



DEVELOPMENT APPLICATION

PDPLANPMTD-2023/039959

PROPOSAL: Additions & Alterations to Outbuilding (Residential)

LOCATION: 9A Esplanade, Seven Mile Beach

RELEVANT PLANNING SCHEME: Tasmanian Planning Scheme - Clarence

ADVERTISING EXPIRY DATE: 13 February 2024

The relevant plans and documents can be inspected at the Council offices, 38 Bligh Street, Rosny Park, during normal office hours until 13 February 2024. 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 13 February 2024.

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:

Extend existing garage

Location:

Address: 9A Esplanade, Seven Mile Beach, TAS 7170

Suburb/Town Postcode

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

\$ 15000

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

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:

<p>Signature </p>	<p>Date 5/11/2023</p>
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**PLEASE REFER TO THE DEVELOPMENT/USE AND SUBDIVISION CHECKLIST
ON THE FOLLOWING PAGES TO DETERMINE WHAT DOCUMENTATION MUST
BE SUBMITTED WITH YOUR APPLICATION.**

Clarence City Council

DEVELOPMENT/USE OR SUBDIVISION CHECKLIST



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 153009	FOLIO 2
EDITION 3	DATE OF ISSUE 12-Apr-2016

SEARCH DATE : 21-Nov-2023

SEARCH TIME : 07.08 AM

DESCRIPTION OF LAND

City of CLARENCE

Lot 2 on Sealed Plan 153009

Derivation : Part of 1200 Acres Located to A. Williams

Prior CT 21847/1

SCHEDULE 1

M241557 TRANSFER to JOHN MILTON SCHUTS and JENNIFER MAREE
PARNELL Registered 31-Aug-2009 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

SP153009 FENCING PROVISION in Schedule of Easements

E42116 MORTGAGE to Commonwealth Bank of Australia

Registered 12-Apr-2016 at 12.01 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

COUNCIL APPROVAL

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

The subdivision shown in this plan is approved

Registered Number

SP 153009

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 25 day of June 2007, in the presence of us

~~Member~~ Alex Van Der Hek

~~Member~~ Corporate Secretary

~~Council Delegate~~ Clarence City Council

38 Bligh Street
Rosny Park 7018

Council Reference SD-2007/33

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

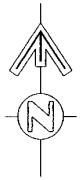
C.L. ANDREWS & ASSOC. Surveyor to act for the owner

OFFICE EXAMINATION:

Indexed ✓

Computed GM 11/1/08Examined GM 11/1/2008

<p>OWNER PHILLIP JOHN BELL RUTH ELIZABETH TENNANT FROST</p> <p>FOLIO REFERENCE C.T. 21847/1</p> <p>GRANTEE PART OF 1200 AC LOCATED TO A. WILLIAMS</p>	<p>PLAN OF SURVEY</p> <p>BY SURVEYOR CHRISTOPHER LEWIS ANDREWS 57 MT. RUMNEY ROAD, MT RUMNEY</p> <p>LOCATION CITY OF CLARENCE</p> <p>SCALE 1: 500 LENGTHS IN METRES</p>	<p>REGISTERED NUMBER SP153009</p> <p>APPROVED EFFECTIVE FROM 21 JAN 2008</p> <p><i>Alice Kawa</i> Recorder of Titles</p>	
<p>MAPSHEET MUNICIPAL CODE No 107 (5425-31)</p>	<p>LAST UPI No 1409895</p>	<p>LAST PLAN No P21847</p>	<p>ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN</p>



(SP 101722)
(D 107415)

(SP 14042)

(P 9237)

(D 107796)
(22/79 DO)

(D106471)
(D 25500)
(80/51 DO)

(SP 101722)

LOT 1
1034m²

LOT 2
1725m²

(D 20162)

(P 21847)

(P21847)
(41/1 DO)

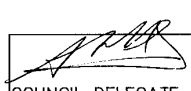
(D37136)

(D37138)

SEVEN MILE BEACH ROAD

ESPLANADE

7049



20-12-07
DATE

COUNCIL DELEGATE

ORIGINAL

SCHEDULE OF EASEMENTS	Registered Number SP 153009
NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	

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.

Easements and profits a prendre

No easements or profits a prendre are created to benefit or burden the lots shown on the Plan.

Fencing Provision

In respect to the lots on the Plan the Vendor, Phillip John Bell and Ruth Elizabeth Tennant Frost shall not be required to fence.

Signed by **Phillip John Bell**)
in the presence of:)

Phillip John Bell

witness signature: *Adrienne Liodell*

witness name: *ADRIENNE LIODELL*

witness address: *366 CRABTREE ROAD, CRABTREE 7109*

witness occupation: *ADMIN. CLERK*

Signed by **Ruth Elizabeth Tennant Frost**)
in the presence of:)

Ruth Elizabeth Tennant Frost

witness signature: *Peter Hampson*

witness name: *PETER HAMPSON*

witness address: *PUBLIC SERVANTS*

witness occupation: *PS ESPLANADE SEVEN MILE BEACH TAS 7170*

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: Bell, Phillip John & Frost, Ruth Elizabeth Tennant FOLIO REF: 21847/1 SOLICITOR & REFERENCE: Dobson Mitchell & Allport (Mr Craig Bowman)	PLAN SEALED BY: Clarence City Council DATE: <i>20-12-07</i> <i>50-2007/33</i> REF NO. <i>[Signature]</i> Council Delegate
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 153009
SUBDIVIDER: Bell, Phillip John & Frost, Ruth Elizabeth Tennant FOLIO REFERENCE: 21847/1	

Executed by **Commonwealth Bank of Australia** as mortgagee pursuant to registered Mortgage No. C685334:

SIGNED SEALED and DELIVERED
for and on behalf of COMMONWEALTH BANK
OF AUSTRALIA by its Attorney
Sophia Theresa Keyburn
under Registration Power of Attorney No. 72/6177
who certifies that he/she is
Conveyancing Officer
of the COMMONWEALTH BANK OF AUSTRALIA
and declares that he/she has received no notice
of revocation of the said Power of Attorney and
in the presence of: *[Signature]*

Bank Officer, Melbourne

LISA WEBB

385 Bourke St. Melbourne

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.

J Schuts & J Parnell Garage Alteration 9A Esplanade Seven Mile Beach

PROJECT NO. 23.033

PROJECT DATE 22/08/2023

TITLE FOLIO NO. 2

VOLUME NO. 153009

Drawing List		
Sheet Number	Sheet Name	Current Revision Date
A 00	TITLE SHEET	
A 01.a	SITE PLAN	08/01/2024
A 02.a	NEIGHBOURHOOD PLAN	08/01/2024
A 03	GROUND FLOOR PLAN	
A 04	ELEVATIONS GARAGE	
A 05	SOLAR STUDY 21ST JUNE 2023	
A 06	SOLAR STUDY 21ST DECEMBER 2023	
A 07	3D VIEWS	

SOIL CLASSIFICATION S
SITE CLASSIFICATION N3 50M/S
BAL CLASSIFICATION LOW
BUILDING CLASSIFICATION 1A
CLIMATE ZONE 7
PLANNING ZONE LOW DENSITY
PLUMBING REQUIREMENTS RESIDENTIAL

This work is classed as Cat. 3 'Notifiable Plumbing Work'
and must be undertaken by a licenced plumber.

