



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>PA2025.0127</b>
Proposed Use or Development:	<b>Residential (multiple dwellings x 2) and retaining wall</b>
Address of the Land:	<b>73 River Road, Ambleside</b>
Date of Notice:	<b>25/10/2025</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 **10/11/2025**;
- 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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**PA2025.0127 - 73 River Road, 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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**Devonport  
City Council**




# Architectural Drawings

Project Number 2122-15  
 Revision 02 - Planning - 16-06-2022

- 01 Cover Sheet
- 02 Site Plan
- 03 Vehicle Manouvering
- 04 Unit 01 - Lower Floor Plan
- 05 Unit 01 - Upper Floor Plan
- 06 Unit 01 - Elevations 01
- 07 Unit 01 - Elevations 02
- 08 Unit 02 - Lower Floor Plan
- 09 Unit 02 - Upper Floor Plan
- 10 Unit 02 - Elevations 01
- 11 Unit 02 - Elevations 02

# Proposed Unit Development 73 River Road Ambleside Peter Ooi

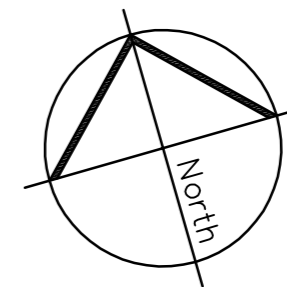
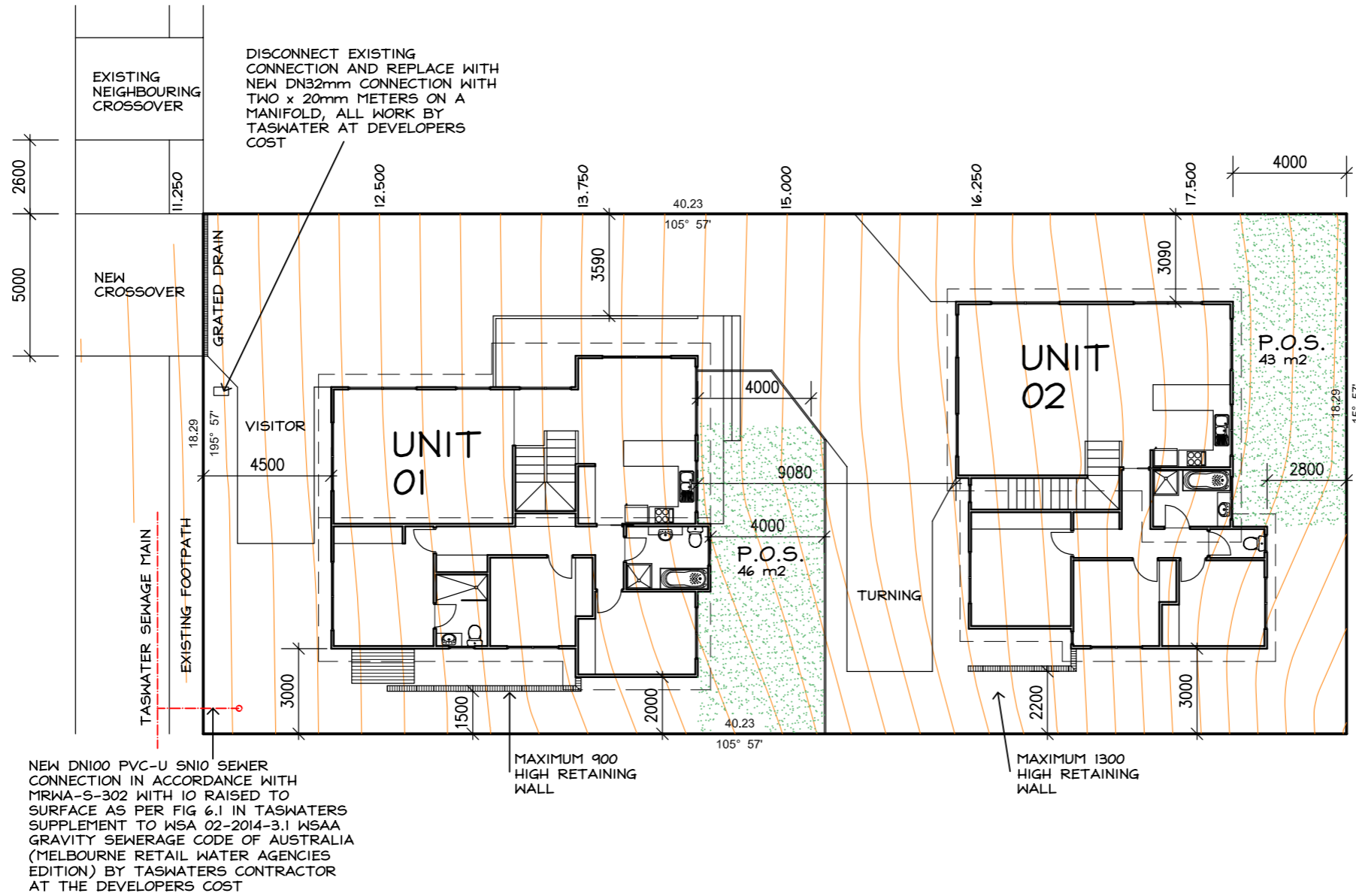
PROJECT INFORMATION	
BUILDING DESIGNER	STEVEN PENTON
ACCREDITATION NUMBER	CC491K
TITLE REFERENCE	PID 6370571 CT 15092/7
PLANNING SCHEME ZONE	GENERAL RESIDENTIAL
SITE AREA	736 m2
DESIGN WIND SPEED	N2
SOIL CLASSIFICATION	To be determined
CLIMATE ZONE	7
BUSHFIRE RATING	To be determined
ALPINE AREA	NO
CORROSION ENVIRONMENT	LOW

