



DEVELOPMENT APPLICATION

PDPLANPMTD-2025/057152

PROPOSAL: Outbuilding (Gazebo) - Single Dwelling

LOCATION: 54 Lewis Avenue, Seven Mile Beach

RELEVANT PLANNING SCHEME: Tasmanian Planning Scheme - Clarence

ADVERTISING EXPIRY DATE: 05 January 2026

The relevant plans and documents can be inspected at the Council offices, 38 Bligh Street, Rosny Park, during normal office hours until 05 January 2026. In addition to legislative requirements, plans and documents can also be viewed at www.ccc.tas.gov.au during these times.

Any person may make representations about the application to the Chief Executive Officer, by writing to PO Box 96, Rosny Park, 7018 or by electronic mail to clarence@ccc.tas.gov.au. Representations must be received by Council on or before 05 January 2026.

To enable Council to contact you if necessary, would you please also include a day time contact number in any correspondence you may forward.

Any personal information submitted is covered by Council's privacy policy, available at www.ccc.tas.gov.au or at the Council offices.

Application for Development / Use or Subdivision

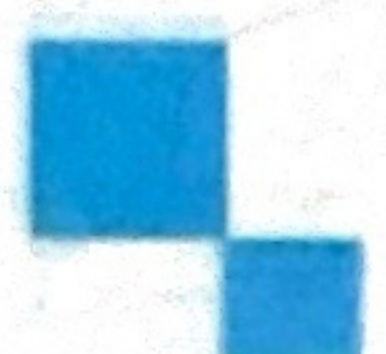
Use this form to obtain planning approval for developing or using land, including subdividing it into smaller lots or lot consolidation.

Proposal: **Construction of non-inhabitable free-standing gazebo in back yard**

Location: **54 Lewis Ave Seven Mile Beach 7170**

Personal Information Removed

Estimated cost of development: **\$10,000**



Is the property on the Tasmanian Heritage Register? Yes ☐ No ☒

If yes, we recommend you discuss your proposal with Heritage Tasmania prior to lodgement as exemptions may apply which may save you time on your proposal.

If you had pre-application discussions with City of Clarence, please provide planner's name:

Dom from Planning and Paul (?) from building at CCC

Current use of site: **Back garden**

Does the proposal involve land administered or owned by the Crown or Council? Yes ☐ No ☒

Declaration

- I have read the Certificate of Title and Schedule of Easements for the land and am satisfied that this application is not prevented by any restrictions, easements or covenants.
- I authorise the provision of a copy of any documents relating to this application to any person for the purposes of assessment or public consultation. I agree to arrange for the permission of the copyright owner of any part of this application to be obtained. I have arranged permission for Council's representatives to enter the land to assess this application
- I declare that, in accordance with Section 52 of the Land Use Planning and Approvals Act 1993, that I have notified the owner of the intention to make this application. Where the subject property is owned or controlled by Council or the Crown, their signed consent is attached.
- I declare that the information in this declaration is true and correct.

Acknowledgement

- I acknowledge that the documentation submitted in support of my application will become a public record held by Council and may be reproduced by Council in both electronic and hard copy format in order to facilitate the assessment process; for display purposes during public consultation; and to fulfil its statutory obligations. I further acknowledge that following determination of my application, Council will store documentation relating to my application in electronic format only.

Personal Information Removed

Date: 16/11/2025 16/11/2025

Please refer to the development/use and subdivision checklist on the following pages to determine what documentation must be submitted with your application.



SEARCH OF TORRENS TITLE

VOLUME 55334	FOLIO 15
EDITION 3	DATE OF ISSUE 24-Sep-2014

SEARCH DATE : 17-Nov-2025

SEARCH TIME : 04.17 PM

DESCRIPTION OF LAND

City of CLARENCE

Lot 15 on Plan 55334 (formerly being P1107)

Derivation : Part of 5A-OR-19.2/10Ps. Gtd. to L.J. Giblin

Prior CT 4219/20

SCHEDULE 1

M483709 TRANSFER to BYRON ERIC ARNOLD and KATRINA SHARON
HUTCHINSON as tenants in common in equal shares
Registered 24-Sep-2014 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

