



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:	PA2026.0012
Proposed Use or Development:	Residential (single dwelling and shed)
Address of the Land:	61 Melrose Road, Aberdeen
Date of Notice:	14/02/2026

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 **27/02/2026**;
- 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.



61 Melrose Road, Aberdeen



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: 04-02-2026 14:36:33



**Devonport
City Council**

Drawing Schedule

SHEET	DESCRIPTION	REV	ISSUE DATE
A100	COVER PAGE	C	05/02/26
A101	SITE PLAN	C	05/02/26
A102	LOCATION PLAN	C	05/02/26
A103	ELEVATIONS	C	05/02/26
A104	FLOOR PLAN	C	05/02/26
A105	SETOUT PLAN	C	05/02/26
A106	DRAINAGE PLAN	C	05/02/26
A107	WALL FRAMING PLAN	C	05/02/26
A108	ELECTRICAL PLAN	C	05/02/26
A109	REFLECTED CEILING PLAN	C	05/02/26
A110	ROOF FRAMING PLAN	C	05/02/26
A111	ROOF PLAN	C	05/02/26
A112	SECTION A-A	C	05/02/26
A113	DETAILS	C	05/02/26
A114	LHA DETAILS	C	05/02/26
A115	WALL TYPES	C	05/02/26
A116	WATERPROOFING 1 OF 2	C	05/02/26
A117	WATERPROOFING 2 OF 2	C	05/02/26
A118	WINDOW & DOOR SCHEDULE	C	05/02/26
A120	NCC COMPLIANCE CALCULATORS	C	05/02/26
A121	CONSTRUCTION NOTES 1 OF 2	C	05/02/26
A122	CONSTRUCTION NOTES 2 OF 2	C	05/02/26
A123	BAL CONSTRUCTION NOTES	C	05/02/26

GENERAL INFORMATION

ACCREDITED DESIGNER: **NICHOLAS BRANDSEMA**
 ACCREDITATION NUMBER: **047538582**
 LAND TITLE REFERENCE NUMBER: **PID9389867, TITLE REF 184716/1**
 ENERGY ASSESSMENT: **TBA**
 COUNCIL ZONE: **RURAL LIVING**
 COUNCIL: **DEVONPORT COUNCIL**

FLOOR AREAS

RESIDENCE FLOOR AREA: **219m2 (24 SQUARES)**
 SHED FLOOR AREA: **112m2 (12 SQUARES)**

SITE INFORMATION

SITE AREA: **10410m2**
 DESIGN WIND SPEED: **TBA**
 SOIL CLASSIFICATION: **TBA**
 ALPINE AREA: **N/A**
 CORROSION ENVIRONMENT: **N/A**
 BUSHFIRE ATTACK LEVEL: **TBA**
 CLIMATE ZONE: **7**





SITE PLAN
 PRIMARY CONTOUR LINES SHOWN AT 1000mm INTERVALS
 SECONDARY CONTOURS SHOWN AT 200mm INTERVALS

ALL RL LEVELS REFER TO FFL LEVEL, SITE DATUM POINT
TBA

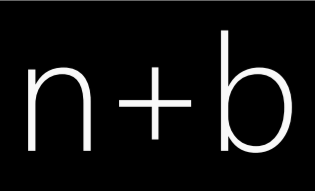
DRIVEWAY
 GRAVEL FINISH TO BE CONFIRMED BY OWNER.

GENERAL NOTES:
 DURING CONSTRUCTION SOIL AND WATER IS TO BE APPROPRIATELY MANAGED, THIS INCLUDES THE PROVISION OF SILT FENCING, FILTER SCREENS OR DEDICATED SILT TRAPS TO PREVENT THE DISCHARGE OF GRAVEL, SOIL OR OTHER DEBRIS TO ANY EXISTING WATER COURSE OR ADJOINING PROPERTY DURING THE CONSTRUCTION PROCESS.

EXCAVATION:
 ALLOW FOR BULK EXCAVATION WHERE REQUIRED AND ALL EXCAVATION, FILLING, BACK FILLING AND CONSOLIDATION REQUIRED FOR THE FOOTINGS AND SLAB, RETAIN ALL ACCESSES AND SERVICES AS INDICATED, MAKE GOOD.

