



Devonport City Council

PUBLIC NOTICE

APPLICATION FOR PLANNING PERMIT

Section 57(3) Land Use Planning Approvals Act 1993

An application for a planning permit has been made which may affect you.

Application Details

Application Number:	PA2025.0115
Proposed Use or Development:	Residential (multiple dwellings - 1 x additional unit)
Address of the Land:	49 Fleetwood Drive, Spreyton
Date of Notice:	13/09/2025

You are invited to view the application and any documents and plans accompanying it on the ground floor of the paranaple centre at 137 Rooke Street, Devonport or on Council's website www.devonport.tas.gov.au

Any person may make a representation relating to the application in accordance with section 57(5) of the *Land Use Planning Approvals Act 1993*, during a period of 14 days commencing on the date of this notice.

Your representation must:

- be received by close of business on **26/09/2025**;
- be in writing; and
- addressed to the Chief Executive Officer, Devonport City Council:
 - P.O. Box 604, Devonport, Tasmania, 7310; or
 - townplanning@devonport.tas.gov.au

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



49 Fleetwood Drive, Spreyton



This map is made available for the purpose of providing access to Devonport City Council information and not as professional advice. The information contained on the map is diagrammatic only. All information should be verified on site, or with the appropriate State Government Department or Council Office, prior to being used for any purpose.

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Created: 11-09-2025 12:39:24



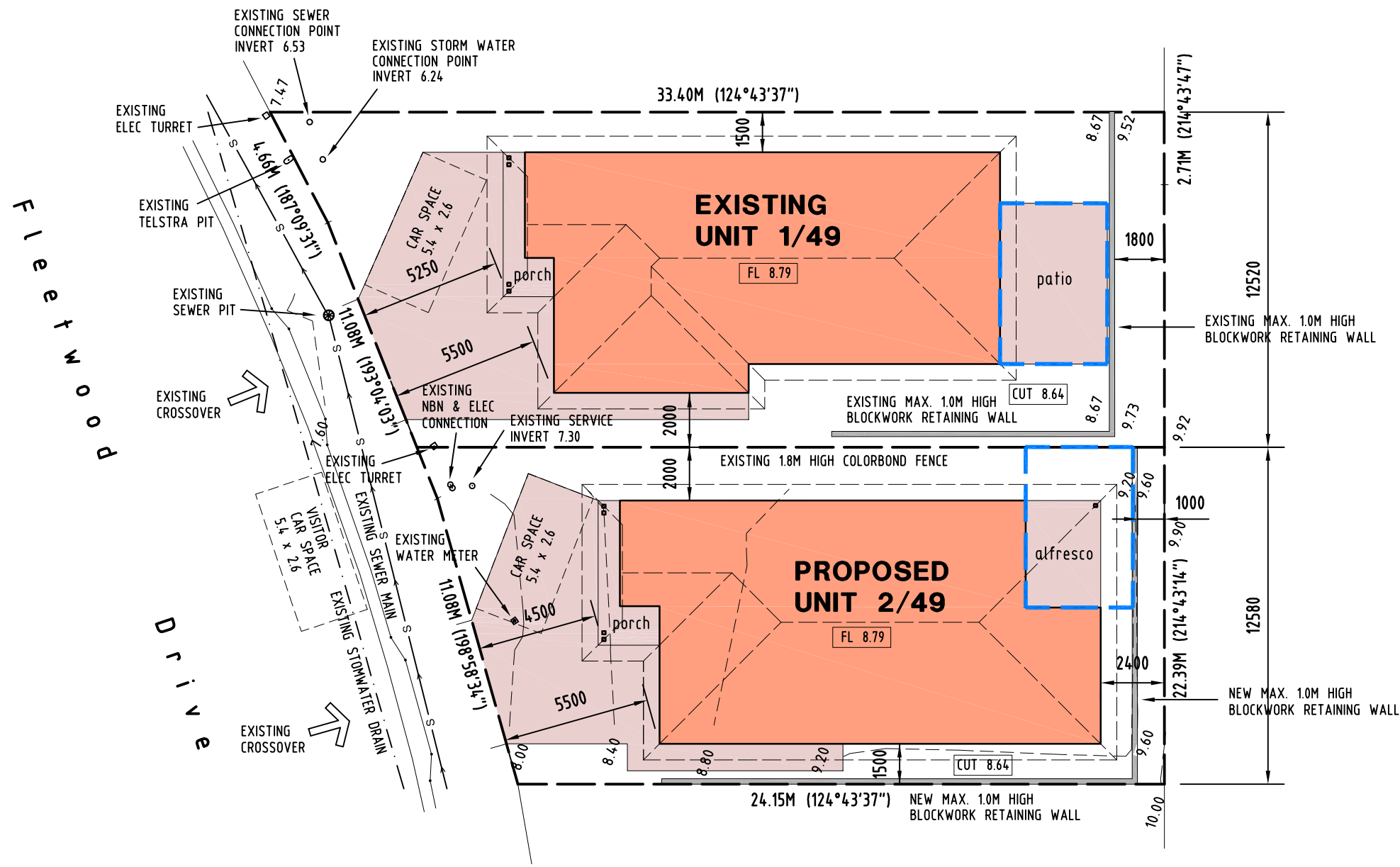
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proposed site plan

