



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:	PA2025.0200
Proposed Use or Development:	Residential (single dwelling) and associated fill
Address of the Land:	30 Milton Lane, Don
Date of Notice:	10/01/2026

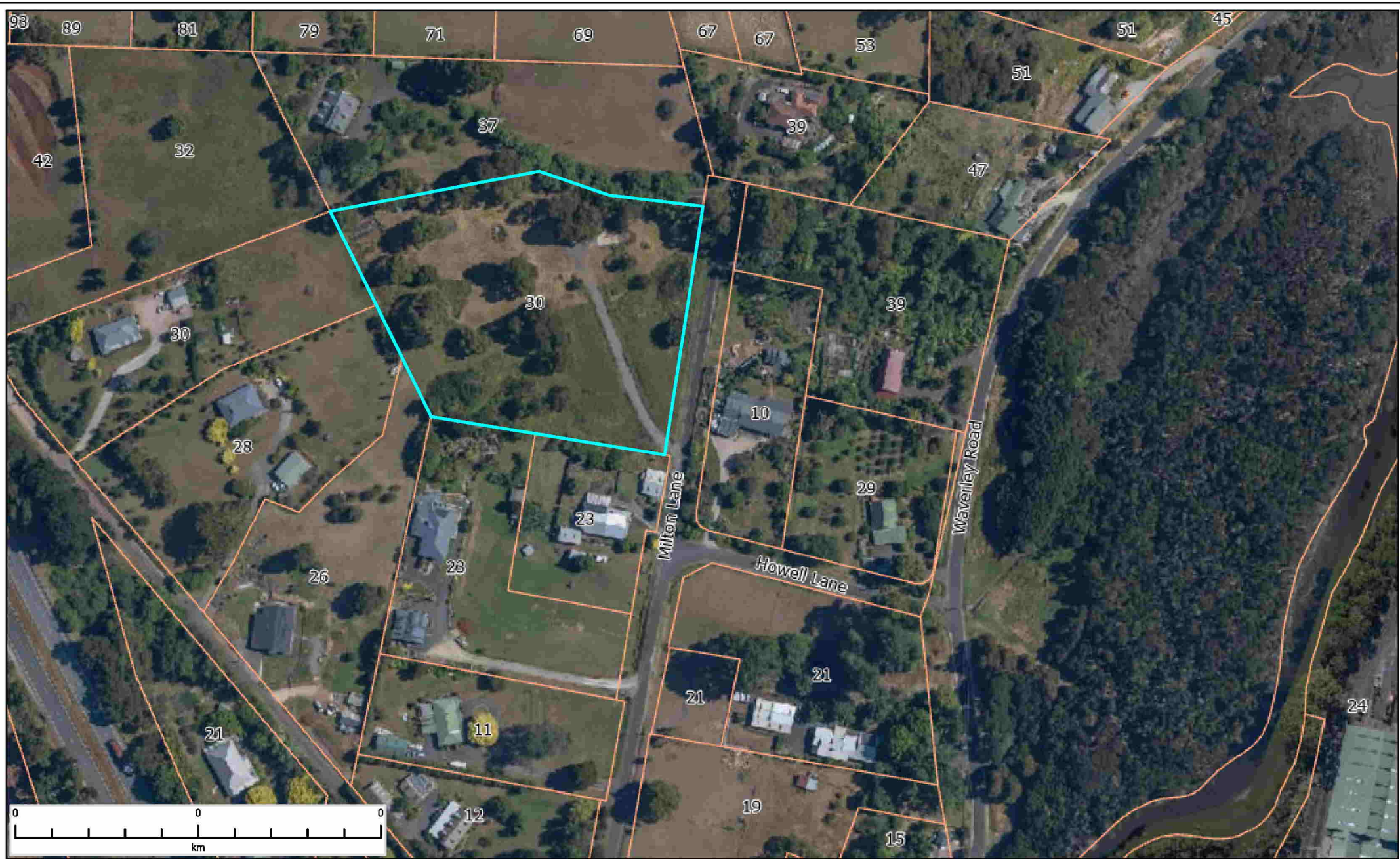
You are invited to view the application and any documents and plans accompanying it on the ground floor of the paranaple centre at 137 Rooke Street, Devonport or on Council's website www.devonport.tas.gov.au

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 **27/01/2026**;
- 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.



30 Milton Lane, Don



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.

Copyright © Devonport City Council

Created: 06-01-2026 15:57:20



Devonport City Council

PROPOSED TIMBER FRAMED DWELLING TO THE PROPERTY AT 30 MILTON LANE DON FOR *A.J. & K.A. LAKE.*

FOR PLANNING PERMIT
APPLICATION ONLY

DECEMBER 2025

PROJECT No. 11625

KNOWN SITE HAZARDS REFER TO SAFETY SITE PLAN		UNDERGROUND SERVICES		WORKING AT HEIGHTS		BUSHFIRE ATTACK LEVEL B.A.L. - T.B.A.		
DISTRIBUTION	DRAFT	PLANNING APPROVAL	BUILDING APPROVAL	BUILDING SURVEYOR	TITLE HOLDER	BUILDER		
TITLE REFERENCE Volume 167423 Folio 2		DESIGN WIND SPEED 'N3'	SOIL CLASS. 'H1'	BUILDING CLASS. 1(a)	CLIMATE ZONE SEVEN	ALPINE AREA NO	KNOWN SITE HAZARDS REFER TO SAFETY NOTES	
AREAS DWELLING 195.05 m ²		EXISTING LOT AREA 12 630.00 m ² (1.263 ha.)						
ALFRESCO 15.30 m ²		DWELLING AREA 210.35 m ²		SITE COVERAGE 1.67 %				
TITLE PAGE		11625 - 1 OF 9		<p>PROPERTY IDENTIFICATION NUMBER 3288871 CERTIFICATE OF TITLE NUMBER 167423 FOLIO 2 LOCAL HISTORIC LANDSCAPE PRECINCT</p> <p><small>NOTE: THE BUILDING CONTRACTOR SHALL ENSURE THAT THE WHOLE SET OF DRAWINGS AND SUPPORTING DOCUMENTATION IS PASSED ONTO ALL SUB CONTRACTORS & SUPPLIERS PRIOR TO THOSE ENTITIES COMMENCING MANUFACTURING OR SUPPLYING MATERIALS FOR THE PROJECT. WEEDA DRAFTING & BUILDING CONSULTANTS Pty. Ltd. WILL NOT BE LIABLE FOR ANY ACTION IF THESE CONDITIONS ARE NOT FOLLOWED. IF THERE ARE ANY DISCREPANCIES IN THE DRAWINGS OR SUPPORTING DOCUMENTS, THEY MUST BE REFERRED TO THE DESIGNER/DRAFTSMAN FOR RESOLUTION. THESE DRAWINGS ARE SUBJECT TO COPYRIGHT © AND SHALL NOT BE REPRODUCED OR ALTERED IN ANY WAY WITHOUT THE WRITTEN APPROVAL OF BOTH THE OWNERS AND WEEDA DRAFTING & BUILDING CONSULTANTS Pty. Ltd. PRIOR TO WORK COMMENCING ON SITE THE OWNER & BUILDER SHALL CHECK THAT THE APPROVED SET OF DRAWINGS ARE CORRECT & ARE THE SET OF DRAWINGS STATED IN THE BUILDING CONTRACT.</small></p>				
DWELLING FLOOR PLAN		11625 - 2 OF 9						
DWELLING ELEVATIONS 1 OF 2		11625 - 3 OF 9						
DWELLING ELEVATIONS 2 OF 2		11625 - 4 OF 9						
ELECTRICAL PLAN		11625 - 5 OF 9						
PRELIMINARY SERVICES PLAN 1:200		11625 - 6 OF 9						
PART SITE LOCATION PLAN 1:200		11625 - 7 OF 9						
SITE LOCATION & SETTING OUT PLAN		11625 - 8 OF 9						
SITE LOCATION & CONTOUR PLAN		11625 - 9 OF 9						
PROPOSED TIMBER FRAMED DWELLING TO THE PROPERTY AT 30 MILTON LANE, DON FOR A.J. & K.A. LAKE.				DATE:	SCALE:	CHECKED BY	DRAWN BY	DWG No.
				11/12/2025	1:100	J WEEDA	A WEEDA	11625 - 1 OF 9

