



DEVELOPMENT APPLICATION

PDPLANPMTD-2025/054247

PROPOSAL: Dwelling & Outbuilding

LOCATION: 13 Single Hill Road, Seven Mile Beach

RELEVANT PLANNING SCHEME: Tasmanian Planning Scheme - Clarence

ADVERTISING EXPIRY DATE: 08 September 2025

The relevant plans and documents can be inspected at the Council offices, 38 Bligh Street, Rosny Park, during normal office hours until 08 September 2025. 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 08 September 2025.

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: **New dwelling and Shed**

Location: **Lot 45 Single Hill Road, 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:

Uvika Sahni

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.
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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 188834	FOLIO 45
EDITION 1	DATE OF ISSUE 09-Jul-2025

SEARCH DATE : 17-Jul-2025

SEARCH TIME : 12.48 PM

DESCRIPTION OF LAND

City of CLARENCE
 Lot 45 on Sealed Plan 188834
 Derivation : Part of 97 Acres Gtd. to William Garlick
 Prior CT 188364/250

SCHEDULE 1

TORONTO PASTORAL COY. PTY. LTD.

SCHEDULE 2

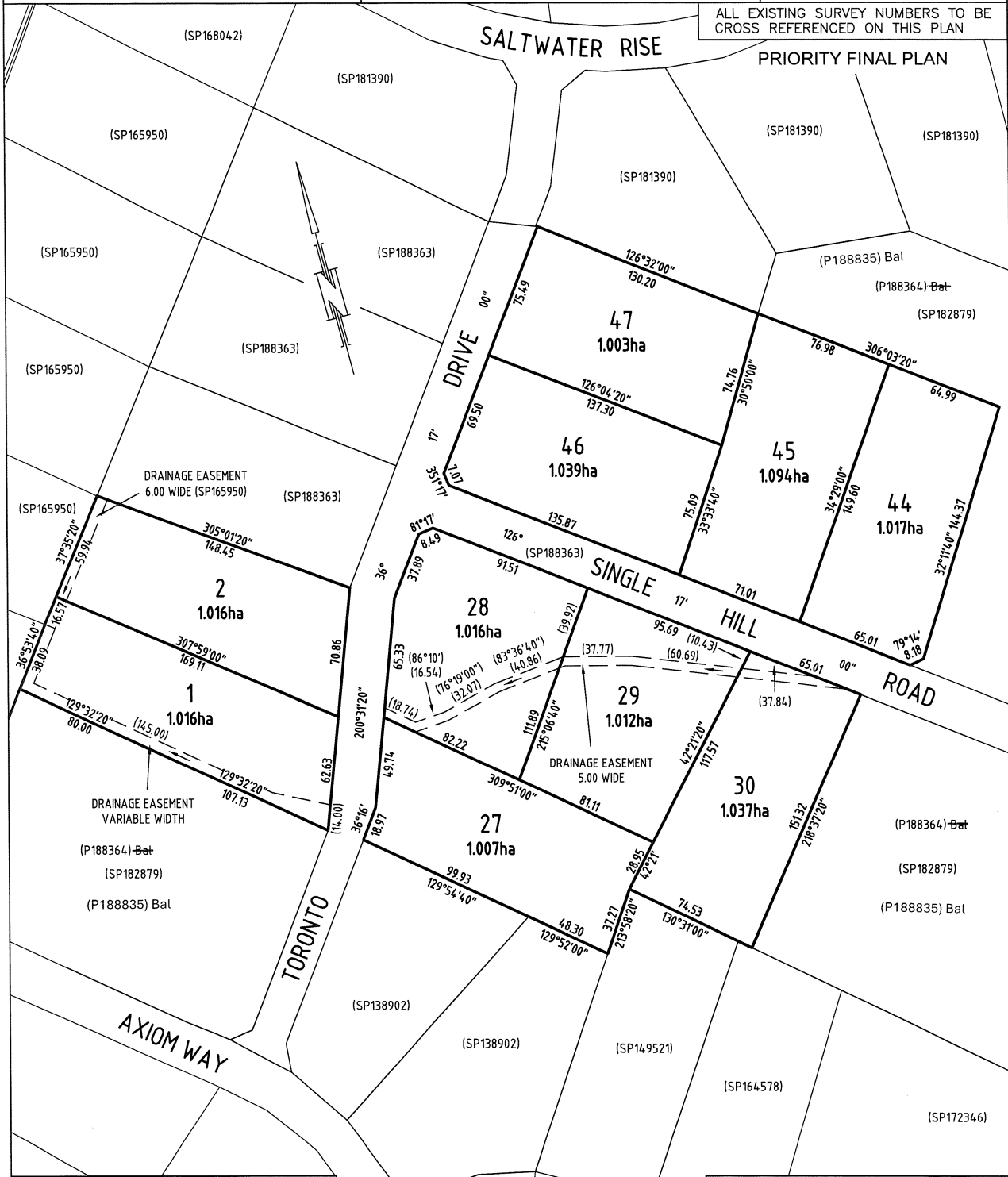
Reservations and conditions in the Crown Grant if any
 SP188834 COVENANTS in Schedule of Easements
 SP188834 FENCING PROVISION in Schedule of Easements
 SP188834 SEWERAGE AND/OR DRAINAGE RESTRICTION
 SP188834 SEPTIC TANK NOTIFICATION
 SP172346, SP181390 & SP182879 FENCING PROVISION in Schedule of
 Easements
 SP172346, SP181390 & SP182879 SEWERAGE AND/OR DRAINAGE
 RESTRICTION
 SP172346, SP181390 & SP182879 SEPTIC TANK NOTIFICATION
 C403611 AGREEMENT pursuant to Section 71 of the Land Use
 Planning and Approvals Act 1993 Registered
 03-Sep-2002 at noon
 E38838 AGREEMENT pursuant to Section 71 of the Land Use
 Planning and Approvals Act 1993 Registered
 21-Apr-2016 at noon
 E61128 AGREEMENT pursuant to Section 71 of the Land Use
 Planning and Approvals Act 1993 Registered
 29-Sep-2016 at noon
 E236437 AGREEMENT pursuant to Section 78 of the Land Use
 Planning and Approvals Act 1993 Registered
 12-Nov-2020 at noon
 E247637 AGREEMENT pursuant to Section 78 of the Land Use
 Planning and Approvals Act 1993 Registered
 16-Mar-2021 at noon