SCALE - 1:200

SITE LEVELS ARE TO AHD
REFER TO SURVEY PLAN
BY: L.C. MACKENZIE SURVEYORS
REF: 5117 DATE: 31.7.25

LEGEND:



SITE AREAS:

EXISTING UNIT 1	
DWELLING (incl GARAGE):	144.0 m ²
PORCH:	6.0 m ²
SITE AREA:	381.0 m ²
PROPOSED UNIT 2	
DWELLING (incl GARAGE):	144.5 m ²
PORCH:	6.5 m ²
ALFRESCO:	11.2 m ²
SITE AREA:	327.0 m ²
TOTAL SITE AREA:	708.0 m ²
TOTAL SITE COVERAGE:	312.2m ² (44.1 %)
TOTAL SITE PERMEABILITY:	283.5m ² (40.0 %)

REV	AMENDMENT	DATE
A	PRELIM DESIGN 1	7.8.25
B	PRELIM DESIGN 2	18.8.25
C	CLIENT'S REVISIONS	26.8.25
D	DA ISSUE	28.8.25


PROJECT
MULTIPLE DWELLING DEVELOPMENT
No. 49 FLEETWOOD DRIVE,
SPREYTON 7310

DRAWING
PROPOSED SITE PLAN

CLIENT
M. SMITH

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DESIGN TW	DRAWN TW	DATE 7.8.25
SCALE AS SHOWN	SHEET No. 02 (OF 9)	REF No. 0778DA-D



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Licence CC7455
Email: timwilsondraft@outlook.com
Mob: 0437 002 026

Tim Wilson Design & Drafting

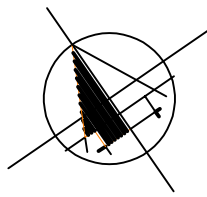
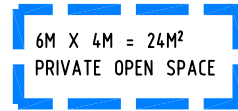


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LEGEND:



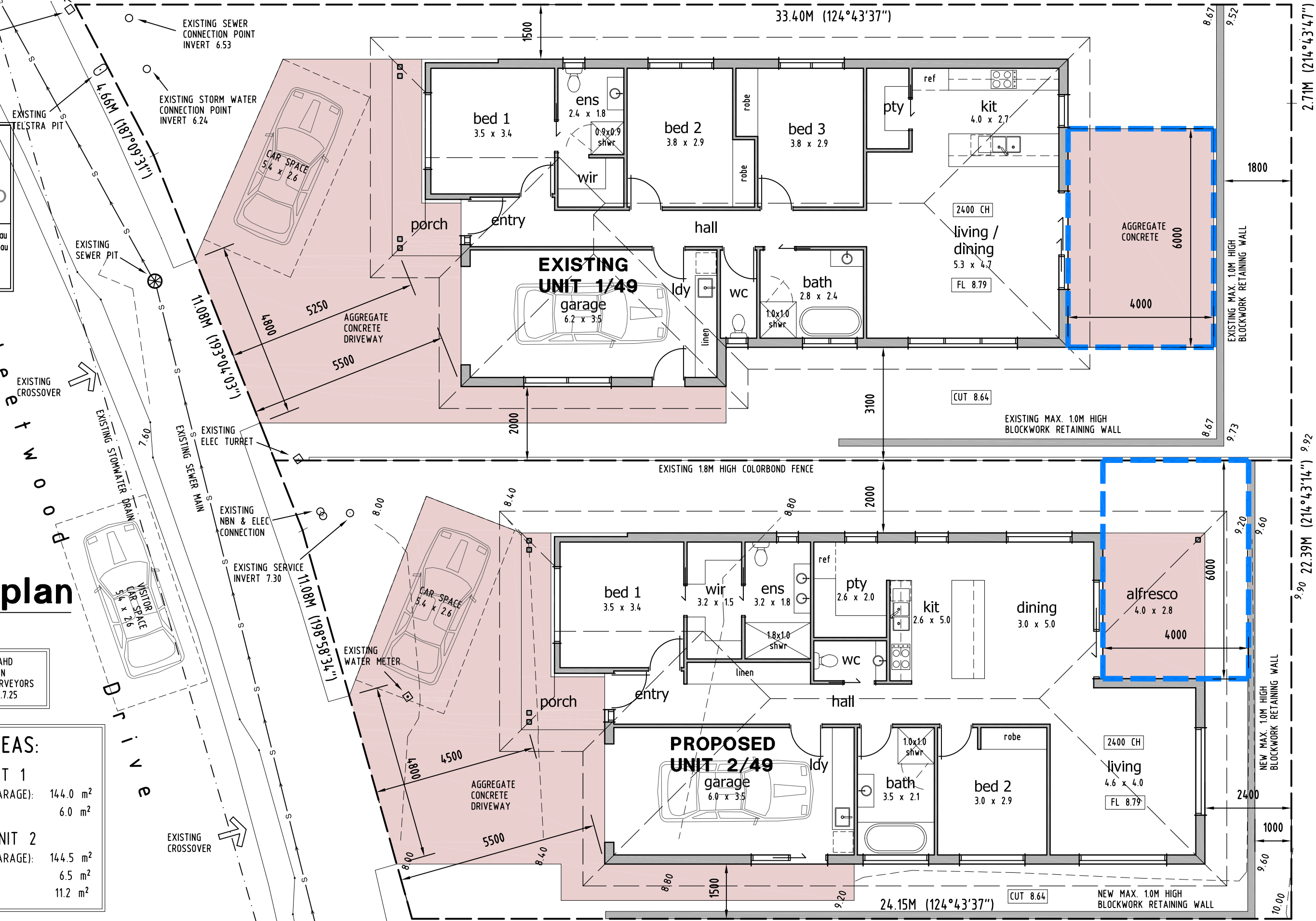
floor plan

SCALE - 1:100

SITE LEVELS ARE TO AHD
REFER TO SURVEY PLAN
BY: L.C. MACKENZIE SURVEYORS
REF: 5117 DATE: 31.7.25

FLOOR AREAS:

EXISTING UNIT 1		
DWELLING (incl GARAGE):	144.0 m ²	
PORCH:	6.0 m ²	
PROPOSED UNIT 2		
DWELLING (incl GARAGE):	144.5 m ²	
PORCH:	6.5 m ²	
ALFRESCO:	11.2 m ²	



REV	AMENDMENT	DATE
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D	DA ISSUE	28.8.25


PROJECT
MULTIPLE DWELLING
DEVELOPMENT
No. 49 FLEETWOOD DRIVE,
SPREYTON 7310

DRAWING
FLOOR PLAN

CLIENT
M. SMITH

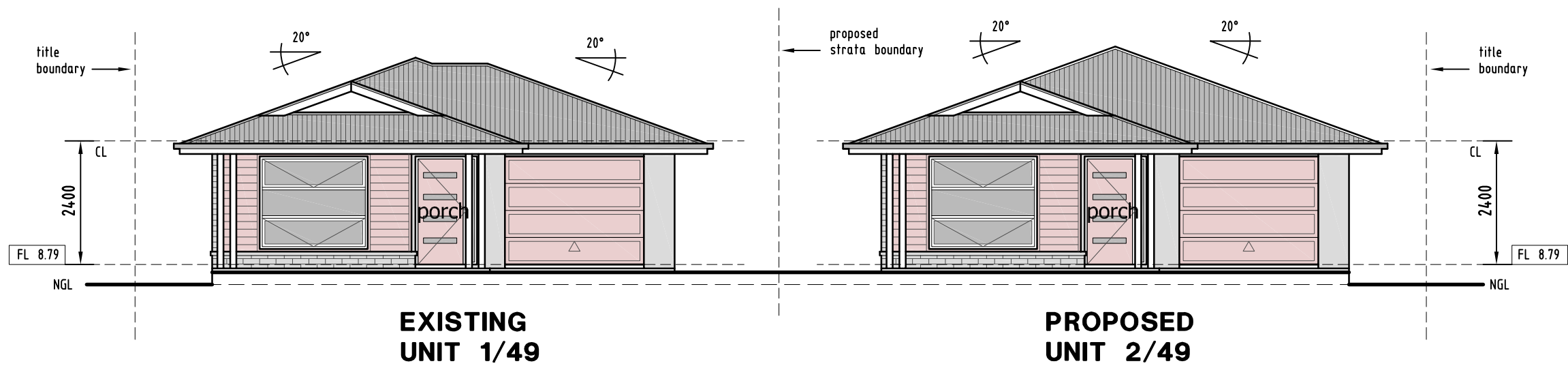
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SCALE AS SHOWN	SHEET No. 03 (OF 9)	REF No. 0778DA-D



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**EXISTING
UNIT 1/49**
west elevation

