



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:	PA2025.0170
Proposed Use or Development:	Residential (single dwelling)
Address of the Land:	89 Clayton Drive, Spreyton
Date of Notice:	29/11/2025

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 **15/12/2025**;
- 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

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



89 Clayton Drive, Spreyton



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.

Copyright © Devonport City Council

Created: 26-11-2025 15:57:07



**Devonport
City Council**



PLATINUM PRO
Construction

135a Sheffield Road, Spreyton 7310
PH: (03) 6427 2676
www.platinumproconstruction.com.au
info@platinumproconstruction.com.au

17th November 2025

DEVELOPMENT APPLICATION – DEMOLITION OF EXISTING DWELLING AND PROPOSED NEW DWELLING - 89 CLAYTON DRIVE, SPREYTON

Please see below written justification against the provisions of the 11.0 Rural Living Zone

11.4 Development Standards for Buildings and Works

11.4.2 Building height, setback and siting

P3 Buildings must be sited to not cause an unreasonable loss of amenity to adjoining properties, having regard to:

- (a) the topography of the site;*
- (b) the size, shape and orientation of the site;*
- (c) the setbacks of surrounding buildings;*
- (d) the height bulk and form of existing and proposed buildings;*
- (e) the character of the development existing on established properties in the area; and*
- (f) any overshadowing of adjoining properties or public places.*

- (a) The subject site has a creek that flows west to east through the northern part of the site. The natural ground falls steeply from the south-western corner of the site to the north-eastern corner at 12 – 14 degrees before reducing to 2-7 degrees in the eastern part of the site. As a result of these topographical conditions, the south-eastern corner of the site is the most desirable place to construct the proposed dwelling as it maximises the distance away from the creek and makes use of the less steep part of the site for ease of construction and entry purposes. Further to this, the recommended minimum setbacks from the dwelling and the downslope creek for the on-site waste water disposal areas, results in the dwelling being required to be placed outside the building envelope.

The property at 95 Clayton Drive exhibits a steep slope from its western boundary to the east, which then tapers gradually. A creek, bordered by trees, adjoins both the subject site and the neighbouring property to the east. Consequently, the north-eastern portion of 95 Clayton Drive, adjacent to the proposed dwelling, is naturally low-lying and shaded due to this topography and existing vegetation. The existing natural topography therefore serves to minimise the impact of the proposed dwelling on the neighbouring property's private open space.



PLATINUM PRO
Construction

135a Sheffield Road, Spreyton 7310

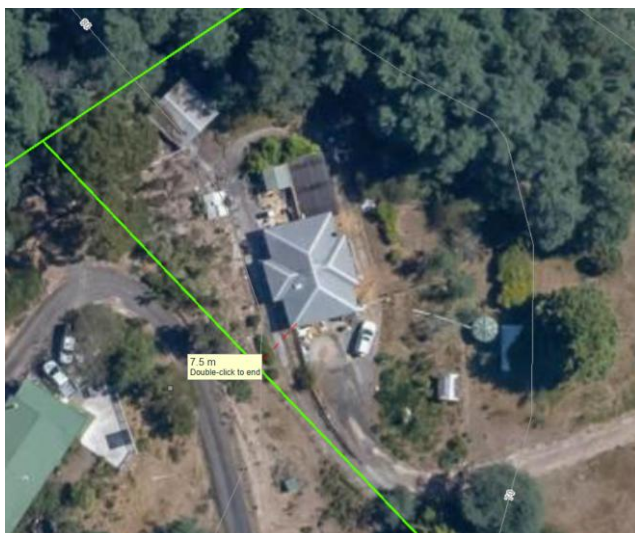
PH: (03) 6427 2676

www.platinumproconstruction.com.au

info@platinumproconstruction.com.au

- (b) The subject site is approximately 8250 sqm and is roughly rectangular in shape. The neighbouring property 95 Clayton Drive is of a similar shape and slightly larger in size at approximately 9700 sqm. Due to the generous size of the neighbouring property and availability of open space, any loss of amenity cause by the proposed new dwelling being outside the building envelope is negligible.
- (c) The proposed dwelling at 89 Clayton Drive is well clear of any surrounding buildings as the neighbouring dwelling at 95 Clayton Drive is in the western part of the site towards Clayton Drive and approximately 75m away.
- (d) The proposed single-story dwelling is approximately 220sqm and is a modest sized house for a family of five people. The typical brick veneer construction with hip and valley roof does not contribute to any unnecessary visual bulk. The maximum ridge height above the natural ground is 6150mm due to the slope of the natural ground down towards the eastern boundary. As discussed above, the proposed dwelling is on the flattest part of the site which keeps the height out of the ground to a minimum. Therefore, the design of the proposed dwelling does not cause any unreasonable loss of amenity to neighbouring properties because of height, bulk, or form.
- (e) Other rural living zoned properties in this area are similarly developed to best suit the local topography which features creeks, ponds, vegetation, and steep slopes in parts. As a result of this, other nearby dwellings have been constructed outside the building envelope such as at 84 and 128 Clayton Drive where both dwellings are positioned approximately 7-7.5m from their respective southern boundaries as demonstrated in figure 01 & 02 below. Therefore, the proposed new dwelling is consistent with existing properties in the area.

Figure 01: 84 Clayton Drive (7.5 m setback)





PLATINUM PRO
Construction

135a Sheffield Road, Spreyton 7310
PH: (03) 6427 2676
www.platinumproconstruction.com.au
info@platinumproconstruction.com.au

Figure 02: 128 Clayton Drive (7.3 m setback)



- (f) The maximum amount of shadow to impact the neighbouring property at 95 Clayton Drive will occur at 9am on the 21st of June, at such time the shadow will be approximately 9.5 m over the boundary. Due to factors outlined above such as the topography, the positioning of the neighbouring dwelling, the generous size of the neighbouring block and availability of open space, we do not foresee that the proposed dwelling and consequent overshadowing will cause any unreasonable loss of amenity to the neighbouring property at 95 Clayton Drive.

I trust that the above information will satisfactorily assist in processing the development application.

