Kentish Council
Planning Exhibition Documents

Planning Administration

Date Advertised: 04/11/2026 **Ref. Number:** K-DA082/2026

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Kentish Council

PUBLIC NOTICE

APPLICATION FOR DEVELOPMENT APPROVAL

An application for development approval has been made which may affect you.

Details about the application – K-DA082/2026

Address of the land	**17 Aquila Court ACACIA HILLS**
What use or development is proposed in the application	**Residential – proposed DWELLING & OUTBUILDING**
Date of notice	**4 November 2026**

The application and supporting documents are open for public inspection on Council's website at www.kentish.tas.gov.au or at the Council Offices, 69 High Street, Sheffield during the following office hours:-

Monday to Friday, 8.00 a.m to 4.30 p.m.

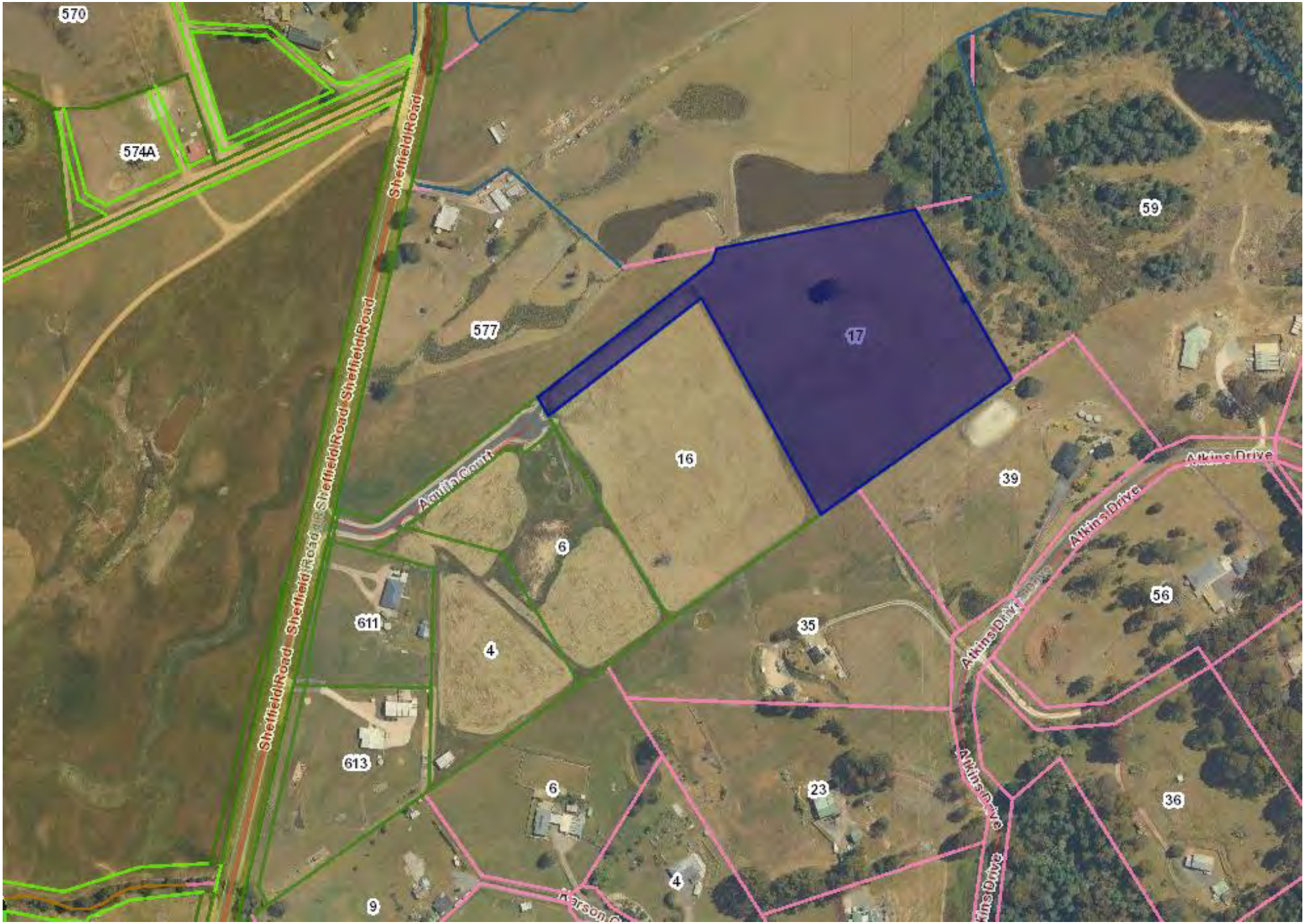
Any person may lodge a representation on the proposed use or development.

Your representation must:

- be *received* within 14 days of the date of this notice;
- be in writing;
- be addressed to:
  The Chief Executive Officer,
  Kentish Council,
  P.O. Box 63, Sheffield 7306; or email
  submissions@latrobe.tas.gov.au
- and include:
  the reasons for your representation; and
  the address of the land.

Aerial View – K-DA082/2026, 17 Aquila Court, Acacia Hills

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Date Advertised: 16/11/2026 Ref. Number: K-DA0823/26
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Office Use Only	
Application No	PID

KENTISH COUNCIL

DEVELOPMENT APPLICATION

Application for Development Permit under Section 58 or Section 57
of the *Land Use Planning and Approvals Act 1993*

1 Full Name of Applicant(s): Lachlan Walsh Design

2 Postal Address of Applicant(s) PO Box 231, Devonport

..... Phone:.....

Mobile No.: ..... Email: .....

3 Full Name of Owner(s): Bianca & Bradley Lunson

4 Postal Address of Owner(s): .....

..... Phone:.....

Mobile No. ..... Email: .....

5 Present Use of the Land: Vacant

6 Proposed Use and/or Development (subject of this application): Proposed Residence & Shed

.....

At (Location of property): 17 Aquila Court, Acacia Hills

.....

Certificate/s of Title reference: 185576/11

7 Estimated Costs of works: $ 950,000 (estimate)

8 Supporting Details: **A CHECK LIST IS PROVIDED ON THE NEXT PAGE AND MUST BE ACKNOWLEDGED AND SIGNED BY THE APPLICANT.**

Signed ..... Dated: 09/10/2026

17 Aquila Court, Acacia Hills

PROPOSED RESIDENCE & SHED

Bianca & Brad Lunson

INDEX

Page	Content	Rev.	Issue Date	Amendment Rev.
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3	FLOOR PLAN - RESIDENCE	3	18.09.26	
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Page total: 8

Kentish Council

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PROJECT NO. 26-1040

LACHLAN WALSH DESIGN

PO Box 231, Devonport TAS, 7310

www.lachlanwalshdesign.com

Email: admin@lachlanwalshdesign.com

Phone: 6424 8053

Tasmania Accreditation Number: CC 6162 E

DATE 18.09.26

DRAWINGS SET DA

REV. NO.

