



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>PA2025.0113</b>
Proposed Use or Development:	<b>Service Industry and Storage</b>
Address of the Land:	<b>14 Zara Court, Stony Rise</b>
Date of Notice:	<b>27/09/2025</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)

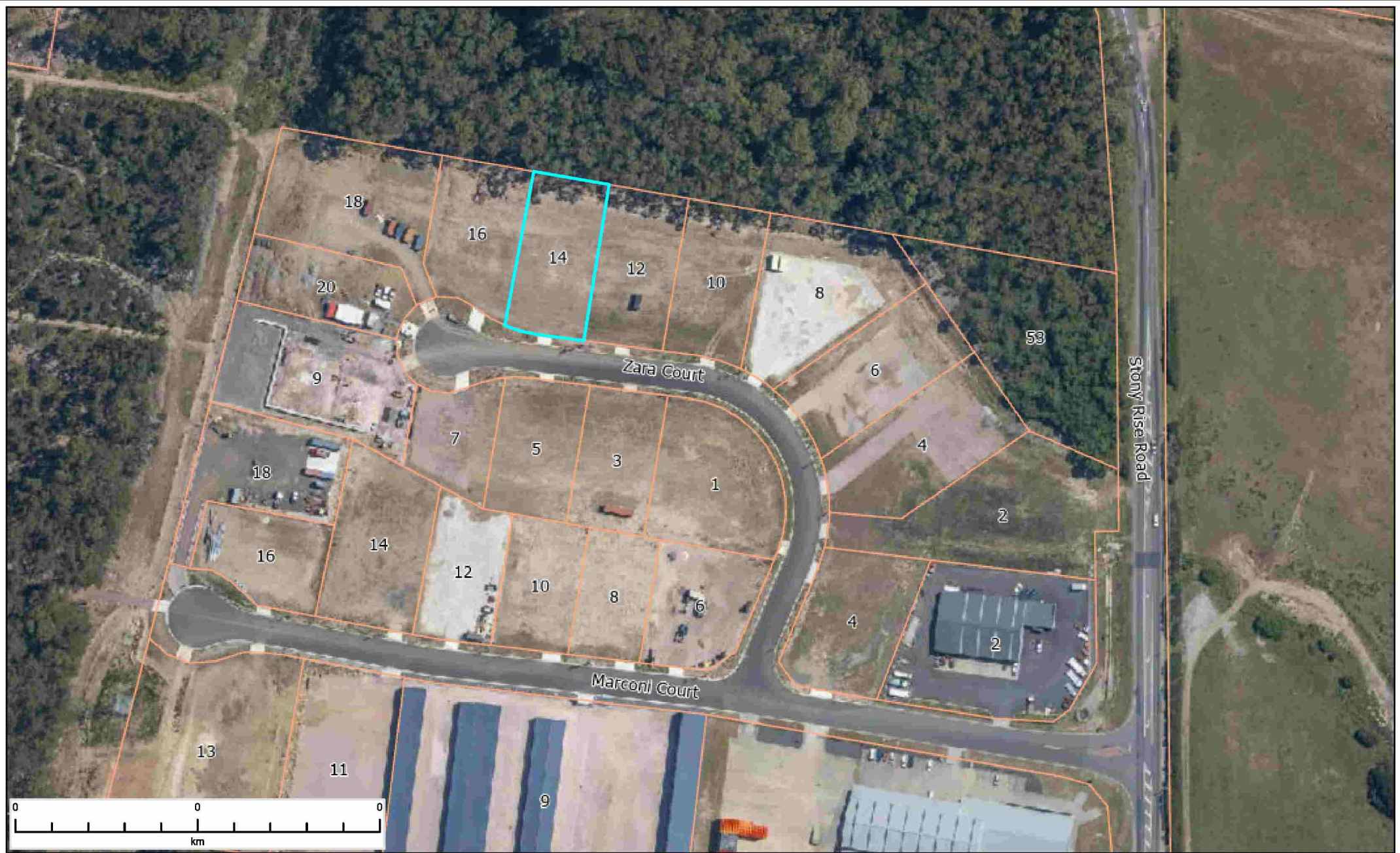
**Any person may make a representation relating to the application in accordance with section 57(5) of the *Land Use Planning Approvals Act 1993*, during a period of 14 days commencing on the date of this notice.**