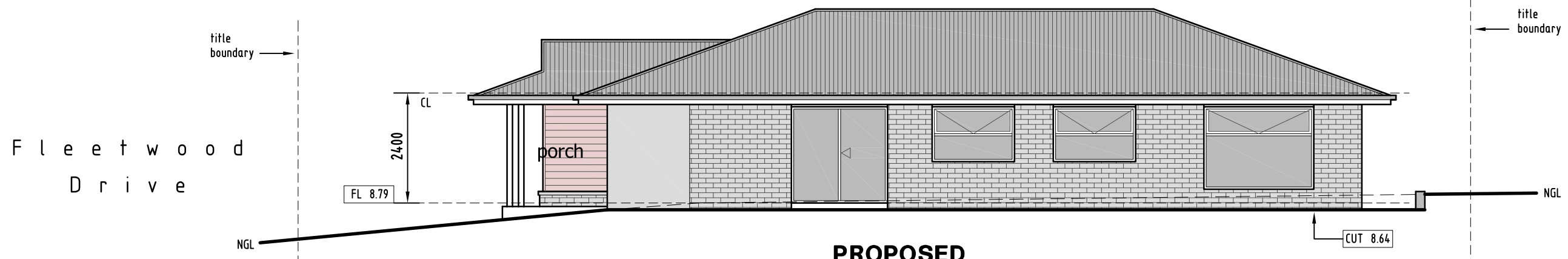
**PROPOSED
UNIT 2/49**
west elevation

F l e e t w o o d D r i v e

SCALE - 1:100

external finishes

- CR** COLORBOND CUSTOM-ORB ROOF AT 20° PITCH
- FB** FACE BRICKWORK
- RB** RENDERED BRICKWORK
- WB** 'SCYON LINEA' CEMENT SHEET WEATHERBORDS
- TF** TIMBER FEATURE GARAGE PANEL-LIFT & FRONT DOOR
- AW** SELECTED ALUMINIUM FRAMED WINDOWS & DOORS (DOUBLE GLAZING)
- CF** COLORBOND FASCIA & GUTTER 600 WIDE CEMENT SHEET EAVES
- VP** VERANDAH POSTS



**PROPOSED
UNIT 2/49**
south elevation

SCALE - 1:100

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 A: 5 Bay Drive, Quoiba 7310
 P: (03) 6427 2676

REV	AMENDMENT	DATE
A	PRELIM DESIGN 1	7.8.25
B	PRELIM DESIGN 2	18.8.25
C	CLIENT'S REVISIONS	26.8.25
D	DA ISSUE	28.8.25

PROJECT
**MULTIPLE DWELLING
 DEVELOPMENT**
 No. 49 FLEETWOOD DRIVE,
 SPREYTON 7310

DRAWING **ELEVATIONS**

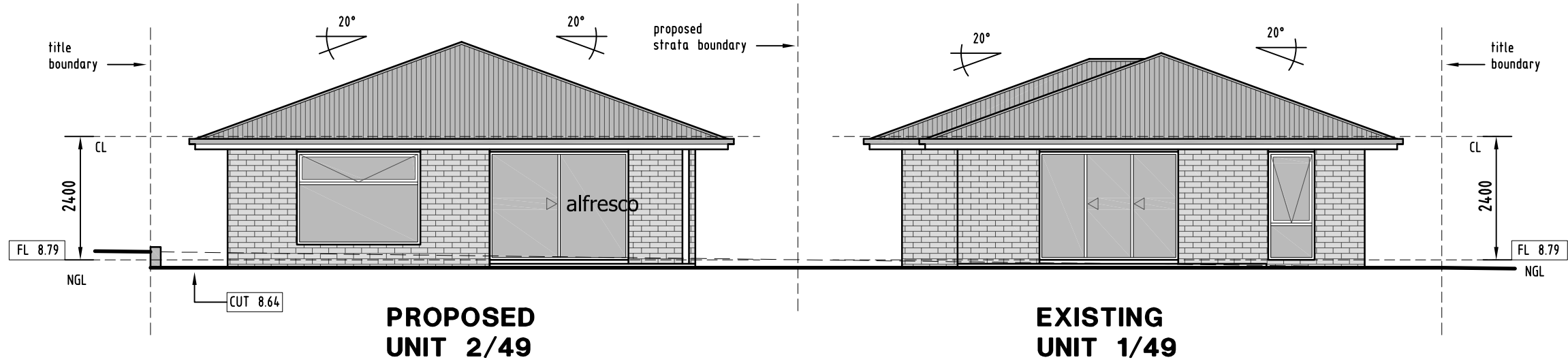
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SCALE AS SHOWN	SHEET No. 04 (OF 9)	REF No. 0778DA-D

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 Licence CC7455
 Email: timwilsondraft@outlook.com
 Mob: 0437 002 026