GENERAL INFORMATION

LAND TITLE REFERENCE NUMBER 185576 / 11

COUNCIL Kentish Council

PROPERTY ZONE Rural Living

CLIMATE ZONE 7

DESIGNED WIND CATEGORY	XXX
SOIL CLASSIFICATION	XXX
CORROSION CONTROL	Low
BUSH FIRE ATTACK LEVEL	

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- IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT ALL RELEVANT AUTHORITIES AND OBTAIN APPROVALS FOR ALL WORKS
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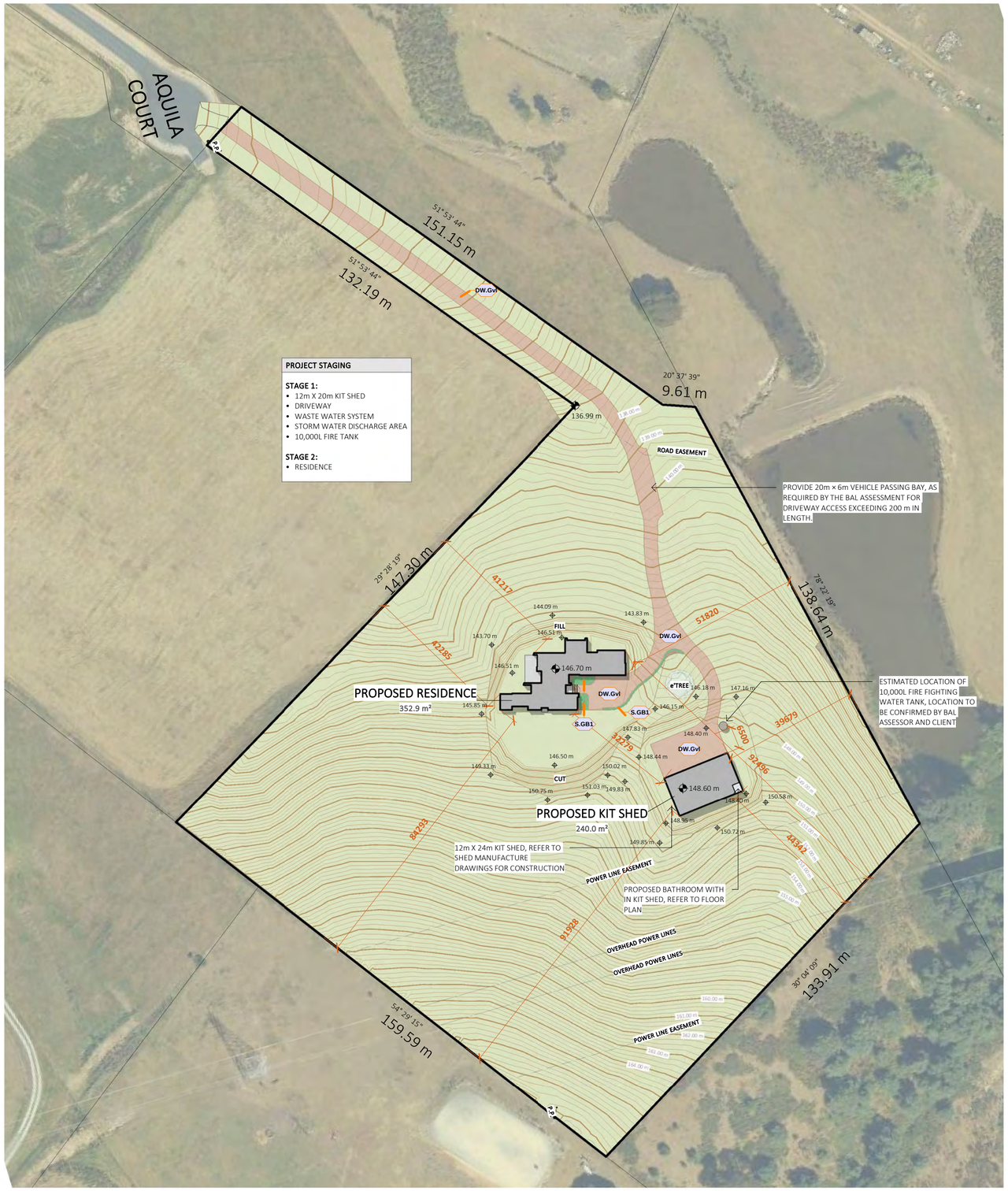
SOIL & WATER MANAGEMENT

CONNECT DOWNPIPES TO COUNCIL STORMWATER OR SITE DISCHARGE AREA AS SOON AS THE ROOF IS INSTALLED. INSTALL SEDIMENT CONTROL BARRIERS DOWN-SLOPE OF EXCAVATED MATERIAL. REMOVE EXCAVATED MATERIAL UPON COMPLETION OR USE IT AS FILL FOR LOW POINTS. APPLY CRUSHED ROCK AT SITE ENTRY TO CONTROL SEDIMENT AND PREVENT DEBRIS TRANSFER TO THE STREET; REAPPLY IF SEDIMENT BUILDS UP. GARDEN BEDS MUST NOT COVER WEEP HOLES, VENTS, OR LIGHTWEIGHT CLADDING (E.G., COLORBOND, WEATHERBOARDS). FINISHED GROUND LEVELS MUST BE 150mm BELOW THE FLOOR SLAB AND GRADED AWAY FOR AT LEAST 1500mm.

SYMBOLS

- WATER MAIN (Tas Water)
- STORM WATER MAIN (Council)
- SEWER MAIN (Tas Water)
- PROPOSED SEWER MAIN
- PROPOSED STORM WATER MAIN
- WM — WATER METER, INSTALLED BY TAS WATER AT DEVELOPERS COST
- PROPERTY CONNECTION POINT
- 1.00m — PROPOSED SITE REFERENCE LEVEL MARKER
- FH — FIRE HYDRANT
- TN — TAS NETWORKS IN GROUND BOX
- ET — ELETRICAL TURRET
- P.P. — POWER POLE / LIGHT POLE

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PROJECT STAGING

STAGE 1:
- 12m X 20m KIT SHED
- DRIVEWAY
- WASTE WATER SYSTEM
- STORM WATER DISCHARGE AREA
- 10,000L FIRE TANK

STAGE 2:
- RESIDENCE

SITE FINISH

Code	Description	Area
DW.GvI	Driveway/pathway - Gravel finish, (confirm with client)	1,440.0 m²
S.GB1	Garden beds - top soil to be added to all garden bdes, top layer with selected bark/mulch 75-100mm deep, tapered around plants	58.9 m²

