

Exhibited

This planning application is open for
public comment until
27 July 2026

Reference no	PLN-26-0121
Site	84 DEVON HILLS ROAD DEVON HILLS
Proposed Development	Dwelling Alterations and Additions, Demolition, Pool and Deck, & Outbuilding (Shed)
Zone	10.0 Low Density Residential
Use class	Residential

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

(no special form required)



PLANNING APPLICATION

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

The Proposal

Description of proposal:

PROPOSED DWELLING DEMOLITION, ALTERATIONS & EXTENSION, NEW SHED, POOL AND VERGOLA.

Driveway construction material: COMPACTED GRAVEL

The Land

Site address: 84 DEVON HILLS RD DEVON HILLS TAS 7300

Title reference: C/T: 39260/149

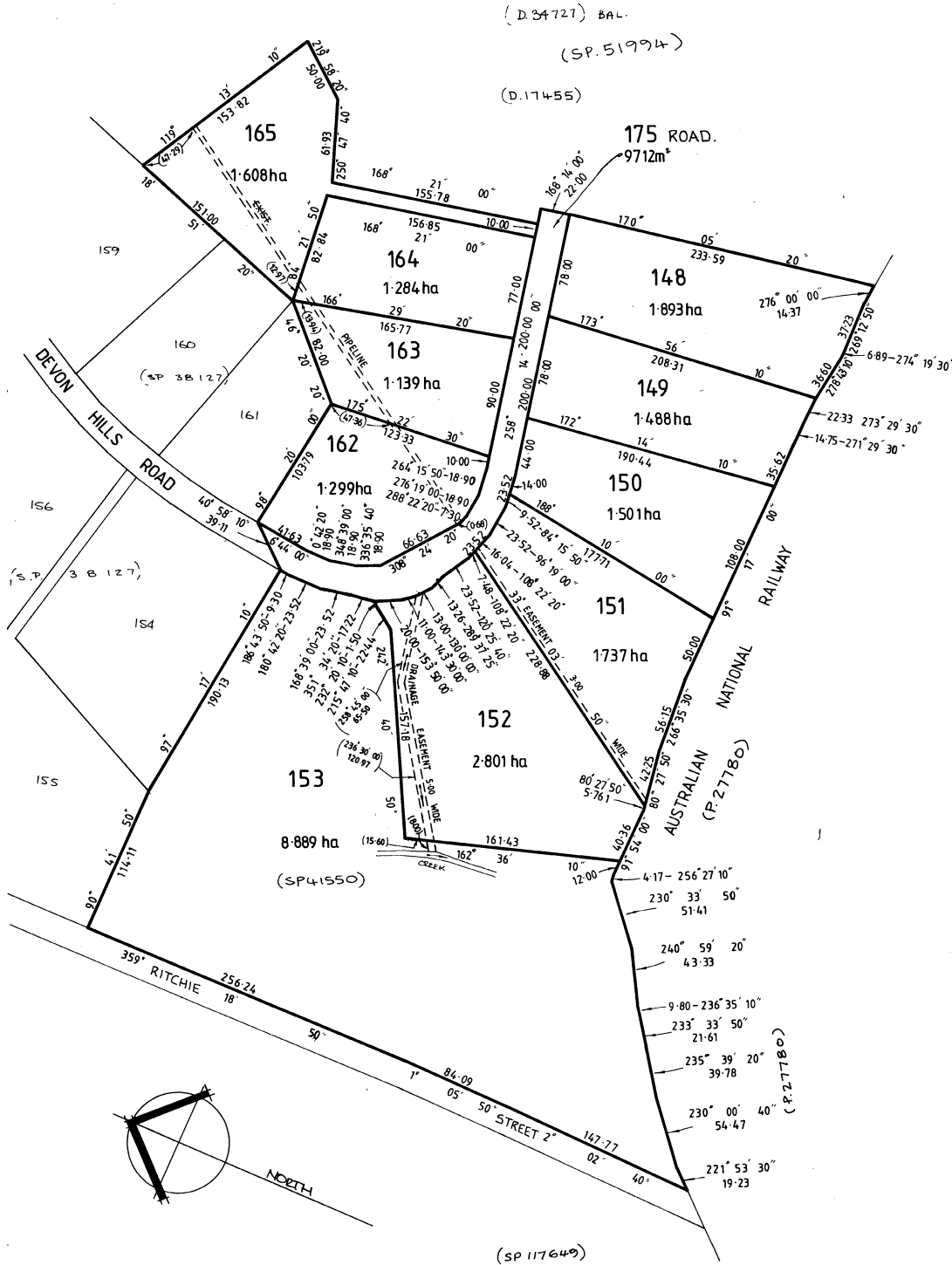
Existing buildings on site: DWELLING & SHED

Existing use of site: RESIDENTIAL DWELLING

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

OSK 1110

<p>Owner: ORANA COURT PTY. LTD.</p>	<p>PLAN OF SURVEY by Surveyor EDWARD D. McRAE PEDLEY of of the Land Titles Office</p>	<p>Registered Number: SP39260</p>
<p>Title Reference: CT Vol 4185 Fol 5</p>	<p>CAMPBELL-SMITH PHELPS PEDLEY PTY LTD of 60 ELPHIN RD. LAUNCESTON of land situated in the LAND DISTRICT OF CORNWALL</p>	<p>Approved Effective from: 11 MAY 1981</p>
<p>Grantee: PART OF 1321 ACRES GRANTED TO ROBERT CAMPBELL & PART OF 100 ACRES LOC. TO DONALD McLEOD</p>	<p>PARISH OF BREADALBANE PERTH SCALE 1:2500 MEASUREMENTS IN METRES</p>	<p><i>Michael Pedley</i> Recorder of Titles</p>



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2nd July 2026

Rebecca Green
Northern Midlands Council

To Rebecca,

Ref: **Additional Information Required for Planning Application PLN-26-0121
 Dwelling Alterations and Additions, Demolition, Pool and Deck, & Outbuilding (Shed) at 84 Devon
 Hills Road, Devon Hills**

Please find updated design drawings with this written reply to your queries for the proposed development at 84 Devon Hills Rd, Devon Hills.

