



DEVELOPMENT APPLICATION

PDPLANPMTD-2026/063250

PROPOSAL: Secondary Dwelling (Single Dwelling)

LOCATION: 2 Saltwater Rise, Seven Mile Beach

RELEVANT PLANNING SCHEME: Tasmanian Planning Scheme - Clarence

ADVERTISING EXPIRY DATE: 05/10/2026 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 05/10/2026 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 05/10/2026 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.

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: Ancillary Dwelling

Location: 2 Saltwater Rise, Seven Mile Beach

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:

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

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



Development/use or subdivision 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 168042	FOLIO 10
EDITION 4	DATE OF ISSUE 17-Jan-2019

SEARCH DATE : 04-Aug-2026

SEARCH TIME : 09.20 am

DESCRIPTION OF LAND

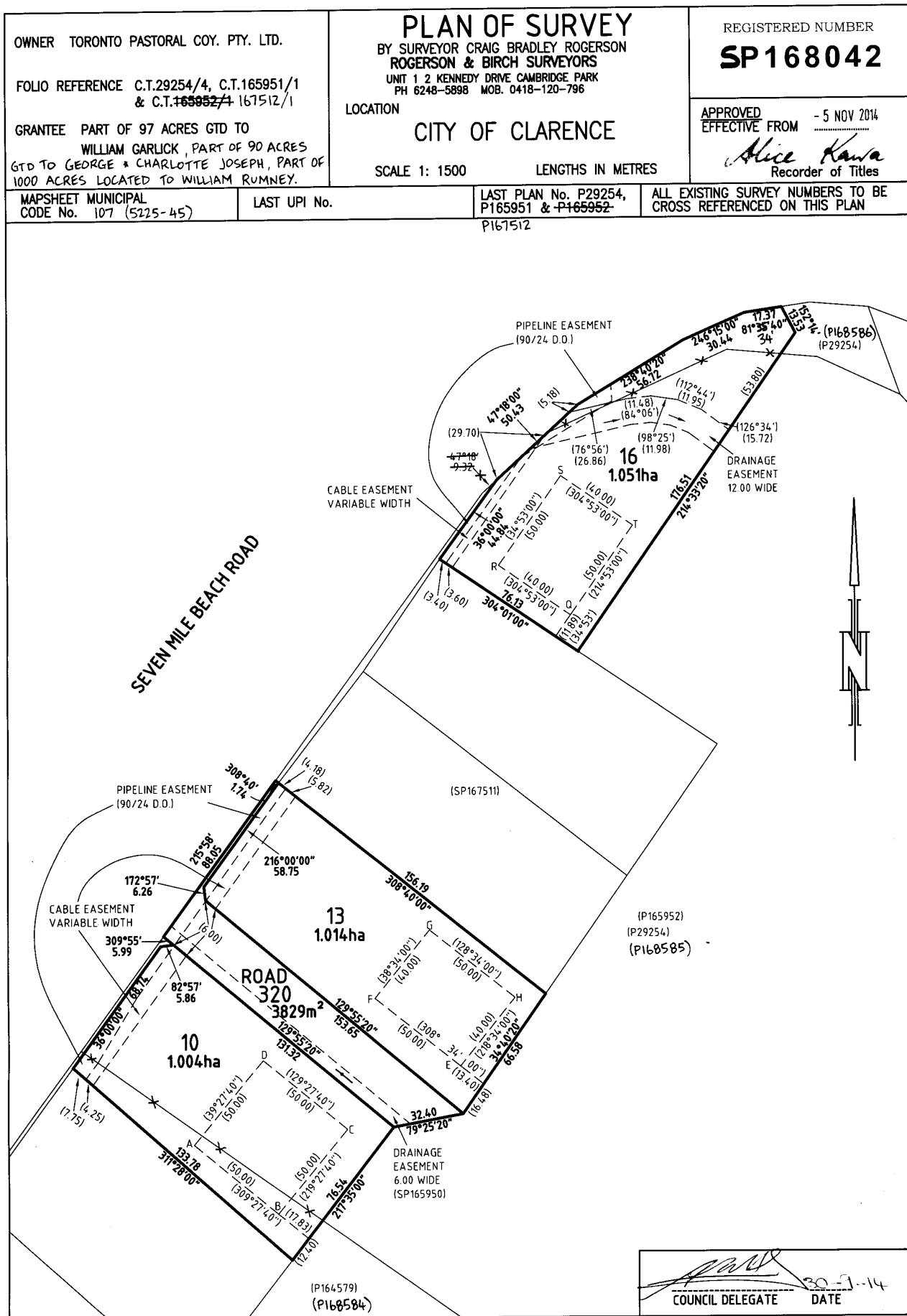
City of CLARENCE

Lot 10 on Sealed Plan [168042](#)Derivation : Part of 97 Acres Gtd. to William Garlick and Part
of 90 Acres Gtd. to George & Charlotte JosephPrior CTs [165951/1](#) and [167512/1](#)SCHEDULE 1[M499049](#), [M582172](#) & [E153894](#) JACLYN JANE JOLLY Registered
17-Jan-2019 at noonSCHEDULE 2

Reservations and conditions in the Crown Grant if any

[SP168042](#) EASEMENTS in Schedule of Easements[SP168042](#) COVENANTS in Schedule of Easements[SP168042](#) FENCING PROVISION in Schedule of Easements[SP168042](#) COUNCIL NOTIFICATION under Section 83(5) of the Local
Government (Building and Miscellaneous Provisions)
Act 1993.[C403611](#) AGREEMENT pursuant to Section 71 of the Land Use
Planning and Approvals Act 1993 Registered
03-Sept-2002 at noon[E63459](#) MORTGAGE to Commonwealth Bank of Australia
Registered 14-Oct-2016 at 12.02 pmUNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations



SCHEDULE OF EASEMENTS

NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS
& MORTGAGEES OF THE LAND AFFECTED.
SIGNATURES MUST BE ATTESTED.

