

# Exhibited

This planning application is open for  
public comment until  
09 June 2026

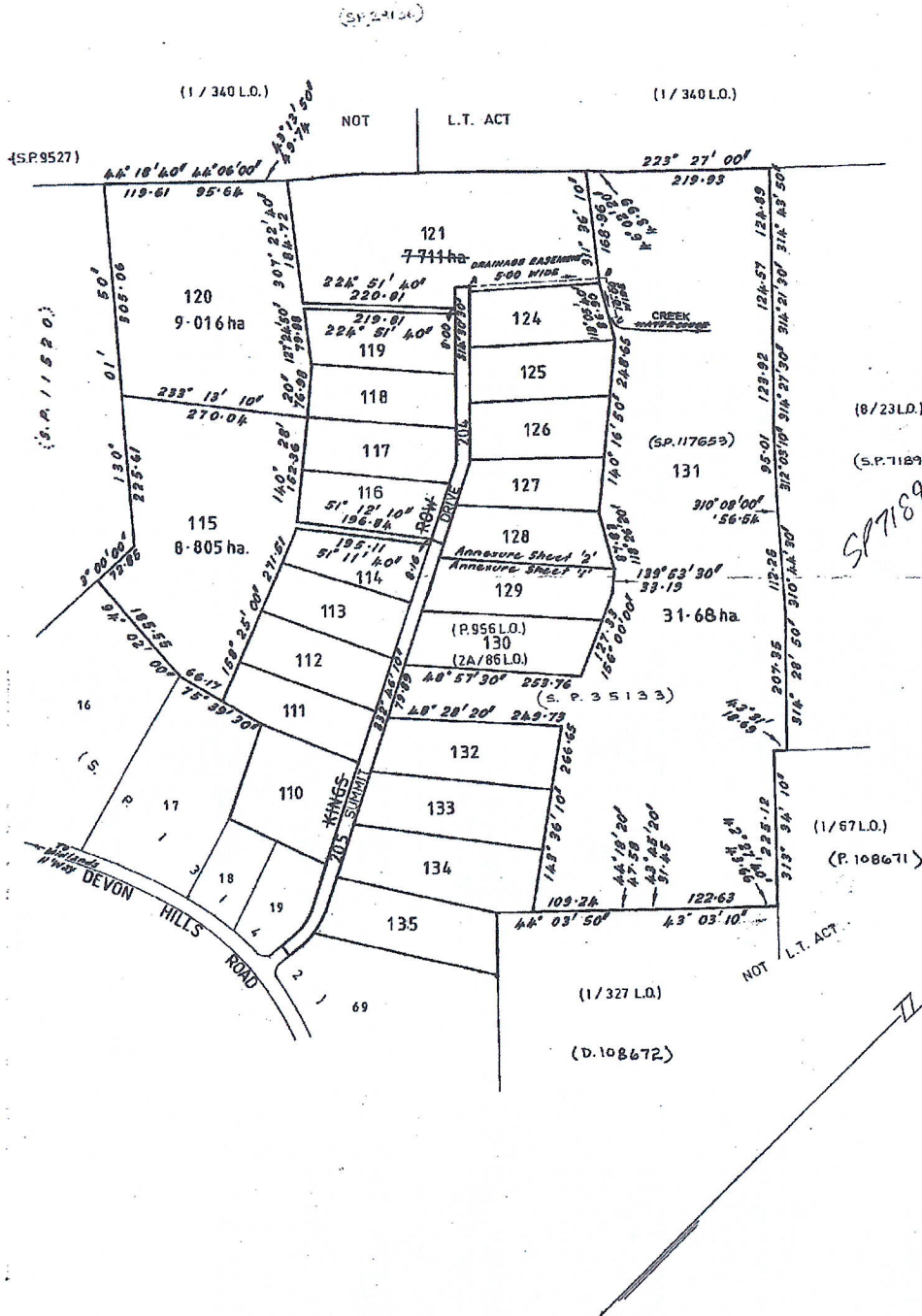
Reference no	<b>PLN-26-0025</b>
Site	<b>21 SUMMIT DRIVE DEVON HILLS</b>
Proposed Development	<b>Dwelling Alterations &amp; additions</b>
Zone	<b>10.0 Low Density Residential</b>
Use class	<b>Residential</b>

Written representations may be made during this time to the General Manager;  
mailed to PO Box 156, Longford, Tasmania 7301,  
delivered to Council offices or  
a pdf letter emailed to [planning@nmc.tas.gov.au](mailto:planning@nmc.tas.gov.au)

(no special form required)

12 NOV 1981

Owner: <i>Orana Court Pty. Ltd.</i>	PLAN OF SURVEY by Surveyor <i>Edward M'Rae Pedley</i> of land situated in the	Registered Number: <b>S.P. 17129</b>
Title Reference: <i>Conveyance 24/0984 53/2867</i>	LAND DISTRICT OF CORNWALL PARISH OF BREADALBANE PERTH	Effective from: <b>30 MAR 1982</b>
Grantee: <i>Part of 1321 acres Granted to Robert Campbell</i>	Scale: <b>1:5000</b> MEAS. IN METRES	<i>Broun</i> ACTING DEPUTY Recorder of Titles



*3/1/2017/10/11*







# Exhibited

## PLANNING APPLICATION

FOR BUILDINGS, WORKS AND CHANGE OF USE  
(E.g. Residential houses, sheds, carports, retaining walls, visitor accommodation, commercial development, signage etc.)