Response to:

Clause 10.4.3 – Setback A2

The proposed structures are sited to provide generous separation from adjoining boundaries. To the western boundary, the proposed pergola is setback approximately 6.0 metres, the swimming pool is setback approximately 6.37 metres at its closest point, and the proposed deck is setback approximately 59.53 metres. To the eastern boundary, the proposed shed is setback 5 metres at its closest point satisfying the acceptable solution for 10.4.3.

Clause C2.6.1 – Construction of Parking Areas (Performance Criterion P1)

The proposal satisfies the intent of Performance Criterion P1 by providing parking areas that are suitable for the intended use and consistent with the existing site conditions.

(a) The nature of the use

The proposed driveway will provide access to a low-intensity residential development. Vehicle movements are expected to be limited to residents and occasional visitors, resulting in low traffic volumes. A compacted gravel/pebble surface is considered appropriate for this level of use.

(b) The topography of the land

The driveway has been designed to follow the existing natural topography where practical, minimising the need for significant earthworks. Grades will be suitable for a compacted gravel surface and will promote safe vehicle access while reducing the potential for erosion.

(c) The drainage system available

The driveway will incorporate appropriate surface drainage measures to direct runoff away from the trafficked surface and prevent water concentration. Drainage will be managed in conjunction with the site's overall stormwater system to minimise erosion and maintain the integrity of the driveway.

(d) The likelihood of transporting sediment or debris from the site onto a road or public place

The risk of sediment or debris being transported onto the adjoining road is low. The compacted gravel surface will be constructed using well-graded material designed to interlock and resist displacement. The driveway will be maintained as required, and any loose material will be managed to prevent tracking onto the public road.

(e) The likelihood of generating dust

Dust generation is expected to be minimal due to the use of compacted gravel with an appropriate particle size distribution and fines content. The low traffic volumes associated with the residential use further reduce

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the potential for dust. Ongoing maintenance, including periodic compaction and replenishment of material where necessary, will assist in controlling dust.

(f) The nature of the proposed surfacing

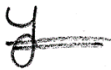
The proposed driveway will consist of a compacted gravel/pebble pavement constructed over a prepared and compacted subgrade, with suitable base materials to provide a durable, stable, and all-weather access surface. The selected surfacing is appropriate for the rural/residential setting, provides effective stormwater infiltration compared with impervious surfaces, and is consistent with the character of the surrounding area.

The proposed parking areas will be constructed of compacted gravel/pebbles, consistent with the existing accessway and parking surfaces on the property. The use of compacted gravel provides a durable, all-weather trafficable surface that is appropriate for the scale and residential nature of the development.

The proposed parking surface integrates with the existing development, minimises site disturbance and maintains the established character of the property while providing safe and functional vehicle access and parking.

If you have any queries or require any additional information to support the proposal, please do not hesitate to contact me,

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Todd Wilkin', with a horizontal line extending to the right.

Todd Wilkin

CHECK CAREFULLY ALL ASPECTS OF THESE DOCUMENTS BEFORE COMMENCING ASSESSMENT.

ANY ERRORS OR ANOMALIES TO BE REPORTED TO THE DRAWER BEFORE ASSESSMENT IS CONTINUED

CONFIRM ALL SIZES AND HEIGHTS ON SITE

DO NOT SCALE OFF PLAN

THESE DOCUMENTS ARE INTENDED FOR COUNCIL PLANNING APPLICATION ONLY, THEY ARE NOT TO BE USED FOR ANY OTHER PURPOSES.

THIS DESIGN IS COVERED UNDER COPYRIGHT AND ANY CHANGES MUST BE CONFIRMED BY "WILKIN DESIGN & DRAFTING" THE DRAWER RETAINS ALL "INTELLECTUAL PROPERTY"

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wilkin
design

PROJECT INFORMATION

ALTERATION & ADDITION
84 DEVON HILLS RD DEVON HILLS TAS 7300

CONTACT

laura@wilkindesign.com.au

DESIGNER	DATE
T. WILKIN Acc: CC678 X	3/07/2026

INFORMATION

PID	7593363
TITLE REFERENCE	39260/149
SOIL CLASS	TBC
WIND CLASSIFICATION	TBC
BAL	12.5
CORROSION ENVIRONMENT	N/A

SITE INFORMATION

COUNCIL	Northern Midlands
ZONE	Low Density Residential
KNOWN SITE HAZARDS	NONE
ALPINE AREA	N/A
CLIMATE ZONE	7
PLANNING CODE OVERLAYS	Airport obstacle limitation area, Priority vegetation area, Bushfire-prone areas
TOTAL SITE AREA:	14880m ²
DWELLING FLOOR AREA:	215m ²

ID	REV	NAME
DA-01		COVER
DA-02		LOCALITY PLAN
DA-03		SITE PLAN
DA-04		FLOOR PLAN - EXISTING
DA-05		FLOOR PLAN - DEMOLITION
DA-06		FLOOR PLAN - PROPOSED (WHOLE)
DA-07		FLOOR PLAN - PROPOSED PT.1
DA-08		FLOOR PLAN - PROPOSED PT.2
DA-09		PROPOSED ELEVATIONS
DA-10		PROPOSED ELEVATIONS
DA-11		PROPOSED SHED PLAN & ELEVATIONS
DA-12		3D VIEWS
DA-13		3D VIEWS

