



DEVELOPMENT APPLICATION

PDPLANPMTD-2026/059982

PROPOSAL: Demolition and New Dwelling (Single Dwelling)

LOCATION: 19A Esplanade, Seven Mile Beach

RELEVANT PLANNING SCHEME: Tasmanian Planning Scheme - Clarence

ADVERTISING EXPIRY DATE: 05/08/2026 00:00:00

The relevant plans and documents can be inspected at the Council offices, 38 Bligh Street, Rosny Park, during normal office hours until 05/08/2026 00:00:00. 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 05/08/2026 00:00:00.

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: **Demolition and New Dwelling**

Location: **19A Esplanade, Seven Mile BEach**

Personal Information Removed



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: **Existing Domestic Dwelling**

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 8293	FOLIO 2
EDITION 4	DATE OF ISSUE 23-Sept-2024

SEARCH DATE : 30-Mar-2026

SEARCH TIME : 11.00 am

DESCRIPTION OF LAND

City of CLARENCE

Lot 2 on Sealed Plan [8293](#)

Derivation : Part of 1200 Acres Located to Anthony Williams

Prior CT [3559/68](#)SCHEDULE 1

[N214158](#) TRANSFER to MICHAEL JOHN BUCHANAN Registered
23-Sept-2024 at 12.01 pm

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
25/819 CONVEYANCE Made Subject to Boundary Fences Condition
[E393726](#) MORTGAGE to Commonwealth Bank of Australia
Registered 23-Sept-2024 at 12.02 pm

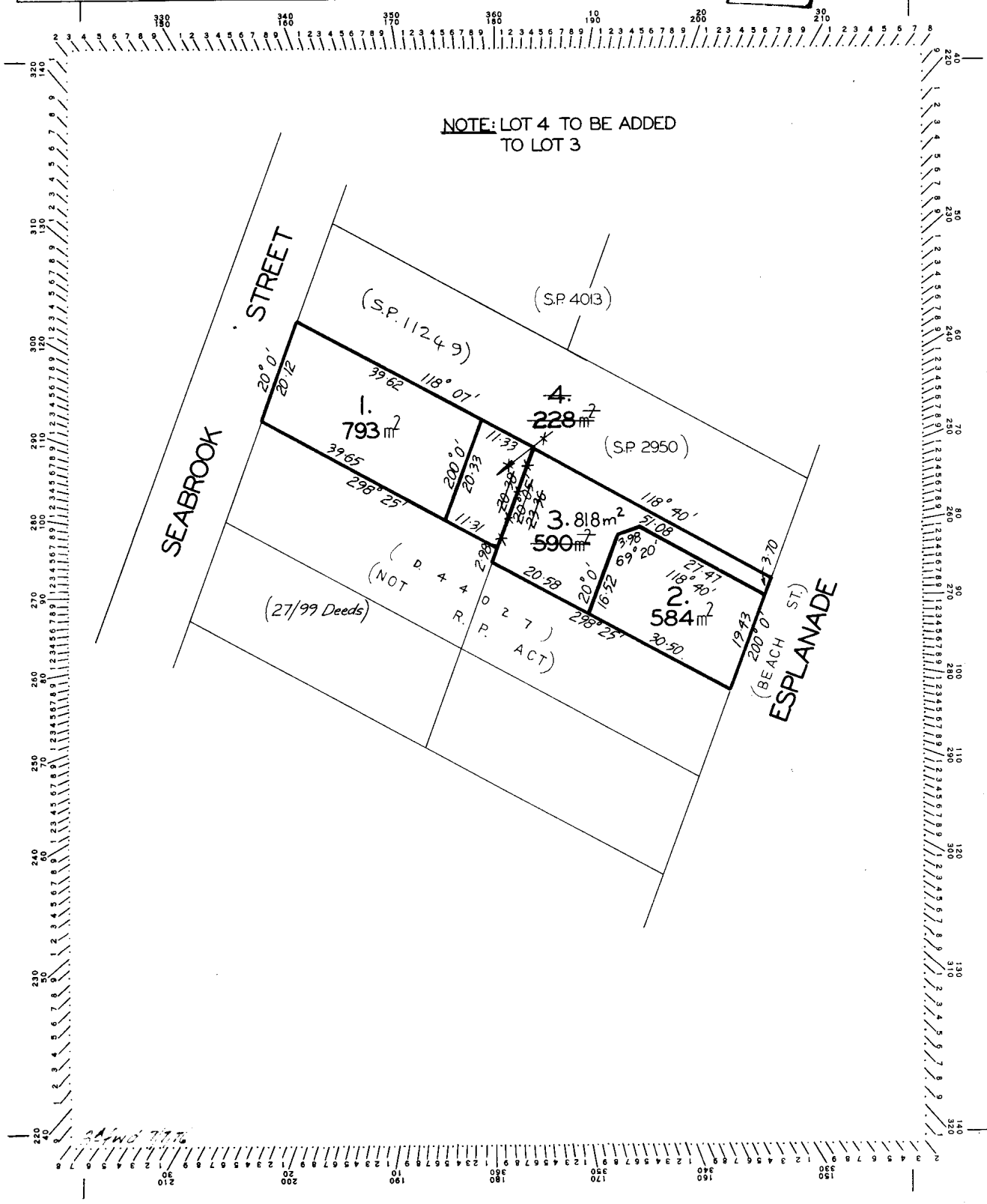
UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

C.T. 3559-2

S.P. 8293

Owner: RAYMOND ATHOL WALLER	PLAN OF SURVEY by Surveyor DAVID JOHN McAVOY of land situated in the TOWN OF SEVEN MILE BEACH SCALE: 1:750 NOTE: ALL MEASUREMENTS ARE IN METRES	Registered Number: S.P. 8293
Title Reference: CONVEYANCE 35/9096		Effective from: 17 SEP 1976
Grantee: PART OF 1200 ACRES LOCATED TO ANTHONY WILLIAMS		P/I  Recorder of titles



PLANNING AND DEVELOPMENT APPLICATION DOCUMENTATION FOR PROPOSED
DEMOLITION AND NEW DWELLING AT 19A ESPLANADE, SEVEN MILE BEACH

01	CONTENTS/INDEX PAGE
02	DETAIL SITE PLAN
03	EXISTING GROUND FLOOR PLAN - DWELLING TO BE DEMOLISHED
04	PROPOSED GROUND FLOOR PLAN OF NEW DWELLING
05	PROPOSED FIRST FLOOR PLAN OF NEW DWELLING
06	PROPOSED ELEVATIONS
07	SHADOW PROJECTION DIAGRAMS 21ST JUNE 9AM
08	SHADOW PROJECTION DIAGRAMS 21ST JUNE 12NOON
09	SHADOW PROJECTION DIAGRAMS 21ST JUNE 3PM
10	EXISTING BOUNDARY SCREENING AND VEGETATION
11	EXISTING DWELLING OVERLAY
12	VEHICULAR PARKING AND STORMWATER
13	LAND CONTOUR SURVEY (LEARY, COX AND CRIPPS REGISTERED LAND SURVEYORS)

AREAS:

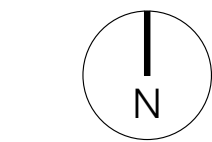
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PROPOSED GROUND FLOOR DECK = 50.48M2
PROPOSED FIRST FLOOR LIVING = 174.73M2
PROPOSED FIRST FLOOR DECK = 56.01M2
PROPOSED GROUND FLOOR GARAGE = 38.94M2

EXISTING GROUND FLOOR LIVING = 159.26M2 (TO BE DEMOLISHED)
EXISTING GROUND FLOOR DECK = 54.08M2 (TO BE DEMOLISHED)

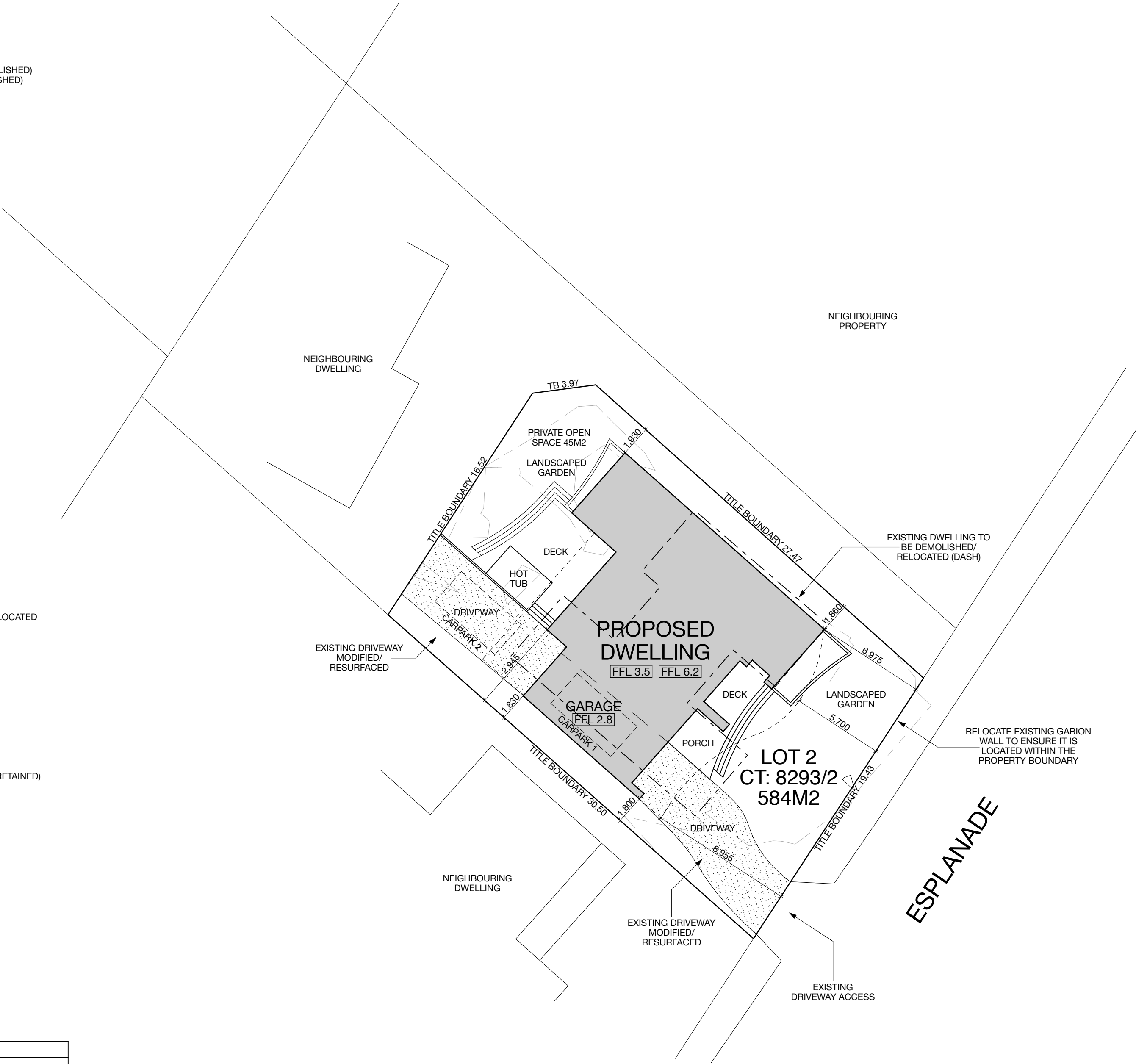
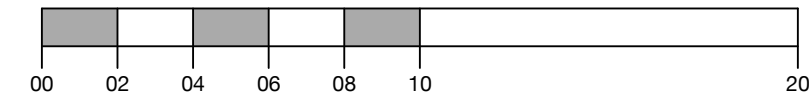
SITE AREA = 584m2

