



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>PA2025.0166</b>
Proposed Use or Development:	<b>Retaining walls</b>
Address of the Land:	<b>16 Spirit Way, East Devonport</b>
Date of Notice:	<b>22/11/2025</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 **09/12/2025**;
- 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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## 16 Spirit Way East 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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Created: 19-11-2025 10:22:09



M. BROWN SUPER FUND  
 PROPOSED DWELLING  
 LOT 49 SPIRIT WAY AMBLESIDE  
 LAND TITLE REF 187226/49  
 P.I.D.9393397  
 DESIGN WIND SPEED N3  
 SOIL CLASSIFICATION 'P/H2"  
 CLIMATE ZONE 7  
 TERRAIN CATAGORY TC2  
 CORROSION ENVIRONMENT MODERATE  
 BUSHFIRE ATTACK LEVEL (BAL) LOW

ATTACHMENTS  
 SITE CLASSIFICATION REPORT  
 GEOTON PTY LTD  
 GL22427Bc LOT 50 DATED 18-4-24  
 BUSHFIRE (BAL) ASSESMENT  
 SUB DIVISION REPORT  
 LIVINGSTON NATURAL RESOURCES  
 SERVICES

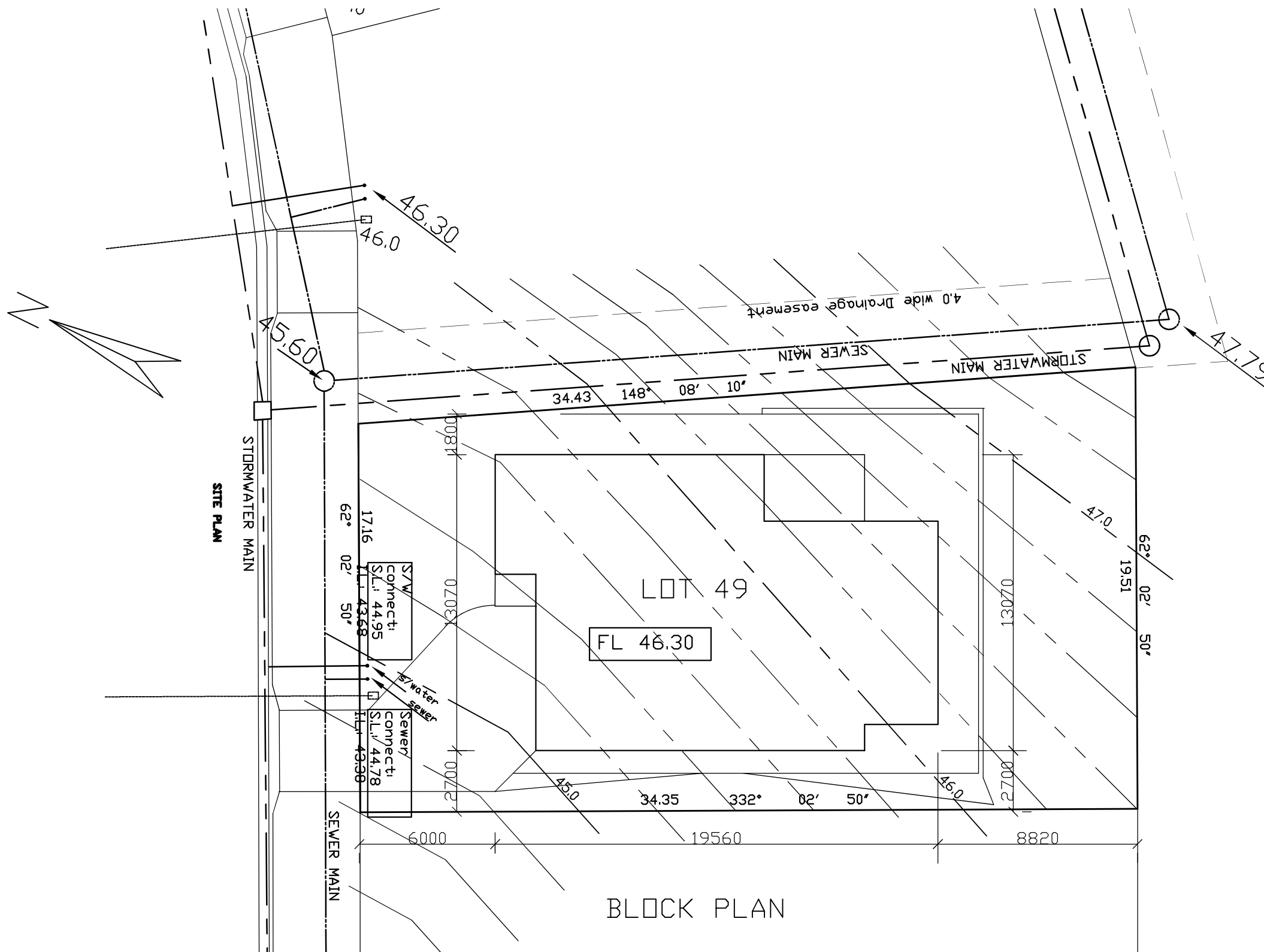
DRAWING INDEX

- 247581-001 SITE PLAN
- 002 FLOOR PLAN
- 003 ELEVATIONS
- 004 GLAZING SCHEDULE
- 005 FOOTING PLAN
- 006 FOOTING DETAILS
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- 015 WET AREA SCHEDULE
- 016 FLOOR COVERING PLAN
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- 018 DRAINAGE PLAN
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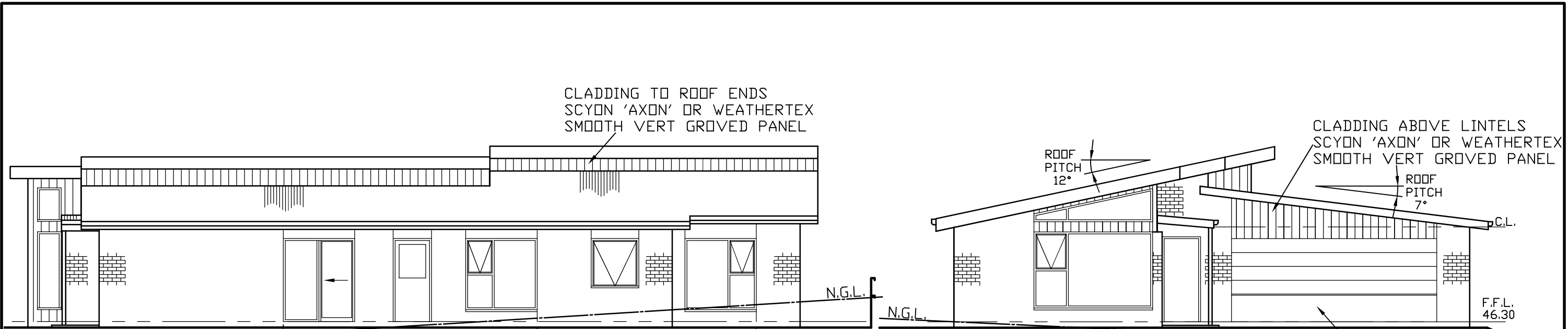
<b>Property Address</b>	16 SPIRIT WAY AMBLESIDE TAS 7310
<b>Property ID</b>	9758396
<b>Title Reference</b>	187226/49

THERMAL ASSESSEMENT

REFERENCE DRAWING NUMBERS	<b>SCOLES, TAGUE &amp; ASSOCIATES.</b>		
	12 HAMPSON STREET PENGUIN TAS. 7316 ( A.C.N. 065-984-081 )		<b>M. BROWN SUPER FUND</b>
	CHECKED. :	ACCREDITATION No. CC869X	<b>PROPOSED DWELLING</b>
	PH.No. : 03 64 372692	MOBILE. : 0418 143932	DISC.No.: .
	FAX.No. :	DRAWN. : P.M.D.	DATE.: SEPT25
	SHEET SIZE.: A3.	ENGINEER.: J.SCOLES.	SCALE N.T.S.
			<b>DWG.No. 247582</b>

