



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.

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### Application Details

Application Number:	<b>PA2026.0015</b>
Proposed Use or Development:	<b>Retaining walls</b>
Address of the Land:	<b>22 Spirit Way, Ambleside</b>
Date of Notice:	<b>14/02/2026</b>

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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](http://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 **27/02/2026**;
- 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](mailto:townplanning@devonport.tas.gov.au)

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

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## 22 Spirit Way, Ambleside



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: 11-02-2026 11:50:38



**Devonport  
City Council**

PROJECT:  
**PROPOSED RESIDENCE**

CLIENT:  
**RFS ENTERPRISES PTY LTD**

LOCATION:  
**22 (LOT 52), SPIRIT WAY, AMBLESIDE  
TASMANIA, 7310**

**VOLUME:** 189538  
**FOLIO:** 52  
**DESIGN WIND SPEED:** TBC - BY OTHER  
**SOIL CLASSIFICATION:** TBC - BY OTHER  
**BUSHFIRE ASSESSMENT:** TBC - BY OTHER  
**CLIMATE ZONE:** 7  
**ALPINE AREA:** NA

**FLOOR AREA:**  
RESIDENCE: 158.4m<sup>2</sup>  
PORCH 2.35m<sup>2</sup>  
TOTAL: 160.75m<sup>2</sup>

REV:A PLANNING APPROVAL DATE: 4.02.2026

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

