



DEVELOPMENT APPLICATION

PDPLANPMTD-2026/063765

PROPOSAL: Outbuilding (Single Dwelling)

LOCATION: 4 Saltwater Rise, Seven Mile Beach

RELEVANT PLANNING SCHEME: Tasmanian Planning Scheme - Clarence

ADVERTISING EXPIRY DATE: 03/11/2026

The relevant plans and documents can be inspected at the Council offices, 38 Bligh Street, Rosny Park, during normal office hours until 03/11/2026. 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 03/11/2026.

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.

Clarence City Council



APPLICATION FOR DEVELOPMENT / USE OR SUBDIVISION

The personal information on this form is required by Council for the development of land under the Land Use Planning and Approvals Act 1993. We will only use your personal information for this and other related purposes. If this information is not provided, we may not be able to deal with this matter. You may access and/or amend your personal information at any time. How we use this information is explained in our **Privacy Policy**, which is available at www.ccc.tas.gov.au or at Council offices.

Proposal:

New shed.

Location:

Address: 4 Saltwater Rise
Suburb/Town: Seven Mile Beach TAS Postcode 7170

Current
Owners/s:

Applicant:

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 a Council Officer, please give their name

Current Use of Site:

Residential 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. Where the application is submitted under Section 43A, the owner's 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.*

Applicant's
Signature:

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.**

SEARCH OF TORRENS TITLE

VOLUME 181390	FOLIO 11
EDITION 2	DATE OF ISSUE 12-Dec-2021

SEARCH DATE : 26-Aug-2026

SEARCH TIME : 12.46 pm

DESCRIPTION OF LAND

City of CLARENCE

Lot 11 on Sealed Plan [181390](#)

Derivation : Part of 90 Acres Gtd. to George & Charlotte Joseph

Prior CT [180041/1](#)

SCHEDULE 1

[M927764](#) TRANSFER to PETER JAMES FARRELL Registered
12-Dec-2021 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

[SP181390](#) EASEMENTS in Schedule of Easements

[SP181390](#) COVENANTS in Schedule of Easements

[SP181390](#) FENCING PROVISION in Schedule of Easements

[SP181390](#) SEWERAGE AND/OR DRAINAGE RESTRICTION

[SP181390](#) SEPTIC TANK NOTIFICATION

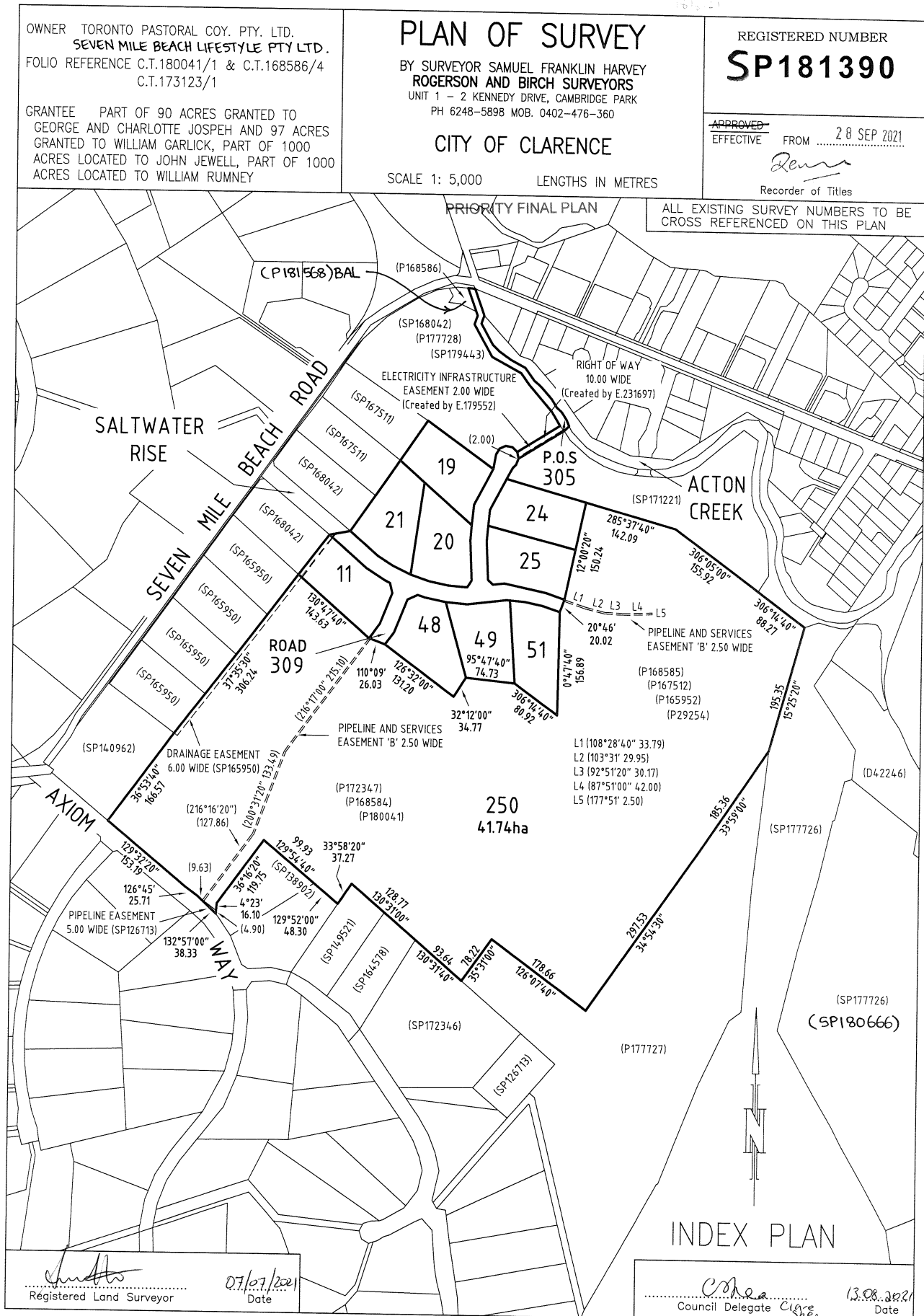
[C403611](#) AGREEMENT pursuant to Section 71 of the Land Use
Planning and Approvals Act 1993 Registered
03-Sept-2002 at noon

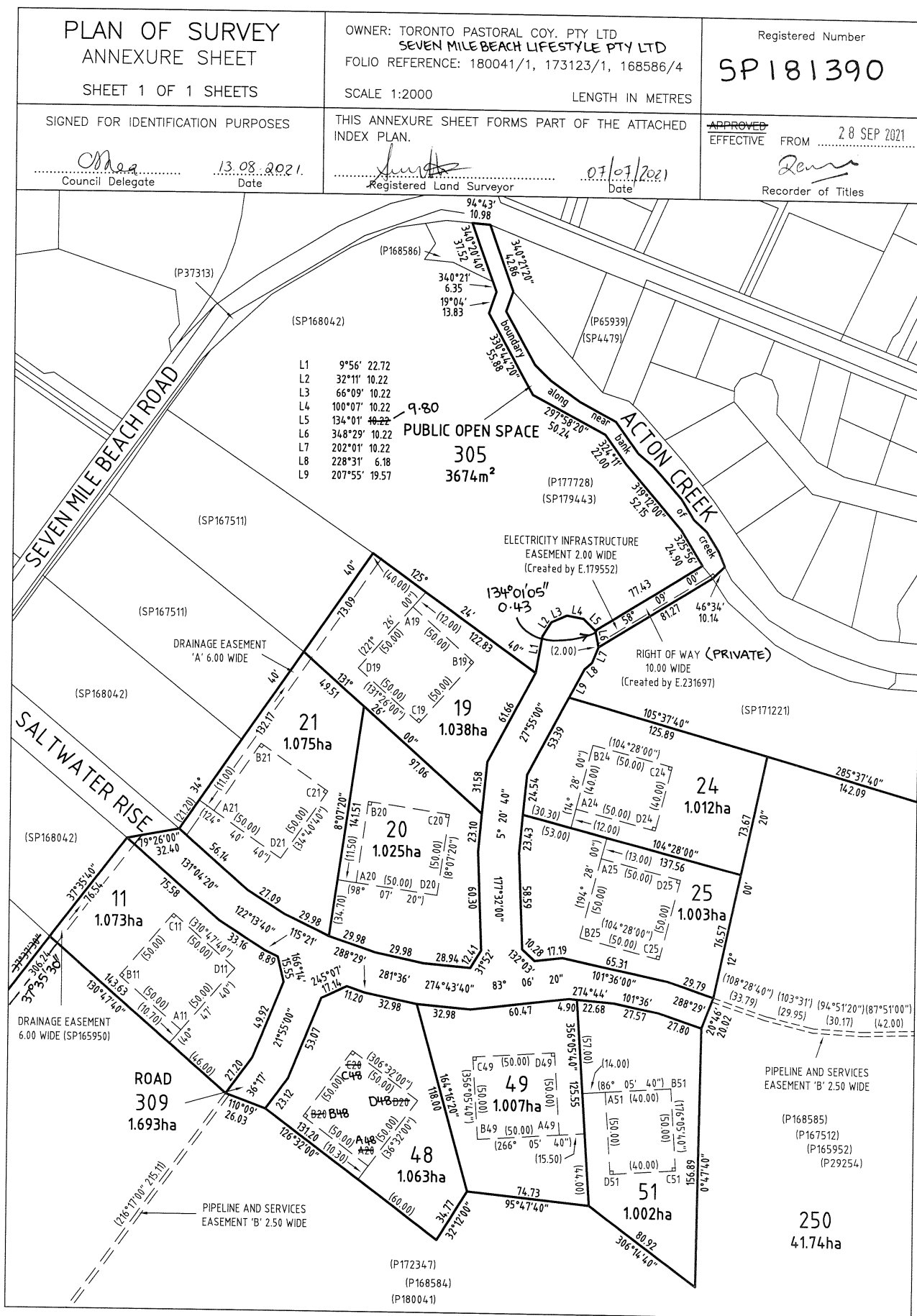
[E38838](#) AGREEMENT pursuant to Section 71 of the Land Use
Planning and Approvals Act 1993 Registered
21-Apr-2016 at noon

