



## **DEVELOPMENT APPLICATION**

### **PDPLANPMTD-2026/064554**

**PROPOSAL:** Demolition & New Dwelling (Single Dwelling)

**LOCATION:** 19A Esplanade, Seven Mile Beach

**RELEVANT PLANNING SCHEME:** Tasmanian Planning Scheme - Clarence

**ADVERTISING EXPIRY DATE:** 09/11/2026

The relevant plans and documents can be inspected at the Council offices, 38 Bligh Street, Rosny Park, during normal office hours until 09/11/2026. In addition to legislative requirements, plans and documents can also be viewed at [www.ccc.tas.gov.au](http://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](mailto:clarence@ccc.tas.gov.au). Representations must be received by Council on or before 09/11/2026.

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](http://www.ccc.tas.gov.au) or at the Council offices.

## Planning Application

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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**

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Location: **19A Esplanade, 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: **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

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### Mandatory Documents

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

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- ☐ 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.

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### 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.

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- ☐ 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.

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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<br>8293 | FOLIO<br>2                    |
| EDITION<br>4   | DATE OF ISSUE<br>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

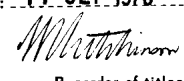
Reservations and conditions in the Crown Grant if any  
25/819 CONVEYANCE Made Subject to Boundary Fences Condition  
[E393726](#) MORTGAGE to Commonwealth Bank of Australia  
Registered 23-Sept-2024 at 12.02 pm

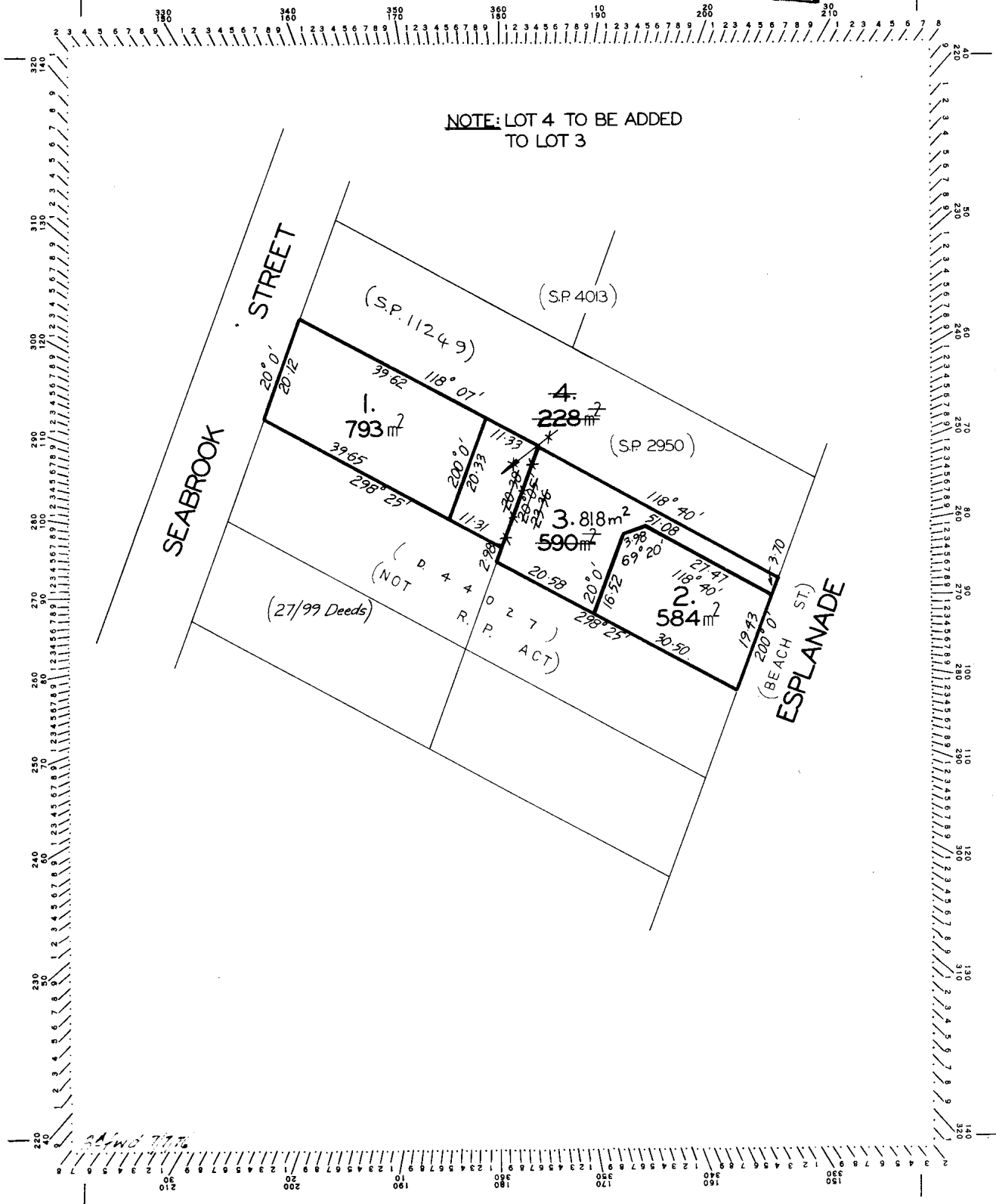
UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

C.T. 3559-2

S.P. 8293

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



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

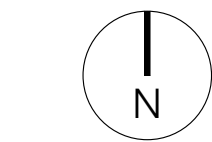
|    |                                                                       |
|----|-----------------------------------------------------------------------|
| 01 | CONTENTS/INDEX PAGE                                                   |
| 02 | DETAIL SITE PLAN                                                      |
| 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:

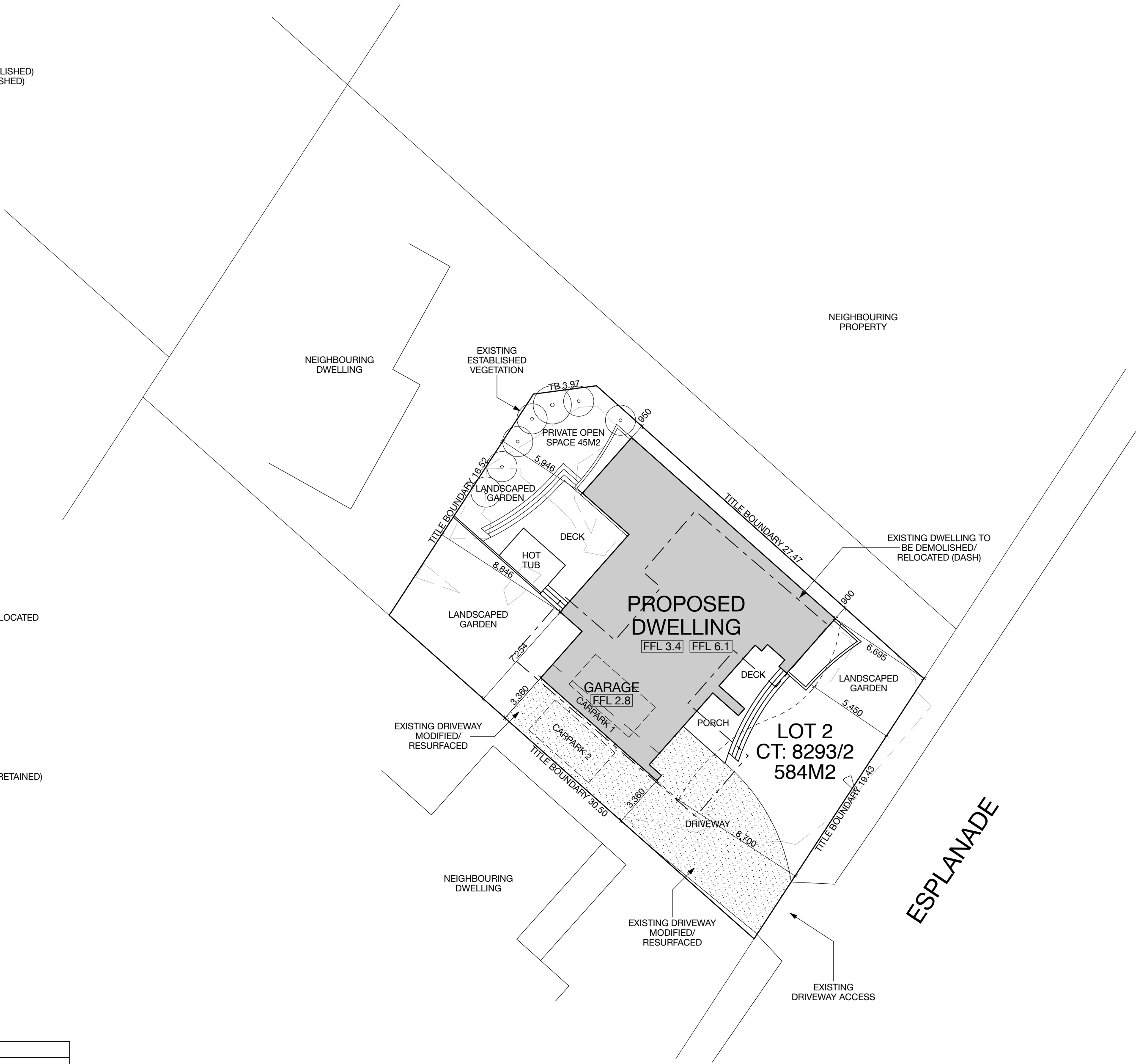
PROPOSED GROUND FLOOR LIVING = 142.33M2  
PROPOSED GROUND FLOOR DECK = 50.48M2  
PROPOSED FIRST FLOOR LIVING = 168.61M2  
PROPOSED FIRST FLOOR DECK = 52.73M2  
PROPOSED GROUND FLOOR GARAGE = 37.01M2  
  
