



DEVELOPMENT APPLICATION

PDPLANPMTD-2025/054923

PROPOSAL: Additions & Alterations (Single Dwelling)

LOCATION: 38 Surf Road, Seven Mile Beach

RELEVANT PLANNING SCHEME: Tasmanian Planning Scheme - Clarence

ADVERTISING EXPIRY DATE: 06 October 2025

The relevant plans and documents can be inspected at the Council offices, 38 Bligh Street, Rosny Park, during normal office hours until 06 October 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 06 October 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.



Clarence... a brighter place

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:

Renovation & New Garage

Location:

Address **38 Surf Road**

Suburb/Town **Seven Mile Beach** Postcode **7017**

Current Owners/s:

Applicant:

Personal Information Removed

Tax Invoice for application fees to be in the name of: (if different from applicant)

Estimated cost of development

\$ **140,000**

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:

Low Density Residential Zoning - Class 1a

Does the proposal involve land administered or owned by the Crown or Council?

Yes

No

Text

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	
Signature		Date <u>19/08/2025</u>

PLEASE REFER TO THE DEVELOPMENT/USE AND SUBDIVISION CHECKLIST ON THE FOLLOWING PAGES TO DETERMINE WHAT DOCUMENTATION MUST BE SUBMITTED WITH YOUR APPLICATION.

Documentation required:

1. **MANDATORY DOCUMENTATION**

This information is required for the application to be valid. An application lodged without these items is unable to proceed.

- 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 Council.

Application fees (please phone 03 6217 9550 to determine what fees apply). An invoice will be emailed upon lodgement.

2. **ADDITIONAL DOCUMENTATION**

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 plan 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.*

Clarence City Council

DEVELOPMENT/USE OR SUBDIVISION CHECKLIST



- 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 Council's Planning Officers on (03) 6217 9550 who will be pleased to assist.

SEARCH OF TORRENS TITLE

VOLUME 7408	FOLIO 3
EDITION 4	DATE OF ISSUE 20-Jun-2024

SEARCH DATE : 20-Aug-2025
 SEARCH TIME : 04.21 PM

DESCRIPTION OF LAND

City of CLARENCE
 Lot 3 on Sealed Plan 7408
 Derivation : Part of 94A-0R-17Ps Gtd to D C Lewis
 Prior CT 3513/75

SCHEDULE 1

N191226 TRANSFER to EMILY LOUISE GARRETT and NICHOLAS JAMES GARRETT Registered 20-Jun-2024 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
 109770 BOUNDARY FENCES CONDITION in Transfer
 E385318 MORTGAGE to Commonwealth Bank of Australia
 Registered 20-Jun-2024 at 12.02 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

COVERING LETTER

Clarence City Council
38 Bligh Street, Rosny Park
TAS, 7018

38 Surf Road, Seven Mile Beach – Internal Renovation & New Garage in accordance with the Tasmanian Planning Scheme 2023

Overview:

The proposal for a new garage at 38 Surf Road, Seven Mile Beach has been designed in accordance with the standards and requirements set out in the Low Density Residential Zone of the Tasmanian Planning Scheme (TPS) 2023, with the exception of the building envelope provisions under Clause 10.4.3 Setback.

Please refer below to a detailed response that addresses each development standard requesting an exemption under the TPS 2023. The requests for exemption should be cross-referenced with the attached architectural drawings dated the 19/08/2025 by sebastian james designs.

Attachments:

1. Covering Letter, dated 19/08/2025
2. Architectural Plans, dated 19/08/2025 prepared by sebastian james designs
3. Property Titles

Tasmanian Planning Scheme 2023

1. Planning Terms and Definitions

The use of the proposed dwelling is residential in accordance with the definition specified in Clause 6.2 Categorising Use or Development.

10.0 Low Density Residential Zone

Clause 10.4.3 – Setback

Performance Criteria P1: Compatibility with streetscape and neighbourhood character

COVERING LETTER

(a) Topography of the site

The garage is designed at ground level on a site with minimal slope. Its siting follows the natural grade without major cut or fill, ensuring the structure reads as a modest outbuilding consistent with the low-lying coastal topography of Seven Mile Beach.