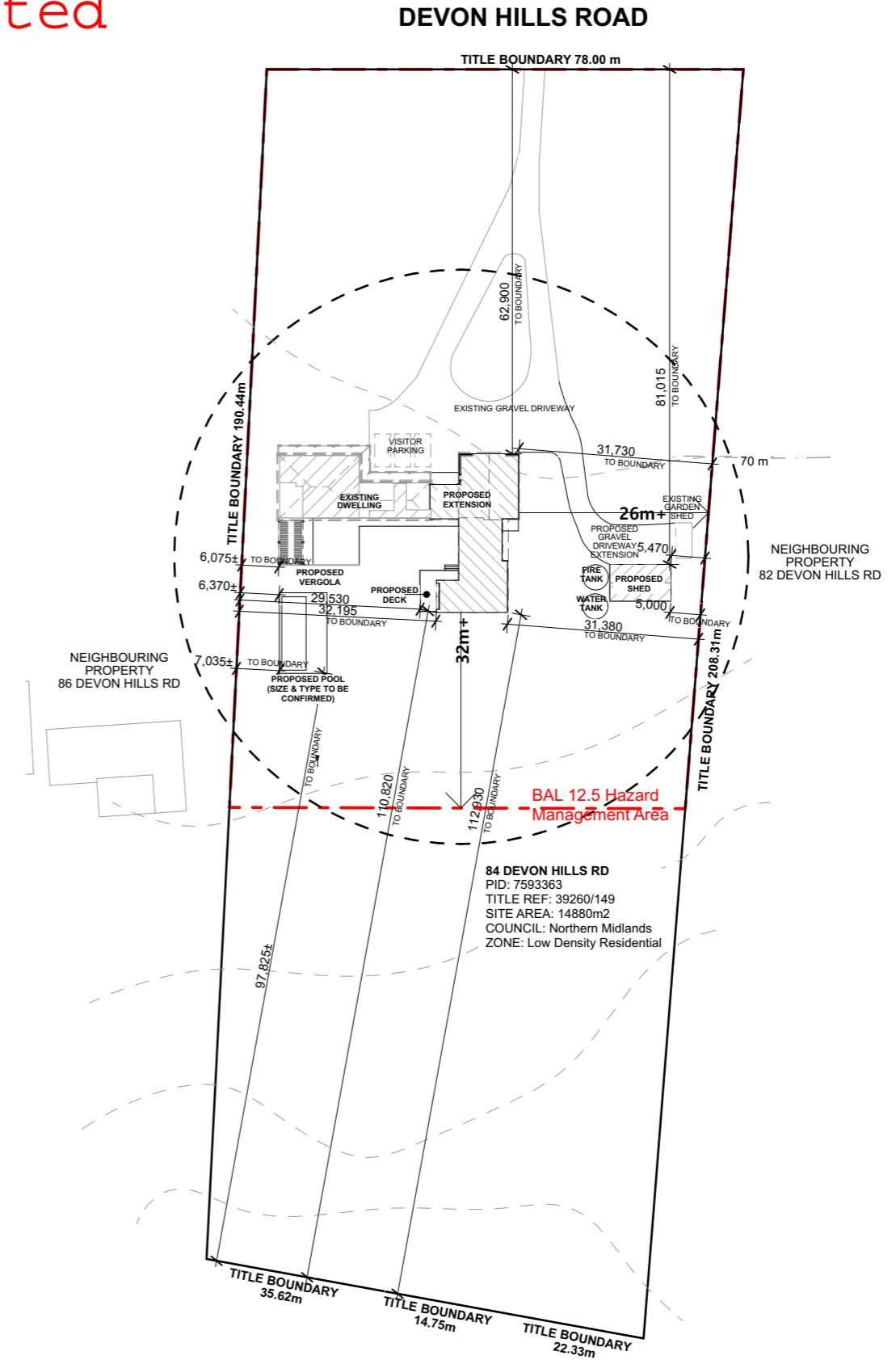
ALTERATION & ADDITION
84 DEVON HILLS RD DEVON HILLS
TAS 7300



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SATELLITE IMAGERY
1:2000



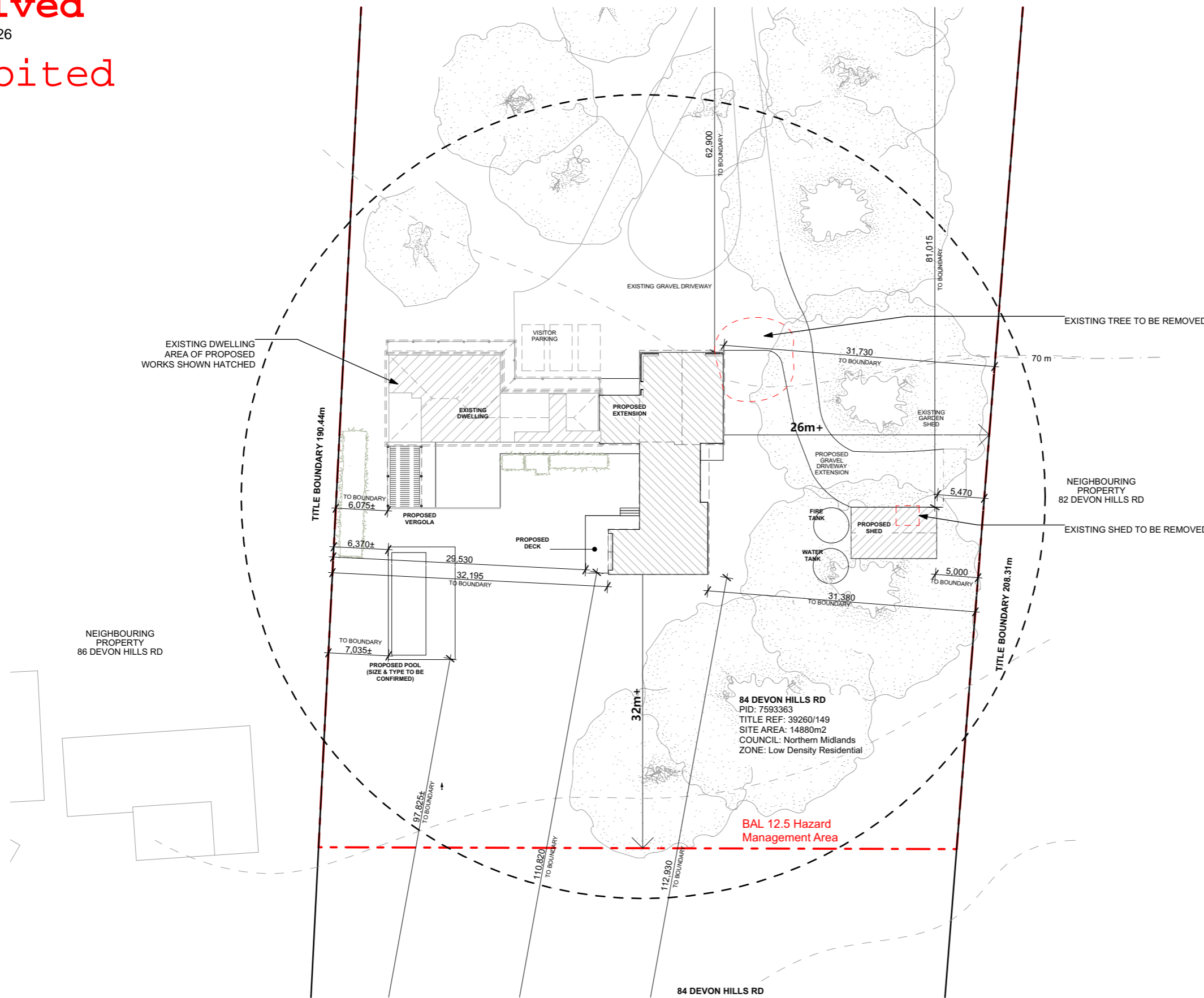
LOCALITY PLAN
1:1000



ALTERATION & ADDITION

PROJECT	DATE	SCALE	DRAWING TITLE	NORTH
ALTERATION & ADDITION 84 DEVON HILLS RD DEVON HILLS TAS 7300	3/07/2026	As shown @ A3 1:2000, 1:1000	LOCALITY PLAN	N
CLIENT C. PENTLAND & M. JENKINS	CONTACT Email: laura@wilkindesign.com.au		DRAWING DA-02	