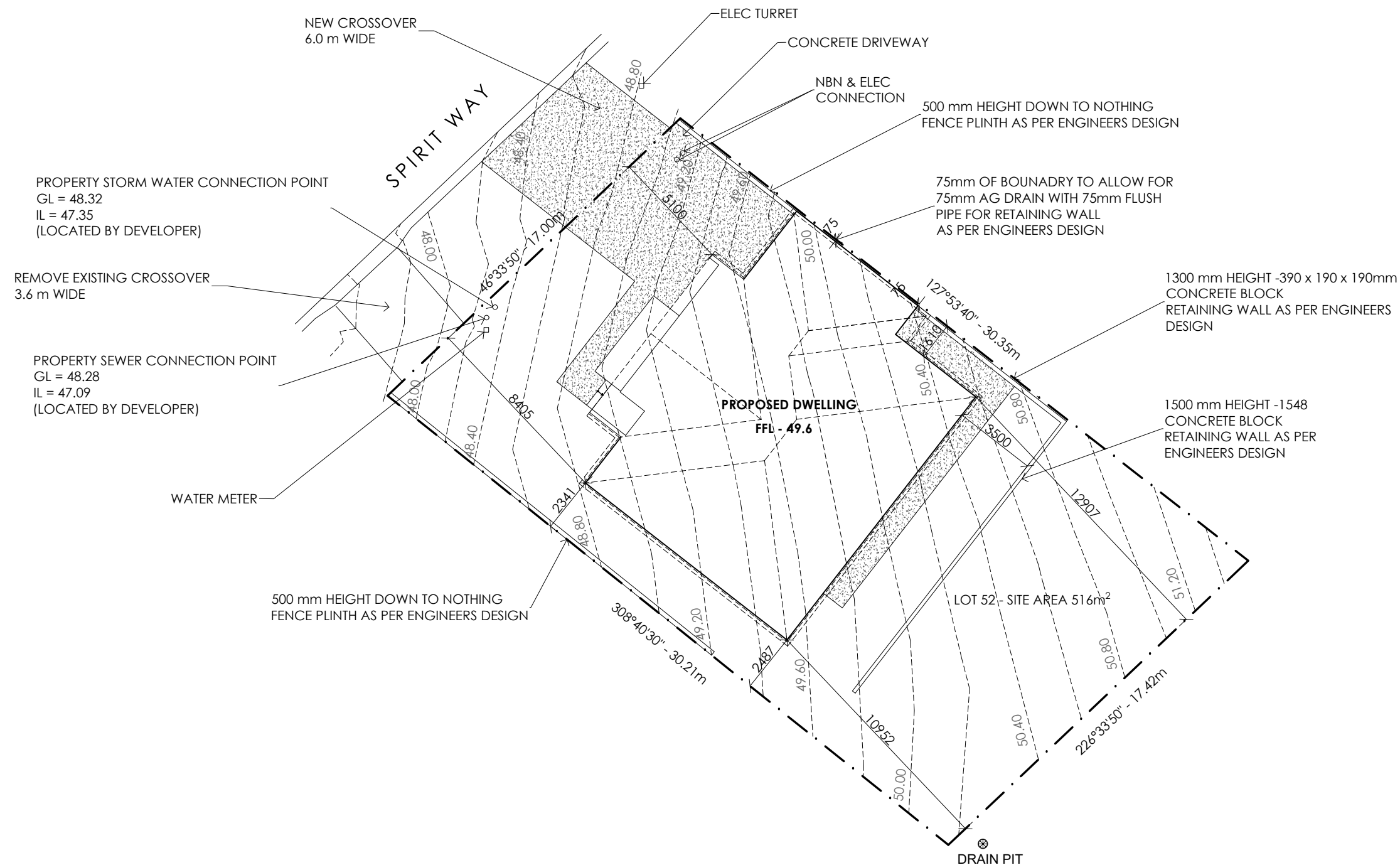


**70 TUGRAH RD  
DEVONPORT, TASMANIA  
AUSTRALIA, 7310**

LICENSED DESIGNER: ABBIE BROWN CC6487  
PH: 03 6424 6325  
EMAIL: drafting@rfsprojects.com.au

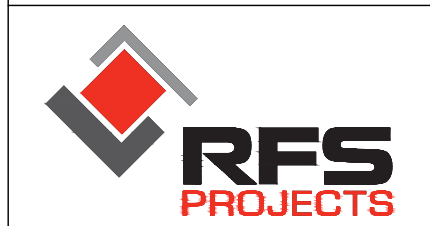
LEGEND & NOTES

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



**SITE PLAN**

SCALE 1:200



**70 TUGRAH RD  
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EMAIL: [drafting@rfsprojects.com.au](mailto:drafting@rfsprojects.com.au)

REV:	DESCRIPTION:	DATE:
A	PLANNING APPROVAL	4.02.2026

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

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CLIENT:  
**RFS ENTERPRISES PTY LTD**  
LOCATION:  
**22 (LOT 52), SPIRIT WAY, AMBLESIDE  
TASMANIA, 7310**

DRAWING TITLE: <b>SITE PLAN</b>		
JOB NO: RFS SPEC		
DRAWN BY: M.A	SCALE: 1:200 @ A3	ISSUE: <b>DA</b>
CHECKED BY: A.B		

DRAWING NO:  
**A02**  
/ A05

**LEGEND & NOTES:**

- LIFT OFF DOOR HINGES REQUIRED ON FULLY ENCLOSED SANITARY COMPARTMENT DOORS IF CLEAR SPACE IS LESS THAN 1.2m (AS PER HPS PART 10.4.2).
- R2.5 INSULATION REQUIRED TO WALLS SEPARATING GARAGE FROM DWELLING. NO OTHER INSULATION IS REQUIRED TO EXTERNAL GARAGE WALLS OR CEILING.
- LINEN/ROBES ARE 600mm DEEP UNLESS STATED OTHERWISE.
- THRESHOLDS OF INTERNAL DOORS THAT FORM PART OF THE LIVABLE HOUSING DESIGN ACCESS PATH MUST BE CONSTRUCTED IN ACCORDANCE TO PART 3 OF THE LIVABLE HOUSING DESIGN STANDARD.

