITLE REFERENCE Volume 7414 Folio 57			DESIGN WIND SPEED N/A	SOIL CLASS. N/A	BUILDING CLASS. 1(a)	CLIMATE ZONE SEVEN	ALPINE AREA NO	KNOWN SITE HAZARDS REFER TO SAFETY NOTES		
BUSHFIRE ATTACK LEVEL B.A.L. - LOW		AREAS	EXISTING DWELLING 185.85 m2		EXISTING LOT AREA 753.00 m2					
		PROPOSED UNIT 122.50 m2		TOTAL BUILDINGS 338.20 m2						
		EXISTING ALFRESCO 29.85 m2		SITE COVERAGE 44.91 %						
TITLE PAGE			11222 - 1 OF 10		SITE LOCATION & SETTING OUT PLAN			11222 - 9 OF 10		
EXISTING POOL ROOM FLOOR PLAN			11222 - 2 OF 10		SITE LOCATION & LANDSCAPING PLAN			11222 - 10 OF 10		
PROPOSED UNIT FLOOR PLAN			11222 - 3 OF 10		<p>NOTE: THE BUILDING CONTRACTOR SHALL ENSURE THAT THE WHOLE SET OF DRAWINGS AND SUPPORTING DOCUMENTATION IS PASSED ONTO ALL SUB CONTRACTORS &amp; SUPPLIERS PRIOR TO THOSE ENTITIES COMMENCING MANUFACTURING OR SUPPLYING MATERIALS FOR THE PROJECT. WEEDA DRAFTING &amp; BUILDING CONSULTANTS Pty. Ltd. WILL NOT BE LIABLE FOR ANY ACTION IF THESE CONDITIONS ARE NOT FOLLOWED. IF THERE ARE ANY DISCREPANCIES IN THE DRAWINGS OR SUPPORTING DOCUMENTS, THEY MUST BE REFERRED TO THE DESIGNER/DRAFTSMAN FOR RESOLUTION. THESE DRAWINGS ARE SUBJECT TO COPYRIGHT (C) AND SHALL NOT BE REPRODUCED OR ALTERED IN ANY WAY WITHOUT THE WRITTEN APPROVAL OF BOTH THE OWNERS AND WEEDA DRAFTING &amp; BUILDING CONSULTANTS Pty. Ltd. PRIOR TO WORK COMMENCING ON SITE THE OWNER &amp; BUILDER SHALL CHECK THAT THE APPROVED SET OF DRAWINGS ARE CORRECT &amp; ARE THE SET OF DRAWINGS STATED IN THE BUILDING CONTRACT.</p>					
ELEVATIONS & NOTATIONS			11222 - 4 OF 10							
ELECTRICAL PLAN & NOTATIONS			11222 - 5 OF 10							
FOOTINGS PLAN			11222 - 6 OF 10							
CROSS SECTIONAL DETAIL			11222 - 7 OF 10							
FENCE SECTIONAL DETAILS			11222 - 8 OF 10							
PROPOSED CHANGE OF USE OF POOL ROOM TO A DWELLING UNIT AT 16 LAWRENCE DRIVE DEVONPORT FOR W. GAO & M.K. KAN						DATE:	SCALE:	CHECKED BY	DRAWN BY	DWG No.
						04/11/22	1:100	J WEEDA	A WEEDA	11222 - 1 OF 10

WEEDA Drafting

& Building Consultants Pty Ltd

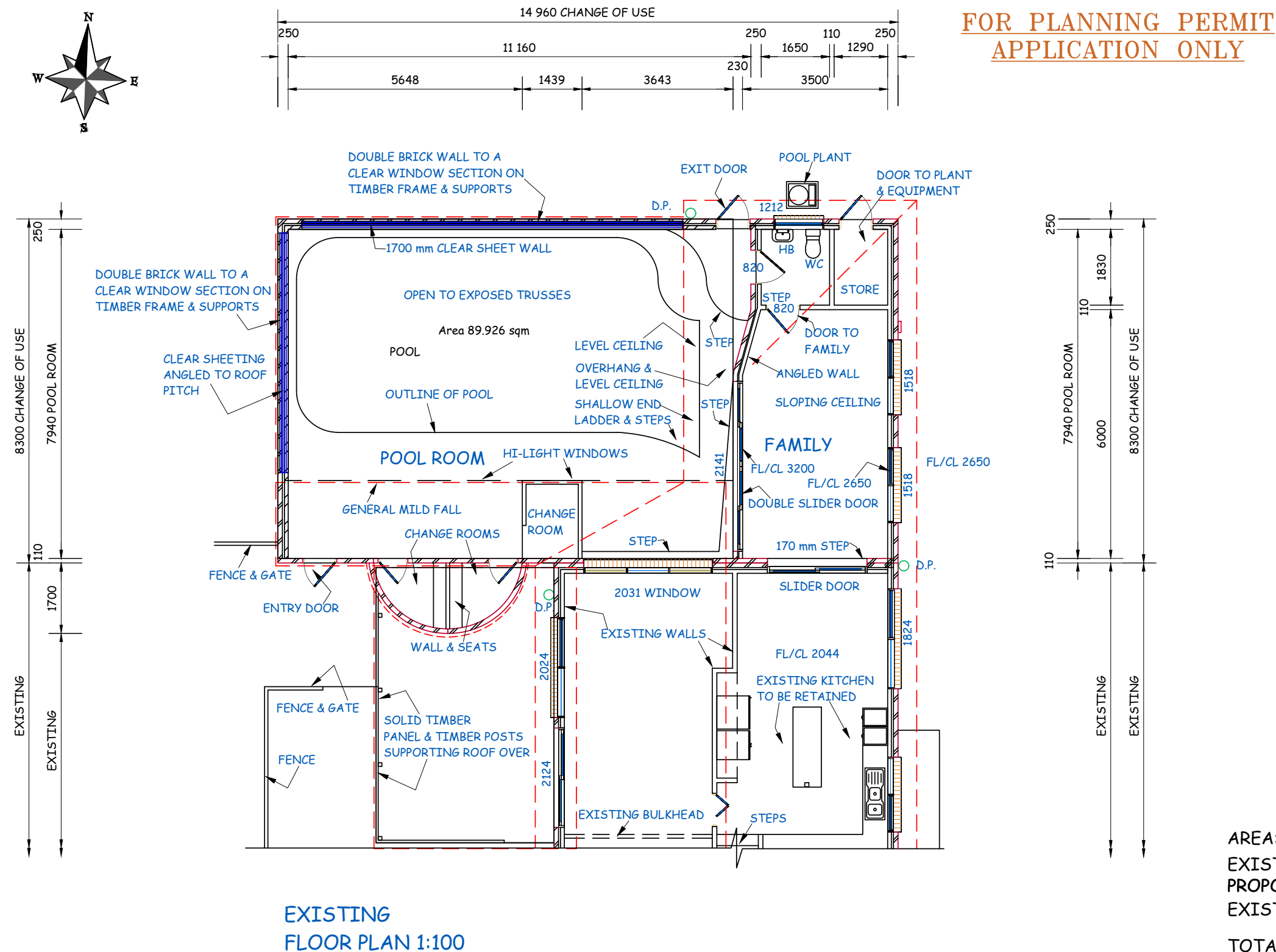
95 Queen Street, West Ulverstone, 7315

Phone: (03) 6425 9333

Email: admin@weedadrafting.com.au

WORKPLACE STANDARDS TASMANIA BUILDING PRACTITIONER AC

NUMBERS, ADAM; CC 5317 P Cat B.D.



AREA:	
EXISTING DWELLING	185.85 m2
PROPOSED CHANGE USE	122.50 m2
EXISTING ALFRESCO	29.85 m2
TOTAL	338.20 m2

PROPOSED CHANGE OF USE OF POOL ROOM TO A DWELLING UNIT AT 16 LAWRENCE DRIVE  
DEVONPORT FOR W. GAO & M.K. KAN

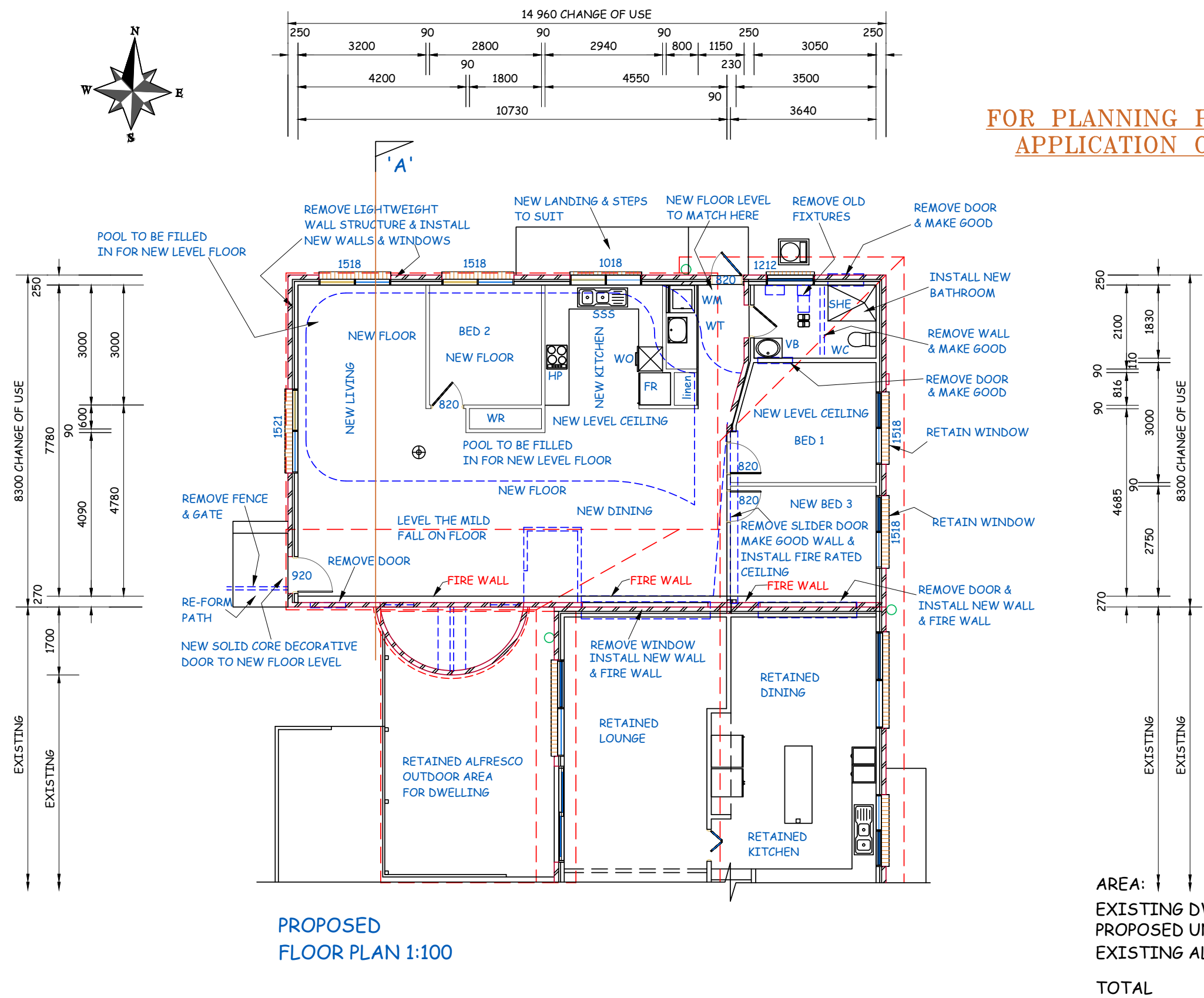
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WEEDA Drafting

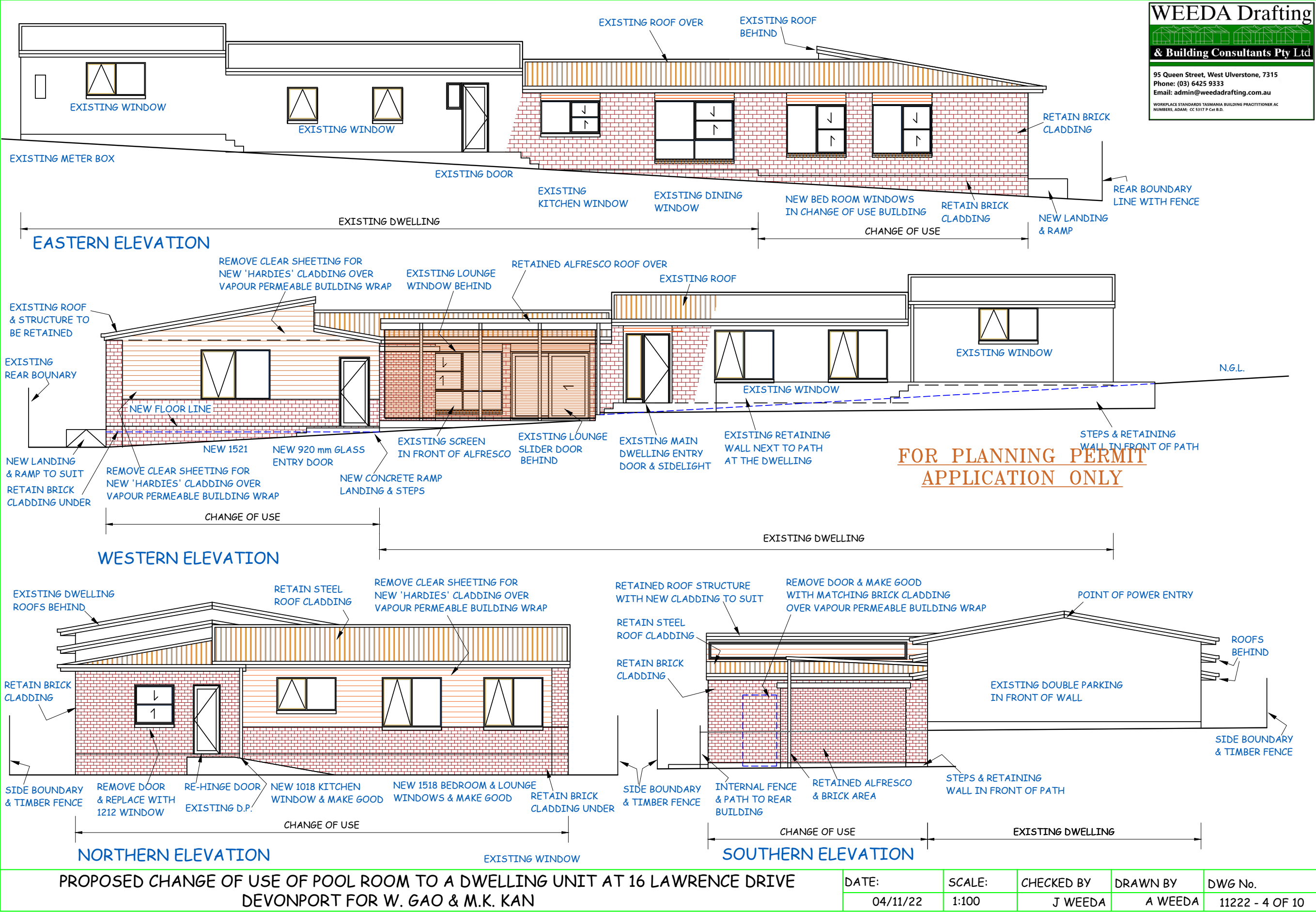
& Building Consultants Pty Ltd

95 Queen Street, West Ulverstone, 7315  
Phone: (03) 6425 9333  
Email: admin@weedadrafting.com.au  
WORKPLACE STANDARDS TASMANIA BUILDING PRACTITIONER AC  
NUMBERS, ADAM: CC 5317 P Cat B.D.



PROPOSED CHANGE OF USE OF POOL ROOM TO A DWELLING UNIT AT 16 LAWRENCE DRIVE  
DEVONPORT FOR W. GAO & M.K. KAN

DATE:	SCALE:	CHECKED BY	DRAWN BY	DWG No.
04/11/22	1:100	J WEEDA	A WEEDA	11222 - 3 OF 10



Agenda - PLANNING AUTHORITY COMMITTEE - 5 JUNE 2023 ATTACHMENTS

WEEDA Drafting

& Building Consultants Pty Ltd

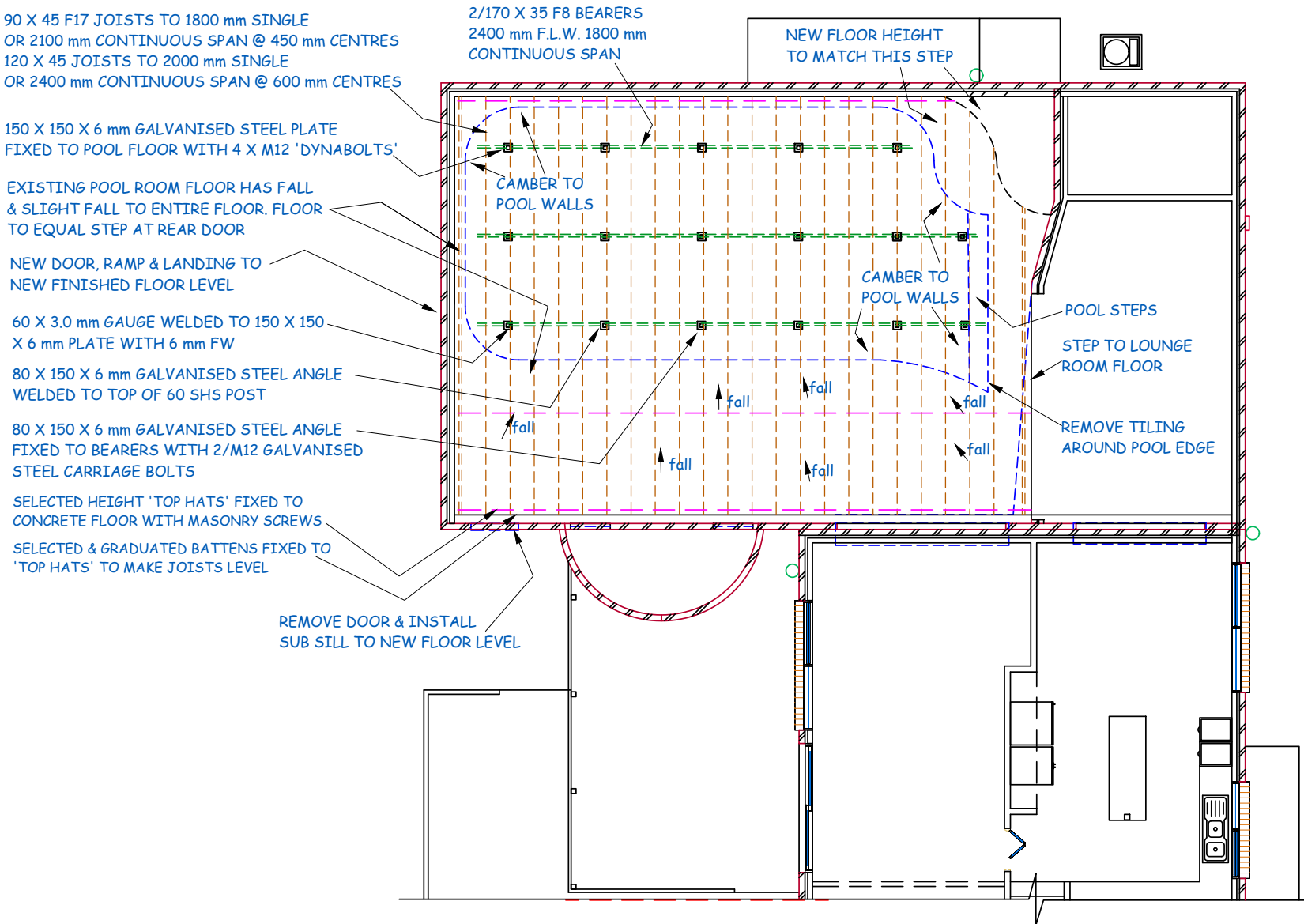
95 Queen Street, West Ulverstone, 7315

Phone: (03) 6425 9333

Email: admin@weedadrafting.com.au

WORKPLACE STANDARDS TASMANIA BUILDING PRACTITIONER AC  
NUMBERS, ADAM: CC 5317 P Cat B.D.