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

OWNER TORONTO PASTORAL COY. PTY. LTD.	PLAN OF SURVEY	REGISTERED NUMBER
FOLIO REFERENCE C.T.188364/250	BY SURVEYOR SAMUEL FRANKLIN HARVEY ROGERSON AND BIRCH SURVEYORS UNIT 1 - 2 KENNEDY DRIVE, CAMBRIDGE PARK PH 6248-5898 MOB. 0402-476-360	SP188834
GRANTEE PART OF 97 ACRES GRANTED TO WILLIAM GARLICK, PART OF 1000 ACRES LOCATED TO JOHN JEWELL	CITY OF CLARENCE	APPROVED EFFECTIVE FROM 09 JUL 2025
	SCALE 1: 2,000 LENGTHS IN METRES	<i>Samuel Franklin Harvey</i> Recorder of Titles

ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN



Samuel Franklin Harvey
Registered Land Surveyor
09/05/2025
Date

Clare Shee
Council Delegate
27.06.2025
Date

SCHEDULE OF EASEMENTS	Registered Number
NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	SP 188834

PAGE 1 OF 2 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.

Drainage easement

Lot 1 on the plan is SUBJECT TO a right of drainage over that part of Lot 1 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)~~)

Lot 2 on the plan is SUBJECT TO a right of drainage over that part of Lot 2 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)~~)


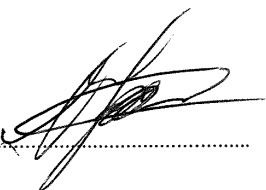
Drainage easement in gross

Lot 1 on the plan is SUBJECT TO a right of drainage in gross over that part of Lot 1 shown on the plan as "DRAINAGE EASEMENT VARIABLE WIDTH" in favour of the Council

Lot 28 on the plan is SUBJECT TO a right of drainage in gross over that part of Lot 28 shown on the plan as "DRAINAGE EASEMENT 5.00 WIDE" in favour of the Council

Lot 29 on the plan is SUBJECT TO a right of drainage in gross over that part of Lot 29 shown on the plan as "DRAINAGE EASEMENT 5.00 WIDE" in favour of the Council

Lot 30 on the plan is SUBJECT TO a right of drainage in gross over that part of Lot 30 shown on the plan as "DRAINAGE EASEMENT 5.00 WIDE" in favour of the Council

3471-5014-8147, v. 4 (USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: Toronto Pastoral Coy Pty Ltd	PLAN SEALED BY: Clarence City Council
FOLIO REF: CT 188364/250	DATE: 27 th June 2025
SOLICITOR & REFERENCE: Dobson Mitchell Allport James Ramsay	REF NO. SD-2003/18
	Council Delegate Clare Shea
NOTE: The Council Delegate must sign the Certificate for the purposes of identification.	