Many thanks,

Laura Rawlings
(Graduate of Architecture)



PLATINUM PRO

Construction

DEMOLITION OF EXISTING DWELLING AND PROPOSED NEW DWELLING
89 CLAYTON DRIVE, SPREYTON

Steven and Anna Connelly

PROJECT N°: PPC - 2365

DEVELOPMENT APPLICATION

SITE INFORMATION

SITE AREA: 8249.7 m²

WIND SPEED: N2

CLIMATE ZONE: 7

SOIL CLASSIFICATION: CLASS P / M

BUSHFIRE ATTACK LEVEL: BAL TBC

ALPINE AREA: N/A

CORROSION ENVIRONMENT: N/A

FLOOR AREAS

PROPOSED FLOOR AREA: 219.7 m² (23.6 SQUARES)

ALFRESCO / VERANDAH AREA: 41.1 m²



DRAWING SCHEDULE

- A00 Cover Page
- A01 Existing Demolition Site Plan
- A02 Proposed Site Plan
- A03 Floor Plan
- A04 Elevations 1 of 2
- A05 Elevations 2 of 2 and Section AA
- A06 Shadow Diagrams

PLATINUM PRO

Construction

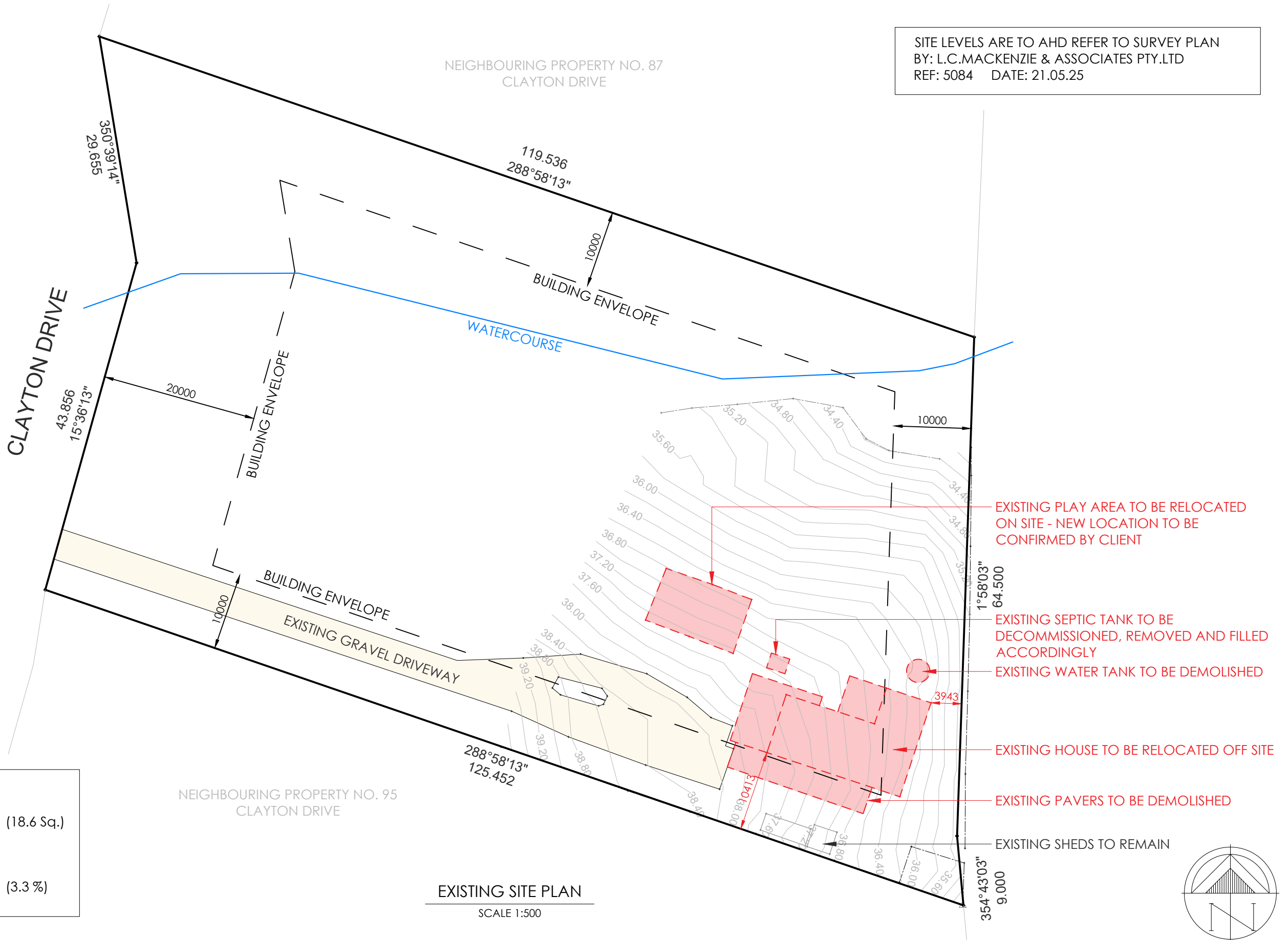
DEMOLITION OF EXISTING DWELLING AND PROPOSED NEW DWELLING
89 CLAYTON DRIVE, SPREYTON

Steven and Anna Connelly

PROJECT N^o: PPC - 2365

DEVELOPMENT APPLICATION

SITE LEVELS ARE TO AHD REFER TO SURVEY PLAN
BY: L.C.MACKENZIE & ASSOCIATES PTY.LTD
REF: 5084 DATE: 21.05.25



EXISTING SITE AREAS:

DWELLING:	172.6 m ²	(18.6 Sq.)
DECKS:	75.3 m ²	
SHEDS:	23.1 m ²	
SITE COVERAGE:	271.0 m ²	(3.3 %)
SITE AREA:	8249.7 m ²	

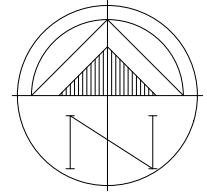
135a Sheffield Road, Spreyton 7310
ph: 03 6427 2676
ABN: 78 440 511 272
Licence No. 539021287
info@platinumproconstruction.com.au