EXISTING GROUND FLOOR LIVING = 159.26M2 (TO BE DEMOLISHED)  
EXISTING GROUND FLOOR DECK = 54.08M2 (TO BE DEMOLISHED)  
  
SITE AREA = 584m2

LEGEND:

- = EXISTING DWELLING TO BE DEMOLISHED/RELOCATED
- = PROPOSED NEW DWELLING
- = PROPOSED ROOF OUTLINE/EAVE
- = CONTOUR LINE/GRADIENT
- = EXISTING ESTABLISHED VEGETATION (TO BE RETAINED)



SCALE:

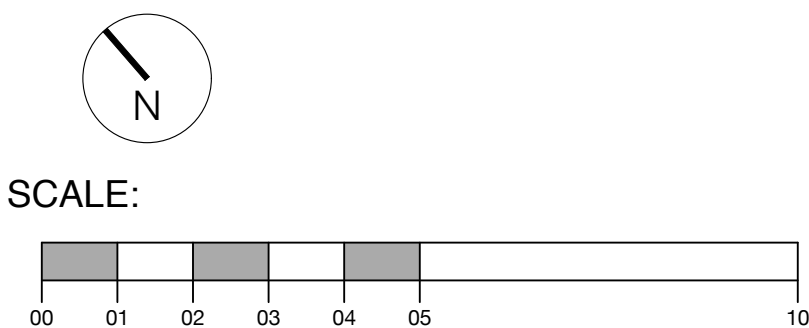


AREAS:

PROPOSED GROUND FLOOR LIVING = 142.33M2  
PROPOSED GROUND FLOOR DECK = 50.48M2  
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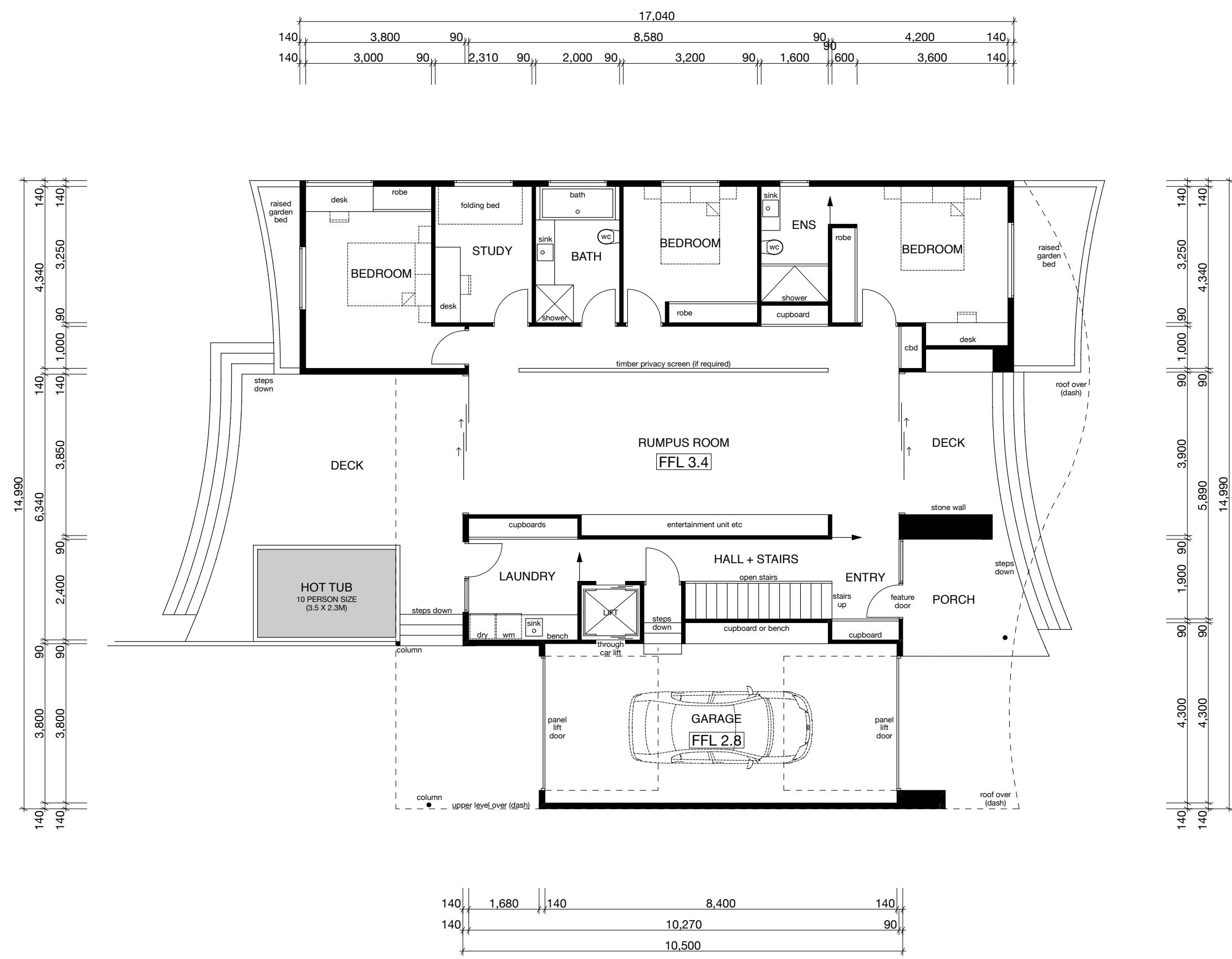


EXISTING FLOOR PLAN - SCALE 1:100  
(DWELLING TO BE DEMOLISHED)

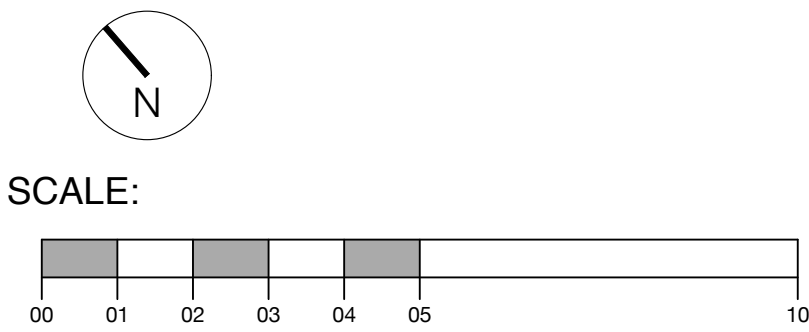


AREAS:

PROPOSED GROUND FLOOR LIVING = 142.33M2  
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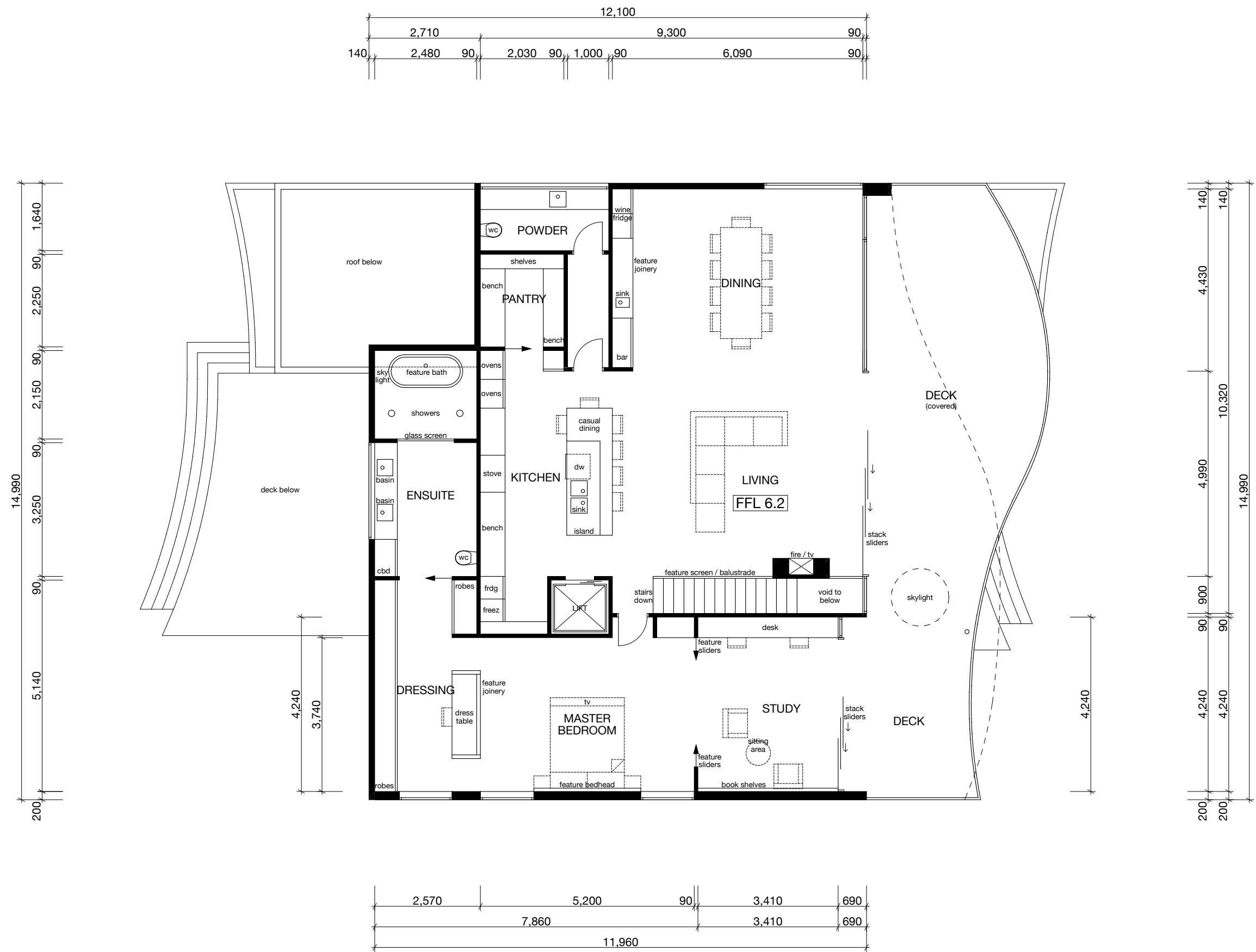