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 2 OF 2 PAGES	Registered Number SP 188834
SUBDIVIDER: Toronto Pastoral Coy Pty Ltd FOLIO REFERENCE: CT 188364/250	

Restrictive covenants

The owners of each Lot on the plan each covenant with the Vendor, the Council (~~in respect of restrictive covenants 12 to 16~~) 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 galvanised iron or other reflective material in the construction of the roof of any dwelling or other structure on a Lot; and
3. 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.

Fencing provision

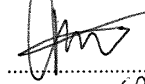
In respect of each lot shown on the plan the Vendor will not be required to fence

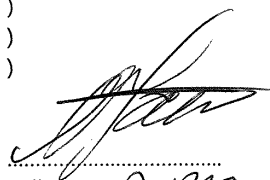
Definitions

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

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

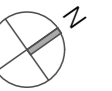
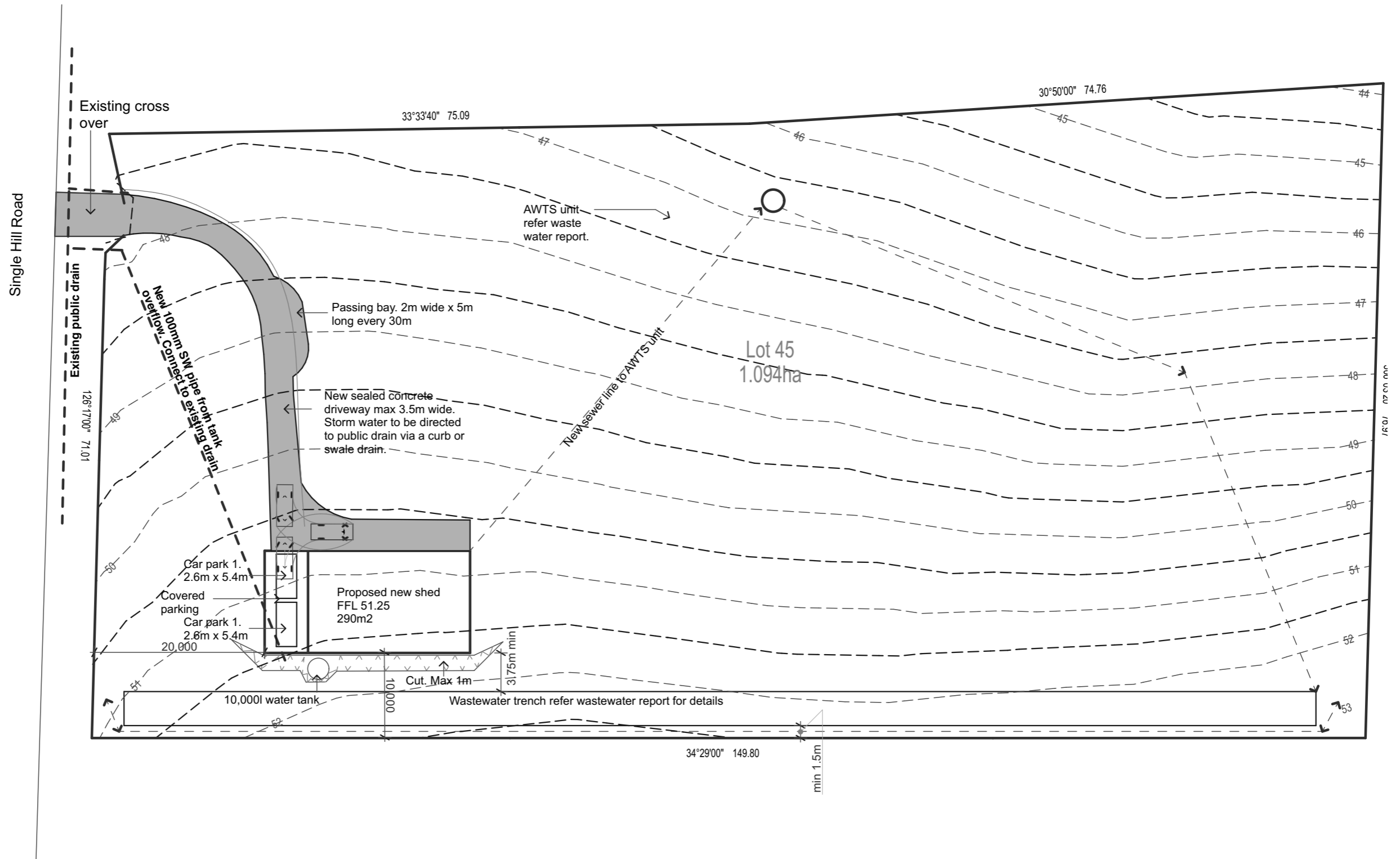
Executed by Toronto Pastoral Coy Pty Ltd in accordance with section 127(1) of the Corporations Act 2001)))


