



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:	PA2026.0010
Proposed Use or Development:	Signage
Address of the Land:	19 Steele Street, Devonport
Date of Notice:	04/02/2026

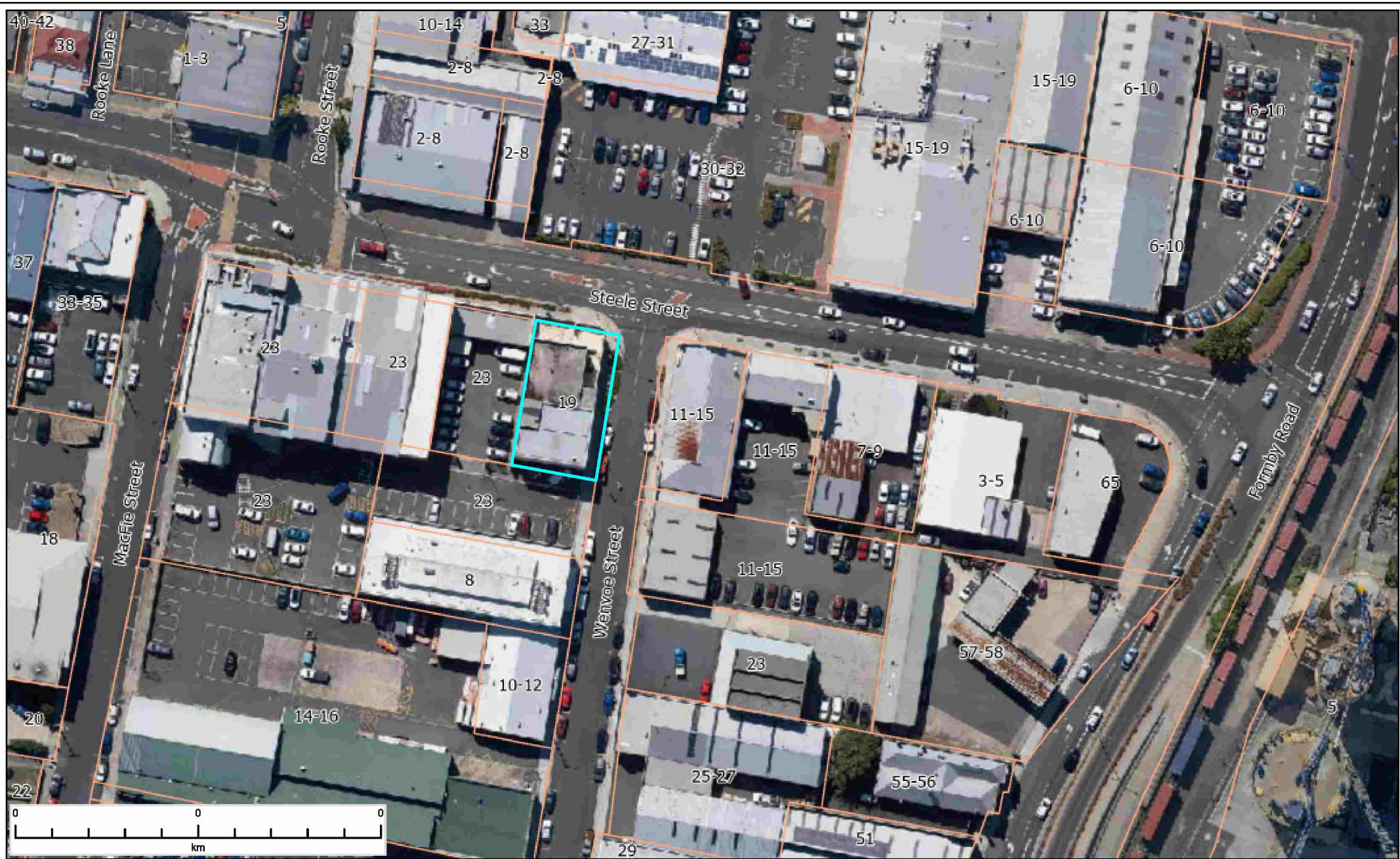
You are invited to view the application and any documents and plans accompanying it on the ground floor of the paranaple centre at 137 Rooke Street, Devonport or on Council's website www.devonport.tas.gov.au

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 **18/02/2026**;
- 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

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



19 Steele Street 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**

21st January 2026

Permit Authority
Devonport City Council
137 Rooke Street
Devonport, TAS 7310

To whom it may concern,

This letter is prepared to accompany an application seeking approval for new signage associated with the tenancy fit-out for St Lukes Dental, at 19 Steele Street, Devonport (PA2025.0136).