FOR PLANNING PERMIT  
APPLICATION ONLY



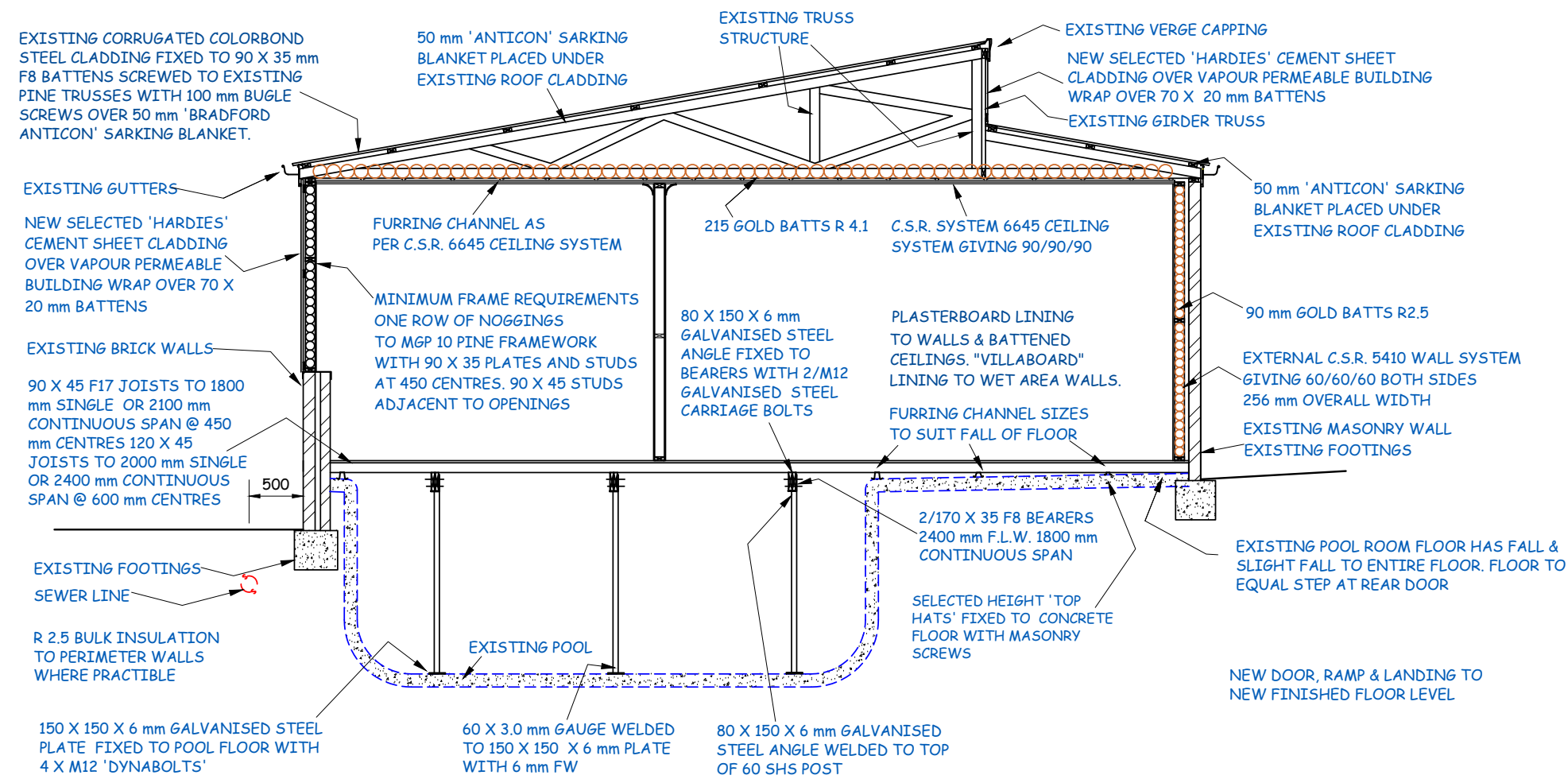
PROPOSED TIMBER  
FLOOR PLAN 1:100

PROPOSED CHANGE OF USE OF POOL ROOM TO A DWELLING UNIT AT 16 LAWRENCE DRIVE  
DEVONPORT FOR W. GAO & M.K. KAN

DATE:	SCALE:	CHECKED BY	DRAWN BY	DWG No.
04/11/22	1:100	J WEEDA	A WEEDA	11222 - 6 OF 10



FOR PLANNING PERMIT  
APPLICATION ONLY



### STRUCTURAL CROSS SECTION 'A' 'A' 1:50

PROPOSED CHANGE OF USE OF POOL ROOM TO A DWELLING UNIT AT 16 LAWRENCE DRIVE  
DEVONPORT FOR W. GAO & M.K. KAN

DATE:	SCALE:	CHECKED BY	DRAWN BY	DWG No.
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WEEDA Drafting

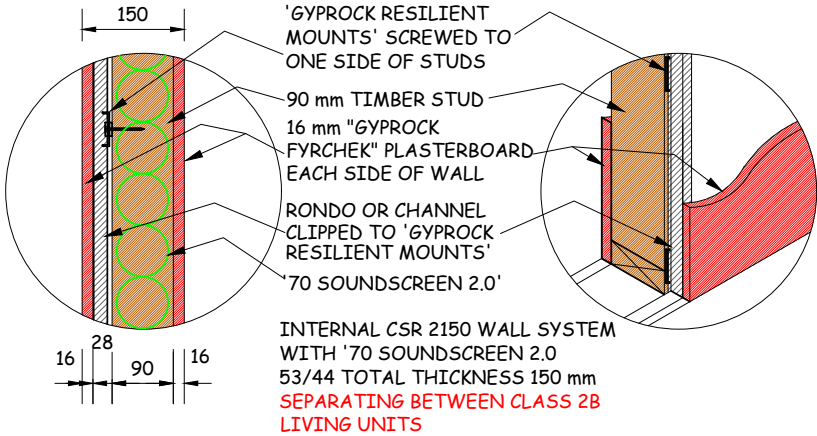
& Building Consultants Pty Ltd

95 Queen Street, West Ulverstone, 7315

Phone: (03) 6425 9333

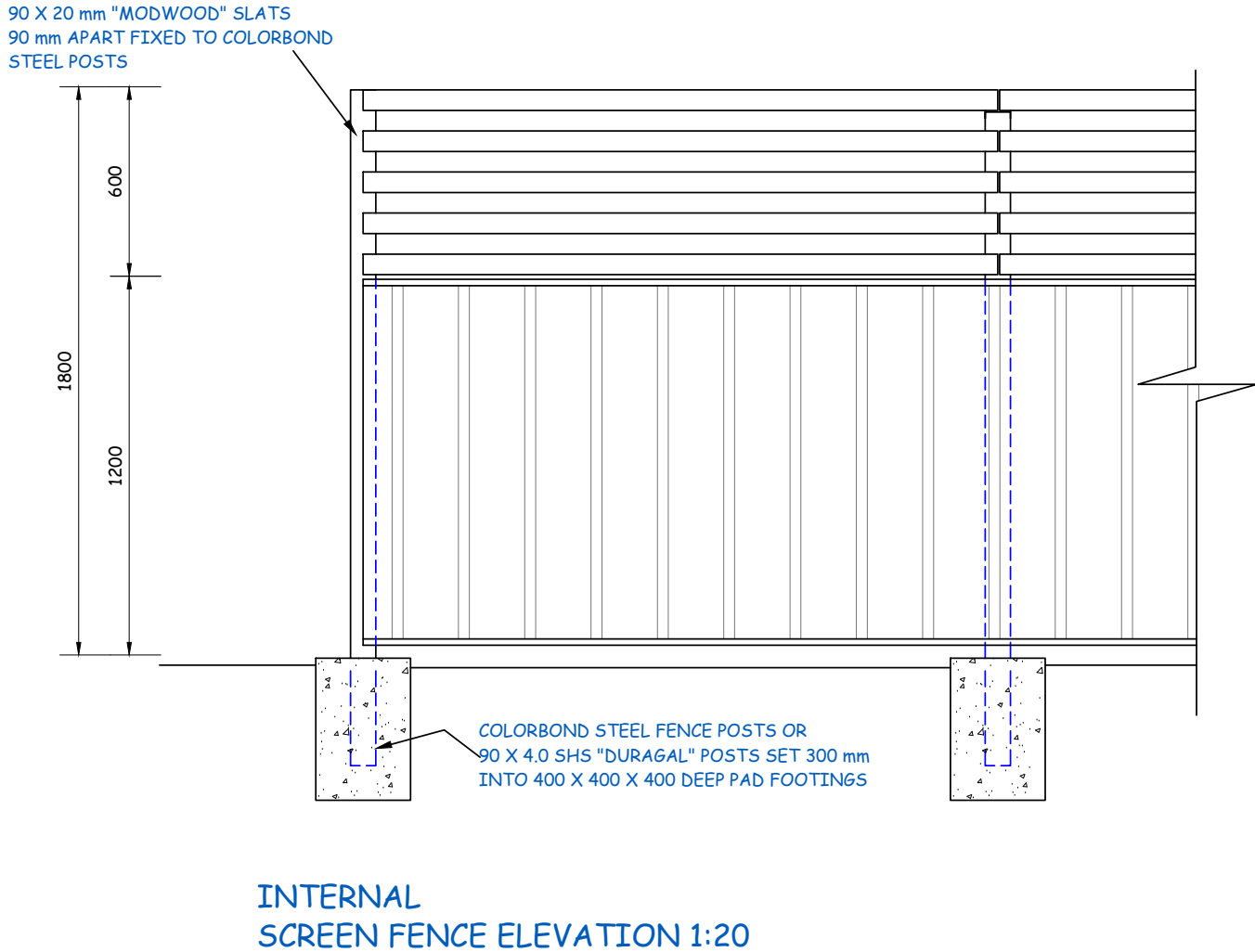
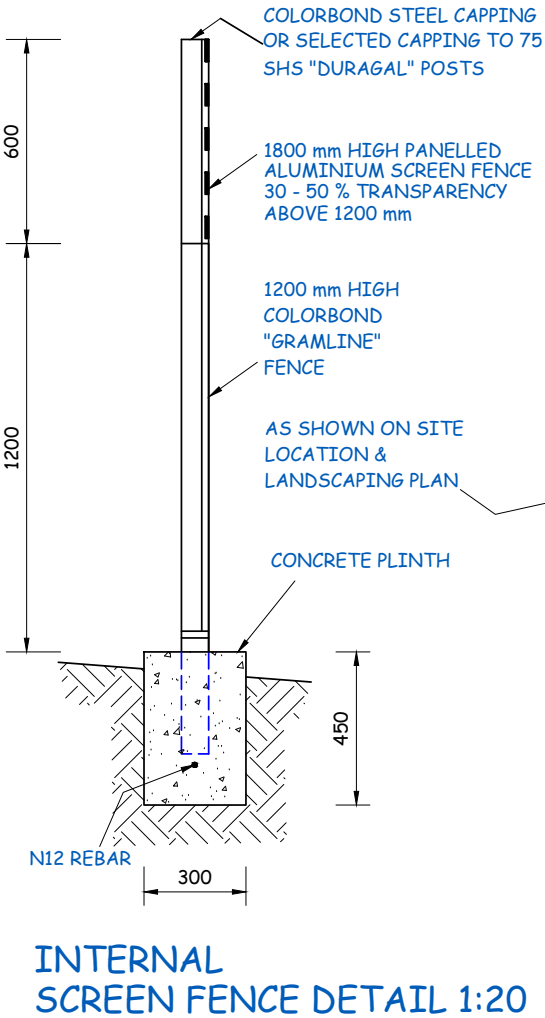
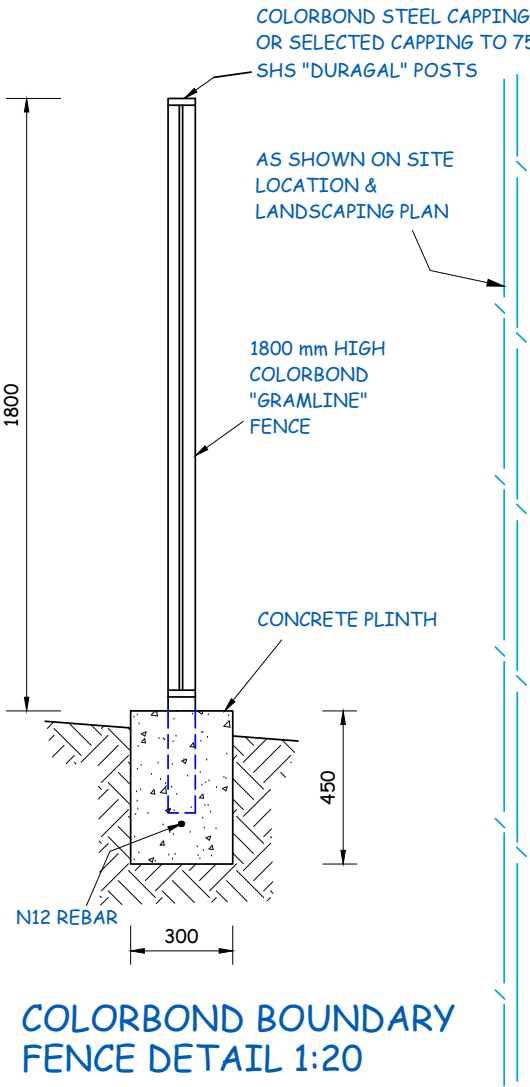
Email: [admin@weedadrafting.com.au](mailto:admin@weedadrafting.com.au)

WORKPLACE STANDARDS TASMANIA BUILDING PRACTITIONER AC  
NUMBERS, ADAM; CC 5317 P Cat B.D.



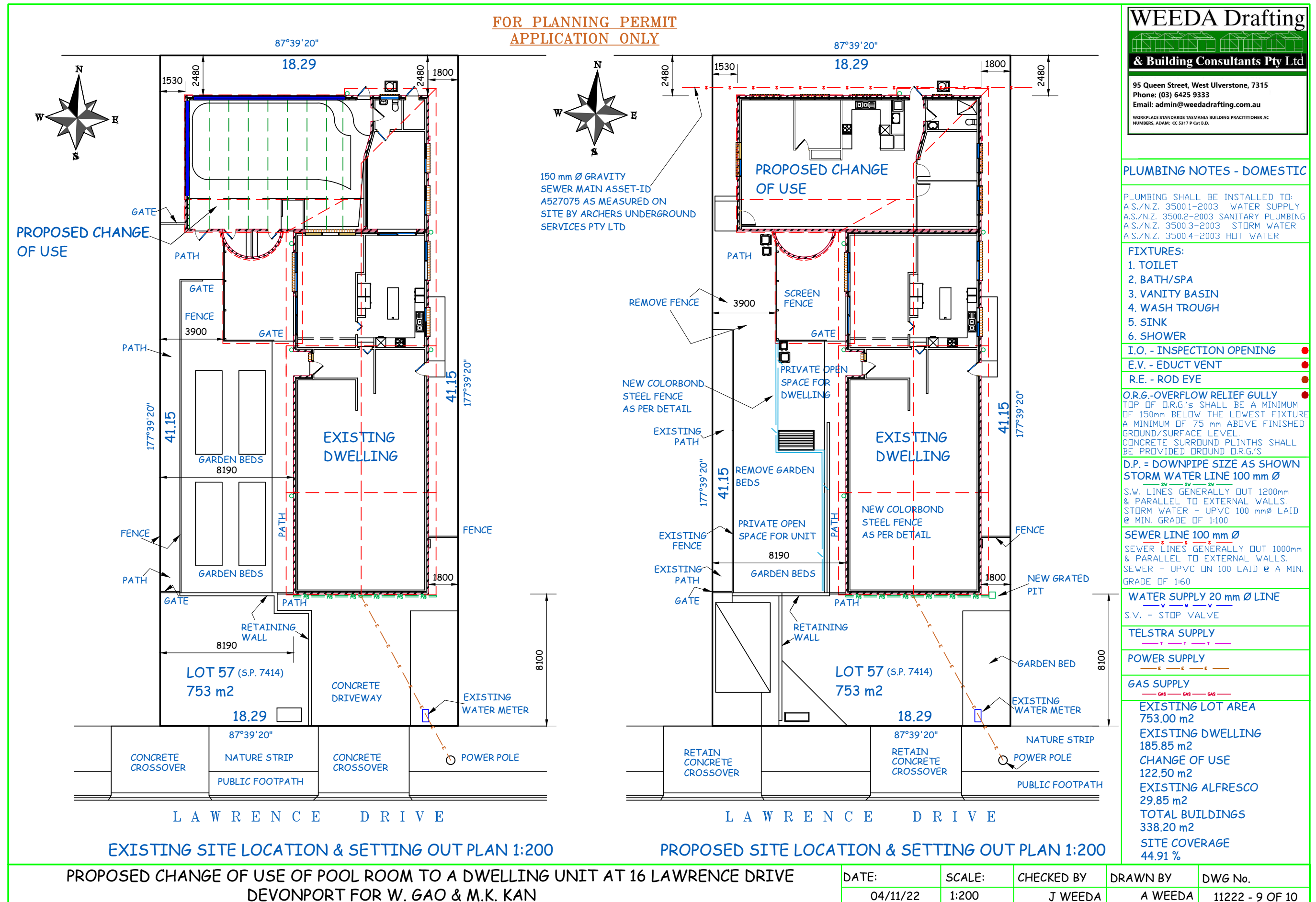
CSR SYSTEM 2150 GIVING 60/60/60  
INTERNAL WALL SYSTEM

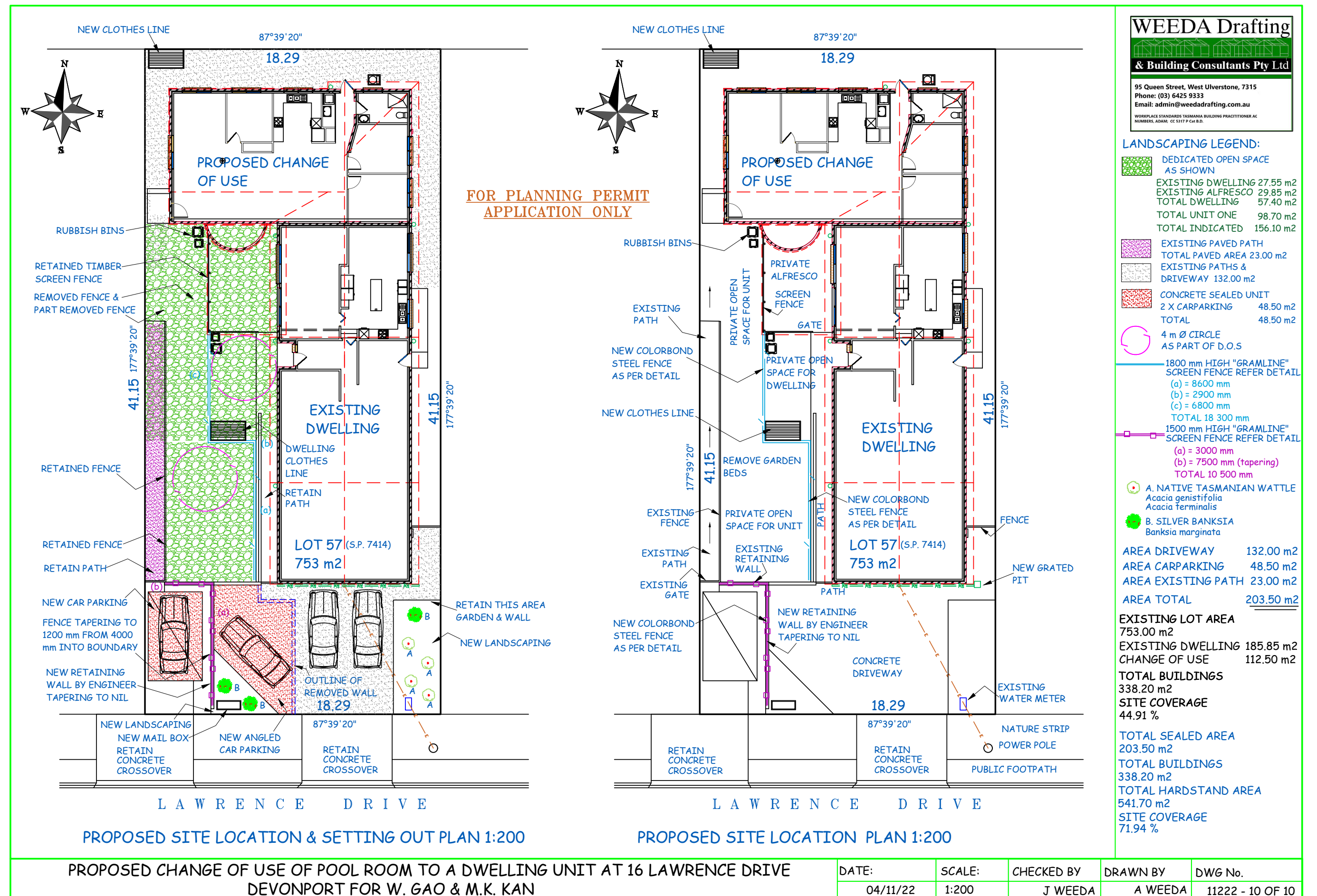
FOR PLANNING PERMIT  
APPLICATION ONLY



PROPOSED CHANGE OF USE OF POOL ROOM TO A DWELLING UNIT AT 16 LAWRENCE DRIVE  
DEVONPORT FOR W. GAO & M.K. KAN

DATE:	SCALE:	CHECKED BY	DRAWN BY	DWG No.
04/11/22	1:10/1:20	J WEEDA	A WEEDA	11222 - 8 OF 10









## Submission to Planning Authority Notice

<b>Council Planning Permit No.</b>	PA2023.0003	<b>Council notice date</b>	15/02/2023
<b>TasWater details</b>			
<b>TasWater Reference No.</b>	TWDA 2023/00200-DCC	<b>Date of response</b>	26/04/2023
<b>TasWater Contact</b>	Robert Stapleton	<b>Phone No.</b>	0417279866
<b>Response issued to</b>			
<b>Council name</b>	DEVONPORT COUNCIL		
<b>Contact details</b>	council@devonport.tas.gov.au		
<b>Development details</b>			
<b>Address</b>	16 LAWRENCE DR, DEVONPORT	<b>Property ID (PID)</b>	6337325
<b>Description of development</b>	Multiple Dwellings x 2		
<b>Schedule of drawings/documents</b>			
<b>Prepared by</b>	<b>Drawing/document No.</b>	<b>Revision No.</b>	<b>Date of Issue</b>
Weeda Drafting & Building Consultants	"Structural Cross Section 'A' 'A'" / Dwg: 11222 – Sheet: 7 of 10	-	04/11/2022
Weeda Drafting & Building Consultants	"Proposed Site Location & Setting out Plan" / Dwg: 11222 – Sheet: 9 of 10	-	04/11/2022
<b>Conditions</b>			
<b>SUBMISSION TO PLANNING AUTHORITY NOTICE OF PLANNING APPLICATION REFERRAL</b>			
Pursuant to the <i>Water and Sewerage Industry Act 2008 (TAS)</i> Section 56P(1) TasWater imposes the following conditions on the permit for this application:			
<b>CONNECTIONS, METERING &amp; BACKFLOW</b>			
<ol style="list-style-type: none"> <li>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.</li> <li>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.</li> <li>3. Prior to use of the development, any water connection utilised for construction/the development must have a backflow prevention device and water meter installed, to the satisfaction of TasWater.</li> </ol>			
<b>56W CONSENT</b>			
<ol style="list-style-type: none"> <li>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.</li> </ol>			
<b>DEVELOPMENT ASSESSMENT FEES</b>			
<ol style="list-style-type: none"> <li>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.</li> </ol>			



The payment is required within 30 days of the issue of an invoice by TasWater.			
<b>Advice</b>			
<b>General</b>			
For information on TasWater development standards, please visit <a href="https://www.taswater.com.au/building-and-development/technical-standards">https://www.taswater.com.au/building-and-development/technical-standards</a>			
For application forms please visit <a href="https://www.taswater.com.au/building-and-development/development-application-form">https://www.taswater.com.au/building-and-development/development-application-form</a>			
<b>Service Locations</b>			
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 <a href="http://www.taswater.com.au/Development/Service-location">www.taswater.com.au/Development/Service-location</a> for a list of companies.			
(c) Sewer drainage plans or Inspection Openings (IO) for residential properties are available from your local council.			
<b>56W Consent (Advice to apply if there are any alterations to the existing slab, footings or piers within 2m of TW infrastructure)</b>			
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).			
<b>Declaration</b>			
The drawings/documents and conditions stated above constitute TasWater's Submission to Planning Authority Notice.			
<b>TasWater Contact Details</b>			
Phone	13 6992	Email	development@taswater.com.au
Mail	GPO Box 1393 Hobart TAS 7001	Web	www.taswater.com.au



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: **39 VICTORIA PARADE**  
**DEVONPORT**

Certificate of Title Reference No.: **170913 / 1**

### Applicant's Details

Full Name/Company Name: **ANDREW SMITH / ANDREW SMITH ARCHITECTS**

Postal Address: **PO BOX 369, PENGUIN, TAS 7316**

Telephone: **0410 034 501**

Email: **asarchitects@bigpond.com**

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

Full Name/Company Name: **PAUL DAVID SULLIVAN / FIONA LOIUSE SULLIVAN**

Postal Address: **39 VICTORIA PARADE**  
**DEVONPORT, TAS 7310**

Telephone: **0417 330 925 (FIONA)**

Email: **fsullivan@publictrustee.tas.gov.au (FIONA)**



ABN: 47 611 446 016

PO Box 604

137 Rooke Street

Devonport TAS 7310

Telephone 03 6424 0511

[www.devonport.tas.gov.au](http://www.devonport.tas.gov.au)

[council@devonport.tas.gov.au](mailto: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?:

**2 DWELLING - MULTIPLE RESIDENTIAL DEVELOPMENT, REMOVAL OF EXISTING DWELLING AND OUTBUILDINGS**

Description of how the use will operate:

**REFER ATTACHED SUPPORTING LETTER**

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:

<b>Application fee</b>	
<b>Completed Council application form</b>	
<b>Copy of the current certificate of title, including title plan and schedule of easements</b>	
<b>Any written permission and declaration of notification required under s.52 of LUPAA</b>	
<b>A site analysis and site plan at an acceptable scale on A3 or A4 paper (1 copy) showing:</b>	
• The existing and proposed use(s) on the site	
• The boundaries and dimensions of the site	
• Topography 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 including any known threatened species, and trees and vegetation to be removed	
• The location, capacity and connection point of any existing services and proposed services	
• The location of easements on the site or connected to the site	
• Existing pedestrian and vehicle access to the site	
• The location of existing and proposed buildings on 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, parking areas and footpaths within the site	
• Any proposed open space, common space, or facilities on the site	
• Proposed subdivision lot boundaries (where applicable)	
• Details of any proposed fencing	
<b>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:</b>	
• Setbacks of buildings to property (title) boundaries	
• The internal layout of each building on the site	
• The private open space for each dwelling	
• External storage spaces	
• Parking space location and layout	
• Major elevations of every building to be erected	
• The relationship of the elevations to existing 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	
<b>Details of any signage proposed</b>	


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**Value of use and/or development**\$ **1,500,000 +/-**

---

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

If land is not in applicant's ownership

I, **ANDREW SMITH** declare that the owner/s of the land has/have been notified of my intention to make this application.Applicant's signature: Date: **04.04.23**

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: **04.04.23****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****DD****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](http://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.

experience - quality - service



andrew smith  
architects

studio, 78 white hills rd  
po box 369,  
penguin tas 7316

asarchitects@bigpond.com

0410 034 501

ref: 00825

Tuesday, 4 April 2023

Planning Authority,  
Devonport City Council,  
137 Rooke St,  
Devonport, TAS 7310

## **DEVELOPMENT APPLICATION - 39 VICTORIA PARADE**

Please find enclosed documentation for a 2 dwelling, multiple residential development at 39 Victoria parade, Devonport.