FLOOR AREAS
EXIST. GARAGE 67.7 m/2
ADDITIONAL GARAGE 48.2m/2

EXIST. RESIDENCE 151.2 m/2
EXIST. OUTBUILDING 53.0 m/2
PROPOSED GARAGE 115.9 m/2
TITLE AREA 1725 m/2
AREA COVERED 18.56 %

Drawings issued for Planning Application
Revision No. 1

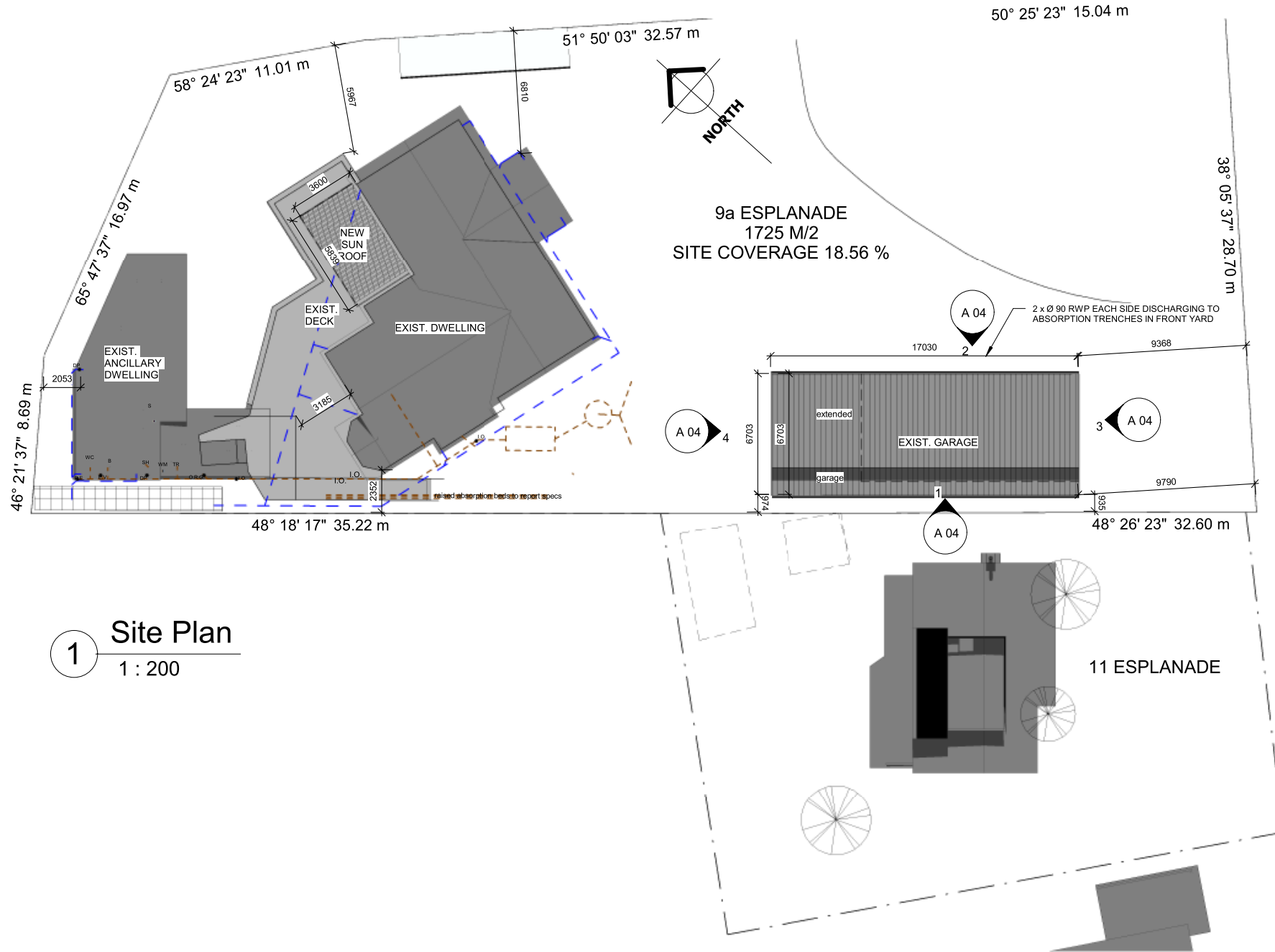
DATE 22-08-2023



Ritson Building Design
49 CURRAGHMORE AVE. BURNIE 7320
PH 03) 64 322172 FAX 03) 64322147
email ron@ritsonbuildingdesign.com.au
TCC No. 530L



MEMBER
bdav
Building Designers
Association Victoria



1 Site Plan
1 : 200

No.	Description	Date
2	site coverage calculated	08/01/2024

J Schuts & J Parnell
Garage Alteration
9A Esplanade
Seven Mile Beach

site coverage	SITE PLAN
calculated	23.033
Date	22/08/2023
Drawn by	R.R.
Checked by	R.G.
Scale	1 : 200