Office Use Only:

### The Proposal

Description of proposal: Alterations and additions to existing dwelling.

Removal of two existing septic tanks and new waste water system implemented

Driveway construction material: Gravel

### The Land

Site address: 21 Summit Drive, Devon Hills TAS 7300

Title reference: C/T: 17129/127

Existing buildings on site: One existing dwelling. Five existing outbuildings

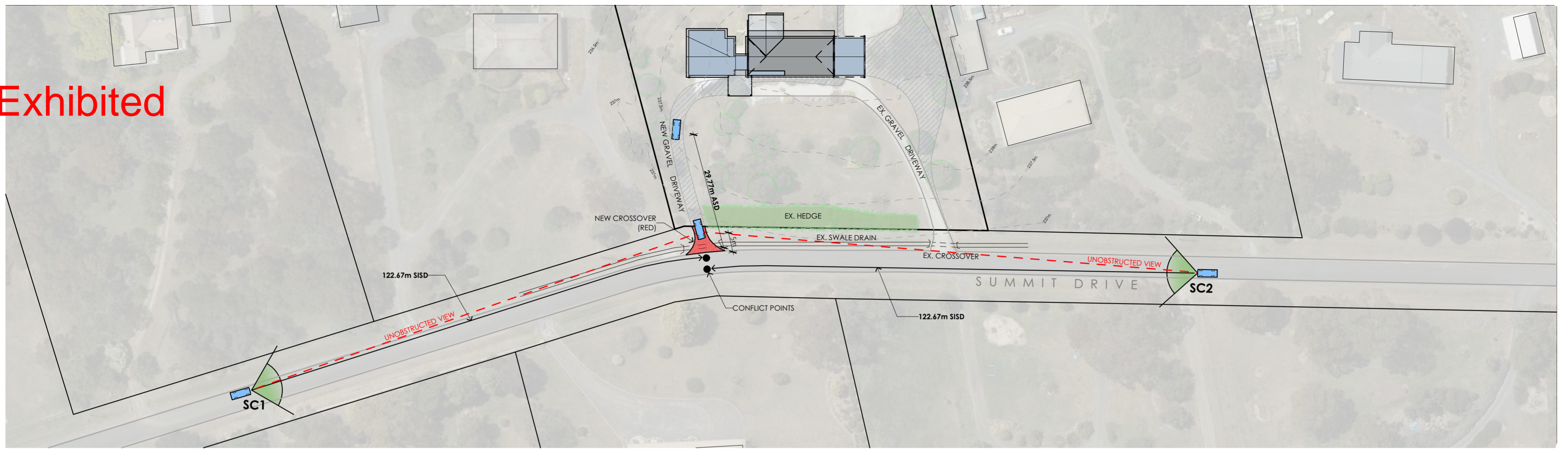
Existing use of site: Residential dwelling

**Applicant justification of any variation/discretion to the  
*Tasmanian Planning Scheme – Northern Midlands***





Exhibited



ROAD SIGHT LINES PLAN  
SCALE 1:750  
North 0m 7500 15000 22500 30000 37500



SITE CONE 1 (SC1) DRIVEWAY AND ASSOCIATED CAR HIGHLIGHTED WITH RED CIRCLE



SITE CONE 2 (SC2) DRIVEWAY AND ASSOCIATED CAR HIGHLIGHTED WITH RED CIRCLE

**DISTANCE FORMULAS**

APPROACH SIGHT DISTANCE (ASD): 29.77m

$$\text{WORKING FORMULA} = \frac{2.0 \times 30}{3.6\text{m}} + \frac{30^2}{254 \times (0.27 + 0.01 \times -0.03)}$$

SAFE INTERSECTION SIGHT DISTANCE (SISD): 122.67m

$$\text{WORKING FORMULA} = \frac{5.0 \times 60}{3.6\text{m}} + \frac{60^2}{254 \times (0.36 + 0.01 \times -0.03)}$$

MINIMUM GAP SIGHT DISTANCE (MGSD): 83m

tA (SEC) FOR LEFT TURN MIN. 5s, FOR TWO LANE RIGHT TURN MIN. 5s  
MINIMUM GAP SIGHT DISTANCE FOR 5s ACCEPTANCE TIME AND 60km/h SPEED = 83m  
SISD > MGSD THEREFOR MGSD IS VALID

\*\*NOTE: ALL INFORMATION, FORMULAS AND DESIGN STANDARDS HAVE BEEN OBTAINED FROM:  
- Austroads 'GUIDE TO ROAD DESIGN PART 4A' 2023; AND  
- Austroads 'GUIDE TO ROAD DESIGN PART 3' 2021

