



DEVELOPMENT APPLICATION

PDPLANPMTD-2026/059431

- PROPOSAL:** Demolition of Existing Dwelling and New Dwelling
- LOCATION:** 9 Sunways Avenue, Seven Mile Beach
- RELEVANT PLANNING SCHEME:** Tasmanian Planning Scheme - Clarence
- ADVERTISING EXPIRY DATE:** 29/04/2026

The relevant plans and documents can be inspected at the Council offices, 38 Bligh Street, Rosny Park, during normal office hours until 29/04/2026. 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 29/04/2026.

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: Demolition of existing 1948 residence and construction of new dwelling

Location: 9 Sunways Ave, Seven Mile Beach, TAS

Personal Information Removed



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:

Current use of site: **private residence**

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.

Date: 10/01/26

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 55098	FOLIO 1
EDITION 4	DATE OF ISSUE 11-Oct-2018

SEARCH DATE : 14-Dec-2025

SEARCH TIME : 11.36 am

DESCRIPTION OF LAND

City of CLARENCE

Lot 1 on Diagram [55098](#) (formerly being 206-6D)

Derivation : Part of 94A-0R-17Ps Gtd. to D.C. Lewis

Prior CT [2282/42](#)

SCHEDULE 1

[M720909](#) TRANSFER to ANDREA LOUISE HERON Registered
11-Oct-2018 at 12.01 pm

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
[E152393](#) MORTGAGE to Australia and New Zealand Banking Group
Limited Registered 11-Oct-2018 at 12.02 pm

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

REGISTERED NUMBER

55098

D 206/6

DIAGRAM FROM ACTUAL SURVEY

COUNTY OF MONMOUTH
PARISH OF CAMBRIDGE

No. OF APPLICATION

Part of 94-0-17 Gt to David Cyril Lewis

Scale 1 chain to an inch

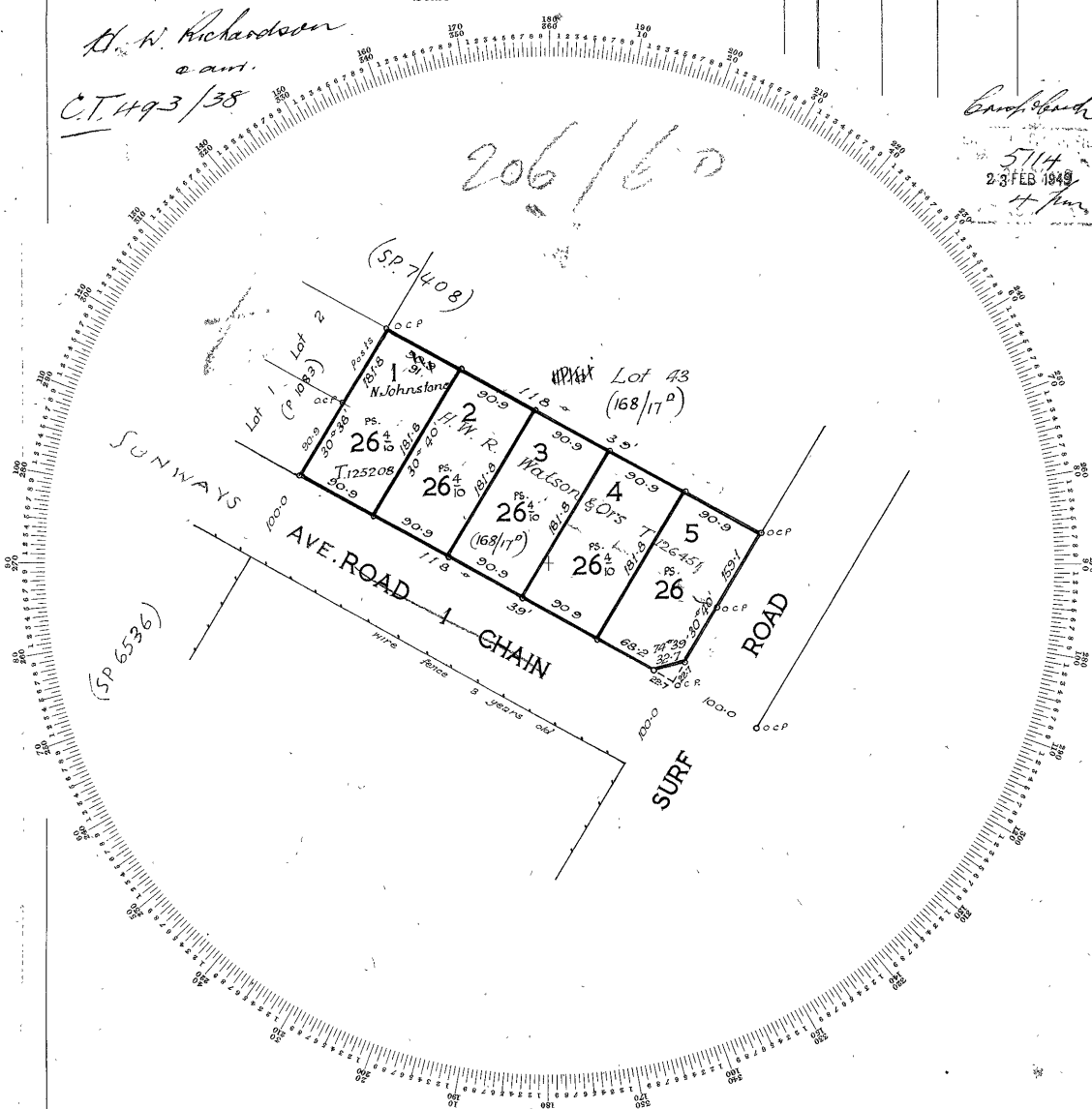
REFERENCE TO CORNERS

COR.	BEARING	DISTANCE IN LINKS	FROM

H. W. Richardson
e. a. s.
C.T. 493/38

5114
23 FEB 1948
H. Terry

NO INFORMATION TO BE WRITTEN WITHIN THIS SPACE



To be filled in by Surveyor.
Date of Instructions
Survey commenced
Survey finished 14.6.48
Error of close 1 in -
Plotted by
Examined as to boundaries
Mathematically checked
Entered on Card by
Dated this 24th day of June, 1948