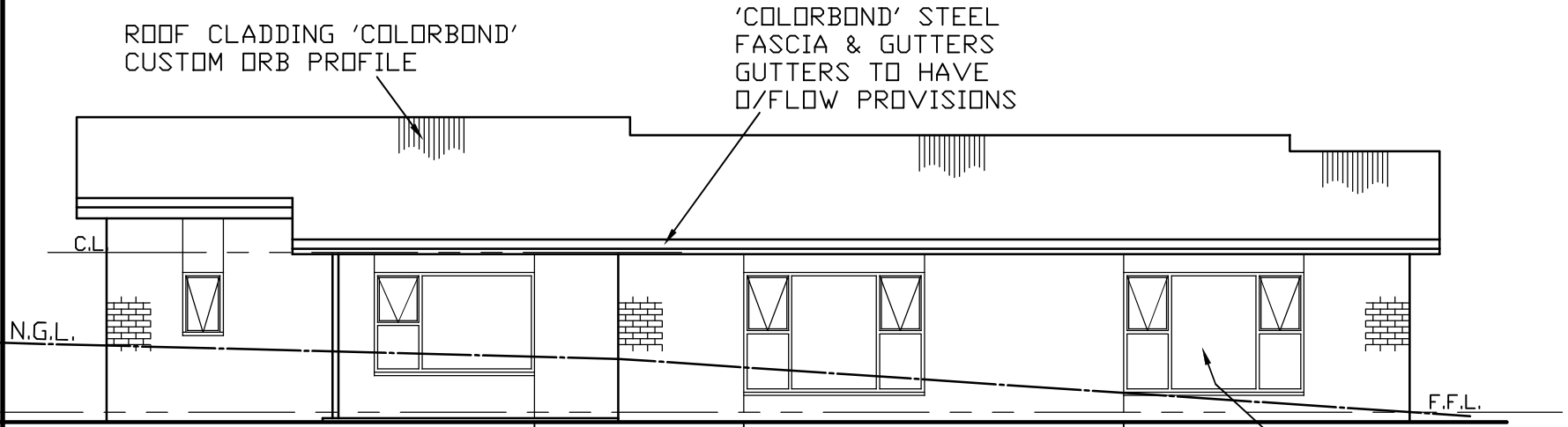


REFERENCE DRAWING NUMBERS	<b>SCOLES, TAGUE &amp; ASSOCIATES.</b>		
	12 HAMPSON STREET PENGUIN TAS. 7316 ( A.C.N. 065-984-081 )		<b>M. BROWN SUPER FUND</b>
	CHECKED. :	ACCREDITATION No. CC869X	<b>LOT 49 SPIRIT WAY AMBLESIDE</b>
	PH.No. : 03 64 372692	MOBILE. : 0418 143932	DISC.No.: .
	FAX.No. :	DRAWN. : P.M.D.	DATE.: SEPT 25
SHEET SIZE.: A3.	ENGINEER.: J.SCOLES.	SCALE 1:200	<b>BLOCK/SITE PLAN</b>
			<b>DWG.No. 247582-001</b>

