

Exhibited

This planning application is open for
public comment until
31 August 2026

Reference no	PLN-26-0153
Site	33 DEVON HILLS ROAD DEVON HILLS
Proposed Development	Alterations and additions to dwelling, pool, new outbuildings x 2 (carport and 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)



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:

PROPOSED ALTERATIONS & ADDITION TO EXISTING DWELLING & NEW SHED, CARPORT & POOL.

Driveway construction material:	COMPACTED GRAVEL
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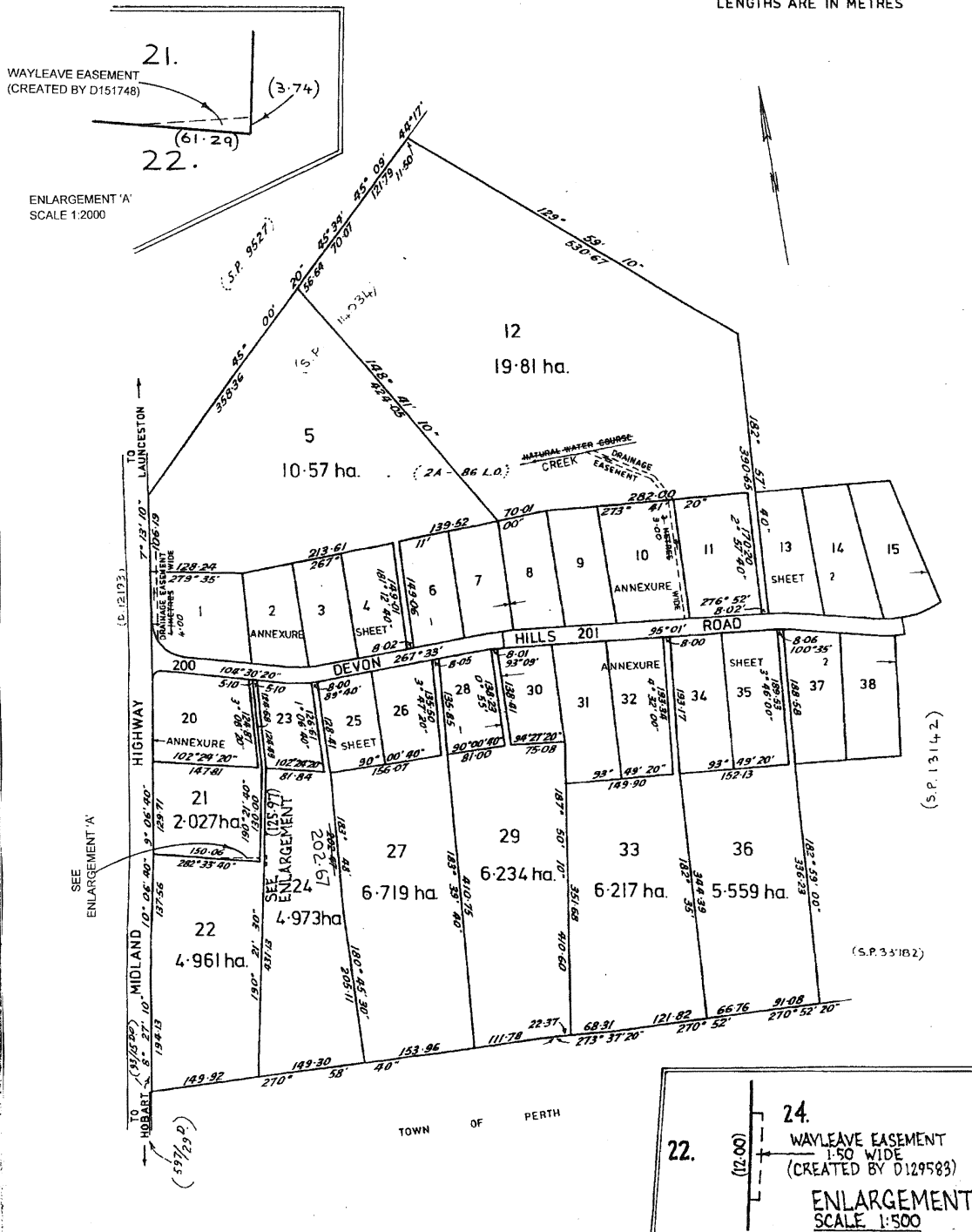
The Land

Site address:	33 DEVON HILLS RD
	DEVON HILLS TAS 7300
Title reference:	C/T: 11520/36
Existing buildings on site:	DWELLING, OUTDOOR ENTERTAINING AREA & STORAGE SHED
Existing use of site:	RESIDENTIAL

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

Owner: <i>J. A. Pope (Pastoral) Pty. Ltd.</i>	PLAN OF SURVEY by Surveyor: <i>Edward McRae Pedley</i>	Registered Number: 3.P11520
Title Reference: <i>Conveyance No 46/0967</i>	LAND DISTRICT OF CORNWALL PARISH OF BREADALBANE PERTH	Effective from: 17 NOV 1978
Grantee: <i>Part of 1321 acres Granted to Robert Campbell</i>	Scale 1:4000	Recorder of Titles