The site is defined by title reference 170913 / 1, and is a 913.81 sqm corner lot at the intersection with James St.

The site is within zone 8.0, General Residential.

The site is at the edge of this zone, with zone 29, Open Space to the East over the river edge reserve area.

The site has the 80m AHD obstacle height limitation overlay.

Multiple residential development is a permitted use for the General Residential zone, permit required.

The site has an existing single storey dwelling and out building, which will be demolished as part of this development.

The proposal is for the construction of 2, 2 storey apartments with internal double garages.

The site will have 2 strata titles formed of equal size, without the need for common strata areas.

The site is fully serviced.



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#### **8.4.1 Residential density for multiple dwellings**

The proposed density of 465.91 sqm per dwelling exceeds the minimum requirement of 325sqm of clause 8.4.1.

#### **8.4.2 Setbacks and building envelope for all dwellings**

The proposed structures are positioned at the acceptable setback provisions of clause 8.4.2.

The northern structure, Apartment A, has some northern face upper level protrusions through the permitted building envelope of clause 8.4.2.

The protrusions are lower than the permitted building envelope height, and are to the south of the adjacent dwelling.

The form has been designed to separate and lower these elements from the main structure to minimise the bulk and scale.

These protrusions form a discretion, being reliant on clause P3 of clause 8.4.2.

#### **8.4.2 P3 - The siting and scale of a dwelling must:**

(a) *not cause an unreasonable loss of amenity to adjoining properties, having regard to:*

- (i) *reduction in sunlight to a habitable room (other than a bedroom) of a dwelling on an adjoining property;*

The proposal being to the south of the nearest dwelling is unable to reduce the sunlight to any habitable room.

- (ii) *overshadowing the private open space of a dwelling on an adjoining property;*

The proposal being to the south of the nearest dwelling is unable to overshadow the private open space of the adjacent dwelling.

- (iii) *overshadowing of an adjoining vacant property; and*

*There are no adjoining vacant properties.*

- (iv) *visual impacts caused by the apparent scale, bulk or proportions of the dwelling when viewed from an adjoining property;*

The design of the northern structure includes the separation and lowering of these small elements to reduce the bulk and scale, and reduce the height . The building envelope studies demonstrate this and

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The adjoining property to the North is a 2 storey structure, with minimal openings to the South.  
This structure will not be impacted by the proposal and has limited exposure to the proposed protrusions.

The adjoining property to the West has limited view of the protrusions, and the bulk and scale of the main structures form their outlook.  
The proposed main structures are in their site line, and are inside the permitted envelope, and therefore have no impact.

- (b) provide separation between dwellings on adjoining properties that is consistent with that existing on established properties in the area; and*

The plan position of structures follows or exceeds the permitted setbacks, with stepped forms and delineation of walls.  
The proposal provides adequate separation, and is consistent with the local area.

- (c) not cause an unreasonable reduction in sunlight to an existing solar energy installation on:*

- (i) an adjoining property; or*
- (ii) another dwelling on the same site.*

*The proposal has no impact on solar energy installations on adjoining or the proposal site.*

The proposal meets or exceeds the performance requirements of clause 8.4.2 P3.

#### **8.4.3 Site Coverage and private open space for all dwellings**

Site coverage and private open space complies with acceptable solutions of clause 8.4.3.

The site coverage of 33% of the site is below the 50% maximum of clause 8.4.3 A1 (a).

Each dwelling has private open space exceeding the 60 sqm minimum.

Each dwelling has areas exceeding 24sqm in size, with a minimum dimension of 4m.

#### **8.4.4 Sunlight to private open space of multiple dwellings**

The private open space areas offer each apartment morning and afternoon options.

It is demonstrated that these areas receive sunlight of at least 50% of time at June 21, complying with the acceptable solutions of clause 8.4.4. A1 (b).

experience - quality - service



#### **8.4.5 Width of openings for garages and carports**

The southern structure has its garage door facing James St, which is not the primary frontage.

Victoria Parade is the primary frontage.

The northern structure has the garage and door facing west being 7.7m +/- from this side boundary.

The garage and door positions satisfy the acceptable solutions of clause 8.4.5. A1.

#### **8.4.6 Privacy for all dwellings**

The site being a corner lot, has a primary frontage, other frontage and the remaining north and west boundaries are to be treated as side boundaries.

The structures have been designed to have minimal visual interaction, with their windows being offset and or screened.

Elevated floor areas are setback from side boundaries 3m or have screening elements.

Private open space areas are separated and or screened.

The design priority is for each apartment to have a frontage to Victoria parade and also have adequate access to sunlight, while maintaining privacy between and to adjacent dwellings.

The proposal meets the acceptable solutions of clause 8.4.6.

#### **8.4.7 Frontage fencing for all dwellings**

The frontage fencing will be compliant with clause 8.4.7., which can be a condition of the permit,

There is no design requirement for the fencing to be outside the acceptable solutions.

#### **8.4.8 Waste storage for multiple dwellings**

The refuse bins for each apartment are in a separate area only accessible for each apartment, and satisfies the acceptable solutions of clause 8.4.7. (a).

experience - quality - service



From our assessment, the proposal will form a discretionary application, with the northern structure protrusions being reliant on the performance criteria of clause 8.4.4.

We therefore seek council approval for this discretionary application.

Yours faithfully,

A handwritten signature in black ink, appearing to be 'A. Smith', written over a horizontal line.

Andrew Smith FRAIA

Architect

**RESULT OF SEARCH**

## RECORDER OF TITLES

*Issued Pursuant to the Land Titles Act 1980*

## SEARCH OF TORRENS TITLE

VOLUME 170913	FOLIO 1
EDITION 4	DATE OF ISSUE 18-Mar-2021

SEARCH DATE : 01-Sep-2021

SEARCH TIME : 01.26 PM

DESCRIPTION OF LAND

City of DEVONPORT

Lot 1 on Sealed Plan 170913

Derivation : Part of Lot 4, Sect. I, 0A-3R-19P Gtd. to H T A  
Murray

Prior CT 221959/1

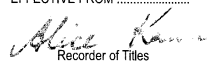
SCHEDULE 1M718970 & E254518 PAUL DAVID SULLIVAN and FIONA LOUISE  
SULLIVAN as tenants in common in equal shares  
Registered 18-Mar-2021 at noonSCHEDULE 2Reservations and conditions in the Crown Grant if any  
SP170913 FENCING COVENANT in Schedule of Easements  
95090 BOUNDARY FENCES CONDITION in TransferUNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations



**FOLIO PLAN****RECORDER OF TITLES**

Issued Pursuant to the Land Titles Act 1980

OWNER: ELAINE MARGARET NIBBS  FOLIO REFERENCE: FR.221959/1 & FR.220916/2  GRANTEE: Part of lot 4 Sec. I. Gtd. to Henry Thomas Ayton Murray		<b>PLAN OF SURVEY</b> BY SURVEYOR MALCOLM ALBERT COLIN LESTER of LESTER FRANKS SURVEY & GEOGRAPHIC 11 STEELE STREET DEVONPORT TAS 7310 PH 03 6421 3500 MOB 0419 135 847  LOCATION  <b>CITY OF DEVONPORT</b>		REGISTERED NUMBER <b>SP170913</b>  APPROVED EFFECTIVE FROM 27 FEB 2016  Recorder of Titles
MAPSHEET MUNICIPAL CODE No.108	LAST UPI No	SCALE 1:500	LENGTHS IN METRES	Surveyors Ref: H02102 F01-1
		LAST PLAN No.P221959, P220916		ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN


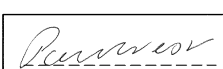
  


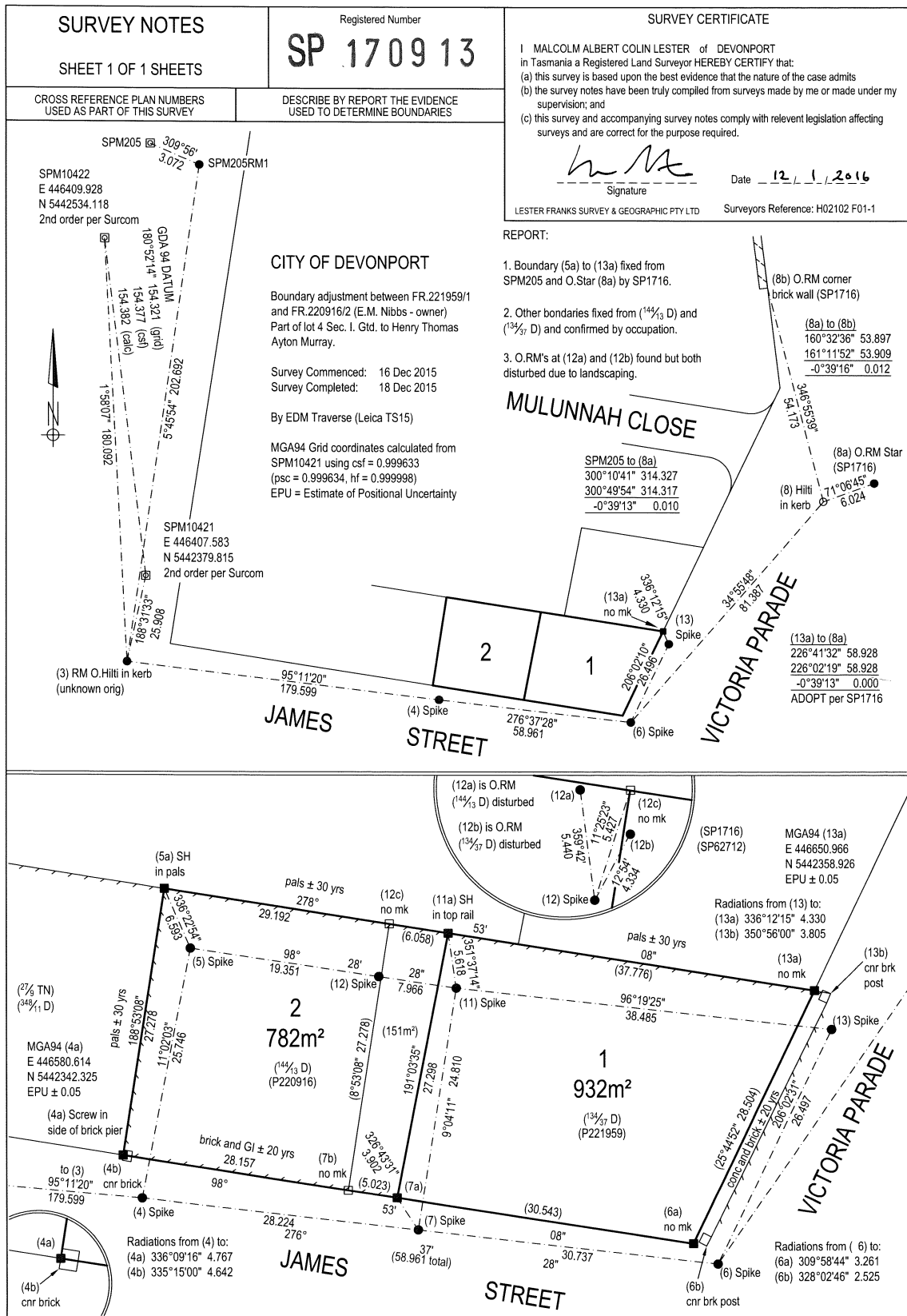
Diagram details: Lot 2 (782m²) and Lot 1 (932m²) are shown. Lot 2 is bounded by 278° 29.19', 53', 191° 04' 27.30', and 28.16'. Lot 1 is bounded by 00°, 37.78', 25° 45' 28.50', and 30.54'. James Street is to the south, and Victoria Parade is to the east. Surrounding survey numbers include (SP1716) (SP62712), (D79581), and (STR59527).

 COUNCIL DELEGATE	27/02/2016 DATE
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# SURVEY NOTES

## RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980





Property report for 39 VICTORIA PARADE, DEVONPORT



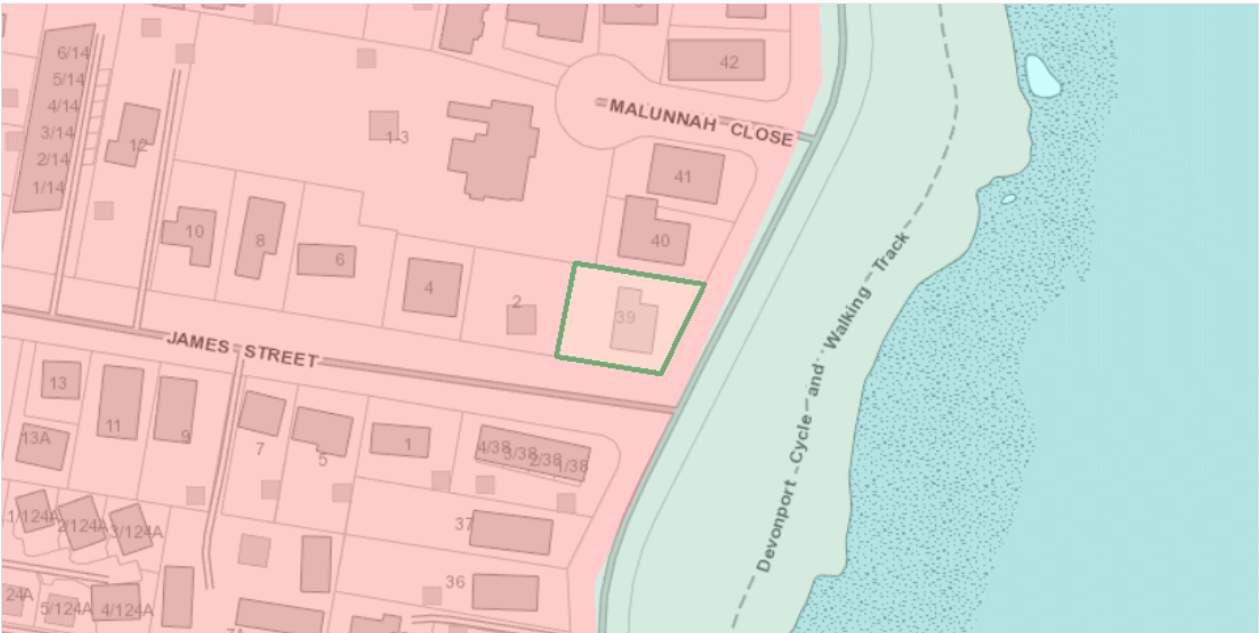
<b>Property Identification Number</b>	<b>Certificate of Title Reference (Volume/Folio)</b>
3418808	170913/1
<b>Locality</b>	<b>Municipality</b>
DEVONPORT	Devonport
<b>Planning Zones</b>	<b>Planning Codes Overlay</b>
General Residential	Airport obstacle limitation area
<b>Total Area</b>	<b>Planning Scheme</b>
932 sqm	Tasmanian Planning Scheme

This property is in the **General Residential** planning zone under the Tasmanian Planning Scheme.

The Tasmanian Planning Scheme consists of state wide provisions to ensure consistency across Tasmania, and local provisions which spatially apply those through zoning maps along with specific provisions for unique places in each municipality to address local issues.

Location Information

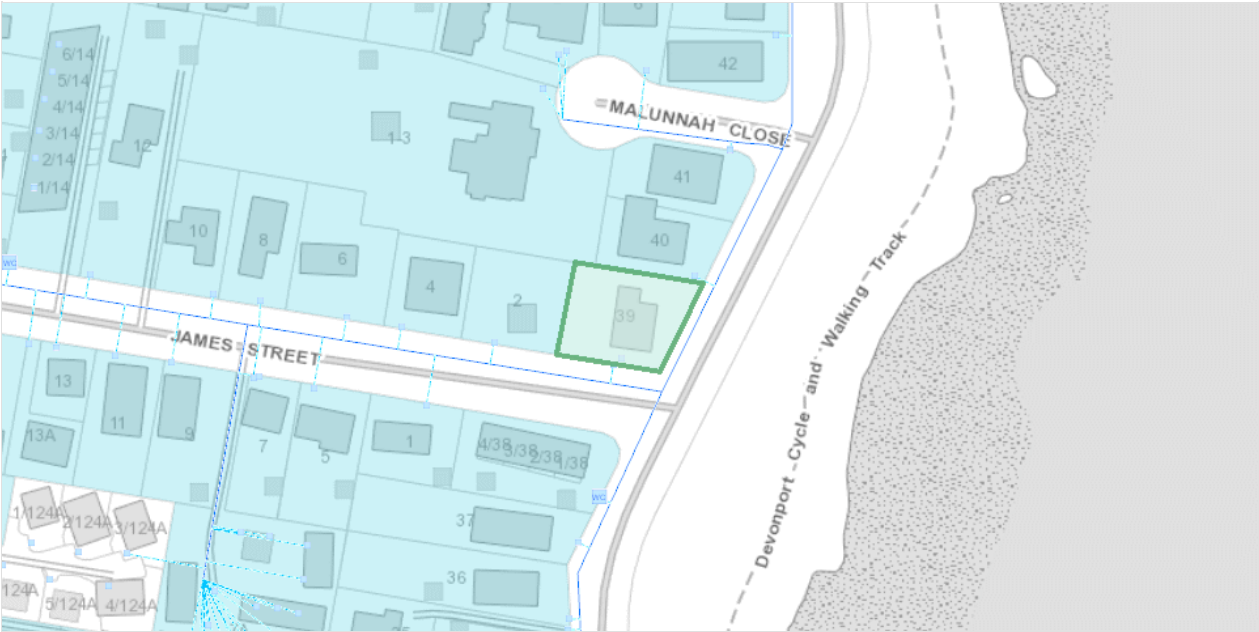
Planning Zone



Tasmanian Planning Zone

Zone Number	8
Zone	General Residential

TasWater - Water Service



TasWater - Water Serviced Land

Serviced Land is the land which TasWater will permit to be connected to its water and sewerage infrastructure. The blue shading on the map indicates water serviced properties. The property is connected to, or is able to connect (with a standard service connection) to the TasWater water supply network. Development assessments will be required to be undertaken prior to undertaking any work on TasWater Infrastructure. See <https://www.taswater.com.au/Customers/Serviced-Land> for further information.

Service Type	Full Service
--------------	--------------

TasWater - Customer Connection Point

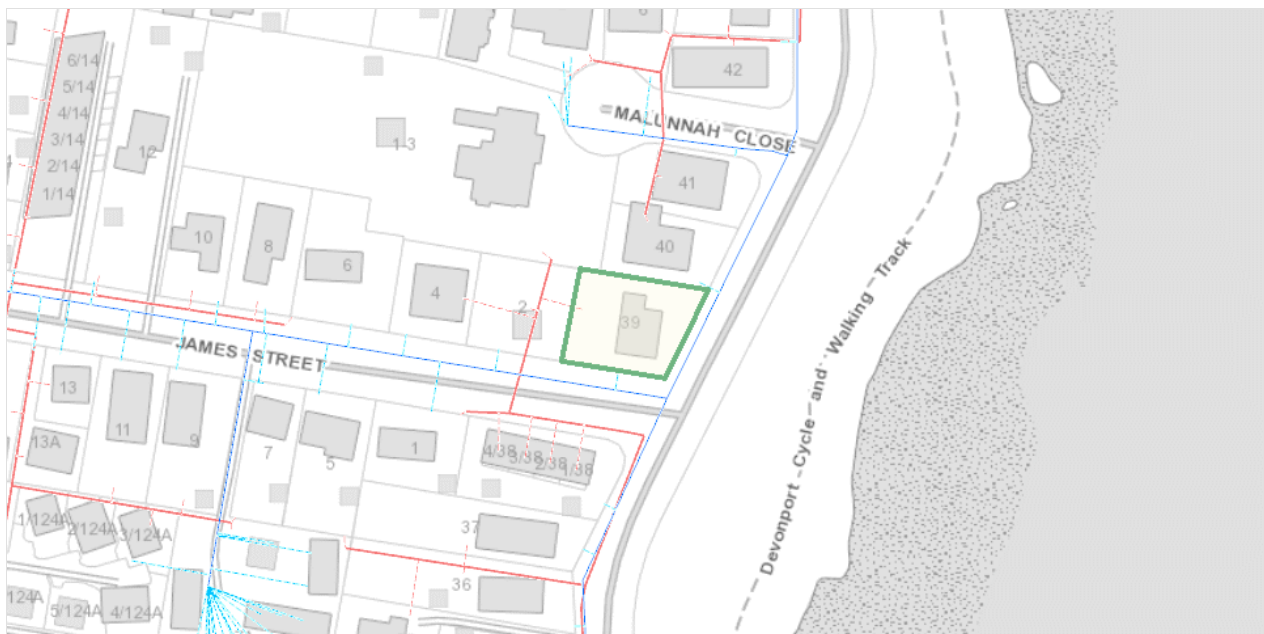
The Water Customer Connection Point represents the location where the customer's water infrastructure connects to, or can connect to TasWater's reticulated water supply network. The property has a Customer Connection Point, which typically is the location of the stop tap and water meter at the end of a lateral pipe from the main. This is represented on the map by a square, often containing "WC".

Location ID	L212706
Water Connection Size	Unknown

**TasWater - Sewer Service****TasWater - Sewer Served Land**

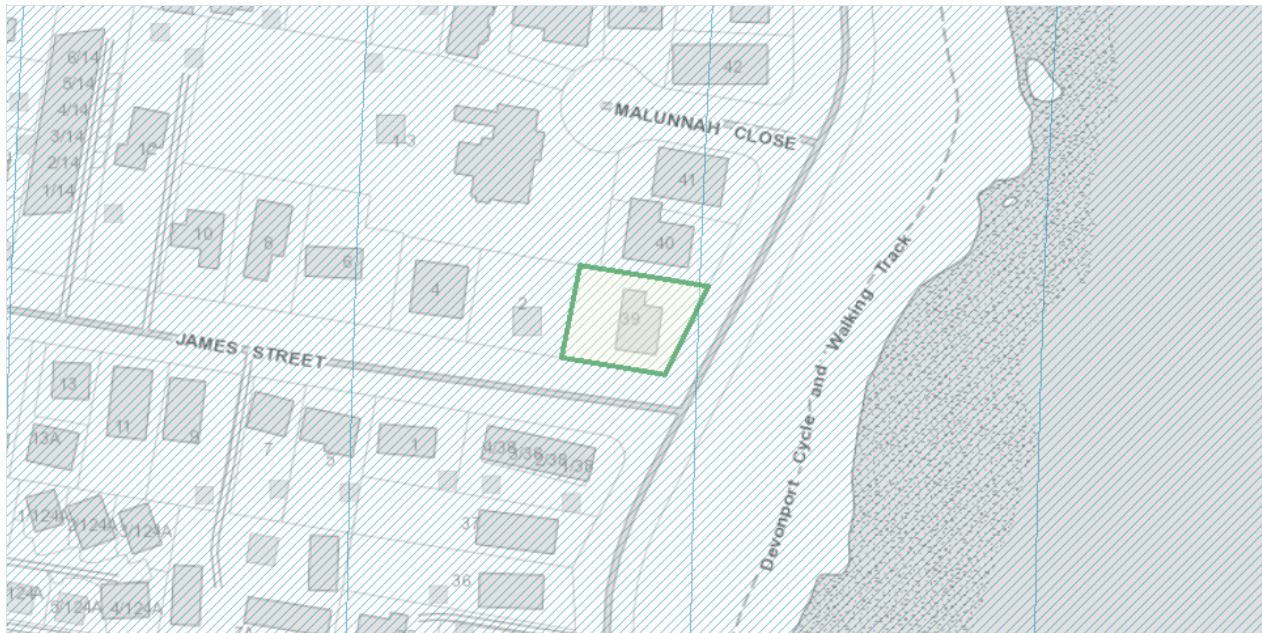
Served Land is the land which TasWater will permit to be connected to its water and sewerage infrastructure. The red shading on the map indicates sewerage serviced properties. The property is connected to, or is able to connect (with a standard service connection) to the TasWater sewerage reticulation network. Development assessments will be required to be undertaken prior to undertaking any work on TasWater Infrastructure. See <https://www.taswater.com.au/Customers/Service-Land> for further information.