PROPOSED FIRST FLOOR PLAN - SCALE 1:100  
(REDUCED AREA PROPOSAL)

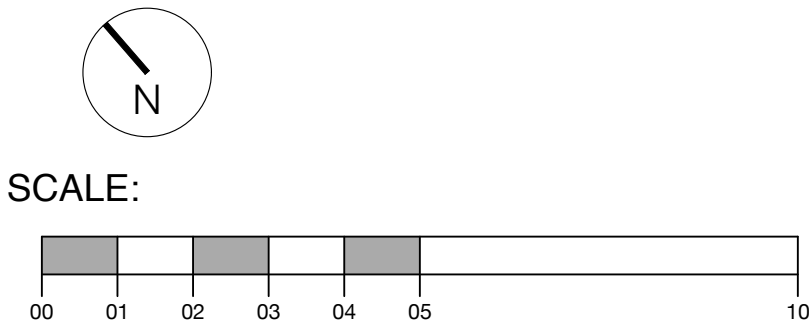


AREAS:

PROPOSED GROUND FLOOR LIVING = 142.33M2  
PROPOSED GROUND FLOOR DECK = 50.48M2  
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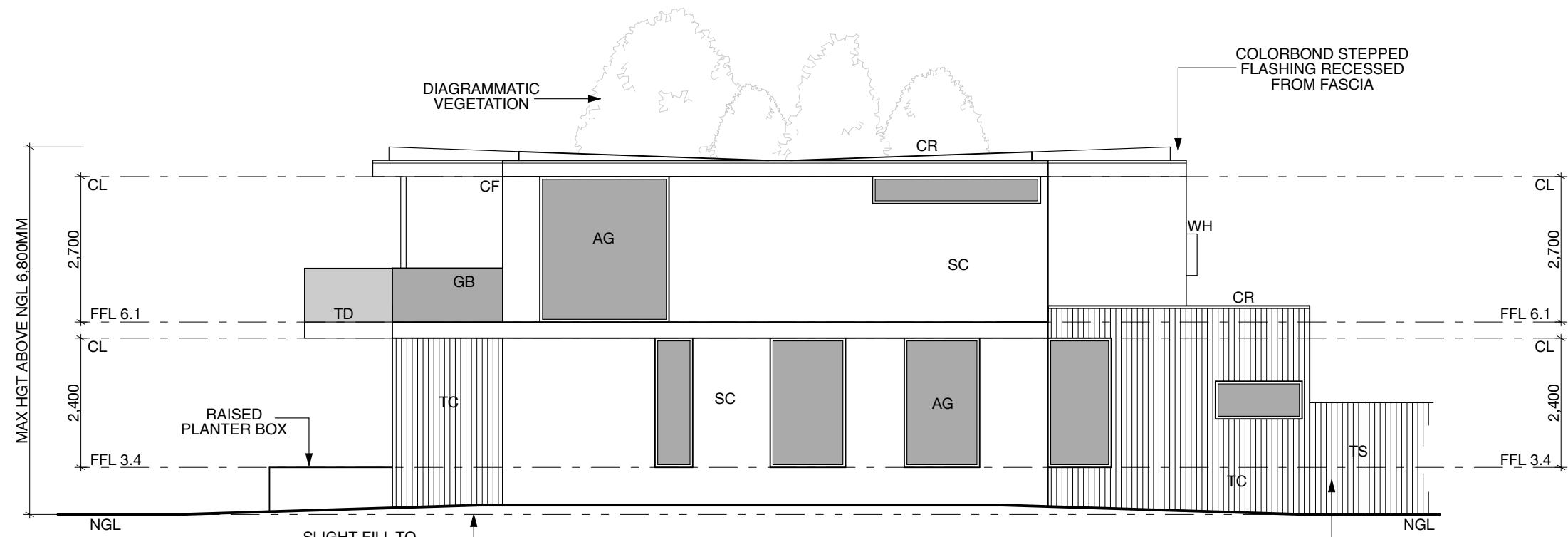


PROPOSED FIRST FLOOR PLAN - SCALE 1:100  
(REDUCED AREA PROPOSAL)

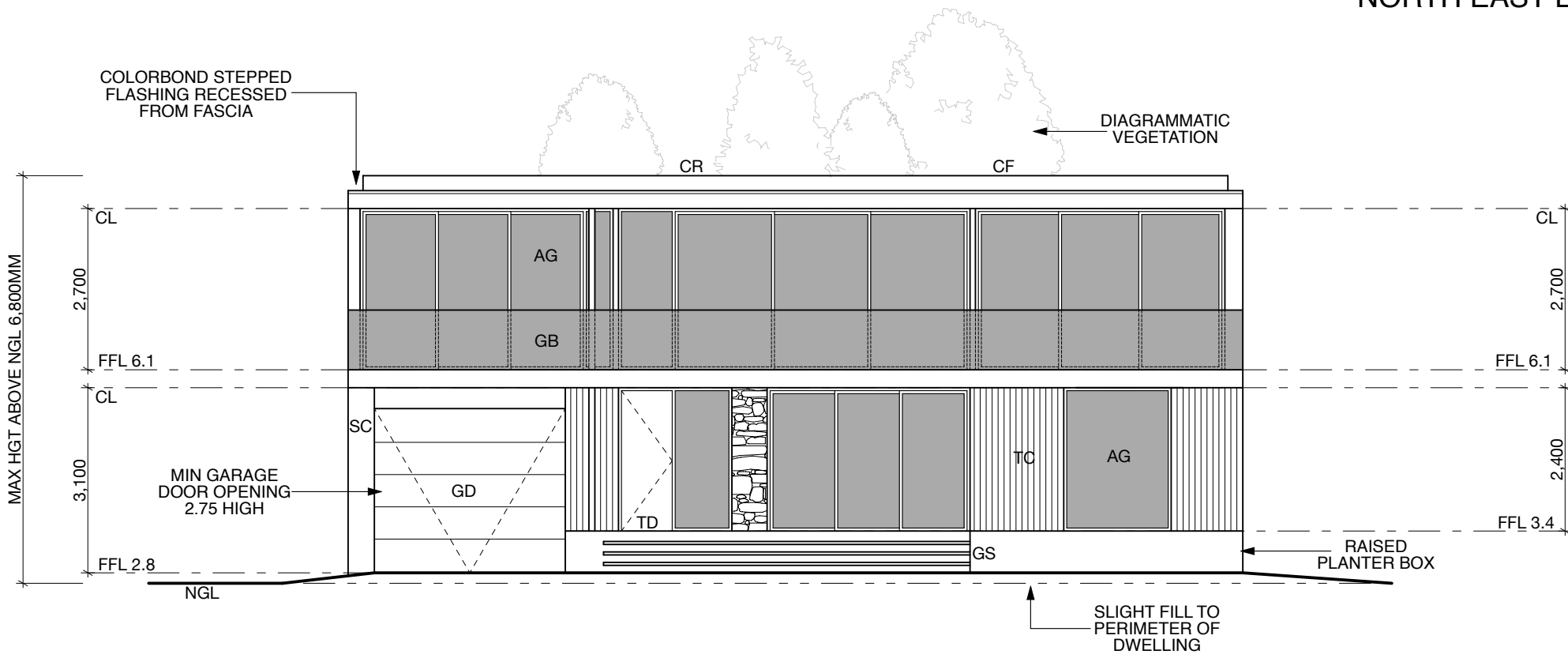


LEGEND:

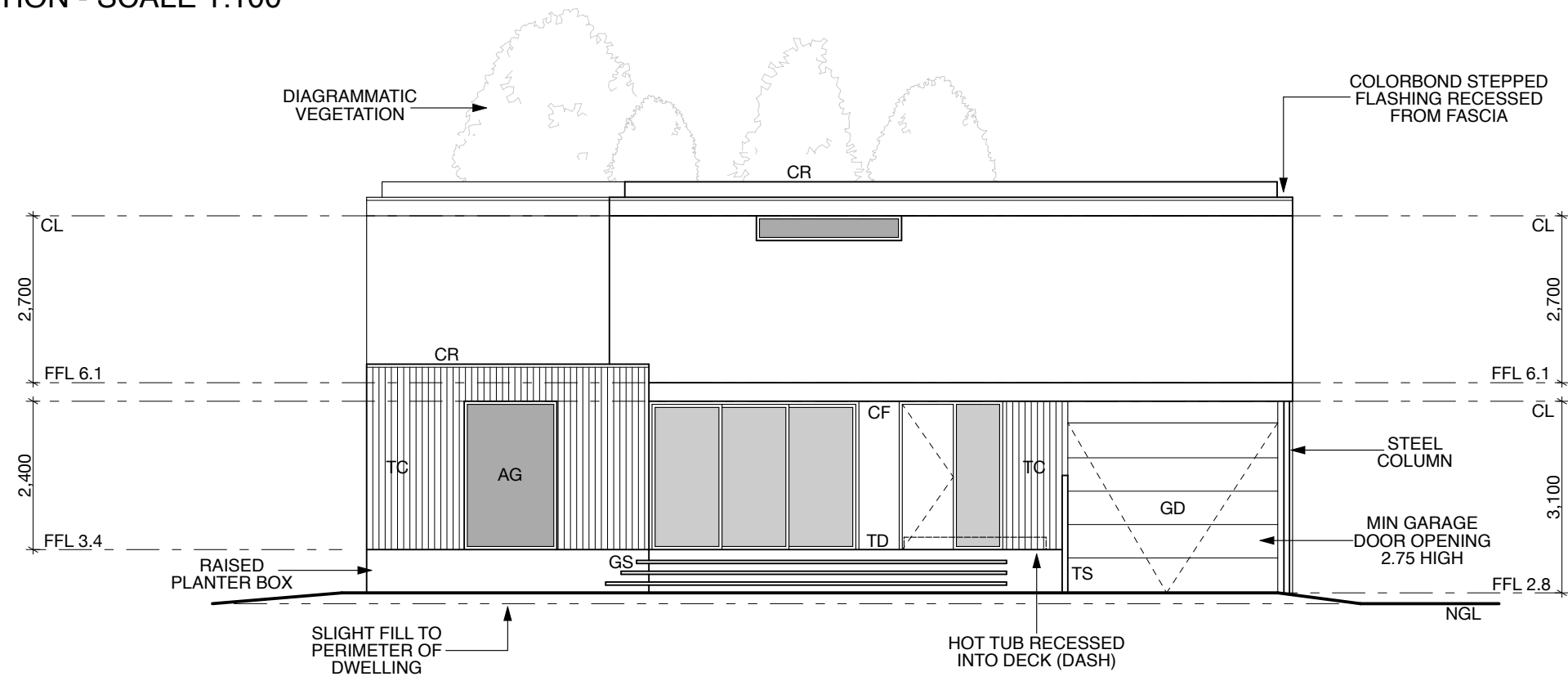
- AG: ALUMINUM FRAMED DOUBLE GLAZING
- CR: COLORBOND ROOF SHEETING
- CF: COLORBOND CURVED FASCIA
- SC: SELECTED WALL CLADDING WITH PAINT FINISH
- GB: SELECTED GLASS BALUSTRADE
- TD: DECK/PATIO WITH TILED FINISH
- WH: STEEL OR COLORBOND WINDOW HOOD
- TS: COMPOSITE TIMBER-LOOK BATTEN SCREEN
- TC: COMPOSITE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



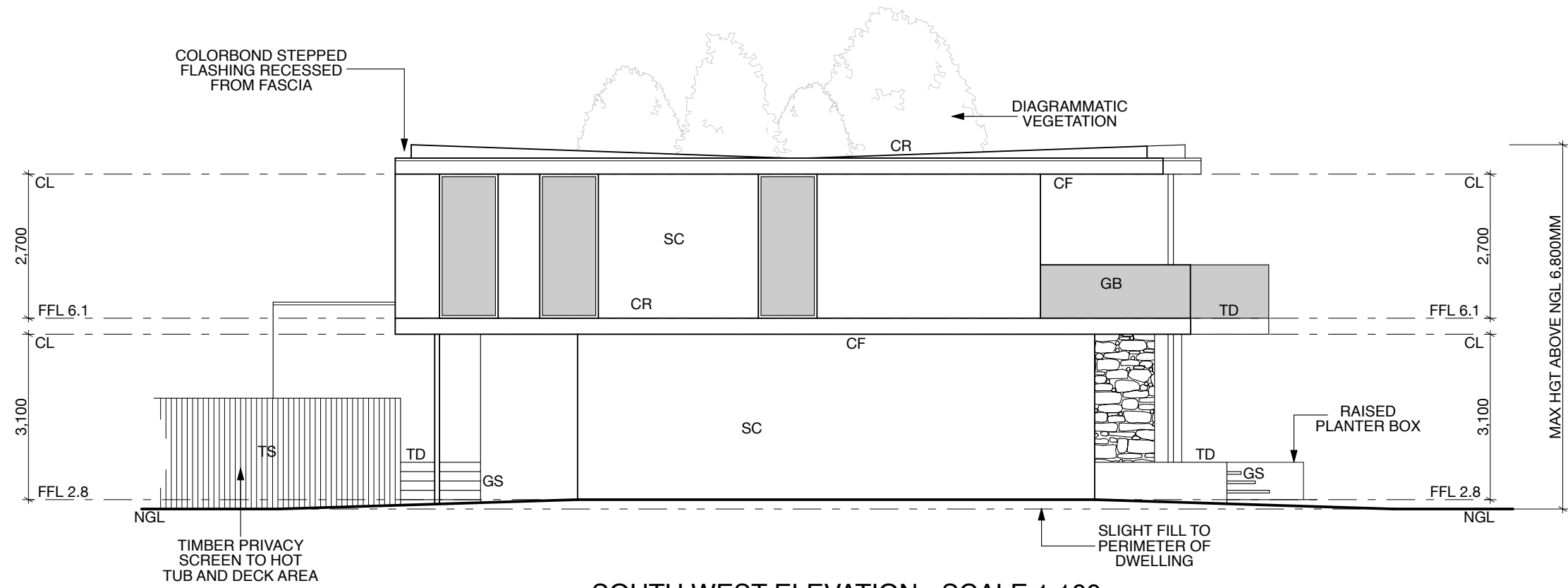
NORTH EAST ELEVATION - SCALE 1:100



SOUTH EAST ELEVATION - SCALE 1:100

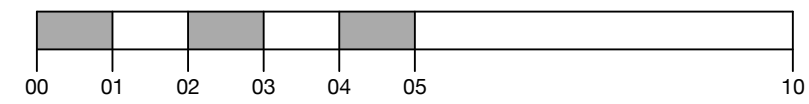


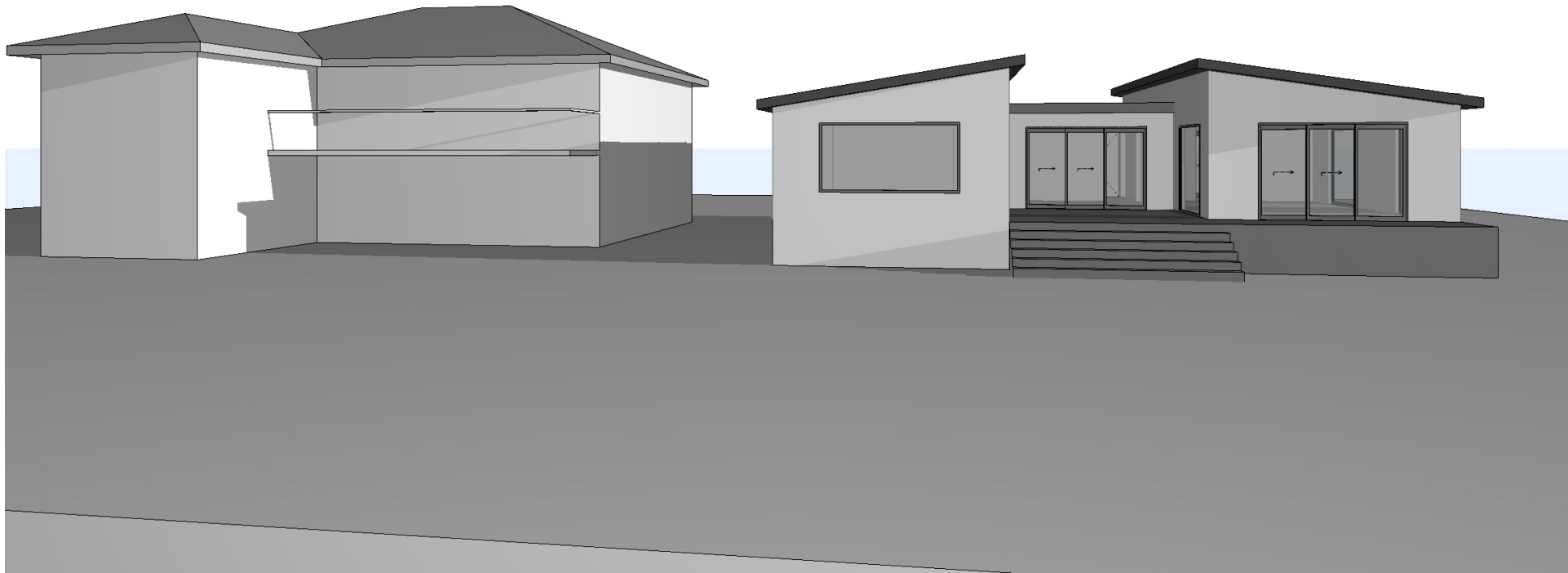
NORTH WEST ELEVATION - SCALE 1:100



SOUTH WEST ELEVATION - SCALE 1:100

SCALE:





SHADOW PROJECTION EXISTING DWELLING - 9AM 21ST JUNE

\*NOTE - EXISTING VEGETATION BETWEEN THE TWO DWELLINGS  
PROVIDES SIGNIFICANT SHADING TO 20 ESPLANADE  
(VEGETATION SHADING NOT SHOWN - SEE IMAGES ON SHEET 10)

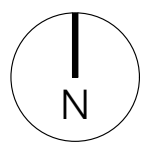


SHADOW PROJECTION PROPOSED DWELLING - 9AM 21ST JUNE

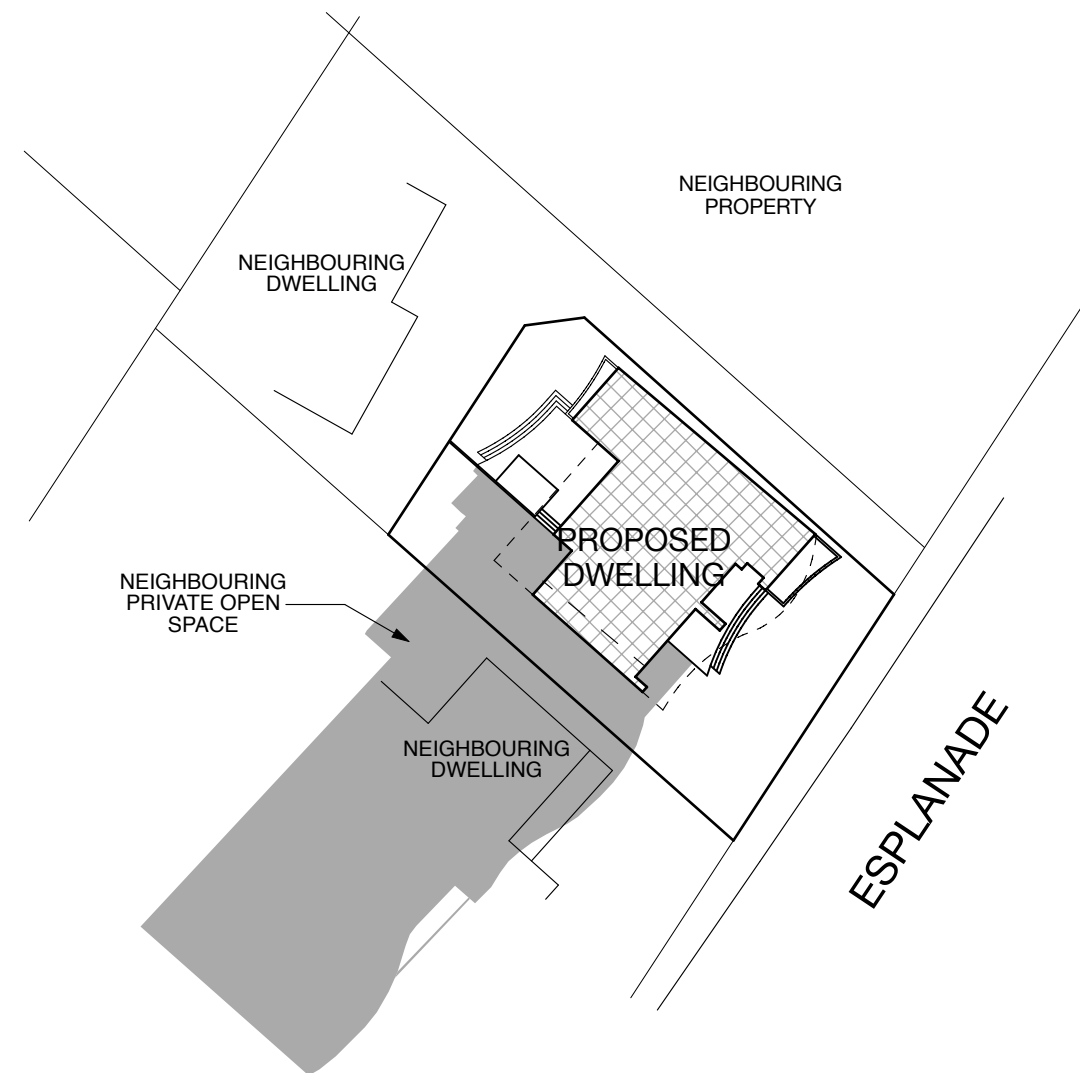
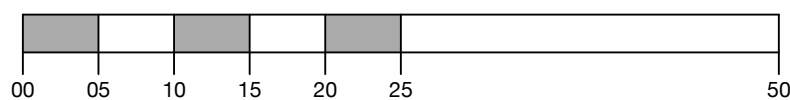
\*NOTE - EXISTING VEGETATION BETWEEN THE TWO DWELLINGS  
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(VEGETATION SHADING NOT SHOWN - SEE IMAGES ON SHEET 10)

LEGEND:

-  = PROPOSED DWELLING
-  = SHADOW PROJECTION FROM PROPOSED DEVELOPMENT



SCALE:



SHADOW PROJECTION - 9AM 21ST JUNE

\*NOTE - EXISTING VEGETATION BETWEEN THE TWO DWELLINGS  
PROVIDES SIGNIFICANT SHADING TO 20 ESPLANADE  
(VEGETATION SHADING NOT SHOWN - SEE IMAGES ON SHEET 10)

SHEET 07

PROPOSED DEMOLITION AND NEW DWELLING  
19A ESPLANADE, SEVEN MILE BEACH

SHADOW PROJECTIONS

Drawn XW CC:1660

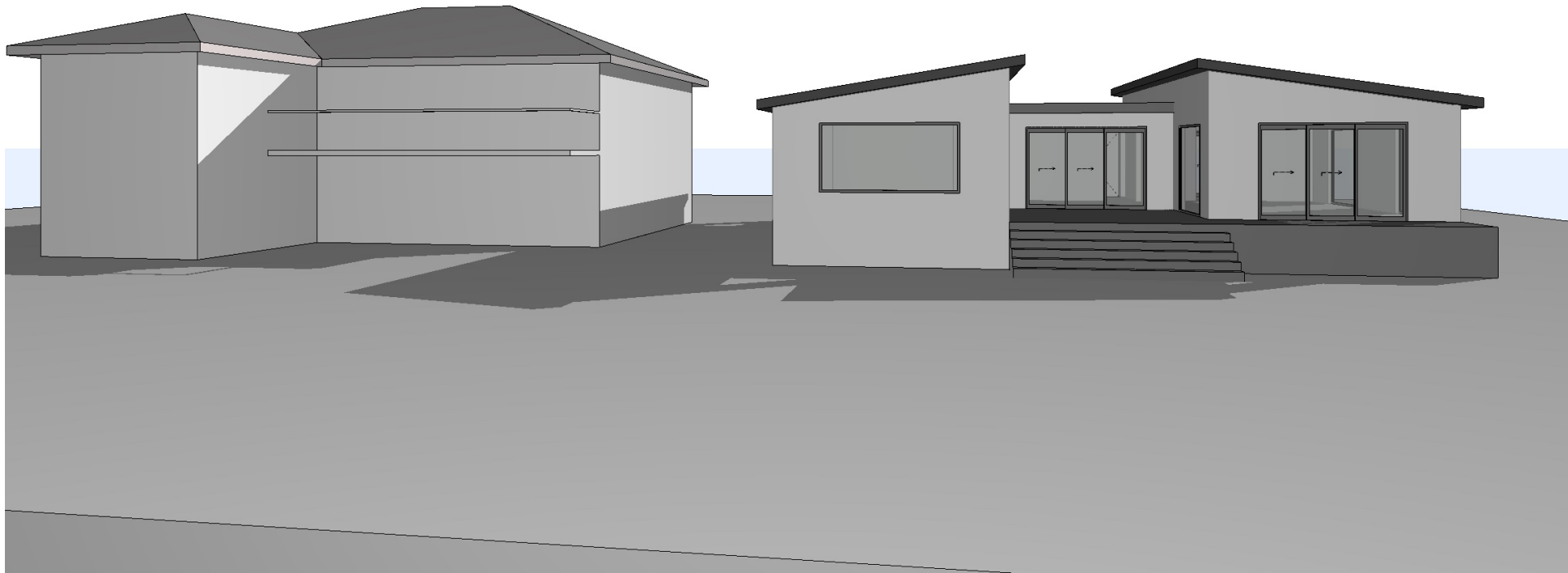
Date: SEPT 2026

Scale - 1:500 (A2)