(b) Setbacks of surrounding buildings

Several garages and outbuildings in the immediate neighbourhood are located close to side boundaries. The proposed garage setback maintains consistency with this established pattern and will not appear discordant within the streetscape.

(c) Height, bulk and form of existing and proposed buildings

The garage is a single-storey structure with a wall height well below the 8.5m zone height limit. Its footprint is modest - 65m² footprint - relative to its lot size, and visually subordinate to the existing dwelling. Compared to the larger scale dwellings along Surf Road, the garage presents as a low-impact form.

(d) Appearance from roads and public open space

When viewed from Surf Road, the garage is visually recessive, softened by existing fencing and vegetation, and designed with materials (timber cladding and Colorbond roofing) compatible with surrounding development – respecting the material pallet and coastal character of the area. It will not appear intrusive from the street or nearby public spaces such as Seven Mile Beach reserve.

(e) Safety of road users

The garage is positioned to utilise the existing driveway crossover and does not introduce new vehicle conflict points. Sightlines to the street remain clear.

Performance Criteria P2: Amenity of adjoining properties**(a) Topography of the site**

The flat site means the garage sits low to the ground, avoiding any dominance over neighbouring lots.

(b) Size, shape and orientation of the site

The 1,337m² lot size comfortably accommodates the garage footprint. Its positioning respects the site's depth and width, maintaining generous separation from habitable spaces of the primary adjoining dwelling.

(c) Setbacks of surrounding buildings

Neighbouring garages and sheds frequently occupy similar side setbacks, setting a precedent for outbuildings in this part of Seven Mile Beach. The proposed siting reflects this context.

(d) Height, bulk and form

At a single-storey height, with a low-pitched roof consistent with the existing dwelling, the garage form is designed to be visually cohesive and complementary,

COVERING LETTER

with compatible materials helping to integrate the building into its residential context. The garage is set back more than 2 m from the southern boundary, which ensures that any additional overshadowing will be limited in extent and not unreasonable in relation to adjoining properties.

(e) Overshadowing, overlooking and visual bulk

The proposal contains no windows facing neighbouring properties, thereby eliminating privacy concerns. The wall form is simple, recessive, and finished in neutral tones.

The building's height reflects pragmatic requirements, providing clearance for a roller door to accommodate a work vehicle and adopting a roof pitch consistent with the existing dwelling; ensuring the form remains functional and integrated rather than visually imposing.

Given its low scale and absence of habitable rooms, there will be no overlooking or unreasonable sense of enclosure.

(f) Separation from habitable rooms and private open space

The garage does not directly adjoin any neighbouring habitable room windows. Private open space to adjoining dwellings remains unaffected in terms of privacy, sunlight, and usability.

Conclusion

The proposed garage at 38 Surf Road, Seven Mile Beach has been carefully designed to respect the performance criteria of Clause 10.4.3. Its modest scale, compatible materials, and consistency with local development patterns ensure that the siting does not compromise the character of the area nor the amenity of adjoining properties.

On this basis, we submit that the proposal satisfies the relevant performance criteria of the Tasmanian Planning Scheme and is suitable for approval. If there are any questions or queries in relation to the above please feel free to contact me.

Yours sincerely,



Sebastian Young

NIC & MILLIE'S RENOVATION & NEW GARAGE

DRAWING INDEX

A001	DRAWING INDEX
A002	SITE PLAN
A003	EXISTING / DEMOLITION PLAN
A004	PROPOSED PLAN
A005	ELEVATIONS
A006	PERSPECTIVE VIEWS
A007	PERSPECTIVE VIEWS
A008	PERSPECTIVE VIEWS

SITE CONDITIONS

LAND TITLE REFERENCE

VOLUME (PLAN): 7408
FOLIO (LOT): 3

DESIGN WIND SPEED

WIND LOADING TO AS 4055:
N3

SOIL CLASSIFICATION

SITE CLASS 'S' | SOIL CATEGORY 1
TO AS 2870:

CLIMATE ZONE FOR THERMAL DESIGN

CLIMATE ZONE TO NCC VOL 1 SCHEDULE 1
FIGURE 2

CORROSION ENVIRONMENT

CORROSION ENVIRONMENT TO AS/NZS 2312:
C4 (High)

CODE OVERLAYS:

FLOOD-PRONE AREAS
LOW COASTAL INUNDATION HAZARD BAND
AIRPORT OBSTACLE LIMITATION AREA
AIRPORT NOISE EXPOSURE AREA

PLANNING ZONE:

LOW DENSITY RESIDENTIAL

SCHEDULE OF AREAS

EXISTING DWELLING & SHED: 197.5m²
PROPOSED GARAGE: 65m²
EXISTING CONCRETE DRIVEWAY: 91m²
PROPOSED CONCRETE DRIVEWAY: 135m²
TOTAL IMPERVIOUS SURFACE: 488.5m²
SITE AREA: 1,337m²
SITE COVERAGE: 36.5%



LOCATION PLAN

1:500



NORTH EAST PERSPECTIVE

GENERAL NOTES

REPRODUCTION
© REPRODUCTION OF THIS DRAWING IS PROHIBITED WITHOUT THE CONSENT OF SEBASTIAN JAMES DESIGNS

SCALE
DO NOT SCALE FROM THIS DRAWING

EXISTING SITE CONDITIONS
THE CONTRACTOR SHALL CONFIRM ON SITE EXISTING CONDITIONS, LEVELS AND DIMENSIONS PRIOR TO COMMENCEMENT OF WORKS

DISCREPANCIES
ALL DISCREPANCIES TO BE REPORTED TO THE DESIGNER FOR INSTRUCTION

LEVELS
ALL LEVELS INDICATED PERTAIN TO FINISHED LEVELS AND NOT STRUCTURAL LEVELS UNLESS OTHERWISE INDICATED

NCC COMPLIANCE
MATERIALS AND WORK PRACTICES SHALL COMPLY WITH THE NATIONAL CONSTRUCTION CODE (NCC) AND OTHER RELEVANT CODES REFERRED TO IN THE NCC

SPECIFICATIONS
THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER CONTRACT DOCUMENTS, SPECIFICATIONS AND DRAWINGS

PROPRIETARY ITEMS
PROPRIETARY ITEMS, SYSTEMS AND ASSEMBLIES ARE TO BE ASSEMBLED, INSTALLED OR FIXED IN CONFORMANCE WITH THE CURRENT WRITTEN RECOMMENDATIONS AND INSTRUCTIONS OF THE MANUFACTURER OR SUPPLIER

SAFE DESIGN REPORT
WORKPLACE HEALTH AND SAFETY ALL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE PROJECT SAFE DESIGN REPORT

HEALTH AND SAFETY
ALL CONTRACTORS MUST CARRY OUT WORKS IN ACCORDANCE WITH CURRENT HEALTH AND SAFETY LEGISLATION AND BEST PRACTICE INCLUDING PREPARATION OF A CONSTRUCTION SAFETY MANAGEMENT PLAN

FOR APPROVAL ONLY
NOT FOR CONSTRUCTION

SEBASTIAN JAMES DESIGNS

date	scale	drawing number
16/9/2025	1:500	A001
rev	project number	
	2503	
drawn by	approved by	
SY	SY	

e: bast@sebastianjamesdesigns.com.au
p: 0410 130 324
a: 2/44 Proctors Rd Dynnyrne Tasmania 7005
Building Designer Accreditation Number: 5693544
Document Set ID: 5693544
Version: 1, Version Date: 16/09/2025

