



DEVELOPMENT APPLICATION

PDPLANPMTD-2026/061328

PROPOSAL: Additions & Alterations (Single Dwelling)

LOCATION: 7 Sunways Avenue, Seven Mile Beach

RELEVANT PLANNING SCHEME: Tasmanian Planning Scheme - Clarence

ADVERTISING EXPIRY DATE: 23/06/2026

The relevant plans and documents can be inspected at the Council offices, 38 Bligh Street, Rosny Park, during normal office hours until 23/06/2026. 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 23/06/2026.

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.

Planning Application

Use this form to obtain planning approval for the use and development of land, including change of use, subdividing land into smaller lots, lot consolidation, or signage.

Please refer to the Planning Application checklist on the following pages to determine what documentation must be submitted with your application.

Proposal: **Proposed Internal Alterations & Proposed Additions including First**

Location: **7 Sunways Avenue, Seven Mile Beach TAS 7170**

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: **Residential**

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



Planning Application checklist

Mandatory Documents

This information is required for the application to be valid. We are unable to proceed with an application without these documents.

- Details of the location of the proposed use or development.
- A copy of the current Certificate of Title, Sealed Plan, Plan or Diagram and Schedule of Easements and other restrictions for each parcel of land on which the use or development is proposed.
- Full description of the proposed use or development.
- Description of the proposed operation. May include where appropriate: staff/student/customer numbers; operating hours; truck movements; and loading/unloading requirements; waste generation and disposal; equipment used; pollution, including noise, fumes, smoke or vibration and mitigation/management measures.
- Declaration the owner has been notified if the applicant is not the owner.
- Crown or Council consent (if publically-owned land).
- Any reports, plans or other information required by the relevant zone or code.
- Fees prescribed by the City of Clarence.

Application fees (please phone 03 6217 9550 to determine what fees apply). An invoice will be emailed upon lodgement.

Additional Documents

In addition to the mandatory information required above, Council may, to enable it to consider an application, request further information it considers necessary to ensure that the proposed use or development will comply with any relevant standards and purpose statements in the zone, codes or specific area plan, applicable to the use or development.

- Site analysis and site plan, including where relevant:
 - Existing and proposed use(s) on site.
 - Boundaries and dimensions of the site.
 - Topography, including contours showing AHD levels and major site features.
 - Natural drainage lines, watercourses and wetlands on or adjacent to the site.
 - Soil type.
 - Vegetation types and distribution, and trees and vegetation to be removed.
 - Location and capacity of any existing services or easements on/to the site.
 - Existing pedestrian and vehicle access to the site.
 - Location of existing and proposed buildings on the site.
 - Location of existing adjoining properties, adjacent buildings and their uses.
 - Any natural hazards that may affect use or development on the site.
 - Proposed roads, driveways, car parking areas and footpaths within the site.
 - Any proposed open space, communal space, or facilities on the site.
-



- Main utility service connection points and easements.
 - Proposed subdivision lot boundaries.
- Where it is proposed to erect buildings, detailed plans with dimensions at a scale of 1:100 or 1:200 showing:
- Internal layout of each building on the site.
 - Private open space for each dwelling.
 - External storage spaces.
 - Car parking space location and layout.
 - Major elevations of every building to be erected.
 - Shadow diagrams of the proposed buildings and adjacent structures demonstrating the extent of shading of adjacent private open spaces and external windows of buildings on adjacent sites.
 - Relationship of the elevations to natural ground level, showing any proposed cut or fill.
 - Materials and colours to be used on rooves and external walls.
- Where it is proposed to erect buildings, a plan of the proposed landscaping showing:
- Planting concepts.
 - Paving materials and drainage treatments and lighting for vehicle areas and footpaths.
 - Plantings proposed for screening from adjacent sites or public places.
- Any additional reports, plans or other information required by the relevant zone or code.
-

This list is not comprehensive for all possible situations. If you require further information about what may be required as part of your application documentation, please contact City of Clarence Planning team on (03) 6217 9550.



SEARCH OF TORRENS TITLE

VOLUME 55098	FOLIO 2
EDITION 5	DATE OF ISSUE 28-July-2025

SEARCH DATE : 05-May-2026
SEARCH TIME : 12.15 pm

DESCRIPTION OF LAND

City of CLARENCE
Lot 2 on Diagram [55098](#) (formerly being 206-6D)
Derivation : Part of 94acs Ords 17ps Gtd to D C Lewis
Prior CT [3085/63](#)

SCHEDULE 1

[N264695](#) TRANSFER to ANDREW JAMES LEMM and NICOLE MICHELLE
SALE Registered 28-July-2025 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
[E421391](#) MORTGAGE to Commonwealth Bank of Australia
Registered 28-July-2025 at 12.01 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 Ct to David Cyril Lewis

Scale 1 chain to an inch

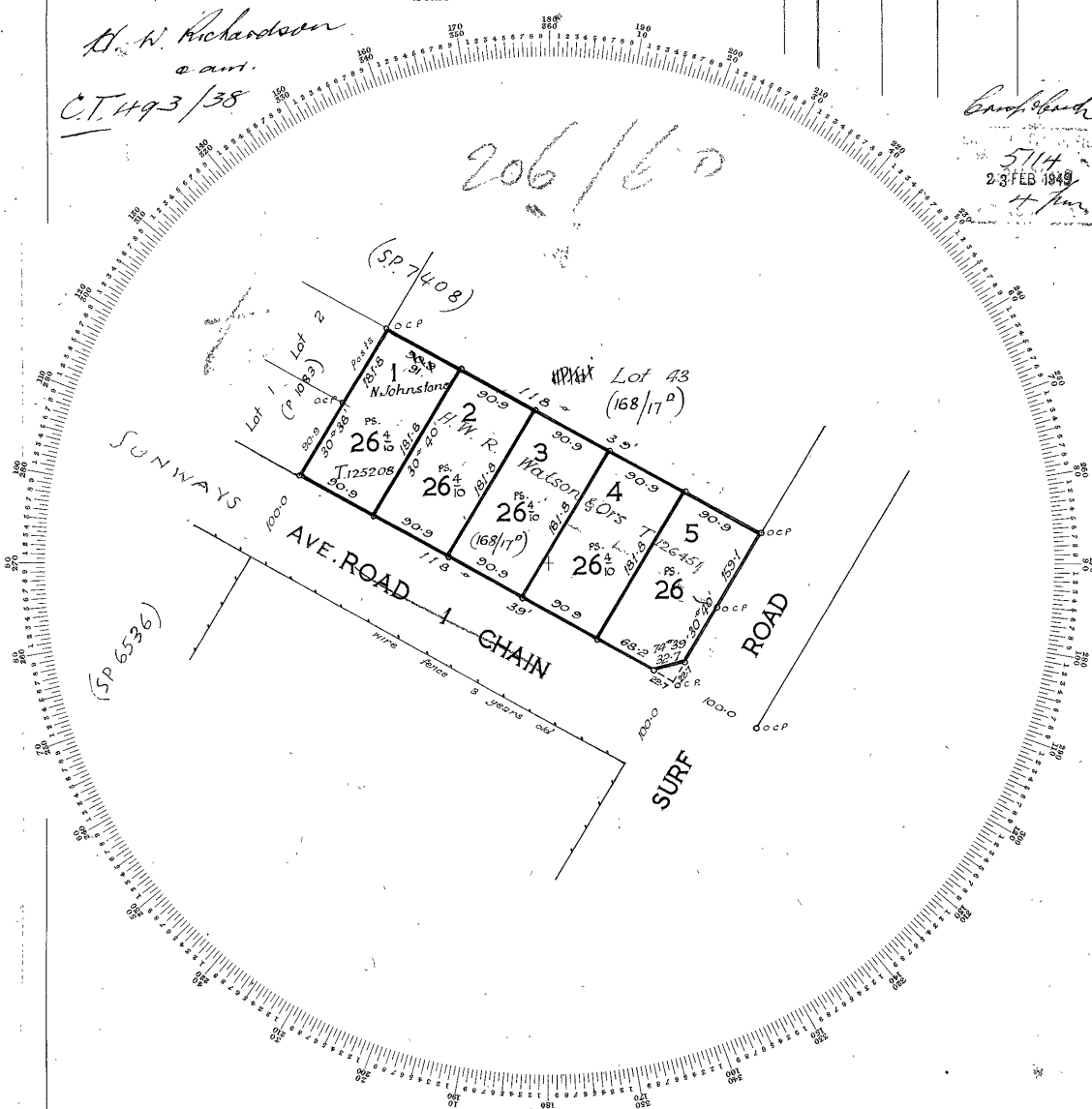
REFERENCE TO CORNERS

COR.	BEARING	DISTANCE IN LINKS	FROM

H. W. Richardson
e. art.
C.T. 493/38

Ernest Smith
5114
23 FEB 1948
H. P. ...

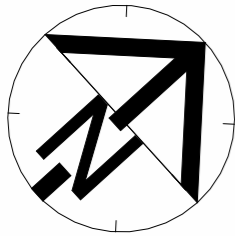
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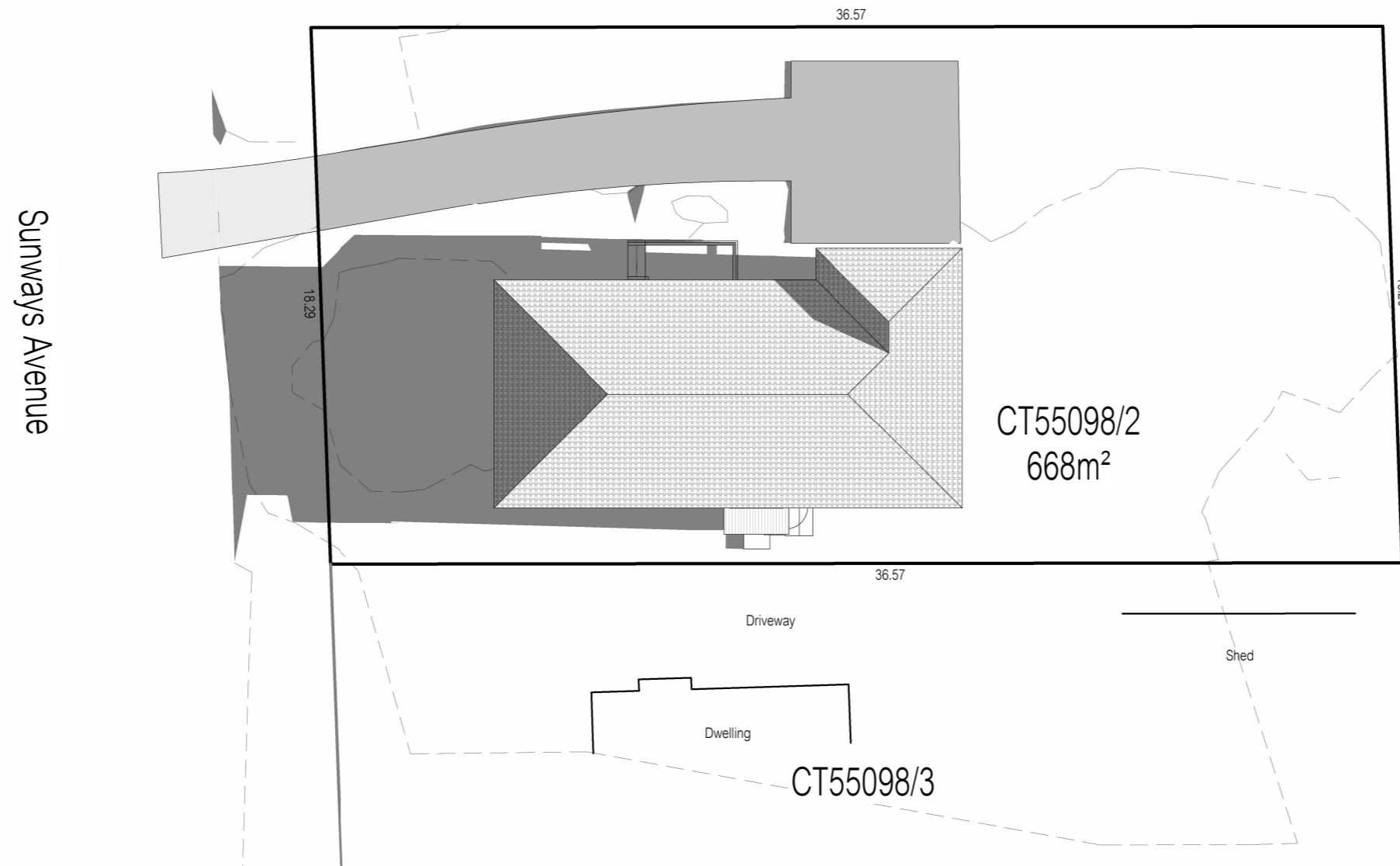
To be filled in by Surveyor.
Date of Instructions
Survey commenced
Survey finished 14.6.48
Error of close 1 in -
Plotted by
Examined as to boundaries
Mathematically checked
Entered on Card by
Dated this 24th day of June, 1948

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.



1. THIS PLAN HAS BEEN PREPARED BY ANOTHER PERSPECTIVE PTY LTD FROM A COMBINATION OF EXISTING SURVEY PLANS AND LASER SCAN CARRIED OUT BY ANOTHER PERSPECTIVE PTY LTD.
 2. TITLE BOUNDARIES SHOWN WERE NOT VERIFIED OR MARKED AT THE TIME OF THIS SURVEY.
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NOTES		
•	LATITUDE: -42°51.47'	
	LONGITUDE: 147°30.45'	
•	Surrounding topography information extrapolated from LIDAR data.	
•	Ground terrain for development site derived from detail survey.	

