



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: **PA2025.0119**

Proposed Use or Development: **Hotel Industry (alterations and additions)**

This application is also being advertised in accordance with Part 6 of the Historic Cultural Heritage Act 1995.

Address of the Land: **78 Formby Road, Devonport**

Date of Notice: **04/10/2025**

You are invited to view the application and any documents and plans accompanying it on the ground floor of the parnaple 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 **17/10/2025**;
- 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

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



78 Formby Road Devonport



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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**Devonport
City Council**

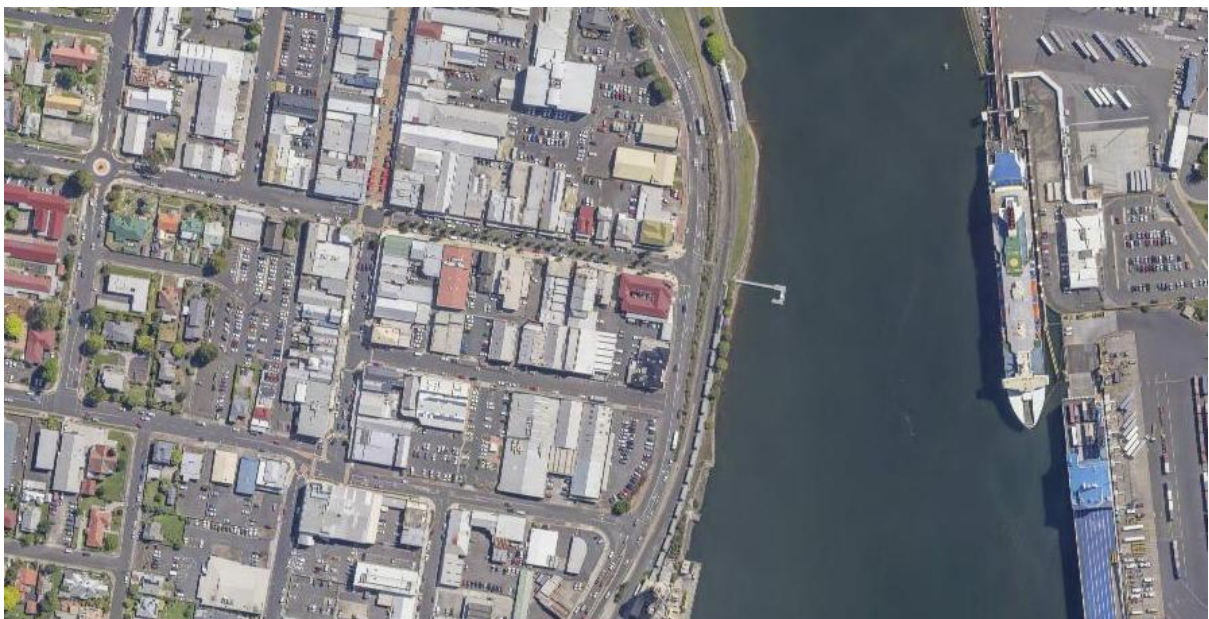
Equilibrium
Town
Planning

Development Application

Hotel Industry

78 FORMBY ROAD, DEVONPORT

CT136801/1



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APPENDICES

Appendix A Land titles

Appendix B Design plans

Version 1
1 September 2025
ALEXANDER HOTEL EXTENSION
Theresa Williams 0409 793 803 theresia@eqtownplanning.com.au
This statement has been prepared by Theresa Williams, urban and regional planner, member of the Planning Institute of Australia, M SocSc (Env & Planning) and Bch Sc.

1. EXECUTIVE SUMMARY

It is proposed to update the site at CT136801/1 (PID 2112815) known as 78 Formby Road, Devonport with renovations and improved access to the property and building.

Development would sit within the use class of Hotel Industry, as per the existing use on the site.

The use class itself is a permitted use in the Central Business zone. The site is listed on the Tasmanian Heritage Register and as such requires a more detailed assessment process, including referral to the Tasmanian Heritage Council. The Tasmanian Heritage Council have been consulted regarding the development and have advised that the development should proceed to Council rather than be issued with a Minor Works Exemption in the first instance.

The chosen design is intended to minimise the impact of the development on the heritage values of the site and streetscape, through the development being located to the rear of the building and below the roof height of the heritage component.

The proposal is concluded to comply with the relevant provisions of the Tasmanian Planning Scheme – Devonport and the Devonport Local Provisions Schedule.

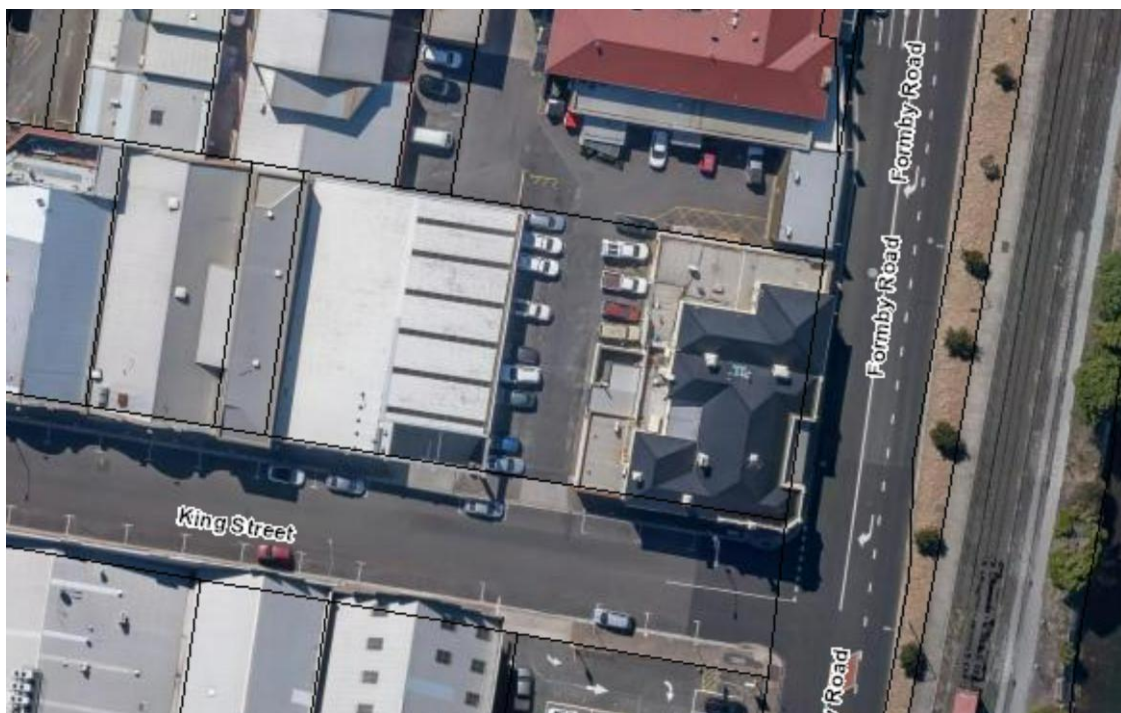


Figure 1 Aerial photo of site for development (boundaries approximate only) (Source: ListMap)

2. PLANNING OVERVIEW

Table 1 Planning Overview

Element	Details		
Property	Address	PID	Title
	78 Formby Road, Devonport	2112815	CT136801/1
Use	Hotel Industry (existing)		
Development	Partial demolition and redevelopment to the rear of the building, internal and external works, new rear entry to building and relocated crossover and updated parking		
Planning Instrument	<p>Tasmanian Planning Scheme - Devonport:</p> <p>Zone:</p> <ul style="list-style-type: none"> Central Business Zone <p>Applicable Codes:</p> <ul style="list-style-type: none"> C2.0 Parking and Sustainable Transport Code C3.0 Road and Railway Assets Code <p>Devonport Local Provisions Schedule:</p> <ul style="list-style-type: none"> Nil. 		
Discretions applicable	16.4.4 P1 Fencing (along street frontage)		
Planning Directives	Nil applicable		
Heritage status	Heritage listed property		

3. Proposal

It is intended to update the existing Hotel industry use as follows:

Demolition

- existing rear entry to building, including fire escape; and
- removal of existing car parking bays on the western boundary.

Development

- new rear entry to the building, including fire escapes;
- new parking layout to the rear of the building, including accessible parking bay;
- new walkway and rear entry to building;
- screening of parking from King Street; and
- internal modifications.

3.1. Background

The site has been in continuous use as a Hotel Industry for many decades.