Issue Name	Date	Revision ID

FOR INFORMATION ONLY

Address
**38 SURF ROAD SEVEN MILE BEACH
TAS 7170**

**NIC & MILLIE'S
RENOVATION & NEW GARAGE**
Planning Application

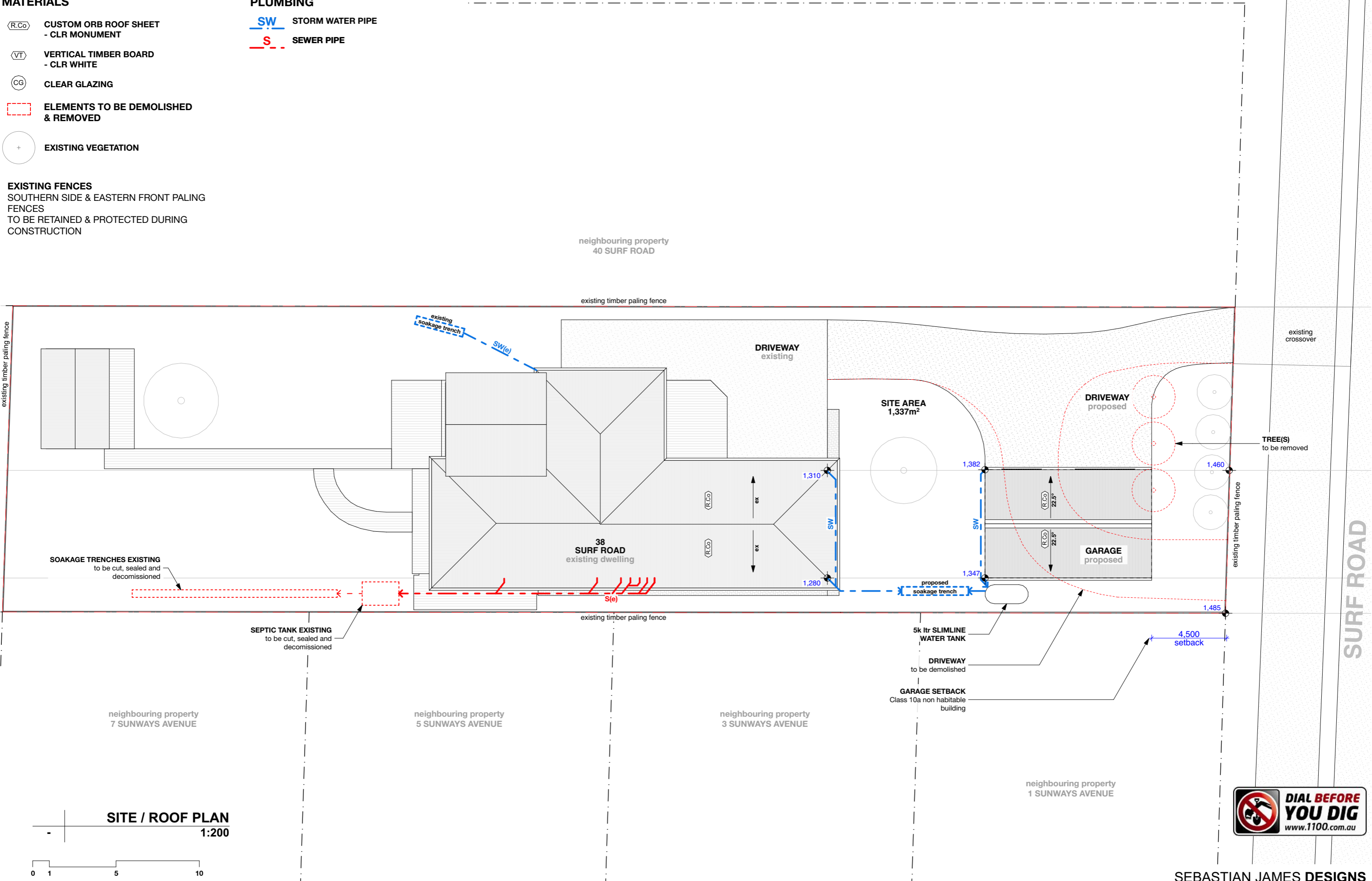
MATERIALS

- R.Co CUSTOM ORB ROOF SHEET - CLR MONUMENT
- VT VERTICAL TIMBER BOARD - CLR WHITE
- CG CLEAR GLAZING
- ELEMENTS TO BE DEMOLISHED & REMOVED
- + EXISTING VEGETATION