The assessment below has been prepared in support of a signage Development Application being lodged by Commercial Project Delivery, on behalf of St Lukes, against the relevant provisions of the Tasmanian Planning Scheme – Devonport and C1.0 Signs Code.

A planning application form can be found in Appendix B.

Permit Overview

Permit Application Details

Applicant	Commercial Project Delivery
Owner	Devonport City Council
Address	19 Steele Street, Devonport
Lot Description	229730/5
Description of proposal	St Lukes Dental - Signage

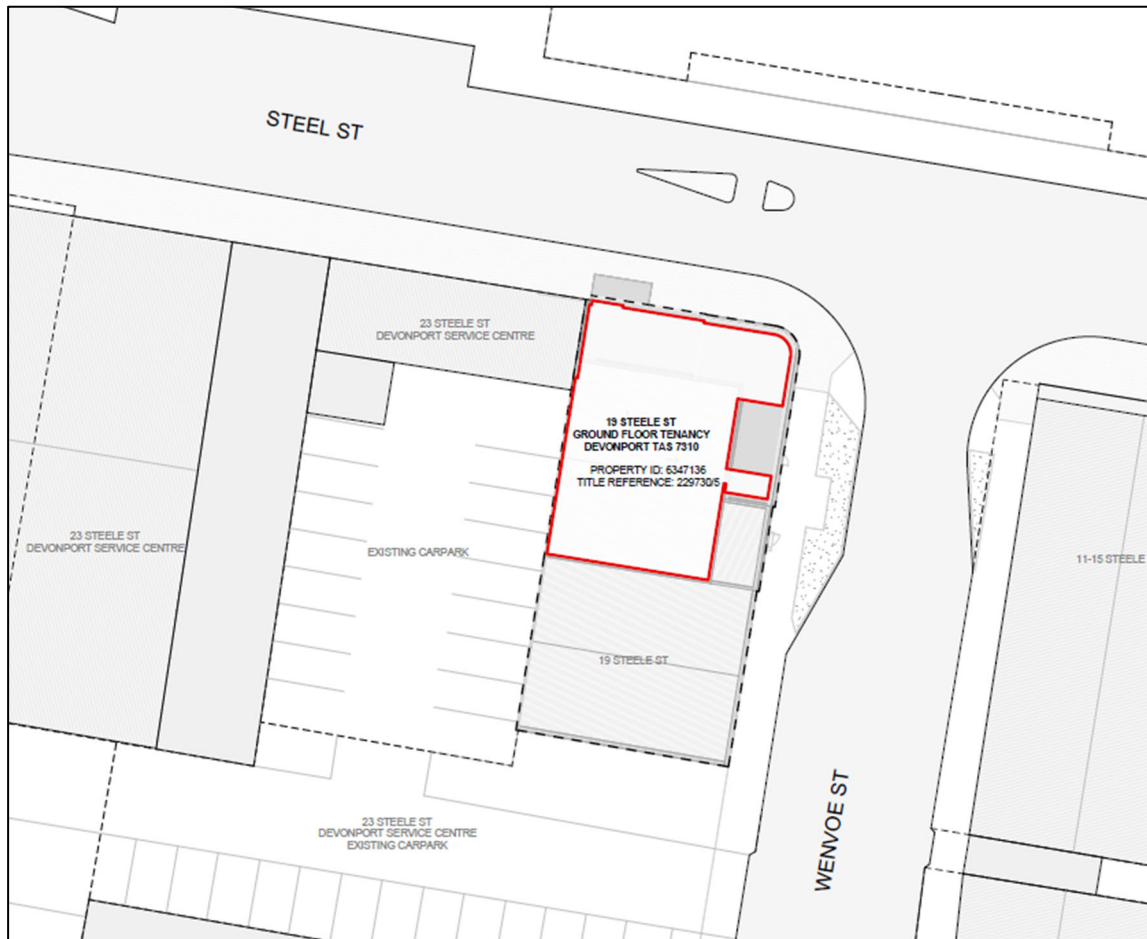
Relevant Planning Provisions

Applicable Planning Scheme	<i>Tasmanian Planning Scheme – Devonport</i>
Zones	Urban Mixed Use
Codes	C1.0 Signs Code

Site and Surrounds#

The subject site is located within a multi-tenancy building on the corner of Steele and Wenvoe Streets with Devonport. The existing entrance remains on Steele Street. The building is currently occupied by a legal firm on the neighbouring ground floor tenancy, with existing signage on both Wenvoe and Steele Streets present.

