

## PLANNING APPLICATION FORM

Section 57 & 58

OFFICE USE  
ONLY

Application Number PA2024328

Assess No: A5054

PID No: 3478632

Applicant Name:	Bradley Alwyn Mullins				
Postal Address:					
Contact Phone:	Home		Work		Mobile
Email Address:					

### Planning Application Lodgement Checklist

**The following documents have been submitted to support the consideration of this application:**

1. A current copy of the property title text, folio plan and schedule of easements ☐
2. A completed application form including a detailed description of the proposal ☐
3. A complete plan set: ☐
  - a) Floor plans ☐
  - b) Elevations (from all orientations/sides and showing natural ground level and finished surface level) ☐
  - c) Site Plan showing: ☐
    - Orientation
    - All title boundaries
    - Location of buildings and structure (both existing and proposed)
    - Setbacks from all boundaries
    - Native vegetation to be removed
    - Onsite services, connections and drainage details (including sewer, water and stormwater)
    - Cut and/or Fill
    - Car parking and access details (including construction material of all trafficable areas)
    - Fence details
    - Contours
4. Other: ☐

*If submitting plans in over the counter please ensure they are A3.  
All plans must be to scale.*

# WEST TAMAR COUNCIL



Application Number: «Application Number»

## APPLICANT DETAILS

**Applicant Name:** Bradley Alwyn Mullins

**Note:** Full name(s) of person(s) or company making the application and postal address for correspondence.

## LAND DETAILS

**Owner/Authority Name:**  
(as per certificate of title) Bradley Alwyn Mullins

**Location / Address:** Lot 1 Old Coach Rd Gravelly Beach

**Title Reference:** 172085/1

**Zone(s):** Rural Living Zone C

**Existing Development/Use:** Dwelling (retrospective)

**Existing Developed Area:** 37.44m<sup>2</sup>

**Are any of the components in this Application seeking retrospective approval?**  
E.g. Use and/or development that has commenced without a Planning Permit.

YES ☒

NO ☐

(If yes please specify the relevant components):

Dwelling has been placed on site – connected to footings

**Proposed Use:**

Residential: ☒

Visitor Accommodation: ☐

Commercial: ☐

Other: ☐

Description of Use:

Single dwelling

**Development Type:**

Building work: ☐

Demolition: ☐

Subdivision: ☐

Other: ☐

Description of development:

Construction of dwelling

**New or Additional Area:** 37.44m<sup>2</sup>

**Estimated construction cost of the proposed development:**

\$

**Building Materials:**

Wall Type: cement sheet

Colour:

Roof Type: galv iron

Colour:

**NOTE:** Application for Crown access license is in the process

Application Number: «Application Number»

## SUBDIVISION

☐ N/ASubdivision creating additional lots ☐Boundary adjustment with no additional lots created ☐

Number of Lots (existing) :		Number of Lots (proposed) :	
Description:			
If applying for a subdivision which creates a new road(s), please supply three proposed names for the road(s), in order of preference:			
1.			
2.			
3.			

## COMMERCIAL, INDUSTRIAL OR OTHER NON-RESIDENTIAL DEVELOPMENT/USE

☐ N/A

Hours of Operation:	Monday / Friday:		To	
	Saturday:		To	
	Sunday:		To	
Existing Car Parking:				
Proposed Car Parking:				
Number of Employees: (Existing)				
Number of Employees: (Proposed)				
Type of Machinery installed:				
Details of trade waste and method of disposal:				



Application Number: «Application Number»

## APPLICANT DECLARATION

**Owner:** As the owner of the land, I declare that the information contained in this application is a true and accurate representation of the proposal and I consent to this application being submitted and for Council Officers to conduct inspections as required for the proposal,

T. P. Muller

Name (print)

[Signature]

Signed

21-1-24

Date

**Applicant:** As the applicant, I declare that I have notified the owner of my intention to make this application and that the information contained in this application is a true and accurate representation of the proposal,

(if not the owner)

Name (print)

Signed

Date

*Please Note: If the application involves Crown Land you will need to provide a letter of consent and this form signed by the Minister, or a delegated officer of the Crown with a copy of the delegation.*

**Crown  
Consent**  
(if required)

Name (print)

Signed

Date

**Chief  
Executive  
Officer**  
(if required)

Name (print)

Signed

Date

*If the subject site is accessed via a right of way, the owner of the ROW must also be notified of the application.*

**Right of Way Owner:**

As the applicant, I declare that I have notified the owner of the land encumbered by the Right Of Way, of my intent to lodge this application that will affect their land.

Name (print)

Signed

Date

# WEST TAMAR COUNCIL



Application Number: «Application Number»

## SUBDIVISION ☐ N/A

- Subdivision creating additional lots ☐  
 Boundary adjustment with no additional lots created ☐

<b>Number of Lots (existing) :</b>		<b>Number of Lots (proposed) :</b>	
<b>Description:</b>			
If applying for a subdivision which creates a new road(s), please supply three proposed names for the road(s), in order of preference:			
1.			
2.			
3.			

## COMMERCIAL, INDUSTRIAL OR OTHER NON-RESIDENTIAL DEVELOPMENT/USE ☐ N/A

<b>Hours of Operation:</b>	Monday / Friday:		To	
	Saturday:		To	
	Sunday:		To	
<b>Existing Car Parking:</b>				
<b>Proposed Car Parking:</b>				
<b>Number of Employees: (Existing)</b>				
<b>Number of Employees: (Proposed)</b>				
<b>Type of Machinery installed:</b>				
<b>Details of trade waste and method of disposal:</b>				



<p align="center"><b>SCHEDULE OF EASEMENTS</b></p> <p><b>NOTE:</b> THE SCHEDULE MUST BE SIGNED BY THE OWNERS &amp; MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.</p>	<p align="center">Registered Number</p> <p align="center"><b>SP. 172085</b></p>
--	---

PAGE 1 OF 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.