ABN – 84 530 588 051  <b>Tammy Smith                  Energy</b> Thermal performance assessor - DMN/12/1448 Bushfire practitioner - BFP-126 PO Box 1218 Devonport Tasmania 7310 6428 6634	 <b>Design                  Matters                  National</b> The peak body for the building design profession <b>Member</b>	ABN – 84 530 588 051  <b>Steven Penton                  Building Design</b> PO Box 1218 Devonport Tasmania 7310 6428 6634 Accreditation CC491K
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Notes:  
ALL DIMENSIONS ARE TO BE CHECKED ON SITE  
BY BUILDER PRIOR TO COMMENCING WORK.

RIVER ROAD



  
Steven Penton  
Building Design  
Accreditation. CC491K  
PO Box 1218 Devonport  
Tasmania 7310  
6428 6634  
ABN - 84 530 588 051

Revision:	01	PRELIMINARY	18-10-2021
	02	PLANNING	16-06-2022

Proposed Unit Development  
73 River Road  
Ambleside  
Peter Ooi  
Site Plan

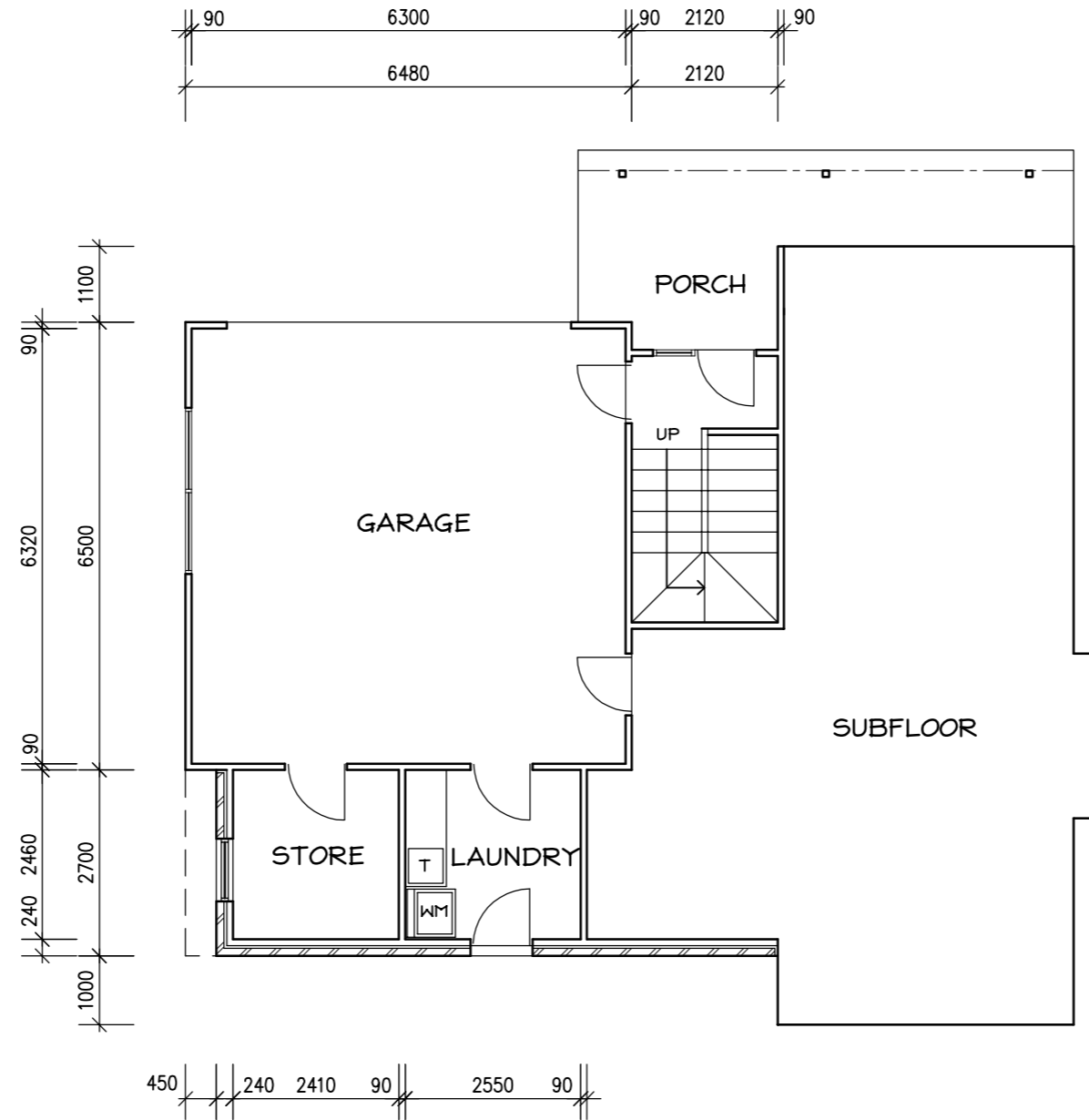
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2122-15  
Drawn:  
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Revision: 02  
Drawing No.: 02 of 11