3.2. Property Ownership

The land is in the ownership of Jonod Pty Ltd.

The landowner is the applicant for this proposal.

3.3. Site Description and Surrounding Area

The site is located in Devonport, with easy access to the CBD and the Bass Highway via Formby Road.

The site and existing Hotel Industry use is orientated towards Formby Road, with secondary frontage onto King Street.

Access to and from the site is currently via King Street.

Adjoining properties are all within the Central Business zone.

3.4. Topography and waterways

The site runs at a slight slope, running from the highest point at the west, downhill across the site towards Formby Road and the Mersey River.

The topography of the site has little interaction with the development in this case.

3.5. Supporting Assessments

3.5.1. Access

The proposal is intended to support existing uses, rather than intensify any use. The access to the site is intended to be relocated slightly to the west.

3.5.2. Servicing

The site is within the sewer and water serviced land as identified on the List. These services are to be retained and updated where they may be impacted as per standard for any development within a serviced area. The proposal itself does not increase the loading on these services.

3.5.2.1. Sewer and Water, Gas

Mains run along Formby Road and King Street. Sewer mains run along the northern boundary with 80-82 Formby Road, underneath the small gap between the two buildings, leaving access available to the sewer line in keeping with existing and with TWDA2023/01546-DCC for PA2023.0163 (permits for adjoining property).

3.5.2.2. Stormwater

The development is intended to connect to existing stormwater services.

3.5.2.3. TasNetworks

The property is currently connected to the TasNetworks below ground infrastructure and is intended to be maintained.

4. LEGISLATIVE FRAMEWORK

4.1. Tasmanian Planning Scheme - Devonport

Table 2 Planning Scheme Discretions

Clause	Comment
16.4.4 P1	Fencing along King Street frontage

The site is located in the Central Business zone within the Tasmanian Planning Scheme – Devonport (the planning scheme). The use is a permitted use (Hotel Industry).

The following examines the relevant provisions of the Scheme with respect to the proposed development.

4.1.1. Zone Purpose Statements

Central Business Zone

The proposed development is within the Central Business Zone, part of upgrades to an existing Permitted use class within the zone (Hotel industries).

The purpose of this zone is addressed as follows:

16.1.1 to provide for the concentration of the higher order business, retail, administrative, professional, community and entertainment functions within Tasmania's primary centres.

The proposal does not change any land uses. Instead, the proposal is intended to facilitate the ongoing existing permitted use.

16.1.2 To provide for a type and scale of use and development [that] supports and does not compromise or distort the activity centre hierarchy.

The proposed upgrades are intended to support the existing use. They will not impact the activity centre hierarchy in any way.

16.1.3 To encourage activity at pedestrian levels with active frontages and shop windows offering interest and engagement to shoppers.

The active portion of the land use on this site is towards the south and east of the site. The eastern frontage is not being impacted by this development. The southern frontage is to have improved markings and updated access.

16.1.4 To encourage Residential and Visitor Accommodation use above ground floor level if it supports the viability of the activity centre and an active street frontage is maintained.

The proposed upgrades relate to the existing land uses, including Visitor Accommodation.

The application is consistent with the purpose of the Central Business Zone.

4.1.2. Use Standards

No use changes are proposed as part of this application. The proposal will retain the existing permitted use of Hotel Industry.

Clause	Comment
16.3 Use Standards	
16.3.1 All uses	
A1	The existing hours of operation will not be altered by the proposal. Complies.

A2	No lighting is proposed, excluding security lighting. No Inner or General Residential zones are within 50m of the site. Complies.
A3	Commercial vehicle hours will not be altered by the proposal. Complies.
16.3.2 Discretionary uses	
A1-A2	N/A

4.1.3. Development Standards for Buildings and Works

Clause	Comment
16.4 Development Standards for Buildings and Works	
16.4.1 Building Height	
A1	Complies. The proposed building works sit well below the 20m height limit.
A2	N/A. Neither the General Residential nor the Inner Residential zones are within the distance limits listed.
16.4.2 Setbacks	
A1	The majority of the development is to the rear of the building. The only frontage work proposed is the addition of screening along King Street, to be built to said frontage. Complies.
A2	N/A.
A3	N/A.
16.4.3 Design	
A1	Complies. The proposal will not incorporate the services listed. External lighting will be provided as required to satisfy (d).
A2	All existing pedestrian entrances are to be maintained. The development does not alter the proportion of glass along either frontage. Complies.
16.4.4 Fencing	
A1/P1	The screening proposed along King Street can be considered to be fencing. The proposal is reliant upon P1. The proposed fencing: <ul style="list-style-type: none"> (a) Is intended to respect the existing King Street frontage whilst providing a human scale to the structure. It is not extensive and is intended to provide a screening solution for the required fire escape. (b) The fence is designed to be partially transparent. (c) The fence is proposed to be constructed from fixed louvre screening in a black finish, reflecting the colours of the building.

A2	No common boundary fences are shared with properties in the listed zones.
16.4.5 Outdoor storage areas	
A1	No outdoor storage areas are proposed.
16.4.6 Dwellings	
A1-A2	No dwellings are proposed.
16.5 Development Standards for Subdivision	
A1-A3	No subdivision is proposed.
16.5.2 Services	
A1	No new lots are proposed. The existing lot is fully connected to water services.
A2	Complies. The site is fully serviced, including the sewage services.
A3	Complies. The site is fully serviced, including stormwater services.

The proposed development is considered to provide for development which is fully in keeping with the provisions of the Central Business Zone and integrates with the adjoining land use at 80-82 Formby Road.

4.1.4. Code Assessment

Relevant Codes are commented on below.

- *C1.0 Signs Code*
No signage is proposed.
- *C2.0 Parking and Sustainable Transport Code*

The proposed development is contained within the parking precinct plan and is subject to cl.C2.7 in accordance with C2.5.1 A1(b).

Clause	Comment
C2.7.1 A1	The acceptable solution requires that no parking is provided, or alternatively that parking is not increased above existing levels. The proposed development will replace 11-12 parking spaces with 8 parking spaces that meet the relevant Australian Standard. Complies.

- *C3.0 Road and Railway Assets Code*

The development is not increasing traffic as detailed in C3.2.1(a). It will result in the relocation of a vehicle crossing a per C3.2.1(b) and as such the Code is applicable.

Clause C3.5.1 A1.2 requires that the new crossing have consent from the road authority, being Devonport City Council.

- *C10.0 Coastal Erosion Hazard Code*

The area for development sits partially within the coastal erosion area - investigation area, with the smallest portion of the building overlapping this overlay.

C10.4.1 provides that development that requires authorisation under the *Building Act 2016* (C10.4.1 (a)) or intensification of an existing use (C10.4.1 (b)) (where the development is not a critical, hazardous or vulnerable use) are exempt from this code.

The development is an expansion of the existing use and will require authorisation under the *Building Act 2016*, and as such it is considered to be exempt from the Code.

- *C16.0 Safeguarding of Airports Code*

The site is within this overlay.

The area proposed for development is located along and below the 5m AHD mark. The development proposed is a lower elevation than the existing building.

As per C16.4.1(a), the development is not more than the AHD height specified for the site of the development in the obstacle limitation area (90m) and as such, the proposal is exempt.

4.1.5. Devonport Local Provisions Schedule

No additional comments.

4.2. PLANNING DIRECTIVES

No current planning directives impact upon this proposal.

5. CONCLUSION

The proposal is for modifications to an existing and permitted use within the General Business zone, intended to improve the ongoing operation of this use.

The proposal relies upon the exercise of discretion in regard to the fencing along the King Street frontage.

These design features are intended to reflect and respect the existing building(s) both on site and on the adjoining property.

This application submits that the proposed development would result in effective ongoing development of this centrally located site, in keeping with the requirements of the *Tasmanian Planning Scheme – Devonport 2023*.