AREA SCHEDULE

Code	Area	Squares	%
PROPOSED KIT SHED	240.00 m²	25.8	40%
PROPOSED RESIDENCE	352.91 m²	38.0	60%

Property Area	Unit
2.82	Hectare

SITE PLAN
SCALE: 1:1000

5.0 10.0 15.0 20.0 25.0 50.0

PROJECT NO. 26-1040

LACHLAN WALSH DESIGN
PO Box 231, Devonport TAS, 7310
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Phone: 6424 8053
Tasmania Accreditation Number: CC 6162 E

PAGE NO. 2

PROJECT: PROPOSED RESIDENCE & SHED
LOCATION: 17 Aquila Court, Acacia Hills
CLIENT: Bianca & Brad Lunson

PAGE TITLE: SITE PLAN - PROPOSED
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ISSUE DATE: 18.09.26
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No.	DATE	DESCRIPTION
1	09.06.26	CONCEPT 1 - Client Review
2	15.09.26	CONCEPT 2 - Client Review
3	18.09.26	Planning Permit

AMENDMENT
PAGE NO. 2

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Date Submitted: 18/09/2026 Doc. Number: K-2026/00126
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NOTES

CHECK ALL WINDOW AND DOOR SCHEDULES TO CONFIRM OPENINGS IN FRAMED WALLS

ALL DIMENSIONS TO BE CHECKED ON SITE BY CONTRACTOR PRIER TO COMMENCEMENT OF CONSTRUCTION

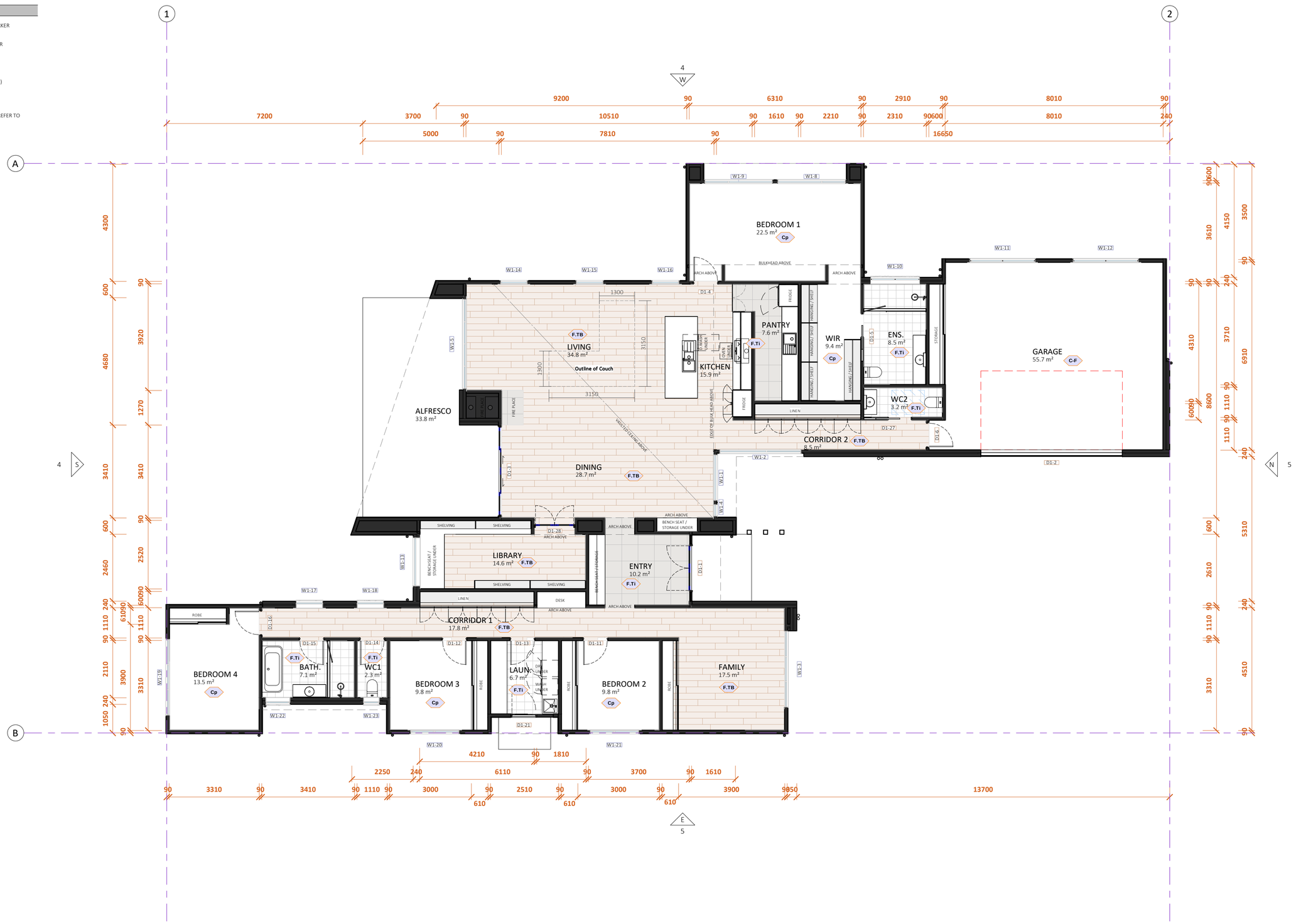
ALL DIMENSIONS ARE IN MILLIMETRES UNLESS NOTED OTHERWISE

SYMBOLS

- 1.00m — FINISHED FLOOR LEVEL MARKER
- 1.00m — SITE REFENCE LEVEL MARKER
- # — WALL DIMENSION (mm)
- # — OPENINGS DIMENSION (mm)
- A — GRID LINE
- 03 N — ELEVATION ORIENTATION (REFER TO RELEVANT PAGE)

FLOOR FINISH SCHEDULE

Code	Description	Area
F.Cp	Carpet (selected by client) on Dunlop Foam Underlay	70.4 m²
F.TB	Floating Timber Floor, Selected Clear Sealant over	144.5 m²
F.Ti	Selected Tile with 3mm Joint Spacing, Mapei Kerabond (or similar) adhesive, ultracolour plus grout to selected colour	46.2 m²



RESIDENCE
FLOOR PLAN
SCALE: 1:100

0.5 1.0 1.5 2.0 2.5 5.0

LACHLAN WALSH DESIGN
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PROJECT NO. 26-1040

PAGE NO. 3

PROJECT: PROPOSED RESIDENCE & SHED
LOCATION: 17 Aquila Court, Acacia Hills
CLIENT: Bianca & Brad Lunson