Registered Number

SP168042

PAGE 1 OF 6 PAGE/S

EASEMENTS AND PROFITS

Each lot on the plan is together with:-

- (1) such rights of drainage over the drainage easements shown on the plan (if any) as may be necessary to drain the stormwater and other surplus water from such lot; and
- (2) any easements or profits a prendre described hereunder.

Each lot on the plan is subject to:-

- (1) such rights of drainage over the drainage easements shown on the plan (if any) as passing through such lot as may be necessary to drain the stormwater and other surplus water from any other lot on the plan; and
- (2) any easements or profits a prendre described hereunder.

The direction of the flow of water through the drainage easements shown on the plan is indicated by arrows.

Cable easement in gross

Lot 10 on the plan is SUBJECT TO a Cable Easement in gross over that part of Lot 10 shown on the plan as "CABLE EASEMENT VARIABLE WIDTH" in favour of Telstra.

Lot 13 on the plan is SUBJECT TO a Cable Easement in gross over that part of Lot 13 shown on the plan as "CABLE EASEMENT VARIABLE WIDTH" in favour of Telstra.

Lot 16 on the plan is SUBJECT TO a Cable Easement in gross over that part of Lot 16 shown on the plan as "CABLE EASEMENT VARIABLE WIDTH" in favour of Telstra.

Drainage easement

Lot 320 on the plan is SUBJECT TO a right of drainage over that part of Lot 320 shown on the plan as "DRAINAGE EASEMENT 6.00 WIDE" appurtenant to Lot 100 on Sealed Plan 165950 (subject to conditions more fully set forth in Sealed Plan 165950 (if any)).

Drainage easement in gross

Lot 16 on the plan is SUBJECT TO a right of drainage in gross over that part of Lot 16 shown on the plan as "DRAINAGE EASEMENT 12.00 WIDE" in favour of the Council.

Pipeline easement

Lot 10 on the plan is SUBJECT TO a pipeline easement in favour of the Metropolitan Water Board, with rights to lay and maintain in the land marked "Pipeline Easement" on the plan, water pipes, valves and fittings, which conditions as to usage as the same is created by and more fully set forth in Indenture No. 41/9466 (subject to conditions (if any)).

Lot 13 on the plan is SUBJECT TO a pipeline easement in favour of the Metropolitan Water Board, with rights to lay and maintain in the land marked "Pipeline Easement" on the plan, water pipes, valves and fittings, which conditions as to usage as the same is created by and more fully set forth in Indenture No. 41/9466 (subject to conditions (if any)).

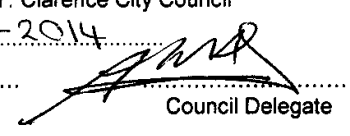
(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: Toronto Pastoral Coy Pty Ltd
FOLIO REF: CT 29254/4, ~~466005/1~~ and 167512/1
~~165951/1~~ *SA 24/1/14*
SOLICITOR
& REFERENCE: M+K dobson mitchell allport
James Ramsay

PLAN SEALED BY: Clarence City Council

DATE: *30-9-2014**SD-2012/1*

REF NO.


Council Delegate

NOTE: The Council Delegate must sign the Certificate for the purposes of identification.

ANNEXURE TO
SCHEDULE OF EASEMENTS

PAGE 2 OF 6 PAGES

Registered Number

SP168042

SUBDIVIDER: Toronto Pastoral Coy Pty Ltd
FOLIO REFERENCE: CT 29254/4, ~~465095/14~~ and 167512/1
~~165957/1 on subject~~

Lot 16 on the plan is SUBJECT TO a pipeline easement in favour of the Metropolitan Water Board, with rights to lay and maintain in the land marked "Pipeline Easement" on the plan, water pipes, valves and fittings, which conditions as to usage as the same is created by and more fully set forth in Indenture No. 41/9466 (subject to conditions (if any)).

Lot 320 on the plan is SUBJECT TO a pipeline easement in favour of the Metropolitan Water Board, with rights to lay and maintain in the land marked "Pipeline Easement" on the plan, water pipes, valves and fittings, which conditions as to usage as the same is created by and more fully set forth in Indenture No. 41/9466 (subject to conditions (if any)).

Pipeline easement in gross

Lot 10 on the plan is SUBJECT TO a Pipeline Easement in gross over that part of Lot 10 shown on the plan as "PIPELINE EASEMENT" in favour of the Water Corporation.

Lot 13 on the plan is SUBJECT TO a Pipeline Easement in gross over that part of Lot 13 shown on the plan as "PIPELINE EASEMENT" in favour of the Water Corporation.

Lot 16 on the plan is SUBJECT TO a Pipeline Easement in gross over that part of Lot 16 shown on the plan as "PIPELINE EASEMENT" in favour of the Water Corporation.

Lot 320 on the plan is SUBJECT TO a Pipeline Easement in gross over that part of Lot 320 shown on the plan as "PIPELINE EASEMENT" in favour of the Water Corporation.