Lot 2 is together with a Right of Carriageway <sup>over the</sup> ~~marked~~ "Right of Way (Private) 7.00 Wide" on the Plan.

Lot 3 is subject to a Right of Carriageway (appurtenant to Lot 12 on Sealed Plan 108743) over the "Right of Way (Private) 7.00 Wide (D 109304)" marked on the Plan.

Lot 3 on the Plan is subject to a Right of Carriageway (appurtenant to <sup>Lot 11 on Sealed Plan 33433</sup> ~~Lot 1 on Sealed Plan 164837~~) over the "Right of Way (Private) 7.00 Wide (D 109304)" shown on the Plan.

Signed by GEOFFREY KINDER ARCHER PEDLEY

In the presence of:

Witness Signature:

Witness Full Name:

Witness Address:

Witness Occupation:

Signed by JUNE ELLEN PEDLEY:

In the presence of:

Witness Signature:

Witness Full Name:

Witness Address:

Witness Occupation:

Signed by BRADLEY ALWYN MULLINS

In the presence of:

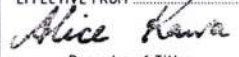
Witness Signature:

Witness Full Name:

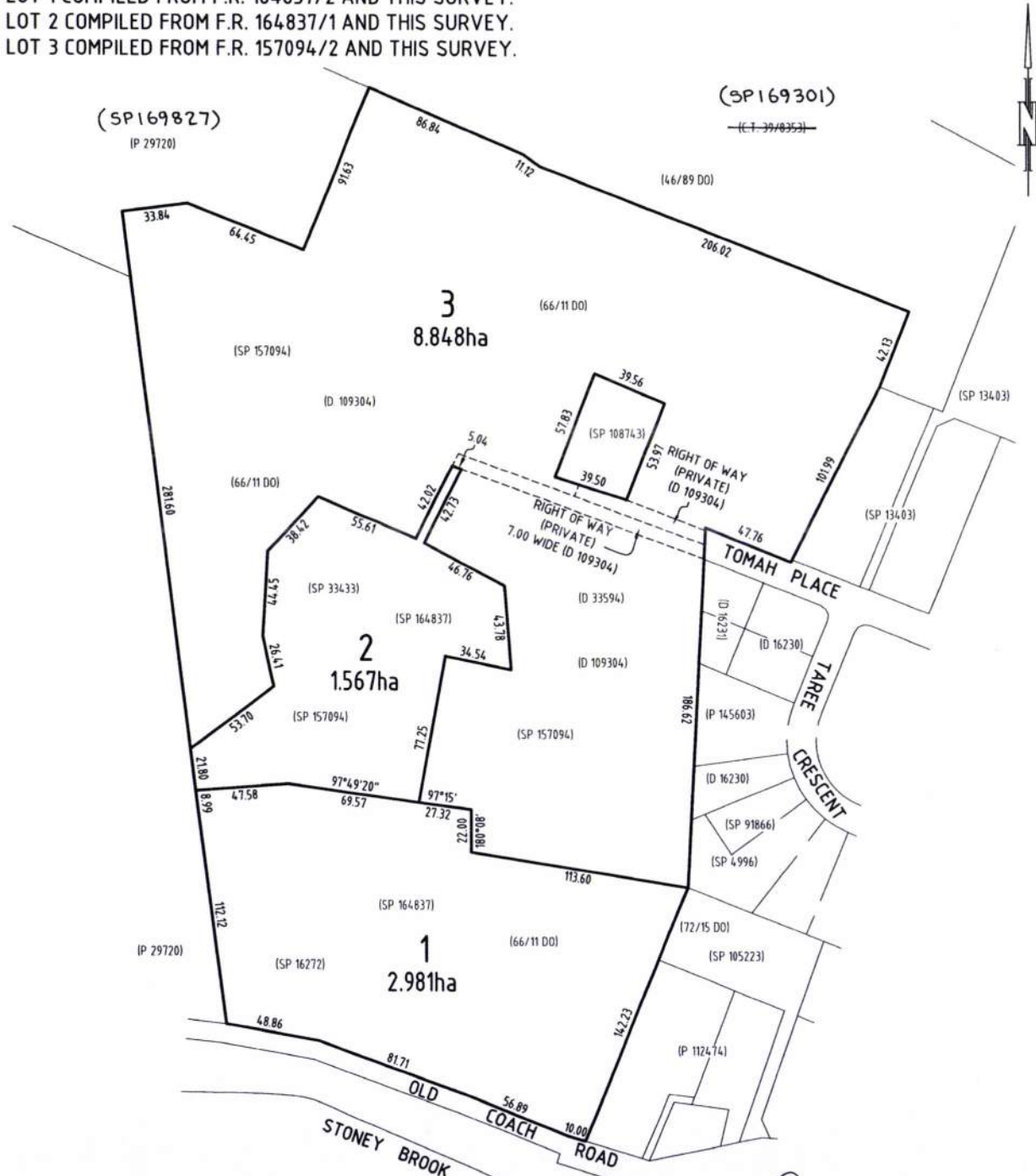
Witness Address:

Witness Occupation:

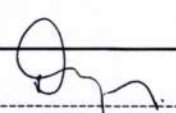
<p>SUBDIVIDER: Geoffrey Kinder Archer Pedley, June Ellen Pedley and Bradley Alwyn Mullins</p> <p>FOLIO REF: C/T 164837/1 &amp; C/T 164837/2 &amp; C/T 157094/2</p> <p>SOLICITOR &amp; REFERENCE: Cormiston Legal</p>	<p>PLAN SEALED BY: <b>WEST TAMAR COUNCIL</b></p> <p>DATE: <b>27.10.2016</b></p> <p><b>PA2016078</b></p> <p>REF NO. _____</p> <p align="right">_____ Council Delegate</p>
<p><b>NOTE:</b> The Council Delegate must sign the Certificate for the purposes of identification.</p>	