WEEDA Drafting

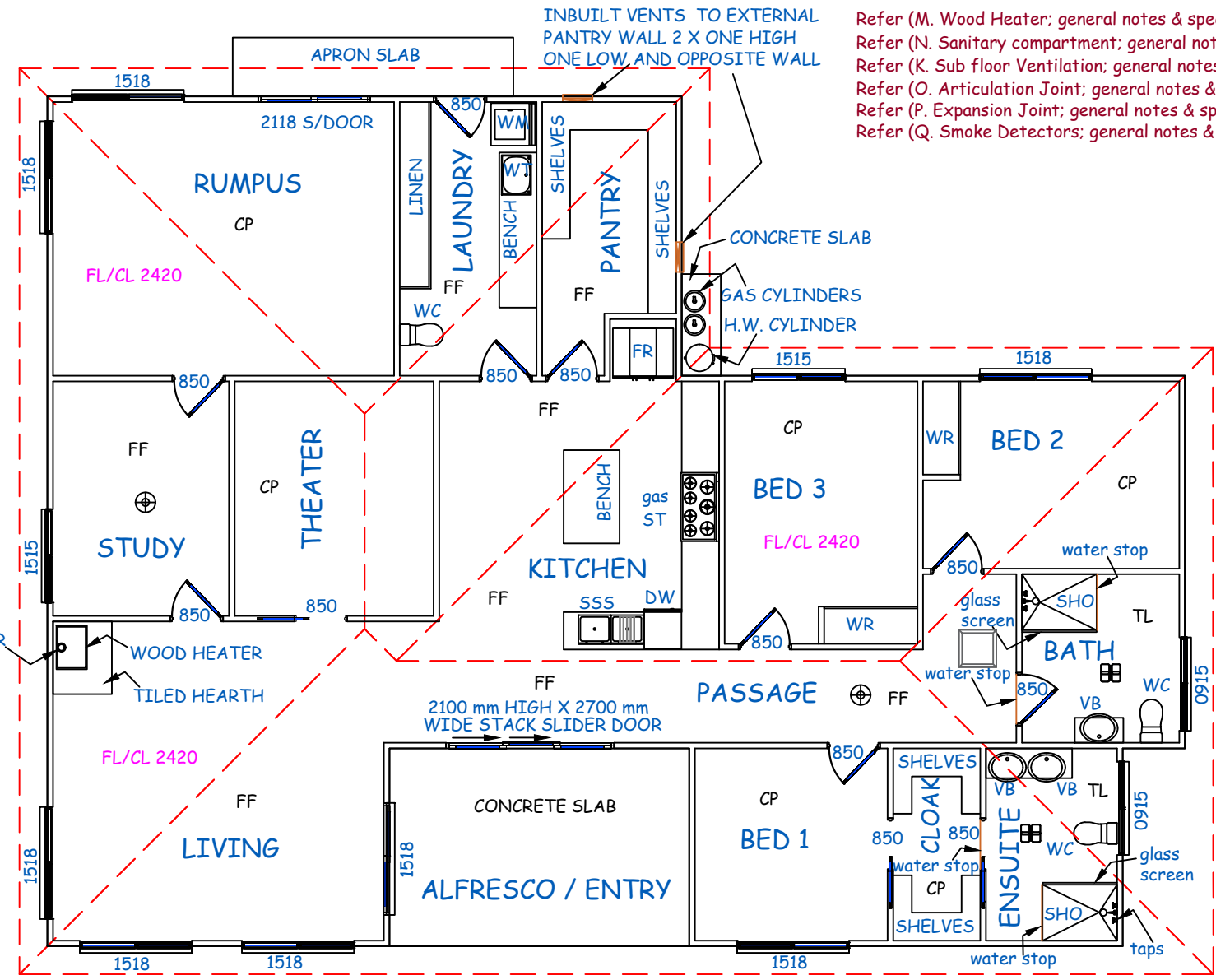
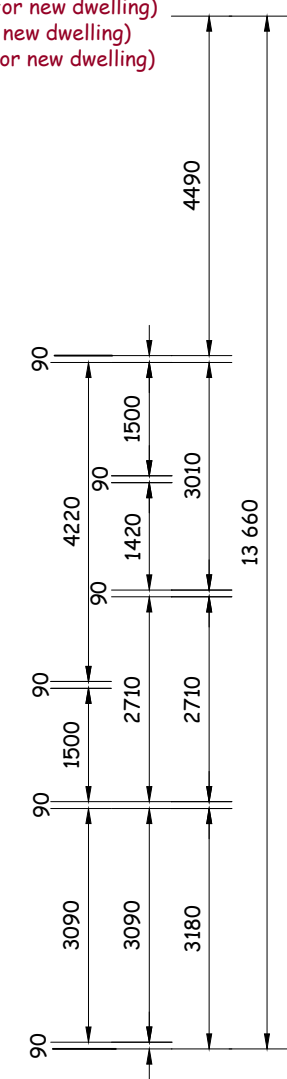
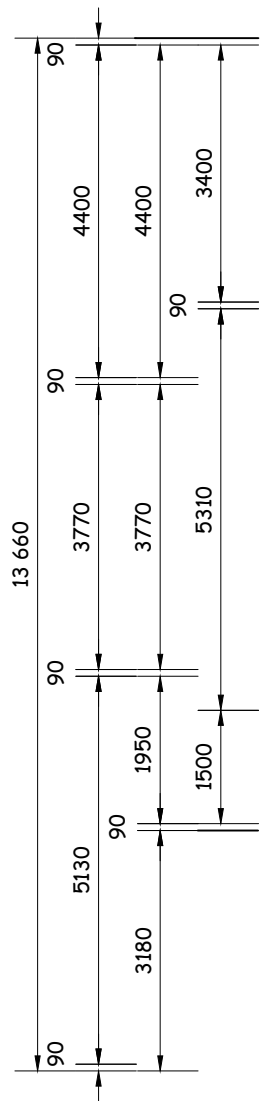
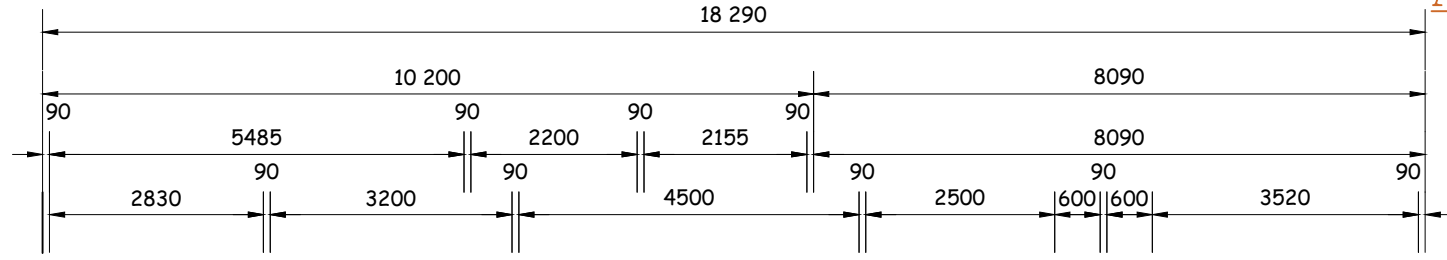
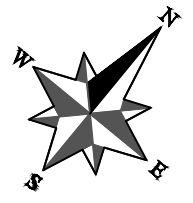