PAGE TITLE: FLOOR PLAN - RESIDENCE
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PAGE NO. 3

NOTES

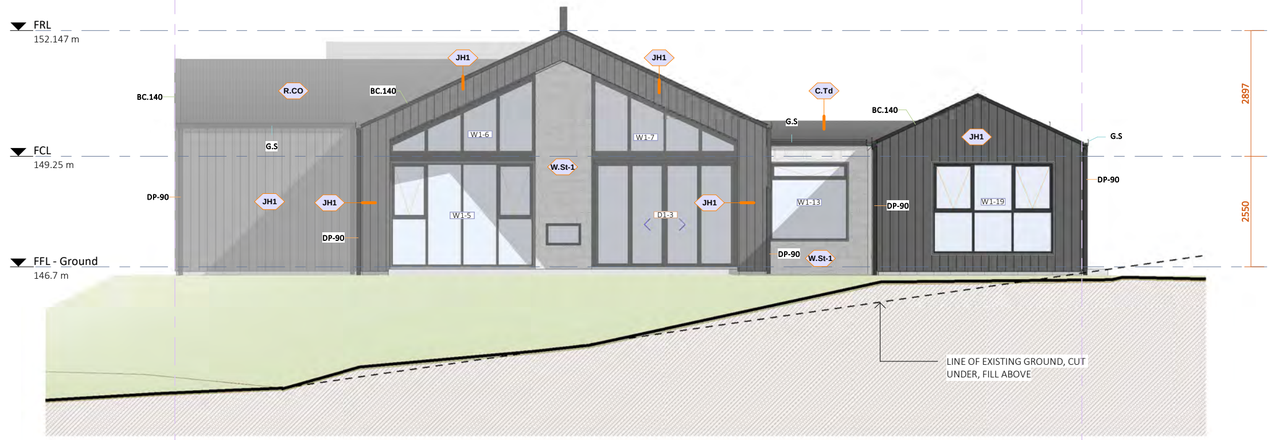
ALL GLAZED WINDOW AND DOOR ASSEMBLIES IN EXTERNAL WALLS TO COMPLY WITH AS 2047. ALL OTHER GLASS TO COMPLY WITH AS 1288, REFER TO WINDOW SCHEDULES FOR WINDOW SIZE & TYPE. INSTALLED ALL PRODUCTS AND MATERIALS ACCORDING TO MANUFACTURER INSTRUCTIONS AND SPECS

FLASH ALL OPENINGS WITH AS/NZS 2904-COMPLIANT MATERIALS. INTALL FLASHING ACCORDING TO GLAZING MANUFACTURER SPECS FOR BRICK VENEER OR LIGHTWEIGHT CLADDING

SYMBOLS

- 1.00m — GOUND AND FLOOR LEVEL HIGHT MARKER
- W1- — WINDOW No. (REFER TO SCHEDULE)
- D1- — DOOR No. (REFER TO SCHEDULE)
- A — GRID LINE
- OPAQUE WINDOW

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S SOUTH ELEVATION
1 : 100



W WEST ELEVATION
1 : 100

0.5 1.0 1.5 2.0 2.5 5.0

EXTERNAL WALL SCHEDULE

Code	Model	Area
JH1	James Hardie - Scyon Axon	307.0 m²
Bv.R	240 Brick Veneer Reclaimed	136.6 m²
B.20	20.01 Block	203.5 m²
W.CO	Colorbond Vertical Orientation	279.6 m²
W.CF	Custom Flashing	8.6 m²

ROOF FINISH SCHEDULE

CODE	Roof Profile	Area
R.CO	Colorbond Custom Orb	380.1 m²
R.Td	Colorbond Trimdek	290.0 m²

FASCIA SCHEDULE

Code	Model	Colour	Length
BC.140	Barge 140L x 75H	CP Monument	59.34 m
CF	Novaline® Fascia	CP Monument	64.61 m

GUTTER SCHEDULE

Eave gutter min. 1:500 or steeper

Code	Type	Colour	Length
G.S	Lysaght Sheerline	CP Monument	111.52 m

DOWNPIPES

Type	Specification	Total
DP-90	90Ø PVC Downpipe, painted finish to match wall	22

PROJECT NO. 26-1040

LACHLAN WALSH DESIGN
PO Box 231, Devonport TAS, 7310
www.lachlanwalshdesign.com
Email: admin@lachlanwalshdesign.com
Phone: 6424 8053
Tasmania Accreditation Number: CC 6162 E

PAGE NO. 4

PROJECT
PROPOSED RESIDENCE & SHED

LOCATION
17 Aquila Court, Acacia Hills

CLIENT
Bianca & Brad Lunson

PAGE TITLE
ELEVATIONS 1 of 2

DRAWINGS SCALE
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AMENDMENT
PAGE NO. 4

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NOTES

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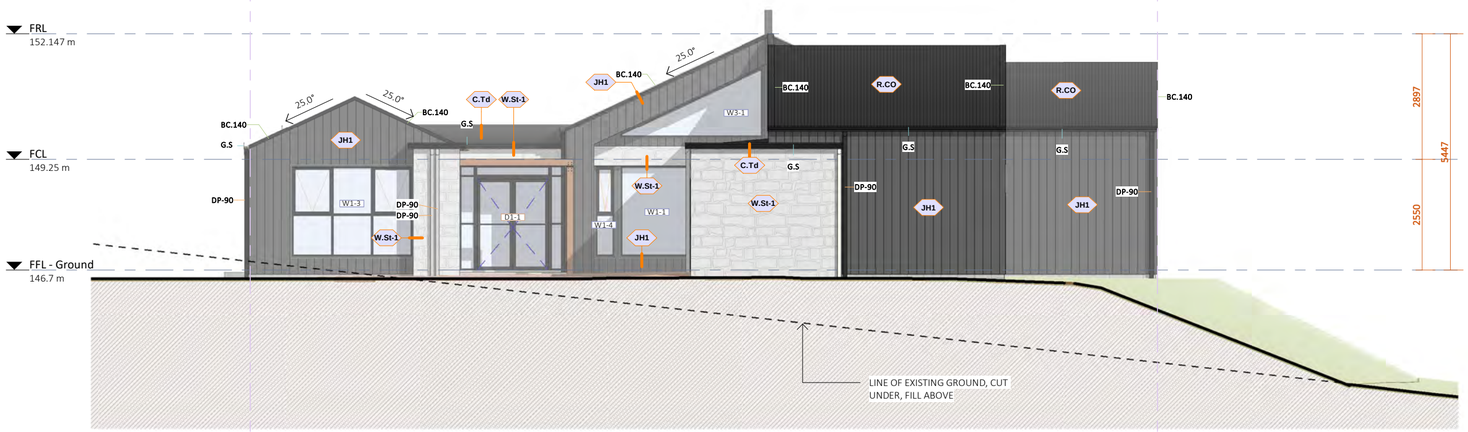
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- OPAQUE WINDOW