OWNER : GEOFFREY KINDER PEDLEY & JUNE ELLEN PEDLEY & BRADLEY ALWYN MULLINS  FOLIO REFERENCE : F.R. 157094/2, F.R. 164837/1 & F.R. 164837/2  GRANTEE : PART OF LOT 240 (640 ACRES) Gtd. TO MATHEW CURLING FRIEND		<b>PLAN OF SURVEY</b>  BY SURVEYOR MARTIN RALPH HEATLEY of PDA SURVEYORS 3/23 BRISBANE STREET, LAUNCESTON  LOCATION  <b>TOWN OF EXETER</b>		REGISTERED NUMBER  <b>SP172085</b>  APPROVED EFFECTIVE FROM 24 NOV 2016  Recorder of Titles			
MAPSHEET MUNICIPAL CODE No. 129 (4842)		LAST UPI No		LAST PLAN SP157094 No. SP164837		ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN	

LOT 1 COMPILED FROM F.R. 164837/2 AND THIS SURVEY.  
 LOT 2 COMPILED FROM F.R. 164837/1 AND THIS SURVEY.  
 LOT 3 COMPILED FROM F.R. 157094/2 AND THIS SURVEY.



N

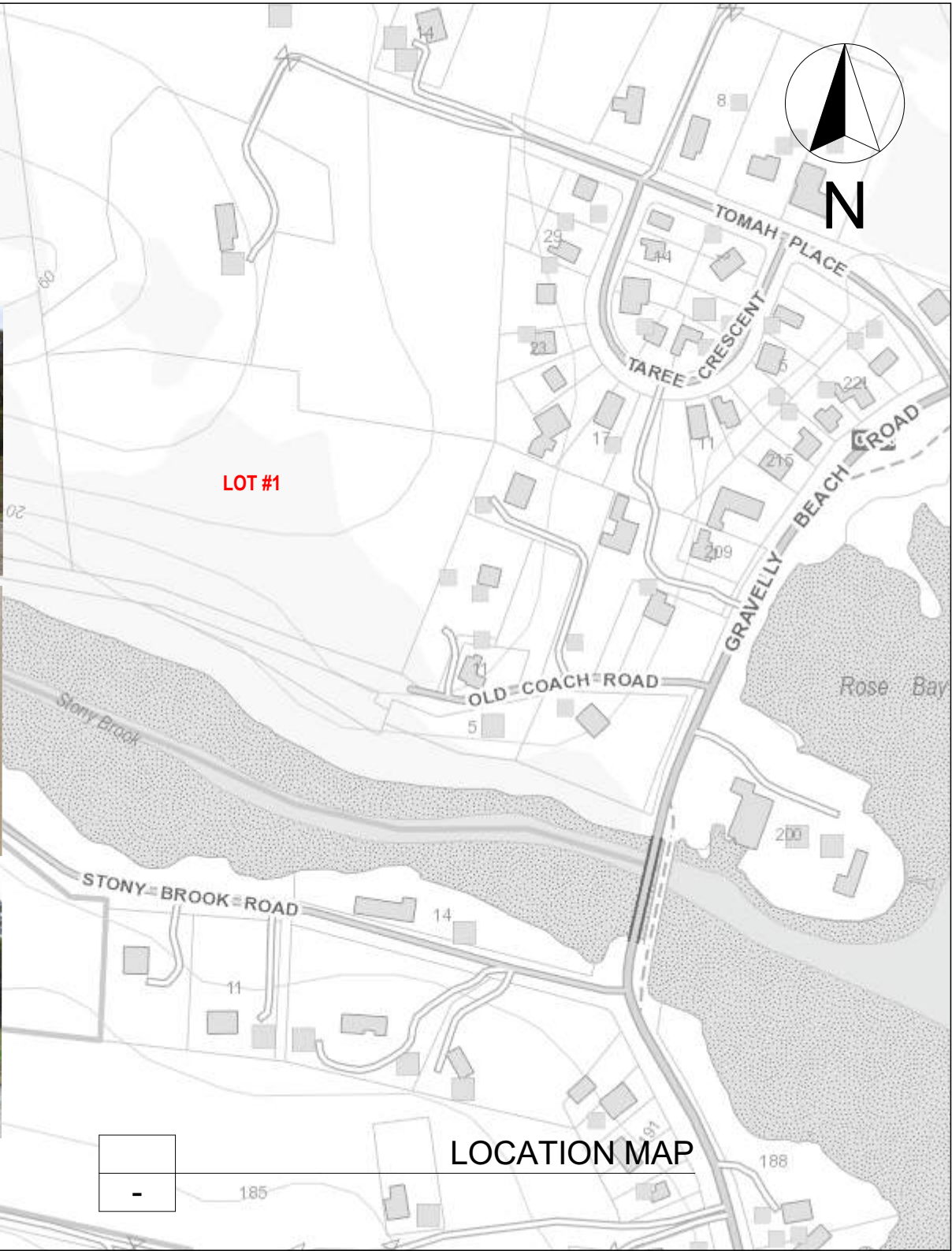
  
 COUNCIL DELEGATE

27/09/16  
 DATE



AS CONSTRUCTED PLANS

AS CONSTRUCTED CABIN  
CLIENT: BRAD MULLINS  
ADDRESS: LOT 1 OLD COACH RD, GRAVELLY BEACH, TAS, 7276  
VOLUME: 172085 FOLIO: 1



SITE DESCRIPTION
CLIMATE ZONE: 7
REGION: A
TERRAIN CATEGORY: TC2.5
TOPOGRAPHY: T1
SHIELDING: PS
WIND RATING: N2
SOIL CLASS: TO BE DETERMINED
BAL: TO BE DETERMINED
ZONE: RURAL LIVING ZONE C
MUNICIPALITY: WEST TAMAR COUNCIL

AREAS	
PORCH	0.61 M2
INDOOR LIVING	36.83 M2
<b>TOTAL</b>	<b>37.44 M2</b>

SITE COVERAGE	
LOT	29,810.00m <sup>2</sup>
HOUSE FOOTPRINT	37.44m <sup>2</sup>
SITE COVER (%)	33.26%