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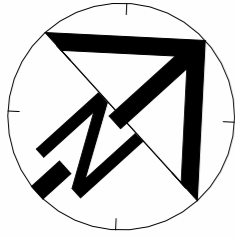
Designer:
 ANOTHER PERSPECTIVE PTY LTD
 PO BOX 171
 NORTH HOBART
 LIC. NO. 685230609 (S. Turvey)
 Ph: (03) 6231 4122
 Fx: (03) 6231 4166
 Email:
 info@anotherperspective.com.au

Client / Project info
 DWELLING ALTERATIONS & ADDITIONS
 7 Sunways Avenue,
 SEVEN MILE BEACH



SHADOW DIAGRAM		
EXISTING - 21/06/26 9am		
Drawn	SW	AP2025-2533
Date	22 May 2026	Sheet
Scale	1:200	S01

No.	Date	Int.	Amendment changes as per cover sheet



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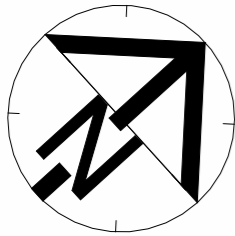
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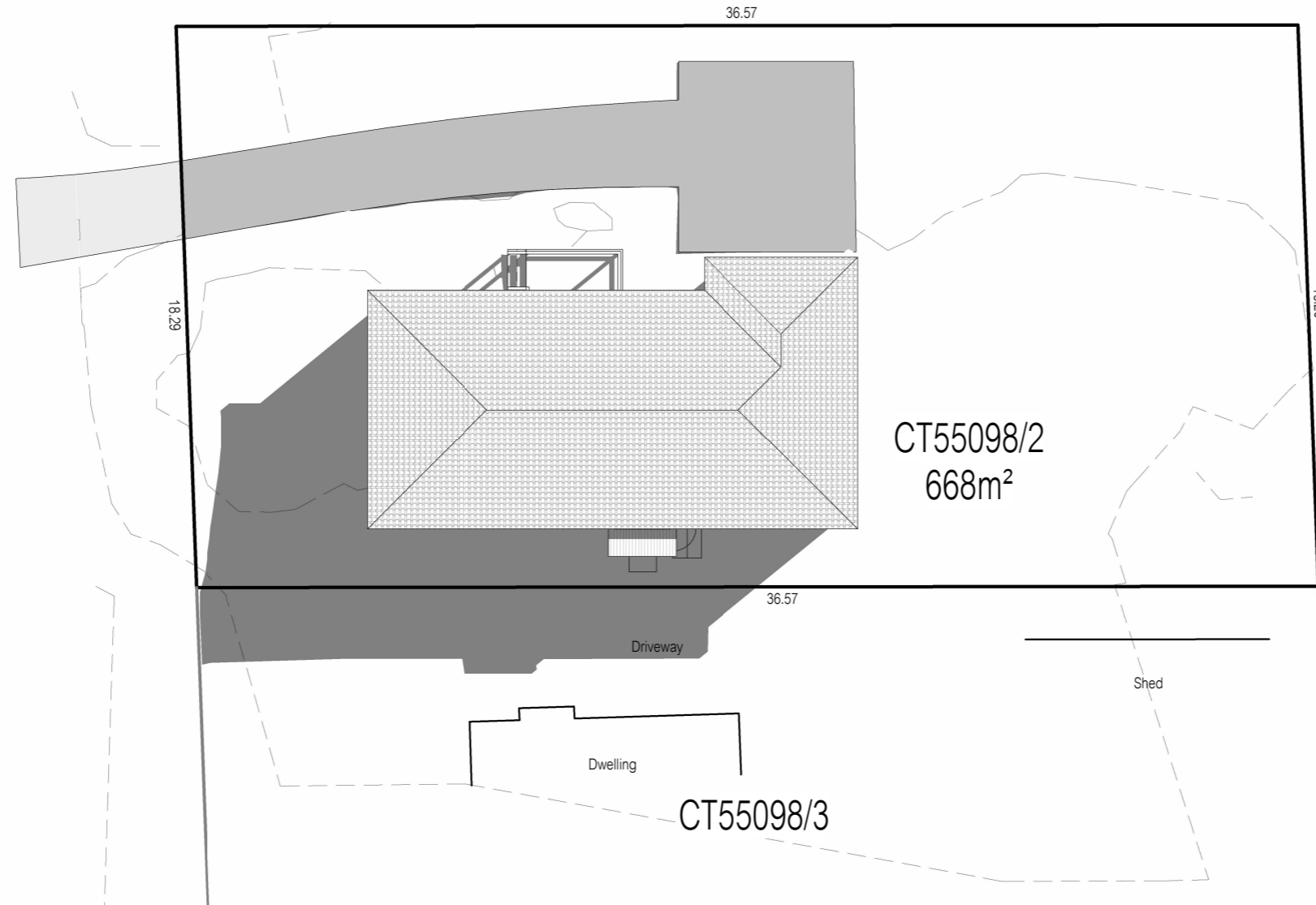
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PROPOSED - 21/06/26 9am		
Drawn	SW	AP2025-2533
Date	22 May 2026	Sheet
Scale	1:200	S02

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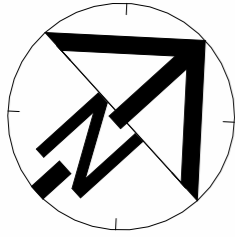
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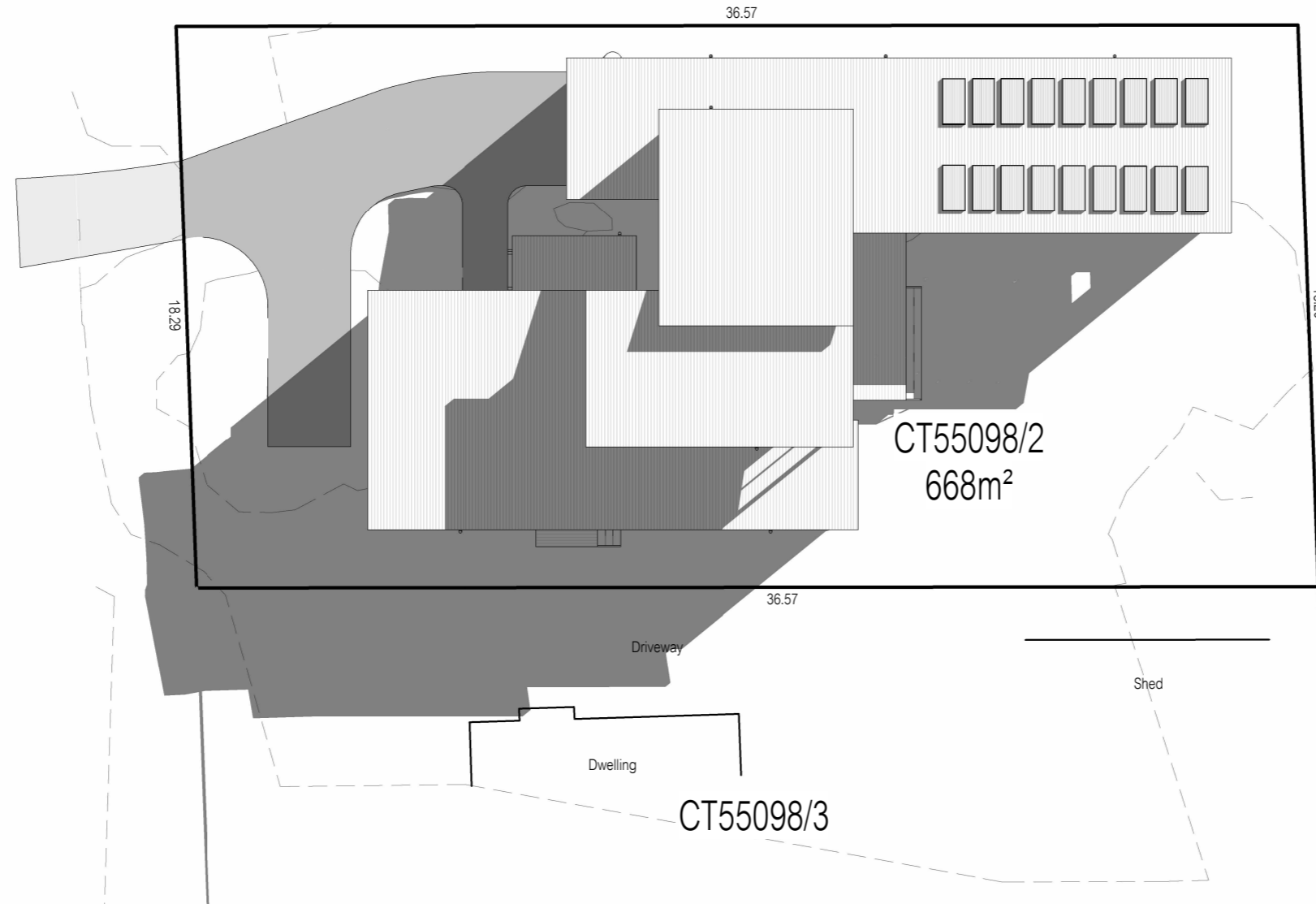
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EXISTING - 21/06/26 12pm		
Drawn	SW	AP2025-2533
Date	22 May 2026	Sheet
Scale	1:200	S03

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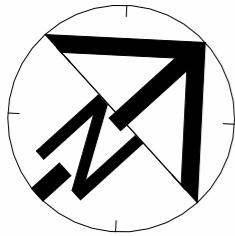
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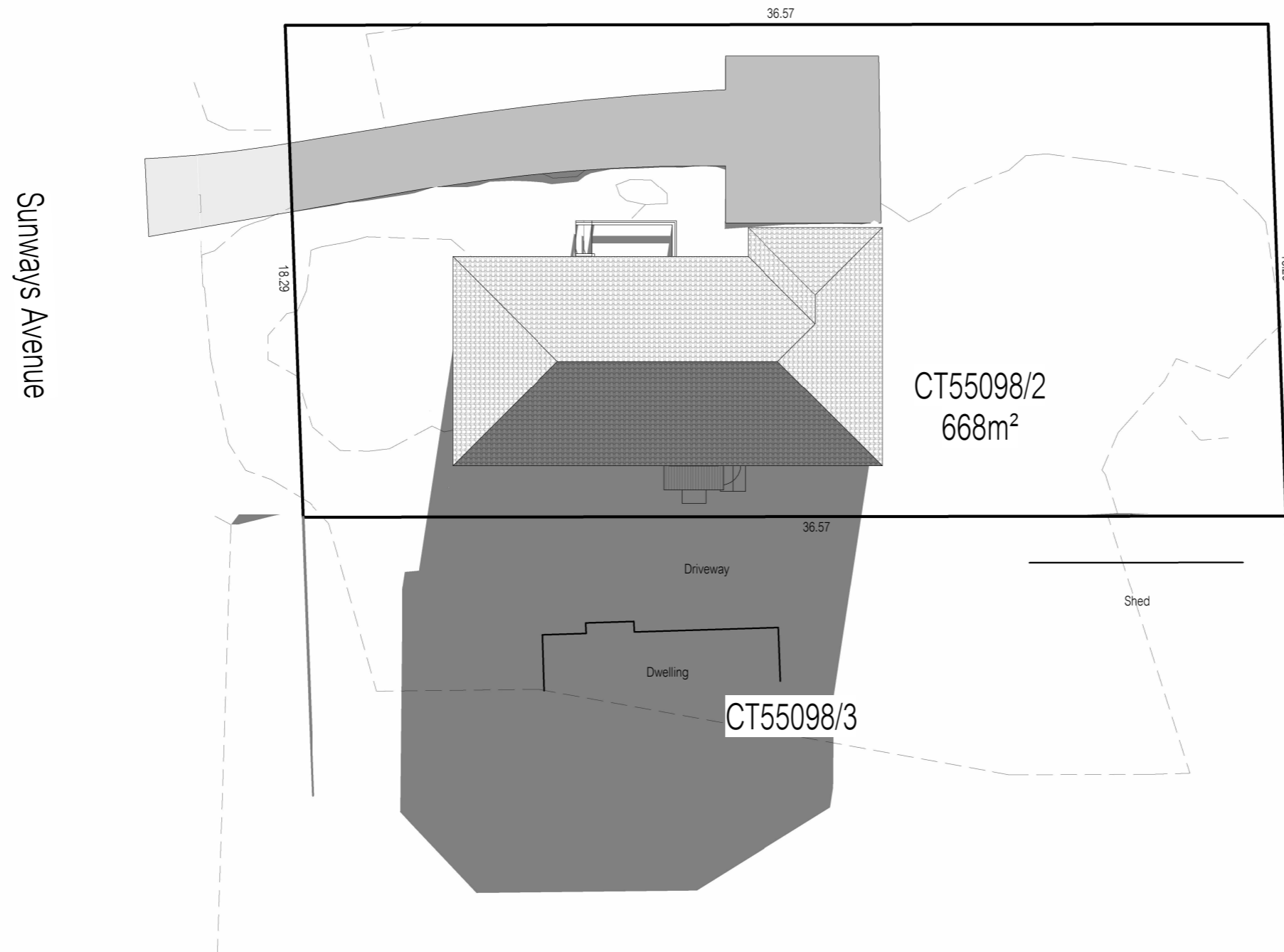


SHADOW DIAGRAM PROPOSED - 21/06/26 12pm		
Drawn	SW	AP2025-2533
Date	22 May 2026	Sheet
Scale	1:200	S04