Your representation must:

- be received by close of business on **10/10/2025**;
- 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](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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## 14 Zara Court Stony Rise



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: 23-09-2025 12:54:37



# DEVELOPMENT APPLICATION

**4 X COMMERCIAL SHEDS**  
**CLIENT:** ZACHARY MCCARTHY  
**ADDRESS:** 14 ZARA COURT, STONY RISE, TAS, 7310  
**TITLE REFERENCE:** 186062/8 **PROPERTY ID:** 9914411



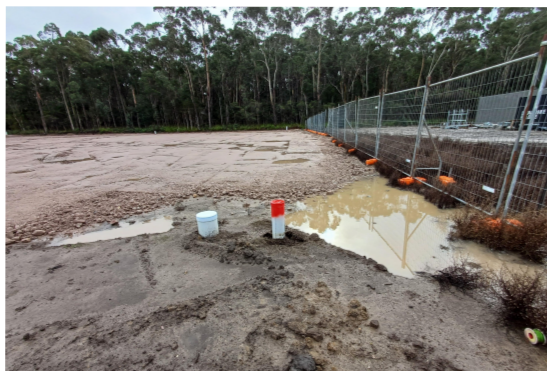
LOOKING NORTH FROM FRONT CENTRE OF BLOCK



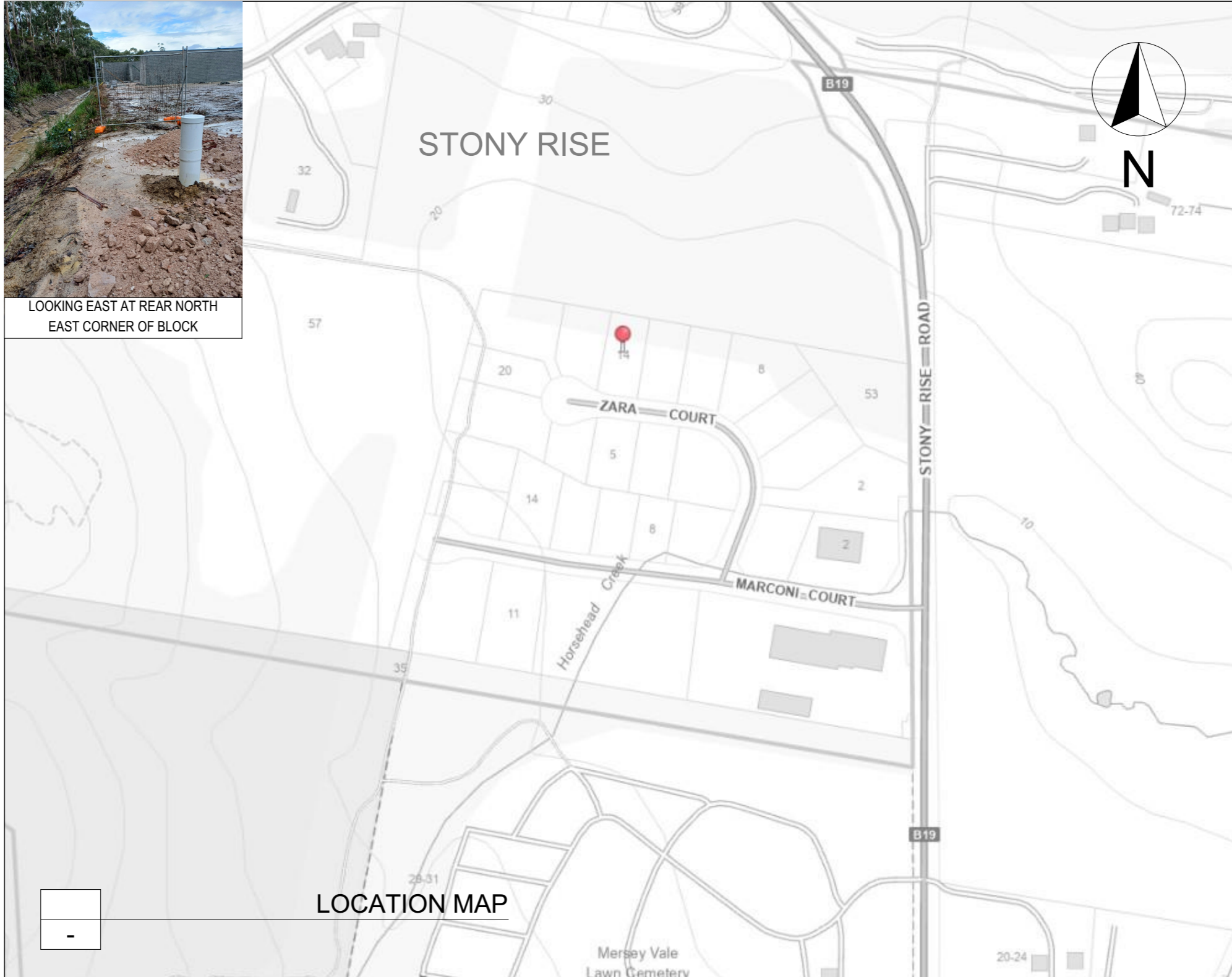
LOOKING EAST AT REAR NORTH EAST CORNER OF BLOCK