& Building Consultants Pty Ltd

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

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

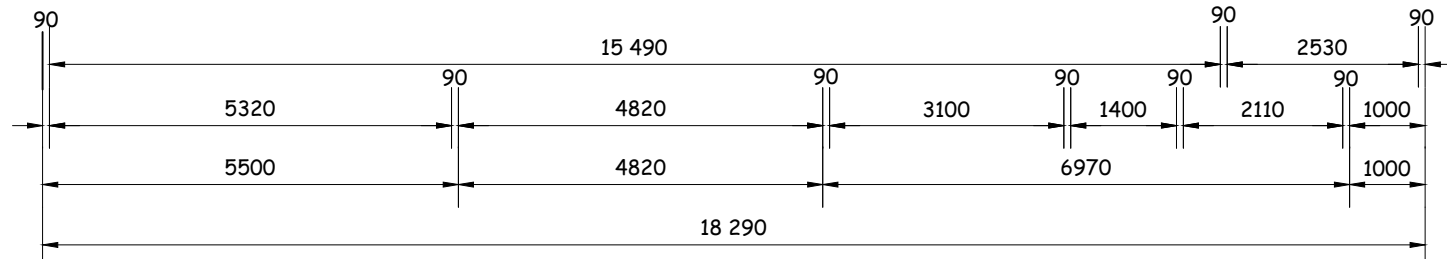
**FOR PLANNING PERMIT
 APPLICATION ONLY**



Refer (M. Wood Heater; general notes & specifications for new dwelling)
 Refer (N. Sanitary compartment; general notes & specifications for new dwelling)
 Refer (K. Sub floor Ventilation; general notes & specifications for new dwelling)
 Refer (O. Articulation Joint; general notes & specifications for new dwelling)
 Refer (P. Expansion Joint; general notes & specifications for new dwelling)
 Refer (Q. Smoke Detectors; general notes & specifications for new dwelling)

- LEGEND**
- WT- WASH TROUGH
 - WM- WASHING MACHINE
 - DR - DRYER
 - WR- WARDROBE
 - WIWR - WALK IN ROBE
 - WC - TOILET
 - VB- VANITY BASIN
 - BA - BATH
 - SHO- SHOWER OPEN
 - SHE- SHOWER ENCLOSED
 - HW- HOT WATER
 - PTY - PANTRY
 - ST- STOVE
 - UBO - UNDER BENCH OVEN
 - HP- HOT PLATES
 - SSS - S/STEEL SINK
 - MW - MICRO WAVE OVEN
 - RH - RANGE HOOD
 - MB- METER BOX
 - FR- FRIDGE
 - FRZ- FREEZER
 - DW- DISHWASHER
 - RAD- ROLLER DOOR
 - AJ-ARTICULATION JOINT
 - ⊕ SMOKE DETECTOR
 - TL - CERAMIC TILE
 - TF - TIMBER FLOOR
 - FF - FLOATING FLOOR
 - CP - CARPET
 - SD - SLIDER DOOR
 - FW - FLOOR WASTE
 - DP - DOWNPIPES
 - SUB FLOOR VENTS
 - ⊞ BATHROOM FAN, LIGHT, HEATER.
 - ▭ VENTED SKYLIGHT WITH DIFFUSER
 - ▭ ROOF SPACE ACCESS HATCH

PROPOSED FLOOR PLAN 1:100

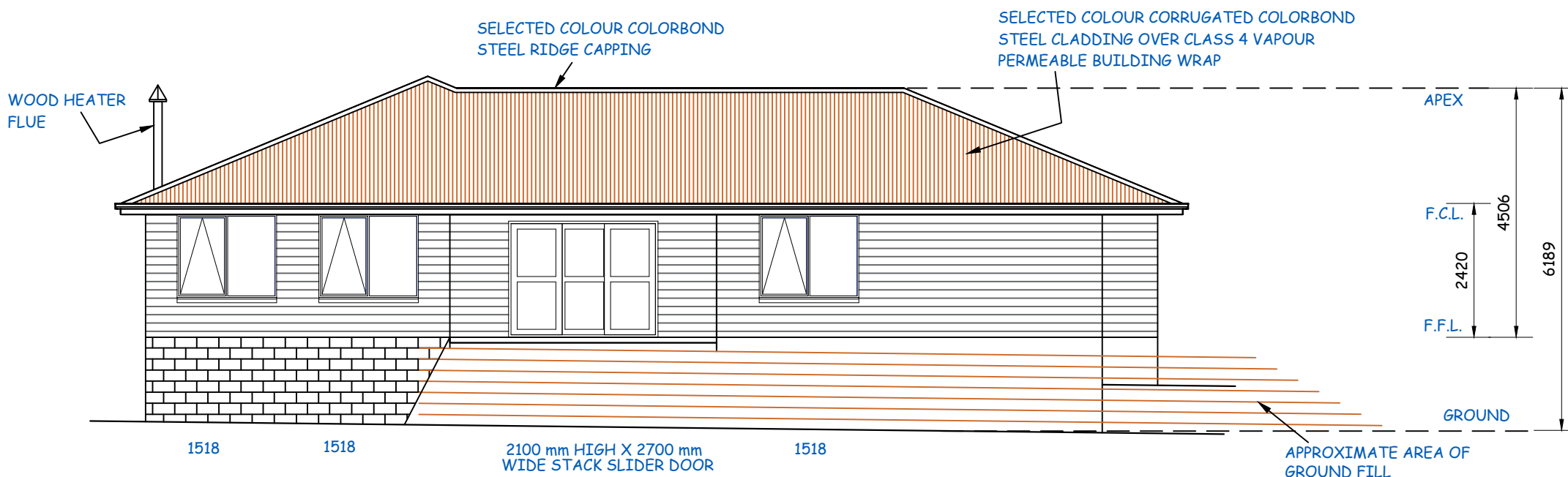


AREA:

DWELLING	195.05 m ²
ALFRESCO	15.30 m ²
TOTAL	210.35 m²

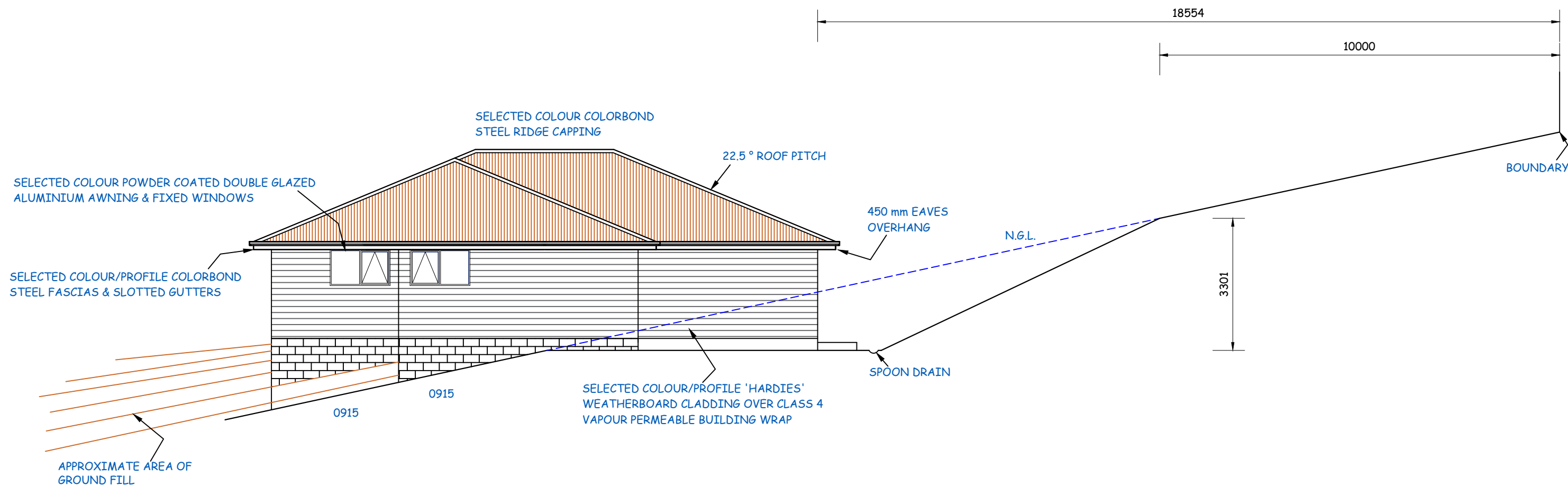
**PROPOSED TIMBER FRAMED DWELLING TO THE PROPERTY AT 30 MILTON LANE,
 DON FOR A.J. & K.A. LAKE.**

DATE:	SCALE:	CHECKED BY	DRAWN BY	DWG No.
11/12/2025	1:100	J WEEDA	A WEEDA	11625 - 2 OF 9



FOR PLANNING PERMIT APPLICATION ONLY

SOUTH-EASTERN ELEVATION



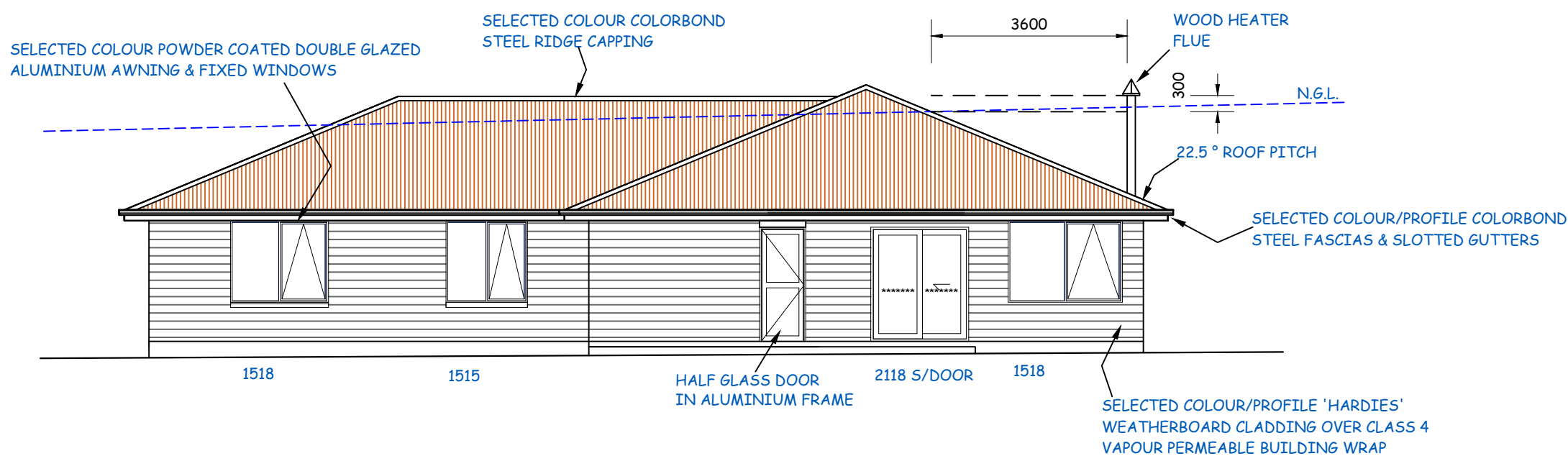
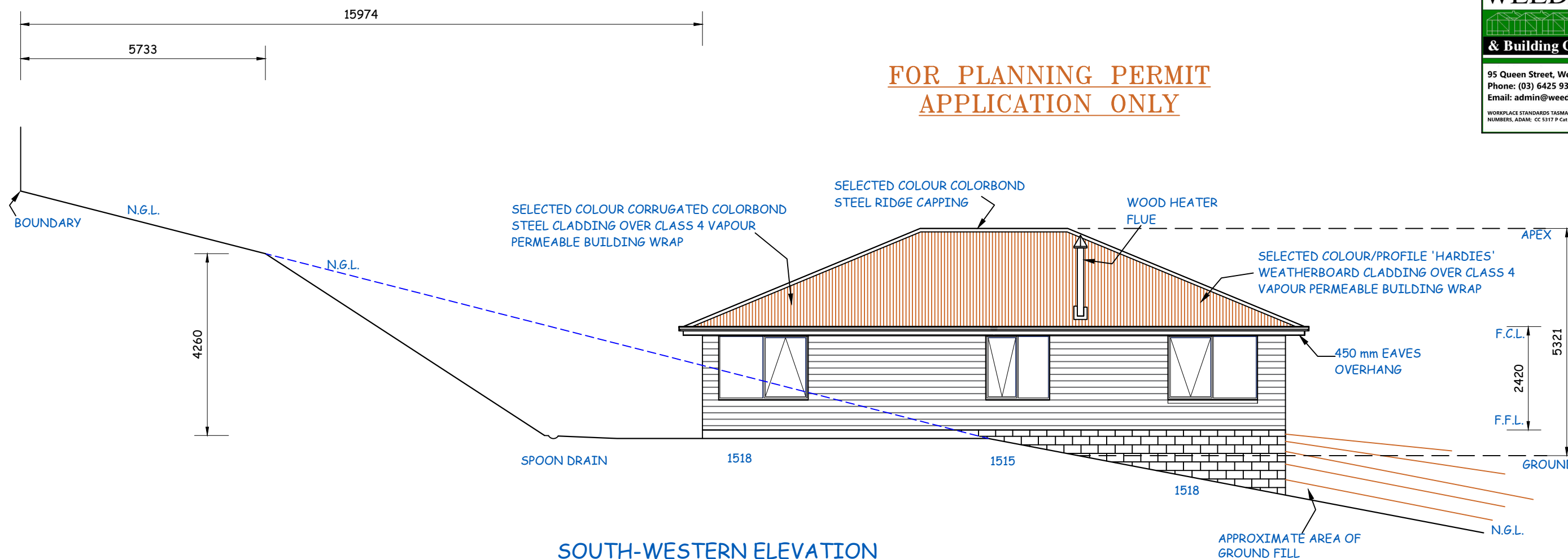
NORTH-EASTERN ELEVATION

