

**3.1 PLANNING APPLICATIONS APPROVED UNDER DELEGATED AUTHORITY**

**24 AUGUST 2020 - 31 OCTOBER 2020.....2**

**3.1.1 DELEGATED APPROVALS.....2**

**4.1 PA2020.0178 - 3 CHALMERS LANE DEVONPORT - RESIDENTIAL (SINGLE DWELLING).....4**

**4.1.1 APPLICATION - P A 2020.0178 - 3 CHALMERS LANE.....4**

**4.2 PA2020.0170 - 89 NORTH STREET DEVONPORT - RESIDENTIAL (SINGLE DWELLING ALTERATIONS AND ADDITIONS).....28**

**4.2.1 APPLICATION - P A 2020.0170 - 89 NORTH STREET.....28**

**4.2.2 SUN STUDY - P A 2020.0170 - 89 NORTH STREET.....60**

**4.2.3 REPRESENTATION - P A 2020.0170 - 89 NORTH STREET.....79**

<b>Application No.</b>	<b>Location</b>	<b>Development</b>	<b>Approval Date</b>
PA2020.0108	45 Valley Road, Devonport	Residential (multiple dwellings x 2)	18/09/2020
PA2020.0109	47 Sheffield Road, Spreyton	Resource Development (ancillary storage structure)	1/09/2020
PA2020.0111	1 Collins Way, Tugrah	Residential (dwelling and shed extension)	14/09/2020
PA2020.0112	1 Ferguson Drive, Quoiba	Equipment and machinery sales and hire	24/08/2020
PA2020.0113	2 Cameray Street, East Devonport	Residential (shed)	7/09/2020
PA2020.0115	40 Melrose Road, Aberdeen	Residential (garage)	11/09/2020
PA2020.0118	74 Oldaker Street, Devonport	Advertising signage	2/09/2020
PA2020.0119	57 Kelcey Tier Road, Spreyton	4 lot subdivision	30/09/2020
PA2020.0120	1 Merseyview Court, East Devonport	Residential (multiple dwellings x 2)	25/09/2020
PA2020.0121	4 Horrie Court, Spreyton	Service Industry	4/09/2020
PA2020.0122	4 Cocker Place, Devonport	Visitor Accommodation	1/09/2020
PA2020.0124	166 Oldaker Street, Devonport	2 lot subdivision	16/09/2020
PA2020.0125	9 Woodland Grove, Tugrah	Residential (single dwelling)	18/09/2020
PA2020.0126	169 William Street, Devonport	Discretionary: Residential (multiple dwellings x 11) Permitted: Business and Professional services (commercial office space)	1/10/2020
PA2020.0127	2 Kempling Street, Devonport	Sports and Recreation (gym)	21/09/2020
PA2020.0128	31 Jowetts Lane, Spreyton	Residential (existing outbuildings)	25/09/2020
PA2020.0129	8 Kath's Way, Aberdeen	Residential (outbuilding)	2/10/2020
PA2020.0130	75 Oldaker Street, Devonport	Business and professional services (medical centre)	30/10/2020
PA2020.0131	47a David Street, East Devonport	Residential (multiple dwellings x 24)	25/09/2020
PA2020.0132	2 Donvista Drive, Don	Residential (outbuilding)	7/10/2020
PA2020.0133	7 Victoria Parade, Devonport	Bulky Goods Sales (car yard)	16/09/2020

PA2020.0134	16 Forest Heights Drive, Tugrah	Residential (single dwelling and shed)	8/10/2020
PA2020.0135	2 Panorama Court, East Devonport	Residential (storage shed)	8/10/2020
PA2020.0136	86 Berrigan Road, Miandetta	Education and Occasional Care (bike tracks)	21/09/2020
PA2020.0137	29 Loone Lane, Spreyton	Manufacturing and processing	29/09/2020
PA2020.0138	36/2-12 North Caroline Street, East Devonport	Residential (unit)	1/10/2020
PA2020.0139	44a Macfie Street, Devonport	Visitor Accommodation (additions and alterations)	14/10/2020
PA2020.0140	10 Hillwood Rise, Spreyton	Residential (outbuilding)	14/10/2020
PA2020.0141	21 Durkins Road, Quoiba	Storage shed	2/10/2020
PA2020.0145	8 Nicholls Street, Devonport	Residential (alterations and additions) - Local Heritage Code	21/10/2020
PA2020.0147	30 Gibson Court, Spreyton	Residential (outbuilding)	23/10/2020
PA2020.0148	67-71 Mersey Main Road, Spreyton	Placement of fill - Change in Ground Level Code	9/10/2020
PA2020.0149	142 Nicholls Street, Devonport	Residential (additional unit)	27/10/2020
PA2020.0150	16 Nicholls Street, Devonport	Residential (dwelling additions)	27/10/2020
PA2020.0151	4 Lindsay Place, Devonport	Residential (outbuilding)	27/10/2020
PA2020.0152	300 Paloona Road, Paloona	General retail and hire (primary produce sales)	28/10/2020
PA2020.0153	30 Lovett Street, Devonport	Dwelling demolition	30/10/2020
PA2020.0154	12 Dahlia Court, Devonport	Residential (garage)	30/10/2020
PA2020.0155	17-18 Formby Road, Devonport	Change of use - Service Industry	19/10/2020
PA2020.0157	21 Don Heads Road, Don	Resource development (ancillary office)	29/10/2020
PA2020.0160	35-37 Wenvoe Street, Devonport	Change of use (education and occasional care)	7/10/2020
PA2020.0164	14 Bobwhite Drive, Aberdeen	Residential (single dwelling and shed)	22/10/2020
PA2020.0166	16 Manning Crescent, Devonport	Visitor Accommodation	21/10/2020

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: 3 CHALMERS LANE, DEVONPORT.

Certificate of Title Reference No.: 53375/1 + 53375/2

### Applicant's Details

Full Name/Company Name: LAYTON DESIGN

Postal Address: P.O Box 629, DEVONPORT, TAS,  
7310

Telephone: 0407 243208

Email: dave@laytondesign.com.au

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

Full Name/Company Name: Richard Bovill / Sharon Bovill

Postal Address: 183 Forth Rd, Don, 7310

Telephone: 0408 140 017

Email: rybovill@icloud.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.

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

What is proposed?: Demolition of existing dwelling and  
construction of new single dwelling.

Description of how the use will operate: Residential 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 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>	
• The existing and proposed use(s) on the site	
• The boundaries and dimensions of the site	
• Typography including contours showing AHD levels and major site features	
• Natural drainage lines, watercourses and wetlands on or adjacent to the site	
• Soil type	
• Vegetation types and distribution, and trees and vegetation to be removed	
• The location and capacity of any existing services or easements on the site or connected to the site	
• Existing pedestrian and vehicle access to the site	
• The location of existing adjoining properties, adjacent buildings and their uses	
• Any natural hazards that may affect use or development on the site	
• Proposed roads, driveways, car parking areas and footpaths within the site	
• Any proposed open space, communal space, or facilities on the site	
• Main utility service connection points and easements	
• Proposed subdivision lot boundaries, where applicable	
• Details of any proposed fencing	
<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	
• 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 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>A plan of the proposed landscaping including:</b>	
• Planting concept	
• Paving materials and drainage treatments and lighting for vehicle areas and footpaths	
• Plantings proposed for screening from adjacent sites or public spaces	
<b>Details of any signage proposed</b>	

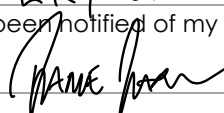
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Value of use and/or development\$ 990,000

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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, DANE LAYTON declare that the owner/s of the land has/have been notified of my intention to make this application.Applicant's signature: Date: 02/10/2020

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.

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## 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: Date: 02/10/2020

## 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.

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## Fee &amp; 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.

**Layton Design**  
P.O Box 629  
Devonport  
Tasmania, Australia, 7310  
ABN 12719163180



Devonport City Council  
Devonport  
Tasmania, 7310

01/10/2020

**Re: DA for the proposed demolition of existing dwelling and new dwelling located at 3 Chalmers Lane, Devonport(title ref. 53375/1 + 53375/2). This letter outlines and addresses the relevant/applicable codes for this development.**

To Whom It May Concern:

Overview:

3 Chalmers Lane, Devonport is zoned 'General Residential' and is bound by and surrounded by properties with the same zoning. There are no specific area plans or overlays which apply to the site.

Proposed is the demolition the existing dwelling located on the site and a new dwelling. Access to the site is via existing crossover on Chalmers Lane.

This document outlines and addresses the relevant planning standards and should be cross referenced with drawings A-000 to A4-001 prepared by Layton Design and dated 01/10/2020.

## **10.2 Use**

The use of the development is a single dwelling and is permitted under the general residential zone.

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

A1 The proposed dwelling is 11.25m from the primary frontage at its closest point(garage)which is greater than 4.5m and within the listed acceptable solution.

A2 The garage of the proposed development is 11.25m from the street frontage this meets the acceptable solution of 5.5m from the street frontage.

A3 The new dwelling is contained within the envelope of projecting a line at an angle of 45 degrees from the horizontal at a height of 3 m above natural ground level at the side boundaries from the street frontage elevation. The line of 8.5m above natural ground level can be seen on drawings 'elevation 02' and 'elevation 04', the maximum height above the acceptable solution of 8.5m maximum height is 2.9m, this is largely due to the steep slope of the site and that the dwelling has been pushed as far as possible from Chalmers lane to allow for off-street parking and the ability to turn exit the site driving forward rather than having to reverse and turn in Chalmers Lane.

### **10.4.3 Site coverage and private open space for all dwellings**

A1(a) Site coverage of the proposed dwelling(on both titles) is a total of 397m2, which is 22.10% of the total site area of 1796m2 and under acceptable solution of 50% site coverage.

A1(c) There is an area of 1272m2 on the site which is completely free from impervious surfaces(this is 70.80% is free from impervious surfaces, which is higher than the acceptable solution of 25%.

**P. 0407243208 E. danelayton@gmail.com**

A2(a) The proposed development will have an area of private open space that is greater than 24m<sup>2</sup>, the total private open space is 1045m<sup>2</sup>(over both titles).

A2(b) The private open space has a horizontal dimension of greater than 4m.

A2(c) The private open space is directly accessible from the lounge room(habitable room) on the lower ground floor through the deck space.

A2(d) The private open space for proposed dwelling is located on the northern and western side of the dwelling with access to sun light.

A2(e) The private open space is not located on the frontage side of the dwellings

A2(f) The natural slope of the site is greater than 1 in 10, as well as the outdoor private open spaces, there is 52m<sup>2</sup> of deck space on the upper ground level and 43m<sup>2</sup> of deck space on the lower ground level.

A2(g) The private open spaces for the dwelling is not used for parking on the site

#### **10.4.4 Sunlight and overshadowing for all dwellings**

A1 The development proposes windows that face between 30 west of north and 30 degrees east of north, the existing building has north facing windows in the proposed kitchen, dining and lounge areas as well as the master bedroom and ensuite rooms. On the lower ground floor level the office, lounge room and bedroom have windows facing north.

#### **10.4.5 Width of openings for garages and carports for all dwellings**

A1 The proposed garage in the development faces directly towards the street frontage and is within 12m of the street frontage on Chalmers Lane(11.25m). The garage door as proposed is 5.4m wide, which is less than the 6m maximum.

#### **10.4.6 Privacy for all dwellings**

A1 Both the upper ground floor and the lower ground floor have deck spaces that are more than 1m above natural ground. The proposal specifies screening on the Eastern side of the decks of both the upper and lower ground floors.

P2 Windows facing the side boundaries on the site are not facing windows/glazed doors on neighbouring properties(refer site plan), the windows on proposed development are located to face out towards driveway are on the neighbouring property to the East and over the neighbouring property towards views in the distance on the Western side of the site.

#### **10.4.7 Frontage fences for all dwellings**

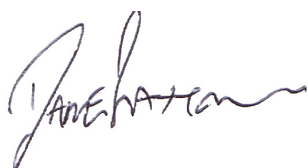
A1 Currently the street frontage fence on the Chalmers Lane boundary of the site is A 2m high brick wall, proposed in this development is a 1.8m high bluestone wall.

**E9. Traffic generating use and parking code**

The proposed development provides 6 parking spaces, including garage parking. The site planning and location of the dwelling on the site allows for vehicle movement to allow all vehicles to exit the site driving forwards.

I trust that the contents of this letter and the attached documentation have satisfactorily addressed the planning requirements for the proposal at No. 3 Chalmers Lane, Devonport (title ref. 53375/1 + 53375/2). If there are any further questions or queries on the above, please do not hesitate to contact Layton Design directly.

Yours Sincerely,

A handwritten signature in black ink, appearing to read 'Dane Layton', with a stylized flourish at the end.

**Dane Layton**, *B. env. des., M. arch*, Architectural Designer

**RESULT OF SEARCH**

## RECORDER OF TITLES

*Issued Pursuant to the Land Titles Act 1980*

## SEARCH OF TORRENS TITLE

VOLUME 53375	FOLIO 1
EDITION 5	DATE OF ISSUE 12-Feb-2016

SEARCH DATE : 16-Sep-2020

SEARCH TIME : 08.33 AM

DESCRIPTION OF LAND

City of DEVONPORT

Lot 1 on Sealed Plan 53375

Derivation : Part of 8A-1R-14Ps Gtd to J Barratt

Prior CT 4859/74

SCHEDULE 1

M551480 TRANSFER to RICHARD YVON BOVILL and SHARON PATRICIA  
BOVILL Registered 12-Feb-2016 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

SP 53375 EASEMENTS in Schedule of Easements

SP 53375 COVENANTS in Schedule of Easements

E36214 MORTGAGE to Commonwealth Bank of Australia

Registered 12-Feb-2016 at 12.01 PM

UNREGISTERED DEALINGS AND NOTATIONS

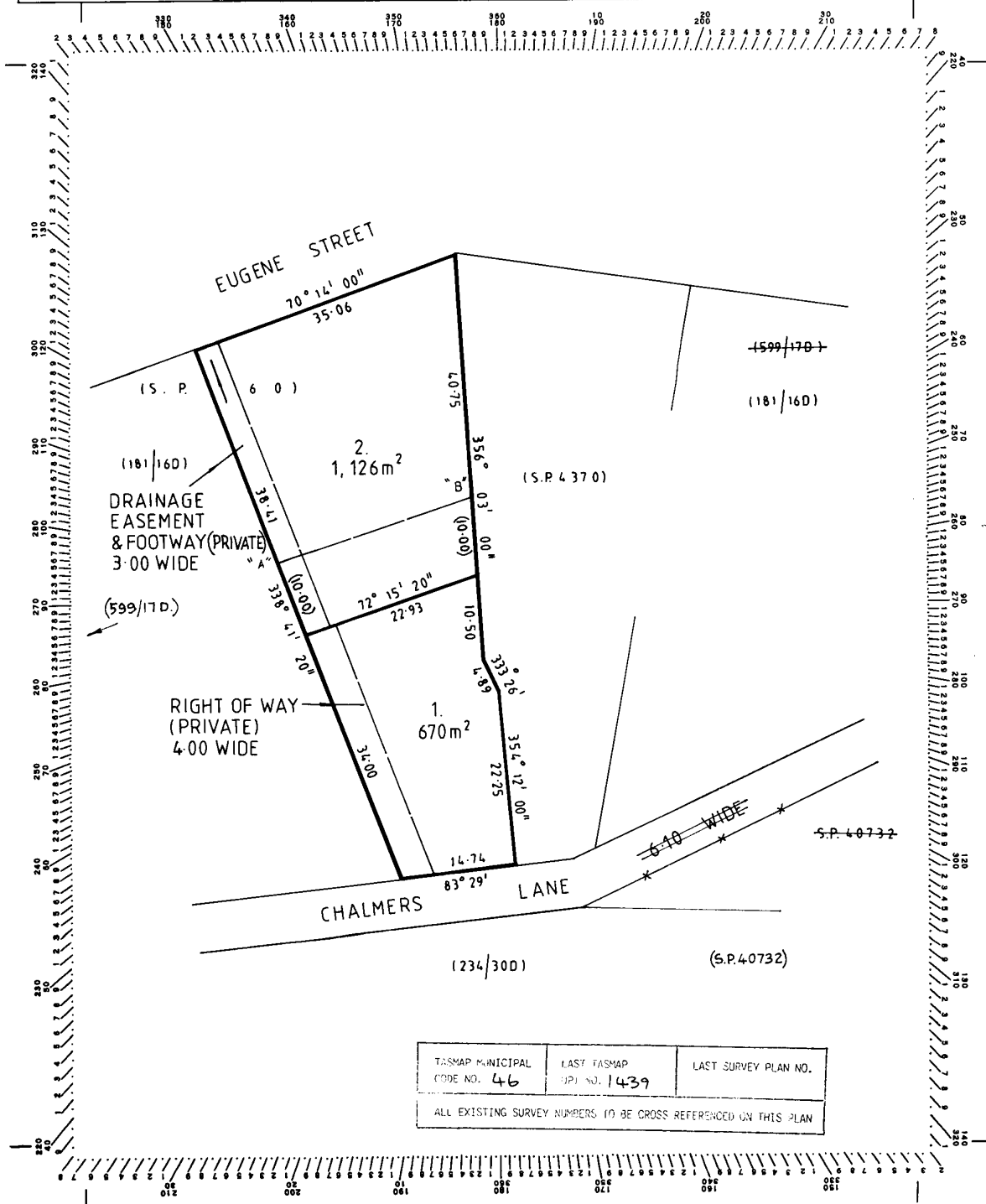
M553616 PRIORITY NOTICE reserving priority for 60 days  
TRANSFER SALLY JANE CAMPBELL-SMITH, MARK JOHN  
TEMPLE-SMITH AND JUDITH ANN CUTTS TO RICHARD YVON  
BOVILL AND SHARON PATRICIA BOVILL  
MORTGAGE RICHARD YVON BOVILL AND SHARON PATRICIA  
BOVILL TO COMMONWEALTH BANK OF AUSTRALIA Lodged by  
TEMPLE-SMITH LAW on 14-Dec-2015 BP: M553616

**FOLIO PLAN**

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

Owner: H. M. CUTTS	<b>PLAN OF SURVEY</b> by Surveyor K. R. MICHELL of land situated in the K. R. MICHELL & ASSOC. P/L 64 BEST ST, DEVONPORT. 7310. CITY OF DEVONPORT SEC. D10	Registered Number: <b>SP53375</b> Approved Effective from: 19 FEB 1992 <i>Michael Smith</i> Recorder of Titles
Title Reference: C. I. 2071/15-14	SCALE 1: 500 MEASUREMENTS IN METRES	
Grantee: PART OF 8A—1R—21P GTD. TO: JAMES BARRETT BARRATT		





**RESULT OF SEARCH**

## RECORDER OF TITLES

*Issued Pursuant to the Land Titles Act 1980*

## SEARCH OF TORRENS TITLE

VOLUME 53375	FOLIO 2
EDITION 5	DATE OF ISSUE 12-Feb-2016

SEARCH DATE : 16-Sep-2020

SEARCH TIME : 08.34 AM

DESCRIPTION OF LAND

City of DEVONPORT

Lot 2 on Sealed Plan 53375

Derivation : Part of 8A-1R-14Ps Gtd to J Barratt

Prior CT 4859/75

SCHEDULE 1

M551480 TRANSFER to RICHARD YVON BOVILL and SHARON PATRICIA  
BOVILL Registered 12-Feb-2016 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

SP 53375 EASEMENTS in Schedule of Easements

SP 53375 COVENANTS in Schedule of Easements

E36214 MORTGAGE to Commonwealth Bank of Australia

Registered 12-Feb-2016 at 12.01 PM

UNREGISTERED DEALINGS AND NOTATIONS

M553616 PRIORITY NOTICE reserving priority for 60 days  
TRANSFER SALLY JANE CAMPBELL-SMITH, MARK JOHN  
TEMPLE-SMITH AND JUDITH ANN CUTTS TO RICHARD YVON  
BOVILL AND SHARON PATRICIA BOVILL  
MORTGAGE RICHARD YVON BOVILL AND SHARON PATRICIA  
BOVILL TO COMMONWEALTH BANK OF AUSTRALIA Lodged by  
TEMPLE-SMITH LAW on 14-Dec-2015 BP: M553616

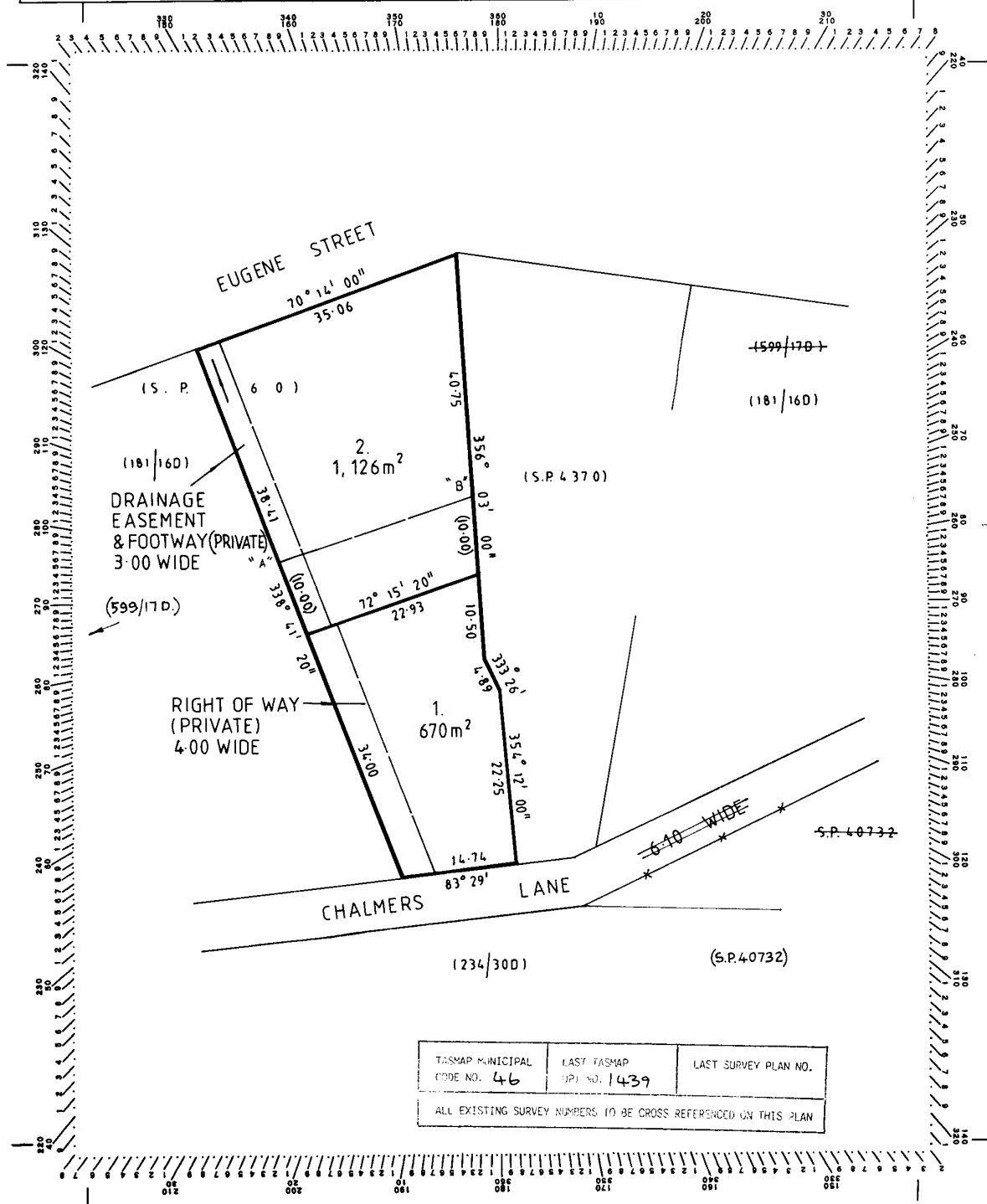
**FOLIO PLAN**

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



Owner: H. M. CUTTS	<b>PLAN OF SURVEY</b> by Surveyor K. R. MICHELL of land situated in the K. R. MICHELL & ASSOC. P/L 64 BEST ST, DEVONPORT. 7310. CITY OF DEVONPORT SEC. D10	Registered Number: <b>SP53375</b> Approved Effective from: 19 FEB 1992 <i>Michael Smith</i> Recorder of Titles
Title Reference: C. I. 2071/15-14	SCALE 1: 500 MEASUREMENTS IN METRES	
Grantee: PART OF 8A—1R—21P GTD. TO: JAMES BARRETT BARRATT		



DEVELOPMENT APPLICATION

3 CHALMERS LANE, DEVONPORT

FOR CLIENTS: RICHARD + SHARON BOVILL

**NOTES**  
designer - Dane Layton  
accreditation no - CC5524 C  
land title ref numbers -  
VOL. 53375/ FOLIO 1 + VOL. 53375/ FOLIO 2  
climate zone - 7  
BAL - LOW  
floor area - 339.67m<sup>2</sup>  
deck area - 95.75m<sup>2</sup>  
Garage - 52.6m<sup>2</sup>  
Soil classification - TBC  
corrosion environment - TBC  
other hazards - n/a  
wind - N3