124366 BOUNDARY FENCES AND OTHER CONDITIONS in Transfer

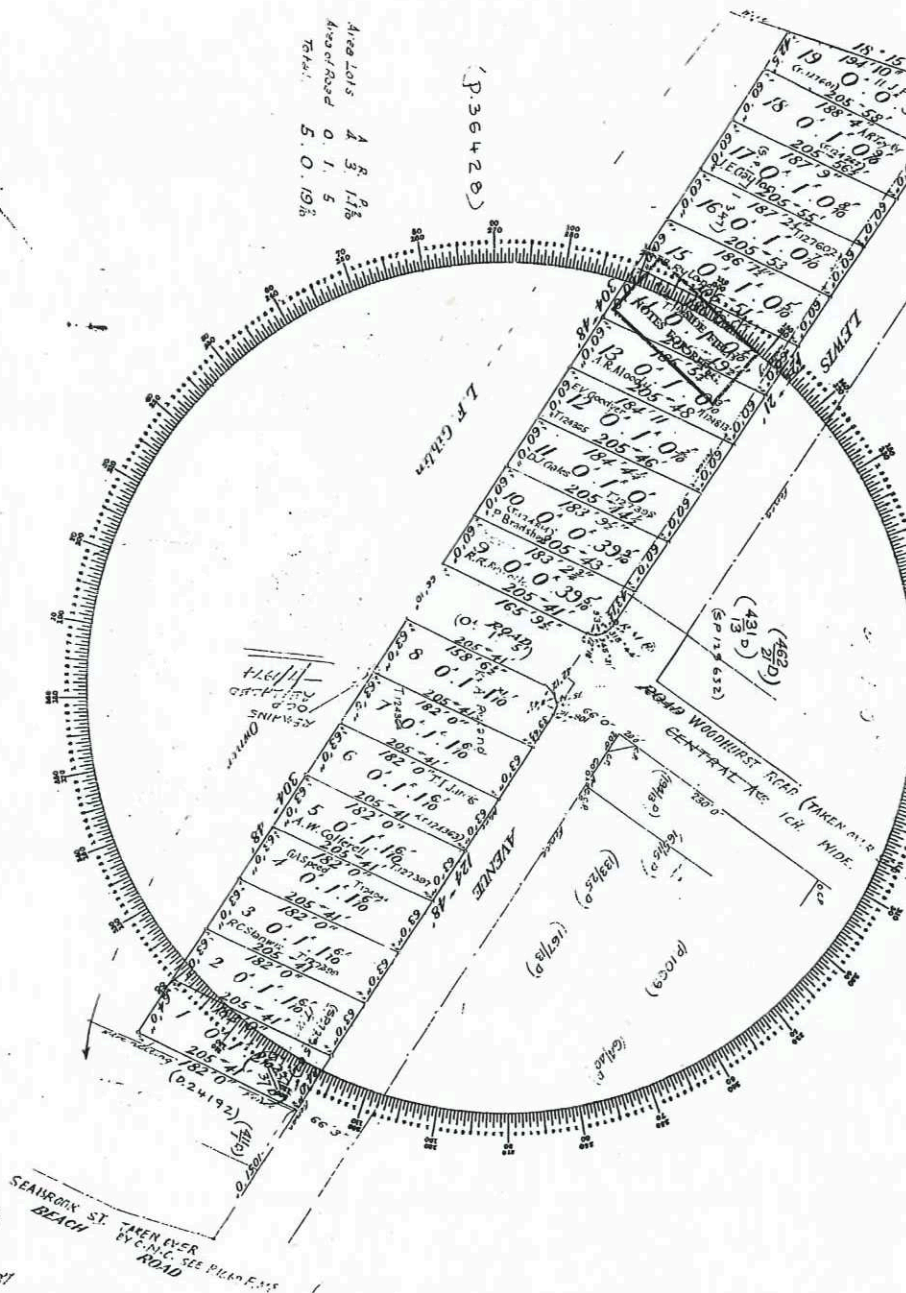
M483232 MORTGAGE to MyState Financial Limited Registered
24-Sep-2014 at 12.01 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