Received  
30/03/2026

**ALTERATIONS TO EXISTING DWELLING**  
**21 SUMMIT DRIVE DEVON HILLS TAS 7300**

**PLANS TO BUILD**  
ABN 23 267 055 701  
Level 1, Holyman House, 52-60 Brisbane St, Launceston, Tasmania, 7250.  
Tel - 6388 9287 - Mob - 0400 655 771  
Email - leigh@planstobuild.com.au  
**L.M.DELL LIC. No. CC5932 G**

<b>Owner:</b> <b>J. L. JOHNSON</b>	
rev. Amendment	Date
DRAWING No: <b>A02</b>	ISSUE: APPROVAL
3 of 15 REV: 0	

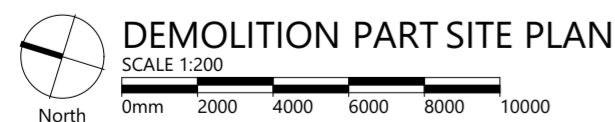
PROJECT NUMBER: <b>25088</b>	SCALE: IF IN DOUBT ASK <b>SCALE @ A2</b>	PRINT DATE: <b>30/03/2026</b>
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NOTE: THESE DRAWINGS ARE NOT TO BE USED FOR CONSTRUCTION UNLESS THEY ARE STAMPED BY THE BUILDING SURVEYOR AND/OR PERMIT AUTHORITY.

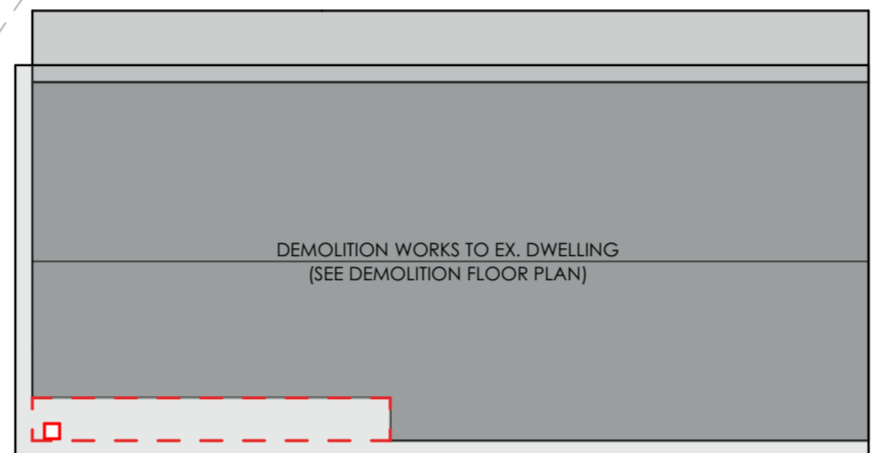
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EX. UNDERGROUND SEPTIC TANKS REMOVED



PORTION OF EX. GRAVEL DRIVEWAY REMOVED  
(RETAIN GRAVEL FOR NEW DRIVEWAY EXPANSIONS)

PORTION OF EX. GRAVEL DRIVEWAY REMOVED  
(RETAIN GRAVEL FOR NEW DRIVEWAY EXPANSIONS)

PORTION OF EX. HEDGE REMOVED

EX. TREE REMOVED

EX. TREE REMOVED

EX. TREE REMOVED

**SITE PLAN NOTES**

**SURFACE AND SUBSURFACE DRAINAGE SYSTEMS**  
IN ACCORDANCE WITH PART D2, NCC PLUMBING CODE OF AUSTRALIA VOLUME THREE THE DESIGN, CONSTRUCTION AND INSTALLATION OF A STORMWATER DRAINAGE SYSTEM MUST BE IN ACCORDANCE WITH AS/NZS 3500.3

**SOIL AND WATER MANAGEMENT**  
PRIOR TO THE COMMENCEMENT OF THE DEVELOPMENT WORKS THE APPLICANT OR BUILDER MUST INSTALL ALL NECESSARY SILT FENCES AND CUT-OFF DRAINS TO PREVENT THE SOIL, GRAVEL AND OTHER DEBRIS FROM ESCAPING THE SITE. ADDITIONAL WORKS MAY BE REQUIRED ON COMPLEX SITES.

NO MATERIAL OR DEBRIS IS TO BE TRANSPORTED ONTO THE ROAD RESERVE (INCLUDING THE NATURE STRIP, FOOTPATH AND ROAD PAVEMENT). ANY MATERIAL THAT IS DEPOSITED ONTO THE ROAD RESERVE AS A RESULT OF THE DEVELOPMENT ACTIVITY IS TO BE REMOVED BY THE APPLICANT OR BUILDER.

THE SILT FENCING, CUT-OFF DRAINS AND OTHER WORKS TO MINIMISE EROSION ARE TO BE MAINTAINED ON THE SITE UNTILL SUCH TIME AS THE SITE HAS REVEGETATED SUFFICIENTLY TO MITIGATE EROSION AND SEDIMENT TRANSPORT.