A 01.a

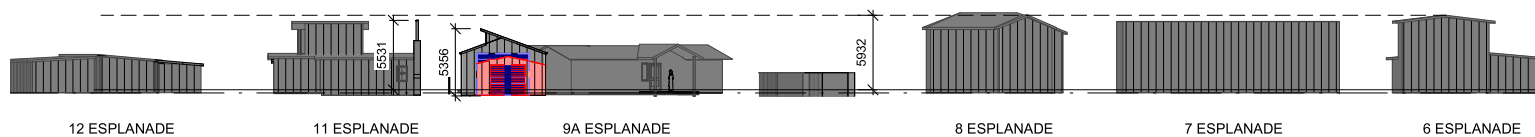


ESPLANADE

2

Neighbourhood Plan

1 : 400



1

Streetscape

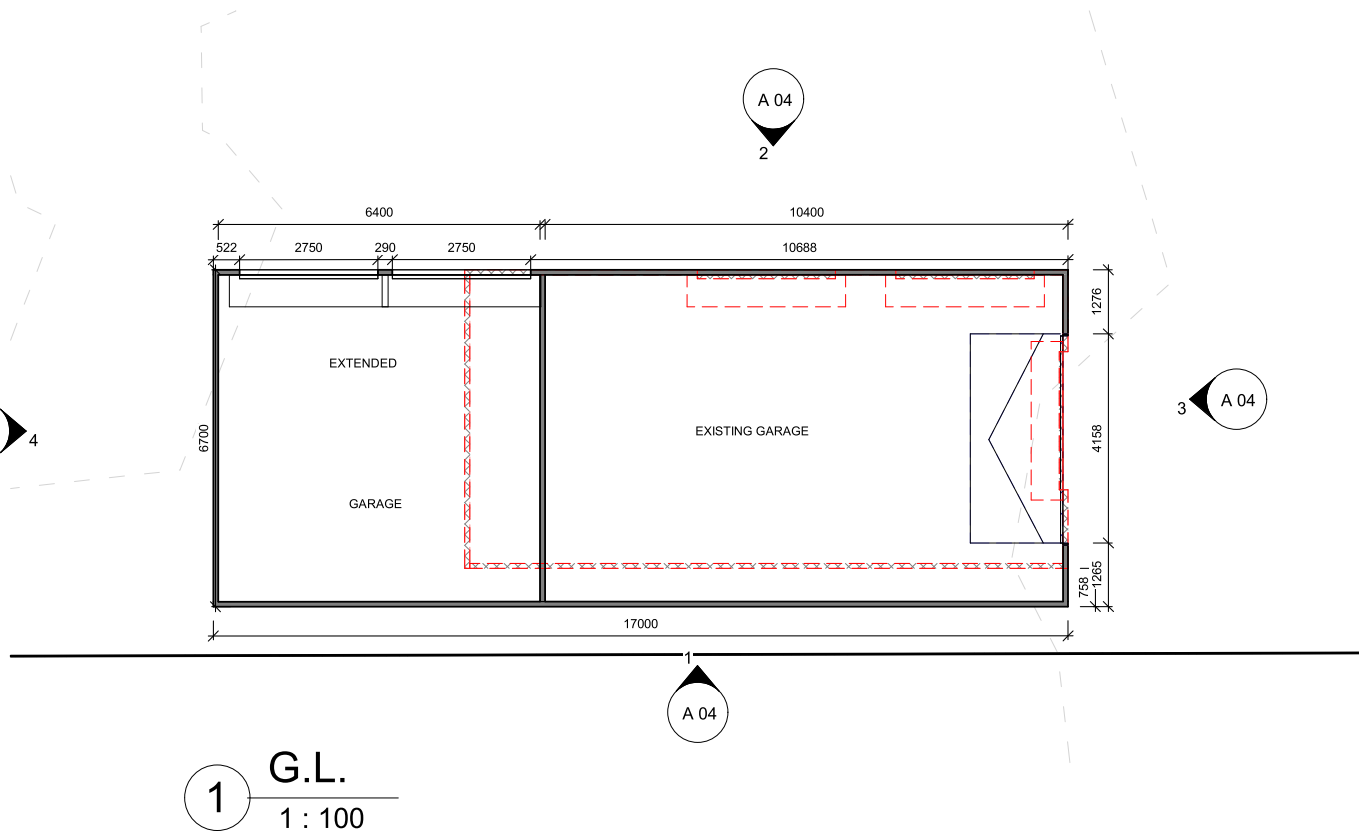
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No.	Description	Date
1	height discrepancy rectified	08/01/2024

J Schuts & J Parnell
Garage Alteration
9A Esplanade
Seven Mile Beach

height discrepancy	NEIGHBOURHOOD PLAN
rectified	23.033
Date	22/08/2023
Drawn by	R.R. Checked by
	R.G.
	Scale 1 : 400

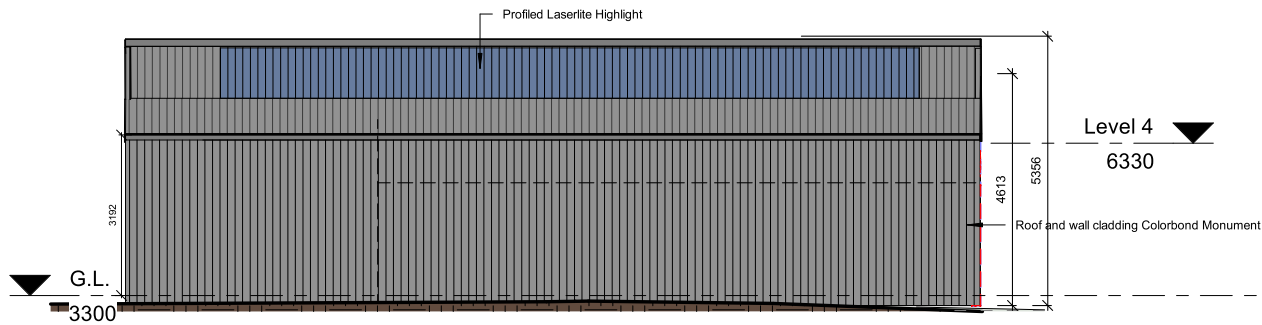
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No.	Description	Date

J Schuts & J Parnell
 Garage Alteration
 9A Esplanade
 Seven Mile Beach

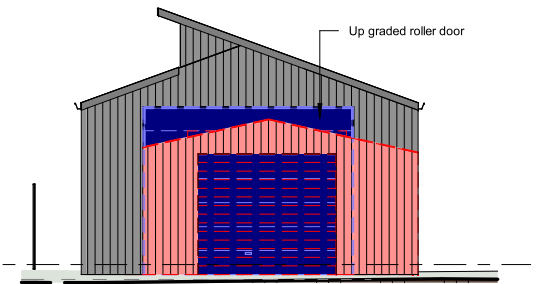
GROUND FLOOR PLAN		
Project number	23.033	A 03
Date	22/08/2023	
Drawn by	R.R.	
Checked by	MV	Scale
		1 : 100



Elevation Shed South West

1

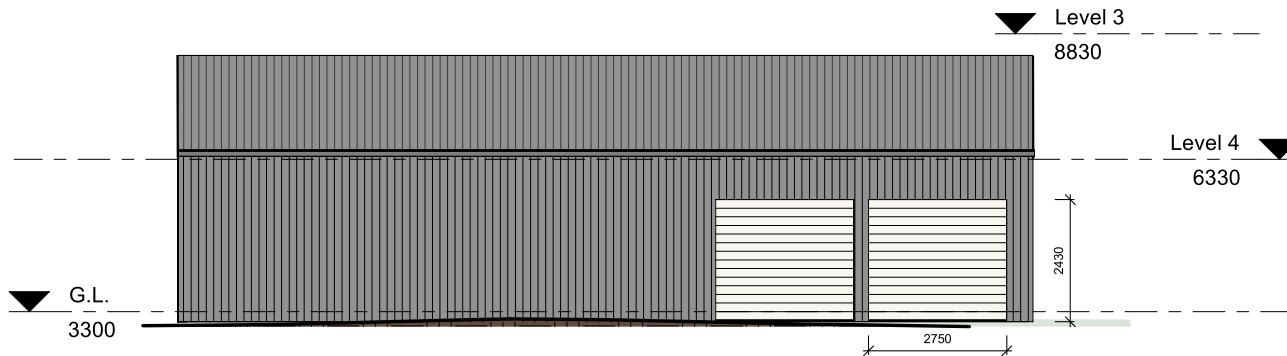
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Elevation Garage South East

