



DEVELOPMENT APPLICATION

PDPLANPMTD-2025/057041

PROPOSAL: Outbuilding (Single Dwelling)

LOCATION: 26A Surf Road, Seven Mile Beach (with Access over
26 Surf Road, Seven Mile Beach)

RELEVANT PLANNING SCHEME: Tasmanian Planning Scheme - Clarence

ADVERTISING EXPIRY DATE: 10 December 2025

The relevant plans and documents can be inspected at the Council offices, 38 Bligh Street, Rosny Park, during normal office hours until 10 December 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 10 December 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 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 garages for 2 vehicles over existing parking spaces, plus workshop

Location:

Address: 26A Surf Road

Suburb/Town: Seven Mile Beach TAS

Postcode 7170

Current Owners/s:

Personal Information Removed

Applicant:

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

Yes

No

Clarence City Council

DEVELOPMENT/USE OR SUBDIVISION DECLARATION



Clarence... a brighter place

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 122234	FOLIO 1
EDITION 7	DATE OF ISSUE 17-Aug-2018

SEARCH DATE : 21-Nov-2025

SEARCH TIME : 01.40 PM

DESCRIPTION OF LAND

City of CLARENCE

Lot 1 on Sealed Plan [122234](#)

Derivation : Part of 94A-0R-17Ps Gtd to D C Lewis

Prior CT [232589/1](#)

SCHEDULE 1

[E100614](#) TRANSFER to RICKY DALE LANGFORD and EILEEN ELIZABETH
PATRICIA LANGFORD Registered 17-Aug-2018 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

SP [122234](#) EASEMENTS in Schedule of Easements

SP [122234](#) COVENANTS in Schedule of Easements

SP [122234](#) FENCING PROVISION in Schedule of Easements

SP [122234](#) SEWERAGE AND/OR DRAINAGE RESTRICTION

SP [122234](#) SEPTIC TANK NOTIFICATION

108645 BOUNDARY FENCES CONDITION in Transfer

[E148871](#) MORTGAGE to Macquarie Bank Limited Registered
17-Aug-2018 at 12.02 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

SEARCH OF TORRENS TITLE

VOLUME 122234	FOLIO 2
EDITION 8	DATE OF ISSUE 03-May-2022

SEARCH DATE : 11-Nov-2025

SEARCH TIME : 04.32 PM

DESCRIPTION OF LAND

City of CLARENCE

Lot 2 on Sealed Plan [122234](#)

Derivation : Part of 94A-0R-17Ps Gtd to D C Lewis

Prior CT [232589/1](#)

SCHEDULE 1

[M857259](#) TRANSFER to LACHLAN OLIVER DUNCAN COLLINS and
STEPHANIE JANE COLLINS Registered 20-Jan-2021 at 12.
01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

SP [122234](#) EASEMENTS in Schedule of Easements

SP [122234](#) COVENANTS in Schedule of Easements

SP [122234](#) FENCING PROVISION in Schedule of Easements

SP [122234](#) SEWERAGE AND/OR DRAINAGE RESTRICTION


SP [122234](#) SEPTIC TANK NOTIFICATION

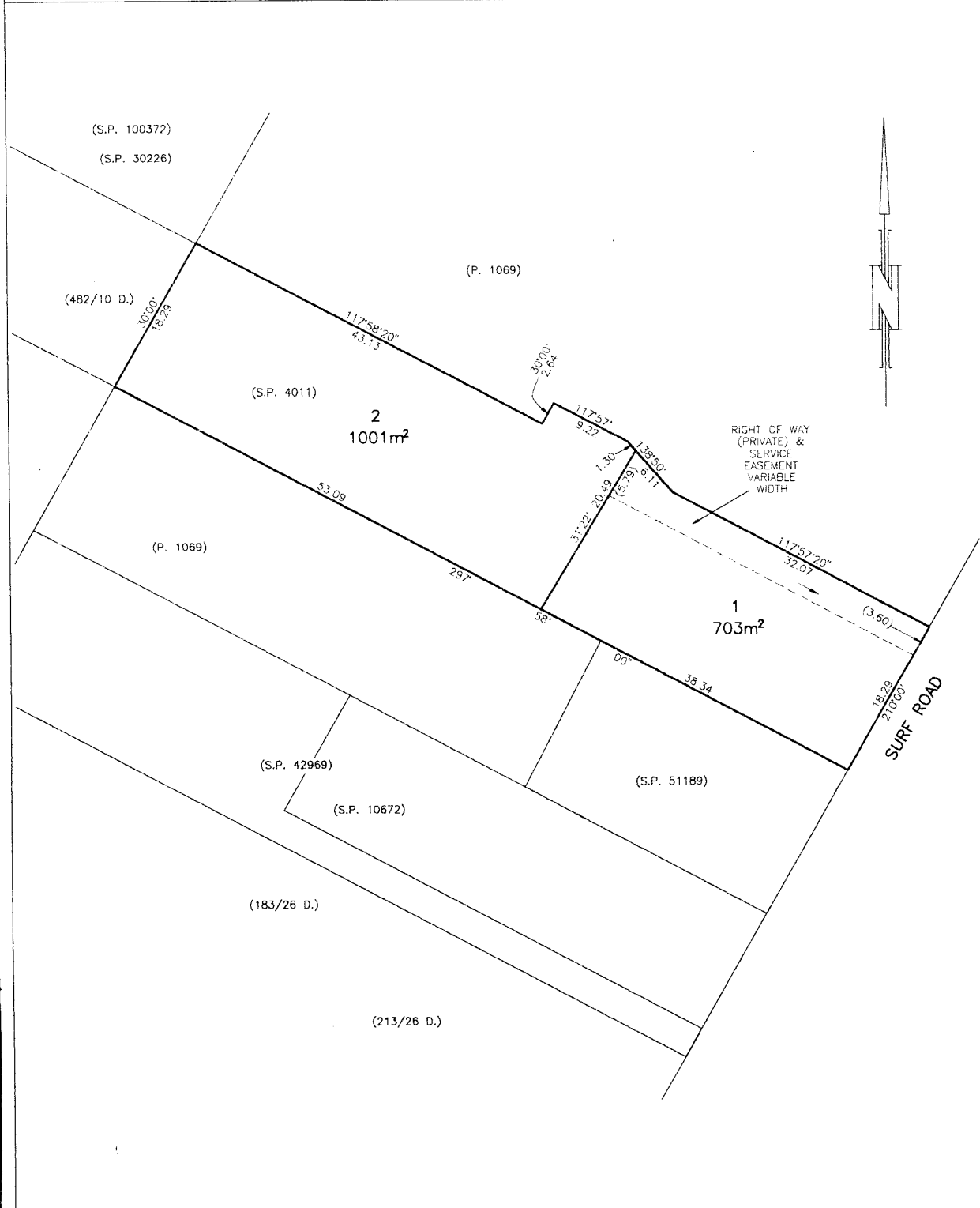
108645 BOUNDARY FENCES CONDITION in Transfer

