



DEVELOPMENT APPLICATION

PDPLANPMTD-2023/041011

PROPOSAL: Outbuilding

LOCATION: 2 Leyden Court, Seven Mile Beach

RELEVANT PLANNING SCHEME: Tasmanian Planning Scheme - Clarence

ADVERTISING EXPIRY DATE: 30 January 2024

The relevant plans and documents can be inspected at the Council offices, 38 Bligh Street, Rosny Park, during normal office hours until 30 January 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 30 January 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:

New shed for two vehicles including residential storage

Location:

Address: 2 Leyden Court

Suburb/Town: Seven Mile Beach TAS

Postcode 7170

Current
Owners/s:

Applicant:

Personal Information Removed

Estimated cost of development

\$34,450

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 dwelling

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

Yes

☐

No

☒




Declaration:

- *I have read the Certificate of Title and Schedule of Easements for the land and am satisfied that this application is not prevented by any restrictions, easements or covenants.*
- *I authorise the provision of a copy of any documents relating to this application to any person for the purposes of assessment or public consultation. I agree to arrange for the permission of the copyright owner of any part of this application to be obtained. I have arranged permission for Council's representatives to enter the land to assess this application*
- *I declare that, in accordance with Section 52 of the Land Use Planning and Approvals Act 1993, that I have notified the owner of the intention to make this application. Where the subject property is owned or controlled by Council or the Crown, their signed consent is attached. 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:

Signature  Date: 12.12.2023

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

PROPERTY ID: 5173568
MUNICIPALITY: CLARENCE

PROPERTY ADDRESS: 2 LEYDEN COURT
SEVEN MILE BEACH TAS 7170

PROPERTY NAME:

TITLE OWNER: 7707/2 : JONATHON LESLIE COLEMAN, JESSICA ROSE COLEMAN

INTERESTED PARTIES: JESSICA ROSE COLEMAN, JONATHON LESLIE COLEMAN

POSTAL ADDRESS: 2 LEYDEN CT
(Interested Parties) SEVEN MILE BEACH TAS 7170

MAIN IMPROVEMENTS SUMMARY

Improvements:	DWELLING	
Improvement Sizes	Improvement:	Area:
(Top 3 by Size):	DWELLING	138.0 square metres
	SHED	22.0 square metres
	DECK	17.0 square metres

Number of Bedrooms: 3

Construction Year of Main Building: 1984

Roof Material: Galvanised Iron

Wall Material: Timber

Land Area: 0.0818 hectares

LAST SALES

Contract Date	Settlement Date	Sale Price
06/04/2022	25/05/2022	\$1,150,000
30/12/2018	08/02/2019	\$651,000

LAST VALUATIONS

Date Inspected	Levels At	Land	Capital	A.A.V.	Reason
20/02/2019	01/07/2018	\$235,000	\$440,000	\$17,600	FRESH VALUATION
30/10/2012	01/07/2012	\$150,000	\$300,000	\$13,260	REVALUATION

No information obtained from the LIST may be used for direct marketing purposes.

Much of this data is derived from the Valuation Rolls maintained by the Valuer-General under the provisions of the Valuation of Land Act 2001. The values shown on this report are as at the Levels At date.

While all reasonable care has been taken in collecting and recording the information shown above, this Department assumes no liability resulting from any errors or omissions in this information or from its use in any way.

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Explanation of Terms

Property ID - A unique number used for Valuation purposes.

Date Inspected - The date the property was inspected for the valuation.

Levels At - Levels At - or Levels of Valuation Date means the date at which values of properties are determined for all valuations in a Municipal Area.

Land Value - Land Value is the value of the property including drainage, excavation, filling, reclamation, clearing and any other invisible improvements made to the land. It excludes all visible improvements such as buildings, structures, fixtures, roads, standings, dams, channels, artificially established trees and pastures and other like improvements.

Capital Value - Capital Value is the total value of the property (including the land value), excluding plant and machinery.

AAV - Assessed Annual Value. AAV is the gross annual rental value of the property excluding GST, municipal rates, land tax and fixed water and sewerage, but cannot be less than 4% of the capital value.

Interested Parties - This is a list of persons who have been recorded by the Valuer-General as having interest in the property (ie owner or Government agency).

Postal Address - This is the last advised postal address for the interested parties.

Multiple Tenancies - Properties that have multiple tenants are assessed for separate AAV's. e.g. a house and flat.

SEARCH OF TORRENS TITLE

VOLUME 7707	FOLIO 2
EDITION 9	DATE OF ISSUE 22-Feb-2023

SEARCH DATE : 12-Dec-2023

SEARCH TIME : 12.57 PM

DESCRIPTION OF LAND

City of CLARENCE

Lot 2 on Sealed Plan 7707

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

Prior CT 3520/97

SCHEDULE 1

M965719 TRANSFER to JONATHON LESLIE COLEMAN and JESSICA ROSE
COLEMAN Registered 30-Jun-2022 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

SP 7707 COVENANTS in Schedule of Easements

SP 7707 FENCING PROVISION in Schedule of Easements

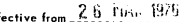
111841 BOUNDARY FENCES CONDITION in Transfer

A104995 FENCING CONDITION in Transfer

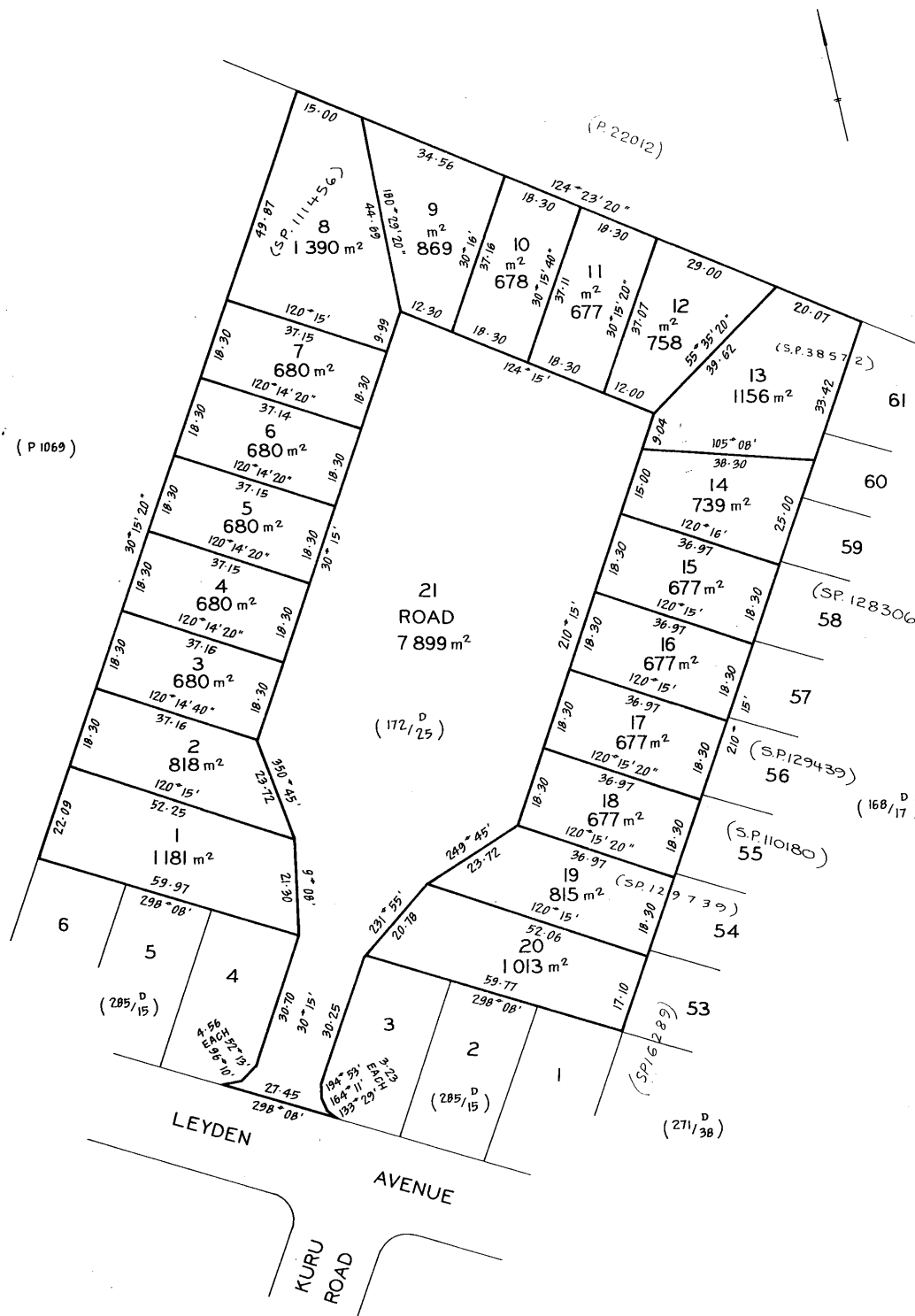
E337726 MORTGAGE to AFSH Nominees Pty Ltd Registered
22-Feb-2023 at 12.01 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