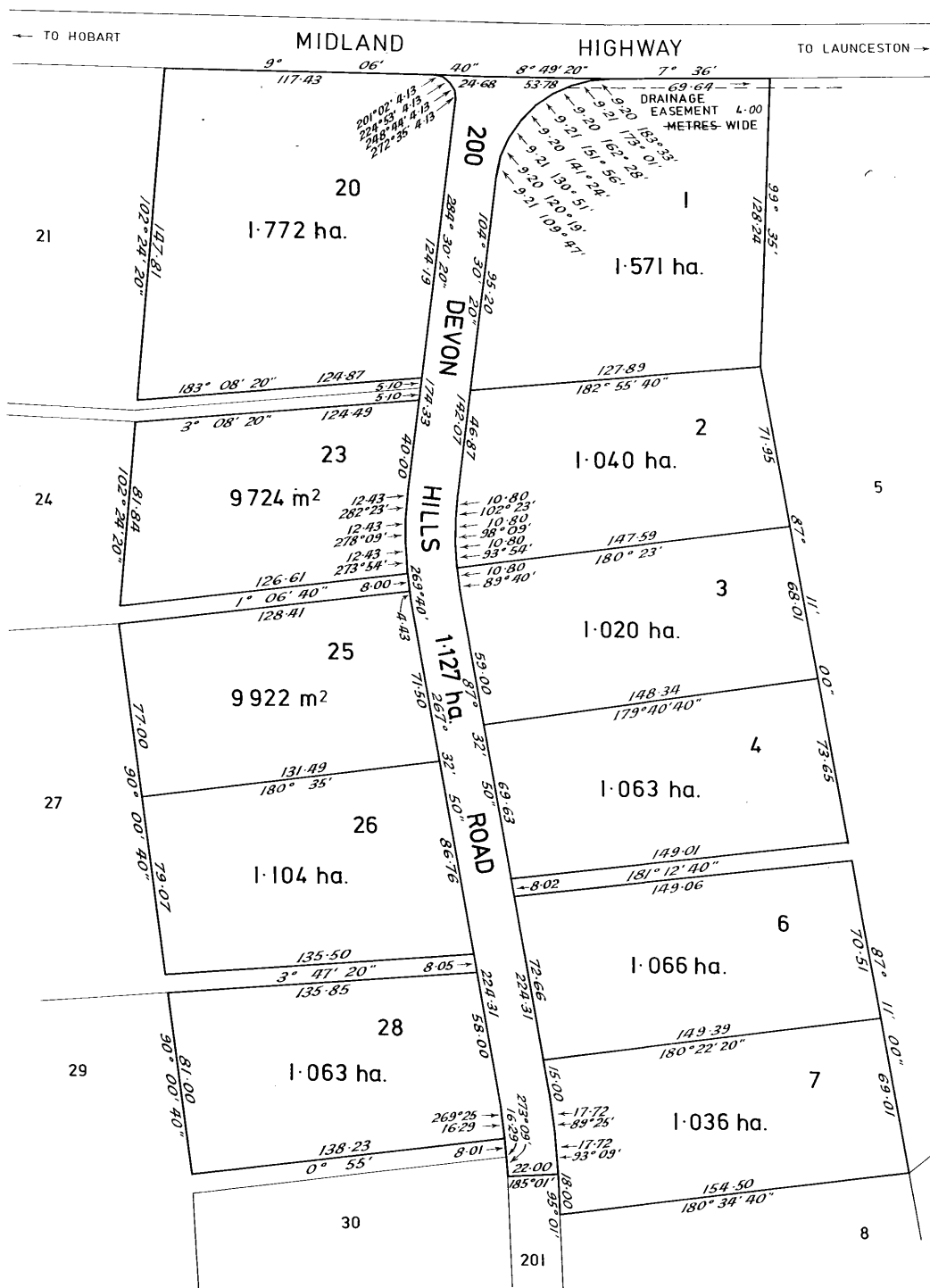
LENGTHS ARE IN METRES

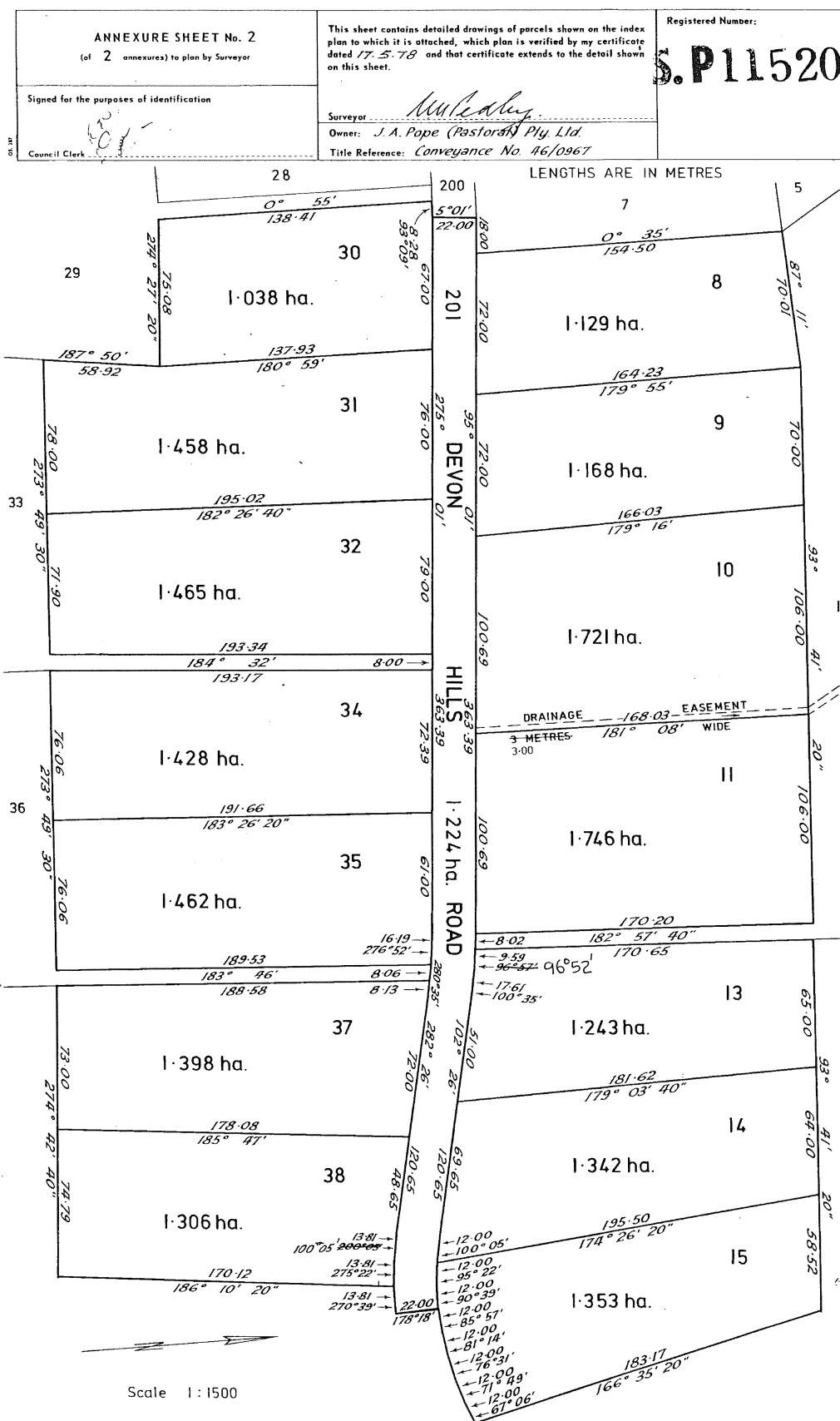


ANNEXURE SHEET No. 1 (of 2 annexures) to plan by Surveyor	This sheet contains detailed drawings of parcels shown on the index plan to which it is attached, which plan is verified by my certificate dated 17.5.78 and that certificate extends to the detail shown on this sheet.	Registered Number: 11520
Signed for the purposes of identification Council Clerk	Surveyor: <i>M. J. Pope</i> Owner: <i>J. A. Pope (Pastoral) Pty. Ltd.</i> Title Reference: <i>Conveyance No. 46/0967</i>	

Scale 1 : 1500

LENGTHS ARE IN METRES





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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PROJECT INFORMATION

ALTERATION, NEW SHED & POOL
33 DEVON HILLS RD DEVON HILLS TAS 7300

CONTACT

laura@wilkindesign.com.au

DESIGNER

T. WILKIN
Acc: CC678 X

DATE

15/07/2026

INFORMATION

PID	6391372
TITLE REFERENCE	11520/36
SOIL CLASS	TBC
WIND CLASSIFICATION	TBC
BAL	TBC
CORROSION ENVIRONMENT	N/A

SITE INFORMATION

COUNCIL	Northern Midlands
ZONE	Rural Living, Low Density Residential
PLANNING CODE OVERLAY/S	Airport obstacle limitation area, Bushfire-prone areas, Attenuation area
ALPINE AREA	N/A
CLIMATE ZONE	7
TOTAL SITE AREA:	55,590m ²
DWELLING FLOOR AREA:	211.5m ²
DECK AREA:	102m ²

ID	REV	NAME
DA-01		COVER
DA-02		SATELLITE IMAGERY & LOCALITY PLAN
DA-03		SITE PLAN
DA-04		FLOOR PLAN - EXISTING
DA-05		FLOOR PLAN - DEMOLITION
DA-06		HOUSE FLOOR PLAN - PROPOSED
DA-07		POOL AREA FLOOR PLAN - PROPOSED
DA-08		PROPOSED ELEVATIONS
DA-09		PROPOSED ELEVATIONS
DA-10		SHED PLAN & ELEVATIONS
DA-11		CARPORT FLOOR PLAN & ELEVATIONS
DA-12		3D VIEWS
DA-13		3D VIEWS

ALTERATION & ADDITION,
NEW CARPORT, SHED & POOL
33 DEVON HILLS RD
DEVON HILLS, TAS 7300



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NOTE: TABLE FOR UNPROTECTED EMBANKMENT SLOPES SLOPE = H:L		
SOIL TYPE	COMPACTED FILL	CUT
STABLE ROCK	2:3	8:1
SAND	1:2	1:2
SILT	1:4	1:4
CLAY (FIRM)	1:2	1:1
(SOFT)	NOT SUITABLE	2:3
SOFT SOILS	NOT SUITABLE	NOT SUITABLE

- EXISTING BBQ AREA
- EXISTING DWELLING
- PROPOSED DECK & POOL AREA
- PROPOSED CARPORT 8x8m
- PROPOSED SHED (15x10.5m)

TITLE BOUNDARY 351.68m

TITLE BOUNDARY 149.90m

TITLE BOUNDARY 193.34m

TITLE BOUNDARY 193.17m

TITLE BOUNDARY 344.39m

33 DEVON HILLS RD
PID: 6391372
TITLE REF: 11520/36
SITE AREA: 55590m2
COUNCIL: Northern Midlands
ZONE: Rural Living, Low Density Residential

TITLE BOUNDARY 68.31m

TITLE BOUNDARY 121.82m

SATELLITE IMAGERY
1:2000

LOCALITY PLAN
1:2000

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ALTERATION, NEW SHED & POOL

PROJECT	
ALTERATION, NEW SHED & POOL 33 DEVON HILLS RD DEVON HILLS TAS 7300 CLIENT	
G. DAVEY	
DESIGNER	ACCREDITATION NO.
T. WILKIN	CC678X

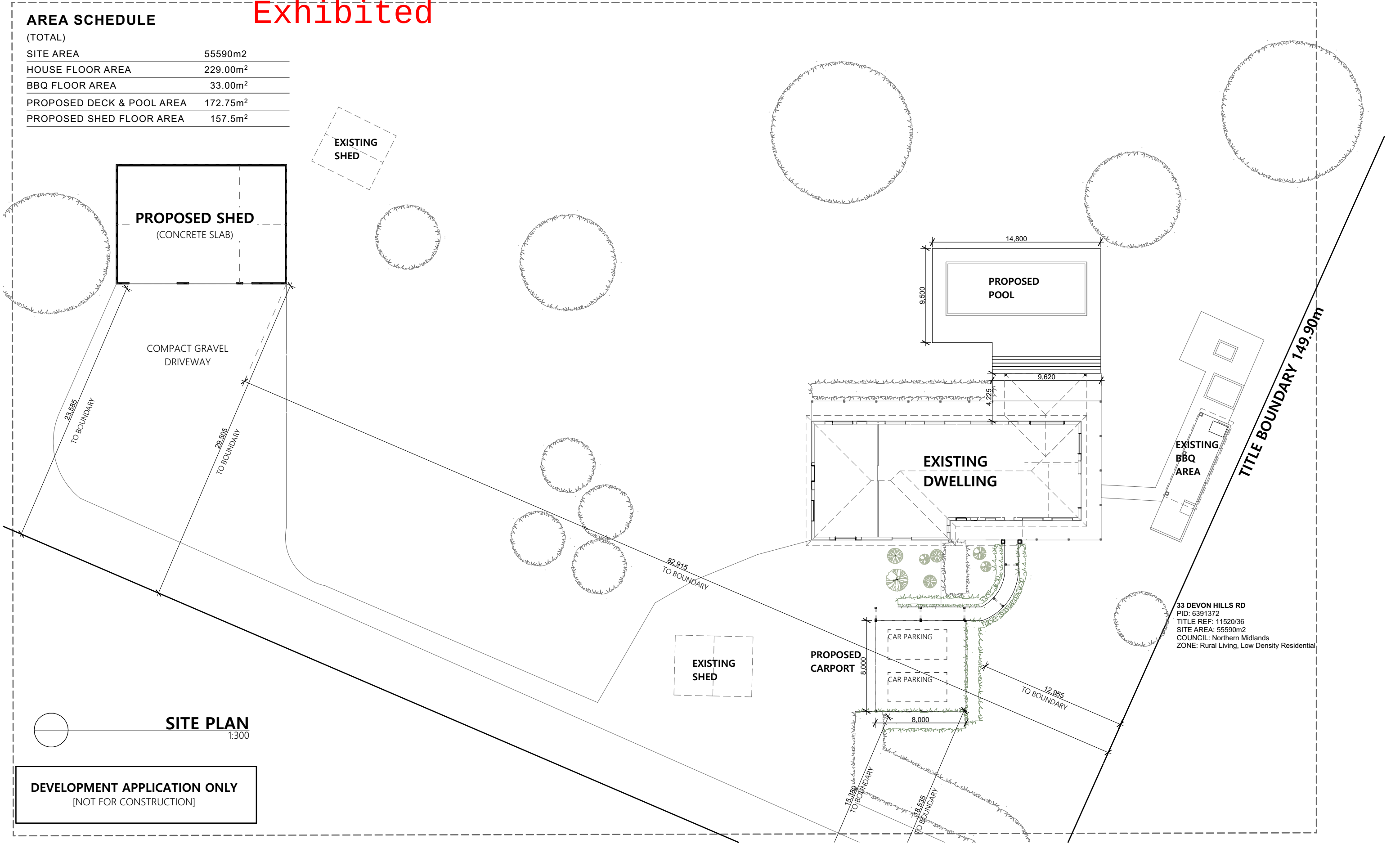
DATE	SCALE
15/07/2026	As shown @ A3 1:2000
CONTACT	
Email: laura@wilkindesign.com.au Phone: 0432 928 361 PO BOX 478 LAUNCESTON, TAS. 7250	