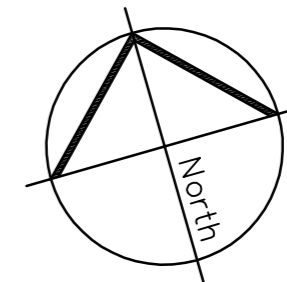
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FLOOR AREAS

LOWER 66.5 m2  
UPPER 128.8 m2  
TOTAL 195.3 m2



  
Steven Penton  
Building Design  
Accreditation. CC491K  
PO Box 1218 Devonport  
Tasmania 7310  
6428 6634  
ABN - 84 530 588 051

Revision:	Date	Description
01	18-10-2021	PRELIMINARY
02	16-06-2022	PLANNING

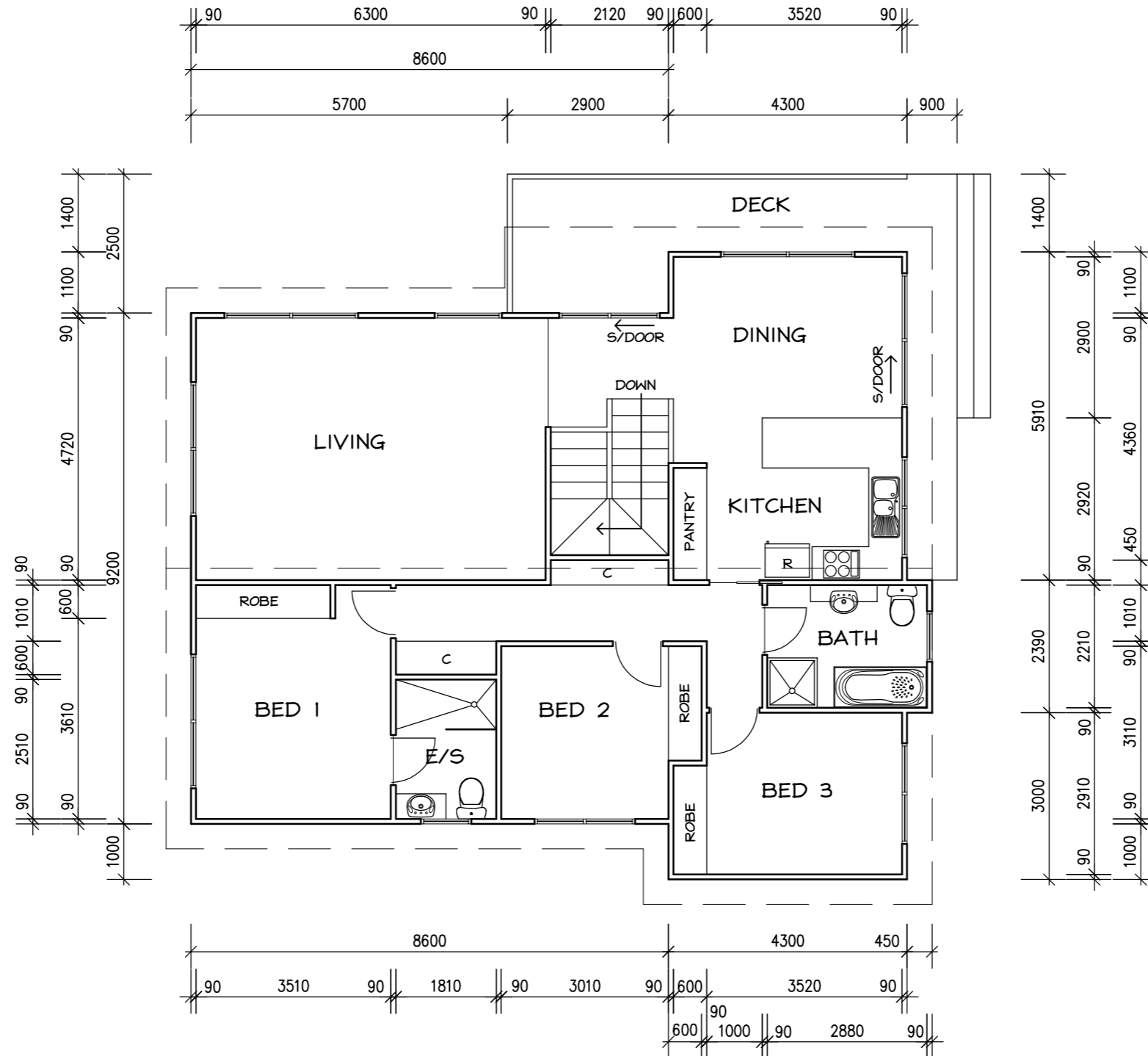
**Proposed Unit Development**  
73 River Road  
Ambleside  
**Peter Ooi**  
Unit 01 - Lower Floor Plan