LOOKING NORTH EAST FROM SOUTH WEST FRONT CORNER



LOOKING NORTH ALONG EASTERN SIDE BOUNDARY



### SITE DESCRIPTION

CLIMATE ZONE: 7  
 REGION: A  
 TERRAIN CATEGORY: TC2.5  
 TOPOGRAPHY: TO  
 SHIELDING: PS  
 WIND RATING: N2  
 SOIL CLASS: **TO BE DETERMINED**  
 BAL: **TO BE DETERMINED**  
 ZONE: LIGHT INDUSTRIAL  
 MUNICIPALITY: DEVONPORT CITY COUNCIL

### SITE COVERAGE

LOT	2,130.00m <sup>2</sup>
SHED FOOTPRINT	200.00m <sup>2</sup>
TOTAL	800.00m <sup>2</sup>
<b>SITE COVER (%)</b>	<b>37.55%</b>

### DRAWING INDEX

PAGE	TITLE
01	COVER PAGE
02	SITE PLAN

**iDESIGN RESIDENTIAL**  
 'Create your dream home'  
 Building Design Services - Port Sorell, Tasmania  
 M: 0435 090 758 E: darren.idesignresidential@gmail.com  
 ABN: 66 925 623 647 TAS 692360969/VBA: DP-AD 64131/QBCC: 15042468

CLIENT SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

CLIENT SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

REV	AMENDMENTS	DATE	INT
A	DEVELOPMENT APPLICATION	10.07.25	DM
B			
C			
D			
E			
F			
G			
H			
I			
J			
K			

PROJECT: DEVELOPMENT APPLICATION

DISCLAIMER:  
 The sketches & authorship for these plans were provided by the client & under the Australian copyright act of 1968 is the moral rights of the client. The client has the right to reproduce or distribute plans at his/her discretion.

CLIENT: ZACHARY MCCARTHY

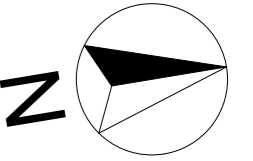
SITE ADDRESS: 14 ZARA COURT, STONY RISE, TAS, 7310