DRAWING TITLE	NORTH
SATELLITE IMAGERY & LOCALITY PLAN	N
DRAWING	
DA-02	
JOB NO.	
1467	

AREA SCHEDULE

(TOTAL)	
SITE AREA	55590m2
HOUSE FLOOR AREA	229.00m²
BBQ FLOOR AREA	33.00m²
PROPOSED DECK & POOL AREA	172.75m²
PROPOSED SHED FLOOR AREA	157.5m²

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SITE PLAN
1:300

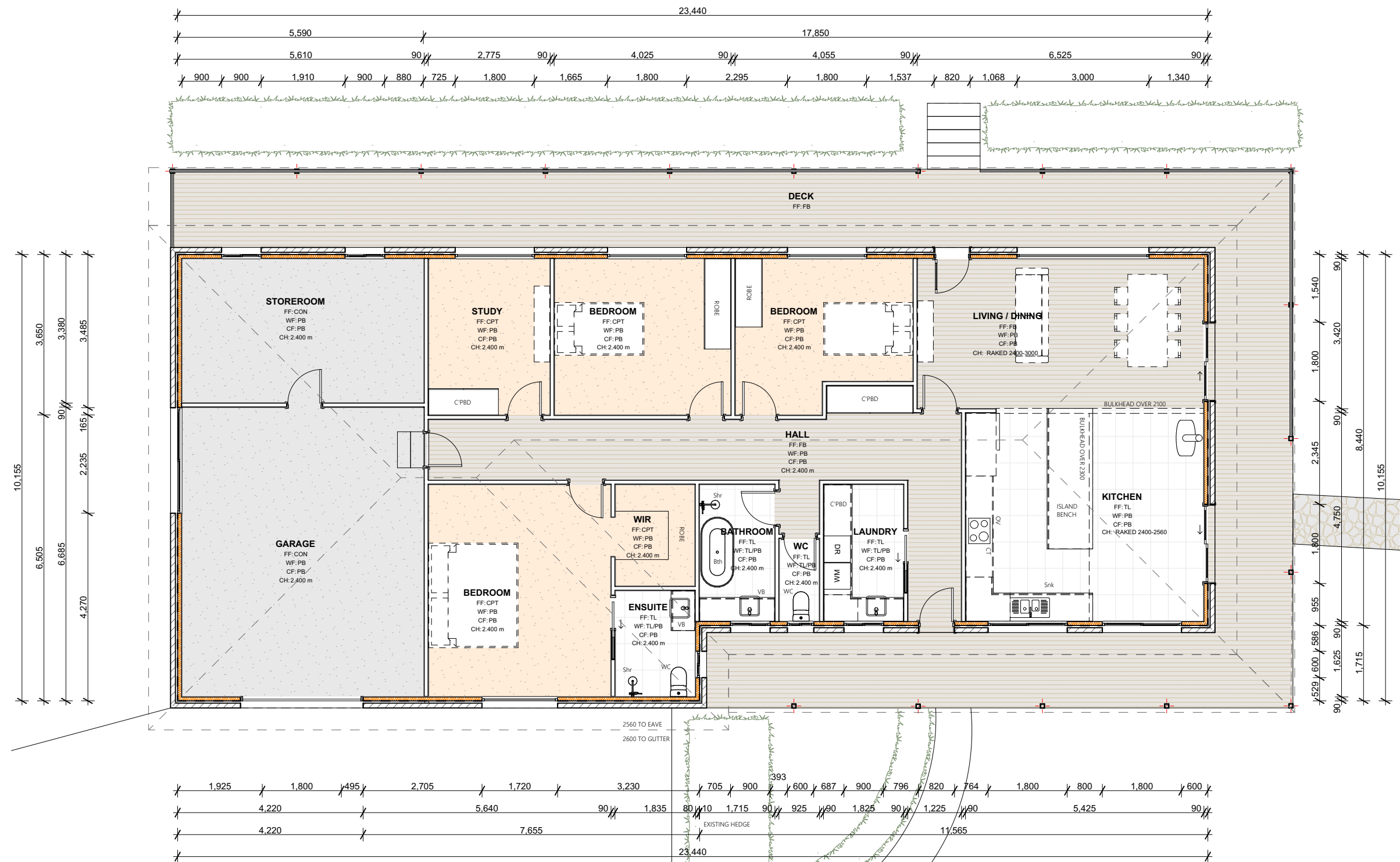
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ALTERATION, NEW SHED & POOL

PROJECT	DATE	SCALE	DRAWING TITLE	NORTH
ALTERATION, NEW SHED & POOL 33 DEVON HILLS RD DEVON HILLS TAS 7300 CLIENT	15/07/2026	As shown @ A3 1:300	SITE PLAN	
G. DAVEY DESIGNER	CONTACT	Email: laura@wilkindesign.com.au Phone: 0432 928 361 PO BOX 478 LAUNCESTON, TAS. 7250	DRAWING	
T. WILKIN ACCREDITATION NO.			DA-03 JOB NO.	
CC678X			1467	

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FLOOR PLAN - EXISTING
1:100

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ALTERATION, NEW SHED & POOL

PROJECT
ALTERATION, NEW SHED & POOL
33 DEVON HILLS RD DEVON HILLS TAS
7300
CLIENT
G. DAVEY
DESIGNER
T. WILKIN

ACCREDITATION NO.
CC678X

DATE
15/07/2026
CONTACT
Email: laura@wilkindesign.com.au
Phone: 0432 928 361
PO BOX 478
LAUNCESTON, TAS. 7250

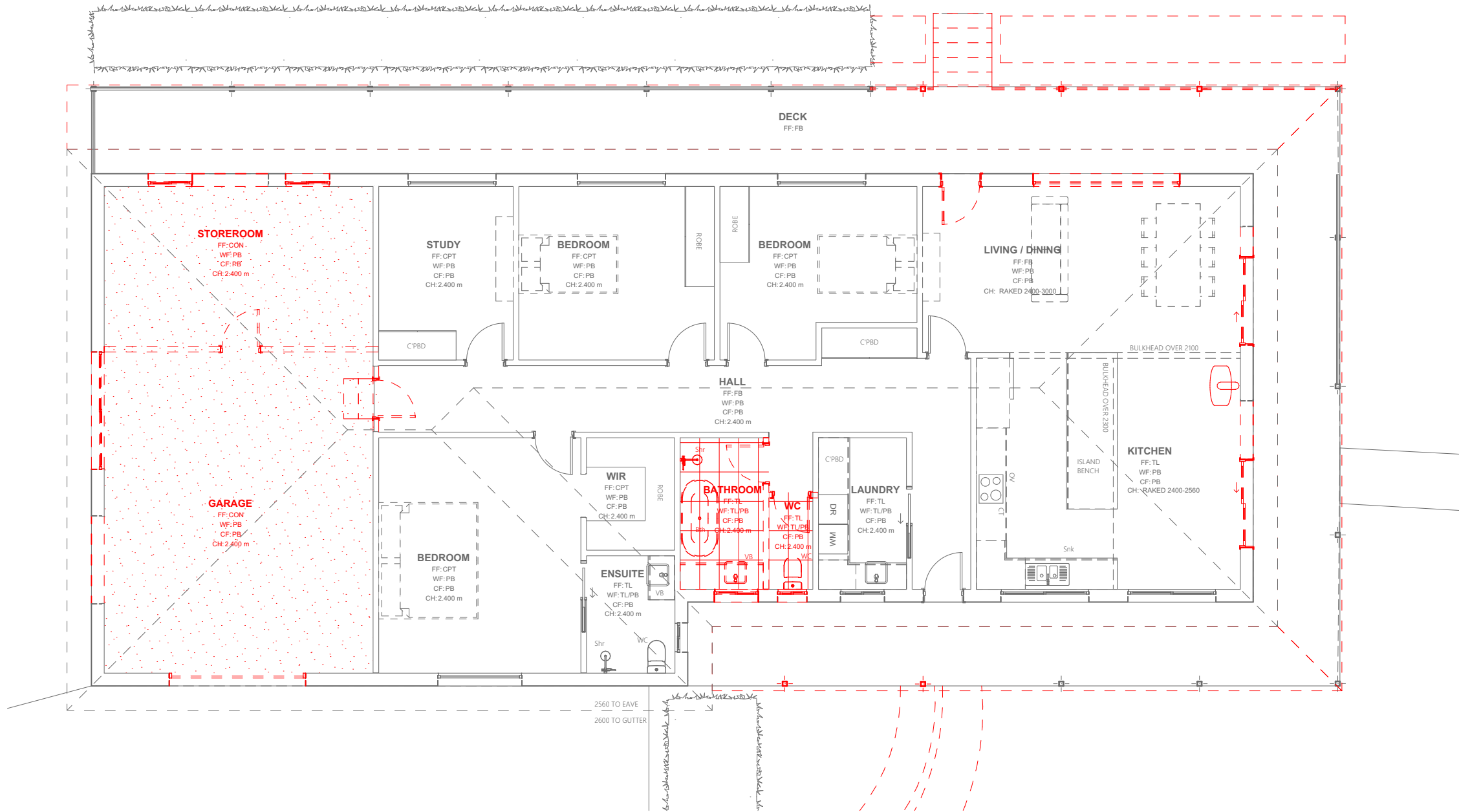
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As shown @ A3
1:100

DRAWING TITLE
FLOOR PLAN - EXISTING
DRAWING
DA-04
JOB NO.
1467



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DENOTES ELEMENTS TO BE DEMOLISHED