Project No.:  
2122-15  
Drawn:  
Penton  
Scale at A3:  
1:100

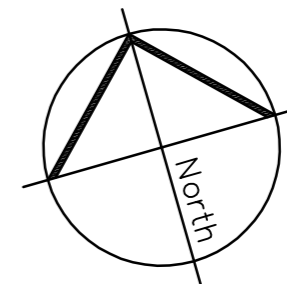
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of 11

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FLOOR AREAS  
LOWER 66.5 m2  
UPPER 128.8 m2  
TOTAL 195.3 m2



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Revision:	Date	Description
01	18-10-2021	PRELIMINARY
02	16-06-2022	PLANNING

Proposed Unit Development  
73 River Road  
Ambleside  
Peter Ooi  
Unit 01 - Upper Floor Plan

Project No.:  
2122-15  
Drawn:  
Penton  
Scale at A3:  
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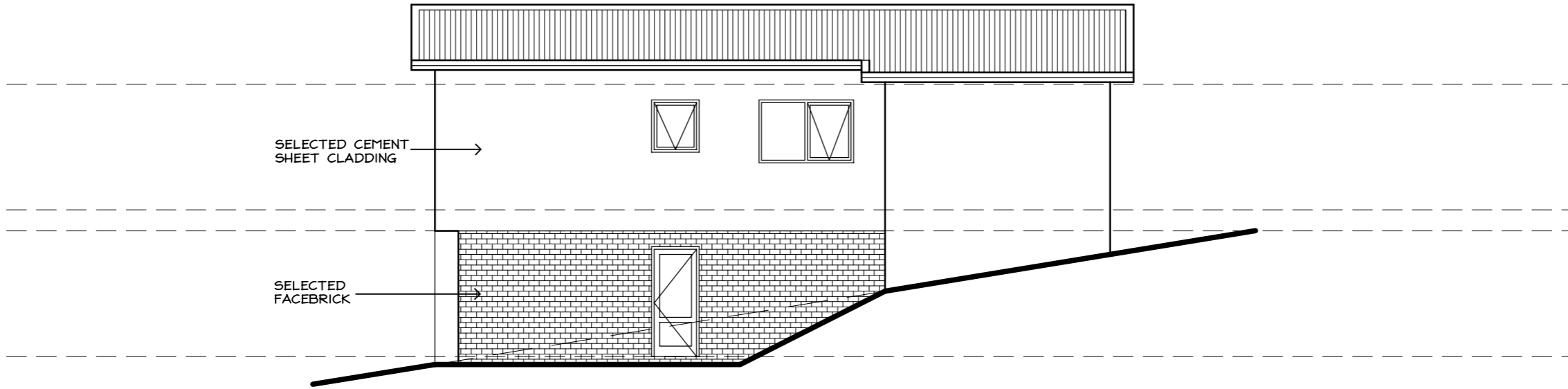
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of 11

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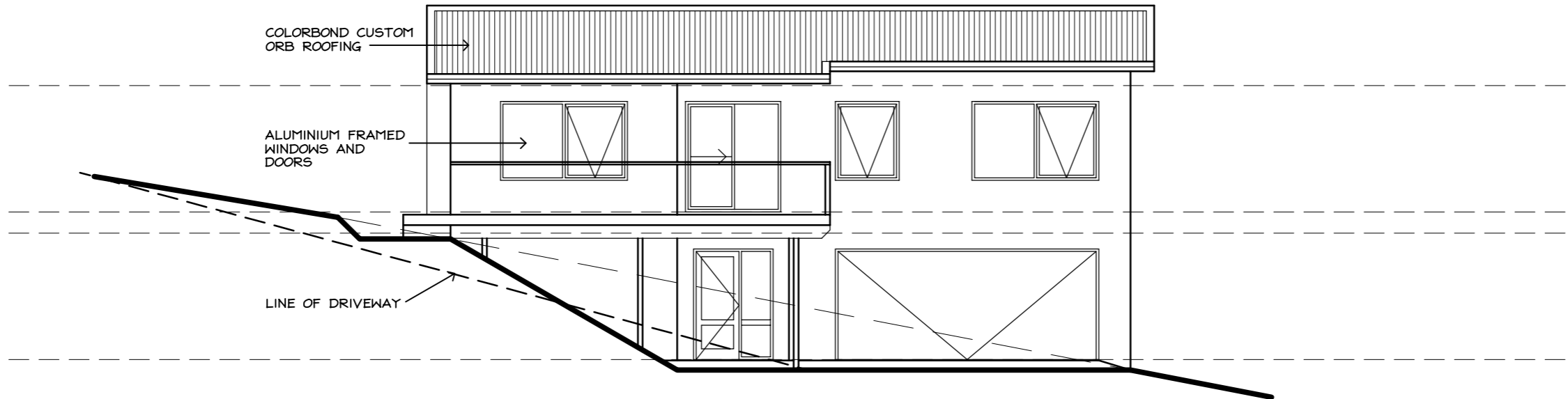
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ABN - 84 530 588 051