**4X COMMERCIAL SHEDS**

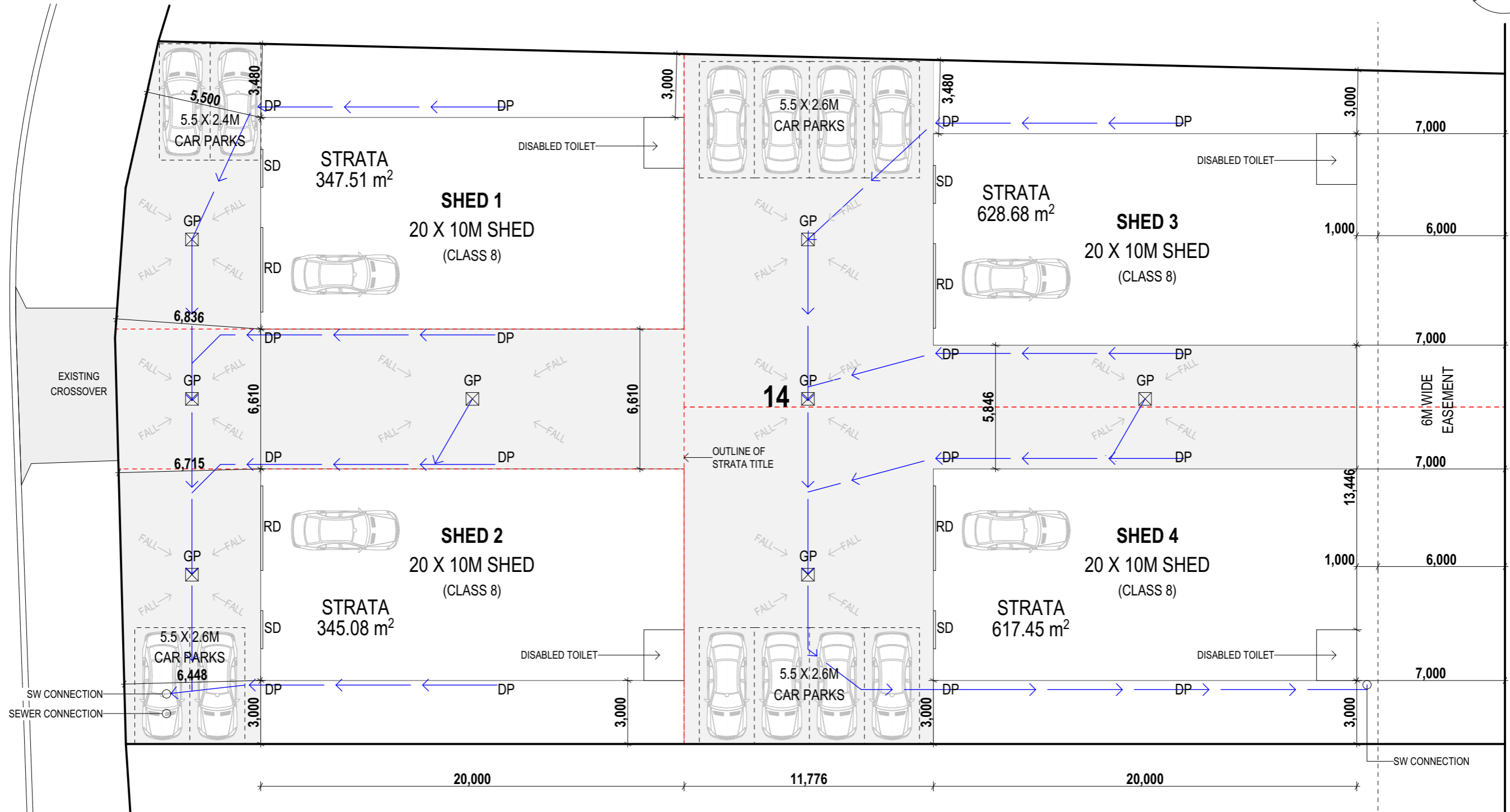
**COVER PAGE**

DRAWN: DM	DATE: 10.07.25	REV: A
CHECKED: DM	SCALE:	
SHEET: 1 OF 2	JOB NO: 4381	

NOTE: SUBJECT TO ONSITE DETENSION DESIGN



# ZARA COURT



- LEGEND:**  
 DP= DOWNPIPES  
 GP= GRATED PIT  
 SD= SLIDING DOOR  
 RD= ROLLER DOOR

SITE COVERAGE	
LOT	2,130.00m <sup>2</sup>
SHED FOOTPRINT	200.00m <sup>2</sup>
TOTAL	800.00m <sup>2</sup>
SITE COVER (%)	37.55%
IMPERVIOUS	77.18%