Service Type	Full Service

**TasWater infrastructure****TasWater - Sewer Lateral Line**

The lateral line indicates the property service pipe that begins at the sewer main and ends at the customer connection point. This is displayed on the map as a thin red line. Work cannot be undertaken within 2 metres of any infrastructure without seeking approval from TasWater.



**Safeguarding of airports code****Airport obstacle limitation area**

The airport obstacle limitation area overlay is based on the Obstacle Limitation Surfaces (OLS) and Procedures for Air Navigation Services - Aircraft Operations (PANS-OPS) contained in the airport master plan or those otherwise adopted by the relevant airport owner or operator for the relevant airport in accordance with any accepted guidelines. It identifies the specified height limit on the land within the overlay by reference to AHD.

Description

Overlay Name

Airport obstacle limitation area

**Council Contact Details**

The local council where your property is located can provide advice on a proposed project.

Consult

**Devonport City Council****Mailing address**

137 Rooke Street  
Devonport Tasmania 7310

**Work:** (03) 6424 0511**Email:** council@devonport.tas.gov.au

Disclaimer

This enquiry tool is a guide only and is not a substitute for professional advice.

This enquiry tool only provides information for common developments undertaken individually, for example, building a deck.

The Tasmanian Planning Commission, a court, council or other relevant authority may have an interpretation of the law that is different from the information provided as part of this enquiry tool.

You should always confirm that you are permitted to commence a development by contacting a relevant authority who may be:

- the local council; or
- an independent Licensed Professional



TITLE REF:	170913 / 1
SITE AREA:	931.8
SOIL RATING:	TBC
WIND RATING:	TBC
HAZARDS:	ASBESTOS?

BUILDING AREAS	
FLOOR LEVEL	AREA:
APARTMENT A, FL-0	155.1
APARTMENT A, FL-1	158.5
APARTMENT B, FL-0	154.8
APARTMENT B, FL-1	137.2
BALCONY A	29.0
BALCONY B	34.7
DECKING A	67.2
DECKING B	40.8
REMOVED	180.4



andrew smith  
architects

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STUDIO, 78 WHITEHILLS RD, PENGUIN  
T/F: 03 64370913 M:0410034501  
E: asarchitects@bigpond.com

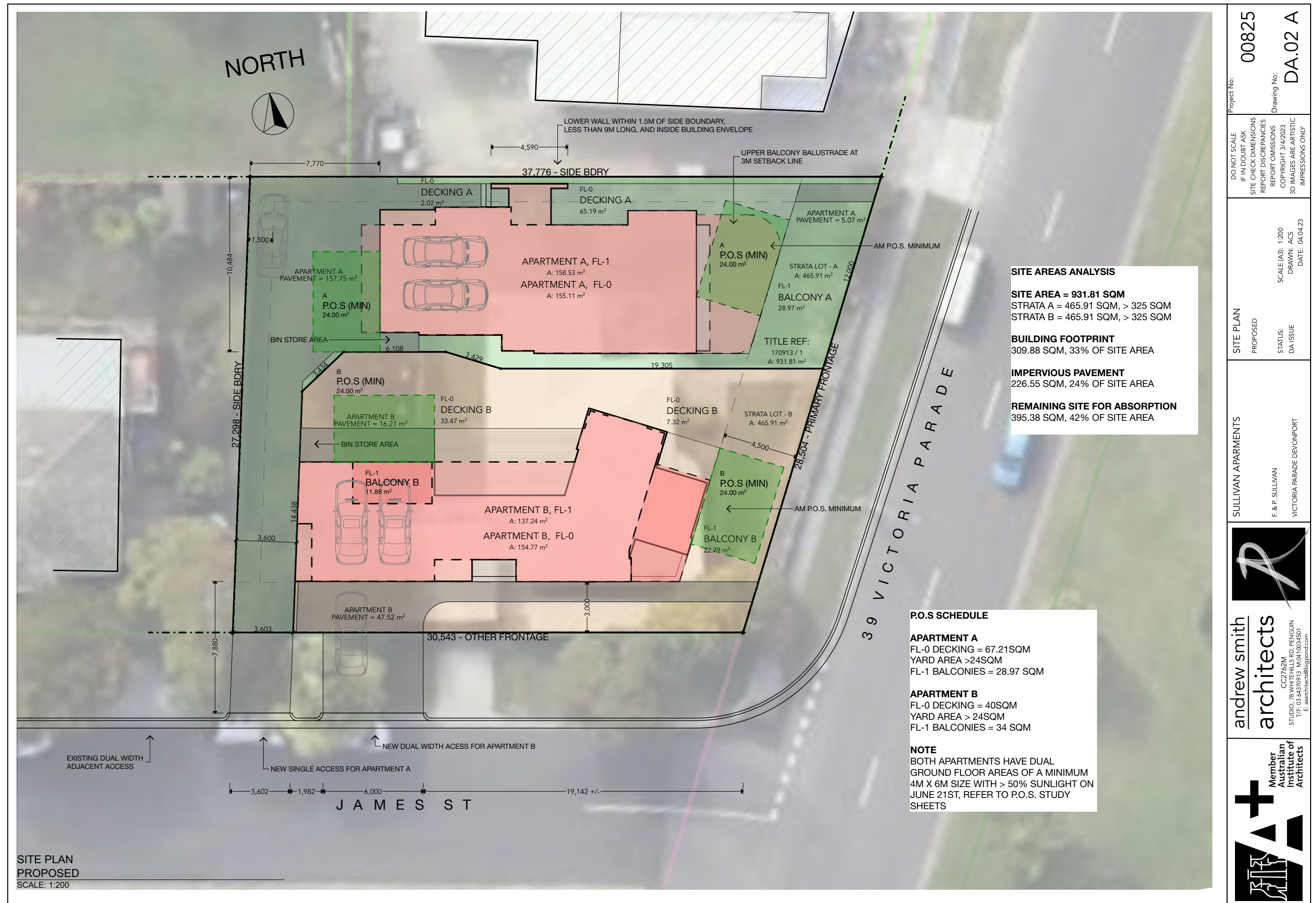
LAYOUT	DRAWING	SCALE	LAYOUT	DRAWING	SCALE
COVER	3D IMAGE	1:31...	DA.18 ENVELOPE STUDY		
	AREAS	1:1	VIEW FROM EAST		
	INDEX	1:1	DA.19 ENVELOPE STUDY		
	PROJECT INFORMATION	1:1	VIEW FROM WEST		
DA.01 SITE PLAN			DA.20 ENVELOPE STUDY		
EXISTING CONDITIONS			EAST ELEVATION - APARTMENT A		
DA.02 SITE PLAN			NORTH ELEVATION - APARTMEN...		
PROPOSED			WEST ELEVATION - APARTMENT A		
DA.03 FLOOR PLAN			DA.21 SUN STUDY, JUNE 21ST		
APARTMENT A, FL-0			9:00AM		
DA.04 FLOOR PLAN			10:00AM		
APARTMENT A, FL-1			11:00AM		
DA.05 FLOOR PLAN			NOON		
APARTMENT B, FL-0			DA.22 SUN STUDY, JUNE 21ST		
DA.06 FLOOR PLAN			1:00PM		
APARTMENT B, FL-1			2:00PM		
DA.07 ELEVATIONS			3:00PM		
EAST ELEVATION			4:00PM		
WEST ELEVATION			DA.23 SUN STUDY, DECEMBER 21ST		
DA.08 ELEVATIONS			9:00AM		
NORTH APARTMENT A			10:00AM		
NORTH APARTMENT B			11:00AM		
DA.09 ELEVATIONS			12:00PM		
SOUTH APARTMENT A			DA.24 SUN STUDY, DECEMBER 21ST		
SOUTH APARTMENT B			1:00PM		
DA.10 FORM			2:00PM		
VIEW FROM SE			3:00PM		
DA.11 FORM			4:00PM		
VIEW FROM NE			DA.25 PRIVATE OPEN SPACE STUDY - APARTMENT A		
DA.12 FORM			JUNE21ST, 11:00AM		
VIEW FROM NW			JUNE 21ST, 9:00AM		
DA.13 FORM			JUNE 21ST, 10:00AM		
VIEW FROM SW			JUNE 21ST, 12:00PM		
DA.14 FORM			DA.26 PRIVATE OPEN SPACE STUDY - APARTMENT A		
DOLLS HOUSE VIEW - A, FL-1			JUNE 21ST, 1:00PM		
DA.15 FORM			JUNE 21ST, 2:00PM		
DOLLS HOUSE VIEW - B, FL-1			JUNE 21ST, 3:00PM		
DA.16 ENVELOPE STUDY			JUNE 21ST, 12:00PM		
VIEW FROM SE			DA.27 PRIVATE OPEN SPACE STUDY - APARTMENT B		
DA.17 ENVELOPE STUDY			JUNE 21ST, 9:00AM		
VIEW FROM NW			JUNE 21ST, 10:00AM		
			JUNE 21ST, 11:00AM		
			JUNE 21ST, 12:00PM		
			DA.28 PRIVATE OPEN SPACE STUDY - APARTMENT B		
			JUNE 21ST, 1:00PM		
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			JUNE 21ST, 3:00PM		
			JUNE 21ST, 12:00PM		

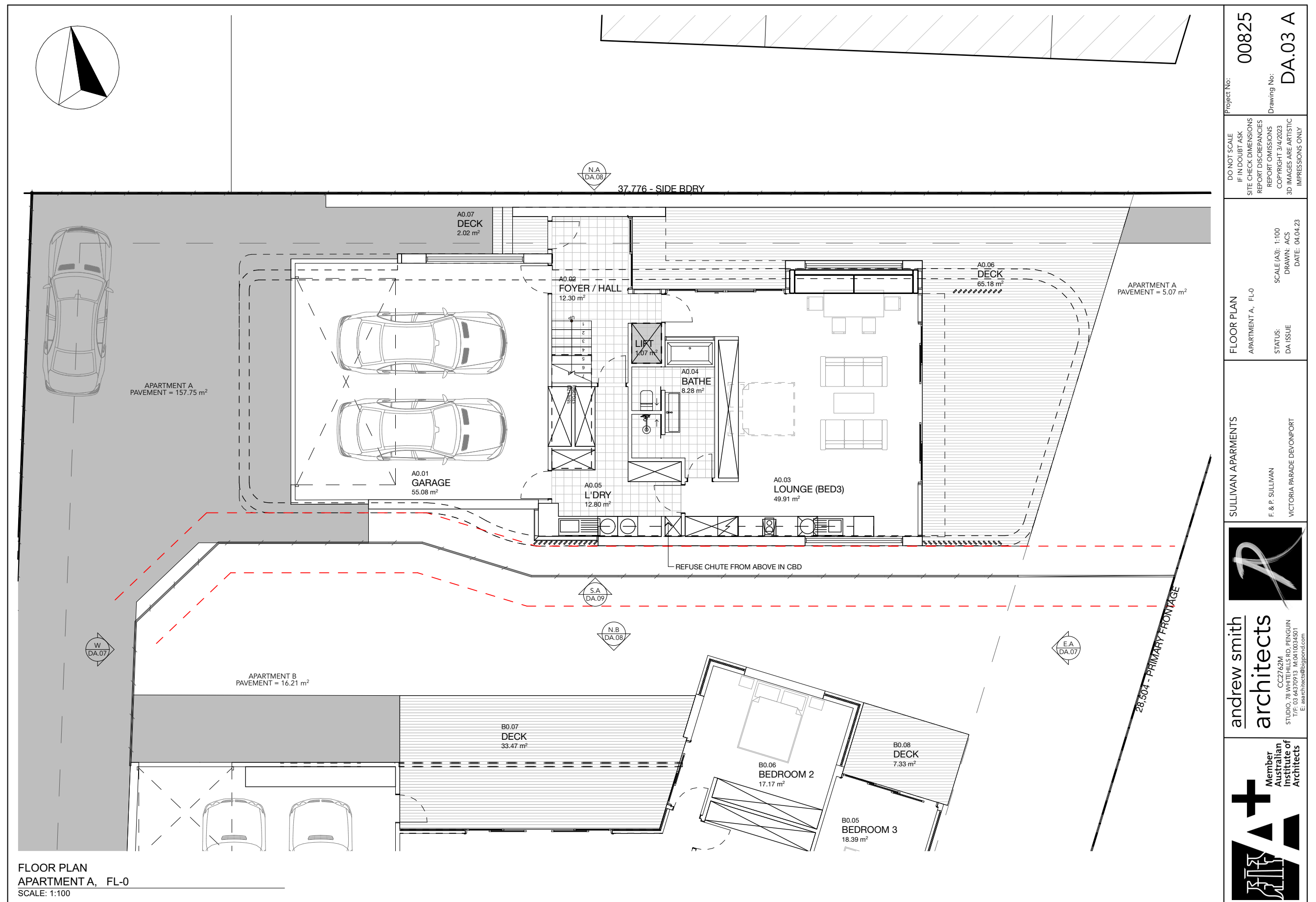
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F. & P. SULLIVAN  
VICTORIA PARADE DEVONPORT  
04.04.23  
DA ISSUE  
00825-A





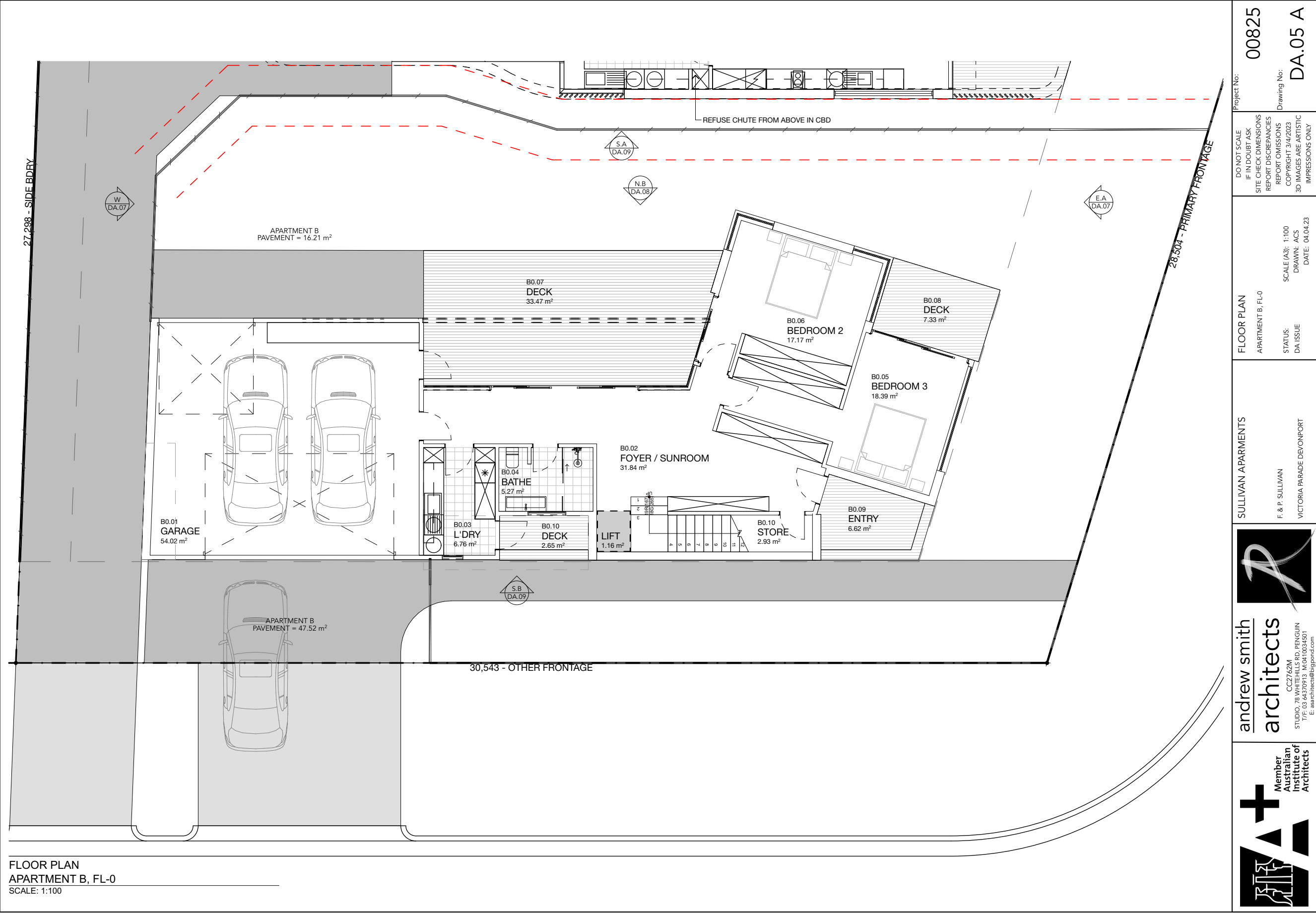


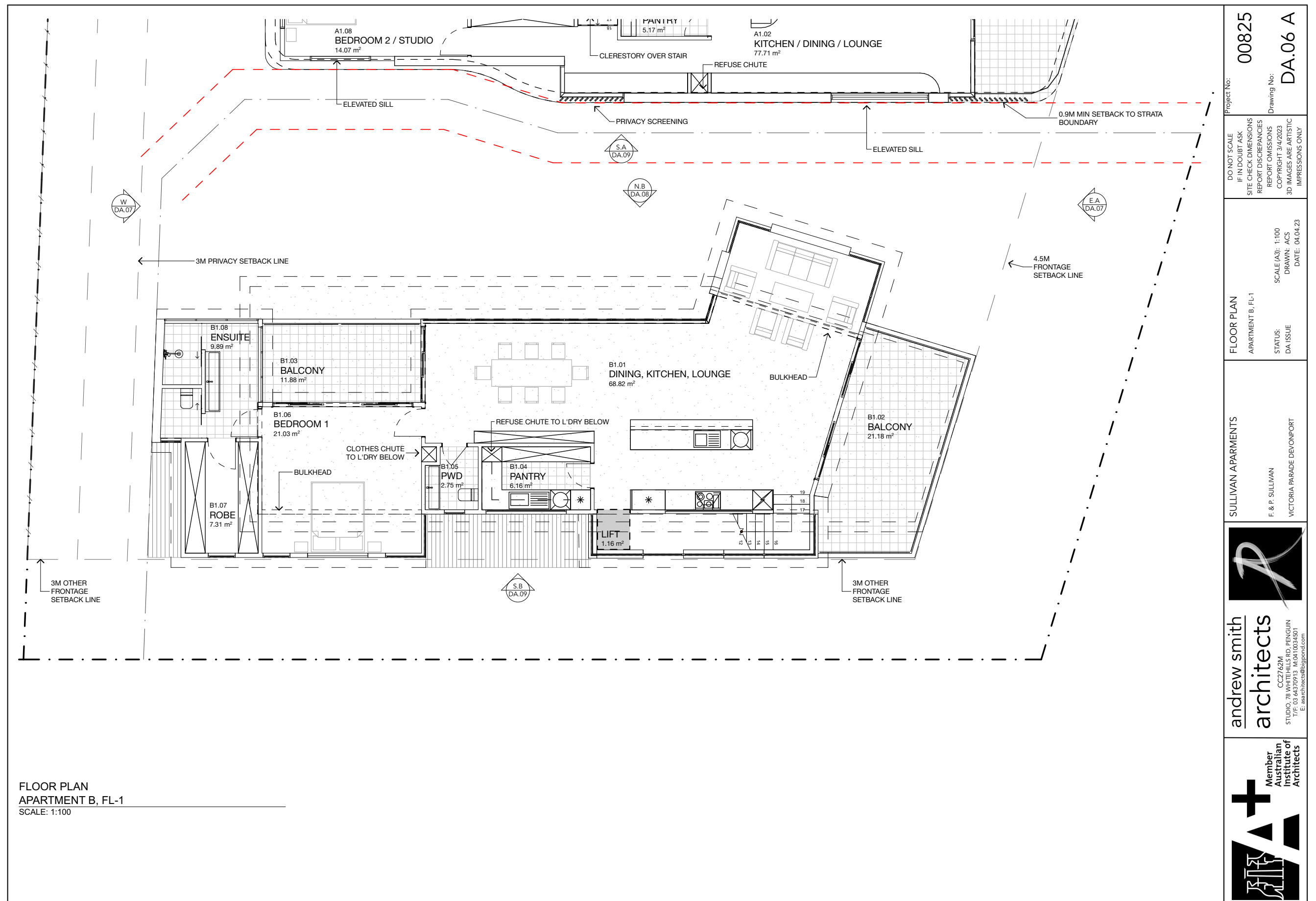












ELEVATIONS  
EAST ELEVATION  
SCALE: 1:100

ELEVATIONS  
WEST ELEVATION  
SCALE: 1:100

Project No: 00825

Drawing No: DA.07 A

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ELEVATIONS  
EAST ELEVATION, WEST ELEVATION

STATUS:  
DA ISSUE

SCALE (A3): 1:100  
DRAWN: ACS  
DATE: 04.04.23

SULLIVAN APARMENTS

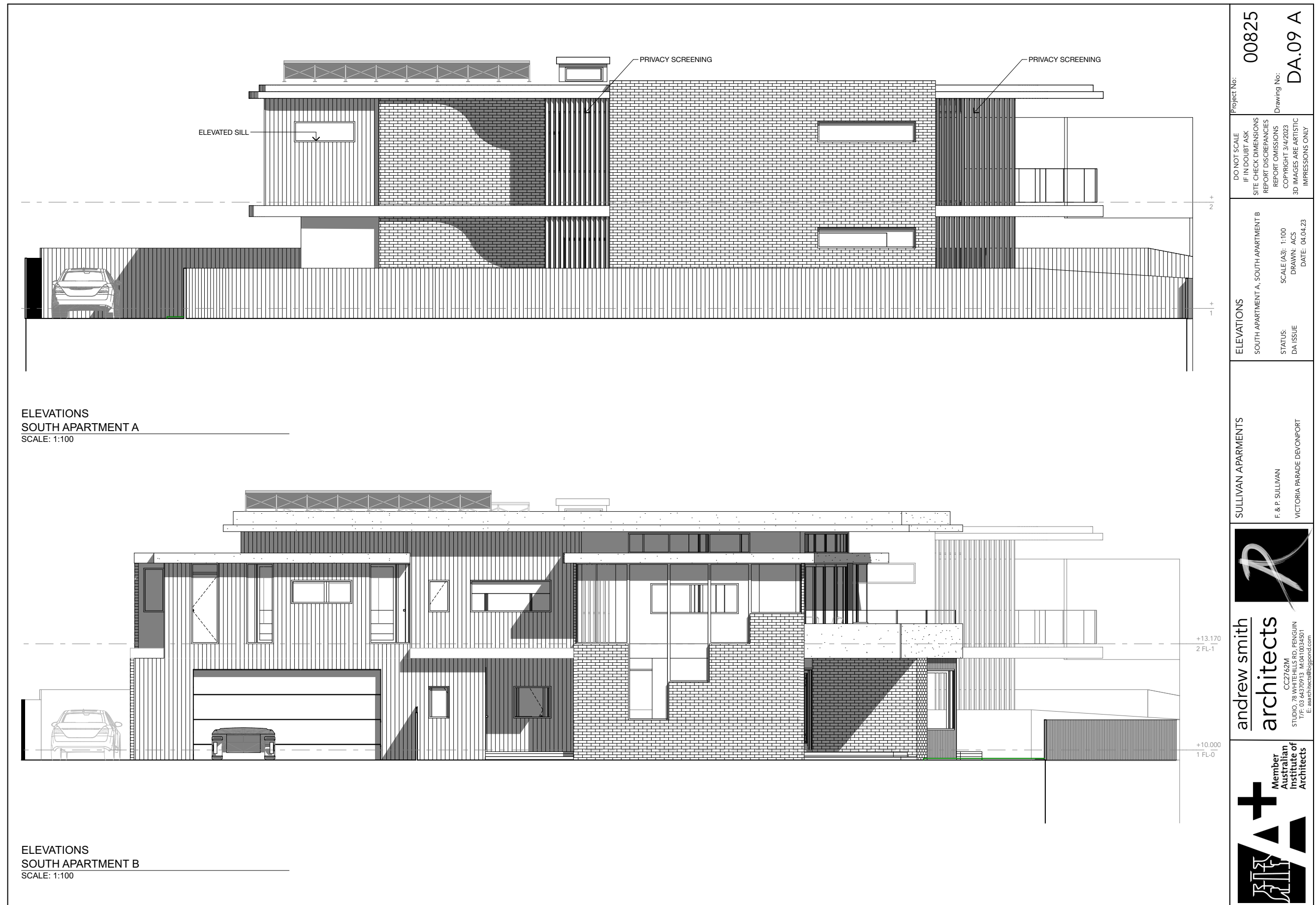
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VICTORIA PARADE DEVONPORT