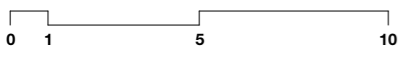
PLUMBING

- SW STORM WATER PIPE
- S SEWER PIPE

EXISTING FENCES
SOUTHERN SIDE & EASTERN FRONT PALING FENCES
TO BE RETAINED & PROTECTED DURING CONSTRUCTION



SITE / ROOF PLAN
1:200



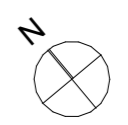
e: bast@sebastianjamesdesigns.com.au
p: 0410 130 324
a: 2/44 Proctors Rd Dynnyrne Tasmania 7005
Building Designer Accreditation Number: 2503
Document Set ID: 5693544
Version: 1, Version Date: 16/09/2025

Issue Name	Date	Revision ID

FOR INFORMATION ONLY

Address
38 SURF ROAD SEVEN MILE BEACH TAS 7170

NIC & MILLIE'S
RENOVATION & NEW GARAGE
Planning Application



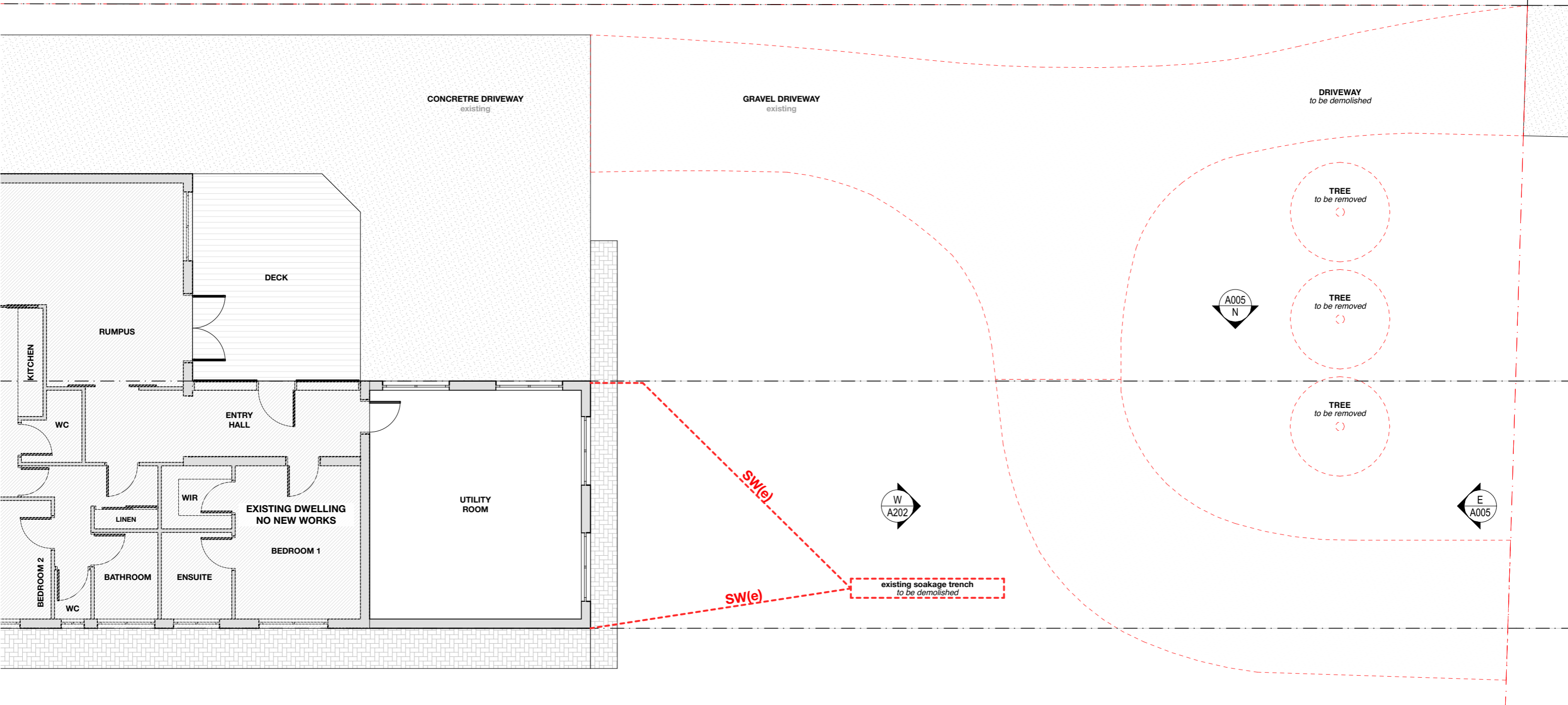
SEBASTIAN JAMES DESIGNS

date 16/9/2025	scale 1:200	drawing number A002
rev	project number 2503	approved by SY
drawn by SY		

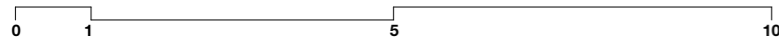
LEGEND

 ELEMENTS TO BE DEMOLISHED & REMOVED

 ELEMENTS TO BE RETAINED



EXISTING / DEMOLITION PLAN
1:100



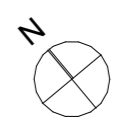
e: bast@sebastianjamesdesigns.com.au
 p: 0410 130 324
 a: 2/44 Proctors Rd Dynnyrne
 Tasmania 7005
 Building Designer Accreditation Number:
 Document Set ID: 5693544

Issue Name	Date	Revision ID

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**38 SURF ROAD SEVEN MILE BEACH
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NIC & MILLIE'S
RENOVATION & NEW GARAGE
 Planning Application



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date 16/9/2025	scale 1:100	drawing number A003
rev	project number 2503	approved by SY
drawn by SY		