SOUTH ELEVATION



NORTH ELEVATION

18-10-2021					
16-06-2022					
01	PRELIMINARY				
02	PLANNING				

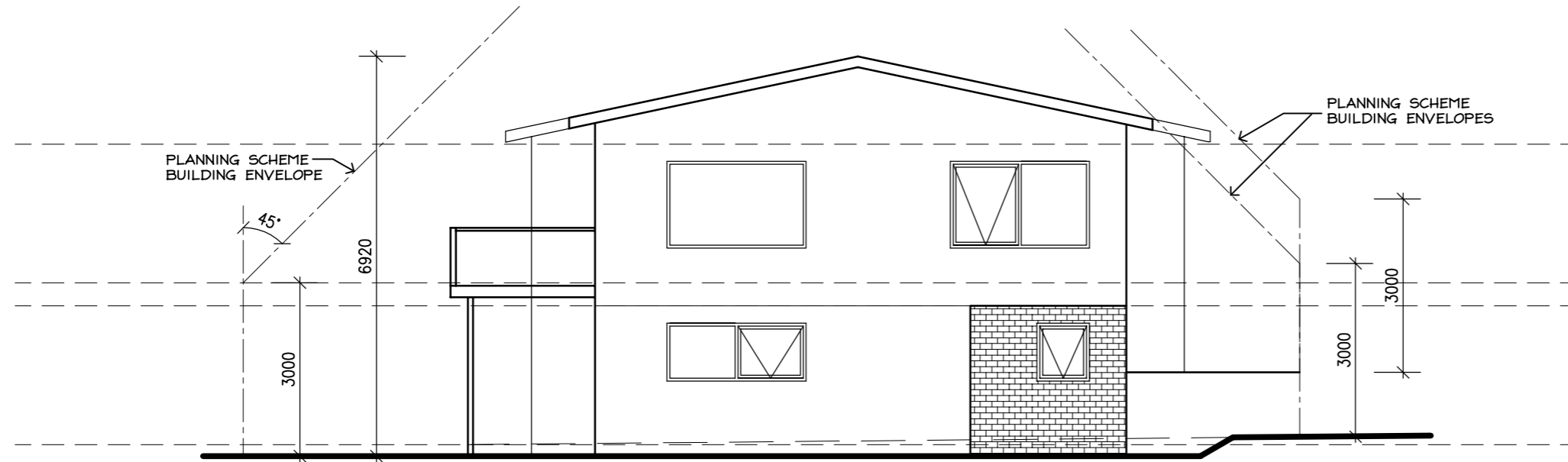
Proposed Unit Development  
73 River Road  
Ambleside  
Peter Ooi  
Unit 01 - Elevations 01

Project No.:  
2122-15  
Drawn:  
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Scale at A3:  
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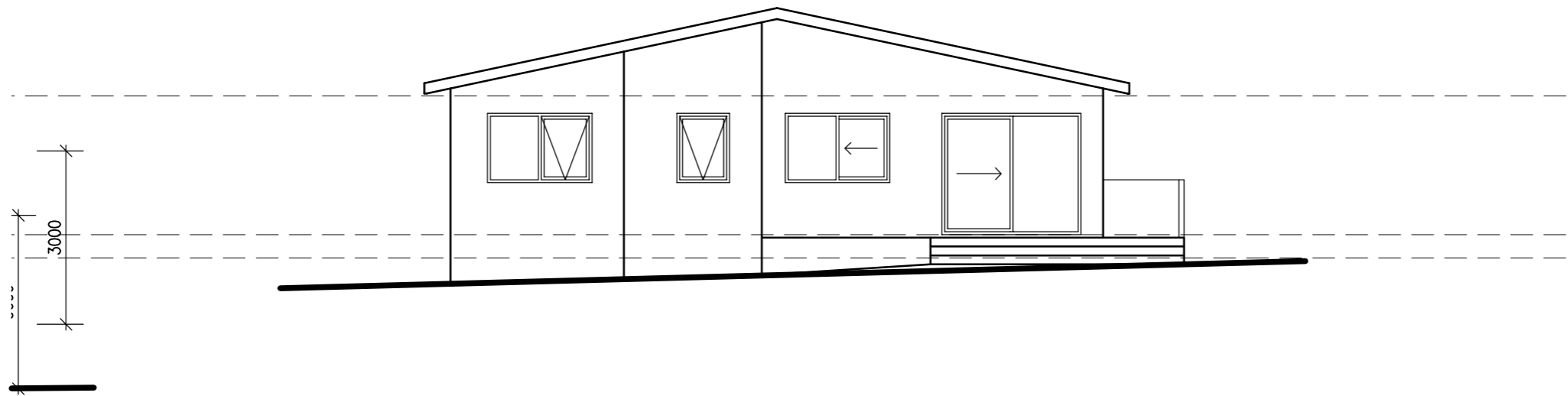
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Drawing No.:  
**06**  
of 11