[E236437](#) AGREEMENT pursuant to Section 78 of the Land Use
Planning and Approvals Act 1993 Registered
12-Nov-2020 at noon

UNREGISTERED 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 SP181390
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PAGE 1 OF 5 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.

& Lots 250 & 309

Drainage easement

250 & 309

Lot 11 on the plan is SUBJECT TO a right of drainage over that part of Lot 11, 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 19 on the plan is SUBJECT TO a right of drainage in gross over that part of Lot 19 shown on the plan as "DRAINAGE EASEMENT 'A' 6.00 WIDE" in favour of the Council

Lot 21 on the plan is SUBJECT TO a right of drainage in gross over that part of Lot 21 shown on the plan as "DRAINAGE EASEMENT 'A' 6.00 WIDE" in favour of the Council

Electricity infrastructure easement

Lot 305 on the plan is SUBJECT TO a Electricity Infrastructure Easement with the benefit of a restriction as to user of land in favour of Tasmanian Networks Pty Ltd over the land marked "ELECTRICITY INFRASTRUCTURE EASEMENT 2.00 WIDE" on the plan created by and more fully set forth in Dealing No. E179552 (subject to provisions)

Right of carriageway

Lot 305 on the plan is SUBJECT TO a right of carriageway (appurtenant to Lot 1 on Sealed Plan 179443 and Lot 23 on Sealed Plan 171221) over the land marked "RIGHT OF WAY 10.00 WIDE" on the plan created by and more fully set forth in Dealing No. E231697 (subject to conditions (if any)) (PRIVATE)

Pipeline and services easements in gross

Lot 250 on the plan is SUBJECT TO a PIPELINE AND SERVICES EASEMENT in gross in favour of TasWater over the land marked "PIPELINE AND SERVICES EASEMENT 'B' 2.50 WIDE" on the Plan (the Easement Land)

T-T14717905

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: Toronto Pastoral Coy Pty Ltd and Seven Mile Beach Lifestyle Pty Ltd FOLIO REF: CT 180041/1, 173123/1 and 168586/4 SOLICITOR & REFERENCE: Dobson Mitchell Allport James Ramsay	PLAN SEALED BY: Clarence City Council DATE: 24 August 2021 SD-2012/1 REF NO. _____ _____ Council Delegate Clare Shea
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NOTE: The Council Delegate must sign the Certificate for the purposes of identification.

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 2 OF 5 PAGES	Registered Number SP 18 13 90
SUBDIVIDER: Toronto Pastoral Coy Pty Ltd and Seven Mile Beach Lifestyle Pty Ltd FOLIO REFERENCE: CT 180041/1, 173123/1 and 168586/4	

Pipeline easement

Lot 250 on the plan is SUBJECT TO a PIPELINE EASEMENT over that part of Lot 250 shown on the plan as "PIPELINE EASEMENT 5.00 WIDE", being pipeline rights (as defined therein and subject to conditions therein) (appurtenant to Lot 1 on Sealed Plan 126713) (subject to conditions more fully set forth in Sealed Plan 126713 if any)

Restrictive covenants

The owners of Lot 11, 19, 20, 21, 24, 25, 48, 49 and 51 each covenant with the Vendor and the owners for the time being of every other lot shown on the plan 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, to observe the following stipulations:

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;
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;

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 5 PAGES	Registered Number SP181390
SUBDIVIDER: Toronto Pastoral Coy Pty Ltd and Seven Mile Beach Lifestyle Pty Ltd FOLIO REFERENCE: CT 180041/1, 173123/1 and 168586/4	

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;

12. NOT TO use colourbond and/or cedar boards as the main materials in the construction of a residential dwelling; and

In respect of Lot 11:

13. NOT TO construct any building or part of a building on the Lot outside the building envelope area marked A11, B11, C11, D11 on the plan unless otherwise approved by Council;

In respect of Lot 19:

14. NOT TO construct any building or part of a building on the Lot outside the building envelope area marked A19, B19, C19, D19 on the plan unless otherwise approved by Council;

In respect of Lot 20:

15. NOT TO construct any building or part of a building on the Lot outside the building envelope area marked A20, B20, C20, D20 on the plan unless otherwise approved by Council;

In respect of Lot 21:

16. NOT TO construct any building or part of a building on the Lot outside the building envelope area marked A21, B21, C21, D21 on the plan unless otherwise approved by Council;

In respect of Lot 24:

17. NOT TO construct any building or part of a building on the Lot outside the building envelope area marked A24, B24, C24, D24 on the plan unless otherwise approved by Council;

In respect of Lot 25:

18. NOT TO construct any building or part of a building on the Lot outside the building envelope area marked A25, B25, C25, D25 on the plan unless otherwise approved by Council;

In respect of Lot 48:

19. NOT TO construct any building or part of a building on the Lot outside the building envelope area marked A48, B48, C48, D48 on the plan unless otherwise approved by Council;

In respect of Lot 49:

20. NOT TO construct any building or part of a building on the Lot outside the building envelope area marked A49, B49, C49, D49 on the plan unless otherwise approved by Council; and

In respect of Lot 51:

21. NOT TO construct any building or part of a building on the Lot outside the building envelope area marked A51, B51, C51, D51 on the plan unless otherwise approved by Council.

T-T1471790-5

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 5 PAGES	Registered Number SP 18 13 90
SUBDIVIDER: Toronto Pastoral Coy Pty Ltd and Seven Mile Beach Lifestyle Pty Ltd FOLIO REFERENCE: CT 180041/1, 173123/1 and 168586/4	

Fencing provision

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

Definitions

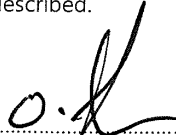
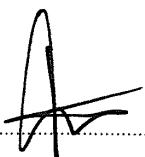
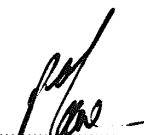
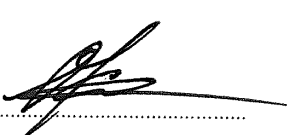
Council means the Clarence City Council or its legal successors from time to time

Pipeline and Services Easement is defined as follows:

FIRSTLY, THE FULL AND FREE RIGHT AND LIBERTY for TasWater and its employees, contractors, agents and all other persons duly authorised by it, at all times to:

- (1) enter and remain upon the Easement Land with or without machinery, vehicles, plant and equipment;
- (2) investigate, take soil, rock and other samples, survey, open and break up and excavate the Easement Land for any purpose or activity that TasWater is authorised to do or undertake;
- (3) install, retain, operate, modify, relocate, maintain, inspect, cleanse, repair, remove and replace the Infrastructure;
- (4) run and pass sewage, water and electricity through and along the Infrastructure;
- (5) do all works reasonably required in connection with such activities or as may be authorised or required by any law:
 - a) without doing unnecessary damage to the Easement Land; and
 - b) leaving the Easement Land in a clean and tidy condition;
- (6) if the Easement Land is not directly accessible from a highway, then for the purpose of undertaking any of the preceding activities TasWater may with or without employees, contractors, agents and any other persons authorised by it, and with or without machinery, vehicles, plant and equipment enter the Lot from the highway at any vehicle entry and cross the Lot to the Easement Land; and
- (7) use the Easement Land as a right of carriageway for the purpose of undertaking any of the preceding purposes on other land, TasWater reinstating any damage that it causes in doing so to any boundary fence of the Lot.