LEGEND

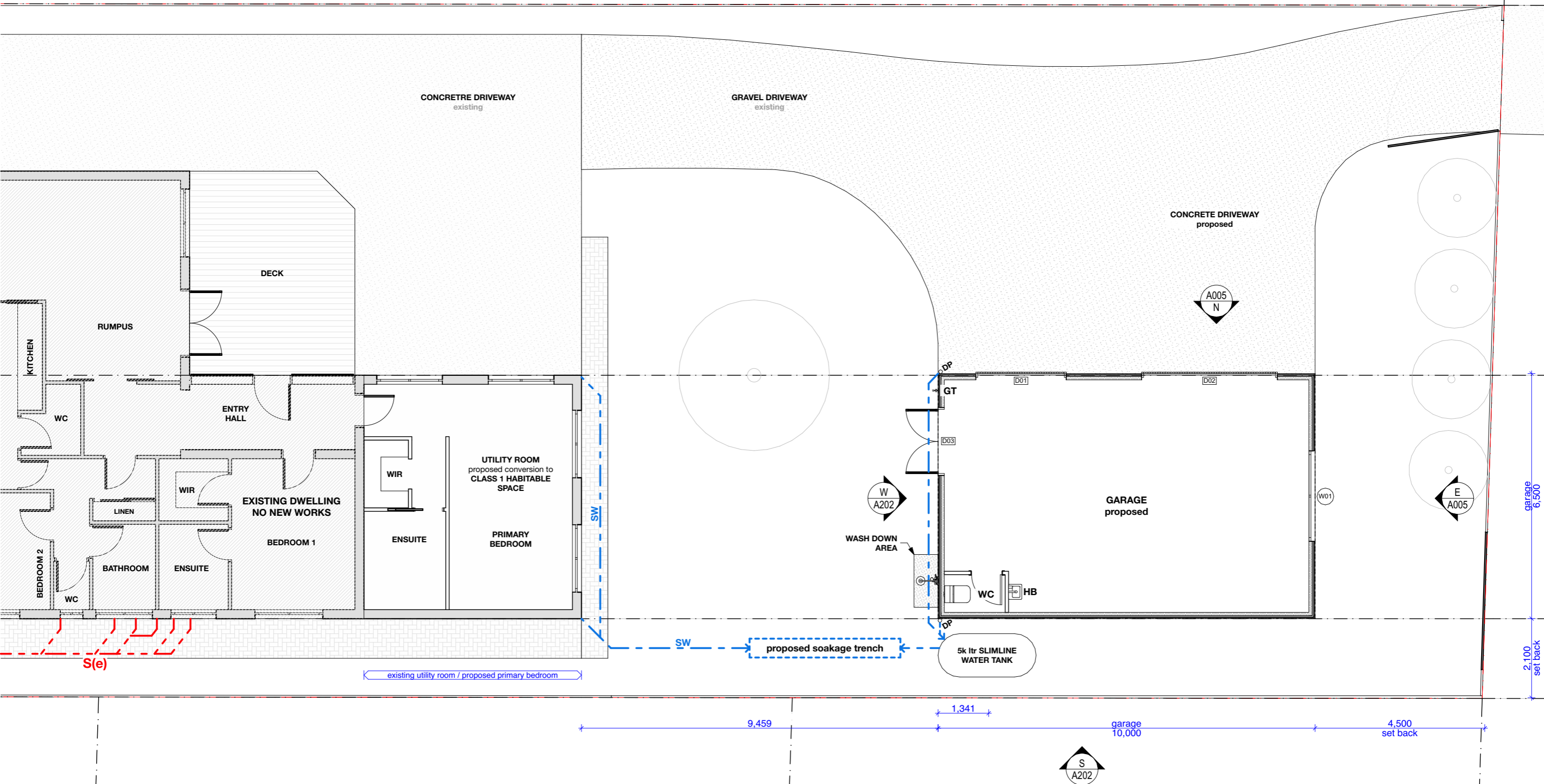
- ELEMENTS TO BE DEMOLISHED & REMOVED
- ELEMENTS TO BE RETAINED
- PROPOSED NEW WORKS

OBJECT

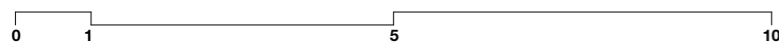
- DP DOWNPIPE
- GT GARDEN TAP
- HB HAND BASIN
- + EXISTING TREE

PLUMBING

- SW STORM WATER PIPE
- S SEWER PIPE
- ODP



PROPOSED PLAN
1:100



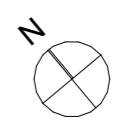