GOODSTONE GROUP

ALEXANDER HOTEL

78 FORMBY RD, DEVONPORT. TAS 7310

Sheet List			
Sheet Number	Sheet Name	Drawn By	Current Revision
TP0.00	COVER SHEET	WC	P1
TP1.00	DEMOLITION SITE PLAN	WC	P1
TP1.01	PROPOSED SITE PLAN	WC	P1
TP2.00	EXISTING AND DEMOLITION GROUND FLOOR PLAN	WC	P1
TP2.01	EXISTING AND DEMOLITION FIRST FLOOR PLAN	WC	P1
TP2.02	EXISTING AND DEMOLITION ROOF PLAN	WC	P1
TP2.10	GROUND FLOOR PLAN	WC	P1
TP2.11	FIRST FLOOR PLAN	WC	P1
TP2.12	ROOF PLAN	WC	P1
TP3.00	DEMOLITION ELEVATIONS	WC	P1
TP3.01	ELEVATIONS	WC	P1
TP4.00	EXTERNAL PERSPECTIVE VIEWS	WC	P1
TP4.01	INTERNAL PERSPECTIVE VIEWS - DOSA	WC	P1



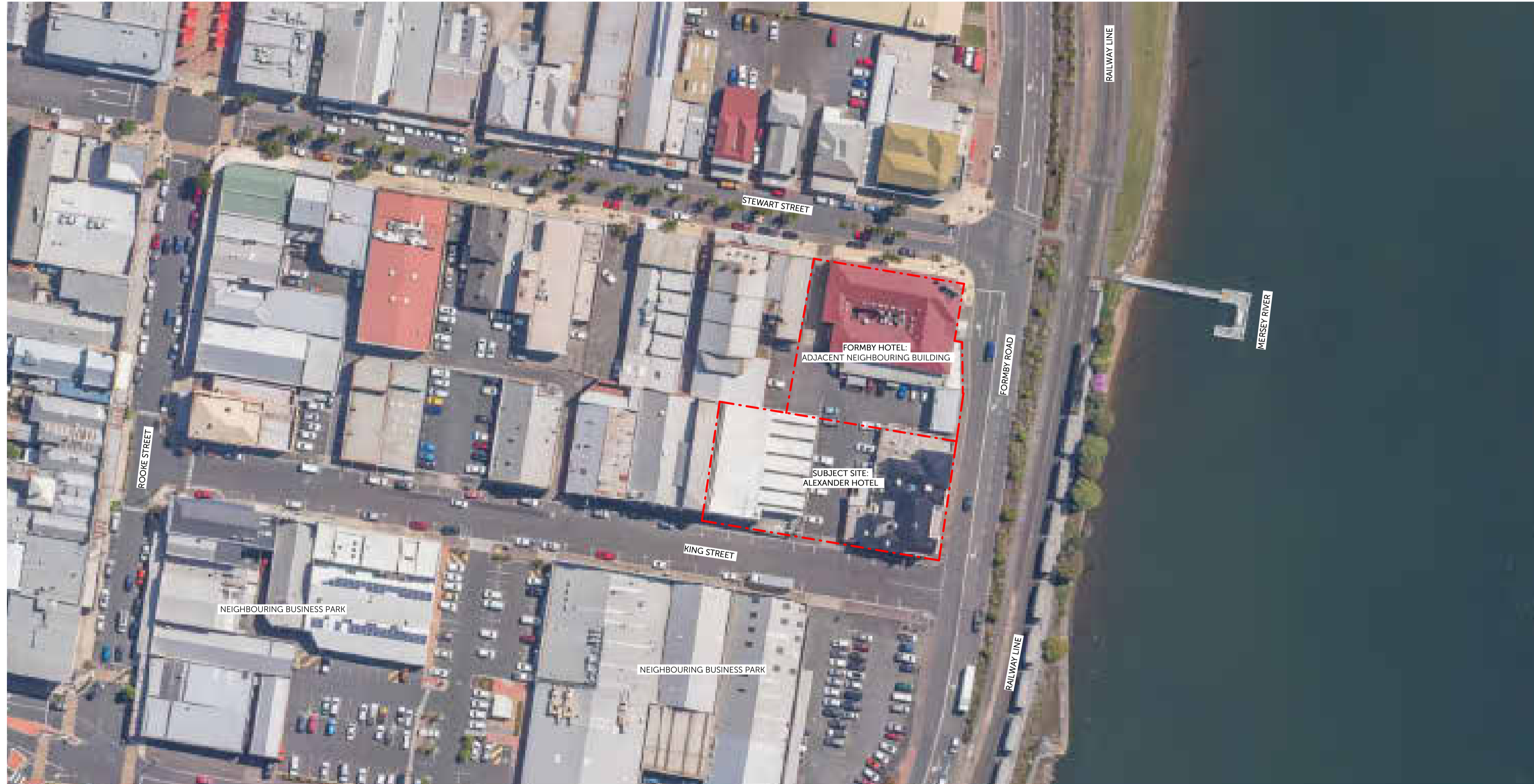
VIEW ALONG FORMBY ROAD SOUTH



VIEW ALONG FORMBY ROAD NORTH