 Full name: CRAIL BRADLET ROBERTSON
 Position held: DIRECTOR

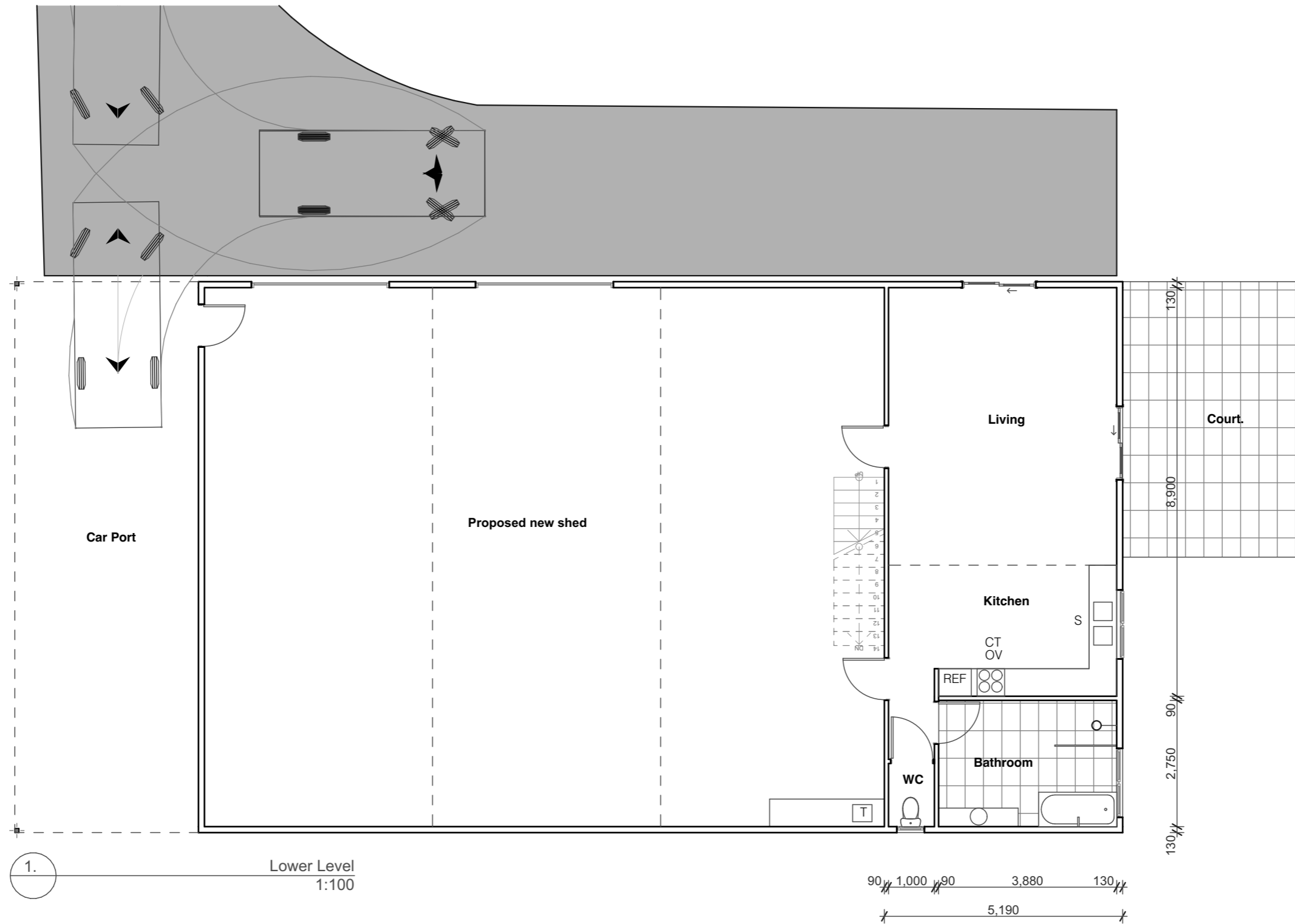

 Full name: ANDREW JOHN FARRELL
 Position held: Director

3471-5014-8147, v. 4
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.