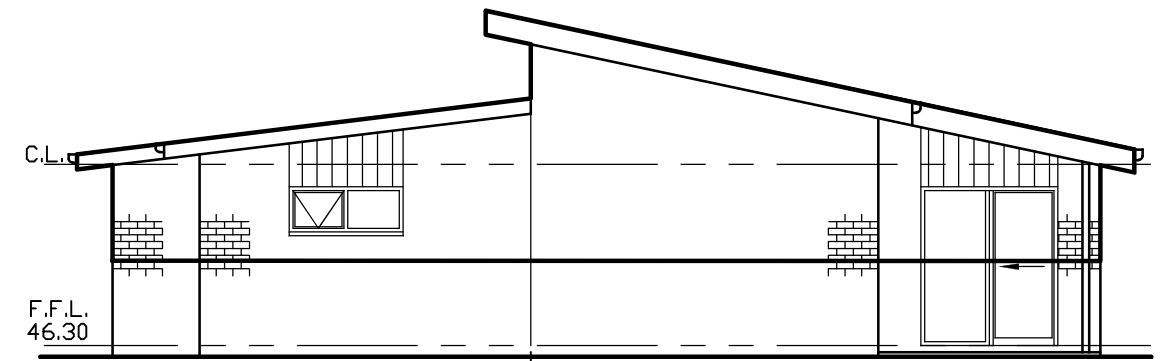


WEST ELEVATION

NORTH ELEVATION



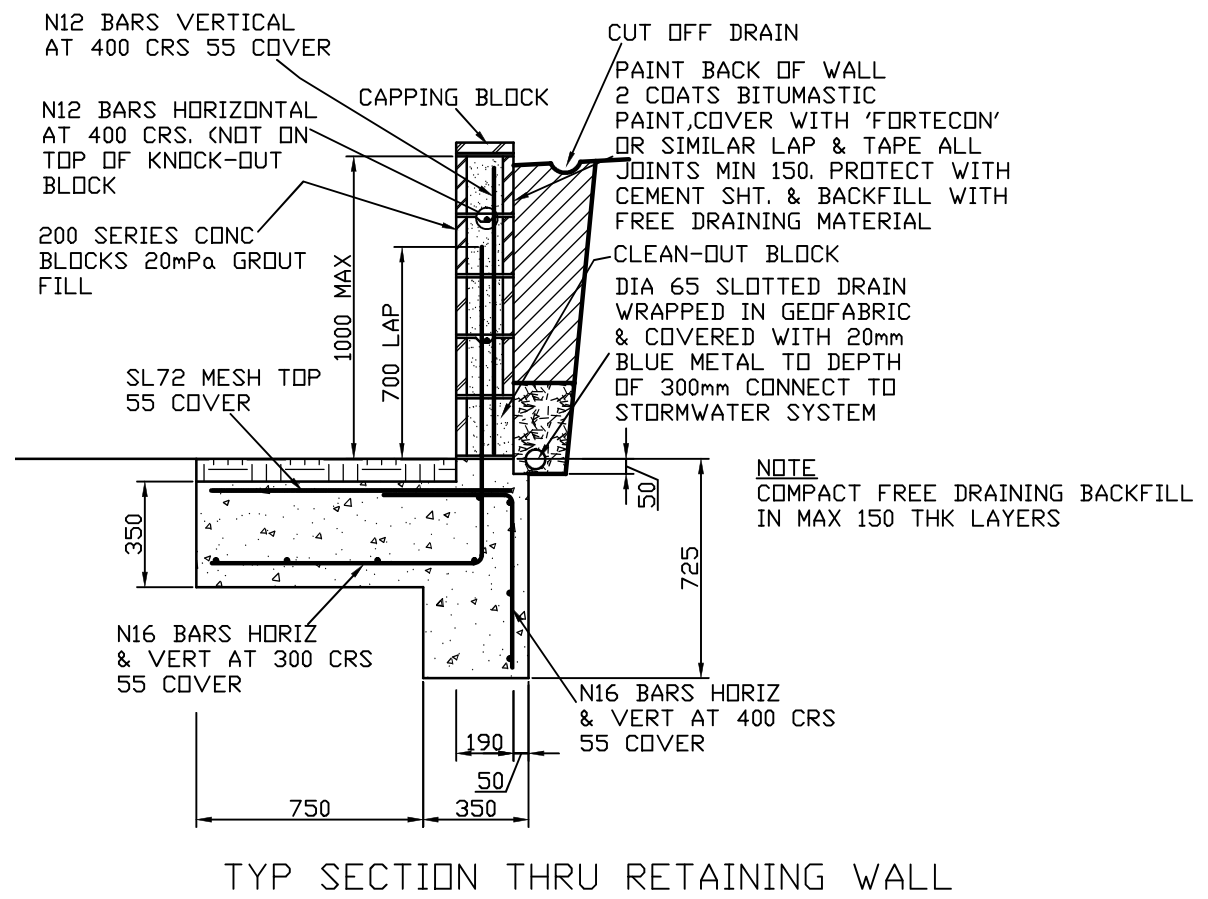