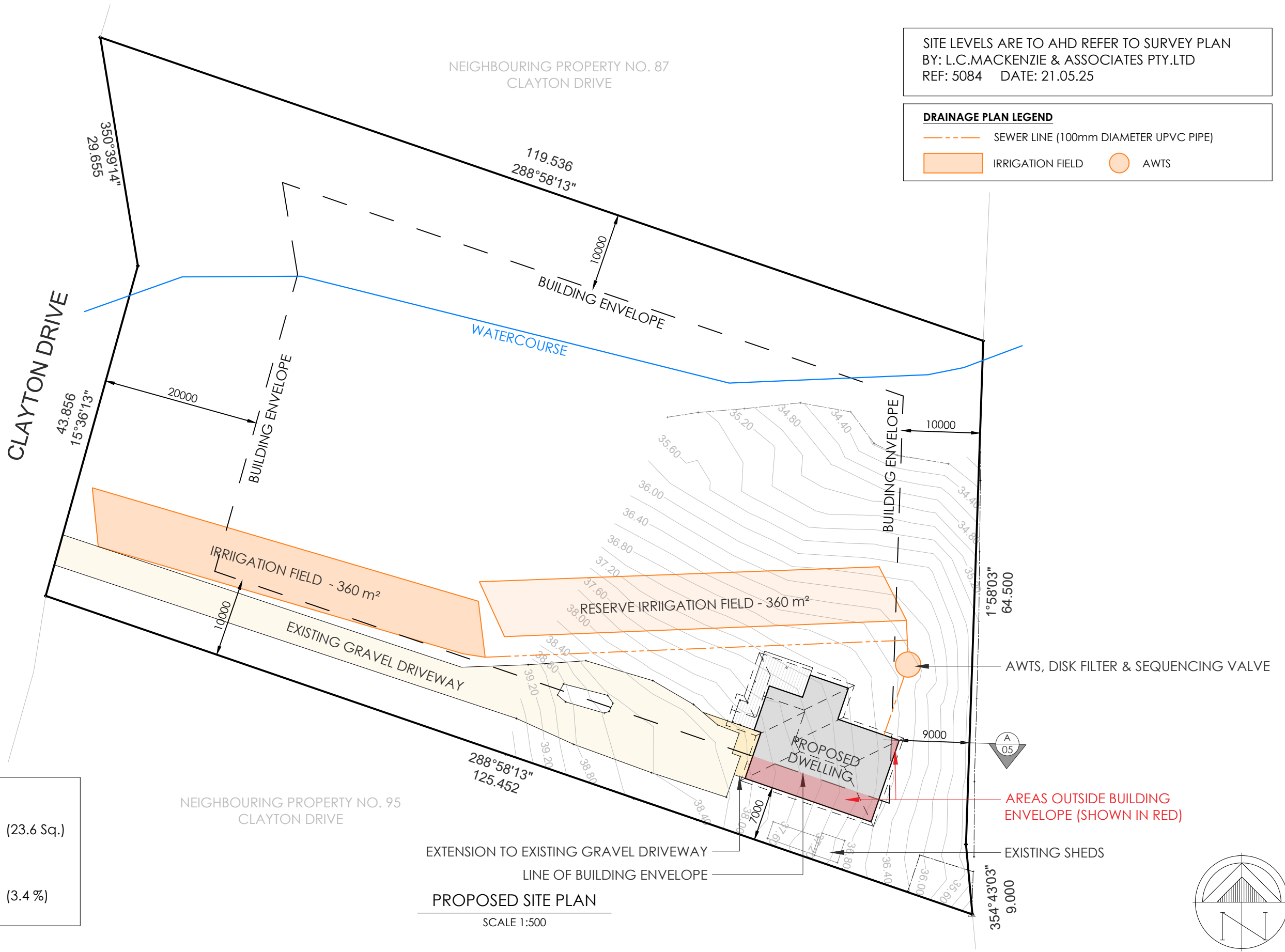
DEMOLITION OF EXISTING DWELLING AND PROPOSED NEW DWELLING

CLIENT(s): Steven and Anna Connolly
PROJECT ADDRESS: 89 CLAYTON DRIVE, SPREYTON
PROJECT N^o: PPC - 2365

REVISIONS		
REV.	DESCRIPTION	DATE
-	Development Application	17.11.25

EXISTING SITE PLAN				
SCALE @ A3	DATE	DRAWN BY	CHECKED	SHEET N ^o .
1:500	17.11.25	LR	RI	A01
DEVELOPMENT APPLICATION				
<small>These drawings remain the property of Platinum Pro Construction and must not be reproduced or used in any form without written permission © 2025. All contractors are to verify dimensions on site before commencing work. DO NOT SCALE FROM DRAWINGS. ALL DIMENSIONS IN MILLIMETERS UNLESS STATED OTHERWISE.</small>				





SITE LEVELS ARE TO AHD REFER TO SURVEY PLAN
BY: L.C.MACKENZIE & ASSOCIATES PTY.LTD
REF: 5084 DATE: 21.05.25

DRAINAGE PLAN LEGEND

--- SEWER LINE (100mm DIAMETER UPVC PIPE)

IRRIIGATION FIELD

AWTS

PROPOSED SITE AREAS:

DWELLING:	219.7 m ²	(23.6 Sq.)
ALFRESCO:	41.1 m ²	
EX. SHEDS:	23.1 m ²	
SITE COVERAGE:	283.9 m ²	(3.4 %)
SITE AREA:	8249.7 m ²	

PLATINUM PRO
Construction

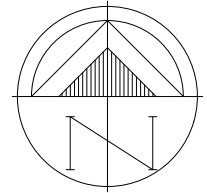
135a Sheffield Road, Spreyton 7310
ph: 03 6427 2676
ABN: 78 440 511 272
Licence No. 539021287
info@platinumproconstruction.com.au