8

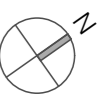


Revision	Date	Project Title	Drawing Title	Drawn	Checked
		Proposed New Dwelling & Shed 45 Single Hill Road Seven Mile Beach	Site Plan	Scale	1:500 @ A3
				Date	August 2025
GENERAL NOTES DO NOT SCALE DRAWINGS CONFIRM DIMENSIONS AND SETOUTS ON SITE PRIOR TO MANUFACTURE AND INSTALLATION ALL WORK IN ACCORDANCE WITH RELEVANT AUSTRALIAN STANDARDS AND BCA ALL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH WRITTEN SPECIFICATION AND ENGINEERS DRAWINGS		Client		File Number	2520
		Emma Beadle and Ben Chadwick		Drawing No	100
				Printed:	Monday, 18 August 2025
				ph	0408 522 661
				e	matt@matthewbaxarchitect.com.au
				w	www.matthewbaxarchitect.com.au



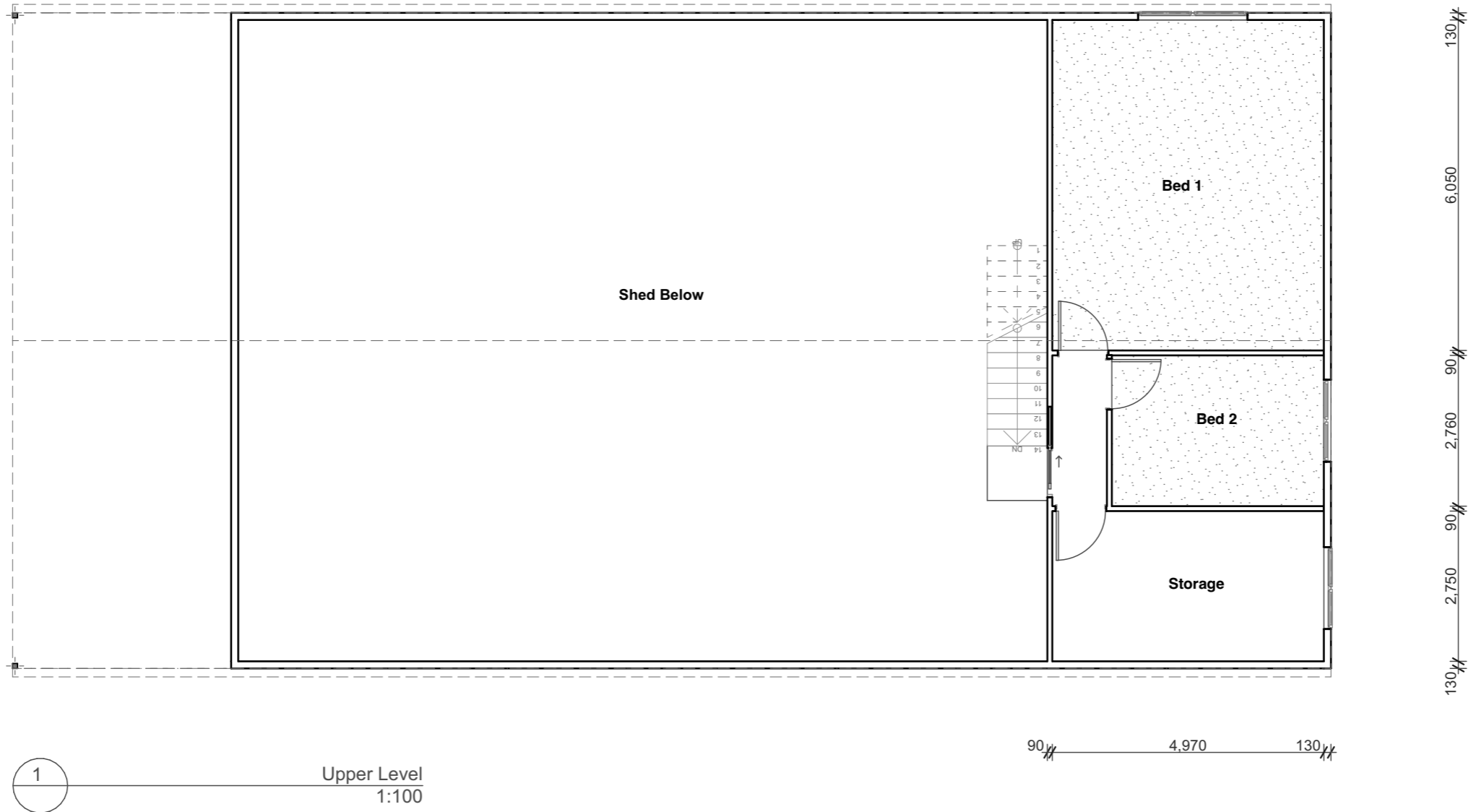
1.