Restrictive covenants

The owners of Lot 10, 13 and 16 each covenant with the Vendor and the owners for the time being of every other lot shown on the plan and the Balance Land to the intent that the burden of this covenant may run with and bind the covenantor's lot, and every part of it, and that the benefit of it may be annexed to and devolve with each and every part of every other lot shown on the plan (and with the Balance Land and each and every part of it) to observe the following stipulations:

In respect of Lot 10, 13 and 16:

1. NOT TO, without the consent of Council, erect or permit to be erected or permit to remain on a lot any advertising signs of any type whatsoever PROVIDED THAT a sign indicating that a lot is for sale will be permitted for a limited period;
2. NOT TO use reflective materials in the construction of any dwelling on a lot nor to erect any shed or outbuilding of anything but non-reflective materials;
3. NOT TO construct a residential building on a lot using materials other than general brick, weatherboard, finished rendered surface or masonry construction but the use of other timber or non-masonry materials used as in-fill panels will be permitted PROVIDED THAT these latter materials do not exceed 30 percent of the total external wall area;
4. NOT TO use galvanised iron or other reflective material in the construction of the roof of any dwelling or other structure on a lot;
5. NOT TO construct a dwelling on a lot that has a minimum floor area of less than 160 square metres which area does not include patios, garages or carports;

 
NOTE: Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 3 OF 6 PAGES	Registered Number SP168042
SUBDIVIDER: Toronto Pastoral Coy Pty Ltd FOLIO REFERENCE: CT 29254/4, 165951/1 and 167512/1 165951/1 & 167512/1	

6. NOT TO permit vehicles with a Gross Vehicle Mass greater than 10 tonne to be parked, stored or allowed to remain on the lot for in excess of six hours;
7. NOT TO store or allow to remain on a lot any construction plant and equipment, transport equipment or salvage or building materials except where immediately required for use in the construction of a dwelling and associated infrastructure on a lot;
8. NOT TO bring on a lot any transportable house or a house relocated from another place;
9. NOT TO place or permit to remain on a lot any water tank which has any external metal finish;
10. NOT TO place or permit to remain on a lot any caravan, shed or other structure (excluding dwellings) to be used as a permanent residence provided that a caravan, shed or other structure may be utilised for a period not exceeding one year during the construction of a permanent dwelling or residence;
11. NOT TO, without the consent of Council, conduct any trade or business on a lot PROVIDED THAT the letting for residential purposes of the whole of any dwelling erected on a lot will not be in contravention of this stipulation; and
12. NOT TO use colourbond and/or cedar boards as the main materials in the construction of a residential dwelling.

In respect of Lot 10 and 13 only: Not to use or allow to be used any part of the said Lots for the purpose of direct vehicular access or egress to Seven Mile Beach Road shown on the Plan.

13. ~~NOT TO directly access and egress Seven Mile Beach Road by vehicle from these lots.~~

In respect of Lot 10 only:

14. NOT TO construct any building or part of a building on the lot outside the building envelope area marked A, B, C, D on the plan.

In respect of Lot 13 only:

15. NOT TO construct any building or part of a building on the lot outside the building envelope area marked F, E, H, G on the plan.

In respect of Lot 16 only:

16. NOT TO construct any building or part of a building on the lot outside the building envelope area marked R, Q, T, S on the plan; and
17. NOT TO erect any habitable dwelling or building on the lot unless all the habitable floors of the habitable dwelling or building have a finished floor level of 3.2 metres above the Australian Height Datum level or higher.

Fencing provision

In respect of each lot shown on the plan the Vendor will not be required to fence.

Definitions

Balance Land means the balance of the land remaining in folios of the Register Volume 29254 Folio 4, Volume 165951 Folio 1 and Volume 167512 Folio 1 at the date of acceptance of the plan excepting Lots 10, 13, 16 and 320 on the plan.

NOTE: Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 4 OF 6 PAGES	Registered Number SP168042
SUBDIVIDER: Toronto Pastoral Coy Pty Ltd FOLIO REFERENCE: CT 29254/4, 1656051/1 and 167512/1 165451/1 To 4/1/14	

Cable Easement means the full and free right for Telstra and every person authorised by it from time to time by means of cable and/or conduits for cables to run conducting media under the natural surface of the land within the cable easement and to:

- (a) open the soil within the cable easement to such extent as may reasonably be necessary;
- (b) use, for the purpose of the cable easement, any cables and/or conduits for cables already laid within the cable easement or to lay and maintain cables and/or conduits for cables of sufficient internal diameter beneath the surface of the cable easement;
- (c) enter into and upon the servient land and if necessary to cross the remainder of the servient land for the purposes of access and regress to and from the servient land for all or any of the rights granted by this cable easement with or without tools, implements, machinery, materials and specialist service providers and to remain there for any reasonable time for the purposes of inspecting, laying, installing, cleaning, repairing, maintaining, renewing, re-laying or removing any cables and/or conduits for cables or part of them,

provided Telstra and/or every person authorised by it from time to time will:

- (d) ensure that all cables and/or conduits for cables are safe and protected in accordance with all relevant Acts, Regulations or By-laws;
- (e) ensure that all cables and/or conduits for cables are laid at appropriate depths taking into account any current or potential future use of the servient land by the owner of that land;
- (f) take all reasonable precautions to ensure as little disturbance as possible is caused to the surface of the servient land; and
- (g) restore the surface of the servient land as nearly as practicable to its original condition.

Council means the Clarence City Council or its legal successors from time to time.