SETTING OUT:
 THE BUILDER SHALL ACCURATELY SET-OUT THE WORKS AND VERIFY ALL DIMENSIONS AND LEVELS BEFORE COMENCING ANY WORKS, AND SHALL MAKE GOOD AT HIS OWN EXPENSE ANY ERRORS ARISING FROM INACCURACIES OF THE SETOUT.

PROTECTION WORK
 (PART 6 - PROTECTION WORK OF THE BUILDING ACT 2014)
 IF EXCAVATION IS TO A LEVEL BELOW THAT OF THE ADJOINING OWNER'S FOOTINGS, ALONG THE TITLE BOUNDARY OR WITHIN 3 METRES OF A BUILDING BELONGING TO AN ADJOINING OWNER, THE BUILDER MUST (AS A MINIMUM) PROVIDE AND MAINTAIN A SUPPORT, ADJOINING OWNER TO BE NOTIFIED USING FORM 6 (NOTICE FOR PROPOSED PROTECTION WORK).



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 Ulverstone, Tasmania
 Australia
 7315
 m 0417 134 369 e nick@nplusb.com.au
 License No. 047538582 ABN 946 222 219 16

Issued As
PRELIMINARY

Scale A2
1 : 200

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Revision
 No. C Date 05/02/26 Description Issued as PRELIMINARY

do not scale off plans
 all dimensions are in millimeters
 confirm all dimensions on site
 all work relevant NCC & AS

Project
PROPOSED RESIDENCE & SHED
 Location
61 MELROSE ROAD, ABERDEEN
 Client
SIMON MALONEY, KIRSTY ROBERTS & DALE ROBERTS

Sheet Title
SITE PLAN

Drawn **NJB** Issue Date **05/02/26** Project No. **TBA** Revision **C**

Sheet Number
A101
 /A121



LOCATION PLAN
 PRIMARY CONTOUR LINES SHOWN AT 1000mm INTERVALS
 SECONDARY CONTOURS SHOWN AT 200mm INTERVALS
 ALL RL LEVELS REFER TO FFL LEVEL, SITE DATUM POINT
 TBA

DRIVEWAY
 GRAVEL, FINISH TO BE CONFIRMED BY OWNER.