[E302029](#) MORTGAGE to HSBC Bank Australia Limited Registered
03-May-2022 at 12.01 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

OWNER JOHN MAXWELL PLUNKETT & JANE DOREEN PLUNKETT FOLIO REFERENCE CT 232589/1. GRANTEE PART OF 94A-OR-17P's GTD. TO D.C. LEWIS.		PLAN OF SURVEY BY SURVEYOR TERENCE S. CROMER <small>CROMER & CERUITY 7 BAYFIELD STREET, ROSNY PARK A DIVISION OF CC&R PTY. LTD. ACN 009521984</small> LOCATION CITY OF CLARENCE SCALE 1:400 LENGTHS IN METRES		REGISTERED NUMBER SP122234 APPROVED EFFECTIVE FROM 18 DEC 1995  Recorder of Titles
MAPSHEET MUNICIPAL CODE No. 107	LAST UPI No. I410039	LAST PLAN No. P-232589 SP4011	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN	



COUNCIL APPROVAL

Registered Number

SP122234

{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 83(5)
THE COUNCIL:

(b) CANNOT PROVIDE A MEANS OF SEWERAGE OR DRAINAGE FROM LOTS 1 & 2 ON THIS PLAN.

-- LOTS 1 & 2 ARE SUITABLE FOR THE INSTALLATION OF A MODIFIED SEPTIC TANK INCLUDING ALTERNATING ABSORPTION DRAINS.

In witness whereof the common seal of *Clarence City Council*
has been affixed, pursuant to a resolution of the Council of the said municipality
passed the *9* day of *October* *1995*, in the presence of us

~~Member~~

Member

~~General Manager~~ *[Signature]*
CORPORATE SECRETARY

NOMINATIONS

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

ARCHER BUSHBY	Solicitor to act for the owner
CROMER & CERUTTY	Surveyor to act for the owner

TO BE COMPLETED WHEN ADDITIONAL PLAN OF SURVEY SHEETS ARE ANNEXED

Detailed drawings of the lots shown in this plan are contained in the additional sheet(s) annexed and
signed by us

Surveyor
General Manager

OFFICE EXAMINATION: Indexed Computed *13/12/95* Examined *13/12/95*

SCHEDULE OF EASEMENTS

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

SP122234

EASEMENTS AND PROFITS

PAGE 1 OF 2 PAGES

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. * **Right of Way (Private) and Service Easement**

EASEMENTS

Lot 1 is subject to a right of drainage (appurtenant to Lot 2 on the Plan) over the ~~*Service Easement~~ variable width shown on the Plan.

Lot 2 is together with a right of drainage over the Service Easement variable width shown on the Plan.

Lot 1 is subject to a right of carriageway (appurtenant to Lot 2 on the Plan) over the ~~*Service Easement~~ variable width shown on the Plan.

Lot 2 is together with a right of carriageway over the ~~*Service Easement~~ variable width shown on the Plan.

Lot 1 is subject to a Service Easement as hereinafter defined (appurtenant to Lot 2 on the Plan) over the ~~*Service Easement~~ variable width shown on the Plan.

Lot 2 is together with a service easement as hereinafter defined over the ~~*Service Easement~~ variable width shown on the Plan.

DEFINITION

Service Easement means the full and free right of every person who is entitled to an estate or interest in possession of the Lots on the Plan indicated as the dominant tenement or any part thereof with which such rights shall be capable of enjoyment in common with the owner of the servient tenement to lay use and maintain water mains and pipes for the passage of water, transmission lines or cables required for the transmitting and distributing of power by H.E.C. electricity and cables and lines required for the installation of Telecom Australia equipment required for telephone services and every such person his surveyors, workmen and persons authorised by him from time to time and at all times hereafter to

(USE FOLDED FORM FOR MULTIPLE PAGES)

SUBDIVIDER : J M & J D Plunkett
 FOLIO REF : Volume 232589 Folio 1
 SOLICITOR & REFERENCE : Archer Bushby

PLAN SEALED BY : *Clarence City Council*
 DATE :
SD3626
 REF No. *A/ [Signature] COUNTY DELEGATE*

NOTE: THE COUNCIL DELEGATE MUST SIGN THE CERTIFICATE FOR THE PURPOSE OF IDENTIFICATION.

SCHEDULE OF EASEMENTS

REGISTERED NUMBER

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

SP 122234

EASEMENTS AND PROFITS

PAGE 2 OF 2 PAGE

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:-

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- (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.

cont.

to enter into and upon the said service easement or any part thereof for such purposes of installation or maintenance of the services of water mains Hydro Electric power or Telecom lines PROVIDED HOWEVER that any damage occasioned thereby shall be made good.

COVENANTS

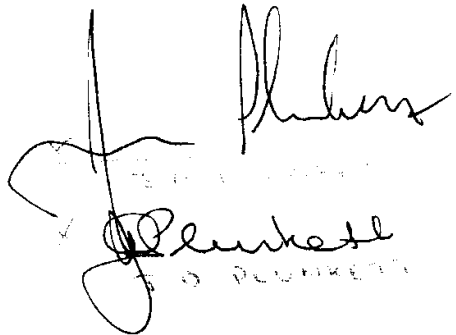
The subdivider as the owner of Lots 1 and 2 on the Plan covenants with the Clarence City Council to the intent that the burden of this covenant may run with and bind the covenantors lot, and every part thereof and that the benefit thereof may be created in favour of the Clarence City Council to observe the following stipulation. No trees to be removed without Councils consent.

FENCING PROVISION

In respect of each lot on the Plan, the Vendors, John Maxwell Plunkett and Jane Doreen Plunkett, shall not be required to fence.


(USE FOLDED FORM FOR MULTIPLE PAGES)

SIGNED BY JOHN MAXWELL PLUNKETT AND JANE DOREEN PLUNKETT THE REGISTERED PROPRIETORS OF THE LAND COMPRISED IN FOLIO OF THE REGISTER VOLUME 232589 FOLIO 1 IN THE PRESENCE OF



John Maxwell Plunkett
Jane Doreen Plunkett
 Name Clerk
 Robert

SUBDIVIDER :
 FOLIO REF :
 SOLICITOR & REFERENCE :

PLAN SEALED BY :
 DATE :
 REF No. 
CORPORATE SECRETARY
 Council Delegate

NOTE: THE COUNCIL DELEGATE MUST SIGN THE CERTIFICATE FOR THE PURPOSE OF IDENTIFICATION.