## PROPOSED STRATA TITLE

**iDESIGN RESIDENTIAL**  
 'Create your dream home'  
 Building Design Services- Port Sorell, Tasmania  
 M: 0435 090 758 E: darren@designresidential@gmail.com  
 ABN: 66 925 623 647 TAS 692360969/VBA: DP-AD 64131/QBCC: 15042468

CLIENT SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

CLIENT SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

REV	AMENDMENTS	DATE	INT
A	DEVELOPMENT APPLICATION	10.07.25	DM
B			
C			
D			
E			
F			
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J			
K			

PROJECT: DEVELOPMENT APPLICATION

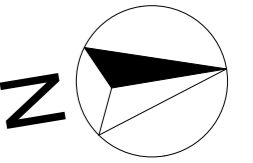
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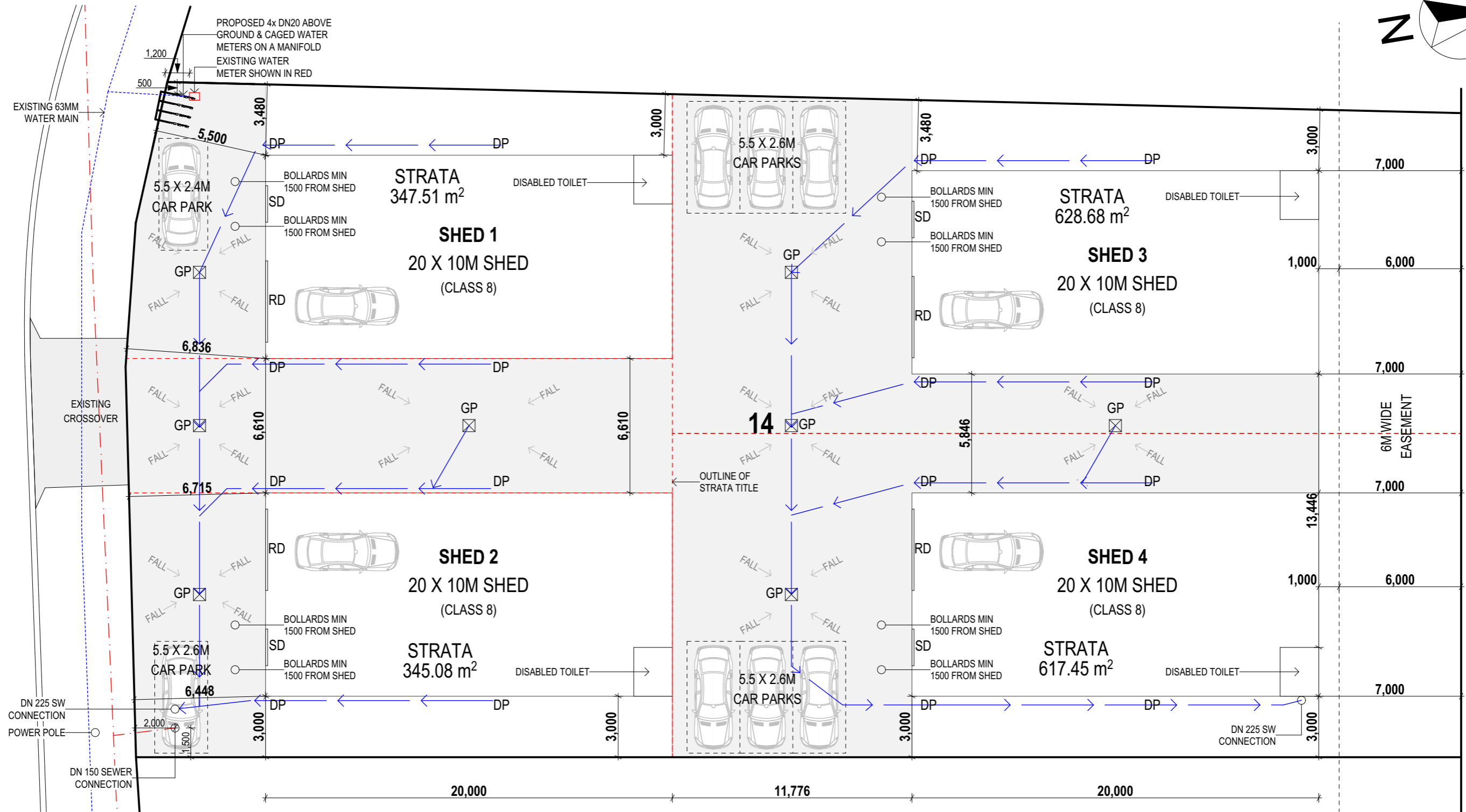
SITE ADDRESS: 14 ZARA COURT, STONY RISE, TAS, 7310