Pipeline Easement means the full right and liberty for the Water Corporation at all times to:

- (a) enter upon the land marked as PIPELINE EASEMENT on the plan (**Pipeline Easement Land**) with employees, contractors, agents and all other persons duly authorised by it and with machinery, vehicles, plant and equipment; and
- (b) open, break up and excavate the Pipeline Easement Land to lay and maintain on or in the Pipeline Easement Land, sewer pipes, water pipes, valves and fittings for any purposes the Water Corporation may deem necessary; and
- (c) run and pass sewerage and water through and along the Pipeline Easement Land and from time to time to inspect, cleanse, repair and maintain the Pipeline Easement Land and when and where necessary to lay new pipes, valves and fittings in substitution for and in addition to any other pipes, valves and fittings; and
- (d) do all necessary works in connection with such activities or as may be authorised by any legislation:
 - (i) without doing unnecessary damage to the Pipeline Easement Land; and
 - (ii) leaving the Pipeline Easement Land in a clean and tidy condition. *V. 2 up to*

NOTE: Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 5 OF 6 PAGES	Registered Number SP168042
SUBDIVIDER: Toronto Pastoral Coy Pty Ltd FOLIO REFERENCE: CT 29254/4, 165095/1/1 and 167512/1 165451/1 75 413/1	

provided always that:

- (e) the Vendor and its successors and assigns must not without the written consent of the Water Corporation first had and obtained and only in compliance with the conditions which form the consent (if any):
- (i) alter or permit to be altered the ground level of the Pipeline Easement Land;
 - (ii) erect or permit to be erected any building, structure, pipeline, paving, tree, shrub or other object on or in the Pipeline Easement Land;
 - (iii) remove any soil, rock or other matter that supports, protects or covers any works of the Water Corporation on or in the Pipeline Easement Land;
 - (iv) do or permit to be done any manner of thing which may damage or contribute to damage or be likely to cause or contribute to damage to the sewer pipes, water pipes, valves and fittings laid now or later or constructed in or on the Pipeline Easement Land; or
 - (v) in any way prevent or interfere with the proper exercise and benefit of this easement by the Water Corporation or its employees, contractors, agents and all other persons duly authorised by it;
- (f) the Water Corporation is not required to fence any part of the Pipeline Easement Land;
- (g) the Vendor will be at liberty to erect any fence across the Pipeline Easement Land wherever it may reasonably require the fence provided that:
- (i) the Water Corporation will be at liberty to provide in such a fence a gate suitable to its purposes; and
 - (ii) the Vendor must provide the Water Corporation with a key to any lock which would prevent the opening of any gate so provided;
- (h) in the event that the Vendor causes damage to any sewerage or water pipes, valves or fittings laid, maintained or substituted by the Water Corporation such that the Water Corporation is required to repair such damage, the Vendor will be liable for the actual costs of the repair of the water pipes, valves and fittings so damaged;
- (i) the Water Corporation will be at liberty without forfeiting any right of action, damages or otherwise against the Vendor to reinstate any alteration to the ground level and to remove from the Pipeline Easement Land any building, structure, pipeline, paving, tree, shrub or other object or replace ant soil, rock or other matter that supported, protected or covered by works of the Water Corporation on or in the Pipeline Easement Land which contravenes the provisions of this easement and will not be required to replace or remove them;
- (j) the Water Corporation with employees, contractors, agents and all other persons duly authorised by it and with machinery, vehicles, plant and equipment will be at liberty to access and enter upon the Pipeline Easement Land for the purposes of this easement, such access to be from the road frontage or from any gate;
- (k) the Water Corporation will be permitted to access the Pipeline Easement Land from the adjoining land of the Vendor provided that in doing so no damage or inconvenience is caused; and

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ANNEXURE TO
SCHEDULE OF EASEMENTS

PAGE 6 OF 6 PAGES

Registered Number

SP168042

SUBDIVIDER: Toronto Pastoral Coy Pty Ltd
FOLIO REFERENCE: CT 29254/4, ~~4666054/4~~ and 167512/1
~~165951/1 34 2412/14~~

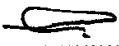
- (l) the Vendor must not place any obstruction which would prevent access to the Pipeline Easement Land.

Telstra means Telstra Corporation Ltd (or any other public authority telecommunication supply entity) and their legal successors from time to time.

Vendor means Toronto Pastoral Coy Pty Ltd (ACN 009 480 086) or its legal successors from time to time.

Water Corporation means the Tasmanian Water & Sewerage Corporation Pty Ltd (ACN 162 220 653) and its legal successors from time to time.

Executed by Toronto Pastoral Coy Pty Ltd in)
accordance with section 127(1) of the Corporations)
Act 2001)


Full name: VALENTINE ROY SMITH
Position held: DIRECTOR


Full name: JOHN RUSSELL UPCHER
Position held: DIRECTOR

NOTE: Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.

THIS PLAN IS ACCEPTED BY:

PLEASE NOTE: No Variations will be permitted after plans are signed by the client (with exception of Council requirements/ approvals. SIGNATURE:

DATE:

Ground FL	16.350
CL	19.050



RONALD
YOUNG + CO
BUILDERS

174 Bathurst Street, Hobart, Tasmania 7000
Phone 03 6234 7633

ANCILLARY- AREA SCHEDULE

Ground Floor : 60m²

Porch : 4.4 m²
Deck : 14.8 m²

NOTE:
Builders' responsibility to protect stormwater pipes during construction.