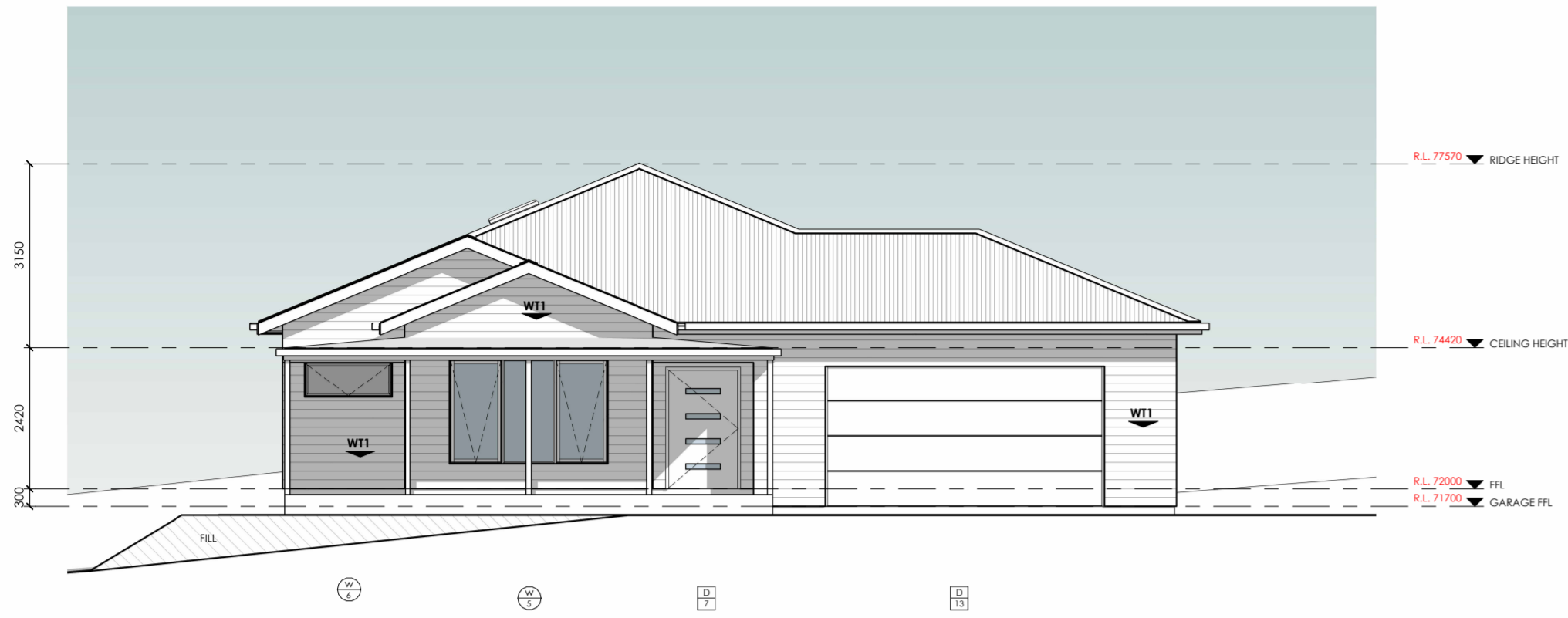
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 (PART 6 - PROTECTION WORK OF THE BUILDING ACT 2014)
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 **LOCATION PLAN**
 Scale 1 : 500



WESTERN ELEVATION
Scale 1 : 100



EASTERN ELEVATION
Scale 1 : 100



NORTHERN ELEVATION
Scale 1 : 100



SOUTHERN ELEVATION
Scale 1 : 100

WALL | FACADE MATERIALS & FINISHES

WT-1 JAMES HARDIE SCYON LINEA, PAINT TO FINISH
INSTALLED AS PER MANUFACTURERS SPECIFICATION



EAVE CONSTRUCTION NCC VOLUME 2 PART 7.5.5
EAVE WIDTH OVERHANG - 600mm

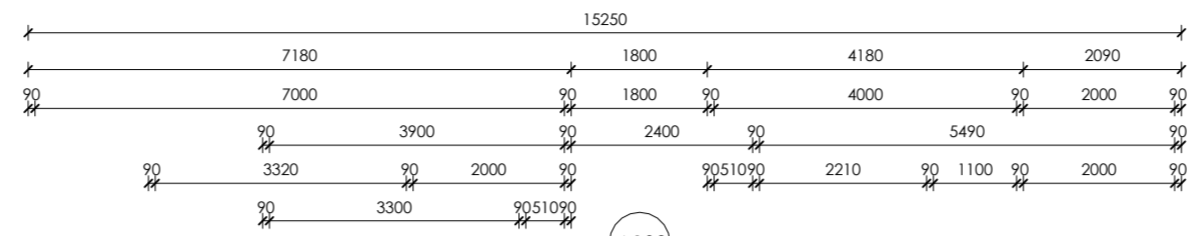
EAVES LINED WITH 'HARDIFLEX' CEMENT SHEET
TRIMMERS LOCATED WITHIN 1200mm OF
EXTERNAL CORNERS TO BE SPACED @ 500mm
CENTERS, REMAINDER OF SHEET - 700mm CENTERS

FASTENER / FIXINGS WITHIN 1200mm OF
EXTERNAL CORNERS @ 200mm CENTERS,
REMAINDER OF SHEET - 300mm CENTERS

COLORBOND CUSTOM ORB ROOF CLADDING
INSTALLED AS PER MANUFACTURERS SPECIFICATIONS & AS1562
COLOUR BY OWNER, COLOUR TO BE 'MONUMENT'