Site Calculations

SITE AREA	1,001.67m ²
EXISTING FLOOR AREA	139.99m ²
PROPOSED AREA	72.00m ²

Notes

- 1 NS 28/10/25 9:43 am
Proposed 6x12x2.4m garage with 2/90mm round PVC downpipes connected to existing SW system.
- 2 NS 28/10/25 9:44 am
Existing access and driveway to remain, no changes proposed.
- 3 NS 28/10/25 9:46 am
Existing waste water system to remain, on changes proposed.



Disrupted by Canibuild.

Client Name	Client Email	Client Phone
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Copyright Statement
This plan always remains the copyright of Rainbow Building Solutions & shall not be used other than for the project work intended without written authority.

Disclaimer
This is not an official document, and may not comply with current laws or industry standards. Seek independent advice before acting on this document.

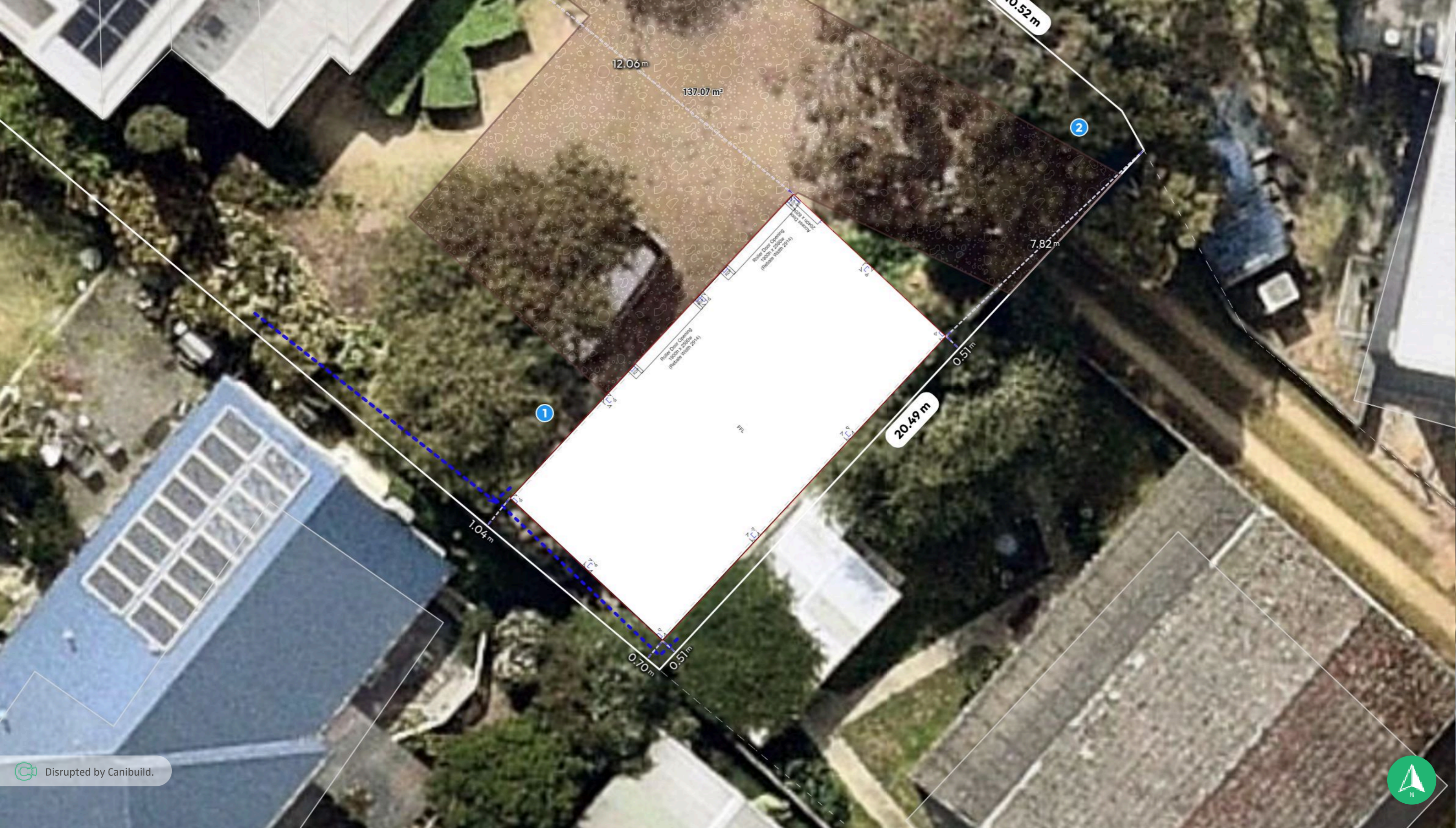
ALL DIMENSIONS ARE IN METERS.

Generated by Nick Smith
nick@rainbowbuilding.com.au

Property Details
26A Surf Rd, Seven Mile Beach, TAS 7170, Australia
Lot/DP: 2/122234

Sheet Name Site Plan	Sheet no. 1	Lic no. 181916529	Job no.
Design Steph Collins - 6x12x2.4m garage		Scale 1:200@A3	Version # 1
1 st version date: 28/10/2025	Current version date: 28/10/2025		