DESIGNER T. WILKIN	ACCREDITATION NO. CC678X	Phone: 0432 928 361 PO BOX 478 LAUNCESTON, TAS. 7250	JOB NO. BA26-1466	

SITE LEGEND
 S - - - - - ø100 UPVC SEWER MAIN
 SW - - - - - ø100 UPVC STORMWATER LINE



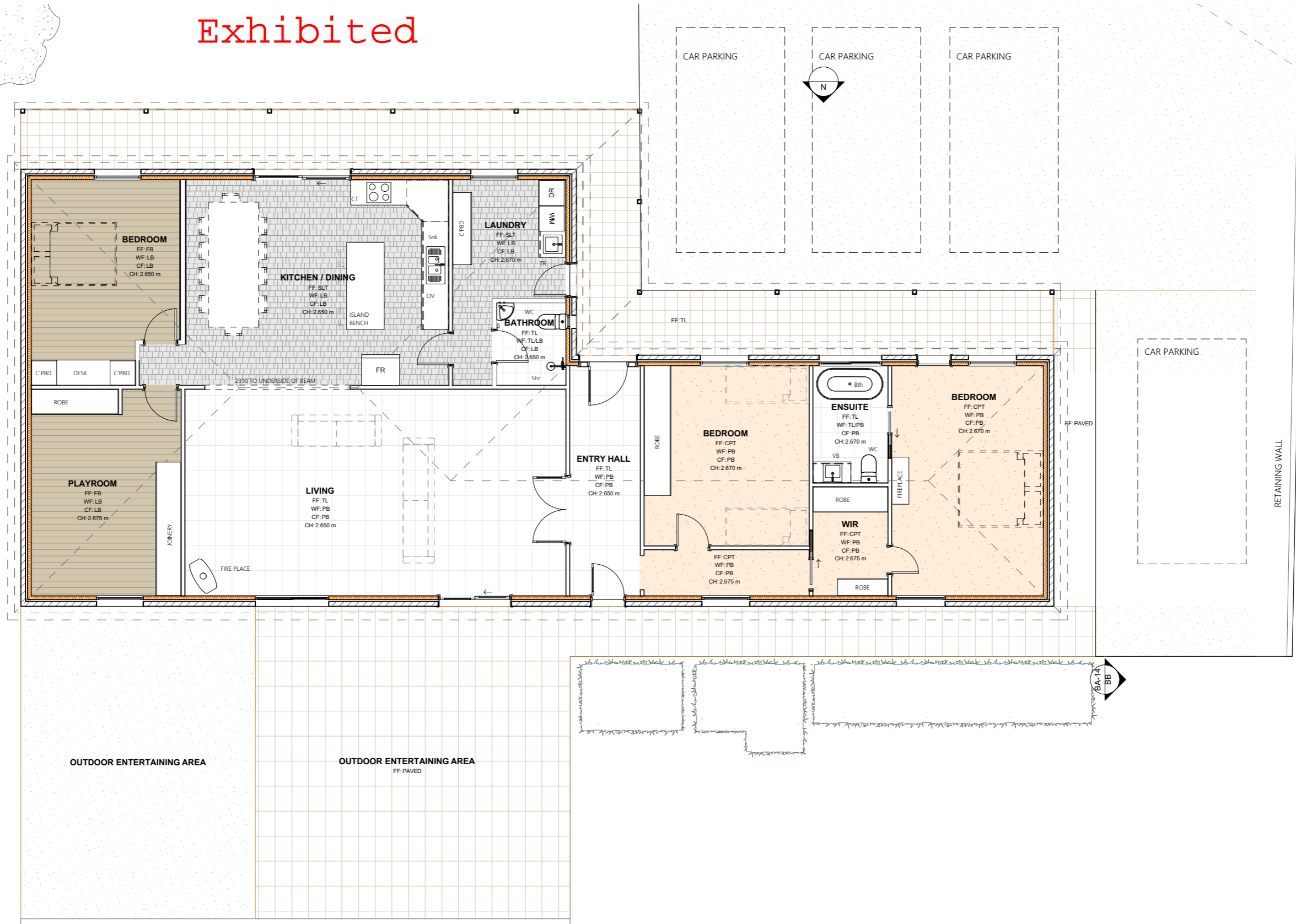
AREA SCHEDULE
(TOTAL)

SITE AREA	14,880m ²
EXISTING FLOOR AREA	215.00m ²
PROPOSED EXTENSION FLOOR AREA	250.30m ²

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EXISTING FLOOR PLAN

1:100



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PROJECT
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 84 DEVON HILLS RD DEVON HILLS TAS 7300