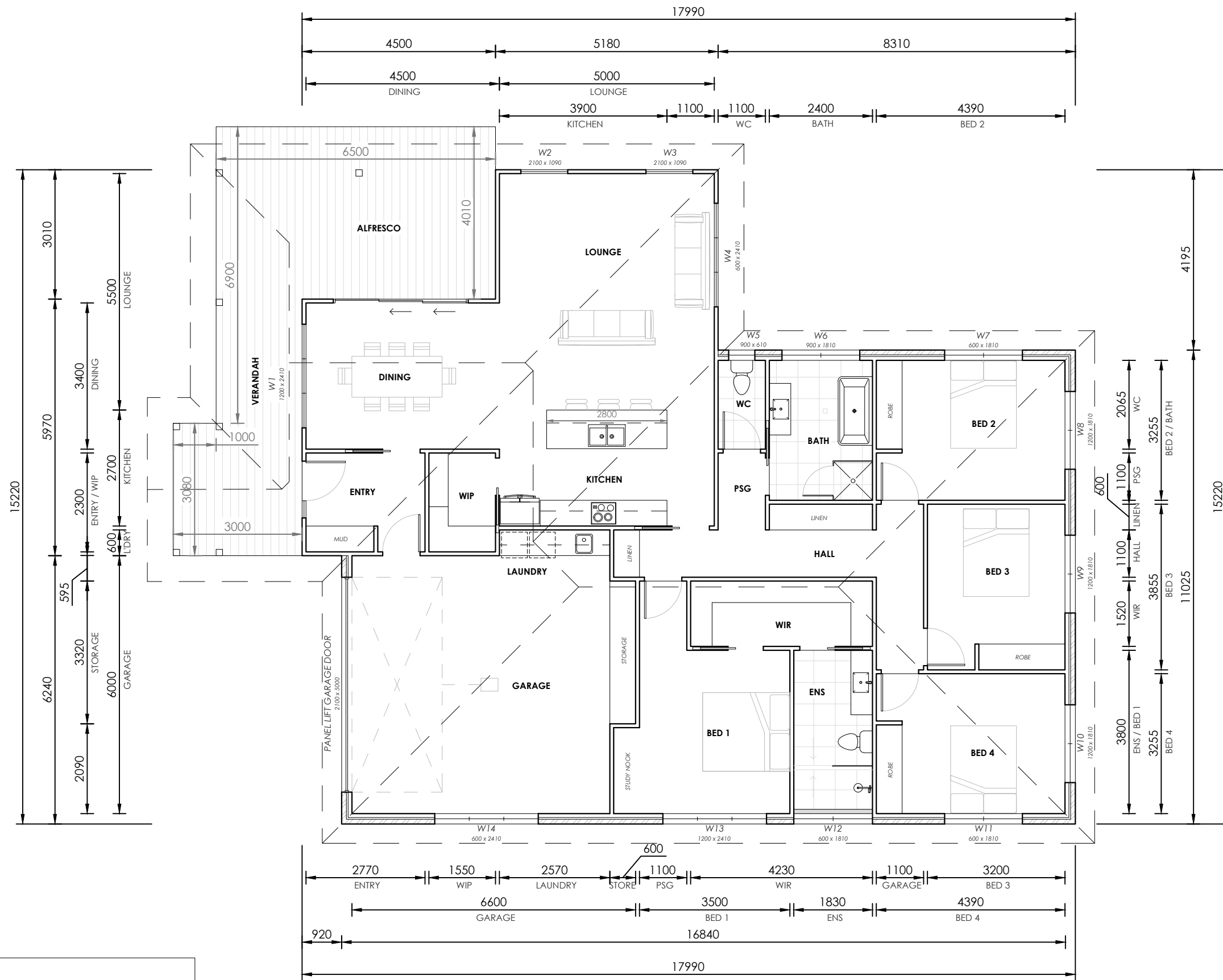
**DEMOLITION OF EXISTING DWELLING AND
PROPOSED NEW DWELLING**

CLIENT(s): Steven and Anna Connolly
PROJECT ADDRESS: 89 CLAYTON DRIVE, SPREYTON
PROJECT N^o: PPC - 2365

REVISIONS		
REV.	DESCRIPTION	DATE
-	Development Application	17.11.25

PROPOSED SITE PLAN				
SCALE @ A3	DATE	DRAWN BY	CHECKED	SHEET N ^o .
1:200	17.11.25	LR	RI	A02
DEVELOPMENT APPLICATION				
<small>These drawings remain the property of Platinum Pro Construction and must not be reproduced or used in any form without written permission © 2025. All contractors are to verify dimensions on site before commencing work. DO NOT SCALE FROM DRAWINGS. ALL DIMENSIONS IN MILLIMETERS UNLESS STATED OTHERWISE.</small>				





FLOOR PLAN
SCALE 1:100

FLOOR AREA:
 DWELLING: 219.7 m² (23.6 Sq.)
 ALFRESCO / VERANDAH: 41.1 m²

PLATINUM PRO
Construction
 135a Sheffield Road, Spreyton 7310
 ph: 03 6427 2676
 ABN: 78 440 511 272
 Licence No. 539021287
 info@platinumproconstruction.com.au

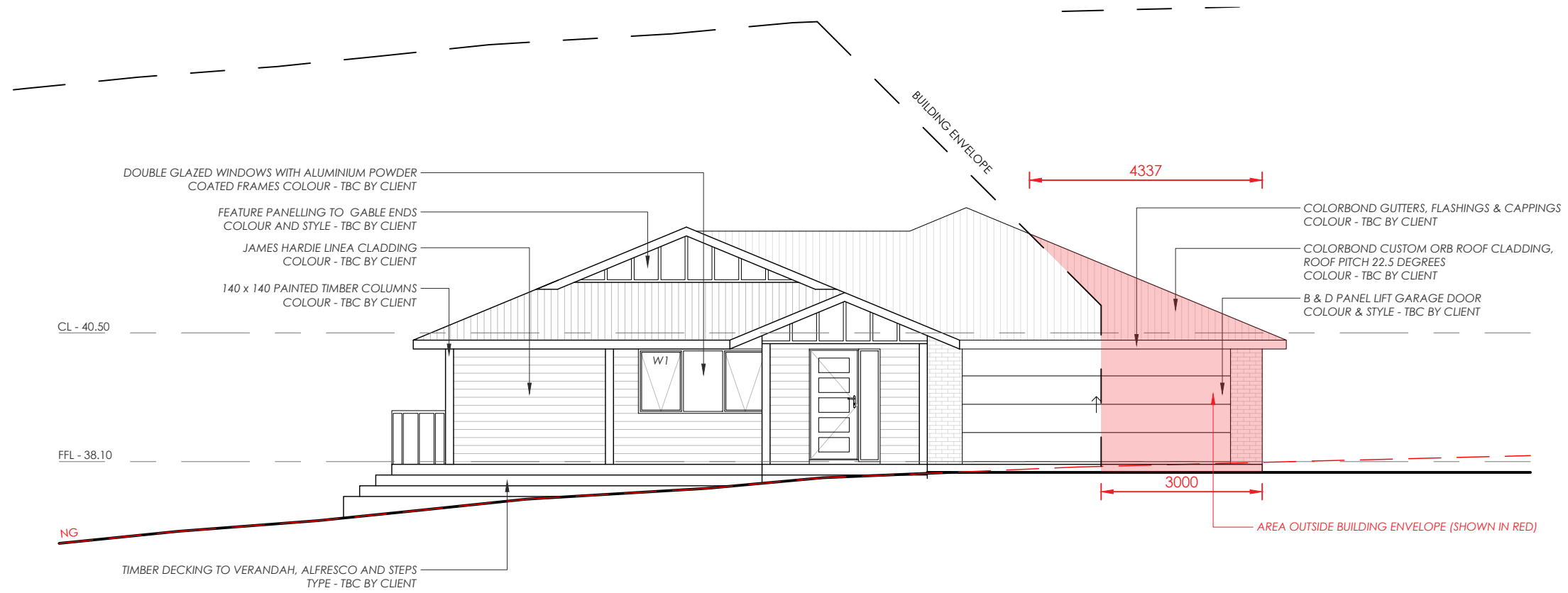
DEMOLITION OF EXISTING DWELLING AND PROPOSED NEW DWELLING
 CLIENT(s): Steven and Anna Connolly
 PROJECT ADDRESS: 89 CLAYTON DRIVE, SPREYTON
 PROJECT N^o: PPC - 2365