Owner: Richard Warren Porter Allstate Properties & Developments Pty Ltd.	PLAN OF SURVEY M. G. Darcey by Surveyor of land situated in the	Registered Number: S.P 7707
Title Reference: C.T. 3016/99	TOWN OF SEVEN MILE BEACH	Effective from 26 Nov. 1975
Grantee: Part of 94.0.17 David Cyril Lewis L.S. 20176	Scale 1 : 750	

ALL LENGTHS ARE IN METRES



APPROVAL BY LOCAL AUTHORITY

*The subdivision shown in this Plan
is approved*

Insert here any
qualification to
the approval
under section 468(12),
section 472 or
section 477B of
the Local Government
Act 1962.
Rule through any
blank space.

Seal

In witness whereof the common seal of

MUNICIPALITY

*has been hereunto affixed, pursuant to a resolution of the Council of the
said municipality passed the SEVENTH day of JANUARY 1976,
in the presence of us*

[Signature] } Members
[Signature] } Council Clerk

**TO BE COMPLETED WHEN ADDITIONAL
SHEETS ARE ANNEXED:**

*Detailed drawings of the parcels shown in this
plan are contained in the additional sheet/s
annexed hereto and signed by us*

..... Surveyor
..... Council Clerk

**TO BE COMPLETED AND SIGNED
BY COUNCIL CLERK OR OWNER**

*For the purposes of section 464 of the Local
Government Act 1962, the owner has nominated/
~~I nominate~~*

*As his/~~my~~ solicitor Simmons Wolfhagen Simmons
& Walch*

As his/~~my~~ surveyor Peacock Darcey & Anderson

[Signature] Council Clerk/Owner

TO BE FILLED IN BY SURVEYOR

Survey commenced 19.9.75
Survey finished 7.10.75
Error of Close SEE CALCS

OFFICE EXAMINATION

Plot Checked *[Signature]* 3/2/76
Mathematically Checked *[Signature]* 3/2/76
Examined as to boundaries *[Signature]* 13/2/76
Entered on Card

CS. 353

Surveyor's Certificate

I, **Maxwell George Darcey**
of **Hobart**
in Tasmania, registered surveyor, hereby certify that this
plan:

1. Has been made from surveys executed by me or a registered pupil under my personal supervision, inspection, and field-check, and that both plan and survey are correct, and have been made in accordance with the Land Surveyors By-Laws 1966;
2. Complies with all statutory provisions relating to anything appearing thereon; and
3. Requires the approval of the local authority, which has been obtained (~~or does not require the approval of any local authority~~)

Dated this 16th day of October 1975

[Signature]
Registered Surveyor

MUNICIPALITY OF CLARENCE

Inquiries Mrs Haynes/CI
Our Ref. Subd. 2167
Your Ref.

Telephone
44 2422

Postal Address
Box 96
Bellerive, 7018.

2nd March, 1976.

Registrar Generals Dept.,
448 Elizabeth Street,
NORTH HOBART. 7000



Dear Sir,

Re Allstate Properties and Developments Pty. Ltd.
S.P. 7707

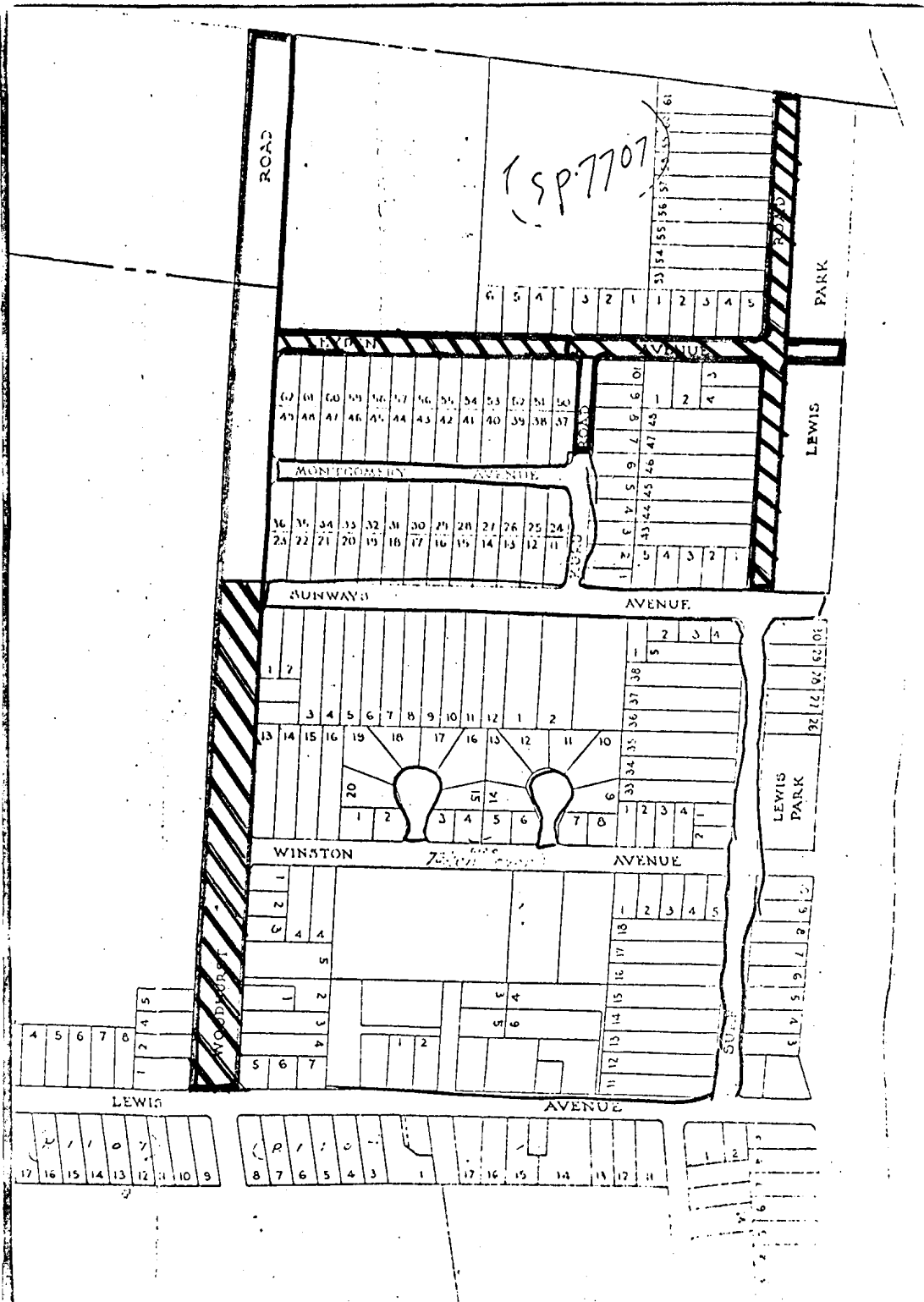
We acknowledge receipt of your letter dated 17th instant and note its contents.

? Please find enclosed a copy of your plan showing the roads and streets hatched in red which are maintained (i.e. taken over) by Council. The brown hatched area in Leyden Avenue is about to be constructed and taken over. The balance of the areas outlined in red on your plan are unconstructed public streets which are not maintained or taken over by Council.