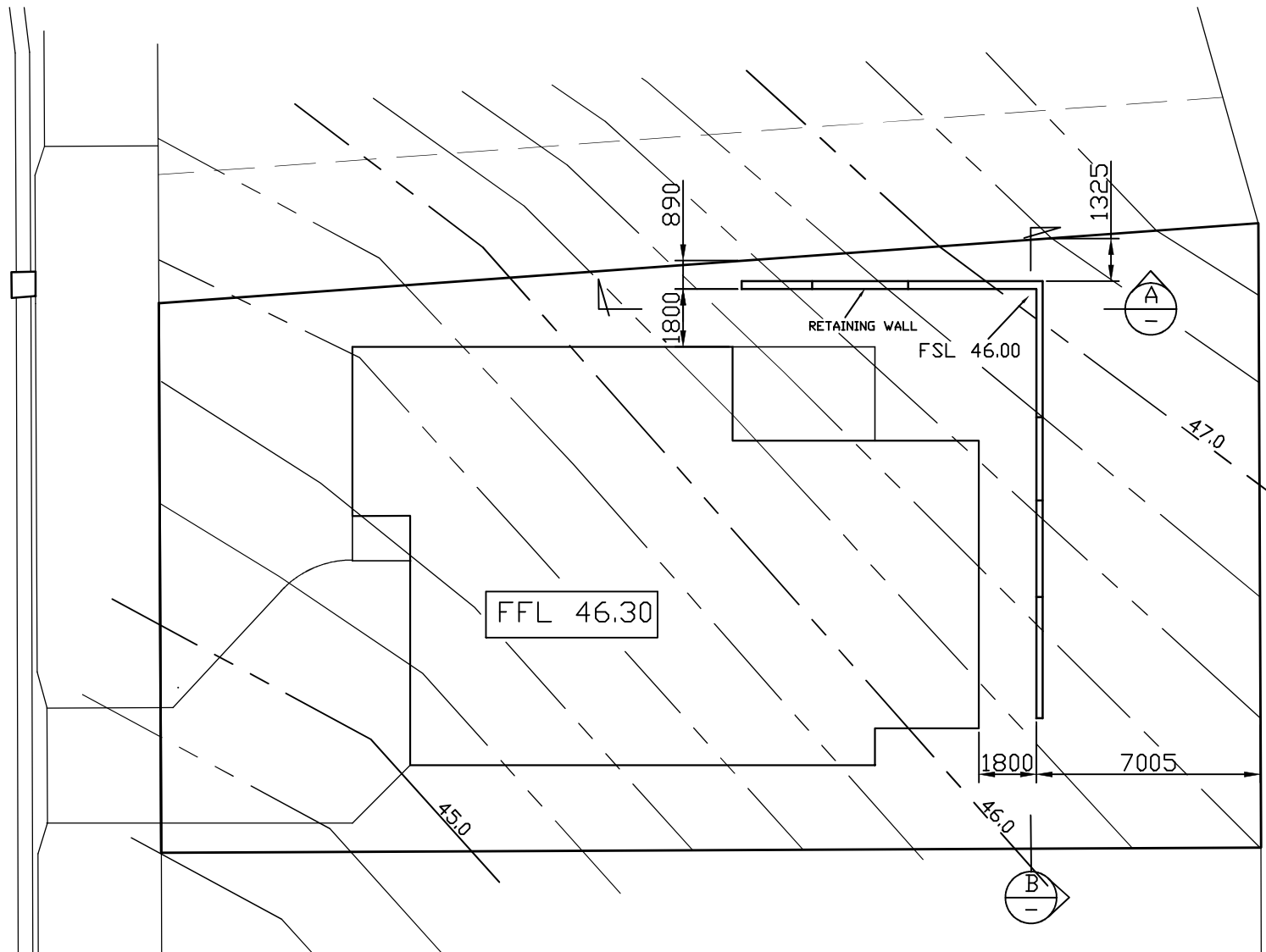
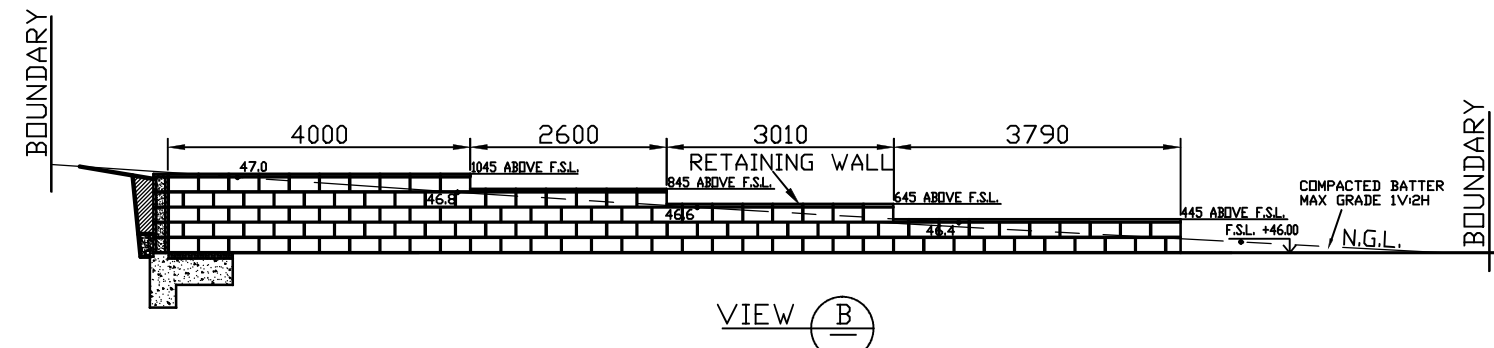
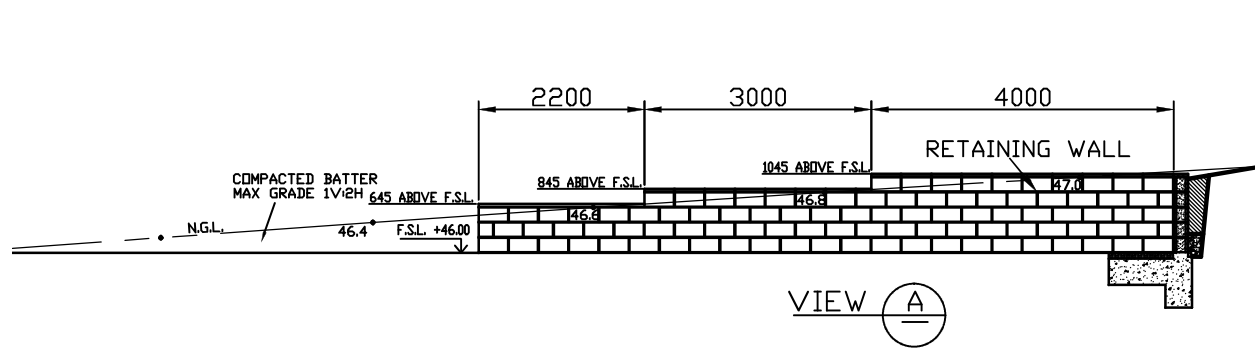
EAST ELEVATION