SECONDLY, the benefit of a covenant in gross for TasWater with the registered proprietor/s of the Easement Land and their successors and assigns not to erect any building, or place any structures, objects, vegetation, or remove any thing that supports, protects or covers any Infrastructure on or in the Easement Land, without the prior written consent of TasWater to the intent that the burden of the covenant may run with and bind the servient land and every part thereof and that the benefit thereof may be annexed to the easement herein described.

Interpretation:

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 5 PAGES	Registered Number SP181390
SUBDIVIDER: Toronto Pastoral Coy Pty Ltd and Seven Mile Beach Lifestyle Pty Ltd FOLIO REFERENCE: CT 180041/1, 173123/1 and 168586/4	

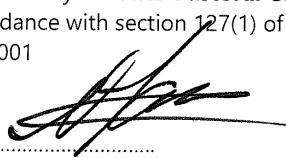
Infrastructure means infrastructure owned or for which TasWater is responsible and includes but is not limited to:

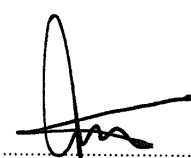
- a) sewer pipes and water pipes and associated valves;
- b) telemetry and monitoring devices;
- c) inspection and access pits;
- d) electricity assets and other conducting media (excluding telemetry and monitoring devices);
- e) markers or signs indicating the location of the Easement Land or any other Infrastructure or any warnings or restrictions with respect to the Easement Land or any other Infrastructure;
- f) anything reasonably required to support, protect or cover any other Infrastructure;
- g) any other infrastructure whether of a similar nature or not to the preceding which is reasonably required for the piping of sewage or water, or the running of electricity, through the Easement Land or monitoring or managing that activity; and
- h) where the context permits, any part of the Infrastructure.

TasWater means Tasmanian Water & Sewerage Corporation Pty Ltd ACN 162 220 653, its successors and assigns.

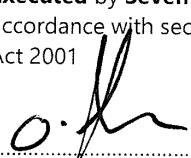
Vendor means Toronto Pastoral Coy Pty Ltd ACN 009 480 086 or its legal successors from time to time

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


Full name: **ANDREW JOHN FARRELL**
Position held: **DIRECTOR**


Full name: **CRAIG BRADLEY ROGERSON**
Position held: **DIRECTOR**

Executed by Seven Mile Beach Lifestyle Pty Ltd in
accordance with section 127(1) of the Corporations
Act 2001)


Full name: **ANDREW PHILLIP LYDEN**
Position held: **DIRECTOR**


Full name: **PETER JOHN MOORE**
Position held: **DIRECTOR**

T-T1471790-5 **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.

02

COUNCIL APPROVAL

(Insert any qualification to the permit under section 83(5), section 109 or section 111 of the Local Government (Building & Miscellaneous Provisions) Act 1993)

The subdivision shown in this plan is approved **UNDER SECTION 111 TO ENABLE THE PORTIONS OF LOT 305 TO FORM A SINGLE PARCEL. UNDER SECTION 89 TO GIVE EFFECT TO LOTS 11,19,20,21,24,25,48,49,51,309,250.**

pursuant to Section 83(5) such that;

- the Clarence Council cannot provide a means of storm water disposal to any Lots shown on the Plan.
- each Lot on the Plan is suitable for the installation of an onsite waste water disposal system for a single dwelling.

In witness whereof the common seal of **CITY OF CLARENCE**

has been affixed, pursuant to a resolution of the Council of the said municipality

passed the **13th** day of **January** 20**12**, in the presence of us

Member

Clare Shea
Corporate Secretary
Clarence City Council
38 Bligh Street
Rosny Park 7018

Member

Council Delegate **CShea**

Council Reference.....

NOMINATIONS

For the purpose of section 88 of the Local Government (Building & Miscellaneous Provisions) Act 1993 the owner has nominated

DOBSON MITCHELL ALLPORT

Solicitor to act for the owner

ROGERSON & BIRCH SURVEYORS

Surveyor to act for the owner

OFFICE EXAMINATION:

Indexed ✓

Computed **20/9/2021**

Examined **20/9/2021**

TASMANIAN LAND TITLES OFFICE

Notification of Agreement under the

Land Use Planning and Approvals Act 1993 (Section 71)



E236437

DESCRIPTION OF LAND			
Folio of the Register			
Volume	Folio	Volume	Folio
~~29254~~ ~~167512~~ 168042 177728	~~4~~ ~~1~~ 16 1	~~165951~~ 172347	~~1~~ 1

REGISTERED PROPRIETOR:
TORONTO PASTORAL COY LTD

PLANNING AUTHORITY:
CLARENCE CITY COUNCIL

Dated this 24TH day of SEPTEMBER 2020

We **CLARENCE CITY COUNCIL**

of **38 BLIGH STREET, ROSNY PARK**

the abovenamed Planning Authority, certify that the above particulars are correct and that attached is a certified executed copy of the agreement between the abovenamed parties, notice of which is to be registered against the abovementioned folio of the Register.

The abovenamed Planning Authority holds the original executed Agreement.

Signed
(on behalf of the Planning Authority)

CORPORATE SECRETARY
CLARENCE CITY COUNCIL

Land Titles Office Use Only

REGISTERED

12 NOV 2020

LUA

Version 1

RECORDER OF TITLES

Stamp Duty

THE BACK OF THIS FORM MUST NOT BE USED

**AGREEMENT UNDER PART V OF THE LAND USE PLANNING AND
APPROVALS ACT 1993**

between

CLARENCE CITY COUNCIL a body corporate established by the Local Government Act 1993 ("Council") of 38 Bligh Street, Rosny Park in Tasmania

and

Toronto Pastoral Coy Ltd (ACN 009 480 086) of 9 Yelgun Place, Lenah Valley in Tasmania ("the Owner")

BACKGROUND

- A. The Owner has made an application for the development of their property at 351 Acton Road, Acton Park in Tasmania, which is comprised of Volume 29254 Folio 4, Volume 165951 Folio 1 and Volume 167512 Folio 1 ("the Property").

Council has issued a permit dated January 13, 2012, Development Number SD-2012/1 ("the Permit") in respect of the Owner's development application.

- B. It is a condition of the Permit that the Owner is to enter into this agreement with Council pursuant to section 71(1) of the Land Use Planning Approvals Act 1993 (Tasmania) ("the Act").

OPERATIVE PART

1. Interpretation

In this Agreement:

- a) the expression "Owner":
- can mean more than one person;
 - includes the successors and assigns of the Owner; and
 - includes any person deriving title to the Property or any part of the Property from the Owner;
- b) where the Owner comprises more than one person, those persons are jointly and each of them is severally liable under this Agreement.

2. Definitions

For the purposes of this Agreement the following words are taken to mean:

"Council" means Clarence City Council;

"Delegate" means an appropriately authorised representative of Council;

"Owner" means **Toronto Pastoral Coy Ltd (ACN 009 480 086)** of 9 Yelgun Place, Lenah Valley in Tasmania.

"Premises" means the land occupied by the Owner at 351 Acton Road, Acton Park in Tasmania.

3. Owner's covenants

The Owner covenants with Council that it will adhere to all conditions contained within the Planning Permit as detailed below, namely:

- a) The use or development must only be undertaken in accordance with the endorsed plans and any permit conditions must not be altered without the prior written consent of Council;
- b) On Lots 16-19, 22 & 23 a minimum floor height for any habitable dwelling or structure shall be 3.2m AHD.
- c) On Lots 16,17 & 18, a notification on title that fill has been placed on the lot.
- d) The Final Plan and Schedule of Easements must describe building envelopes in accordance with the Single Hill Development Plan outside of which no building is to be constructed.
- e) Fences to Public Open Space or Road Reserve abutting private properties are to be maintained in a stock-proof state and is the responsibility of the respective private landowners years.

4. Owner's acknowledgements

The Owner acknowledges that:

- a) this agreement is being entered into pursuant to Part 5 of the Act. It may be registered by Council at the Owner's cost on the title of the Property;
- b) the effect of registration pursuant to the preceding clause will be that the burden and benefit of any covenant contained in this agreement will run with the Property as if it were a covenant to which section 102 (2) of the Land Titles Act 1980 applies; and
- c) this agreement is enforceable between the parties to it, and any person deriving title under any such party, as if the agreement were entered into by a fee simple owner of land for the benefit of adjacent land held by the Crown in fee simple that was capable of being benefited by the agreement and as if that adjacent land continued to be so held by the Crown.