3

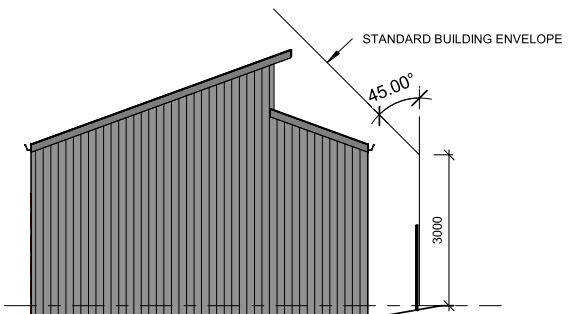
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Elevation Garage North East

2

1 : 100



Elevation Garage North West

4

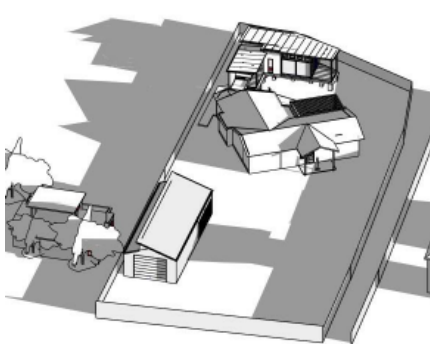
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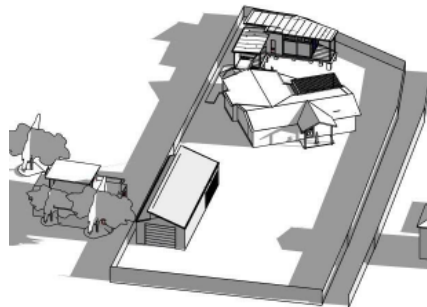
J Schuts & J Parnell
Garage Alteration
9A Esplanade
Seven Mile Beach

ELEVATIONS GARAGE

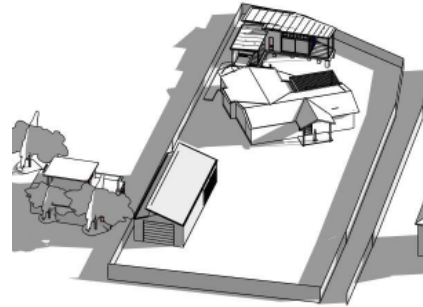
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Date	22/08/2023				
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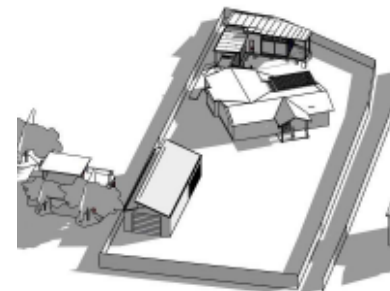
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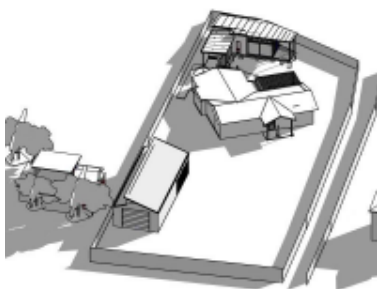
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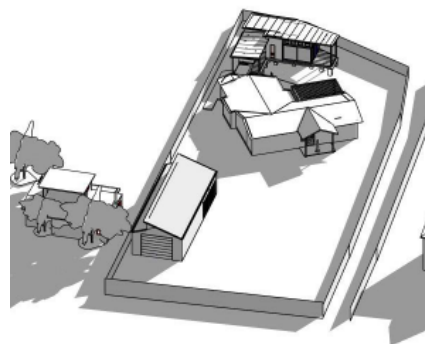
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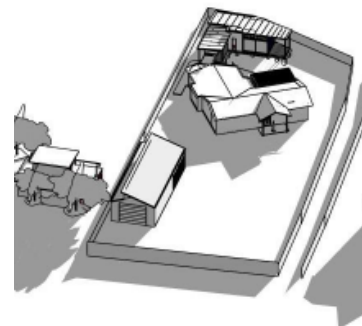
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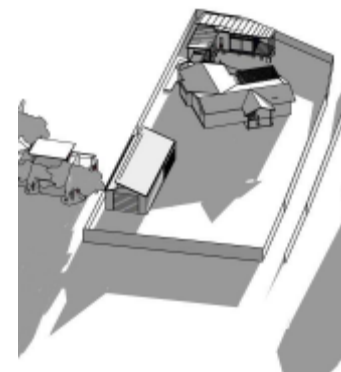
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2.47 21ST JUNE



3.47 21ST JUNE



4.47 21ST JUNE

No.	Description	Date

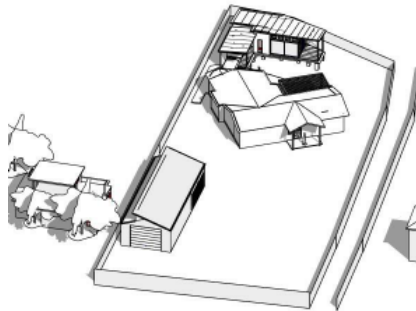
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 Garage Alteration
 9A Esplanade
 Seven Mile Beach

SOLAR STUDY 21ST JUNE 2023

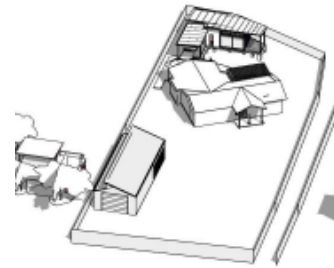
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 Date 22/08/2023
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A 05

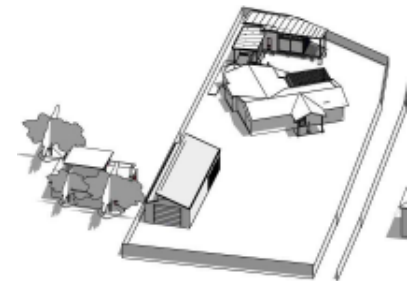
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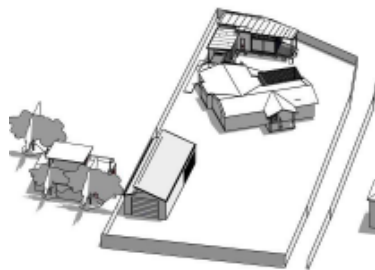