**PROPOSED TIMBER FRAMED DWELLING TO THE PROPERTY AT 30 MILTON LANE,
 DON FOR A.J. & K.A. LAKE.**

DATE:	SCALE:	CHECKED BY	DRAWN BY	DWG No.
11/12/2025	1:100	J WEEDA	A WEEDA	11625 - 3 OF 9

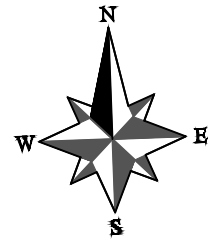


FOR PLANNING PERMIT APPLICATION ONLY

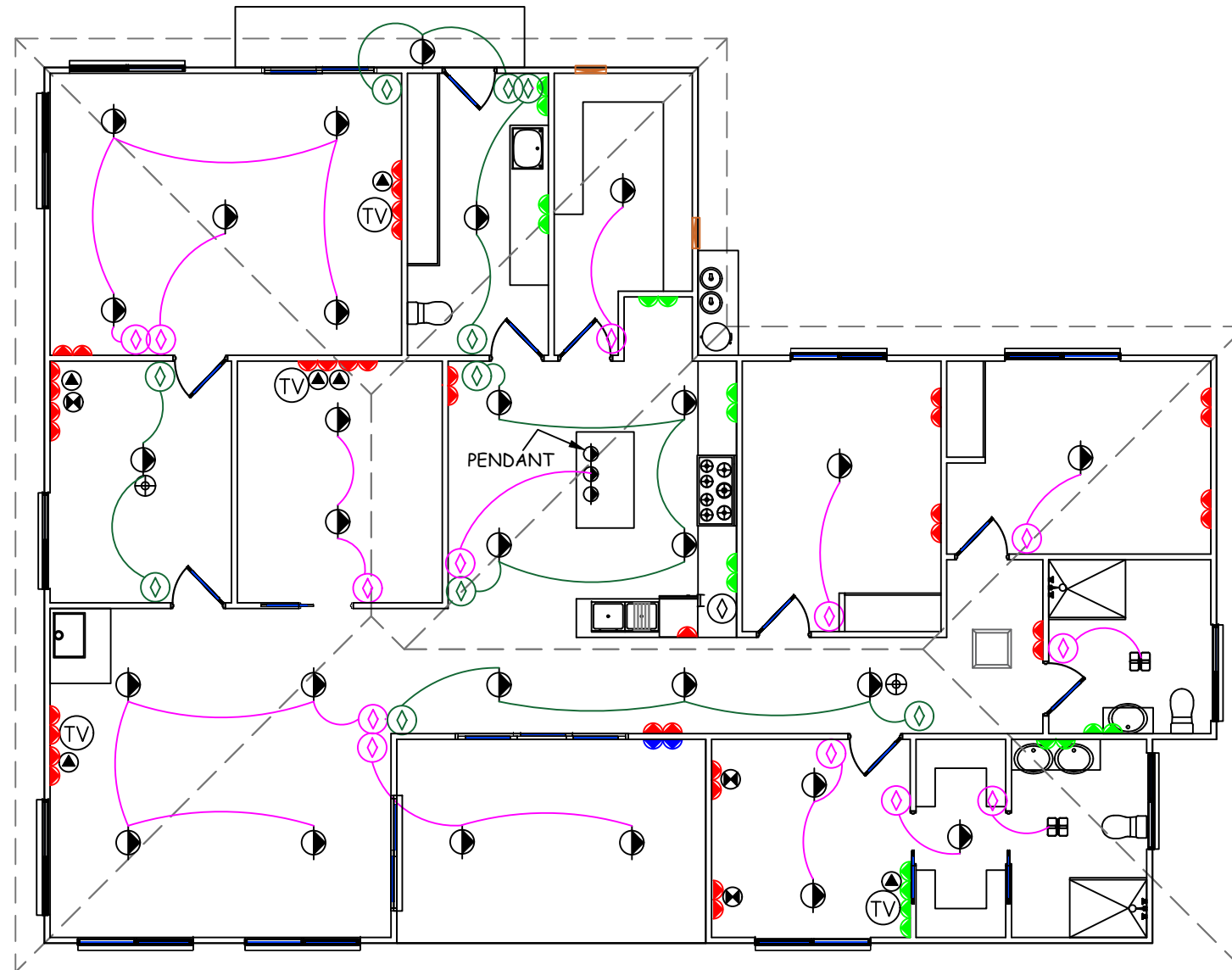


PROPOSED TIMBER FRAMED DWELLING TO THE PROPERTY AT 30 MILTON LANE,
DON FOR A.J. & K.A. LAKE.