Figure 1 – Site location context



Titles

The application applies to the titles shown in Table 1 below and a copy is included as **Appendix A**.

Table 1: Subject Titles

Address	Owner(s)	Title Reference
19 Steele Street, Devonport	Tasmanian Estate Pty Ltd	229730/5

Proposal

It is proposed to erect 3 business identification signs on the external façade of the ground floor, as detailed in Table 2 below and in Terroir documentation provided in Appendix C.

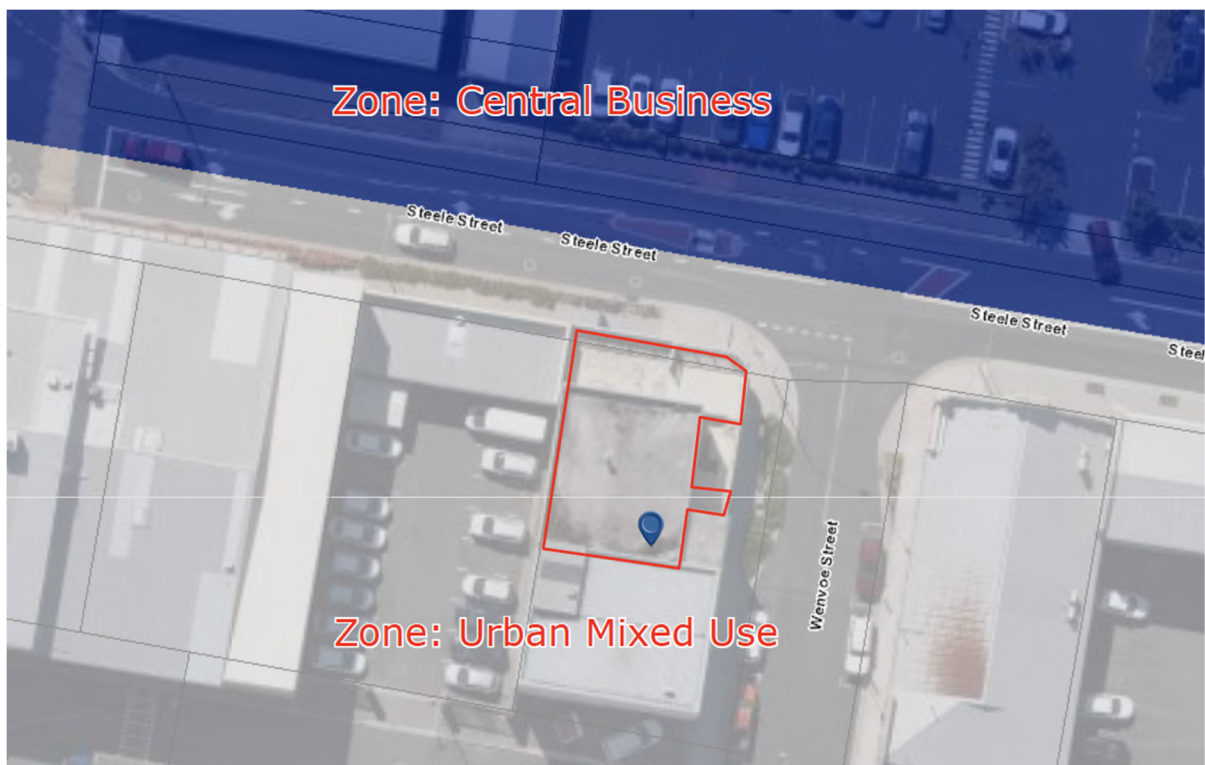
Table 2: Proposed Signage

Sign	Sign location	Size	Sign type as per Table C3.1 of the Signs Code	Illumination
1	Entry under existing awning	200x600mm (0.12m ²)	Below awning sign	N/A
2	Steele St facade	1300x3546mm (4.6m ²)	Wall sign	N/A
3	Wenvoe St facade	669x1377mm (0.96m ²)	Wall sign	N/A

Zoning

The subject site is zoned Urban Mixed Use under the Scheme as identified in Figure 2 below.

Figure 2 - Zoning Plan



Overlays

The subject site is impacted by the Airport Obstacle Limitation area.

C1.0 Signs Code Assessment

The proposed development must be assessed against the relevant provisions of the Signs Code.