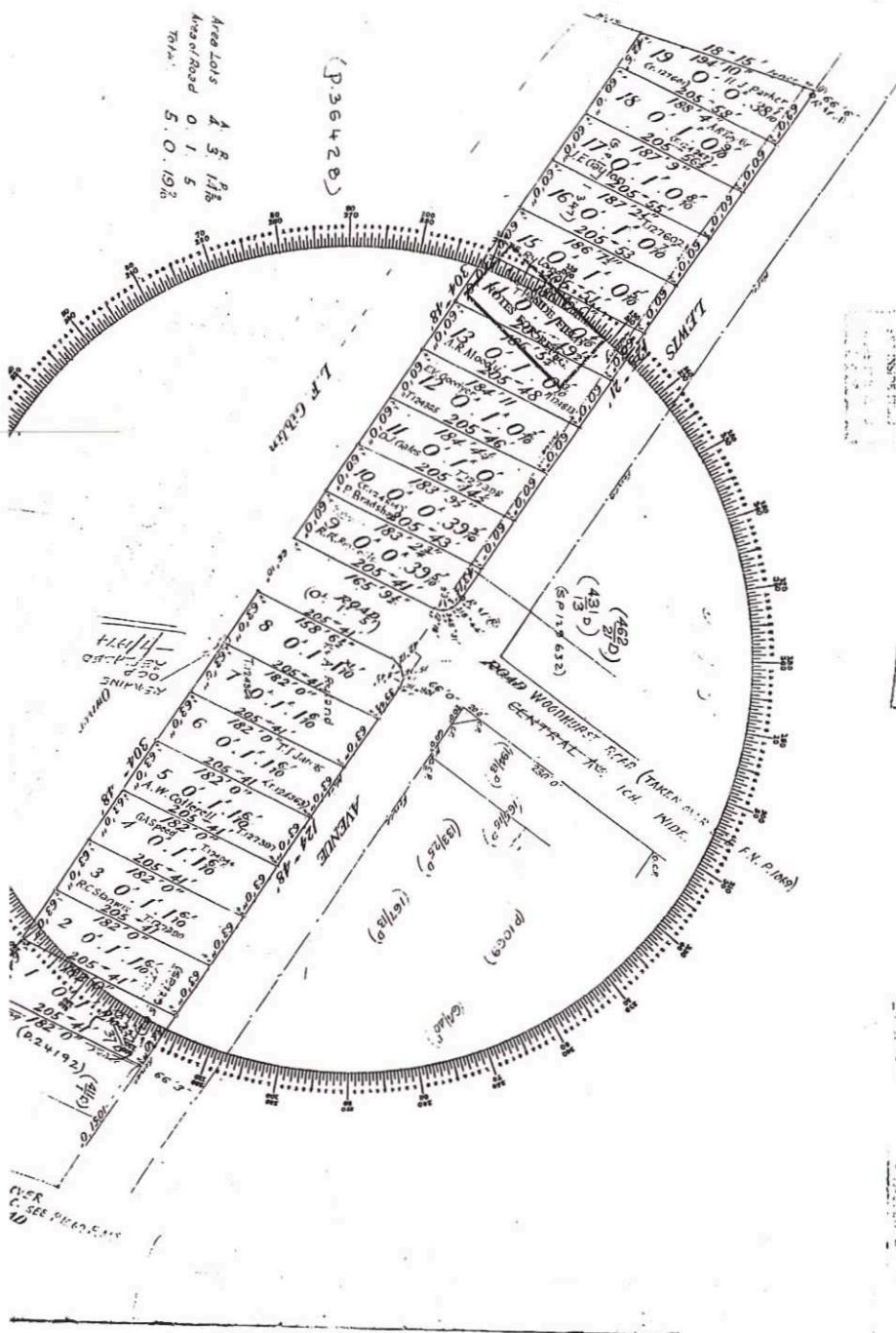
Office examination
To be filed in by Surveyor
Date of Instrument
Survey commenced
Survey finished
Error of class 1 in
Survey
Plotted by
Finally examined by
Entered on General Plan by

Area Lots 4 3 1 1/2
Acres 0.1 5
Total 5.0 19%



I Alfred Owen Williams of Hobart Registered Surveyor of Tasmania do hereby certify that this plan has been made from surveys conducted by me or under my personal supervision inspection and field sketch and that both plan and survey are correct and have been made in accordance with the Land Surveying Act 1912 dated 15 July 1916

1107



55334

NO. OF APPLICATION 1414 G.