**PROPOSED
UNIT 2/49**

east elevation

SCALE - 1:100

**EXISTING
UNIT 1/49**

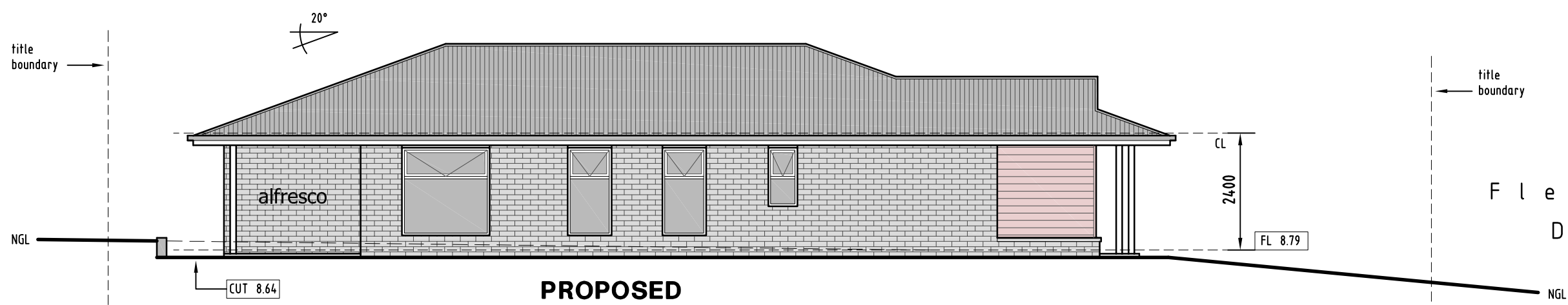
external finishes

- CR** COLORBOND CUSTOM-ORB ROOF AT 20° PITCH
- FB** FACE BRICKWORK
- RB** RENDERED BRICKWORK
- WB** 'SCYON LINEA' CEMENT SHEET WEATHERBORDS
- TF** TIMBER FEATURE GARAGE PANEL-LIFT & FRONT DOOR
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F l e e t w o o d
D r i v e



**PROPOSED
UNIT 2/49**

north elevation

SCALE - 1:100

REV	AMENDMENT	DATE
A	PRELIM DESIGN 1	7.8.25
B	PRELIM DESIGN 2	18.8.25
C	CLIENT'S REVISIONS	26.8.25
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PROJECT
**MULTIPLE DWELLING
DEVELOPMENT**
No. 49 FLEETWOOD DRIVE,
SPREYTON 7310

DRAWING **ELEVATIONS**

CLIENT
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DESIGN TW	DRAWN TW	DATE 7.8.25
SCALE AS SHOWN	SHEET No. 05 (OF 9)	REF No. 0778DA-D

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Building Services Provider
Licence CC7455
Email: timwilsondraft@outlook.com
Mob: 0437 002 026



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E: info@platinumproconstruction.com.au
A: 5 Bay Drive, Quoiba 7310
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EXISTING UNIT 1/49
north elevation
SCALE - 1:100