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WEST ELEVATION



EAST ELEVATION



Steven Penton  
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6428 6634  
ABN - 84 530 588 051

18-10-2021							
16-06-2022							
01	PRELIMINARY						
02	PLANNING						

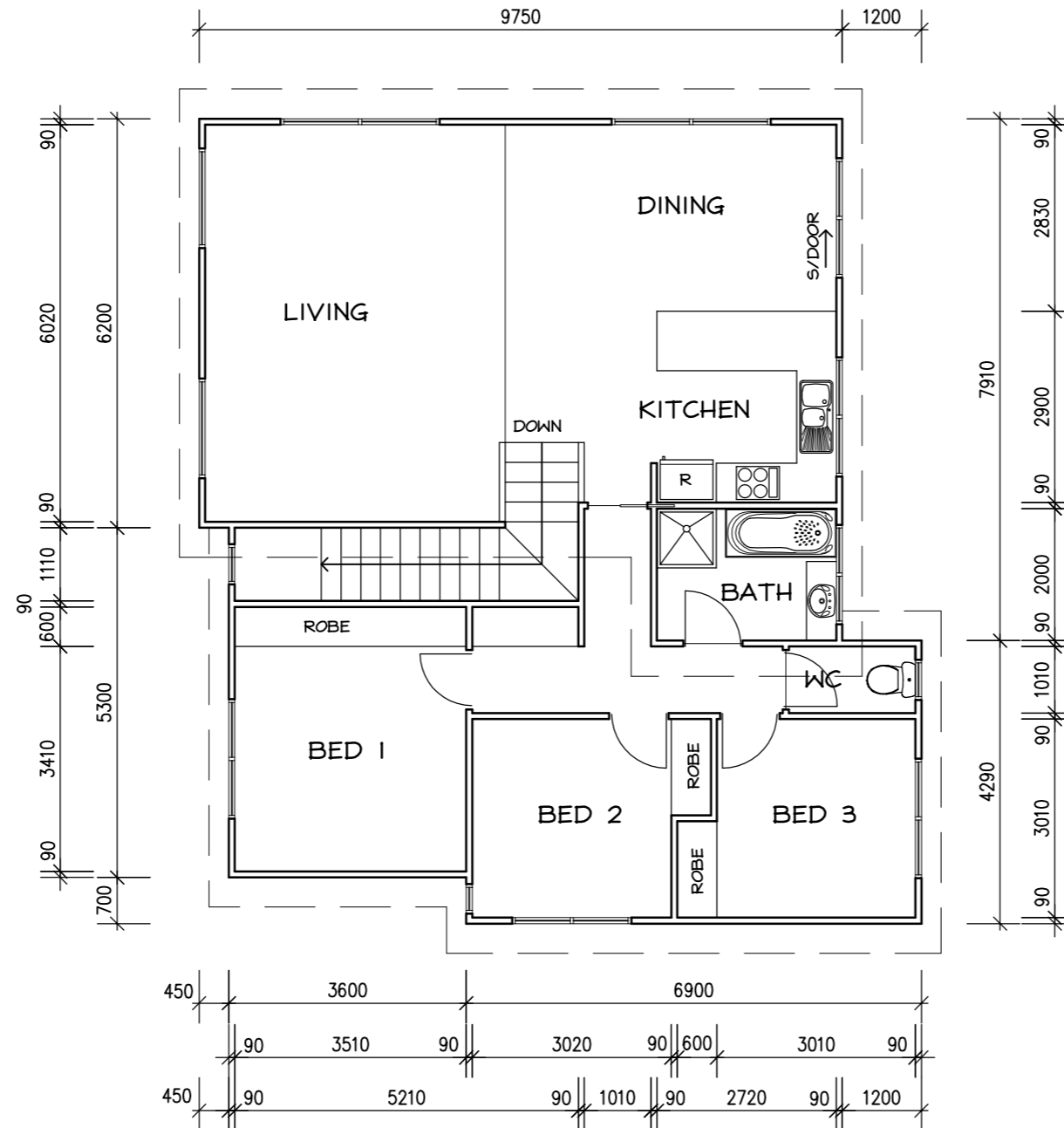
Proposed Unit Development  
73 River Road  
Ambleside  
Peter Ooi  
Unit 01 - Elevations 02

Project No.:  
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Drawn:  
Penton  
Scale at A3:  
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Revision: 02  
Drawing No.: 07 of 11

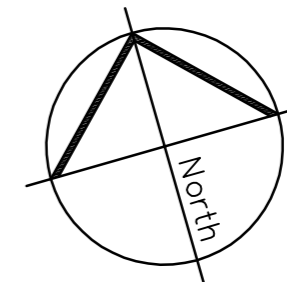


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FLOOR AREAS

LOWER 57.0 m2  
UPPER 119.0 m2  
TOTAL 176.0 m2



Steven Penton  
Building Design  
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ABN - 84 530 588 051