REVISIONS		
REV.	DESCRIPTION	DATE
-	Development Application	17.11.25

FLOOR PLAN				
SCALE @ A3	DATE	DRAWN BY	CHECKED	SHEET N ^o .
1:100	17.11.25	LR	RI	A03
DEVELOPMENT APPLICATION				
<small>These drawings remain the property of Platinum Pro Construction and must not be reproduced or used in any form without written permission © 2025. All contractors are to verify dimensions on site before commencing work. DO NOT SCALE FROM DRAWINGS. ALL DIMENSIONS IN MILLIMETERS UNLESS STATED OTHERWISE.</small>				

WEST ELEVATION

SCALE 1:100



NORTH ELEVATION

SCALE 1:100



PLATINUM PRO
Construction

135a Sheffield Road, Spreyton 7310
ph: 03 6427 2676
ABN: 78 440 511 272
Licence No. 539021287
info@platinumproconstruction.com.au

DEMOLITION OF EXISTING DWELLING AND PROPOSED NEW DWELLING

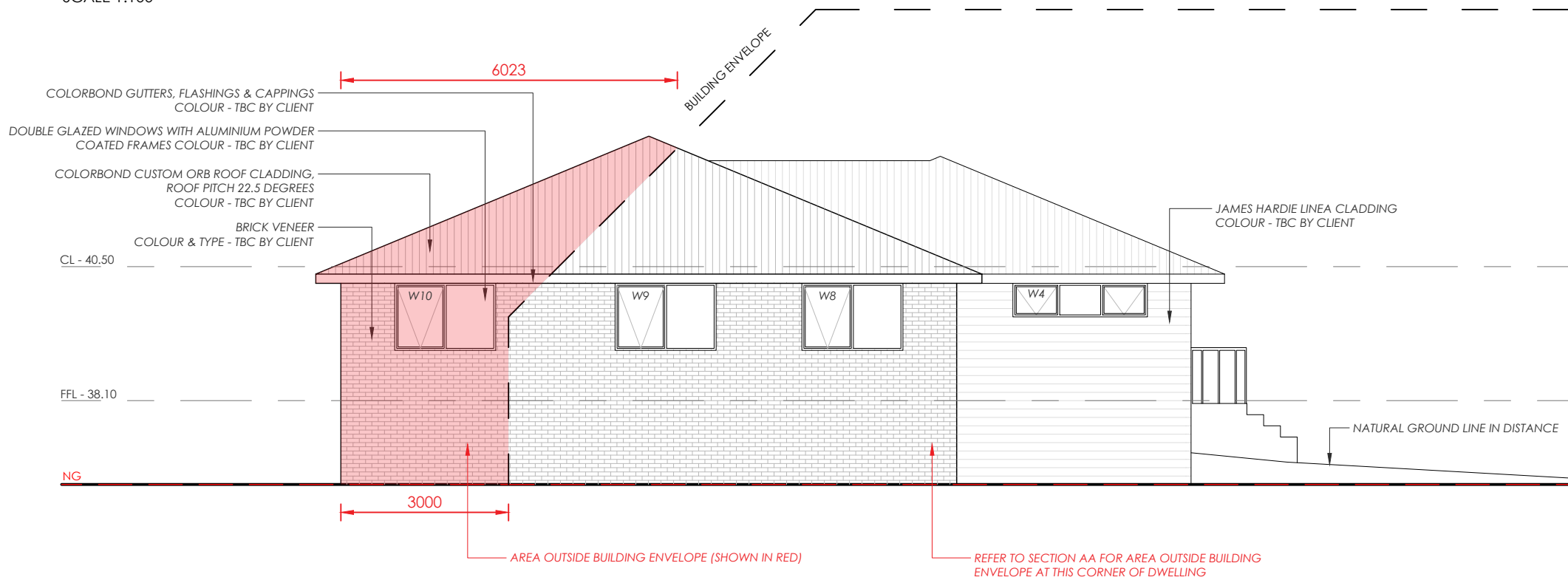
CLIENT(s): Steven and Anna Connolly
PROJECT ADDRESS: 89 CLAYTON DRIVE, SPREYTON
PROJECT N^o: PPC - 2365

REVISIONS		
REV.	DESCRIPTION	DATE
-	Development Application	17.11.25

ELEVATIONS 1 OF 2				
SCALE @ A3	DATE	DRAWN BY	CHECKED	SHEET N ^o .
1:100	17.11.25	LR	RI	A04
DEVELOPMENT APPLICATION				
<small>These drawings remain the property of Platinum Pro Construction and must not be reproduced or used in any form without written permission © 2025. All contractors are to verify dimensions on site before commencing work. DO NOT SCALE FROM DRAWINGS. ALL DIMENSIONS IN MILLIMETERS UNLESS STATED OTHERWISE.</small>				