**I HEREBY CERTIFY THAT
THIS IS A COPY OF THE
ORIGINAL DOCUMENT**

TS 5227

5. Commencing date and duration

This agreement will:

- take effect on the date it is executed by the parties notwithstanding any delay or failure on the part of the Council in registering it against the title of the Property, and
- continue in full effect until terminated either on the happening of any event specified in this agreement, pursuant to a provision of the Act or by the mutual agreement of the parties.

EXECUTED as an agreement under seal by the parties

on 24th September 2020

The Common Seal of
CLARENCE CITY
COUNCIL
was affixed by its duly
authorised delegate:

)
)
)
)

Tanya Doubleday
Tanya Doubleday
Acting Corporate Secretary

Executed by Toronto Pastoral Coy Pty Ltd
(ACN 009 480 086)
in accordance with section 127(1)
of the Corporations Act:

.....
Director

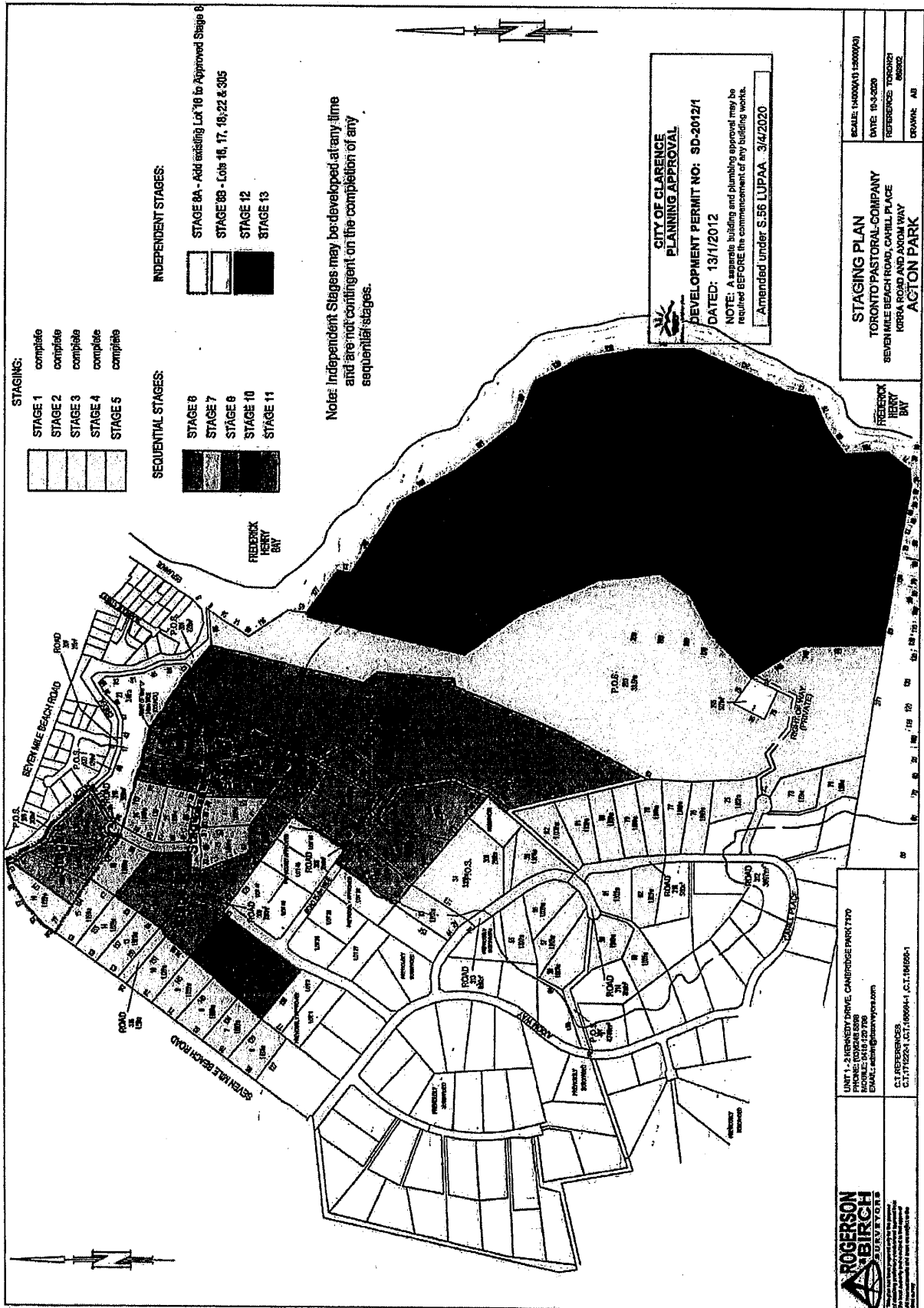
DAIG ROGERSON
.....
(Print name)

.....
Director/Secretary

Andrew Farrell
.....
(Print name)