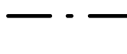



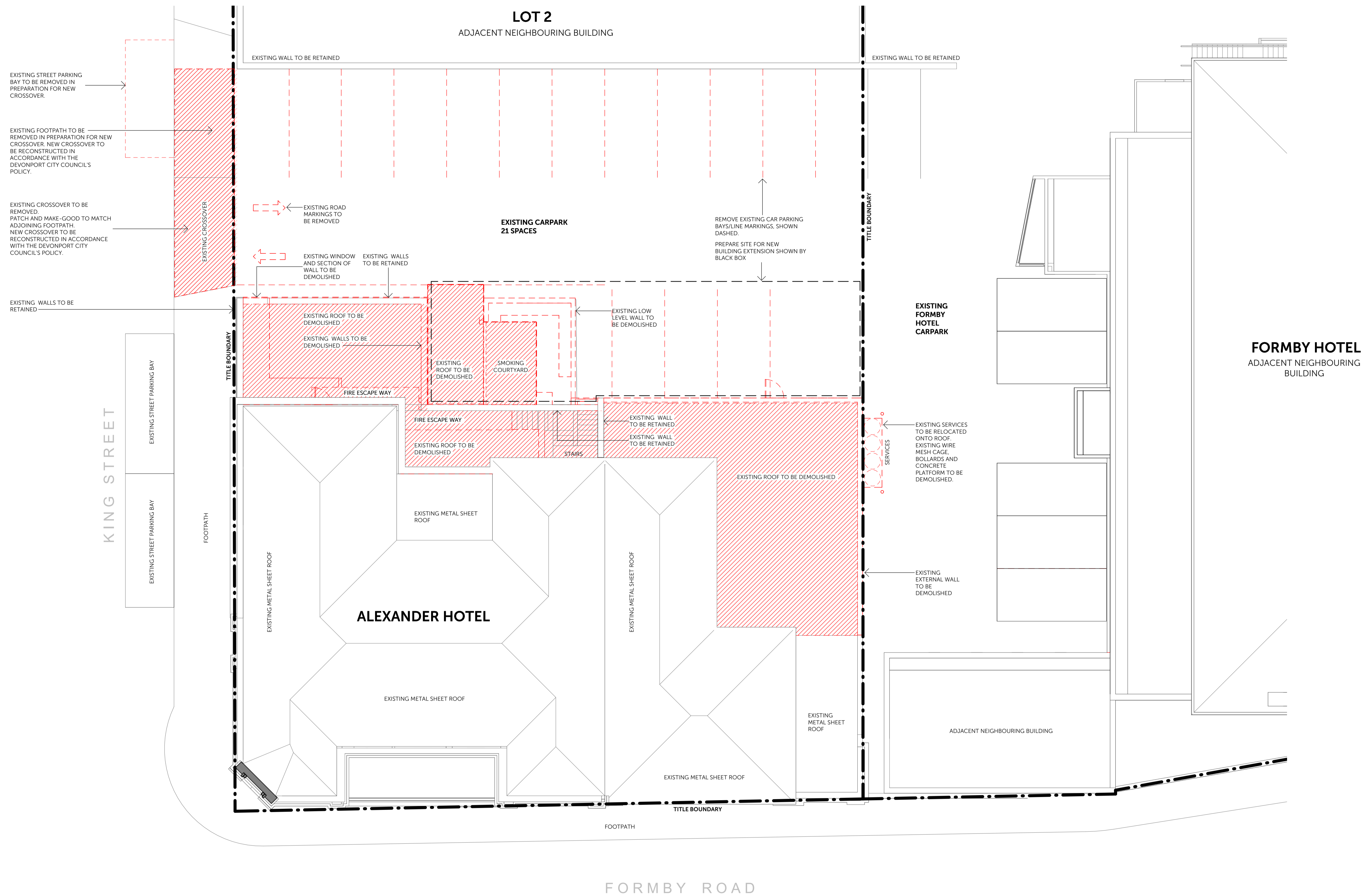
VIEW ALONG KING STREET



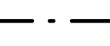



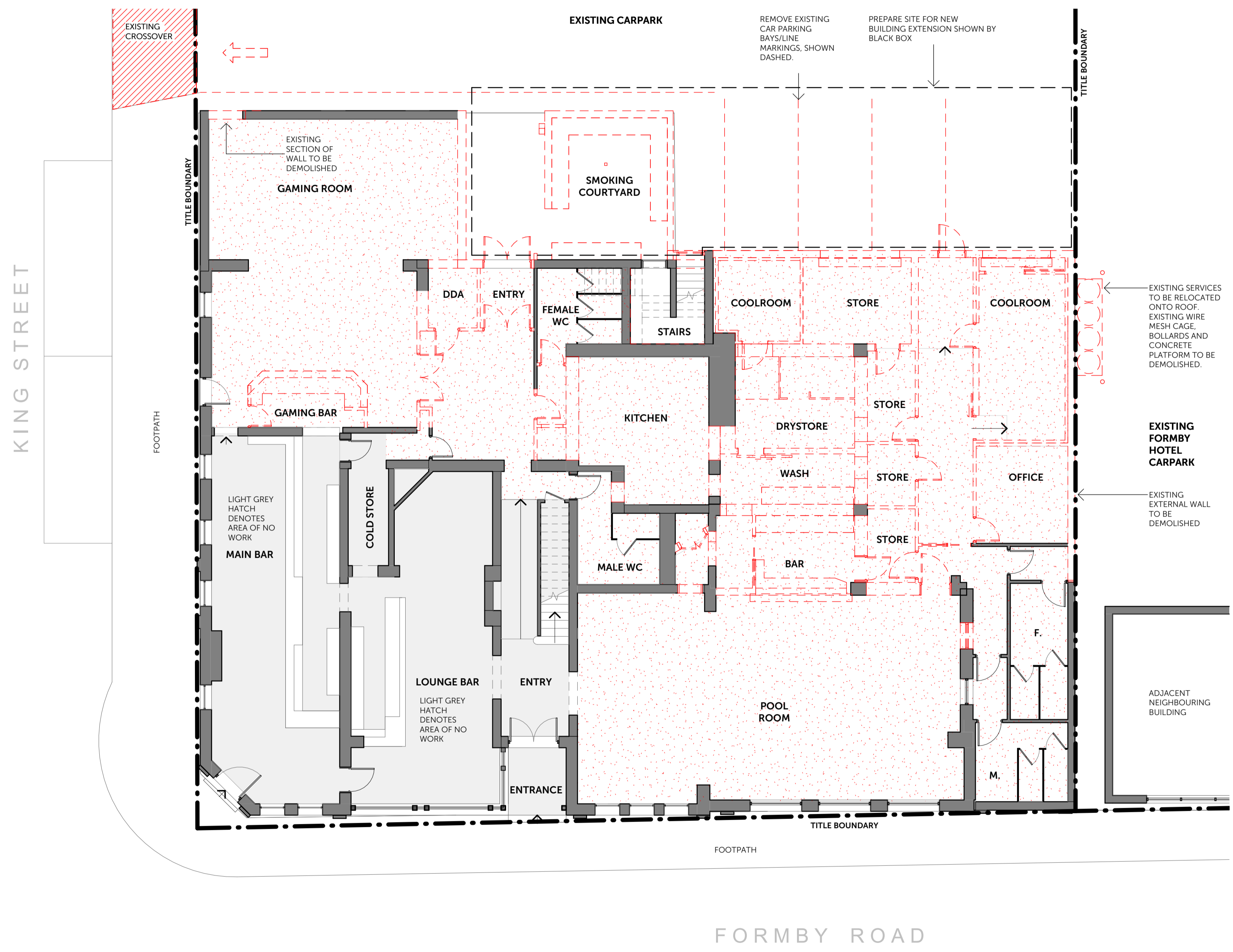
AERIAL VIEW - NOT TO SCALE


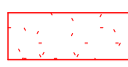
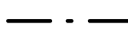

EXTENSION AND REFURBISHMENT

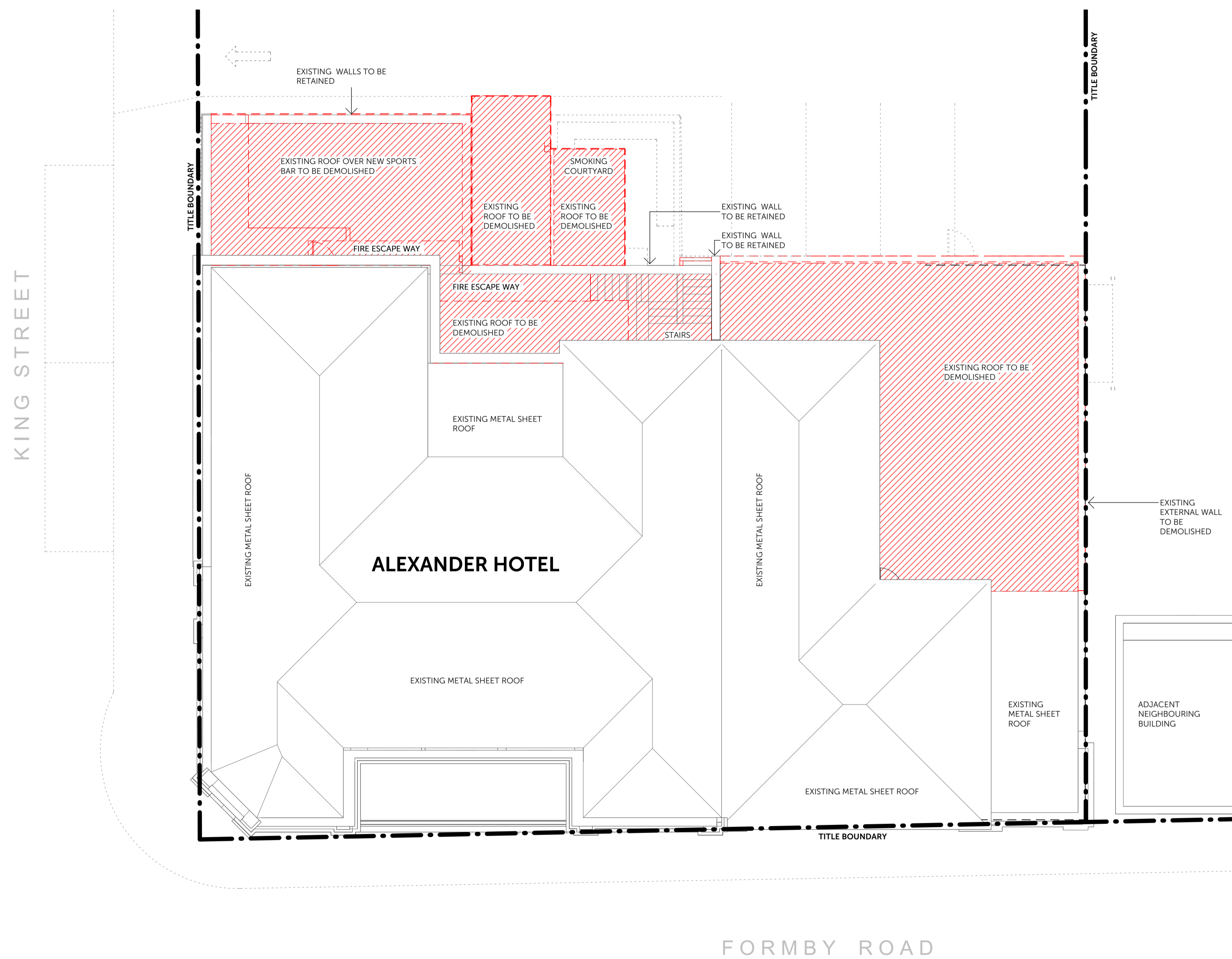
- KEY**
-  ELEMENTS TO BE DEMOLISHED
 -  EXISTING FLOOR FINISHES TO BE STRIPPED OUT
 -  TITLE BOUNDARY LINE REFER TO LAND SURVEY
 -  EXISTING WALL/BUILDING



- KEY**
-  ELEMENTS TO BE DEMOLISHED
 -  EXISTING FLOOR FINISHES TO BE STRIPPED OUT
 -  TITLE BOUNDARY LINE REFER TO LAND SURVEY
 -  EXISTING WALL/BUILDING