GLAZING NOTE:
All windows are Double glazed

BAL : 12.5

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Compliance No. CC102Y - James Collins

DRAWING: SITE PLAN

DATE: 27.08.2026

FILE NAME: 2403

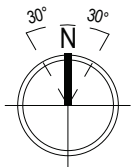
DRAWN BY: RK

DWG No:

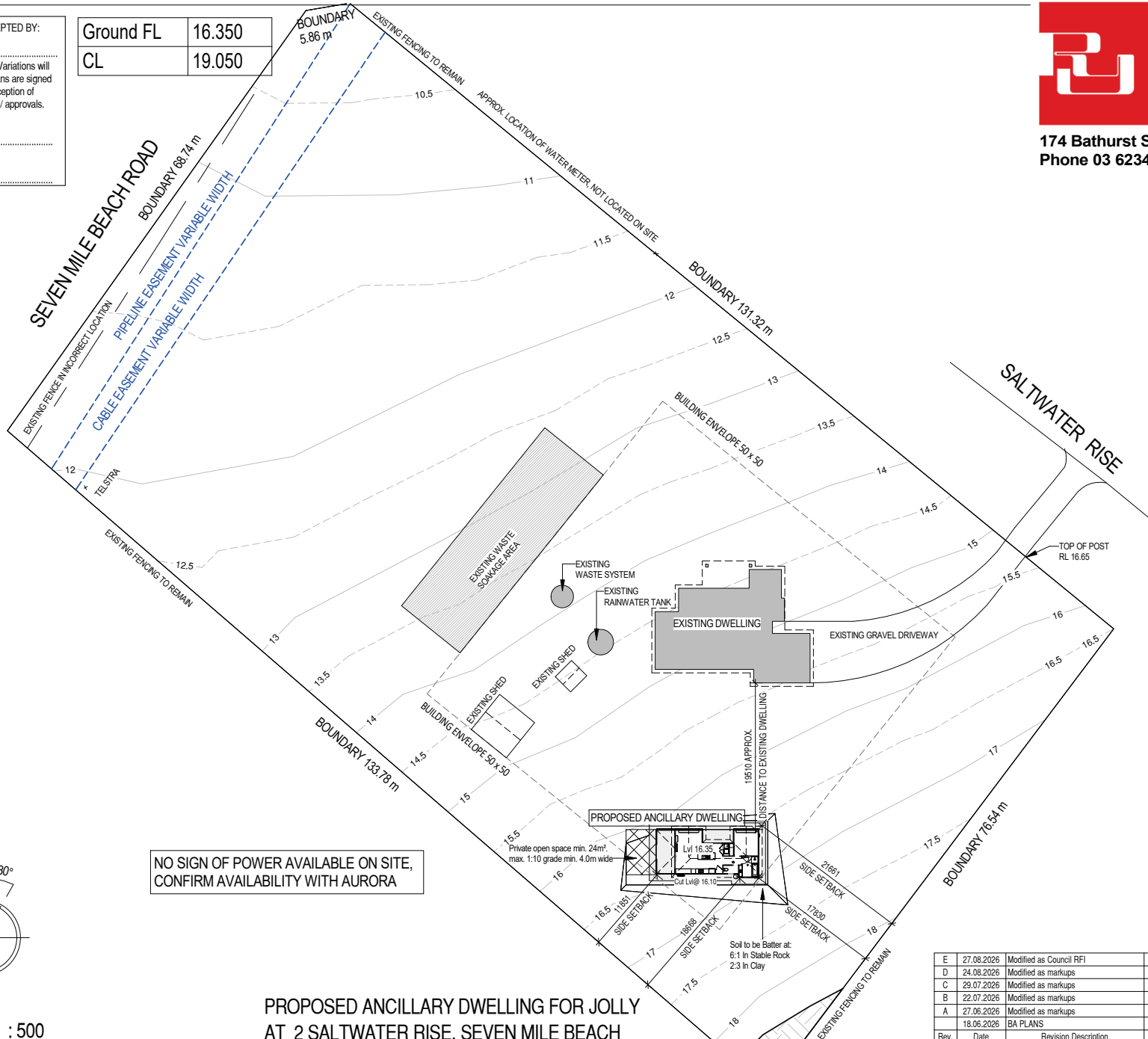
E	27.08.2026	Modified as Council RFI	RK
D	24.08.2026	Modified as markups	RK
C	29.07.2026	Modified as markups	RK
B	22.07.2026	Modified as markups	RK
A	27.06.2026	Modified as markups	RK
	18.06.2026	BA PLANS	RK
Rev.	Date	Revision Description	Drawn

PROPOSED ANCILLARY DWELLING FOR JOLLY
AT 2 SALTWATER RISE, SEVEN MILE BEACH

Scale: 1 : 500



NO SIGN OF POWER AVAILABLE ON SITE,
CONFIRM AVAILABILITY WITH AURORA



THIS PLAN IS ACCEPTED BY:

PLEASE NOTE: No Variations will be permitted after plans are signed by the client (with exception of Council requirements/ approvals. SIGNATURE:

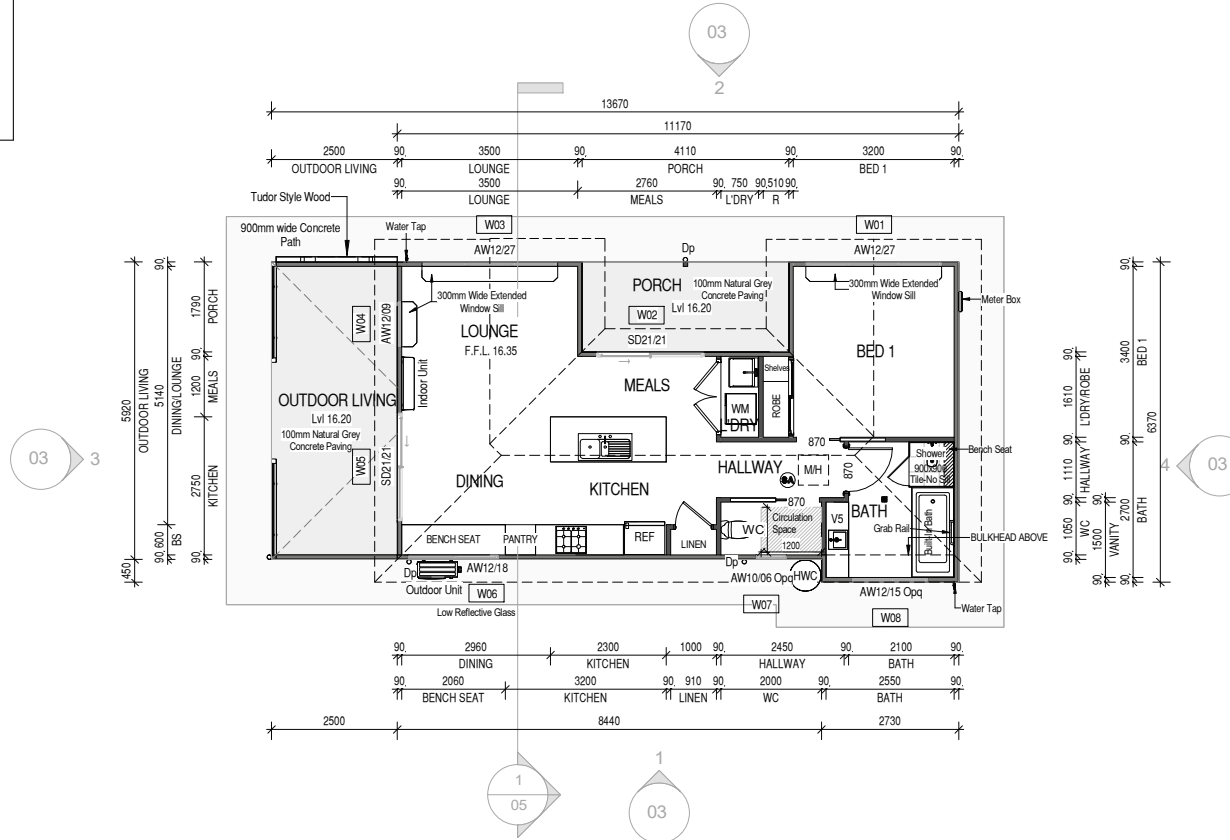
DATE:

Ground FL	16.350
CL	19.050



**RONALD
YOUNG + CO
BUILDERS**

174 Bathurst Street, Hobart, Tasmania 7000
Phone 03 6234 7633



NOTES:

dp Down Pipe

ANCILLARY- AREA SCHEDULE

Ground Floor : 60m²

Porch : 4.4 m²

Deck : 14.8 m²

Vanity Legend	
VB	450 mm
V1	600 mm
V2	750 mm
V3	900 mm
V4	1200 mm
V5	1500 mm

For Kitchen Details,
Refer to Kitchen Joinery Design

GLAZING NOTE:
All windows are Double glazed

BAL : 12.5

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E	27.08.2026	Modified as Council RFI	RK
D	24.08.2026	Modified as markups	RK
C	29.07.2026	Modified as markups	RK
B	22.07.2026	Modified as markups	RK
A	27.06.2026	Modified as markups	RK
	18.06.2026	BA PLANS	RK
Rev.	Date	Revision Description	Drawn

DRAWING: GROUND FLOOR PLAN

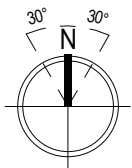
DATE: 27.08.2026

FILE NAME: 2403

DRAWN BY: RK

DWG No:

02



Scale: 1 : 100

**PROPOSED ANCILLARY DWELLING FOR JOLLY
AT 2 SALTWATER RISE, SEVEN MILE BEACH**

THIS PLAN IS ACCEPTED BY:

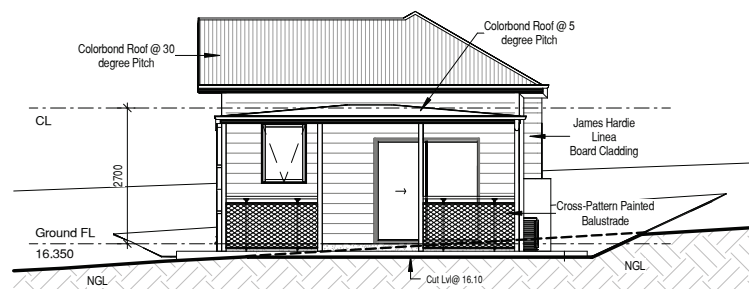
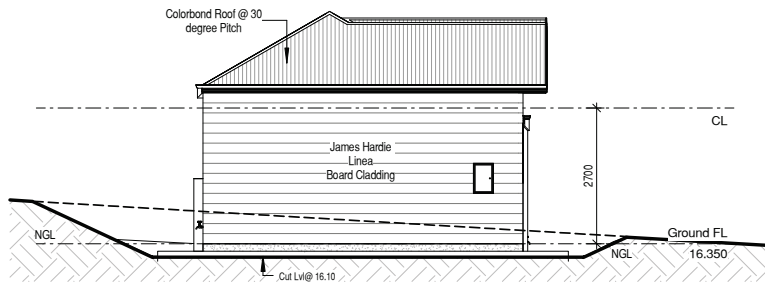
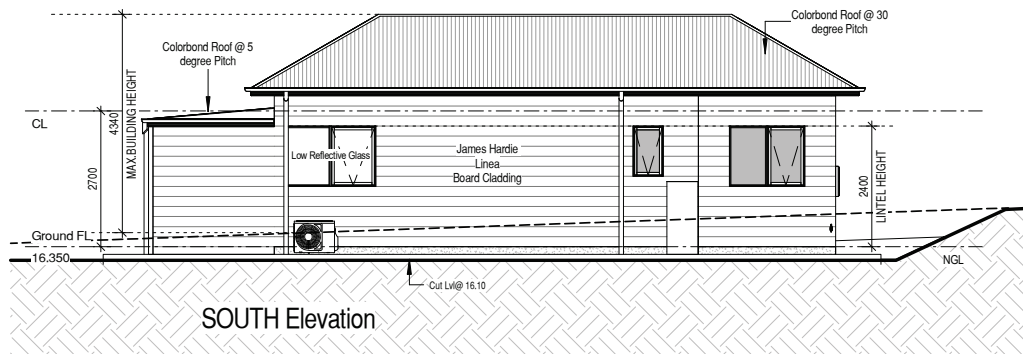
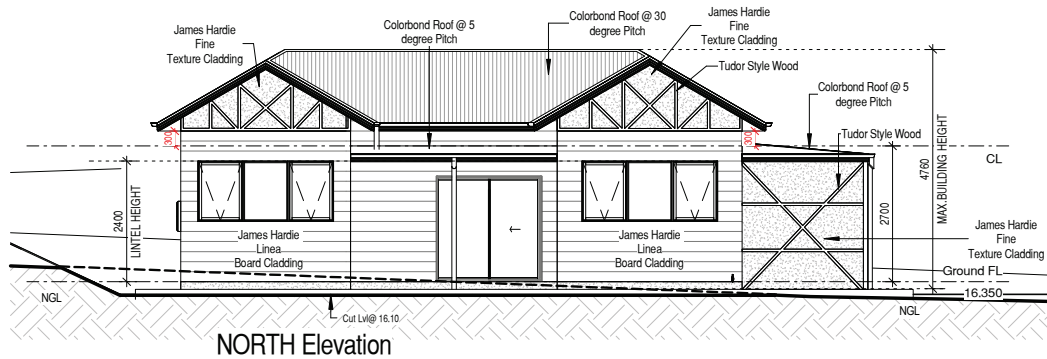
PLEASE NOTE: No Variations will be permitted after plans are signed by the client (with exception of Council requirements/ approvals.
SIGNATURE:

DATE:



**RONALD
YOUNG + CO
BUILDERS**

174 Bathurst Street, Hobart, Tasmania 7000
Phone 03 6234 7633



GLAZING NOTE:
All windows are Double glazed

BAL : 12.5

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Compliance No. CC102Y - James Collins

DRAWING: ELEVATIONS

DATE: 27.08.2026

FILE NAME: 2403

DRAWN BY: RK

DWG No:

03

**PROPOSED ANCILLARY DWELLING FOR JOLLY
AT 2 SALTWATER RISE, SEVEN MILE BEACH**

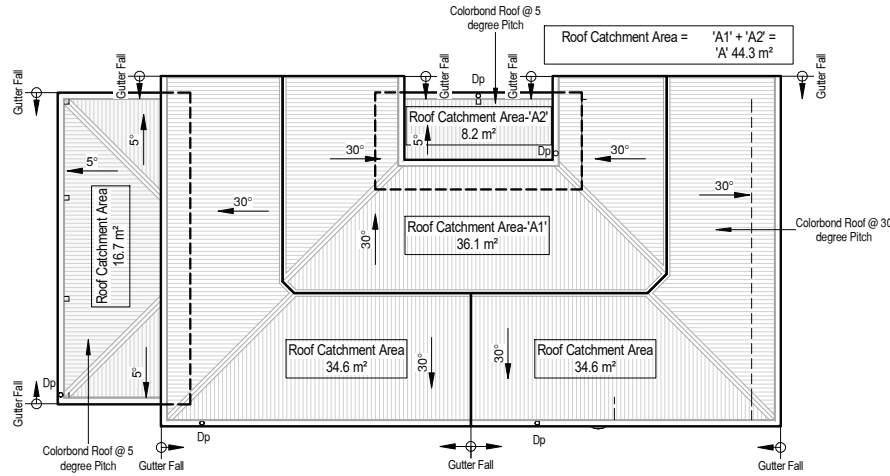
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E	27.08.2026	Modified as Council RFI	RK
D	24.08.2026	Modified as markups	RK
C	29.07.2026	Modified as markups	RK
B	22.07.2026	Modified as markups	RK
A	27.06.2026	Modified as markups	RK
	18.06.2026	BA PLANS	RK
Rev.	Date	Revision Description	Drawn

THIS PLAN IS ACCEPTED BY:

PLEASE NOTE: No Variations will be permitted after plans are signed by the client (with exception of Council requirements/ approvals.
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DATE:



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ROOF CATCHMENT AREA CALCULATION

Ah	106 m²	Plan area of roof including 115mm Quad gutter (m²)
Ac	130.2 m²	catchment area of a roof - Ah x slope factor (m²)
Gutter Type	A	effective cross-sectional area 6500 mm² (determined from NCC Table 7.4.3b)
DRI	85	Design Rainfall intensity Hobart
Acdp	70	Max.catchment area of roof per 90mm downpipe(determined from NCC Table 7.4.3d)
Downpipes required	2	Ac / Acdp
Downpipes provided	4	

NOTE: Roof catcoment areas to comply with AS3500.3

IMPORTANT NOTE:

The position and quantity of downpipes are not to be altered without consulting with designer.
Areas shown are surface / catchment areas NOT plan areas.
Where downpipes are further than 1.2m away from valley, refer to NCC2022 7.3.5 (2).
All roof areas shown are indicative only and not to be used for any further purpose.