Revision:	Date	Description
01	18-10-2021	PRELIMINARY
02	16-06-2022	PLANNING

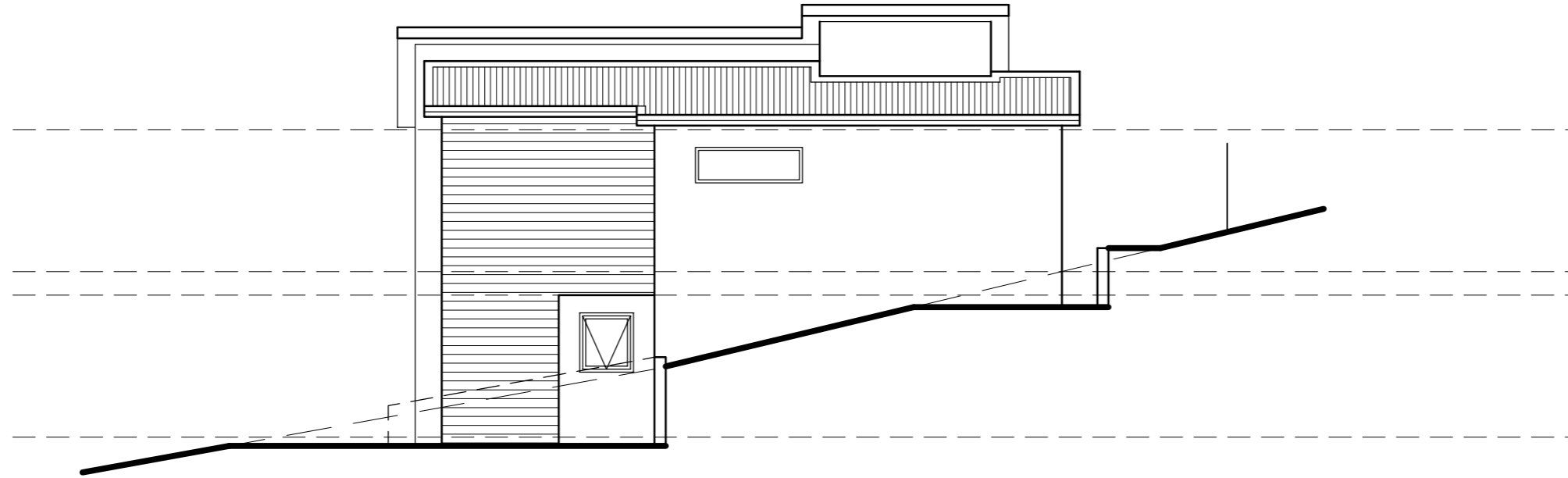
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73 River Road  
Ambleside  
Peter Oai  
Unit 02 - Upper Floor Plan

Project No.:  
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Scale at A3:  
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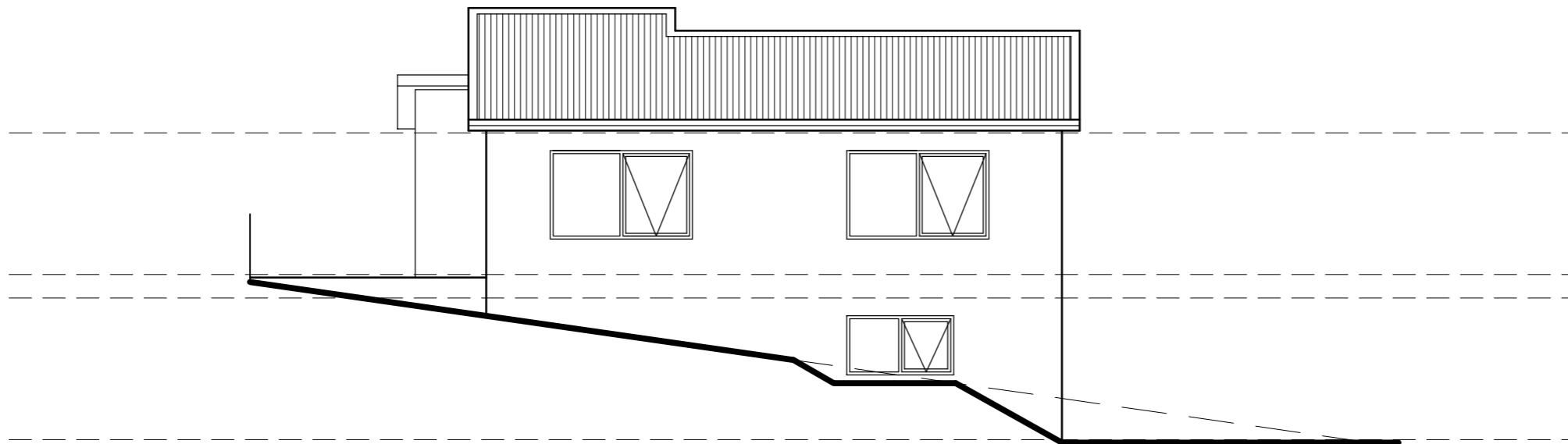
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SOUTH ELEVATION