LEGEND:

- [Dashed line] = EXISTING DWELLING TO BE DEMOLISHED/RELOCATED
- [Solid grey] = PROPOSED NEW DWELLING
- [Dashed line] = PROPOSED ROOF OUTLINE/EAVE
- [Wavy line] = CONTOUR LINE/GRADIENT
- [Circle with dot] = EXISTING ESTABLISHED VEGETATION (TO BE RETAINED)



SCALE:



AREAS:

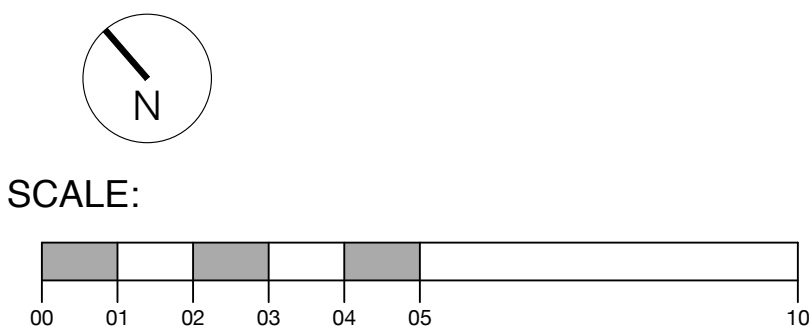
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PROPOSED FIRST FLOOR LIVING = 174.73M2
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EXISTING GROUND FLOOR DECK = 54.08M2 (TO BE DEMOLISHED)

SITE AREA = 584m2



EXISTING FLOOR PLAN - SCALE 1:100
(DWELLING TO BE DEMOLISHED)

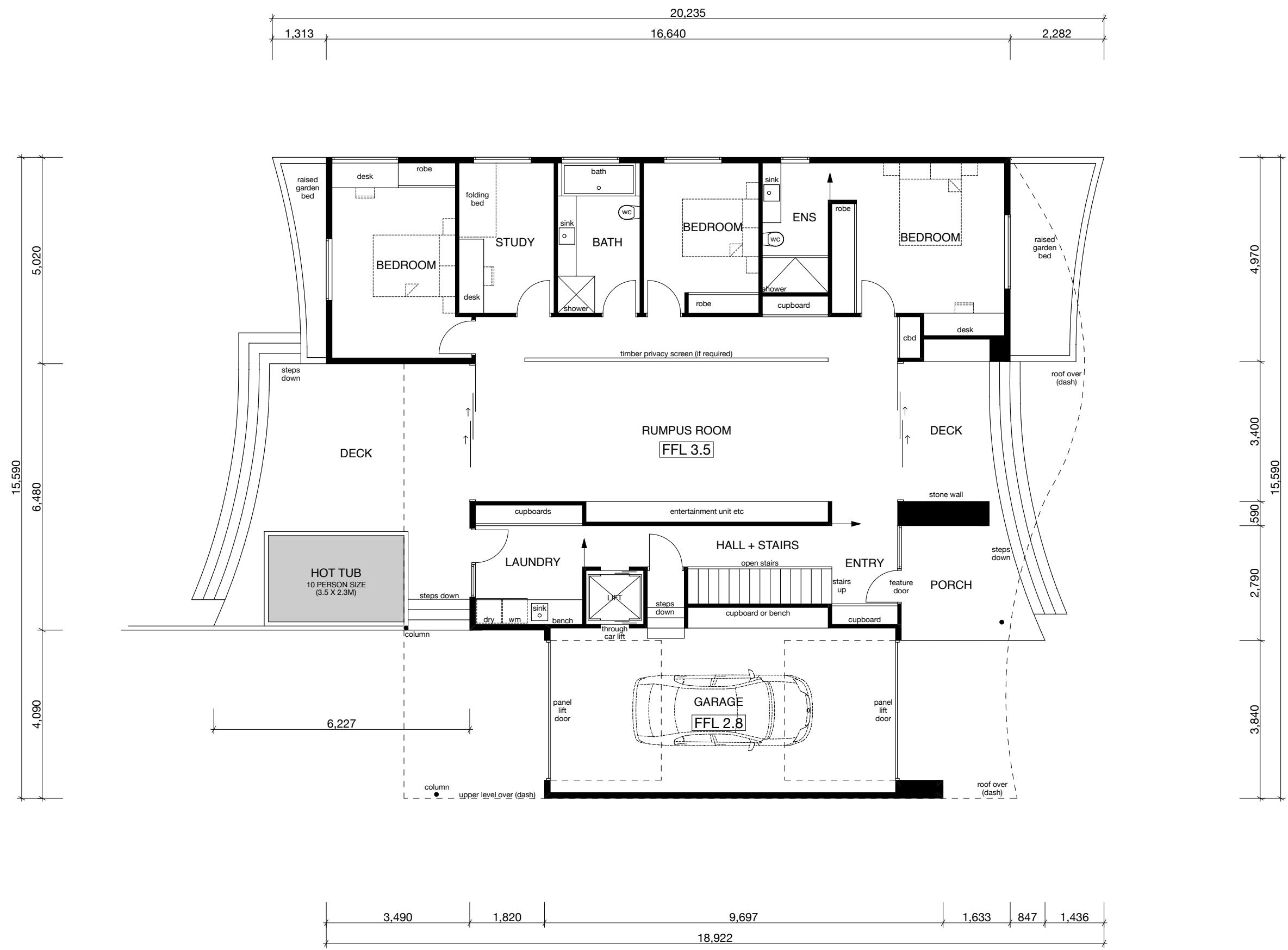


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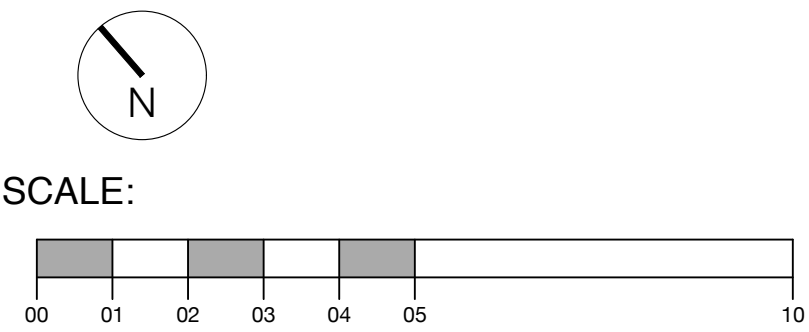
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PROPOSED GROUND FLOOR DECK = 50.48M2
PROPOSED FIRST FLOOR LIVING = 174.73M2
PROPOSED FIRST FLOOR DECK = 56.01M2
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EXISTING GROUND FLOOR LIVING = 159.26M2 (TO BE DEMOLISHED)
EXISTING GROUND FLOOR DECK = 54.08M2 (TO BE DEMOLISHED)

SITE AREA = 584m2



PROPOSED GROUND FLOOR PLAN - SCALE 1:100
(NEW DWELLING)

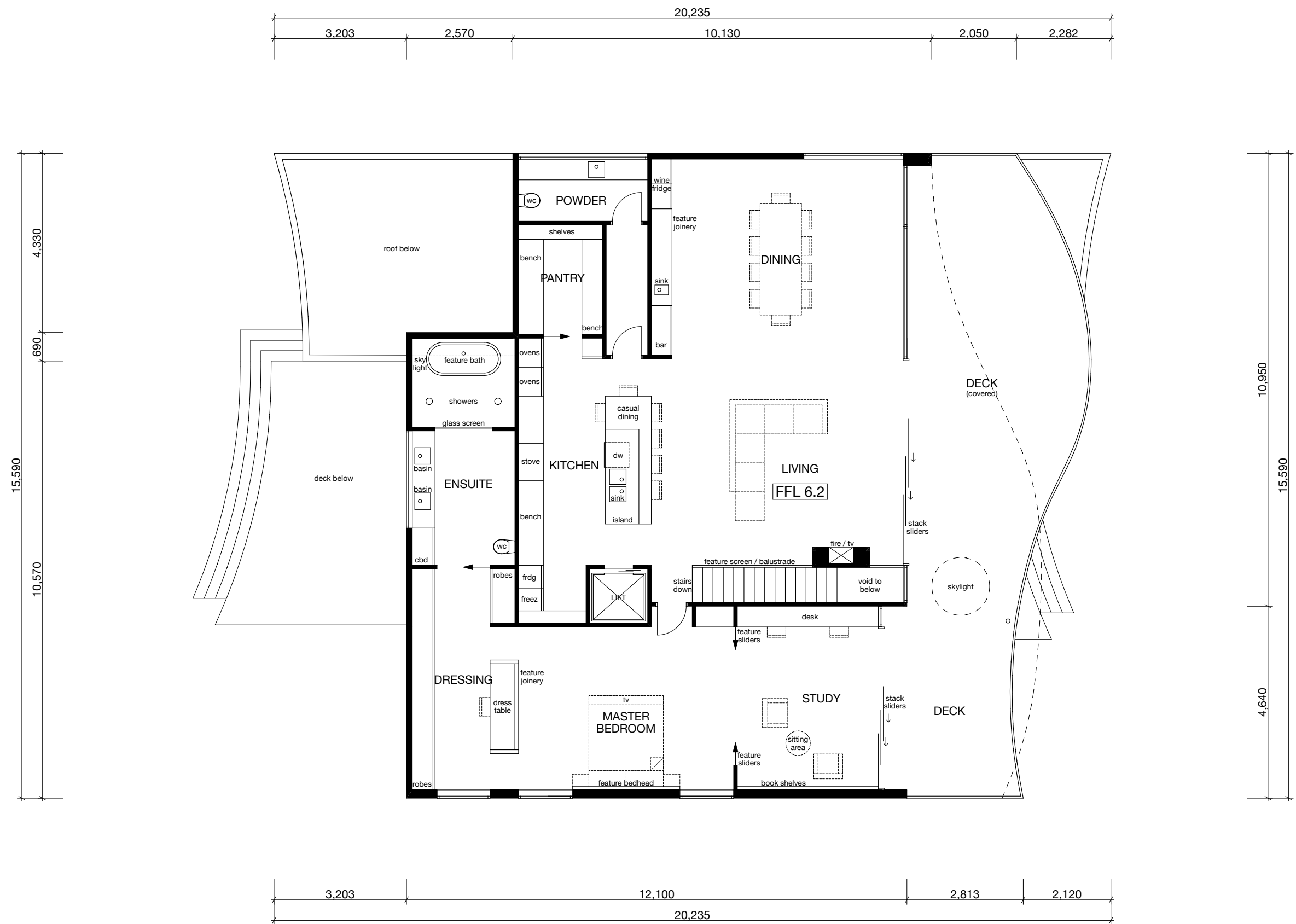


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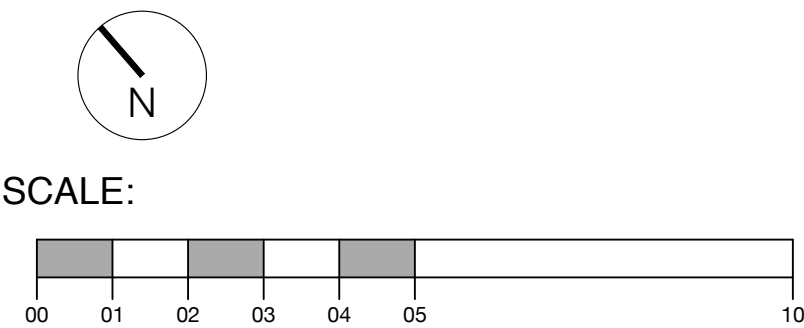
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PROPOSED GROUND FLOOR DECK = 50.48M2
PROPOSED FIRST FLOOR LIVING = 174.73M2
PROPOSED FIRST FLOOR DECK = 56.01M2
PROPOSED GROUND FLOOR GARAGE = 38.94M2