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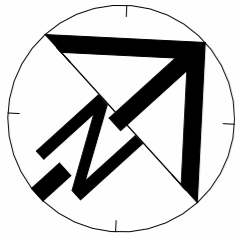
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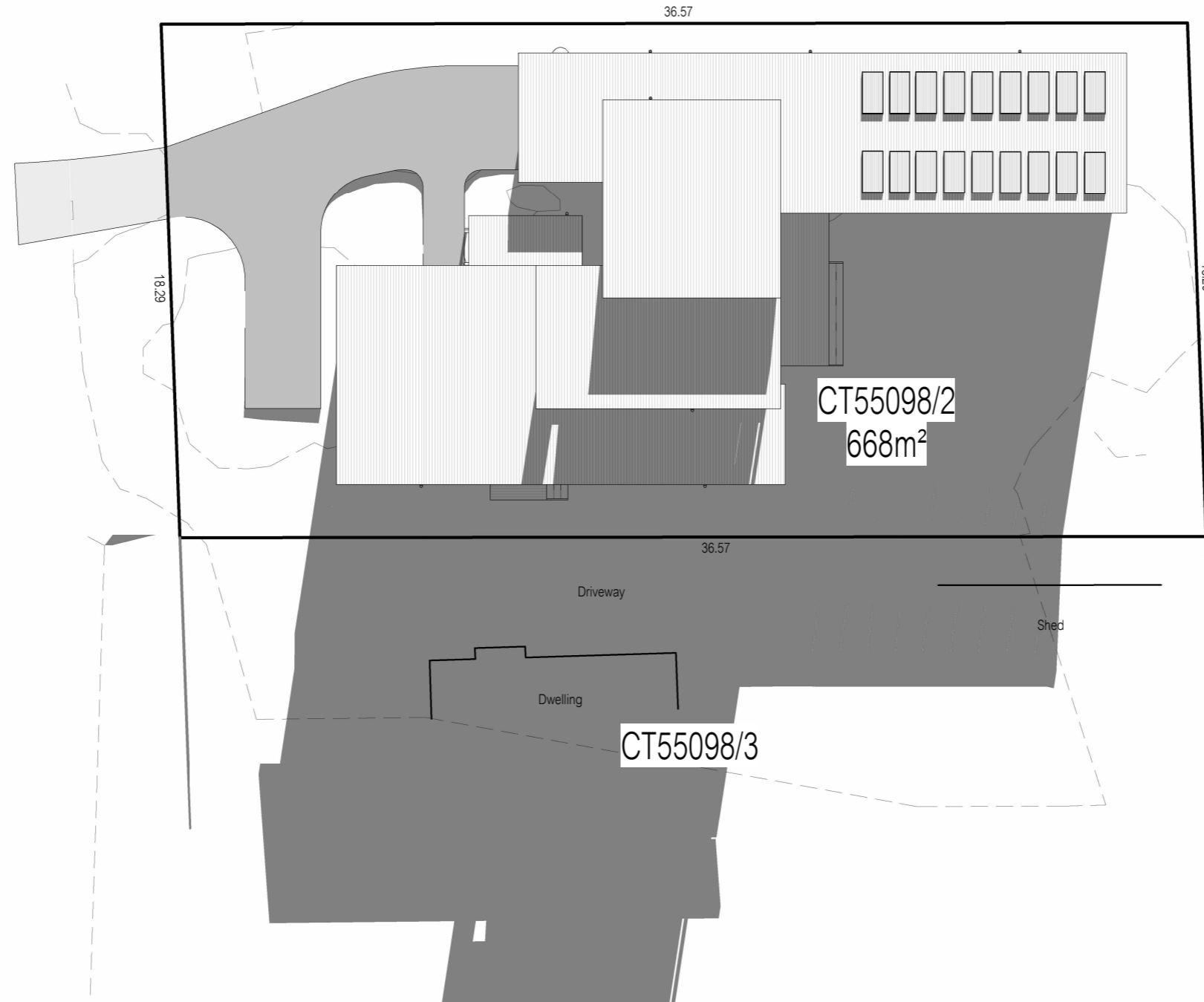
SHADOW DIAGRAM		
EXISTING - 21/06/26 3pm		
Drawn	SW	AP2025-2533
Date	22 May 2026	Sheet
Scale	1:200	S05

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Sunways Avenue



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SHADOW DIAGRAM PROPOSED - 21/06/26 3pm		
Drawn	SW	AP2025-2533
Date	22 May 2026	Sheet
Scale	1:200	S06

No.	Date	Int.	Amendment changes as per cover sheet
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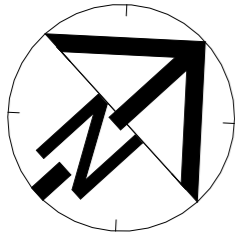




AP2025-2533 - DWELLING ALTERATIONS & ADDITIONS
 7 Sunways Avenue,
 SEVEN MILE BEACH

SHEET		DRAWING TITLE
01		EXISTING / DEMOLITION SITE PLAN
01a		SITE PLAN
01b	A	DRAINAGE PLAN
01c		SOIL & WATER MANAGEMENT PLAN
02		EXISTING FLOOR PLAN
02a		DEMOLITION PLAN
03		EXISTING ELEVATIONS
04		PROPOSED GROUND FLOOR PLAN
04a		PROPOSED FIRST FLOOR PLAN
05		PROPOSED ELEVATIONS SHEET 1
05a		PROPOSED ELEVATIONS SHEET 2
06		PERSPECTIVE VIEWS

No.	Amendment	Date	Drawn	Checked	Sheet
A	Council RFI (15 May 2026): Provided Shadow Diagrams (separate document), Confirmation of Lot Stormwater connection noted on drainage plan.	22 May 2026	SW	ST	01a
	DA PLAN SET	06 May 2026	SW	ST	01 - 06

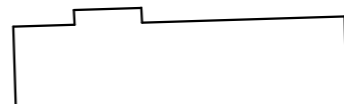
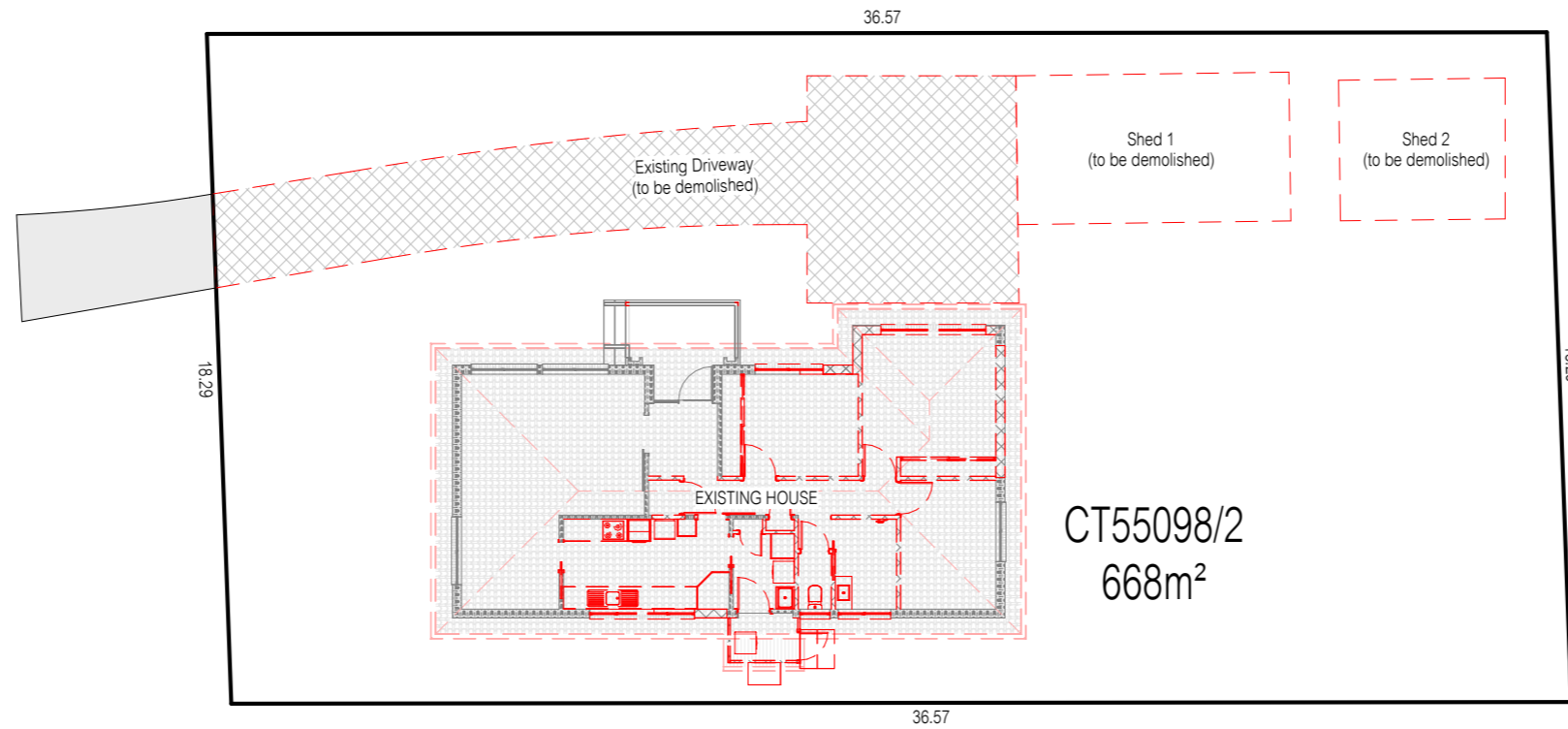
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LEGEND
 - To be demolished or modified.
 - To remain unchanged.

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Sunways Avenue



No.	Date	Int.
		Amendment changes as per cover sheet

Notes

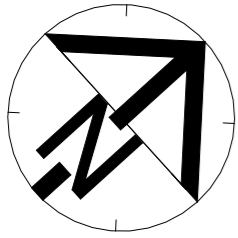
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Client / Project info
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 7 Sunways Avenue,
 SEVEN MILE BEACH

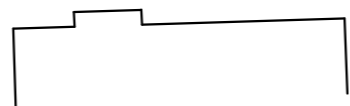
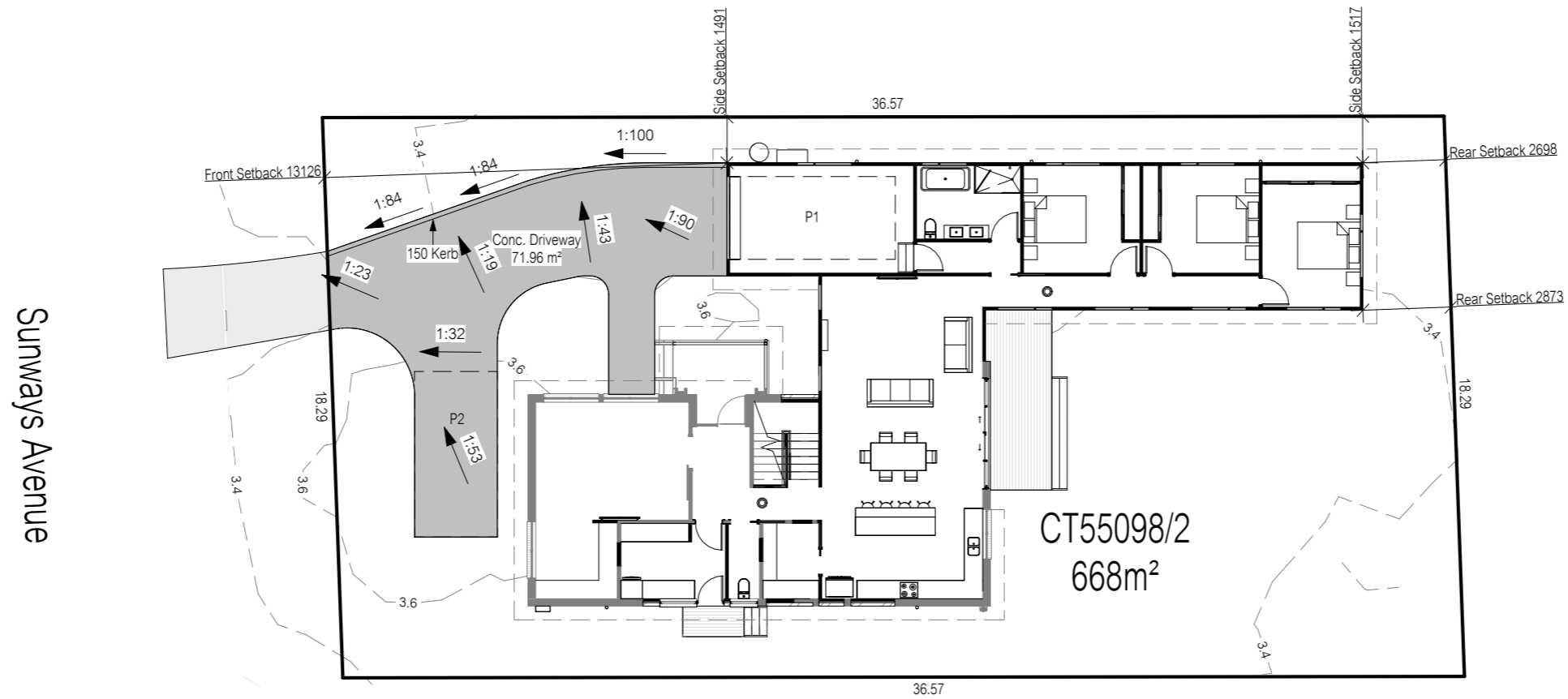


EXISTING / DEMOLITION SITE PLAN		
Drawn	SW	AP2025-2533
Date	2 December 2025	Sheet
Scale	1:200	01/06



Ground Floor FFL 4.05
 First Floor FFL 6.84
 Garage FFL 3.54

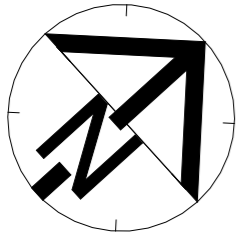
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EXPLANATORY NOTES:	
TASMANIAN PLANNING SCHEME - CLARENCE CITY COUNCIL	
10.4.4 - Site coverage and private open space for all dwellings	
A1	(a) Site Coverage: Max. 30% of site = 334.00m² Proposed site coverage (excl. eaves up to 0.6m): 224.40m² (33.59%)