CLIENT
 C. PENTLAND & M. JENKINS

DESIGNER
 T. WILKIN

ACCREDITATION NO.
 CC678X

DATE
 3/07/2026

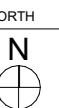
SCALE
 As shown @ A3
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CONTACT
 Email: laura@wilkindesign.com.au
 Phone: 0432 928 361
 PO BOX 478
 LAUNCESTON, TAS. 7250

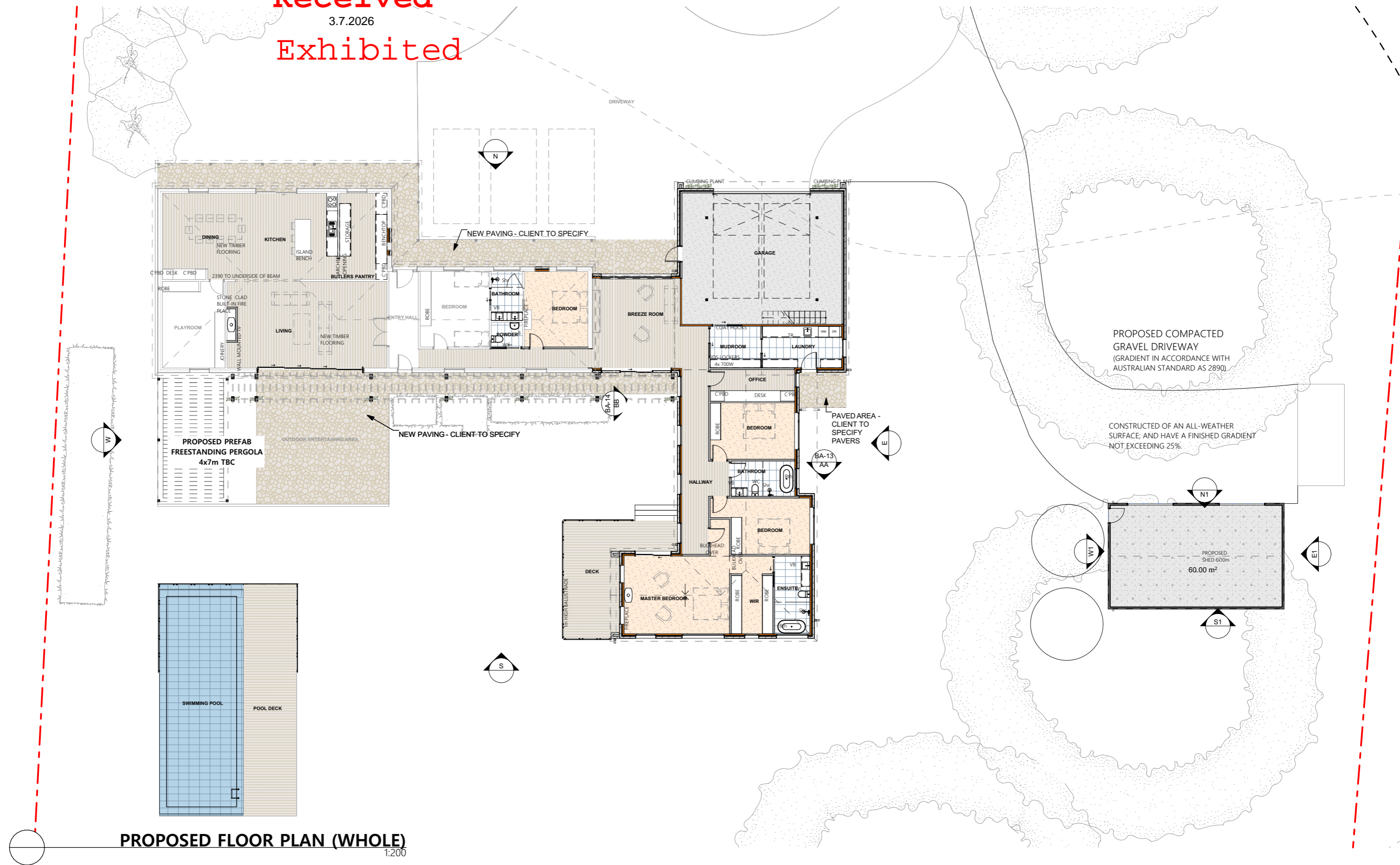
DRAWING TITLE
FLOOR PLAN - EXISTING

DRAWING
DA-04

JOB NO.
BA26-1466



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PROPOSED FLOOR PLAN (WHOLE)
1:200

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PROPOSED FLOOR PLAN PT.1
1:100