GLAZING NOTE:
All windows are Double glazed

BAL : 12.5

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E	27.08.2026	Modified as Council RFI	RK
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C	29.07.2026	Modified as markups	RK
B	22.07.2026	Modified as markups	RK
A	27.06.2026	Modified as markups	RK
	18.06.2026	BA PLANS	RK
Rev.	Date	Revision Description	Drawn

DRAWING: ROOF PLAN

DATE: 27.08.2026

FILE NAME: 2403

DRAWN BY: RK

DWG No:

Scale: 1 : 100

PROPOSED ANCILLARY DWELLING FOR JOLLY
AT 2 SALTWATER RISE, SEVEN MILE BEACH

06

THIS PLAN IS ACCEPTED BY:

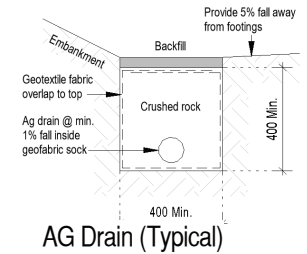
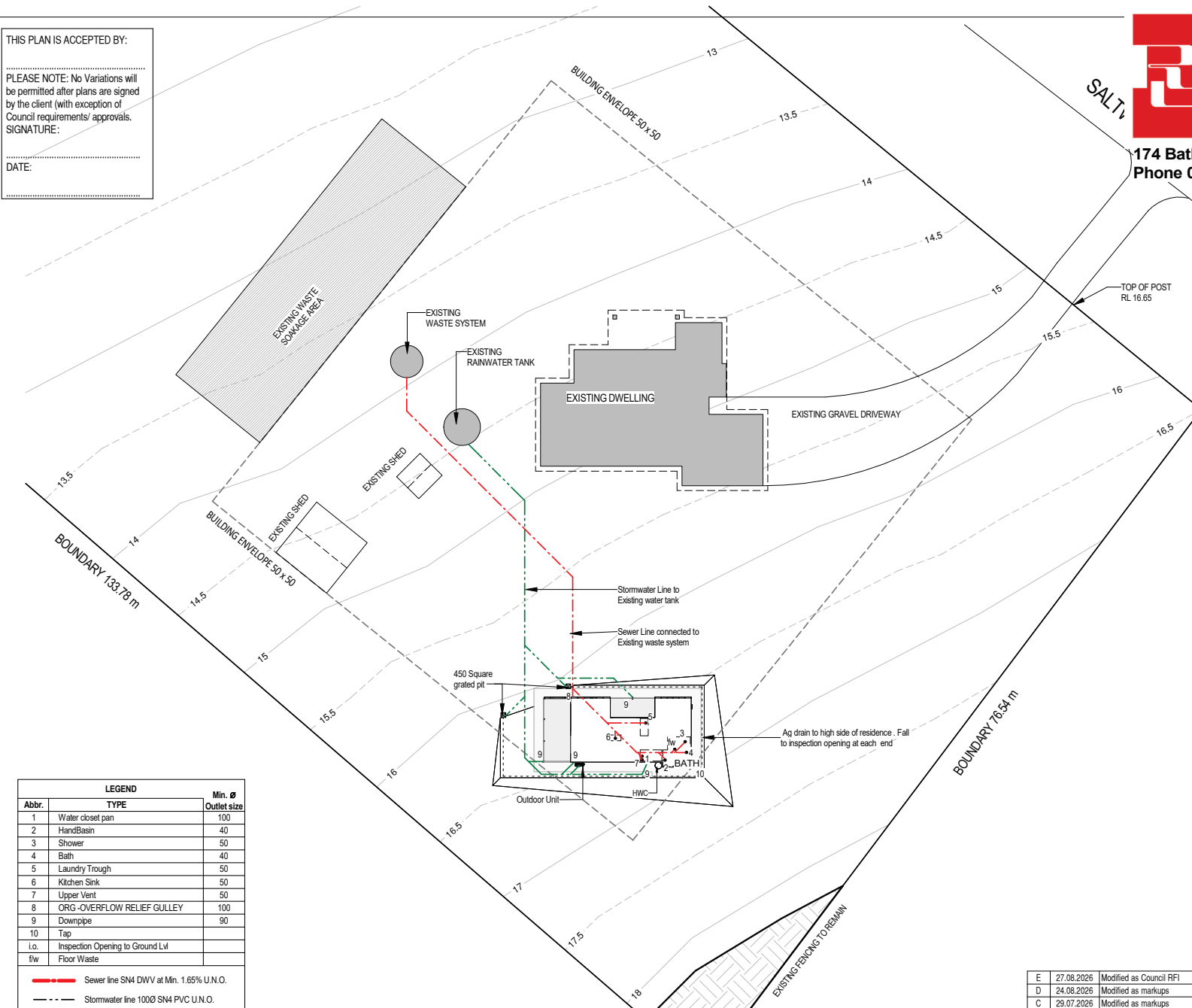
PLEASE NOTE: No Variations will be permitted after plans are signed by the client (with exception of Council requirements/ approvals.
SIGNATURE:

DATE:



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NOTE:
Builders' responsibility to protect
stormwater pipes during construction.

BAL : 12.5

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E	27.08.2026	Modified as Council RFI	RK
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B	22.07.2026	Modified as markups	RK
A	27.06.2026	Modified as markups	RK
	18.06.2026	BA PLANS	RK
Rev.	Date	Revision Description	Drawn

DRAWING: DRAINAGE PLAN
DATE: 27.08.2026
FILE NAME: 2403
DRAWN BY: RK
DWG No:

Scale: 1 : 350

PROPOSED ANCILLARY DWELLING FOR JOLLY
AT 2 SALTWATER RISE, SEVEN MILE BEACH