Lower Level
1:100

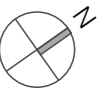


Revision	Date	Project Title	Drawing Title	Drawn	Checked
		Proposed New Dwelling & Shed 45 Single Hill Road Seven Mile Beach	Lower Level Plan	Scale	1:100 @ A3
				Date	July 2025
		Client	File Number	2520	Printed: Wednesday, 23 July 2025
		Emma Beadle and Ben Chadwick	Drawing No	101	
GENERAL NOTES DO NOT SCALE DRAWINGS CONFIRM DIMENSIONS AND SETOUTS ON SITE PRIOR TO MANUFACTURE AND INSTALLATION ALL WORK IN ACCORDANCE WITH RELEVANT AUSTRALIAN STANDARDS AND BCA ALL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH WRITTEN SPECIFICATION AND ENGINEERS DRAWINGS		ph 0408 522 661 e matt@matthewbaxarchitect.com.au w www.matthewbaxarchitect.com.au			

PRELIMINARY
NOT TO BE USED FOR CONSTRUCTION



1 Upper Level
1:100



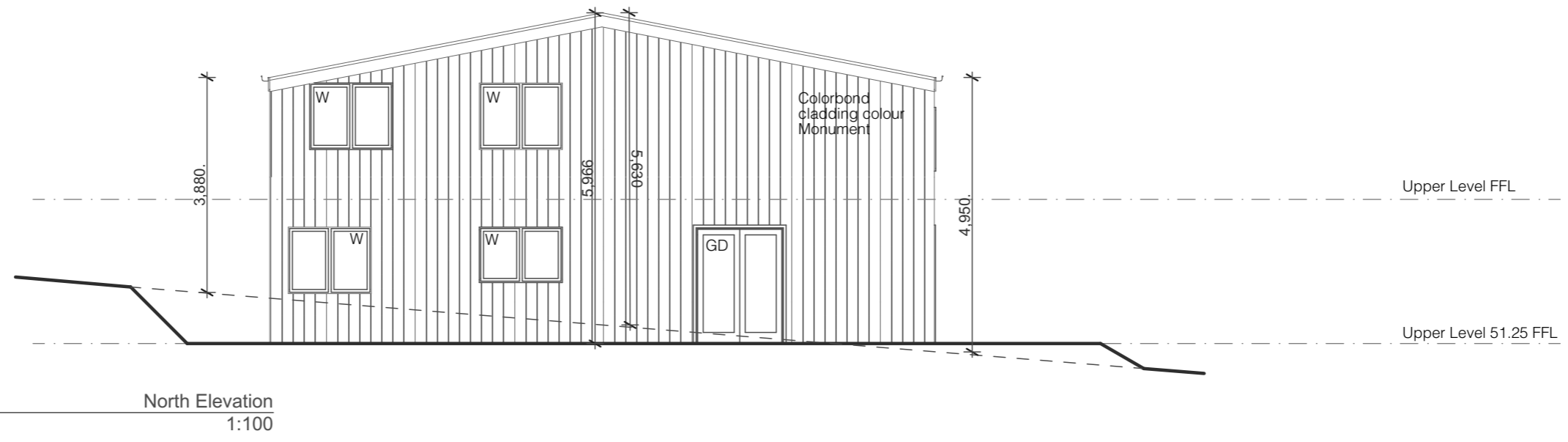
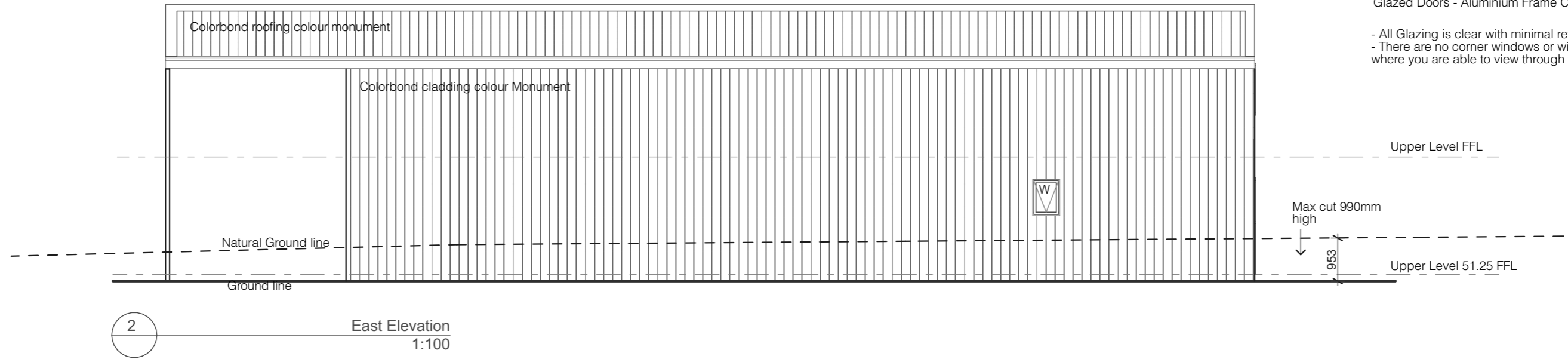
Revision	Date	Project Title	Drawing Title	Drawn	Checked