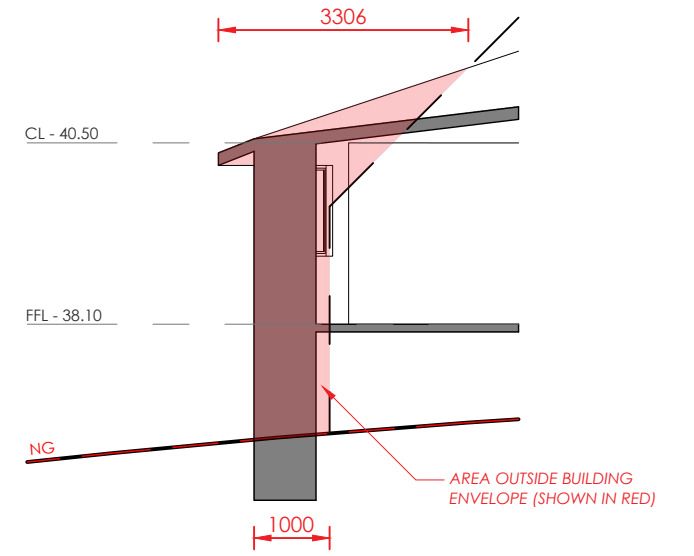
EAST ELEVATION

SCALE 1:100



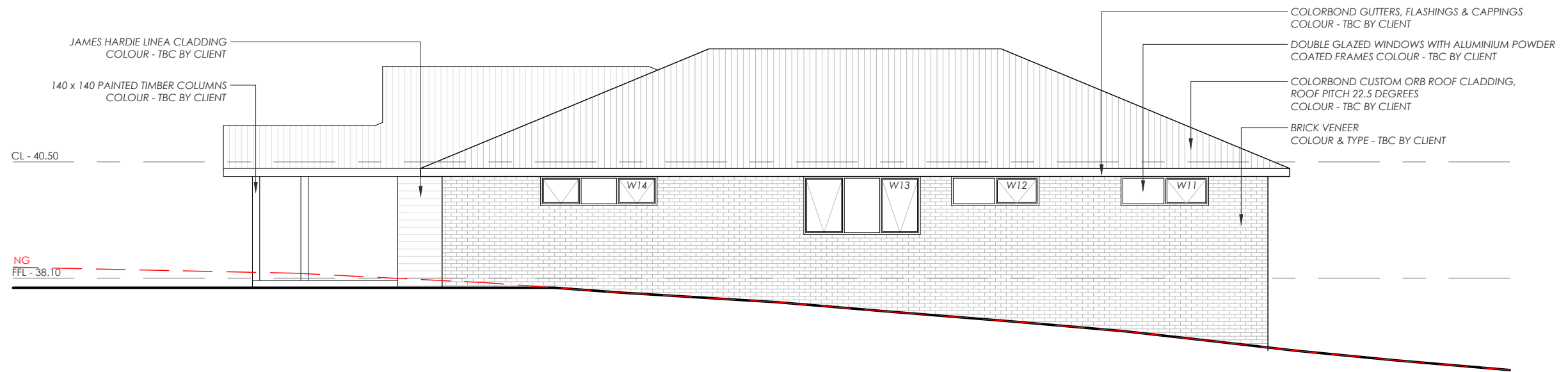
SECTION AA

SCALE 1:100



SOUTH ELEVATION

SCALE 1:100



PLATINUM PRO
Construction

135a Sheffield Road, Spreyton 7310
ph: 03 6427 2676
ABN: 78 440 511 272
Licence No. 539021287
info@platinumproconstruction.com.au

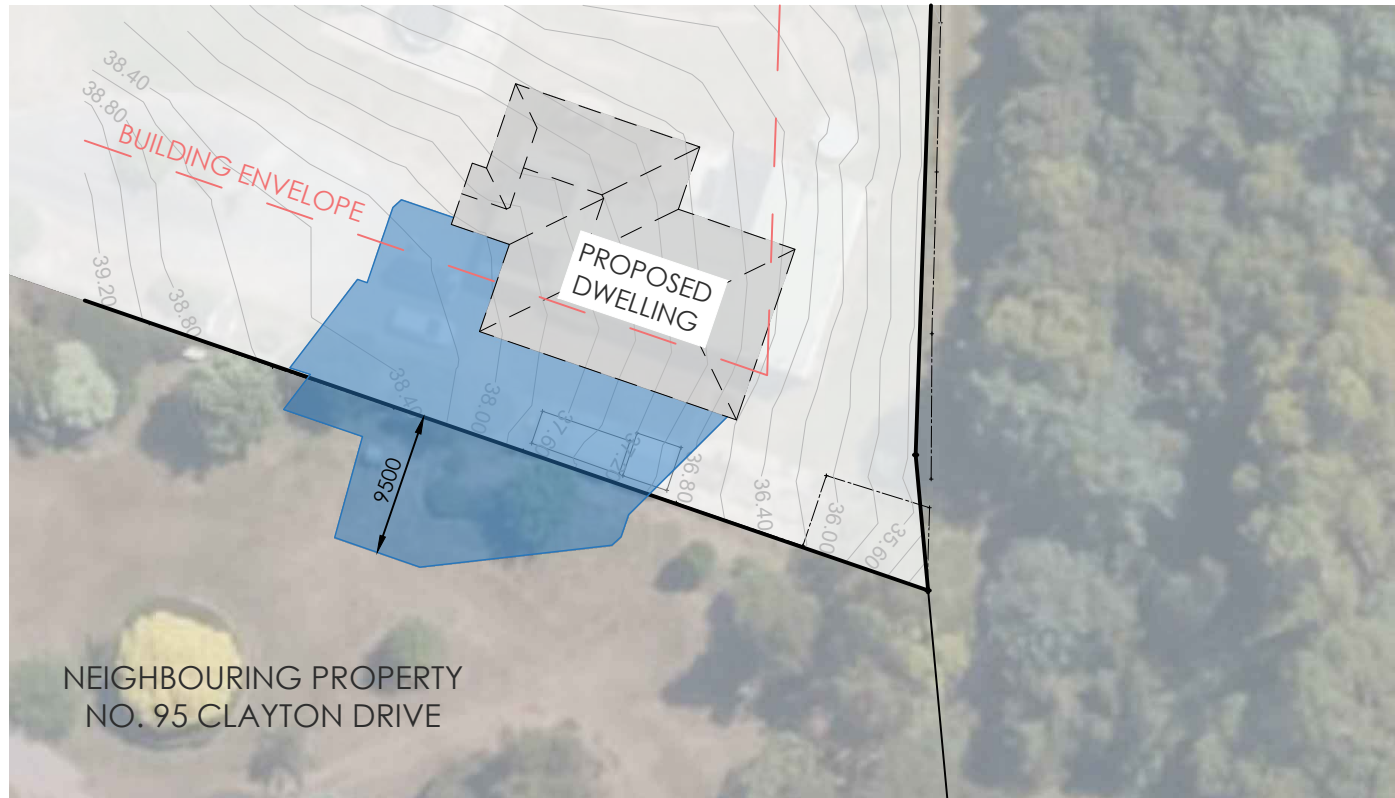
DEMOLITION OF EXISTING DWELLING AND PROPOSED NEW DWELLING

CLIENT(s): Steven and Anna Connolly
PROJECT ADDRESS: 89 CLAYTON DRIVE, SPREYTON
PROJECT N^o: PPC - 2365