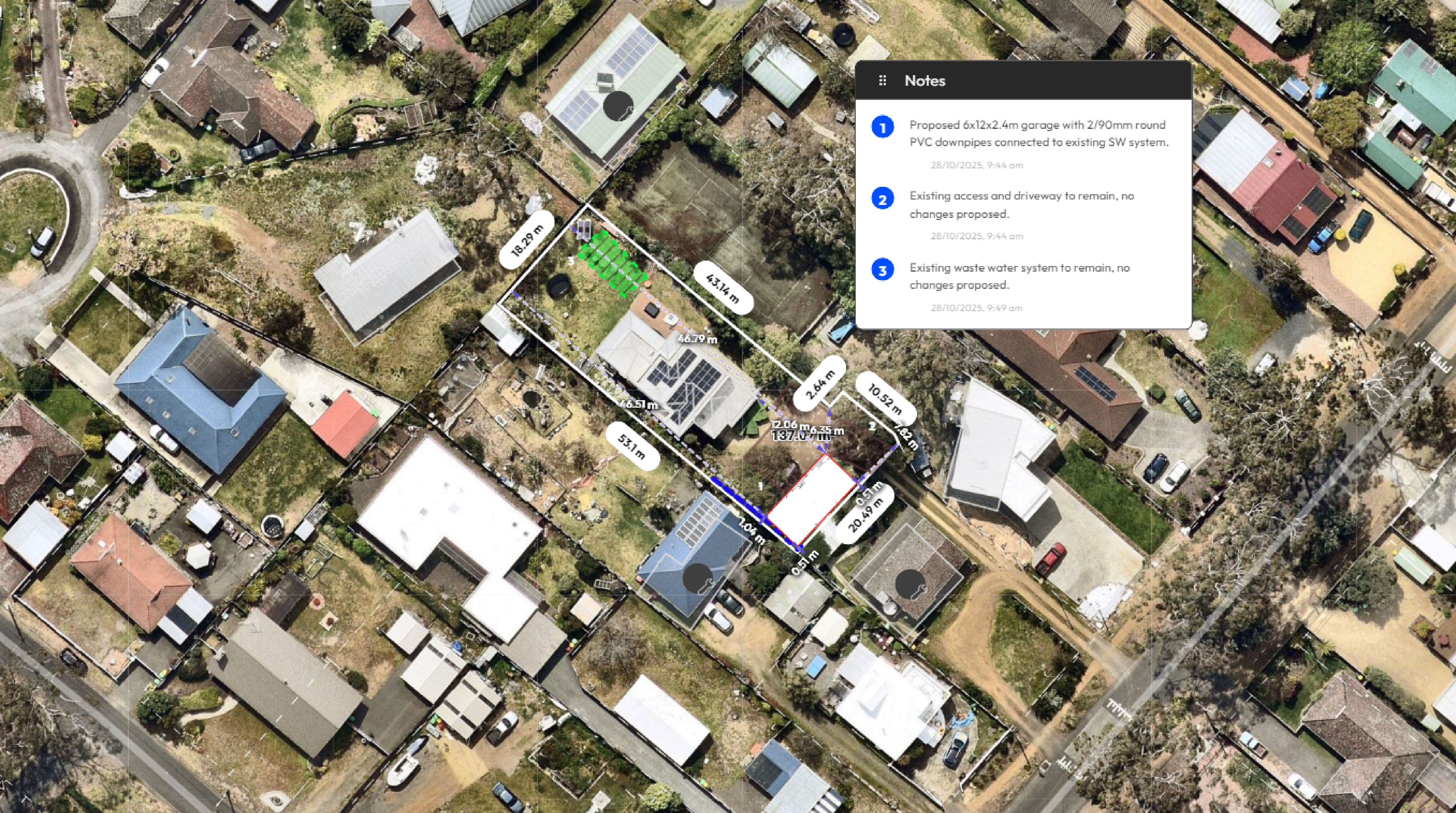




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Client Name	Client Email	Client Phone			Sheet Name	Sheet no.	Lic no.	Job no.
Copyright Statement This plan always remains the copyright of Rainbow Building Solutions & shall not be used other than for the project work intended without written authority.			Generated by Nick Smith nick@rainbowbuilding.com.au		Site Plan	2	181916529	
Disclaimer This is not an official document, and may not comply with current laws or industry standards. Seek independent advice before acting on this document. ALL DIMENSIONS ARE IN METERS.			Property Details 26A Surf Rd, Seven Mile Beach, TAS 7170, Australia Lot/DP: 2/122234		Design Steph Collins - 6x12x2.4m garage			Scale NOT TO SCALE
					1st version date: 28/10/2025		Current version date: 28/10/2025	Version # 1



- Notes**
- 1 Proposed 6x12x2.4m garage with 2/90mm round PVC downpipes connected to existing SW system.
28/10/2025, 9:44 am
 - 2 Existing access and driveway to remain, no changes proposed.
28/10/2025, 9:44 am
 - 3 Existing waste water system to remain, no changes proposed.
28/10/2025, 9:49 am

Client Name Client Email Client Phone

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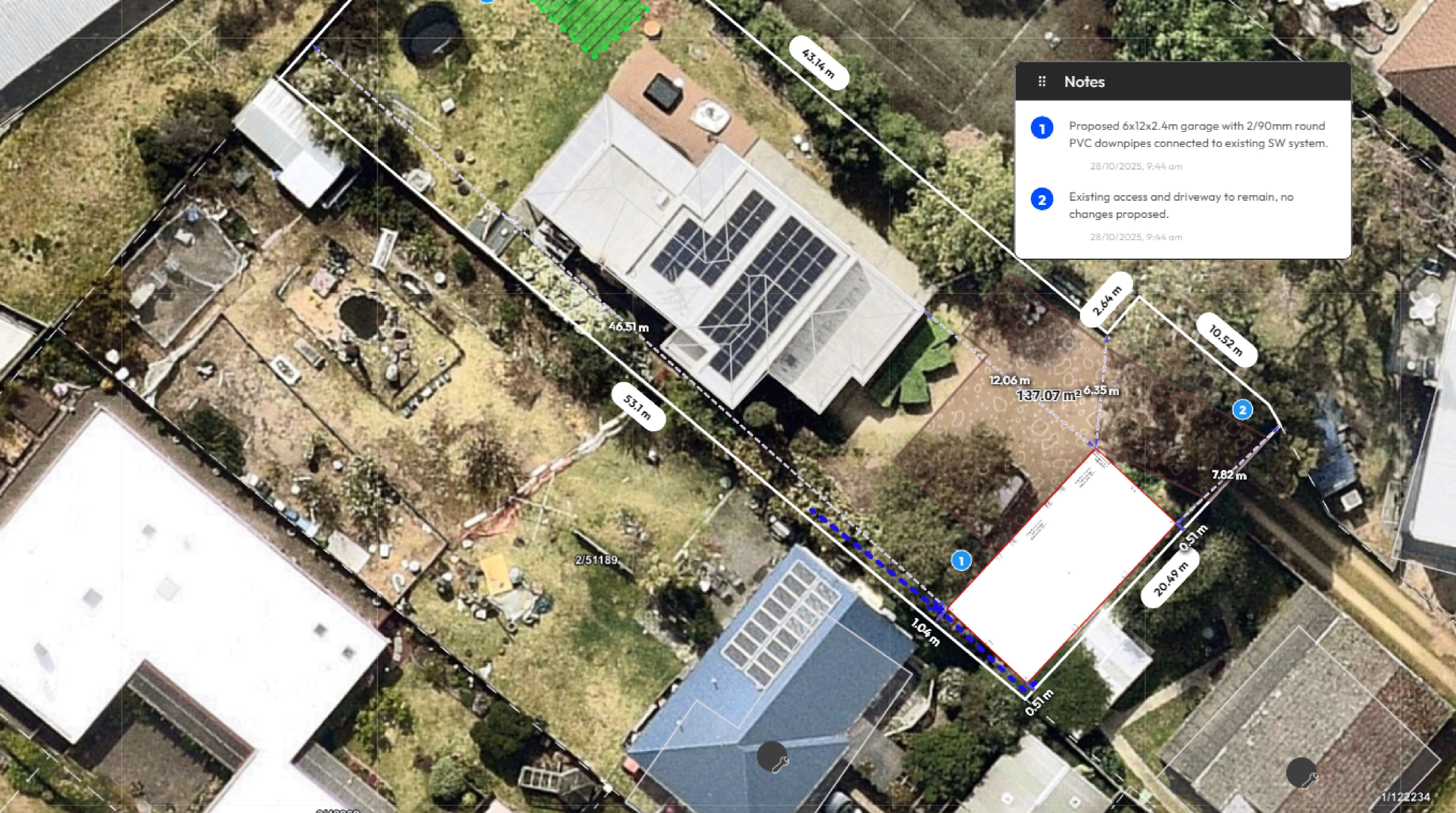
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ALL DIMENSIONS ARE IN METERS.