COUNTY OF MONMOUTH
PARISH OF CAMBRIDGE

Scale 80 Feet chains to an inch
Part of S1 On 181/2 Cr. to Lynnhurst Folio 1011

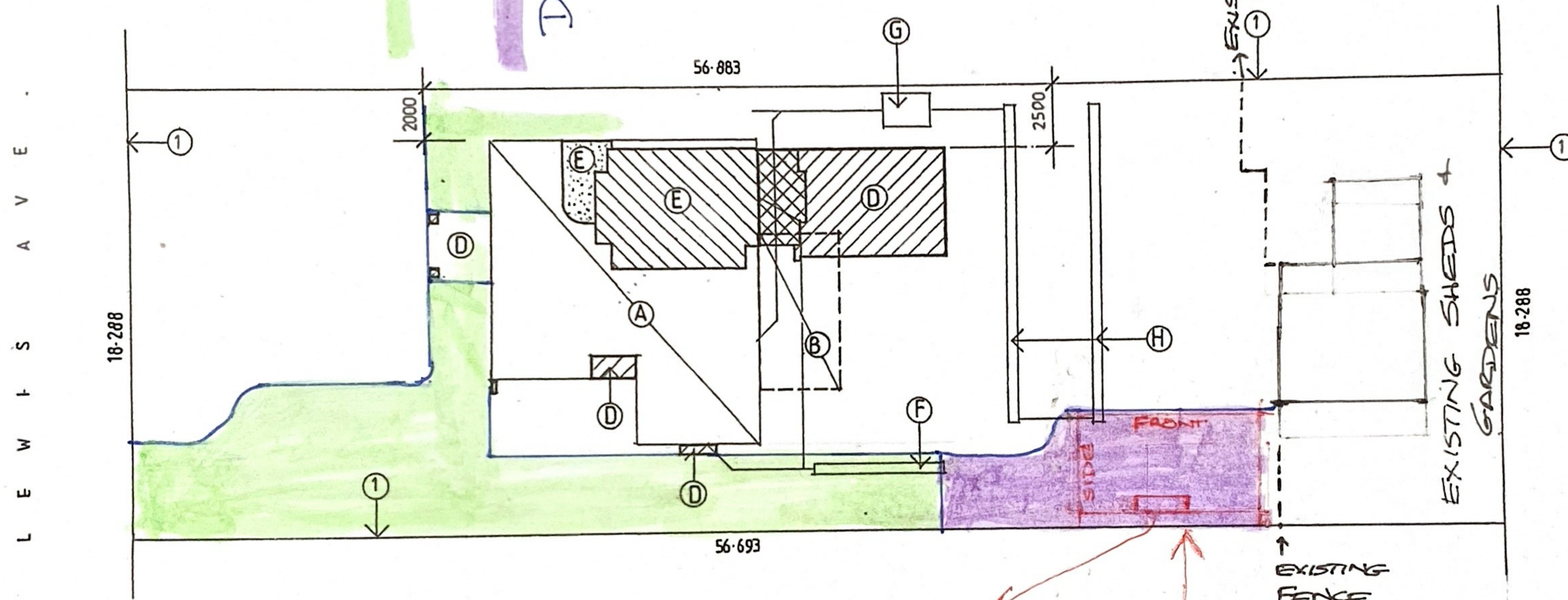
REFERENCE TO CAMBRIA			
Col.	Section	Sub-section	Area
(8)	1st 20'	1st 15'	(.4)
(7)	2nd 20'	5th	(.2)



This is one of the documents referred to in the
Certificate of Likely Compliance No: HP20160079
Dated: 11/03/2016

NORTH
↑
5000

DRIVEWAY
/ PATIO CURRENT
DRIVEWAY
EXTENSION



site plan

FIREPLACE
+ CHIMNEY

PROPOSED BBQ AREA
600 mm GAP BETWEEN
BOUNDARY + INTERNAL FENCES
6600 (FRONT) x 3370 (SIDE)

