

**3.1 PA2023.0182 - 16A STEPHEN STREET EAST DEVONPORT - RESIDENTIAL  
(SINGLE DWELLING).....2**

**3.1.1 APPLICATION PA2023.0182 -16A STEPHEN STREET - RESIDENTIAL (SINGLE DWELLING).....2**

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



## Devonport City Council

Land Use Planning and Approvals Act 1993 (LUPAA)

Devonport Interim Planning Scheme 2013

# Application for Planning Permit

### Use or Development Site

Street Address: 16A Stephen Street, East Devonport TAS 7310

Certificate of Title Reference No.: 183935/1

### Applicant's Details

Full Name/Company Name: RFS Projects Pty Ltd

Postal Address: 70 Tugrah Road Devonport TAS 7310

Telephone: 6424 6325

Email: admin@rfsprojects.com.au

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

Full Name/Company Name: Ping Wang

Postal Address: C/- 70 Tugrah Road, Devonport

Telephone: C/- 6424 6325

Email: C/- admin@rfsprojects.com.au

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?: New dwelling

---

---

---

---

Description of how the use will operate: residential

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

Use Class (Office use only): \_\_\_\_\_

---

---

---

---

---

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

<b>Application fee</b>	
<b>Completed Council application form</b>	
<b>Copy of certificate of title, including title plan and schedule of easements</b>	
<b>A site analysis and site plan at an acceptable scale on A3 or A4 paper (1 copy) showing:</b>	
<ul style="list-style-type: none"> <li>The existing and proposed use(s) on the site</li> </ul>	
<ul style="list-style-type: none"> <li>The boundaries and dimensions of the site</li> </ul>	
<ul style="list-style-type: none"> <li>Typography including contours showing AHD levels and major site features</li> </ul>	
<ul style="list-style-type: none"> <li>Natural drainage lines, watercourses and wetlands on or adjacent to the site</li> </ul>	
<ul style="list-style-type: none"> <li>Soil type</li> </ul>	
<ul style="list-style-type: none"> <li>Vegetation types and distribution, and trees and vegetation to be removed</li> </ul>	
<ul style="list-style-type: none"> <li>The location and capacity of any existing services or easements on the site or connected to the site</li> </ul>	
<ul style="list-style-type: none"> <li>Existing pedestrian and vehicle access to the site</li> </ul>	
<ul style="list-style-type: none"> <li>The location of existing adjoining properties, adjacent buildings and their uses</li> </ul>	
<ul style="list-style-type: none"> <li>Any natural hazards that may affect use or development on the site</li> </ul>	
<ul style="list-style-type: none"> <li>Proposed roads, driveways, car parking areas and footpaths within the site</li> </ul>	
<ul style="list-style-type: none"> <li>Any proposed open space, communal space, or facilities on the site</li> </ul>	
<ul style="list-style-type: none"> <li>Main utility service connection points and easements</li> </ul>	
<ul style="list-style-type: none"> <li>Proposed subdivision lot boundaries, where applicable</li> </ul>	
<ul style="list-style-type: none"> <li>Details of any proposed fencing</li> </ul>	
<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>	
<ul style="list-style-type: none"> <li>Setbacks of buildings to property (title) boundaries</li> </ul>	
<ul style="list-style-type: none"> <li>The internal layout of each building on the site</li> </ul>	
<ul style="list-style-type: none"> <li>The private open space for each dwelling</li> </ul>	
<ul style="list-style-type: none"> <li>External storage spaces</li> </ul>	
<ul style="list-style-type: none"> <li>Car parking space location and layout</li> </ul>	
<ul style="list-style-type: none"> <li>Elevations of every building to be erected</li> </ul>	
<ul style="list-style-type: none"> <li>The relationship of the elevations to natural ground level, showing any proposed cut or fill</li> </ul>	
<ul style="list-style-type: none"> <li>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</li> </ul>	
<ul style="list-style-type: none"> <li>Materials and colours to be used on roofs and external walls</li> </ul>	
<b>A plan of the proposed landscaping including:</b>	
<ul style="list-style-type: none"> <li>Planting concept</li> </ul>	
<ul style="list-style-type: none"> <li>Paving materials and drainage treatments and lighting for vehicle areas and footpaths</li> </ul>	
<ul style="list-style-type: none"> <li>Plantings proposed for screening from adjacent sites or public spaces</li> </ul>	
<b>Details of any signage proposed</b>	