Table 3: C1.6.1 Design and siting of signs

Objective:	That: (a) signage is well designed and sited; and (b) signs do not contribute to visual clutter or cause an unreasonable loss of visual amenity to the surrounding area.
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>A sign must:</p> <p>(a) be located within the applicable zone for the relevant sign type set out in Table C1.6; and</p> <p>(b) meet the sign standards for the relevant sign type set out in Table C1.6,</p> <p>excluding for the following sign types, for which there is no Acceptable Solution:</p> <p>(i) roof sign;</p> <p>(ii) sky sign; and</p> <p>(iii) billboard.</p>	<p>P1.1</p> <p>A sign must:</p> <p>(a) be located within an applicable zone for the relevant sign type as set out in Table C1.6; and</p> <p>(b) be compatible with the streetscape or landscape, having regard to:</p> <p>(i) the size and dimensions of the sign;</p> <p>(ii) the size and scale of the building upon which the sign is proposed;</p> <p>(iii) the amenity of surrounding properties;</p> <p>(iv) the repetition of messages or information;</p> <p>(v) the number and density of signs on the site and on adjacent properties; and</p> <p>(vi) the impact on the safe and efficient movement of vehicles and pedestrians.</p>
<p>Response:</p> <p>(a) Wall signs and under awning signs are allowable in the urban mixed use zone, and therefore compliance with A1 is achieved.</p> <p>(b) <i>Sign 3</i> complies with A1 as it meets all standards set out per Table C1.6. <i>Sign 2</i> complies with P1.1 due to the area of the proposed sign (4.6m²) exceeding the maximum area (4.5m² or under) per Table C1.6. The signs dimensions are based upon the width of the existing glazing on the façade, and the alignment with such dimensions is intentional to ensure compatibility with the existing size and scale of the building to achieve an aesthetic outcome along the streetscape. <i>Sign 1</i> complies with P1.1 as the clearance from ground level is 2.1m, as a result of the existing building form and inability to raise the awning to achieve compliant height under Table C1.6. This sign has been proposed due to the likely inability for pedestrians to see St Lukes signage if walking west down Steele St, and intends to provide clarity on the entry point of the tenancy. The proposed below awning sign dimensions are in proportion with the scale of the building and consideration has been given to ensure the clearance from ground level exceeds typical door height. Additionally, the purple colour of the signage is clearly identifiable against the building façade, providing contrast.</p>	

<p>A2</p> <p>A sign must be not less than 2m from the boundary of any lot in the General Residential Zone, Inner Residential Zone, Low Density Residential Zone, Rural Living Zone or Landscape Conservation Zone.</p>	<p>P2</p> <p>A sign must not cause an unreasonable loss of amenity to adjoining residential properties, having regard to: the topography of the site and the surrounding area; the relative location of buildings, habitable rooms of dwellings and private open space; any overshadowing; and</p> <p>(d) The nature and type of the sign</p>
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Response:

All proposed signs comply with A2. The signs are not within 2m of any of the above listed zones.

<p>A3</p> <p>The number of signs for each business or tenancy on a road frontage of a building must be no more than:</p> <p>(a) 1 of each sign type, unless otherwise stated in Table C1.6;</p> <p>(b) 1 window sign for each window;</p> <p>(c) 3 if the street frontage is less than 20m in length; and</p> <p>(d) 6 if the street frontage is 20m or more, excluding the following sign types, for which there is no limit:</p> <p>(i) name plate; and</p> <p>(ii) temporary sign.</p>	<p>P3</p> <p>The number of signs for each business or tenancy on a street frontage must:</p> <p>(a) not unreasonably increase in the existing level of visual clutter in the streetscape, and where possible, reduce any existing visual clutter in the streetscape by replacing existing signs with fewer, more effective signs; and</p> <p>(b) not involve the repetition of messages or information.</p>
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Response:

The proposed signage complies with A3.

(a) There is only 1 of each sign type per road frontage; one wall sign and one below awning sign on Wenvoe St frontage, and one wall sign on Steele Street frontage.

(b) No window signs applicable

(c) Compliant, as there are less than three signs related to this tenancy on the street frontage of less than 20m.

The project has been considered against the following codes of the planning scheme:

- C1.0 Signs Code

A total of three (3) separate standards apply under the Signs Code, and the project relies on Council to exercise its discretion in relation to one (1) of the applicable standards.

The relevant standards and whether the project complies with the acceptable solution or relies on the performance criteria is outlined in Table 4 below.