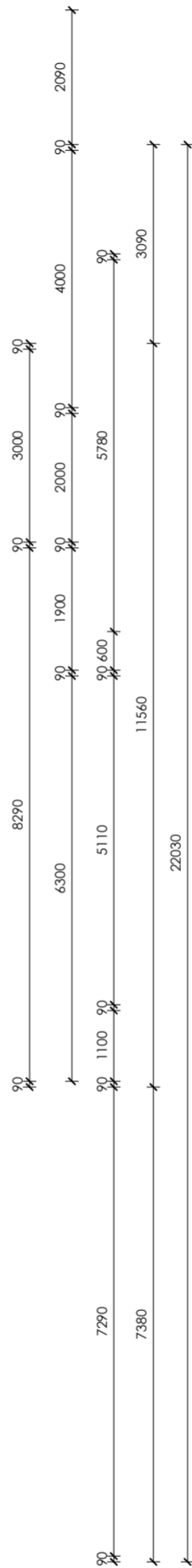
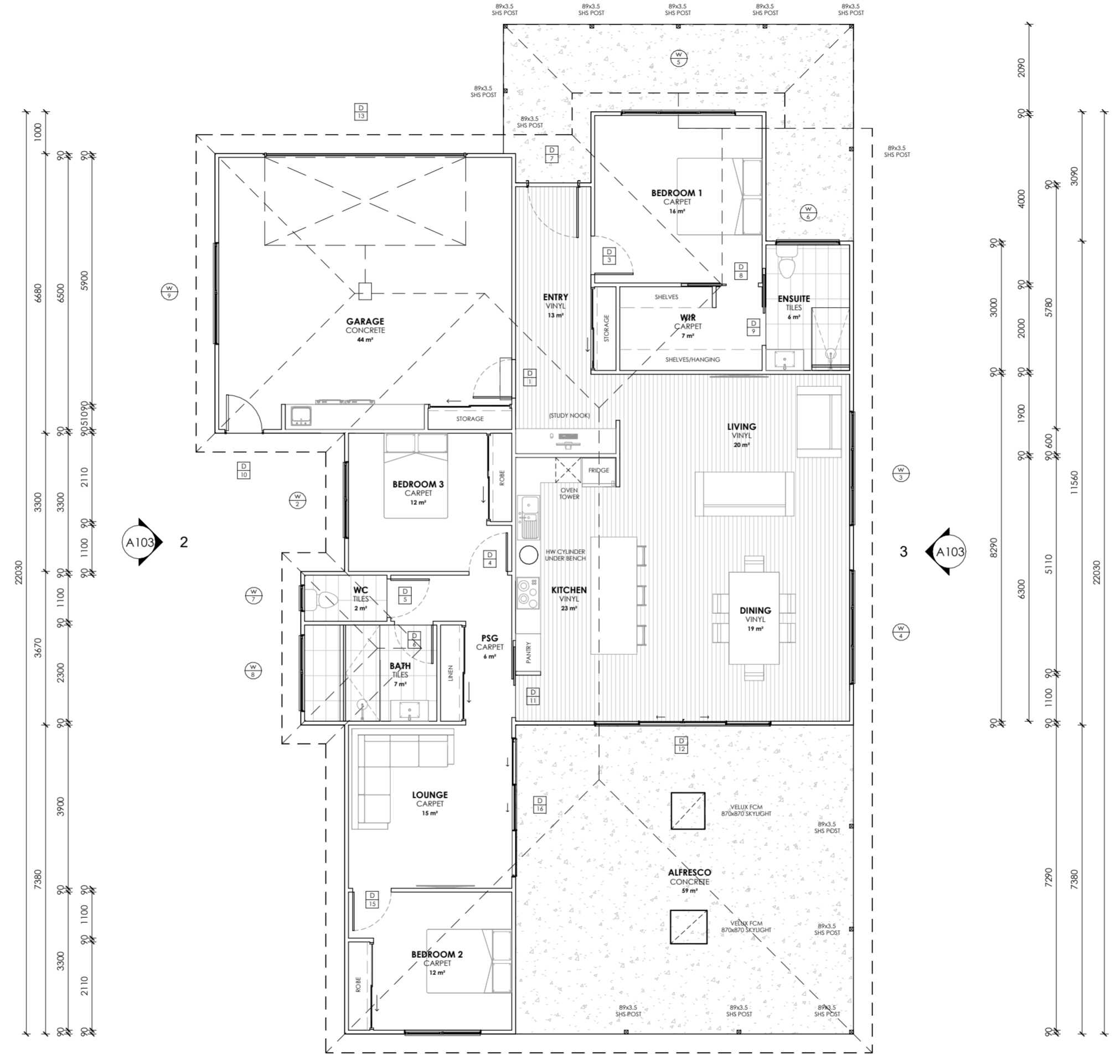
SELECTED ALUMINIUM FRAMED WINDOWS & DOORS
NCC PART 8.2 POWDER COATED ALUMINIUM WINDOW &
DOOR FRAMES, UNLESS OTHERWISE NOTED, REVEALS AS SELECTED.
ALL FLASHING & FIXINGS TO MANUFACTURERS SPECIFICATIONS