e: bast@sebastianjamesdesigns.com.au
 p: 0410 130 324
 a: 2/44 Proctors Rd Dynnyrne Tasmania 7005
 Building Designer Accreditation Number: 2503
 Document Set ID: 5693544
 Version: 1, Version Date: 16/09/2025

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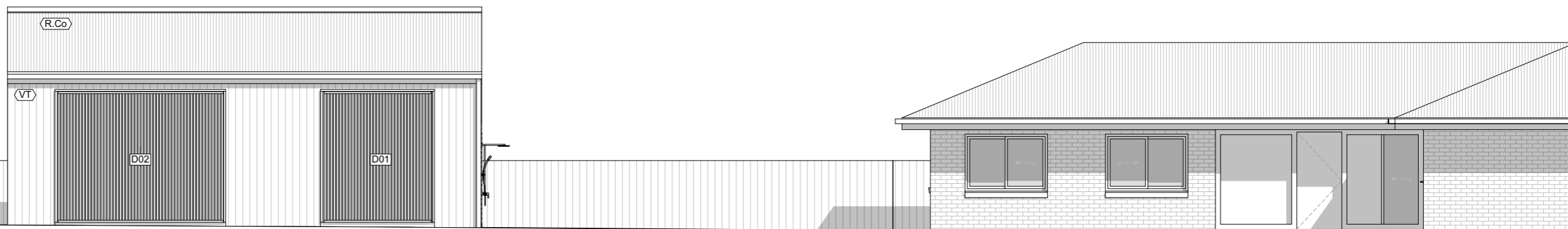
date 16/9/2025	scale 1:100	drawing number A004
rev	project number 2503	approved by SY
drawn by SY		