Table 4 Summary of applicable standards and whether the project relies on the acceptable solution (AS) or performance criteria (PC)

Clause	Standard	AS or PC
Signs Code		
Clause 1.6.1	Design and siting of signs	Meets P1 Meets A2 Meets A3

For any queries related to this application, please contact Isobell McKenzie via email at isobell@cpdelivery.com.au or phone at 0499 447 438.

Kind regards,



Isobell McKenzie
Commercial Project Delivery

LEGEND	
Refer to SCH-01 and SCH-02 for full descriptions and specification of all elements.	
CODE	DESCRIPTION
SG1	EXTERNAL SIGNAGE

GENERAL NOTES
 DO NOT SCALE FROM THIS DRAWING
 CONFIRM ALL DIMENSIONS AND SETOUTS ON SITE PRIOR TO MANUFACTURE & INSTALLATION
 ALL WORK IN ACCORDANCE WITH RELEVANT AUSTRALIAN STANDARDS
 TO BE READ IN CONJUNCTION WITH ENGINEERS DOCUMENTS.

LEGEND	
0 mm 400 mm 800 mm 1200 mm 1600 mm	
PHASING LEGEND	
	EXISTING
	PROPOSED
	DEMOLISHED
	RELOCATED
	NOT IN SCOPE

ACCESS & EGRESS:
 ALL FLOOR FINISH TRANSITIONS INTERNALLY AND FROM INTERNAL TO EXTERNAL SURFACES TO BE FLUSH AND COMPLY WITH AS1428.1
 ALL RAMPS TO COMPLY WITH AS1428.1
 ALL BRAILLE & TACTILE SIGNAGE TO BE IN ACCORDANCE WITH PART 8 OF AS1428.1
 ALL ACCESSIBLE CORRIDORS TO COMPLY WITH AS1428.1
 ALL ACCESSIBLE SANITARY FACILITIES, COMPARTMENTS & GRABRAILS TO COMPLY WITH AS1428.1
 ALL SANITARY COMPARTMENT PARTITIONS TO COMPLY WITH REQUIREMENTS OUTLINED IN NCC CLAUSE F2.5
 ALL DOOR CLEARANCES ALONG ACCESSIBLE PATH OF TRAVEL TO COMPLY WITH CLAUSE 13 OF AS1428.1
 ALL DOOR HARDWARE WITHIN A PATH OF TRAVEL TO AN EXIT TO COMPLY WITH NCC CLAUSE D3D29
 CUSTOM VISUAL INDICATOR GLAZING STRIPS TO BE SETOUT AND INSTALLED IN ACCORDANCE WITH AS1428.1 & 6.6
 REFER TO ACCESS MANAGEMENT PLAN FOR AREAS WHERE A MANAGEMENT PLAN SUPERSEDES TO THE NEED FOR A DTS SOLUTION

FIRE RESISTANCE:
 ALL INSULATION TO BE NON-COMBUSTIBLE IN ACCORDANCE WITH NCC CLAUSE C1.9
 ALL LIGHTWEIGHT PARTITIONS THAT REQUIRE AN FRL AS PER NCC CLAUSE C3.1 TABLE 3 TO REFERENCE CORRESPONDING TESTED SYSTEM FROM A TECHNICAL MANUAL SUCH AS RED BOOK 2020.
 ALL ACCESS PANELS AND HATCHES TO BE MADE OF NON-COMBUSTIBLE MATERIALS.
 NEW PENETRATIONS TO FIRE RATED ELEMENTS TO ACHIEVE COMPLIANCE C415 OF THE NCC, INCLUDING AS4072.1 AND AS1530.4
 ALL INTERNAL FLOOR WALL AND CEILING LININGS TO COMPLY WITH TABLE 7 OF C1.10 UNLESS OTHERWISE SPECIFIED.
 FIRE HAZARD PROPERTIES - ALL NEW LININGS, INSULATION WITHIN FLOORS, WALLS AND CEILINGS TO COMPLY WITH CD211, SPECIFICATION 7. CLAUSE C210 AND C214 OF NCC.
 ALL NEW LININGS, INSULATION AND ANCILLARY ELEMENTS TO THE EXTERNAL WALL TO ACHIEVE COMPLIANCE WITH NCC CLAUSE C210 AND C214 AS APPLICABLE.