andrew smith  
architects

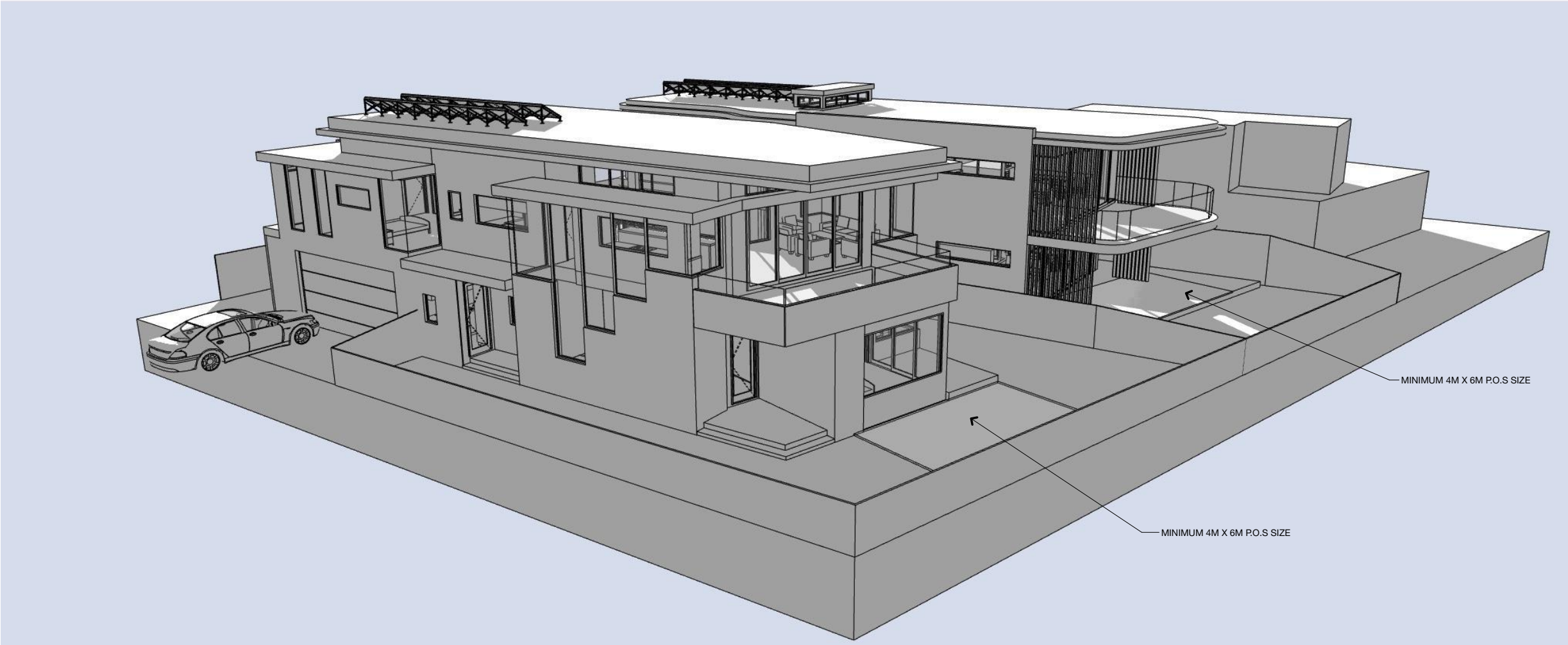
CC2762M  
STUDIO, 78 WHITEHILLS RD, PENGUIN  
T/F 03 64370913 M06110034501  
E: asarchitects@bigpond.com

Agenda - PLANNING AUTHORITY COMMITTEE - 5 JUNE 2023 ATTACHMENTS







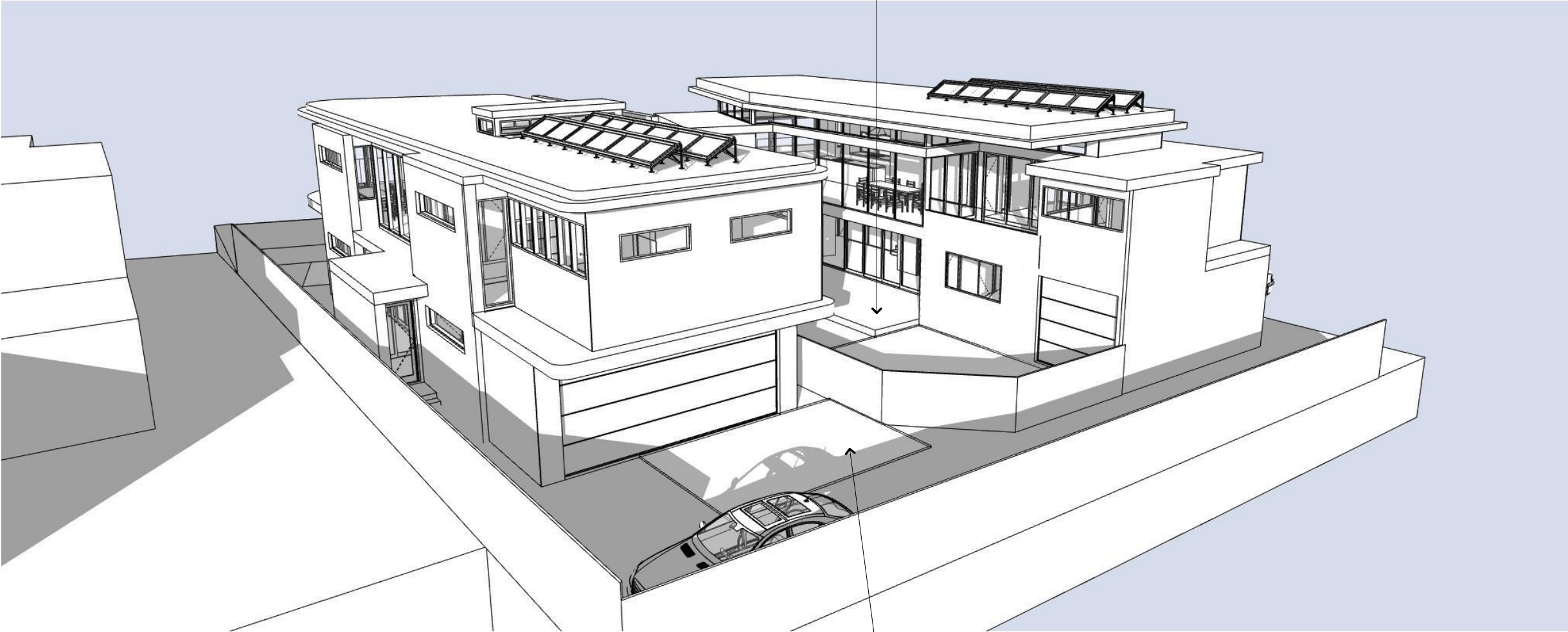




FORM  
VIEW FROM SE  
SCALE: 1:200

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andrew smith architects CC2762M STUDIO, 78 WHITEHILLS RD, PENGUIN T/F: 03 64370913 M:0810034501 E: as@smithsarchitects.com.au	


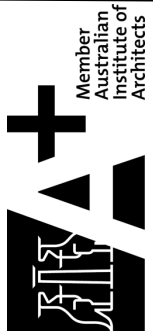


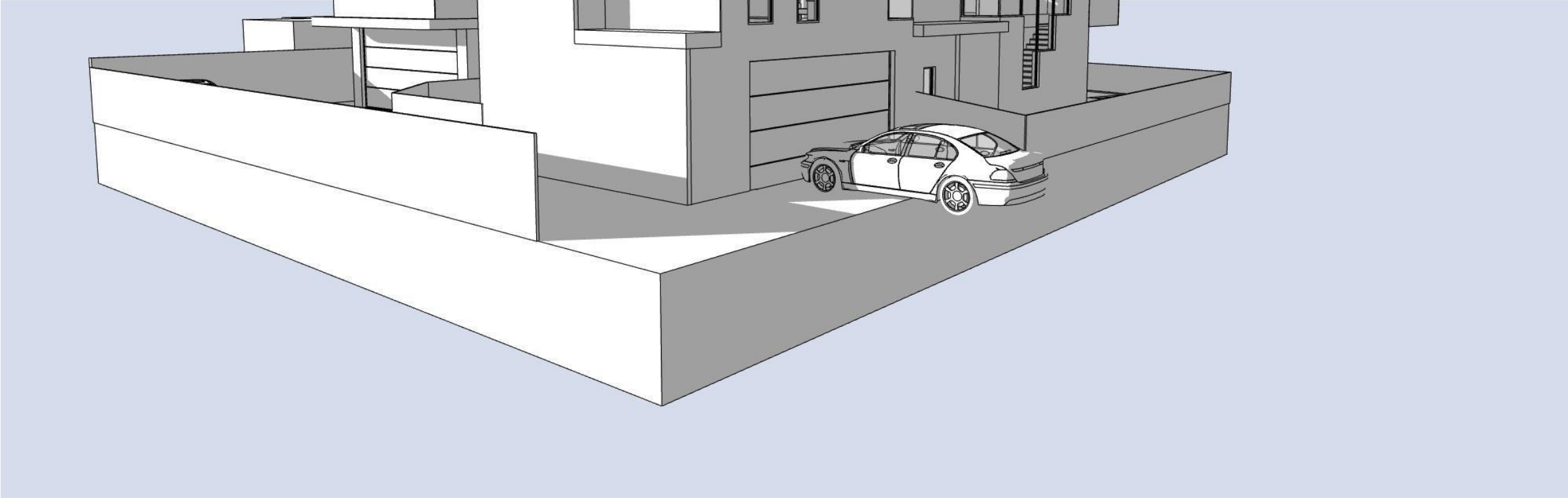


MINIMUM 4M X 6M P.O.S SIZE


MINIMUM 4M X 6M P.O.S SIZE

FORM  
VIEW FROM NW  
SCALE: 1:200

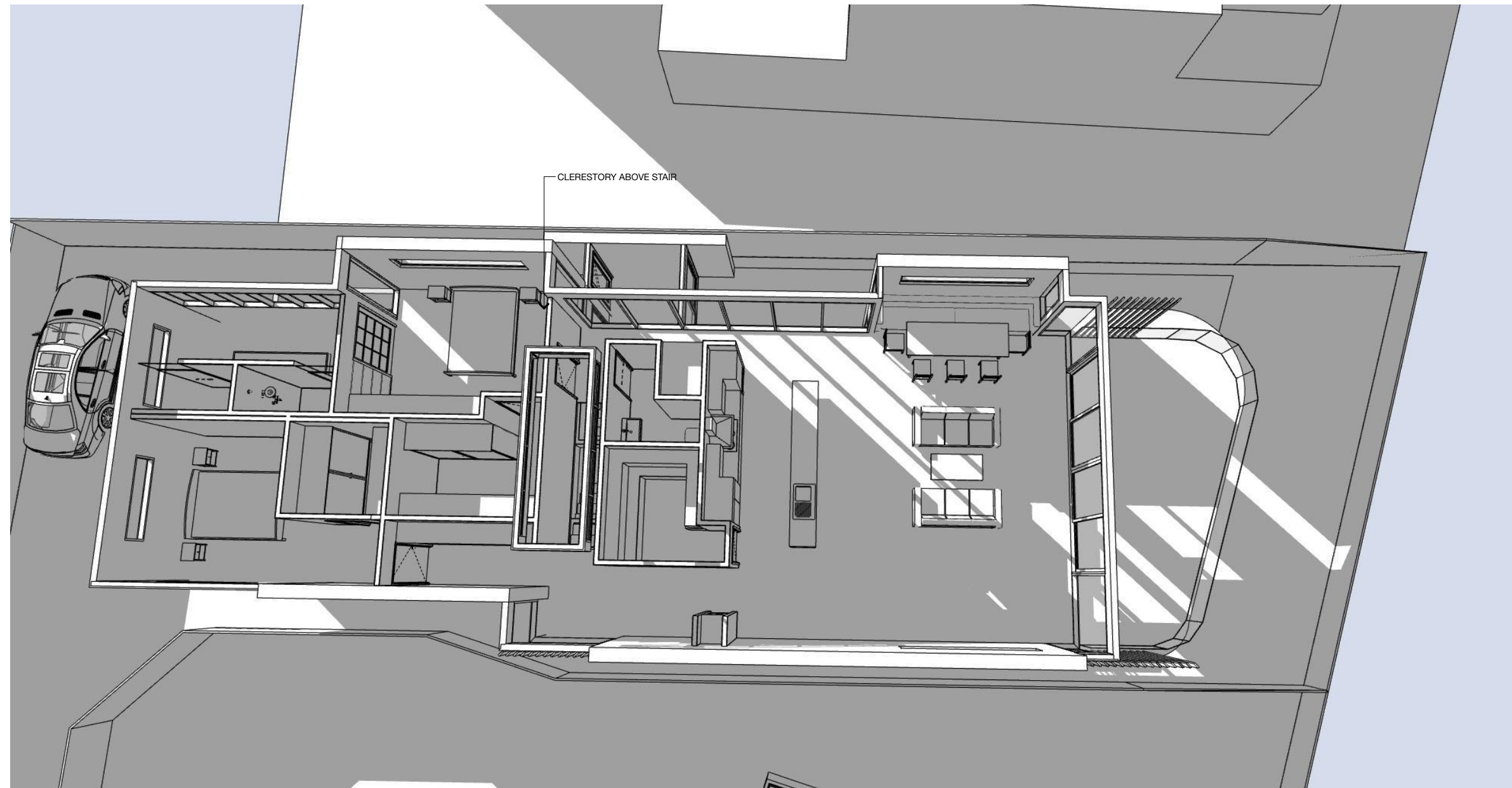
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	Drawing No: <b>DA.12 A</b>
FORM VIEW FROM NW	SCALE (A3): 1:200 DRAWN: ACS DATE: 04.04.23
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FORM  
VIEW FROM SW  
SCALE: 1:200

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<p>FORM VIEW FROM SW</p> <p>STATUS: DA ISSUE</p> <p>SCALE (A3): 1:200 DRAWN: ACS DATE: 04.04.23</p>	<p>SULLIVAN APARMENTS F. &amp; P. SULLIVAN VICTORIA PARADE DEVONPORT</p>
<p>andrew smith architects CC2762M STUDIO, 78 WHITEHILLS RD, PENGUIN T/F: 03 64370913 M06110034501 E: as@smithsarchitects.com.au</p>	 <p>Member Australian Institute of Architects</p>





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E: asaarchitects@bigpond.com



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VICTORIA PARADE DEVONPORT

FORM	SCALE
DOLLS HOUSE VIEW - A, FL-1	DRAWING
STATUS:	D
DA ISSUE	

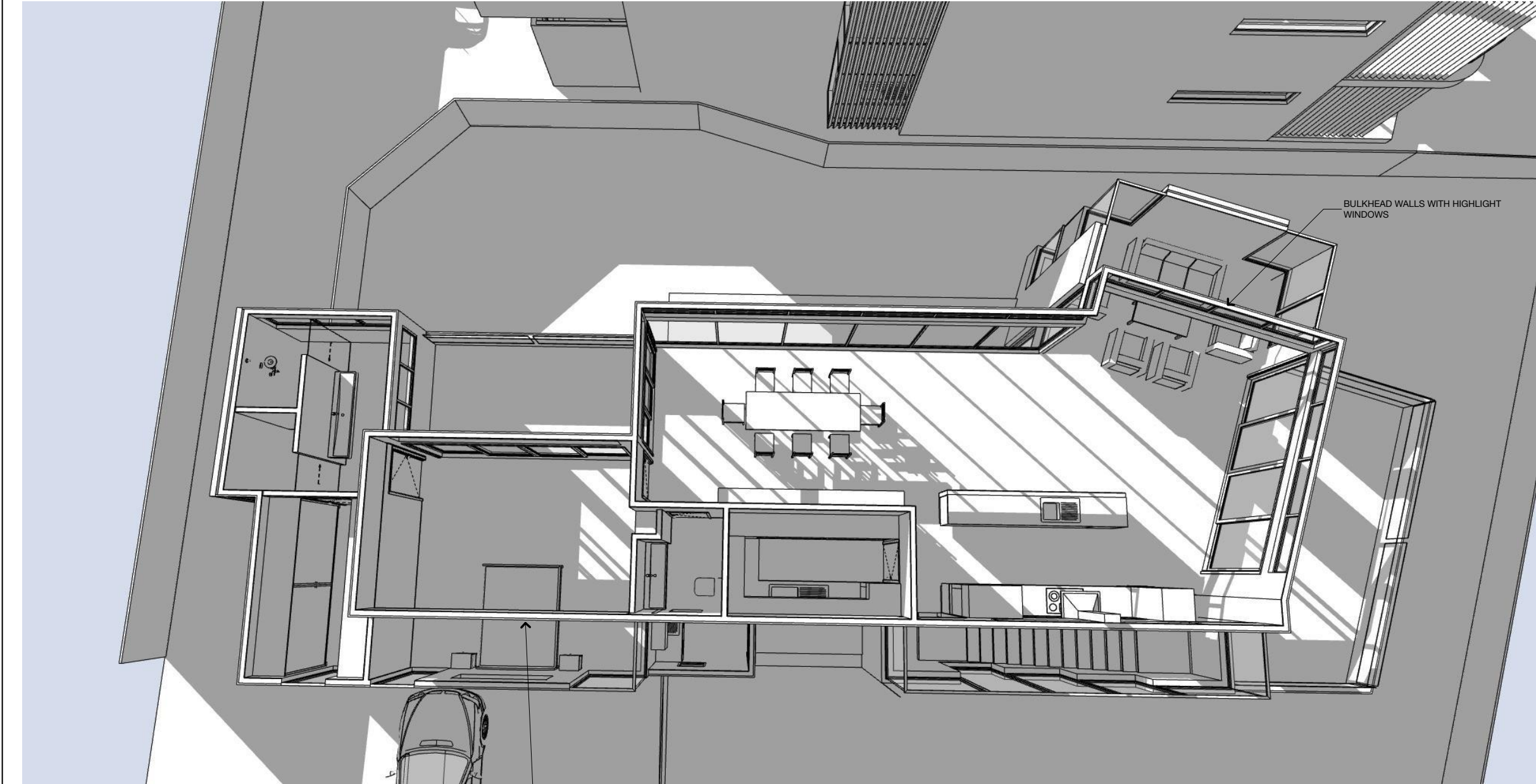
A, FL-1

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Drawing No: DA.14 A





FORM  
DOLLS HOUSE VIEW - B, FL-1  
SCALE: 1:200

BULKHEAD WALLS WITH HIGHLIGHT  
WINDOWS

BULKHEAD WALLS WITH HIGHLIGHT  
WINDOWS

	andrew smith architects CC2762M STUDIO, 78 WHITEHILLS RD, PENGUIN T/F: 03 64370913 M:0810034501 E: as@smithsarchitects.com.au	SULLIVAN APARMENTS  F. & P. SULLIVAN VICTORIA PARADE DEVONPORT	FORM DOLLS HOUSE VIEW - B, FL-1	DO NOT SCALE IF IN DOUBT ASK SITE CHECK DIMENSIONS REPORT DISCREPANCIES REPORT OMISSIONS COPYRIGHT 3/4/2023 3D IMAGES ARE ARTISTIC IMPRESSIONS ONLY	Project No: <b>00825</b>
			STATUS: DA ISSUE	SCALE (A3): 1:200 DRAWN: ACS DATE: 04.04.23	Drawing No: <b>DA.15 A</b>





DINING NOOK WALL FORMS A DISCRETION, 4.1M WALL LENGTH PROTRUDES THROUGH THE ENVELOPE. NO IMPACT ON ADJACENT SITES AS THIS IS THE NORTH FACE OF THE ENVELOPE. THE PROTRUSION IS TO THE SOUTH OF THE ADJACENT DWELLING, AND IS BELOW THE PERMITTED ENVELOPE HEIGHT. ROOF OVER NOOK IS LOWERED TO REDUCE BULK AND SCALE

MAIN ROOF SET BACK FURTHER TO ALIGN WITH A PERMITTED PROTRUSION

CLERESTORY WALL FORMS A DISCRETION, SMALL SCALE PROTRUSION THROUGH ENVELOPE, NO IMPACT ON ADJACENT SITES AS THIS IS THE NORTH FACE OF THE ENVELOPE. THE PROTRUSION IS TO THE SOUTH OF THE ADJACENT DWELLING, AND IS BELOW THE PERMITTED ENVELOPE HEIGHT. ROOF IS A PERMITTED PROTRUSION.

MAIN ROOF ELEMENTS INCLUDING SOLAR PANELS ARE INSIDE THE PERMITTED BUILDING ENVELOPE


4.6M BEDROOM WALL LENGTH FORMS A DISCRETION, WALL PROTRUDES THROUGH THE ENVELOPE, NO IMPACT ON ADJACENT SITES AS THIS IS THE NORTH FACE OF THE ENVELOPE. THE PROTRUSION IS TO THE SOUTH OF THE ADJACENT DWELLING, AND IS BELOW THE PERMITTED ENVELOPE HEIGHT. ROOF OVER IS LOWERED TO REDUCE BULK AND SCALE.