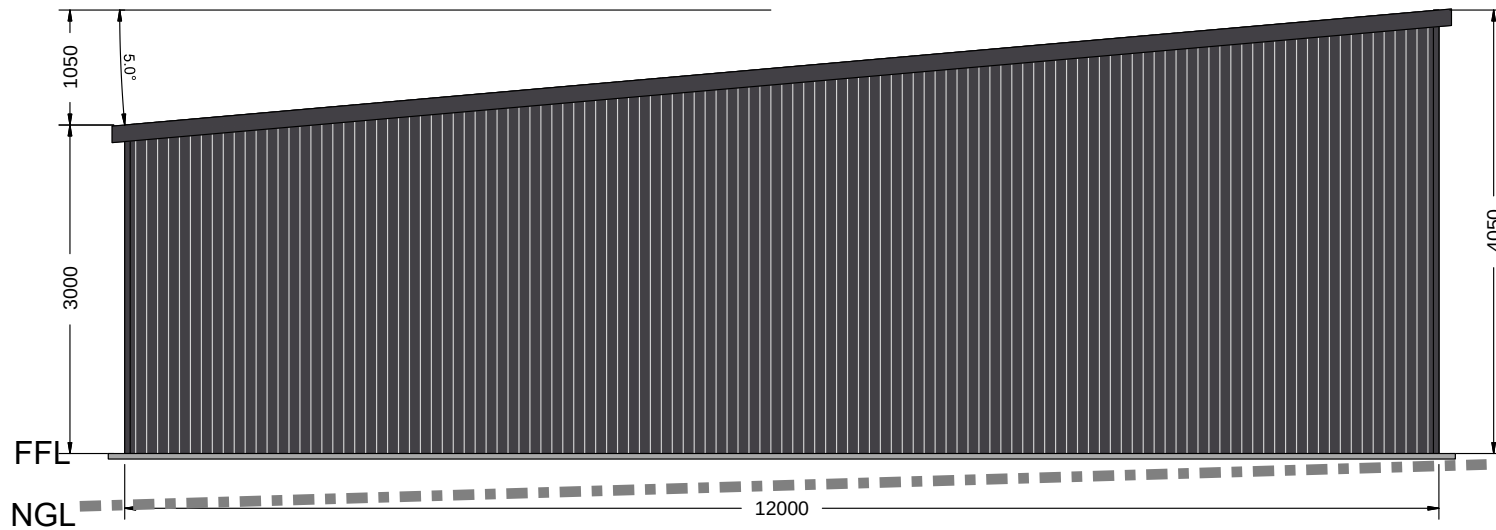
I HEREBY CERTIFY THAT
THIS IS A COPY OF THE
ORIGINAL DOCUMENT

TS 005227

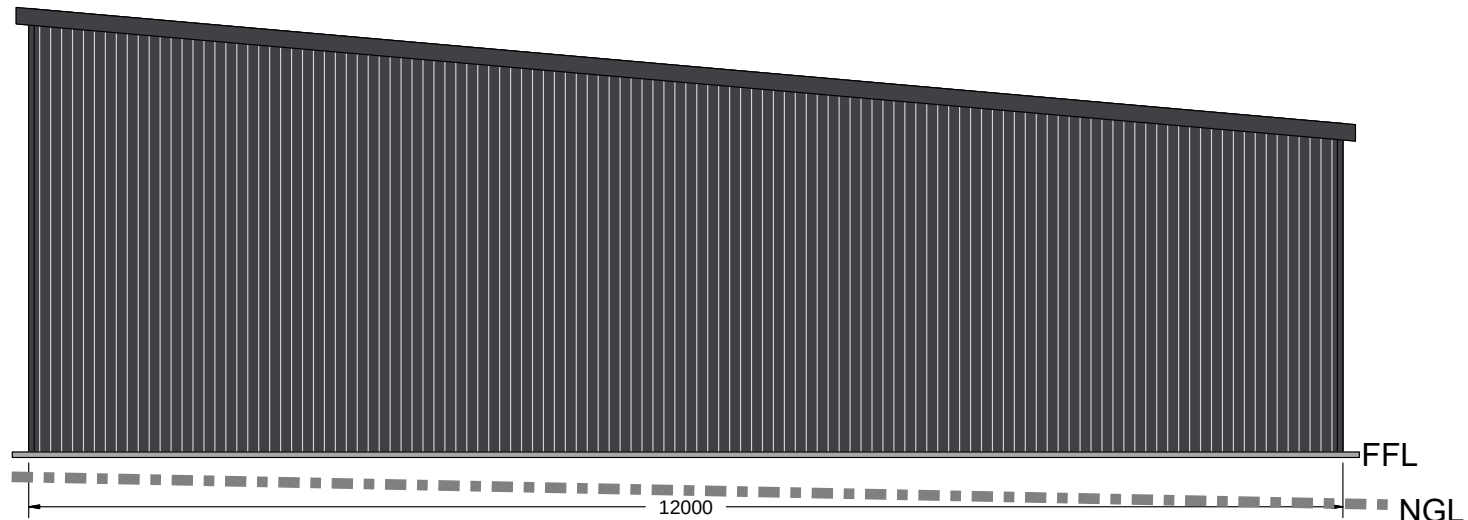


I HEREBY CERTIFY THAT
THIS IS A COPY OF THE
ORIGINAL DOCUMENT

430 5227



FRONT ELEVATION

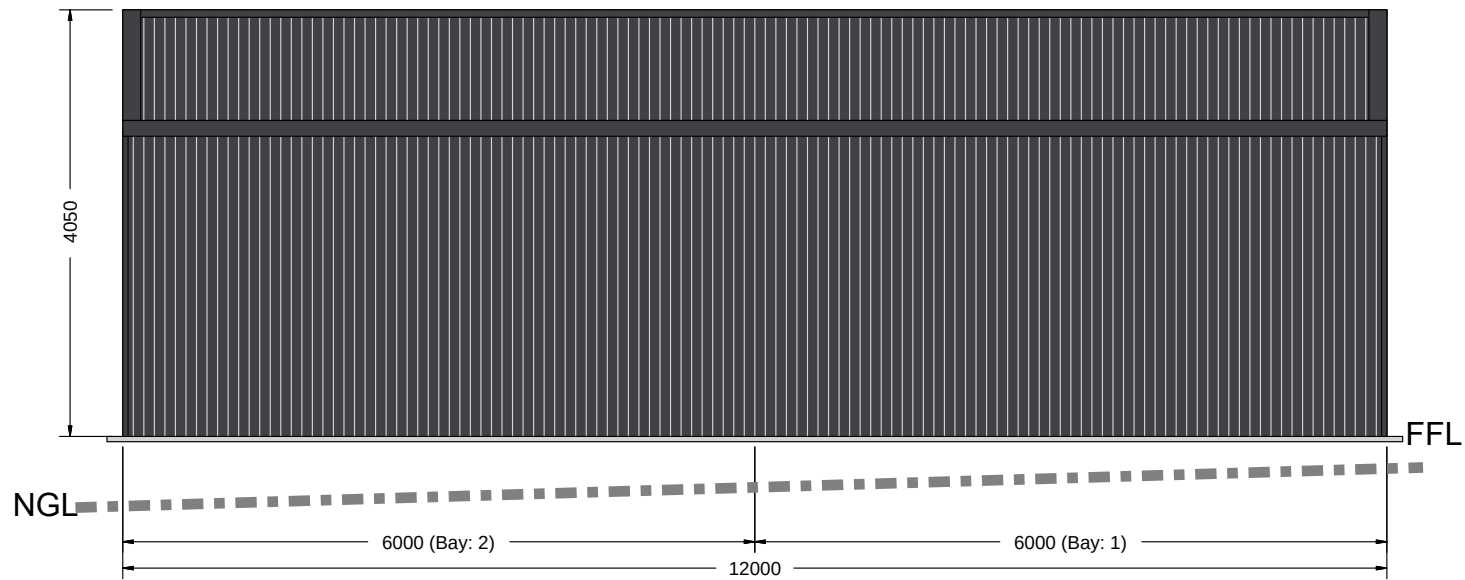


REAR ELEVATION

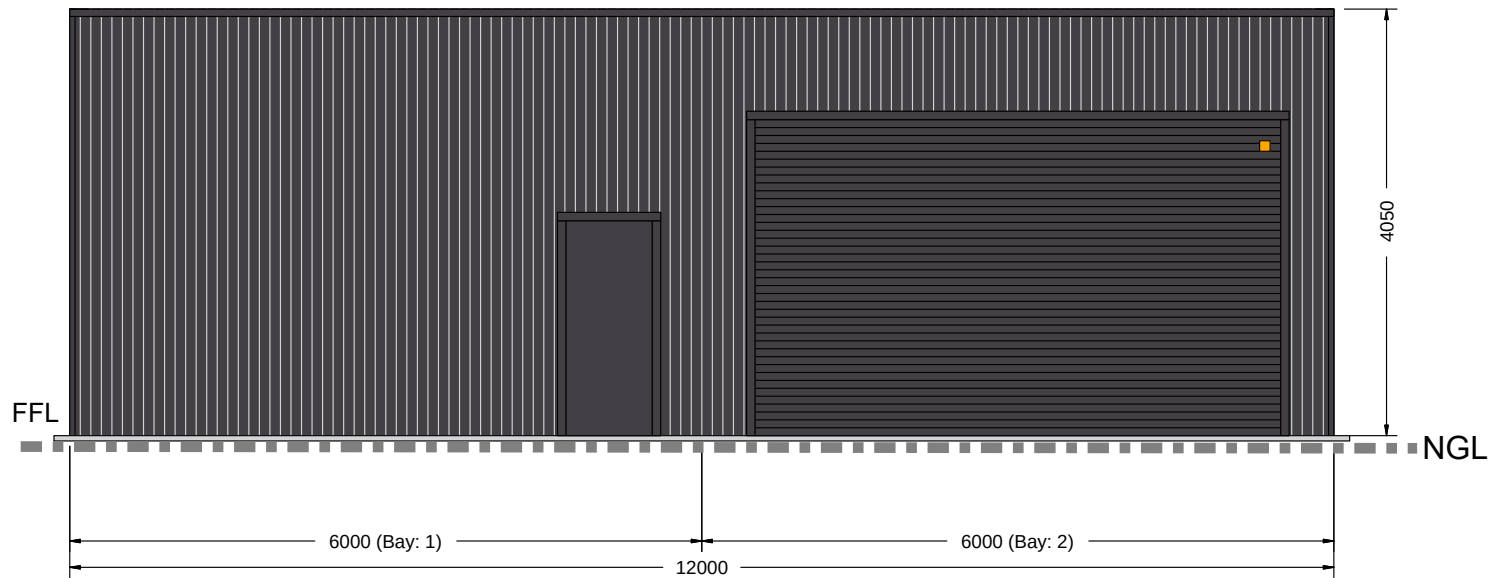
139 Main Road,
Sorell TAS 7172
Phone: 1300 737 910
Email: sales@rainbowbuilding.com.au

CLIENT: Peter Farrell
SITE ADDRESS: 4 Saltwater Rise, Seven Mile Beach, TAS, 7170
PHONE:
EMAIL:

DRAWING TITLE: End Elevations
SCALE: 1:69.039
DATE: 22-09-2026
Job Number: KING01_11996
Drawing Number: EE