I, Redvers Allan Terry of Hobart
Registered Surveyor, of Tasmania, do hereby certify that this plan has been made from surveys executed by me or under my own personal supervision, inspection, and field check, and that both plan and survey are correct, and have been made in accordance with the Land Surveyors' By-Law No. 2, dated 3rd July, 1946.

R. A. Terry
Authorised Surveyor.

ARCHITECTURAL DRAWING SCHEDULE

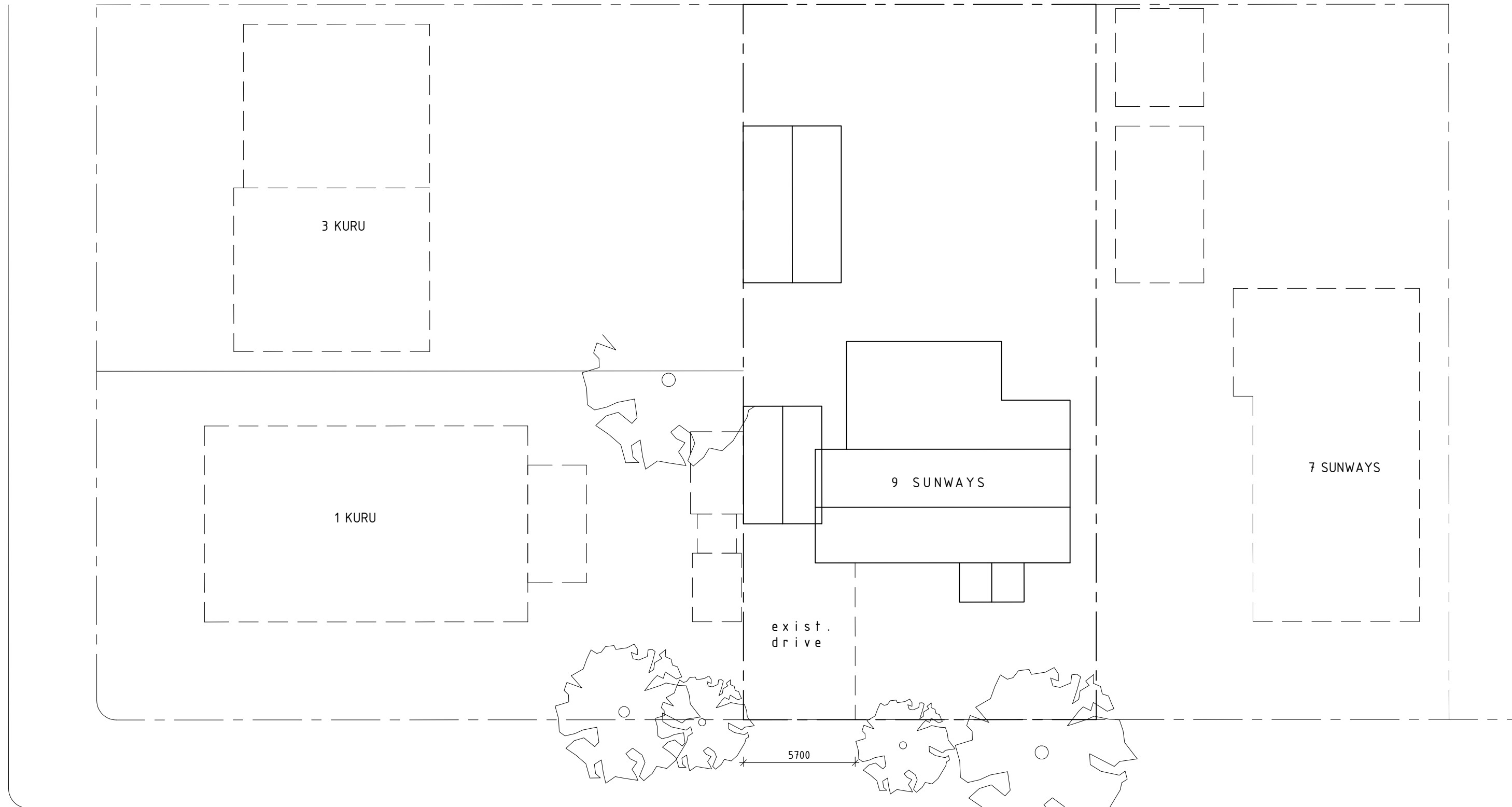
- A00 COVER
- A01 EXISTING SITE PLAN
- A02 SITE PLAN
- A03 FLOOR PLAN
- A04 ELEVATIONS 1
- A05 ELEVATIONS 2

DESIGN DETAILS	
TITLE REF:	
VOL/CERT FOLIO	55098 -1
PID	5178465
SITE AREA	667m ²
EXIST.SITE COVERAGE	217m ² (inc sheds)
PROPOSED SITE COVERAGE	232m ² (inc carport and store)
DESIGN WIND CLASSIFICATION	N2 (TBC)
SOIL CLASSIFICATION	1 (SAND)
CLIMATE ZONE	7
BAL RATING	TBA