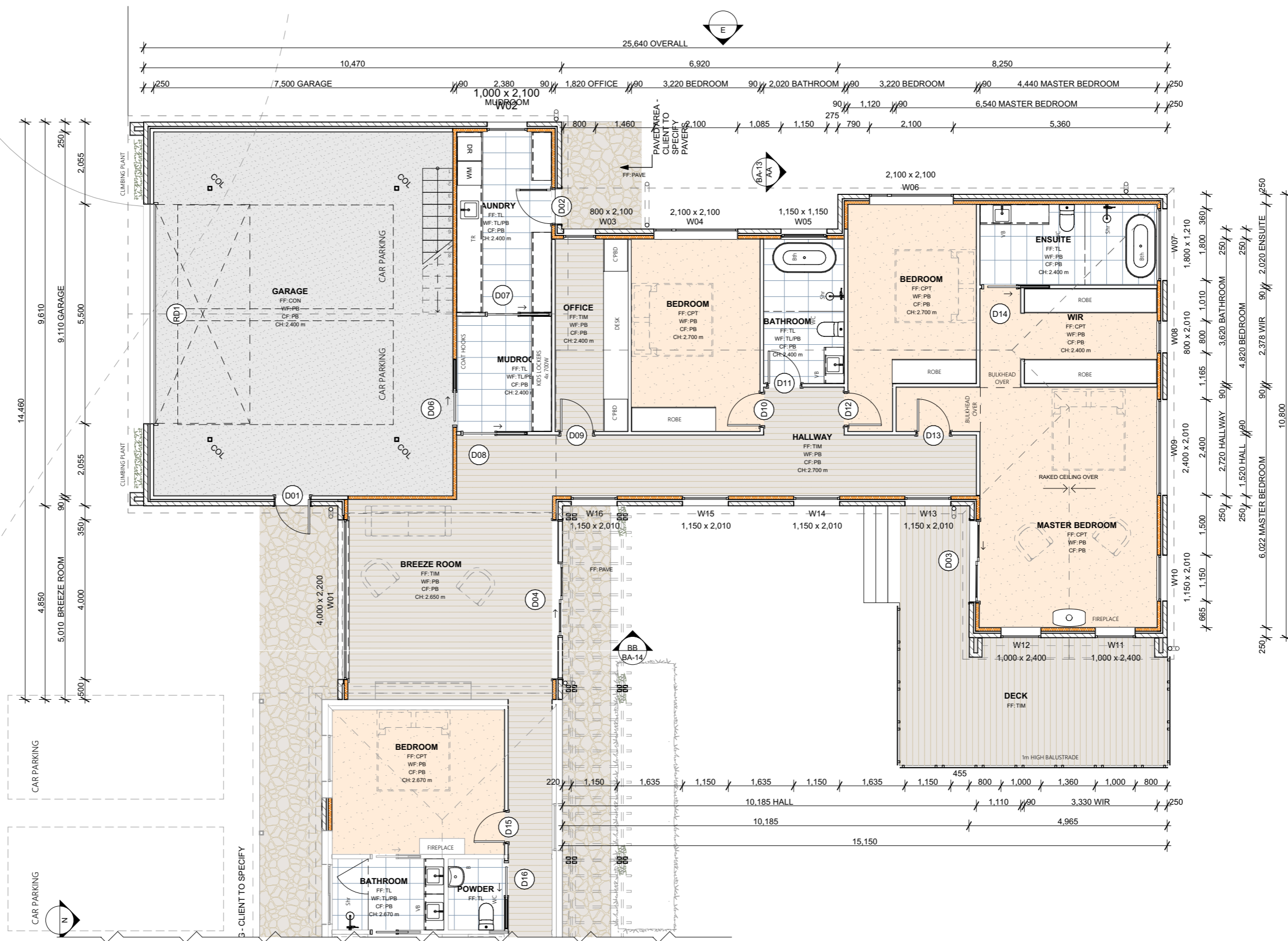
ALTERATION & ADDITION

PROJECT	DATE	SCALE	DRAWING TITLE	NORTH
ALTERATION & ADDITION 84 DEVON HILLS RD DEVON HILLS TAS 7300	3/07/2026	As shown @ A3 1:100	FLOOR PLAN - PROPOSED PT.1	
CLIENT C. PENTLAND & M. JENKINS	CONTACT Email: laura@wilkindesign.com.au Phone: 0432 928 361 PO BOX 478 LAUNCESTON, TAS. 7250		DRAWING DA-07	
DESIGNER T. WILKIN	ACCREDITATION NO. CC678X		JOB NO. BA26-1466	

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PROPOSED FLOOR PLAN - PT.2
1:100



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PROJECT
ALTERATION & ADDITION
 84 DEVON HILLS RD DEVON HILLS TAS 7300

CLIENT
 C. PENTLAND & M. JENKINS

DESIGNER
 T. WILKIN

ACCREDITATION NO.
 CC678X

DATE
 3/07/2026

SCALE
 As shown @ A3
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CONTACT
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 Phone: 0432 928 361
 PO BOX 478
 LAUNCESTON, TAS. 7250

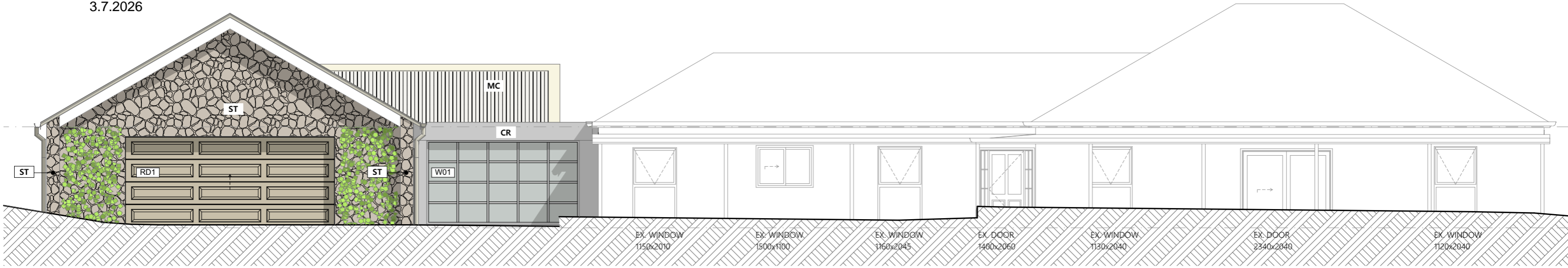
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FLOOR PLAN - PROPOSED PT.2