NORTH ELEVATION



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	02	PLANNING	16-06-2022						

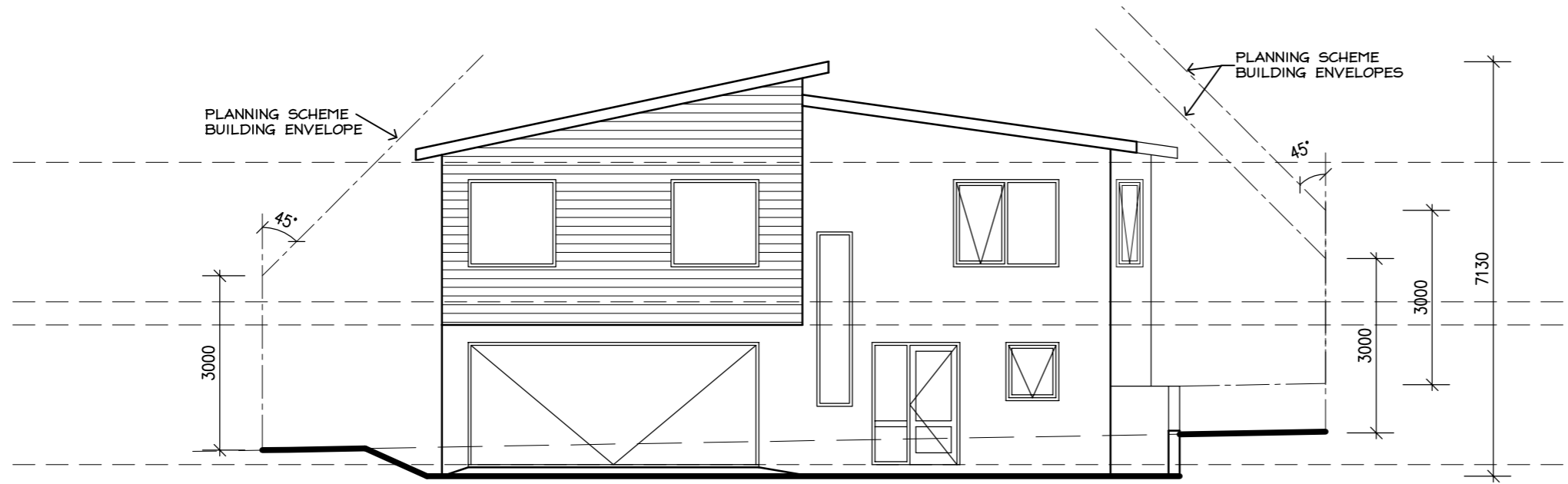
Proposed Unit Development  
73 River Road  
Ambleside  
Peter Ooi  
Unit 02 - Elevations 01

Project No.:  
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Drawn:  
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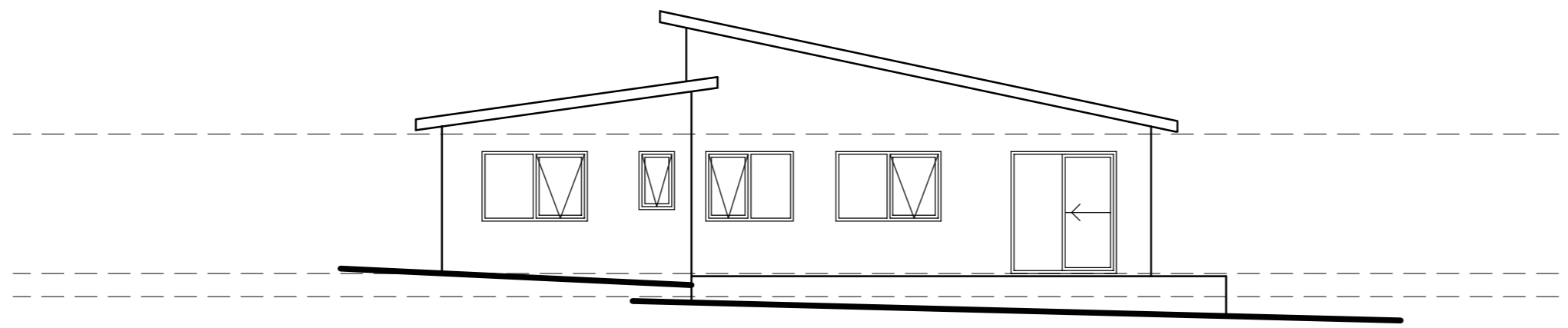
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of 11

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WEST ELEVATION



EAST ELEVATION



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Revision:	01	PRELIMINARY	18-10-2021					
	02	PLANNING	16-06-2022					

Proposed Unit Development  
73 River Road  
Ambleside  
Peter Ooi  
Unit 02 - Elevations 02

Project No.:  
2122-15  
Drawn:  
Penton  
Scale at A3:  
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Revision: 02  
Drawing No.:  
**11**  
of 11