○ LOCATION PLAN
NA

KURU RD



SUNWAYS AVE

NOTE: SITE TO BE CLEARED OF EXISTING HOUSE AND SHEDS FOR CONSTRUCTION OF NEW DWELLING

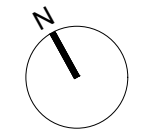
EXISTING SITE PLAN
1:200

J F JAGO
jago@fascol.com.au
0419 316225

PROJECT
NEW DWELLING
9 SUNWAYS AVE
SEVEN MILE BEACH TASMANIA 7170
CLIENT
A HERON & P ROOKLER

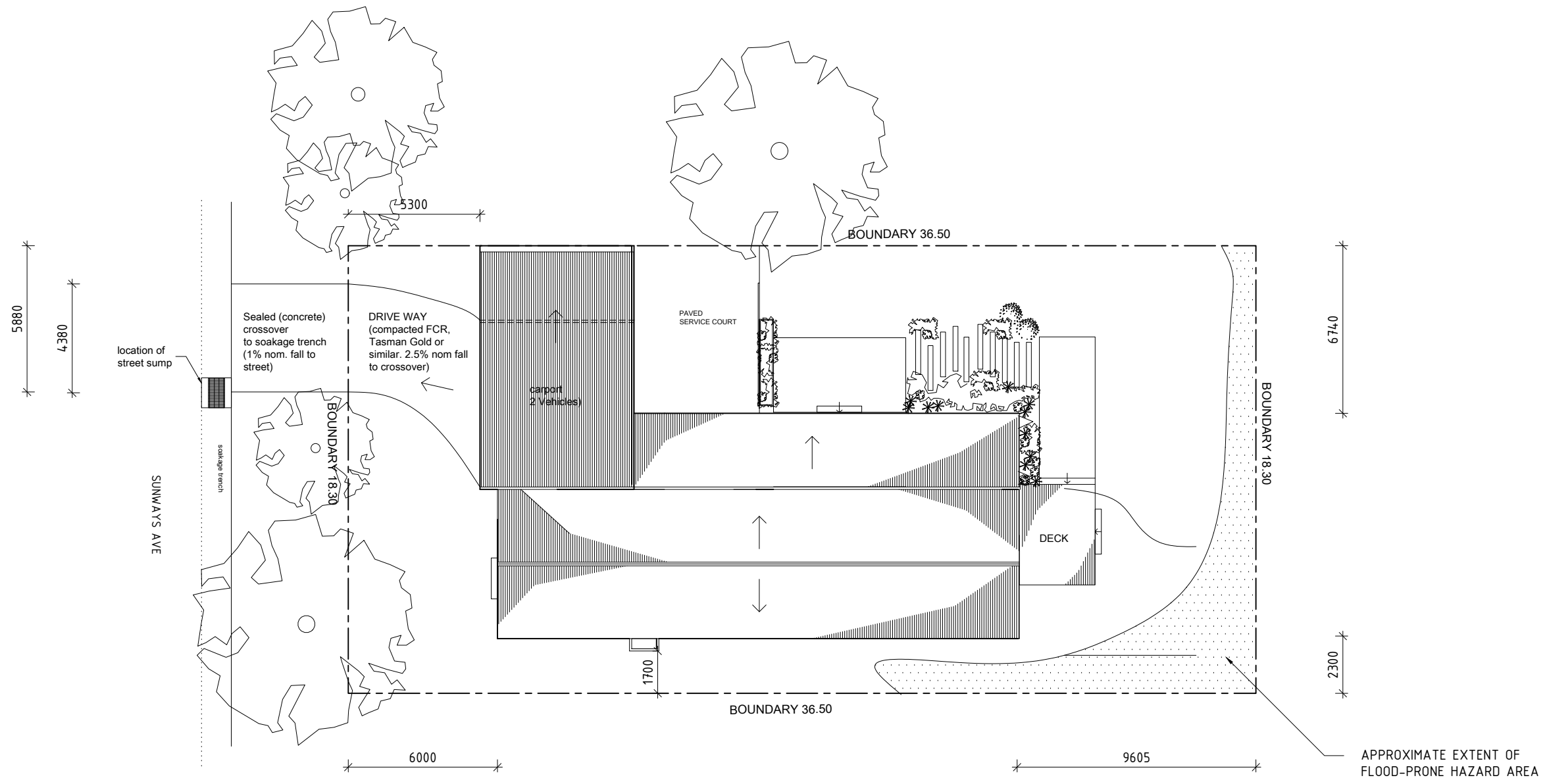
TITLE
EXISTING SITE PLAN

REV.	AMENDMENT	DATE
A	driveway notation	



This drawing to read in conjunction with the other contract documents including the project specification and any instructions issued during the course of the contract.
Contractors must verify all dimensions on site before commencing any work.
Do not scale any dimensions from drawings.
Advise Architect of all discrepancies in documents.