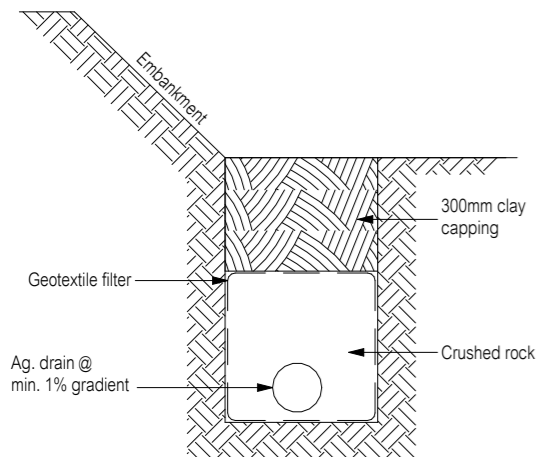


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	No.	Date	Int.	Amendment changes as per cover sheet										
<p>Drawn</p>	<p>JP</p>	<p>AP2025-2533</p>												
<p>Date</p>	<p>02 Dec. 2025</p>	<p>Sheet</p>												
<p>Scale</p>	<p>1:200</p>	<p>01a/06</p>												

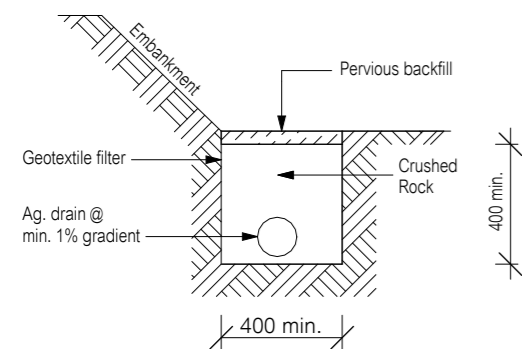


Where ag drain is < 1.8m from footing, the following engineering principles are required:

1. Ag drain to be capped with 300mm of clay to prevent ingress of surface run-off unless it is under a paving slab etc (ag drains are designed for removal of ground water, surface water should be dealt with separately).
2. Ag drain to have a minimum 1% fall to a grated pit which drains to the stormwater system.
3. Install a geotextile filter sock to the slotted drain, and enclose the whole drain in geofabric (to the underside of clay capping).
4. Provide additional grated pits / or inspection openings along the length of the ag drain and at the high point to make the effect of a blockage visible and enable a blockage to be cleared.



TYPICAL AG. DRAIN DETAIL (<1800 FROM HOUSE)
Not to scale



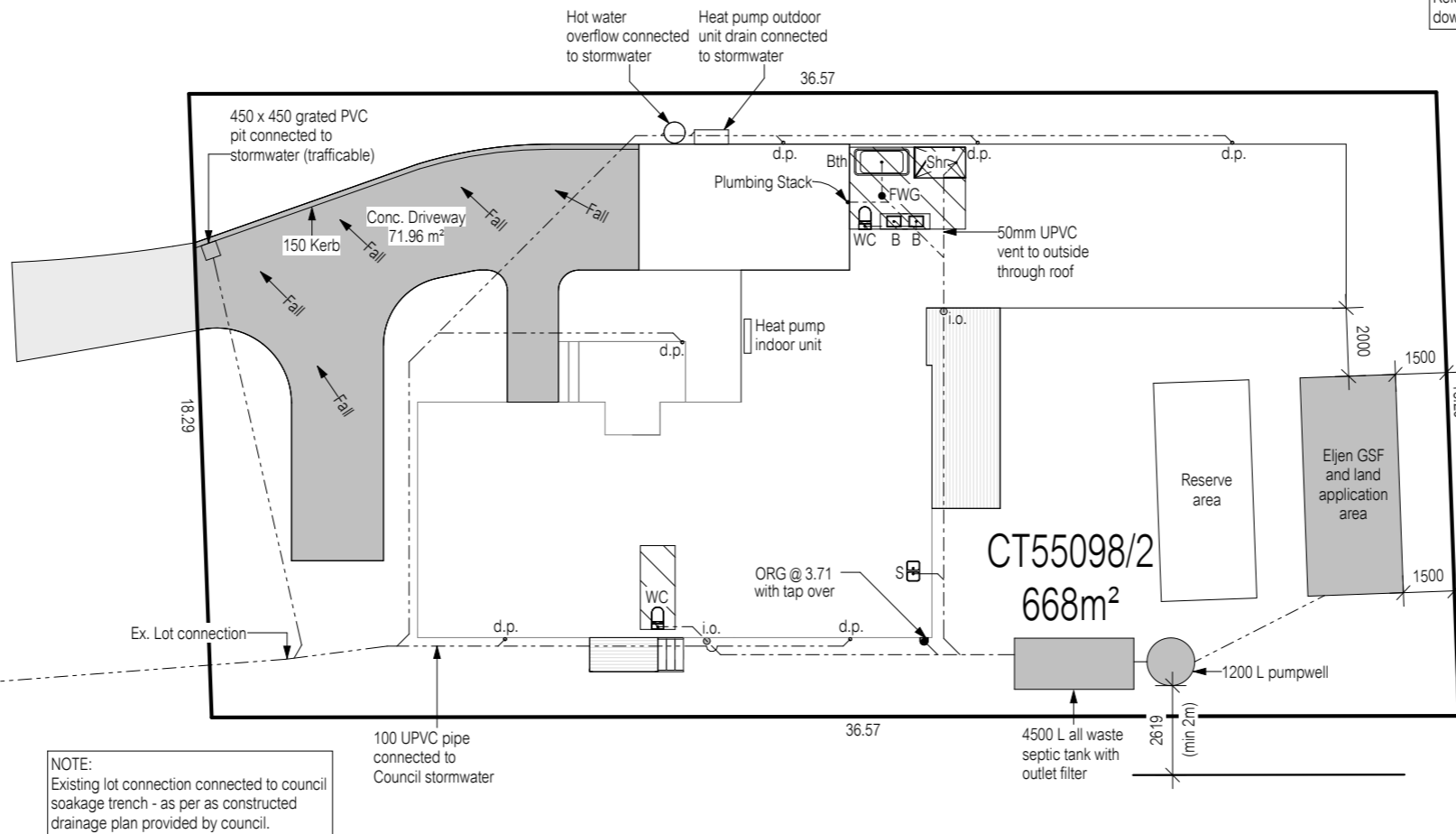
TYPICAL AG. DRAIN DETAIL (≥1800 FROM HOUSE)
Not to scale

All works are to in accordance with AS3500 & the Water Supply Code of Australia WSA 03-2011-3.1 Version 3.1 MRWA Edition V2.0 and Sewerage Code of Australia Melbourne Retail Water Agencies Code WSA 02-2014-3.1 MRWA Version 2.0 and TasWater's supplements to these codes.

ROOF DRAINAGE NOTE:
Min. medium rectangular gutter & min. 90ø downpipe specified as per N.C.C. part 7.4. These sizes and downpipe quantities are based on a max. roof catchment area of 70m²

Refer to Roof Plan for downpipe calculations

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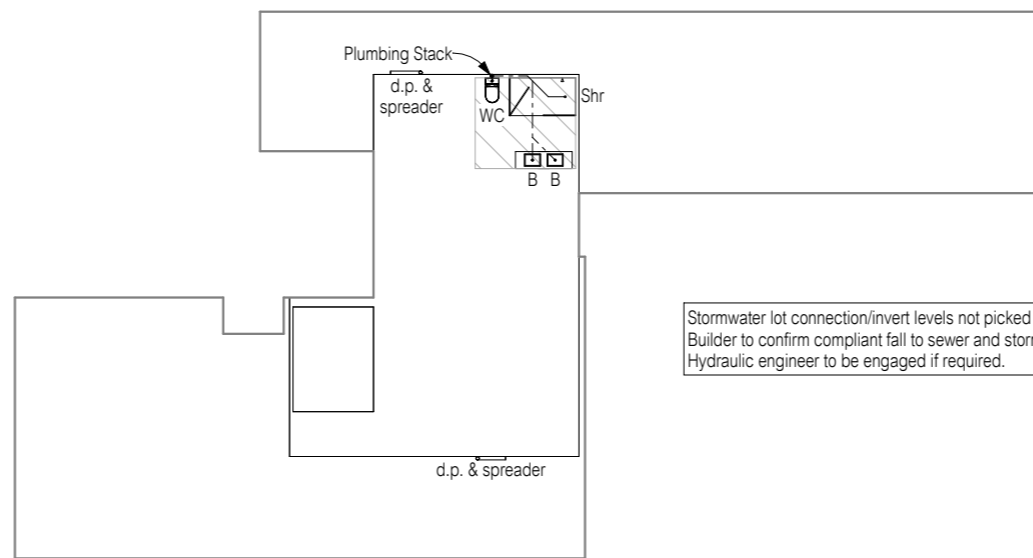


NOTE:
Existing lot connection connected to council soakage trench - as per as constructed drainage plan provided by council.

DRAINAGE LEGEND		
Abbreviation	Fixture	Min. Outlet Size
B	Basin	40Ø
Bth	Bath	40Ø (incl. trap)
Shr	Shower	40Ø (Note 3)
S	Sink	50Ø
Tr	Trough	40Ø
WC	Water Closet Pan	100Ø
d.p.	Downpipe	90Ø
ORG	Overflow Relief Gully	100Ø
FWG	Floor Waste Gully	65Ø (Note 2)

- Sewer Line (100Ø UPVC) (unless noted otherwise)
- - - Stormwater Line (100Ø UPVC) (unless noted otherwise)
- Stormwater Line (150Ø UPVC) (unless noted otherwise)

- NOTES:
1. Flexible connections are to be installed on any pipes emerging from beneath the building in accordance with AS2870 & AS/NZS3500.2:2021.
 2. Untrapped Bath tub pipe to connect to FWG if trap not accessible from below or access panel.
 3. 50Ø required for multiple shower heads. 65Ø where outlet is being used as a FWG
 4. Showers to comply with N.C.C. 10.2.14.
 5. Falls to floor waste to be minimum 1:80 & maximum 1:50



Stormwater lot connection/invert levels not picked up in detail survey.
Builder to confirm compliant fall to sewer and stormwater connections prior to construction.
Hydraulic engineer to be engaged if required.

Note to installers: onsite wastewater management system designs are site-specific. Refer closely to DSC report and design spec sheets. Contact the system designer with any questions or proposed changes to the system prior to proceeding with changes. Failure to do so may prevent designer certification/sign-off.

Septic Tank:
Dual-purpose septic tank (min 4000L) with outlet filter. Septic tank to drain into a pumpwell (min 1200 L) with high water alarm.

Pump Well:
Minimum pump capacity for the proposed design is 87 L/min @ 3.3 m head. A Reeve RVS200 is suitable unit for pump dosing the system. Pump float switches should be setup to pump approximately 100 L. At maximum design flows, this will result in approximately nine 100 L doses per bed per day.

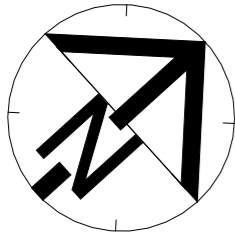
Eljen GSF Treatment Bed:
Dims: 6.4 x 2.4 x 0.6 m
Two rows of five Eljen A42 GSF modules required. A minimum of depth of 150 mm of specified sand/crushed glass to be in place below the GSF modules and across the entire base of each bed. Specified filter sand/crushed glass to meet ASTM C33 specification, with less than 10% passing #100 sieve and less than 5% passing #200 sieve.