DATE:	SCALE:	CHECKED BY	DRAWN BY	DWG No.
11/12/2025	1:100	J WEEDA	A WEEDA	11625 - 4 OF 9



FOR PLANNING PERMIT APPLICATION ONLY

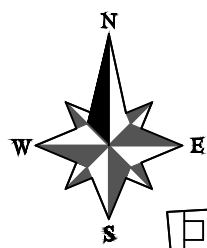
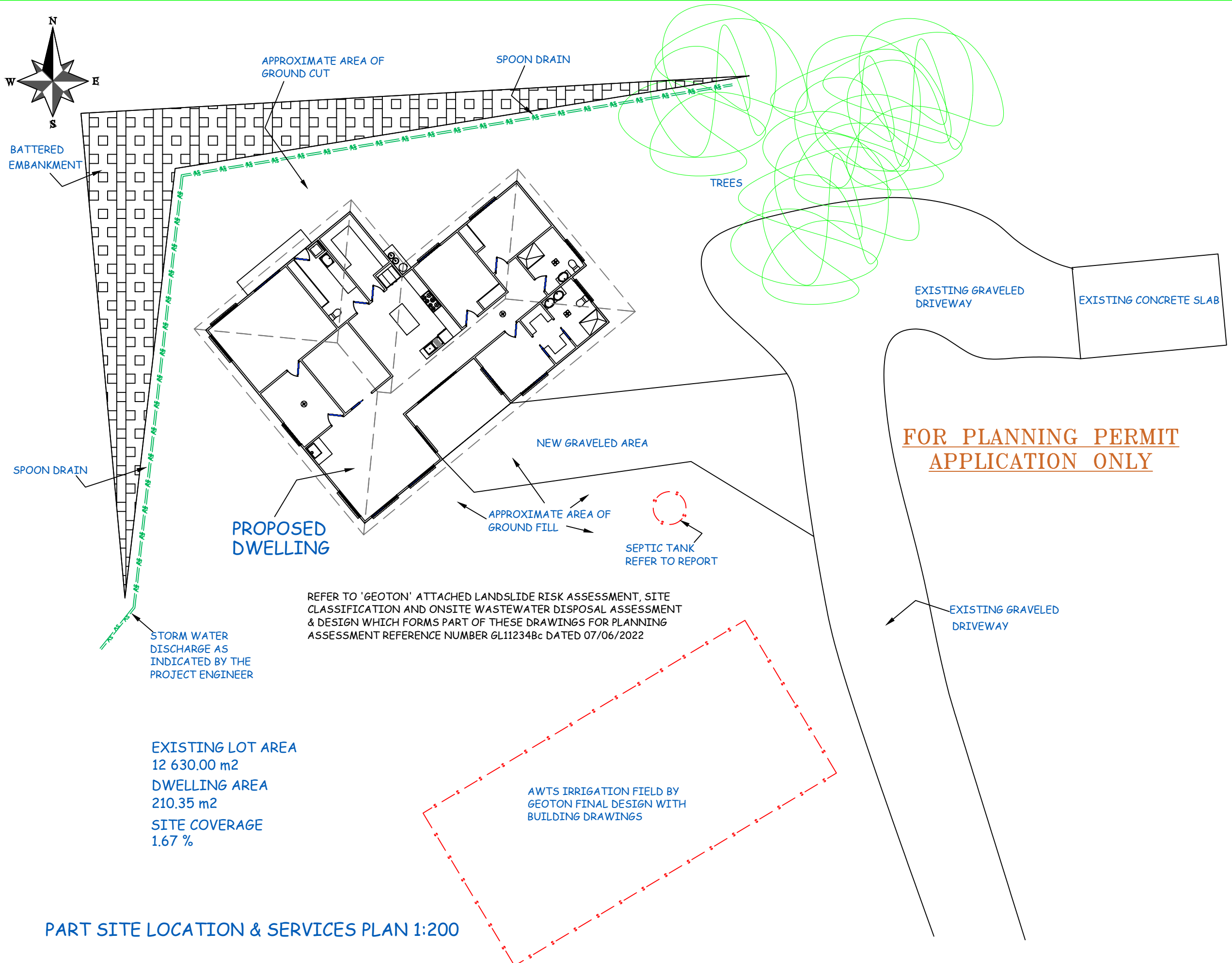


- ELECTRICAL LEGEND**
- 275 mm HIGH DOUBLE POINTS
 - 1125 mm HIGH DOUBLE POINTS
 - EXTERNAL POWER POINTS
 - DATA CONNECTION POINT
 - G.P.O. WITH U.S.B. RECHARGE
 - SINGLE 1200 mm 11 W FLURO LIGHTS WITH DIFFUSER
 - DOUBLE 1200 mm 22 W FLURO LIGHTS WITH DIFFUSER
 - ELECTRONIC VEHICLE CHARGER
 - SENSOR LIGHT
 - BATTEN LIGHT
 - DOWNLIGHTS
 - SWITCH
 - 2 WAY SWITCH
 - 3 WAY SWITCH
 - ISOLATION SWITCH (STOVE)
 - SENSOR OVERRIDE
 - DIMMER SWITCH
 - BATHROOM FAN, LIGHT HEAT VENTED TO OUTSIDE AIR
 - CEILING FAN
 - INTERNAL FAN
 - VENT FANS OUT TO SOFFIT
 - 240 VOLT HARD WIRED INTERCONNECTED SMOKE DETECTOR
 - PHONE POINT
 - TELEVISION POINT
 - ROOF SPACE ACCESS HATCH
 - AC - AIR CONDITIONING UNIT
 - PH - PANEL HEATER HARD WIRED IN 6.5 KW
 - ST - STOVE HARD WIRED IN
 - UBO - UNDER BENCH OVEN
 - HP- HOT PLATES
 - RH - RANGE HOOD
 - DW- DISHWASHER
 - HW- HOT WATER
 - MB- METER BOX
 - NBN CUPBOARD 600 mm HIGH X 300 mm DEEP MINIMUM.
 - NBN OPTIC FIBRE IN NBN APPROVED CONDUIT

DWELLING ELECTRICAL PLAN 1:100

PROPOSED TIMBER FRAMED DWELLING TO THE PROPERTY AT 30 MILTON LANE,
 DON FOR A.J. & K.A. LAKE.

DATE:	SCALE:	CHECKED BY	DRAWN BY	DWG No.
11/12/2025	1:100	J WEEDA	A WEEDA	11625 - 5 OF 9



WEEDA Drafting
 & Building Consultants Pty Ltd

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

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

PLUMBING NOTES - DOMESTIC

PLUMBING SHALL BE INSTALLED TO:
 A.S./N.Z. 3500.1-2021 WATER SUPPLY
 A.S./N.Z. 3500.2-2021 SANITARY PLUMBING
 A.S./N.Z. 3500.3-2021 STORM WATER
 A.S./N.Z. 3500.4-2021 HOT WATER

- FIXTURES:**
- | | |
|-----------------|----------------|
| 1. TOILET | 4. WASH TROUGH |
| 2. BATH/SPA | 5. SINK |
| 3. VANITY BASIN | 6. SHOWER |

NOTE: connection of DN 100 mm Ø branch drain to DN mm Ø main drain now require a 15° incline

- I.O. - INSPECTION OPENING ●
- E.V. - EDUCT VENT ●
- R.E. - ROD EYE ●

O.R.G. - OVERFLOW RELIEF GULLY TOP OF O.R.G.'s SHALL BE A MINIMUM OF 150mm BELOW THE LOWEST FIXTURE A MINIMUM OF 75 mm ABOVE FINISHED GROUND /SURFACE LEVEL. CONCRETE SURROUND PLINTHS SHALL BE PROVIDED GROUND O.R.G.'S. ALL O.R.G.'S TO BE CHARGED WITH TAP OVER

D.P. = DOWNPIPE SIZE AS SHOWN
STORM WATER LINE 100 mm Ø
 S.W. LINES GENERALLY OUT 1200mm & PARALLEL TO EXTERNAL WALLS. STORM WATER - UPVC 100 mm Ø LAID @ MIN. GRADE OF 1:100
 GRATED PIT 600 X 600 X 600 mm DEEP REFER GRATED PIT DETAIL 150 mm Ø STORM WATER LINE DISCHARGING FROM THE GRATED PIT

SEWER LINE 100 mm Ø
 SEWER LINES GENERALLY OUT 1000mm & PARALLEL TO EXTERNAL WALLS. SEWER - UPVC ON 100 LAID @ A MIN. GRADE OF 1:60