DRAWING INDEX	
PAGE	TITLE
01	COVER PAGE
02	SITE PLAN (1:200)
03	SITE PLAN (1:1000)
04	EXISTING FLOOR PLAN
05	ELEVATIONS
06	STRUCTURAL PLANS

iDESIGN  
RESIDENTIAL

'Create your dream home'

Building Design Services- Port Sorell, Tasmania  
M: 0435 090 758 E: darren.idesignresidential@gmail.com  
ABN: 66 925 623 647 TAS 220988406/VBA: DP-AD 64131/QBCC: 15042468

CLIENT SIGNATURE

DATE

CLIENT SIGNATURE

DATE

REV	AMENDMENTS	DATE	INT
A	AS CONSTRUCTED PLANS	26.02.24	DM
B	ADDED DRIVEWAY SLOPE & LENGTH ON SITE PLAN	19.03.24	DM
C			
D			
E			
F			
G			
H			
I			
J			
K			

PROJECT:  
AS CONSTRUCTED PLANS

DISCLAIMER:  
The sketches & authorship for these plans were provided by the client & under the Australian copyright act of 1968 is the moral rights of the client. The client has the right to reproduce or distribute plans at his/her discretion.

CLIENT:  
BRAD MULLINS

SITE ADDRESS:  
LOT 1 OLD COACH RD, GRAVELLY BEACH, TAS, 7276

AS CONSTRUCTED CABIN

COVER PAGE

DRAWN: DM

CHECKED: DM

SHEET: 1 OF 6

DATE: 19.03.24

SCALE:

JOB NO: 4198

REV: B





SITE COVERAGE	
LOT	29,810.00m <sup>2</sup>
HOUSE FOOTPRINT	37.44m <sup>2</sup>
SITE COVER (%)	33.26%

iDESIGN  
RESIDENTIAL

'Create your dream home'

Building Design Services- Port Sorell, Tasmania

M: 0435 090 758 E: darren.idesignresidential@gmail.com

ABN: 66 925 623 647 TAS 220988406/VBA: DP-AD 64131/QBCC: 15042468

CLIENT SIGNATURE

..... DATE .....

CLIENT SIGNATURE

..... DATE .....

REV	AMENDMENTS	DATE	INT
A	AS CONSTRUCTED PLANS	26.02.24	DM
B	ADDED DRIVEWAY SLOPE & LENGTH ON SITE PLAN	19.03.24	DM
C			
D			
E			
F			
G			
H			
I			
J			
K			

PROJECT:  
AS CONSTRUCTED PLANS

DISCLAIMER:  
The sketches & authorship for these plans were provided by the client & under the Australian copyright act of 1968 is the moral rights of the client. The client has the right to reproduce or distribute plans at his/her discretion.

CLIENT:  
BRAD MULLINS

SITE ADDRESS:  
LOT 1 OLD COACH RD, GRAVELLY BEACH, TAS, 7276

AS CONSTRUCTED CABIN		
SITE PLAN (1:200)		
DRAWN: DM	DATE: 19.03.24	REV: B
CHECKED: DM	SCALE: 1:200	
SHEET: 2 OF 6	JOB NO: 4198	



1225293578

NOTE: PASSING BAY OF 2M ADDITIONAL CARRIAGEWAY  
WIDTH & 20M LENGTH CARRIAGE WAY TO BE PROVIDED

NOTE: DRIVEWAY APPROX. 203M LONG  
DRIVEWAY NATURAL ROCKY UNSEALED

NOTE: DRIVEWAY SLOPE  
GRADIENT= 1:9.9  
SLOPE= 10%  
SLOPE IN DEGREES= 5.7

Whole of Land on western side of Road slopes south/west  
Township crown Land on storey creek with Gravel Road sloping south/west  
Except (corner of Road) which could Be Built up to slope west/south



Approx 30 meters of Road  
slopes north into drain that  
joins existing council drains

Existing storm water drains with piping under driveway  
start at bottom corner and continue along old couch  
Road

CLIENT SIGNATURE

DATE

CLIENT SIGNATURE

DATE

REV	AMENDMENTS	DATE	INT
A	AS CONSTRUCTED PLANS	26.02.24	DM
B	ADDED DRIVEWAY SLOPE & LENGTH ON SITE PLAN	19.03.24	DM
C			
D			
E			
F			
G			
H			
I			
J			
K			

PROJECT:  
AS CONSTRUCTED PLANS

DISCLAIMER:

The sketches & authorship for these plans were provided by the client & under the Australian copyright act of 1968 is the moral rights of the client. The client has the right to reproduce or distribute plans at his/her discretion.