<p>Generated by Nick Smith nick@rainbowbuilding.com.au</p>	<p>Phone</p>	<p>Sheet name Site Plan</p>	<p>Lic no. -</p>
<p>Property Details 26A Surf Rd, Seven Mile Beach, TAS 7170, Australia 2/122234</p> <p>Clarence Lot/DP: 2/122234</p>		<p>Design Title: Steph Collins - 6x12x2.4m garage</p>	<p>Scale 1:500</p>
		<p>Date Tue Oct 28 2025</p>	



Notes

- 1** Proposed 6x12x2.4m garage with 2/90mm round PVC downpipes connected to existing SW system.
28/10/2025, 9:44 am
- 2** Existing access and driveway to remain, no changes proposed.
28/10/2025, 9:44 am

Client Name Client Email Client Phone

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ALL DIMENSIONS ARE IN METERS.



Generated by

Nick Smith
nick@rainbowbuilding.com.au

Phone

Sheet name

Site Plan

Lic no.

-

Property Details

26A Surf Rd, Seven Mile Beach, TAS 7170, Australia 2/122234

Clarence
Lot/DP: 2/122234

Design

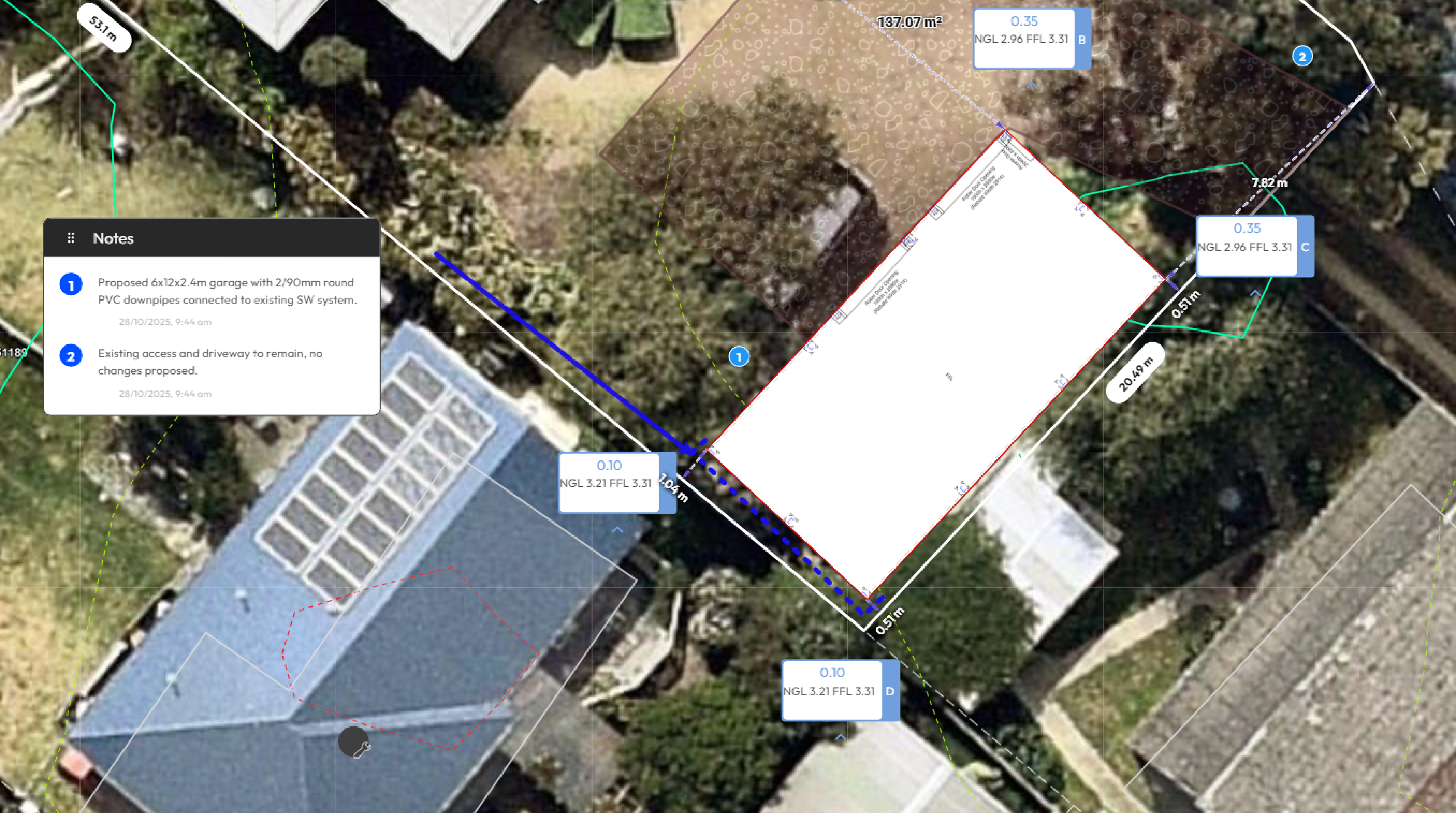
Title: Steph Collins - 6x12x2.4m garage

Date Tue Oct 28 2025

Scale

1:200





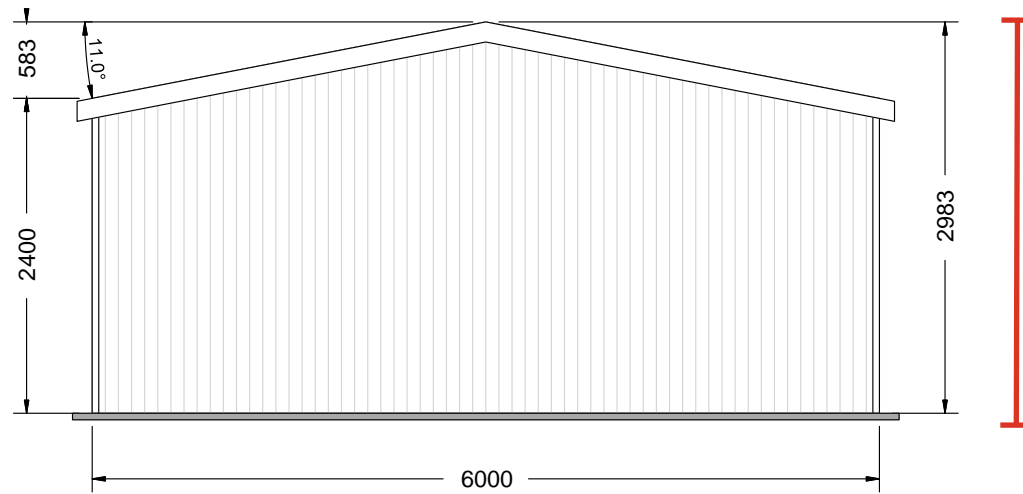
Notes

1 Proposed 6x12x2.4m garage with 2/90mm round PVC downpipes connected to existing SW system.
28/10/2025, 9:44 am

2 Existing access and driveway to remain, no changes proposed.
28/10/2025, 9:44 am

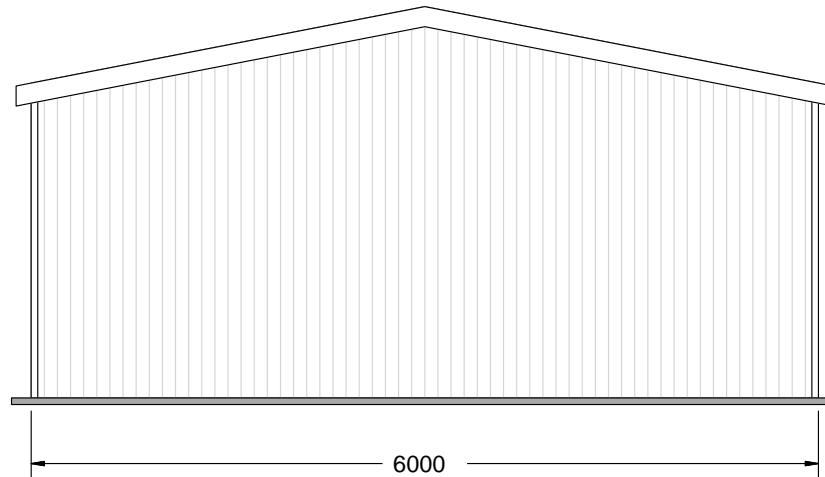


Client Name	Client Email	Client Phone	Generated by Nick Smith nick@rainbowbuilding.com.au	Phone	Sheet name Site Plan	Lic no. -
Copyright Statement This plan always remains the copyright of Rainbow Building Solutions & shall not be used other than for the project work intended without written authority.			Property Details 26A Surf Rd, Seven Mile Beach, TAS 7170, Australia 2/122234 Clarence Lot/DP: 2/122234		Design Title: Steph Collins - 6x12x2.4m garage	Scale 1:100
Disclaimer This is not an official document, and may not comply with current laws or industry standards. Seek independent advice before acting on this document.					Date Tue Oct 28 2025	
ALL DIMENSIONS ARE IN METERS.						