FLOOR AREA  
 NEW RESIDENCE - 158.4m<sup>2</sup>  
 PORCH - 2.35m<sup>2</sup>

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

FAÇADE:  
 BRICK TYPE - MEDIUM

CEMENT SHEET - TBC  
 COLOUR - TBC BY CLIENT

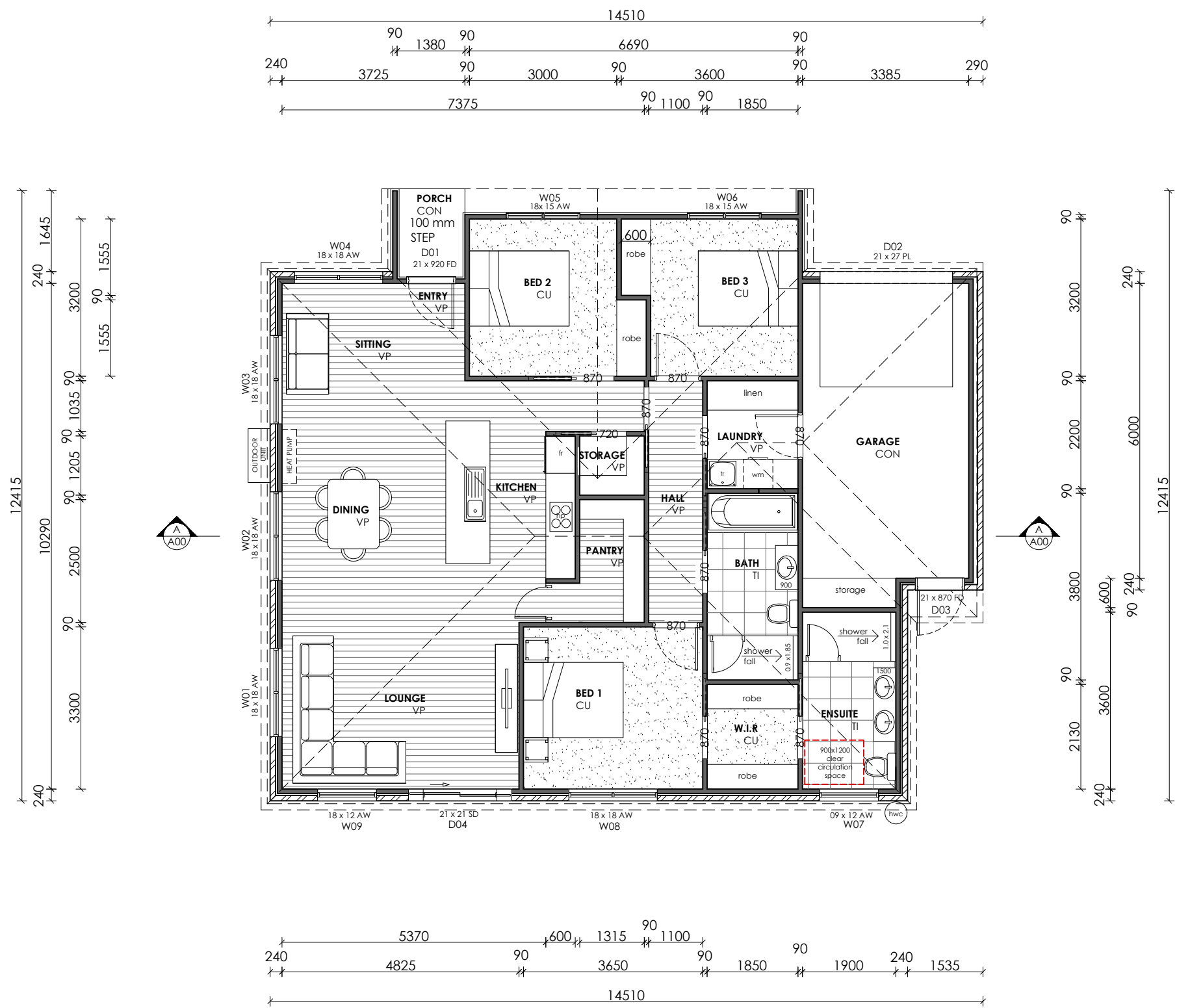
ALUMINIUM FRAMED WINDOWS:  
 COLOUR - MEDIUM  
 GLAZING - DOUBLE

CARPET UNDERLAY - (CU)  
 FLOOR AREA APPROX - 0.0m<sup>2</sup>

VINYL PLANK - (VP)  
 FLOOR AREA APPROX - 0.0m<sup>2</sup>

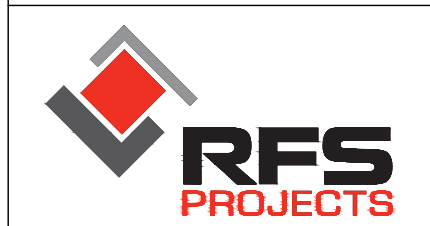
TILES - (TI)  
 FLOOR AREA APPROX - 0.0m<sup>2</sup>

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



**FLOOR PLAN**

SCALE 1:100



**70 TUGRAH RD  
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 AUSTRALIA, 7310**

LICENSED DESIGNER: ABBIE BROWN CC6487  
 PH: 03 6424 6325  
 EMAIL: drafting@rfsprojects.com.au