FLOOR PLAN - DEMOLITION
1:100

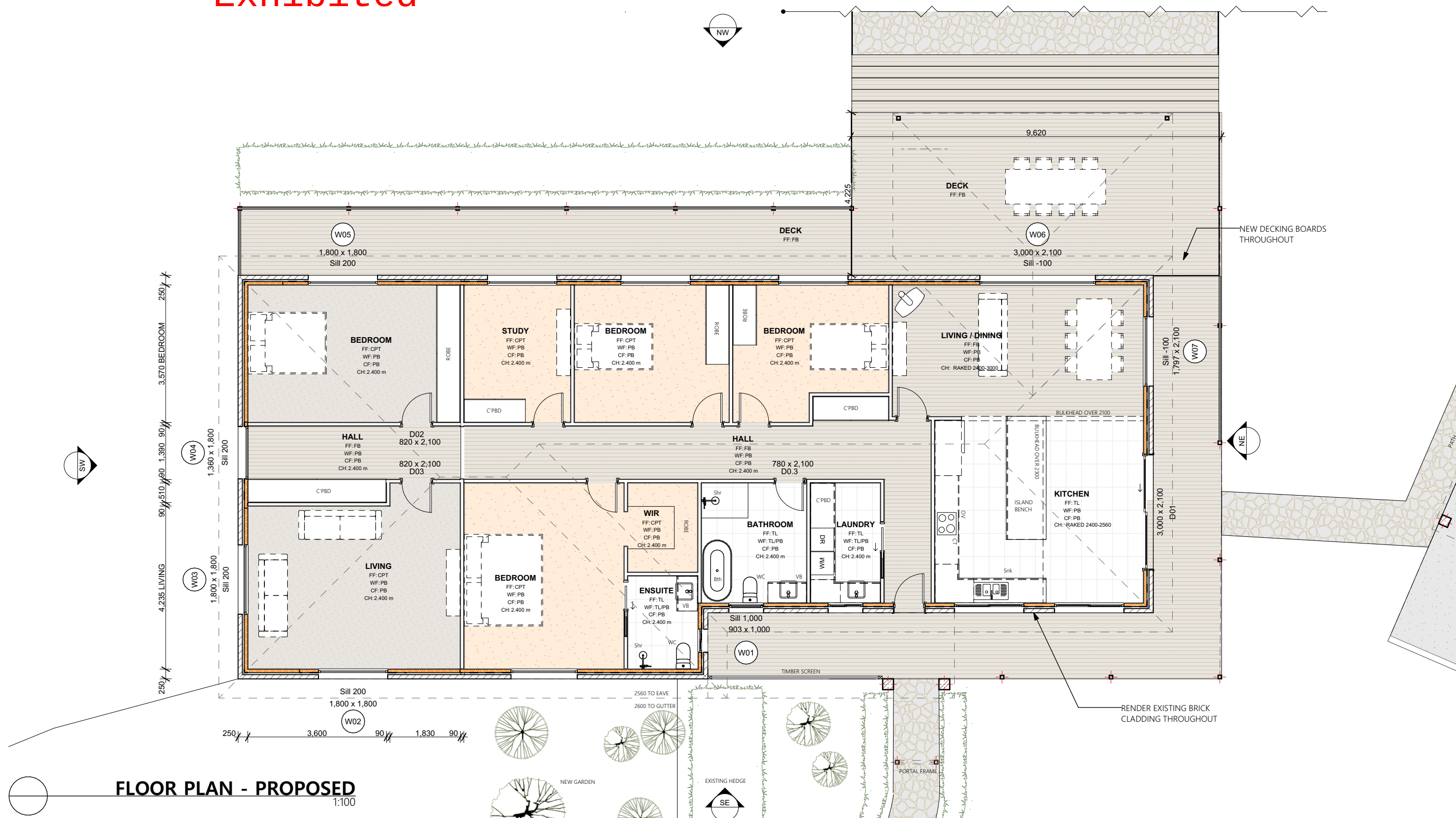
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ALTERATION, NEW SHED & POOL

PROJECT	DATE	SCALE	DRAWING TITLE	NORTH
ALTERATION, NEW SHED & POOL 33 DEVON HILLS RD DEVON HILLS TAS 7300 CLIENT	15/07/2026	As shown @ A3 1:100	FLOOR PLAN - DEMOLITION	
G. DAVEY	CONTACT		DRAWING	
DESIGNER	ACCREDITATION NO.	Email: laura@wilkindesign.com.au Phone: 0432 928 361 PO BOX 478 LAUNCESTON, TAS. 7250	DA-05	
T. WILKIN	CC678X		JOB NO.	
			1467	

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FLOOR PLAN - PROPOSED
1:100

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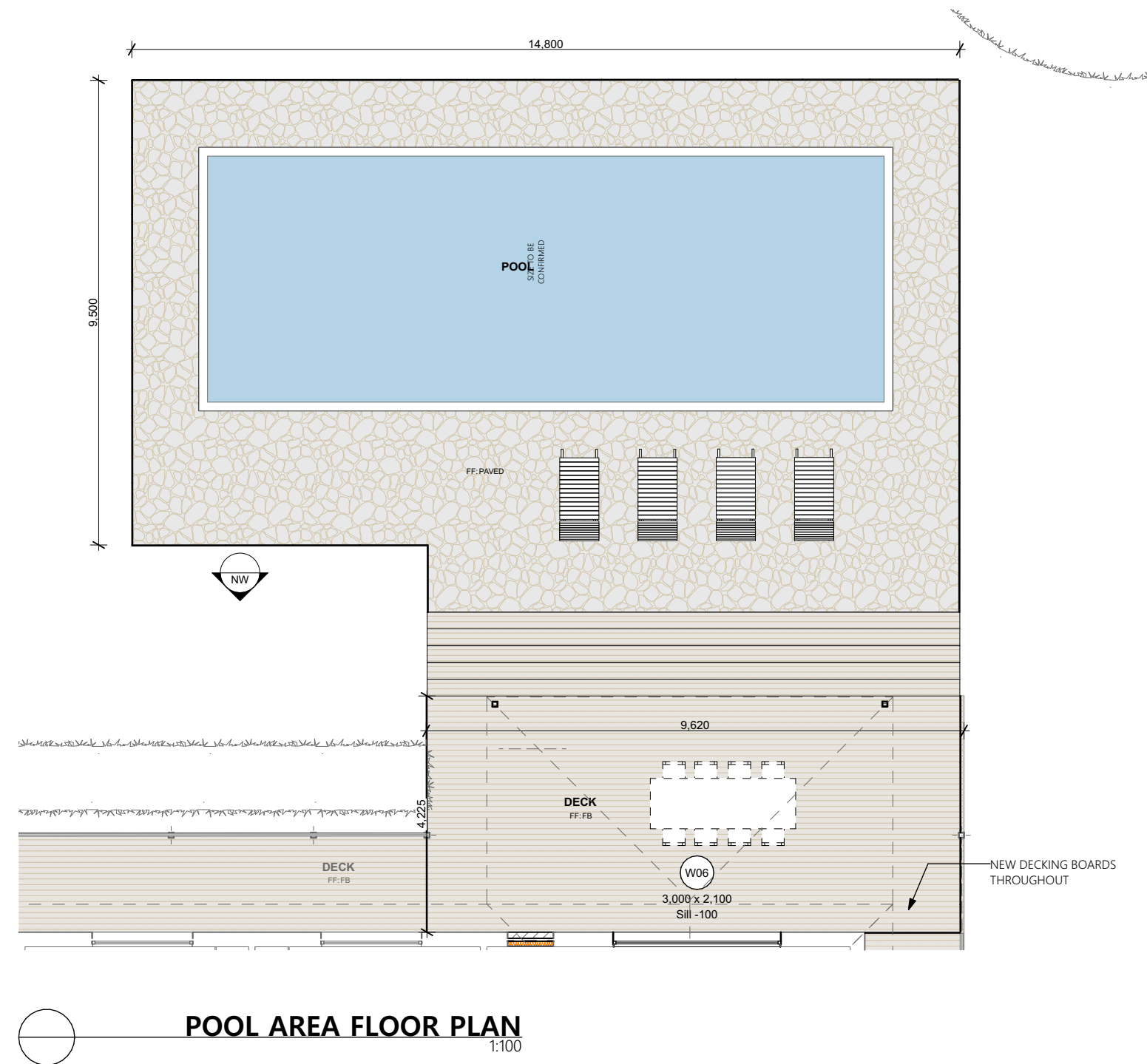
ALTERATION, NEW SHED & POOL

PROJECT
ALTERATION, NEW SHED & POOL
33 DEVON HILLS RD DEVON HILLS TAS
7300
CLIENT
G. DAVEY
DESIGNER
T. WILKIN
ACCREDITATION NO.
CC678X

DATE
15/07/2026
SCALE
As shown @ A3
1:100
CONTACT
Email: laura@wilkindesign.com.au
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PO BOX 478
LAUNCESTON, TAS. 7250

DRAWING TITLE
HOUSE FLOOR PLAN - PROPOSED
DRAWING
DA-06
JOB NO.
1467
NORTH

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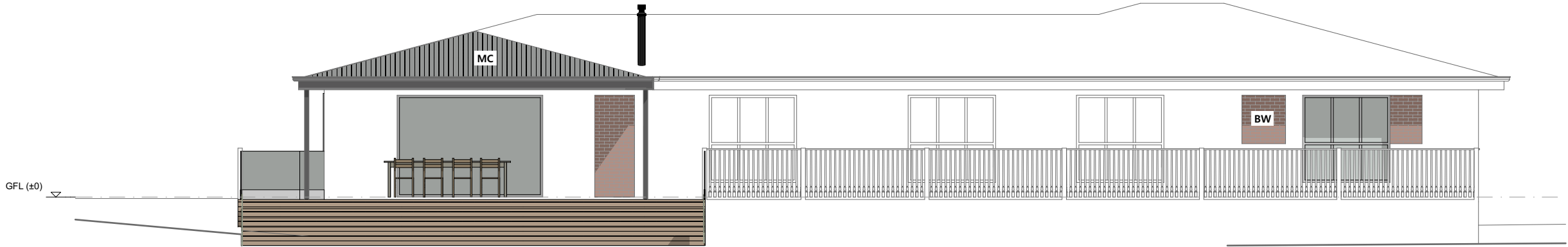
ALTERATION, NEW SHED & POOL

PROJECT
ALTERATION, NEW SHED & POOL
33 DEVON HILLS RD DEVON HILLS TAS
7300
CLIENT
G. DAVEY
DESIGNER
T. WILKIN
ACCREDITATION NO.
CC678X