ENVELOPE STUDY  
VIEW FROM NW  
SCALE: 1:200

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ENVELOPE STUDY  
VIEW FROM NW  
STATUS: DA ISSUE  
SCALE (A3): 1:200  
DRAWN: ACS  
DATE: 04.04.23

SULLIVAN APARMENTS  
F. & P. SULLIVAN  
VICTORIA PARADE DEVONPORT

  
andrew smith architects  
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STUDIO, 78 WHITEHILLS RD, PENGUIN  
T/F: 03 64370913 M:0810034501  
E: asaarchitects@bigpond.com

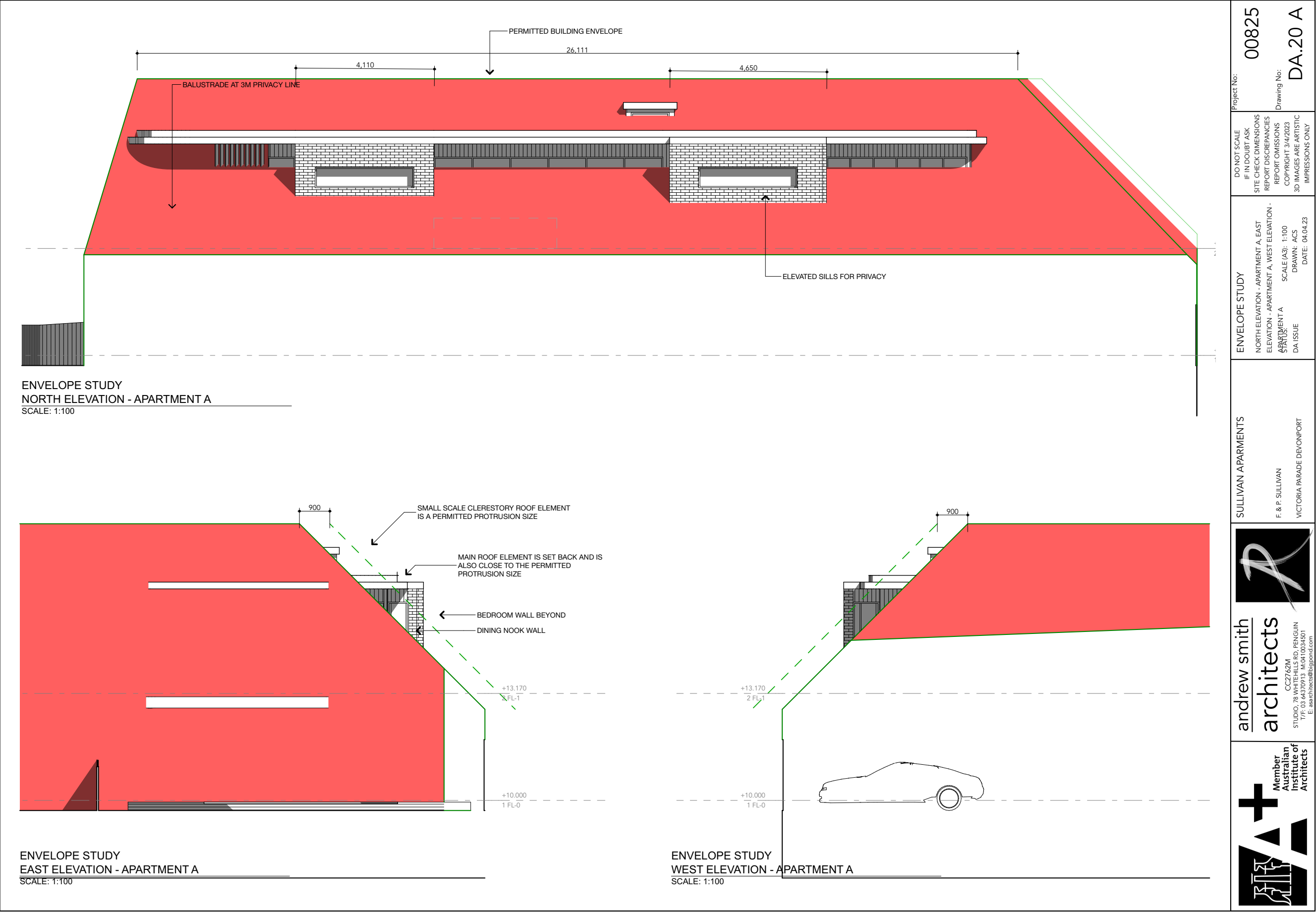
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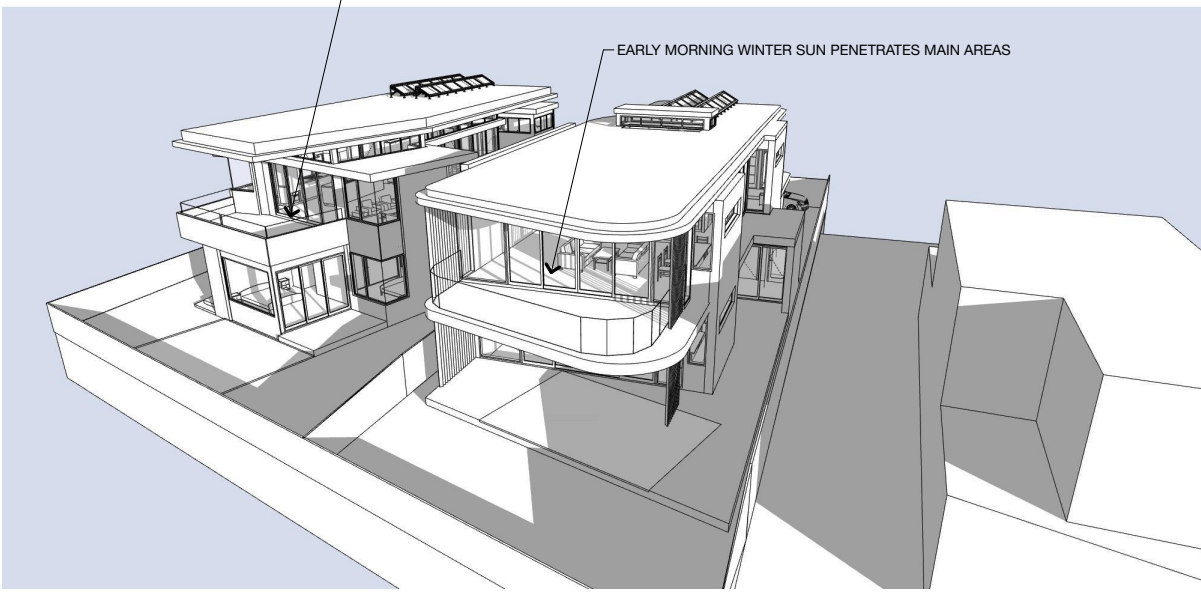
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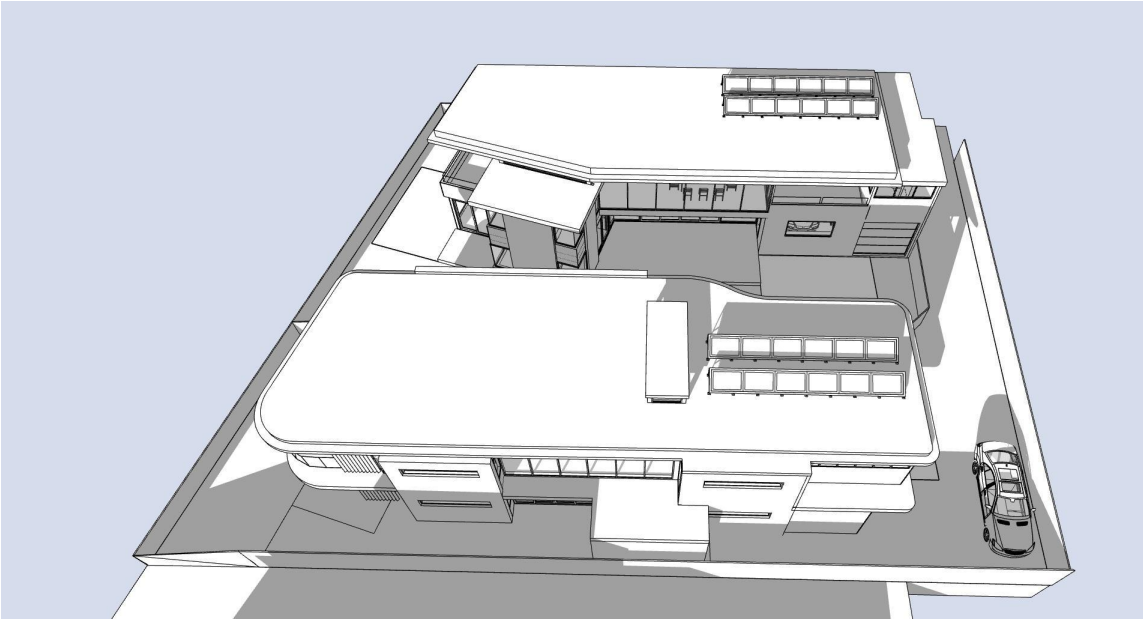




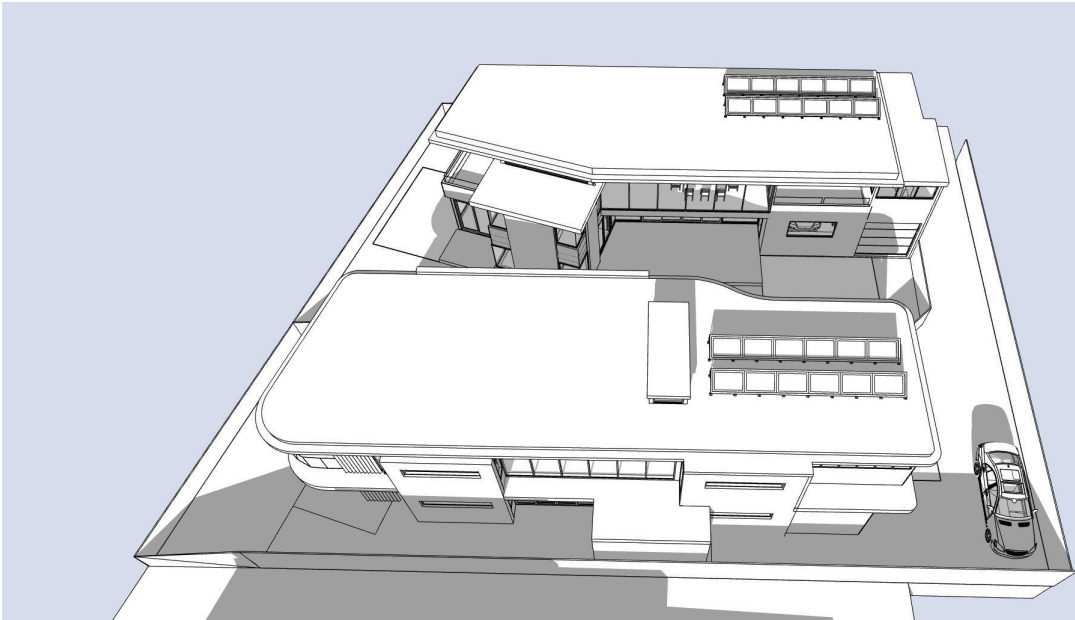


EARLY MORNING WINTER SUN PENETRATES MAIN AREAS

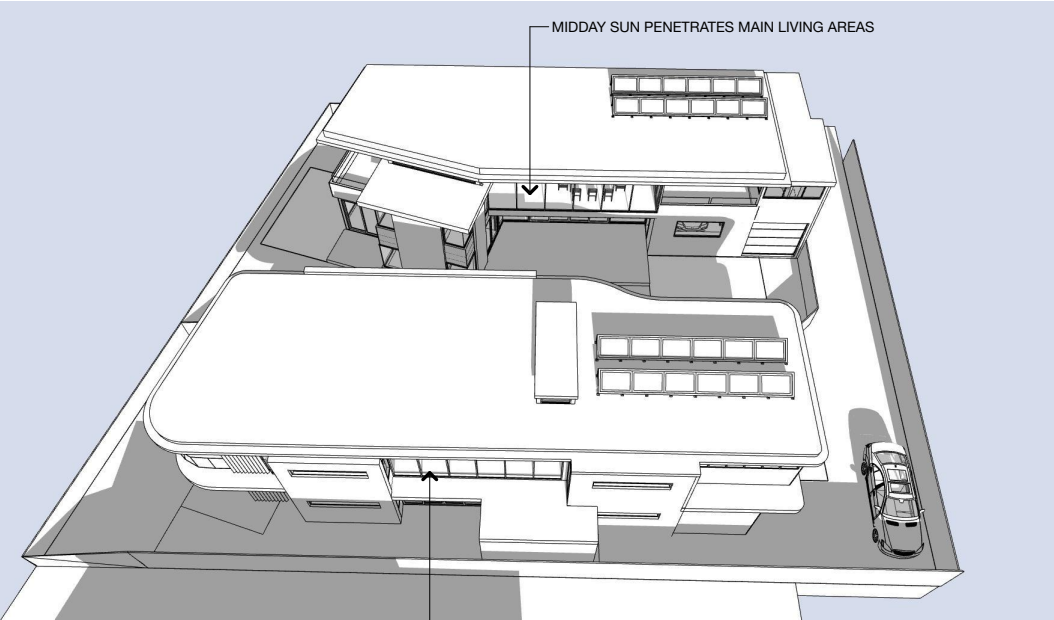
EARLY MORNING WINTER SUN PENETRATES MAIN AREAS



MIDDAY SUN PENETRATES MAIN LIVING AREAS



MIDDAY SUN PENETRATES MAIN LIVING AREAS



MIDDAY SUN PENETRATES MAIN LIVING AREAS

SUN STUDY, JUNE 21ST  
9:00AM  
SCALE: 1:400

SUN STUDY, JUNE 21ST  
10:00AM  
SCALE: 1:400

SUN STUDY, JUNE 21ST  
11:00AM  
SCALE: 1:400

SUN STUDY, JUNE 21ST  
NOON  
SCALE: 1:400

Project No: 00825  
Drawing No: DA.21 A

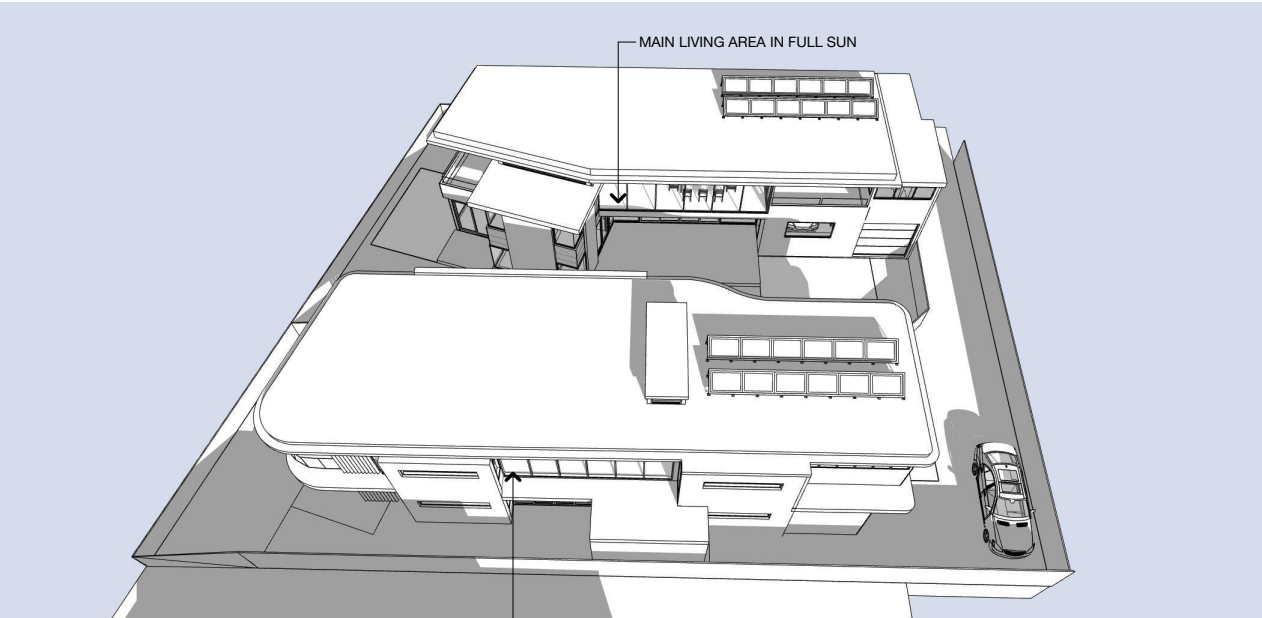
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SUN STUDY, JUNE 21ST  
9:00AM, 10:00AM, 11:00AM, NOON  
SCALE (A3): 1:400  
DRAWN: ACS  
DATE: 04.04.23

SULLIVAN APARMENTS  
F. & P. SULLIVAN  
VICTORIA PARADE DEVONPORT

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CC2762M  
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T/F: 03 64370913 M06110034501  
E: asarchitects@bigpond.com

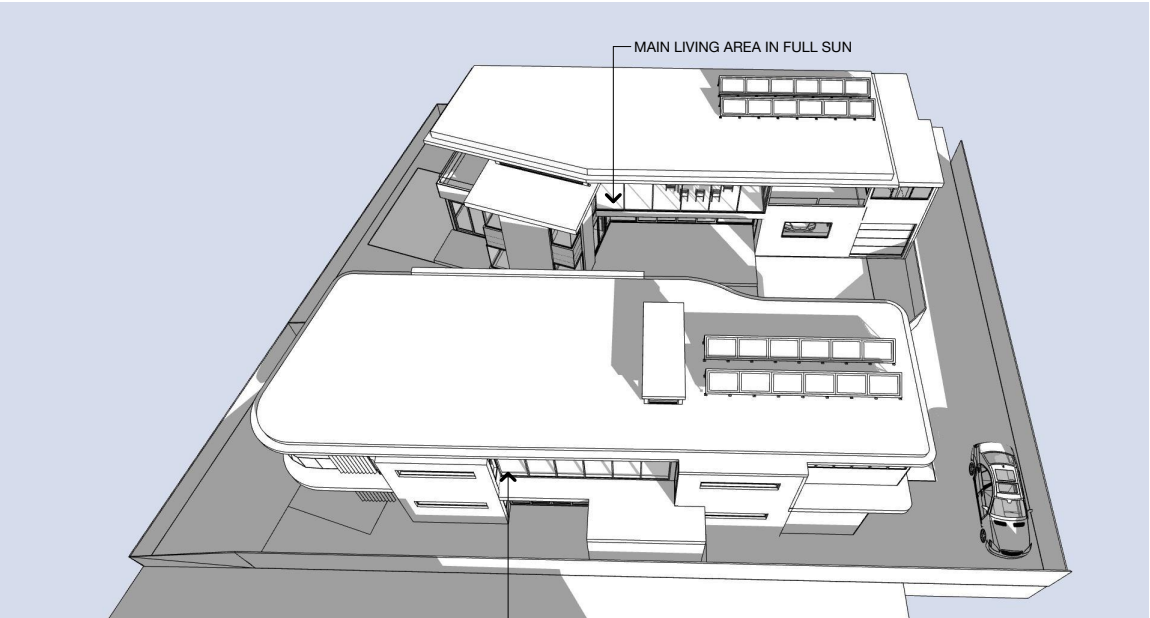
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MAIN LIVING AREA IN FULL SUN

MAIN LIVING AREA IN FULL SUN

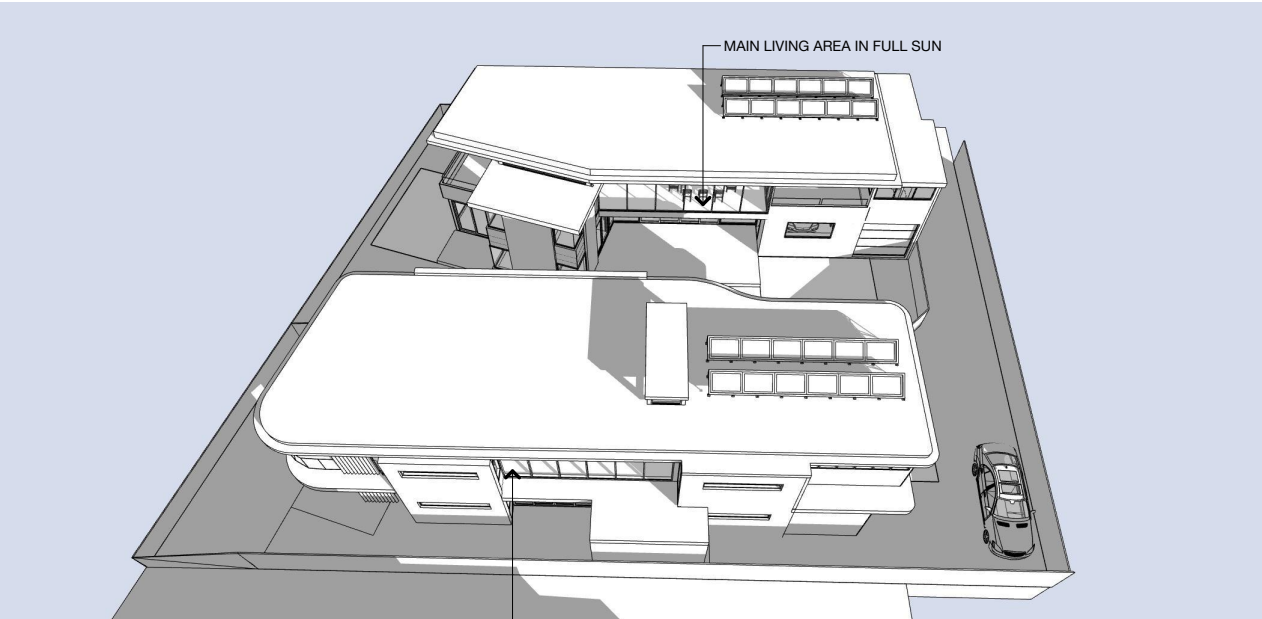
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MAIN LIVING AREA IN FULL SUN

MAIN LIVING AREA IN FULL SUN

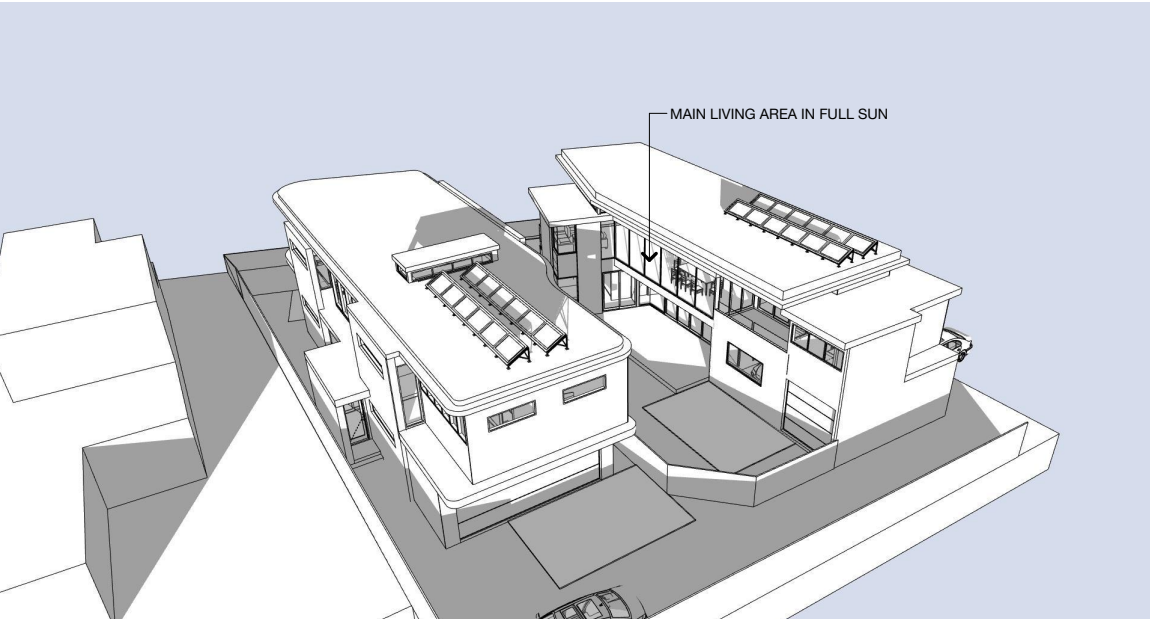
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2:00PM  
SCALE: 1:400



