



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:	PA2026.0001
Proposed Use or Development:	Residential (outbuilding)
Address of the Land:	205 Clayton Drive, Spreyton
Date of Notice:	17/01/2026

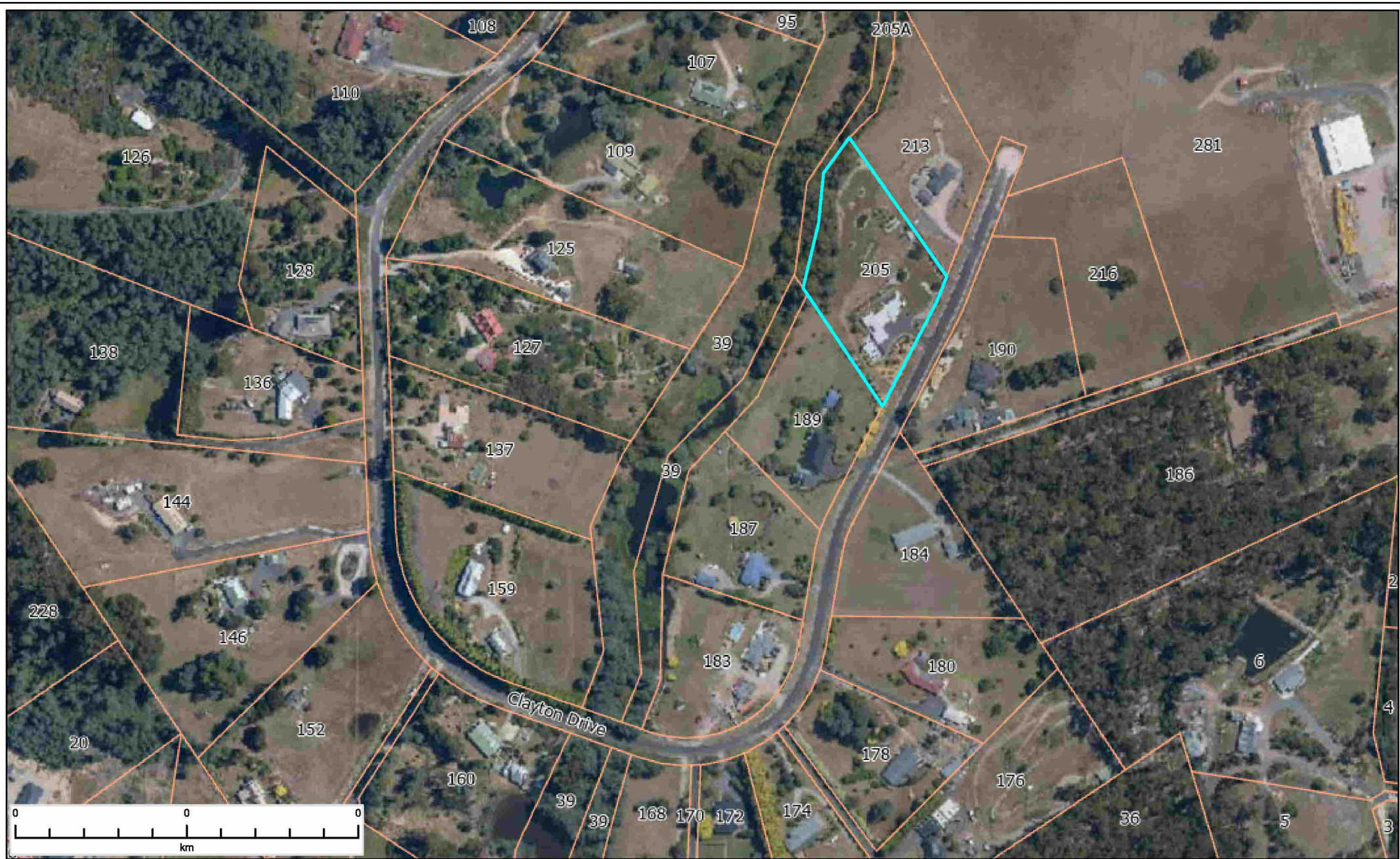
You are invited to view the application and any documents and plans accompanying it on the ground floor of the paranaple centre at 137 Rooke Street, Devonport or on Council's website www.devonport.tas.gov.au

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 **03/02/2026**;
- 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.



205 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.