SOUTH ELEVATION

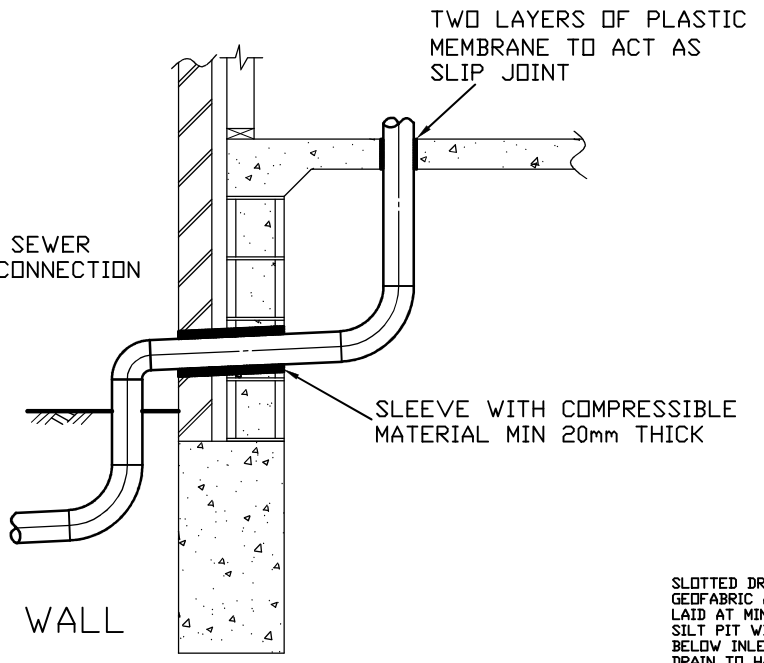
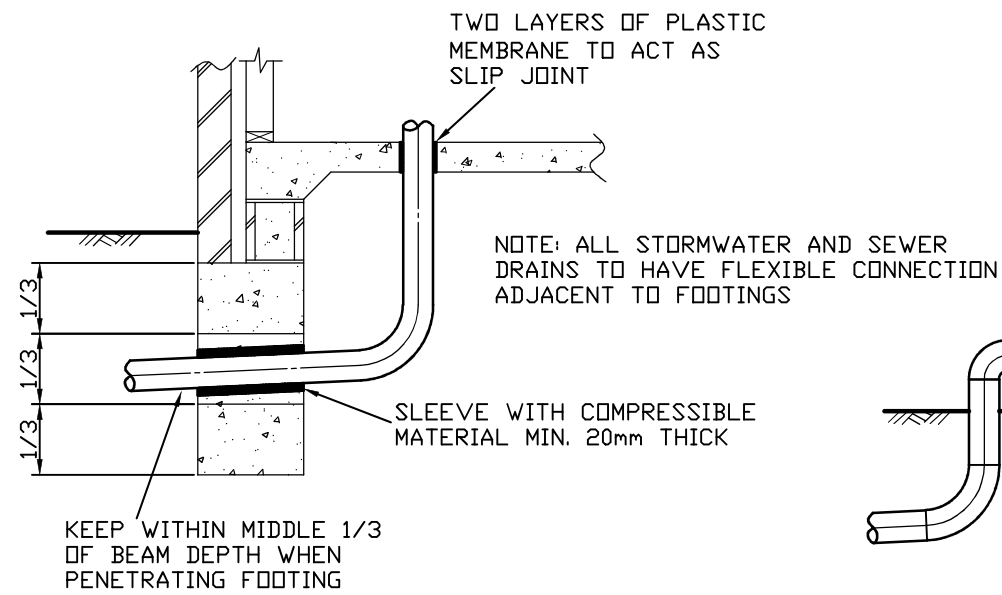
DOUBLE GLAZED ALUMINIUM FRAMED WINDOWS & DOORS FITTED WITH INSECT SCREE WHERE REQUIRED