First Floor Drainage Plan

SCALE: 1:200

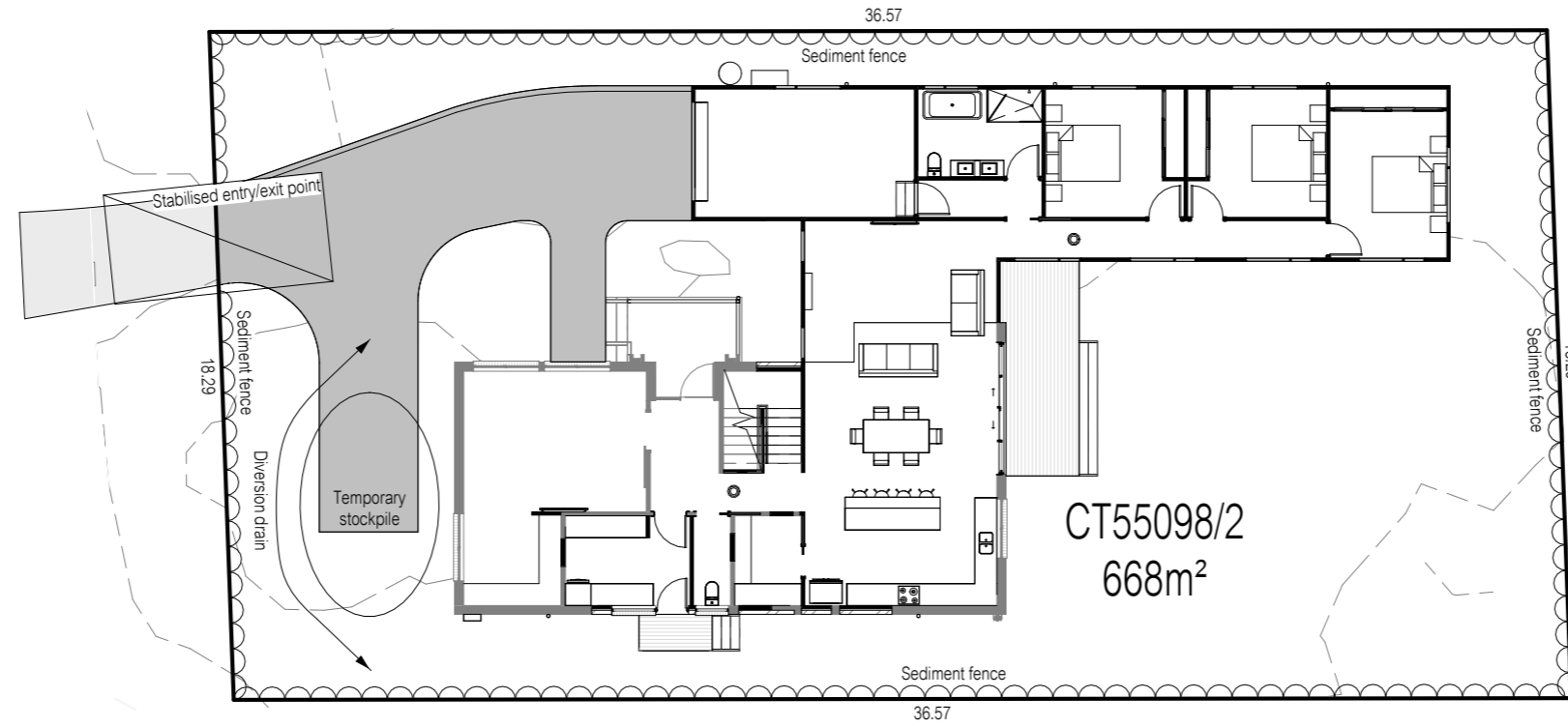
Soil classification: P		Notes		Designer:		Client / Project info				<p style="text-align: center;">DRAINAGE PLAN</p> <table border="1"> <tr> <td>Drawn</td> <td>SW</td> <td>AP2025-2533</td> </tr> <tr> <td>Date</td> <td>6 May 2026</td> <td>Sheet</td> </tr> <tr> <td>Scale</td> <td>1:200</td> <td>01b/06</td> </tr> </table>		Drawn	SW	AP2025-2533	Date	6 May 2026	Sheet	Scale	1:200	01b/06
Drawn	SW	AP2025-2533																		
Date	6 May 2026	Sheet																		
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Refer to Soil Report for nominated founding depth and description of founding material.		<ul style="list-style-type: none"> • Builder to verify all dimensions and levels on site prior to commencement of work • All work to be carried out in accordance with the current National Construction Code. • All materials to be installed according to manufacturers specifications. • Do not scale from these drawings. • No changes permitted without consultation with designer. 		ANOTHER PERSPECTIVE PTY LTD PO BOX 171 NORTH HOBART LIC. NO. 685230609 (S. Turvey) Ph: (03) 6231 4122 Fx: (03) 6231 4166 Email: info@anotherperspective.com.au		DWELLING ALTERATIONS & ADDITIONS 7 Sunways Avenue, SEVEN MILE BEACH														
All Materials and construction to comply with AS/NZ3500 Part 2 & Part 3		- Wet areas to comply with NCC 10.2 and AS3740																		
A	22 May 2026	SW	Amendment changes as per cover sheet																	
No.	Date	Int.																		



Ground Floor FFL 4.05
 First Floor FFL 6.84
 Garage FFL 3.54

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Sunways Avenue



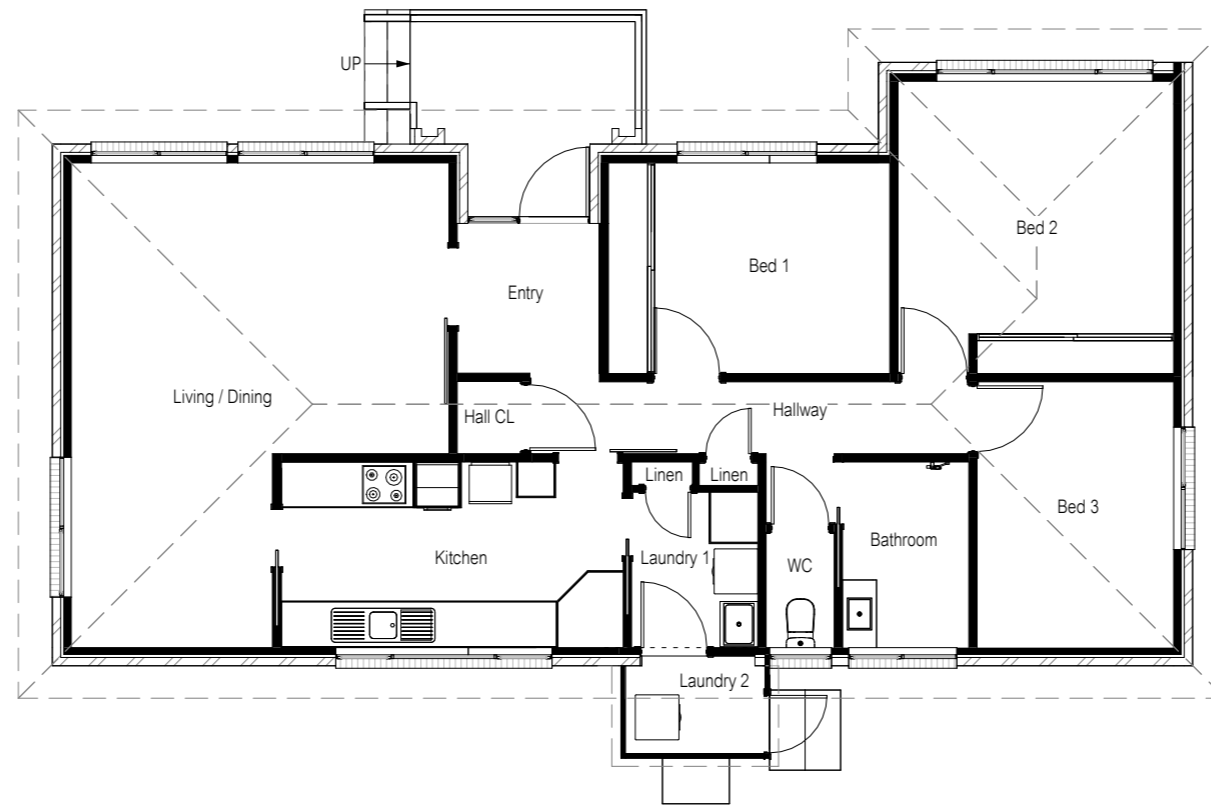
NOTES:
 Sediment and erosion control measures sufficient to prevent sediment from leaving the site must be installed prior to any disturbance of the site

NOTES:
 1. Erosion and sediment control structures to be inspected each working day and maintained in good working order.
 2. All ground cover vegetation outside the immediate building area to be preserved during the building phase
 3. All erosion and sediment control measures to be installed prior to commencement of major earthworks.
 4. Stockpiles of clayey material to be covered with an impervious sheet.
 5. Roof water downpipes to be connected to the permanent underground Stormwater drainage system as soon as practical after the roof is laid

NOTES:
 1. Diversion drains are to be connected to a legal discharge point. (council Stormwater system, watercourse or road drain).
 2. Sediment retention traps installed around the inlets to the Stormwater system to prevent sediment & other debris blocking the drains.



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	No.	Date	Int.	Amendment changes as per cover sheet									
<p>Drawn</p>	<p>SW</p>	<p>AP2025-2533</p>											
<p>Date</p>	<p>12 May 2026</p>	<p>Sheet</p>											
<p>Scale</p>	<p>1:200</p>	<p>01c/06</p>											



Floor Area = 109.39m²

—●— Articulation joints

⊙ Smoke Alarm (interconnected where more than 1)

All window sizes to be checked and/or confirmed on site prior to ordering glazing units

- Notes
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DWELLING ALTERATIONS & ADDITIONS
7 Sunways Avenue,
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EXISTING FLOOR PLAN



Drawn JP AP2025-2533

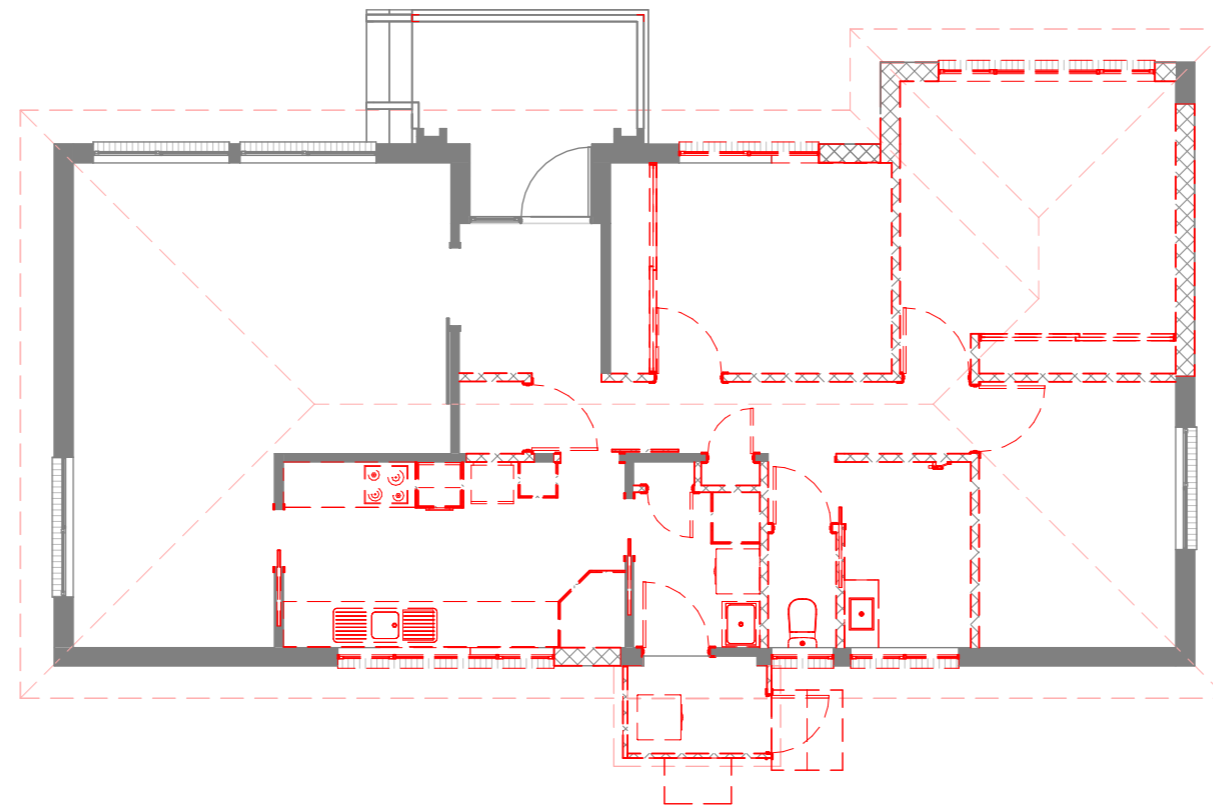
Date 2 December 2025 Sheet

Scale 1:100

Copyright © 02/06

No.	Date	Int.	Amendment changes as per cover sheet

LEGEND
 - To be demolished or modified.
 - To remain unchanged.



No.	Date	Int.	Amendment changes as per cover sheet

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DEMOLITION PLAN		
Drawn	JP	AP2025-2533
Date	6 May 2026	Sheet
Scale	1 : 100	02a/06



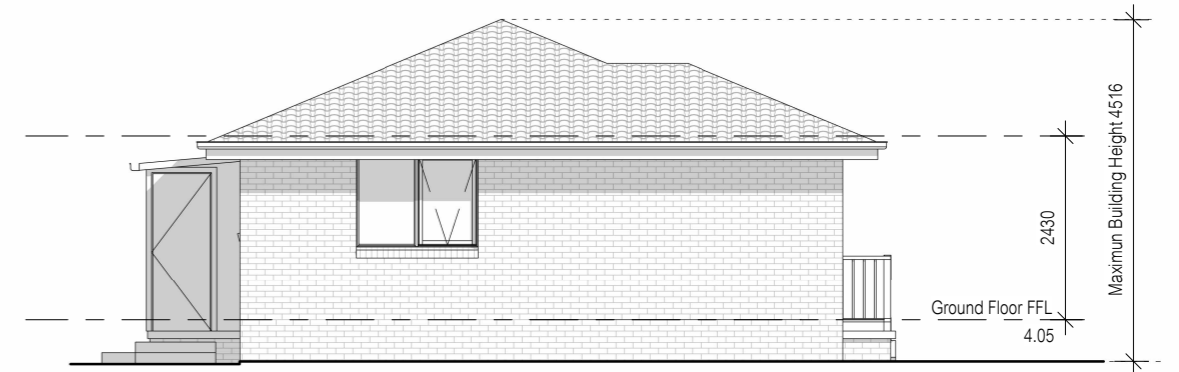
Existing North West Elevation



Existing South West Elevation



Existing South East Elevation



Existing North East Elevation

All window sizes to be checked and/or confirmed on site prior to ordering glazing units