LEFT ELEVATION

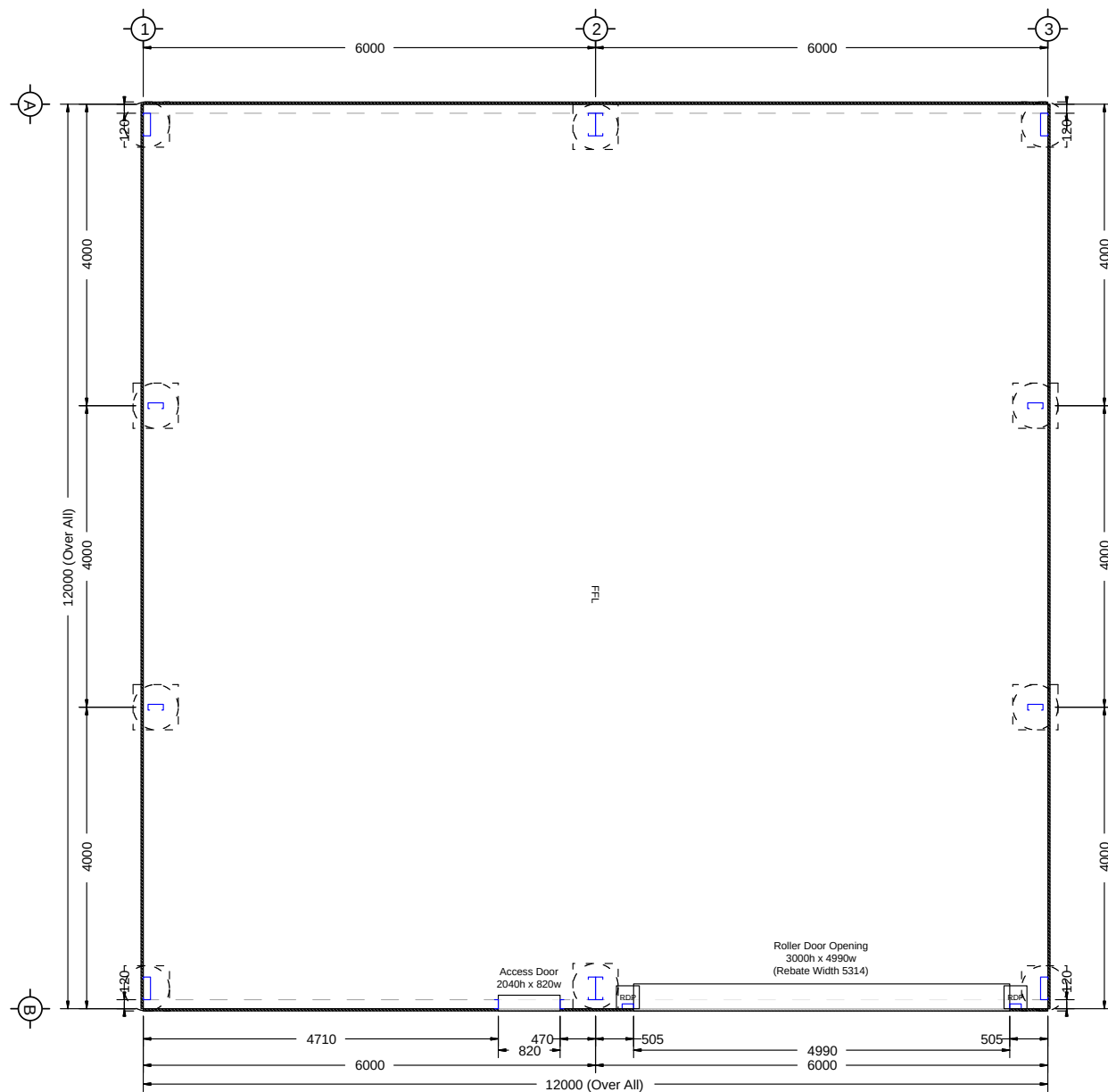


RIGHT ELEVATION

139 Main Road,
Sorell TAS 7172
Phone: 1300 737 910
Email: sales@rainbowbuilding.com.au

CLIENT: Peter Farrell
SITE ADDRESS: 4 Saltwater Rise, Seven Mile Beach, TAS, 7170
PHONE:
EMAIL:

DRAWING TITLE: Side Elevations
SCALE: 1:71.775
DATE: 22-09-2026
Job Number: KING01_11996
Drawing Number: SE

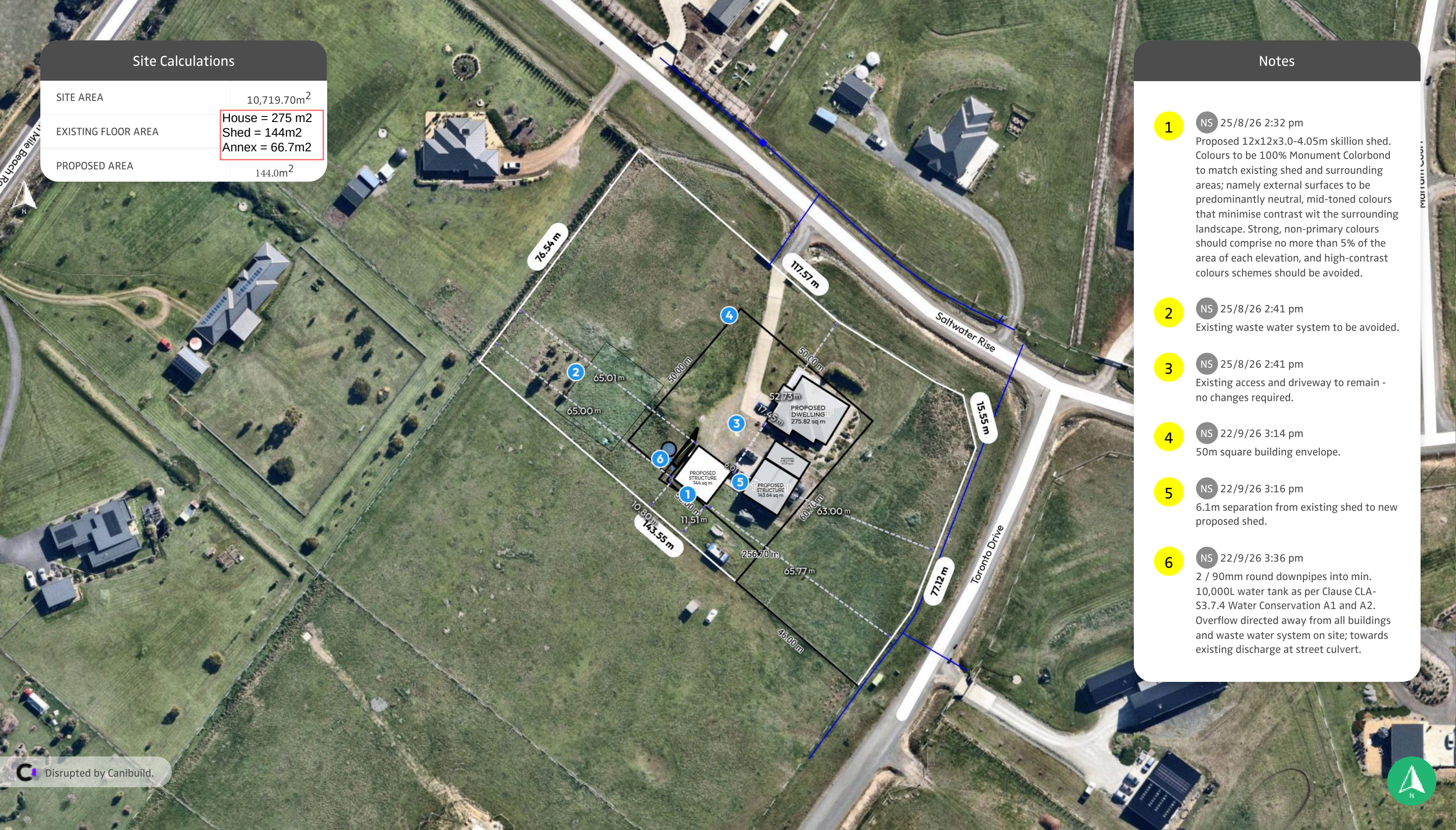


FLOOR PLAN

139 Main Road,
Sorell TAS 7172
Phone: 1300 737 910
Email: sales@rainbowbuilding.com.au

CLIENT: Peter Farrell
SITE ADDRESS: 4 Saltwater Rise, Seven Mile Beach, TAS, 7170
PHONE:
EMAIL:
DRAWING TITLE: Floor Plan
SCALE: 1:89.478
DATE: 22-09-2026
Job Number: KING01_11996
Drawing Number: FP





Disrupted by Canibuild.



Client Name		Client Email	Client Phone					
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			Property Details 4 Saltwater Rise, Seven Mile Beach, TAS 7170, Australia Lot/DP: 11/181390		Design Peter Farrell - 12x12x3.0-4.05m skillion			Scale 1:1000@A3
					1 st version date: 14/08/2026		Current version date: 22/09/2026	



Site Calculations

SITE AREA	10,719.70m ²
EXISTING FLOOR AREA	House = 275 m ² Shed = 144m ² Annex = 66.7m ²
PROPOSED AREA	144.0m ²

Disrupted by Canibuild.



Client Name Peter Farrell

Client Email

Client Phone

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Generated by Nick Smith

nick@rainbowbuilding.com.au

Property Details

4 Saltwater Rise, Seven Mile Beach, TAS 7170, Australia
Lot/DP: 11/181390

Sheet Name

Site Plan

Sheet no.