**DEMOLITION LEGEND**

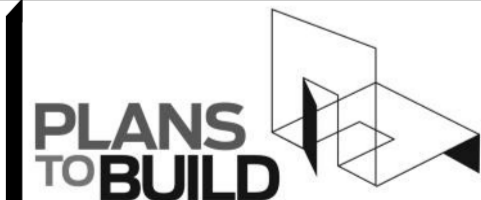
--- WALLS, WINDOWS DOORS AND JOINERY SHOWN DOTTED IS TO BE DEMOLISHED AND REMOVED

█ EXISTING WALLS RETAINED

THE CONTRACTOR SHALL CARRY OUT THE REQUIRED DEMOLITION OF THE EXISTING BUILDING ELEMENTS NOMINATED ON THIS PLAN IN STRICT ACCORDANCE WITH THE DOCUMENTATION & AS2601 - THE DEMOLITION OF STRUCTURES.

DEMOLITION WORKS SHALL BE UNDERTAKEN IN A SAFE & ENVIRONMENTALLY ACCEPTABLE MANNER. CONTRACTOR SHALL MAKE ALL ALLOWANCES AS REQUIRED FOR DEMOLITION, REMOVALS & RELOCATIONS TO SUIT THE NEW WORKS.

ALL ITEMS TO BE DEMOLISHED SHOWN DOTTED TYPICALLY. CONTACT DIAL BEFORE YOU DIG PRIOR TO ANY EXCAVATION WORKS. THE EXISTING RESIDENCE MAY CONTAIN ASBESTOS. ANY ASBESTOS SHALL BE REMOVED IN ACCORDANCE WITH WORK SAFE TASMANIA CODE OF PRACTICE CP113 & STATUTORY REGULATIONS



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**L.M.DELL LIC. No. CC5932 G**

**Owner:**  
**J. L. JOHNSON**


rev. Amendment	Date
DRAWING No: A03	ISSUE: APPROVAL
4 of 15	REV: 0

**ALTERATIONS TO EXISTING DWELLING**  
**21 SUMMIT DRIVE DEVON HILLS TAS 7300**

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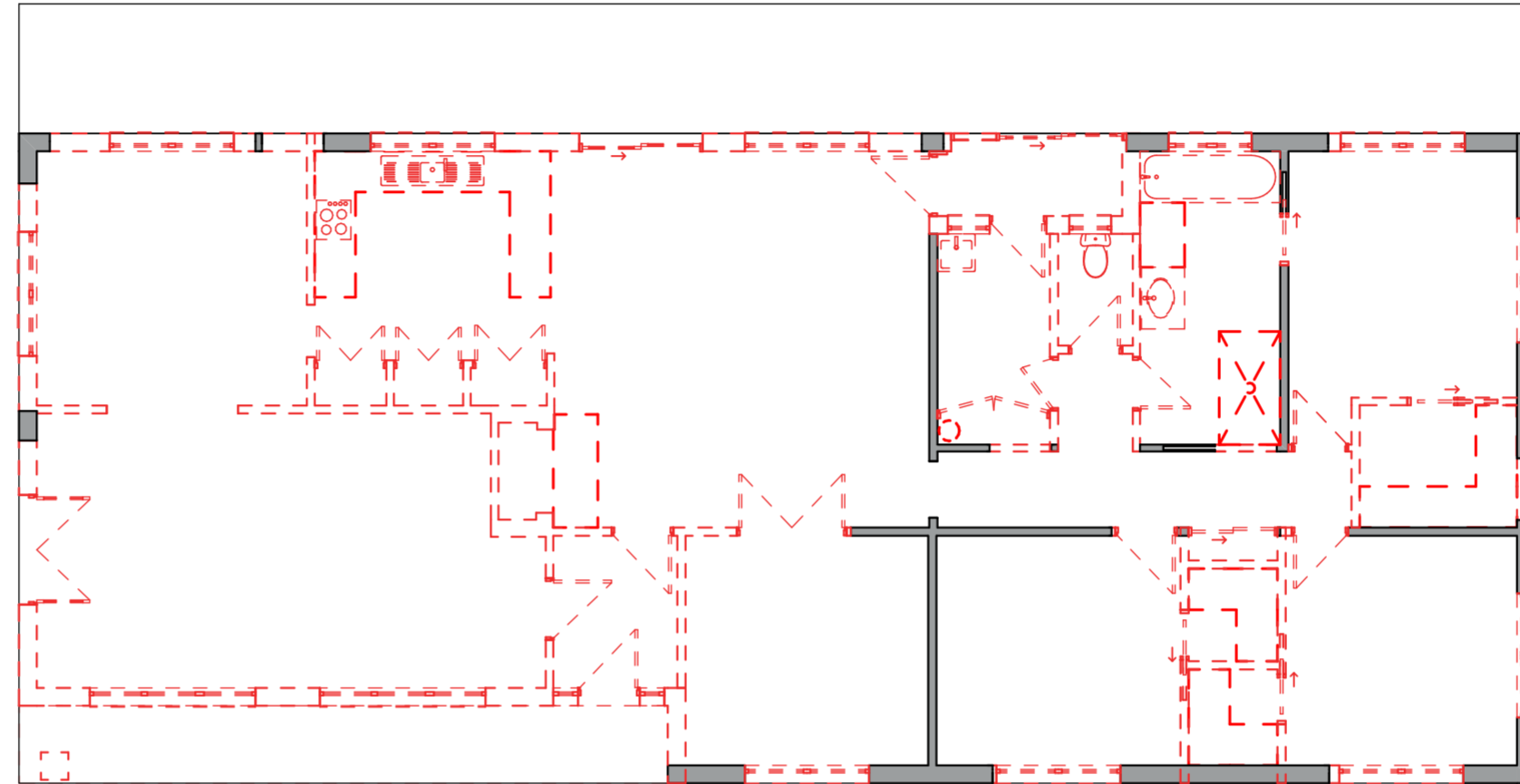
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**DEMOLITION FLOOR PLAN**  
 SCALE 1:100  
 0mm 1000 2000 3000 4000 5000  
 Project North