LEGEND:
AJ - Articulation Joint
BV - Brick Vent

Shadows shown for stylisation purposes only

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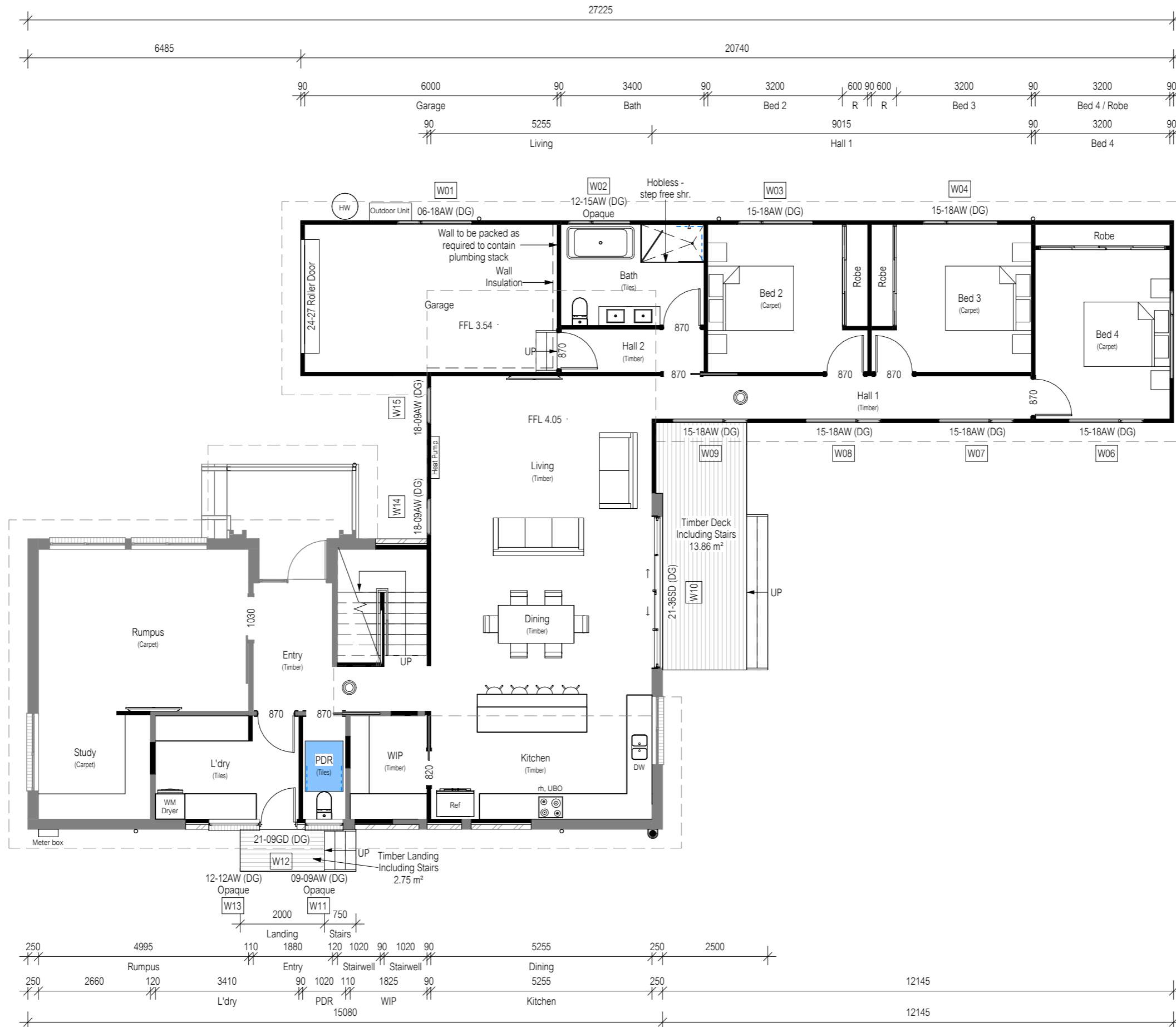
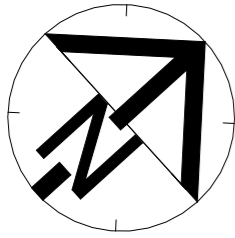
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SEVEN MILE BEACH



EXISTING ELEVATIONS

Drawn	JP	AP2025-2533
Date	2 Dec. 2025	Sheet
Scale	1:100	03/06
Copyright ©		



LEGEND
 - Proposed walls.
 - Existing walls.
 - Location of wall reinforcement to comply with Part 6 of the *Liveable Housing Design Standard*.

Existing Ground Floor Area = 109.39m²
 Additional Ground Floor Area = 104.31m²
 Proposed First Floor Area = 64.91m²
 Total Proposed Floor Area = 278.61m²

- Articulation joints
- Smoke Alarm (interconnected where more than 1)

All window sizes to be checked and/or confirmed on site prior to ordering glazing units

- Circulation space to comply with Part 4.2 of the *Liveable Housing Design Standard*.

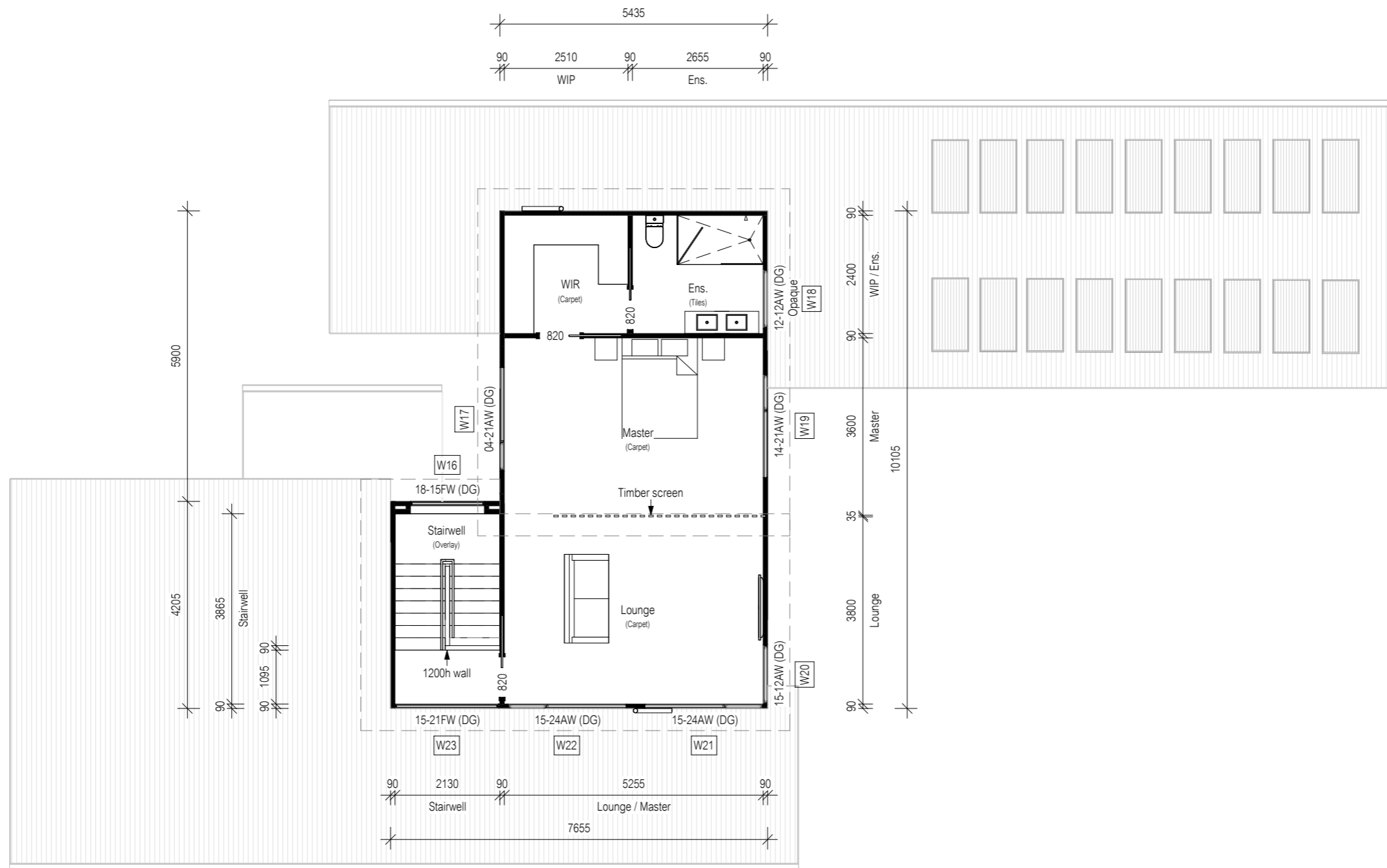
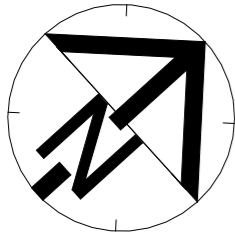
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PROPOSED GROUND FLOOR PLAN		
Drawn	SW	AP2025-2533
Date	6 May 2026	Sheet
Scale	1:100	04/06



Existing Ground Floor Area = 109.39m²
 Additional Ground Floor Area = 104.31m²
 Proposed First Floor Area = 64.91m²
 Total Proposed Floor Area = 278.61m²

- Articulation joints
- ⊙ Smoke Alarm (interconnected where more than 1)

All window sizes to be checked and/or confirmed on site prior to ordering glazing units

- Circulation space to comply with Part 4.2 of the *Livable Housing Design Standard*.

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 LIC. NO. 685230609 (S. Turvey)
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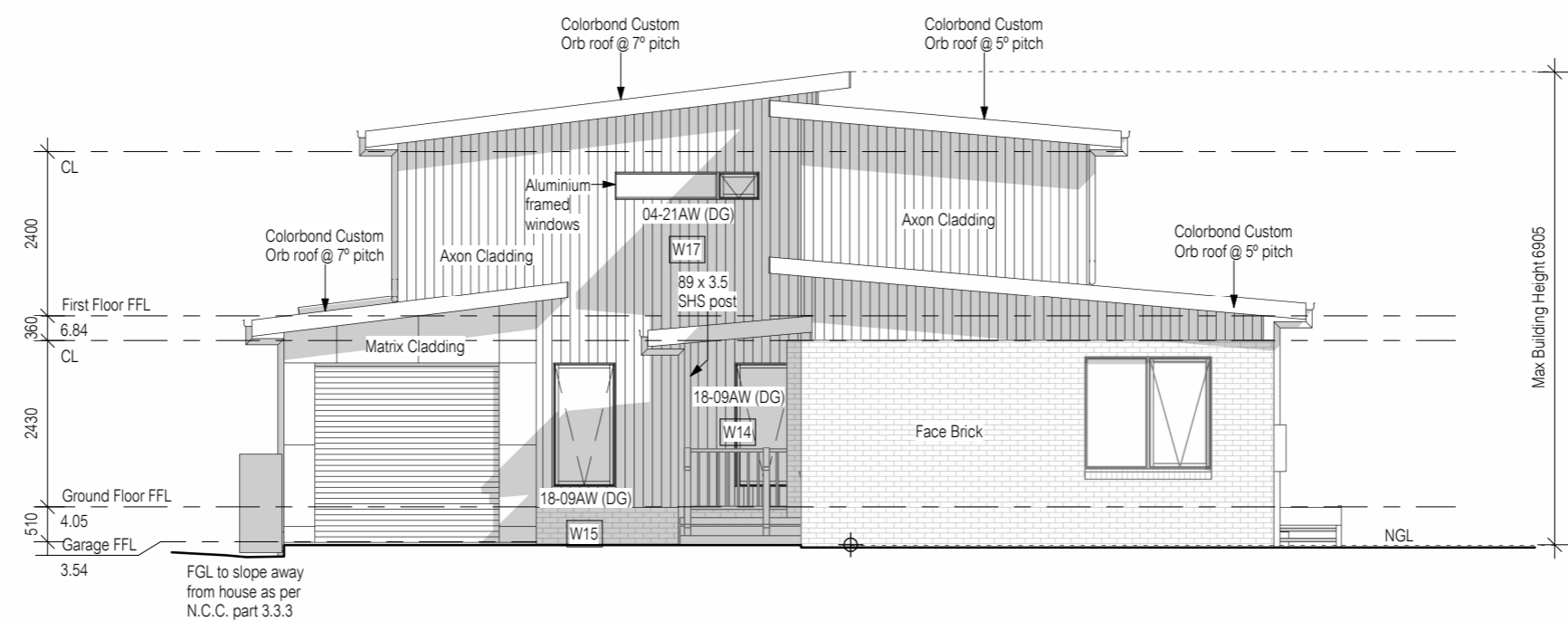
Client / Project info
 DWELLING ALTERATIONS & ADDITIONS
 7 Sunways Avenue,
 SEVEN MILE BEACH



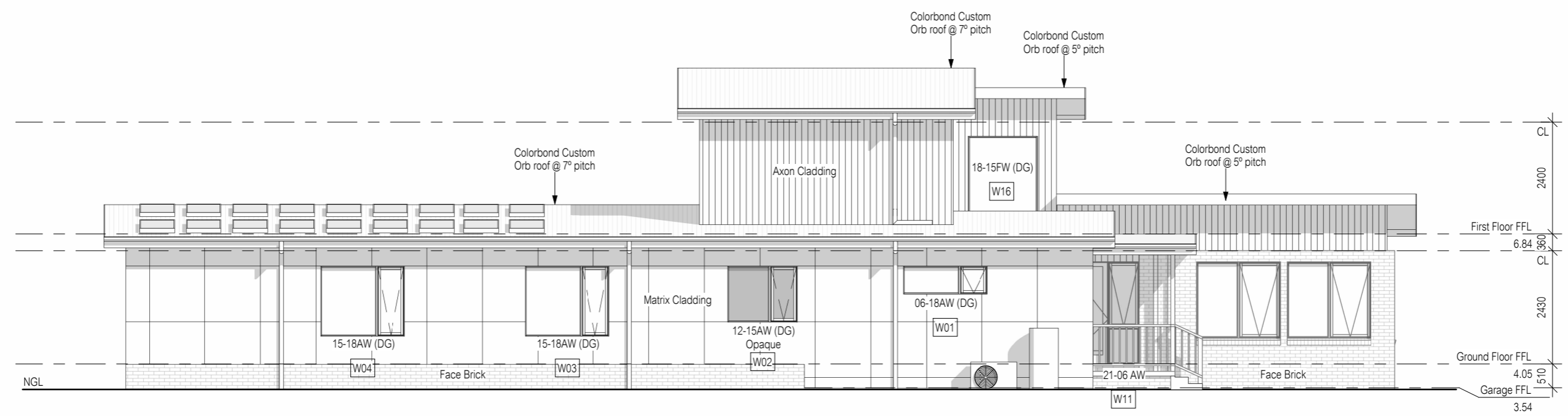
PROPOSED FIRST FLOOR PLAN		
Drawn	SW	AP2025-2533
Date	6 May 2026	Sheet
Scale	1:100	04a/06

Material	Colour
Colorbond Roof	tbc
Face Brick	tbc
Axon	tbc
Matrix	tbc

All lightweight cladding to be installed to manufacturer's guidelines. Refer to manufacturer's documentation.