EXISTING UNIT 1/49
south elevation
SCALE - 1:100


REV	AMENDMENT	DATE
A	PRELIM DESIGN 1	7.8.25
B	PRELIM DESIGN 2	18.8.25
C	CLIENT'S REVISIONS	26.8.25
D	DA ISSUE	28.8.25

PROJECT
MULTIPLE DWELLING DEVELOPMENT
No. 49 FLEETWOOD DRIVE,
SPREYTON 7310

DRAWING **ELEVATIONS**
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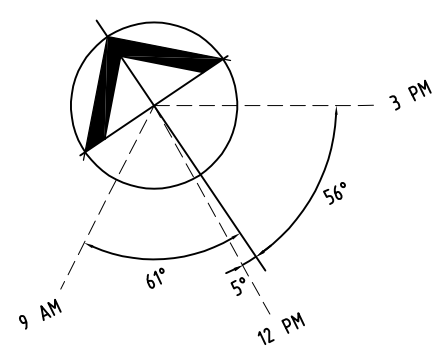
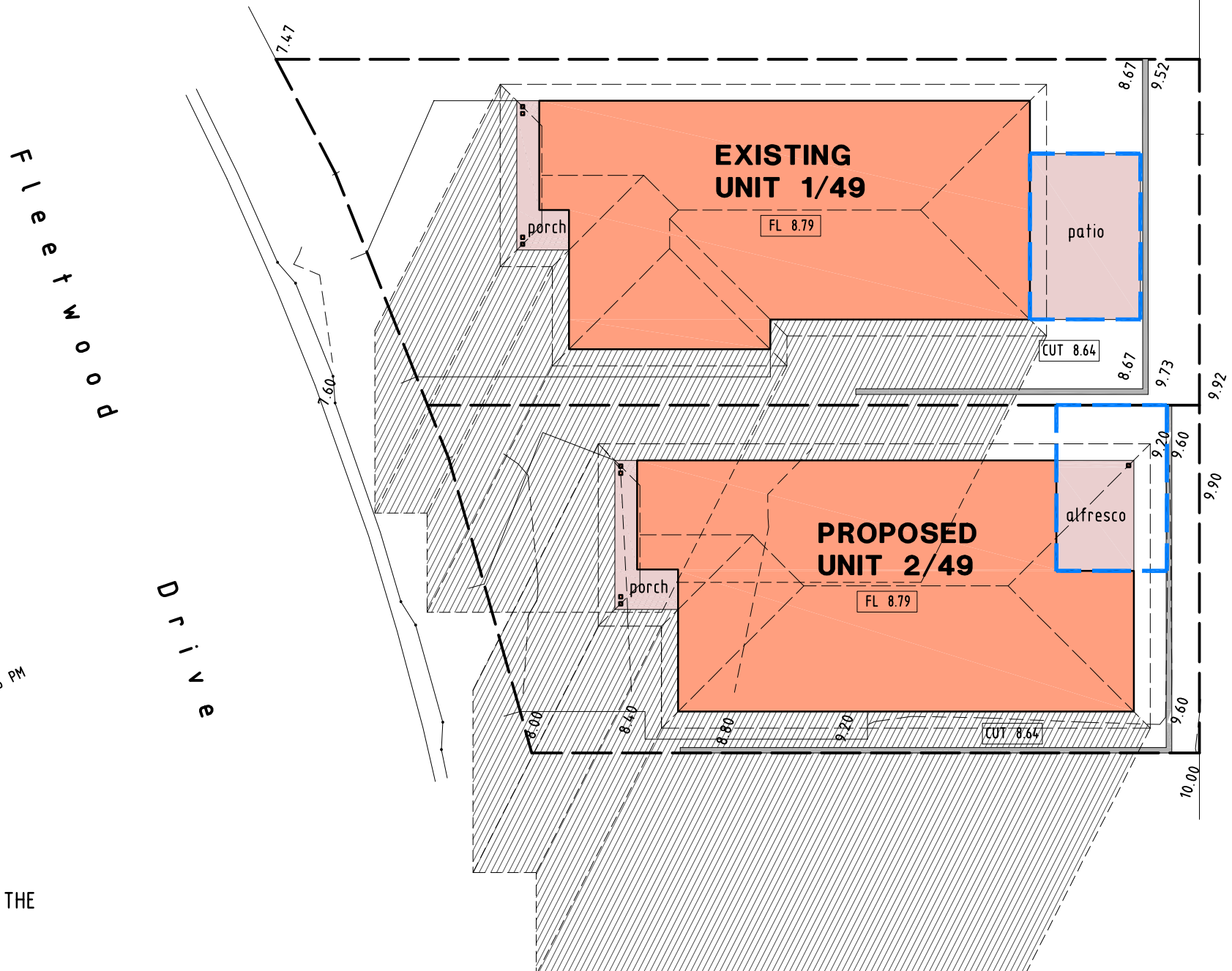
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Email: timwilsondraft@outlook.com
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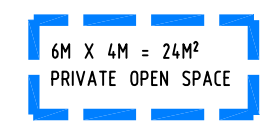
ANGLE OF SHADOW ON THE 21 JUNE




9 AM 21 June shadow diagram




SCALE - 1:200

SITE LEVELS ARE TO AHD
REFER TO SURVEY PLAN
BY: L.C. MACKENZIE SURVEYORS
REF: 5117 DATE: 31.7.25

LEGEND:



LENGTH OF SHADOW CAST ON THE 21ST JUNE 41° LATITUDE		
TIME	SHADOW LENGTH OF A 1 m HIGH POST	SUN ALTITUDE
9 AM	4.00 m	14 DEG 
12 PM	1.60 m	31 DEG 
3 PM	2.60 m	21 DEG 

9 AM 21 JUNE WINTER SOLTICE	
12 NOON 21 JUNE WINTER SOLTICE	
3 PM 21 JUNE WINTER SOLTICE	

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PROJECT
MULTIPLE DWELLING DEVELOPMENT
No. 49 FLEETWOOD DRIVE,
SPREYTON 7310