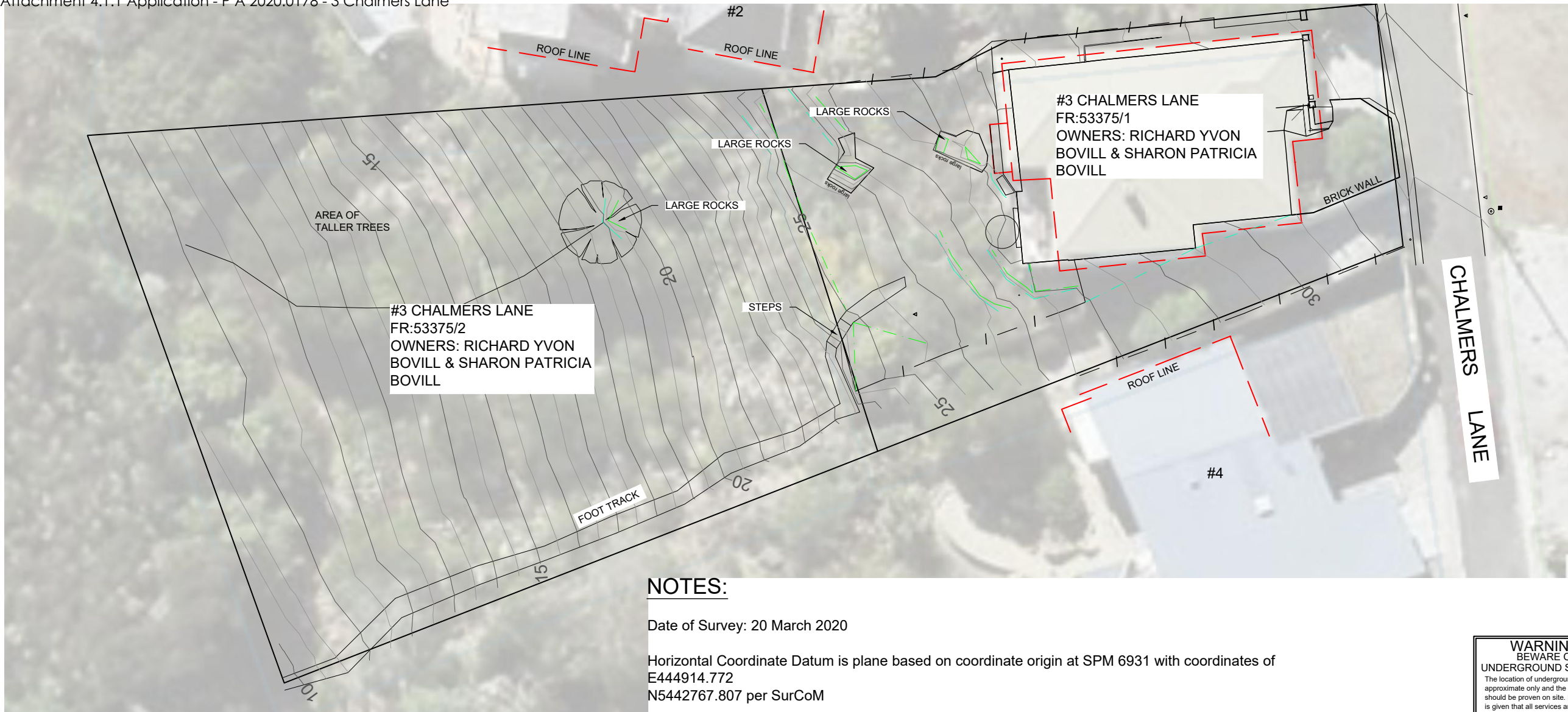
DWG	DWG no
Cover	A0-000
Survey Plan	A1-001
Location Plan	A1-002
Site Plan-A	A1-003
Site Plan-B	A1-004
Existing/Demolition Plan	A2-001
Upper Gr. Floor plan	A2-002
Lower Gr. Floor plan	A2-003
Elevations 01	A3-001
Elevations 02	A3-002
Elevations 03	A3-003
Elevations 04	A3-004
Shadow Diagrams	A4-001



ISSUE	DATE	REVISION	PROJECT #
PROJECT	NEW HOME		19.06
CLIENT	Richard + Sharon	DATE # 01/10/2020	DWG #
		SCALE @ A3 N/A	A0-000
DWG	Cover	DRAWN DL	
		CHKD DL	REVISION

**Layton Design**  
PO Box 629, Devonport, TAS, 7310    T: 0407243208    E: info@laytondesign.com.au





NOTES:

Date of Survey: 20 March 2020

Horizontal Coordinate Datum is plane based on coordinate origin at SPM 6931 with coordinates of E444914.772 N5442767.807 per SurCoM

Height Datum is AHD83 per SPM 6931 with RL:37.844

This detail survey has been carried out to locate visible surface features at #3 Chalmers Lane for Richard and Sharon Bovill. Only above ground features have been surveyed. The majority of the property north or the house is covered in vegetation varying in type and height. Due to the vegetation on block titles, only those large rocks which were prominent and visible have been located

No underground services have been located as part of this survey. Prior to any demolition or excavation work, a dial before you dig enquiry must be submitted.

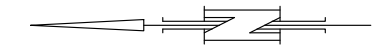
Some feature levels are not shown on this plan for clarity. These can be found turned on in model space or on the OFF Levels layer.

Contour Interval : 0.5m

Any DTM modelling that is to be done from the accompanying 3D digital file must be done using only the layer TRIANGLE\_4 Combined\_F to ensure that the surface matches that verified by PDA Surveyors. No responsibility is taken for the use or interpretation of this data in any other format.

Title Boundaries have been mathematically compiled from previous surveys and are approximate only. Any construction on or near the boundary will require a registered remark survey.

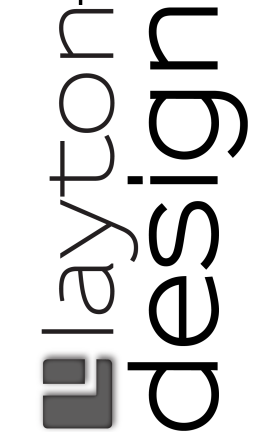
WARNING  
BEWARE OF  
UNDERGROUND SERVICES  
The location of underground services is approximate only and the exact position should be proven on site. No guarantee is given that all services are shown.



LEGEND:

- EXISTING TOP OF BANK
- EXISTING TOE OF BANK
- EXISTING HOUSE
- EXISTING EAVES
- EXISTING FENCE
- COMPILED BOUNDARY

E --				<div>NOTES:</div> <div>SCALE 1: 250 (A3)</div> <div><div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></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ISSUE	DATE	REVISION	PROJECT #
PROJECT			19.06
CLIENT			NEW HOME
DWG			Richard + Sharon
			Survey Plan
Layton Design PO Box 629, Devonport, TAS, 7310 T: 0407243208 E: info@laytondesign.com.au			
DATE #	01/10/2020	DWG #	A1-001
SCALE @ A3	1:250	DL	DL
DRAWN	CHKD	DL	DL





\*THIS SITE IS ZONED GENERAL RESIDENTIAL AND DOES NOT REQUIRE A BUSHFIRE ASSESSMENT  
PROPOSED DWELLINGS ARE OVER 100m FROM UNMANAGED BUSH/GRASSLANDS GREATER THAN  
1 HECTARE



ISSUE	DATE	REVISION	PROJECT #
PROJECT	NEW HOME		19.06
CLIENT	Richard + Sharon	DATE # 01/10/2020	DWG #
DWG	Location Plan	SCALE @ A3 1:500	A1-002
CHKD	DL	DRAWN DL	REVISION

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NOTES:

DRIVEWAY TO BE SUITABLY DRAINED TO STORMWATER PITS & CONNECTED TO MAINS

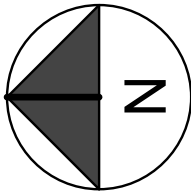
CONVENIENTLY LOCATED TAPS TO BE INSTALLED FOR WATERING PURPOSES

DWELLING LOCATION TO BE SET OUT BY REGISTERED SURVEYOR DISCREPANCIES REPORTED PRIOR TO COMMENCEMENT

SITE CONTOURS TAKEN FROM STATE AERIAL IMAGERY

- 1. - carparking space #1
- 2. - carparking space #2
- 3. - carparking space #3
- 4. - carparking space #4
- 5. - carparking space #5
- 6. - carparking space #6

SITE AREA SCHEDULE:	
Existing/to be demolished site area: 195m2	
Title 53375/1: 670m2	Proposed Dwelling site area: 279.10m2
Title 53375/2: 1126m2	site coverage: 15.54%
Total site area: 1796m2	

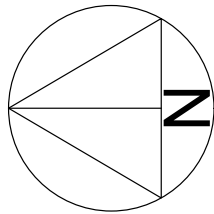


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ISSUE	DATE	REVISION	PROJECT #
PROJECT	NEW HOME		19.06
CLIENT	Richard + Sharon	DATE # 01/10/2020	DWG #
DWG	Site plan - A	SCALE @ A3 1:250	A1-003
CHKD	DL	DRAWN DL	REVISION

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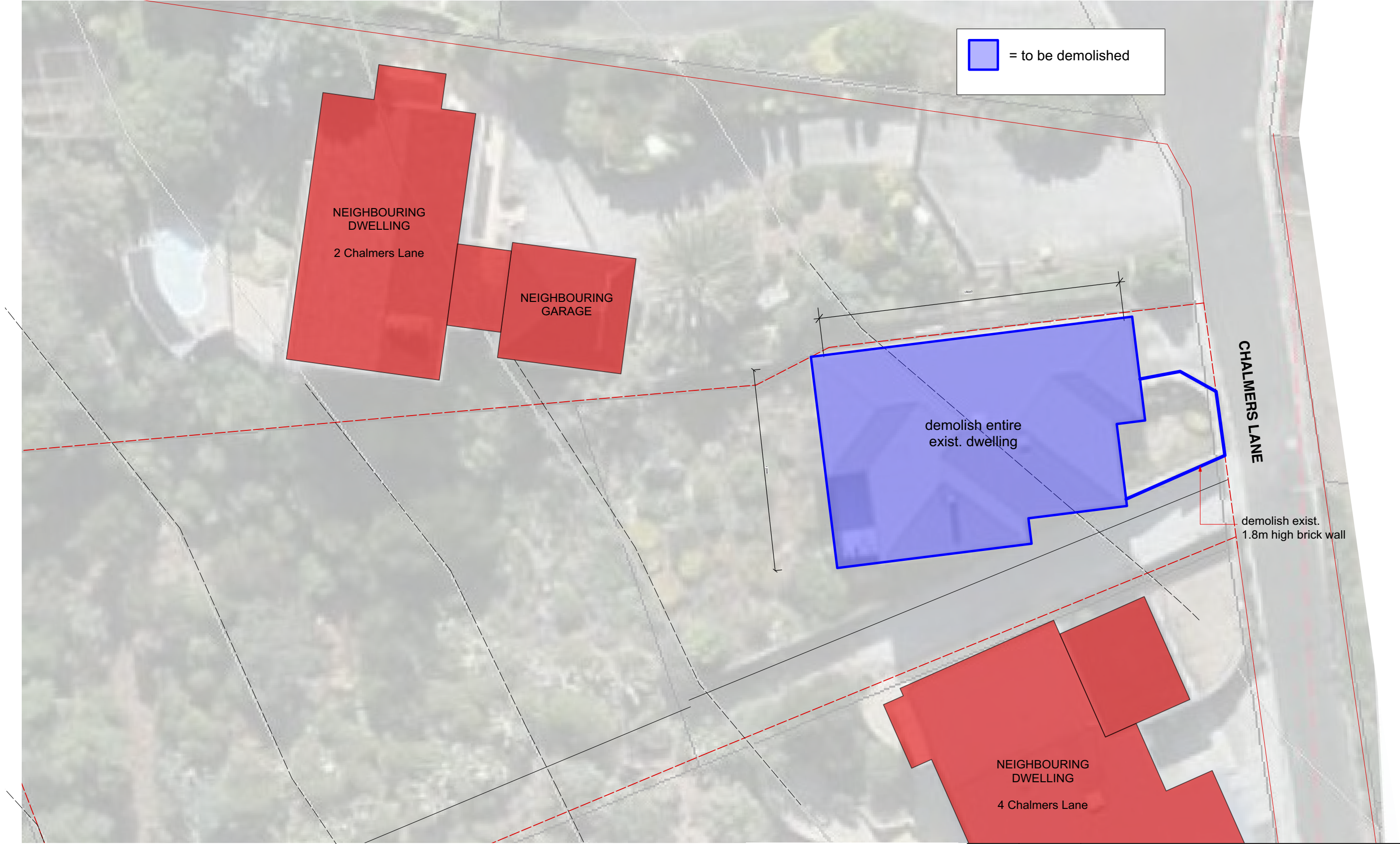




ISSUE	DATE	REVISION	PROJECT #
PROJECT	NEW HOME		19.06
CLIENT	Richard + Sharon		DWG #
DWG	Site plan - B		A1-004
DATE #	01/10/2020	SCALE @ A3	1:200
DRAWN	DL	CHKD	DL
		REVISION	

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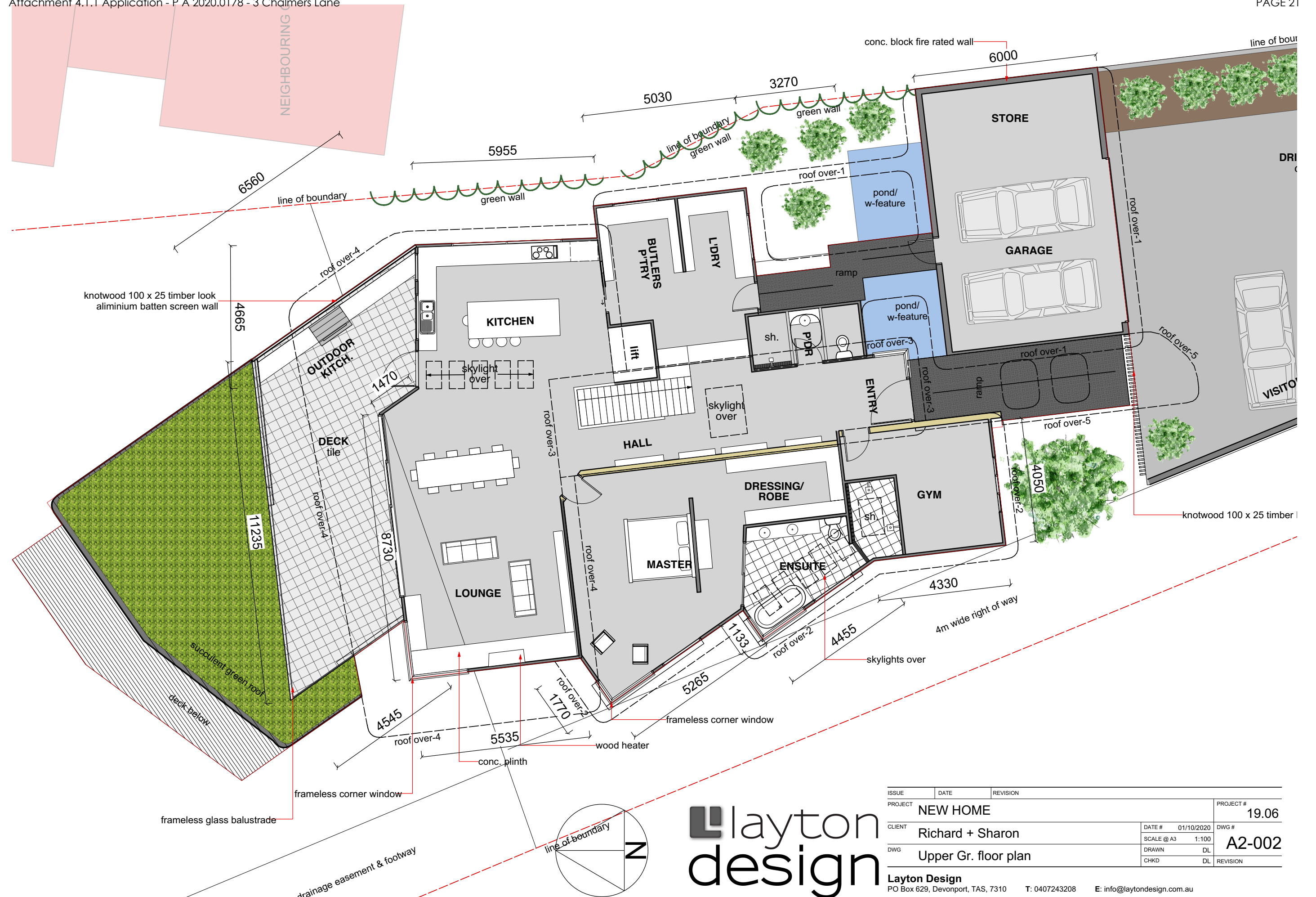


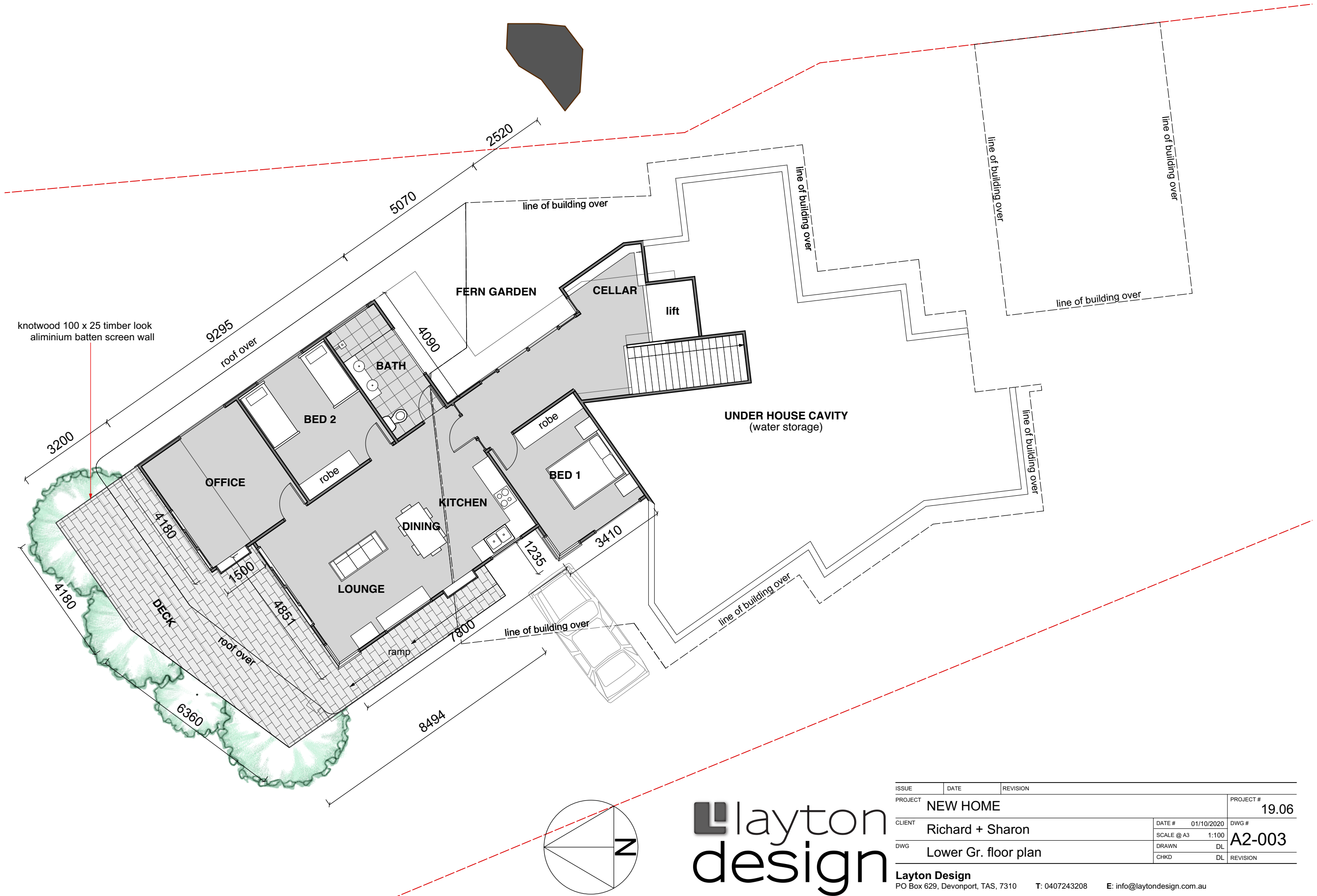
ISSUE	DATE	REVISION	PROJECT #
PROJECT	NEW HOME		19.06
CLIENT	Richard + Sharon		DWG #
DWG	Exist./Demolition Plan		A2-001
DATE #	01/10/2020	SCALE @ A3	1:200
DRAWN	DL	CHKD	DL
		REVISION	

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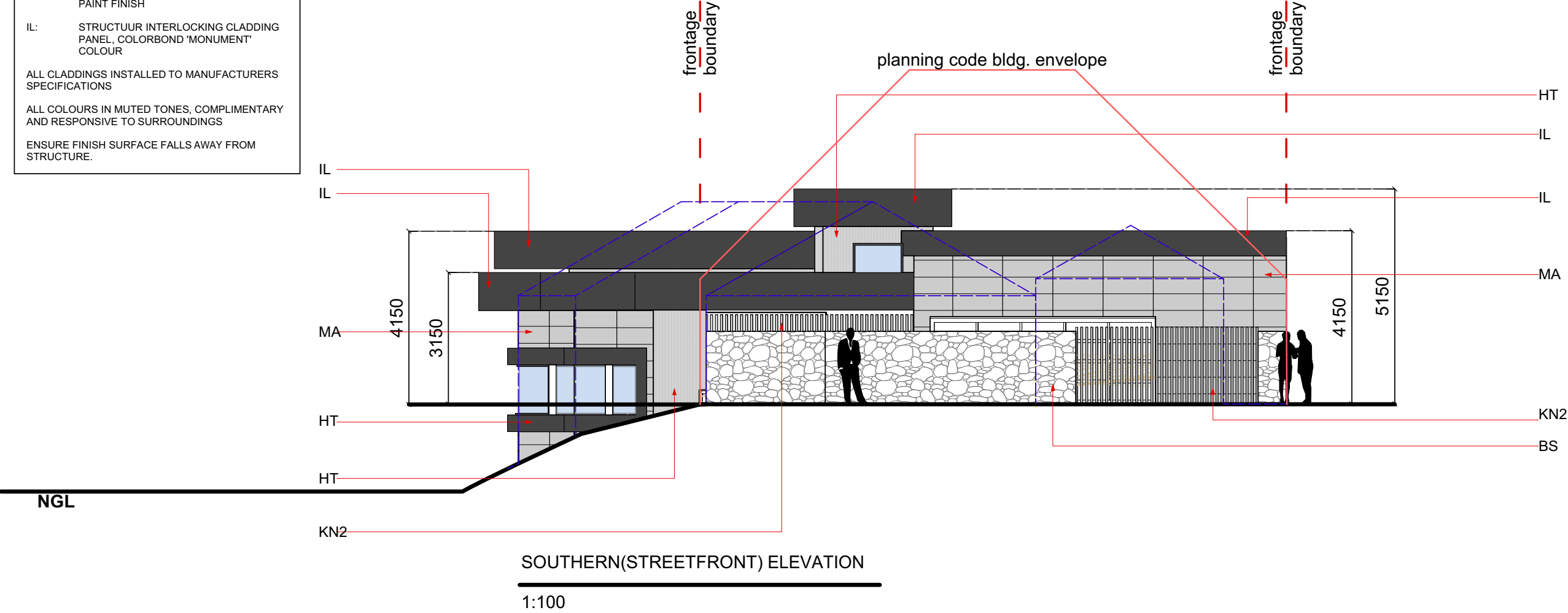


ISSUE	DATE	REVISION	PROJECT #
PROJECT	NEW HOME		19.06
CLIENT	Richard + Sharon	DATE # 01/10/2020 SCALE @ A3 1:100	DWG #
DWG	Lower Gr. floor plan	DRAWN DL CHKD DL	A2-003
		REVISION	

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CLADDING TYPES	
HT:	JAMES HARDIE 'HARDIE TEX' CLADDING, RENDER FINISH, 'EVENING HAZE' COLOUR
KN1:	KNOTWOOD TIMBER-LOOK100MM ALUMINIUM CLADDING, 'DRIFTWOOD' WOODGRAIN COLOUR
KN2:	KNOTWOOD TIMBER-LOOK 100 X 25 BATTENS, 'DRIFTWOOD' WOODGRAIN COLOUR
BS:	BLUESTONE STONE WALL
BL:	SELECTED CONCRETE BLOCK
MA:	JAMES HARDIE SCYON MATRIX CLADDING, PAINT FINISH
IL:	STRUCTUUR INTERLOCKING CLADDING PANEL, COLORBOND 'MONUMENT' COLOUR
ALL CLADDINGS INSTALLED TO MANUFACTURERS SPECIFICATIONS	
ALL COLOURS IN MUTED TONES, COMPLIMENTARY AND RESPONSIVE TO SURROUNDINGS	
ENSURE FINISH SURFACE FALLS AWAY FROM STRUCTURE.	