Apex height to NGL = 3110mm

NORTH-EAST ELEVATIONS

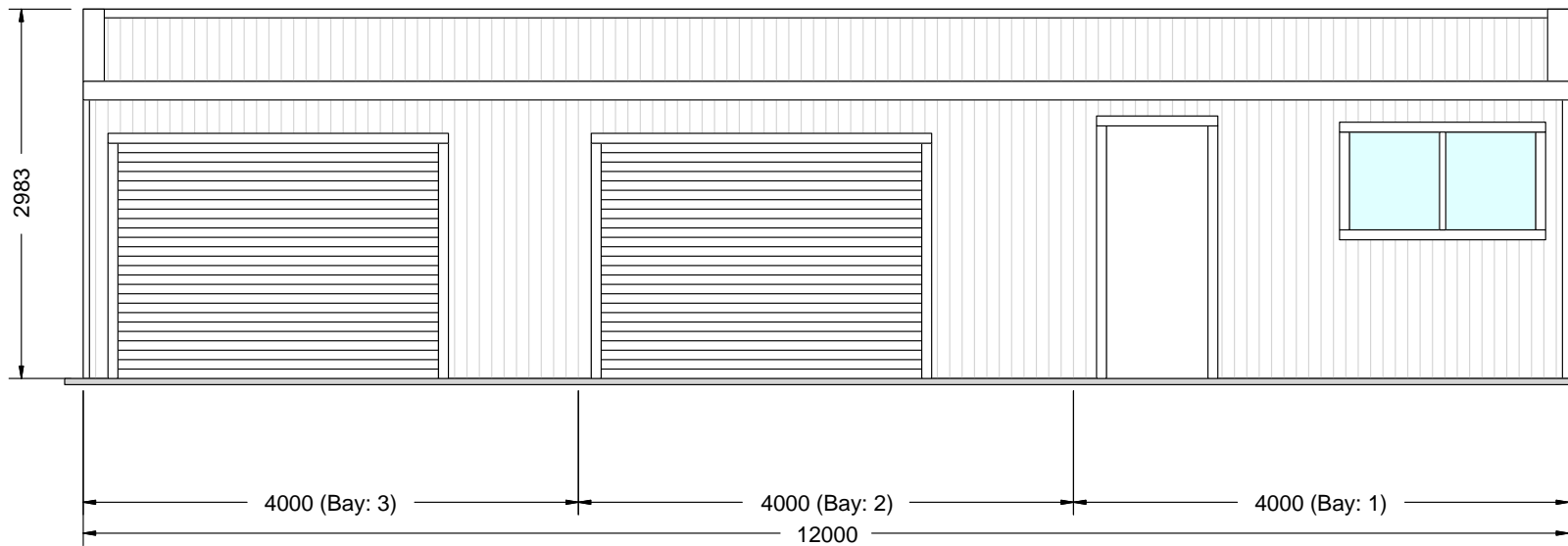


SOUTH-WEST ELEVATION

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

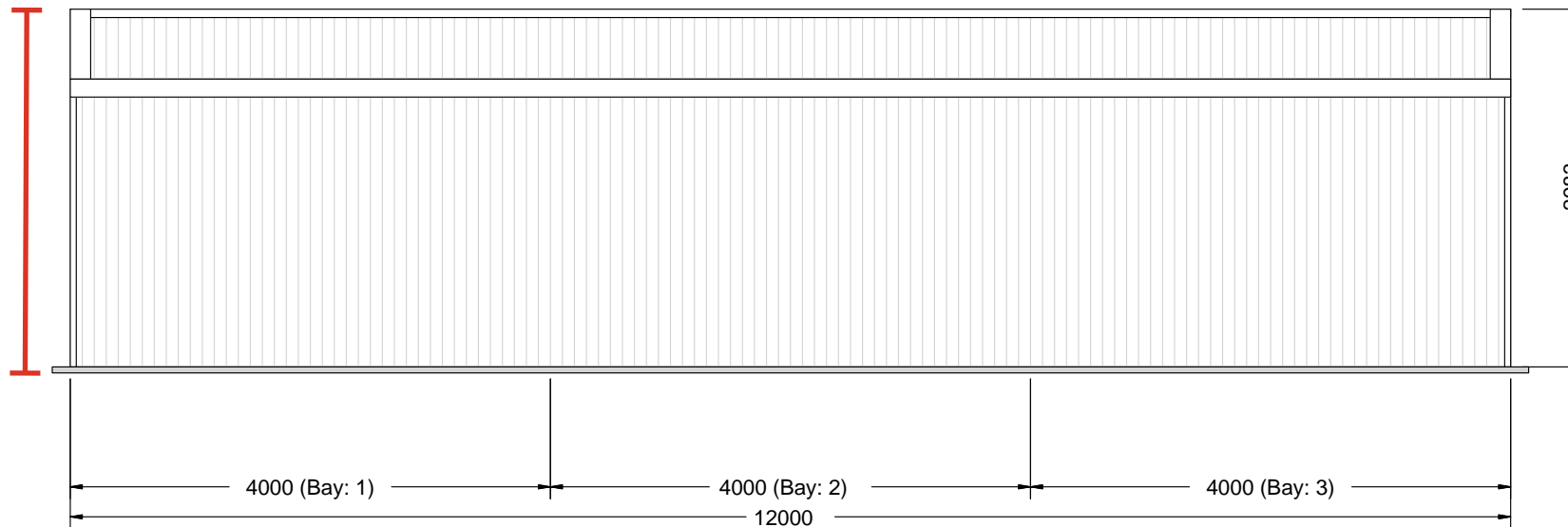
CLIENT: Steph Collins
SITE ADDRESS: 26A Surf Road, Seven Mile Beach, TAS, 7170
PHONE: 0447309718
EMAIL: stephprice@gmail.com

DRAWING TITLE: End Elevations
SCALE: 1:57.626
DATE: 06-11-2025
Job Number: KING02_12189b
Drawing Number: EE



Apex height to NGL = 3110mm

NORTH-WEST ELEVATION

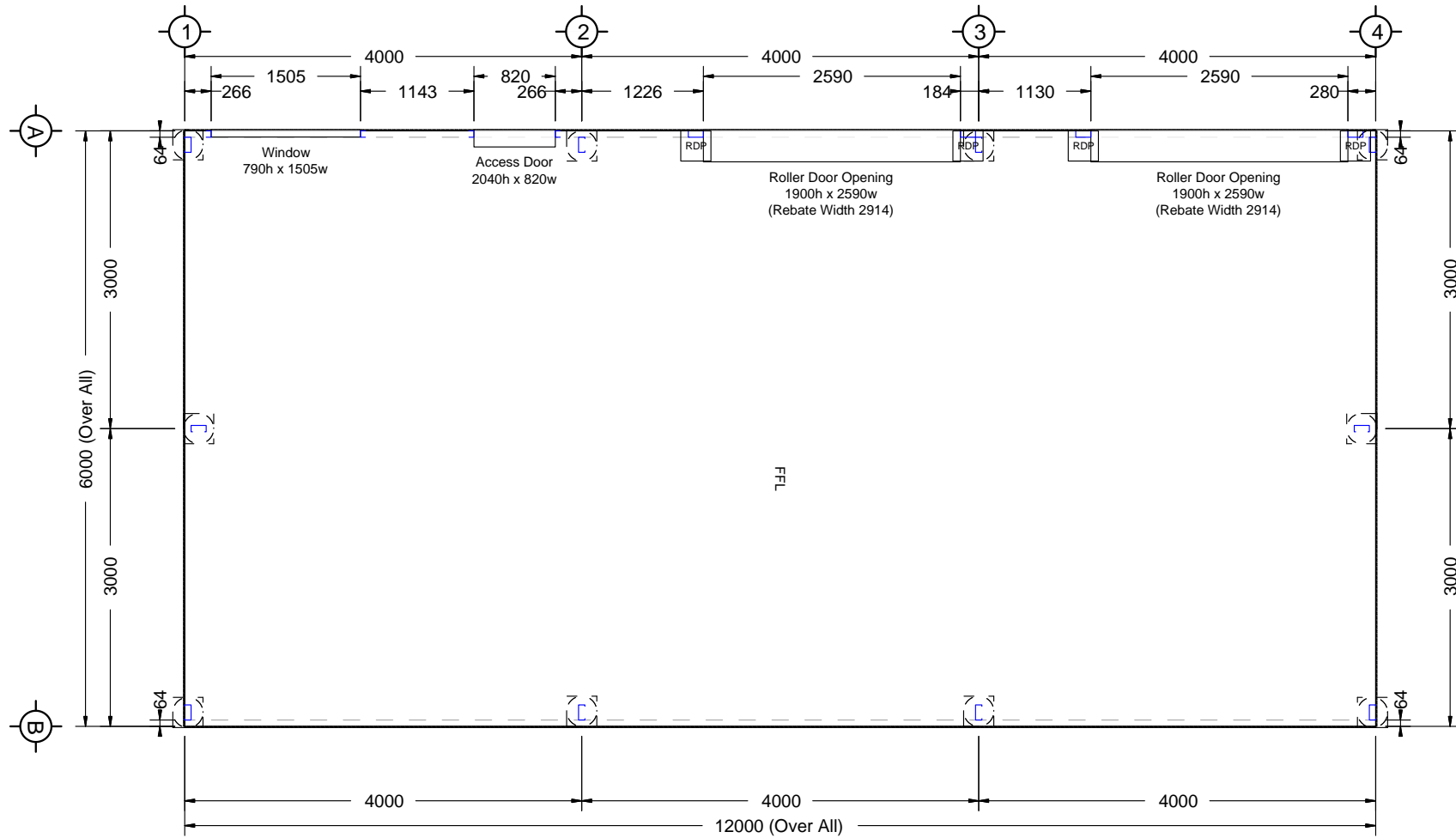


south-east ELEVATION

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

CLIENT: Steph Collins
SITE ADDRESS: 26A Surf Road, Seven Mile Beach, TAS, 7170
PHONE: 0447309718
EMAIL: stephprice@gmail.com

DRAWING TITLE: Side Elevations
SCALE: 1:59.859
DATE: 06-11-2025
Job Number: KING02_12189b
Drawing Number: SE



FLOOR PLAN

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

CLIENT: Steph Collins
SITE ADDRESS: 26A Surf Road, Seven Mile Beach, TAS, 7170
PHONE: 0447309718
EMAIL: stephprice@gmail.com

DRAWING TITLE: Floor Plan
SCALE: 1:65.401
DATE: 06-11-2025
Job Number: KING02_12189b
Drawing Number: FP