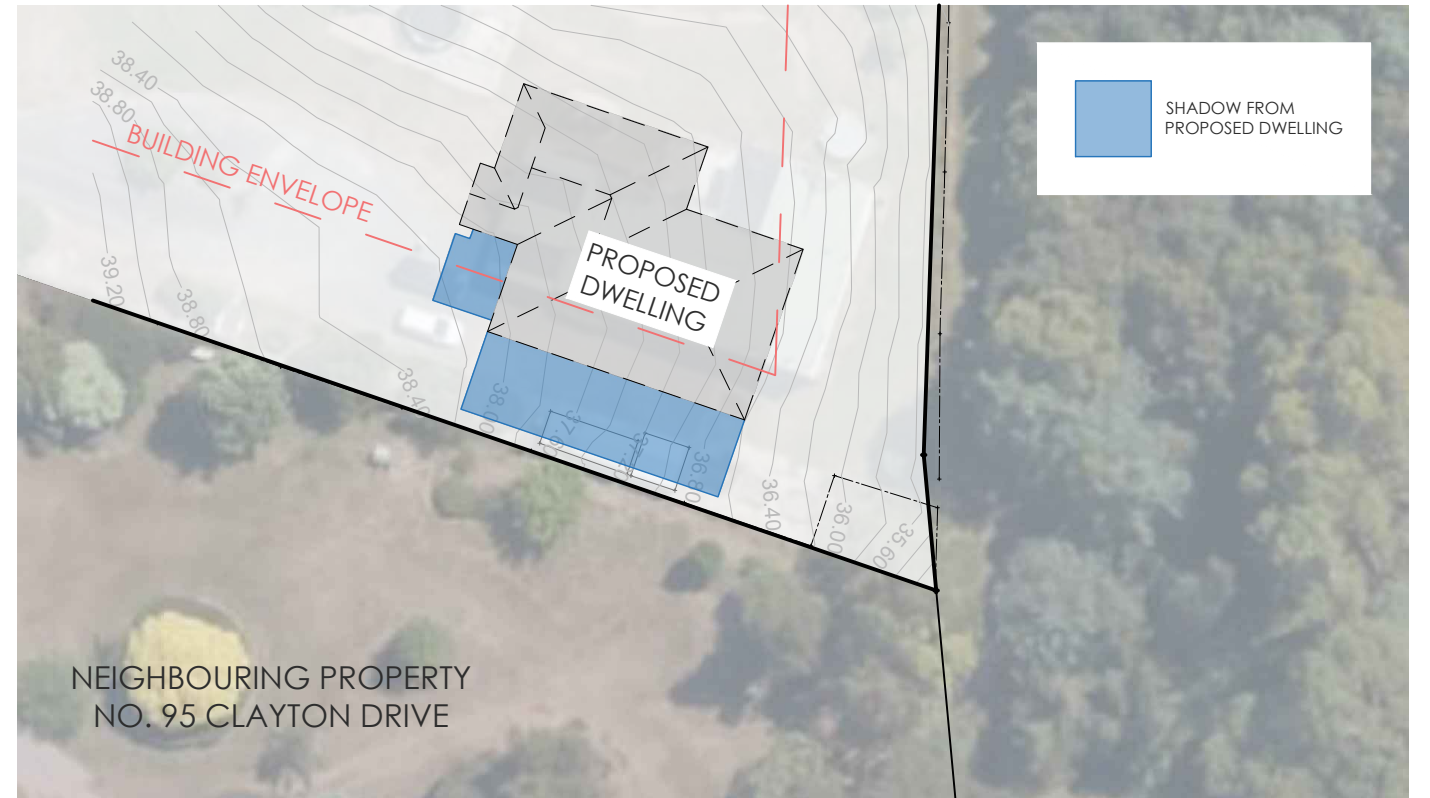
REVISIONS		
REV.	DESCRIPTION	DATE
-	Development Application	17.11.25

ELEVATIONS 2 OF 2 AND SECTION AA

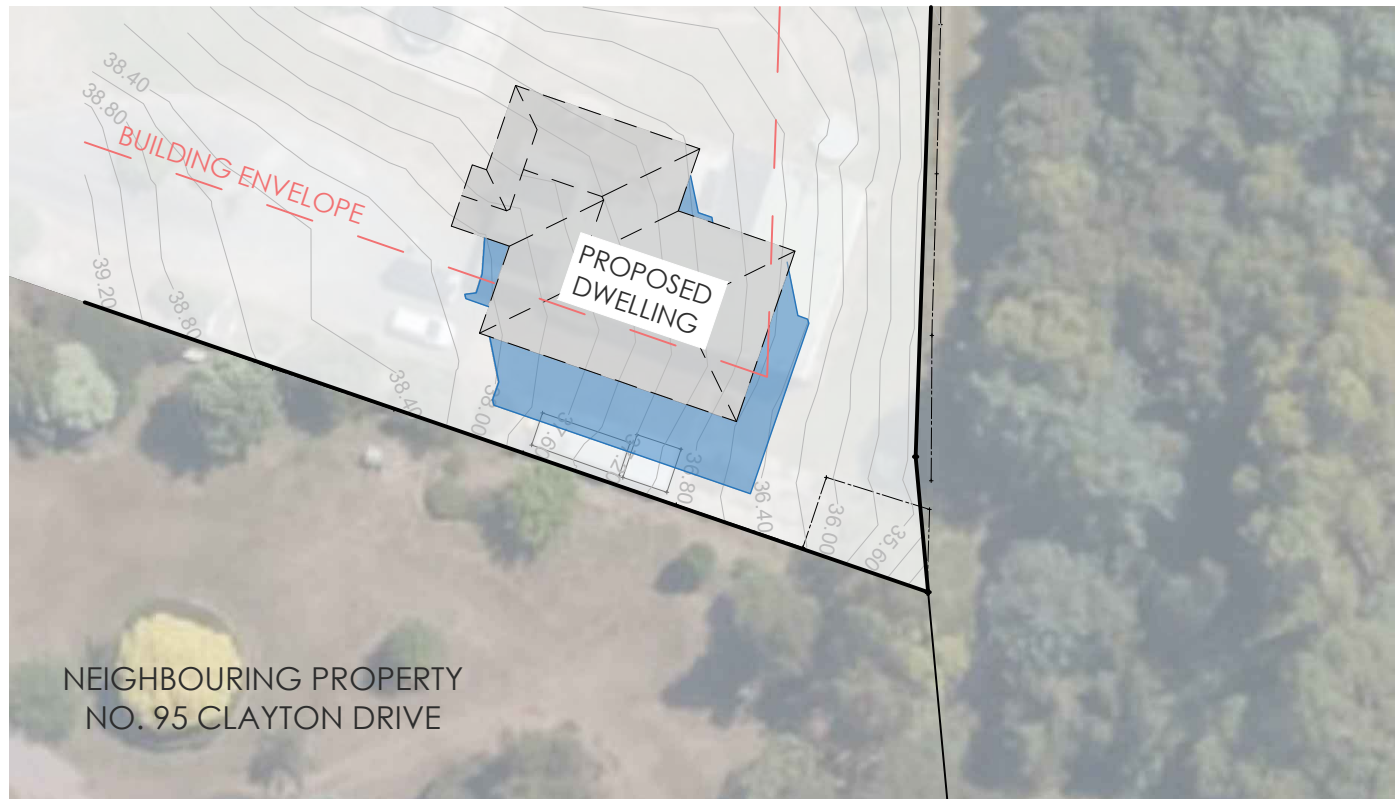
SCALE @ A3	DATE	DRAWN BY	CHECKED	SHEET N ^o .
1:100	17.11.25	LR	RI	A05
DEVELOPMENT APPLICATION				
<small>These drawings remain the property of Platinum Pro Construction and must not be reproduced or used in any form without written permission © 2025. All contractors are to verify dimensions on site before commencing work. DO NOT SCALE FROM DRAWINGS. ALL DIMENSIONS IN MILLIMETERS UNLESS STATED OTHERWISE.</small>				