EXISTING GROUND FLOOR LIVING = 159.26M2 (TO BE DEMOLISHED)
EXISTING GROUND FLOOR DECK = 54.08M2 (TO BE DEMOLISHED)

SITE AREA = 584m2

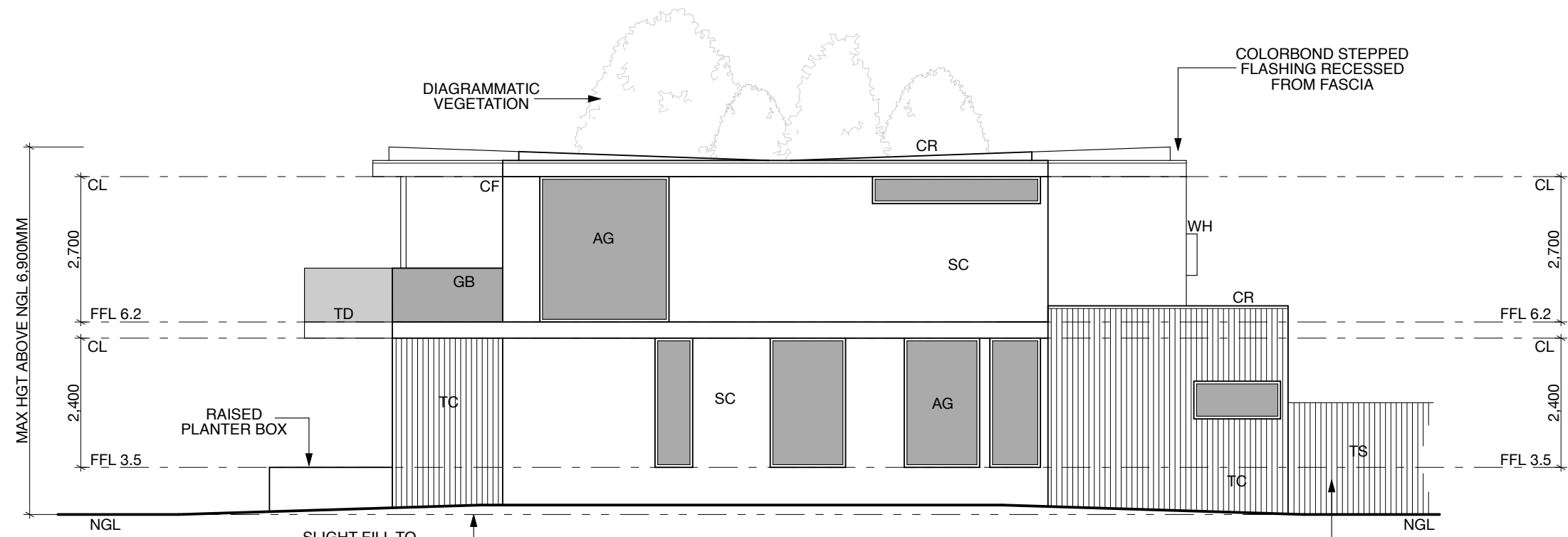


PROPOSED FIRST FLOOR PLAN - SCALE 1:100
(NEW DWELLING)

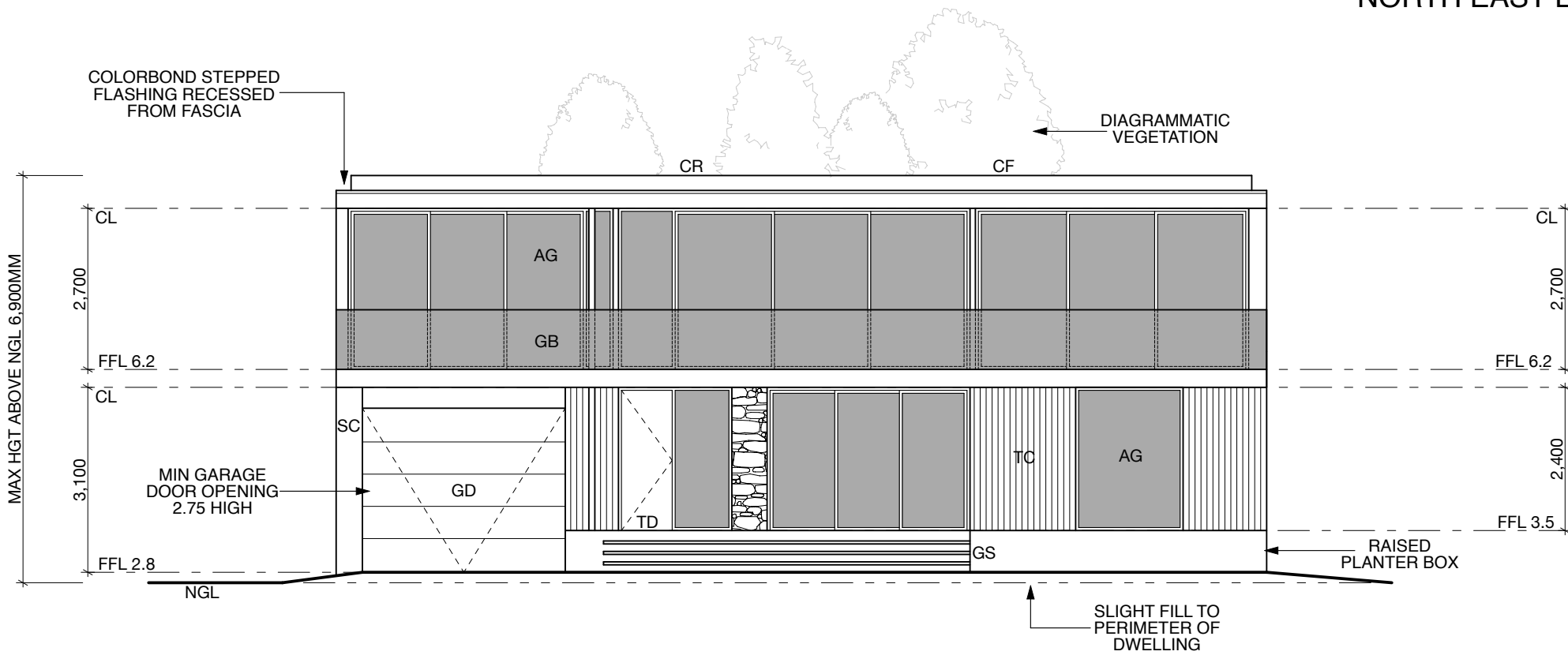


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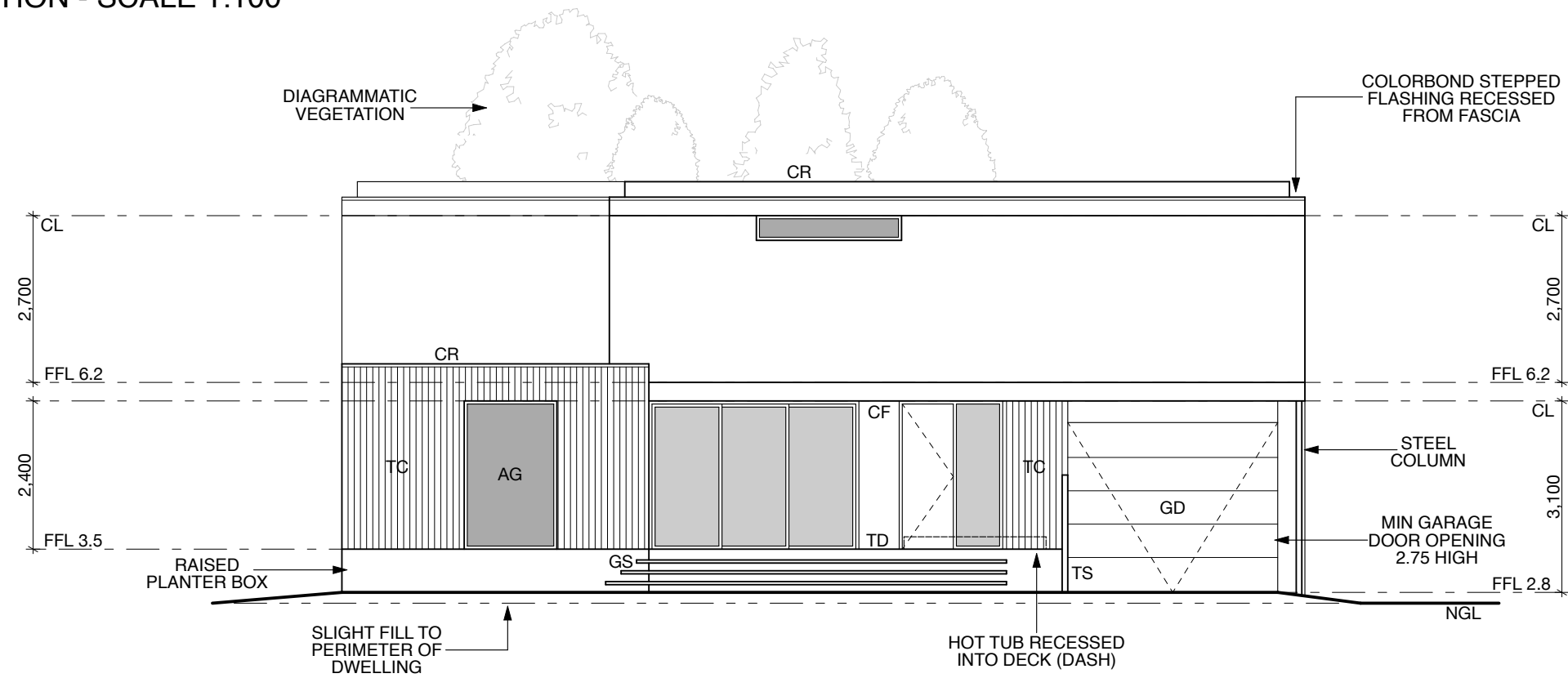
- AG: ALUMINUM FRAMED DOUBLE GLAZING
- CR: COLORBOND ROOF SHEETING
- CF: COLORBOND CURVED FASCIA
- SC: SELECTED WALL CLADDING WITH PAINT FINISH
- GB: SELECTED GLASS BALUSTRADE
- TD: DECK/PATIO WITH TILED FINISH
- WH: STEEL OR COLORBOND WINDOW HOOD
- TS: COMPOSITE TIMBER-LOOK BATTEN SCREEN
- TC: COMPOSITE TIMBER-LOOK SHIPLAP CLADDING
- GS: TIMBER GARDEN STEPS
- NGL: NATURAL GROUND LEVEL
- FFL: FINISHED FLOOR LEVEL
- CL: CEILING LEVEL
- GD: PANEL LIFT GARAGE DOOR