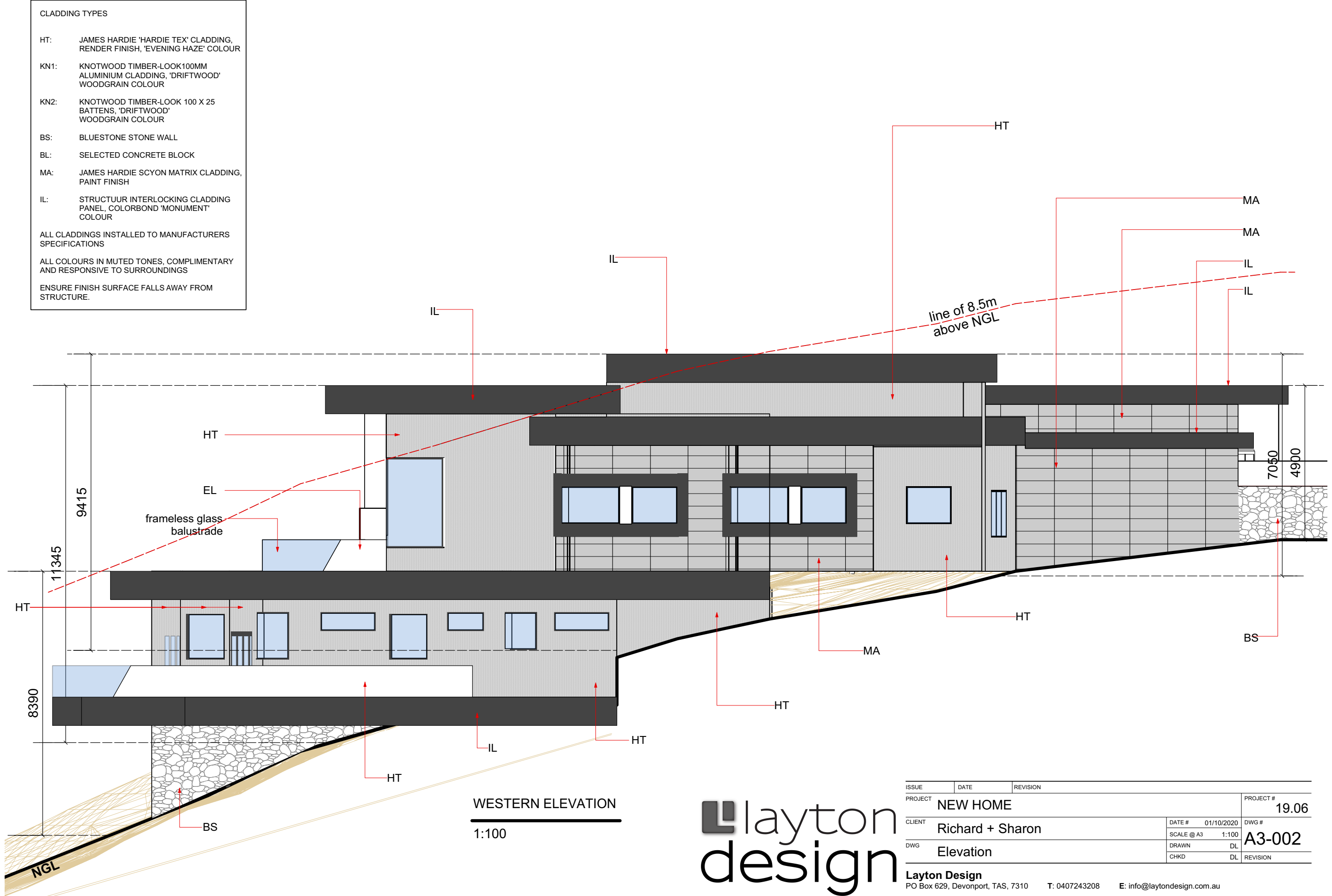
----- = existing dwelling outline

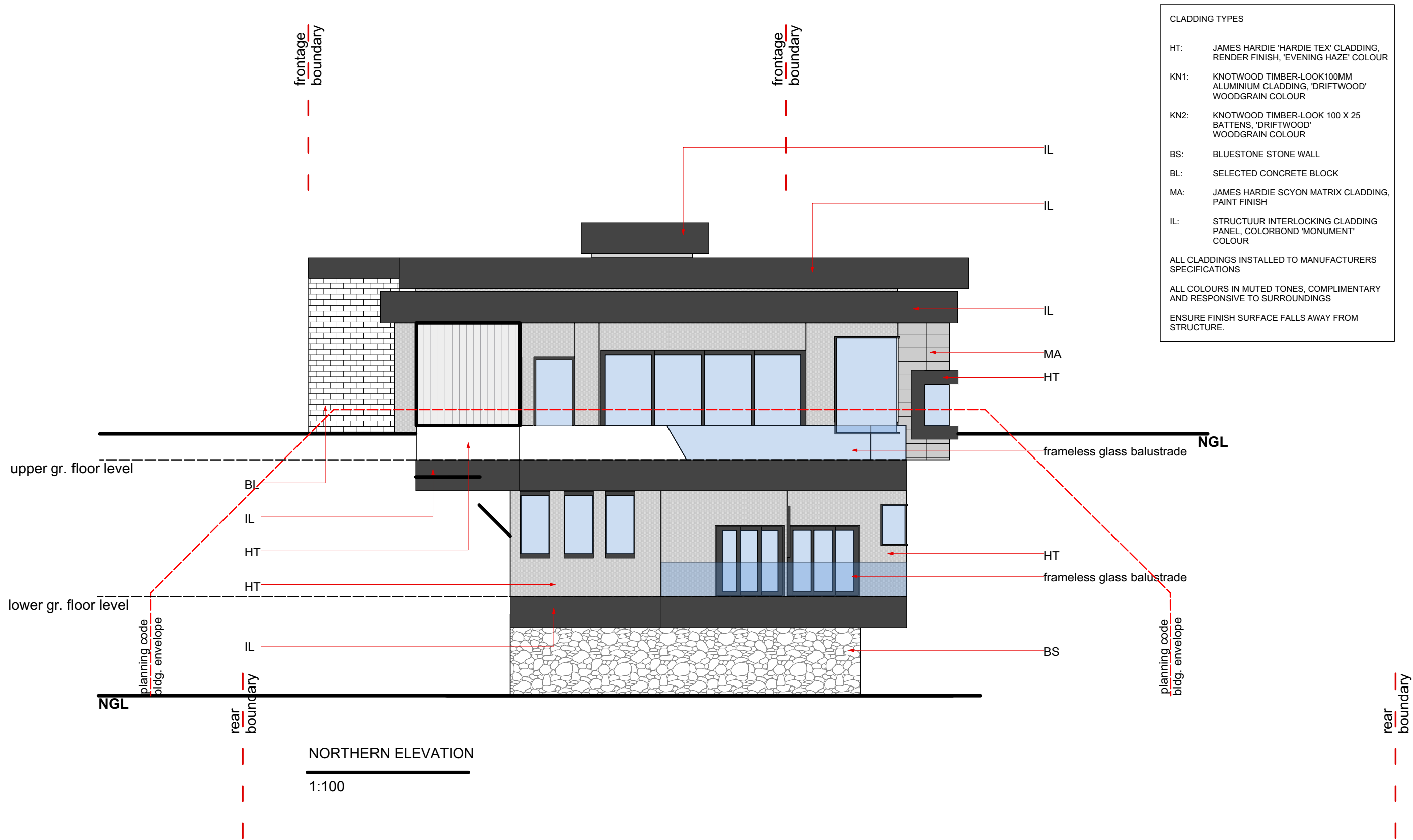


ISSUE	DATE	REVISION	PROJECT #
PROJECT	NEW HOME		19.06
CLIENT	Richard + Sharon	DATE # 01/10/2020 SCALE @ A3 1:100	DWG # A3-001
DWG	Elevation	DRAWN DL CHKD DL	REVISION

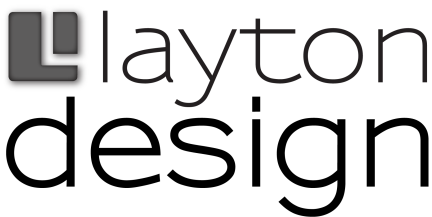
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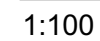


CLADDING TYPES	
HT:	JAMES HARDIE 'HARDIE TEX' CLADDING, RENDER FINISH, 'EVENING HAZE' COLOUR
KN1:	KNOTWOOD TIMBER-LOOK 100MM ALUMINIUM CLADDING, 'DRIFTWOOD' WOODGRAIN COLOUR
KN2:	KNOTWOOD TIMBER-LOOK 100 X 25 BATTENS, 'DRIFTWOOD' WOODGRAIN COLOUR
BS:	BLUESTONE STONE WALL
BL:	SELECTED CONCRETE BLOCK
MA:	JAMES HARDIE SCYON MATRIX CLADDING, PAINT FINISH
IL:	STRUCTUUR INTERLOCKING CLADDING PANEL, COLORBOND 'MONUMENT' COLOUR
ALL CLADDINGS INSTALLED TO MANUFACTURERS SPECIFICATIONS	
ALL COLOURS IN MUTED TONES, COMPLIMENTARY AND RESPONSIVE TO SURROUNDINGS	
ENSURE FINISH SURFACE FALLS AWAY FROM STRUCTURE.	



ISSUE	DATE	REVISION		
PROJECT	NEW HOME		PROJECT #	19.06
CLIENT	Richard + Sharon		DATE #	01/10/2020
			SCALE @ A3	1:100
DWG	Elevation		DRAWN	DL
			CHKD	DL
			REVISION	

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PO Box 629, Devonport, TAS, 7310      T: 0407243208      E: [info@laytondesign.com.au](mailto:info@laytondesign.com.au)



21/06 9am



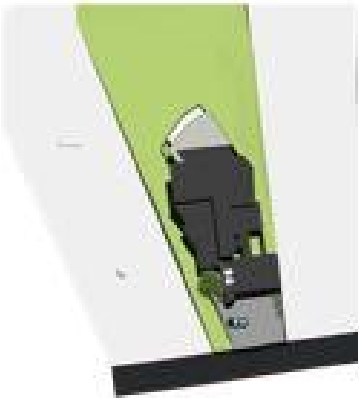
21/06 12pm



21/06 3pm



21/12 9am



21/12 12pm



21/12 3pm



ISSUE	DATE	REVISION	PROJECT #
PROJECT	NEW HOME		19.06
CLIENT	Richard + Sharon		DWG #
	DATE #	01/10/2020	A4-001
	SCALE @ A3	1:100	
DWG	DRAWN	DL	
	CHKD	DL	REVISION

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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: **89 NORTH ST**

**DEVONPORT**

Certificate of Title Reference No.: **129674 / 1**

#### Applicant's Details

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

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

Telephone: **0410034501**

Email: **asarchitects@bigpond.com**

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

Full Name/Company Name: \_\_\_\_\_

**OWEN FREDERICK JOHNSTON & NICOLE JEAN PERRY**

Postal Address: **89 NORTH ST, DEVONPORT 7310**

Telephone: \_\_\_\_\_

Email: **owen\_johnston@bigpond.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?: **ADDITIONS & ALTERATIONS TO EXISTING DWELLING**

**2 STOREY ADDITION WITH MINOR WALL PROTRUSION THROUGH SIDE BOUNDARY  
BUILDING ENVELOPE TAPER.**

Description of how the use will operate: **DWELLING IN GENERAL RESIDENTIAL ZONE**

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 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>	
• The existing and proposed use(s) on the site	
• The boundaries and dimensions of the site	
• Typography including contours showing AHD levels and major site features	
• Natural drainage lines, watercourses and wetlands on or adjacent to the site	
• Soil type	
• Vegetation types and distribution, and trees and vegetation to be removed	
• The location and capacity of any existing services or easements on the site or connected to the site	
• Existing pedestrian and vehicle access to the site	
• The location of existing adjoining properties, adjacent buildings and their uses	
• Any natural hazards that may affect use or development on the site	
• Proposed roads, driveways, car parking areas and footpaths within the site	
• Any proposed open space, communal space, or facilities on the site	
• Main utility service connection points and easements	
• Proposed subdivision lot boundaries, where applicable	
• Details of any proposed fencing	
<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	
• 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 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>A plan of the proposed landscaping including:</b>	
• Planting concept	
• Paving materials and drainage treatments and lighting for vehicle areas and footpaths	
• Plantings proposed for screening from adjacent sites or public spaces	
<b>Details of any signage proposed</b>	

---

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

---

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

If land is not in applicant's ownership

I, **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: **05.10.20**

---

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:

Date: **05.10.20**

---

## 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 &amp; 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: 00735

Monday, 5 October 2020

PLANNING AUTHORITY  
Devonport City Council  
137 Rooke St  
DEVONPORT, TAS 7310

## DEVELOPMENT APPLICATION, ADDITIONS & ALTERATIONS, 89 NORTH ST, DEVONPORT

The development application form and associated documentation is available from the following dropbox link,

[https://www.dropbox.com/sh/34b35kdzgwqlqb/AACgv1XekAQA2C\\_pnG1Ebg0Ba?dl=0](https://www.dropbox.com/sh/34b35kdzgwqlqb/AACgv1XekAQA2C_pnG1Ebg0Ba?dl=0)

The proposal is for the additions and alterations to the existing dwelling at this address.

The land is within the **General Residential** Zone of the Devonport City Council Interim Planning scheme, and has the low landslide risk overlay mapped as part of this scheme.

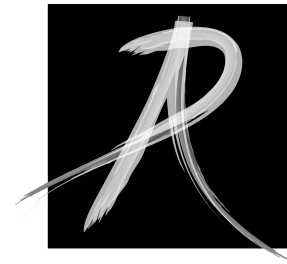
The land is defined by the title parcel 129674/1, and has an area of 1,865 sqm.



DA01

Page 1 of 7

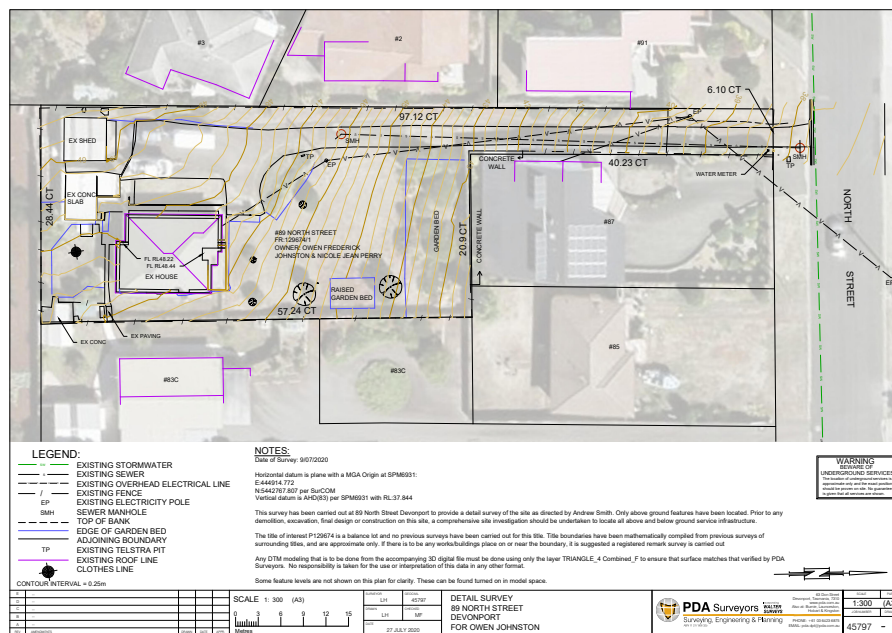
experience - quality - service



The residential use is permitted in this zone.

The low landslide risk overlay is acceptable for residential use and forms an exemption from code E6.

The site and adjacent structures have been surveyed by PDA Surveyors, and a copy of the survey plan is included in the dropbox.





The proposal includes a 2 storey addition between the existing dwelling and the western boundary.

The addition is to the east of the adjacent dwelling to the west.

The addition is positioned in alignment with this adjacent structure to offer full sunlight to the existing northern wall of this structure to the west.

The additions are greater than 1.5m from the side boundary, with only a blade wall and lower porch roof within 1.5m of the side boundary.

The porch roof and blade wall are less than 9m in length along the side boundary.

The upper level wall is within 3m of the side boundary, and window sills are set at a min 1.7m above floor level.

The western edge of the balcony has a fixed kitchen bench which ensures users of the balcony are >3m from the side boundary.

The additions are a simple form using tilt slab construction.

The northern portion of the western wall protrudes through the side boundary building envelope taper.

The 2 storey addition has been set into the site to keep the addition as low as possible, with the lower floor level 420mm below the floor level of the existing dwelling, at 48.020 elevation.

The wall protrusion when compared to a permitted 600mm eaves projection, renders a protrusion of only 114mm at the northern end of the wall.

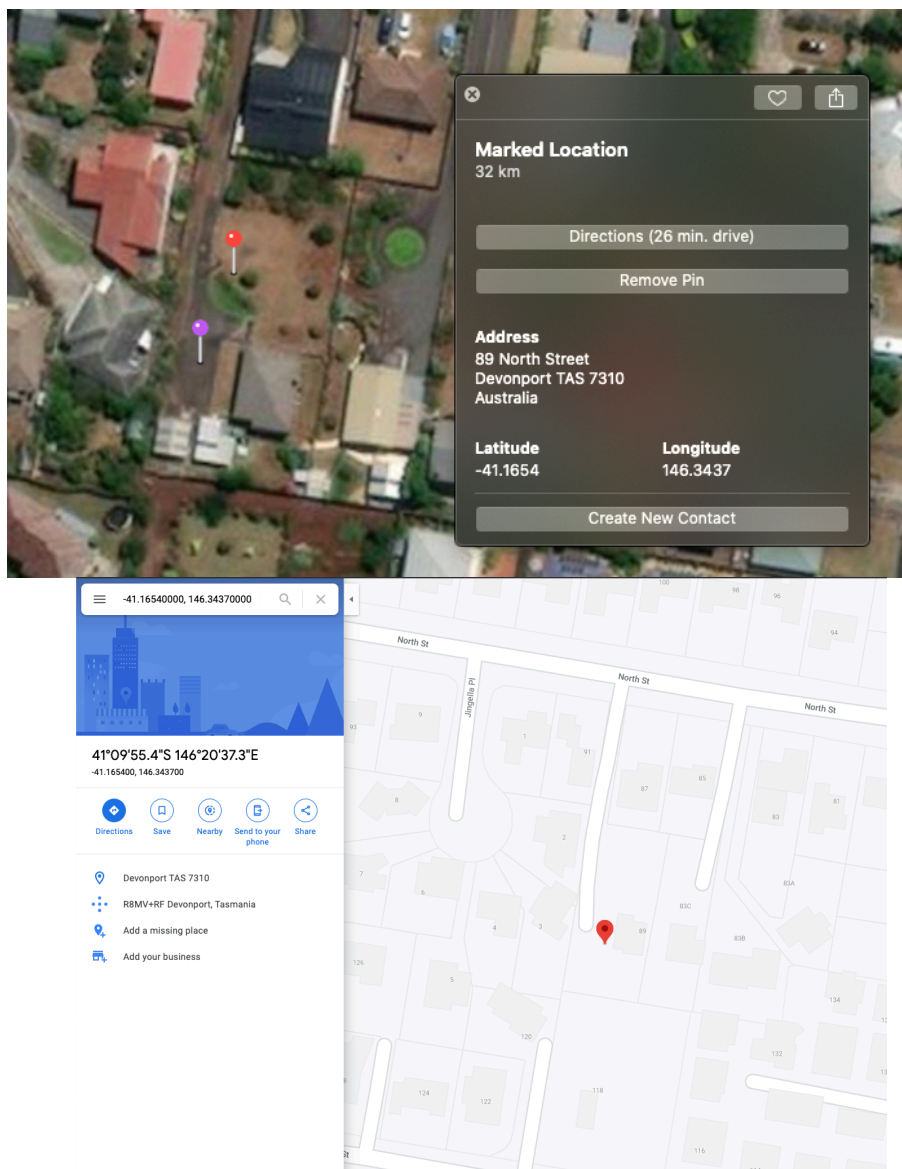


experience - quality - service



The elevations and sections clearly demonstrate the wall protrusion is well below the permitted building envelope height and will have less impact than a permitted eaves protrusion.

To further evidence this, we have modelled the site, surrounds (as surveyed) and positioned the BIM model at the world coordinates for the site and elevation surveyed.



DA01

Page 4 of 7

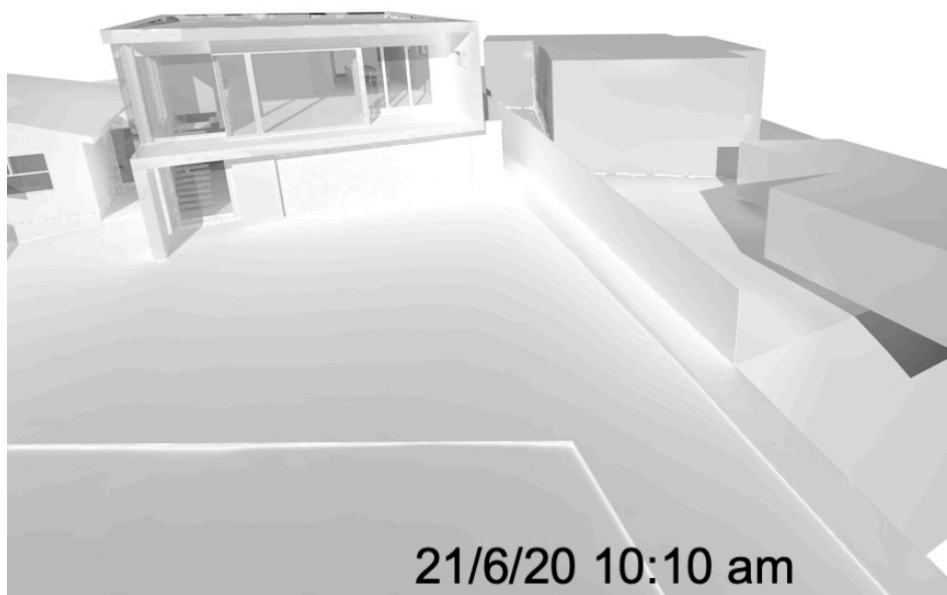
experience - quality - service



A shadow study has been prepared using Archicad 24, professional BIM software, for the full day on June 21.

The movie file can be viewed frame by frame using the arrow keys on a keyboard.

The movie file of this shadow study demonstrates the immediate structure to the west is afforded full access to sunlight after 10:00am.



The orientation of the site and elevated position and orientation of the neighbouring structure renders the proposal as having little impact, and therefore does not unreasonable reduce the amenity of this dwelling to the west.

The proposal is contained within the permitted building envelope when considered from other adjacent sites.



experience - quality - service



The proposal meets all other acceptable solutions of the General residential zone, and we therefore seek a discretionary permit for the wall protrusion, being reliant on the performance criteria of clause 10.4.2 P3.

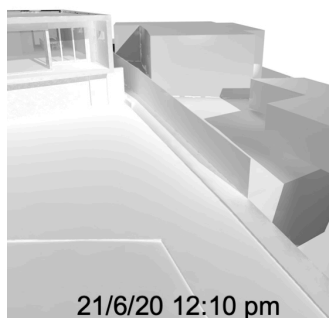
### P3

The siting and scale of a dwelling must:

- (a) not cause unreasonable loss of amenity by:
  - (i) reduction in sunlight to a habitable room (other than a bedroom) of a dwelling on an adjoining lot; or
  - (ii) overshadowing the private open space of a dwelling on an adjoining lot; or
  - (iii) overshadowing of an adjoining vacant lot; or
  - (iv) visual impacts caused by the apparent scale, bulk or proportions of the dwelling when viewed from an adjoining lot; and
- (b) provide separation between dwellings on adjoining lots that is compatible with that prevailing in the surrounding area.

The proposal satisfies the performance criteria;

- The existing northern and eastern walls have access to full sunlight after 10:00am on June 21.
- The existing narrow P.O.S. on the east of the adjacent dwelling has access to sunlight from 10:00am until in its own shadow at 12noon.  
The proposal has no impact on the adjacent dwellings northern site area.



- The adjoining lot is not vacant.
- The flat top profile of the addition is well below the height and bulk of the permitted envelope when viewed from adjacent sites.

experience - quality - service



- The setbacks and separation complies with the acceptable solutions.

The proposal meets or exceeds the acceptable solutions of the General Residential Zone and the performance criteria of clause 10.4.2 P3.

We therefore seek Councils approval of the proposal, with the minor wall protrusion forming the only discretion to the Interim Planning Scheme.