JOB NO. 2601	DWG NO. A01
SCALE 1:200	REVISION NO. -
DATE FEB 2026	STAGE DA



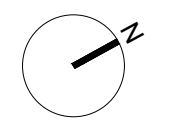
○ SITE PLAN
1:200

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NEW DWELLING
9 SUNWAYS AVE
SEVEN MILE BEACH TASMANIA 7170
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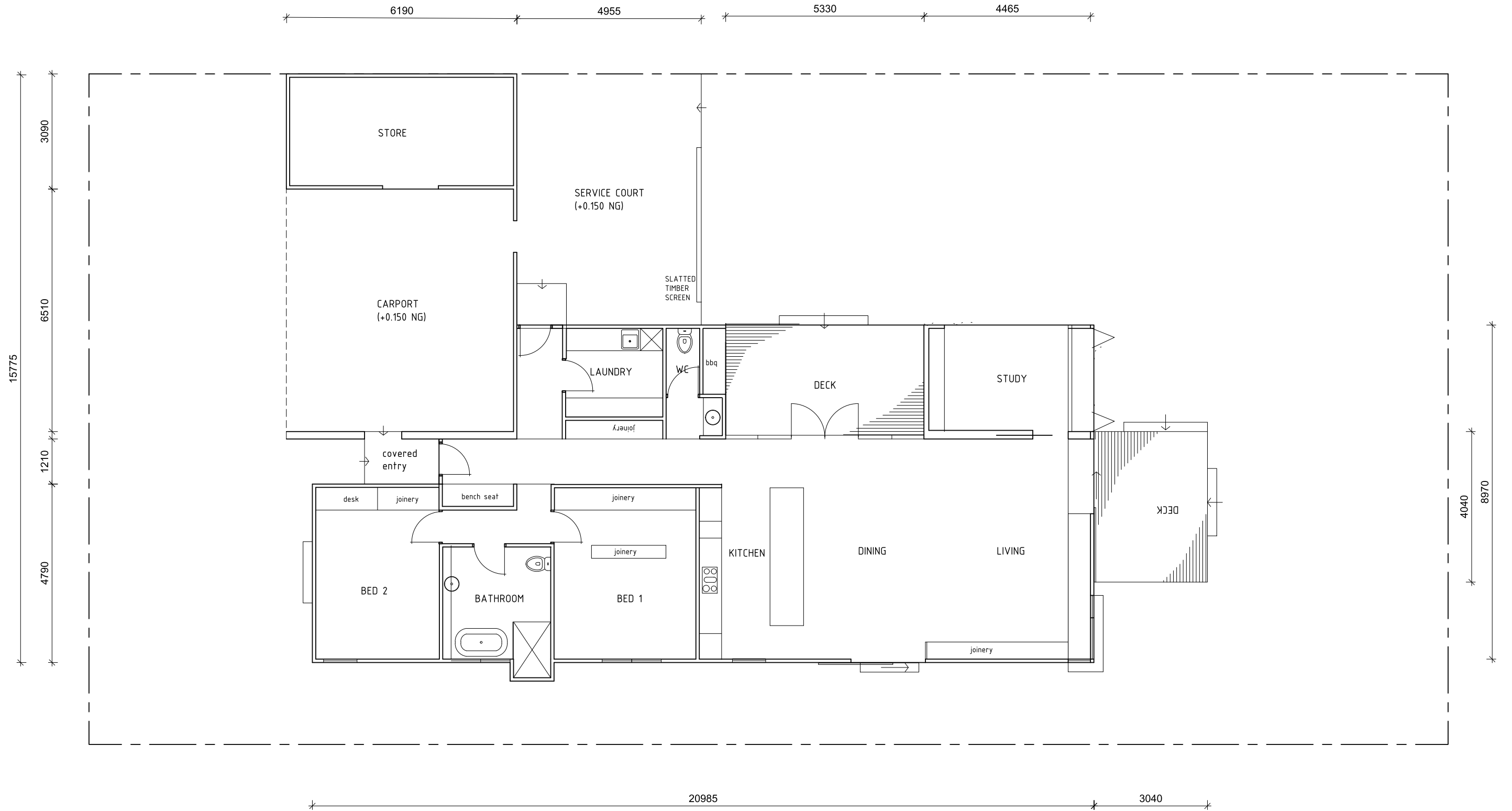
TITLE
SITE PLAN

REV.	AMENDMENT	DATE
A	Driveway & crossover	



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JOB NO. 2601	DWG NO. A02
SCALE 1:200	REVISION NO. -
DATE FEB 2026	STAGE DA



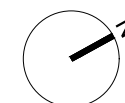
FLOOR PLAN
1:100

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NEW DWELLING
9 SUNWAYS AVE
SEVEN MILE BEACH TASMANIA 7170
CLIENT
A HERON & P ROOKLER

TITLE
PLAN

REV.	AMENDMENT	DATE

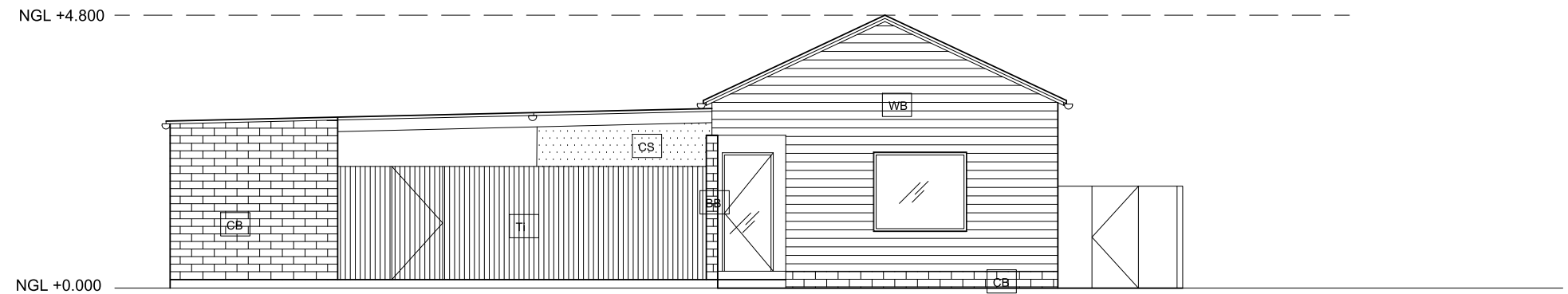


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JOB NO. 2601	DWG NO. A03
SCALE 1:100	REVISION NO. -
DATE FEB 2026	STAGE DA