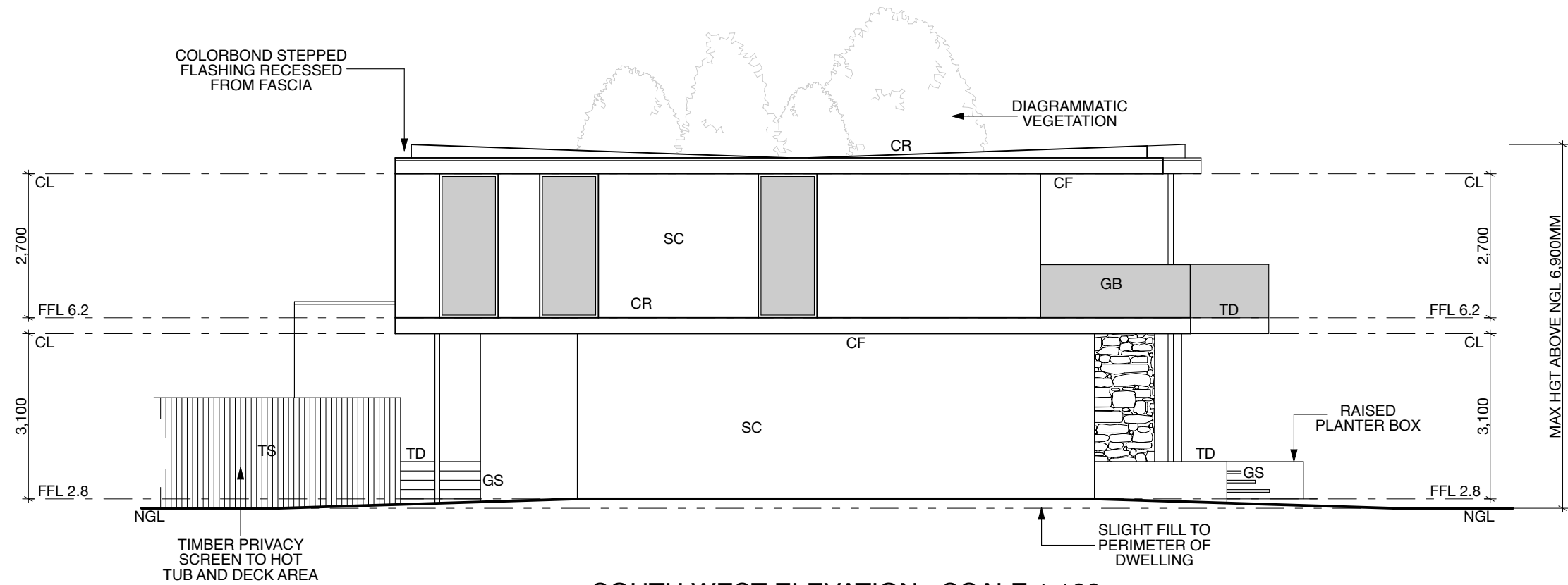
NORTH EAST ELEVATION - SCALE 1:100



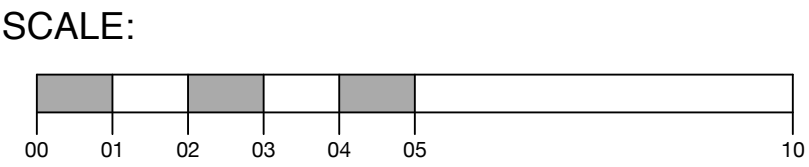
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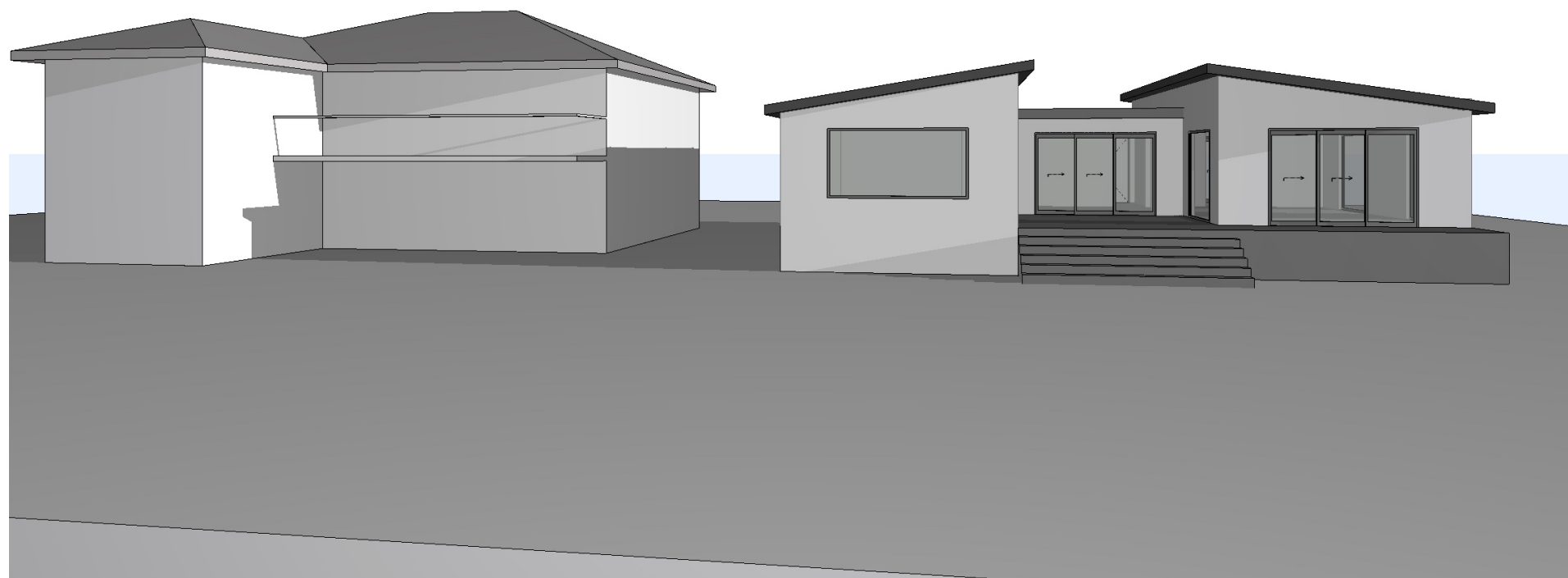


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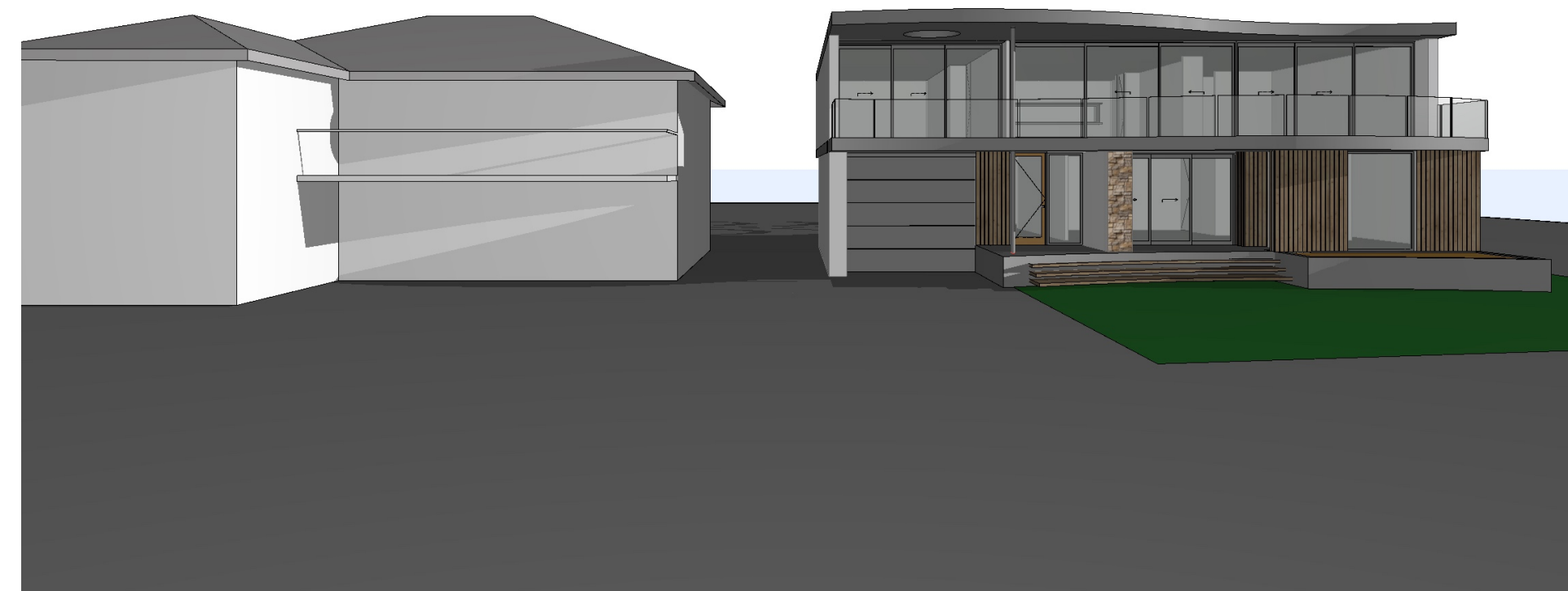