DRAWING
9 AM 21 JUNE SHADOW DIAGRAM

CLIENT
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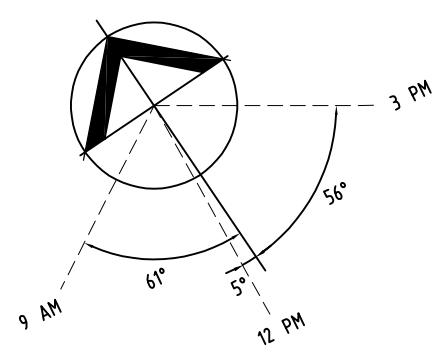
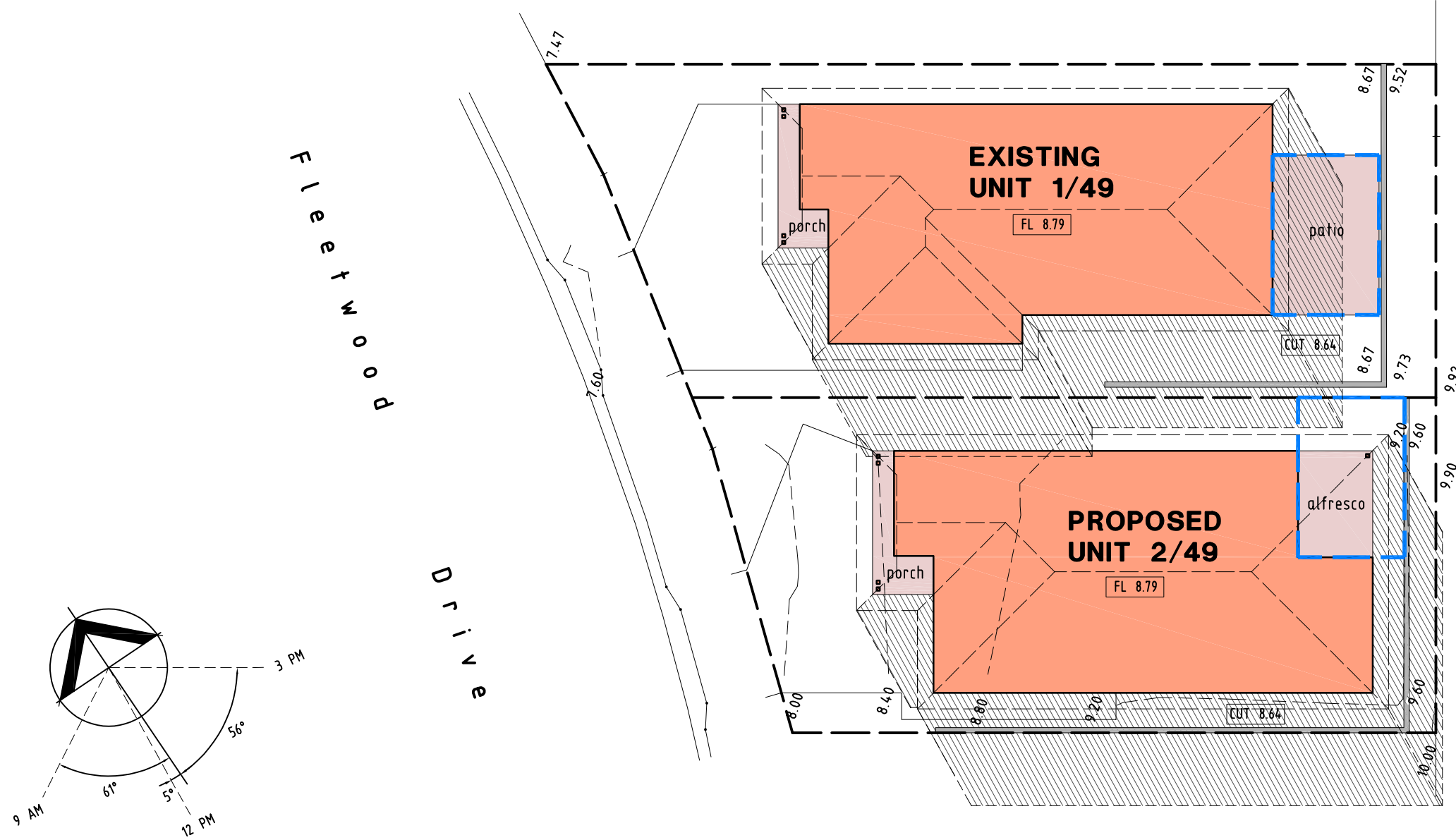
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Email: timwilsondraft@outlook.com
Mob: 0437 002 026

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


12 NOON 21 June shadow diagram




SCALE - 1:200

SITE LEVELS ARE TO AHD
REFER TO SURVEY PLAN
BY: L.C. MACKENZIE SURVEYORS
REF: 5117 DATE: 31.7.25

LEGEND:

6M X 4M = 24M²
PRIVATE OPEN SPACE

LENGTH OF SHADOW CAST ON THE 21ST JUNE 41° LATITUDE		
TIME	SHADOW LENGTH OF A 1 m HIGH POST	SUN ALTITUDE
9 AM	4.00 m	14 DEG 
12 PM	1.60 m	31 DEG 
3 PM	2.60 m	21 DEG 

9 AM 21 JUNE WINTER SOLTICE	
12 NOON 21 JUNE WINTER SOLTICE	
3 PM 21 JUNE WINTER SOLTICE	

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PROJECT
MULTIPLE DWELLING DEVELOPMENT
No. 49 FLEETWOOD DRIVE,
SPREYTON 7310

DRAWING
12 NOON 21 JUNE SHADOW DIAGRAM

CLIENT
M. SMITH

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DESIGN TW	DRAWN TW	DATE 7.8.25
SCALE AS SHOWN	SHEET No. 08 (OF 9)	REF No. 0778DA-D