MAIN LIVING AREA IN FULL SUN

MAIN LIVING AREA IN PARTIAL SUN

SUN STUDY, JUNE 21ST  
3:00PM  
SCALE: 1:400



MAIN LIVING AREA IN FULL SUN

SUN STUDY, JUNE 21ST  
4:00PM  
SCALE: 1:400

Project No: 00825

Drawing No: DA.22 A

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SUN STUDY, JUNE 21ST  
1:00PM, 2:00PM, 3:00PM, 4:00PM

STATUS:  
DA ISSUE

SCALE (A3): 1:400  
DRAWN: ACS  
DATE: 04.04.23

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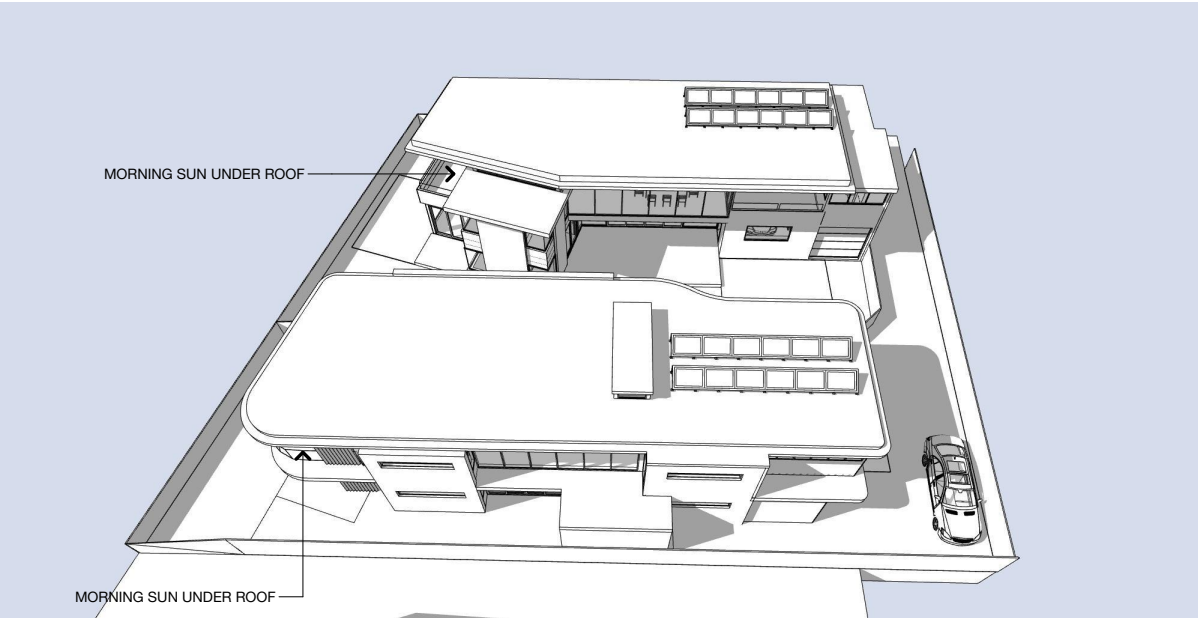


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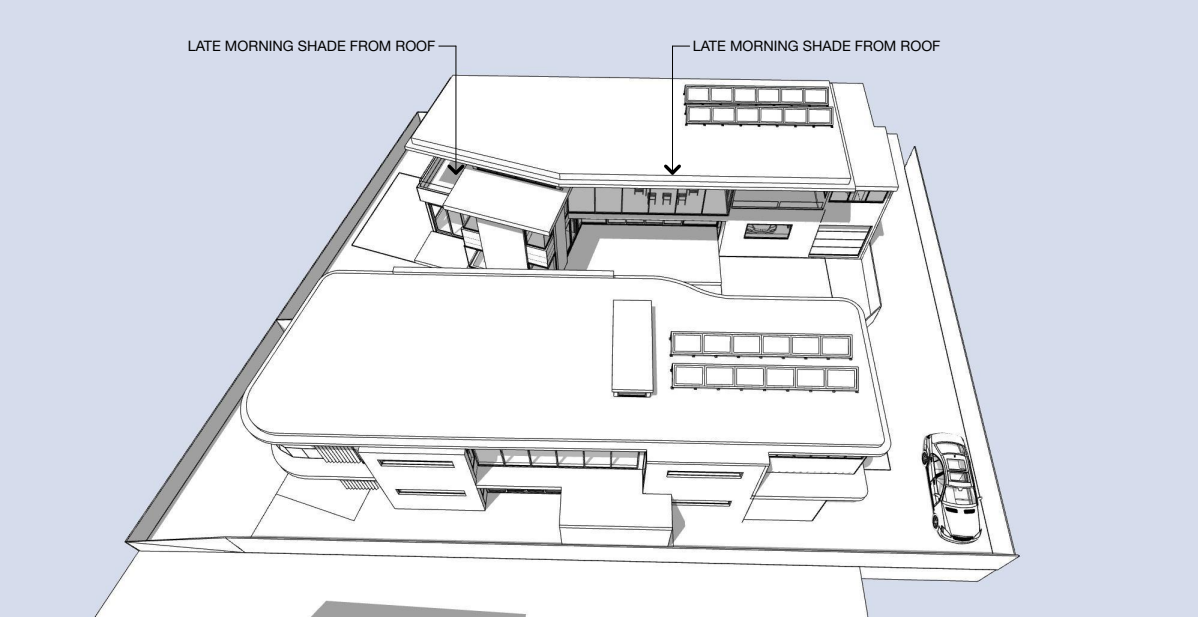




MORNING SUN UNDER ROOF

MORNING SUN UNDER ROOF

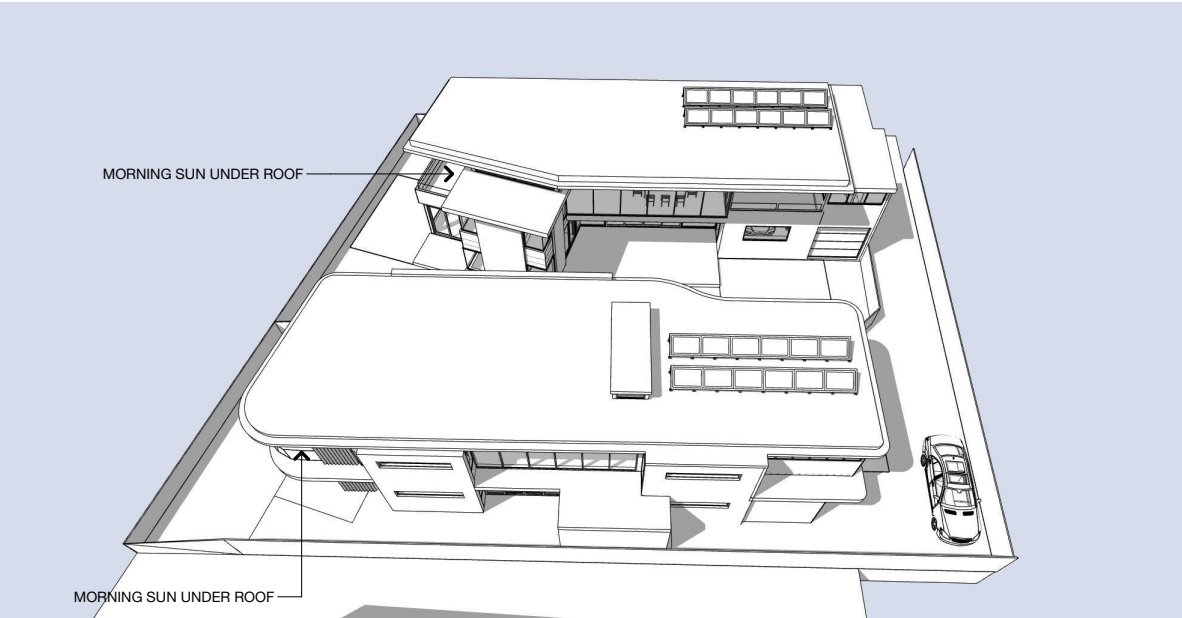
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LATE MORNING SHADE FROM ROOF

LATE MORNING SHADE FROM ROOF

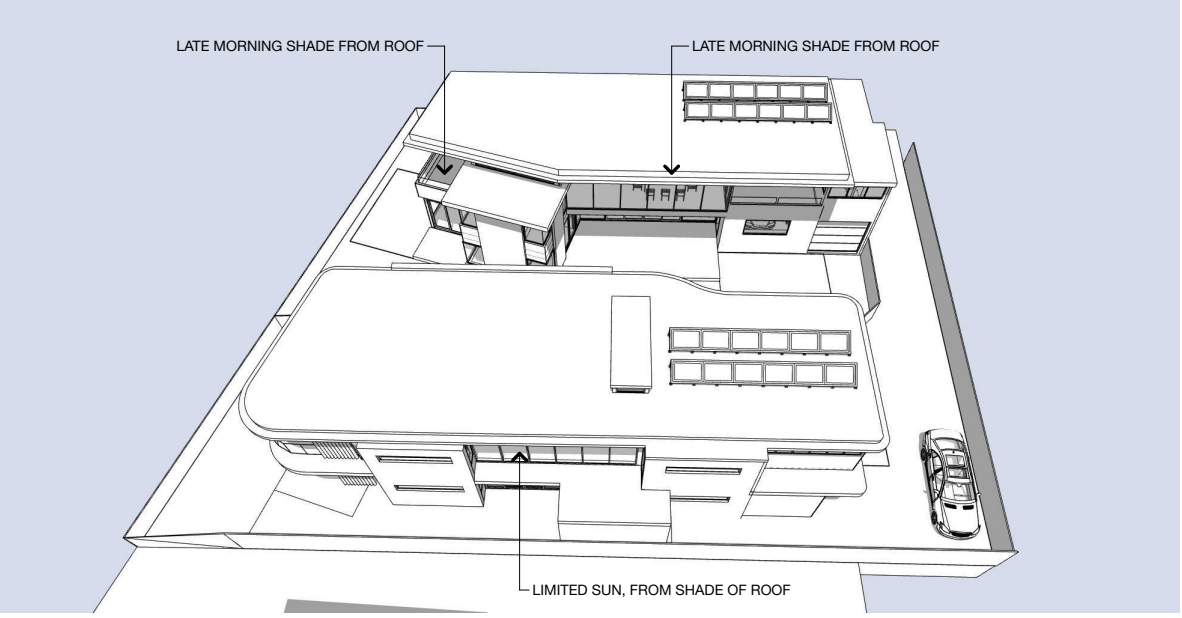
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11:00AM  
SCALE: 1:400



MORNING SUN UNDER ROOF

MORNING SUN UNDER ROOF

SUN STUDY, DECEMBER 21ST  
10:00AM  
SCALE: 1:400



LATE MORNING SHADE FROM ROOF

LATE MORNING SHADE FROM ROOF

LIMITED SUN, FROM SHADE OF ROOF

SUN STUDY, DECEMBER 21ST  
12:00PM  
SCALE: 1:400

Project No: 00825

Drawing No: DA.23 A

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SUN STUDY, DECEMBER 21ST  
9:00AM, 10:00AM, 11:00AM, 12:00PM

STATUS:  
DA ISSUE

SCALE (A3): 1:400  
DRAWN: ACS  
DATE: 04.04.23


SULLIVAN APARMENTS

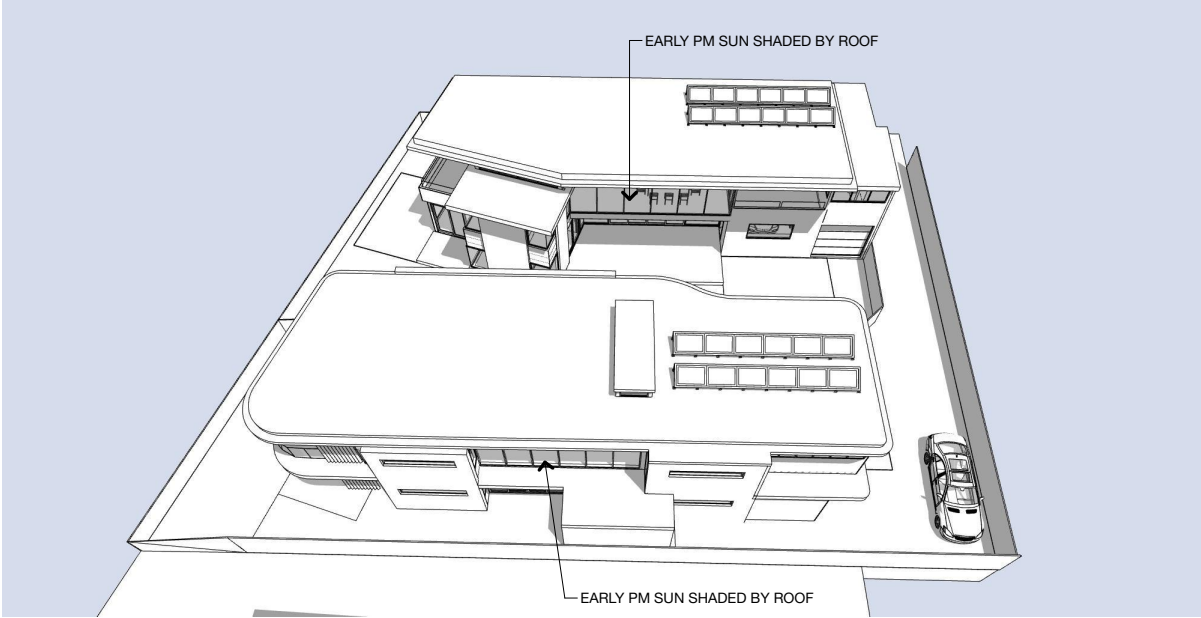
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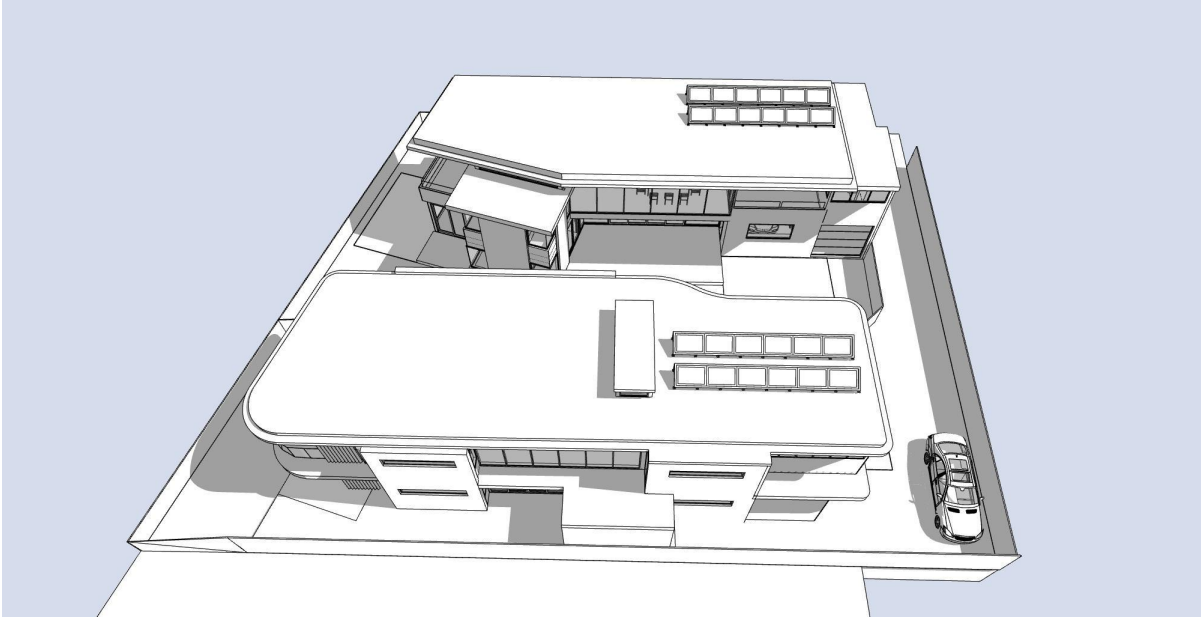
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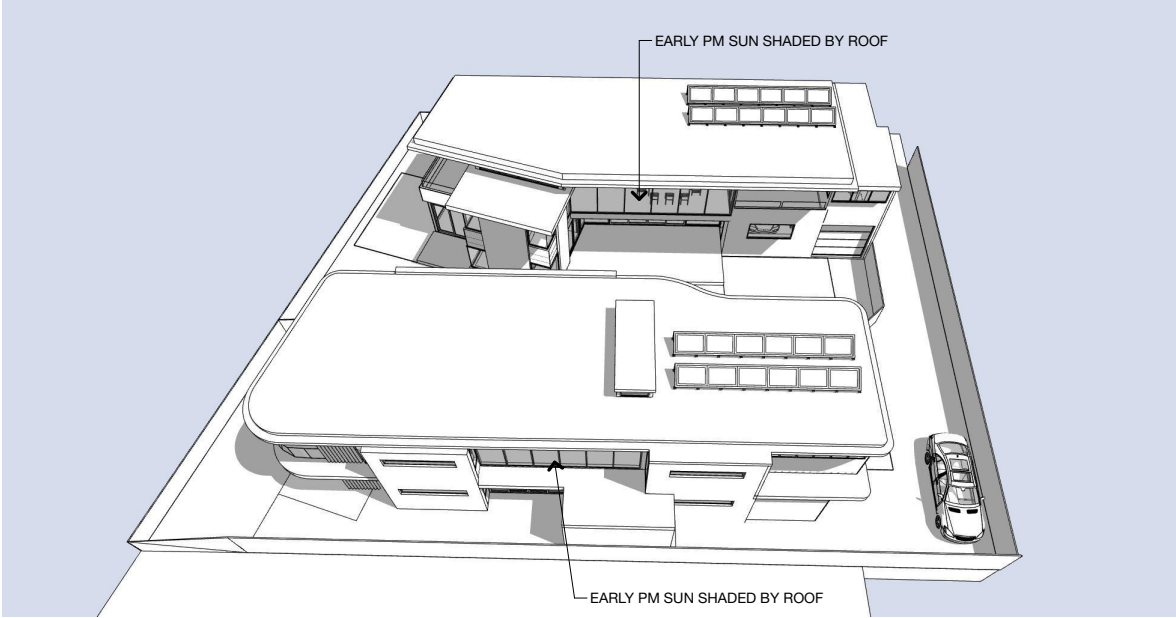




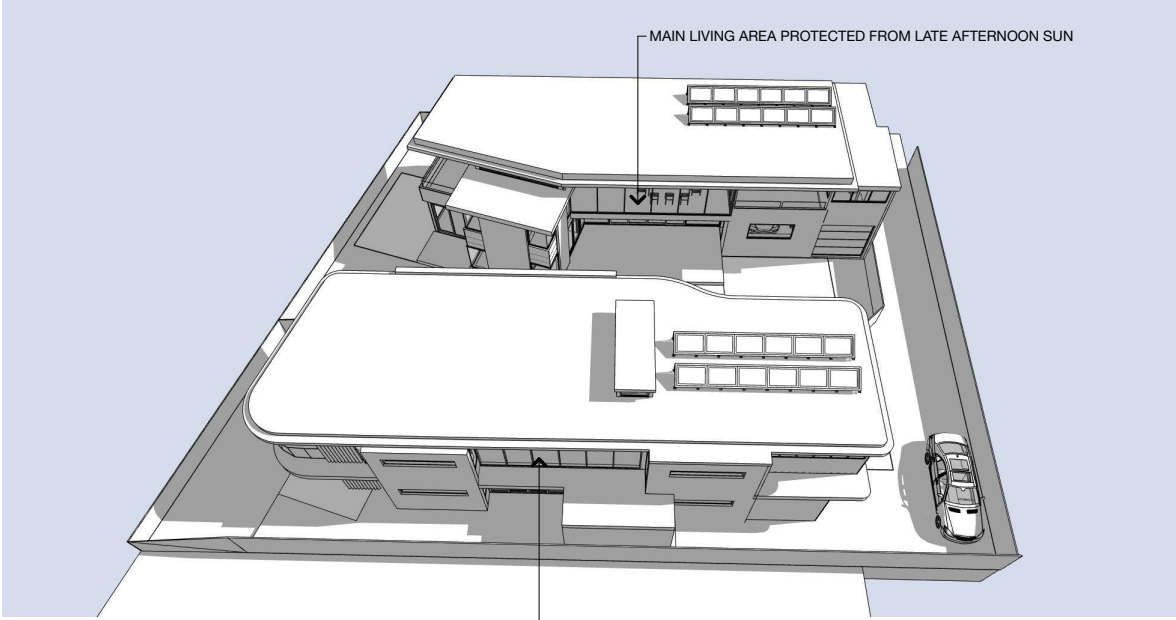
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SUN STUDY, DECEMBER 21ST  
3:00PM  
SCALE: 1:400



SUN STUDY, DECEMBER 21ST  
2:00PM  
SCALE: 1:400



SUN STUDY, DECEMBER 21ST  
4:00PM  
SCALE: 1:400

Project No:  
00825

Drawing No:  
DA.24 A

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1:00PM, 2:00PM, 3:00PM, 4:00PM

STATUS:  
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SCALE (A3): 1:400  
DRAWN: ACS  
DATE: 04.04.23


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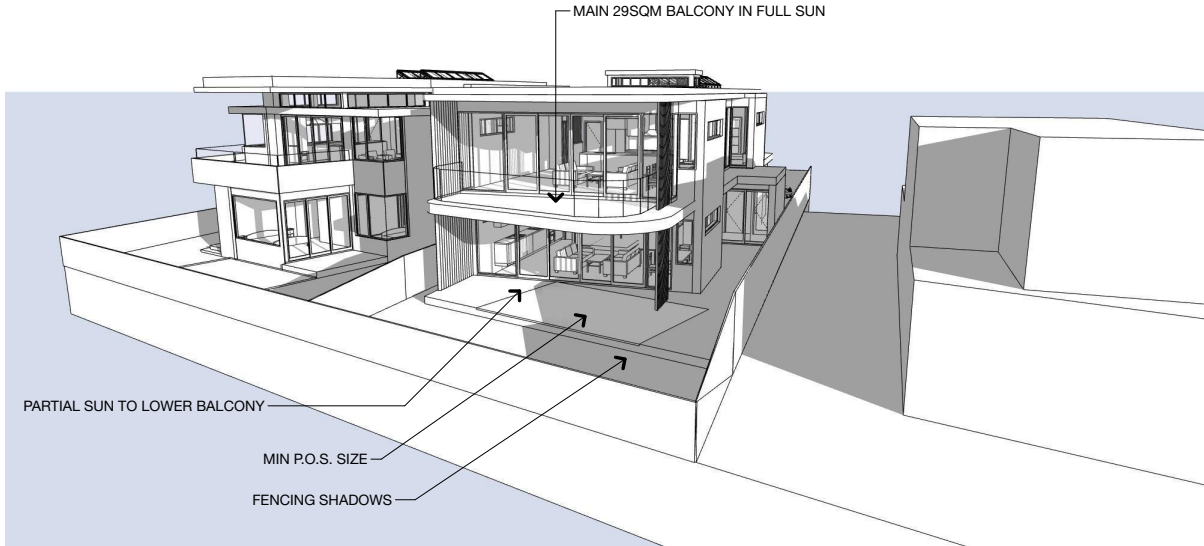