SOUTH WEST ELEVATION - SCALE 1:100





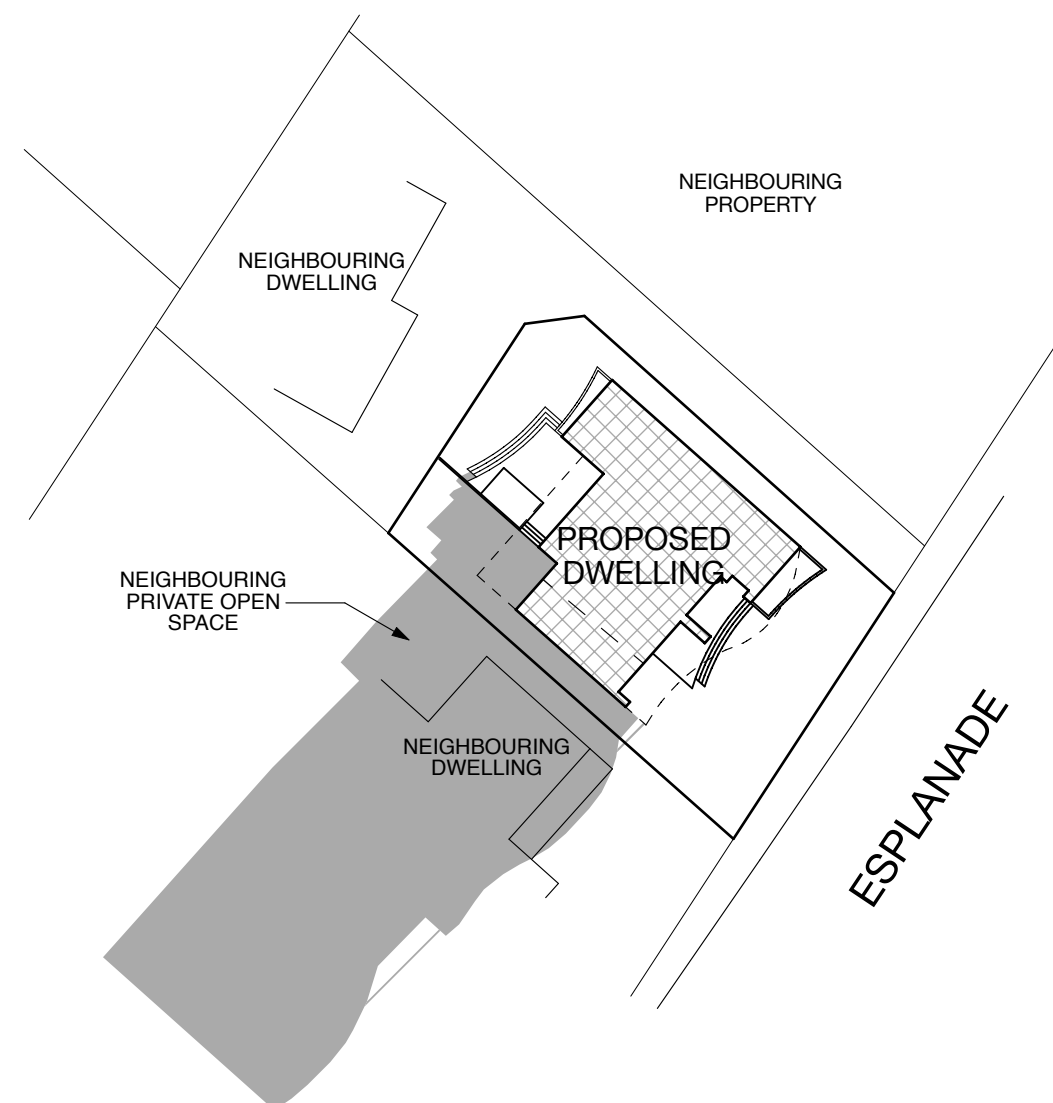
SHADOW PROJECTION EXISTING DWELLING - 9AM 21ST JUNE



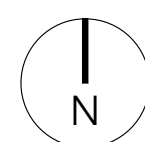
SHADOW PROJECTION PROPOSED DWELLING - 9AM 21ST JUNE

LEGEND:

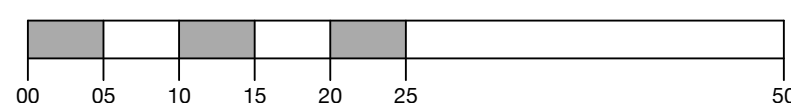
-  = PROPOSED DWELLING
-  = SHADOW PROJECTION FROM PROPOSED DEVELOPMENT



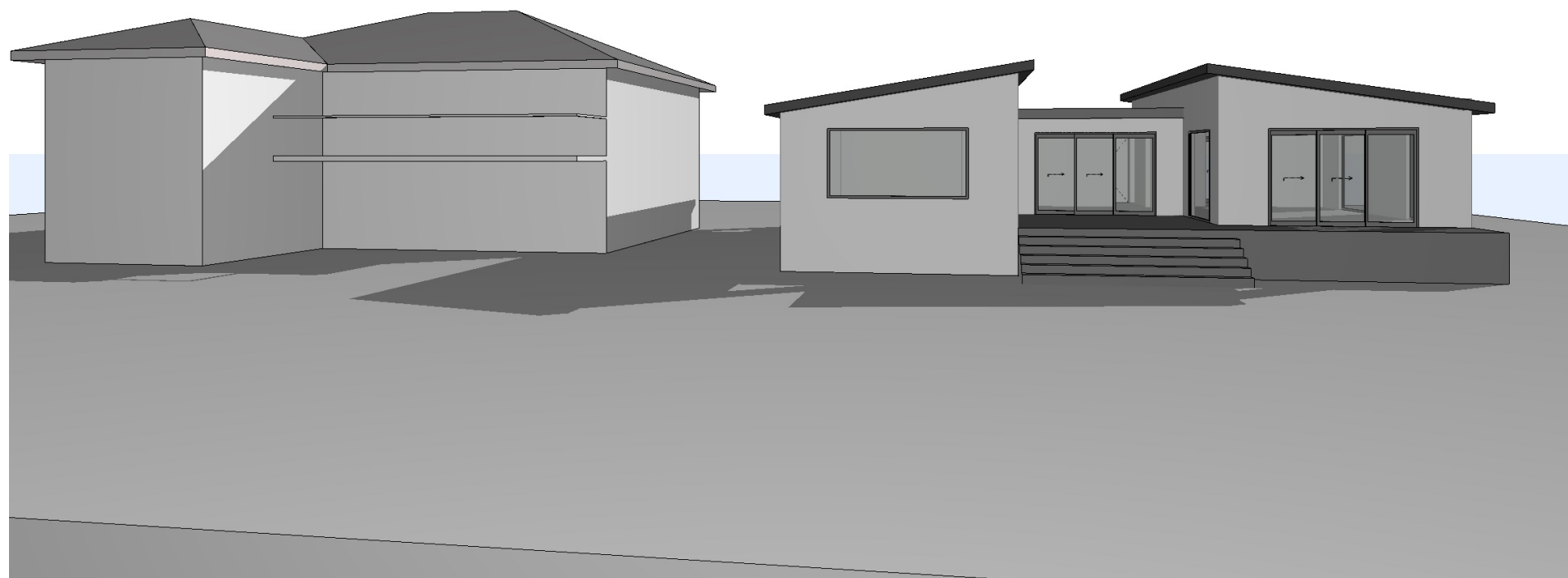
SHADOW PROJECTION - 9AM 21ST JUNE



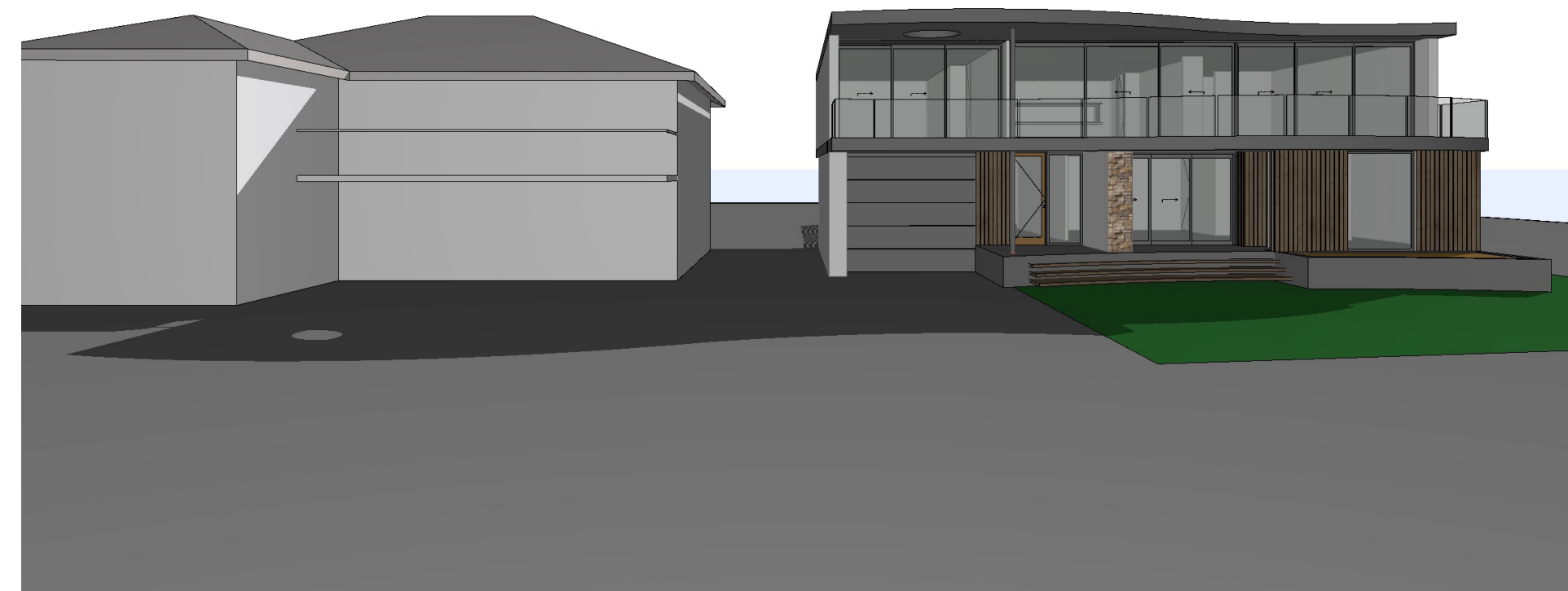
SCALE:



SHEET 07



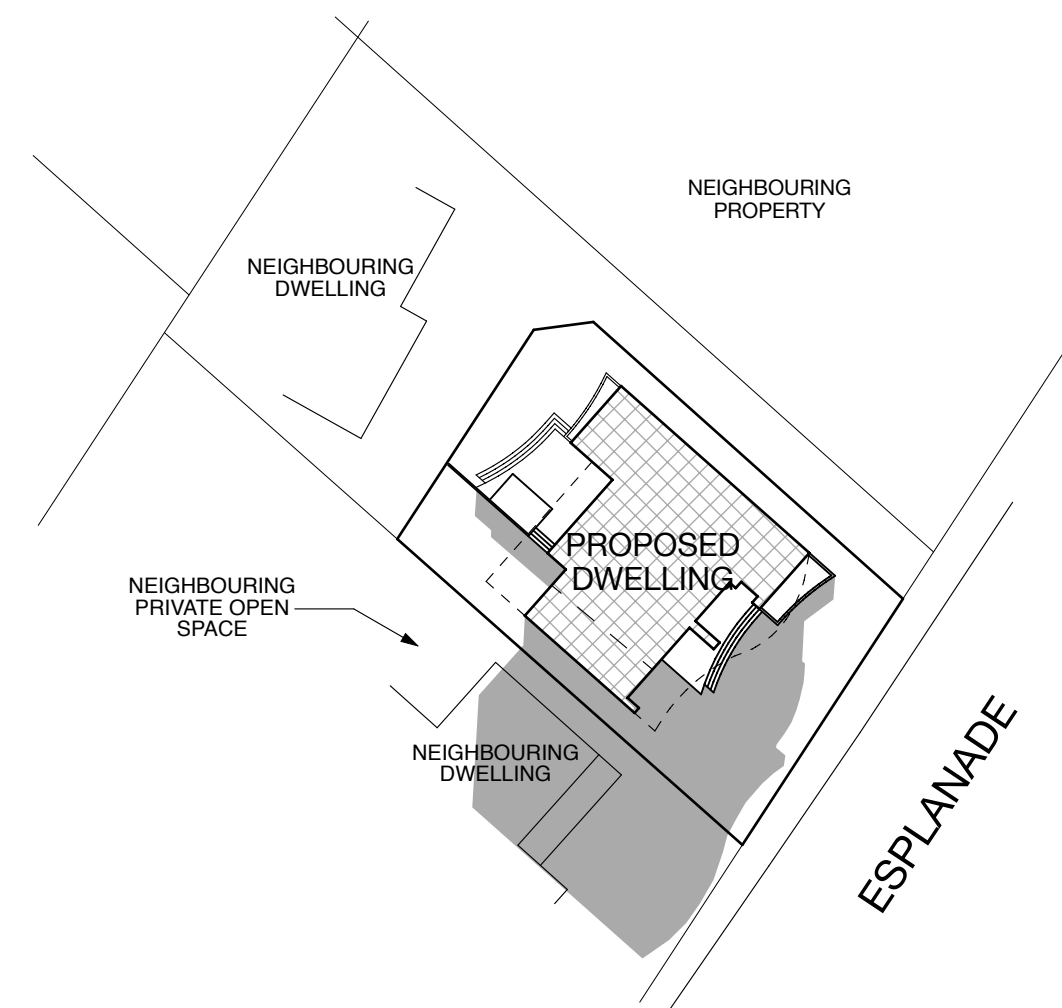
SHADOW PROJECTION EXISTING DWELLING - 12NOON 21ST JUNE



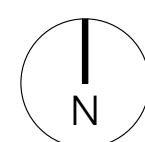
SHADOW PROJECTION PROPOSED DWELLING - 12NOON 21ST JUNE

LEGEND:

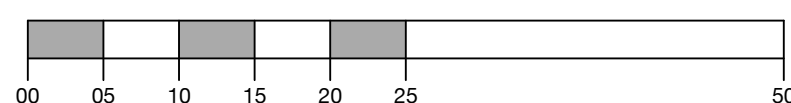
-  = PROPOSED DWELLING
-  = SHADOW PROJECTION FROM PROPOSED DEVELOPMENT



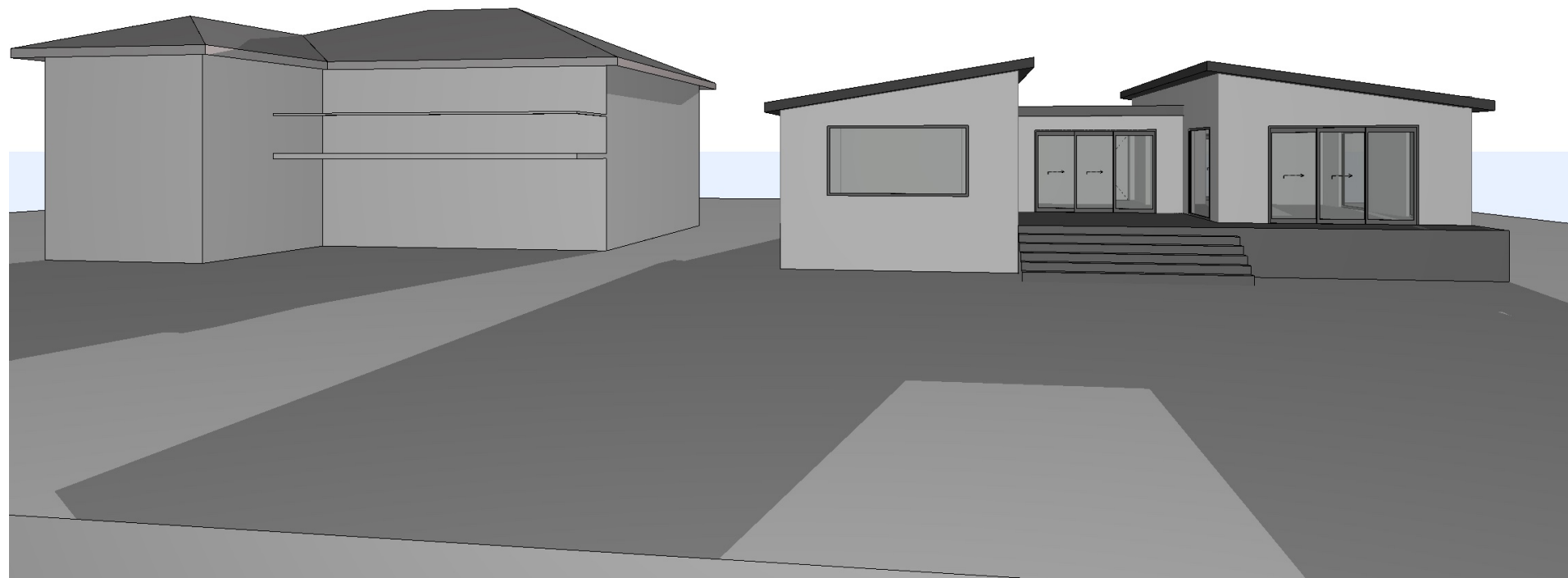
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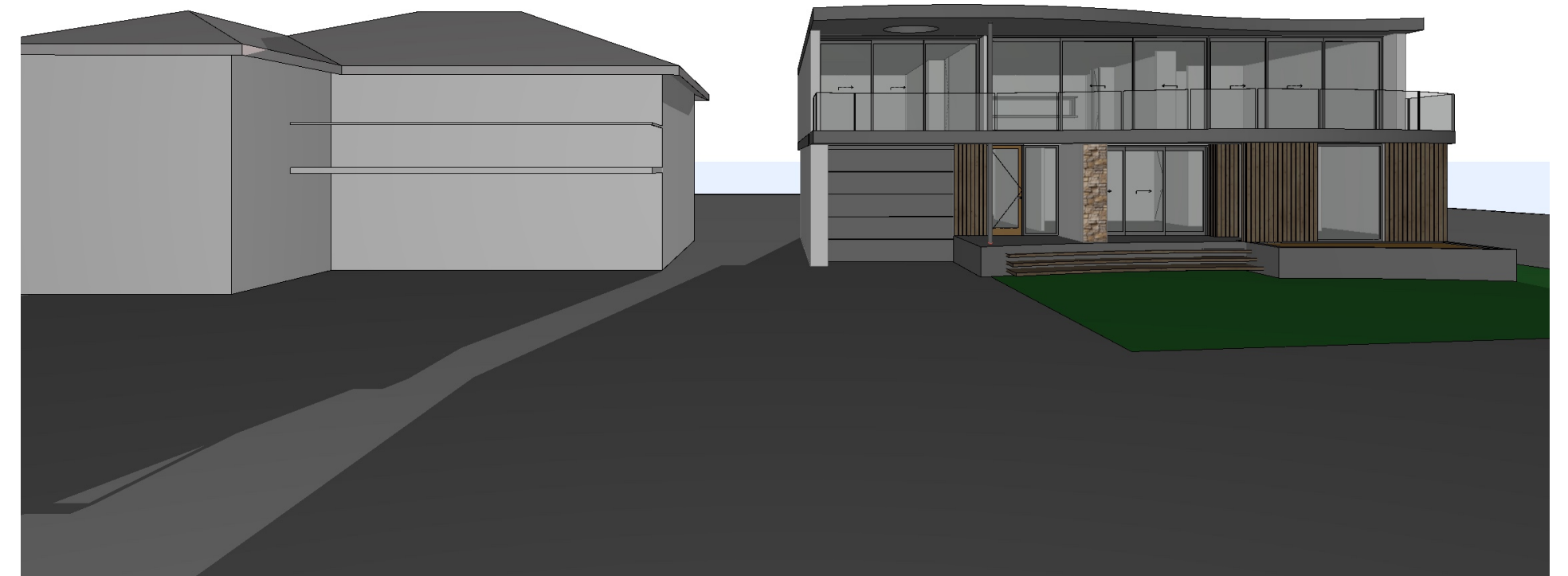
SCALE:



SHEET 08



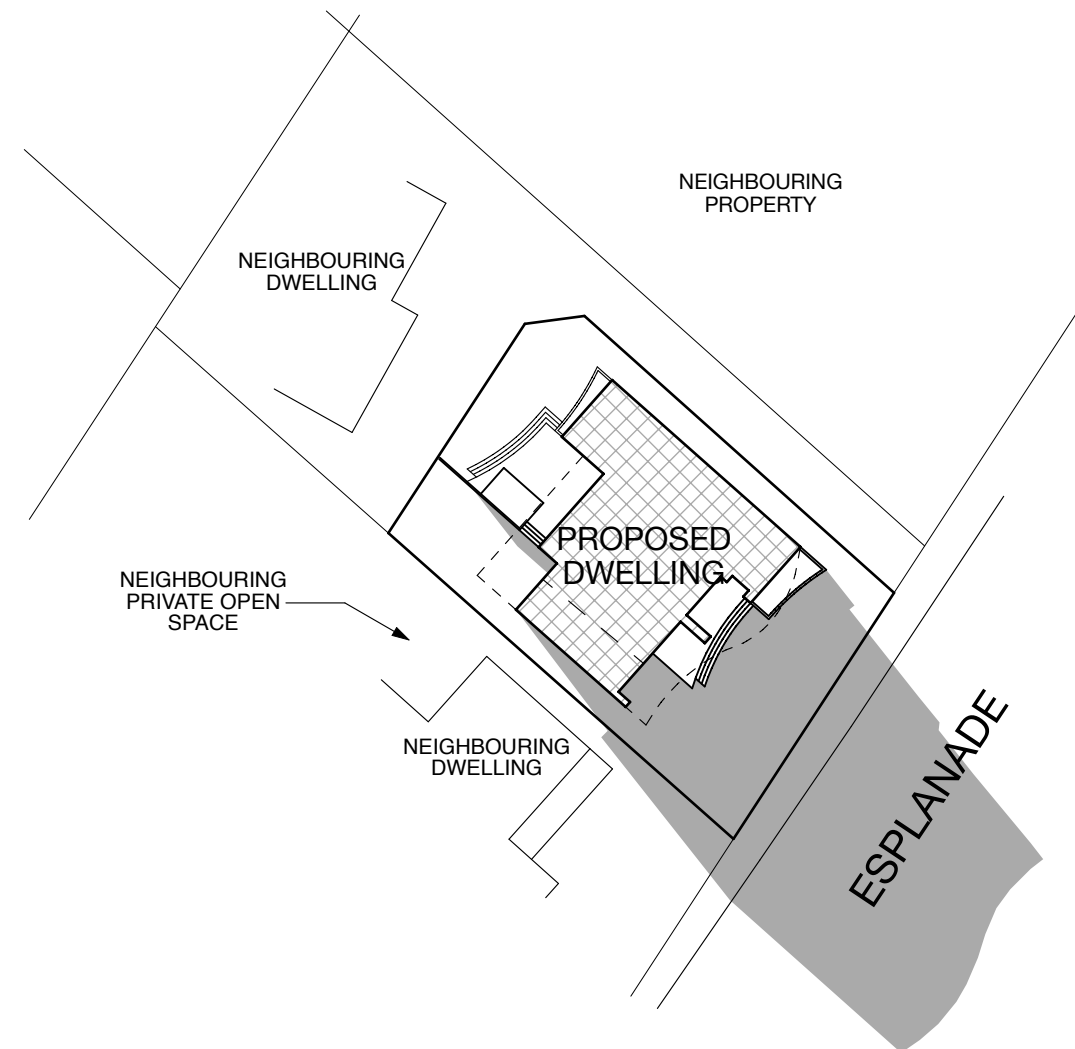
SHADOW PROJECTION EXISTING DWELLING - 3PM 21ST JUNE



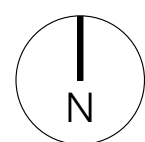
SHADOW PROJECTION PROPOSED DWELLING - 3PM 21ST JUNE

LEGEND:

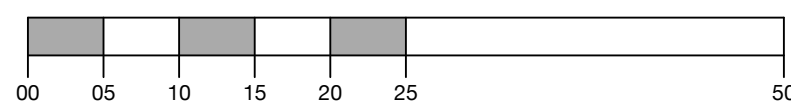
-  = PROPOSED DWELLING
-  = SHADOW PROJECTION FROM PROPOSED DEVELOPMENT



SHADOW PROJECTION - 3PM 21ST JUNE



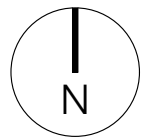
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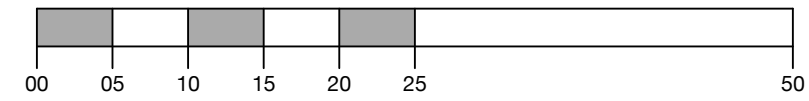
SHEET 09

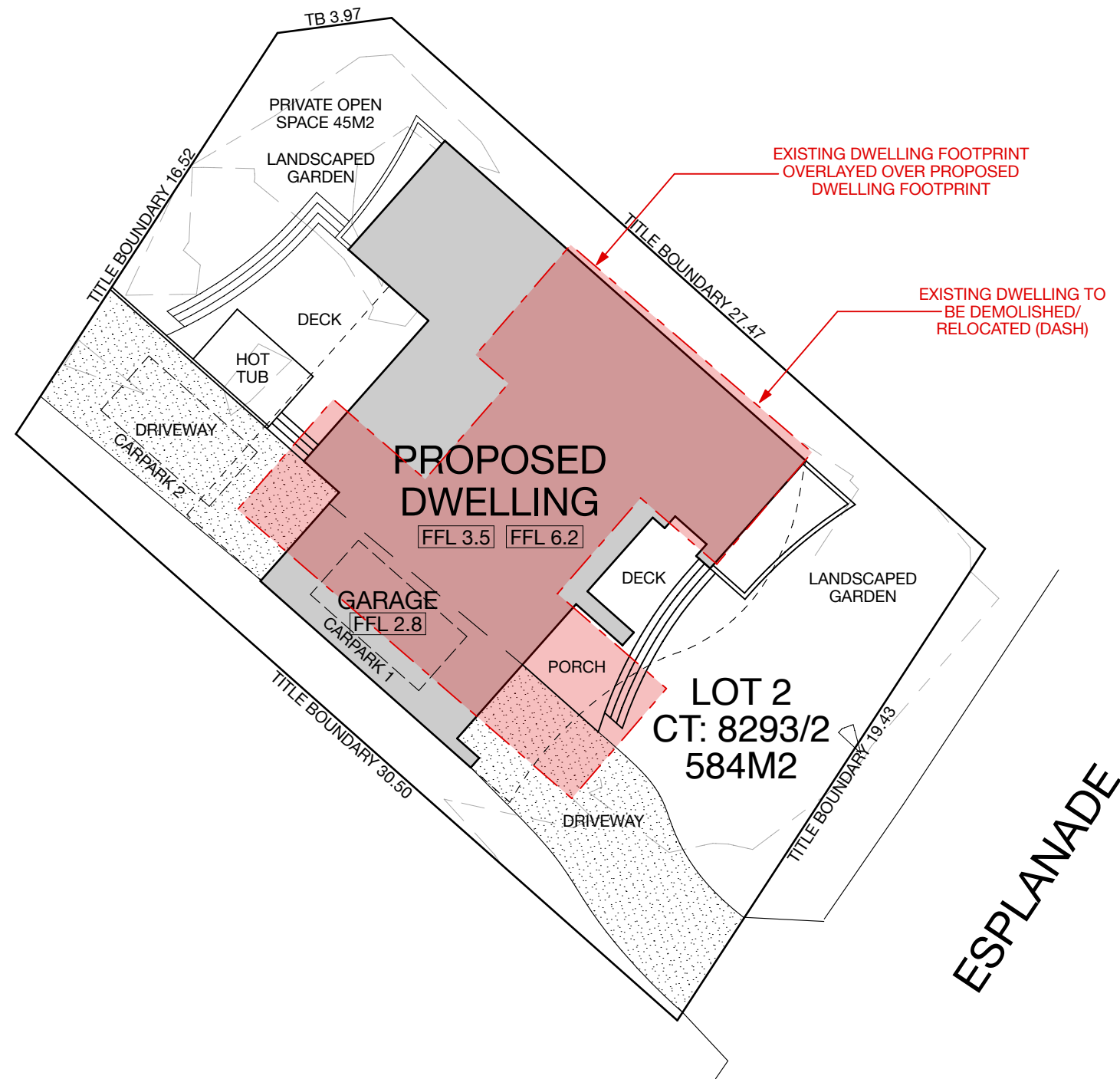


EXISTING BOUNDARY CONDITIONS
SHARED BOUNDARY BETWEEN 20
(LEFT) AND 19A (RIGHT) ESPLANADE

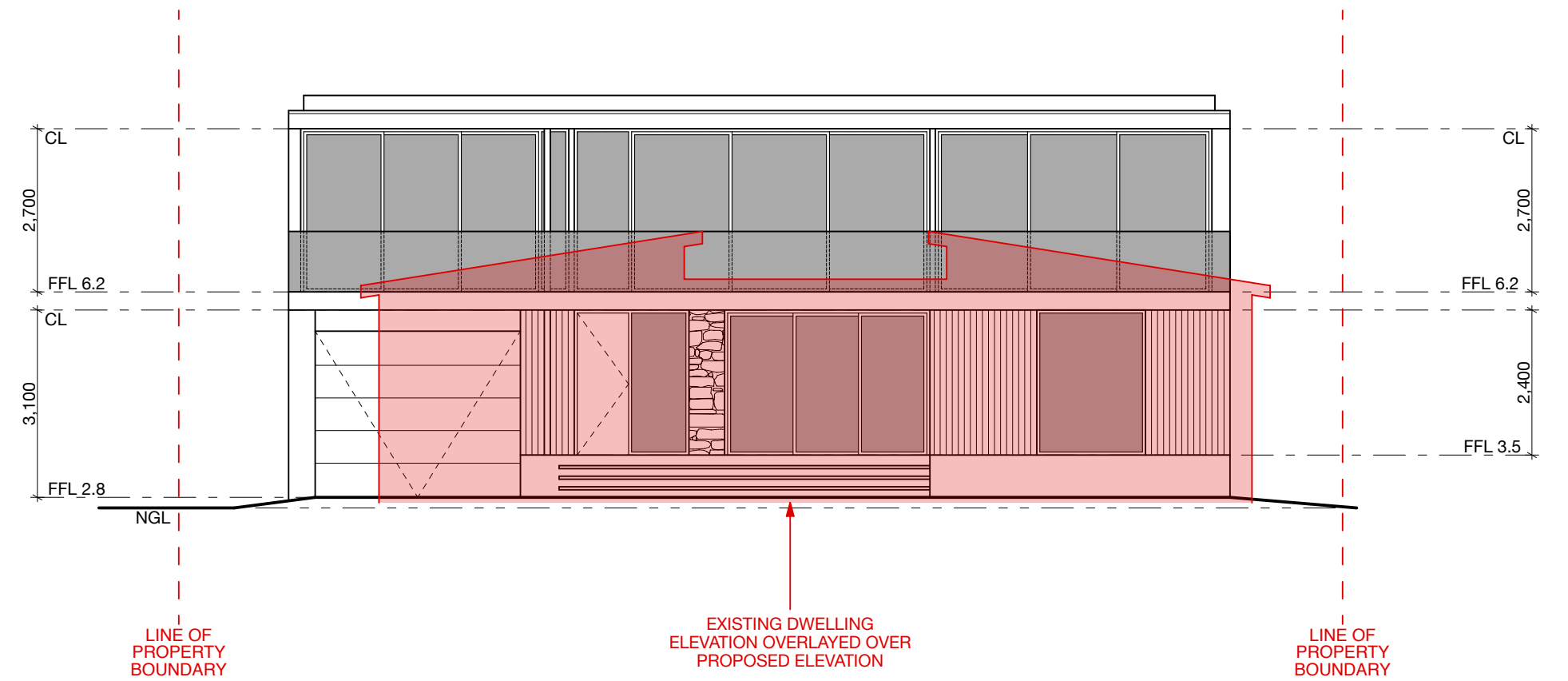


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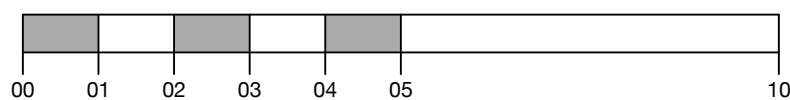