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NOTES:

1. GENERAL

- 1.1 ALL DIMENSIONS SHALL BE CHECKED ON SITE PRIOR TO COMMENCING CONSTRUCTION.
- 1.2 CHECK ARCHITECTURAL, MECHANICAL, ELECTRICAL AND DRAWINGS FOR OTHER SERVICES FOR PENETRATIONS AND CAST-IN ITEMS.

2. SITE

- 2.1 FLOOR SLAB AREAS TO BE STRIPPED OF ALL VEGETATION, TOP SOIL AND SOFT MATERIAL.
- 2.2 FILL TO BE APPROVED GRAVEL PROPERLY COMPACTED IN HORIZONTAL LAYERS NO EXCEEDING 150mm LOOSE THICKNESS.
- 2.3 ALL FOOTINGS TO BE FOUNDED IN FIRM NATURAL GROUND. MINIMUM FOUNDING DEPTH TO BE 300mm BELOW NATURAL SURFACE UNLESS OTHERWISE NOTED.
- 2.4 FINISHED GROUND LEVELS AROUND BUILDING TO BE MINIMUM 100mm BELOW GROUND FLOOR SLAB AND GRADE AWAY FROM BUILDING FOR A MINIMUM DISTANCE OF 1500mm.

3. CONCRETE

- 3.1 CONCRETE CONSTRUCTION TO BE IN ACCORDANCE WITH AS3600
- 3.2 UNLESS NOTED OTHERWISE CONCRETE TO BE GRADE N25 (28 DAY COMPRESSIVE STRENGTH OF 25MPa) 80mm SLUMP AND 20mm MAXIMUM AGGREGATE SIZE. CONCRETE TO BE PRE-MIXED IN ACCORDANCE WITH AS1379.
- 3.3 CHLORINE BASED ADMIXTURES ARE NOT TO BE USED.
- 3.4 MECHANICALLY VIBRATE CONCRETE IN THE FORM TO GIVE MAXIMUM COMPACTION, WITHOUT SEGREGATION OF THE CONCRETE.
- 3.5 MOIST CURE CONCRETE FOR A MINIMUM OF 7 DAYS.

4. REINFORCEMENT

- 4.1 SYMBOLS ON DRAWINGS FOR GRADE AND TYPE OF REINFORCEMENT:
 - N - BHP TEMPCORE GRADE 500N DEFORMED BAR TO AS4671
 - R - GRADE 250R HOT-ROLLED PLAIN ROUND BAR TO AS4671
 - L - HARD DRAWN WIRE REINFORCING FABRIC GRADE 500 TO AS4671
 - TM - TRENCH MESH - AS FOR 'L'
- 4.2 REINFORCEMENT IS REPRESENTED DIAGRAMMATICALLY AND NOT NECESSARILY IN TRUE PROJECTION.
- 4.3 REINFORCEMENT TO BE FABRICATED TO WITHIN TOLERANCES SPECIFIED BY AS3600
- 4.4 UNLESS NOTED OTHERWISE CONCRETE COVER TO REINFORCEMENT TO BE:
 - FOOTINGS: 40mm
 - SLAB ON GROUND 25mm
 - INTERIOR COLUMNS, BEAMS AND SUSPENDED SLABS 20mm
 - PATIOS AND EXTERIOR MEMBERS 40mm
- 4.5 BARS ARE TO BE SUPPORTED AT 2m MAX. CENTRES AND FABRIC SUPPORTED AT 800mm MAX. CENTRES EACH WAY.

5. MASONRY:

- 5.1 ARTICULATION JOINTS HAVE BEEN PROVIDED AT LOCATIONS SHOWN BY <. JOINTS ARE GENERALLY ALONGSIDE DOORS, WINDOWS AND CHANGES IN WALL HEIGHT AND DIRECTION.
- 5.2 BRICK TIES SHALL BE STAINLESS STEEL.
- 5.3 CONCRETE BLOCKS TO BE GRADE
- 5.4. CONCRETE FILLING FOR BLOCKWORK TO BE GRADE20, 200-250mm SLUMP, 10mm MAXIMUM AGGREGATE SIZE. PROVIDE TEMPORARY PROPPING TO LINTELS FOR 14 DAYS.