CLIENT:  
BRAD MULLINS

SITE ADDRESS:  
LOT 1 OLD COACH RD, GRAVELLY  
BEACH, TAS, 7276

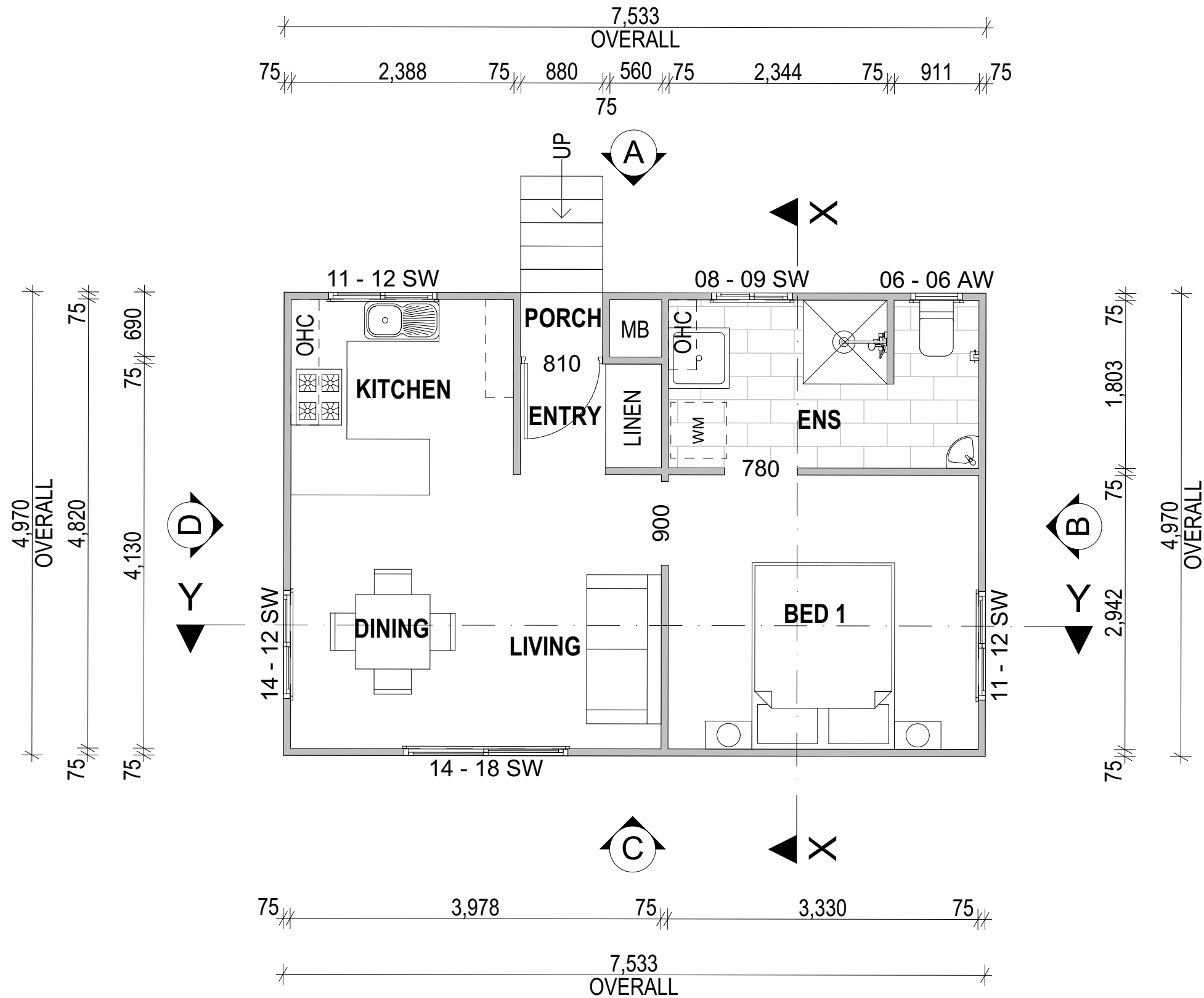
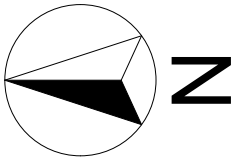
AS CONSTRUCTED CABIN

SITE PLAN (1:1000)

DRAWN: DM	DATE: 19.03.24	REV: B
CHECKED: DM	SCALE: 1:1000	
SHEET: 3 OF 6	JOB NO: 4198	



NOTES:  
WALLS- 75 X 40 HARDWOOD @ 450MM CENTRES  
INSULATION TO EXTERIOR WALLS  
NO INSULATION TO CEILING OR FLOOR



**LEGEND:**  
WINDOW SIZES= HEIGHT/WIDTH/TYPE e.g 18-24 TH  
AW= AWNING WINDOW  
CSD= CAVITY SLIDING DOOR  
ENS= ENSUITE  
L= LINEN  
MB= ELECTRICAL METER BOX  
WM= WASHING MACHINE SPACE  
OHC= OVER HEAD CUPBOARDS  
DP= DOWNPIPE  
F.L= FLOOR LEVEL

**CEILING HEIGHT= 2400**

**TIMBER FRAME**

AREAS	
PORCH	0.61 M2
INDOOR LIVING	36.83 M2
TOTAL	37.44 M2

iDESIGN  
RESIDENTIAL

'Create your dream home'

Building Design Services- Port Sorell, Tasmania  
M: 0435 090 758 E: darren.idesignresidential@gmail.com  
ABN: 66 925 623 647 TAS 220988406/VBA: DP-AD 64131/QBCC: 15042468

CLIENT SIGNATURE

DATE

CLIENT SIGNATURE

DATE

REV	AMENDMENTS	DATE	INT
A	AS CONSTRUCTED PLANS	26.02.24	DM
B	ADDED DRIVEWAY SLOPE & LENGTH ON SITE PLAN	19.03.24	DM
C			
D			
E			
F			
G			
H			
I			
J			
K			