GLAZING & FRAME CONSTRUCTION TO AS2047 & AS1288
ALL FIXINGS & FLASHINGS TO MANUFACTURERS REQUIREMENTS



A103

4



A103

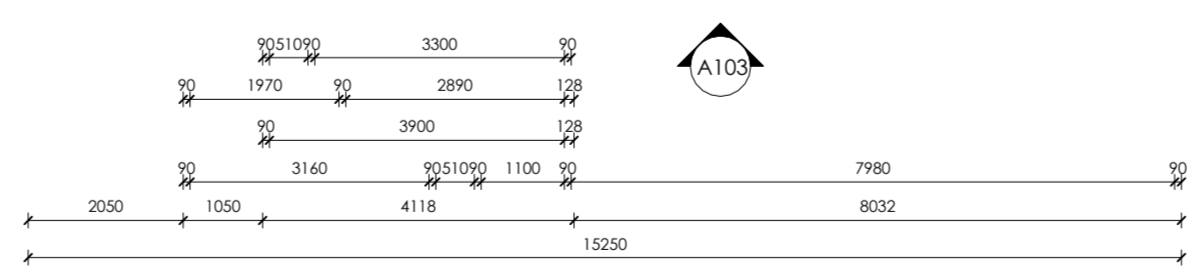
2

A103

3

A103

1



FLOOR AREAS & FINISHES
FLOOR AREA - 219m²
ALFRESCO AREA - 57m²
ENTRY AREA - 27m²
VINYL
FLOOR AREA APPROX - 74m²
 5mm SELECTED VINYL PLANK FLOORING
CARPET
FLOOR AREA APPROX - 68m²
 SELECTED CARPET AND UNDERLAY
TILES
FLOOR AREA APPROX - 15m²
 SELECTED TILES, GROUT, SEALANT, TRIMS
 SEALED PRIOR WITH A WATERPROOF
 MEMBRANE SYSTEM
CONCRETE
FLOOR AREA APPROX - 44m²
 NO SURFACE FINISH REQUIRED.
 SKIRTING 66x18 PRE PRIMED BEVELLED
 SKIRTINGBOARD, PAINT TO FINISH.
NOTES
 ALL WINDOW DIMENSIONS TO BE CONFIRMED WITH
 CLIENT PRIOR TO CONSTRUCTION BEGINNING.
 ALL GLAZING TO COMPLY WITH WITH NCC PART 8.2 & AS1288 & AS2047
 ALL WET AREAS TO COMPLY WITH NCC PART 10.2 & AS3740
 ALL TIMBER FRAMING TO COMPLY WITH NCC PART 6 & AS1684
 ALL WORKS TO BE IN COMPLIANCE WITH NCC PART 13 & ENERGY EFFICIENCY