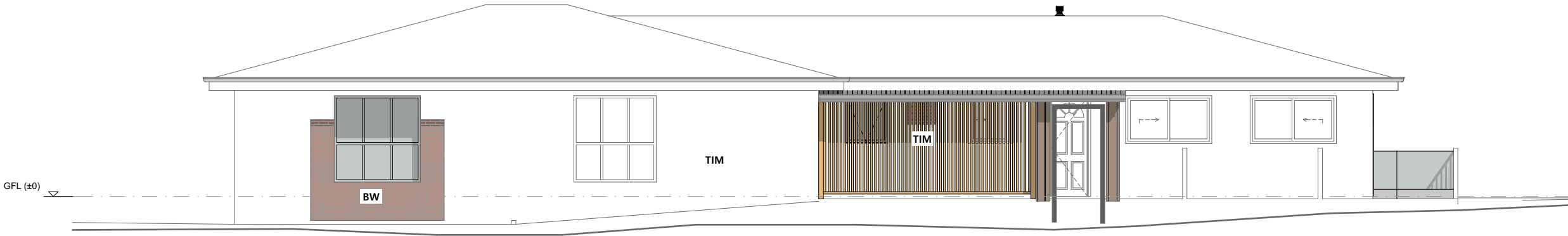
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15/07/2026
SCALE
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1:100
CONTACT
Email: laura@wilkindesign.com.au
Phone: 0432 928 361
PO BOX 478
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DRAWING TITLE
POOL AREA FLOOR PLAN - PROPOSED
DRAWING
DA-07
JOB NO.
1467
NORTH

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WEST ELEVATION
1:100



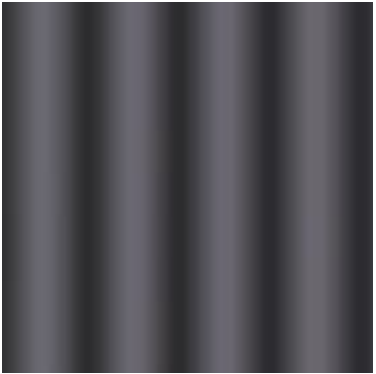
EAST ELEVATION
1:100

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ALTERATION, NEW SHED & POOL

MATERIALS



MC
COLORBOND CUSTOM ORB
MONUMENT COLOUR



BW
BRICK
MATCH EXISTING COLOUR



TIM
TIMBER SCREEN

PROJECT	
ALTERATION, NEW SHED & POOL	
33 DEVON HILLS RD DEVON HILLS TAS	
7300	
CLIENT	
G. DAVEY	
DESIGNER	ACCREDITATION NO.
T. WILKIN	CC678X

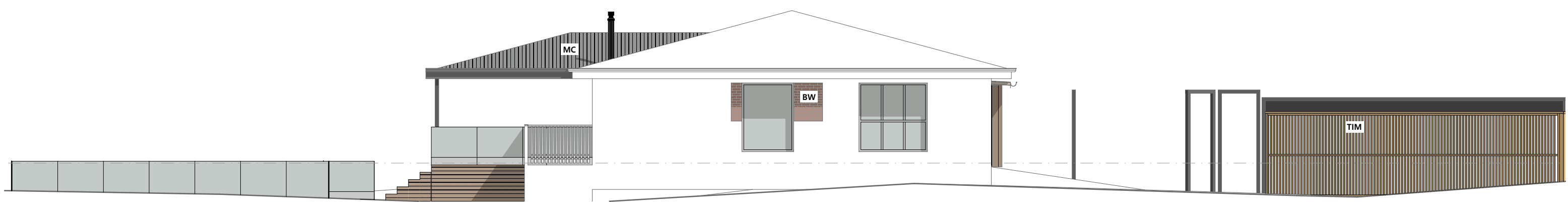
DATE	SCALE
15/07/2026	As shown @ A3
	1:100
CONTACT	
Email: laura@wilkindesign.com.au	
Phone: 0432 928 361	
PO BOX 478	
LAUNCESTON, TAS. 7250	

DRAWING TITLE	NORTH
PROPOSED ELEVATIONS	
DRAWING	
DA-08	
JOB NO.	
1467	

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NE NORTH ELEVATION 1:100



SW SOUTH ELEVATION 1:100

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ALTERATION, NEW SHED & POOL

MATERIALS



MC
COLORBOND CUSTOM ORB
MONUMENT COLOUR



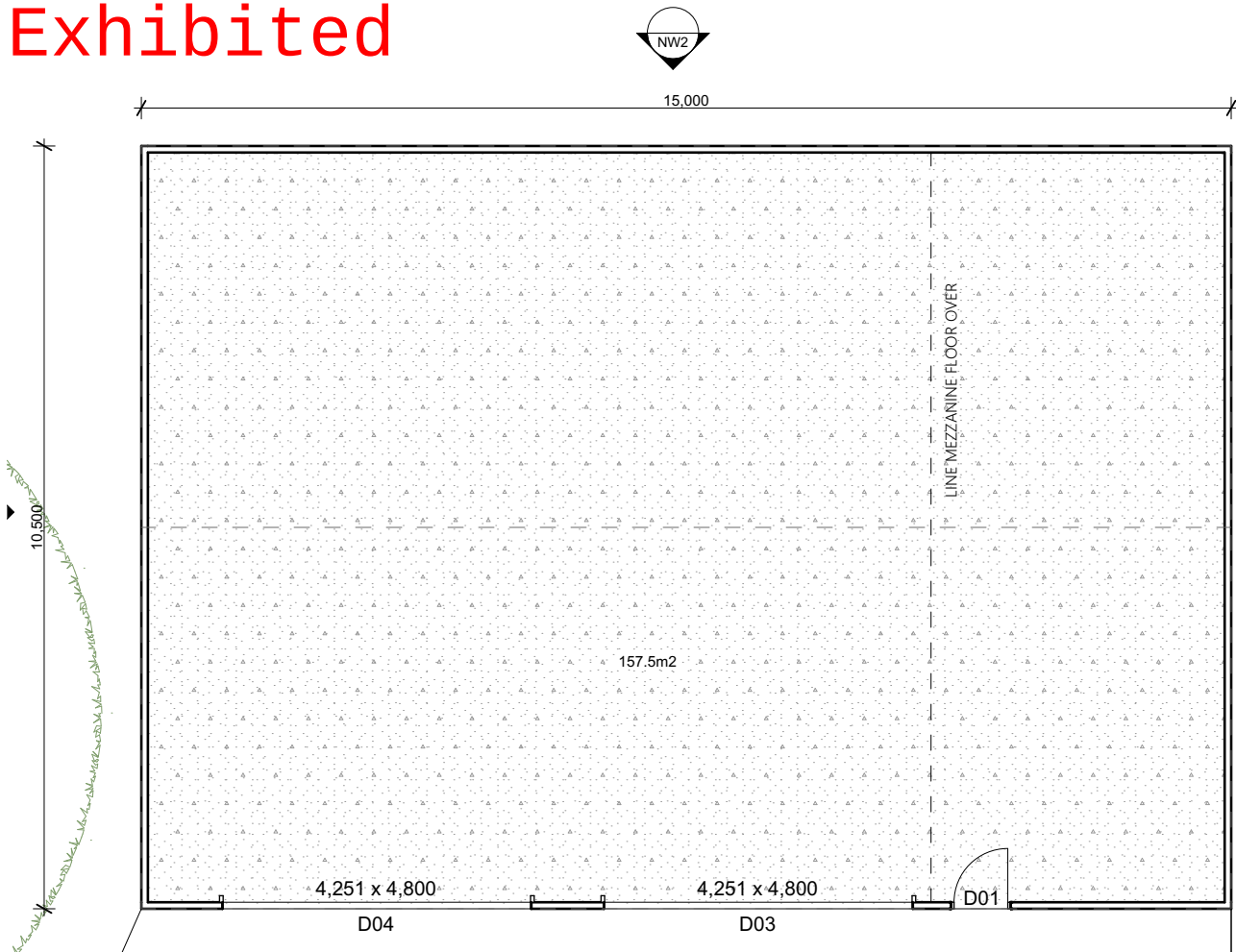
BW
BRICK
MATCH EXISTING COLOUR



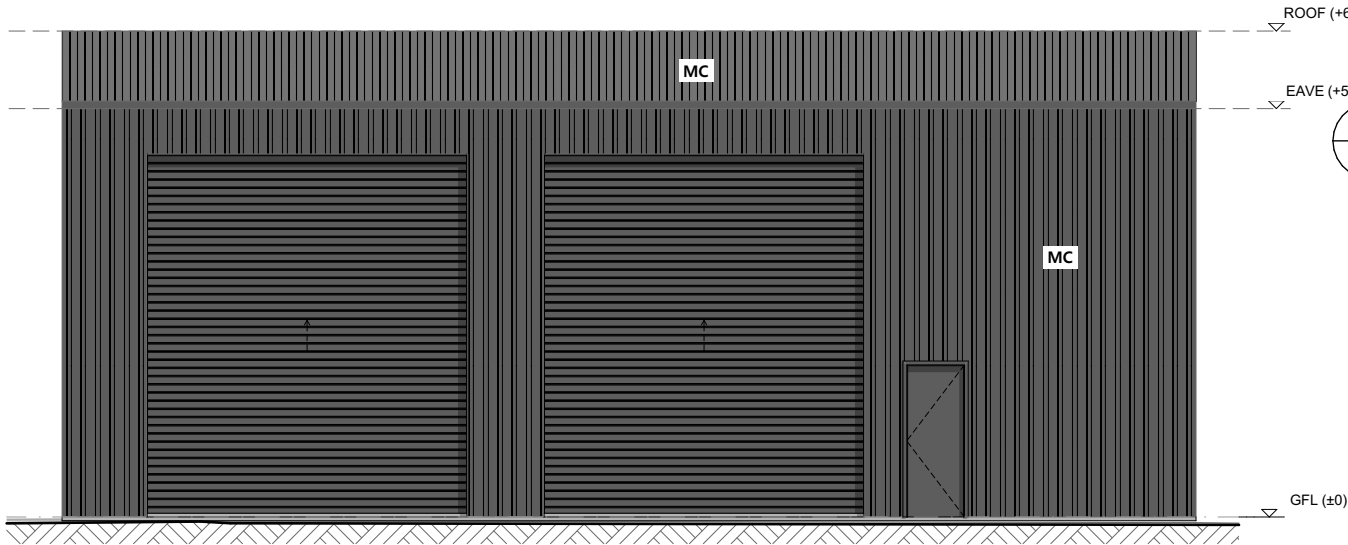
TIM
TIMBER SCREEN

PROJECT	DATE	SCALE	DRAWING TITLE	NORTH
ALTERATION, NEW SHED & POOL 33 DEVON HILLS RD DEVON HILLS TAS 7300 CLIENT	15/07/2026	As shown @ A3 1:100	PROPOSED ELEVATIONS	
G. DAVEY DESIGNER	ACCREDITATION NO. T. WILKIN CC678X	CONTACT Email: laura@wilkindesign.com.au Phone: 0432 928 361 PO BOX 478 LAUNCESTON, TAS. 7250	DRAWING DA-09 JOB NO. 1467	