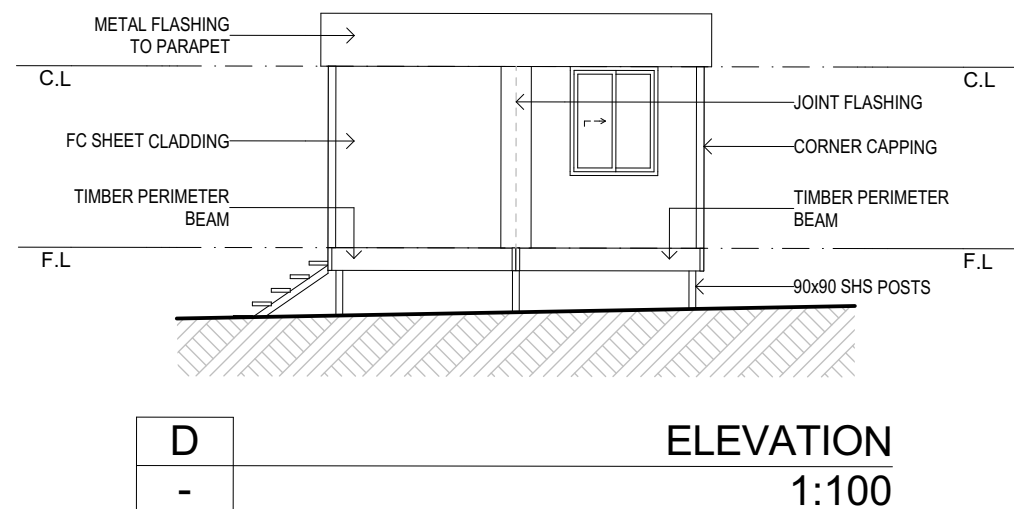
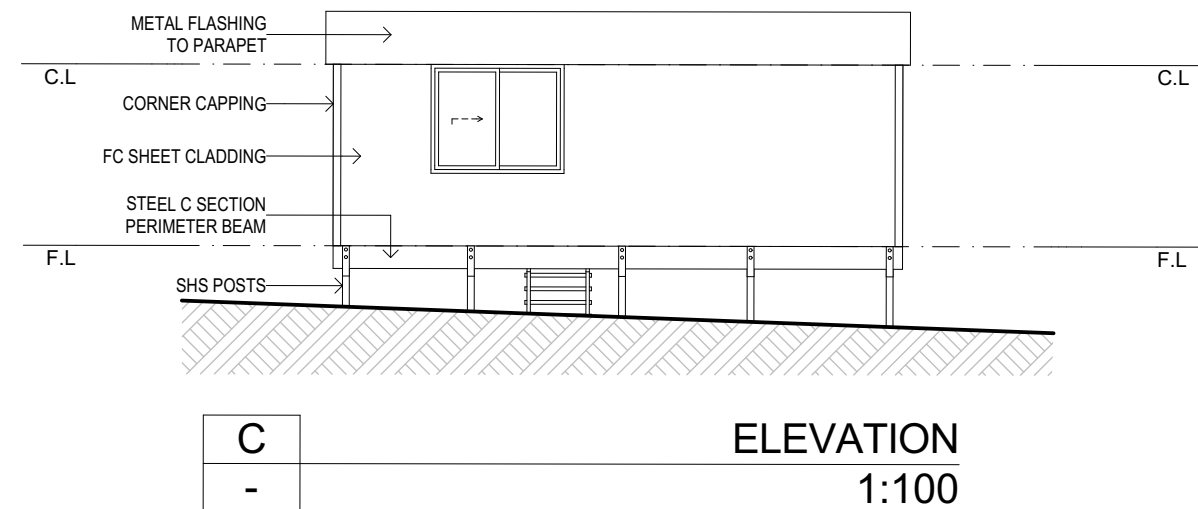
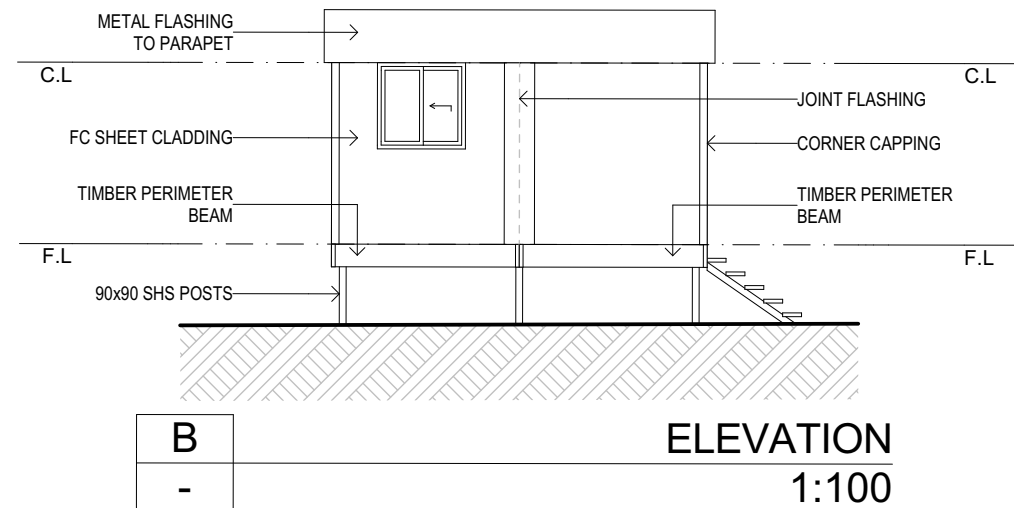
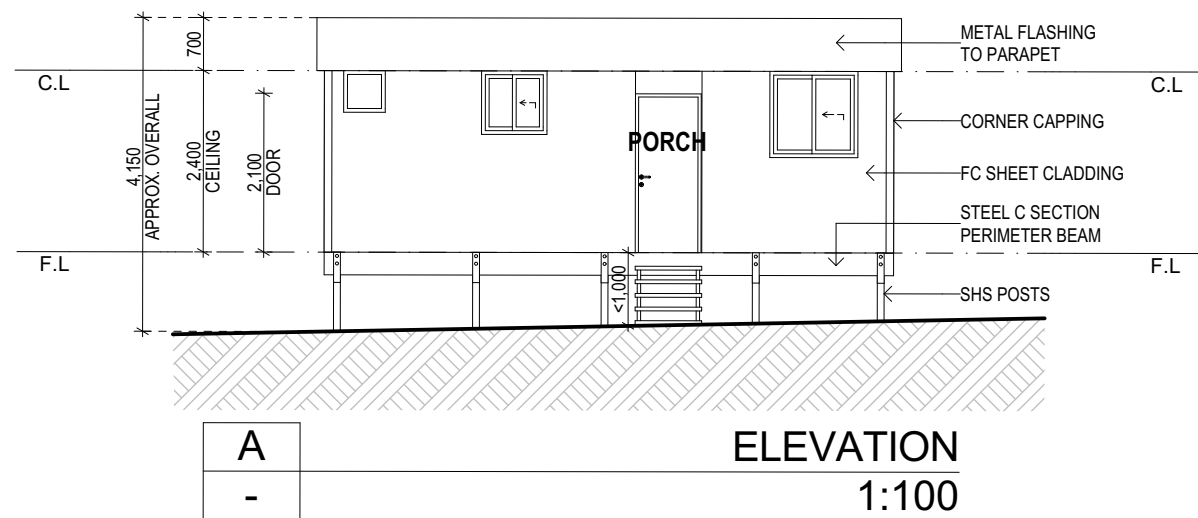
PROJECT:  
AS CONSTRUCTED PLANS

DISCLAIMER:  
The sketches & authorship for these plans were provided by the client & under the Australian copyright act of 1968 is the moral rights of the client. The client has the right to reproduce or distribute plans at his/her discretion.