DRAWING
DA-08

JOB NO.
BA26-1466

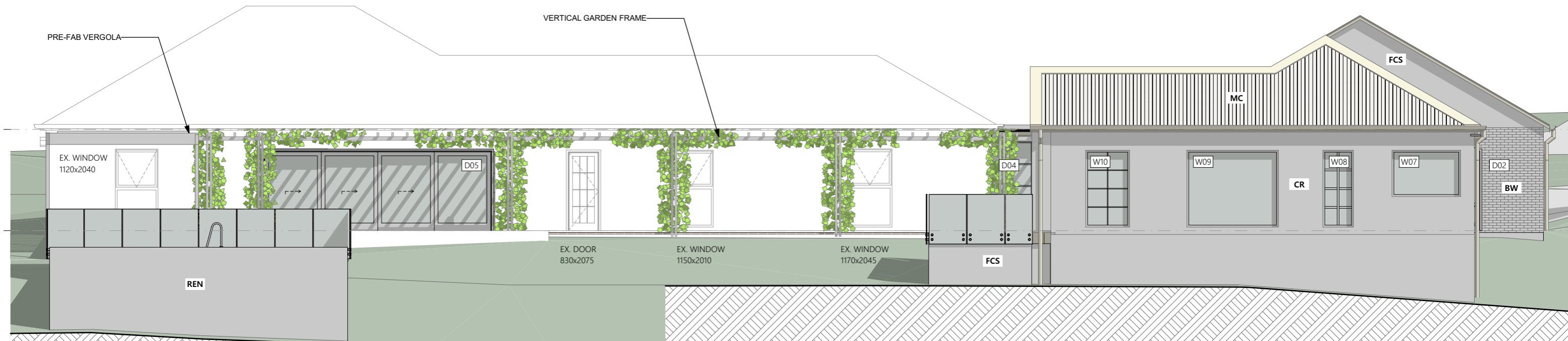
NORTH

3.7.2026



NORTH ELEVATION

1:100



SOUTH ELEVATION

1:100

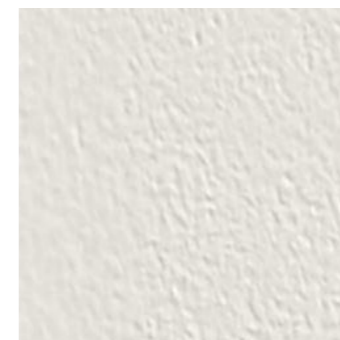
MATERIALS



BW
BAGGED BRICK CLADDING
PAINT FINISH COLOUR TBC



ST
STONE WALL CLADDING
CREAM TONES



CR
CEMENT RENDER
PAINT FINISH COLOUR TBC



MC
CUSTOM ORB CLADDING
SURFMIST TBC

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EAST ELEVATION

E

1:100



WEST ELEVATION

W

1:100

MATERIALS



BW
BAGGED BRICK CLADDING
PAINT FINISH COLOUR TBC



ST
STONE WALL CLADDING
CREAM TONES



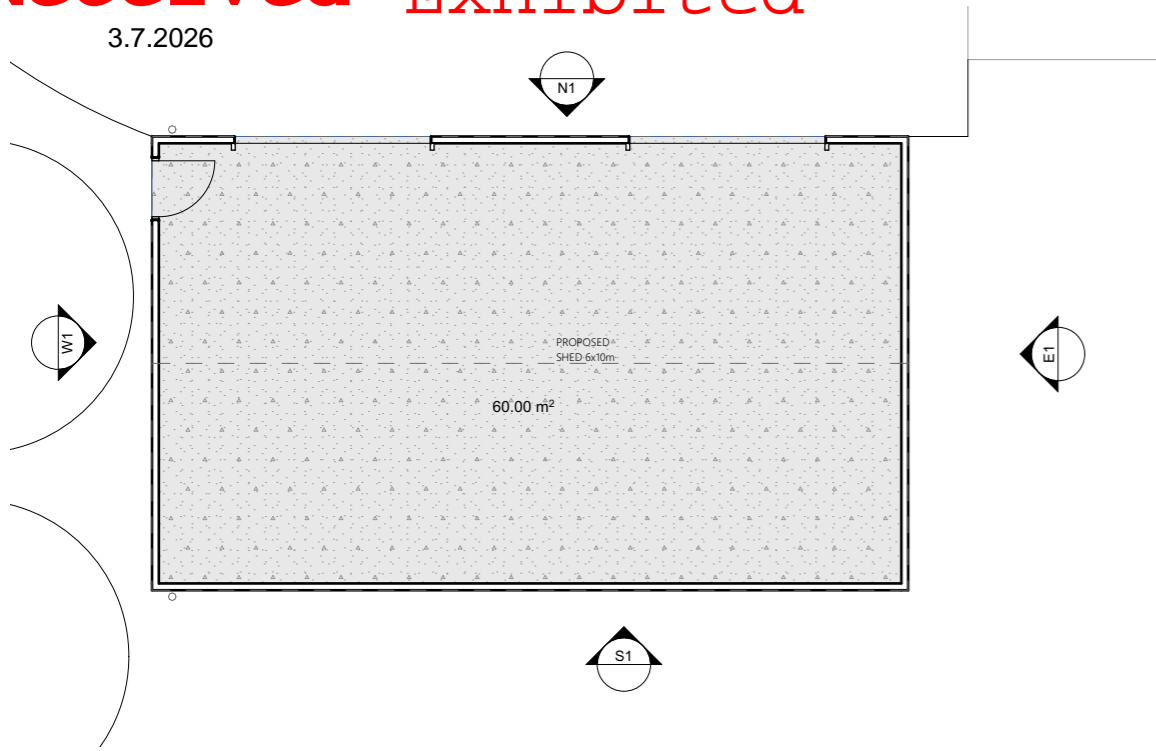
MC
CUSTOM ORB CLADDING
SURFMIST TBC



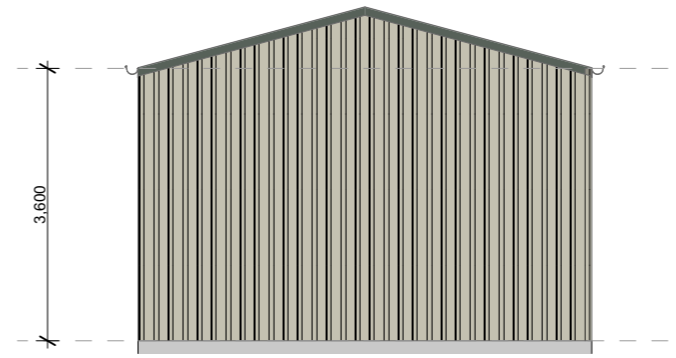
ALTERATION & ADDITION

PROJECT	DATE	SCALE	DRAWING TITLE	NORTH
ALTERATION & ADDITION 84 DEVON HILLS RD DEVON HILLS TAS 7300	3/07/2026	As shown @ A3 1:100	PROPOSED ELEVATIONS	
CLIENT	CONTACT		DRAWING	
C. PENTLAND & M. JENKINS	Email: laura@wilkindesign.com.au		DA-10	
DESIGNER	Phone: 0432 928 361		JOB NO.	
T. WILKIN	PO BOX 478 LAUNCESTON, TAS. 7250		BA26-1466	
ACCREDITATION NO.				
CC678X				