**DEMOLITION LEGEND**

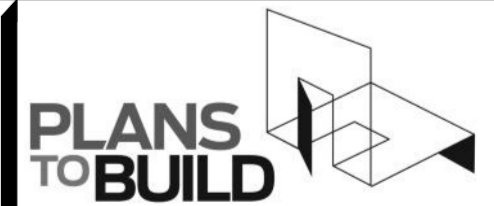
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**25088**

SCALE: IF IN DOUBT ASK  
**SCALE @ A2**

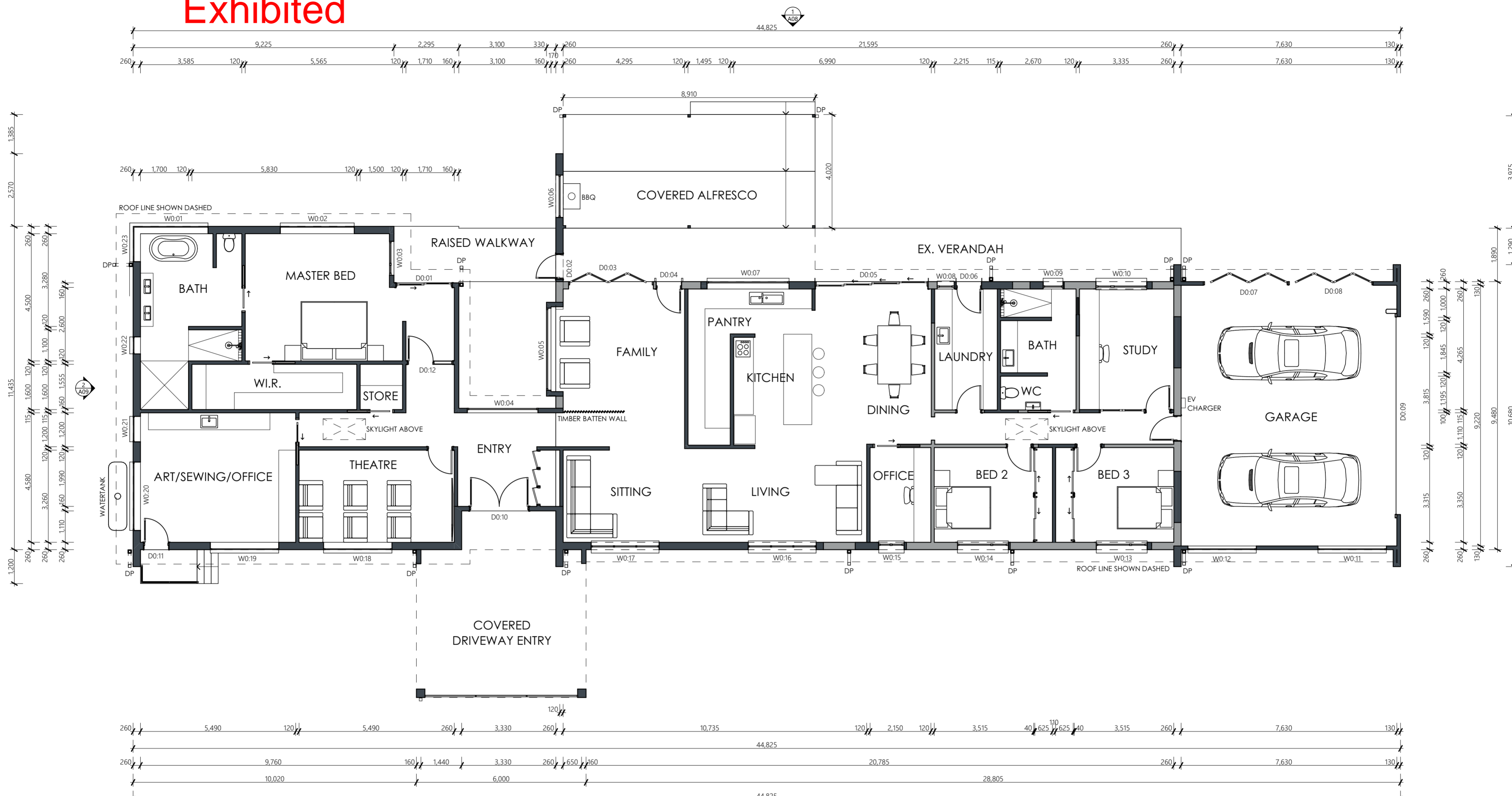
PRINT DATE:  
**30/03/2026**

DRAWING No:  
**A05**

ISSUE: APPROVAL  
REV: 0

6 of 15

Exhibited



**PROPOSED FLOOR PLAN**  
 SCALE 1:100  
 Project North

**FLOOR PLAN LEGEND**

- EXISTING WALLS RETAINED
- NEW WALLS
- PAINT GRADE HOLLOW CORE (SOLID IN WETAREAS) INTERIOR CAVITY SLIDING DOOR WITH ARCHITRAVES AND JAMBS. PAINT FINISH
- PAINT GRADE HOLLOW CORE INTERIOR SWING DOOR WITH ARCHITRAVES, JAMBS AND STOPS. PAINT FINISH
- POWDERCOATED ALUMINIUM FRAMED GLAZED WINDOWS REFER TO DOOR AND WINDOW SCHEDULE