CLIENT:  
BRAD MULLINS

SITE ADDRESS:  
LOT 1 OLD COACH RD, GRAVELLY BEACH, TAS, 7276

AS CONSTRUCTED CABIN		
EXISTING FLOOR PLAN		
DRAWN: DM	DATE: 19.03.24	REV: B
CHECKED: DM	SCALE: 1:50	
SHEET: 4 OF 6	JOB NO: 4198	



i

DESIGN

RESIDENTIAL

'Create your dream home'

Building Design Services- Port Sorell, Tasmania  
M: 0435 090 758 E: darren.idesignresidential@gmail.com  
ABN: 66 925 623 647 TAS 220988406/VBA: DP-AD 64131/QBCC: 15042468

CLIENT SIGNATURE	DATE
CLIENT SIGNATURE	DATE

REV	AMENDMENTS	DATE	INT
A	AS CONSTRUCTED PLANS	26.02.24	DM
B	ADDED DRIVEWAY SLOPE & LENGTH ON SITE PLAN	19.03.24	DM
C			
D			
E			
F			
G			
H			
I			
J			
K			

PROJECT:	AS CONSTRUCTED PLANS
DISCLAIMER:	The sketches & authorship for these plans were provided by the client & under the Australian copyright act of 1968 is the moral rights of the client. The client has the right to reproduce or distribute plans at his/her discretion.

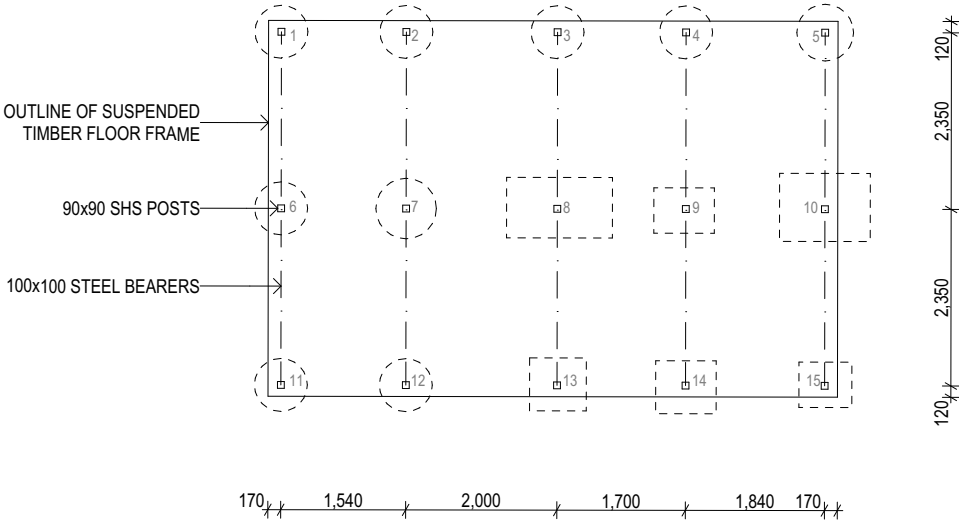
CLIENT:	BRAD MULLINS
SITE ADDRESS:	LOT 1 OLD COACH RD, GRAVELLY BEACH, TAS, 7276

AS CONSTRUCTED CABIN		
ELEVATIONS		
DRAWN: DM	DATE: 19.03.24	REV: B
CHECKED: DM	SCALE: 1:100	
SHEET: 5 OF 6	JOB NO: 4198	

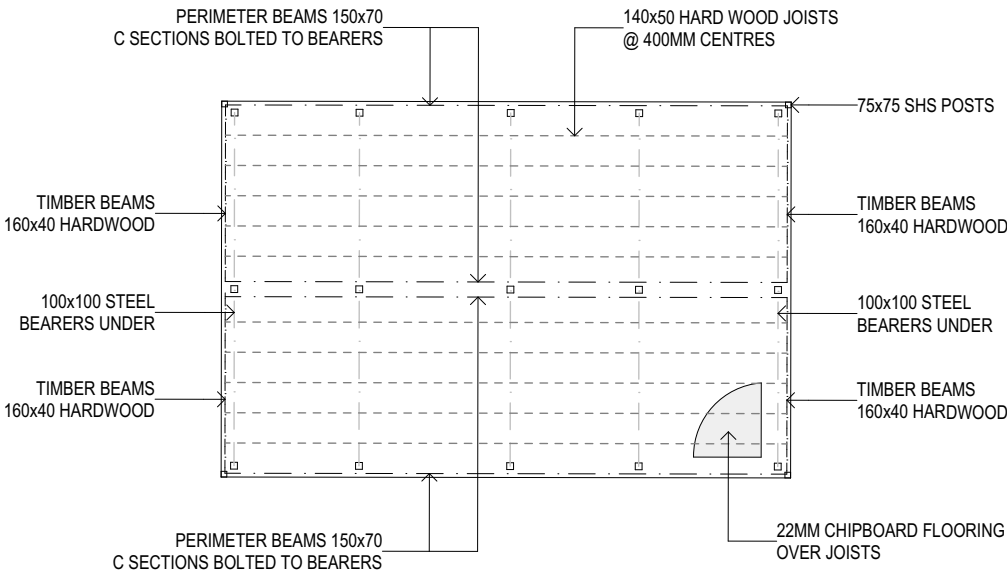


FOOTING SIZES: (mm)