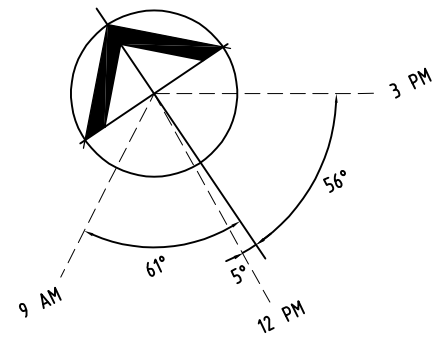
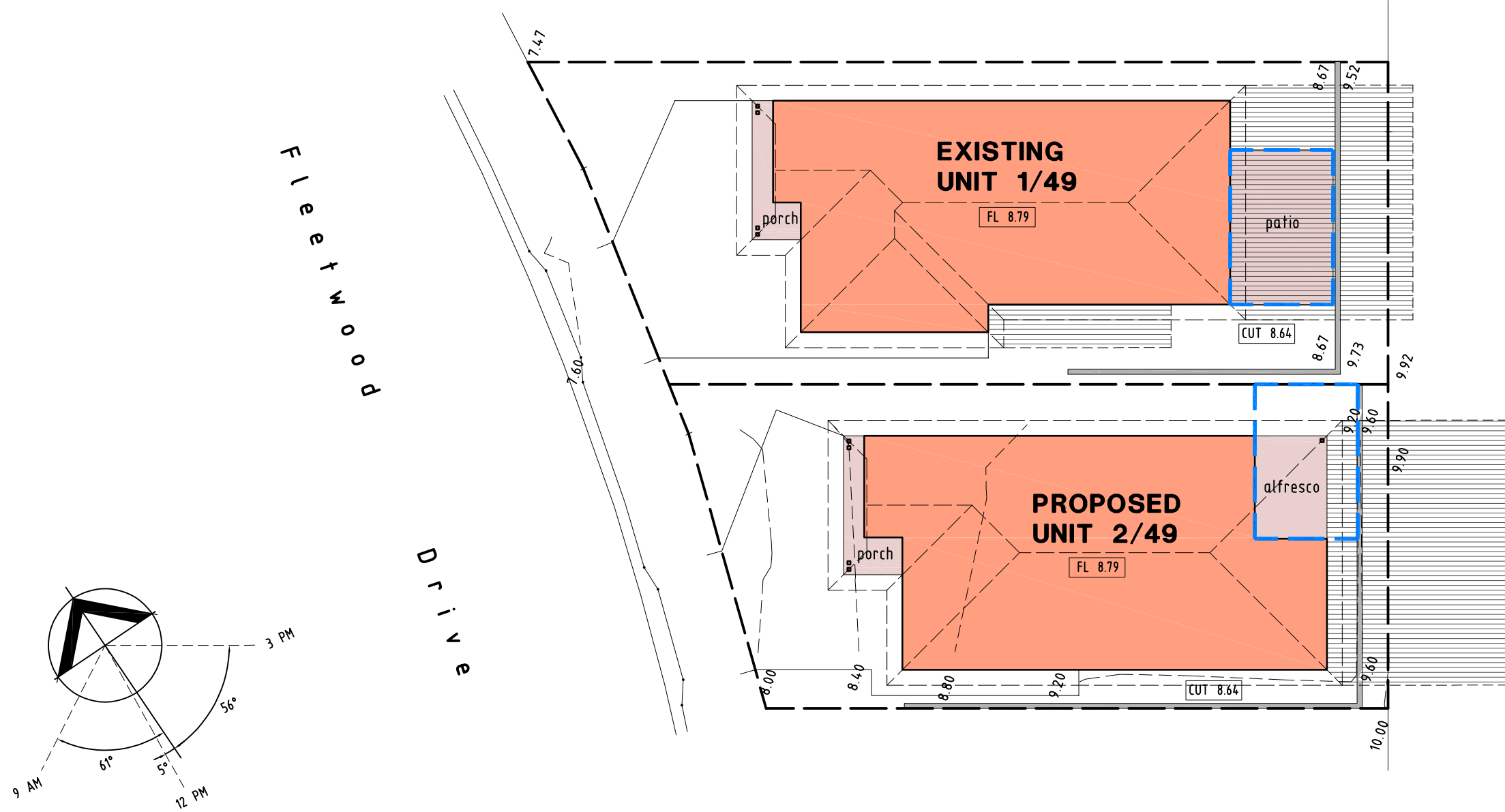
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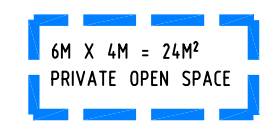
ANGLE OF SHADOW ON THE
21 JUNE

3 PM 21 June shadow diagram

SCALE - 1:200

SITE LEVELS ARE TO AHD
REFER TO SURVEY PLAN
BY: L.C. MACKENZIE SURVEYORS
REF: 5117 DATE: 31.7.25

LEGEND:



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9 AM
21 JUNE WINTER SOLTICE

12 NOON
21 JUNE WINTER SOLTICE

3 PM
21 JUNE WINTER SOLTICE

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PROJECT
**MULTIPLE DWELLING
DEVELOPMENT**
No. 49 FLEETWOOD DRIVE,
SPREYTON 7310

DRAWING
**3 PM 21 JUNE
SHADOW DIAGRAM**

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