FINISHES INDEX

- RS Lysaght Klip Lok steel roof, galv finish or similar
- WB James Hardie Line weatherboard cladding, painted white
- CS cement sheet, clear finished
- Ti natural timber vertical board, oiled finish
- CB concrete block natural grey finish
- BB concrete breeze block, natural grey finish



○ SOUTH ELEVATION
1:100



○ WEST ELEVATION
1:100

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PROJECT
NEW DWELLING
9 SUNWAYS AVE
SEVEN MILE BEACH TASMANIA 7170
CLIENT
A HERON & P ROOKLER

TITLE
ELEVATIONS 01

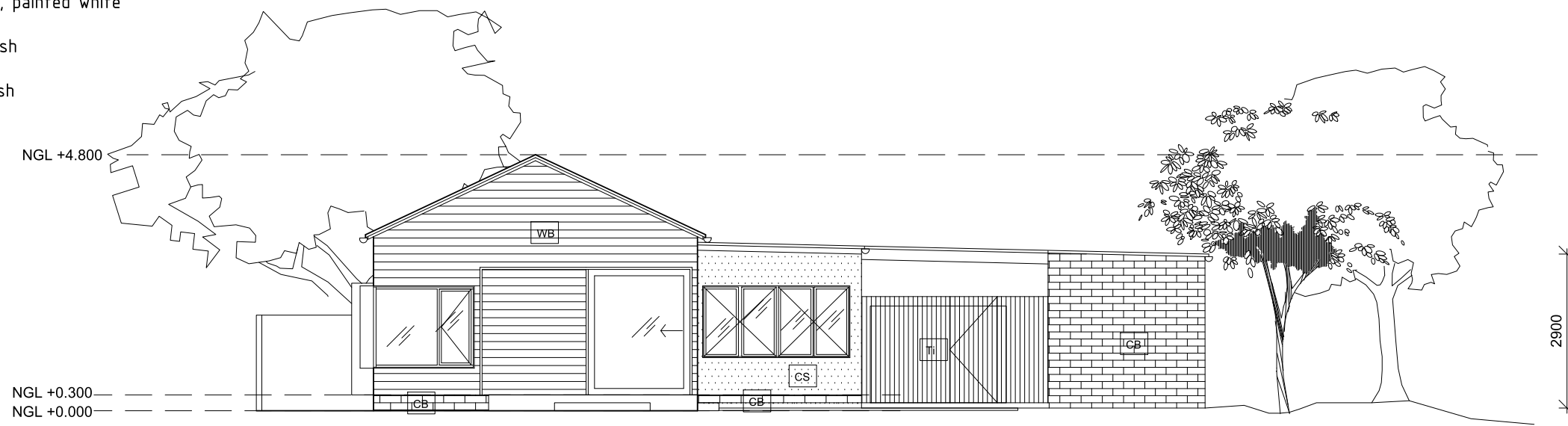
REV.	AMENDMENT	DATE

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JOB NO. 2601	DWG NO. A04
SCALE 1:100	REVISION NO. -
DATE FEB 2026	STAGE DA

FINISHES INDEX

- RS Lysaght Klip Lok steel roof, galv finish or similar
- WB James Hardie Line weatherboard cladding, painted white
- CS cement sheet, clear finished
- Ti natural timber vertical board, oiled finish
- CB concrete block natural grey finish
- BB concrete breeze block, natural grey finish