2

Lic no.

181916529

Job no.

Design

Peter Farrell - 12x12x3.0-4.05m skillion

1st version date:

14/08/2026

Current version date:

22/09/2026

Scale

1:200@A3

Version

4



Notes

1

Proposed 12x12x3.0-4.05m skillion shed. Colours to be 100% Monument Colorbond to match existing shed and surrounding areas; namely external surfaces to be predominantly neutral, mid-toned colours that minimise contrast wit the surrounding landscape. Strong, non-primary colours should comprise no more than 5% of the area of each elevation, and high-contrast colours schemes should be avoided.

NS 22/09/2026, 3:41 pm

2

Existing waste water system to be avoided.

NS 25/08/2026, 2:41 pm

3

Existing access and driveway to remain - no changes required.

NS 25/08/2026, 2:41 pm

4

50m square building envelope.

NS 22/09/2026, 3:15 pm

5

6.1m separation from existing shed to new proposed shed.

NS 22/09/2026, 3:16 pm

6

2 / 90mm round downpipes into min. 10,000L water tank as per Clause CLA-S3.7.4 Water Conservation A1 and A2. Overflow directed away from all buildings and waste water system on site; towards existing discharge at street culvert.

NS 22/09/2026, 3:37 pm

Client Name: Peter Farrell Client Email: [REDACTED]

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Generated by
Nick Smith
nick@rainbowbuilding.com.au

Phone

Property Details

4 Saltwater Rise, Seven Mile Beach, TAS 7170, Australia 11/181390
Clarence
Lot/Df: 11/181390

Sheet Name
Site Plan

Lic no.

Design

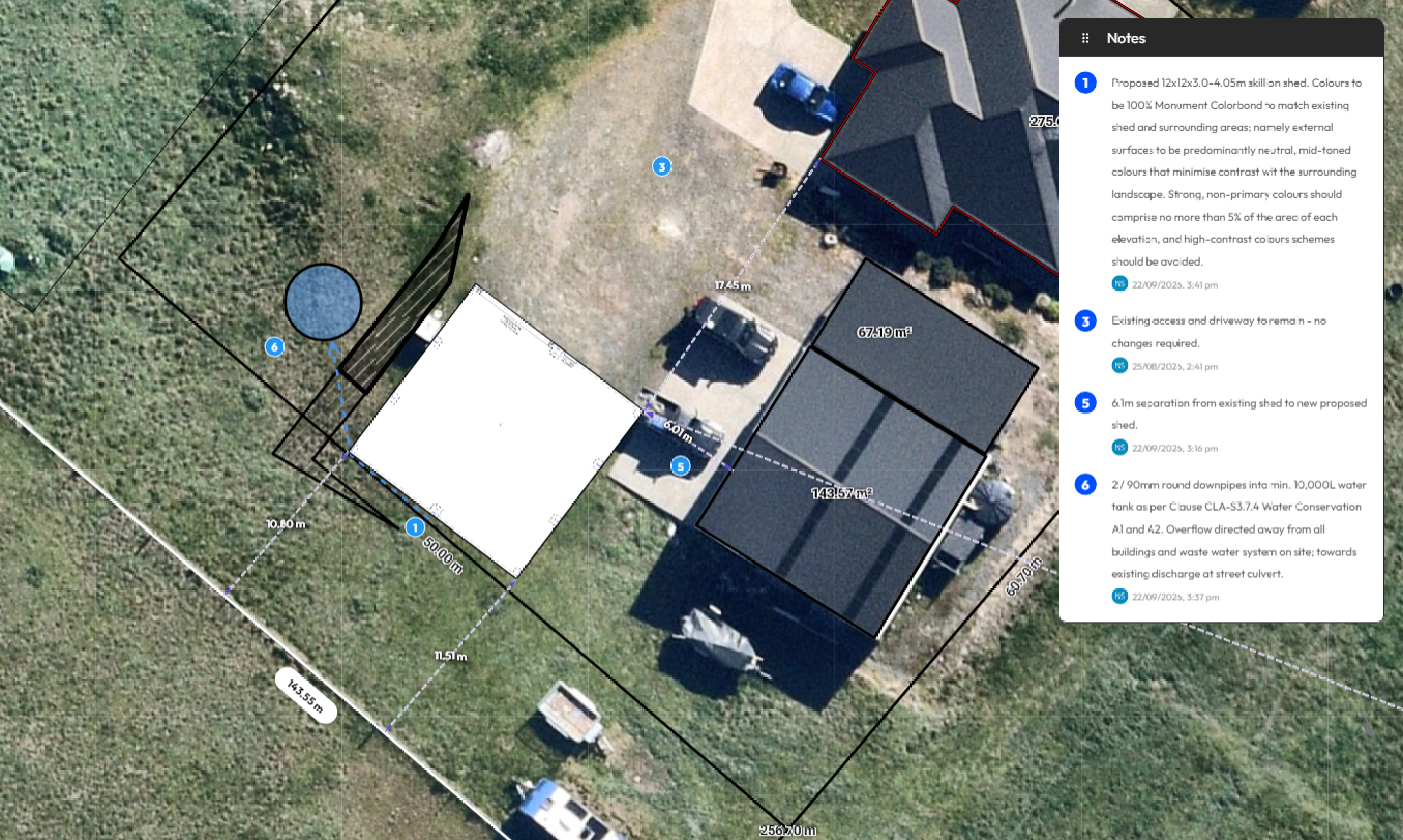
Title: Peter Farrell - 12x12x3.0-4.05m skillion

Scale

1:500
0m 5m 10m

Date: 22/09/2026





Notes

1

Proposed 12x12x3.0-4.05m skillion shed. Colours to be 100% Monument Colorbond to match existing shed and surrounding areas; namely external surfaces to be predominantly neutral, mid-toned colours that minimise contrast wit the surrounding landscape. Strong, non-primary colours should comprise no more than 5% of the area of each elevation, and high-contrast colours schemes should be avoided.

NS22/09/2026, 3:41 pm

3

Existing access and driveway to remain - no changes required.

NS25/08/2026, 2:41 pm

5

6.1m separation from existing shed to new proposed shed.

NS22/09/2026, 3:16 pm

6

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NS22/09/2026, 3:37 pm

Client Name: Peter Farrell Client Email: peterfarrell65@gmail.com Client Phone: 0419527634

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Generated by
Nick Smith
nick@rainbowbuilding.com.au

Phone

Property Details

4 Saltwater Rise, Seven Mile Beach, TAS 7170, Australia 11/181390
Clarence
Lot/Df: 11/181390

Sheet Name

Site Plan

Lic no.

Design

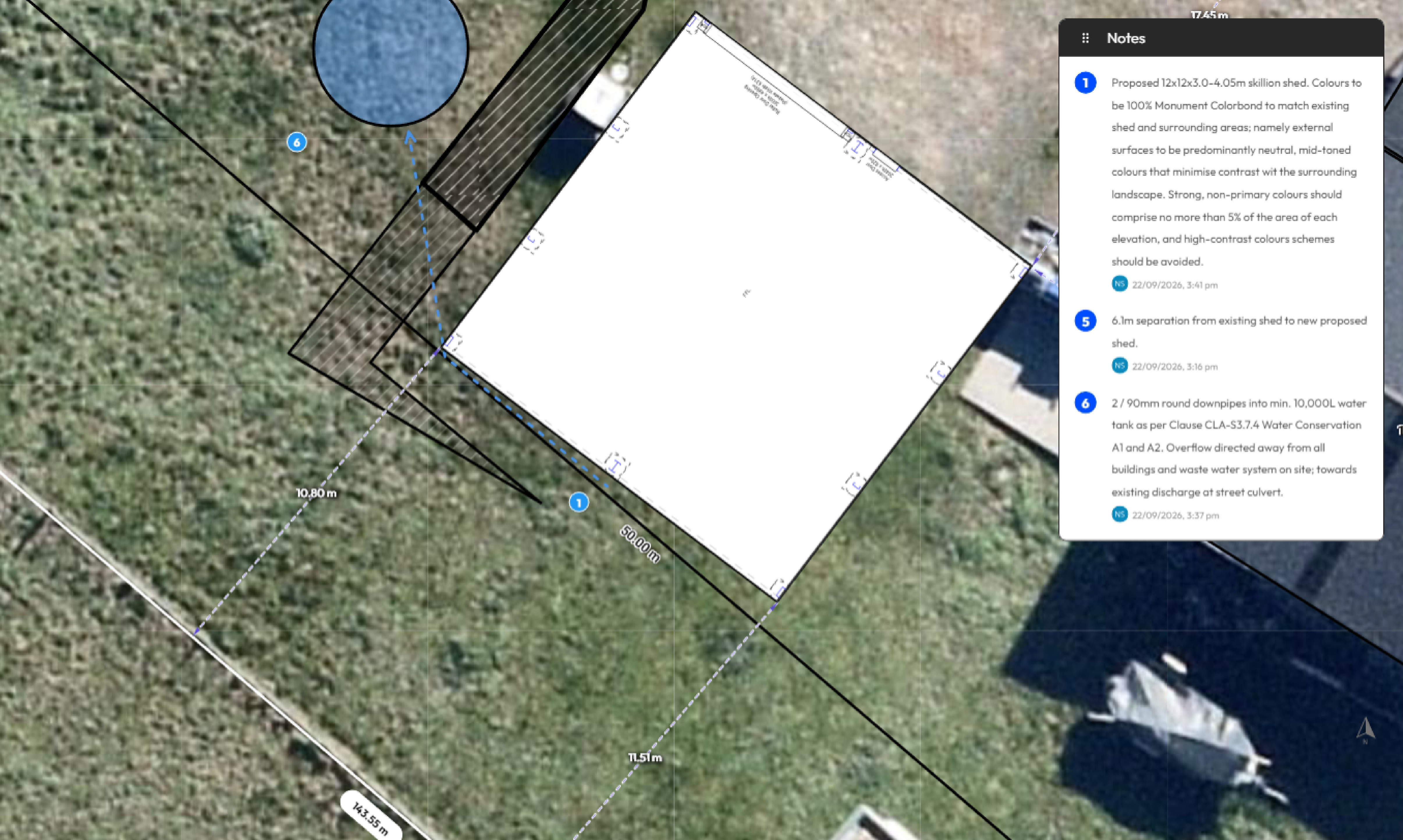
Title: Peter Farrell - 12x12x3.0-4.05m skillion