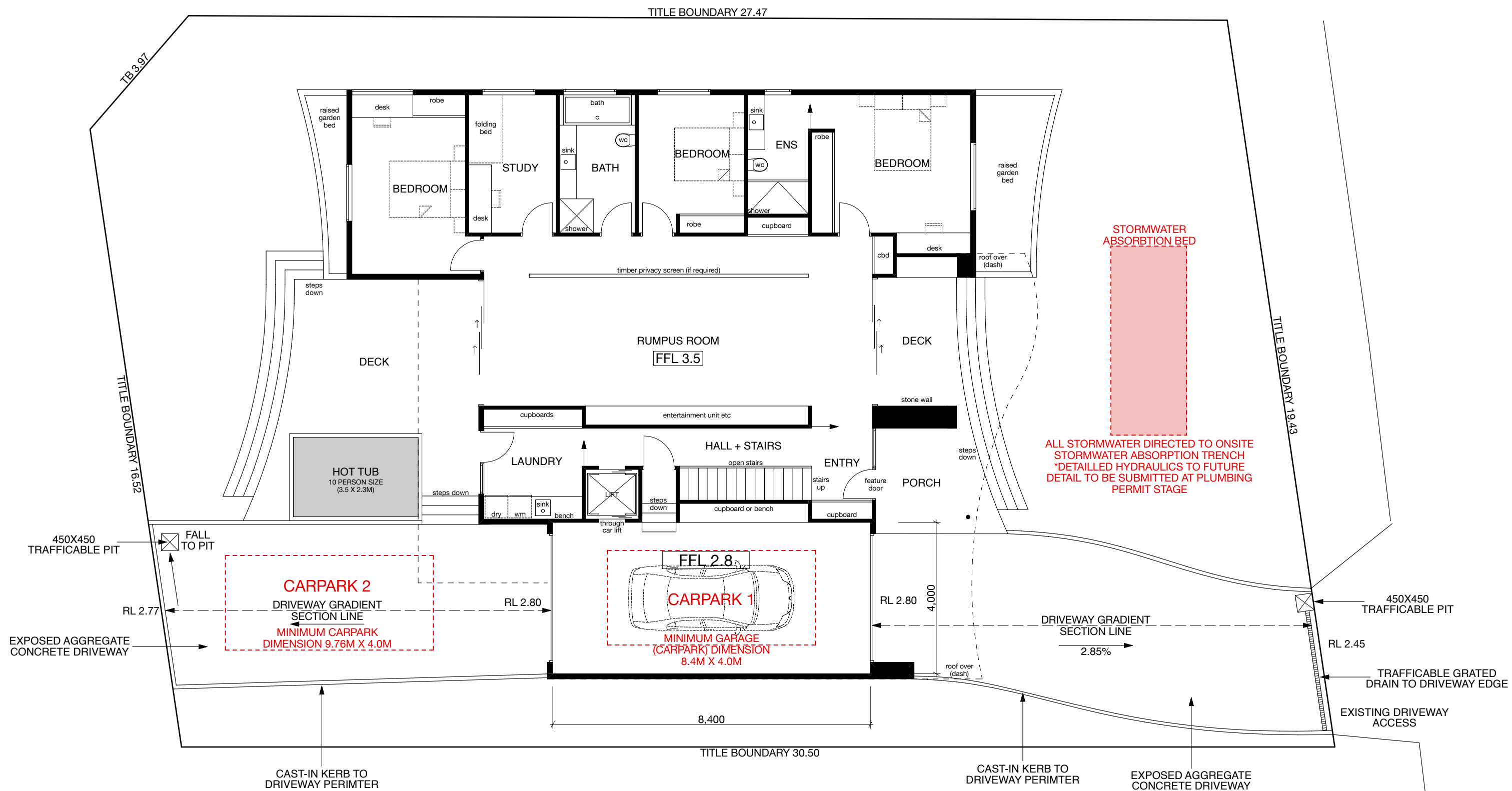
SITE PLAN - SCALE 1:200



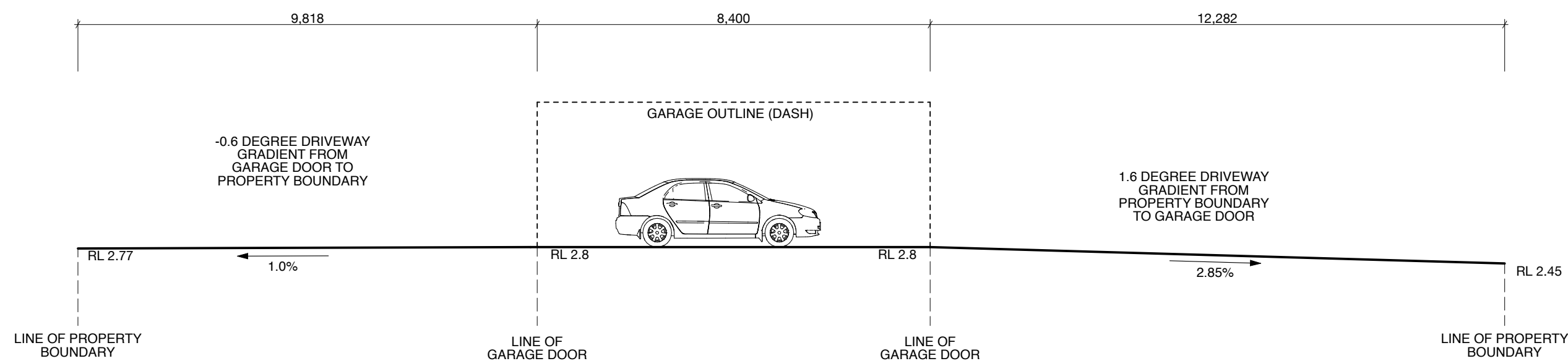
SOUTH EAST ELEVATION - SCALE 1:100

SCALE:

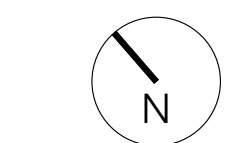




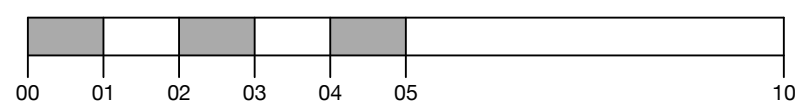
PARKING SITE PLAN - SCALE 1:100

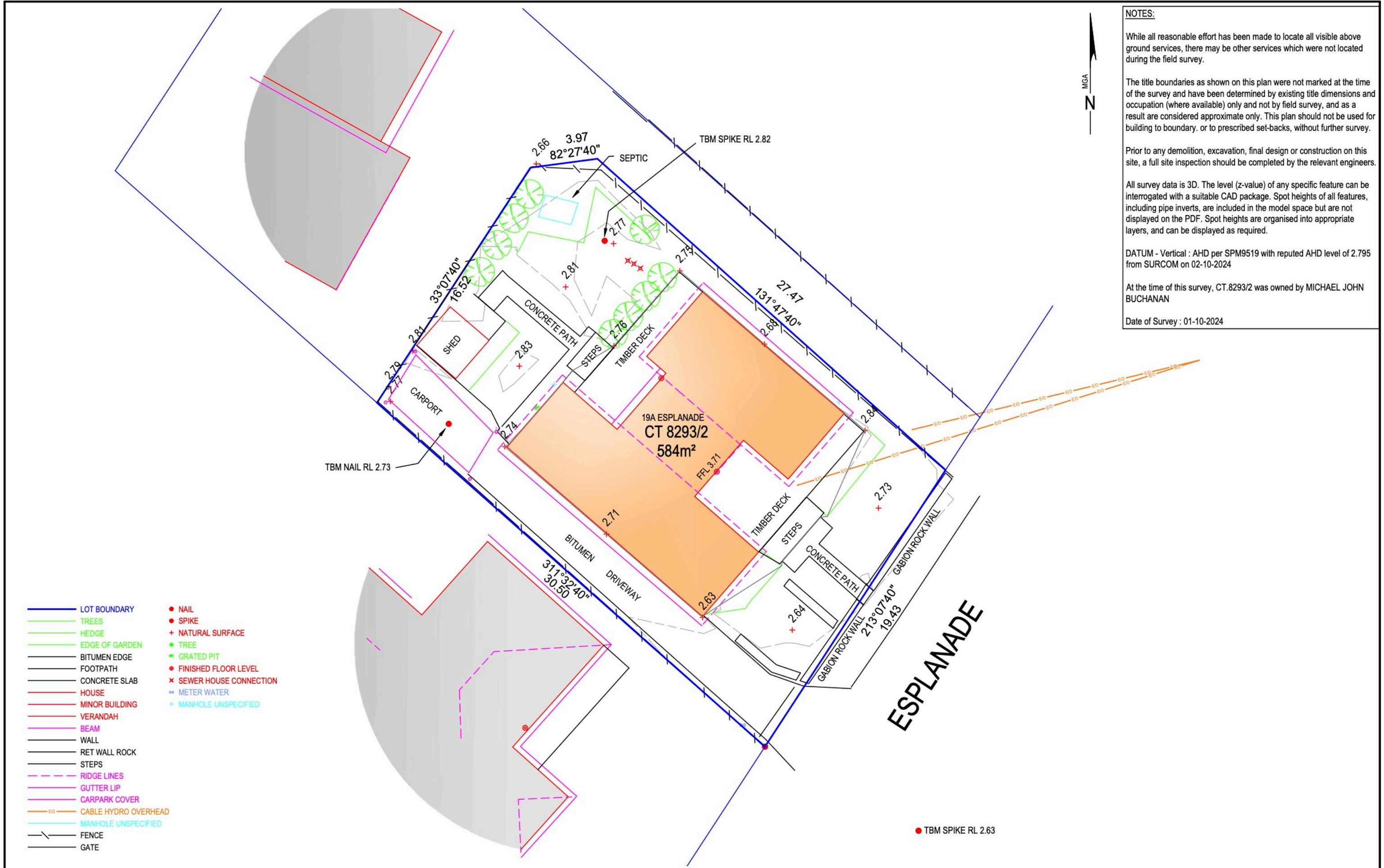


DRIVEWAY AND PARKING SECTION - SCALE 1:100



SCALE:





AMENDMENTS			Project Name and Address		Drawing Title		SCALE		Contour Interval		FILE REF:	
No.	Revision/Issue	Date	19a Esplanade, Seven Mile Beach		DETAIL PLAN		0 1 2 3 4 6 8 1:200 at A3		0.200 m		14173	
									Date 02-10-2024			
			Unit G04 40 Mollie Street, HOBART TAS 7000 P 03 6118 2030 E admin@lccsurvey.com		Client DW+A DESIGN		THIS DOCUMENT IS, AND SHALL REMAIN, THE PROPERTY OF LEARY, COX & CRIPPS, LAND & ENGINEERING SURVEYORS. THE DOCUMENT MAY ONLY BE USED FOR THE PURPOSE FOR WHICH IT WAS COMMISSIONED AND IN ACCORDANCE WITH THE TERMS OF ENGAGEMENT FOR THE COMMISSION. UNAUTHORISED USE OF THE DOCUMENT IN ANY WAY IS PROHIBITED.		SHEET 1 of 1		GeoCivil Ref 1417301 AutoCAD Ref 1417301	
									DRAWN SP		MGA2020 AHD83	
									CHKD DC		DATUM Vert:	