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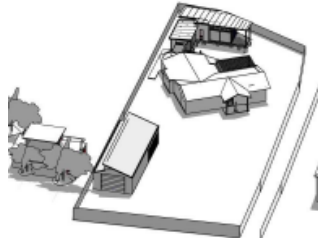


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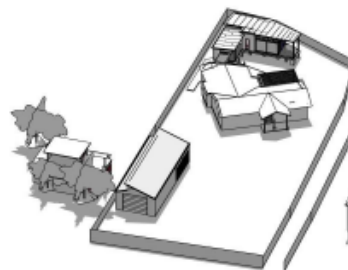
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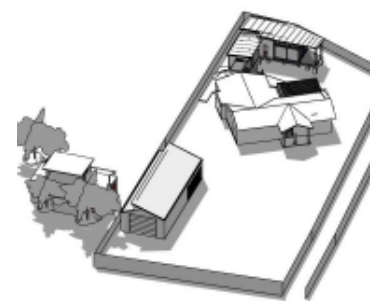
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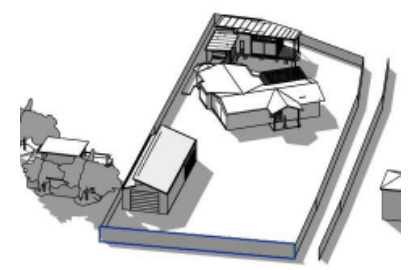
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3.33 PM



4.33 PM



5.33 PM

No.	Description	Date

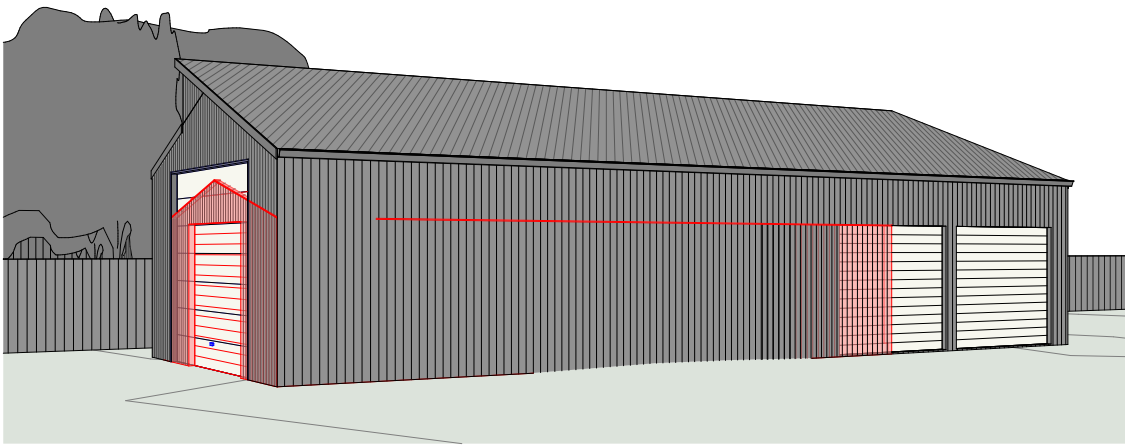
J Schuts & J Parnell
 Garage Alteration
 9A Esplanade
 Seven Mile Beach

SOLAR STUDY 21ST DECEMBER 2023

Project number 23.033
 Date 22/08/2023
 Drawn by R.R. Checked by J.S.

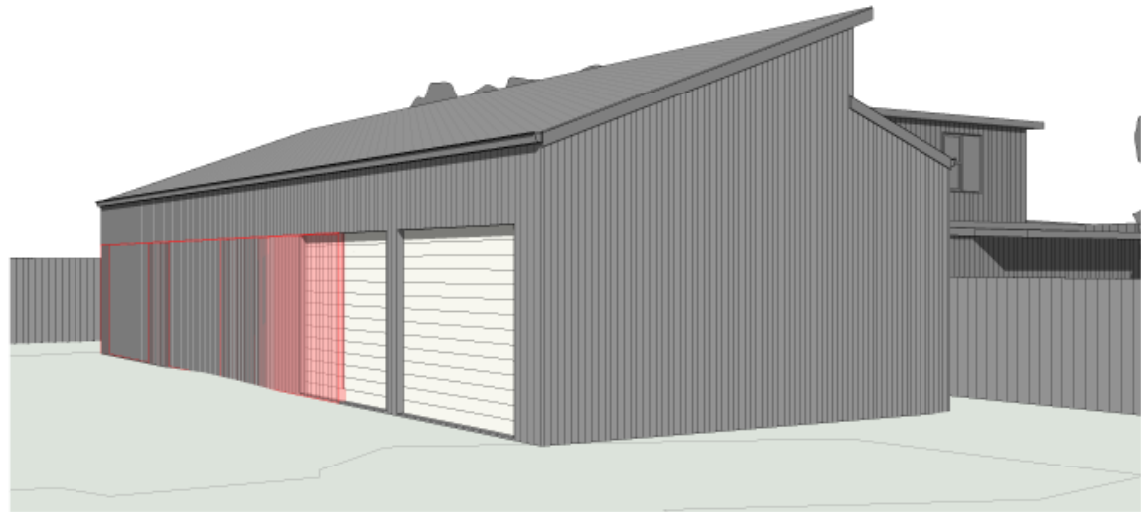
A 06

Scale



1

3D View 3



2

3D View 4

No.	Description	Date

J Schuts & J Parnell
 Garage Alteration
 9A Esplanade
 Seven Mile Beach

3D VIEWS

Project number 23.033
 Date 22/08/2023
 Drawn by R.R. Checked by J.S.

A 07

Scale

Coastal Vulnerabilities

9a Esplanade
Seven Mile Beach
TAS 7170

Project No: 9097

Date: 15/12/2023



ABN: 97 107 517 144
74 Minna Road
Heybridge TAS 7316
Ph: (03) 6431 2999

ACN: 107 517 144
PO Box 651
Burnie TAS 7320
www.esandd.com.au

Document Control

Prepared & Published by:	ES&D
Version:	V1
File:	9097
Contact:	Reuben McCormack
Phone No:	(03) 6431 2999
Prepared For:	John Schuts

Version:	Date:
V1	15/12/2023

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1 Introduction

Environmental Service and Design (ES&D) were commissioned by their client John Schuts to undertake a coastal vulnerabilities survey on the proposed development at 9a Esplanade Seven Mile Beach TAS 7170 (the site).

The survey consists of a desktop review in relation to coastal vulnerabilities and an analysis of any associated risk to development on the site.