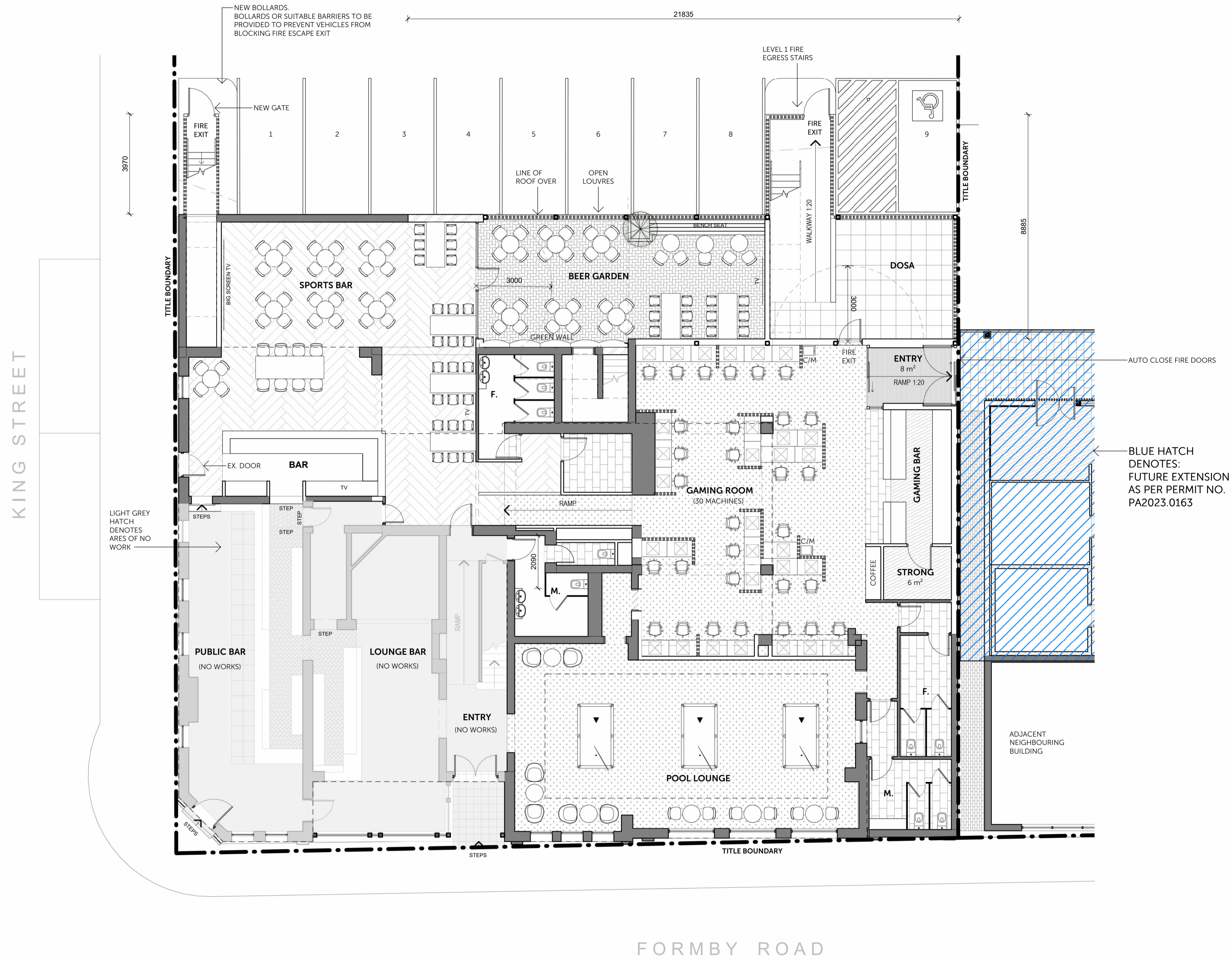


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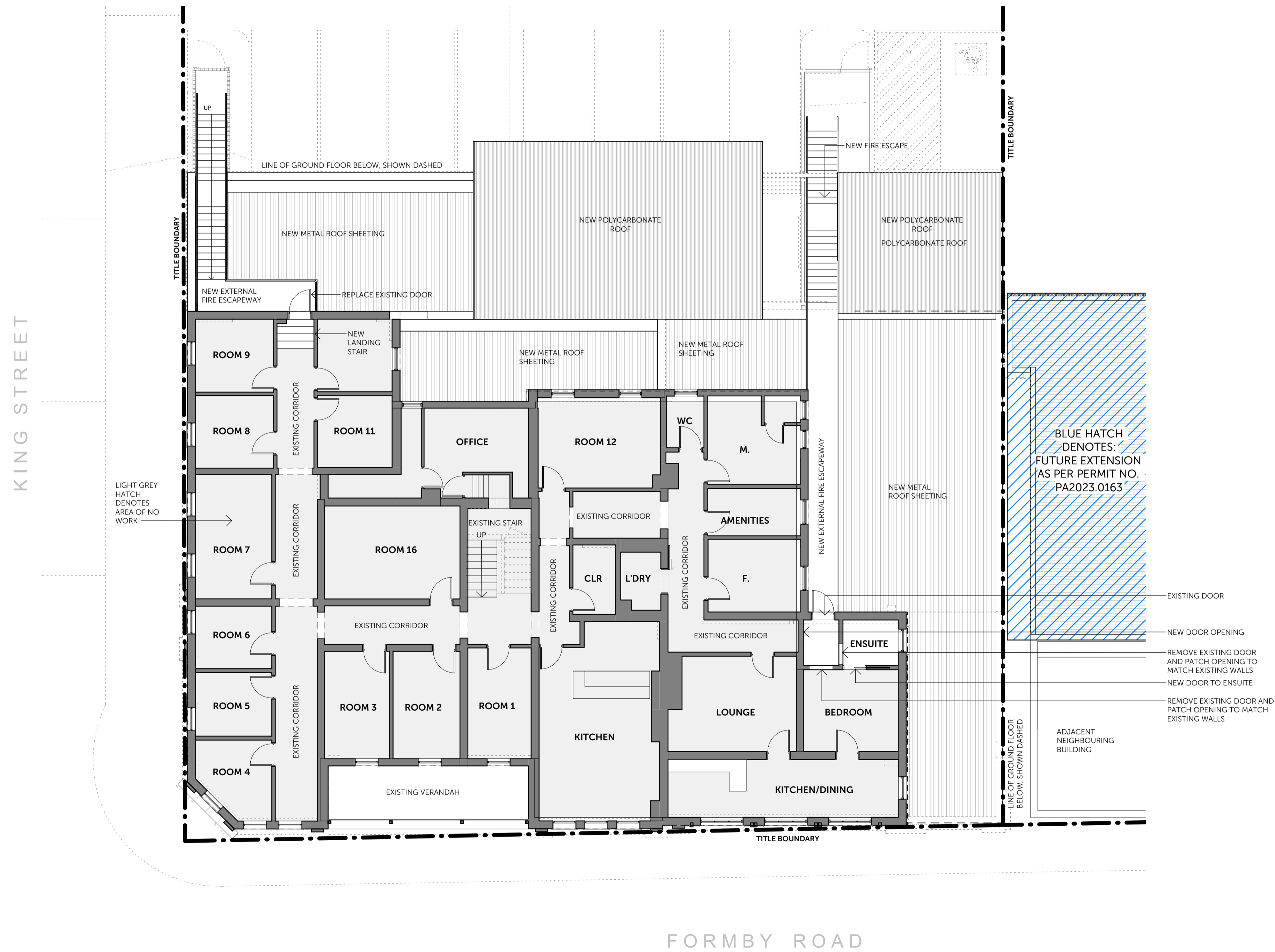