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SHED PLAN
1:100

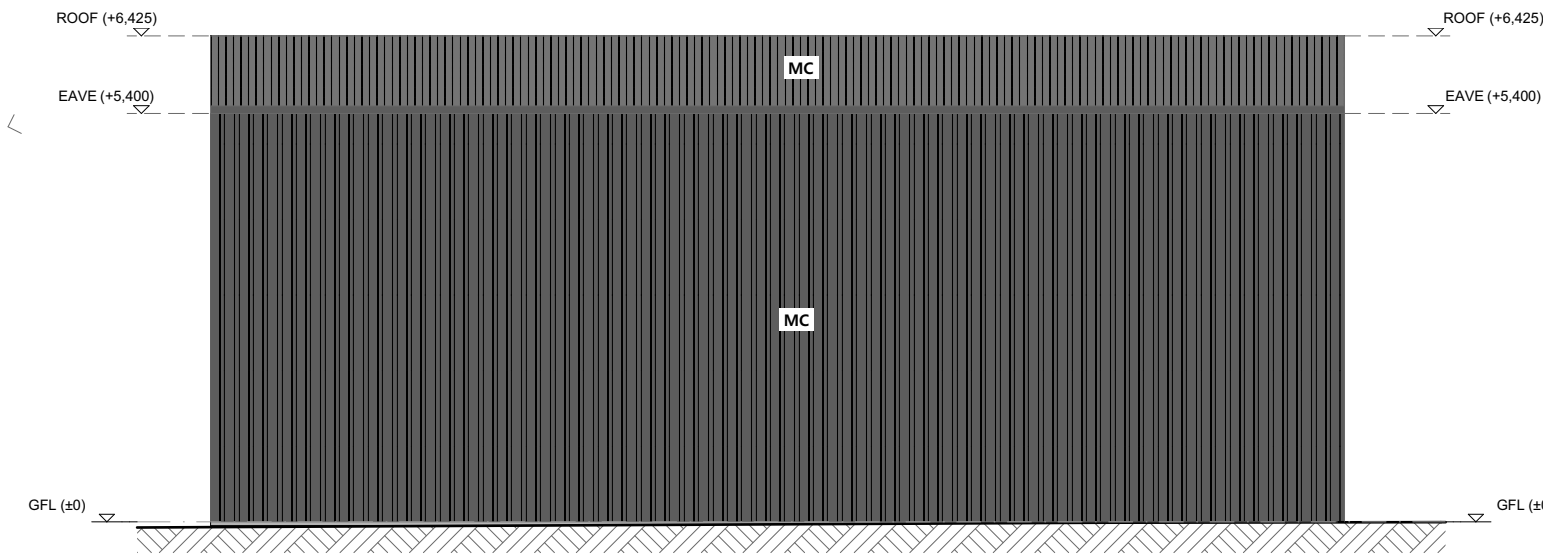


South East Elevation
1:100

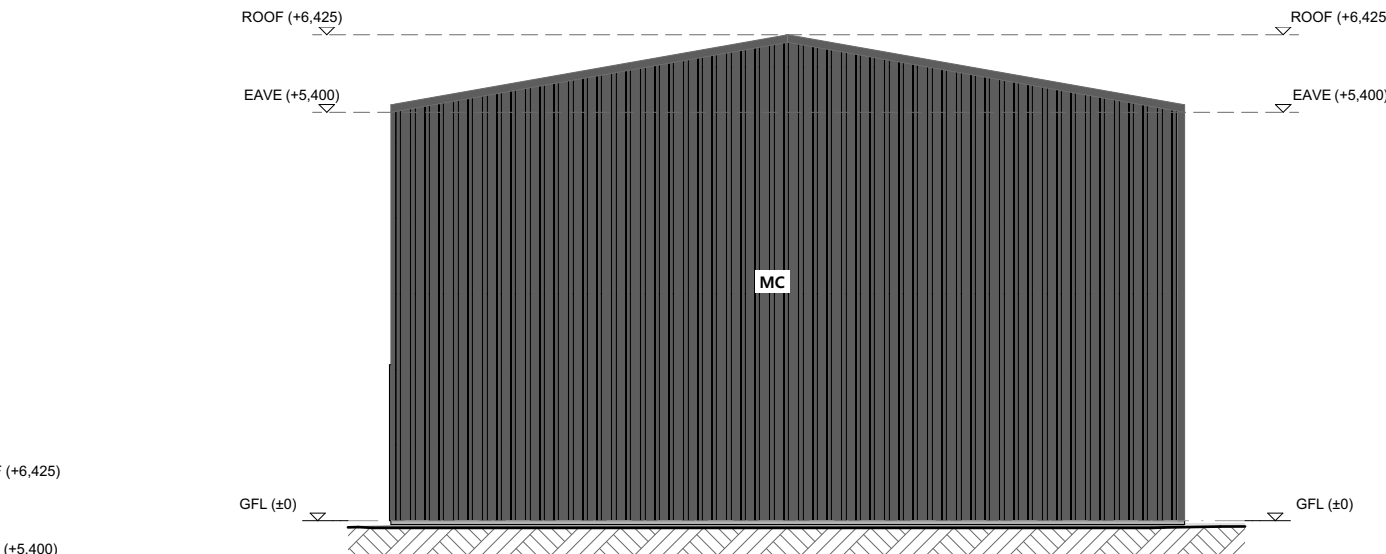
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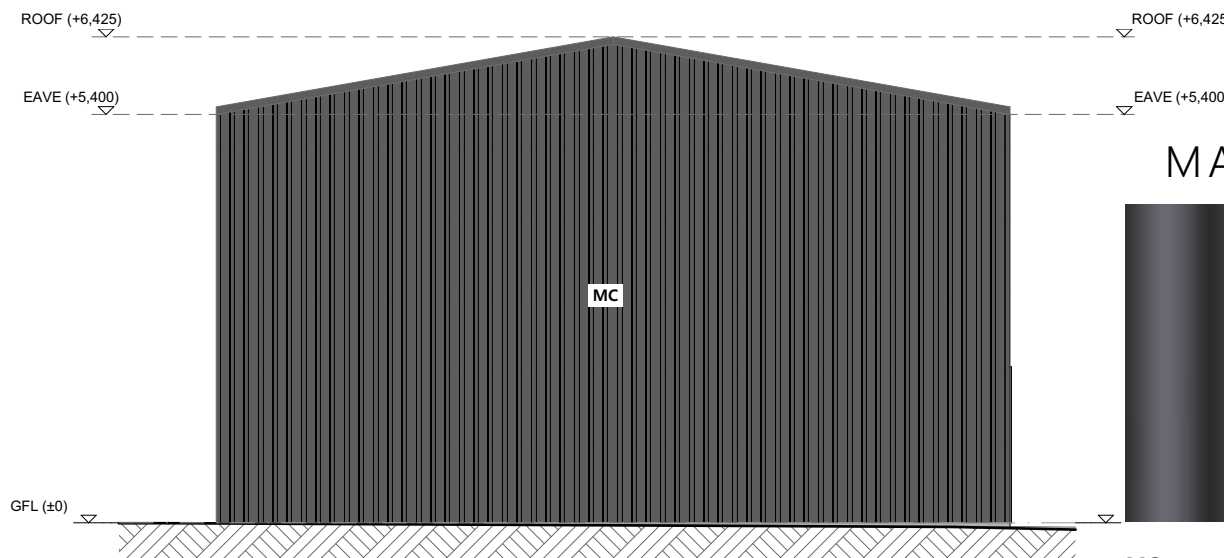
ALTERATION, NEW SHED & POOL



North West Elevation
1:100



North East Elevation
1:100



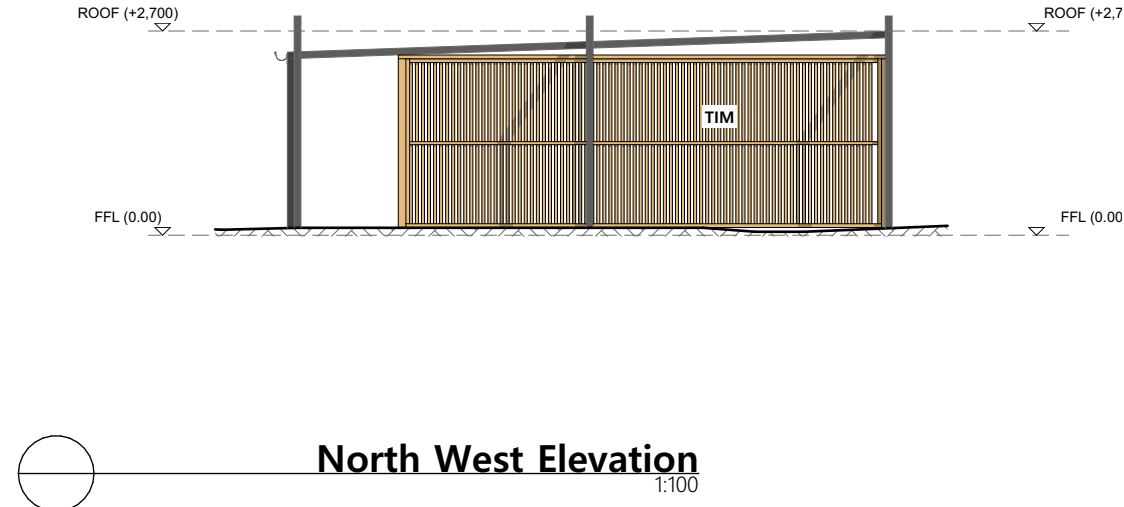
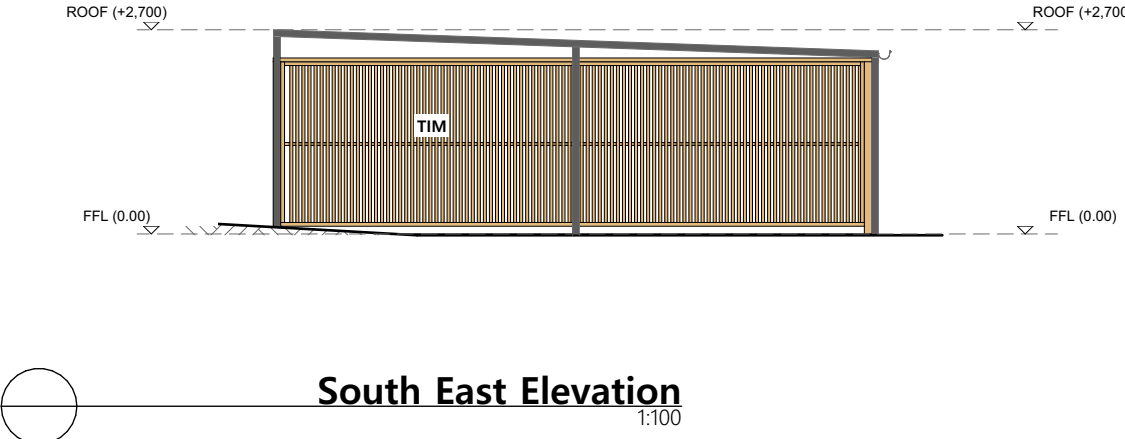
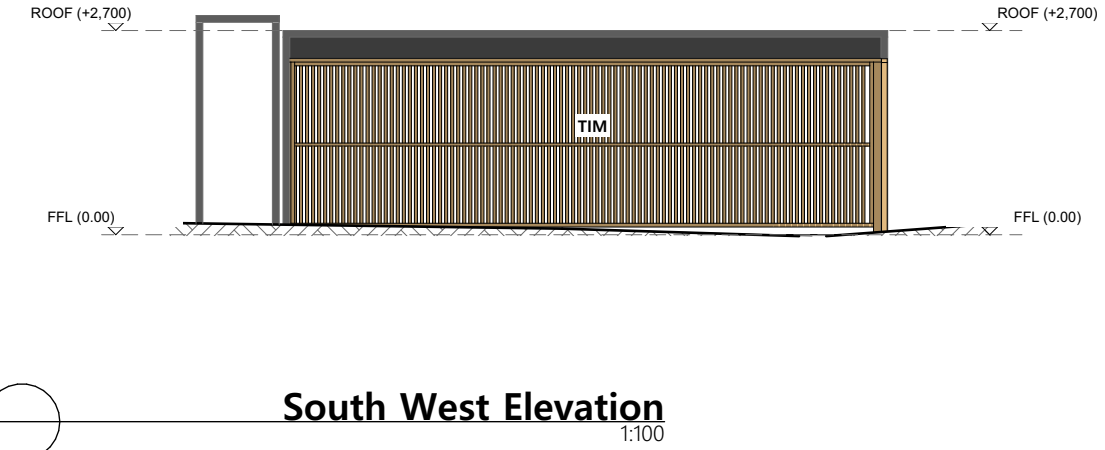
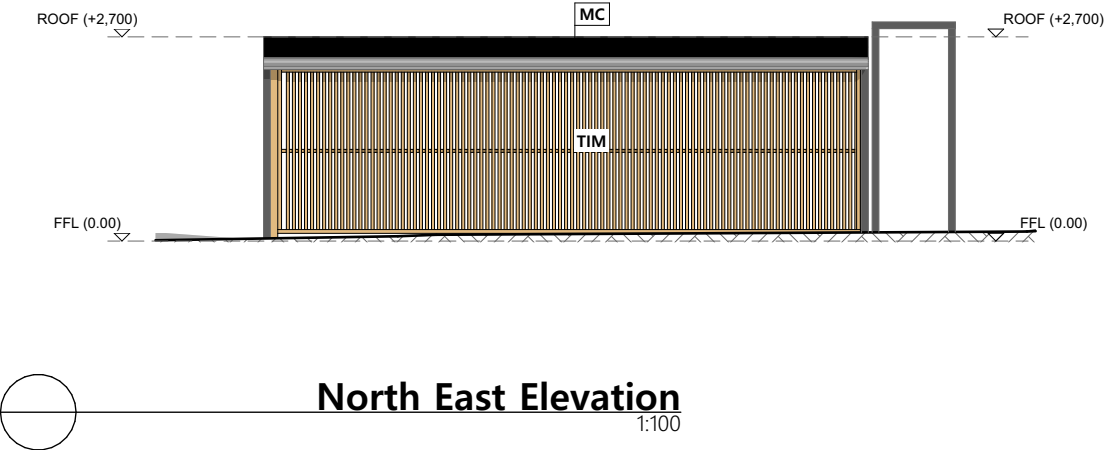
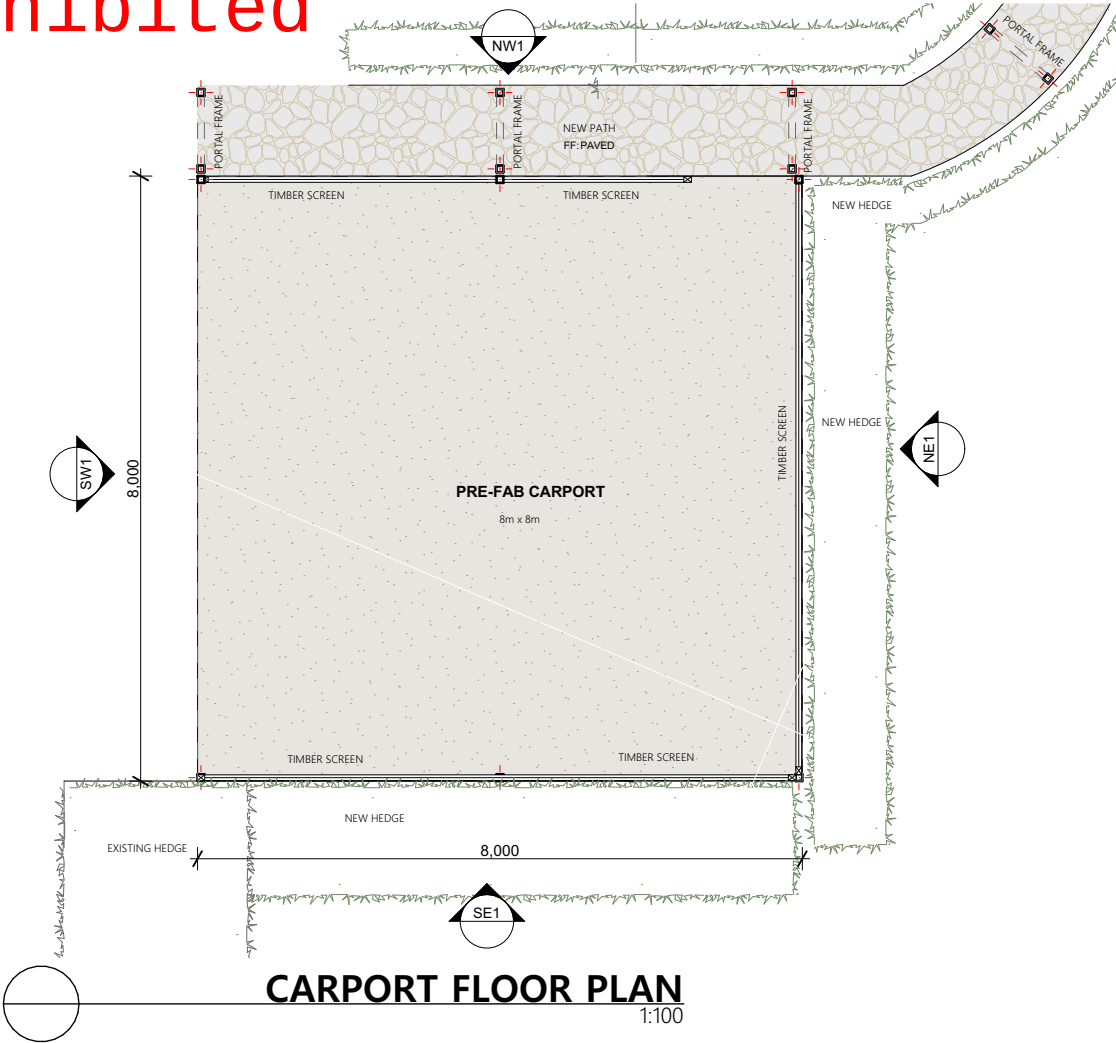
South West Elevation
1:100

MATERIALS



MC
COLORBOND CUSTOM ORB
MONUMENT COLOUR

PROJECT	DATE	SCALE	DRAWING TITLE	NORTH
ALTERATION, NEW SHED & POOL 33 DEVON HILLS RD DEVON HILLS TAS 7300 CLIENT	15/07/2026	As shown @ A3 1:100	SHED PLAN & ELEVATIONS	
G. DAVEY	CONTACT		DRAWING	
DESIGNER	ACCREDITATION NO.	Email: laura@wilkindesign.com.au Phone: 0432 928 361 PO BOX 478 LAUNCESTON, TAS. 7250	DA-10	
T. WILKIN	CC678X		JOB NO.	
			1467	