REV:	DESCRIPTION:	DATE:
A	PLANNING APPROVAL	4.02.2026

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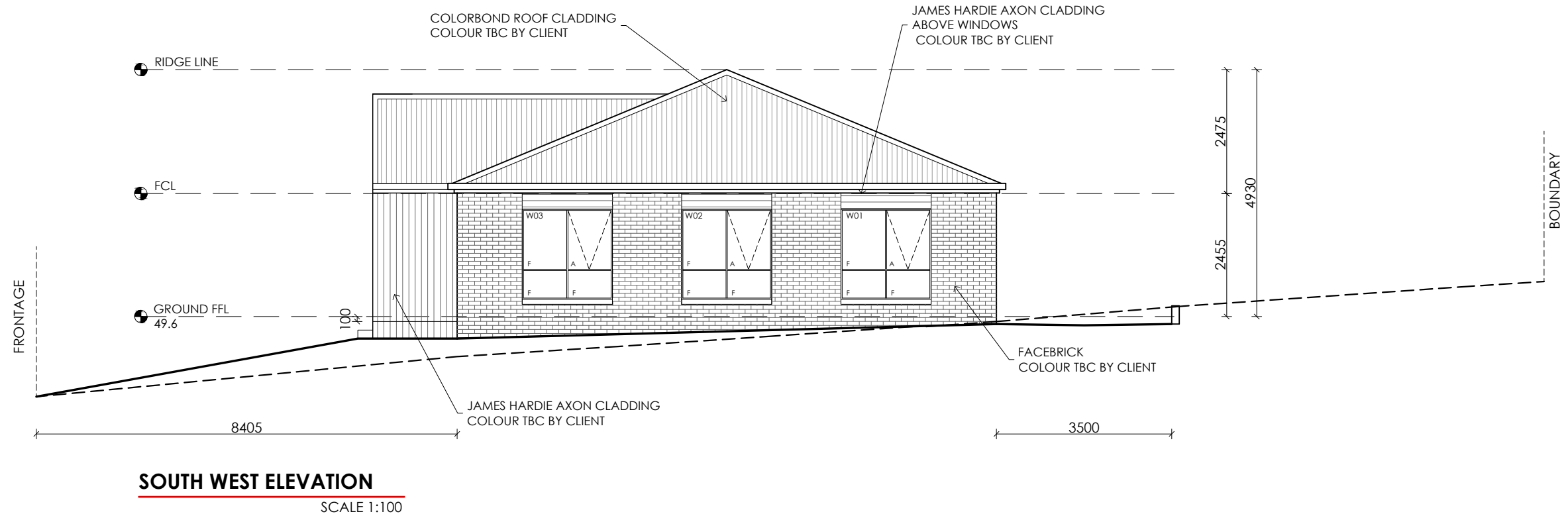
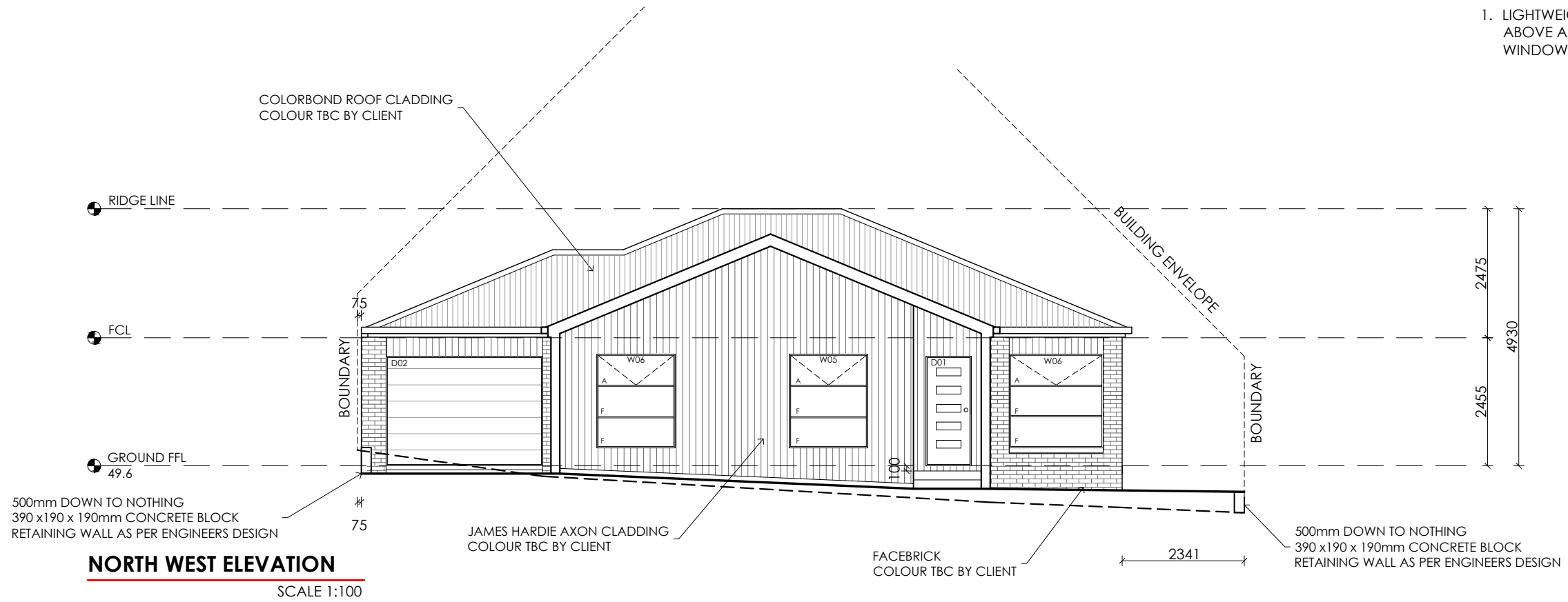
LOCATION:  
**22 (LOT 52), SPIRIT WAY, AMBLESIDE TASMANIA, 7310**