KEY

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REFER TO LAND SURVEY
- EXISTING WALL/BUILDING
- NEW CONSTRUCTION



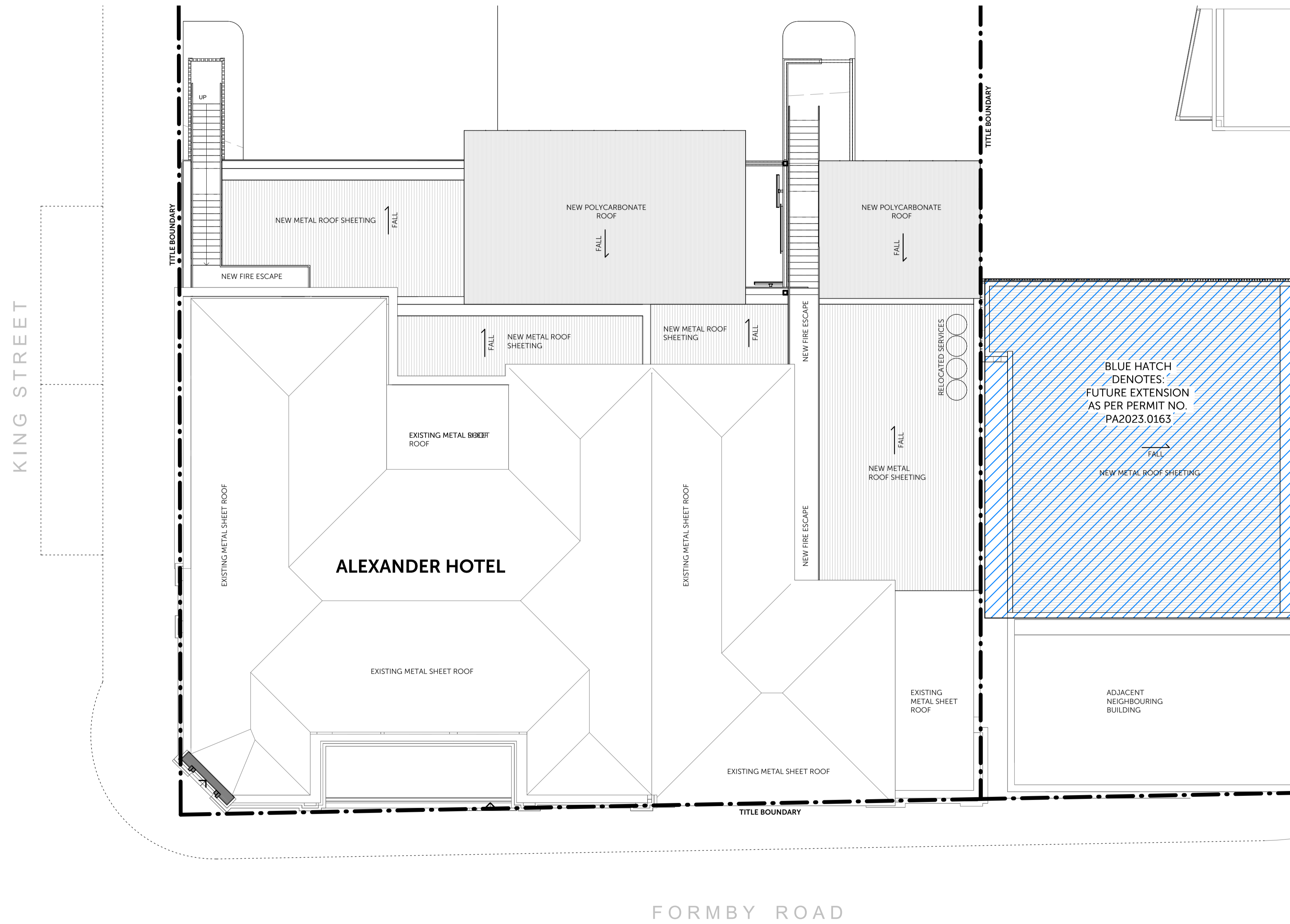
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REFER TO LAND SURVEY
 - █ EXISTING WALL/BUILDING
 - ▬ NEW CONSTRUCTION



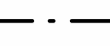



BLUE HATCH DENOTES FUTURE EXTENSION AS PER PERMIT NO. PA2023.0163

- EXISTING DOOR
- NEW DOOR OPENING
- REMOVE EXISTING DOOR AND PATCH OPENING TO MATCH EXISTING WALLS
- NEW DOOR TO ENSUITE
- REMOVE EXISTING DOOR AND PATCH OPENING TO MATCH EXISTING WALLS

- KEY**
- TITLE BOUNDARY LINE
REFER TO LAND SURVEY
 - █ EXISTING WALL/BUILDING
 - NEW CONSTRUCTION

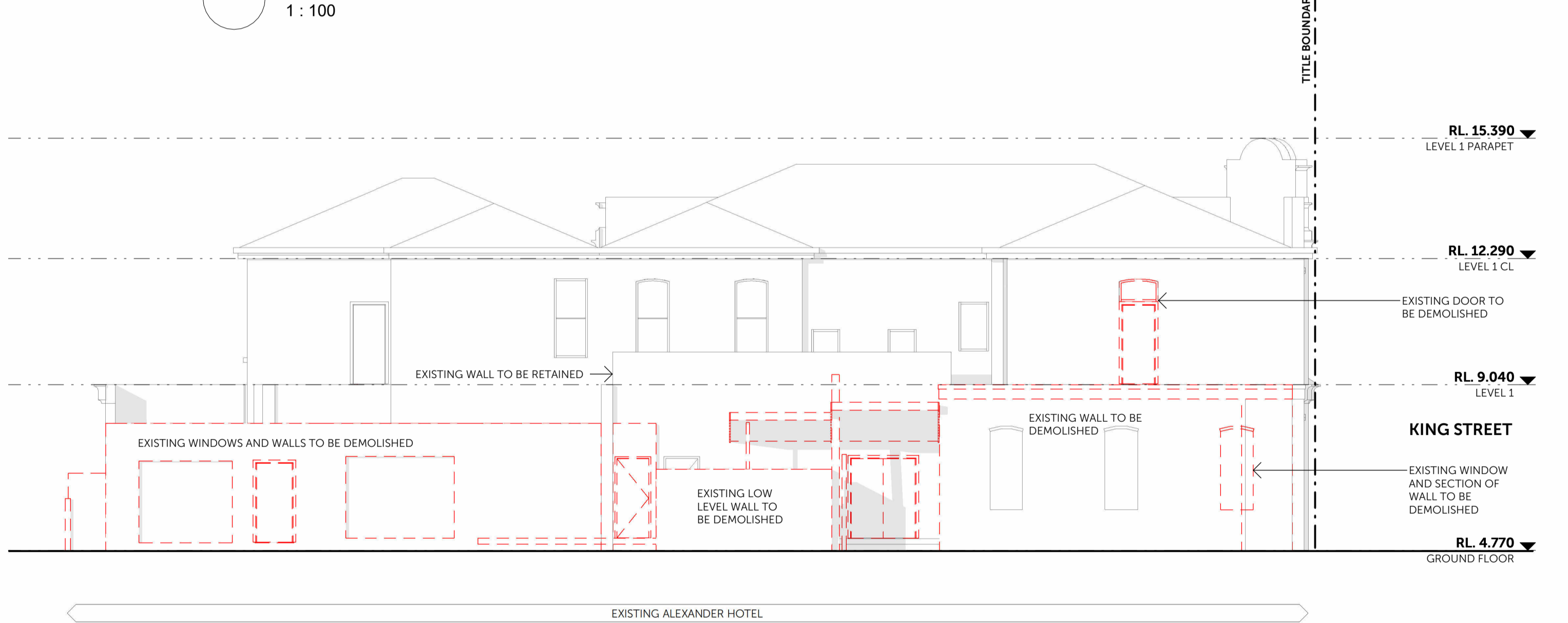
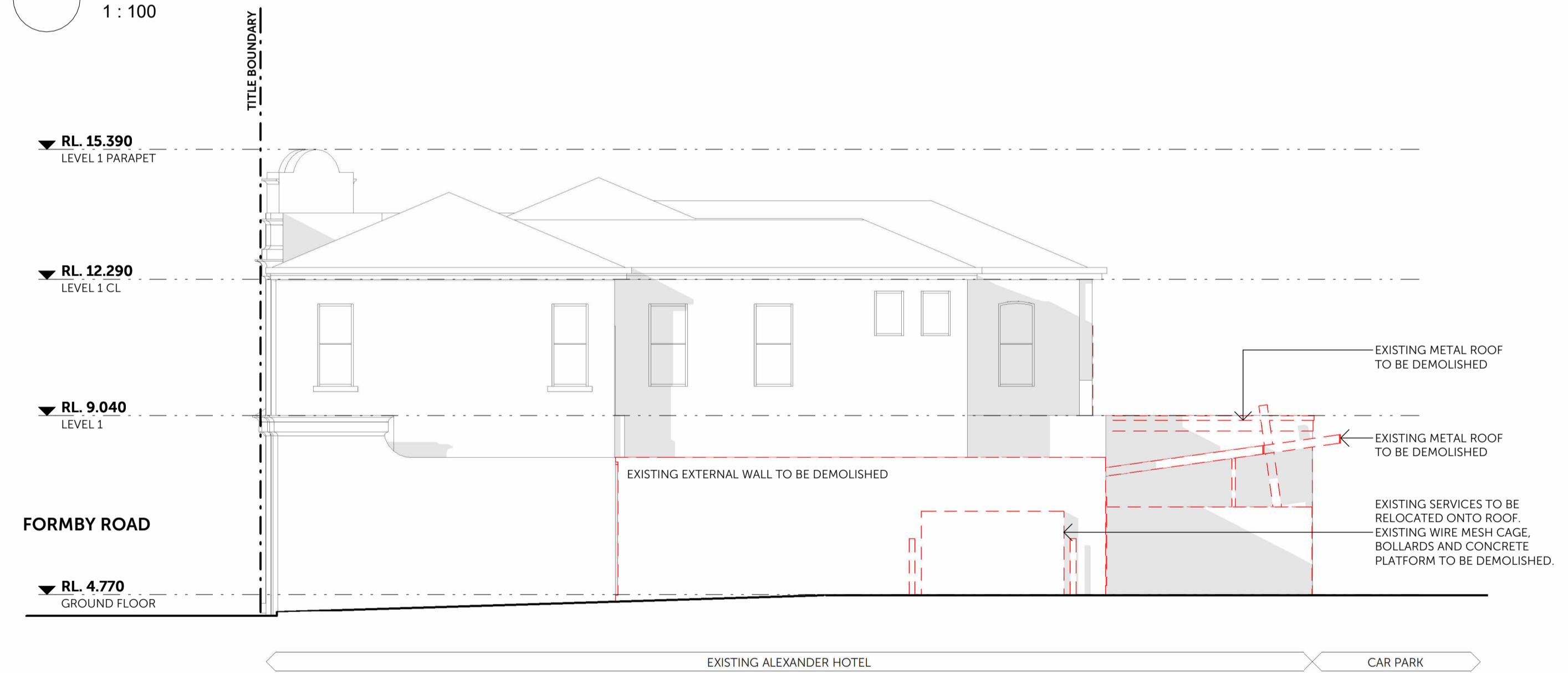