6. STEELWORK

- 6.1 ALL STEEL FRAME WORK SHALL BE POWER BRUSH CLEANED AND PAINTED WITH 2 COAT OF ZINC PHOSPHATE, UNLESS NOTED OTHERWISE
- 6.2 ALL STEEL SHALL BE GRADE C350
- 6.3 ALL BOLTS SHALL BE M16 8.8/S UNLESS NOTED OTHERWISE
- 6.4 ALL PLATES SHALL BE 8mm PL. UNLESS NOTED OTHERWISE
- 6.5 ALL WELDS SHALL BE 6 C.F.W. UNLESS NOTED OTHERWISE
- 6.6 ALL WORK SHALL COMPLY WITH THE RELEVANT AUSTRALIAN STANDARDS.

DESIGN INFORMATION:

- BUILDING DESIGNER: DBS SHEDS
- REFERENCE DRAWINGS: DEPT20633 (6/2/2023)
- SOIL CLASSIFICATION: H1 (ASSUMED)
- DESIGN WIND CATEGORY: N/A
- BUSHFIRE PRONE AREA: N/A
- BUSHFIRE ATTACK LEVEL: N/A
- ALPINE AREA DESIGNATION: N/A
- LAND TITLE REFERENCE: 140726/25

DRAWING SERIES:

- G00 COVER
- G01 SITE PLAN
- G02 LAN & ELEVATIONS
- S01 SLAB & FOOTING PLAN



CIVILVISION CONSULTING
CREATIVE ENGINEERING
info@civisionengineering.com

20b Loone Lane
Spreyton TAS 7310
Mob: 0412 439 184
ABN: 66 644 575 468

REV:	DESCRIPTION:	BY:	DATE:
STATUS:		CONSTRUCTION	

PROJECT:
PROPOSED GARDEN SHED
205 CLAYTON DRIVE, SPREYTON

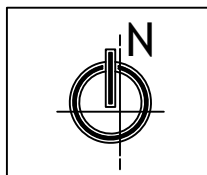
CLIENT:
J & J MULCAHY

DRAWING TITLE: COVER			
SCALE AT A3: N.T.S	DATE: 05/01/2026	DRAWN: MS	CHECKED: JM
PROJECT NO: 25016	DRAWING NO: 00	REVISION: 0	


Mr. Jonathon Mulcahy
BE (Civil) MIEAust CPEng NER

Signature:

Accredited Building Practitioner
Licence No. 430733550





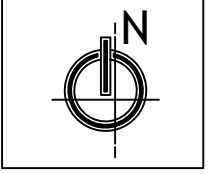

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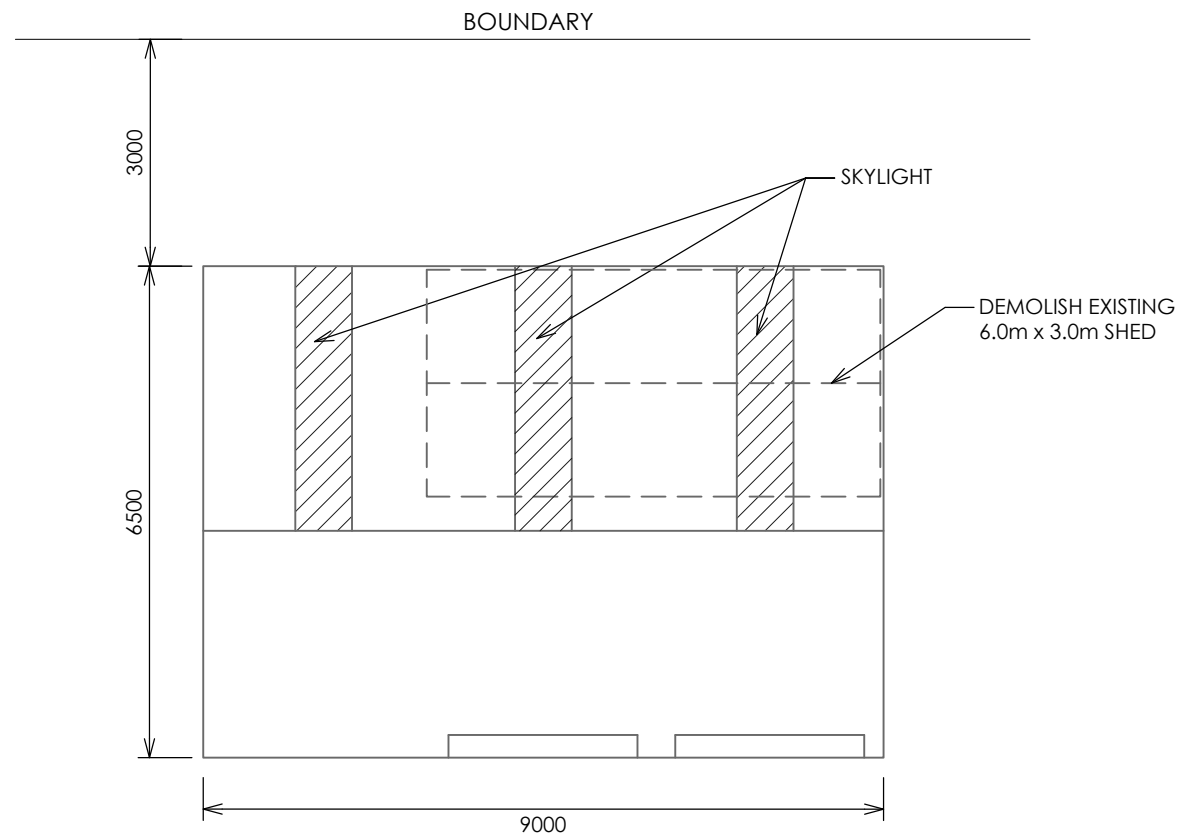
REV:	DESCRIPTION:	BY:	DATE:
STATUS: CONSTRUCTION			