WATER SUPPLY 20 mm Ø LINE
 S.V. - STOP VALVE

TELSTRA - NBN SUPPLY

POWER SUPPLY

GAS SUPPLY

FOR PLANNING PERMIT APPLICATION ONLY

EXISTING LOT AREA
 12 630.00 m²
 DWELLING AREA
 210.35 m²
 SITE COVERAGE
 1.67 %

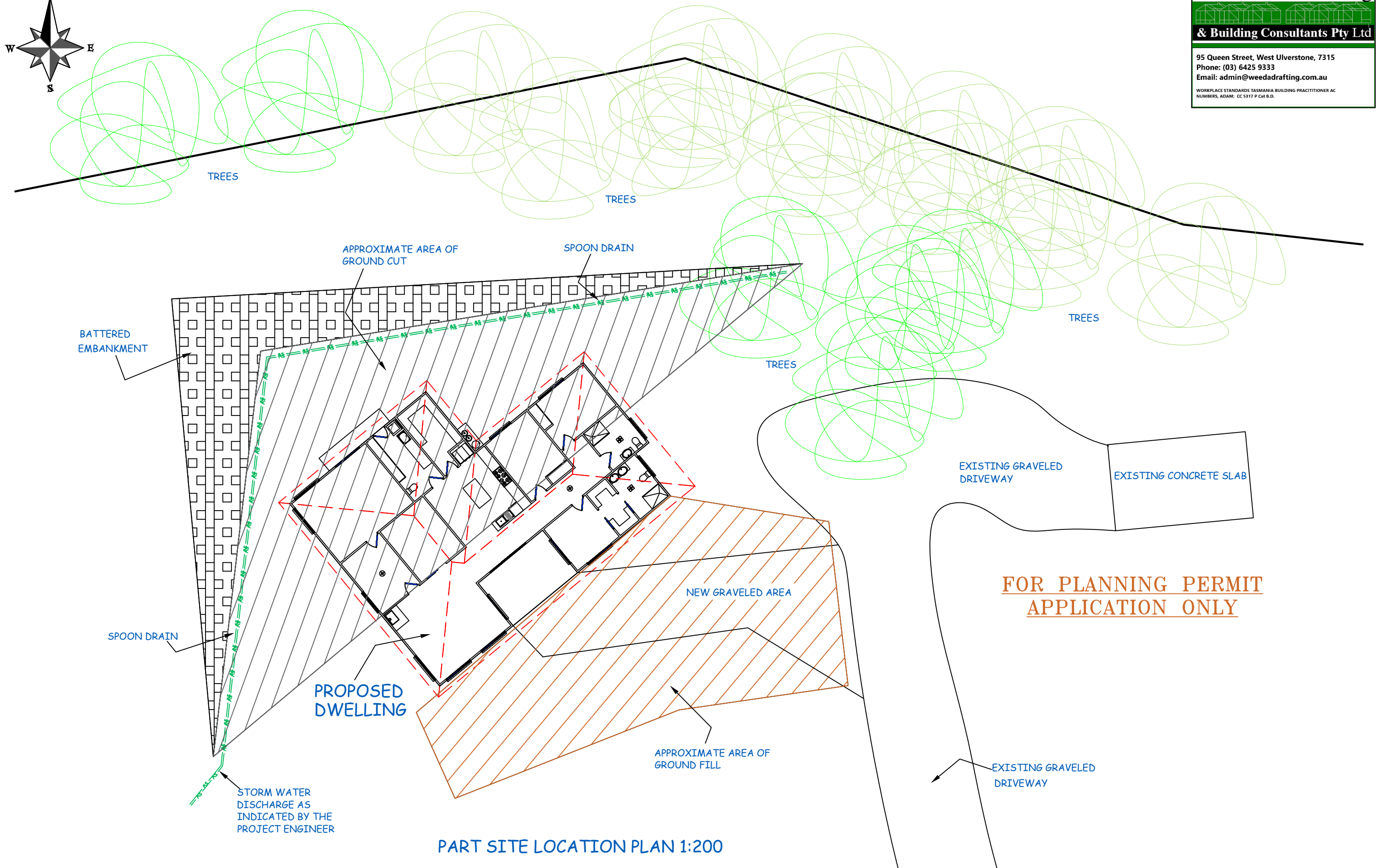
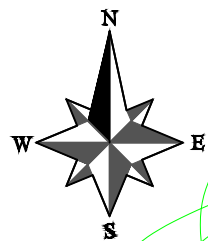
REFER TO 'GEOTON' ATTACHED LANDSLIDE RISK ASSESSMENT, SITE CLASSIFICATION AND ONSITE WASTEWATER DISPOSAL ASSESSMENT & DESIGN WHICH FORMS PART OF THESE DRAWINGS FOR PLANNING ASSESSMENT REFERENCE NUMBER GL11234Bc DATED 07/06/2022

AWTS IRRIGATION FIELD BY GEOTON FINAL DESIGN WITH BUILDING DRAWINGS

PART SITE LOCATION & SERVICES PLAN 1:200

PROPOSED TIMBER FRAMED DWELLING TO THE PROPERTY AT 30 MILTON LANE, DON FOR A.J. & K.A. LAKE.