2 Author Details

The report was prepared and finalised by R McCormack BSc Hons (Geophysics) who is a qualified geologist with over five years experience in site assessments for residential properties.

3 Site Details

3.1 Site Identification

The site at 9a Esplanade Seven Mile Beach TAS 7170 is owned by John Schuts. Property ID 28387447, Title Reference 153009/2.

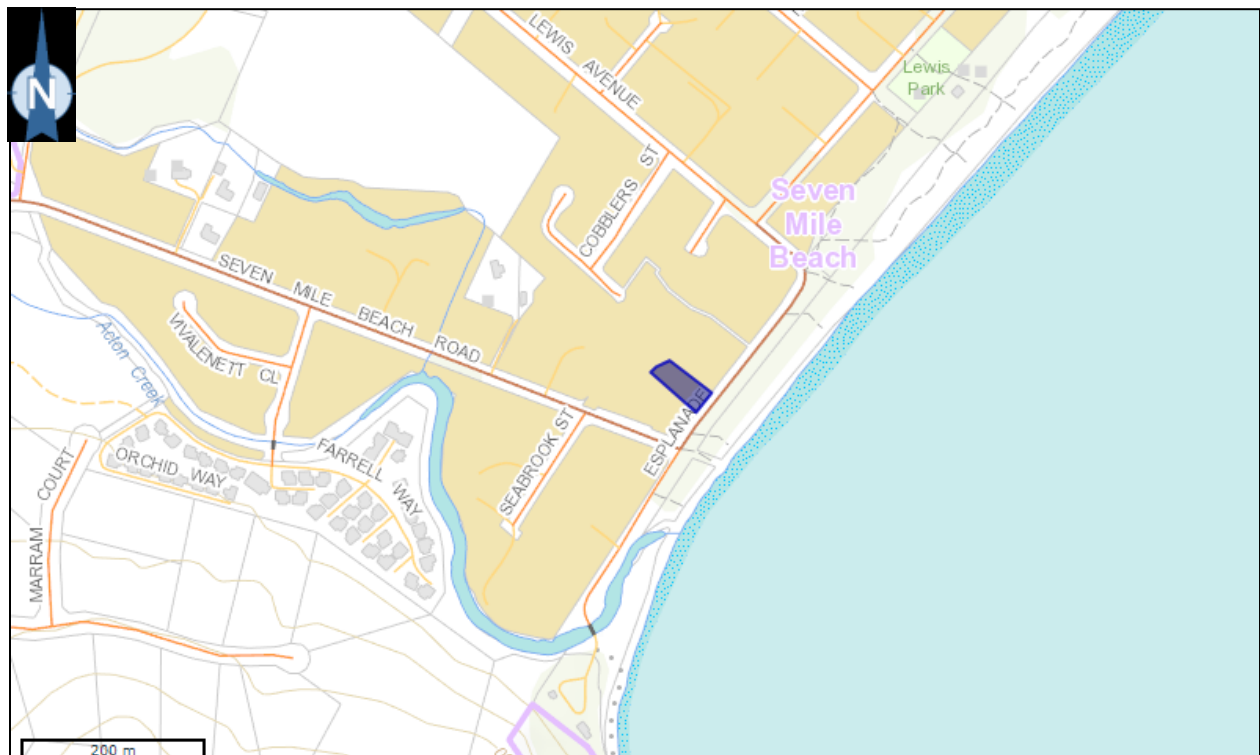


Figure 1: Site location (blue).

4 Site Description

The subject site is located within the township of Seven Mile Beach. The beach is located to the east with residential properties surrounding the site to the north, west and south.



Figure 2: Looking southwest across the site (Google Street View, Aug 2023).

4.1 Topography

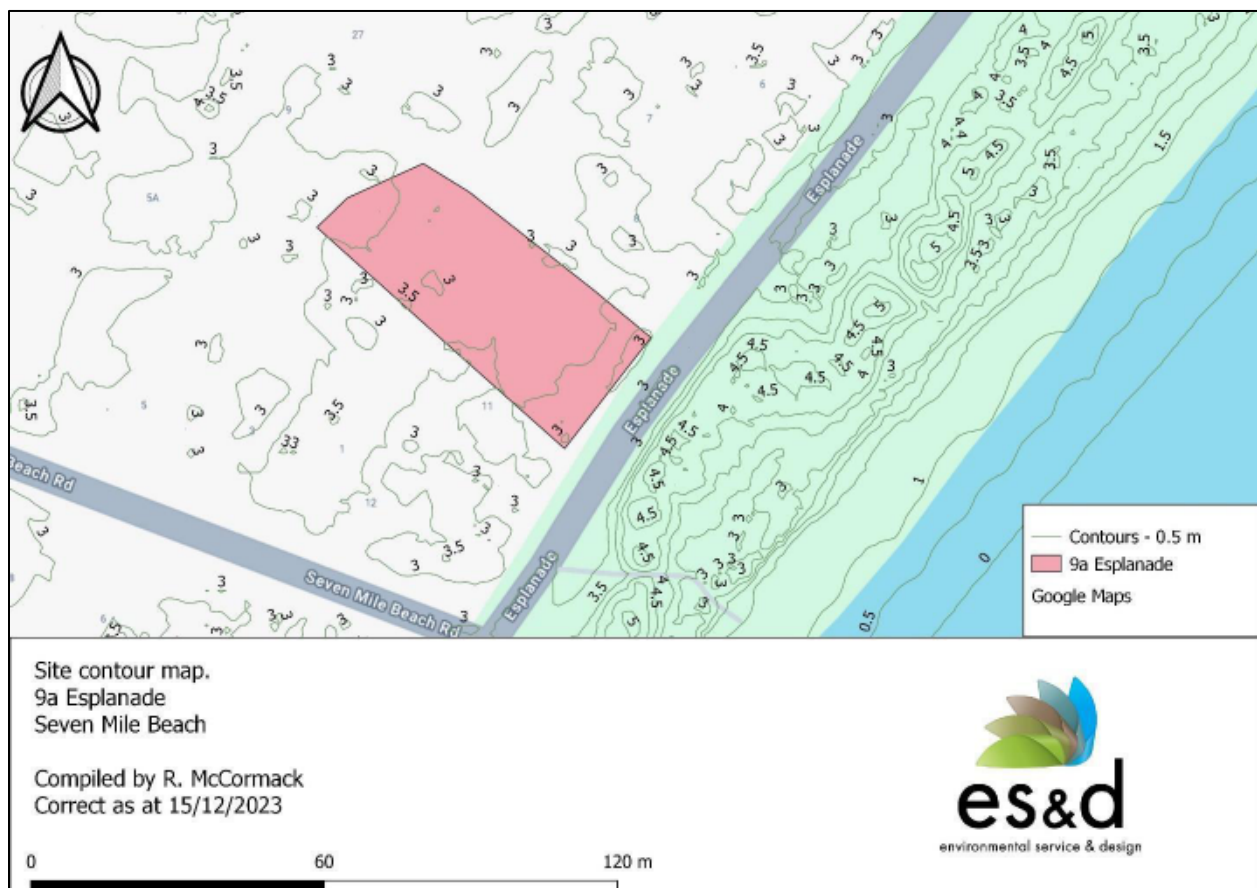


Figure 3: LiDAR contours (AHD)

LiDAR contours (Figure 3) show the site to vary in elevation between 3 m and 3.5 m Australian Height Datum (AHD). Between the site and the ocean is a bank with a height of 4.5 – 5 m AHD.