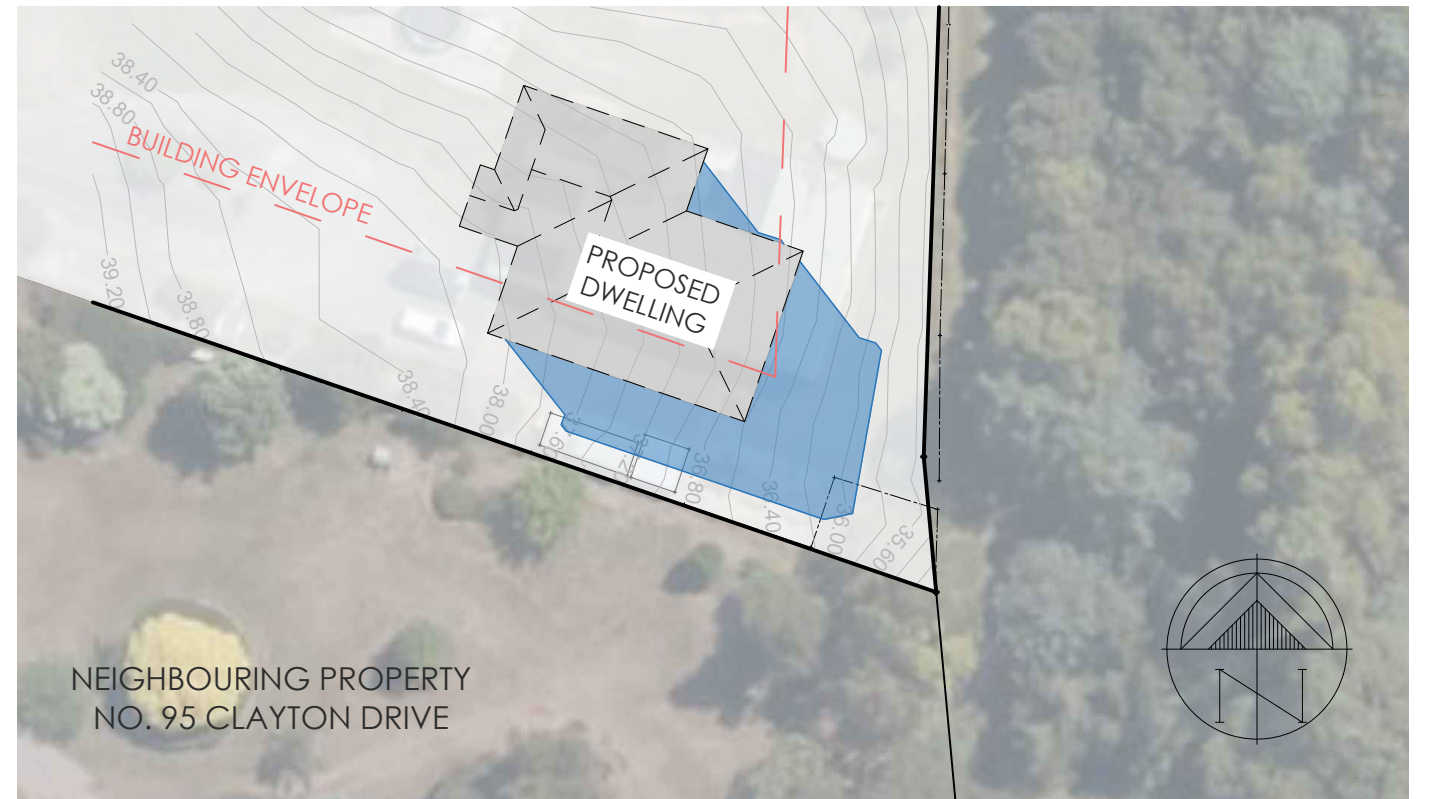
SHADOW DIAGRAM
JUNE 21 - 9AM



SHADOW DIAGRAM
JUNE 21 - 11AM



SHADOW DIAGRAM
JUNE 21 - 1PM



SHADOW DIAGRAM
JUNE 21 - 3PM

SHADOW FROM PROPOSED DWELLING

PLATINUM PRO
Construction

135a Sheffield Road, Spreyton 7310
ph: 03 6427 2676
ABN: 78 440 511 272
Licence No. 539021287
info@platinumproconstruction.com.au

DEMOLITION OF EXISTING DWELLING AND PROPOSED NEW DWELLING

CLIENT(s): Steven and Anna Connolly
PROJECT ADDRESS: 89 CLAYTON DRIVE, SPREYTON
PROJECT N^o: PPC - 2365

REVISIONS		
REV.	DESCRIPTION	DATE
-	Development Application	17.11.25

PROPOSED SITE PLAN				
SCALE @ A3	DATE	DRAWN BY	CHECKED	SHEET N ^o .
1:200	17.11.25	LR	RI	A06
DEVELOPMENT APPLICATION				
<small>These drawings remain the property of Platinum Pro Construction and must not be reproduced or used in any form without written permission © 2025. All contractors are to verify dimensions on site before commencing work. DO NOT SCALE FROM DRAWINGS. ALL DIMENSIONS IN MILLIMETERS UNLESS STATED OTHERWISE.</small>				