Yours faithfully



Andrew Smith, Architect FRAIA

**RESULT OF SEARCH**

## RECORDER OF TITLES

*Issued Pursuant to the Land Titles Act 1980*

## SEARCH OF TORRENS TITLE

VOLUME 129674	FOLIO 1
EDITION 5	DATE OF ISSUE 18-Sep-2019

SEARCH DATE : 05-Oct-2020

SEARCH TIME : 11.07 AM

DESCRIPTION OF LAND

City of DEVONPORT

Lot 1 on Plan 129674

Derivation : Part of 10A-0R-5Ps. (Section Z.Z.) Gtd. to Tom  
Maxfield

Prior CT 249918/1

SCHEDULE 1M779097 TRANSFER to OWEN FREDERICK JOHNSTON and NICOLE JEAN  
PERRY Registered 18-Sep-2019 at 12.02 PMSCHEDULE 2

Reservations and conditions in the Crown Grant if any

E194936 MORTGAGE to Bank of Queensland Limited Registered  
18-Sep-2019 at 12.03 PMUNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

**FOLIO PLAN**

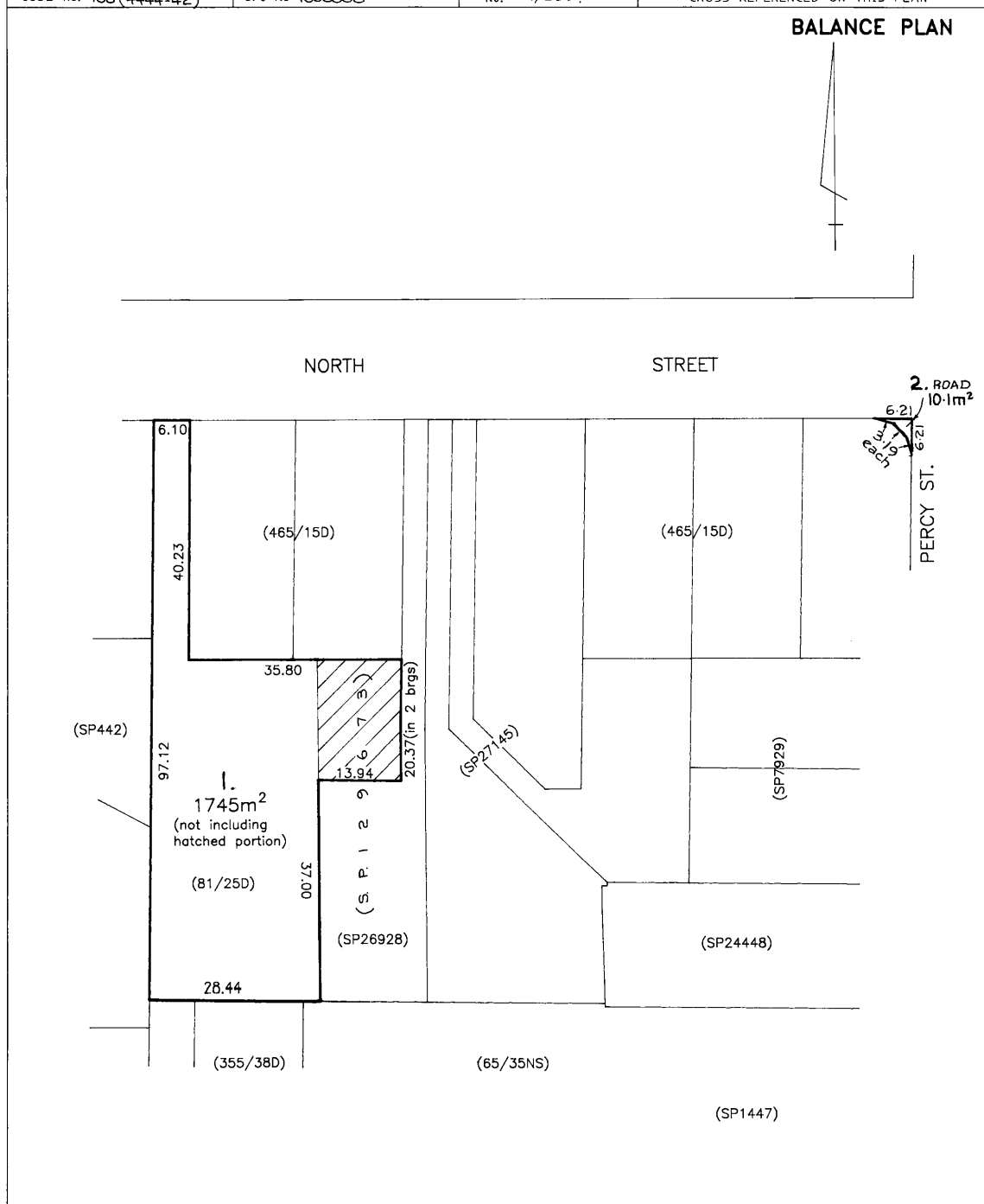
RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

OWNER R.N. Goodwin		<b>PLAN OF TITLE</b>		REGISTERED NUMBER
FOLIO REFERENCE F/R 249918-1		LOCATION CITY OF DEVONPORT SECTION Zz		<b>P 129674</b>
GRANTEE Part of 10a-Or-5p, Tom Maxfield, pur		FIRST SURVEY PLAN No. 81/25D		APPROVED 1.1 JUN 1998
		COMPILED BY LESTER FRANKS & CO PTY LTD		<i>M. Sullivan</i> Recorder of Titles
SCALE 1: 600		LENGTHS IN METRES		
MAPSHEET MUNICIPAL CODE No. 108 (4444-42)	LAST UPI No 4608808	LAST PLAN No. 81/25D	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN	

**BALANCE PLAN**



NORTH STREET

2. ROAD 10.1m²  
PERCY ST.

6.21  
6.21  
6.21  
each

(SP442)

(465/15D)

(465/15D)

(SP7929)

(SP24448)

(SP1447)

(65/35NS)

(355/38D)

(SP26928)

(SP27145)

(81/25D)

1. 1745m²  
(not including  
hatched portion)

37.00

28.44

20.37 (in 2 bays)

13.94

6.10

40.23

35.80

97.12

6.10

6.21

6.21

6.21

each

(SP442)

(465/15D)

(465/15D)

(SP7929)

(SP24448)

(SP1447)

(65/35NS)

(355/38D)

(SP26928)

(SP27145)

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1. 1745m²  
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hatched portion)

37.00

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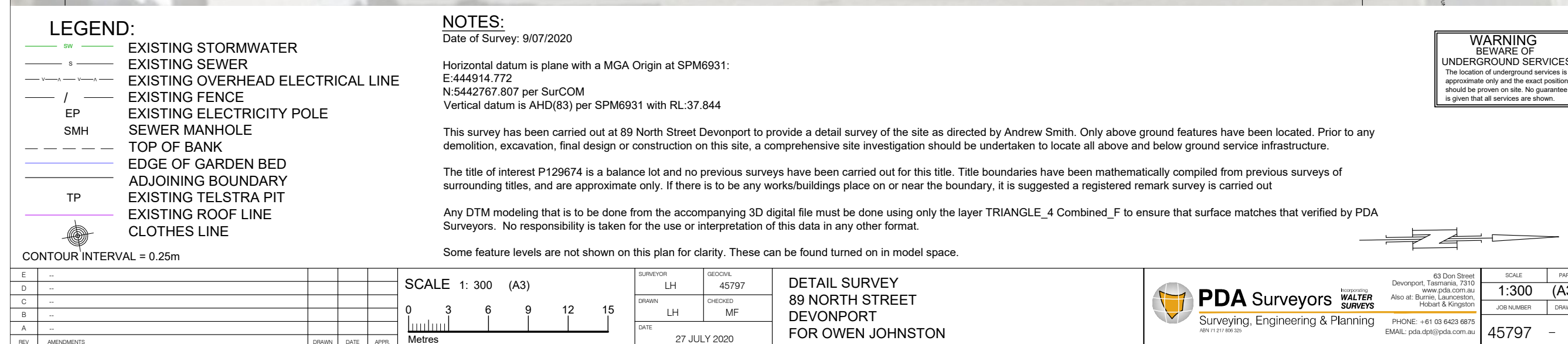
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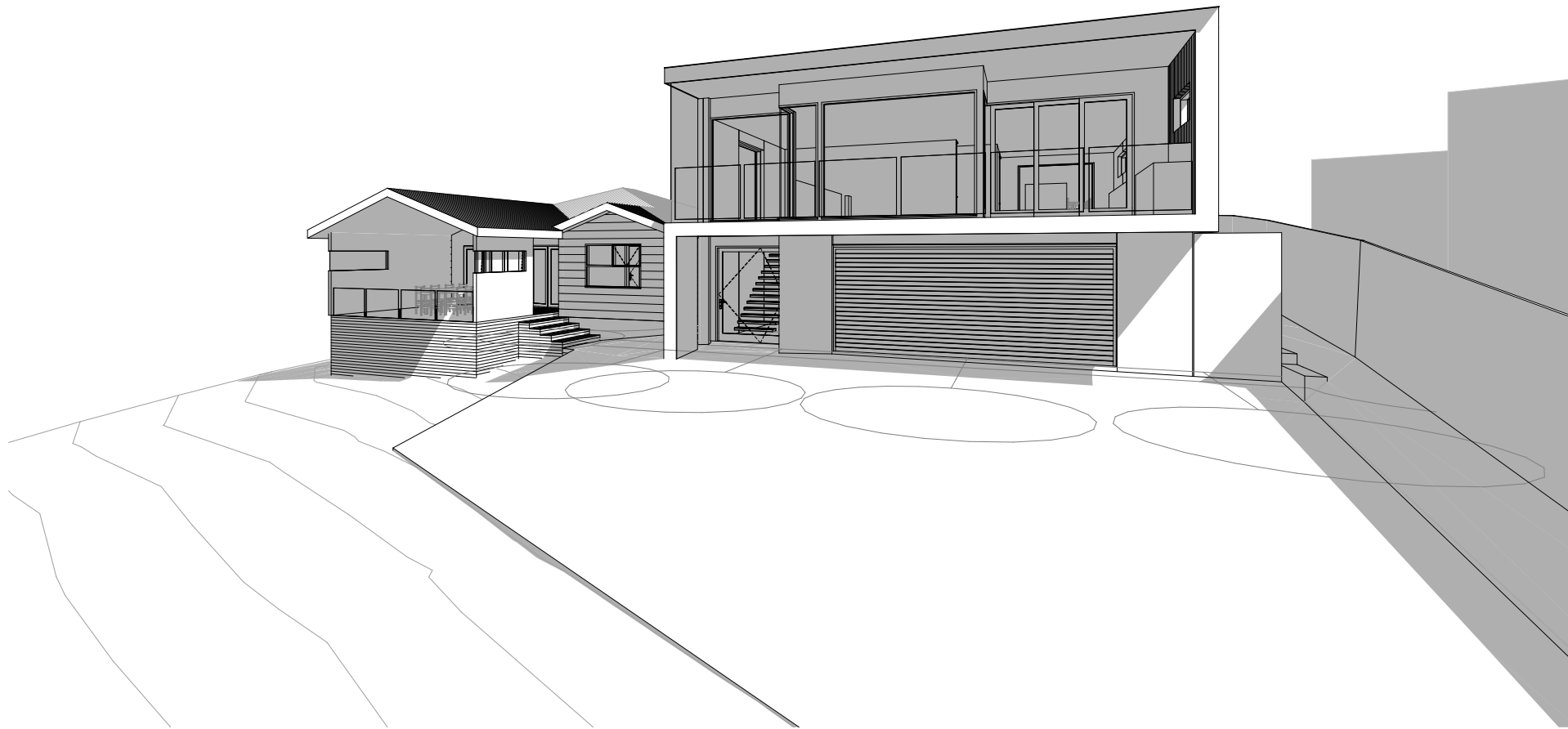
6.21

6.21

each

A-143





andrew smith  
architects

CC2762M  
STUDIO, 78 WHITEHILLS RD, PENGUIN  
T/F: 03 64370913 M:0410034501  
E: asarchitects@bigpond.com



LAYOUT	DRAWING	ISSUE	SCALE
COVER	3D IMAGE 01	5/10/20, ...	1:500
	INDEX	5/10/20, ...	1:1
A.1 FOOTING PLAN'	FL-0 (7)	2/10/20, ...	1:100
A.2 SLAB PLAN FL-0	FL-0 (8)	2/10/20, ...	1:100
A.3 SLAB PLAN FL-1	FL-1 (3)	2/10/20, ...	1:100
A.4 MARKING FL-0	FL-0 (6)	2/10/20, ...	1:100
A.5 MARKING FL-1	FL-1 (1)	2/10/20, ...	1:100
A.6 ROOF FRAMING	FL-1 (2)	2/10/20, ...	1:100
DA.01 SITE PLAN	LOCATION	5/10/20, ...	1:400
DA.02 SITE PLAN	EXTERNAL WORKS	5/10/20, ...	1:200
DA.03 FLOOR PLAN	EXISTING CONDITIONS	5/10/20, ...	1:100
DA.04 FLOOR PLAN	DEMOLITION	5/10/20, ...	1:100
DA.05 FLOOR PLAN	PROPOSED FL-0	5/10/20, ...	1:100
DA.06 FLOOR PLAN	PROPOSED FL-1	5/10/20, ...	1:100
DA.07 ELEVATIONS	EAST	5/10/20, ...	1:100
	NORTH	5/10/20, ...	1:100
DA.08 ELEVATIONS	SOUTH	5/10/20, ...	1:100
	WEST	5/10/20, ...	1:100
DA.09 SECTIONS	SECTION A-A	5/10/20, ...	1:100
	SECTION B-B	5/10/20, ...	1:100
DA.10 SECTIONS	SECTION C-C	5/10/20, ...	1:100
	SECTION D-D	5/10/20, ...	1:100
DA.11 SECTIONS	SECTION 1-1	5/10/20, ...	1:100
	SECTION 2-2	5/10/20, ...	1:100
	SECTION E-E	5/10/20, ...	1:100
DA.12 SECTIONS	SECTION 3-3	5/10/20, ...	1:100
	SECTION 4-4	5/10/20, ...	1:100
	SECTION 5-5	5/10/20, ...	1:100
	SECTION 6-6	5/10/20, ...	1:100
DA.13 SECTIONS	SECTION 7-7	5/10/20, ...	1:100
	SECTION F-F	5/10/20, ...	1:100
DA.14 FORM	3D IMAGE 01 (1)	5/10/20, ...	1:250