Yours faithfully,



R.L. Marriott
COUNCIL CLERK.





SCHEDULE OF EASEMENTS

Plan No.

NOTE:—The Town Clerk or Council Clerk must sign the certificate on the back page for the purpose of identification.

The Schedule must be signed by the owners and mortgagees of the land affected. Signatures should be attested.

S.P 7707

No easements or profits a prendre are created to benefit or burden any of the lots shown on the plan

M The owner of each lot on the plan covenants with ~~Richard Warren~~
M Allstate Properties & Development Pty Ltd
~~Porter~~ 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 covenantors lot and every part thereof and that the benefit thereof may be annexed to and devolve with each and every part of every other lot shown on the plan to observe the following stipulation :-

M That the purchaser of each lot shall not fell or remove or commit to be felled or removed any trees (without the express consent in writing of the Local Authority) on the purchasers lot ~~except~~ ^{except} those which are within two metres of the road being Lot 21 shown on the plan

FENCING PROVISION : - In respect of each lot Allstate Properties & Developments Pty. Ltd. as vendor shall not be required to fence

M { The Common Seal of Allstate
~~SIGNED by the said~~
Properties & Development
~~RICHARD WARREN PORTER~~
Pty Ltd
as Registered Proprietor
under Certificate of Title

M Volume 3016/98 was hereto
affixed in the presence of:-

Robert
Secretary



THIS COPY SCHEDULE CONSISTS OF 1 PAGE/3

7707

Enrolled by Finance Department of Tasmania
being by being signed by two of its Attorneys
under Power of Attorney bearing date 12/2/23
and being signed, Attested and sealed by the
Registrar of Titles.

EMERALD COMMERCIAL REAL ESTATE LIMITED
by its Attorneys


H. Cooper
Clerk, Hobart.

[Signature]
[Signature]

7707

Certified correct for the purposes of the Real Property Act 1862, as amended.

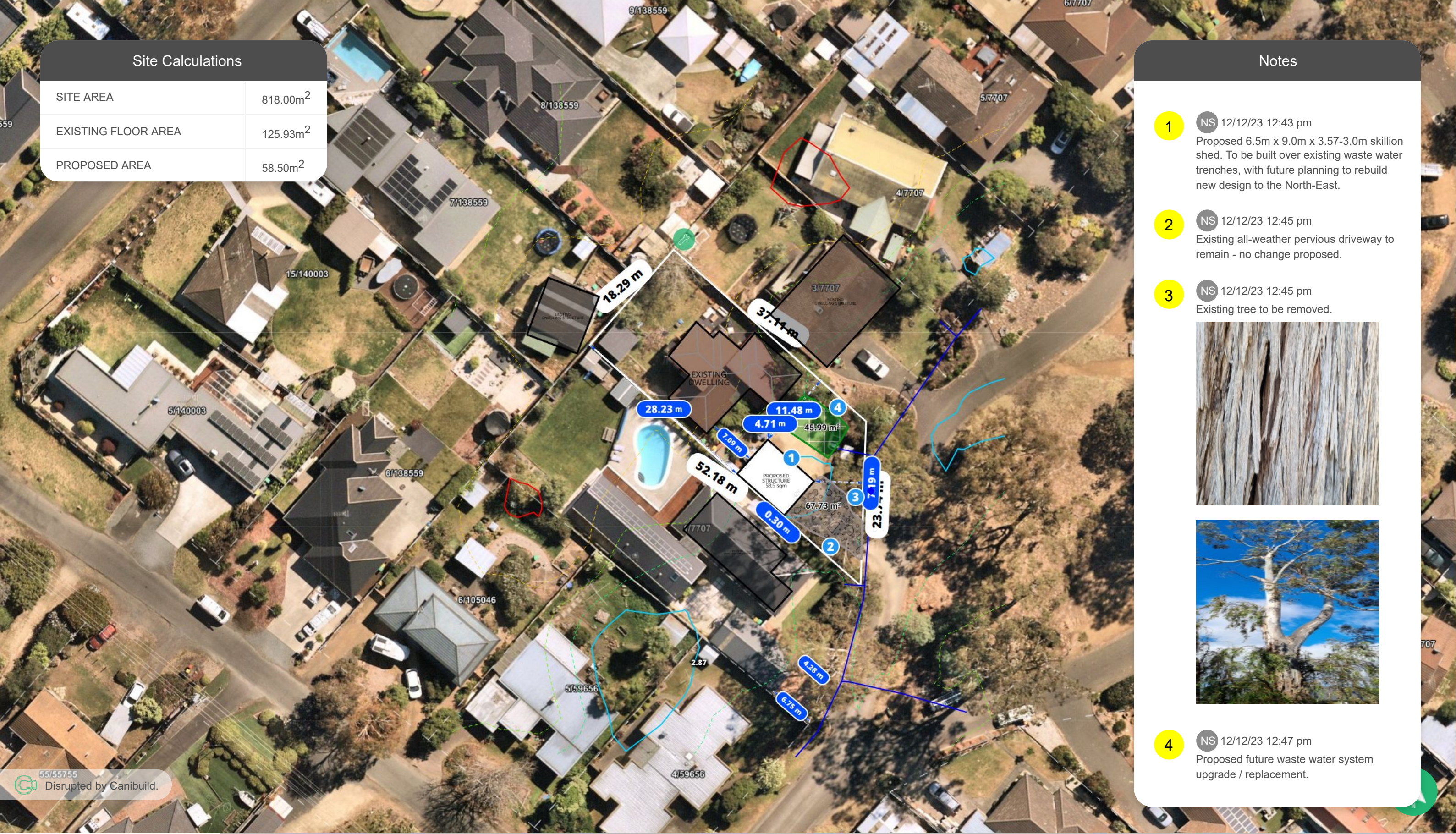
2167


.....
Subdivider/Solicitor for the SubdividerThis is the schedule of easements attached to the plan of **ALLSTATE PROPERTIES & DEVELOPMENTS PTY.**
(Insert Subdivider's Full Name) LTD.


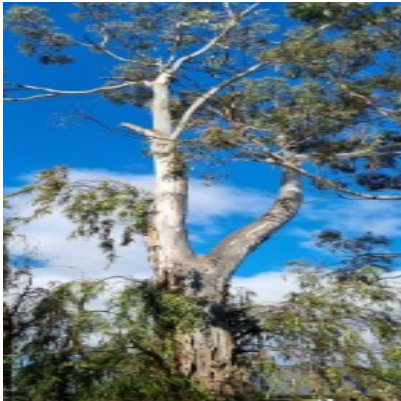
..... affecting land in

Certificate of Title Volume 3016 Folio 98
(Insert Title Reference)Sealed by **MUNICIPALITY OF CLARENCE** on 7/11 1976
.....
Council Clerk/Town Clerk

00100



Site Calculations	
SITE AREA	818.00m ²
EXISTING FLOOR AREA	125.93m ²
PROPOSED AREA	58.50m ²

Notes	
1	NS 12/12/23 12:43 pm Proposed 6.5m x 9.0m x 3.57-3.0m skillion shed. To be built over existing waste water trenches, with future planning to rebuild new design to the North-East.
2	NS 12/12/23 12:45 pm Existing all-weather pervious driveway to remain - no change proposed.
3	NS 12/12/23 12:45 pm Existing tree to be removed. 
4	NS 12/12/23 12:47 pm Proposed future waste water system upgrade / replacement. 

55/55755
Disrupted by Canibuild.