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PROJECT NUMBER: <b>25088</b>	SCALE: IF IN DOUBT ASK <b>SCALE @ A2</b>
PRINT DATE: <b>30/03/2026</b>	DRAWING No: <b>A06</b>
rev. Amendment	Date
ISSUE: APPROVAL	7 of 15 REV: 0

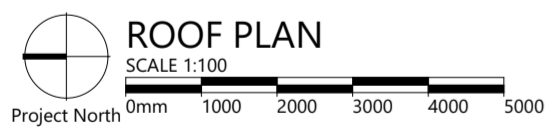
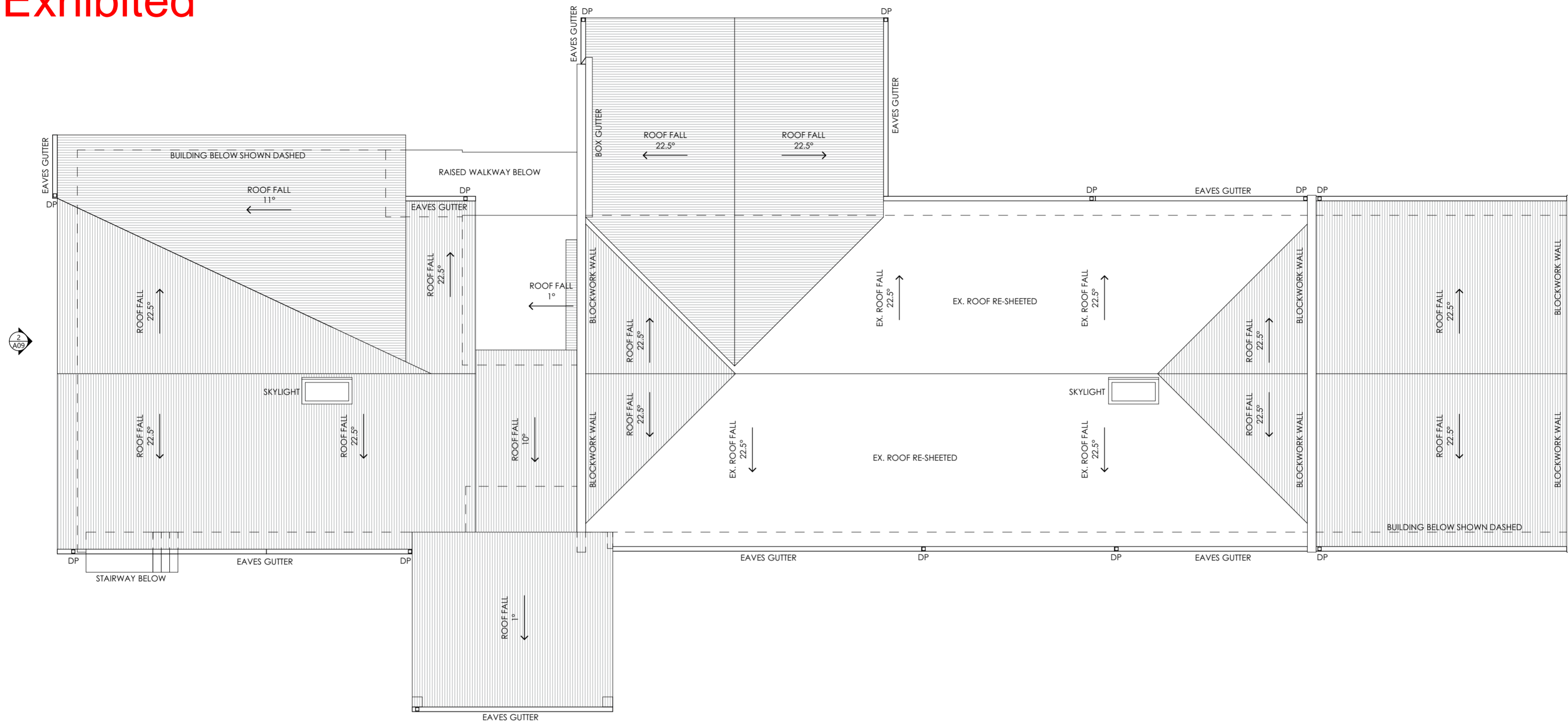
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**ROOF PLAN NOTES**

METAL SHEET ROOFING SHALL BE IN ACCORDANCE WITH PART 3.5.1. OF THE BCA. WHEREVER POSSIBLE HAVE THE SHEETS LAID SO THAT THE SIDE LAPS ARE FACING AWAY FROM THE PREVAILING WEATHER.