- KEY**
-  ELEMENTS TO BE DEMOLISHED
 -  EXISTING FLOOR FINISHES TO BE STRIPPED OUT
 -  TITLE BOUNDARY LINE REFER TO LAND SURVEY
 -  EXISTING WALL/BUILDING



1 DEMOLITION EAST ELEVATION - FORMBY ROAD
1 : 100

2 DEMOLITION SOUTH ELEVATION - KING STREET
1 : 100



3 DEMOLITION NORTH ELEVATION
1 : 100

4 DEMOLITION WEST ELEVATION
1 : 100

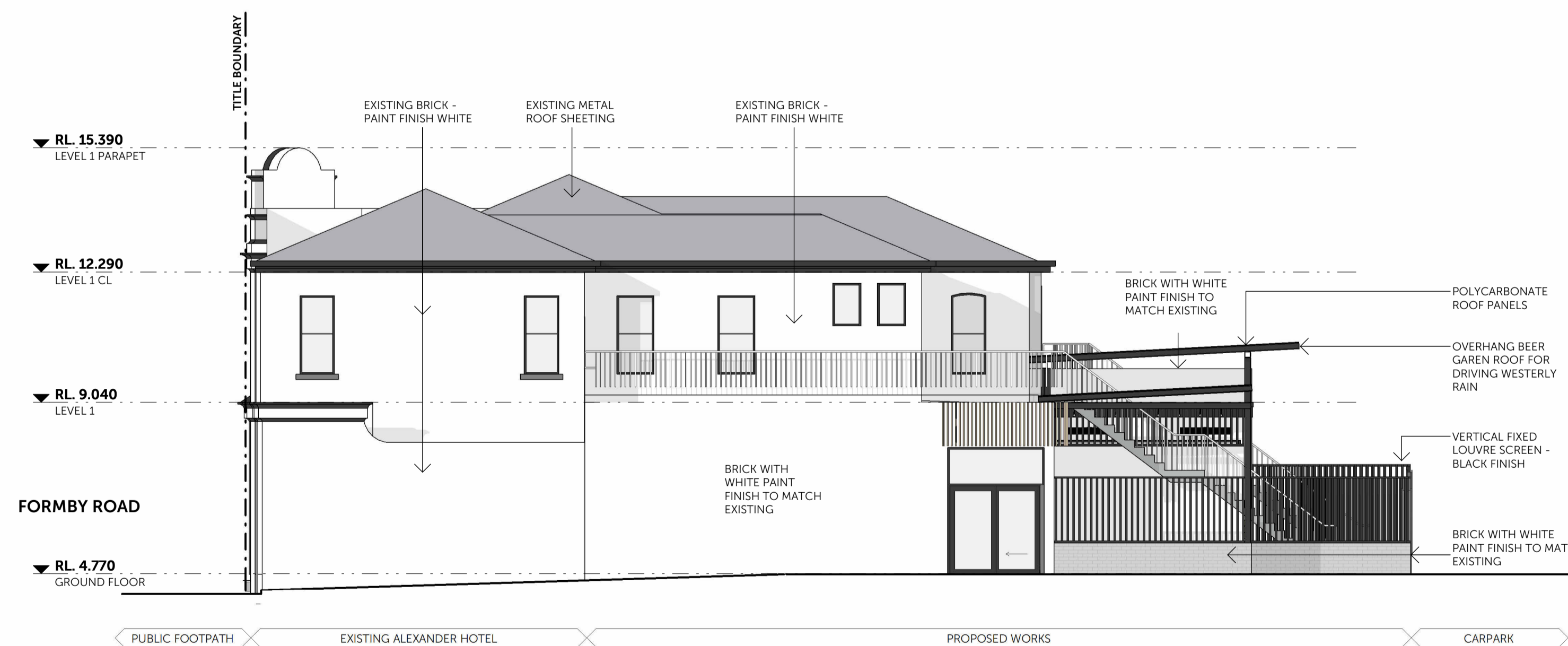
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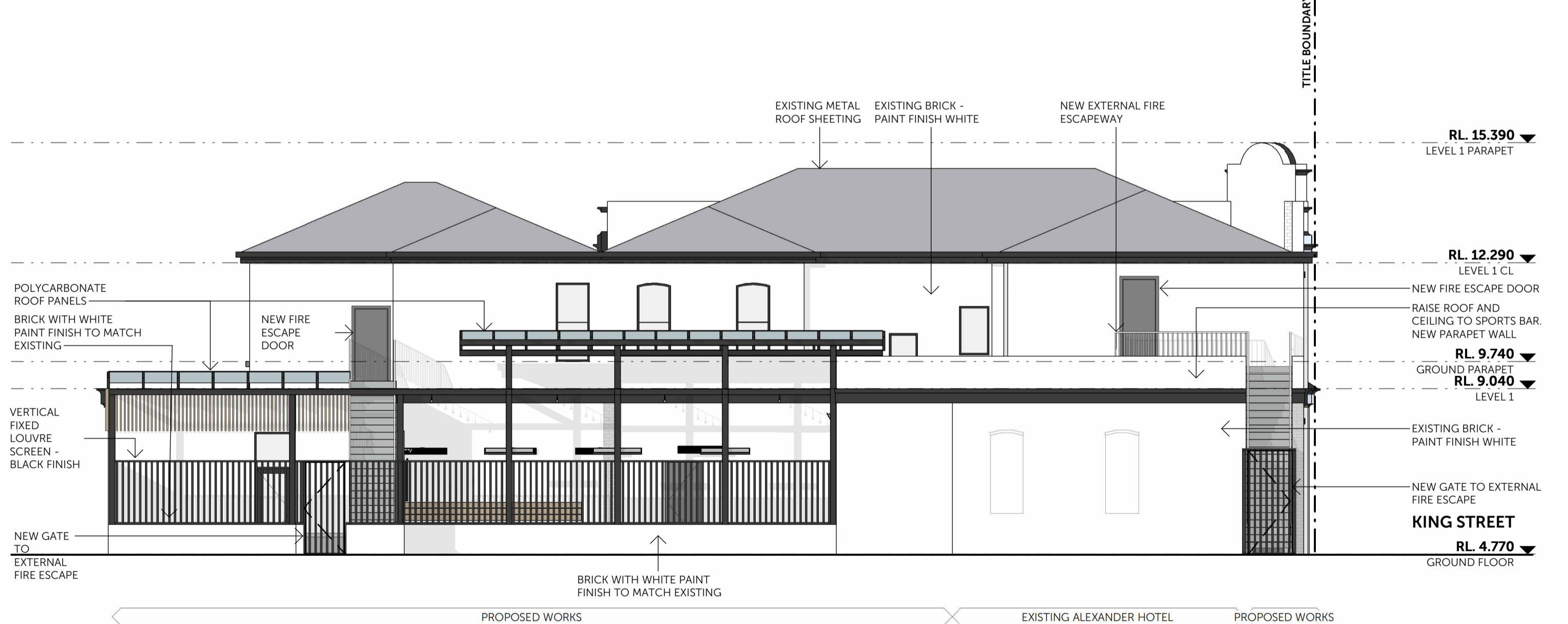
1 EAST ELEVATION - FORMBY ROAD
1 : 100