MATERIALS

- R.Co CUSTOM ORB ROOF SHEET
- CLR MONUMENT
- VT VERTICAL TIMBER BOARD
- CLR WHITE
- CG CLEAR GLAZING

garage & existing roof RL 4.535
AHD 6,035

garage floor level RL 0
AHD 1,500

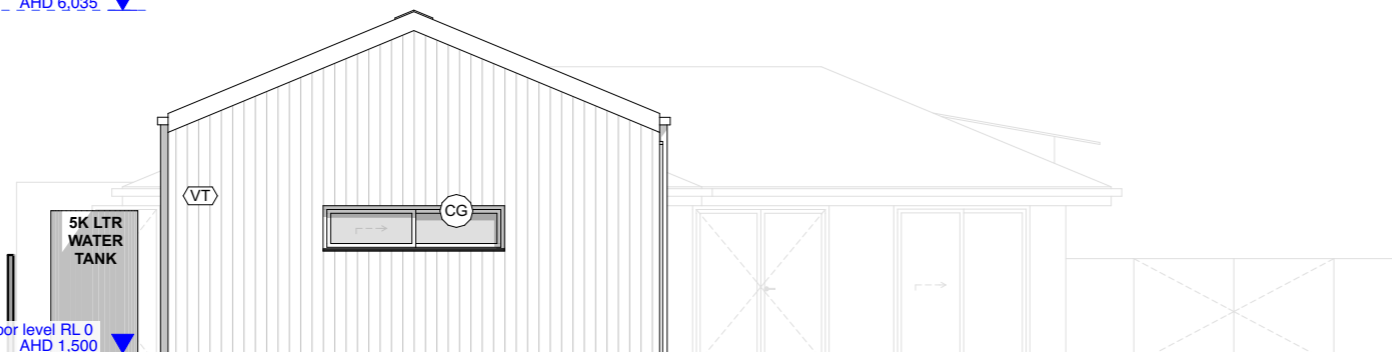


existing dwelling

NORTH ELEVATION
1:100

garage & existing roof RL 4.535
AHD 6,035

garage floor level RL 0
AHD 1,500



EAST ELEVATION
1:100

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date 16/9/2025	scale 1:100	drawing number A005
rev	project number 2503	
drawn by SY	approved by SY	

e: bast@sebastianjamesdesigns.com.au
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a: 2/44 Proctors Rd Dynnyrne
Tasmania 7005
Building Designer Accreditation Number:
Document Set ID: 5693544
Version: 1, Version Date: 16/09/2025

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NIC & MILLIE'S
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SITE ENTRY PERSPECTIVE

SITE ENTRY PERSPECTIVE (sans trees)

SEBASTIAN JAMES DESIGNS

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date
16/9/2025
 rev
 drawn by
SY

scale
 project number
2503
 approved by
SY

drawing number
A006



NORTH EAST PERSPECTIVE

SEBASTIAN JAMES DESIGNS

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 Tasmania 7005
 Building Designer Accreditation Number:
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NIC & MILLIE'S
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date 16/9/2025	scale	drawing number A007
rev	project number 2503	approved by SY
drawn by SY		



NORTH WEST PERSPECTIVE

SEBASTIAN JAMES DESIGNS

e: bast@sebastianjamesdesigns.com.au
 p: 0410 130 324
 a: 2/44 Proctors Rd Dynnyrne
 Tasmania 7005
 Building Designer Accreditation Number:
 Document Set ID: 5693544

Issue Name	Date	Revision ID

FOR INFORMATION ONLY

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NIC & MILLIE'S
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date 16/9/2025	scale	drawing number A008
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drawn by SY	approved by SY	