○ NORTH ELEVATION
1:100



○ EAST ELEVATION
1:100

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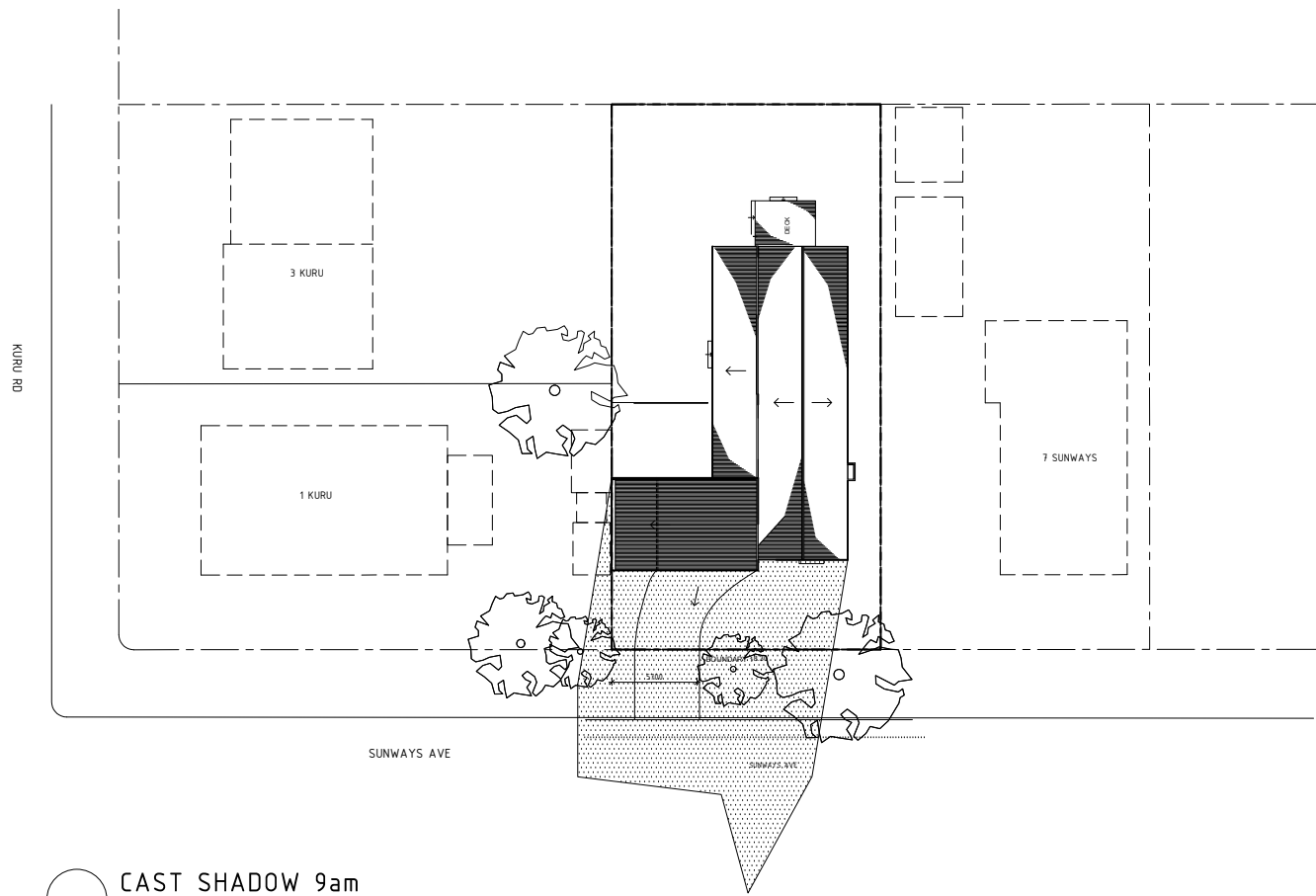
PROJECT
NEW DWELLING
9 SUNWAYS AVE
SEVEN MILE BEACH TASMANIA 7170
CLIENT
A HERON & P ROOKLER