		Proposed New Dwelling & Shed 45 Single Hill Road Seven Mile Beach	Upper Level Plan	Scale 1:100 @ A3	
				Date July 2025	
		Client Emma Beadle and Ben Chadwick		File Number 2520	Printed: Wednesday, 23 July 2025
			Drawing No 102		
GENERAL NOTES DO NOT SCALE DRAWINGS CONFIRM DIMENSIONS AND SETOUTS ON SITE PRIOR TO MANUFACTURE AND INSTALLATION ALL WORK IN ACCORDANCE WITH RELEVANT AUSTRALIAN STANDARDS AND BCA ALL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH WRITTEN SPECIFICATION AND ENGINEERS DRAWINGS					

PRELIMINARY
NOT TO BE USED FOR CONSTRUCTION

MATTHEW BAX
 ARCHITECT
 ph 0408 522 661
 e matt@matthewbaxarchitect.com.au
 w www.matthewbaxarchitect.com.au

Key,
 Cladding - Colorbond cladding, Monument
 Roofing - Colorbond Roofing, Colour Monument
 Windows - Aluminium Frame Colour Monument
 Glazed Doors - Aluminium Frame Colour Monument

- All Glazing is clear with minimal reflectance.
 - There are no corner windows or windows where you are able to view through the dwelling