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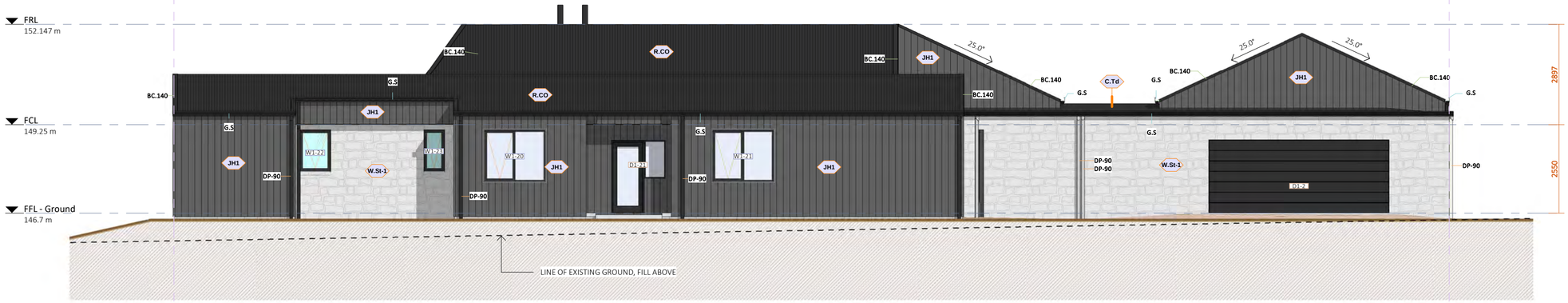
B A

FRL 152.147 m
FCL 149.25 m
FFL - Ground 146.7 m



N NORTH ELEVATION
1 : 100

1 2



E EAST ELEVATION
1 : 100

0.5 1.0 1.5 2.0 2.5 5.0

EXTERNAL WALL SCHEDULE

Code	Model	Area
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PAGE NO. 5

PROJECT: PROPOSED RESIDENCE & SHED
LOCATION: 17 Aquila Court, Acacia Hills
CLIENT: Bianca & Brad Lunson

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AMENDMENT
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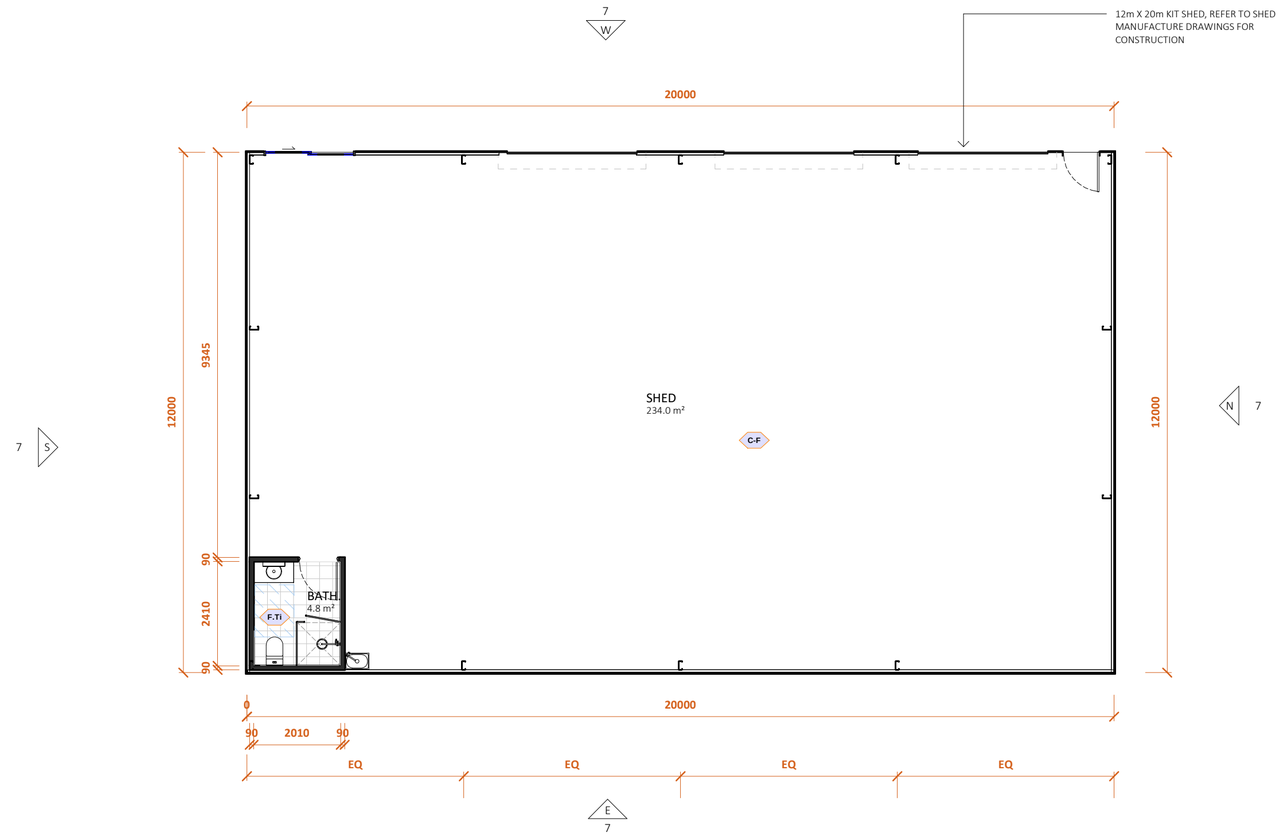
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- # — OPENINGS DIMENSION (mm)
- A — GRID LINE
- 03 / N — ELEVATION ORIENTATION (REFER TO RELEVANT PAGE)

FLOOR FINISH SCHEDULE

Code	Description	Area
F.Ti	Selected Tile with 3mm Joint Spacing, Mapei Kerabond (or similar) adhesive, ultracolour plus grout to selected colour	4.7 m²



SHED
FLOOR PLAN
SCALE: 1:100

0.5 1.0 1.5 2.0 2.5 5.0

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PAGE NO. 6

PROJECT: PROPOSED RESIDENCE & SHED
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PAGE TITLE: FLOOR PLAN - SHED
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PAGE NO. 6

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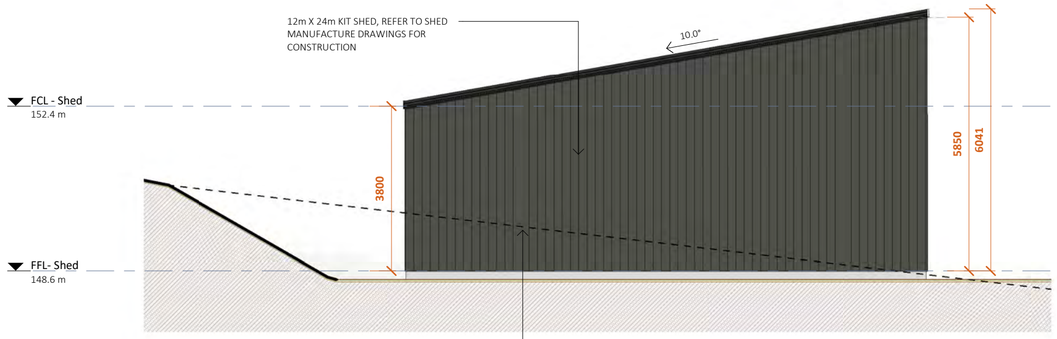
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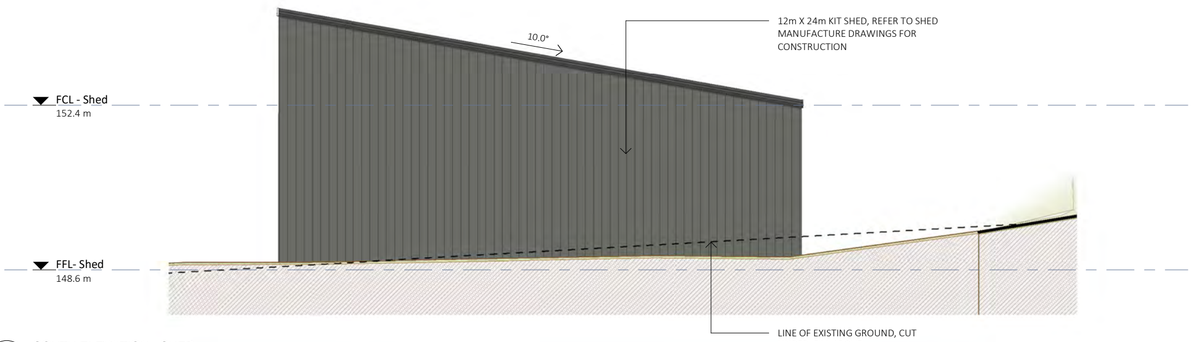
- 1.00m — GOUND AND FLOOR LEVEL HIGHT MARKER
- W1- — WINDOW No. (REFER TO SCHEDULE)
- D1- — DOOR No. (REFER TO SCHEDULE)
- A — GRID LINE
- OPAQUE WINDOW



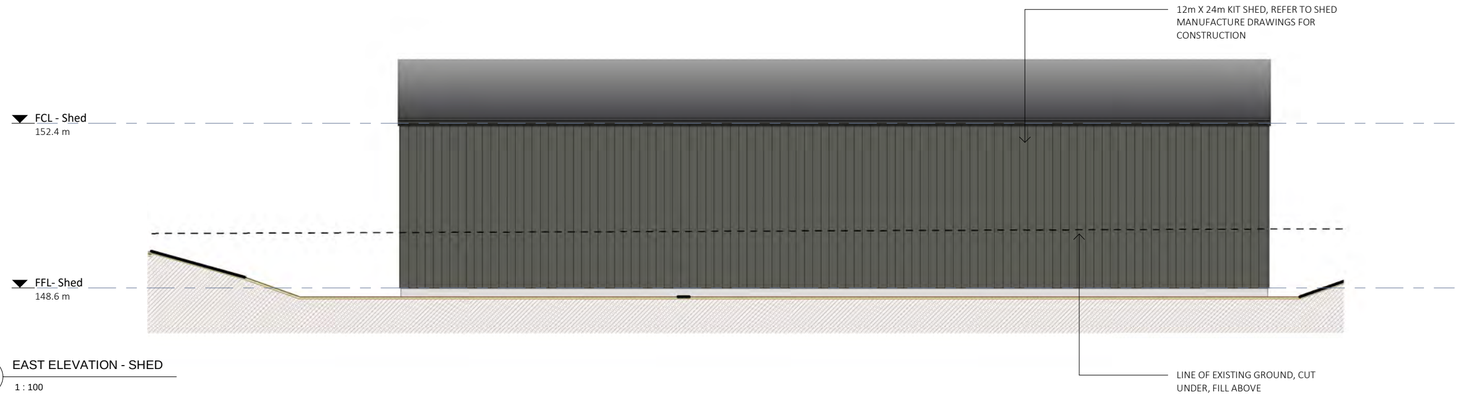
W WEST ELEVATION - SHED
1 : 100



N NORTH ELEVATION - SHED
1 : 100



S SOUTH ELEVATION - SHED
1 : 100



E EAST ELEVATION - SHED
1 : 100

0.5 1.0 1.5 2.0 2.5 5.0

PROJECT NO. 26-1040

LACHLAN WALSH DESIGN
PO Box 231, Devonport TAS, 7310
www.lachlanwalshdesign.com
Email: admin@lachlanwalshdesign.com
Phone: 6424 8053
Tasmania Accreditation Number: CC 6162 E

PAGE NO. 7

PROJECT
PROPOSED RESIDENCE & SHED

LOCATION
17 Aquila Court, Acacia Hills

CLIENT
Bianca & Brad Lunson

PAGE TITLE
ELEVATIONS - SHED

DRAWINGS SCALE
1 : 100

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DRAWN BY L.WALSH
CHECKED BY L. WALSH
ISSUE DATE 18.09.26
DRAWINGS SET DA
REV. NO. 3

No.	DATE	DESCRIPTION
1	09.06.26	CONCEPT 1 - Client Review
2	15.09.26	CONCEPT 2 - Client Review
3	18.09.26	Planning Permit

AMENDMENT

PAGE NO. 7

26/10/2026 9:33:02 AM

\\LWD_NAS\LWD_Files\2026\26-1040 - Lunson - Residence\CAD\2026.06 - Lunson_Rev 3.1.rvt

https://www.dbs-sheds.com.au
sales@dbssheds.com.au
03 6424 6664
35 Elizabeth St
Devonport TAS 7310

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3D View

View & Edit in 3D: https://www.dbs-sheds.com.au/shed-designer-app/#4rK7LgPH43p/0



Developed by https://www.webshed.app

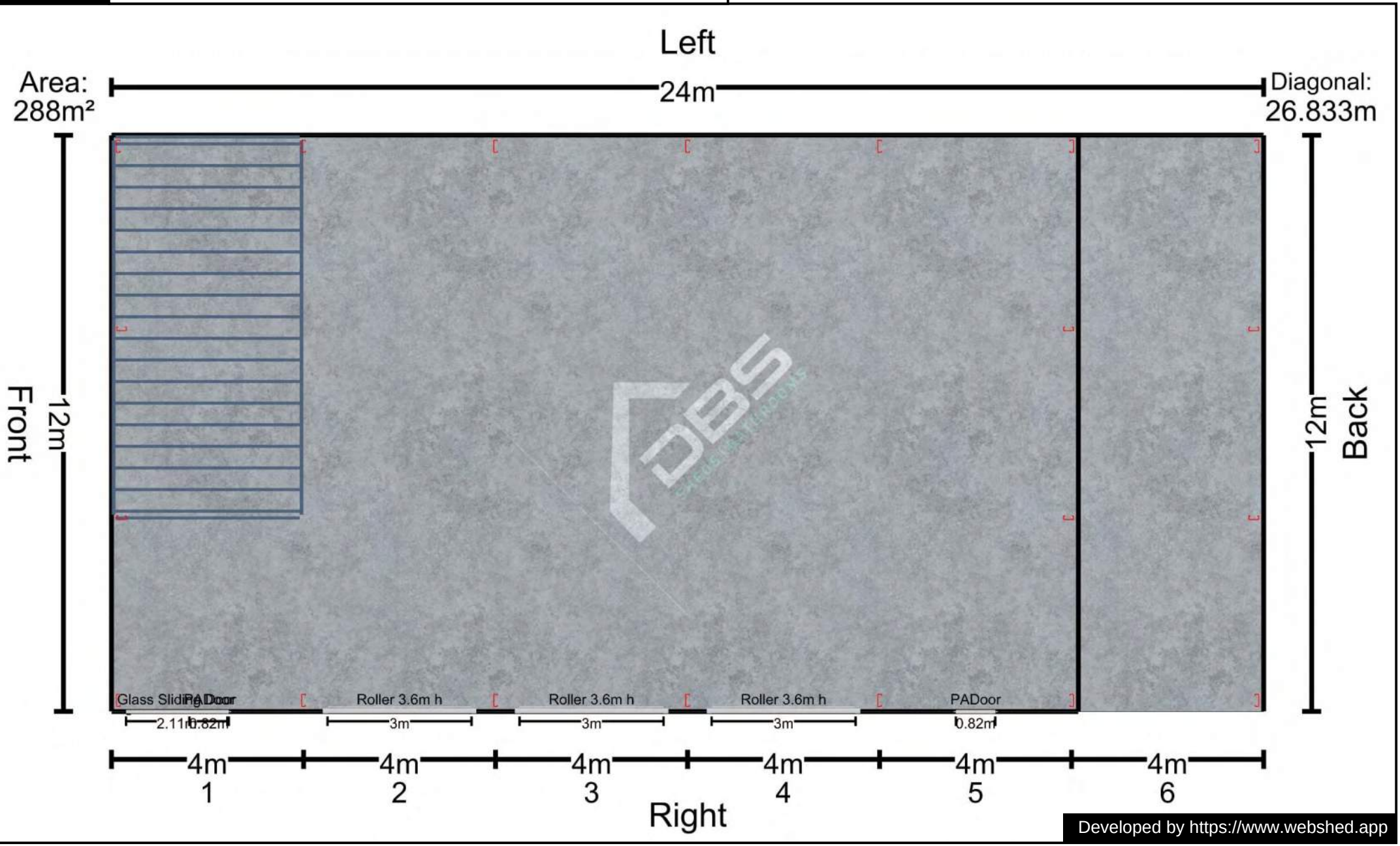
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Floor Plan

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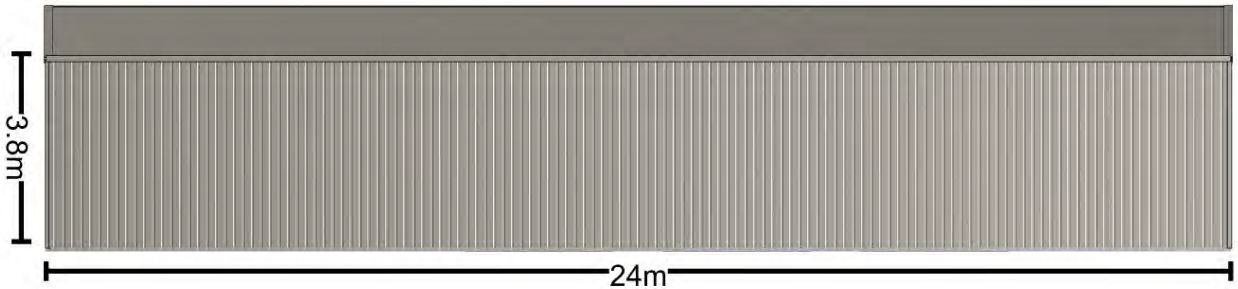
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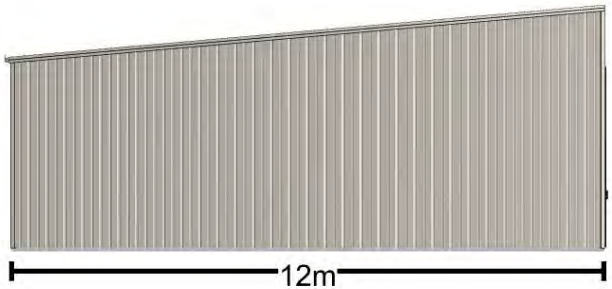
SCAN THE CODE
TO VIEW IN 3D

Elevations

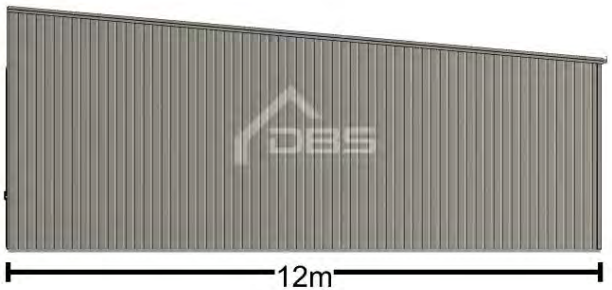
View & Edit in 3D: https://www.dbs-sheds.com.au/shed-designer-app/#4rK7LgPH43p/0



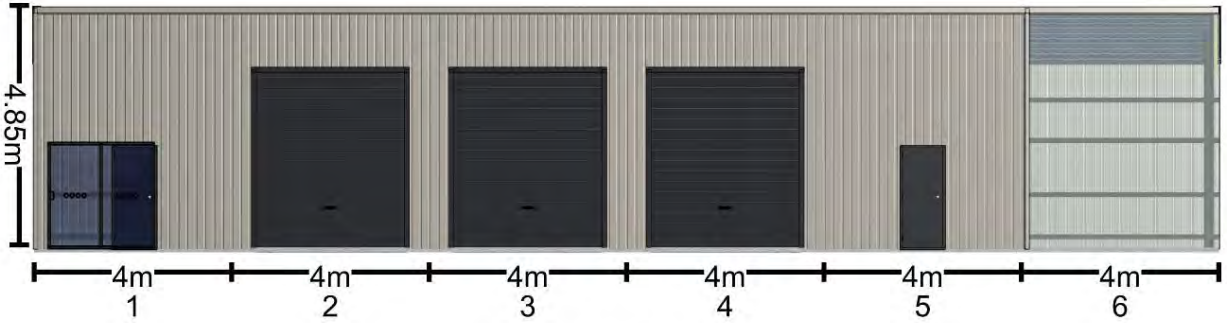
Left



Front



Back



Right

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RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



Tasmanian Government

SEARCH OF TORRENS TITLE

VOLUME	FOLIO
185576	11
EDITION	DATE OF ISSUE
2	24-Aug-2026

SEARCH DATE : 18-Sept-2026
SEARCH TIME : 01.25 pm

DESCRIPTION OF LAND

Parish of SPREYTON Land District of DEVON
Lot 11 on Sealed Plan 185576
Derivation : Part of Lot 301, 500 Acres Gtd. to John Roberts
Prior CT 173541/7

SCHEDULE 1

N146793 TRANSFER to BIANCA TYE LUNSON and BRADLEY JAMES LUNSON Registered 24-Aug-2026 at 12.01 pm

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
SP185576 EASEMENTS in Schedule of Easements
SP185576 FENCING PROVISION in Schedule of Easements
SP173541 FENCING PROVISION in Schedule of Easements
SP173541 COUNCIL NOTIFICATION under Section 83(5) of the Local Government (Building and Miscellaneous Provisions) Act 1993.
SP124637, SP142540 & SP143870 FENCING COVENANT in Schedule of Easements

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

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OWNER: MARK VINCENT BROWNRIGG & KRISTY LOUISE BROWNRIGG

FOLIO REFERENCE: 173541/7

GRANTEE: PART OF LOT 301, 500a-0r-0p, GRANTED TO JOHN ROBERTS.

PLAN OF SURVEY

BY SURVEYOR: MICHAEL WARD
of LAND & SEA SURVEYS. EUGENANA

LOCATION: LAND DISTRICT OF DEVON
PARISH OF SPREYTON

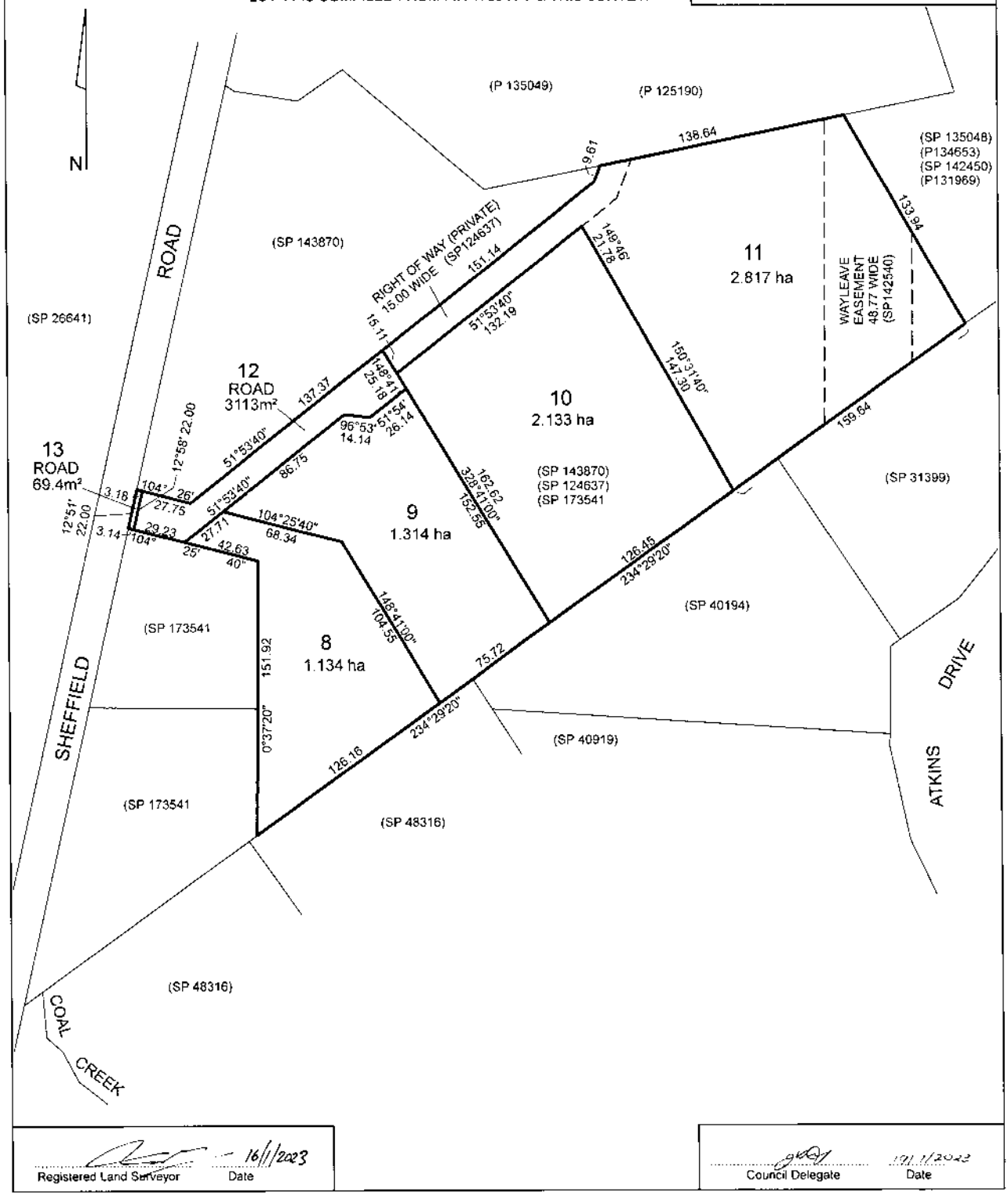
SCALE 1: 2000 LENGTHS IN METRES

REGISTERED NUMBER
SP185576

APPROVED
EFFECTIVE FROM 11 OCT 2023
Recorder of Titles

LOT 11 IS COMPILED FROM F.R 173541-7 & THIS SURVEY.

ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN



Registered Land Surveyor 16/11/2023 Date

Council Delegate 17/11/2023 Date