Client Name Jonathon & Jess ColemanClient Email jonathon@onestonefinan... Client Phone 0447758866 Signature _____ Client Name _____ Client Email _____ Client Phone _____ Signature _____

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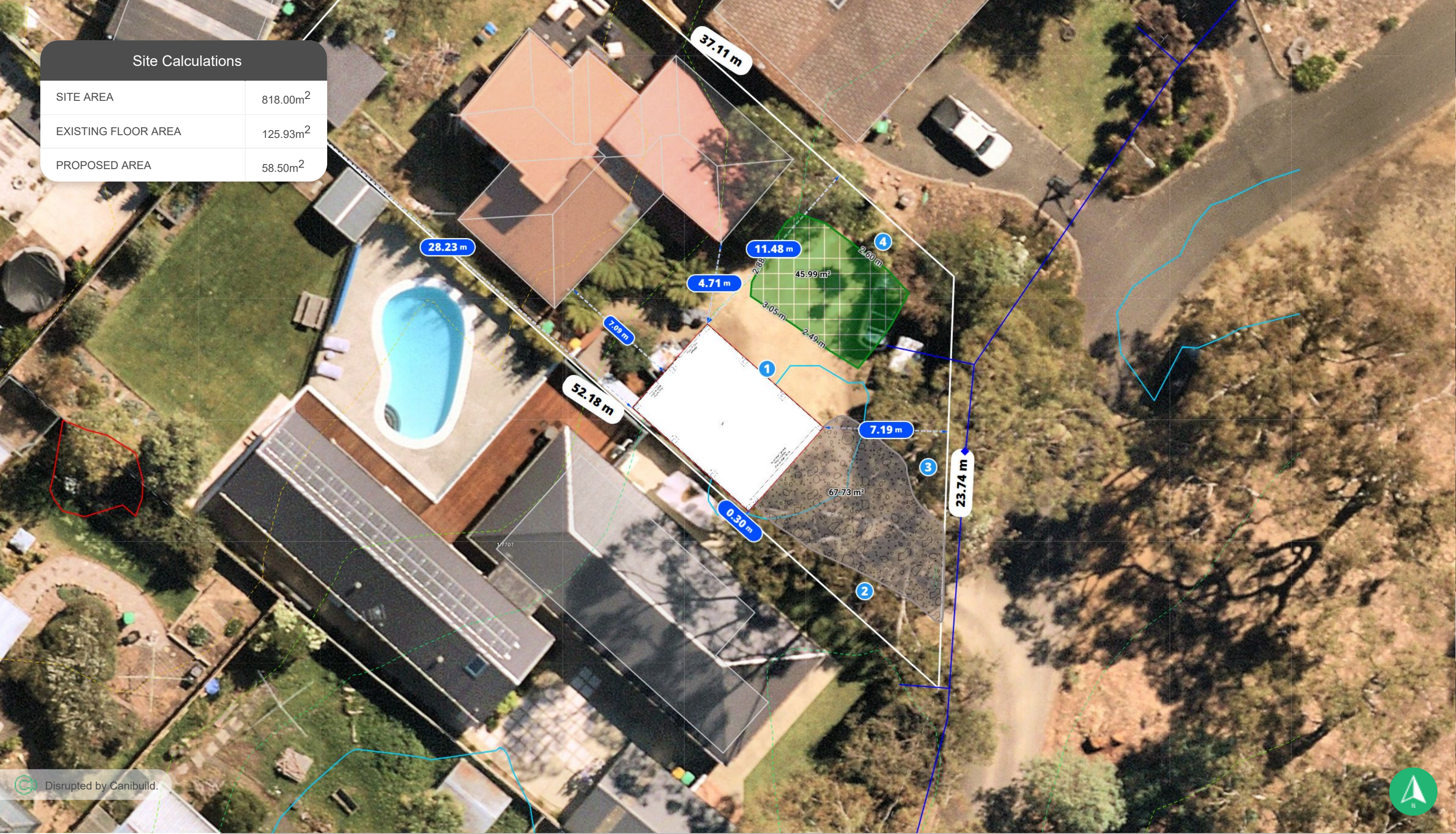
Generated by Nick Smith
nick@rainbowbuilding.com.au

Property Details
2 Leyden Ct, Seven Mile Beach, TAS 7170, Australia
Lot/DP: 2/7707

Sheet Name Site Plan	Sheet no. 1	Lic no. 181916529	Job no.
Design Coleman - 6.5x9x3-3.569m skillion shed	Scale 1:500@A3		Version # 2
1 st version date: 08/11/2023	Current version date: 12/12/2023		



Site Calculations	
SITE AREA	818.00m ²
EXISTING FLOOR AREA	125.93m ²
PROPOSED AREA	58.50m ²



Disrupted by Canibuild.



Client Name Jonathon & Jess ColemanClient Email jonathon@onestonefinan... Client Phone 0447758866

Signature _____

Client Name

Client Email

Client Phone

Signature _____

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Generated by Nick Smith

nick@rainbowbuilding.com.au

Property Details

2 Leyden Ct, Seven Mile Beach, TAS 7170, Australia
Lot/DP: 2/7707

Sheet Name

Site Plan

Sheet no.

2

Lic no.

181916529

Job no.

Design

Coleman - 6.5x9x3-3.569m skillion shed

Scale

1:200 @A3

1st version date:

08/11/2023

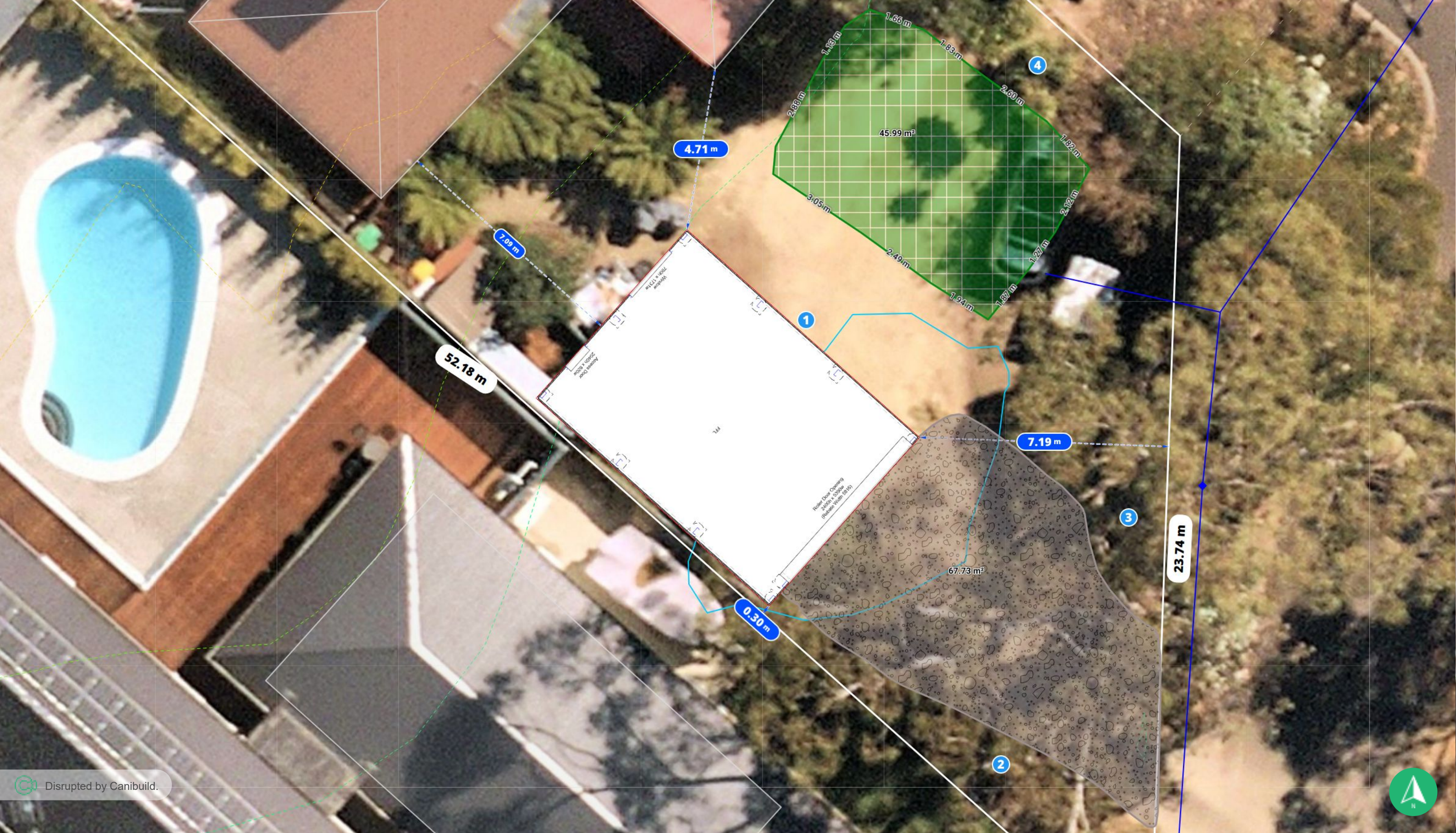
Current version date:

12/12/2023

Version #

2

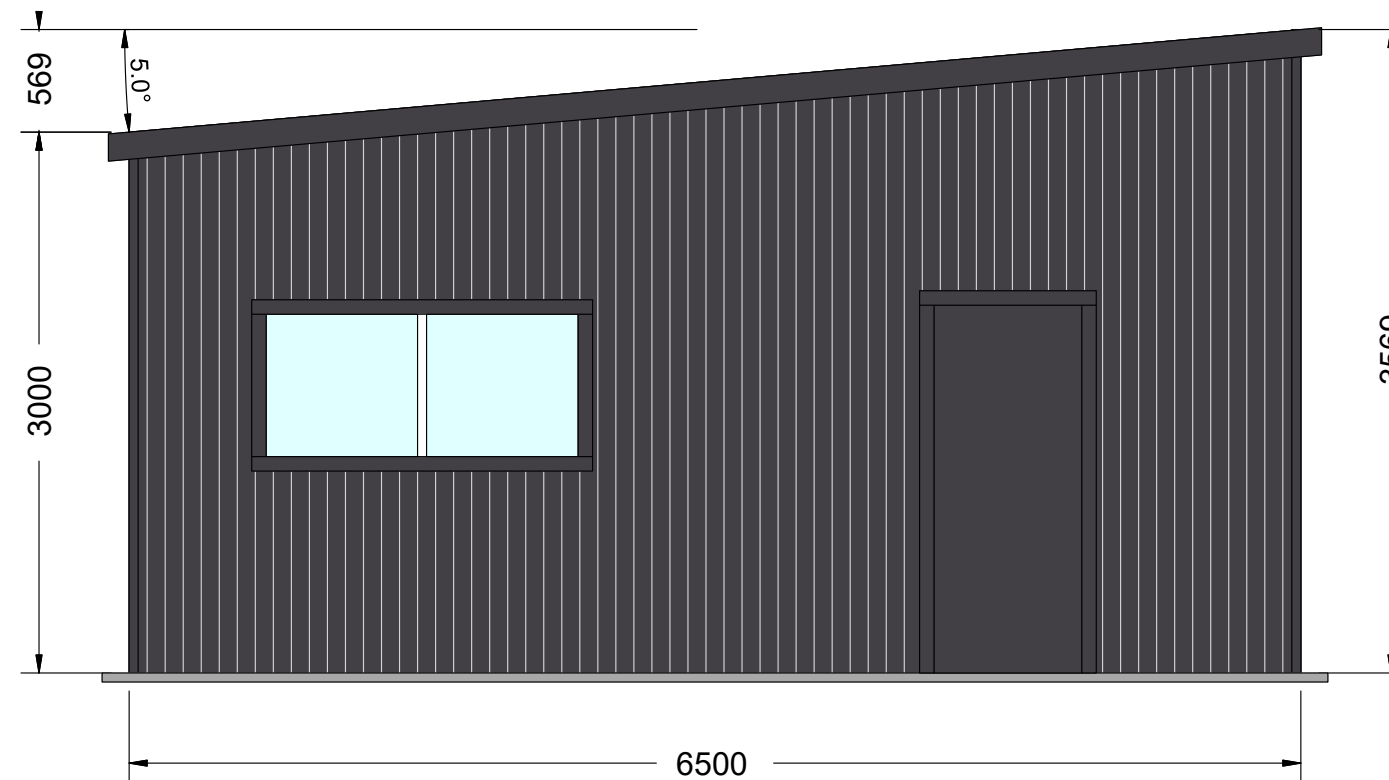
R A I N B O W
building solutions



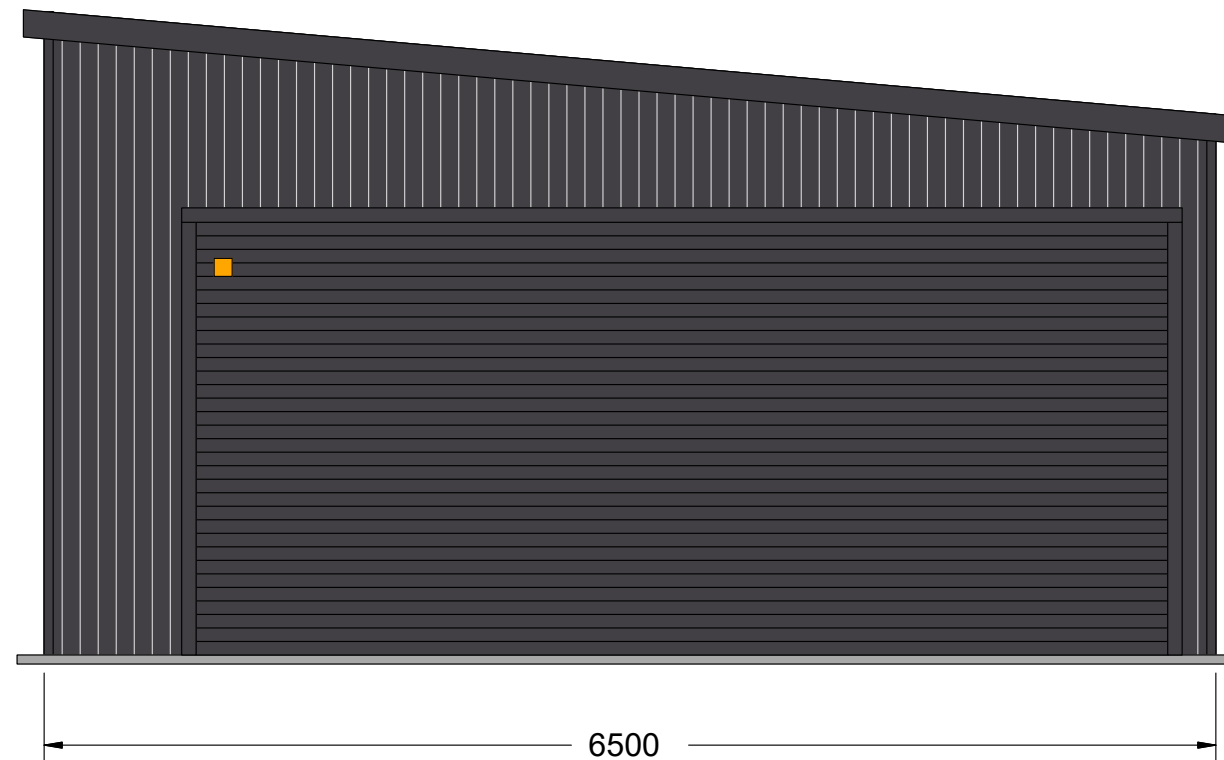
Disrupted by Canibuild.



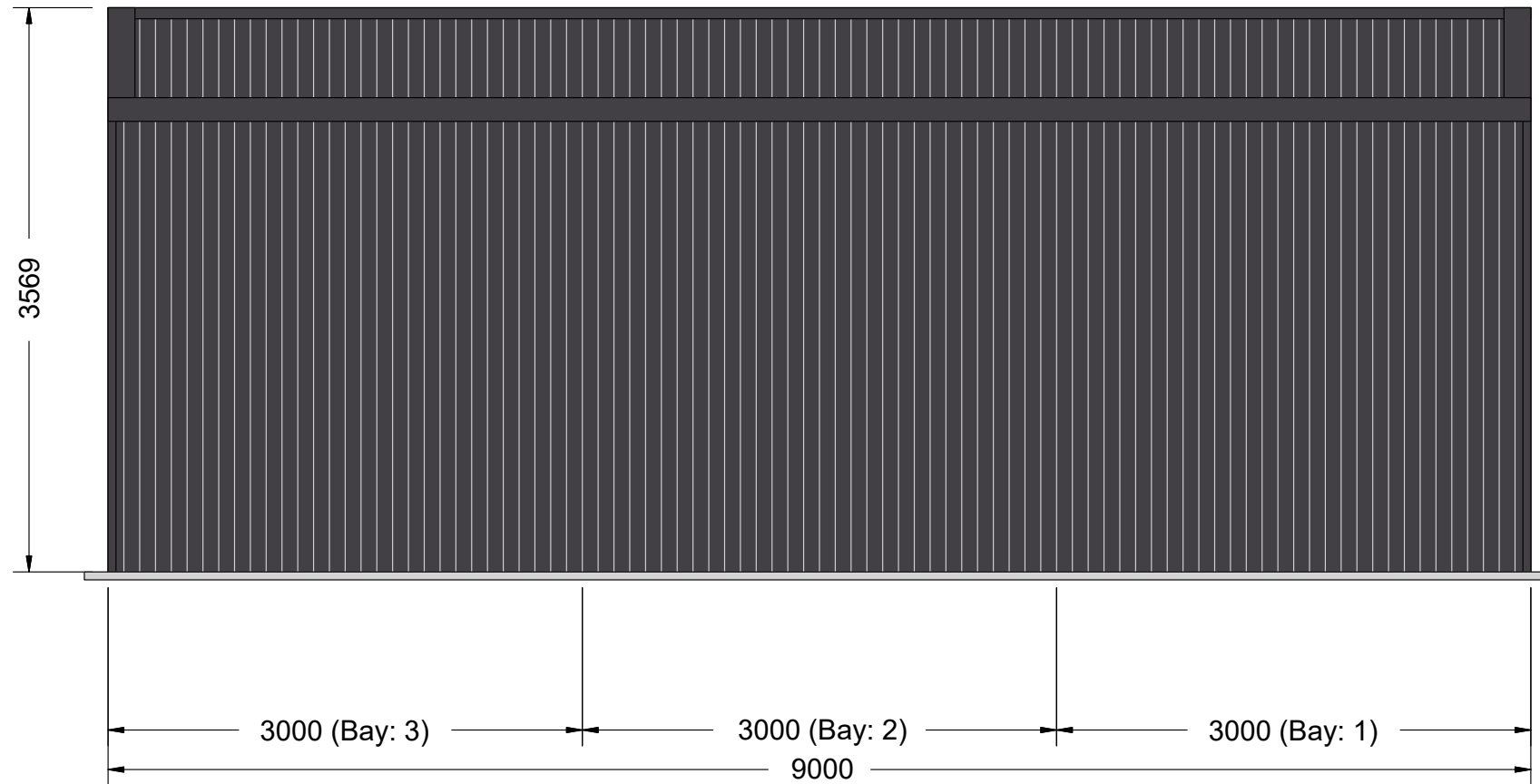
Client Name Jonathon & Jess Coleman		Client Email jonathon@onestonefinan...	Client Phone 0447758866	Signature _____	Client Name _____	Client Email _____	Client Phone _____	Signature _____		
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					Property Details 2 Leyden Ct, Seven Mile Beach, TAS 7170, Australia Lot/DP: 2/7707		Design Coleman - 6.5x9x3-3.569m skillion shed			Scale 1:100@A3
							1 st version date: 08/11/2023		Current version date: 12/12/2023	Version # 2