Date
 21 Jun, 2025

Season
 Summer Spring
 Autumn **Winter**

Time
 09:00 AEDT

09:00 AEDT

Reset to now

53.1 m

2.64 m

10.52 m

20.48 m

24 Surf Road

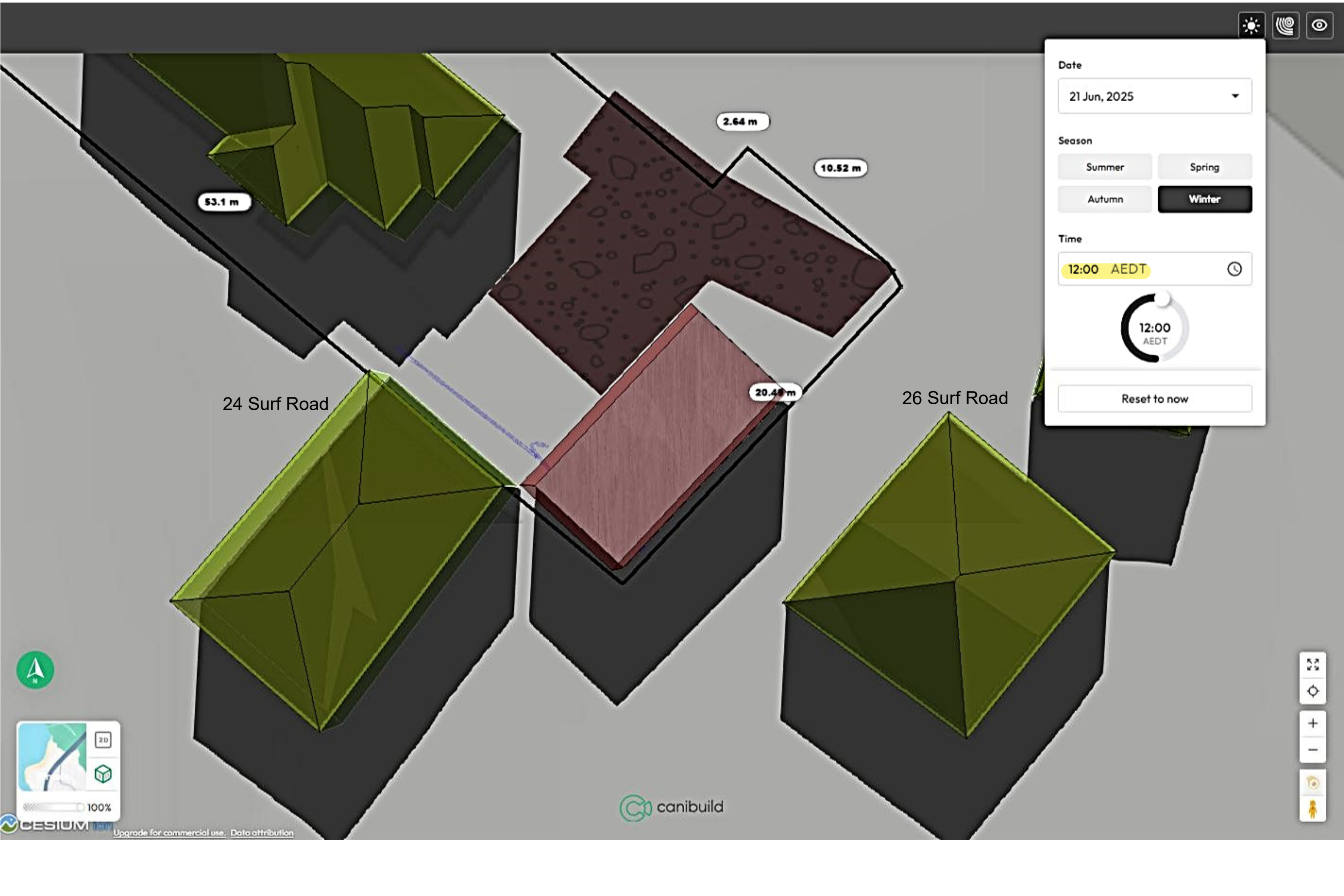
26 Surf Road



2D

100%





53.1 m

2.64 m

10.52 m

20.48 m

24 Surf Road

26 Surf Road

Date

21 Jun, 2025

Season

Summer

Spring

Autumn

Winter

Time

12:00 AEDT



12:00 AEDT

Reset to now



100%





Date
21 Jun, 2025

Season
Summer Spring
Autumn **Winter**

Time
15:00 AEDT

15:00 AEDT

Reset to now

53.1 m

2.64 m

10.52 m

20.48 m

- Overshadowing no greater than pre-existing larger tree -

24 Surf Road

26 Surf Road



2D 3D

100%



2. Only small shrubs and undergrowth are being removed – see photo attached of the pegged-out area. We are building close to the larger tree, however this tree is remaining and not being removed.
3. Updated elevation plans showing NGL > total height of outbuilding
4. Shadow diagrams attached and response to 10.4.3 P2 (although not sure I see where shadowing diagrams are specifically mentioned or requested under the performance criteria ?) :

<p>10.4.3 Objective : That the siting of dwellings is compatible with the streetscape and does not cause an unreasonable loss of amenity for adjoining properties.</p>	
<p>P2 states : The siting of a dwelling must not cause an unreasonable loss of amenity to adjoining properties, having regard to: (a) the topography of the site; (b) the size, shape and orientation of the site; (c) the setbacks of surrounding buildings; (d) the height, bulk and form of existing and proposed buildings; (e) the existing buildings and private open space areas on the site; (f) sunlight to private open space and windows of habitable rooms on adjoining properties; and (g) the character of development existing on established properties in the area.</p>	<p>Response :</p> <p>(a) Given the existing dwelling occupies the majority of the useable block to the front, the only logic location for an outbuilding is as per site plan. It is not practical to achieve a 5m setback from the side boundary – the entry / access is existing meaning any outbuilding would struggle to achieve this required setback</p> <p>(b) The existing driveway and cross-over lend itself to having an outbuilding towards the front of the block, but in between the house and front / side boundary.</p> <p>(c) & (d) The neighbour at 26 Surf Road has an outbuilding which is hard up against the fence.</p> <p>(e) POS is achievable between the dwelling and the Northern / Rear boundary. This still allows sufficient room for the existing WW system. This proposed outbuilding is small in comparison to the overall remaining footprint.</p> <p>(f) No. 26 Surf Road is the only nearby property that may receive shadowing BUT the existing large tree which will remain, create larger more prominent shadowing. Therefore any shadow or sunlight transfer won't be impacted when compared to pre-existing conditions.</p> <p>(g) As lots nearby in the area are small, meaning existing dwellings and outbuildings are used efficiently as possible with the limited land available. This proposed outbuilding has nowhere else to be built.</p>