4.2 Surface Water

The nearest surface water body is Frederick Henry Bay which is approximately 55 m to the southeast of the property. The Esplanade road and a vegetated bank lie between the site and the Bay.

4.3 Regional Geology

The Mineral Resources Tasmania Digital Geological Atlas, 1:250,000 Series, South East sheet, shows the site to be located on Quaternary aged sediments described as “*Sand, gravel and mud of alluvial, lacustrine and littoral origin*”

5 Coastal Vulnerabilities

5.1 Coastal Erosion

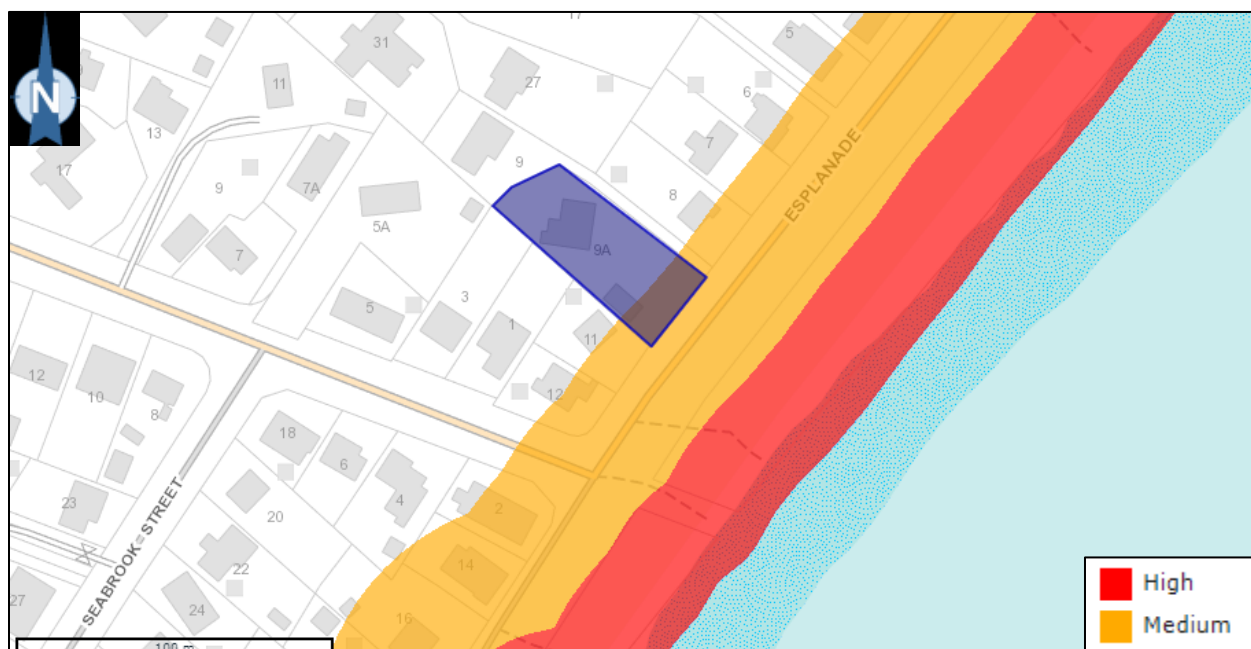


Figure 4: Coastal erosion hazard bands.

A ‘medium’ coastal erosion hazard band covers the front of the site (Figure 4) with a ‘high’ band to the southeast. Adjacent to the site is the Esplanade and a vegetated bank with a powerline. These barriers separate the site from a beach and Frederick Henry Bay. There is no evidence of active erosion between the road and the vegetation. Should erosion begin to become apparent in the area it can be reasonably assumed that the Council will provide mitigation measures to

provide protection for their infrastructure (the road). The risk to the site regarding coastal erosion can therefore be considered insignificant.



Figure 5: Looking southeast across from the site (Google Street View, Aug 2023).

5.2 Coastal Inundation

Figure 6-Figure 8 shows that the site is not at risk from coastal inundation, sea level rise (by 2100) or 1% AEP storm tide event (2100). As these hazard bands do not come within 40 m of the site no further investigation is required.