ALTERATIONS + ADDITIONS

A R N O L D . H U T C H I N S O N H O U S E

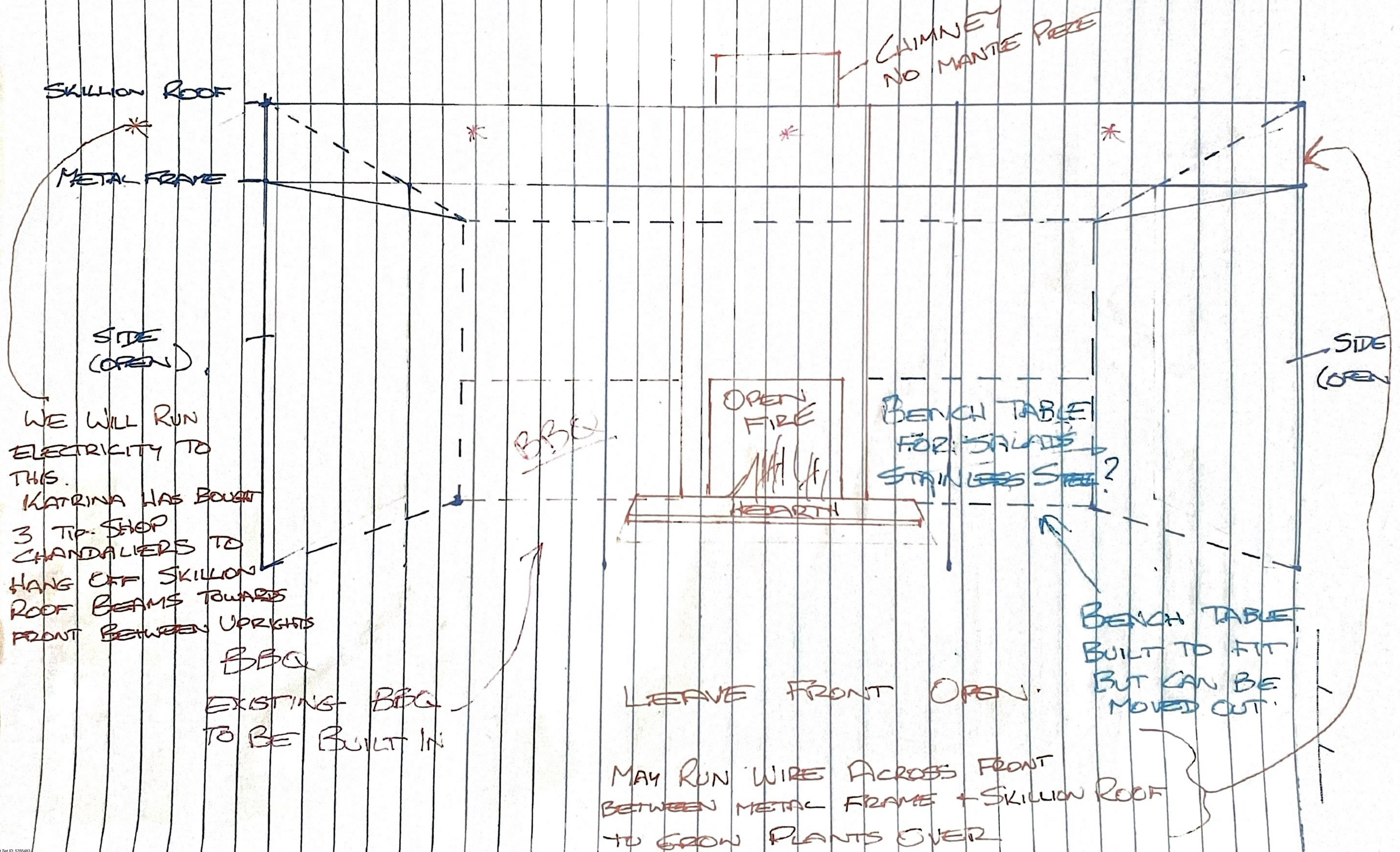
54 LEWIS AVENUE 7 MILE BEACH

0 10000



A01
BA

FRONT VIEW



SIDE VIEW

METAL TRIANGULAR SECTION

SKILLION ROOF (ALSYNITE OR SIMILAR)

CHIMNEY

METAL FRAME

OPEN FIRE
MIDDLE $\frac{1}{3}$

LEAVE ENDS OPEN
MAY FIT BLIND LATER.

MEASUREMENTS

METAL FRAME 6.60m (FRONT) x 3.37m (SIDE)

HEIGHT OF METAL FRAME 2.4m (FRONT + BACK)

HEIGHT OF SKILLION ROOF 2.4m (BACK) - 2.95m (FRONT)

- 3x3 RECTANGULAR GAPS

- METAL IS 10mm (HIGH) x 50mm (WIDE)