MATERIALS



MC
COLORBOND TRIMDEK
MONUMENT COLOUR



TIM
TIMBER SCREEN

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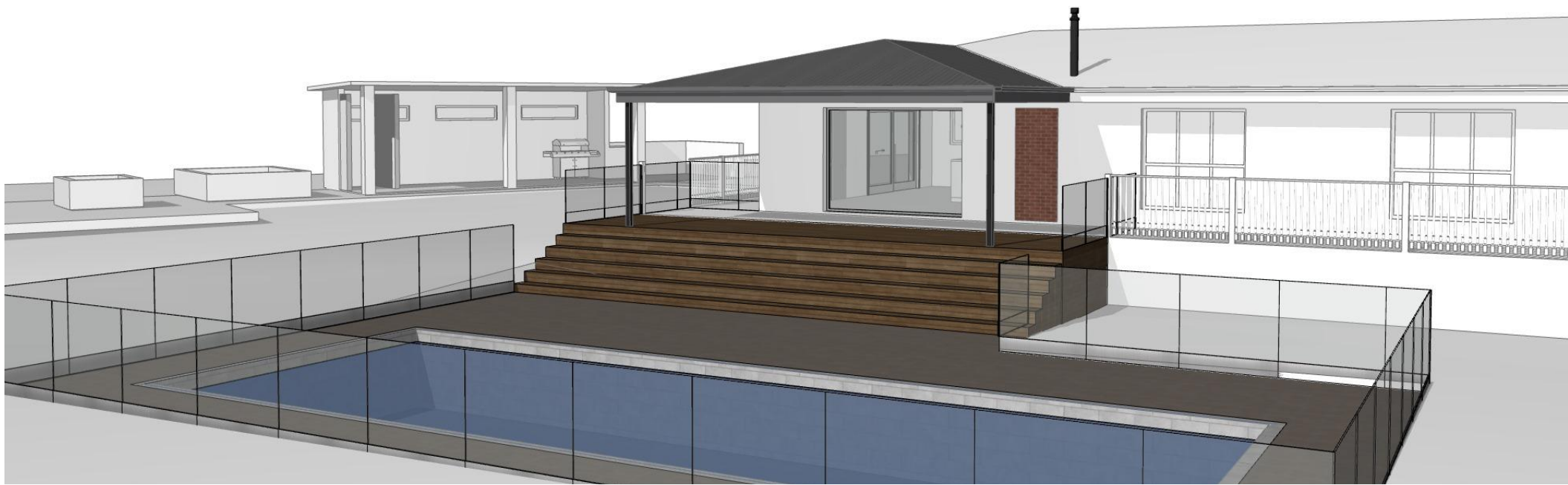
ALTERATION, NEW SHED & POOL

PROJECT	
ALTERATION, NEW SHED & POOL	
33 DEVON HILLS RD DEVON HILLS TAS	
7300	
CLIENT	
G. DAVEY	
DESIGNER	ACCREDITATION NO.
T. WILKIN	CC678X

DATE	SCALE
15/07/2026	As shown @ A3
	1:100
CONTACT	
Email: laura@wilkindesign.com.au	
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LAUNCESTON, TAS. 7250	

DRAWING TITLE	NORTH
CARPORT FLOOR PLAN & ELEVATIONS	
DRAWING	
DA-11	
JOB NO.	
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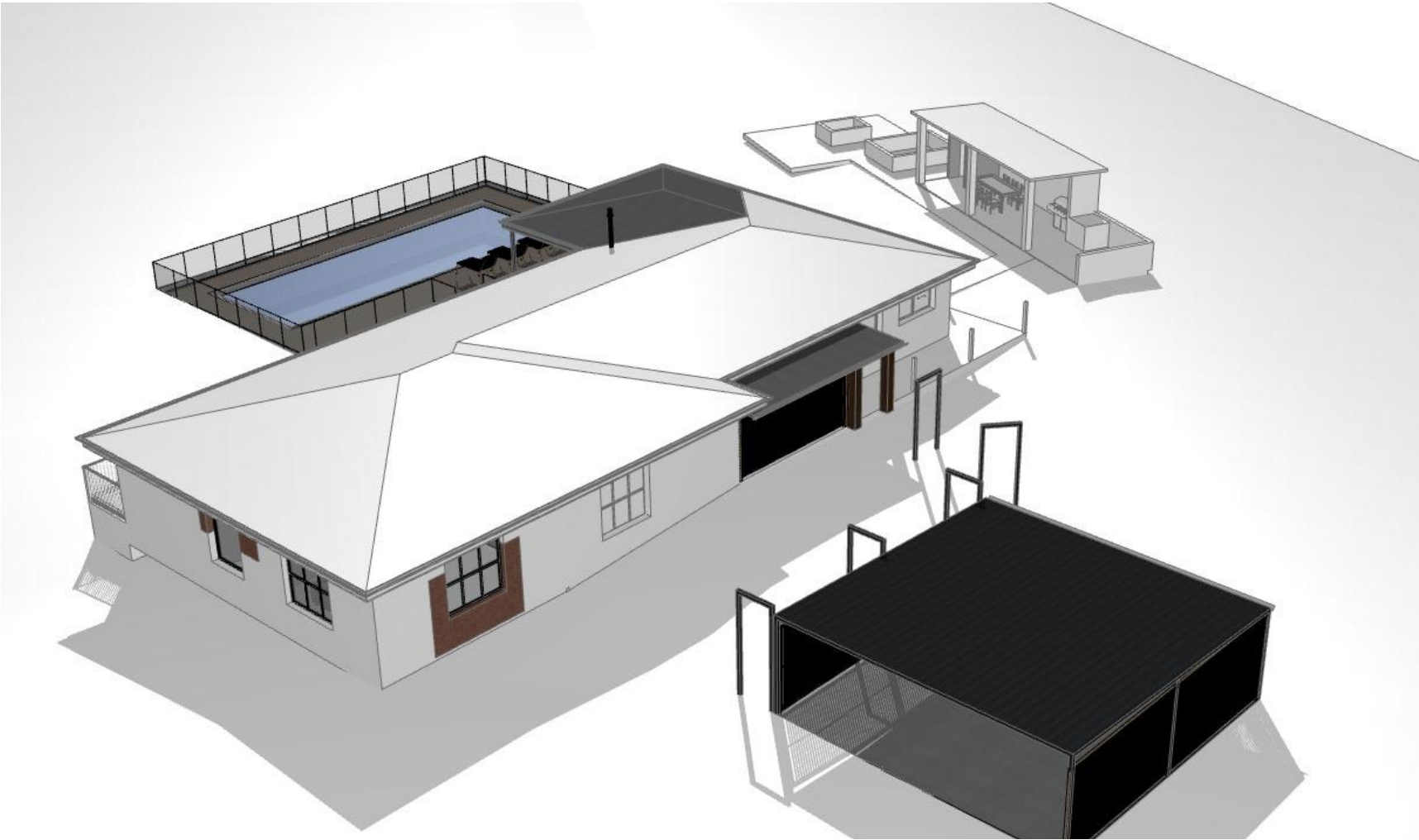
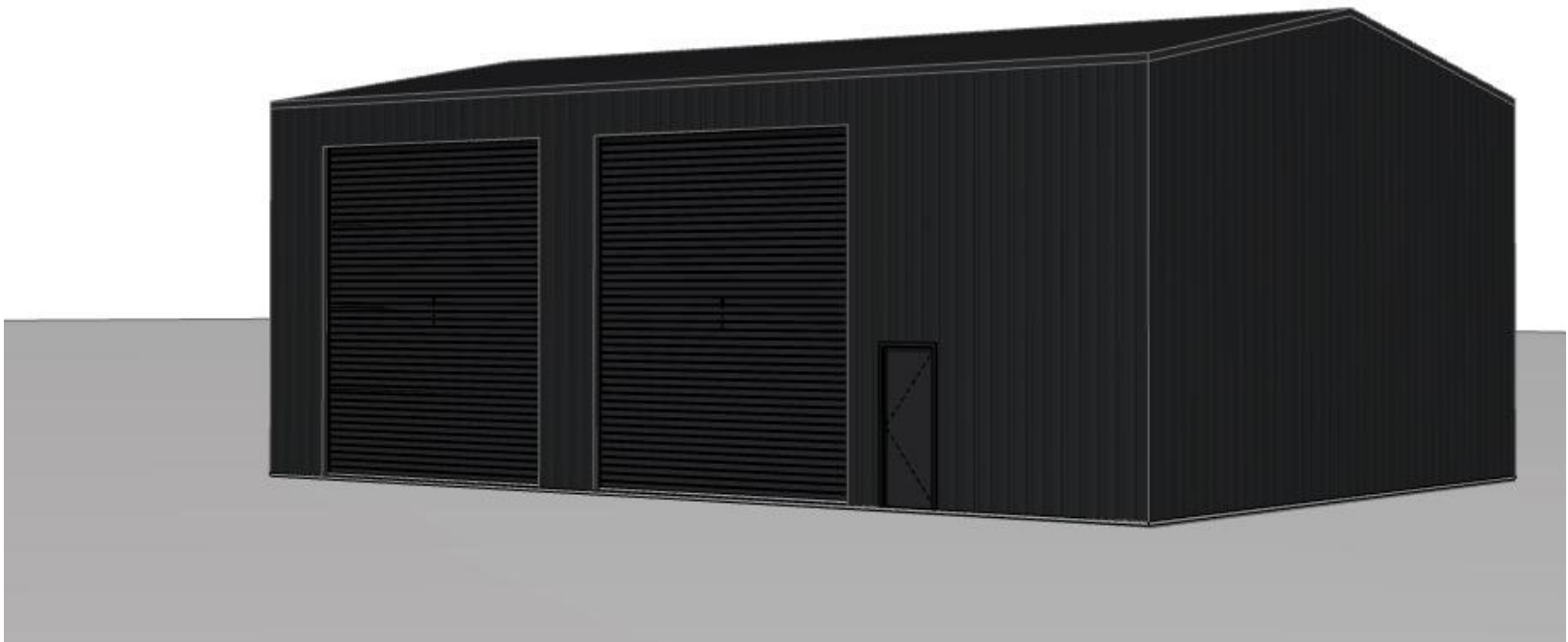
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ALTERATION, NEW SHED & POOL

PROJECT	DATE	SCALE	DRAWING TITLE	NORTH
ALTERATION, NEW SHED & POOL 33 DEVON HILLS RD DEVON HILLS TAS 7300 CLIENT	15/07/2026	As shown @ A3	3D VIEWS	
G. DAVEY	CONTACT		DRAWING	
DESIGNER	ACCREDITATION NO.	Email: laura@wilkindesign.com.au Phone: 0432 928 361 PO BOX 478 LAUNCESTON, TAS. 7250	DA-12	
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G. DAVEY	CONTACT		DRAWING	
DESIGNER	ACCREDITATION NO.	Email: laura@wilkindesign.com.au Phone: 0432 928 361 PO BOX 478 LAUNCESTON, TAS. 7250	DA-13	
T. WILKIN	CC678X		JOB NO.	
			1467	