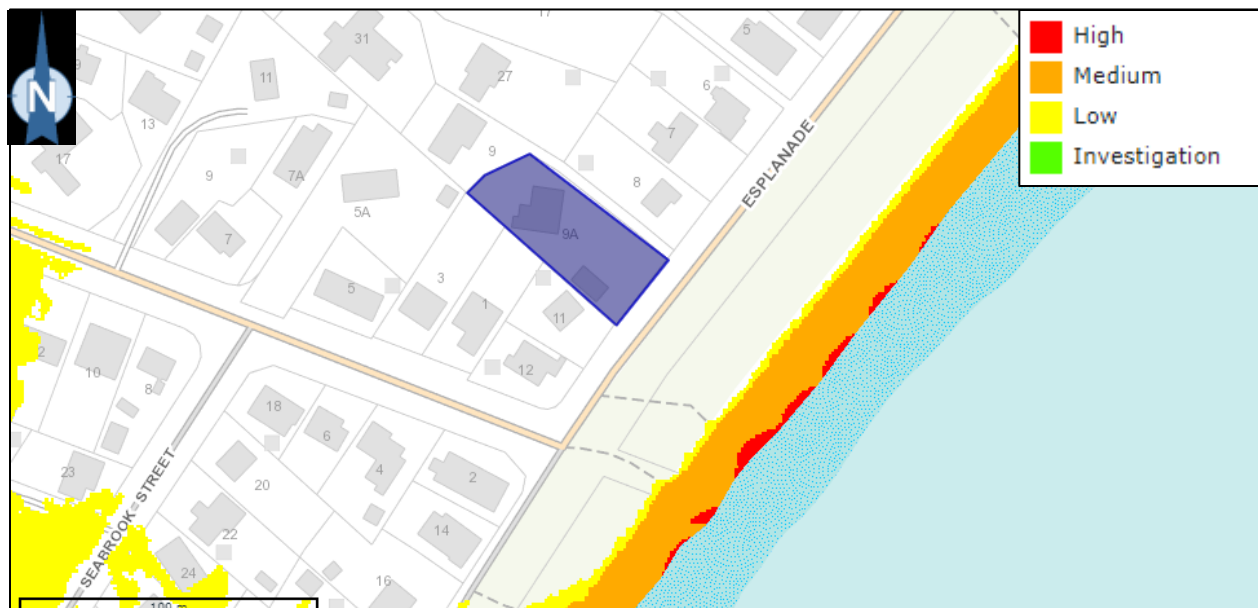


Figure 6: Coastal inundation hazard bands

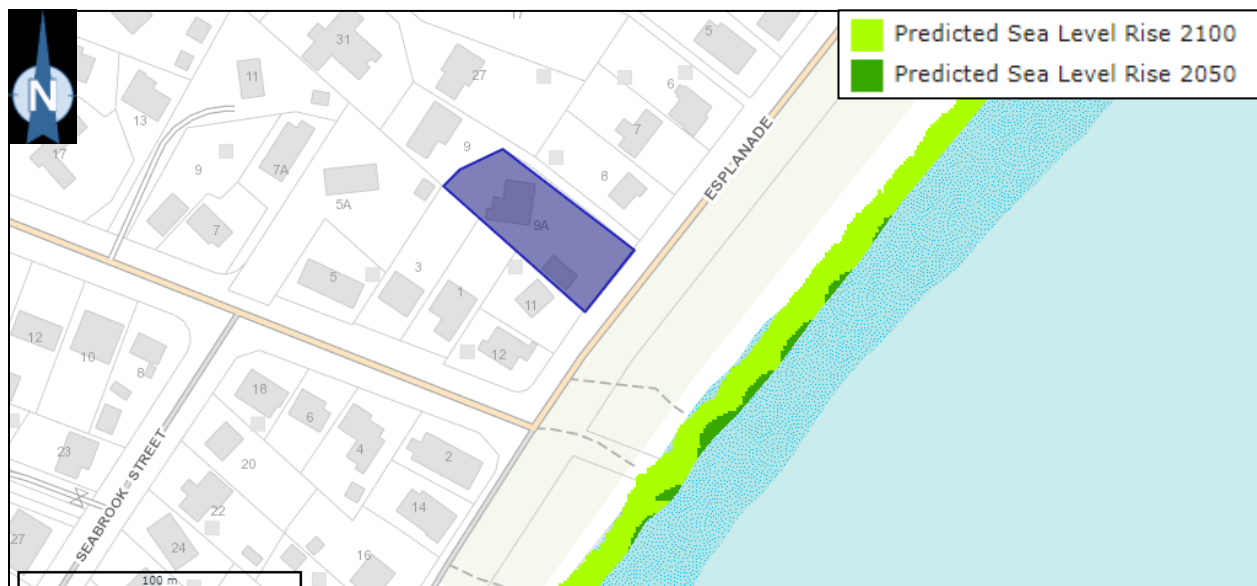


Figure 7: Predicted sea level rise.

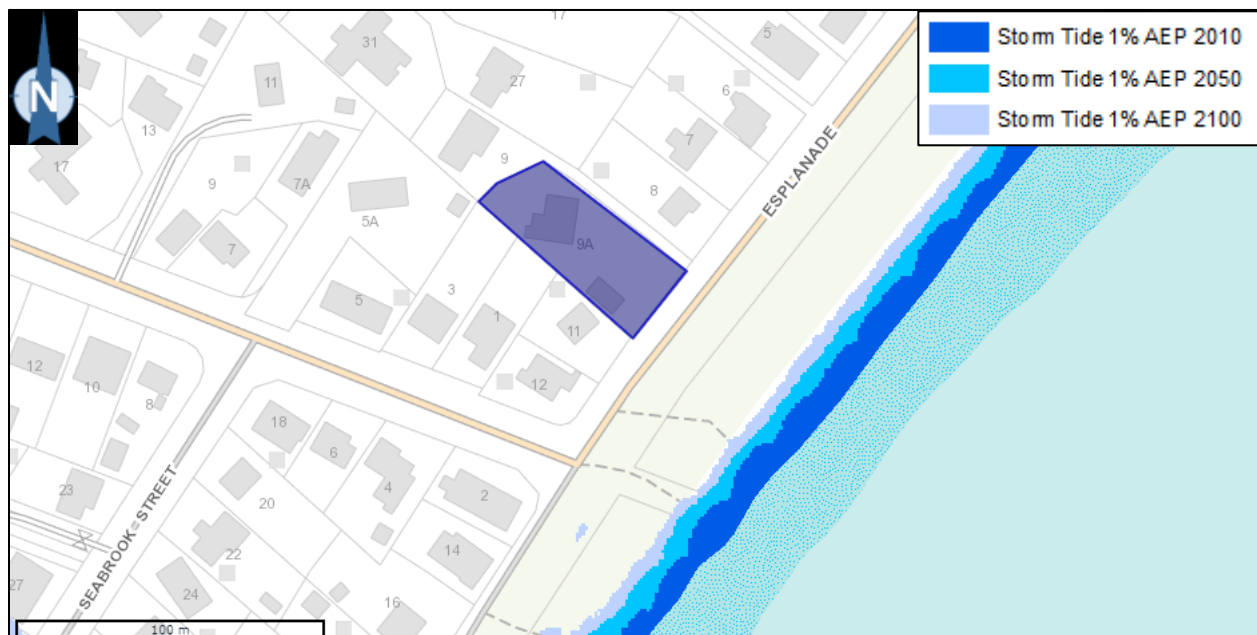


Figure 8: Projected storm tide.

6 Conclusions and Recommendations

Environmental Service and Design (ES&D) were commissioned by their client, John Schuts, to conduct a coastal vulnerabilities survey for a proposed development at 9a Esplanade Seven Mile Beach TAS 7170.

Coastal Vulnerabilities - 9a Esplanade Seven Mile Beach TAS 7170

Protection from coastal erosion is provided by existing infrastructure while distance to the beach and existing vegetation will also reduce any potential risk. It can be assumed beyond reasonable doubt that the road will be continually used for the lifetime of the development and therefore protected from erosion risk by the Clarence Council who own the road. The risk to site regarding coastal erosion is acceptable.

Coastal inundation projections show that the site will not be impacted by a 1% AEP storm tide event or sea level rise by 2100. The development can therefore achieve and maintain a tolerable risk from coastal inundation for the intended life of the development without any specific coastal inundation protection works. The development will not contribute to coastal inundation on the site, on adjacent land or public infrastructure.

Should you require clarification of any aspect of this report, please contact undersigned.

For and on behalf of Environmental Service and Design Pty Ltd



Reuben McCormack BSc Hons
Environmental Consultant ES&D

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Coastal Vulnerabilities - 9a Esplanade Seven Mile Beach TAS 7170