4X COMMERCIAL SHEDS		
SITE PLAN		
DRAWN: DM	DATE: 10.07.25	REV: A
CHECKED: DM	SCALE: 1:200	
SHEET: 2 OF 2	JOB NO: 4381	

NOTE: SUBJECT TO ONSITE DETENSION DESIGN



# ZARA COURT



**LEGEND:**  
 DP= DOWNPIPES  
 GP= GRATED PIT  
 SD= SLIDING DOOR  
 RD= ROLLER DOOR

**TASWATER NOTES:**  
 INSTALL NEW 4 X DN20MM ABOVE GROUND HIGH HAZARD CAGED WATER METER ASSEMBLIES ON A MANIFOLD AS PER TWS-W-002 SHEET 07 BY TASWATER AT THE DEVELOPERS COST

TASWATER TO INSTALL NEW DN32 (I.D. 25MM) CONNECTION & MANIFOLD INSTALLED BY TASWATER AT THE DEVELOPERS COST  
 RPZD TO BE INSTALLED ON EACH WATER METER CONNECTION BY THE DEVELOPER AT THE DEVELOPER'S COST

SITE COVERAGE	
LOT	2,130.00m²
SHED FOOTPRINT	200.00m²
TOTAL	800.00m²
SITE COVER (%)	37.55%
IMPERVIOUS	77.18%

## PROPOSED STRATA TITLE

DEVELOPER TO SUPPLY & INSTALL VANDAL PROOF CAGE AT THE DEVELOPER'S COST

**iDESIGN RESIDENTIAL**  
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 M. 0435 090 758 E. darren@designresidential@gmail.com  
 ABN: 66 925 623 647 TAS 692360969/VBA: DP-AD 64131/QBCC: 15042468