---

## Value of use and/or development

\$ 310,000

---

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

### If land is not in applicant's ownership

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

Applicant's signature: Kuhite Date: 11/12/23

### 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 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: Kuhite Date: 11/12/23

### PRIVACY ACT

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

---

## Fee & payment options

**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 183935	FOLIO 1
EDITION 2	DATE OF ISSUE 07-Jul-2023

SEARCH DATE : 18-Sep-2023

SEARCH TIME : 08.59 AM

DESCRIPTION OF LAND

City of DEVONPORT

Lot 1 on Sealed Plan 183935

Derivation : Part of Lot 1, 1A-1R-24P (Sec. O) Gtd. to William Bryant

Prior CT 202343/1

SCHEDULE 1N130569 TRANSFER to PING WANG and BIN QIU Registered  
07-Jul-2023 at 12.01 PMSCHEDULE 2Reservations and conditions in the Crown Grant if any  
SP183935 FENCING COVENANT in Schedule of Easements  
E352067 MORTGAGE to Commonwealth Bank of Australia  
Registered 07-Jul-2023 at 12.02 PMUNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations



**FOLIO PLAN**

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



OWNER: MICHAEL JAMES MARTIN  FOLIO REFERENCE: F.R.202343/1  GRANTEE: PART OF LOT 1 SEC 0, 1a,1r,24p, GTD WILLIAM BRYANT	<p><b>PLAN OF SURVEY</b></p> BY SURVEYOR: Adrian Wade Eberhardt of  PDA Surveyors Surveying, Engineering & Planning 6 QUEEN STREET, BURNIE	REGISTERED NUMBER <p><b>SP183935</b></p> APPROVED EFFECTIVE FROM 14 OCT 2022  Recorder of Titles
LOCATION: <p><b>CITY OF DEVONPORT</b></p> SCALE 1: 300                      LENGTHS IN METRES		
LOT 2 IS COMPILED FROM F.R.202343/1 AND THIS SURVEY		ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN
<p><b>PRIORITY FINAL PLAN</b></p>		
 Registered Land Surveyor	4/03/2022 Date	47470 Ref No.
 Council Delegate		4.8.2022 Date

PROJECT:

**PROPOSED RESIDENCE**

CLIENT:

**PING WANG**

LOCATION:

**16A STEPHEN ST, EAST DEVONPORT  
TASMANIA, 7310**

VOLUME: 183935  
 FOLIO: 1  
 DESIGN WIND SPEED: TBC - BY OTHER  
 SOIL CLASSIFICATION: TBC - BY OTHER  
 BUSHFIRE ASSESSMENT: TBC - BY OTHER  
 CLIMATE ZONE: 7  
 ALPINE AREA: NA

FLOOR AREA:

RESIDENCE: 150m<sup>2</sup>  
 PORCH: 2.0m<sup>2</sup>  
 TOTAL: 152m<sup>2</sup>

REV: A PLANING APPROVAL DATE: 12.12.2023

DRAWING SCHEDULE:		
SHEET No.	TITLE	REV #
A01	COVER SHEET	A
A02	SITE PLAN	A
A03	FLOOR PLAN	A
A04	ELEVATION 1 of 2	A
A05	ELEVATION 2 of 2	A