TITLE
ELEVATIONS 02

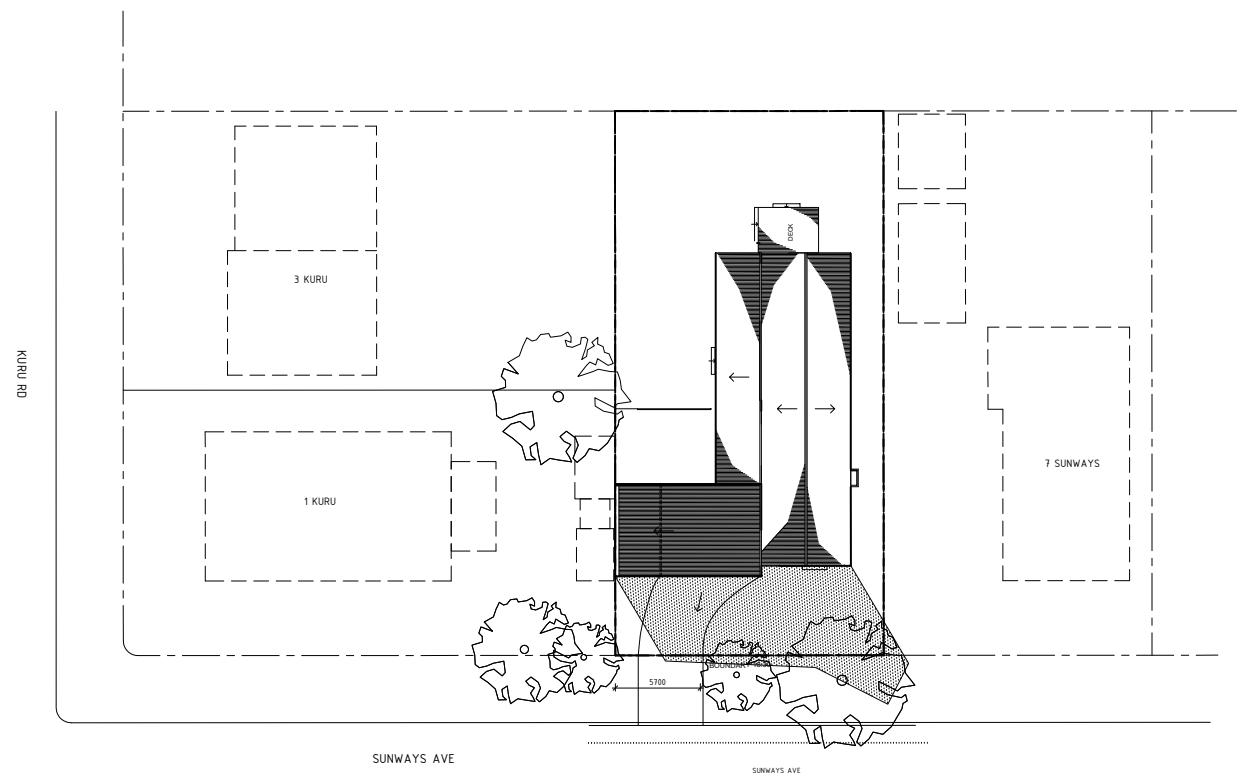
REV.	AMENDMENT	DATE

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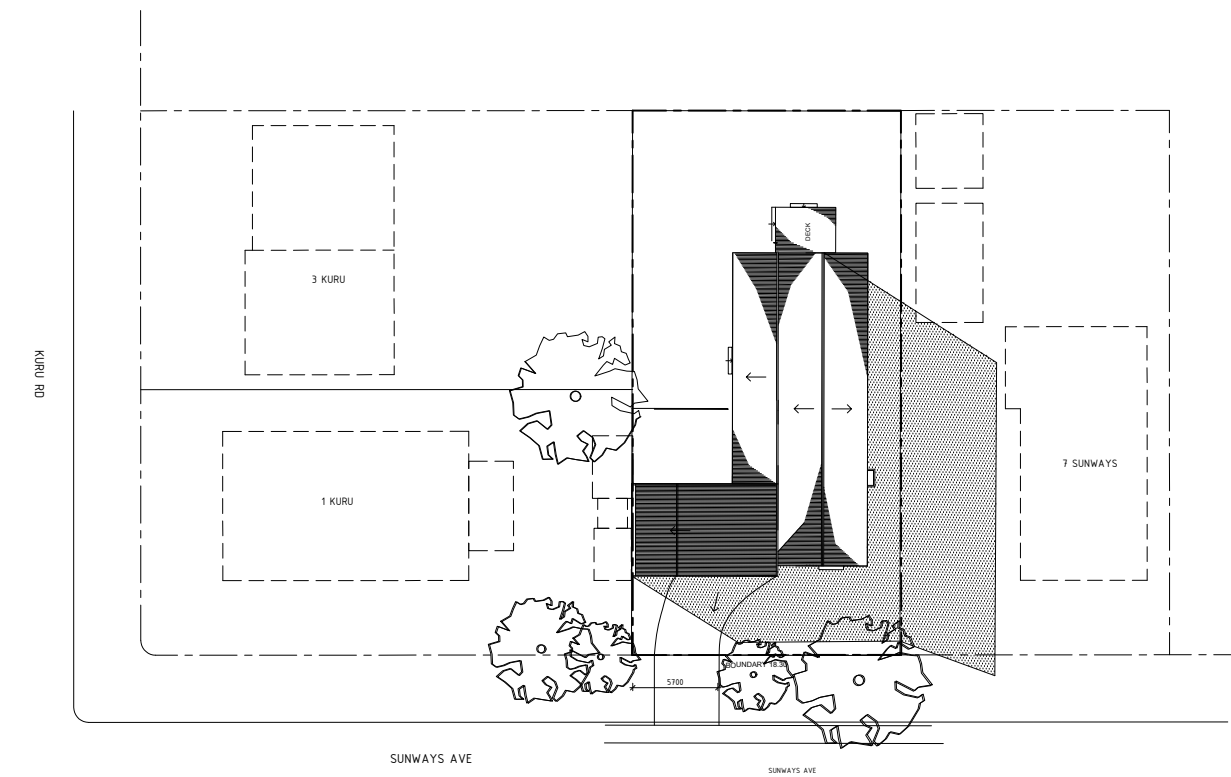
JOB NO. 2601	DWG NO. A05
SCALE 1:100	REVISION NO. -
DATE FEB 2026	STAGE DA



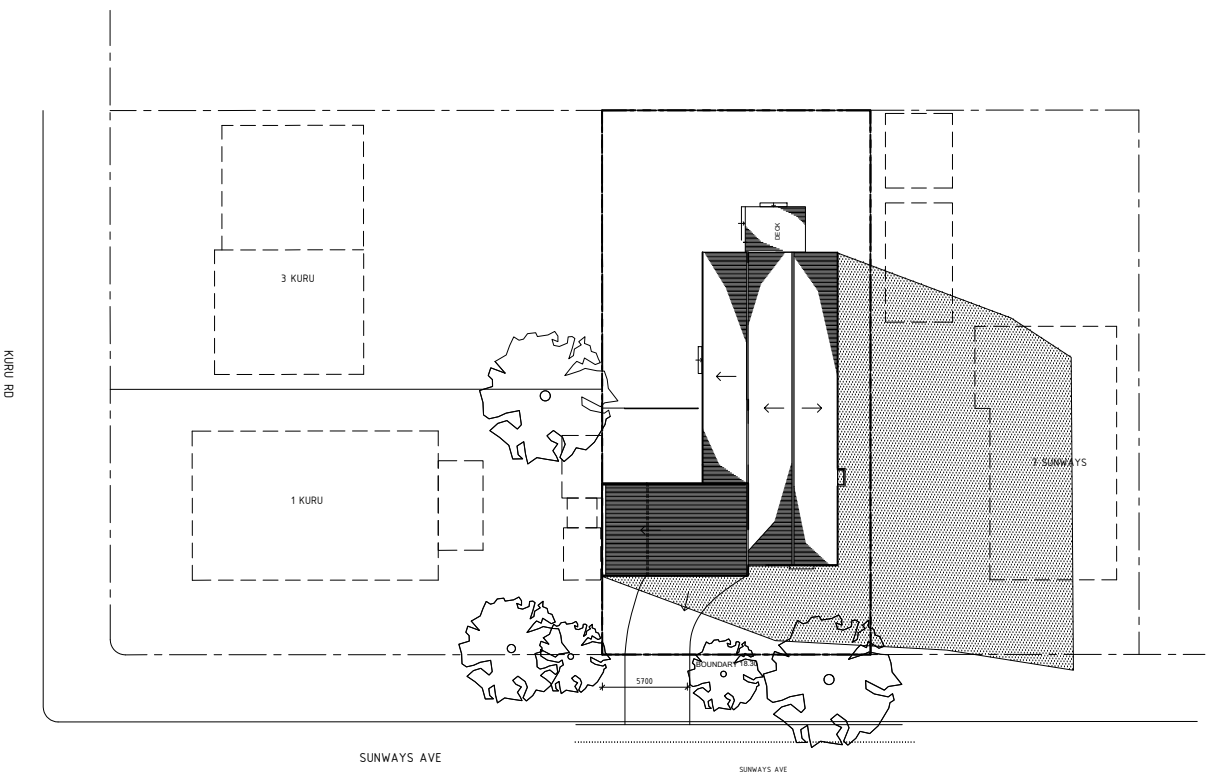
CAST SHADOW 9am
 Azimuth 40°NNE Elevation 12°
 (Sunrise 7.41am)