2 SOUTH ELEVATION - KING STREET
1 : 100



3 NORTH ELEVATION
1 : 100



4 WEST ELEVATION
1 : 100

3D VIEW DISCLAIMER

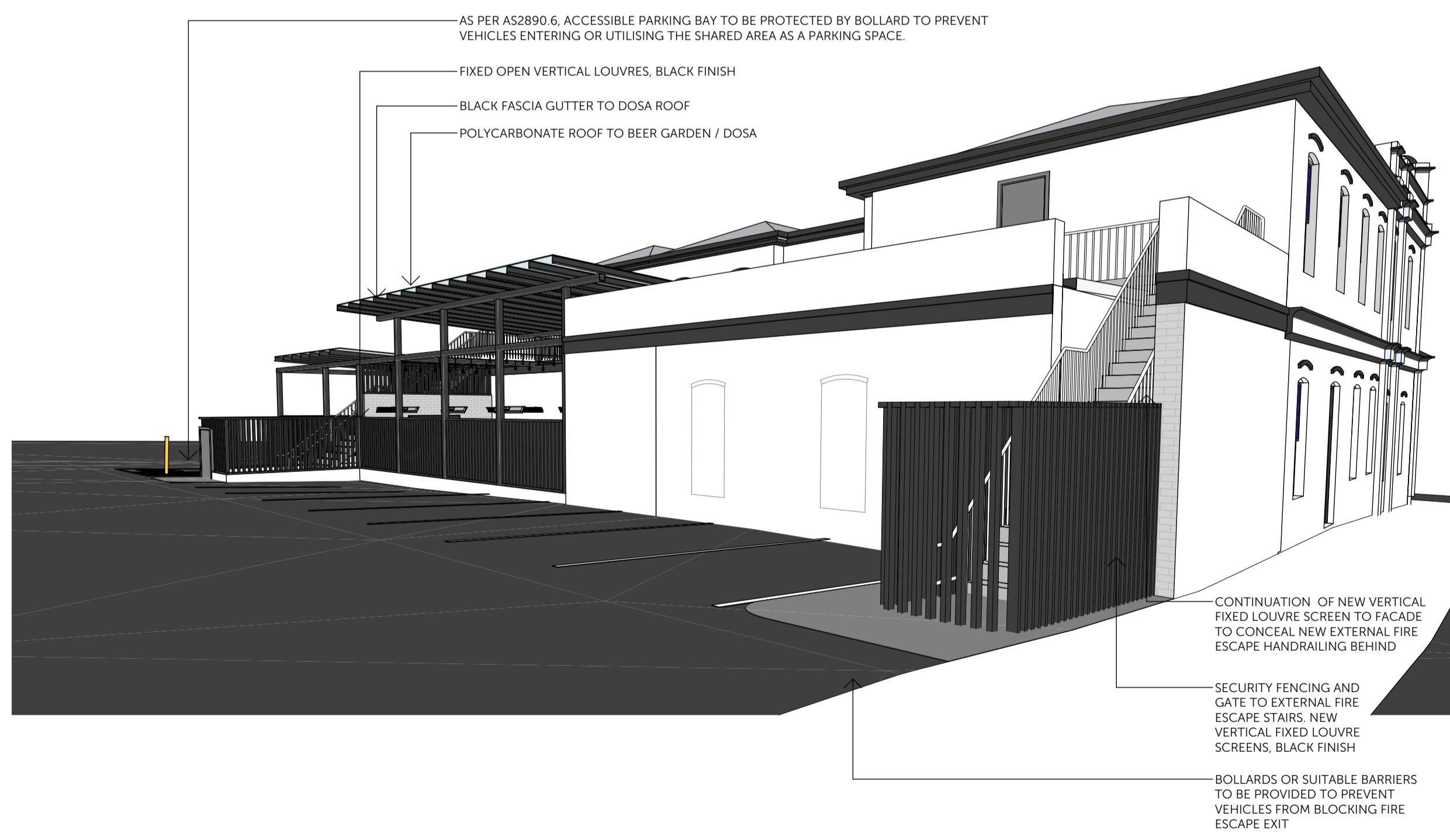
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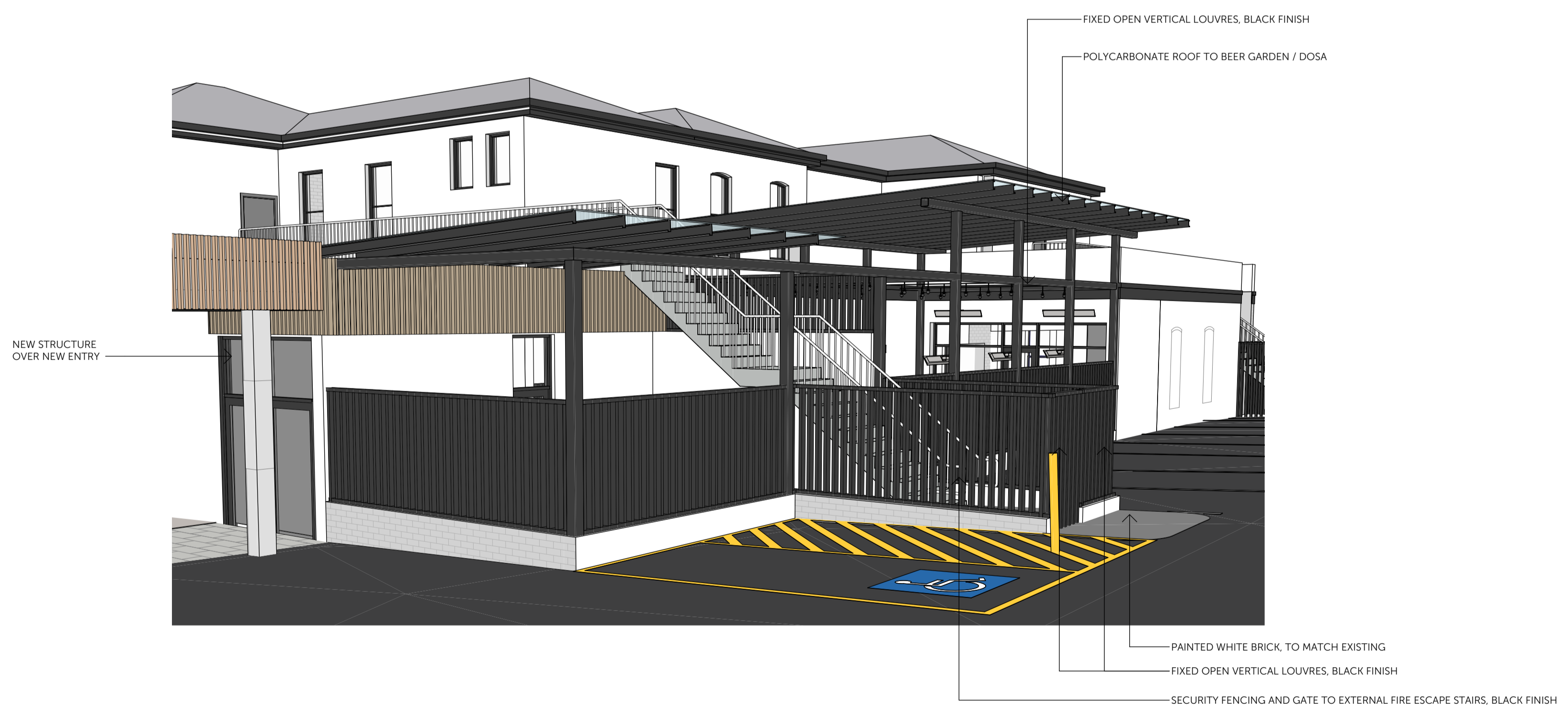
1 Perspective View from corner of King Street and Formby Road



2 Perspective View from Formby Road



3 Perspective View from carpark entry King Street



4 Perspective View from venue carpark