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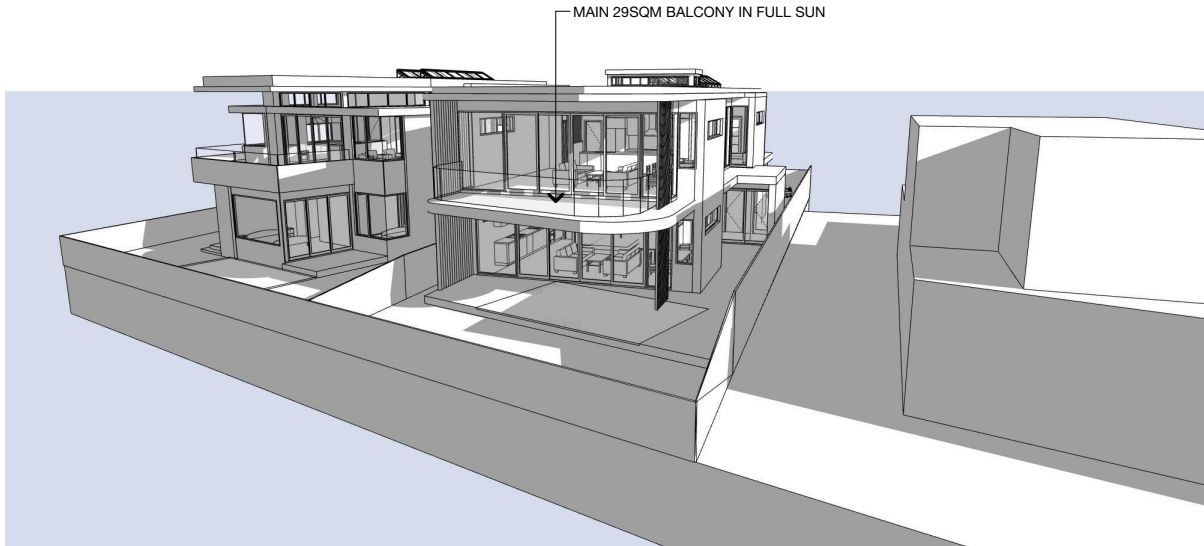
MAIN 29SQM BALCONY IN FULL SUN

PARTIAL SUN TO LOWER BALCONY

MIN P.O.S. SIZE

FENCING SHADOWS

PRIVATE OPEN SPACE STUDY - APARTMENT A  
JUNE 21ST, 9:00AM  
SCALE: 1:400



MAIN 29SQM BALCONY IN FULL SUN

PRIVATE OPEN SPACE STUDY - APARTMENT A  
JUNE 21ST, 11:00AM  
SCALE: 1:400

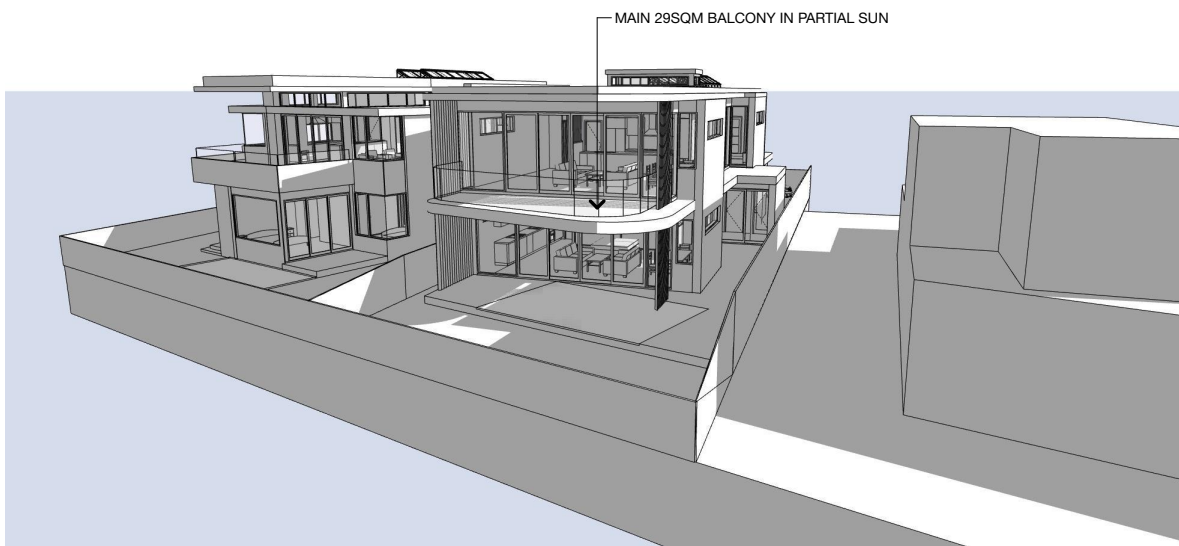


MAIN 29SQM BALCONY IN FULL SUN

PARTIAL SUN TO LOWER BALCONY

MIN P.O.S. SIZE

PRIVATE OPEN SPACE STUDY - APARTMENT A  
JUNE 21ST, 10:00AM  
SCALE: 1:400



MAIN 29SQM BALCONY IN PARTIAL SUN


PRIVATE OPEN SPACE STUDY - APARTMENT A  
JUNE 21ST, 12:00PM  
SCALE: 1:400

Project No: 00825  
Drawing No: DA.25 A

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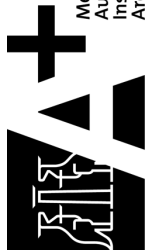
PRIVATE OPEN SPACE STUDY -  
APARTMENT A  
JUNE 21ST, 10:00AM,  
JUNE 21ST, 11:00AM, JUNE 21ST, 12:00PM  
STATUS: DA ISSUE  
SCALE (A3): 1:400  
DRAWN: ACS  
DATE: 04.04.23

SULLIVAN APARTMENTS  
F. & P. SULLIVAN  
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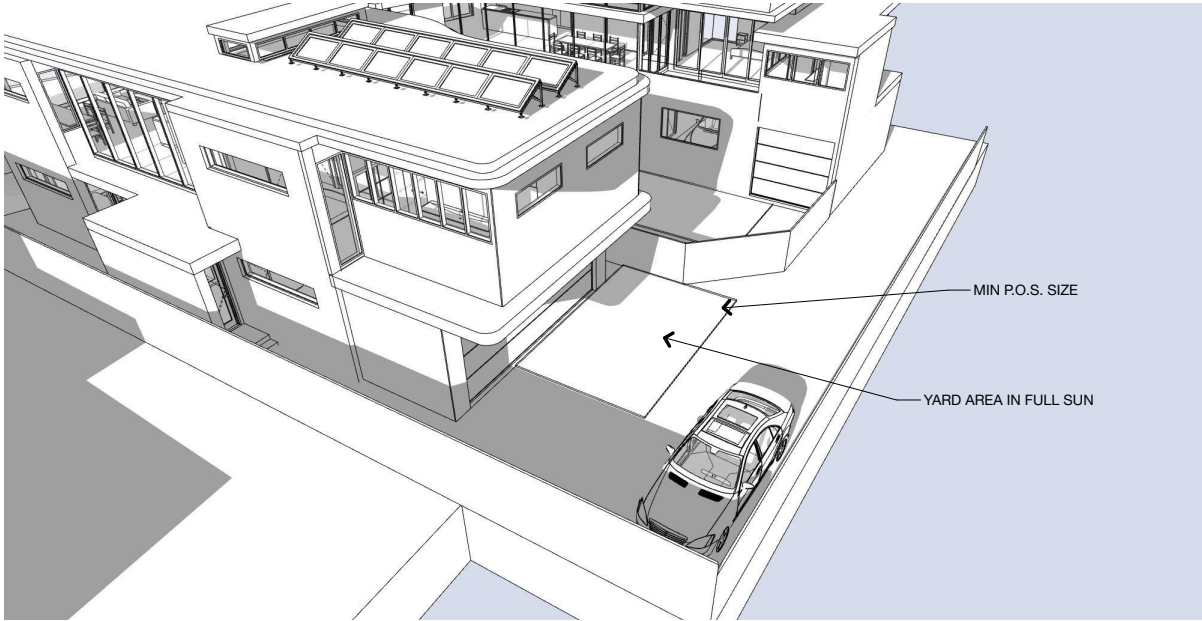


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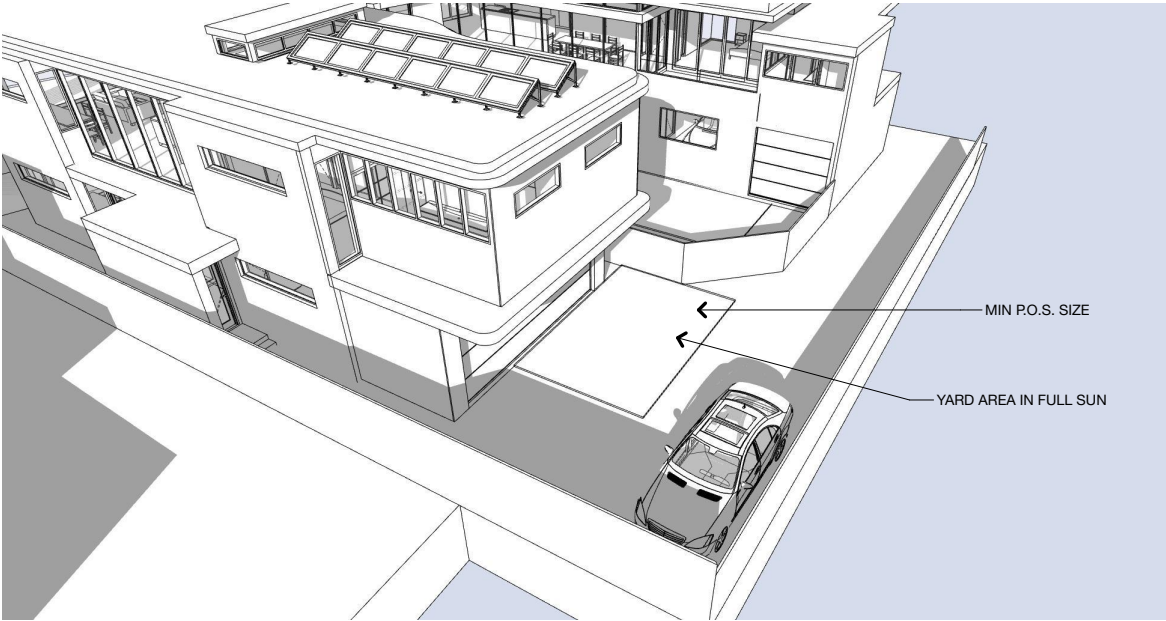


Agenda - PLANNING AUTHORITY COMMITTEE - 5 JUNE 2023 ATTACHMENTS



MIN P.O.S. SIZE

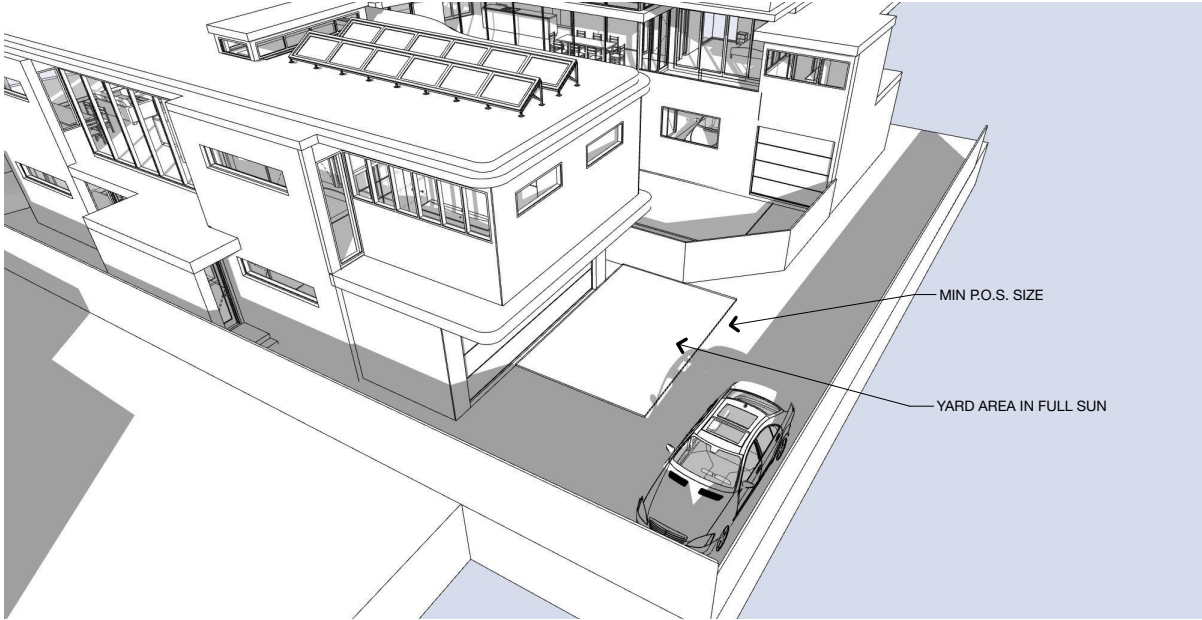
YARD AREA IN FULL SUN



MIN P.O.S. SIZE

YARD AREA IN >50% SUN

PRIVATE OPEN SPACE STUDY - APARTMENT A  
JUNE 21ST, 12:00PM  
SCALE: 1:400

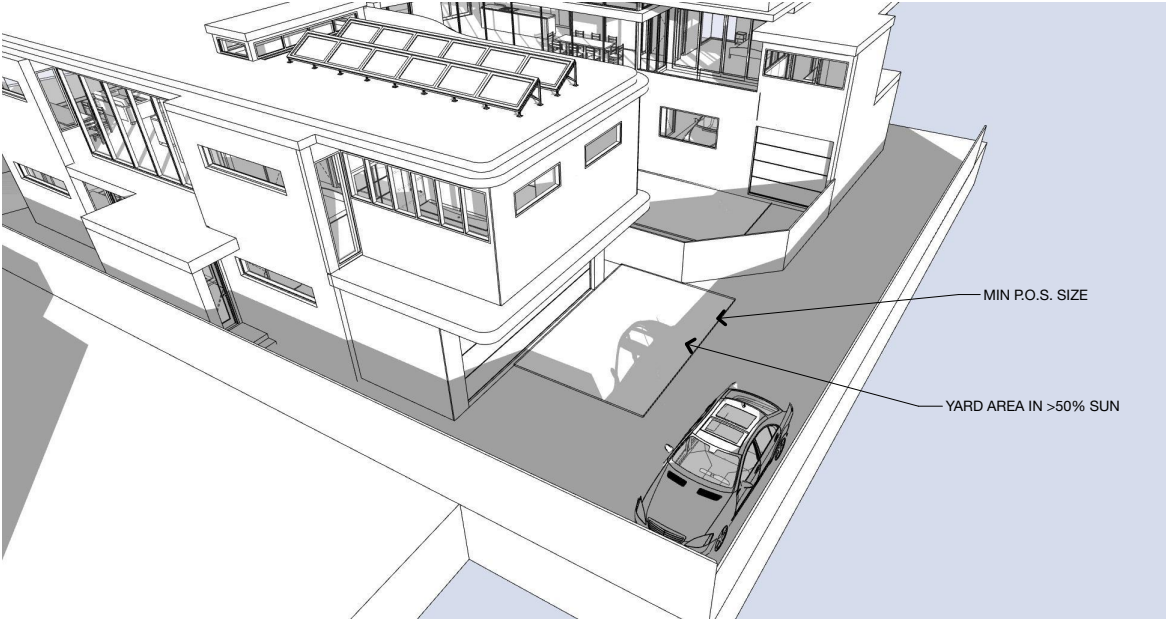


MIN P.O.S. SIZE

YARD AREA IN FULL SUN

PRIVATE OPEN SPACE STUDY - APARTMENT A  
JUNE 21ST, 2:00PM  
SCALE: 1:400

PRIVATE OPEN SPACE STUDY - APARTMENT A  
JUNE 21ST, 1:00PM  
SCALE: 1:400



MIN P.O.S. SIZE

YARD AREA IN >50% SUN


PRIVATE OPEN SPACE STUDY - APARTMENT A  
JUNE 21ST, 3:00PM  
SCALE: 1:400

Project No: 00825  
Drawing No: DA.26 A

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PRIVATE OPEN SPACE STUDY -  
APARTMENT A  
JUNE 21ST, 1:00PM, JUNE  
21ST, 2:00PM, JUNE 21ST, 3:00PM  
SCALE (A3): 1:400  
DRAWN: ACS  
DA ISSUE DATE: 04.04.23

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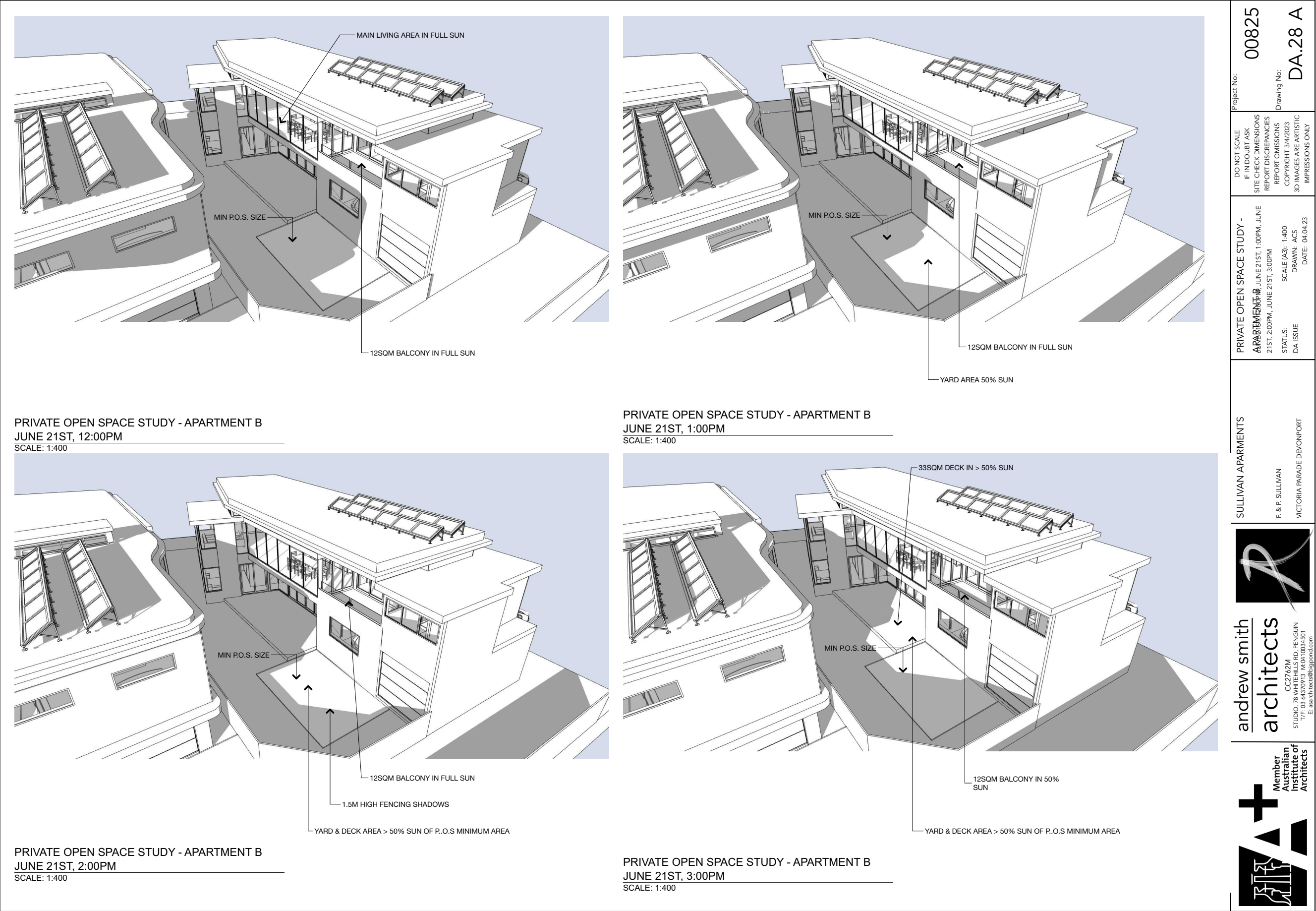


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## Submission to Planning Authority Notice

<b>Council Planning Permit No.</b>	PA2023.0062	<b>Council notice date</b>	27/04/2023
<b>TasWater details</b>			
<b>TasWater Reference No.</b>	TWDA 2023/00528-DCC	<b>Date of response</b>	2/05/2023
<b>TasWater Contact</b>	Rachael Towns	<b>Phone No.</b>	0436 615 228
<b>Response issued to</b>			
<b>Council name</b>	DEVONPORT COUNCIL		
<b>Contact details</b>	council@devonport.tas.gov.au		
<b>Development details</b>			
<b>Address</b>	39 VICTORIA PARADE, DEVONPORT	<b>Property ID (PID)</b>	3418808
<b>Description of development</b>	Multiple dwellings x 2 & demolition of existing buildings		
<b>Schedule of drawings/documents</b>			
<b>Prepared by</b>	<b>Drawing/document No.</b>	<b>Revision No.</b>	<b>Date of Issue</b>
Andrew Smith Architects	00825 Dwg DA.02 A		04/04/2023
<b>Conditions</b>			
<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><b>CONNECTIONS, METERING &amp; BACKFLOW</b></p> <ol style="list-style-type: none"> <li>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.</li> <li>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.</li> <li>3. Prior to commencing demolition and construction of new development, any water connection utilised for the development must have a backflow prevention device and water meter installed, to the satisfaction of TasWater.</li> </ol> <p><b>DEVELOPMENT ASSESSMENT FEES</b></p> <ol style="list-style-type: none"> <li>4. 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 fees will be indexed, until the date paid to TasWater.</li> </ol> <p>The payment is required within 30 days of the issue of an invoice by TasWater.</p>			
<b>Advice</b>			
<p><b>Water Submetering</b></p> <p>As of July 1 2022, TasWater's Sub-Metering Policy no longer permits TasWater sub-meters to be installed for new developments. Please ensure plans submitted with the application for Certificate(s) for Certifiable Work (Building and/or Plumbing) reflect this. For clarity, TasWater does not object to private sub-metering arrangements. Further information is available on our website (<a href="http://www.taswater.com.au">www.taswater.com.au</a>) within our Sub-Metering Policy and Water Metering Guidelines.</p> <p><b>General</b></p>			





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](http://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.

**NOTE:** In accordance with the WATER AND SEWERAGE INDUSTRY ACT 2008 - SECT 56ZB A regulated entity may charge a person for the reasonable cost of –

- (a) a meter; and

- (b) installing a meter.

#### **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