ADDITIONS & ALTERATIONS

O. JOHNSTON & N. PERRY

89 NORTH ST DEVONPORT

05.10.20

DA ISSUE

00735-B



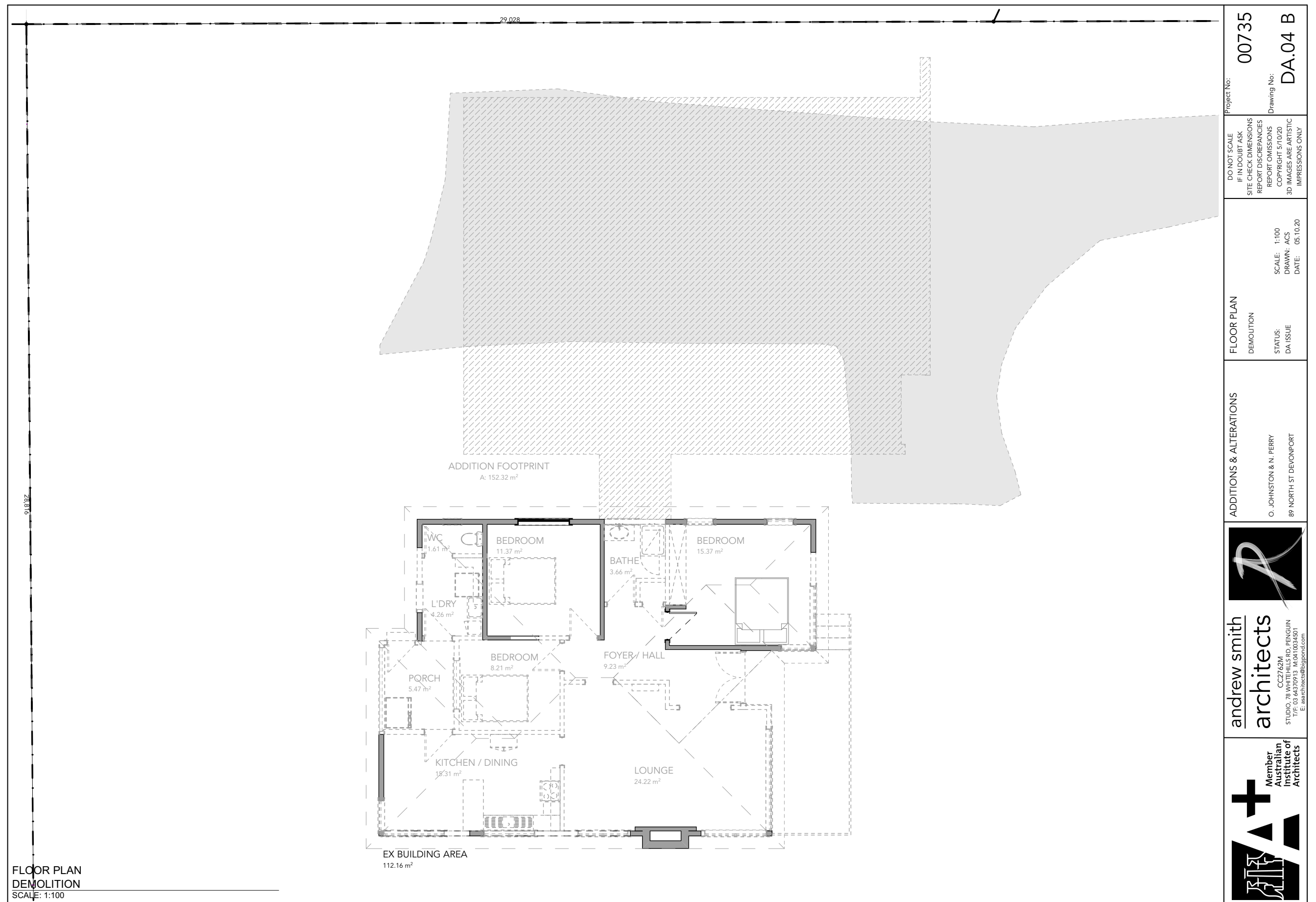


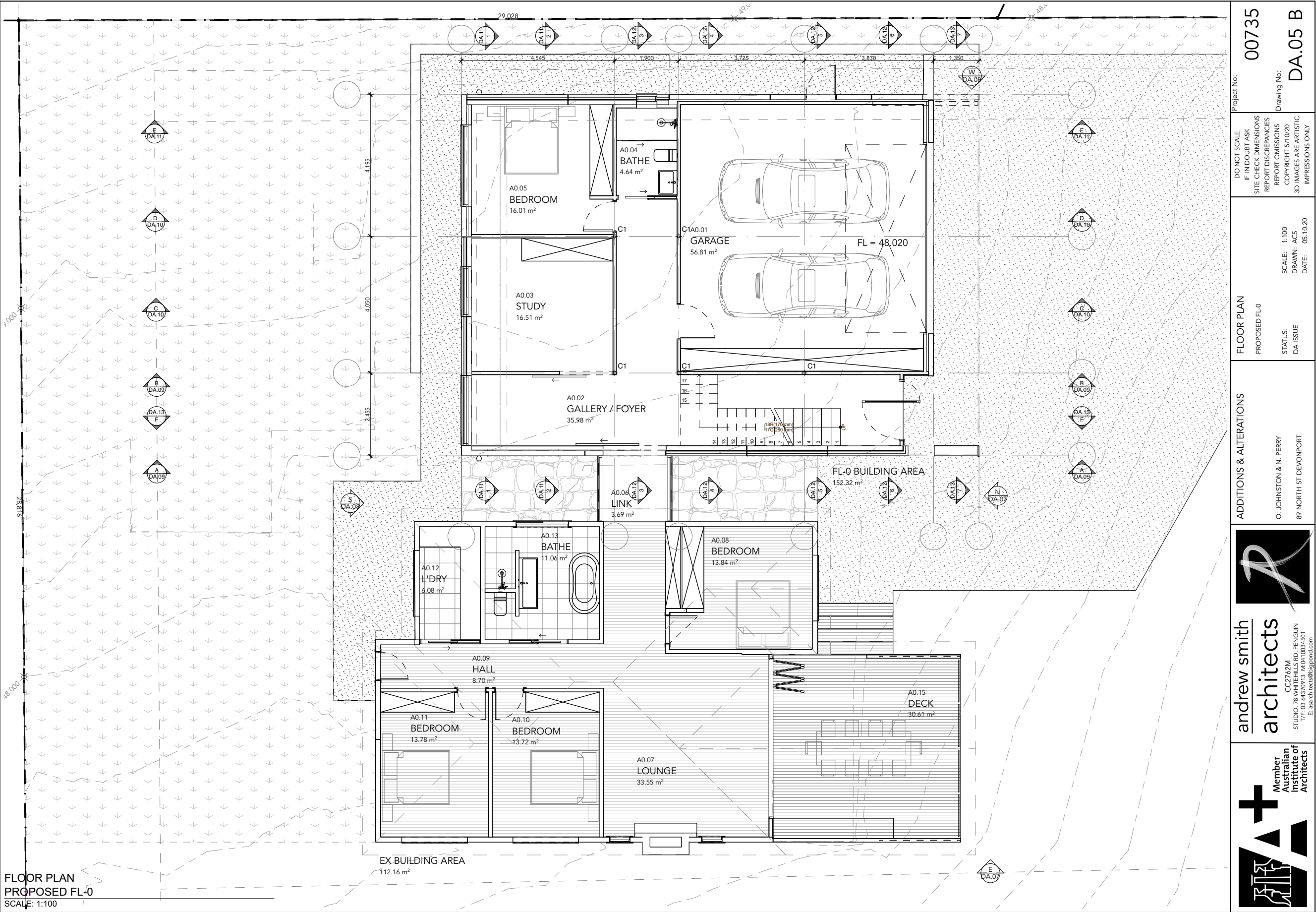




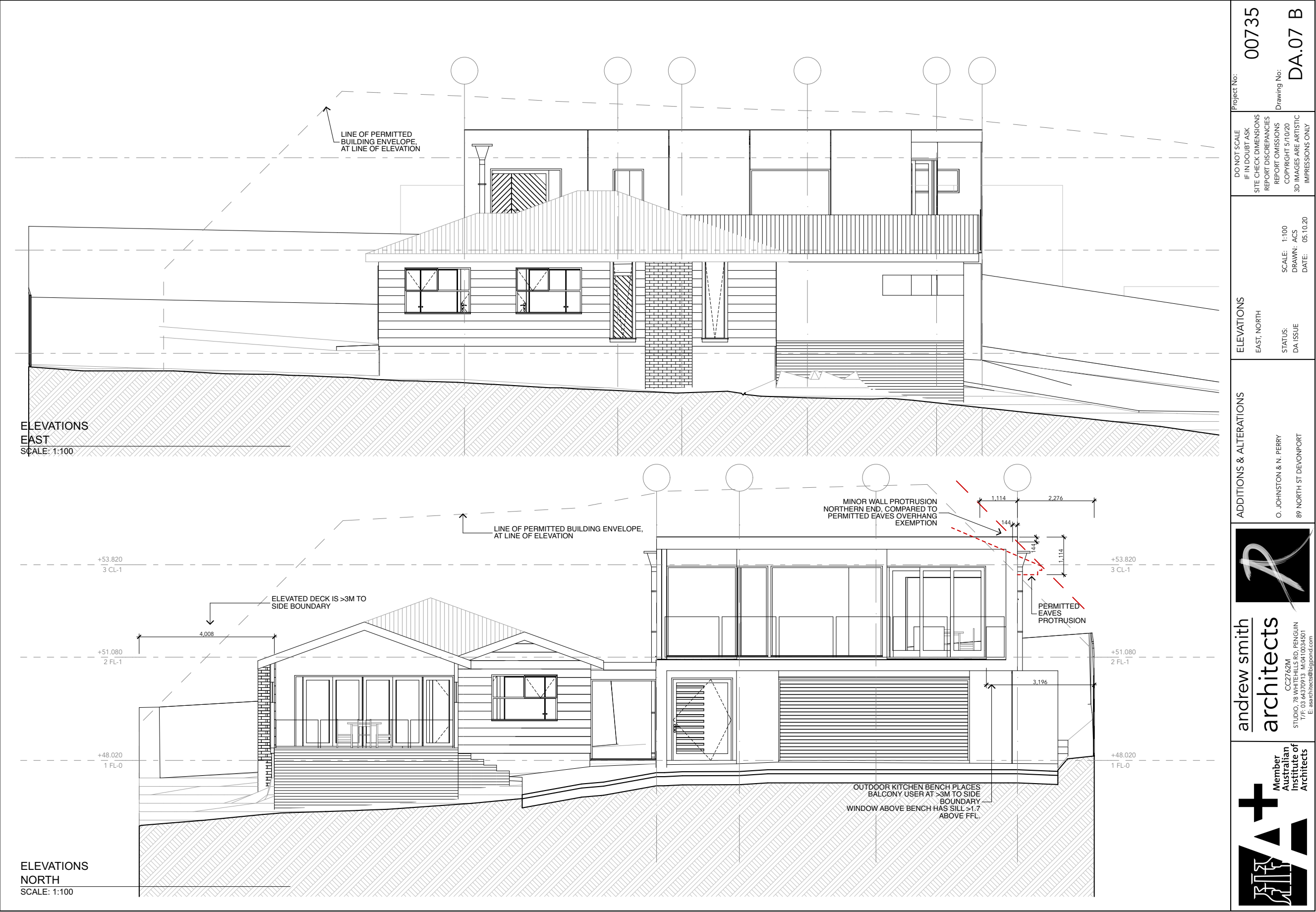




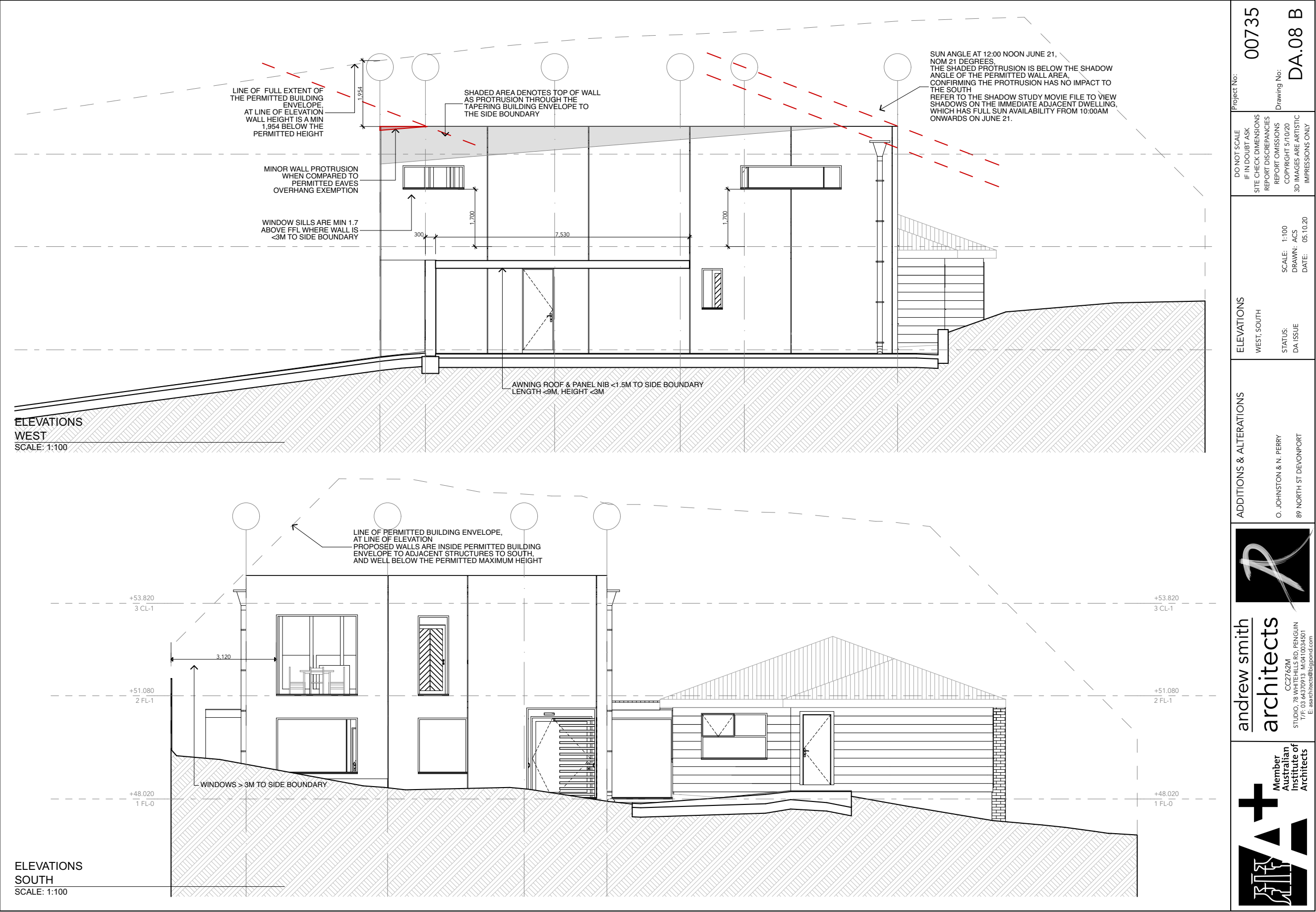


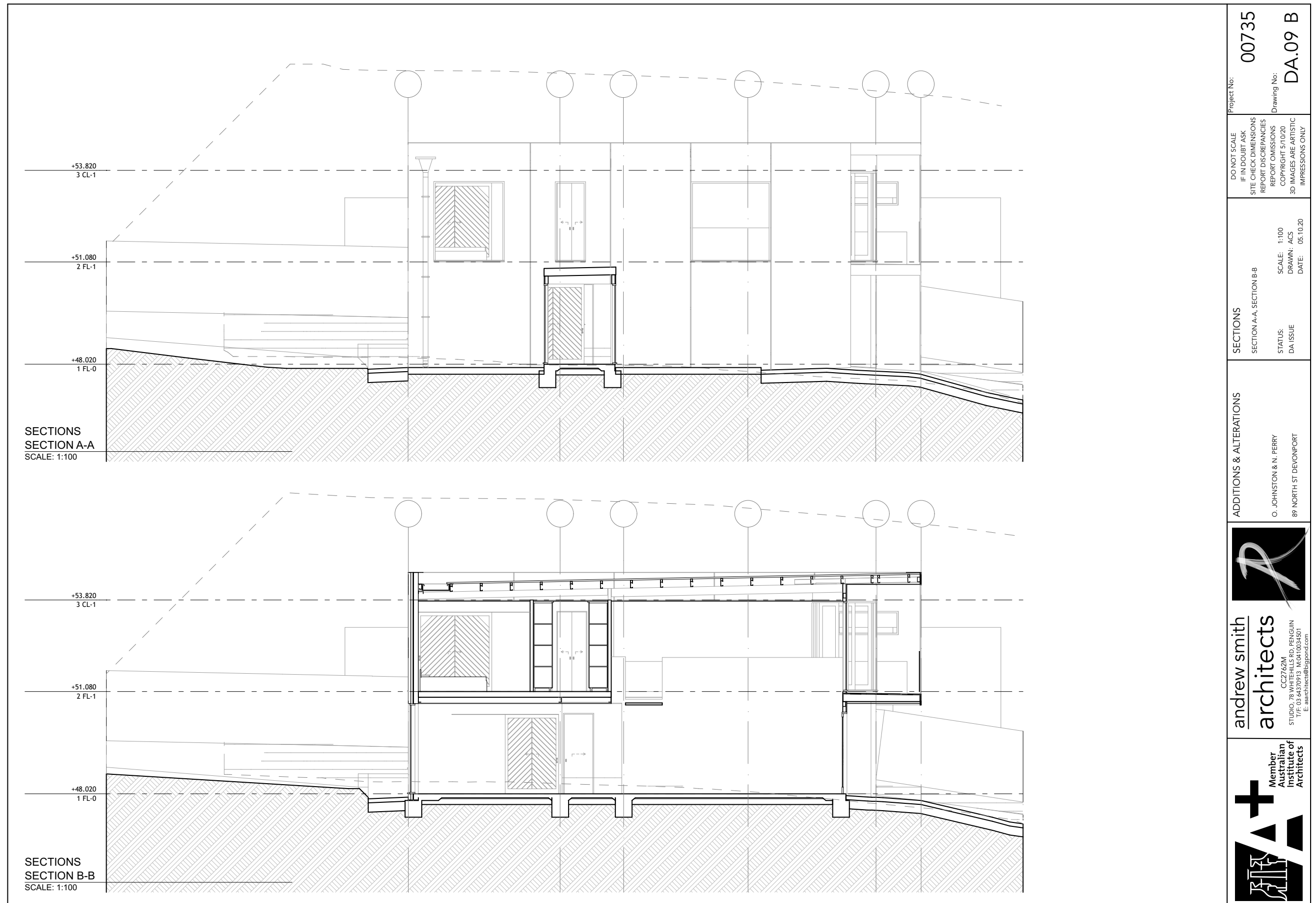








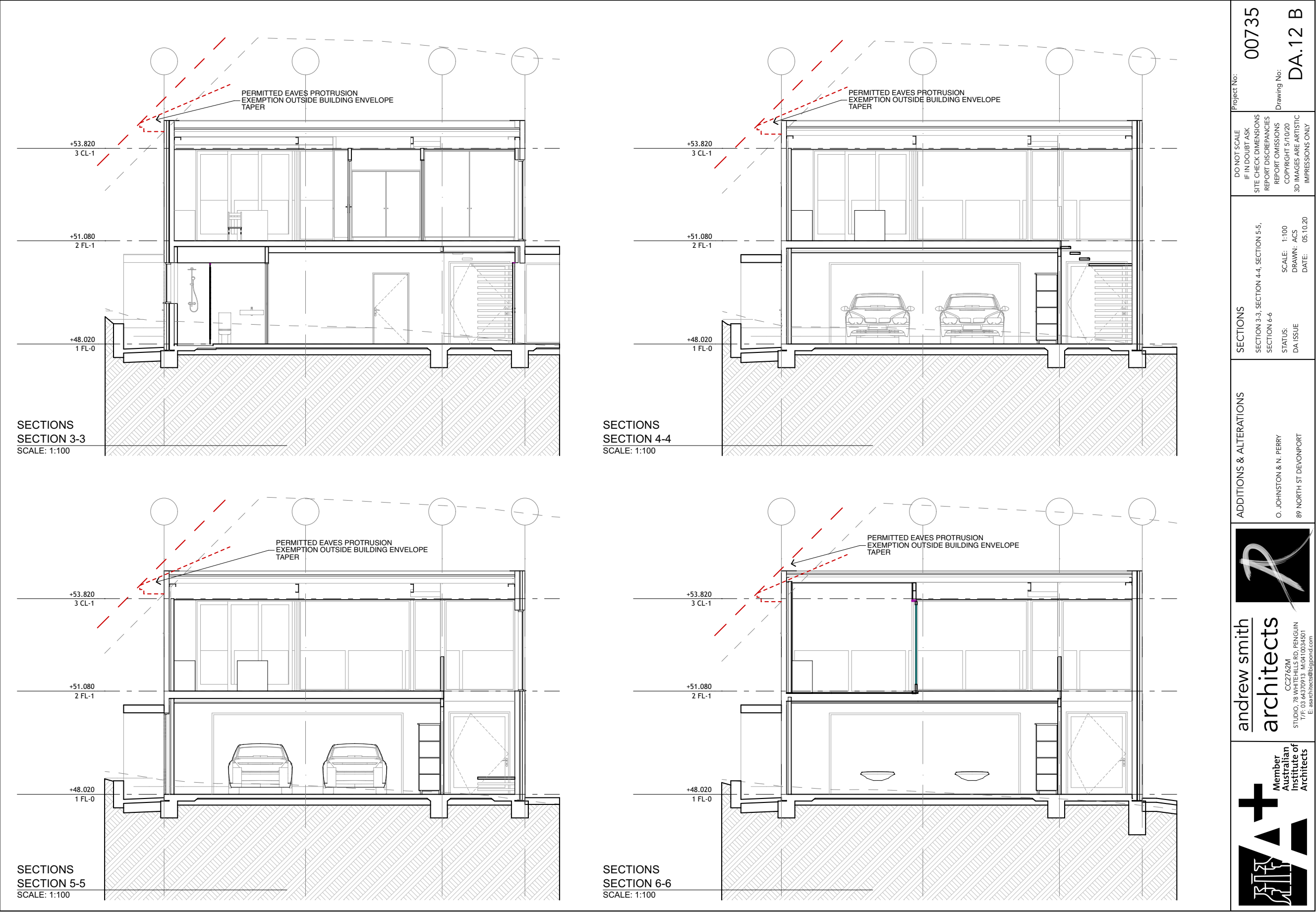


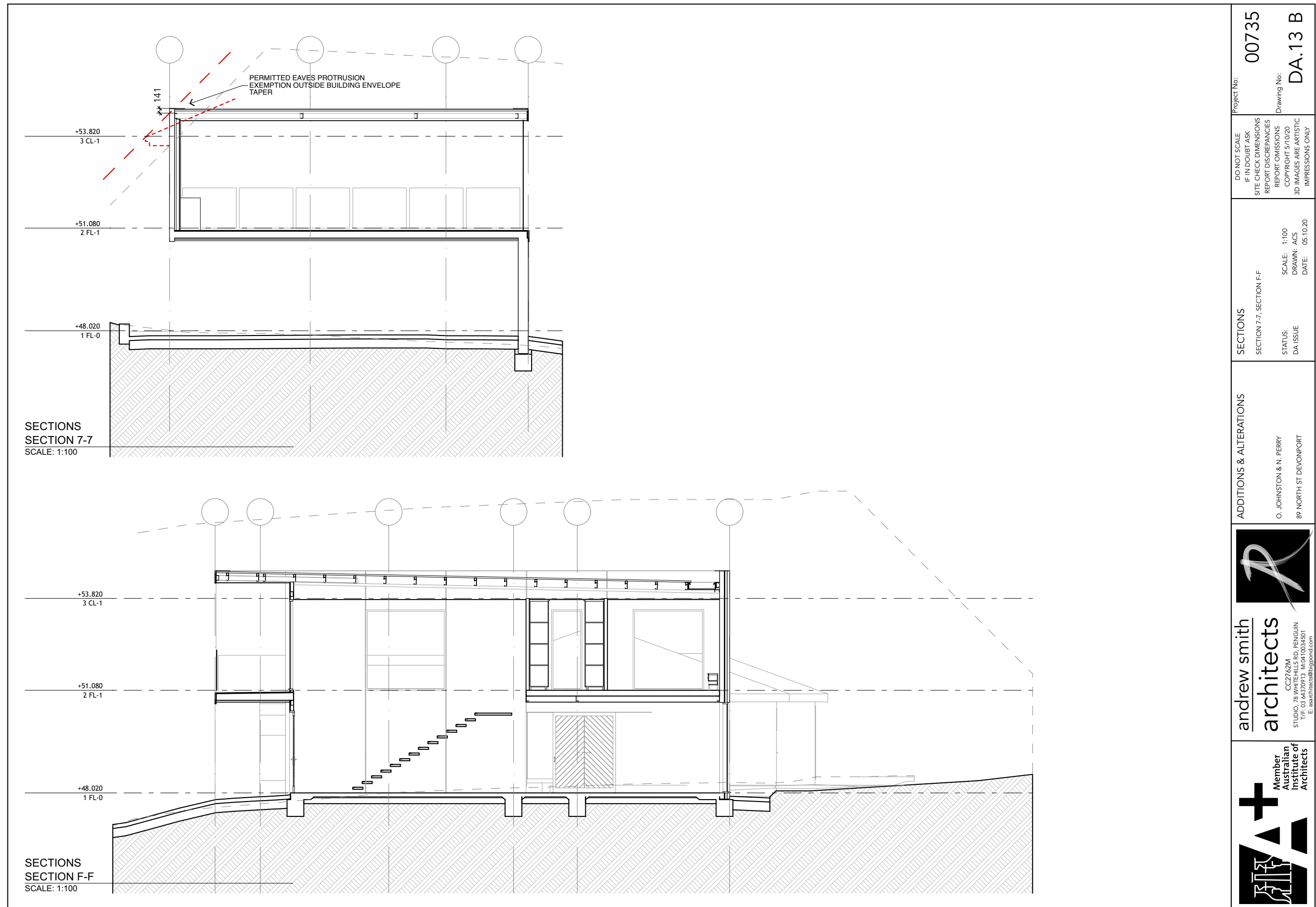














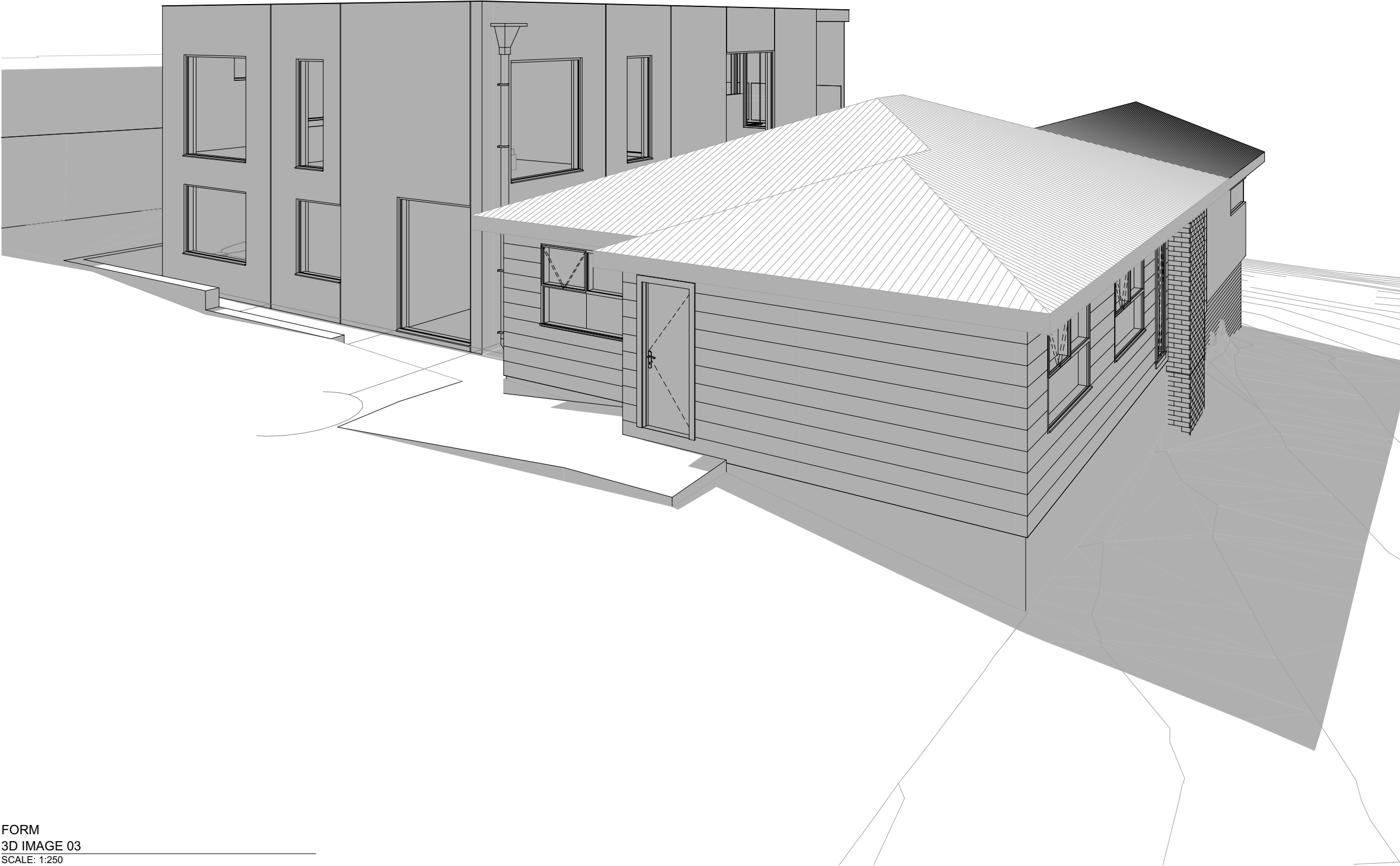
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3D IMAGE 01 (1)  
SCALE: 1:250

 Member Australian Institute of Architects	 andrew smith architects CC2762M STUDIO, 78 WHITEHILLS RD, PENGUIN T/F: 03 64370913 M0610034501 E: asaarchitects@bigpond.com	 O. JOHNSTON & N. PERRY 89 NORTH ST DEVONPORT	ADDITIONS & ALTERATIONS	FORM 3D IMAGE 01 (1)  STATUS: DA ISSUE	SCALE: 1:250 DRAWN: ACS DATE: 05.10.20	DO NOT SCALE IF IN DOUBT ASK SITE CHECK DIMENSIONS REPORT DISCREPANCIES REPORT OMISSIONS COPYRIGHT 5/10/20 3D IMAGES ARE ARTISTIC IMPRESSIONS ONLY	Project No: <b>00735</b>  Drawing No: <b>DA.14 B</b>
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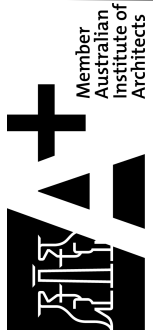


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SCALE: 1:400

DO NOT SCALE IF IN DOUBT ASK SITE CHECK DIMENSIONS REPORT DISCREPANCIES REPORT OMISSIONS COPYRIGHT 5/10/20 3D IMAGES ARE ARTISTIC IMPRESSIONS ONLY	Project No: <b>00735</b>  Drawing No: <b>DA.15 B</b>
FORM 3D IMAGE 02  STATUS: DA ISSUE	SCALE: 1:400 DRAWN: ACS DATE: 05.10.20
ADDITIONS & ALTERATIONS  O. JOHNSTON & N. PERRY 89 NORTH ST DEVONPORT	
 andrew smith architects CC2762M STUDIO, 78 WHITEHILLS RD, PENGUIN T/F: 03 64370913 M:08110034501 E: as@smithsarchitects.com.au	
	



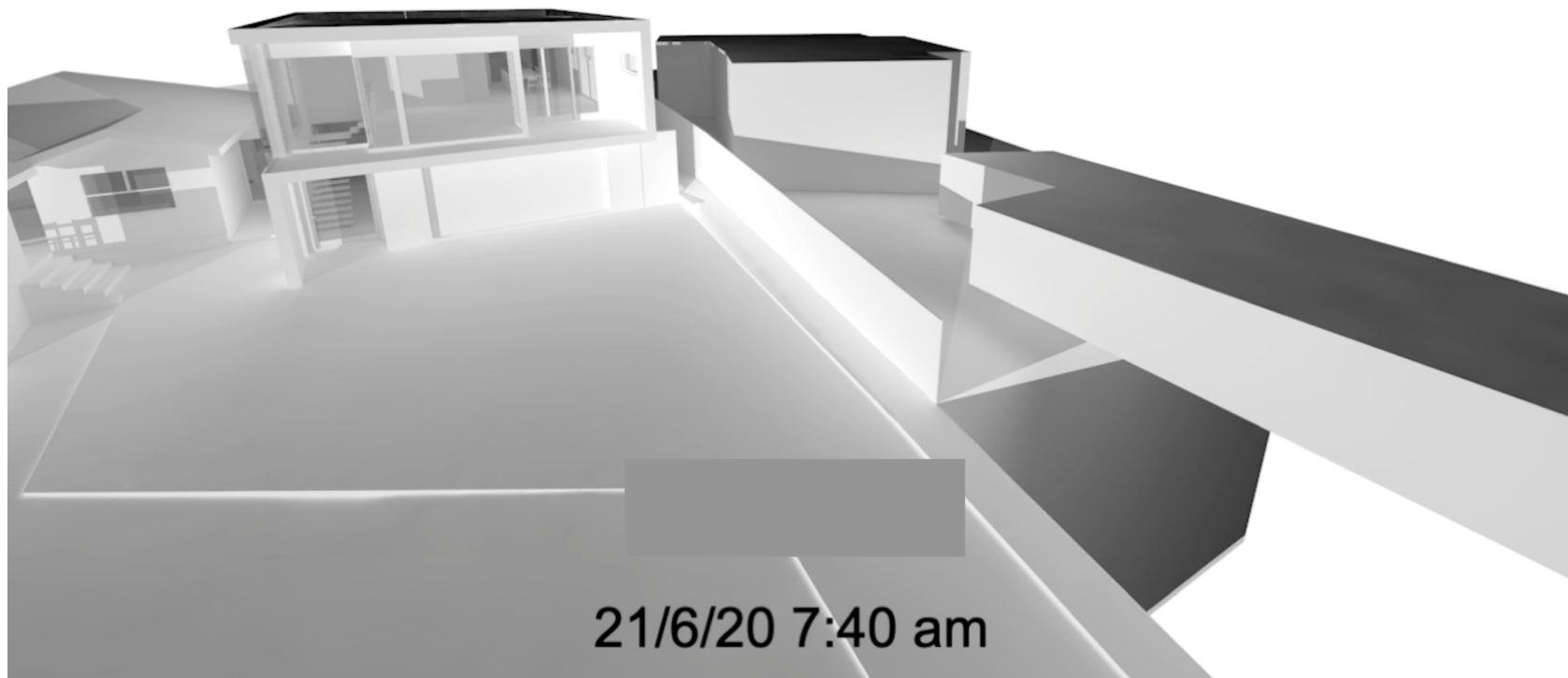
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DO NOT SCALE IF IN DOUBT ASK SITE CHECK DIMENSIONS REPORT DISCREPANCIES REPORT OMISSIONS COPYRIGHT 5/10/20 3D IMAGES ARE ARTISTIC IMPRESSIONS ONLY	Project No: <b>00735</b>  Drawing No: <b>DA.16 B</b>
FORM 3D IMAGE 03  STATUS: DA ISSUE	SCALE: 1:250 DRAWN: ACS DATE: 05.10.20
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 andrew smith architects CC2762M STUDIO, 78 WHITEHILLS RD, PENGUIN T/F 03 64370913 M0610034501 E: asaarchitects@bigpond.com	
	