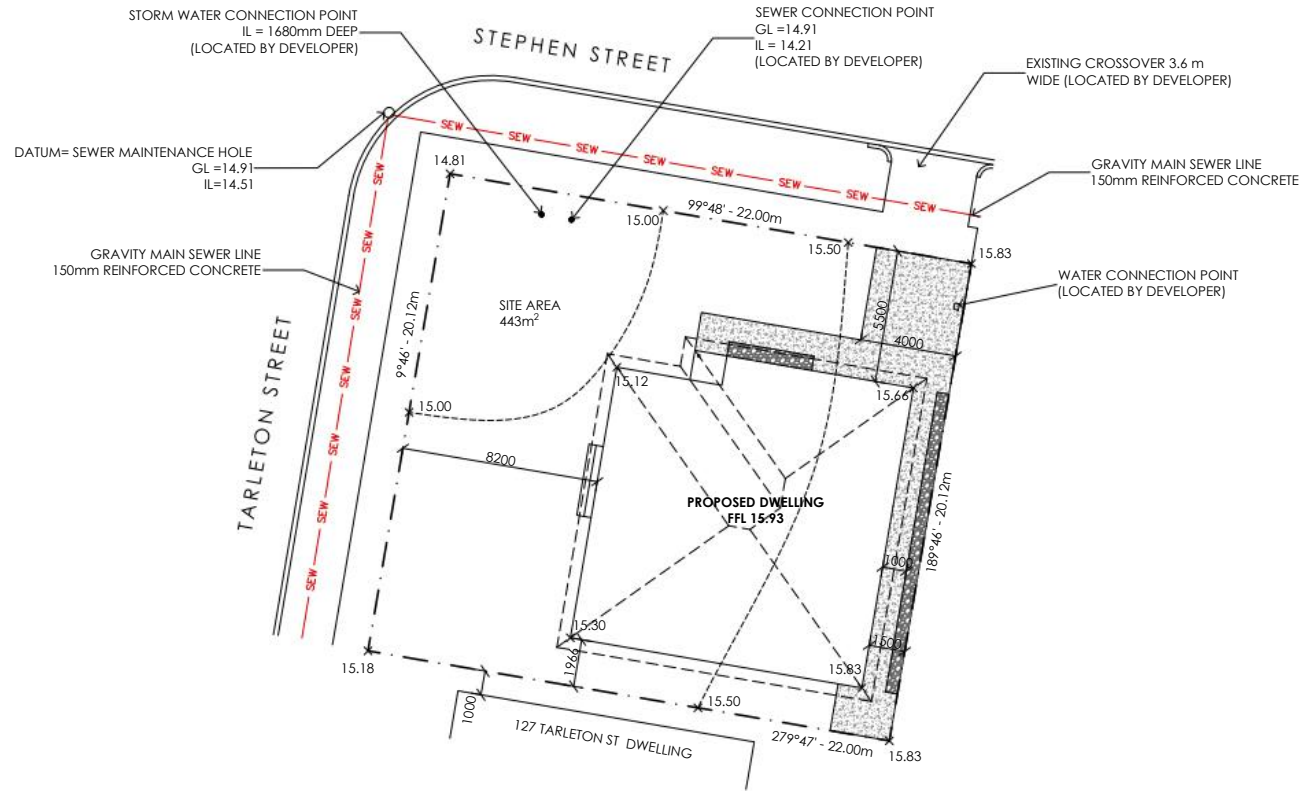
**70 TUGRAH RD  
 DEVONPORT, TASMANIA  
 AUSTRALIA, 7310**

LICENSED DESIGNER: ROBERT JETSON #409212438  
 PH: 03 6424 6325  
 EMAIL: [drafting@rfsprojects.com.au](mailto:drafting@rfsprojects.com.au)



LEGEND & NOTES

1. THE BUILDER SHALL CHECK ALL DIMENSIONS, LEVELS & COUNCIL BOUNDARY REQUIREMENTS PRIOR TO COMMENCING CONSTRUCTION.
2. ALL CONTOURS TO BE CONFIRMED ON SITE.
3. DRIVEWAY TO BE SUITABLY DRAINED AWAY FROM DWELLING.



SITE PLAN

SCALE 1:200



70 TUGRAH RD  
DEVONPORT, TASMANIA  
AUSTRALIA, 7310

LICENSED DESIGNER: ROBERT JETSON # 409212438  
PH: 03 6424 6325  
EMAIL: drafting@rfsprojects.com.au

REV:	DESCRIPTION:	DATE:

DO NOT SCALE OFF PLANS. ALL DIMENSIONS ARE IN MILLIMETERS. ALL DIMENSIONS, LEVELS & COUNCIL BOUNDARY REQUIREMENTS SHALL BE CHECKED ON SITE BY BUILDER PRIOR TO COMMENCING CONSTRUCTION

© COPYRIGHT 2023 THESE DRAWINGS AND DESIGNS AND THE COPYRIGHT THERE OF ARE THE PROPERTY OF RFS PROJECTS AND MUST NOT BE USED, REPRODUCED OR COPIED WITHOUT THE WRITTEN PERMISSION OF RFS PROJECTS

PROJECT:  
**PROPOSED RESIDENCE**

CLIENT:  
**PING WANG**

LOCATION:  
**16A STEPHEN ST, EAST DEVONPORT  
TASMANIA, 7310**

DRAWING TITLE:  
**SITE PLAN**

JOB NO: WANG

DRAWN BY: M.A

CHECKED BY: R.J

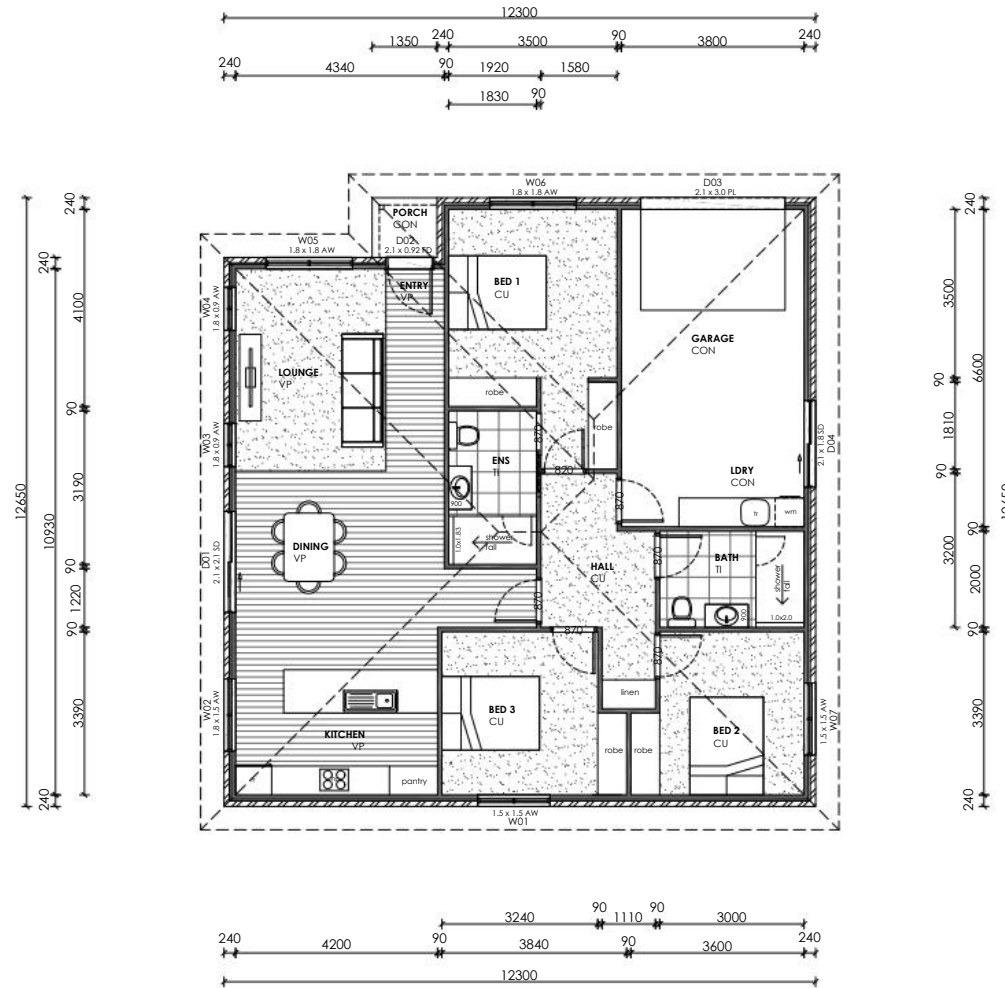
SCALE:  
1:100 @ A3

ISSUE: **DA**

DRAWING NO:

**A02**

/ A05



**LEGEND & NOTES:**

- LIFT OFF DOOR HINGES REQUIRED ON FULLY ENCLOSED SANITARY COMPARTMENT DOORS IF CLEAR SPACE IS LESS THAN 1.2m (AS PER HPS PART 10.4.2).
- R2.5 INSULATION REQUIRED TO WALLS SEPARATING GARAGE FROM DWELLING. NO OTHER INSULATION IS REQUIRED TO EXTERNAL GARAGE WALLS OR CEILING.
- LINEN/ROBES ARE 600mm DEEP UNLESS STATED OTHER

**FLOOR AREA**  
 NEW RESIDENCE - 150m<sup>2</sup>  
 PORCH - 2.0m<sup>2</sup>

**ROOFING:**  
 CUSTOM ORB - MEDIUM  
 FASCIA - MEDIUM  
 GUTTER - MEDIUM

**FACADE:**  
 BRICK TYPE - MEDIUM

**ALUMINIUM FRAMED WINDOWS:**  
 COLOUR - MEDIUM  
 GLAZING - DOUBLE

**CARPET UNDERLAY - (CU)**  
 FLOOR AREA APPROX - 48m<sup>2</sup>

**VINYL PLANK - (VP)**  
 FLOOR AREA APPROX - 47m<sup>2</sup>

**TILES - (TI)**  
 FLOOR AREA APPROX - 12m<sup>2</sup>

**CONCRETE - (CON)**  
 EXPOSED CONCRETE, NO SURFACE FINISH REQUIRED



**FLOOR PLAN**

SCALE 1:100



70 TUGRAH RD  
 DEVONPORT, TASMANIA  
 AUSTRALIA, 7310

LICENSED DESIGNER: ROBERT JETSON # 409212438  
 PH: 03 6424 6325  
 EMAIL: drafting@rfsprojects.com.au

REV:	DESCRIPTION:	DATE:

DO NOT SCALE OFF PLANS. ALL DIMENSIONS ARE IN MILLIMETERS. ALL DIMENSIONS, LEVELS & COUNCIL BOUNDARY REQUIREMENTS SHALL BE CHECKED ON SITE BY BUILDER PRIOR TO COMMENCING CONSTRUCTION

© COPYRIGHT 2023 THESE DRAWINGS AND DESIGNS AND THE COPYRIGHT THERE OF ARE THE PROPERTY OF RFS PROJECTS AND MUST NOT BE USED, REPRODUCED OR COPIED WITHOUT THE WRITTEN PERMISSION OF RFS PROJECTS

PROJECT:  
**PROPOSED RESIDENCE**  
 CLIENT:  
**PING WANG**

LOCATION:  
**16A STEPHEN ST, EAST DEVONPORT TASMANIA, 7310**

DRAWING TITLE:  
**FLOOR PLAN**

JOB NO: WANG

DRAWN BY: M.A

CHECKED BY: R.J

SCALE:  
 1:100 @ A3

ISSUE: **DA**

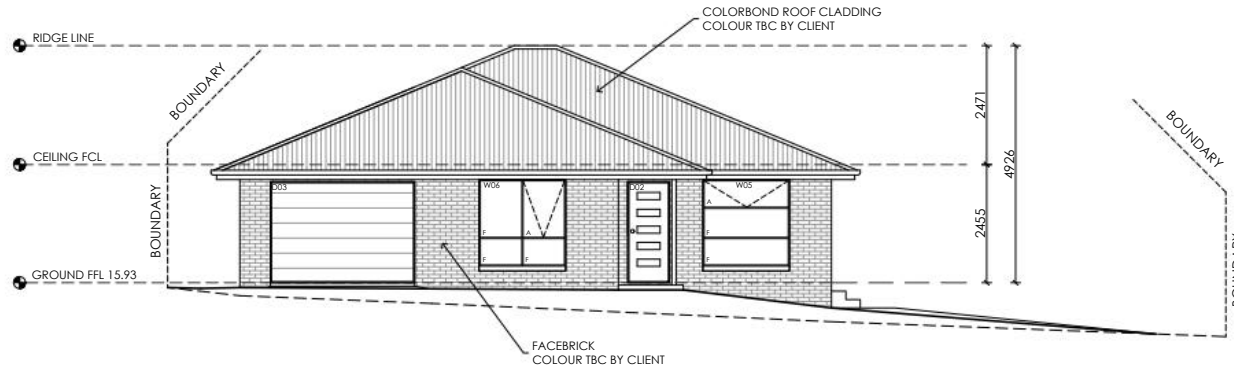
DRAWING NO:

**A03**

/ A05

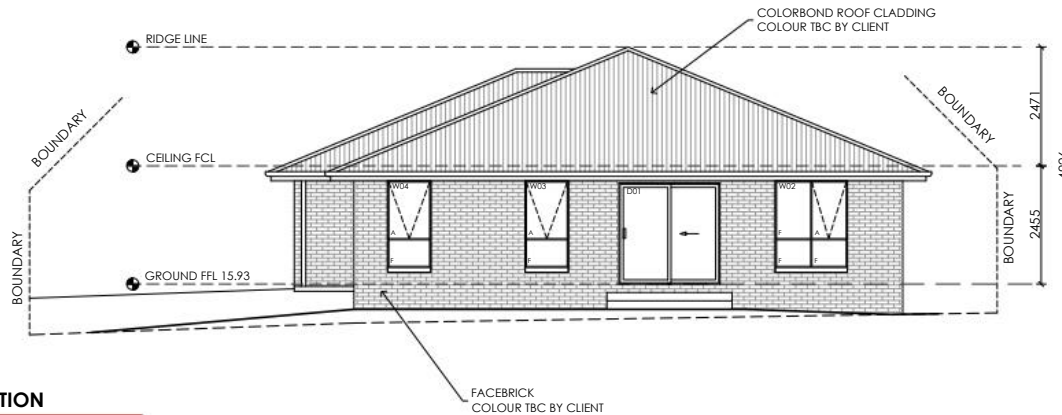
**LEGEND & NOTES:**

1. LIGHTWEIGHT CLADDING ABOVE ALL DOOR OPENINGS AND WINDOWS IN ALFRESCO AREAS.



**NORTH ELEVATION**

SCALE 1:100



**WEST ELEVATION**

SCALE 1:100



70 TUGRAH RD  
DEVONPORT, TASMANIA  
AUSTRALIA, 7310

LICENSED DESIGNER: ROBERT JETSON # 409212438  
PH: 03 6424 6325  
EMAIL: drafting@rfsprojects.com.au

REV:	DESCRIPTION:	DATE:

DO NOT SCALE OFF PLANS. ALL DIMENSIONS ARE IN MILLIMETERS. ALL DIMENSIONS, LEVELS & COUNCIL BOUNDARY REQUIREMENTS SHALL BE CHECKED ON SITE BY BUILDER PRIOR TO COMMENCING CONSTRUCTION

© COPYRIGHT 2023 THESE DRAWINGS AND DESIGNS AND THE COPYRIGHT THERE OF ARE THE PROPERTY OF RFS PROJECTS AND MUST NOT BE USED, REPRODUCED OR COPIED WITHOUT THE WRITTEN AUTHORITY OF RFS PROJECTS

PROJECT:  
**PROPOSED RESIDENCE**  
CLIENT:  
**PING WANG**  
LOCATION:  
**16A STEPHEN ST, EAST DEVONPORT  
TASMANIA, 7310**

DRAWING TITLE:  
**ELEVATIONS 1 of 2**

JOB NO: WANG

DRAWN BY: M.A

CHECKED BY: R.J

SCALE:  
1:100 @ A3

ISSUE: **DA**

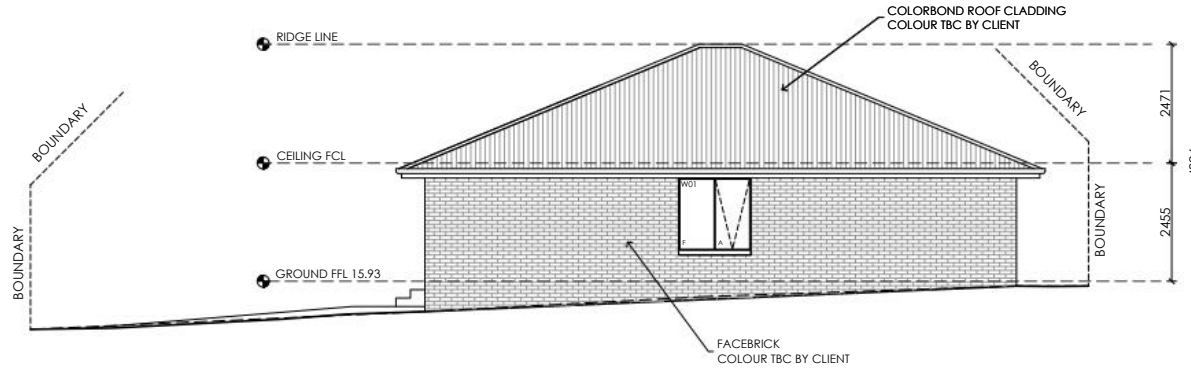
DRAWING NO:

**A04**

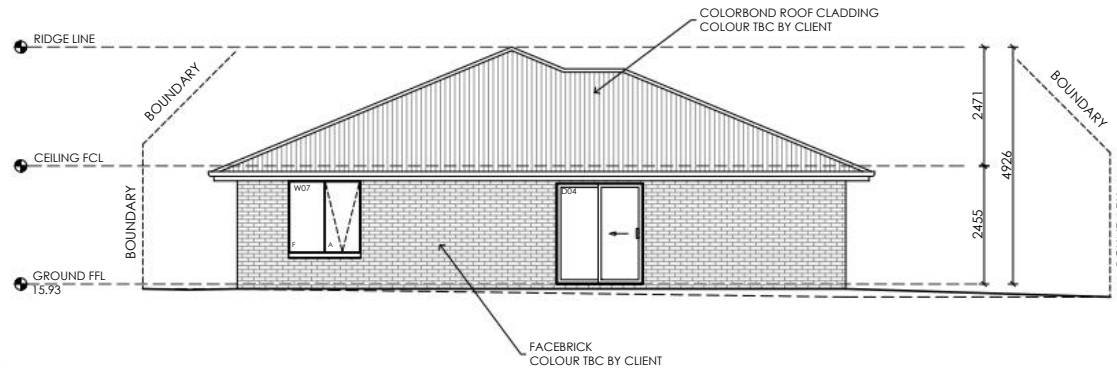
/ A05

**LEGEND & NOTES:**

1. LIGHTWEIGHT CLADDING TO BE INSTALLED ABOVE ALL DOOR OPENINGS AND WINDOWS IN ALFRESCO AREAS.



**SOUTH ELEVATION**  
SCALE 1:100



**EAST ELEVATION**  
SCALE 1:100



70 TUGRAH RD  
DEVONPORT, TASMANIA  
AUSTRALIA, 7310

LICENSED DESIGNER: ROBERT JETSON # 409212438  
PH: 03 6424 6325  
EMAIL: drafting@rfsprojects.com.au

REV:	DESCRIPTION:	DATE:

DO NOT SCALE OFF PLANS. ALL DIMENSIONS ARE IN MILLIMETERS. ALL DIMENSIONS, LEVELS & COUNCIL BOUNDARY REQUIREMENTS SHALL BE CHECKED ON SITE BY BUILDER PRIOR TO COMMENCING CONSTRUCTION

© COPYRIGHT 2023 THESE DRAWINGS AND DESIGNS AND THE COPYRIGHT THERE OF ARE THE PROPERTY OF RFS PROJECTS AND MUST NOT BE USED, REPRODUCED OR COPIED WITHOUT THE WRITTEN PERMISSION OF RFS PROJECTS

PROJECT:  
**PROPOSED RESIDENCE**  
CLIENT:  
**PING WANG**  
LOCATION:  
**16A STEPHEN ST, EAST DEVONPORT TASMANIA, 7310**

DRAWING TITLE:  
**ELEVATIONS 2 of 2**

JOB NO: WANG

DRAWN BY: M.A

CHECKED BY: R.J

SCALE:  
1:100 @ A3

ISSUE: **DA**

DRAWING NO:

**A05**

/ A05