Proposed South West Elevation

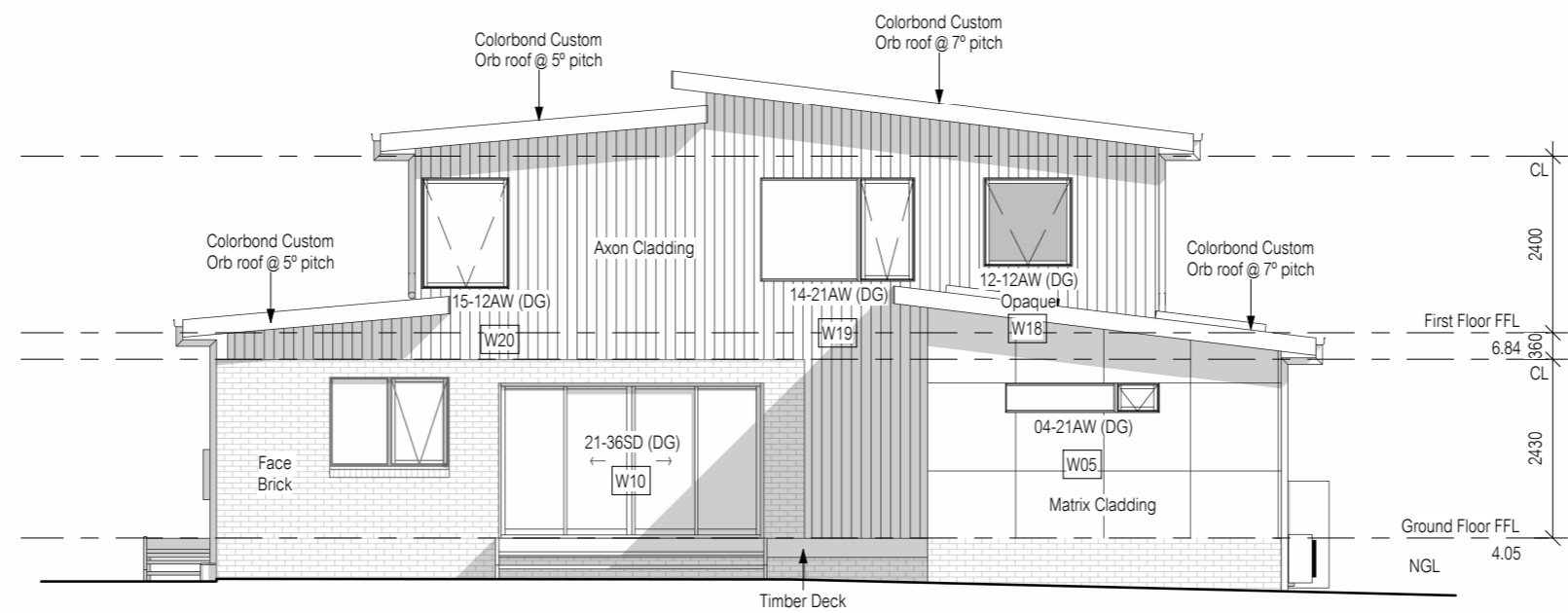


Proposed North West Elevation

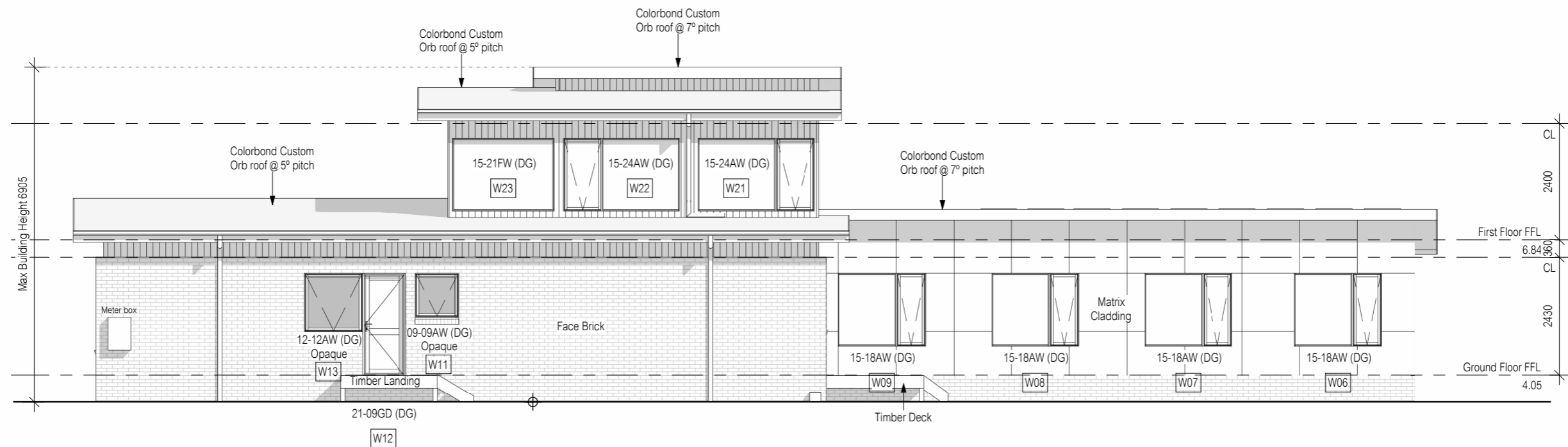
<table border="1"> <thead> <tr> <th>No.</th> <th>Date</th> <th>Int.</th> <th>Amendment changes as per cover sheet</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	No.	Date	Int.	Amendment changes as per cover sheet					<p>Notes</p> <ul style="list-style-type: none"> • Builder to verify all dimensions and levels on site prior to commencement of work • All work to be carried out in accordance with the current National Construction Code. • All materials to be installed according to manufacturers specifications. • Do not scale from these drawings. • No changes permitted without consultation with designer. 	<p>Designer:</p> <p>ANOTHER PERSPECTIVE PTY LTD PO BOX 171 NORTH HOBART LIC. NO. 685230609 (S. Turvey) Ph: (03) 6231 4122 Fx: (03) 6231 4166 Email: info@anotherperspective.com.au</p>	<p>Client / Project info</p> <p>DWELLING ALTERATIONS & ADDITIONS 7 Sunways Avenue, SEVEN MILE BEACH</p>		<p>PROPOSED ELEVATIONS SHEET 1</p>	
	No.	Date	Int.	Amendment changes as per cover sheet										
	<p>Drawn</p>	<p>SW</p>	<p>AP2025-2533</p>											
<p>Date</p>	<p>6 May 2026</p>	<p>Sheet</p>												
<p>Scale</p>	<p>1:100</p>	<p>05/06</p>												

Material	Colour
Colorbond Roof	tbc
Face Brick	tbc
Axon	tbc
Matrix	tbc

All lightweight cladding to be installed to manufacturer's guidelines. Refer to manufacturer's documentation.



Proposed North East Elevation



Proposed South East Elevation

All window sizes to be checked and/or confirmed on site prior to ordering glazing units

LEGEND:
AJ - Articulation Joint
BV - Brick Vent

Shadows shown for stylisation purposes only

- Notes
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SEVEN MILE BEACH



PROPOSED ELEVATIONS SHEET 2		
Drawn	SW	AP2025-2533
Date	6 May 2026	Sheet
Scale	1:100	05a/06
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Notes

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DWELLING ALTERATIONS & ADDITIONS
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SEVEN MILE BEACH

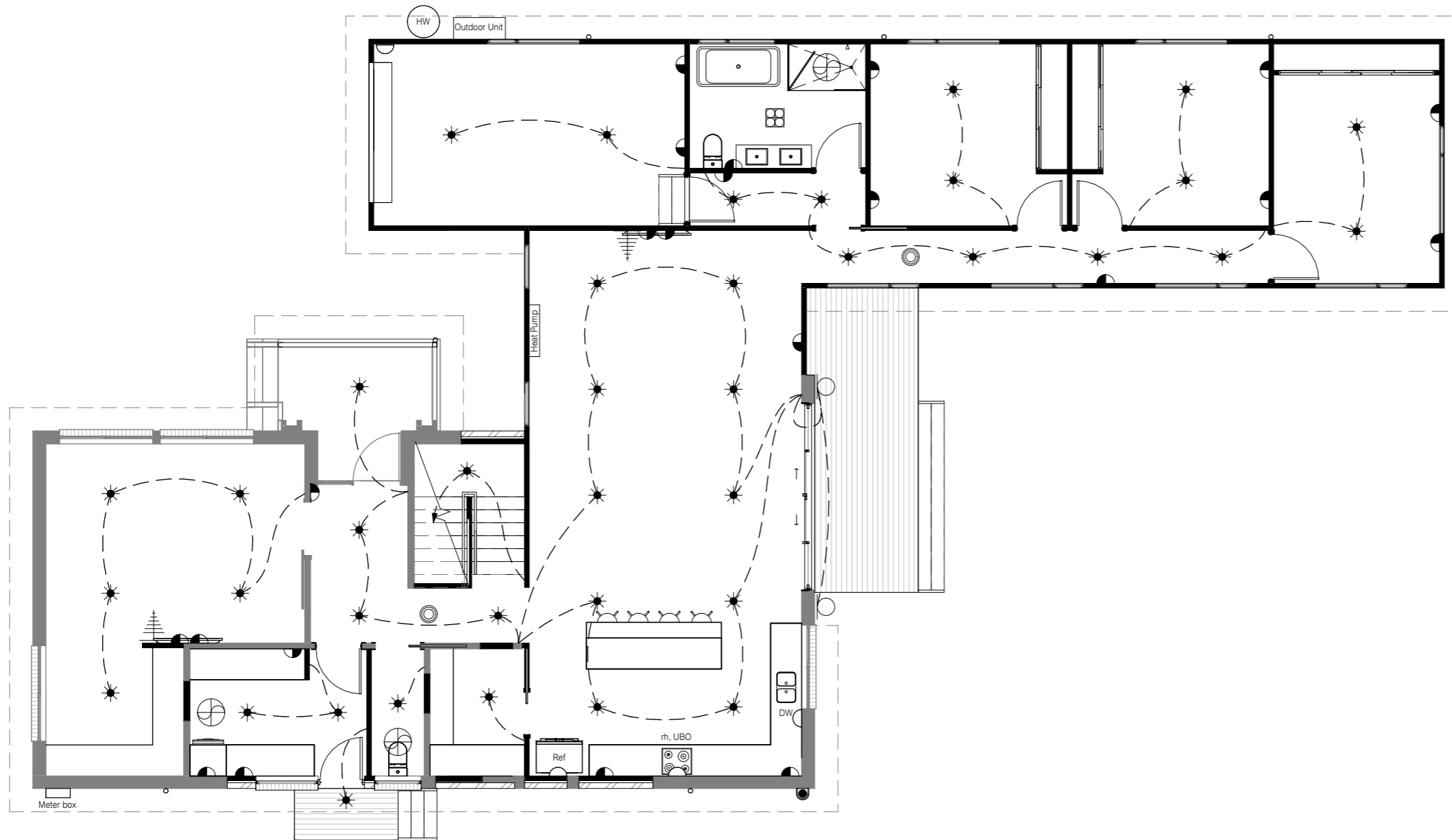


PERSPECTIVE VIEWS		
Drawn	SW	AP2025-2533
Date	6 May 2026	Sheet
Scale		06/06
Copyright ©		

LEGEND (W = Wattage e.g. 35W = 35 Watts.)

- STANDARD CEILING LIGHT POINT (30W)
- DOWNLIGHT POINT (UNVENTED) (35W)
- ★ LED DOWNLIGHT POINT (10W) SUITABLE FOR & FITTED WITH INSULATION OVER. (IC RATED)
- PENDANT LIGHT (30W)
- WALL LIGHT POINT (30W)
- 2 x 900mm FLUORESCENT LIGHT POINT (36W)
- 2 x SLIM T5 900mm FLUORESCENT LIGHT POINT (28W)
- ⌒ SINGLE POWER POINT
- ⌒ DOUBLE POWER POINT
- ⌒ DOUBLE POWER POINT WITH USB
- ⌒ WATER PROOF POWER POINT
- ⊙ MAINS POWERED SMOKE ALARM (INTERCONNECTED WHERE MORE THAN 1)
- ⊞ FAN / HEATER / LIGHT (8W) (VENT IN ACCORDANCE WITH N.C.C. 10.8.2)
- ⊞ TV CONNECTION POINT
- ▽ NBN/TELEPHONE CONNECTION POINT
- ⊞ SENSOR LIGHT
- ⊞ EXHAUST FAN (VENT IN ACCORDANCE WITH N.C.C. 10.8.2)
- ⊞ FLOOD LIGHT
- ⊞ CAT 6 CONNECTION POINT
- ▶ TREAD LIGHTS (2W)
- ⊞ DUCTED VACUUM POINT
- ⊞ SECURITY SYSTEM KEYPAD
- ⊞ SECURITY SYSTEM SENSOR

ALL EXHAUST FANS:
 25 L/s for a bathroom or sanitary compartment, 40 L/s for a kitchen or laundry. Exhaust from a kitchen, kitchen range hood, bathroom, sanitary compartment, or laundry must be discharged directly or via a shaft or duct to outdoor air.