GUTTERS AND DOWNPIPES SHALL BE IN ACCORDANCE WITH PART 3.5.2 OF THE BCA. ALL DWV PVC DOWNPIPES TO BE JOINTED WITH APPROVED SOLVENT AND PRIMER. PAINT FINISH.

AN AUSTRALIAN STANDARD ROOF SAFETY MESH OR AN APPROVED ROOF SAFETY HARNESS OR RESTRAINT SYSTEM SHALL BE USED DURING INSTALLATION.

ROOF SHEETS MUST BE LAID WHEREVER POSSIBLE USING COMPLETE LENGTHS FROM RIDGES TO EAVES. SHEET METAL ROOF, CAPPINGS, FLASHINGS AND PENETRATIONS ARE TO COMPLY WITH PARTS 3.5.1.2 & 3.5.1.3 AND OF THE BCA.

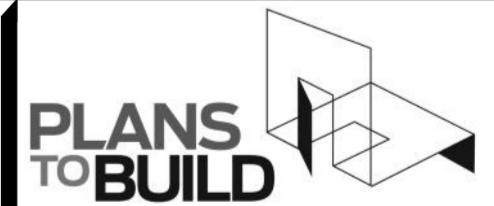
REFER TO ENGINEERS DETAILS FOR ROOF FRAMING. ENSURE THE ROOF SPACE IS VENTILATED AT THE RIDGE CAPPING AND VIA VENTS LOCATED AT THE EAVES.

ROOF BATTENS MUST BE FIXED IN ACCORDANCE WITH AS 1684.4 SECTION 9 TABLES 9.2 TO 9.7.

REFER TO INSULATION SCHEDULE FOR INSULATION REQUIREMENTS.

GUTTERS INSTALLED IN ACCORDANCE WITH PART 3.5.3 OF THE BCA, NCC. 1 IN 500 FALL.

BOX GUTTERS WITH 1 IN 100 FALL AND IN ACCORDANCE WITH AS/NZS 3500.3



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rev. <b>Amendment</b>	Date
<b>A07</b>	
DRAWING No:	ISSUE: <b>APPROVAL</b>
	8 of 15 REV: 0

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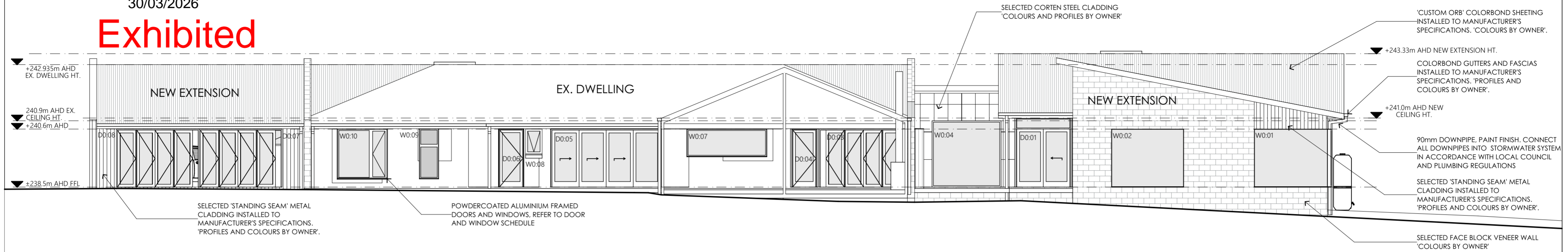
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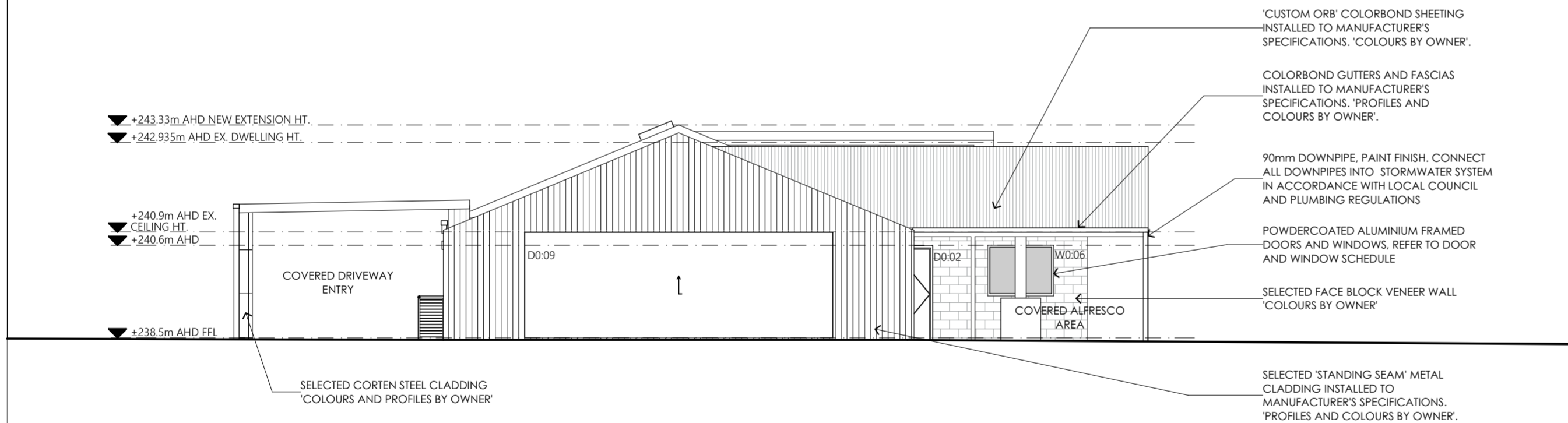