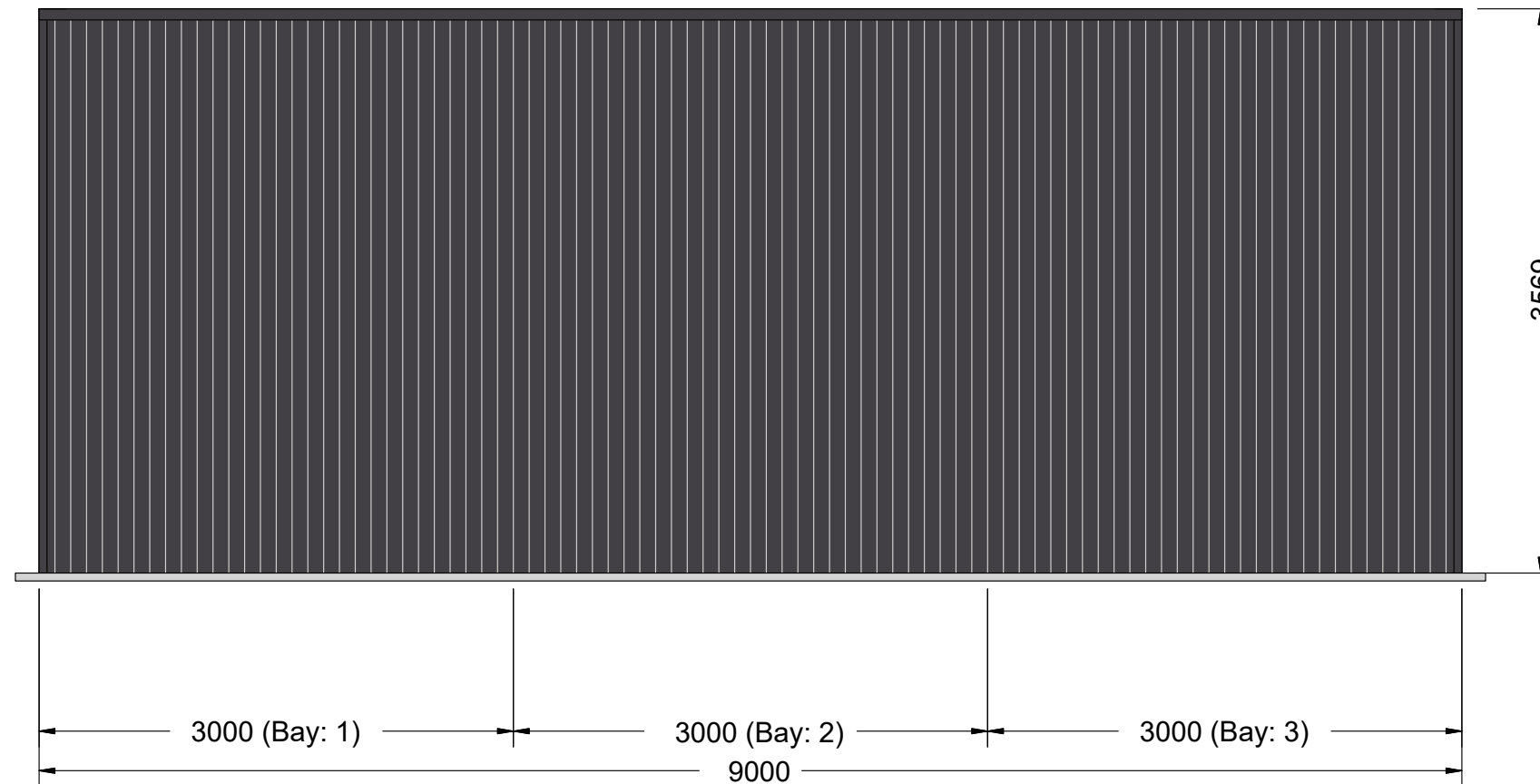
NORTH-WEST ELEVATION



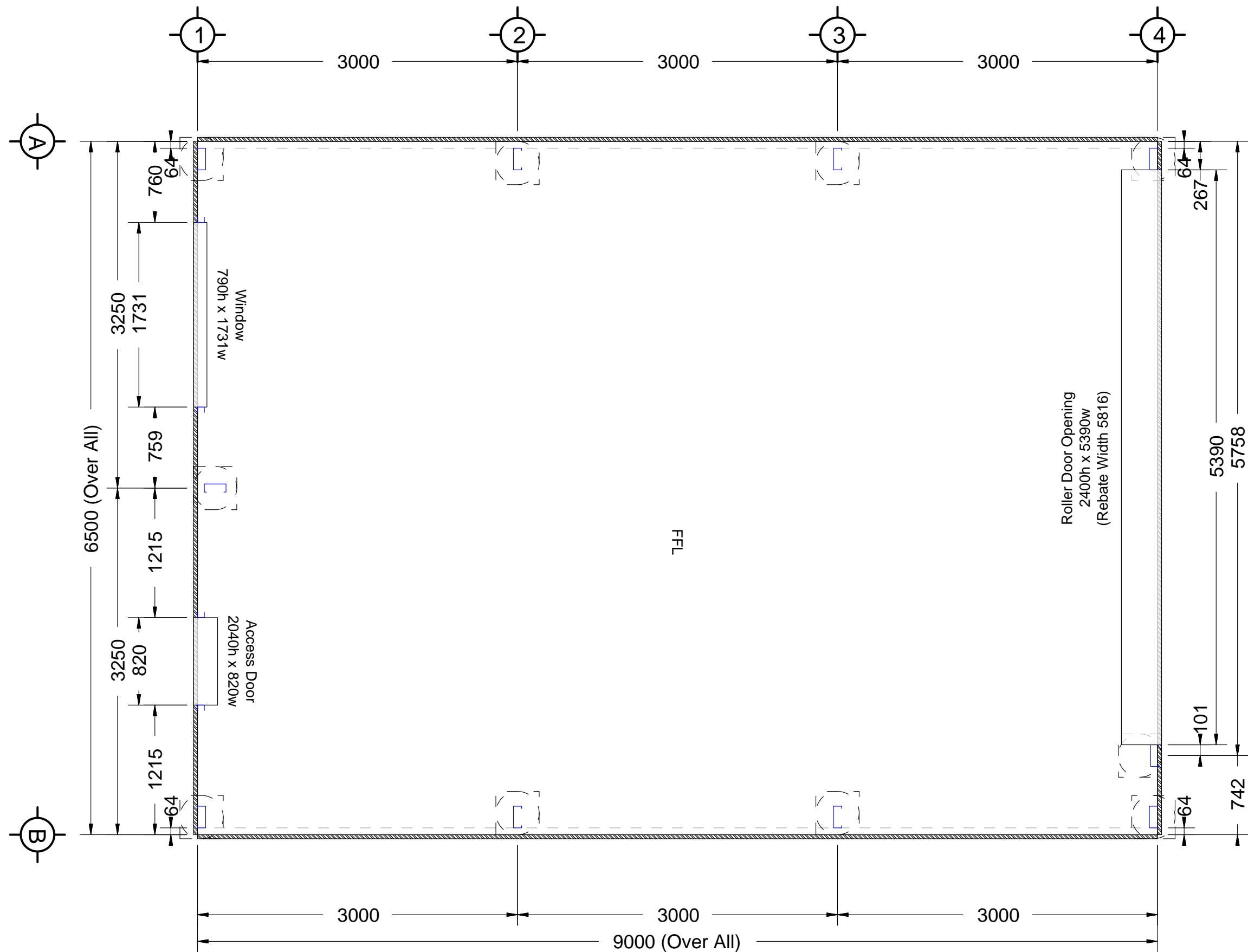
SOUTH-EAST ELEVATION



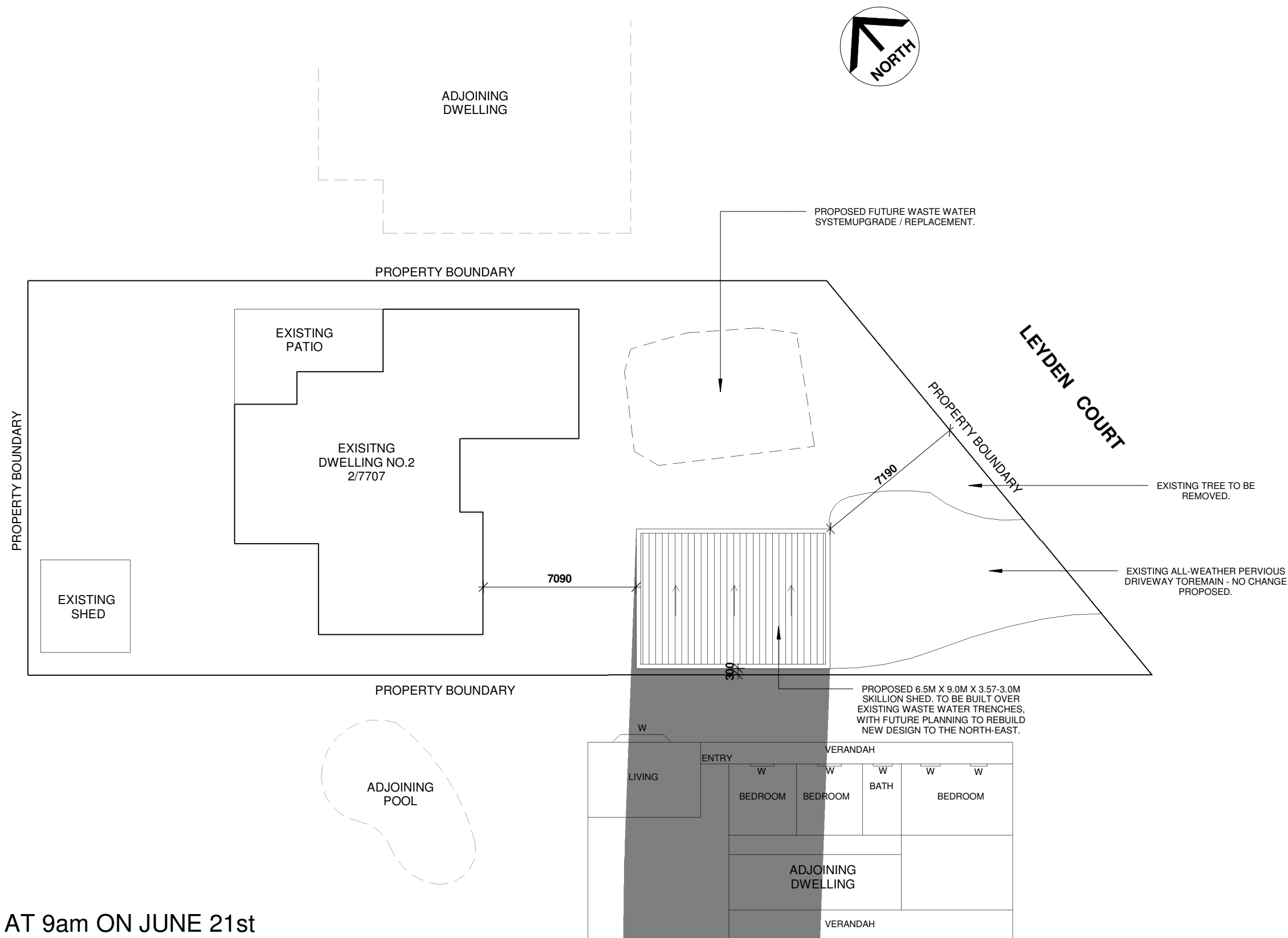
NORTH-EAST ELEVATION



!!!! SOUTH-WEST ELEVATION



FLOOR PLAN



SHADOW CAST AT 9am ON JUNE 21st

SCALE 1 : 200 1



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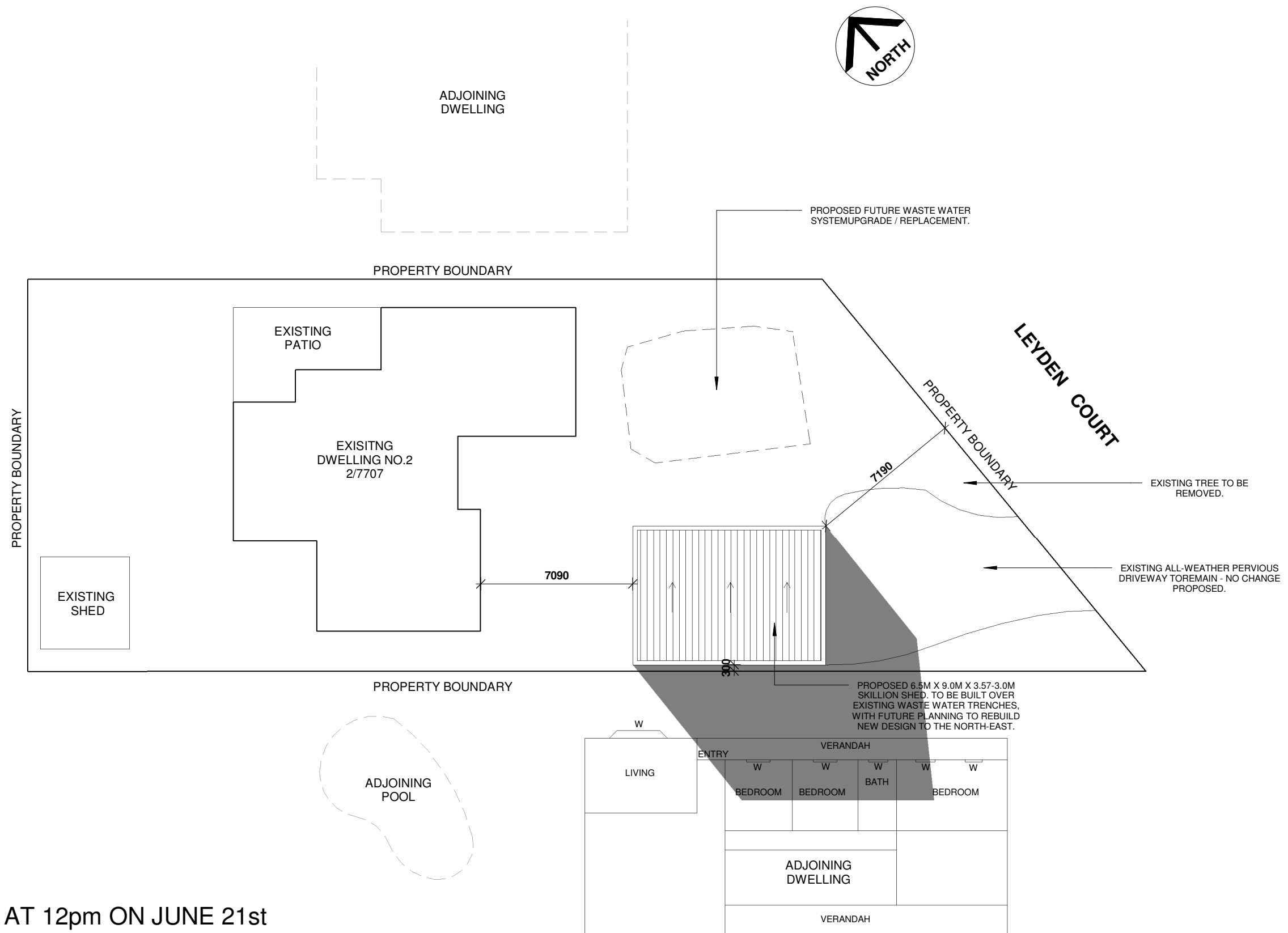
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DATE	DESCRIPTION	REV
22.12.2023	APPROVAL	1

CLIENT'S NAME:
Jonathon & Jess Coleman

SITE ADDRESS:
**2 Leyden Ct
Seven Mile Beach, TAS 7170
2/7707**

SHEET NAME: SHADOW DIAGRAM 01			JOB NO: SD02LCS
DESIGN NAME:	RANGE:	SCALE @ A3: 1 : 200	SHEET NO: 1
PROJECT STAGE: APPROVAL	REV NO: 1	DATE: 22.12.2023	



SHADOW CAST AT 12pm ON JUNE 21st

SCALE 1 : 200

2