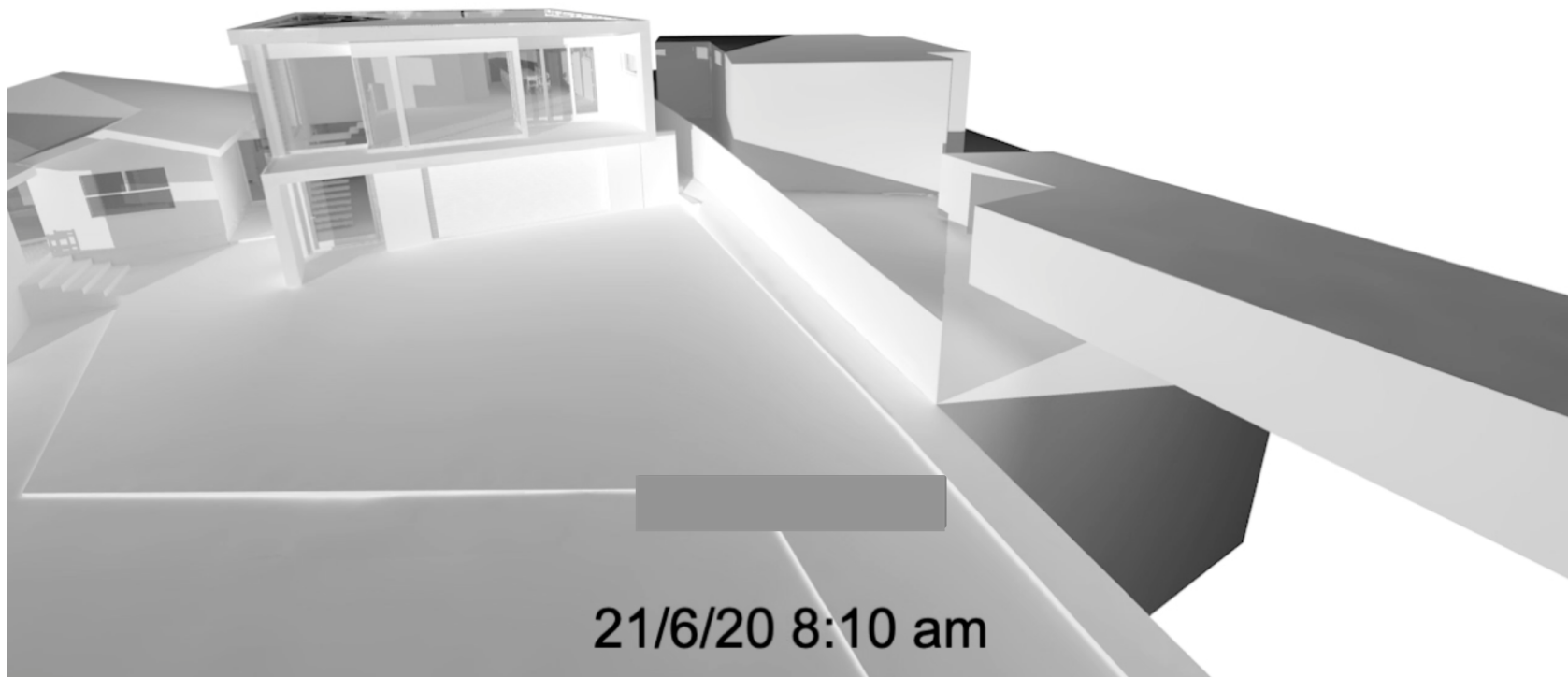


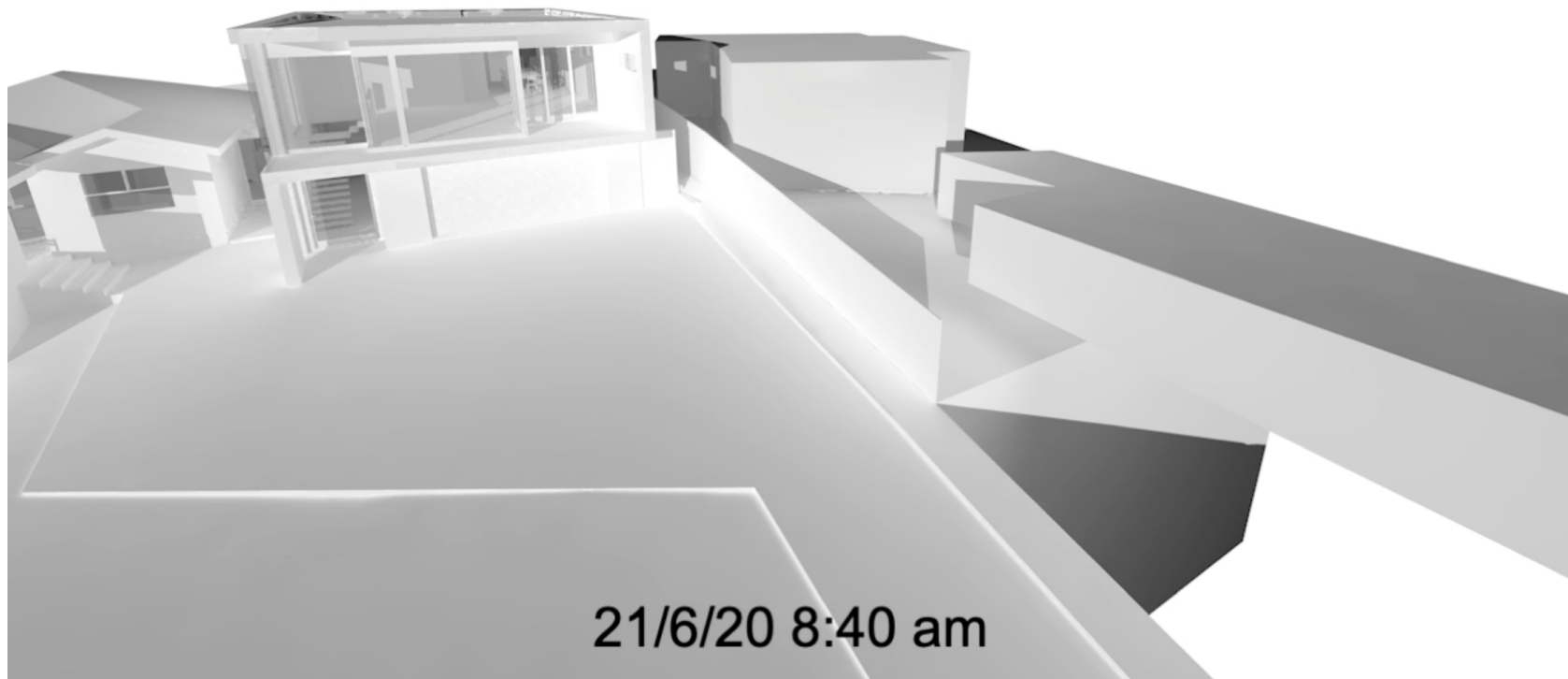
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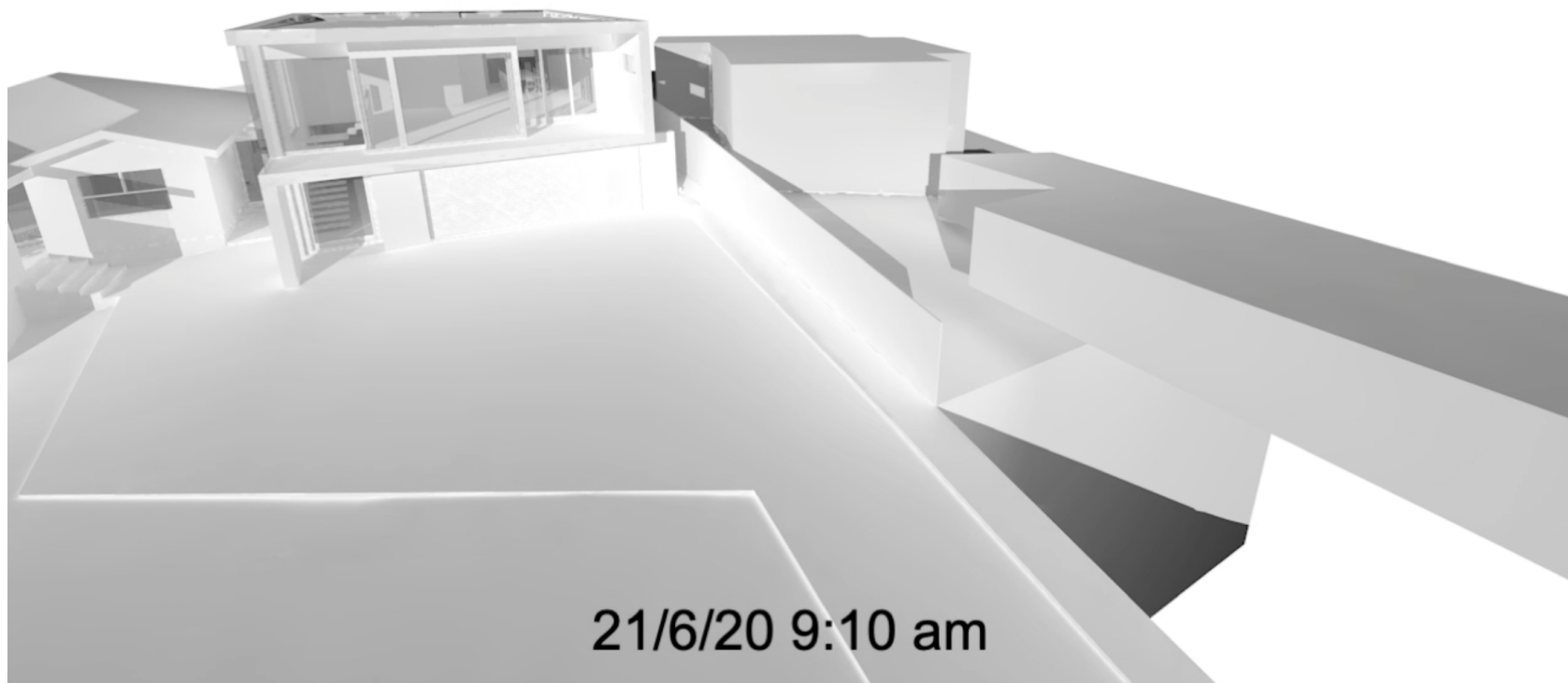
DO NOT SCALE IF IN DOUBT ASK SITE CHECK DIMENSIONS REPORT DISCREPANCIES REPORT OMISSIONS COPYRIGHT 5/10/20 3D IMAGES ARE ARTISTIC IMPRESSIONS ONLY	Project No: <b>00735</b>  Drawing No: <b>DA.17 B</b>
FORM 3D IMAGE 04  STATUS: DA ISSUE	SCALE: 1:400 DRAWN: ACS DATE: 05.10.20
ADDITIONS & ALTERATIONS  O. JOHNSTON & N. PERRY 89 NORTH ST DEVONPORT	
 andrew smith architects CC2762M STUDIO, 78 WHITEHILLS RD, PENGUIN T/F: 03 64370913 M:0810034501 E: asarchitects@bigpond.com	
	