CLIENT SIGNATURE	DATE
CLIENT SIGNATURE	DATE

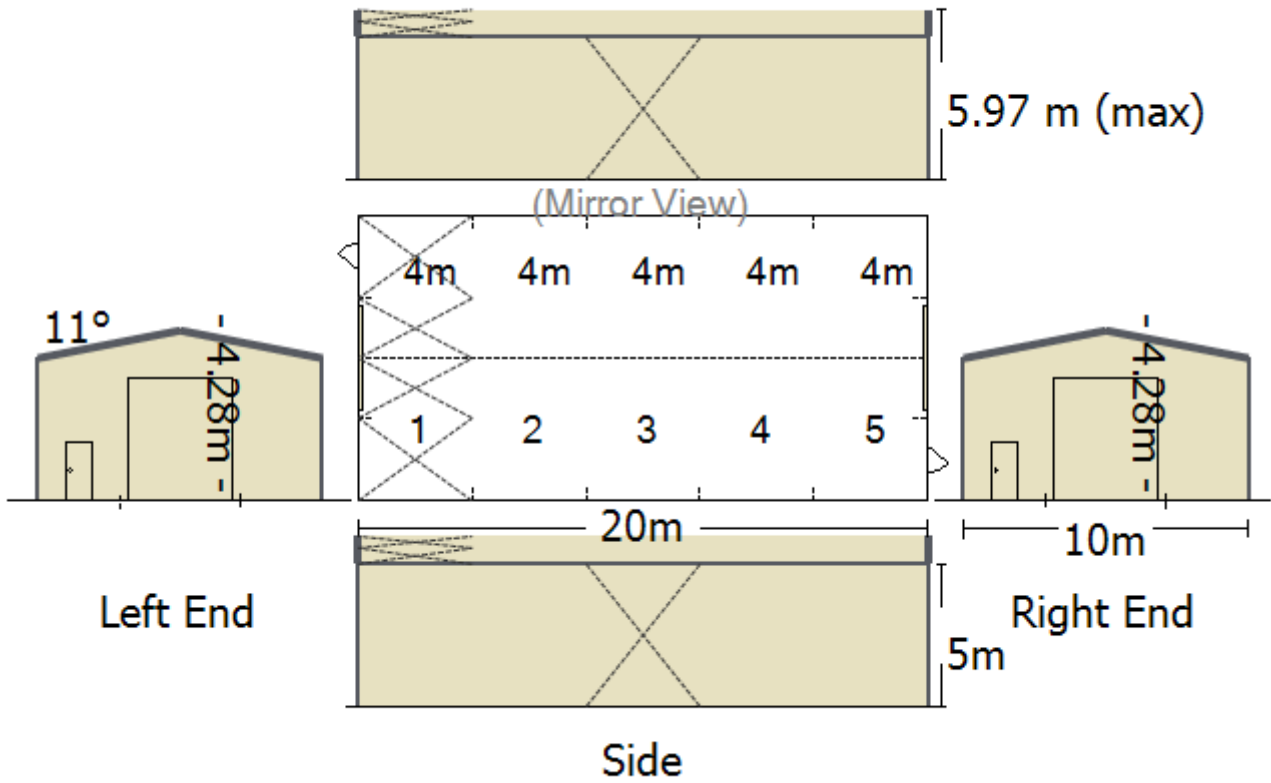
REV	AMENDMENTS	DATE	INT
A	DEVELOPMENT APPLICATION	10.07.25	DM
B	ADDRESSED TASWATER RFI #1	17.09.25	DM
C			
D			
E			
F			
G			
H			
I			
J			
K			

PROJECT: DEVELOPMENT APPLICATION  
 CLIENT: ZACHARY MCCARTHY  
 SITE ADDRESS: 14 ZARA COURT, STONY RISE, TAS, 7310  
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CLIENT: ZACHARY MCCARTHY	SITE ADDRESS: 14 ZARA COURT, STONY RISE, TAS, 7310
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4X COMMERCIAL SHEDS		
SITE PLAN		
DRAWN: DM	DATE: 17.09.25	REV: B
CHECKED: DM	SCALE: 1:200	
SHEET: 2 OF 11	JOB NO: 4381	

YOUR DESIGN



## YOUR SITE SPECIFIC WIND SPEED ASSESSMENT

For your peace of mind, we are ShedSafe accredited and utilise the Australian Steel Institute's site check software to ensure your shed design is engineered specifically for your site and local conditions. By using this very accurate and sophisticated program, we can determine your site-specific wind speed to provide you the best solution for your project.

### SITE LOCATION

Property Address	14 Marconi Court Spreyton 7310
Job Number	Job 100526
Building dimensions	10m x 20m x 5m
Roof style	11Deg Gable
Wind criteria	Reg A : TCat 2.94 : Shielding 1 : Topo 1.01 : Non-Alpine

The calculated site wind speed using AS1170.2 is **38 m/s** for the above property address.