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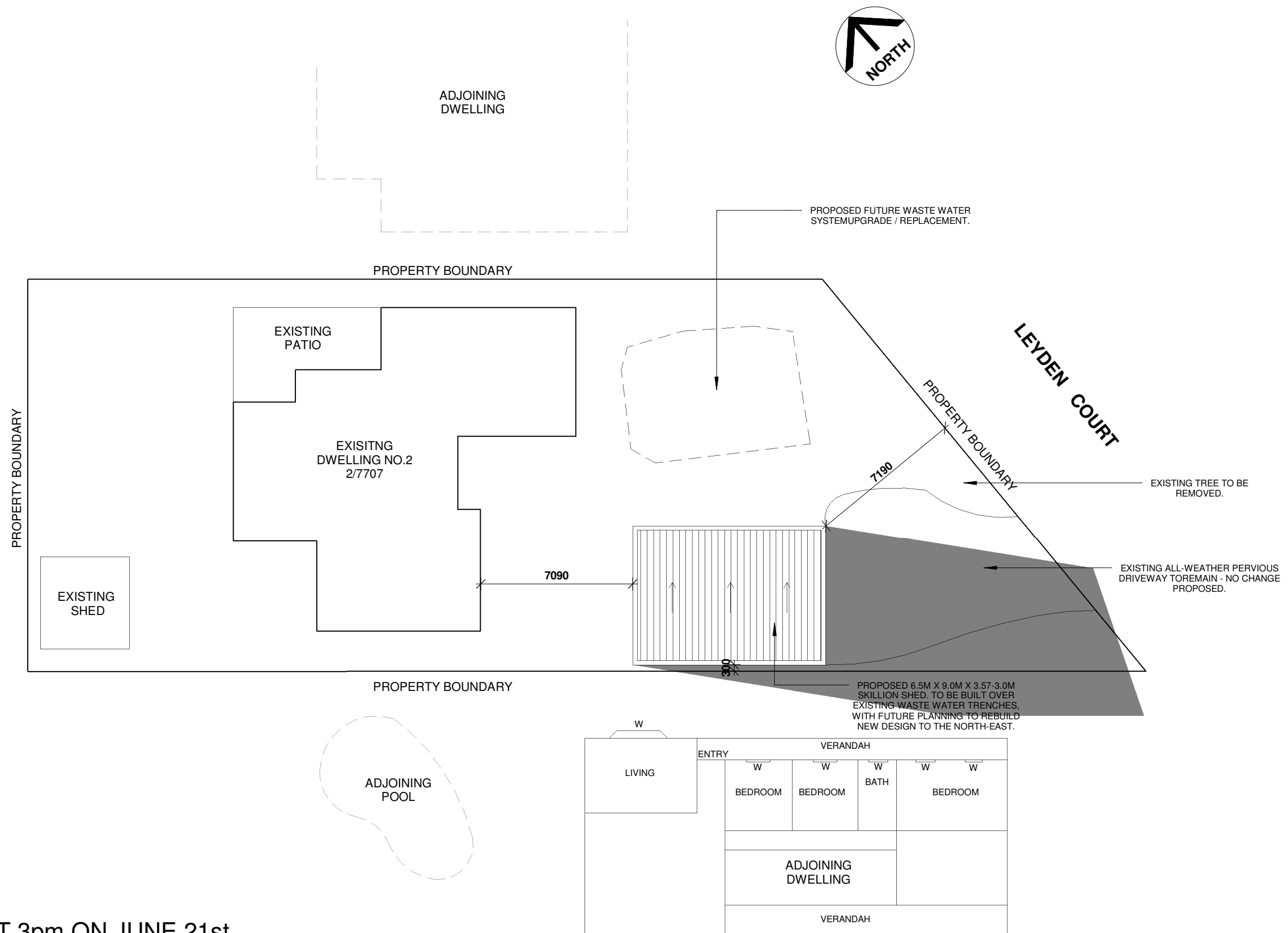
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DATE	DESCRIPTION	REV
22.12.2023	APPROVAL	1

CLIENT'S NAME:
Jonathon & Jess Coleman

SITE ADDRESS:
**2 Leyden Ct
Seven Mile Beach, TAS 7170
2/7707**

SHEET NAME: SHADOW DIAGRAM 02		JOB NO: SD02LCS	
DESIGN NAME:	RANGE:	SCALE @ A3: 1 : 200	SHEET NO: 2
PROJECT STAGE: APPROVAL	REV NO: 1	DATE: 22.12.2023	



SHADOW CAST AT 3pm ON JUNE 21st

SCALE 1 : 200 1



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DATE	DESCRIPTION	REV
22.12.2023	APPROVAL	1

CLIENT'S NAME:
Jonathon & Jess Coleman

SITE ADDRESS:
**2 Leyden Ct
Seven Mile Beach, TAS 7170
2/7707**

SHEET NAME: SHADOW DIAGRAM 03			JOB NO: SD02LCS
DESIGN NAME:	RANGE:	SCALE @ A3: 1 : 200	SHEET NO: 3
PROJECT STAGE: APPROVAL	REV NO: 1	DATE: 22.12.2023	