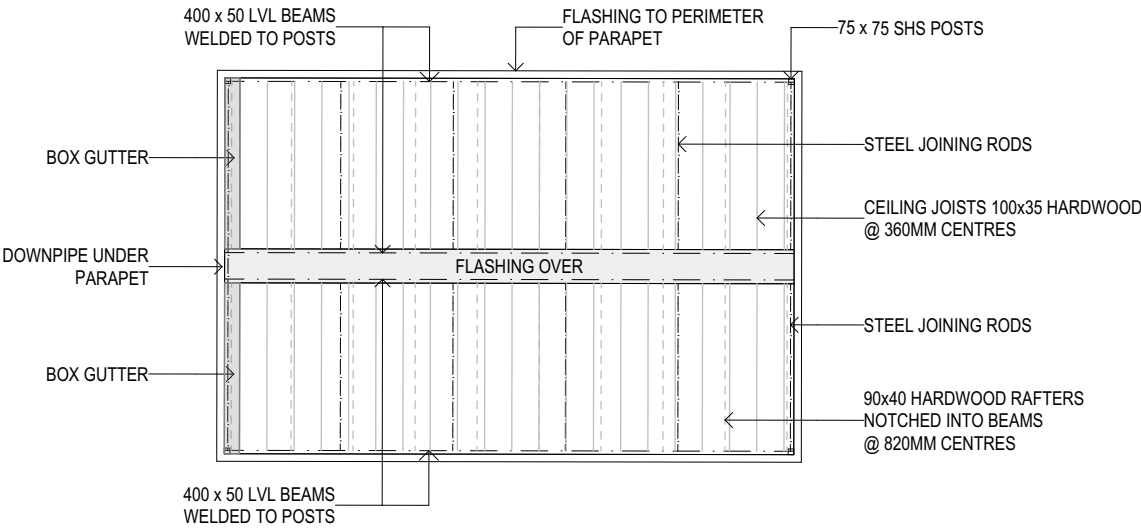
- 1- 900 DEEP X 700 X 700 WIDE
- 2- 950 DEEP X 700 X 700 WIDE
- 3- 950 DEEP X 700 X 700 WIDE
- 4- 1100 DEEP X 700 X 700 WIDE
- 5- 1100 DEEP X 750 X 700 WIDE
- 6- 900 DEEP X 700 X 650 WIDE
- 7- 900 DEEP X 800 X 800 WIDE
- 8- 1100 DEEP X 1400 X 800 WIDE
- 9- 1050 DEEP X 800 X 600 WIDE
- 10- 1200 DEEP X 900 X 1000 WIDE
- 11- 850 DEEP X 700 X 600 WIDE
- 12- 800 DEEP X 700 X 700 WIDE
- 13- 850 DEEP X 700 X 750 WIDE
- 14- 950 DEEP X 700 X 800 WIDE
- 15- 1100 DEEP X 600 X 700 WIDE



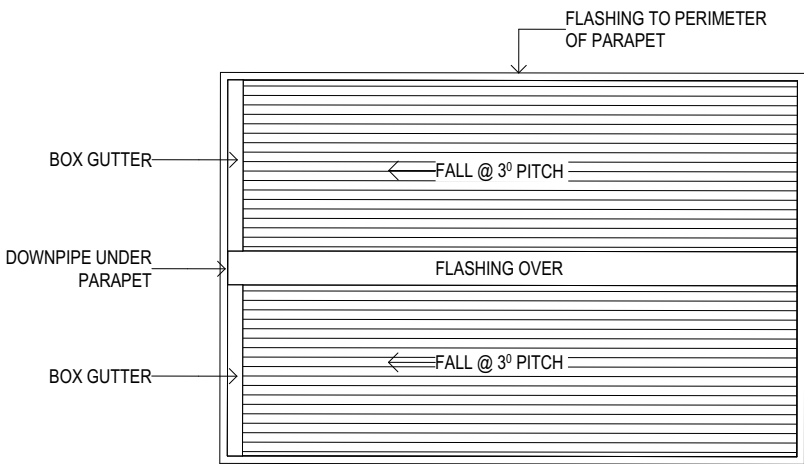
FOOTING PLAN  
1:100



FLOOR FRAME PLAN  
1:100



ROOF TRUSS PLAN  
1:100



ROOF PLAN  
1:100

i

DESIGN

RESIDENTIAL

'Create your dream home'

Building Design Services- Port Sorell, Tasmania  
M: 0435 090 758 E: darren.idesignresidential@gmail.com  
ABN: 66 925 623 647 TAS 220988406/VBA: DP-AD 64131/QBCC: 15042468

CLIENT SIGNATURE

DATE

CLIENT SIGNATURE

DATE

REV	AMENDMENTS	DATE	INT
A	AS CONSTRUCTED PLANS	26.02.24	DM
B	ADDED DRIVEWAY SLOPE & LENGTH ON SITE PLAN	19.03.24	DM
C			
D			
E			
F			
G			
H			
I			
J			
K			

PROJECT:  
AS CONSTRUCTED PLANS

DISCLAIMER:  
The sketches & authorship for these plans were provided by the client & under the Australian copyright act of 1968 is the moral rights of the client. The client has the right to reproduce or distribute plans at his/her discretion.

CLIENT:  
BRAD MULLINS

SITE ADDRESS:  
LOT 1 OLD COACH RD, GRAVELLY BEACH, TAS, 7276

AS CONSTRUCTED CABIN		
STRUCTURAL PLANS		
DRAWN: DM	DATE: 19.03.24	REV: B
CHECKED: DM	SCALE: 1:100	
SHEET: 6 OF 6	JOB NO: 4198	