REFERENCE DRAWING NUMBERS		<b>SCOLES, TAGUE &amp; ASSOCIATES.</b>		
		12 HAMPSON STREET PENGUIN TAS. 7316 ( A.C.N. 065-984-081 )		<b>M. BROWN SUPER FUND</b>
		CHECKED. :	ACCREDITATION No. CC869X	<b>LOT 49 SPIRIT WAY AMBLESIDE</b>
		PH.No. : 03 64 372692	MOBILE. : 0418 143932	<b>PROPOSED DWELLING</b>
		FAX.No. :	DRAWN. : P.M.D.	<b>ELEVATIONS</b>
		SHEET SIZE.: A3.	ENGINEER.: J.SCOLES.	<b>DWG.No. 247582-003</b>



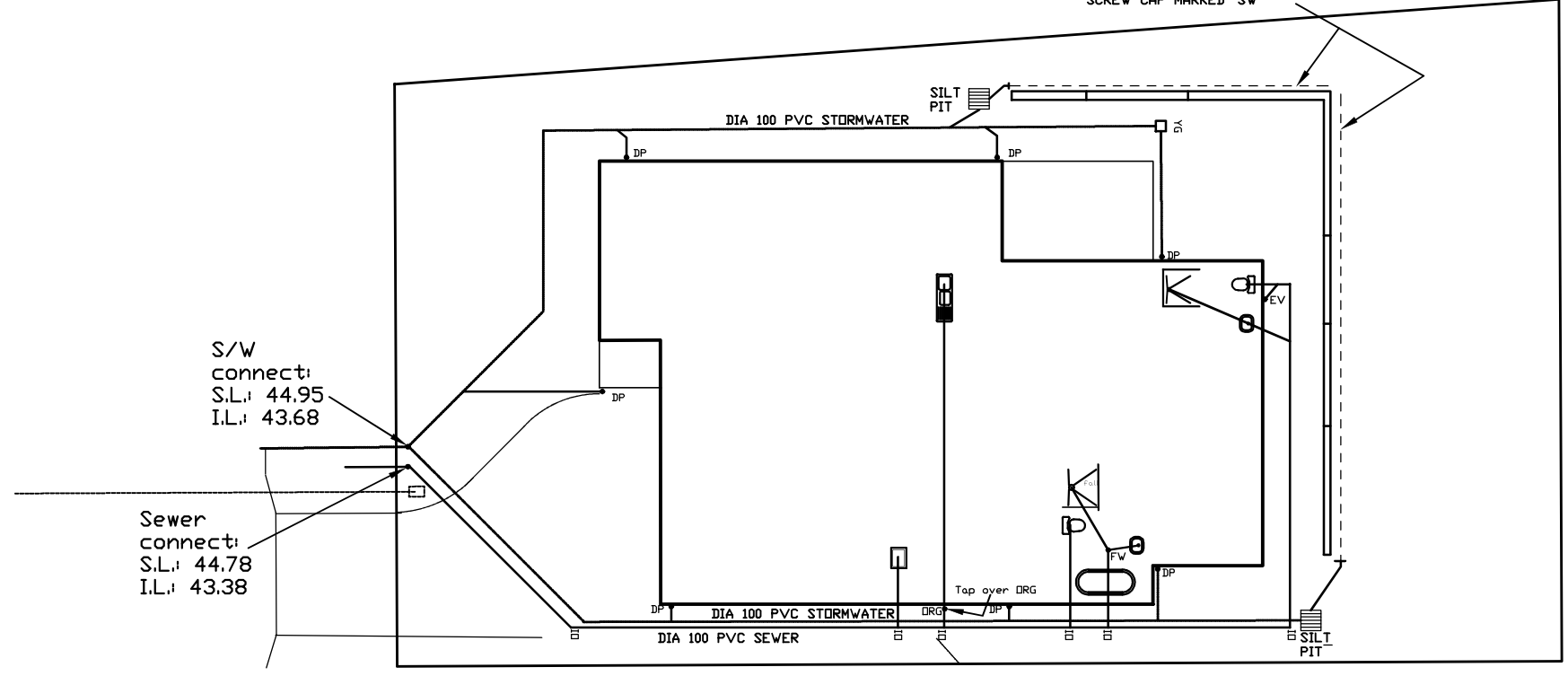
REFERENCE DRAWING NUMBERS

<b>SCOLES, TAGUE &amp; ASSOCIATES.</b>		
12 HAMPSON STREET PENGUIN TAS. 7316 (A.C.N. 065-984-081)		<b>M. BROWN SUPER FUND</b>
CHECKED. :	ACCREDITATION No. CC869X	<b>LOT 49 SPIRIT WAY AMBLESIDE</b>
PH.No. : 03 64 372692	MOBILE. : 0418 143932	<b>PROPOSED DWELLING</b>
FAX.No. :	DRAWN. : P.M.D.	<b>RETAINING WALL DETAILS</b>
SHEET SIZE.: A3.	ENGINEER.: J.SCOLES.	SCALE 1:200 1:25
		<b>DWG.No. 247582-010</b>



PIPE PENETRATIONS THRU SLAB AND WALL

SLOTTED DRAIN WRAPPED IN GEOFABRIC AT BASE OF WALL LAID AT MIN 1:300 FALL. DISCHARGE TO SILT PIT WITH DISCHARGE MIN 50mm BELOW INLET DRAIN TO HAVE FLUSH POINTS TO SURFACE AT END AND AT CHANGES OF DIRECTION GREATER THAN 70°. FLUSH POINTS SHALL INTERSECT WITH DRAIN AT AN ANGLE NOT GREATER THAN 45° & BE CAPPED WITH A SCREW CAP MARKED 'SW'



S/W connect:  
S.L.: 44.95  
I.L.: 43.68

Sewer connect:  
S.L.: 44.78  
I.L.: 43.38

SPILL LEVEL OF ORG TO BE MIN 150 BELOW FLOOR LEVEL

DRAINAGE PLAN

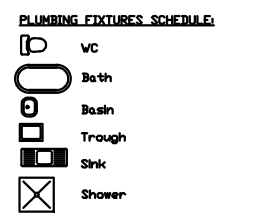
**PLUMBING NOTES:**  
ALL WORK SHALL COMPLY WITH AS/NZS 3500 & THE PLUMBING CODE OF AUSTRALIA, AND MUST BE CARRIED OUT BY A LICENSED TRADESMAN ONLY.