1 NORTH-EASTERN ELEVATION  
SCALE 1:100  
0mm 1000 2000 3000 4000 5000

**ELEVATION NOTES**

WALL CLADDING SYSTEMS MUST BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURERS DETAILS, INSTRUCTIONS & SPECIFICATIONS.

INSTALL THE WALL CLADDING SYSTEM COMPLETE WITH JOINTS, TRIMS, FLASHINGS, SEALS, FIXINGS & FINISHES IN STRICT ACCORDANCE WITH MANUFACTURERS DETAILS TO ENSURE A WEATHER-PROOF AND WATERTIGHT INSTALLATION.



2 SOUTH-EASTERN ELEVATION  
SCALE 1:100  
0mm 1000 2000 3000 4000 5000

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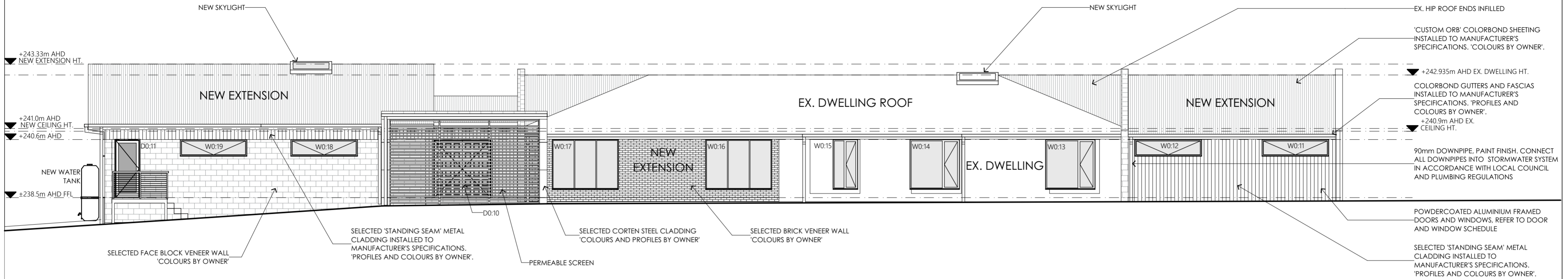
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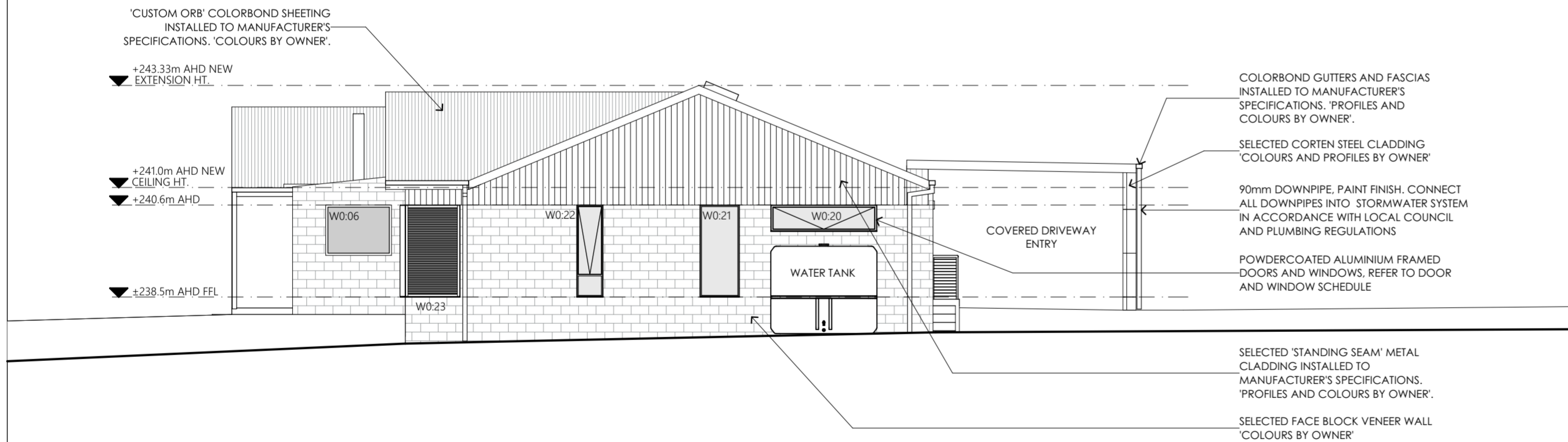


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**2 NORTH-WESTERN ELEVATION**  
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