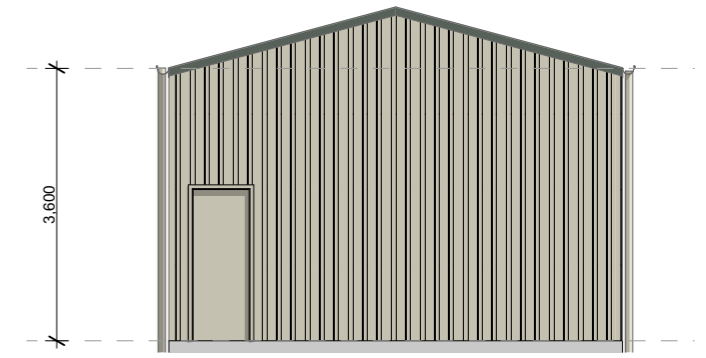
3.7.2026



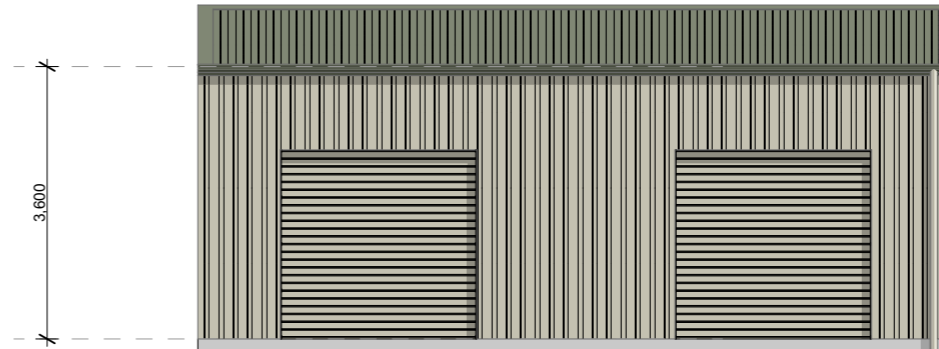
SHED FLOOR PLAN 1:100



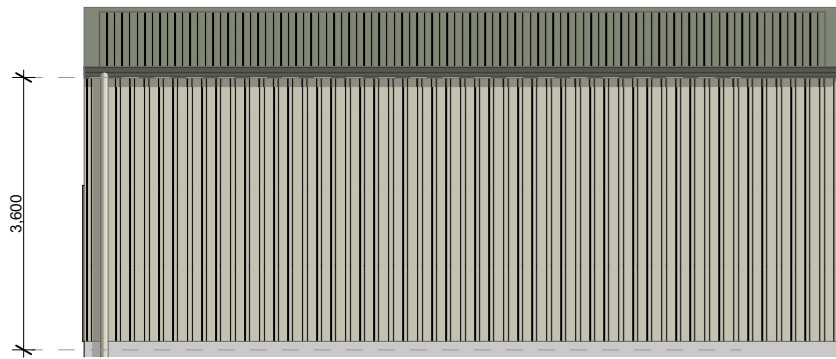
East Elevation 1:100



West Elevation 1:100

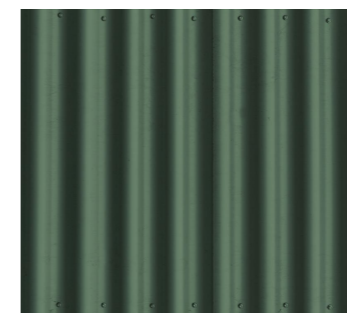


North Elevation 1:100

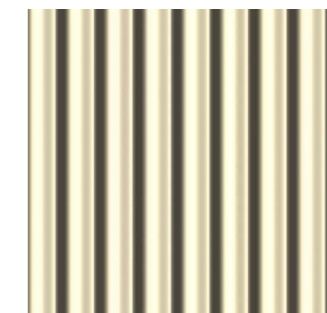


South Elevation 1:100

MATERIALS



MC
COLORBOND CLADDING
COTTAGE GREEN COLOUR



MC
COLORBOND CLADDING
CLASSIC CREAM COLOUR

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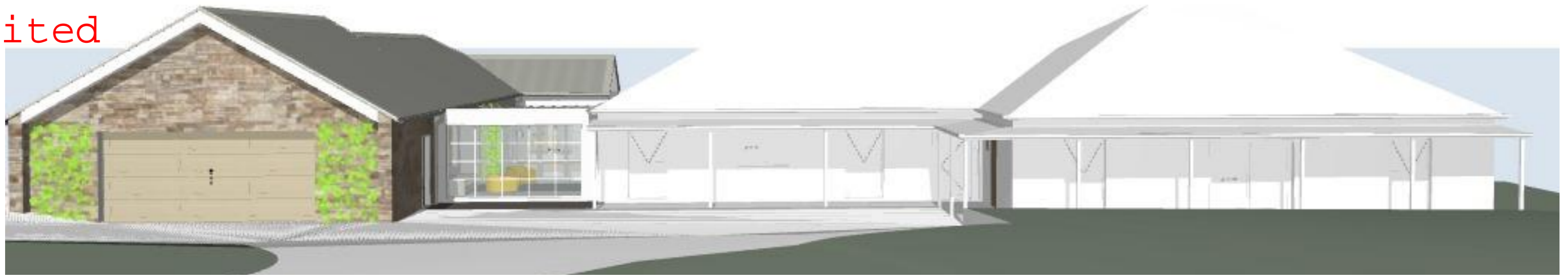
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PROJECT	DATE	SCALE	DRAWING TITLE	NORTH
ALTERATION & ADDITION 84 DEVON HILLS RD DEVON HILLS TAS 7300	3/07/2026	As shown @ A3	3D VIEWS	
CLIENT	CONTACT		DRAWING	
C. PENTLAND & M. JENKINS	Email: laura@wilkindesign.com.au		DA-12	
DESIGNER	Phone: 0432 928 361		JOB NO.	
T. WILKIN	PO BOX 478		BA26-1466	
ACCREDITATION NO.	LAUNCESTON, TAS. 7250			
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DESIGNER
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As shown @ A3

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LAUNCESTON, TAS. 7250

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3D VIEWS

DRAWING
DA-13

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NORTH