**LEGEND OF PIPE SIZES:**  
WASH TROUGH = 50mm  
SINK = 50mm  
BATH = 40mm  
BASIN = 40mm  
SHOWER = 50mm  
WC (toilet pan) = 100mm  
HVC (hot water cylinder) OVERFLOW TUNDISH = 50mm  
SEWER = DN100 uPVC class SH. as AS1260  
ORG = OVERFLOW RELIEF GULLY @ 150 below F.L.

**EV (drain vent) = 50mm**  
IO = INSPECTION OPENING  
RA = ROD ACCESS  
DP = 50W or 100x50 uPVC  
STORMWATER = DN100 uPVC class H.D. as AS1254  
YG = YARD GULLY PIT (nom 300x300x300 inside)

**WATER SUPPLY:**  
MAIN COLD WATER LINE = DN25 I/D with DN16 branches  
HOT WATER MAIN LINE = DN20 with DN16 branches to comply with AS/NZS 3500.5.2021 & AS/NZS 3500.1.2021.  
Main hot water line to be insulated with 15mm Armaflex to requirement of NCC part 3.12.5.  
Hot water cylinder shall have a 500kPa pressure limiting valve (rated at 80°C) installed at exit from cylinder, and the installation shall deliver hot water to ALL SANITARY FIXTURES for personal hygiene at 50°C. KITCHEN SINK & LAUNDRY shall be at 60°C as required by AS/NZS 3500.5.2021 section 3.4

Form impervious surfaces so that surface drainage and overland flows for less than 1 in 20 ARI, will not create a nuisance or direct water to adjoining properties, but shall be collected and discharged to the public stormwater main/drainage system.



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	CHECKED. :	ACCREDITATION No. CC869X	<b>LOT 49 SPIRIT WAY AMBLESIDE</b>
	PH.No. : 03 64 372692	MOBILE. : 0418 143932	<b>PROPOSED DWELLING</b>
	FAX.No. :	DRAWN. : P.M.D.	<b>DRAINAGE PLAN</b>
	SHEET SIZE.: A3.	ENGINEER.: J.SCOLES.	<b>DWG.No. 247582-018</b>