Scale

1:200

Date: 22/09/2026

Document Set ID: 6093498
Version: 1, Version Date: 22/09/2026



Notes

1

Proposed 12x12x3.0-4.05m skillion shed. Colours to be 100% Monument Colorbond to match existing shed and surrounding areas; namely external surfaces to be predominantly neutral, mid-toned colours that minimise contrast wit the surrounding landscape. Strong, non-primary colours should comprise no more than 5% of the area of each elevation, and high-contrast colours schemes should be avoided.

NS 22/09/2026, 3:41 pm

5

6.1m separation from existing shed to new proposed shed.

NS 22/09/2026, 3:16 pm

6

2 / 90mm round downpipes into min. 10,000L water tank as per Clause CLA-S3.7.4 Water Conservation A1 and A2. Overflow directed away from all buildings and waste water system on site; towards existing discharge at street culvert.

NS 22/09/2026, 3:37 pm

Client Name Peter Farrell Client Email peterfarrell65@gmail.com Client Phone 0419527634

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ALL DIMENSIONS ARE IN METERS.

Generated by
Nick Smith
nick@rainbowbuilding.com.au

Phone

Property Details

4 Saltwater Rise, Seven Mile Beach, TAS 7170, Australia 11/181390
Clarence
Lot/Df: 11/181390

Sheet Name

Site Plan

Lic no.

Design

Title: Peter Farrell - 12x12x3.0-4.05m skillion

Scale

1:100



Date: 22/09/2026



Additional Notes

1

NS 25/08/2026, 2:32 pm

Proposed 12x12x3.0-4.05m skillion shed . Colours to be 100% Monument Colorbond to match existing shed and surrounding areas; namely external surfaces to be predominantly neutral, mid-toned colours that minimise contrast with the surrounding landscape. Strong, non-primary colours should comprise no more than 5% of the area of each elevation, and high-contrast colours schemes should be avoided.

2

NS 25/08/2026, 2:41 pm

Existing waste water system to be avoided.

3

NS 25/08/2026, 2:41 pm

Existing access and driveway to remain - no changes required.

4

NS 22/09/2026, 3:14 pm

50m square building envelope.

5

NS 22/09/2026, 3:16 pm

6.1m separation from existing shed to new proposed shed.

6

NS 22/09/2026, 3:36 pm

2 / 90mm round downpipes into min. 10,000L water tank as per Clause CLA-S 3.7.4 Water Conservation A1 and A2. Overflow directed away from all buildings and waste water system on site; towards existing discharge at street culvert.

DISPERSIVE SOIL ASSESSMENT

Lot 11 Saltwater Rise

Acton Park

January 2021



GEO-ENVIRONMENTAL

S O L U T I O N S

Disclaimer: The author does not warrant the information contained in this document is free from errors or omissions. The author shall not in any way be liable for any loss, damage or injury suffered by the User consequent upon, or incidental to, the existence of errors in the information.

Introduction

Client: Peter Farrell
Date of inspection: 22/01/21
Location: Lot 11 Saltwater Rise, Acton Park
Land description: Approx. 1 ha
Building type: Proposed new dwelling
Investigation: Geoprobe 540UD
Inspected by: G McDonald

Background information

Map: Mineral Resources Tasmania – Hobart Sheet 1:25 000
Rock type: Jurassic dolerite
Soil depth: Approx. 1m
Planning overlays: Bushfire Prone Area, Specific Area Plan
Local meteorology: Annual rainfall approx 500 mm
Local services: Reticulated water, with on-site wastewater disposal

Site conditions

Slope and aspect: Approx. 10% slope to the North-West
Site drainage: Imperfect subsoil drainage
Vegetation: Mixed grass sp
Weather conditions: Cloudy, approx. <10 mm rainfall received in preceding 7 days.
Ground surface: Slightly moist surface conditions

Investigation

A number of auger holes were completed to identify the distribution of, and variation in soil materials on the site. Representative auger holes were drilled on site at the proposed building location and chosen for testing and classification according to AS2870-2011 (see profile summaries).

Profile Summary

Hole 1 Depth (m)	Hole 2 Depth (m)	Hole 3 Depth (m)	Horizon	Description
0.0 – 0.10	0.0 – 0.10	0.0 – 0.20	A1	Greyish Grey SAND (SW) , single grain, moist, medium dense consistency, common roots, gradual boundary to
0.10 – 0.90	0.10 – 0.90	0.20 – 0.70	B2	Light Yellowish Brown SANDY CLAY (CL) , weak polyhedral structure, slightly moist, stiff consistency, medium plasticity, approx. 20% gravels, gradual boundary to
0.90 – 1.00	0.90 – 1.10	0.70 – 0.80	BC	Brownish Yellow and Pale Brown CLAYEY GRAVEL (GC) , approx. 10% clay, weak polyhedral structure, slightly moist hard consistency, approx. 50% gravels increasing until refusal

Soil Profile Notes

The soil onsite features shallow clay soils developing on Jurassic dolerite. The soils are generally fertile and not prone to erosion.

Dispersive Soil Assessment

The dispersive soil assessment of the property takes into account the proposed construction area.

Potential for dispersive soils

The site has been identified as an area with “Potential Dispersive Soils” according to the Clarence Council Interim Planning Scheme 2015. Under some circumstances the presence of dispersive soils can also lead to significant erosion, and in particular tunnel erosion. Based upon field survey of the property, no visible tunnel or gully erosion was identified. However, a soil sampling program was undertaken to identify the presence of dispersive soils in the proposed development areas.

Soil sampling and testing

Two samples were taken at the site for assessment of dispersion. An Emerson (1968) Dispersion test was conducted to determine if these samples were dispersive.

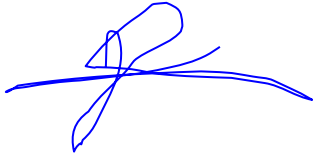
The soil sample from both holes showed no signs of dispersion.

Based upon the test results there is little risk of soil dispersion and erosion on the site, and as such no dispersive soil management recommendations have been made.

Conclusions

There is a very low risk associated with dispersive soils and potential erosion on the site. It is recommended; however, that all excavation works on site should be monitored for signs of soil dispersion and remedial action taken as required if necessary.

It is recommended that during construction that GES be notified of any major variation to the soil conditions as predicted in this report.



Dr John Paul Cumming B.Agr.Sc (hons) PhD CPSS GAICD
Environmental and Engineering Soil Scientist

Appendix 1– Soil test results

Laboratory Test Results

Sample Submitted By: A Plummer

Date Submitted: 27/01/2020

Sample Identification: 2 samples – Lot 11 Saltwater rise

Soil to be tested: Emerson soil dispersion test
Result:

Sample	Texture	Emerson class	Description
Sample 1	Sandy clay	Class 8	No Dispersion
Sample 2	Sandy clay	Class 8	No Dispersion

Sample Tested by: P Roger