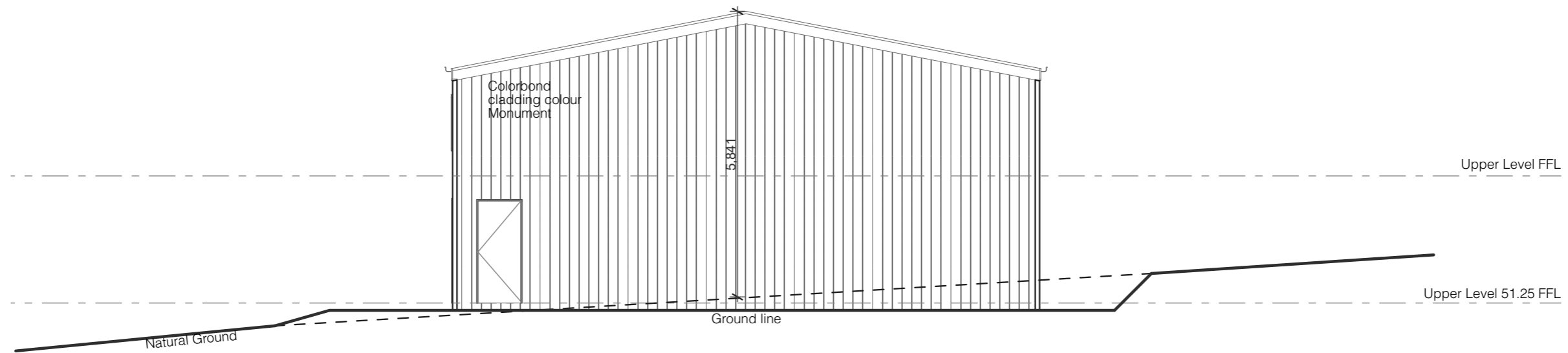


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		Proposed New Dwelling & Shed 45 Single Hill Road Seven Mile Beach	Elevations 1	Scale	1:100 @ A3
				Date	July 2025
		Client Emma Beadle and Ben Chadwick	Drawing No 200	File Number	2520
				Printed:	Wednesday, 23 July 2025
GENERAL NOTES DO NOT SCALE DRAWINGS CONFIRM DIMENSIONS AND SETOUTS ON SITE PRIOR TO MANUFACTURE AND INSTALLATION ALL WORK IN ACCORDANCE WITH RELEVANT AUSTRALIAN STANDARDS AND BCA ALL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH WRITTEN SPECIFICATION AND ENGINEERS DRAWINGS		ph 0408 522 661 e matt@matthewbaxarchitect.com.au w www.matthewbaxarchitect.com.au			

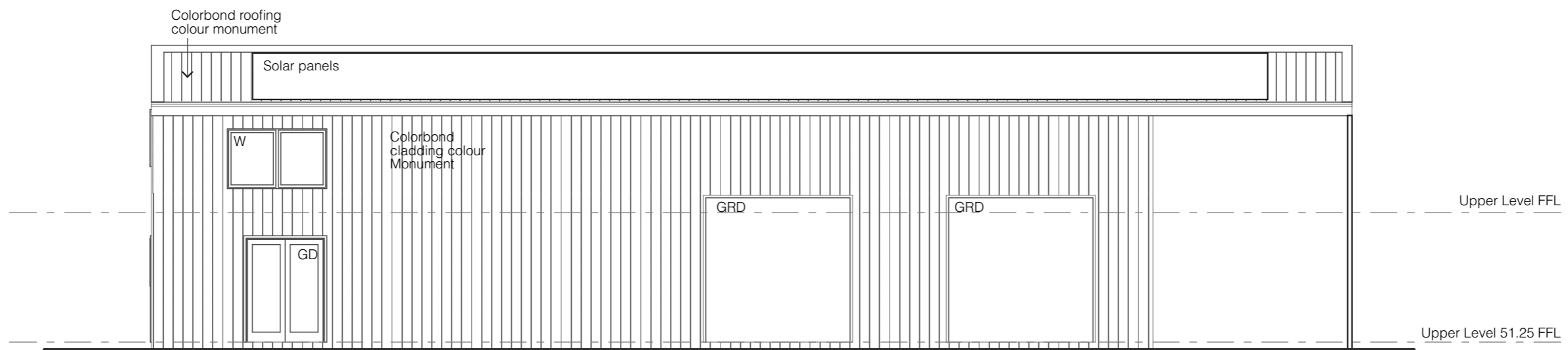
PRELIMINARY
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Key,
 Cladding - Colorbond cladding. Monument
 Roofing - Colorbond Roofing. Colour Monument
 Windows. - Aluminium Frame Colour Monument
 Glazed Doors - Aluminium Frame Colour Monument

- All Glazing is clear with minimal reflectance.
 - There are no corner windows or windows where you are able to view through the dwelling



1 South Elevation
1:100



2 West Elevation
1:100

Revision	Date	Project Title	Drawing Title	Drawn	Checked
		Proposed New Dwelling & Shed 45 Single Hill Road Seven Mile Beach	Elevations 2	Scale	1:100 @ A3
				Date	July 2025
		Client	File Number	2520	Printed: Wednesday, 23 July 2025
		Emma Beadle and Ben Chadwick	Drawing No	201	
GENERAL NOTES DO NOT SCALE DRAWINGS CONFIRM DIMENSIONS AND SETOUTS ON SITE PRIOR TO MANUFACTURE AND INSTALLATION ALL WORK IN ACCORDANCE WITH RELEVANT AUSTRALIAN STANDARDS AND BCA ALL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH WRITTEN SPECIFICATION AND ENGINEERS DRAWINGS		ph 0408 522 661 e matt@matthewbaxarchitect.com.au w www.matthewbaxarchitect.com.au			

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