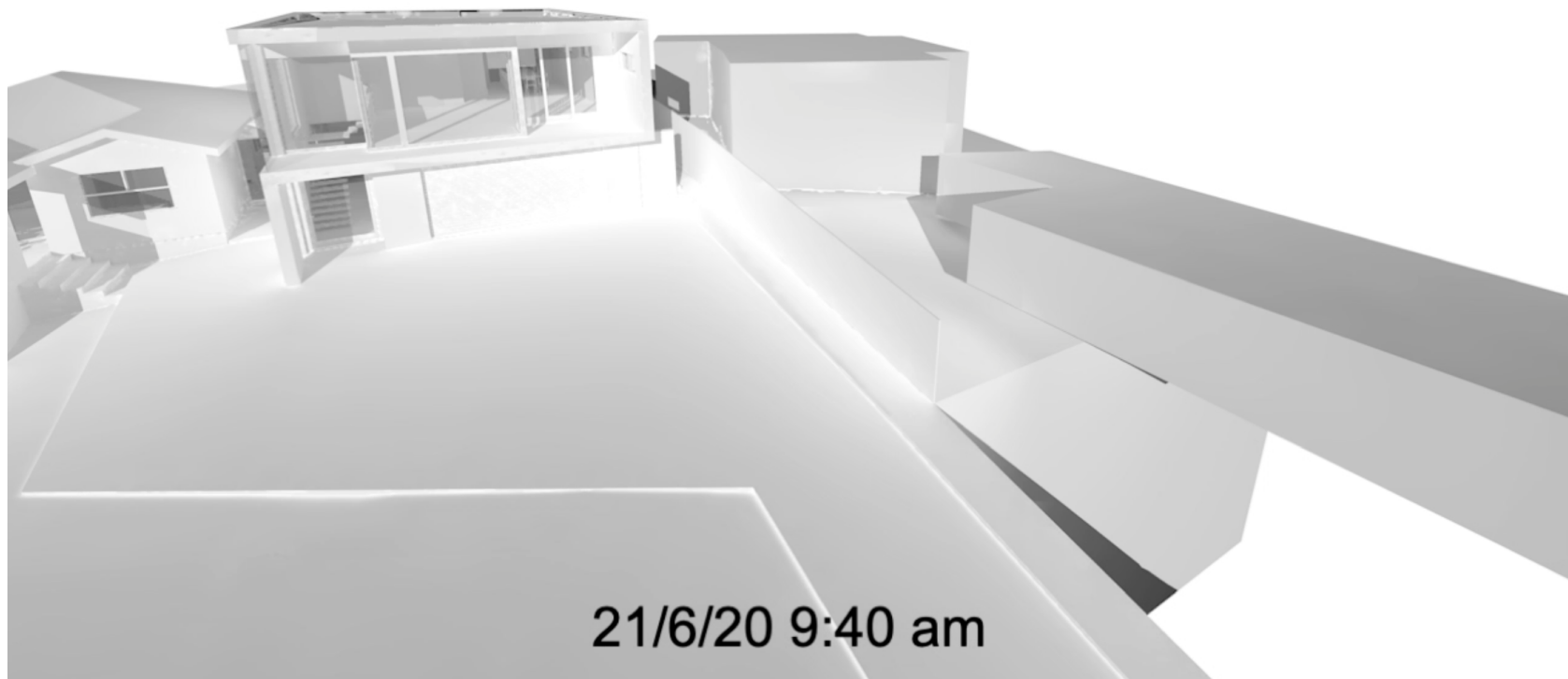


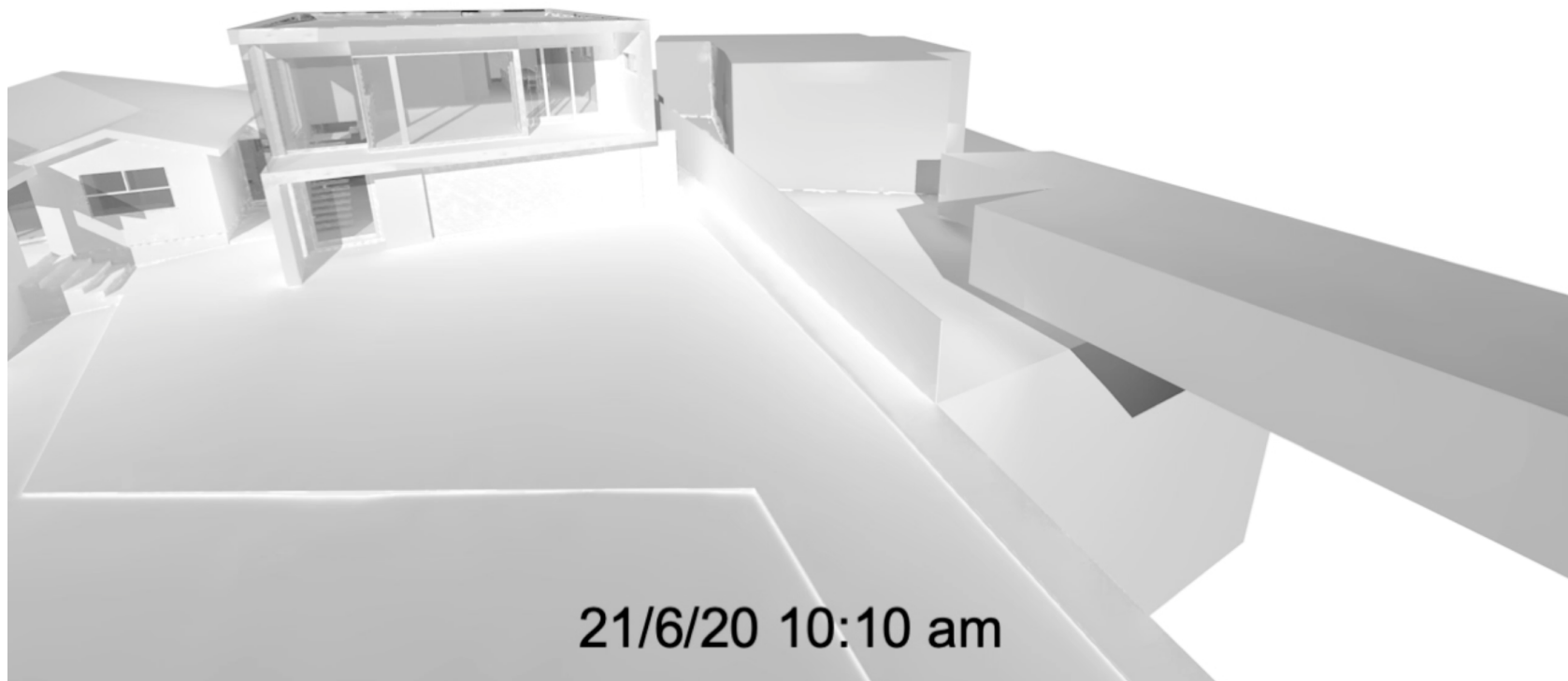


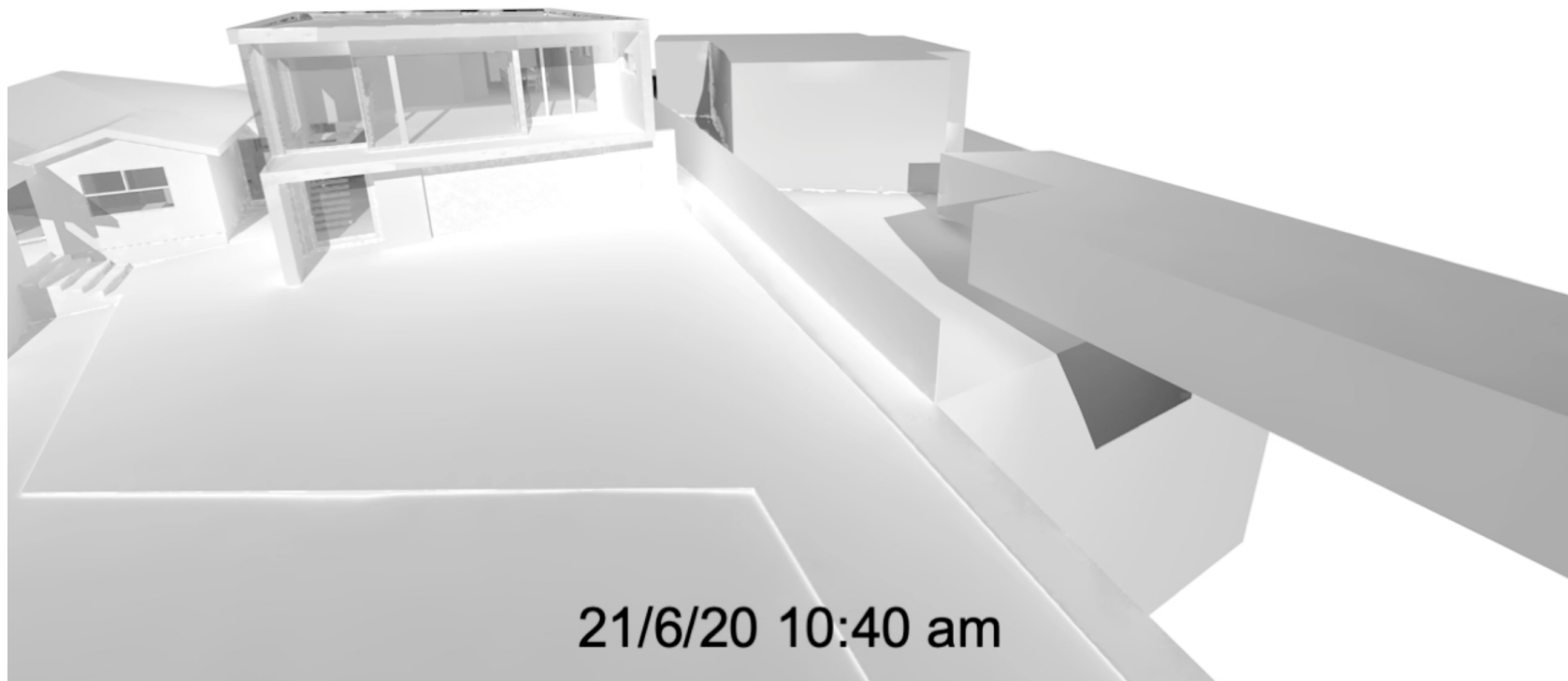




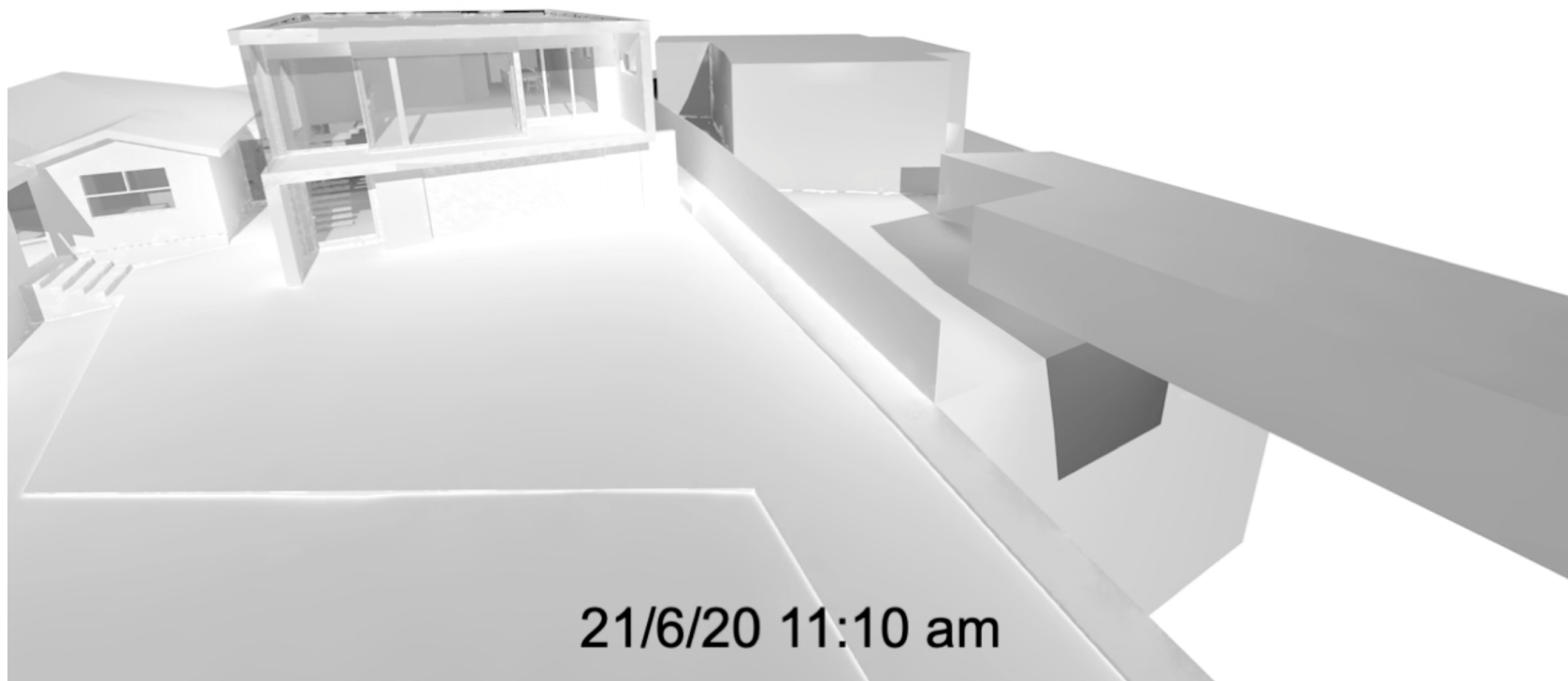


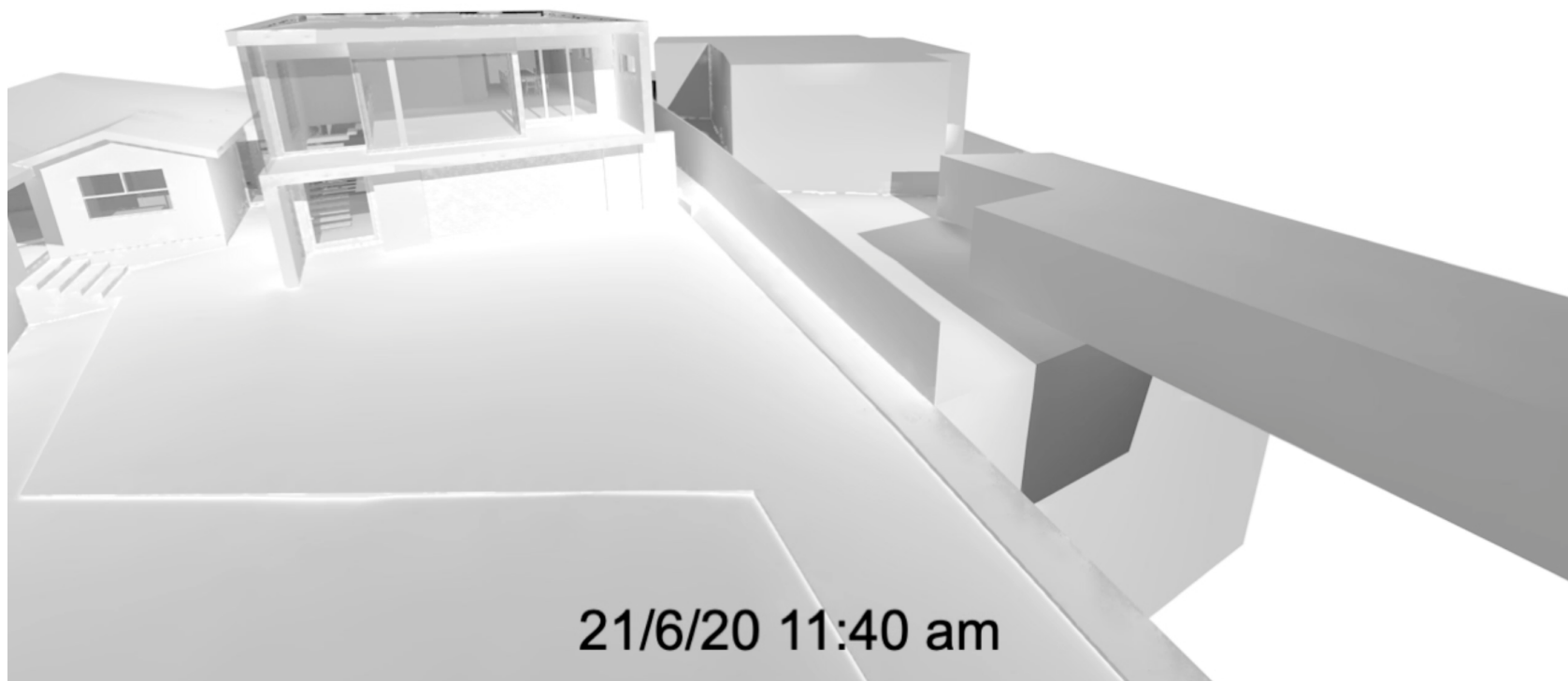


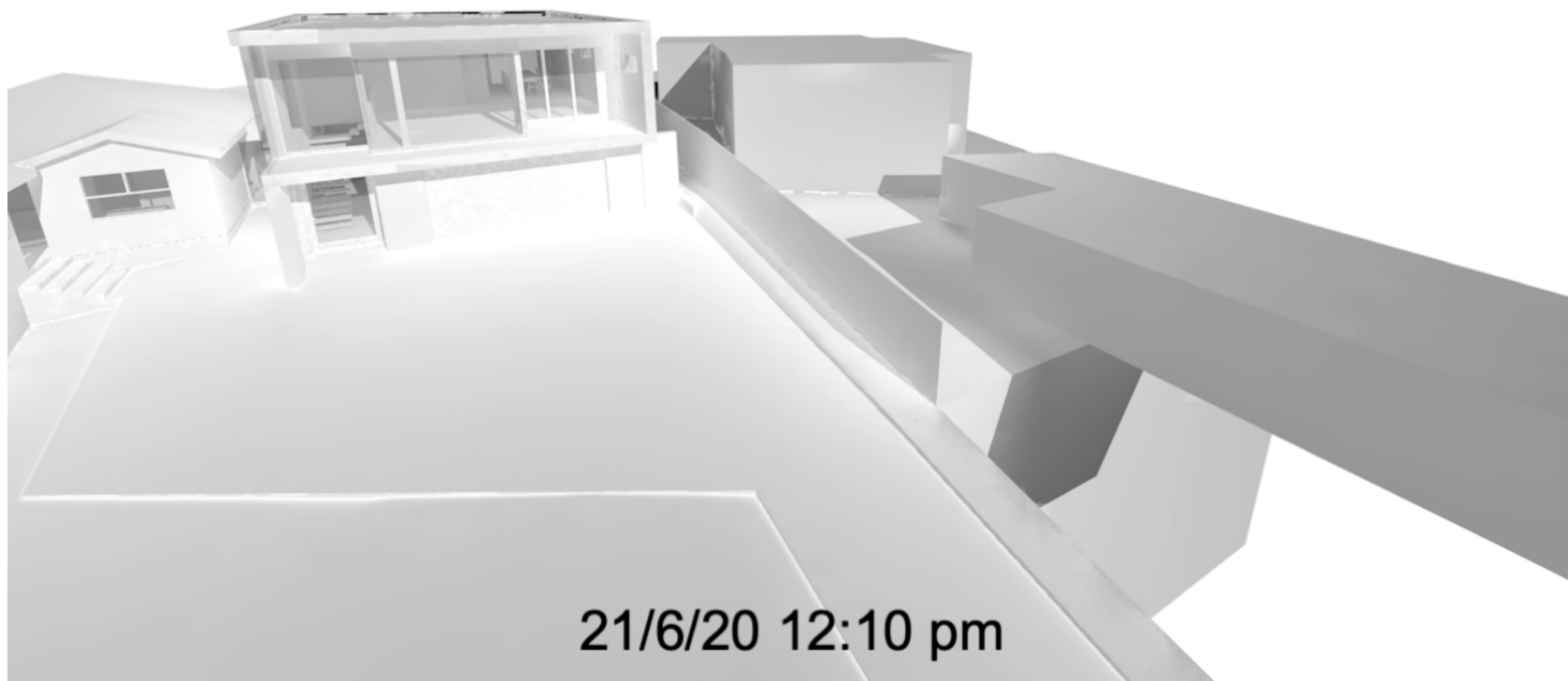


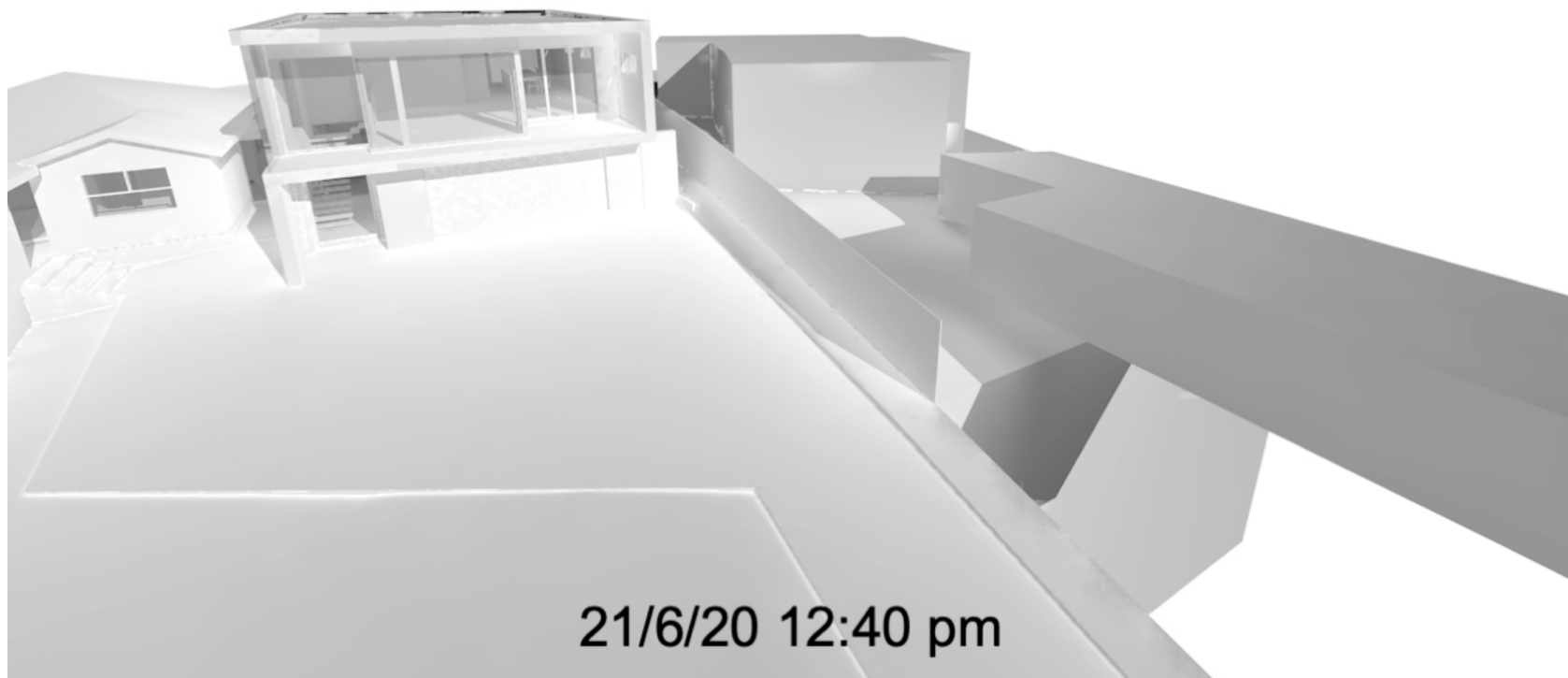




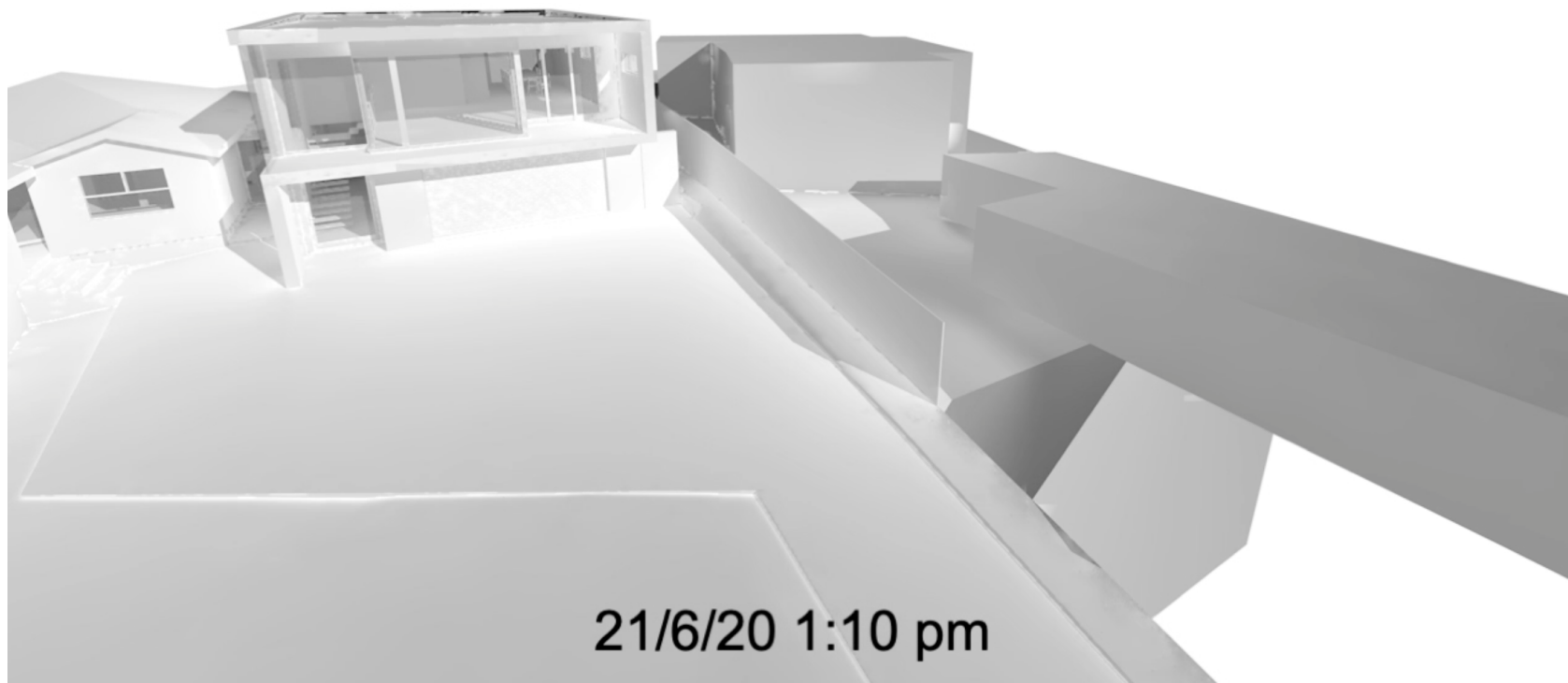


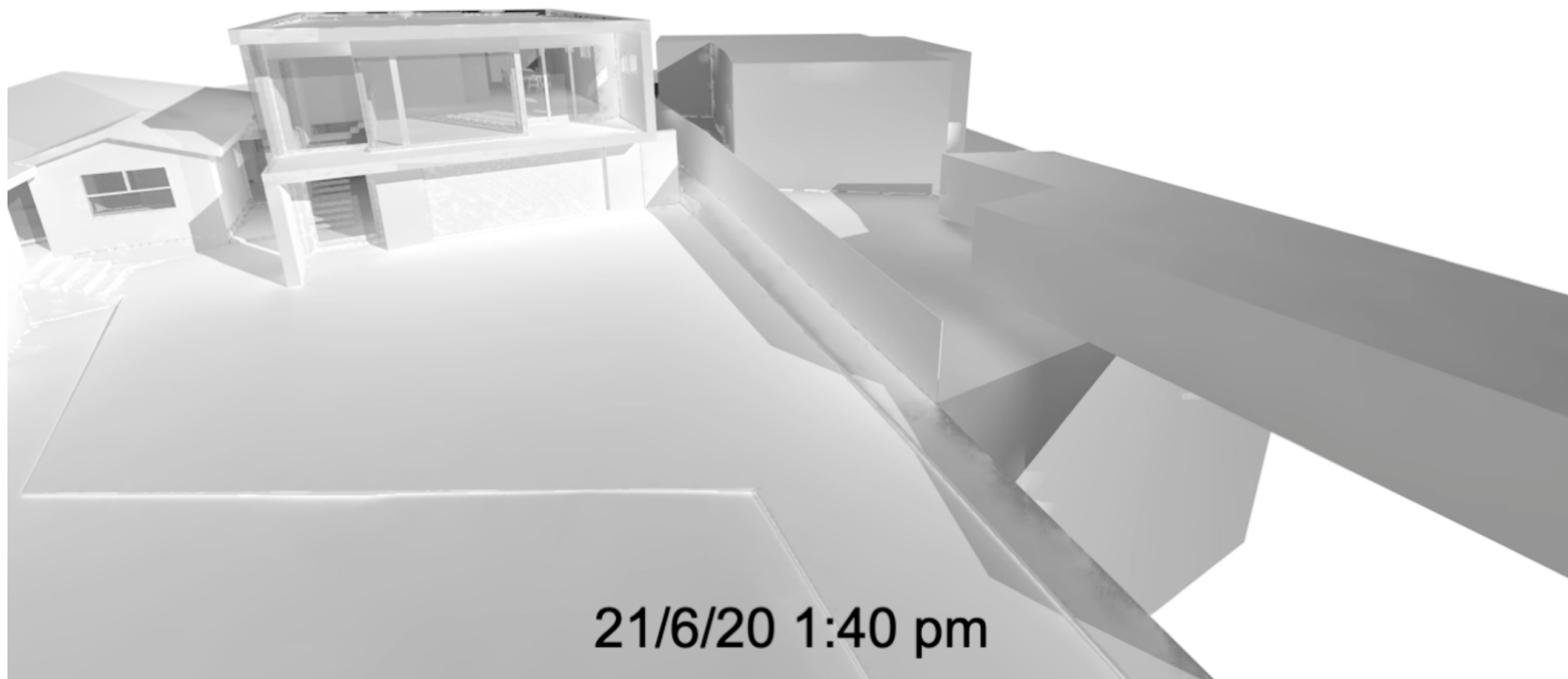


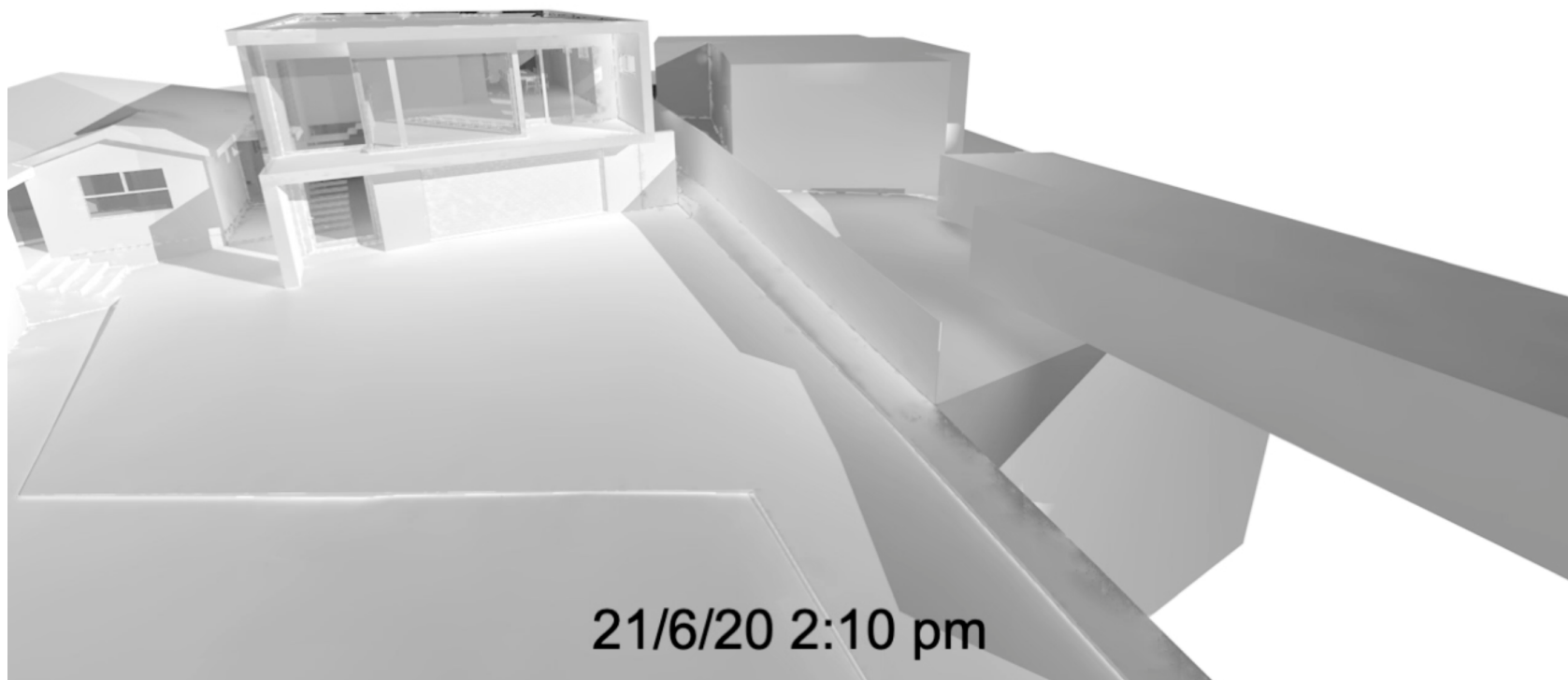


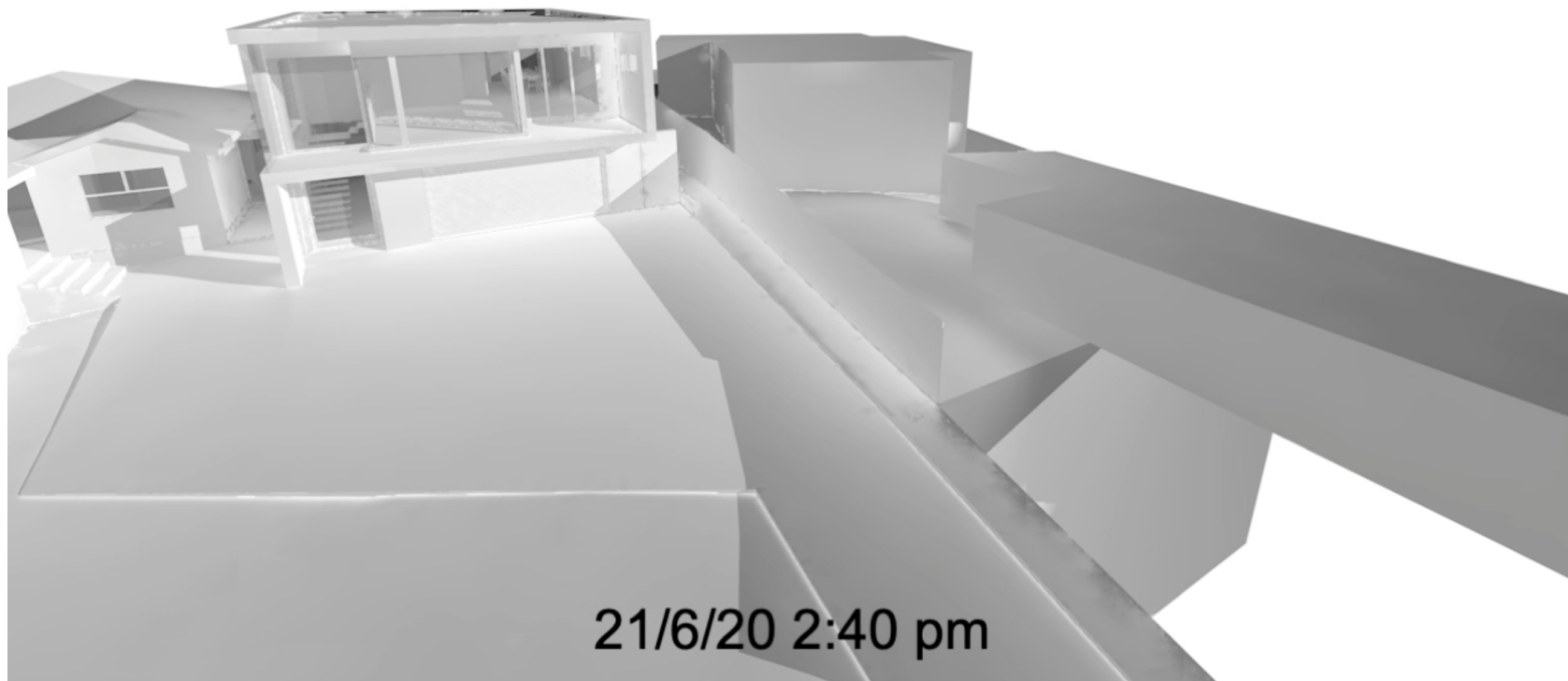




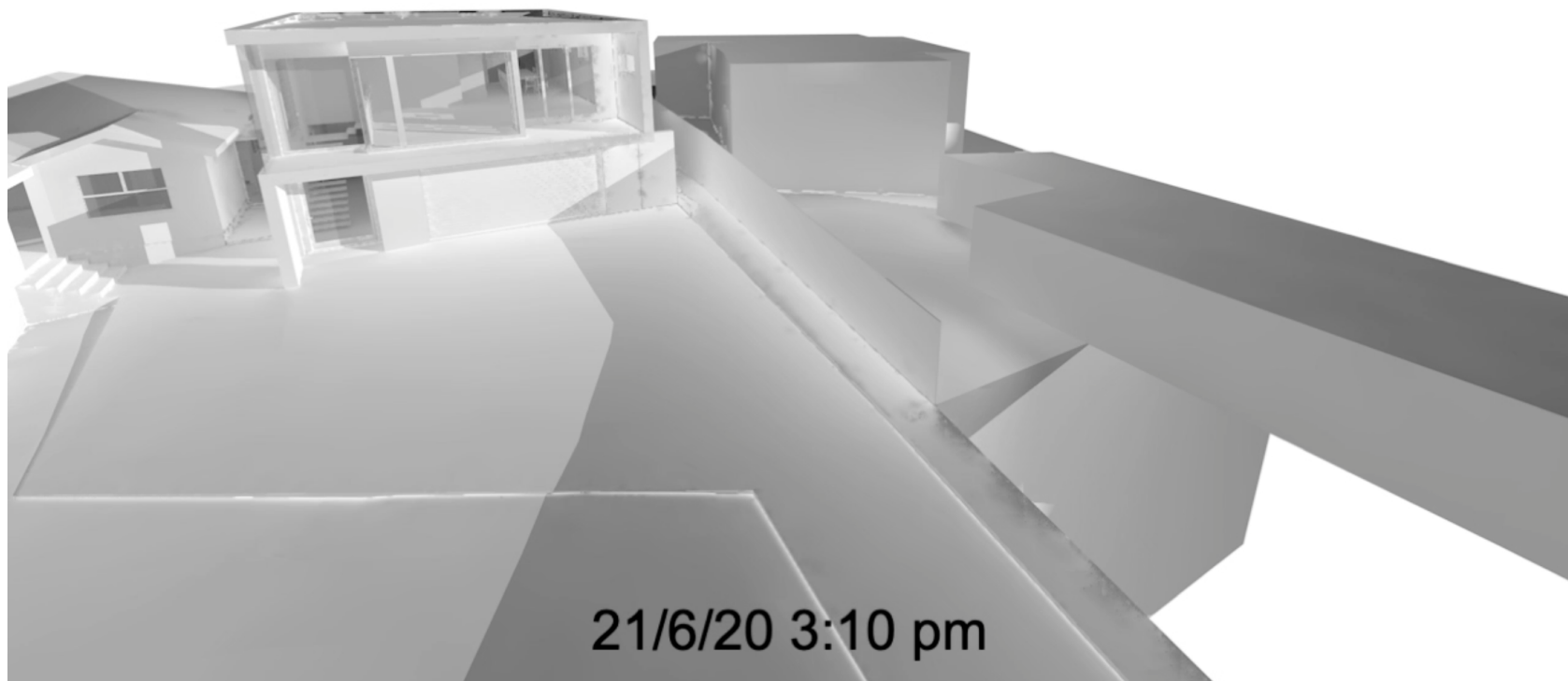


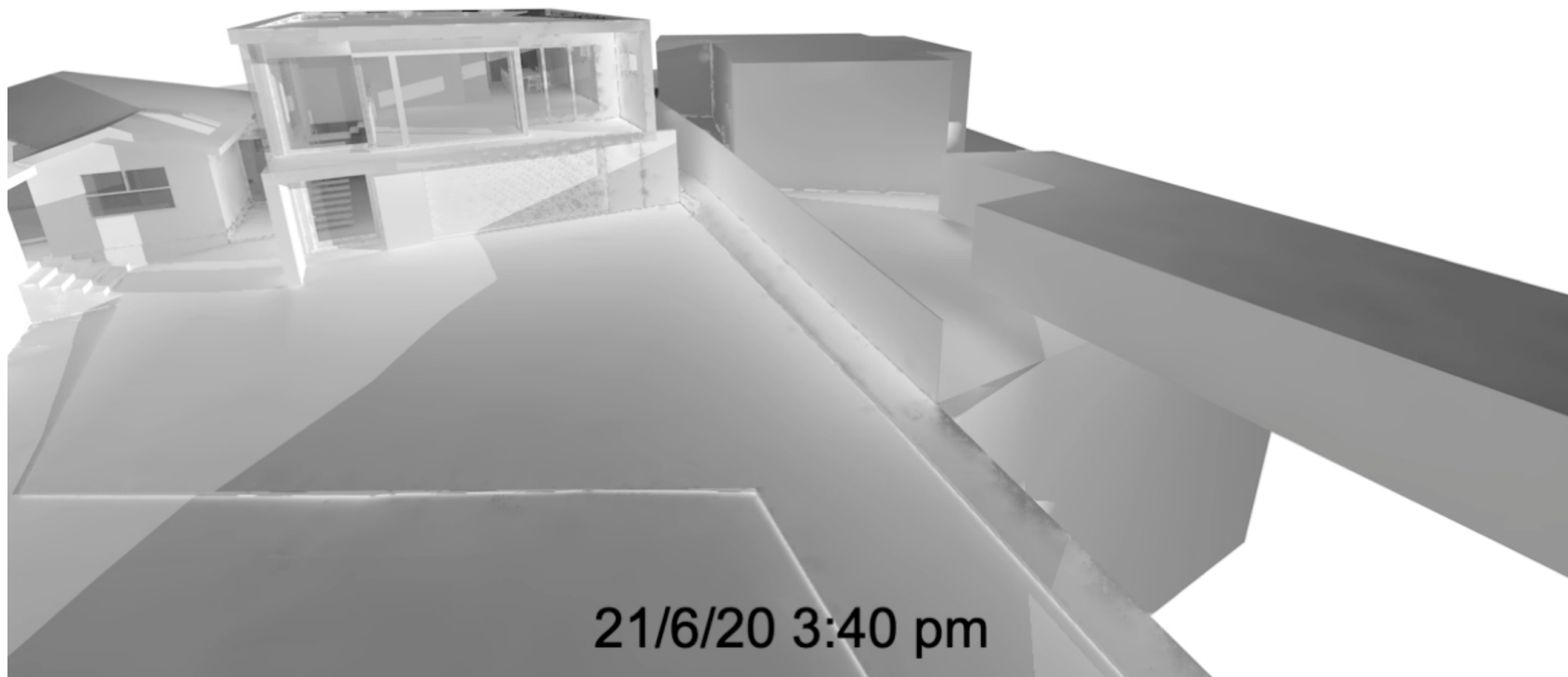


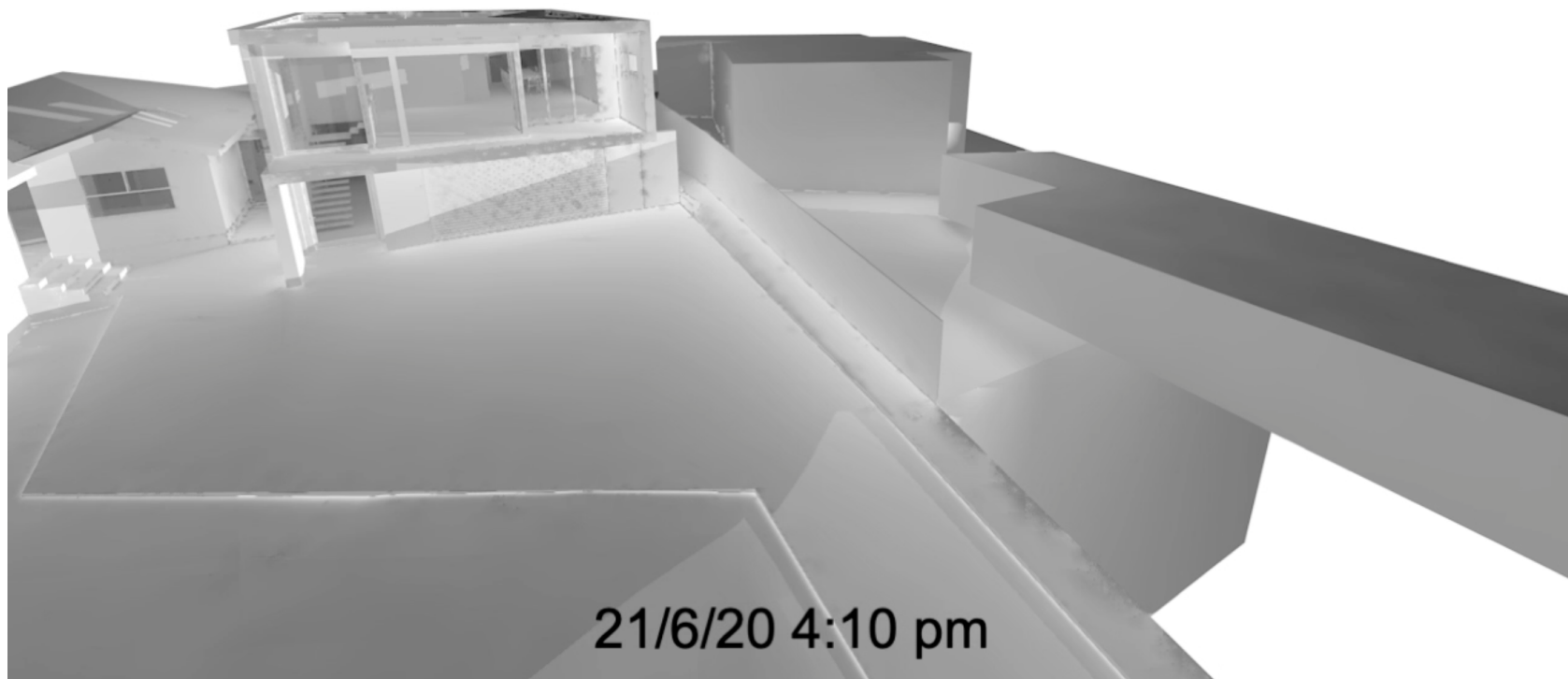


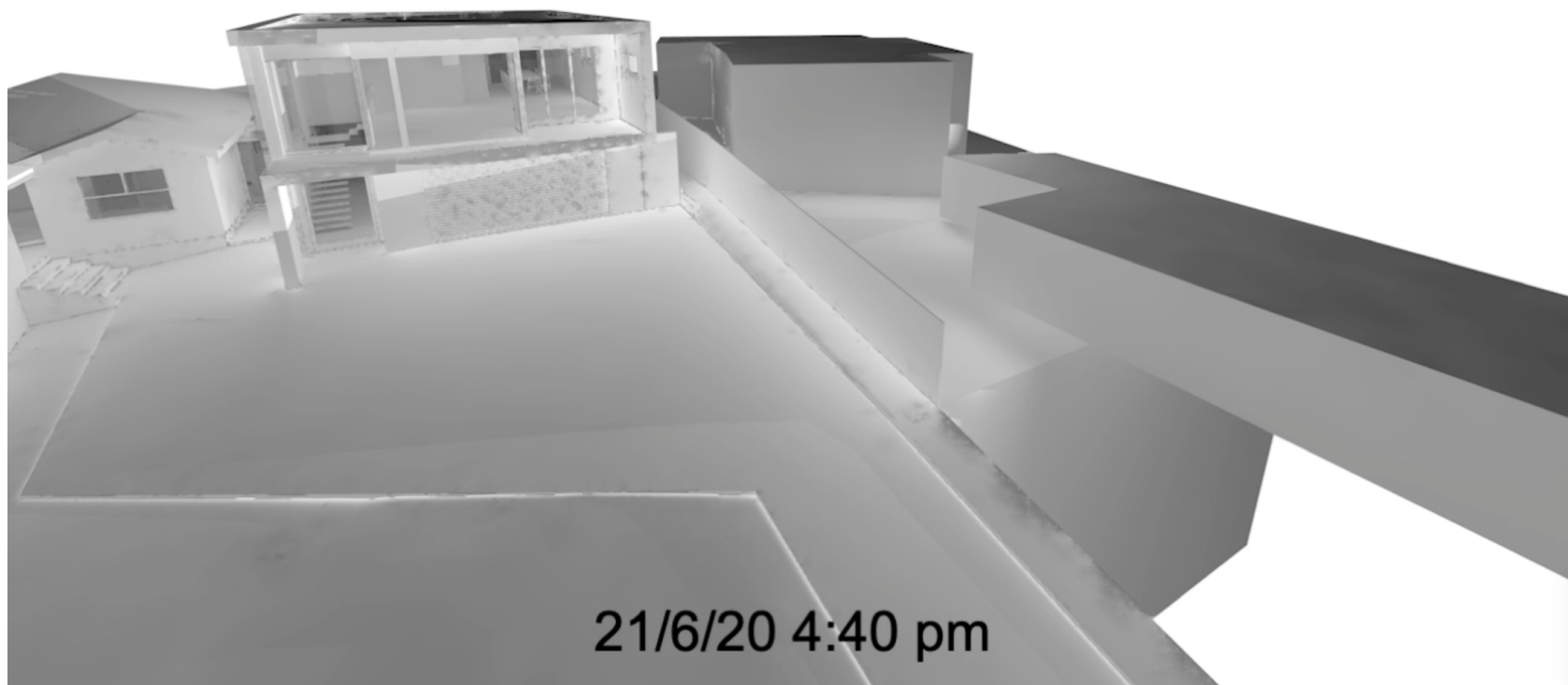












29<sup>th</sup> OCTOBER, 2020,  
3 JINGELLA PLACE,  
DEVONPORT, 7310.  
(PH. 0417 249839)

THE GENERAL MANAGER,  
DEVONPORT CITY COUNCIL,  
P.O. Box 604,  
DEVONPORT, 7310.

DEAR SIR,

RE :- APPLICATION FOR PLANNING PERMIT (SECTION 57(3))  
APPLICATION NO PA 2020.0170.  
89 NORTH STREET, DEVONPORT, 7310.  
DATE OF NOTICE 21-10-2020.

RE :- OUR REPRESENTATION (SECTION 57(5))  
CONCERNING THE ABOVEMENTIONED APPLICATION FOR "SINGLE  
DWELLING ALTERATIONS AND ADDITIONS."

WE GRAEME AND OLIVIA DENHOLM OWN AND OCCUPY THE PROPERTY  
AND RESIDENCE AT 3 JINGELLA PLACE THAT IS IMMEDIATELY  
ADJACENT TO THE WEST OF THE PROPERTY AND RESIDENCE AT  
89 NORTH STREET, DEVONPORT.

WE HAVE OWNED AND RESIDED ON THE PROPERTY SINCE 1981  
(39 YEARS). WE ARE BOTH RETIREES AGED 79 AND 73 YEARS.  
WE NORMALLY SPEND MOST OF OUR TIME EACH DAY AT HOME.

WE WERE SHOCKED AND DEVASTATED TO LEARN OF THE PROPOSED  
DEVELOPEMENT AT 89 NORTH STREET AND WE STRONGLY OBJECT  
TO THE CONSIDERABLE IMPACT THAT THE PROPOSED "ADDITIONS"  
COMPONENT OF THE APPLICATION WOULD HAVE ON OUR HOME  
AND EVERYDAY WAY OF LIFE.

PAGE 1 OF 6.



2.  
-

THE AFFECT ON OUR EXISTING LEVEL OF PRIVACY, OUR LOSS OF EXPOSURE TO DIRECT MORNING SUNSHINE, NATURAL LIGHTING, WARMTH AND THE WONDERFUL AMENITY ENJOYED WOULD ALL BE IMPACTED IN A CATASTROPHIC AND PERMANENT WAY.

THE EASTERN SIDE OF OUR RESIDENCE ADJACENT TO 89 NORTH STREET COMPRISES (FROM NORTH TO SOUTH) KITCHEN/DINING ROOM, LAUNDRY, REAR PORCH, SEWING/COMPUTER ROOM, TOILET/SHOWER AND MASTER BEDROOM.

ADDITIONALLY, A LARGE OUTDOOR SUNDECK AREA ADJOINS THE REAR PORCH, SEWING/COMPUTER ROOM AND MASTER BEDROOM AND THE AREA ENJOYS THE BENEFIT OF DIRECT SUNLIGHT FROM SUNRISE UNTIL MID-DAY AND IT IS UTILISED REGULARLY BY US AS A SEATED AREA FOR SOCIALISING, SNACKS AND VARIOUS LEISURE ACTIVITIES.

ON PAGE 6 OF 7 OF THE APPLICATION IT STATES AS FOLLOWS:-

THE SITING AND SCALE OF A DWELLING MUST:

(a) NOT CAUSE UNREASONABLE LOSS OF AMENITY BY:

(i) REDUCTION IN SUNLIGHT TO A HABITABLE ROOM (OTHER THAN A BEDROOM) OF A DWELLING ON AN ADJOINING LOT; OR

(ii) OVERSHADOWING THE PRIVATE OPEN SPACE OF A DWELLING ON AN ADJOINING LOT; OR

(iii) OVERSHADOWING OF AN ADJOINING VACANT LOT; OR

(iv) VISUAL IMPACTS CAUSED BY THE APPARENT SCALE, BULK OR PROPORTIONS OF THE DWELLING WHEN VIEWED FROM AN ADJOINING LOT; AND

(b) PROVIDE SEPARATION BETWEEN DWELLINGS ON ADJOINING LOTS THAT IS COMPATIBLE WITH THAT PREVAILING IN THE SURROUNDING AREA.

WE RESPECTFULLY REQUEST THAT COUNCIL GIVE GOOD AND PROPER EVALUATION AND CONSIDERATION TO THIS ASPECT

PAGE 2 OF 6.



3.

KEEPING IN MIND THAT AN INVASIVE LARGE DOUBLE STORIED "ADDITION" IS PLANNED TO BE SQUEEZED IN BETWEEN AN EXISTING FAMILY HOME/RESIDENCE AND OUR BOUNDARY. THE CONSEQUENCE TO US BEING A DRAMATIC LOSS OF DIRECT SUNSHINE, WARMTH, NATURAL LIGHT AND AN ADDED BURDEN OF INCREASED HEATING COSTS AND THE LIKELY LOSS OF OUR PROPERTY'S VALUATION.

AN ADDITIONAL AND MAJOR CONCERN TO US WOULD BE AN UNACCEPTABLE INVASION AND LOSS OF OUR CURRENT PRIVACY SITUATION. ALL OF OUR EASTERN FACING ROOMS WILL BE IN A POSITION TO BE LOOKED INTO FROM CLOSE RANGE NECESSITATING THE CLOSING OF OUR CURTAINS AND BLINDS, SOMETHING THAT WE NEVER HAVE HAD TO DO, AND HAVEN'T DONE IN THE PAST. A FURTHER ACTION THAT WOULD ALSO CAUSE A FURTHER LOSS TO US OF OUR EXISTING NATURAL LIGHTING AVAILABILITY.

WE RESPECTFULLY QUOTE FROM PAGE 5 OF 7 OF THE APPLICATION -

"THE ORIENTATION OF THE SITE AND ELEVATED POSITION AND ORIENTATION OF THE NEIGHBOURING STRUCTURE RENDERS THE PROPOSAL AS HAVING LITTLE IMPACT, AND THEREFORE DOES NOT UNREASONABLE REDUCE THE AMENITY OF THE DWELLING TO THE WEST."

WE BELIEVE THAT STATEMENT TO BE A REXICULOUS, FALSE, MISLEADING AND MISCHIEVOUS STATEMENT FOR THE APPLICANT TO MAKE ON OUR BEHALF. WE WOULD MOST CERTAINLY EXPERIENCE A MASSIVE LOSS OF AMENITY AND WE TAKE EXCEPTION TO SUCH COMMENTS BEING MADE BY THE APPLICANT.

A DISASTEROUS AND COMPLETE LOSS FROM THE WHOLE EASTERN SIDE OF OUR RESIDENCE OF THE MAGNIFICENT

PAGE 3 OF 6.



4.

AND MUCH ENJOYED OUTLOOK THAT WE POSSESS OF THE SEA, MOUTH OF THE MERSEY RIVER, THE SURROUNDING COUNTRYSIDE AND MOUNTAINS, THE CITY NIGHT LIGHTS AND AIRPORT ACTIVITY WOULD BE LOST TO US FOREVER.

A MUCH ADMIRER AND LOVED OUTLOOK THAT WE PAID A PRICE FOR, THE LOSS OF WHICH WOULD MOST SURELY ADVERSELY AFFECT THE FUTURE VALUATION AND SALEABLE PRICE OF OUR PROPERTY.

THE PROPOSED DOUBLE STORIED "ADDITION" VERY CLOSE TO OUR BOUNDARY WOULD CONSEQUENTLY CAUSE A TOTALLY UNREASONABLE LOSS OF PRIVACY, NATURAL LIGHTING AND WARMTH DURING THE MORNING HOURS OF EACH DAY DUE TO THE EXTENSIVE REDUCTION OF EARLY MORNING DIRECT SUNLIGHT ON THE EASTERN SIDE OF THE LIVING AREAS OF OUR HOME.

IT WOULD IN FACT AFFECT OUR WHOLE RESIDENCE NECESSITATING ADDITIONAL HEATING REQUIREMENTS AND ASSOCIATED INCREASED HEATING COST TO AVOID POSSIBLE DAMPNES, MILDEW AND CONDENSATION PROBLEMS.

THE SUNDECK AREA ON THE EASTERN SIDE OF OUR RESIDENCE WOULD BECOME NOTHING MORE THAN A GIANT WIND TUNNEL SITE FOR THE NORTHERLY WEATHER THAT AT TIMES COMES IN ACROSS THE SEA AND UP THE DRIVEWAY AT 89 NORTH STREET.

FOR THE RECORD, WE MAKE MENTION OF THE FACT THAT WE HAVE A GENUINE CONCERN THAT THE PROPOSED DEVELOPEMENT WORK CLOSE BY TO OUR BOUNDARY AND RESIDENCE MIGHT POSSIBLY CAUSE SOME STRUCTURAL DAMAGE TO OUR PROPERTY.

HAVING A GOOD LOCALISED HISTORICAL KNOWLEDGE OF THE AREA, THAT INCLUDES THE EXISTENCE OF AN AVENUE OF

PAGE 4 OF 6.



5.

VERY LARGE PINE TREES THAT WAS GROWING ON THE BOUNDARY LINE OF OUR EASTERN BOUNDARY ABOUT FIFTY YEARS AGO, WE RAISED THE MATTER WITH THE COUNCIL PLANNING OFFICER ON 28<sup>th</sup> OCTOBER INST.

WE WERE ADVISED THAT THE MATTER WAS BETWEEN US AND THE DEVELOPER AND NOT AN ISSUE THAT COUNCIL WOULD NEED TO BECOME INVOLVED IN.

IN CONCLUSION, AND TO STATE THE OBVIOUS, WE STRONGLY OBJECT TO THE APPLICATION FOR THE PROPOSED "ADDITIONS" AT 89 NORTH STREET IN TOTAL AND LIKEWISE WE WOULD BE MOST UPSET IF COUNCIL AGREED TO AND APPROVED ANY DISCRETIONARY MATTER OF A PROTRUSION OF THE BOUNDARY BUILDING ENVELOPE.

WE CONSIDER THE "ADDITIONS" AS PROPOSED TO BE PROFOUNDLY UNREASONABLE AND GROSSLY INCONSIDERATE - WITH DUE RESPECT WE INDICATE THAT PERSONALLY WE WOULD NEVER DREAM OF BEING SO GROSSLY INCONSIDERATE TOWARDS ANY OF OUR NEIGHBOURS WHEN OTHER MORE REASONABLE ALTERNATIVES APPEAR TO BE AVAILABLE.

WE MAKE REFERENCE TO PAGE 3 OF 7 OF THE APPLICATION AND WE QUOTE -

"THE NORTHERN PORTION OF THE WESTERN WALL PROTRUDES THROUGH THE SIDE BOUNDARY BUILDING ENVELOPE TAPER."

ON PAGE 7 OF 7 OF THE APPLICATION IT STATES AND WE QUOTE.

"WE THEREFORE SEEK COUNCILS APPROVAL OF THE PROPOSAL, WITH THE MINOR WALL PROTRUSION FORMING THE ONLY DISCRETION TO THE INTERIM PLANNING SCHEME."

PAGE 5 OF 6.



6.

WE REQUEST THAT COUNCIL NOT AGREE TO OR APPROVE THE WALL PROTRUSION OF THE SIDE BOUNDARY BUILDING ENVELOPE TAPER FOR ALL OF THE REASONS THAT WE HAVE OUTLINED IN OUR REPRESENTATION.

WE WOULD MOST WELCOME ANY COUNCIL OFFICER TO VISIT AND INSPECT OUR PROPERTY CONCERNING ANY OF THE MATTERS THAT WE HAVE RAISED.

YOURS FAITHFULLY,  
GRAEME AND OLIVIA DENHOLM.

G. Denholm.  
29-10-2020.

O. Denholm  
29-10-2020

ATTACHMENTS:

- |    |       |            |                                   |
|----|-------|------------|-----------------------------------|
| 1. | PHOTO | 28-10-2020 | 89 NORTH ST.                      |
| 2. | "     | 31-10-2020 | EASTERN SUNDECK, 3 JINGELLA PLACE |
| 3. | "     | "          | 89 NORTH ST.                      |
| 4. | "     | "          | " " "                             |

PAGE 6 OF 6.



10/30/2020

Mail - Olivia Denholm - Outlook



A MUCH ENJOYED SUNRISE!

PHOTO 6.00 a.m. 28<sup>th</sup> OCTOBER 2020.

(FROM SUNDECK EASTERN SIDE RESIDENCE  
AT 3 JINGELLA PLACE TOWARDS RESIDENCE  
AT 89 NORTH ST.)

ATTACHMENT 1.



10/31/2020

Mail - Olivia Denholm - Outlook



PHOTO 11-45 a.m 31<sup>ST</sup> OCTOBER, 2020.

(SUNDECK AREA EASTERN SIDE OF RESIDENCE AT  
3 JINGELLA PLACE.)

ATTACHMENT 2.



10/31/2020

Mail - Olivia Denholm - Outlook



PHOTO 11-45 a.m. 31<sup>ST</sup> OCTOBER, 2020.

(PHOTO FROM SUNDECK EASTERN SIDE OF RESIDENCE  
AT 3 JINGELLA PLACE TOWARDS EXISTING RESIDENCE  
AT 89 NORTH ST.)

ATTACHMENT 3.

<https://outlook.live.com/mail/0/inbox/id/AQQkADAwATZIZmYAZC11ZDQzLTE2MTUtMDACLTAwCgAQAKWZiI0mjuZEgB%2BIFH%2F962M%3D/s...> 1/1



10/31/2020

Mail - Olivia Denholm - Outlook



PHOTO 11-45 a.m. 31<sup>ST</sup> OCTOBER, 2020.

(PHOTO FROM SUNDECK EASTERN SIDE OF RESIDENCE AT  
3 JINGELLA PLACE TOWARDS PROPOSED "ADDITIONS" SITE AT  
89 NORTH ST. - AND BLUFF LIGHTHOUSE.)

ATTACHMENT 4.