DATE:	SCALE:	CHECKED BY	DRAWN BY	DWG No.
11/12/2025	1:200	J WEEDA	A WEEDA	11625 - 6 OF 9



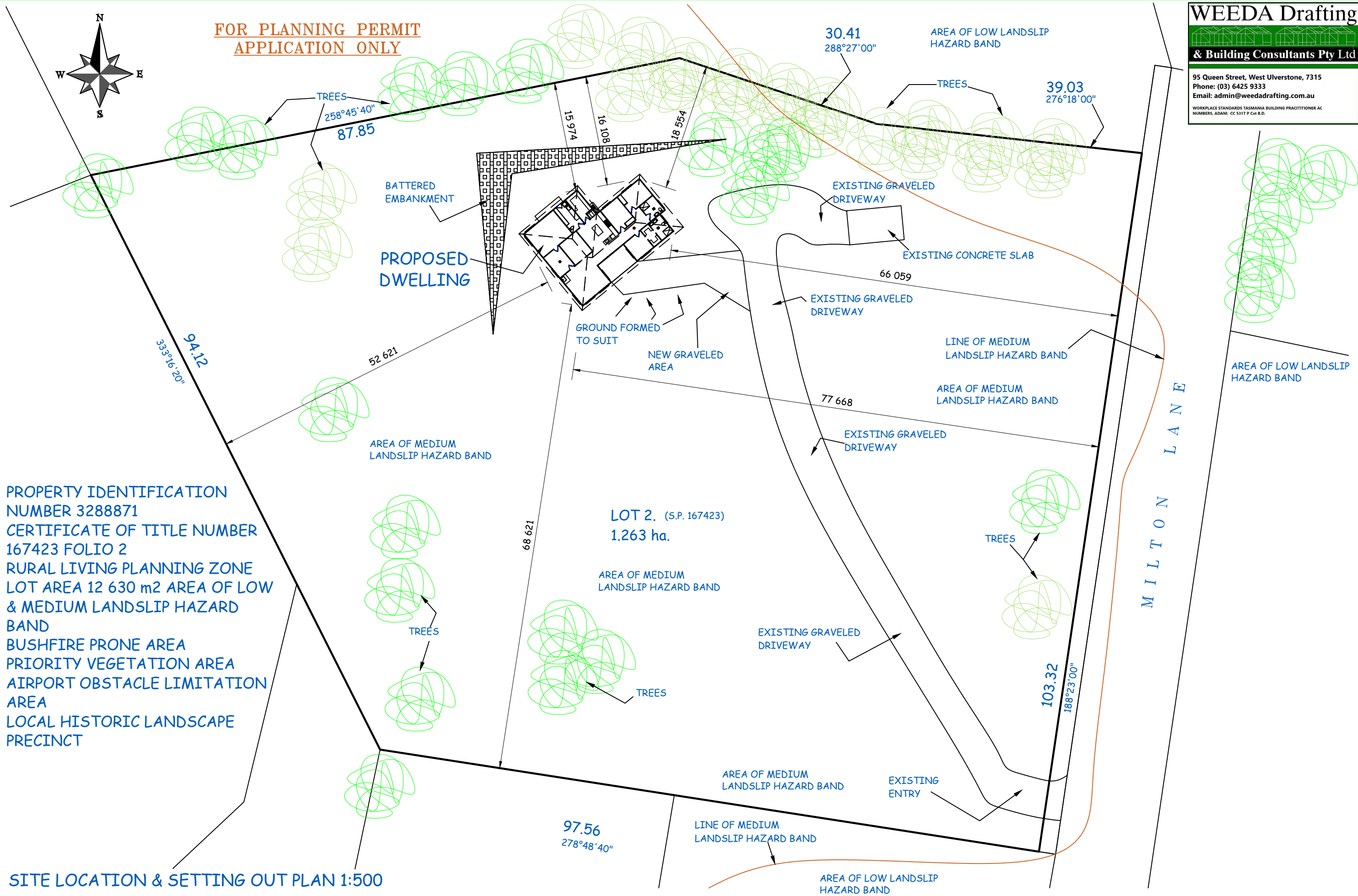
FOR PLANNING PERMIT APPLICATION ONLY

PART SITE LOCATION PLAN 1:200

**PROPOSED TIMBER FRAMED DWELLING TO THE PROPERTY AT 30 MILTON LANE,
 DON FOR A.J. & K.A. LAKE.**

DATE:	SCALE:	CHECKED BY	DRAWN BY	DWG No.
11/12/2025	1:200	J WEEDA	A WEEDA	11625 - 7 OF 9

**FOR PLANNING PERMIT
 APPLICATION ONLY**

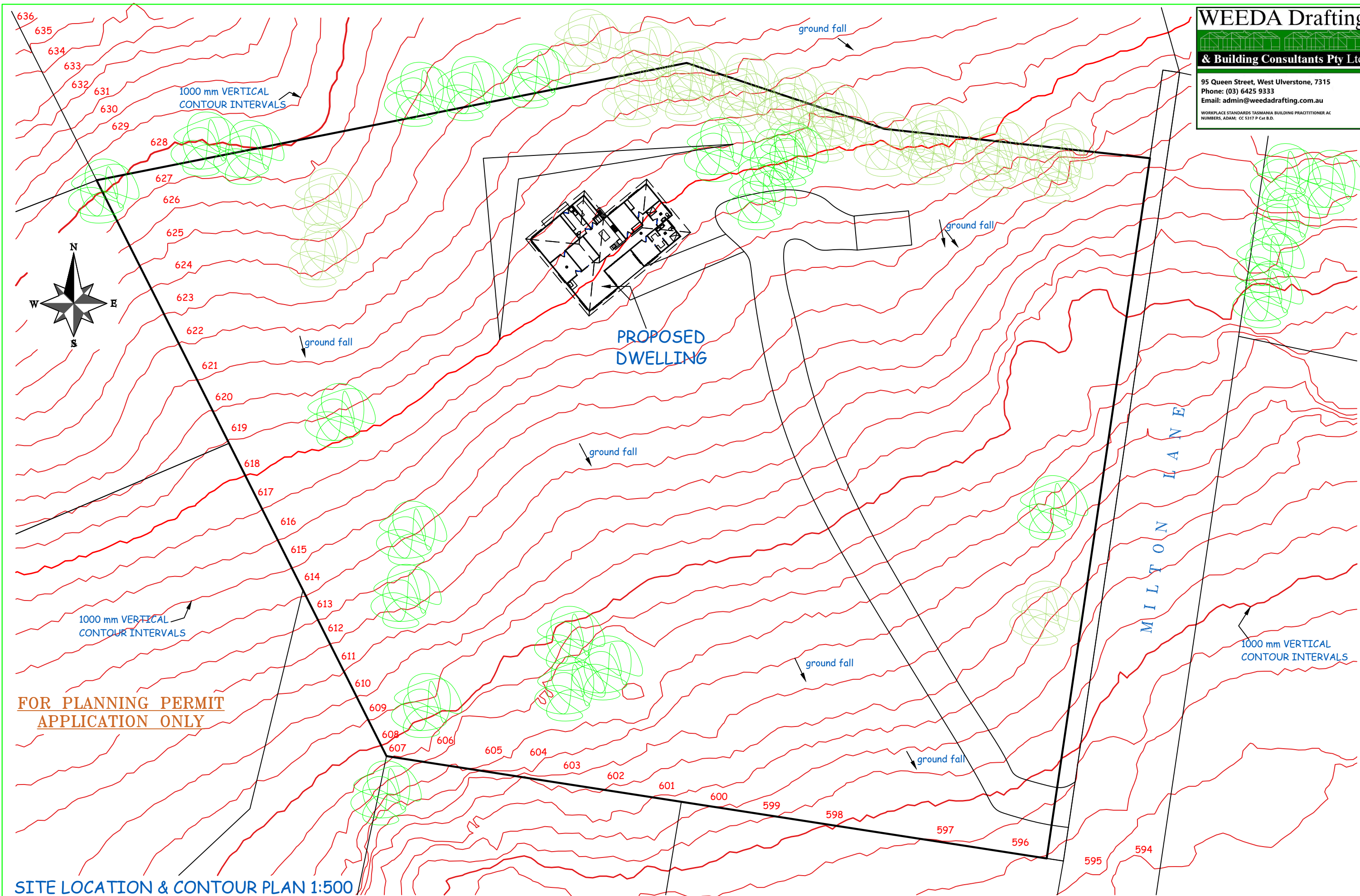


PROPERTY IDENTIFICATION
 NUMBER 3288871
 CERTIFICATE OF TITLE NUMBER
 167423 FOLIO 2
 RURAL LIVING PLANNING ZONE
 LOT AREA 12 630 m2 AREA OF LOW
 & MEDIUM LANDSLIP HAZARD
 BAND
 BUSHFIRE PRONE AREA
 PRIORITY VEGETATION AREA
 AIRPORT OBSTACLE LIMITATION
 AREA
 LOCAL HISTORIC LANDSCAPE
 PRECINCT

SITE LOCATION & SETTING OUT PLAN 1:500

**PROPOSED TIMBER FRAMED DWELLING TO THE PROPERTY AT 30 MILTON LANE,
 DON FOR A.J. & K.A. LAKE.**

DATE:	SCALE:	CHECKED BY	DRAWN BY	DWG No.
11/12/2025	1:500	J WEEDA	A WEEDA	11625 - 8 OF 9



SITE LOCATION & CONTOUR PLAN 1:500

**PROPOSED TIMBER FRAMED DWELLING TO THE PROPERTY AT 30 MILTON LANE,
 DON FOR A.J. & K.A. LAKE.**

DATE:	SCALE:	CHECKED BY	DRAWN BY	DWG No.
11/12/2025	1:500	J WEEDA	A WEEDA	11625 - 9 OF 9