FLOOR PLAN
 Scale 1 : 100

	22 Fieldings Way Ulverstone, Tasmania Australia 7315 m 0417 134 369 e nick@nplusb.com.au License No. 047538582 ABN 946 222 219 16	Issued As PRELIMINARY	Scale A2 1 : 100	Revision No. Date Description C 05/02/26 Issued as PRELIMINARY do not scale off plans all dimensions are in millimeters confirm all dimensions on site all work relevant NCC & AS	Project PROPOSED RESIDENCE & SHED Location 61 MELROSE ROAD, ABERDEEN Client SIMON MALONEY, KIRSTY ROBERTS & DALE ROBERTS	Sheet Title FLOOR PLAN	Drawn NJB	Issue Date 05/02/26	Project No. TBA	Revision C	Sheet Number A104 /A121
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WINDOW & DOOR SCHEDULE NOTES

FLYSCREENS TO BE FITTED TO ALL OPENABLE WINDOWS AND DOORS (ENTRY EXEMPT).

GLAZING TYPES AVAILABLE IN TASMANIA CAN BE ACCESSED AT WWW.WERS.NET.

SHOWER SCREENS

1800H SEMI-FRAMELESS SHOWER SCREENS TO COMPLY WITH BCA TABLE 3.6.5. & AS1288. MINIMUM 4mm THICK GRADE A TOUGHENED SAFETY GLASS, LABELLED TO COMPLY WITH INDUSTRY STANDARDS.

OPAQUE BANDS

WHERE GLAZED DOORS OR SIDE PANELS ARE CAPABLE OF BEING MISTAKEN FOR A DOORWAY OR OPENING, THE GLASS MUST BE MARKED TO MAKE IT READILY VISIBLE AS FOLLOWS:

- MARKING IN THE FORM OF AN OPAQUE BAND NOT LESS THAN 20mm IN HEIGHT;
- THE UPPER EDGE IS NOT LESS THAN 700mm ABOVE THE FLOOR;
- THE LOWER EDGE IS NOT MORE THAN 1200mm ABOVE THE FLOOR.

FLASHINGS TO WALL OPENINGS

ALL OPENINGS MUST BE ADEQUATELY FLASHED USING MATERIALS THAT COMPLY WITH AS/NZS2904. REFER TO DRAWING A117 FOR WINDOW HEAD AND SILL DETAILS. FLASHING TO BE INSTALLED WITH GLAZING MANUFACTURER'S SPECIFICATIONS FOR BRICK VENEER CONSTRUCTION.

PROTECTION OF OPENABLE WINDOWS

A WINDOW OPENING MUST BE PROVIDED WITH PROTECTION, IF THE FLOOR BELOW THE WINDOW IN A BEDROOM IS 2m OR MORE ABOVE THE SURFACE BENEATH.

SANITARY COMPARTMENT (WC OR TOILET) DOORS

SANITARY COMPARTMENT DOORS TO COMPLY WITH BCA 3.8.3.3. "CONSTRUCTION OF SANITARY COMPARTMENTS". SANITARY COMPARTMENT DOORS MUST BE FITTED WITH "LIFT OFF" HINGES (EXCLUDING SLIDING & OUTWARD OPENING DOORS), UNLESS THERE IS A CLEAR SPACE OF AT LEAST 1.2m, MEASURED IN ACCORDANCE WITH BCA FIGURE 3.8.3.3, BETWEEN THE CLOSEST PAN WITHIN THE SANITARY COMPARTMENT AND THE DOORWAY.

PROTECT THE WINDOWS BY ONE OF THE FOLLOWING METHODS:

- A) A DEVICE CAPABLE OF RESTRICTING THE WINDOW OPENING; OR
- B) A SCREEN WITH SECURE FITTINGS.

NOTE:

ALL WINDOWS & DOORS ARE SHOWN AS REPRESENTATIONAL ONLY. IT IS THE RESPONSIBILITY OF THE BUILDER AND CLIENT TO REVIEW ALL WINDOW & DOOR STYLES PRIOR TO ORDERING. THIS INCLUDES DOOR MATERIAL (I.E. ALUMINIUM/TIMBER) & COLOUR, FRAME COLOUR, AWNING/SLIDING OPERATION (INCLUDING SLIDING DOORS), GLASS TINT & TRANSOM & MULLION LAYOUT.