PROJECT: PROPOSED GARDEN SHED 205 CLAYTON DRIVE, SPREYTON
CLIENT: J & J MULCAHY

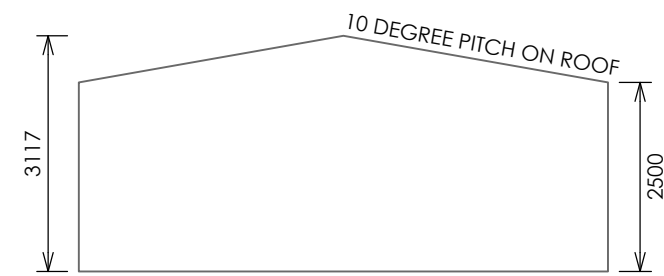
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SCALE AT A3: 1:500	DATE: 05/01/2026	DRAWN: MS	CHECKED: JM
PROJECT NO: 25016	DRAWING NO: G01	REVISION: 0	

Mr. Jonathon Mulcahy
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 Signature: 
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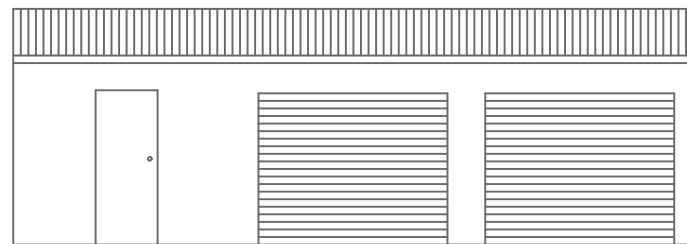




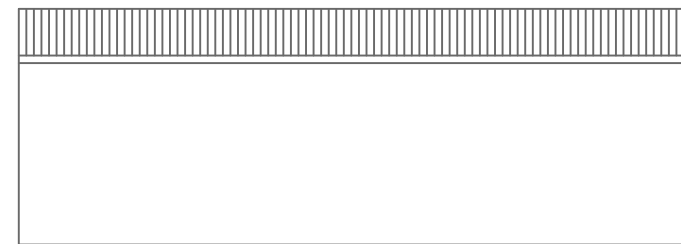
PLAN



EAST / WEST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION

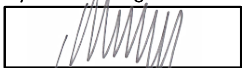
PLAN & ELEVATIONS
SCALE 1:100

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REV:	DESCRIPTION:	BY:	DATE:
STATUS: CONSTRUCTION			

PROJECT:	PROPOSED GARDEN SHED 205 CLAYTON DRIVE, SPREYTON
CLIENT:	J & J MULCAHY

DRAWING TITLE: PLAN & ELEVATIONS			
SCALE AT A3: 1:100	DATE: 05/01/2026	DRAWN: MS	CHECKED: JM
PROJECT NO: 25016	DRAWING NO: G02	REVISION: 0	

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