DRAWING TITLE: <b>FLOOR PLAN</b>		
JOB NO: RFS SPEC		
DRAWN BY: M.A	SCALE: 1:100 @ A3	ISSUE: <b>DA</b>
CHECKED BY: A.B		

DRAWING NO:  
**A03**  
 / A05

LEGEND & NOTES:

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



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LOCATION:  
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TASMANIA, 7310**

DRAWING TITLE:  
**ELEVATIONS 1 of 2**

JOB NO: RFS SPEC

DRAWN BY: M.A

CHECKED BY: A.B

SCALE:  
1:100 @ A3

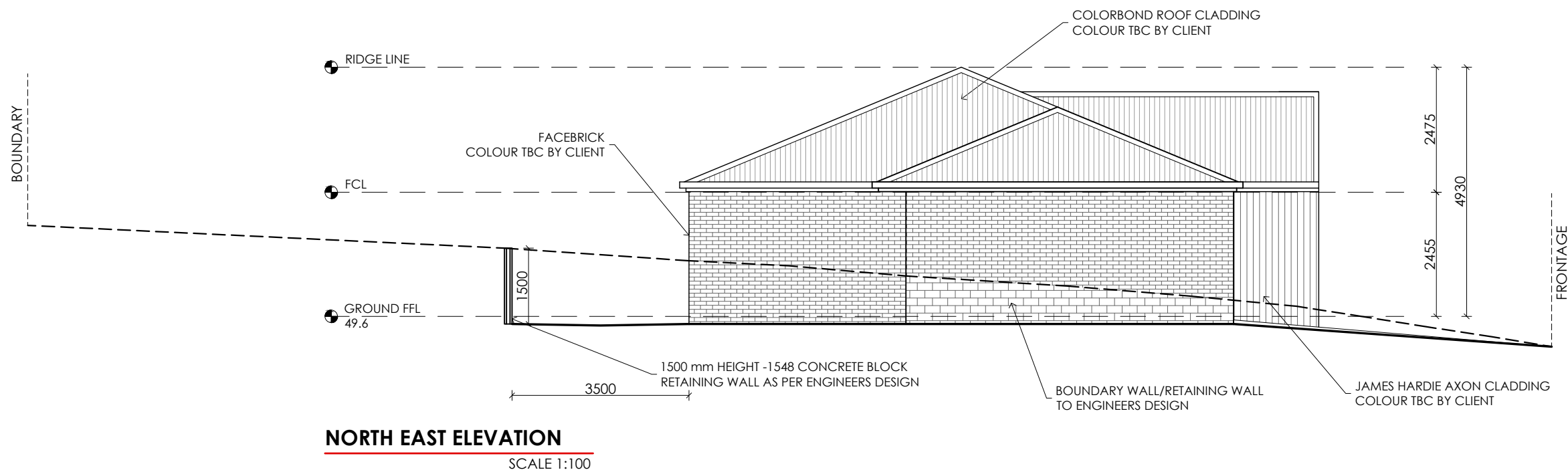
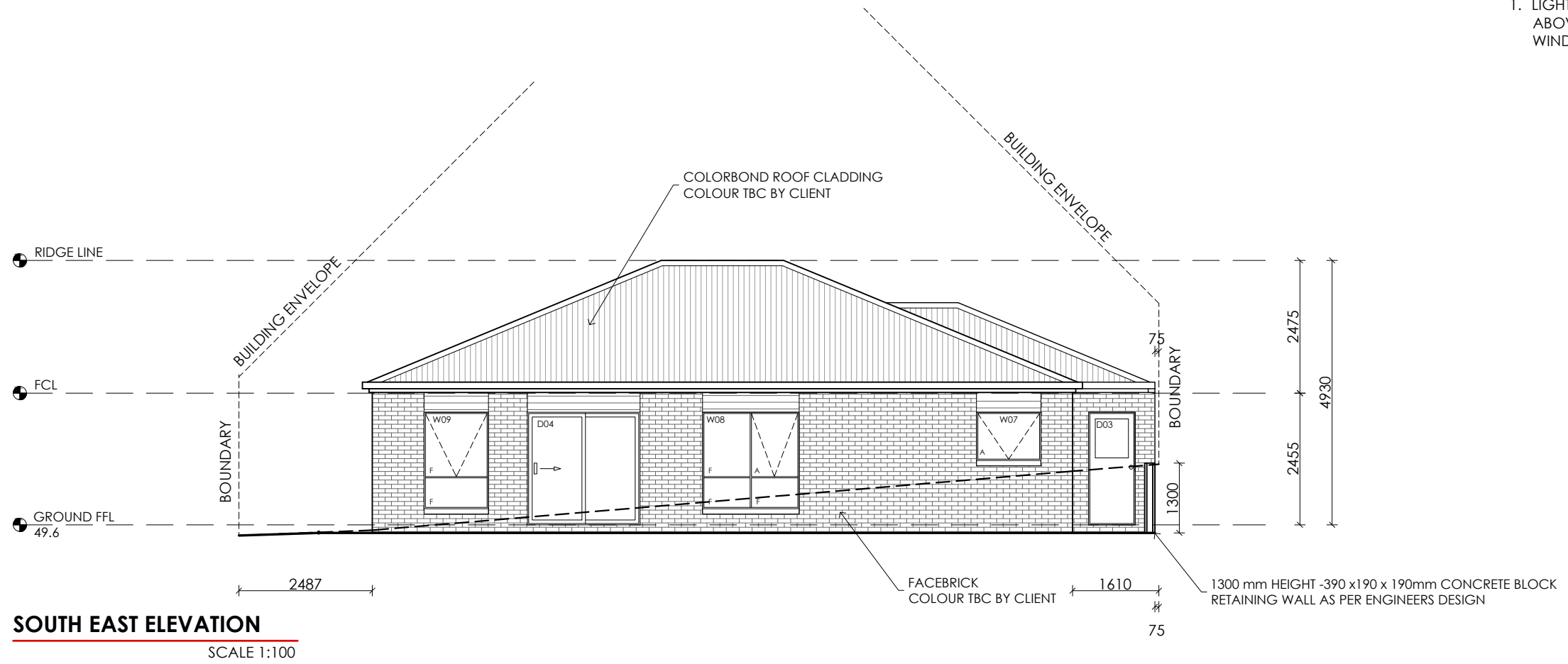
ISSUE: **DA**

DRAWING NO:

**A04**  
/ A05

LEGEND & NOTES:

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



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DRAWING TITLE:  
**ELEVATIONS 2 of 2**

JOB NO: RFS SPEC

DRAWN BY: M.A

CHECKED BY: A.B

SCALE:  
1:100 @ A3

ISSUE: **DA**

DRAWING NO:

**A05**  
/ A05