No.	Date	Int.	Amendment changes as per cover sheet

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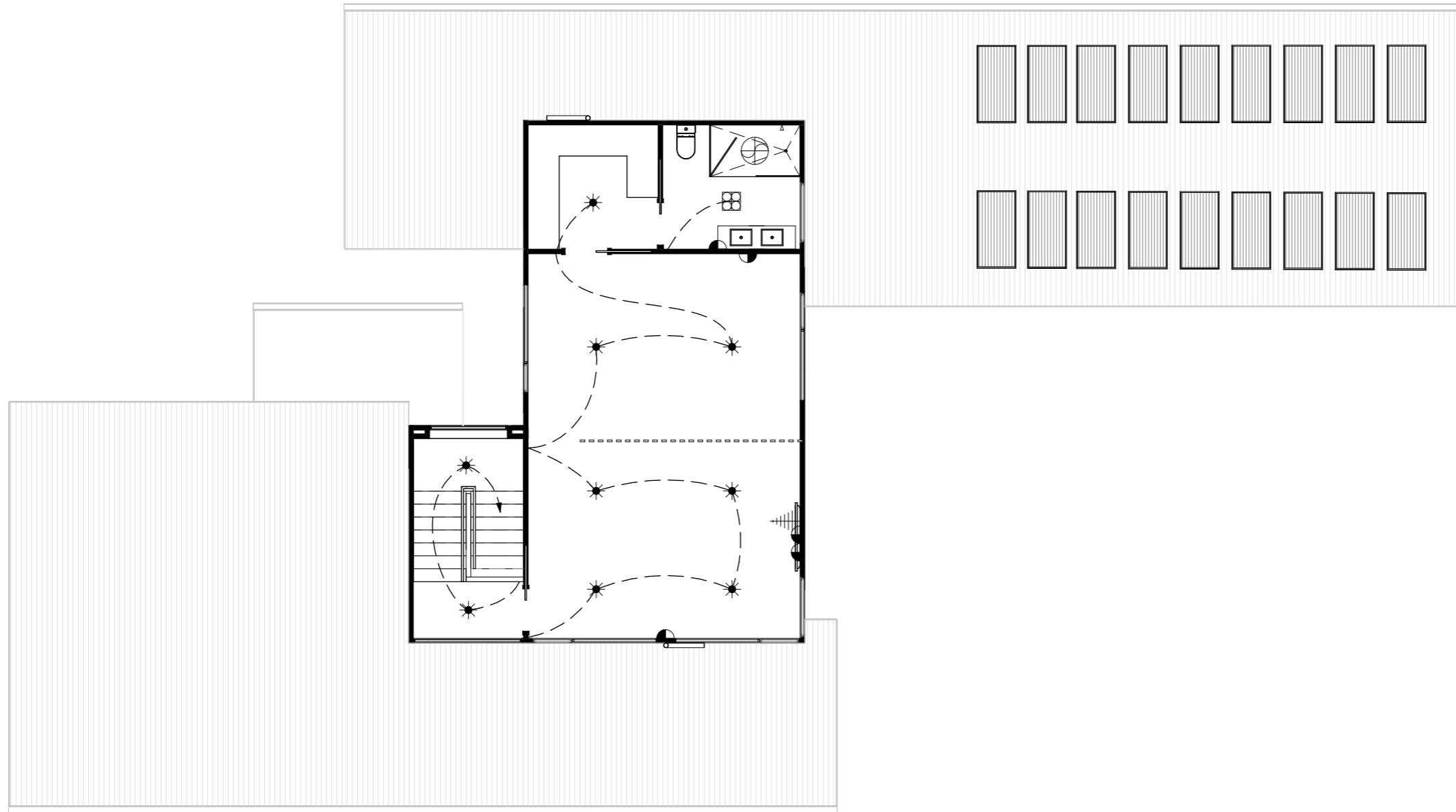


GROUND FLOOR ELECTRICAL PLAN		
Drawn	SW	AP2025-2533
Date	7 May 2026	Sheet
Scale	1:100	09/06

LEGEND (W = Wattage e.g. 35W = 35 Watts.)

- STANDARD CEILING LIGHT POINT (30W)
- DOWNLIGHT POINT (UNVENTED) (35W)
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- ⊙ MAINS POWERED SMOKE ALARM (INTERCONNECTED WHERE MORE THAN 1)
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- ⊢ FLOOD LIGHT
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- ▶ TREAD LIGHTS (2W)
- ◼ DUCTED VACUUM POINT
- ⊞ SECURITY SYSTEM KEYPAD
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ALL EXHAUST FANS:
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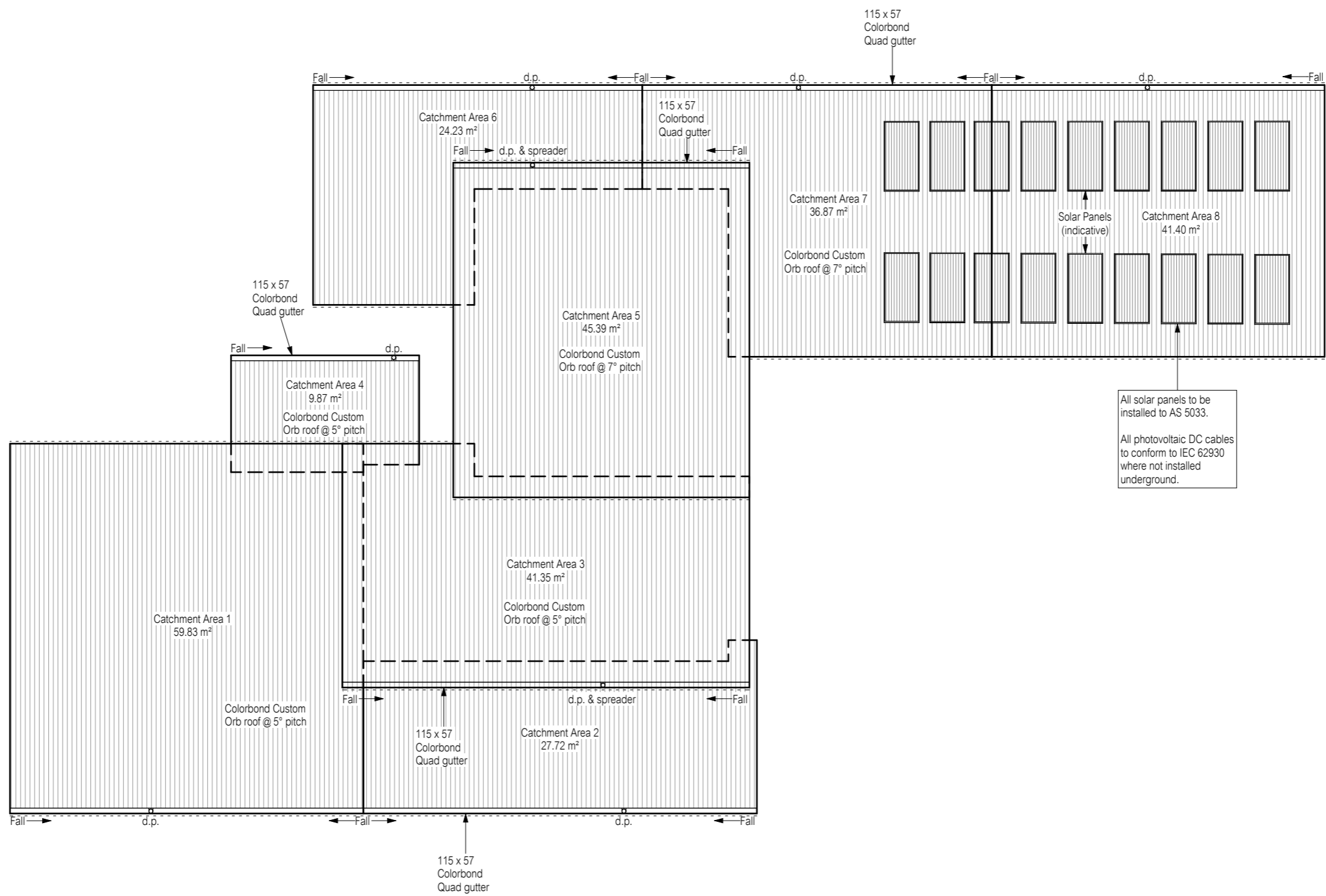
FIRST FLOOR ELECTRICAL PLAN		
Drawn	SW	AP2025-2533
Date	7 May 2026	Sheet
Scale	1:100	09a/06

GUTTER OVERFLOW REQUIREMENTS as per N.C.C. Figure 7.4.6a:
 Minimum slot opening area of 1200 mm² per metre of gutter and the lower edge of the slots installed a minimum of 25 mm below the top of the fascia.
 The acceptable overflow capacity must be 0.5 L/s/m.

Batten fixings:
 100mm type 17, 14g bugle screws to comply with AS1684, or refer to AS1684 for alternatives.

Batten spacing:
 75 x 38 F8 @ 900 Centre

Colorbond fixings:
 50mm M6 11 x 50 EPDM seal to comply with AS3566 or refer to AS3566 for alternatives.



All solar panels to be installed to AS 5033.
 All photovoltaic DC cables to conform to IEC 62930 where not installed underground.

Position and quantity of downpipes are not to be altered without consultation with designer

ROOF DRAINAGE NOTE:
 Min. medium rectangular gutter & min. 90e downpipe specified as per N.C.C. part 7.4. These sizes and downpipe quantities are based on a max. roof catchment area of 70m²

EAVES VENT NOTE:
 EaveFlo SBP25000 (Refer to manufacturer's documentation for installation details)

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ROOF PLAN		
Drawn	SW	AP2025-2533
Date	5 May 2026	Sheet
Scale	1:100	11/06

No.	Date	Int.	Amendment changes as per cover sheet

25 May 2026

Clarence City Council
PO Box 96
Rosny Park TAS 7018

Re: 7 Sunways Avenue, SEVEN MILE BEACH – Application No. PDPLANPMTD-2026/061328

Dear Ryan,

I refer to your letter dated 15 May 2026 in response to the Planning Application for the proposed alterations to the dwelling at 7 Sunways Avenue SEVEN MILE BEACH.

Low Density Residential Zone

10.4.3 Setback

P2

The siting of a dwelling must not cause an unreasonable loss of amenity to adjoining properties, having regard to:

- (a) the topography of the site;*
- (b) the size, shape and orientation of the site;*
- (c) the setbacks of surrounding buildings;*
- (d) the height, bulk and form of existing and proposed buildings;*
- (e) the existing buildings and private open space areas on the site;*
- (f) sunlight to private open space and windows of habitable rooms on adjoining properties; and*
- (g) the character of development existing on established properties in the area.*

The proposal involves the construction of a second storey and ground-floor additions to the north-western side of the existing dwelling on a virtually flat, Low Density Residential zoned site.

The site area of 668sqm, with a frontage of 18.29m and a side boundary length of 36.57m, is consistent with the typical lot pattern within Seven Mile Beach. Achieving a 5m side setback under the Acceptable Solution is impractical on a site of this size while still maintaining a functional and reasonable building footprint. It is also relevant that the existing dwelling does not comply with a 5m side setback, and that very few dwellings in Seven Mile Beach achieve full compliance with this standard.

Although the proposal introduces a second storey, this built form is consistent with the established character of the area, where - despite a predominance of single-storey dwellings - there are numerous two-storey houses.

The submitted shadow diagrams demonstrate that the proposed additions will not result in any meaningful loss of sunlight to adjoining properties. Shadow impacts are limited to the mid-afternoon period and, when compared with the existing dwelling, show no additional impact on neighbouring properties other than a minor effect on 5 Sunways Avenue.

Given the above, the proposal will not cause an unreasonable loss of amenity to adjoining properties and satisfies Performance Criterion P2.

10.4.4 Site Coverage

P1

The site coverage of dwellings must be consistent with that existing on established properties in the area, having regard to:

- (a) the topography of the site;*
- (b) the capacity of the site to absorb runoff;*
- (c) the size and shape of the site;*
- (d) the existing buildings and any constraints imposed by existing development;*
- (e) the provision for landscaping and private open space;*
- (f) the need to remove vegetation; and*
- (g) the site coverage of adjacent properties.*

The proposed site coverage of **33.59%** marginally exceeds the 30% Acceptable Solution. However, this level of coverage is **consistent with many established dwellings** both in the immediate vicinity and across Seven Mile Beach more broadly.

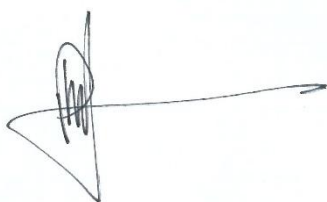
The site is capable of absorbing runoff, landscaping and private open space are maintained, and no vegetation removal is required. The proposal therefore meets the intent of P1.

C2.6.1 Construction of parking areas

Council's 'As Constructed' plumbing documentation confirms that the existing stormwater system is directed to the street, consistent with the BYDA asset information. There is no evidence to suggest that stormwater is retained on site or that the existing system is inadequate.

If you require further information with regards to this submission, please let me know.

Regards,

A handwritten signature in black ink, appearing to read 'Peter Johns', with a long horizontal line extending to the right.

Peter Johns
Design Services Manager
Another Perspective Pty Ltd