DOORS:
 DOOR SCHEDULE TO BE READ IN CONJUNCTION WITH THE DOOR HARDWARE SCHEDULE
 DOORWAYS REQUIRED TO HAVE A LUMINANCE CONTRAST TO HAVE A MINIMUM LUMINANCE CONTRAST OF 30%. LOCATIONS AND FINISH OF LUMINANCE CONTRAST TO BE IN ACCORDANCE WITH CLAUSE 13.1 OF AS1428.1
 ALL DOOR LEVERS INSTALLED TO COMPLY WITH CLAUSE 13.5 OF AS1428.1
 ALL DOORWAYS ON A CONTINUOUS ACCESSIBLE PATH OF TRAVEL TO HAVE 800mm MIN CLEAR OPENING AS PER CLAUSE 13.2 OF AS1428.1
 ALL DOOR HANDLES TO BE OPENABLE WITHOUT A KEY FROM THE SIDE THAT FACES A PERSON SEEKING EGRESS BY A SINGLE HAND DOWNWARD ACTION OR PUSHING ACTION ON A SINGLE DEVICE, WHICH IS LOCATED BETWEEN 900mm & 1100mm FROM THE FLOOR, EXCEPT IF IT IS FITTED WITH FALLSAFE DEVICE NOTE IF APPLICABLE ALL FAIL SAFE DEVICES ARE COMPLIANT WITH BCA D3D26 and D3D24
 ALL DESIGNATED DOOR SIGNAGE TO BE SELECTED AND INSTALLED IN ACCORDANCE WITH CLAUSE 8 OF AS1428.1
 ALL DOOR LEVERS AND MANUAL CONTROLS FOR AUTOMATIC DOORS TO BE LOCATED AND SPECIFIED IN ACCORDANCE WITH NCC CLAUSE D2.21
 REFER TO DOOR HARDWARE SCHEDULE FOR DOOR FURNITURE, LEVER, SEALS, SIGNAGE AND DOOR STOP SPECIFICATION
 ALL STATUTORY SIGNAGE TO COMPLY WITH AS1428.1 & NCC CLAUSE D3.8 INCLUDING THE INSTALLATION OF BRAILLE & TACTILE SIGNAGE AT ALL ACCESSIBLE SANITARY FACILITIES AND EXIT DOORS
 ALL DOOR CLOSERS ALONG AN ACCESSIBLE PATH OF TRAVEL TO ALLOW FOR OPERATION OF DOOR IN ACCORDANCE WITH NCC CLAUSE 10.4.2(E)

SECTION F:
 ALL ROOM HEIGHTS TO BE IN ACCORDANCE WITH NCC CLAUSE F3.1

SERVICES:
 SERVICES TO BE MODIFIED TO SUIT NEW BUILDING WORK & COMPLY WITH THE FOLLOWING WHERE APPLICABLE & WITH THE LATEST RELEASE CODE - IN ACCORDANCE WITH PART E4 OF THE NCC & AS 2293 & CERTIFIED ON COMPLETION:
 MECHANICAL VENTILATION SYSTEM TO BE IN ACCORDANCE WITH CLAUSE F4.5 OF THE BCA AND AS 1668.2 & AS 1668.1
 PORTABLE FIRE EXTINGUISHERS AND FIRE BLANKETS AS 2444- SELECTION AND LOCATION.

FLOORS:
 ALL NEW FLOOR LININGS TO COMPLY WITH SLIP RESISTANCE REQUIREMENTS OF AS4586 - 2013 & HB198.

Rev	Date	Description
B	17/12/25	BUILDING PERMIT
A	28/11/25	FOR PRICING

Sydney Level 2, 79 Myrtle St
 Chippendale 2008
 Nominated Architect: Gerard Reinmuth 6629
 T 02 9698 2198
 F 02 9698 2353

Hobart Level 1, 3 Morrison St
 Hobart 7000
 Norm. Architect TAS: Scott Balmforth CC1041T
 Registered Architect VIC: Scott Balmforth 16263
 T 03 6234 6372
 F 03 6231 4939

TERROIR

Project:
**ST LUKES HEALTH
 SLH DENTAL - DEVONPORT
 19 STEELE ST, DEVONPORT, TAS**

Drawing Description:
SHOPFRONT

Drawn by: QR	Checked by: DM	Scale: As indicated@A1
PROJECT NO: 25324	DWG NO: 31-10	REV NO: B
Drawing Status:		BUILDING PERMIT



1 STEELE STREET ELEVATION
 00-21 1:50

2 WENVOE STREET ELEVATION
 00-21 1:50

4 STEELE ST ENTRY ELEVATION - 2
 00-21 1:50

3 STEELE ST ENTRY ELEVATION - 1
 00-21 1:50