## BUILDING DETAILS

Walls	COLORBOND® CLASSIC_CREAM Monoclad TCT 0.47, CB
Roof	COLORBOND® CLASSIC_CREAM Monoclad TCT 0.47, CB 11Deg
Gutter	COLORBOND® IRONSTONE Quad 115 Slotted Gutter CB
Downpipe	
Barge	COLORBOND® IRONSTONE
Corner Flashings	COLORBOND® IRONSTONE
Door Flashings	COLORBOND® IRONSTONE
Roller Door	COLORBOND® CLASSIC_CREAM
PA Door	COLORBOND® CLASSIC_CREAM
Commercial Sliding Door	
Glass Sliding Door	
Windows	

## OPTIONAL EXTRAS

Skylights	
Roller Doors	2 x 4.30h X 3.76 CB Direct Drive *Series B #
Roller Door motors	
PA Doors	1 x Personal Access Door in CENTRE of Bay 1 of LEFT wall. 1 x Personal Access Door in CENTRE of Bay 1 of RIGHT wall.
Commercial Sliding Door	
Glass sliding door	
Windows	
Insulation	
Open Bays	
Whirlybirds	
Mezzanine	
Mezzanine Stairs	
Divider Walls	

## MATERIAL SPECIFICATION

Columns	2C20019	Purlins	Z10010
Rafters	C20019	Side Girts	Z10010
Knee/Apex Brace	C15012	End Girts	Z10010
Left Lean-to Column		Right Lean-to Column	
Left Lean-to Rafter		Right Lean-to Rafter	
Mezzanine Bearer		Mezzanine Joists	
Knee/Apex Brace	2C20019	Purlins	Z10010

## FOOTING

### SLAB

Min 100mm Slab thickened locally under each column by BLOCK footing

Concrete Block locally under each column 500mm x 500mm x 300mm length x width x depth

The above foundation details are only suitable for soil classification A.S. or M and S.B.V. 100 kPa min. For other soil types refer to a registered structural engineer.

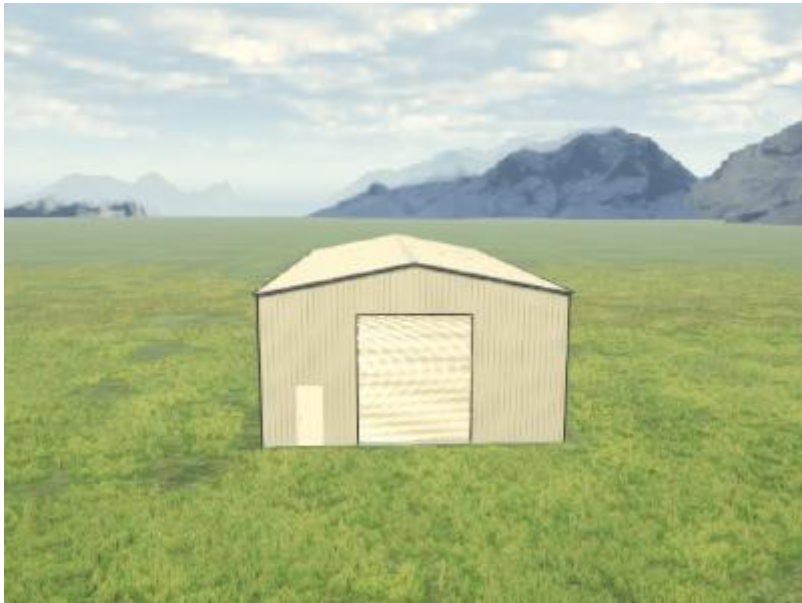
Refer to sheet No '4' in plans for details other than shown on specification sheet and footing diagram sheet

## NOTES

## TERMS & CONDITIONS



**MADE WITH  
GENUINE  
COLORBOND®  
STEEL**



11 Matthews Way, Devonport TAS 7310  
P: 0487 080 019 E: [devonport@fdbuilds.com.au](mailto:devonport@fdbuilds.com.au)  
**[fairdinkumbuilds.com.au](http://fairdinkumbuilds.com.au) | 1800 033 284**