THE DEVICE OR SCREEN MUST:

- A) NOT PERMIT A 125MM SPHERE TO PASS THROUGH THE WINDOW OPENING OR SCREEN; AND
- B) RESIST AN OUTWARD HORIZONTAL ACTION OF 250N AGAINST THE WINDOW RESTRAINED BY A DEVICE; OR SCREEN PROTECTING THE OPENING; AND
- C) HAVE A CHILD RESISTANT RELEASE MECHANISM IF THE SCREEN OR DEVICE IS ABLE TO BE REMOVED, UNLOCKED OR OVERRIDDEN.

BAL COMPLIANCE

ALL WINDOWS TO BE ALUMINIUM FRAMED. SCREENS TO BE MADE FROM ALUMINIUM FRAME WITH MESH OF 2mm MAX APERTURE. MESH TO BE MADE FROM CORROSION RESISTANT STEEL, BRONZE OR ALUMINIUM. WHEN FITTED THE GAP FROM THE EDGE OF THE WINDOW FRAME TO THE EDGE OF THE SCREEN FRAME SHALL NOT BE GREATER THAN 3mm. AS PER AS-3595:2009 5.5.1A

SAFETY GLAZING NOTE

WINDOWS AND GLASS MARKED WITH THIS SYMBOL ARE WITHIN 400mm OR CLOSER TO THE GROUND AND AS SUCH THE GLAZING PANEL MARKED WITH THIS SYMBOL SHALL BE 4mm THICK MIN SAFETY GLASS ALL AS PER AS-3959:2009 5.5.2 (c) (ii).

Window Schedule									
Mark	Floor Level	Operation	Size		Sill Height (Height Above FFL)	Location	SHGC	U-Value	Glazing
			Height	Width					
1	FFL	Awning	1500	1800	665	BEDROOM 2	0.55	4.3 W/(m²·K)	DOUBLE GLAZED - 4Clr/10/4Clr
2	FFL	Awning	1500	1800	665	BEDROOM 3	0.55	4.3 W/(m²·K)	DOUBLE GLAZED - 4Clr/10/4Clr
3	FFL	Awning	1800	2700	365	LIVING	0.55	4.3 W/(m²·K)	DOUBLE GLAZED - 4Clr/10/4Clr
4	FFL	Awning	1800	2700	365	DINING	0.55	4.3 W/(m²·K)	DOUBLE GLAZED - 4Clr/10/4Clr
5	FFL	Awning	1800	2700	425	BEDROOM 1	0.55	4.3 W/(m²·K)	DOUBLE GLAZED - 4Clr/10/4Clr
6	FFL	Awning	600	1500	1565	ENSUITE	0.55	4.3 W/(m²·K)	DOUBLE GLAZED - 4Opq/10/4Clr
7	FFL	Awning	900	600	1265	WC	0.55	4.3 W/(m²·K)	DOUBLE GLAZED - 4Opq/10/4Clr
8	FFL	Awning	900	1800	1265	BATH	0.55	4.3 W/(m²·K)	DOUBLE GLAZED - 4Opq/10/4Clr
9	FFL	Awning	600	2400	1565	GARAGE	0.55	4.3 W/(m²·K)	DOUBLE GLAZED - 4Clr/10/4Clr

Door Schedule				
Mark	Location	Height	Width	Operation
1	ENTRY	2040	920	Internal Hinged
3	ENTRY	2040	920	Internal Hinged
4	BEDROOM 3	2040	920	Internal Hinged
5	WC	2040	920	Internal Hinged
6	BATH	2040	920	Internal Hinged
7	ENTRY	2040	1200	External Hinged
8	WIR	2040	920	Cavity Slider
9	ENSUITE	2040	920	Cavity Slider
10	GARAGE	2100	920	External Hinged
11	KITCHEN	2040	920	Cavity Slider
12	DINING	2100	4200	Double Glazed Sliding Door
13	GARAGE	2400	4800	Panelift Garage Door
15	LOUNGE	2040	920	Internal Hinged
16	LOUNGE	2100	3300	Double Glazed Sliding Door