CAST SHADOW 12pm
 Azimuth 0° N Elevation 24°

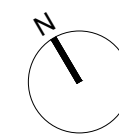


CAST SHADOW 2pm
 Azimuth 333°NNW Elevation 19°



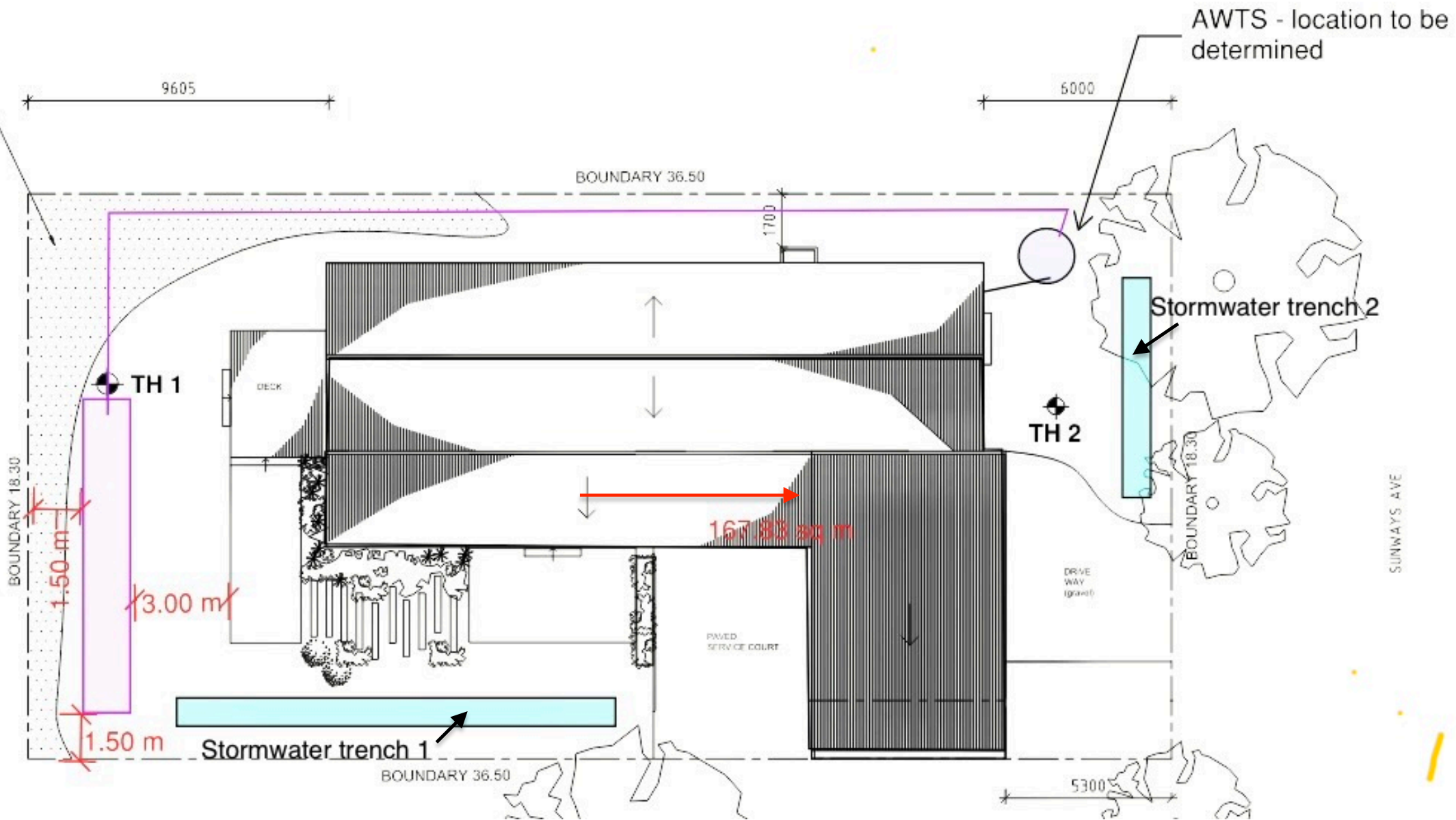
CAST SHADOW 3pm
 Azimuth 321°NW Elevation 13°
 (Sunset 4.43pm)

REV.	AMENDMENT	DATE



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JOB NO. 2601	DWG NO. A06
SCALE 1:500	REVISION NO. -
DATE April 2026	STAGE DA



On Site Waste Water and Stormwater treatment- Preliminary Design