Checked

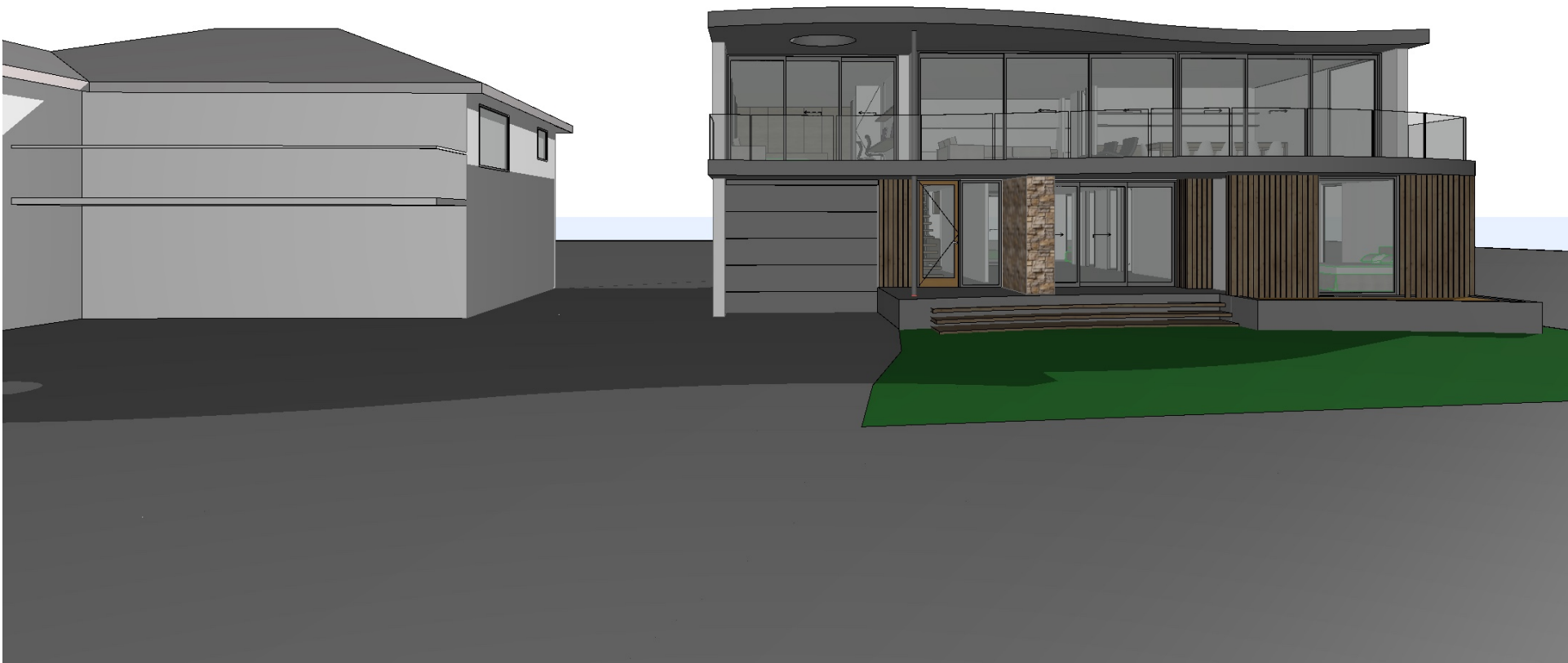
DW+A

PO Box 4564, Bathurst Street  
Hobart, TAS 7000  
P: 0362 348777 F: 0362 348988  
info@dwadesign.com.au



SHADOW PROJECTION EXISTING DWELLING - 12NOON 21ST JUNE

\*NOTE - EXISTING VEGETATION BETWEEN THE TWO DWELLINGS  
 PROVIDES SIGNIFICANT SHADING TO 20 ESPLANADE  
 (VEGETATION SHADING NOT SHOWN - SEE IMAGES ON SHEET 10)

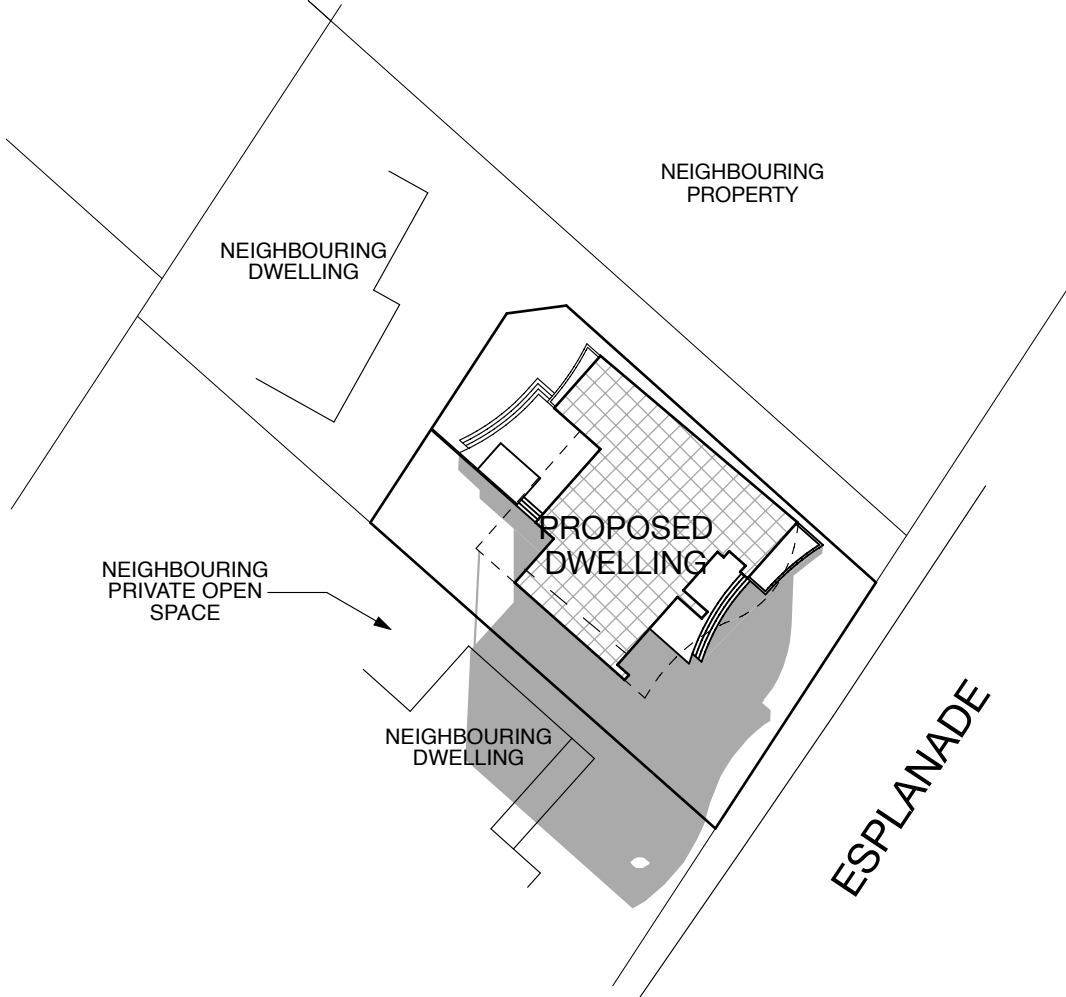


SHADOW PROJECTION PROPOSED DWELLING - 12NOON 21ST JUNE

\*NOTE - EXISTING VEGETATION BETWEEN THE TWO DWELLINGS  
 PROVIDES SIGNIFICANT SHADING TO 20 ESPLANADE  
 (VEGETATION SHADING NOT SHOWN - SEE IMAGES ON SHEET 10)

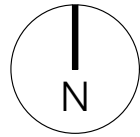
LEGEND:

-  = PROPOSED DWELLING
-  = SHADOW PROJECTION FROM PROPOSED DEVELOPMENT

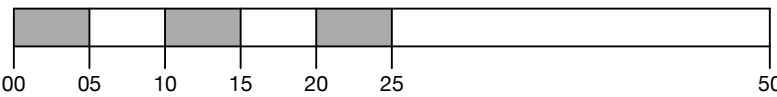


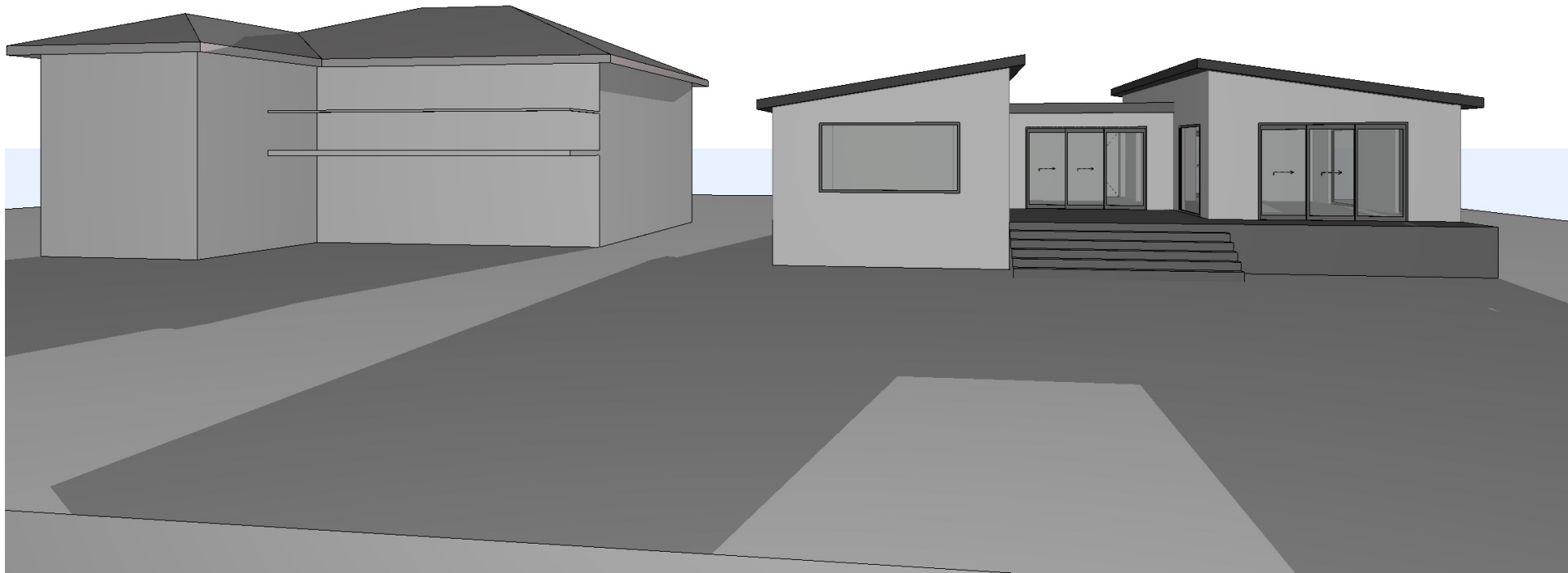
SHADOW PROJECTION - 12NOON 21ST JUNE

\*NOTE - EXISTING VEGETATION BETWEEN THE TWO DWELLINGS  
 PROVIDES SIGNIFICANT SHADING TO 20 ESPLANADE  
 (VEGETATION SHADING NOT SHOWN - SEE IMAGES ON SHEET 10)



SCALE:





SHADOW PROJECTION EXISTING DWELLING - 3PM 21ST JUNE

\*NOTE - EXISTING VEGETATION BETWEEN THE TWO DWELLINGS  
PROVIDES SIGNIFICANT SHADING TO 20 ESPLANADE  
(VEGETATION SHADING NOT SHOWN - SEE IMAGES ON SHEET 10)

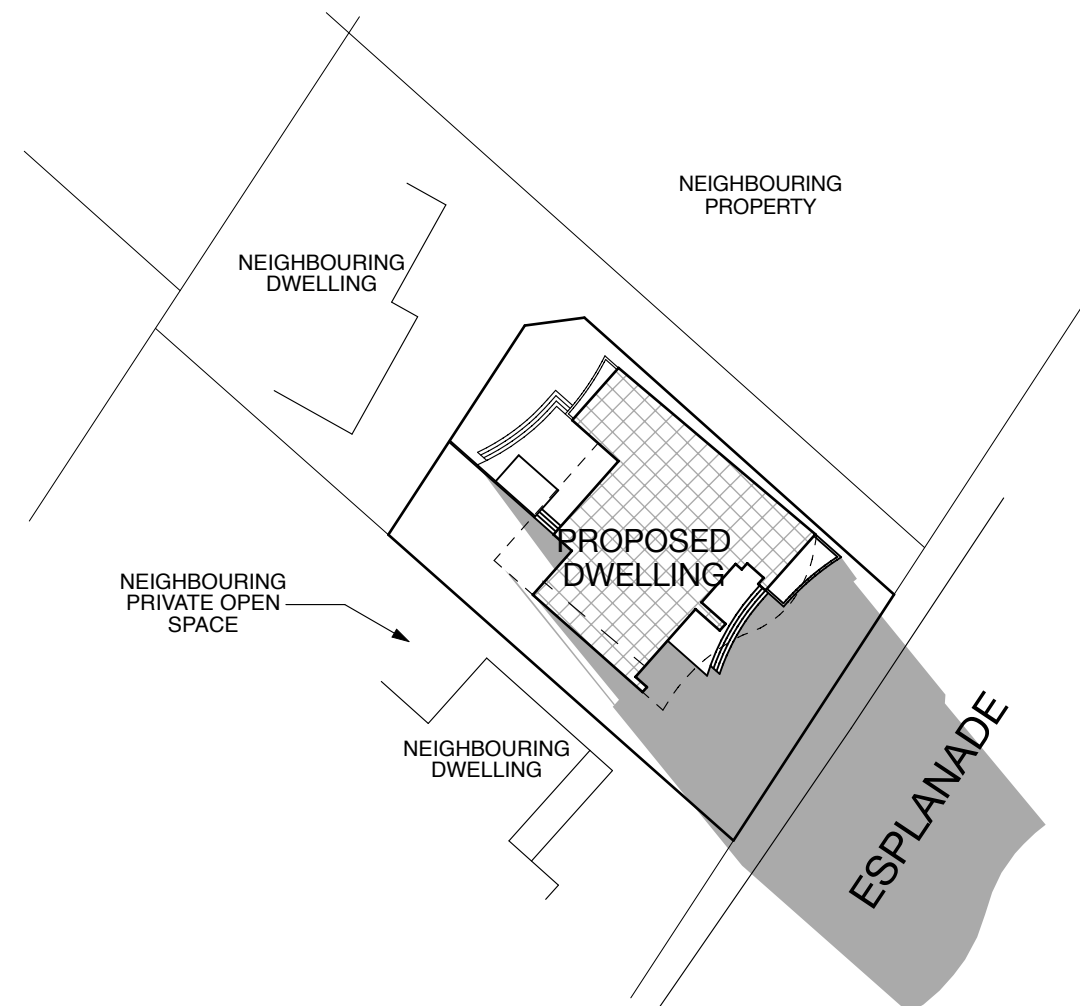


SHADOW PROJECTION PROPOSED DWELLING - 3PM 21ST JUNE

\*NOTE - EXISTING VEGETATION BETWEEN THE TWO DWELLINGS  
PROVIDES SIGNIFICANT SHADING TO 20 ESPLANADE  
(VEGETATION SHADING NOT SHOWN - SEE IMAGES ON SHEET 10)

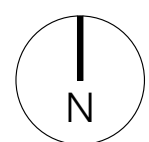
LEGEND:

-  = PROPOSED DWELLING
-  = SHADOW PROJECTION FROM PROPOSED DEVELOPMENT

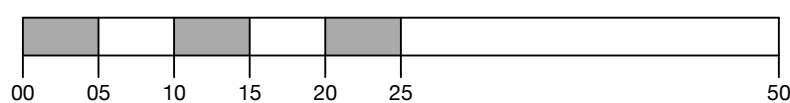


SHADOW PROJECTION - 3PM 21ST JUNE

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(VEGETATION SHADING NOT SHOWN - SEE IMAGES ON SHEET 10)



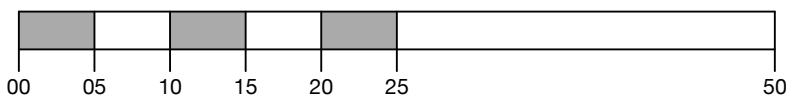
SCALE:





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

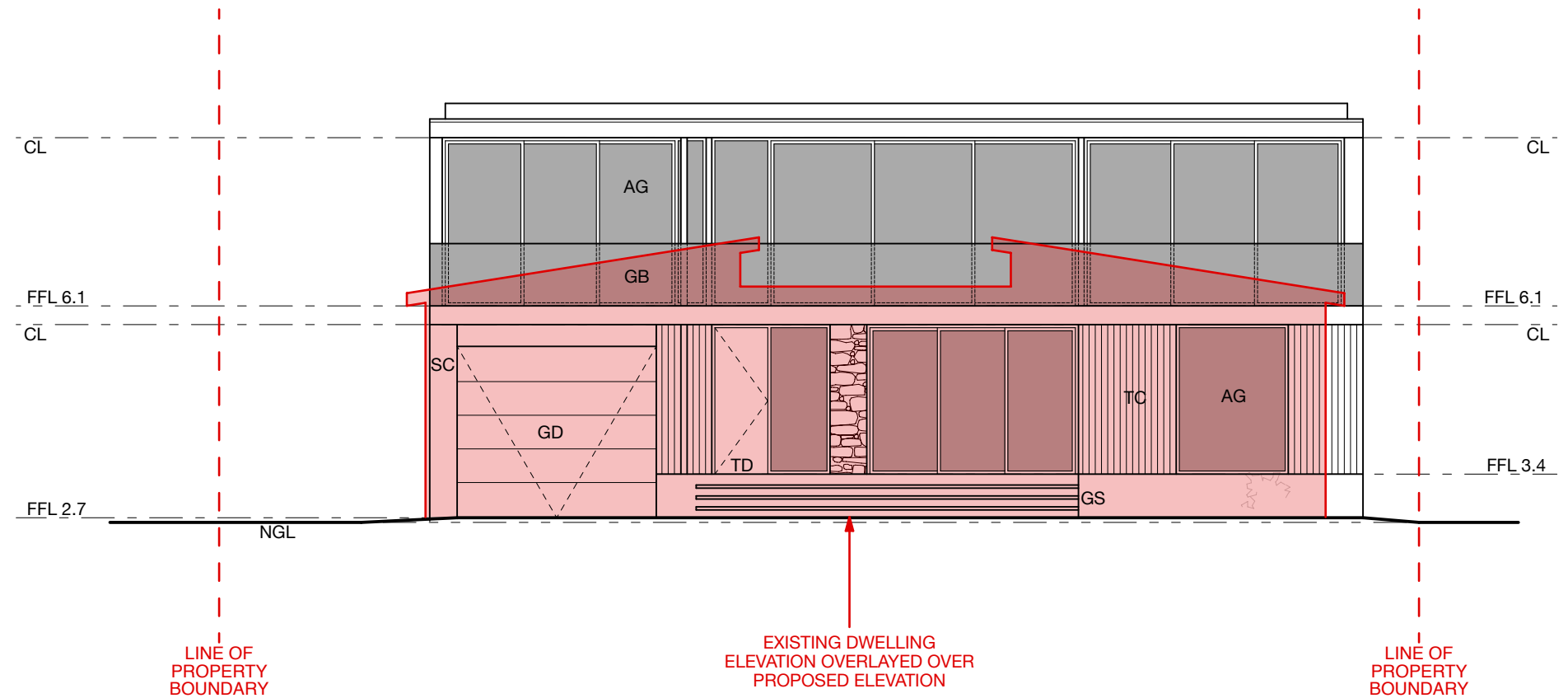
SCALE:



EXISTING NEIGHBOUR CONDITIONS AND VIEW ANGLES  
VIEW ANGLES OF 19 ESPLANADE AS SEEN  
BETWEEN 19A AND 18 ESPLANADE

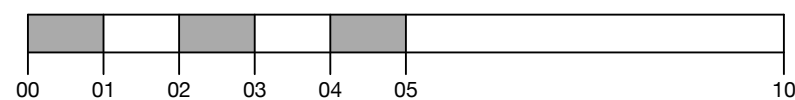


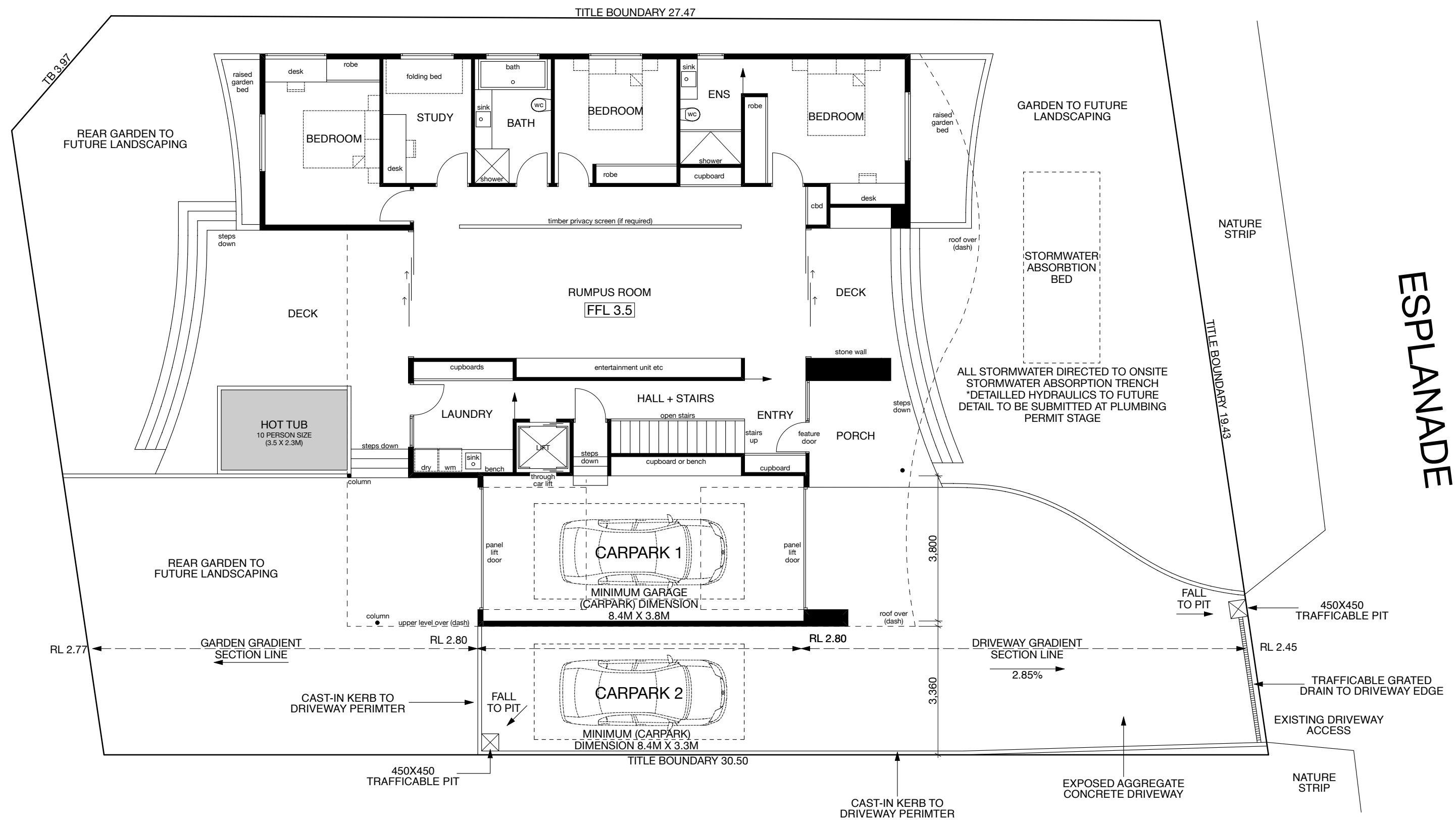
SITE PLAN - SCALE 1:200



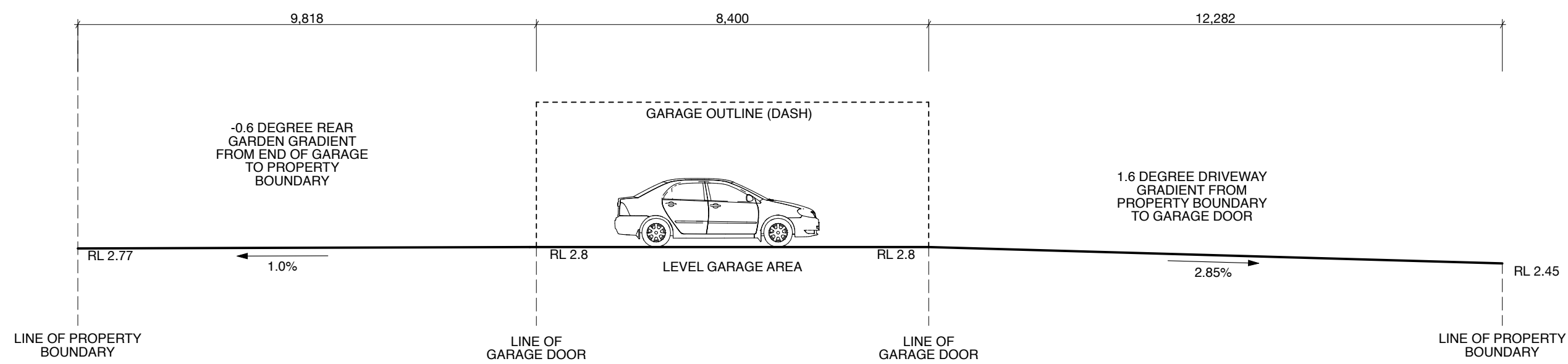
SOUTH EAST ELEVATION - SCALE 1:100

SCALE:

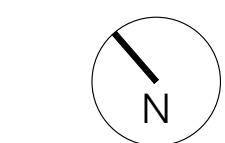




PARKING SITE PLAN - SCALE 1:100



DRIVEWAY AND PARKING SECTION - SCALE 1:100



SCALE:

