

PLANNING APPLICATION FORM

Section 57 & 58

OFFICE USE
ONLY

Application Number PA2025247

Assess No: A3698

PID No: 6068858

Applicant Name:	My Build Collective					
Applicant Contact Name						
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: My Build Collective

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) Rosemaree and Glenn Deas

Location / Address: 28 Teggs Road, Gravelly Beach TAS 7276

Title Reference: 36573/1

Zone(s): Rural Living Zone C

Existing Development/Use: Residential

Existing Developed Area: Existing Residence and Shed

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):

DEVELOPMENT APPLICATION DETAILS

Proposed Use: Residential: ☒ Visitor Accommodation: ☐ Commercial: ☐ Other: ☐
Description of Use: Dwelling

Development Type: Building work: ☒ Demolition: ☒ Subdivision: ☐ Other: ☐
Description of development: Proposed alterations and additions to existing dwelling

New or Additional Area: Proposed addition = 30m2

Estimated construction cost of the proposed development: \$150,000

Building Materials:

Wall Type: lightweight cladding	Colour: TBC
Roof Type: colorbond	Colour: TBC

Application Number: «Application Number»

VISITOR ACCOMMODATION

☐ N/A

Gross Floor Area to be used per lot:		Number of Bedrooms to be used:	
Number of Carparking Spaces:		Maximum Number of Visitors at a time:	

SUBDIVISION

☐ N/A

Subdivision 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,

Owner_Name		
Name (print)	Signed	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)

Jocelyn Gee		12.08.25
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.

Jocelyn Gee		12.08.25
Name (print)	Signed	Date

APPROVED 14 AUG 1988 RECORDED OF TITLES	CONVERSION PLAN CONVERTED FROM 22/77 D.O.	REGISTERED NUMBER D.36573
FILE NUMBER Y.9100	GRANTEE PART OF LOT 126 767-0-0 GTD TO THOMAS HASTIE	DRAWN P.PAGE 3-8-1988

OS-K 2062

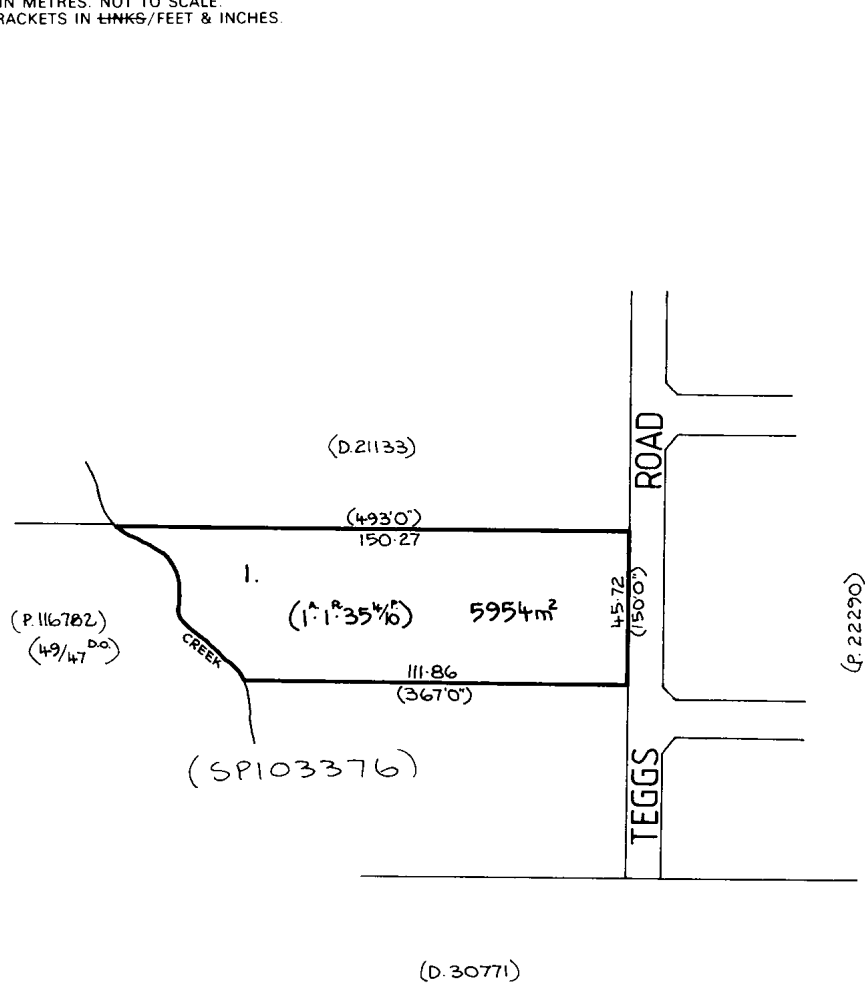
SKETCH BY WAY OF ILLUSTRATION ONLY

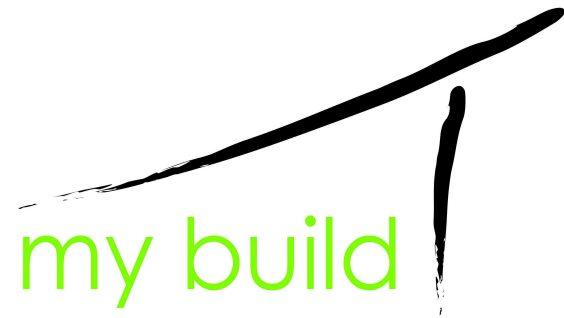
TOWN OF EXETER

~~LAND DISTRICT OF~~

~~PARISH OF~~

LENGTHS ARE IN METRES. NOT TO SCALE.
LENGTHS IN BRACKETS IN LINKS/FEET & INCHES.





PROPOSED ALTERATIONS & ADDITIONS TO EXISTING DWELLING FOR MR G. & MRS R. DEAS 28 TEGGS ROAD, GRAVELLY BEACH

347-349 Wellington Street
South Launceston TAS 7249

P: (03) 6326 7686

E: info@mybuildcollective.com.au
www.mybuildcollective.com.au

Drawing Schedule

- A 01 Cover Page
- A 02 Site Plan
- A 03 Existing Floor Plan
- A 04 Demolition Plan
- A 05 Proposed Floor Plan
- A 06 North & East Elevations
- A 07 South & West Elevations
- A 08 Proposed Roof Plan

Total Floor Area	m²	sq
Alfresco	33.55	3.61
Existing Dwelling	137.86	14.84
Existing Verandah	22.53	2.42
Proposed Addition	29.71	3.20
Total	223.65	24.07



LOCAL COUNCIL: LAUNCESTON CITY COUNCIL	
ACCREDITATION COMPLIANCE: MURRAY GRIFFITHS CC 11171	
PROJECT: PROPOSED ALTERATIONS & ADDITIONS TO EXISTING DWELLING 28 TEGGS ROAD, GRAVELLY BEACH	
TITLE REFERENCE:	36573/1
CLIMATE ZONE:	7
SOIL CLASSIFICATION:	TBC
DESIGN WIND SPEED:	TBC
BAL RATING:	N/A
SITE HAZARDS:	N/A
JOB No:	DATE:
MBD-412	12.08.25

planning

REVISION NO.	DRAWING NO.
Rev04	A01

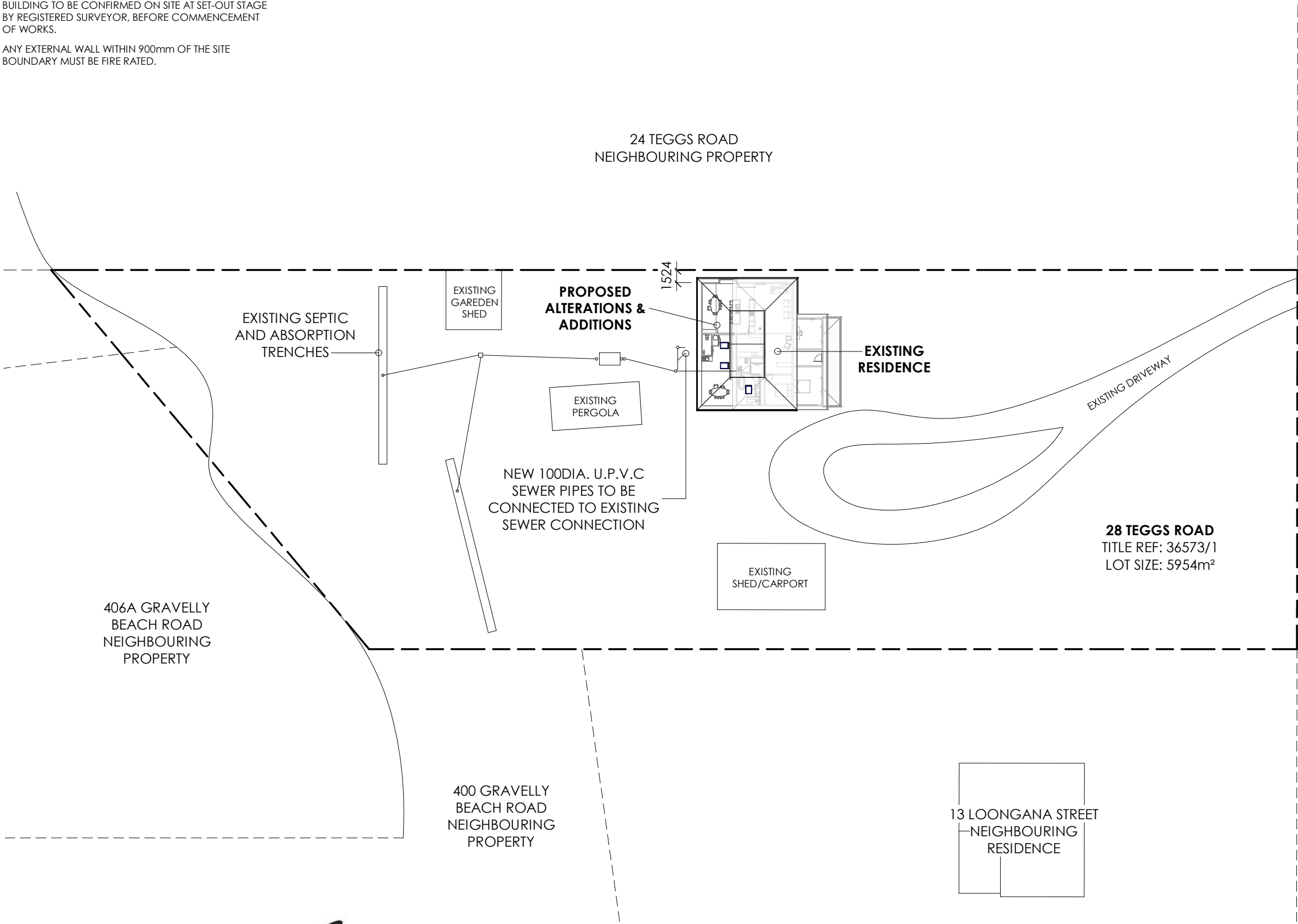
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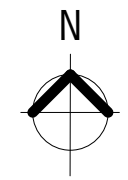
PLEASE NOTE:

BOUNDARY LINE AND FINAL POSITION OF NEW BUILDING TO BE CONFIRMED ON SITE AT SET-OUT STAGE BY REGISTERED SURVEYOR, BEFORE COMMENCEMENT OF WORKS.

ANY EXTERNAL WALL WITHIN 900mm OF THE SITE BOUNDARY MUST BE FIRE RATED.



PROPOSED SITE PLAN
1 : 500



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PROPOSED ALTERATIONS
& ADDITIONS TO EXISTING
DWELLING
28 TEGGS ROAD,
GRAVELLY BEACH
FOR MR G. & MRS R. DEAS

TITLE REFERENCE: 36573/1

DESIGNED BY: M. Griffiths
DRAWN BY: J. Gee

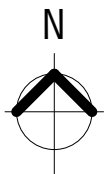
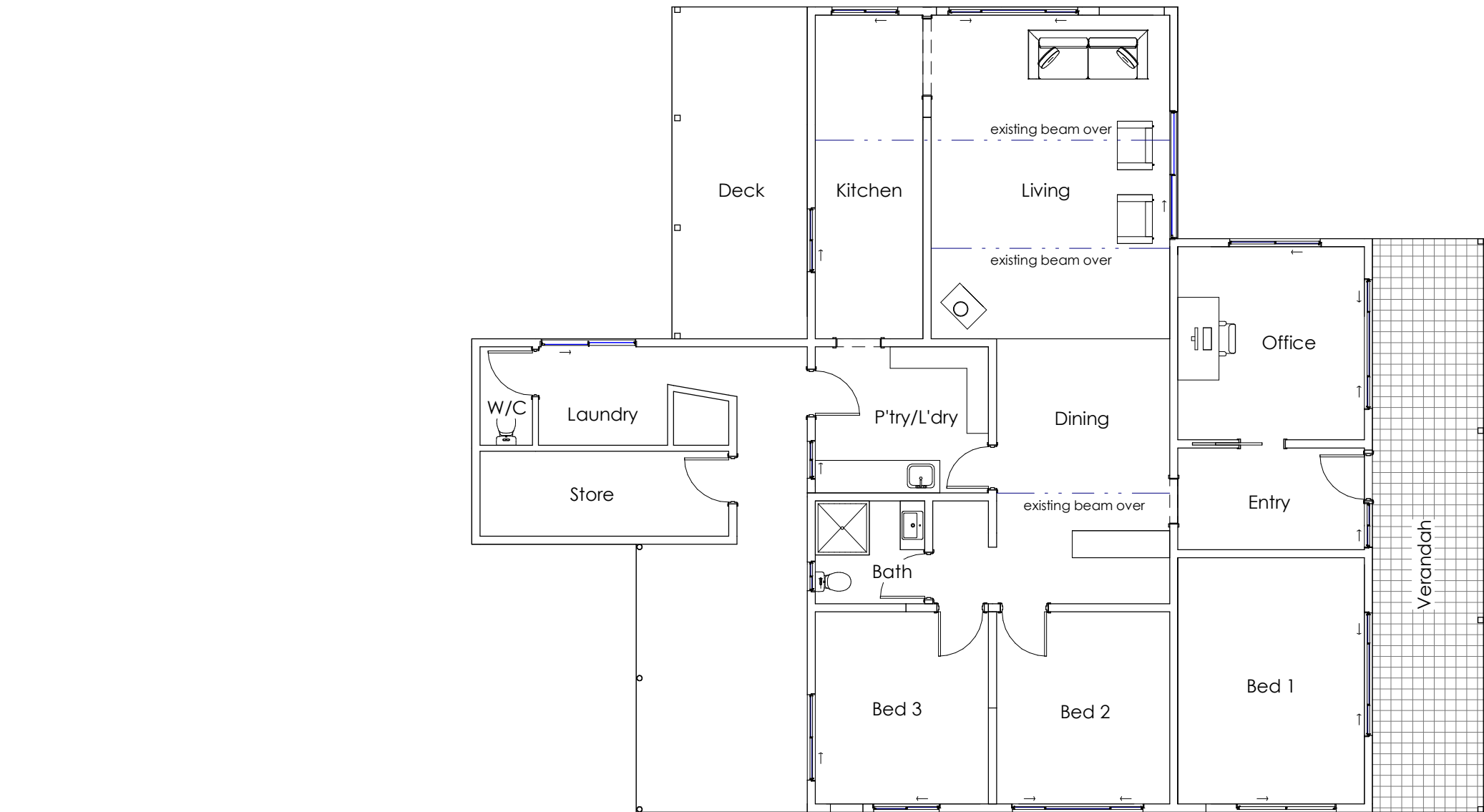
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Rev04

DRAWING NO.

A02



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Rev04

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A03

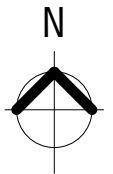
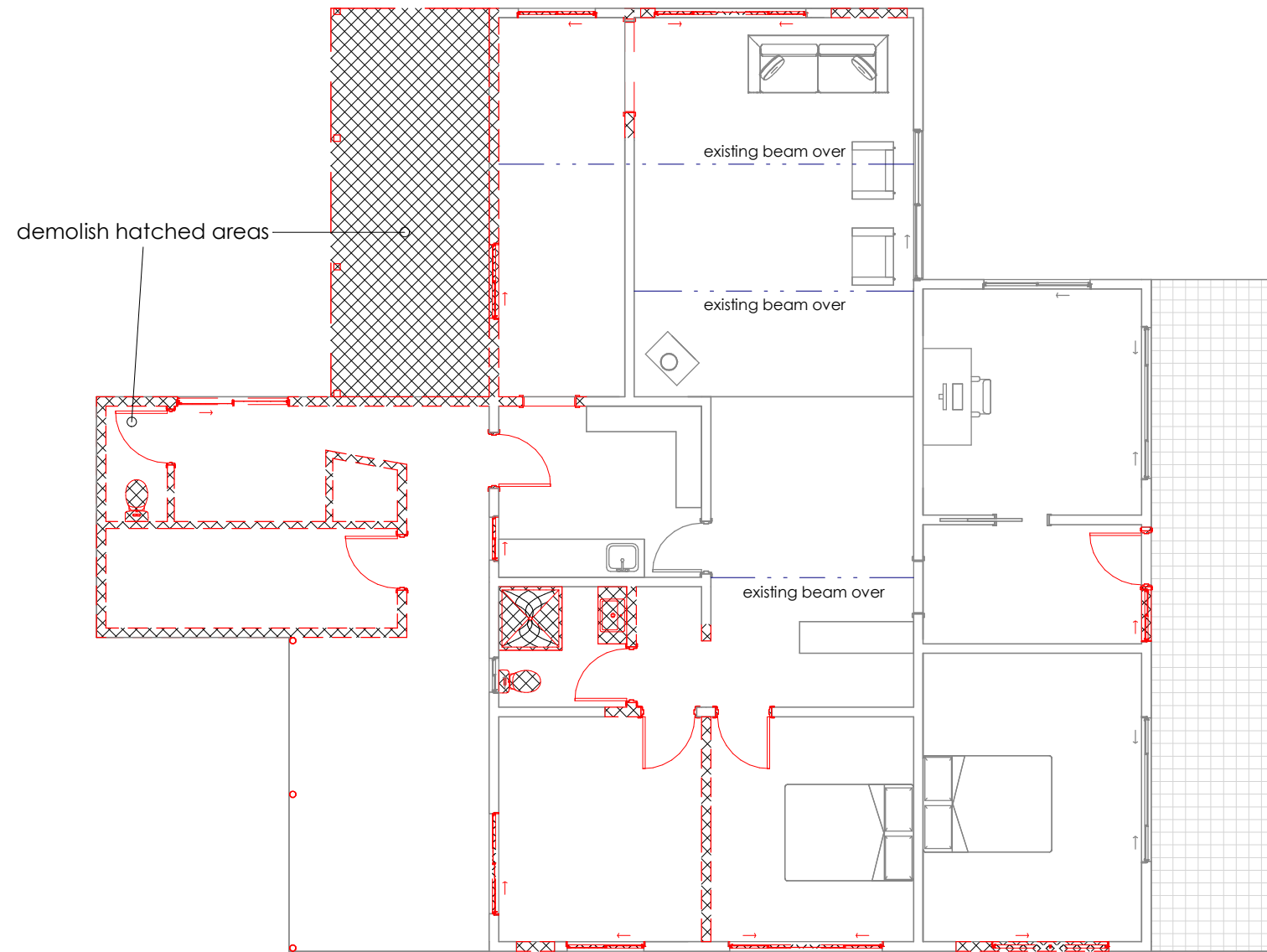


EXISTING FLOOR PLAN

1 : 100

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DEMOLITION PLAN

1 : 100

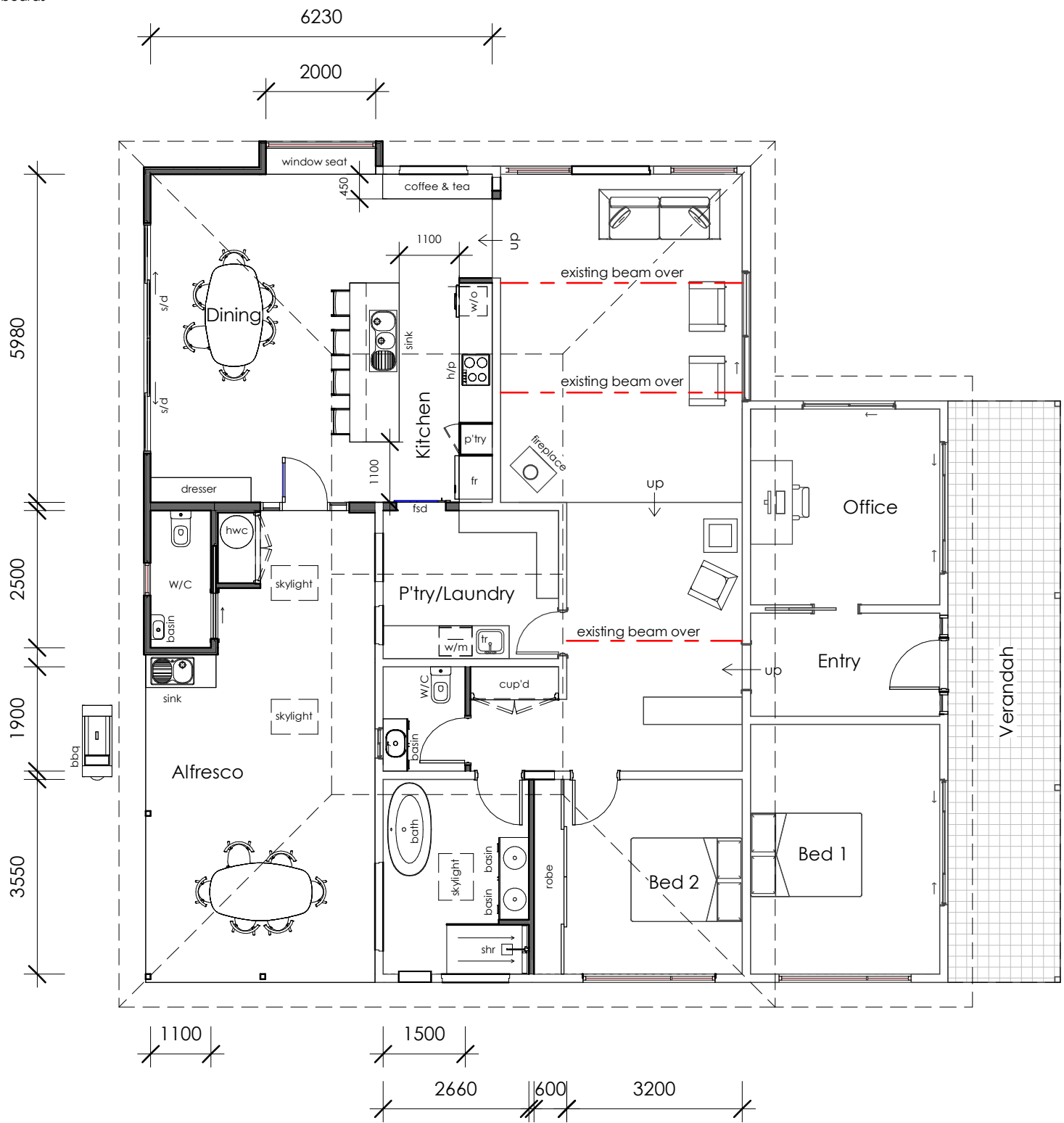
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LEGEND:

- csd = Cavity Sliding Door
s/d = Sliding Door
gss = Glass Shower Screen
gt = Shower Grate

- 90mm Stud walls with 10mm plasterboard lining throughout (Wet area plasterboard to Bathroom, Ensuite & Laundry walls)
90mm Stud walls with (Scyon Linea) 16mm fibre cement weatherboards
Shower screen



PROPOSED FLOOR PLAN

1 : 100

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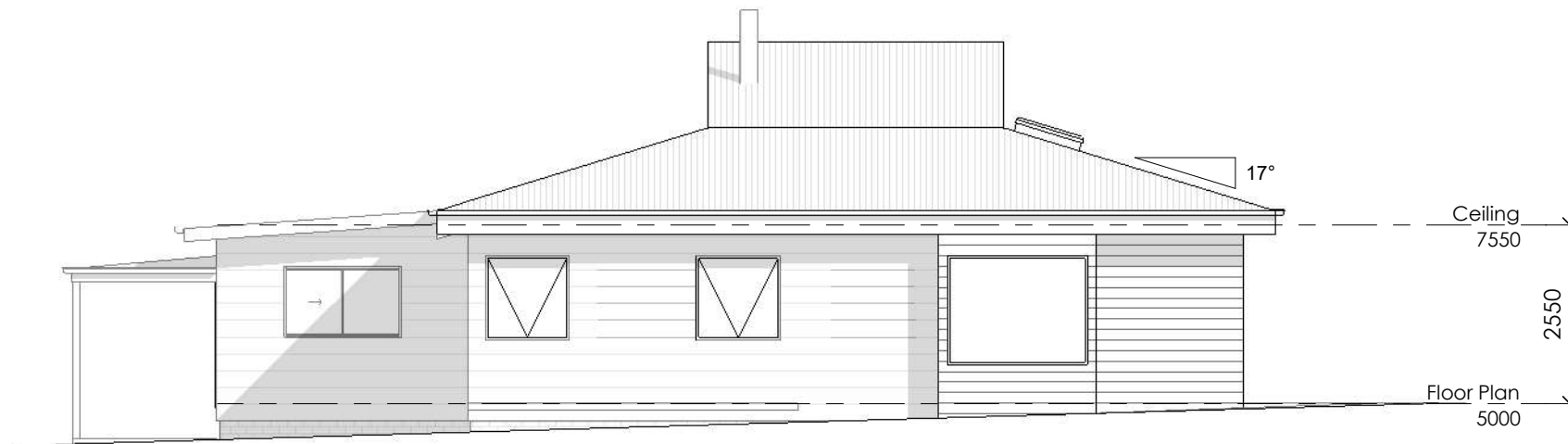
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REVISION NO.

Rev04

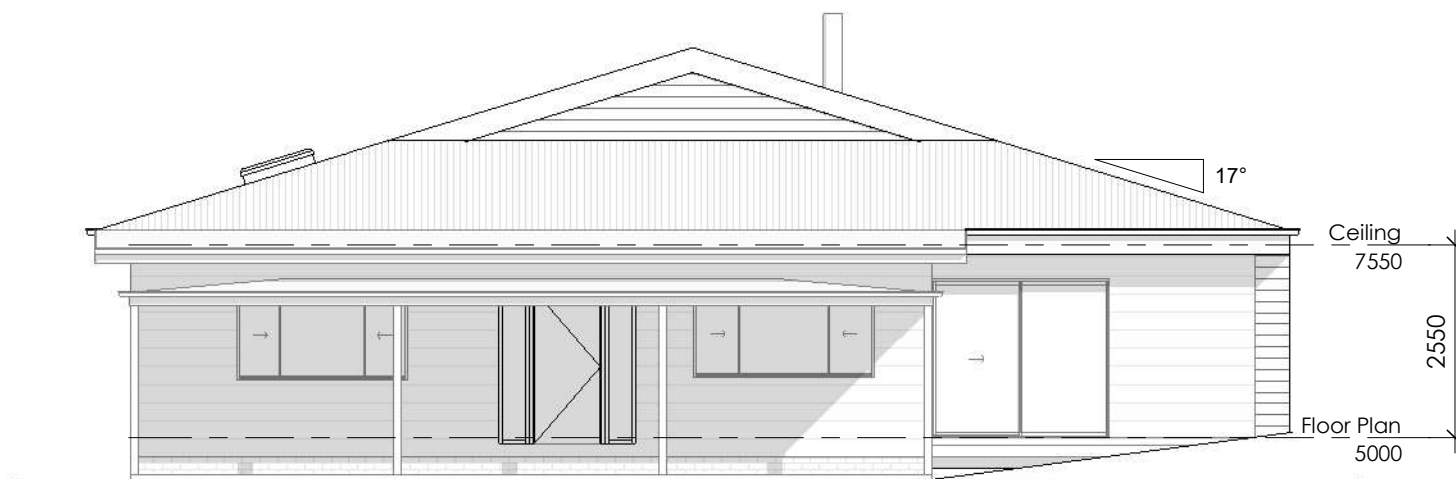
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A05



NORTHERN ELEVATION

1 : 100



EASTERN ELEVATION

1 : 100

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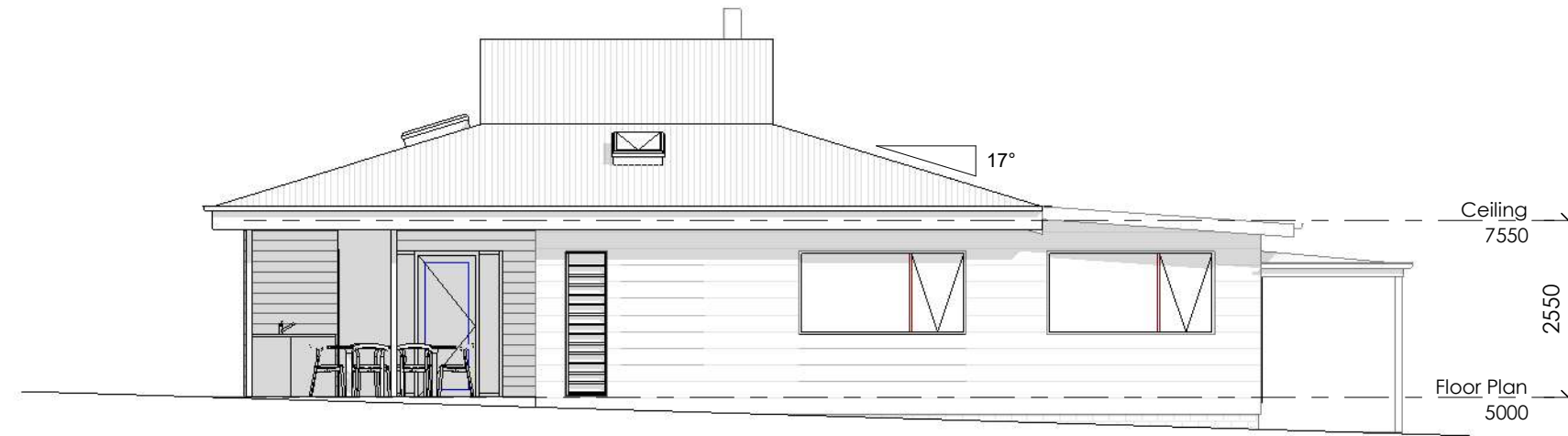
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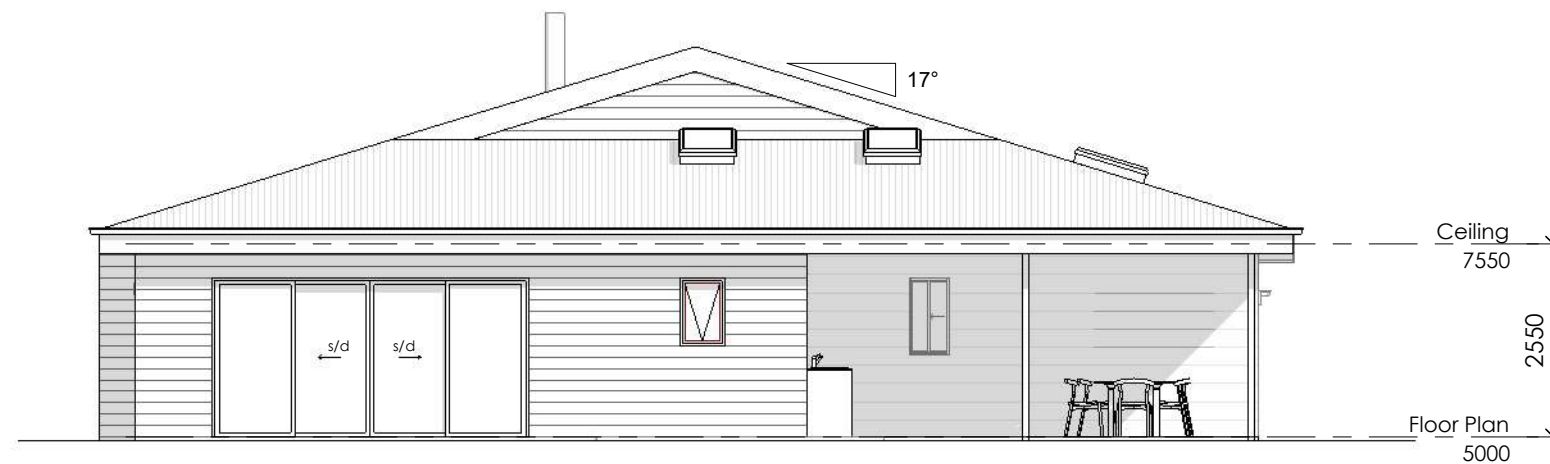
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Rev04	A06



SOUTHERN ELEVATION

1 : 100



WESTERN ELEVATION

1 : 100

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REVISION NO. Rev04
DRAWING NO. A07

my build design > build > live

bdac
BUILDING DESIGNERS
ASSOCIATION OF AUSTRALIA

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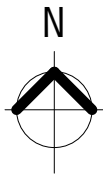
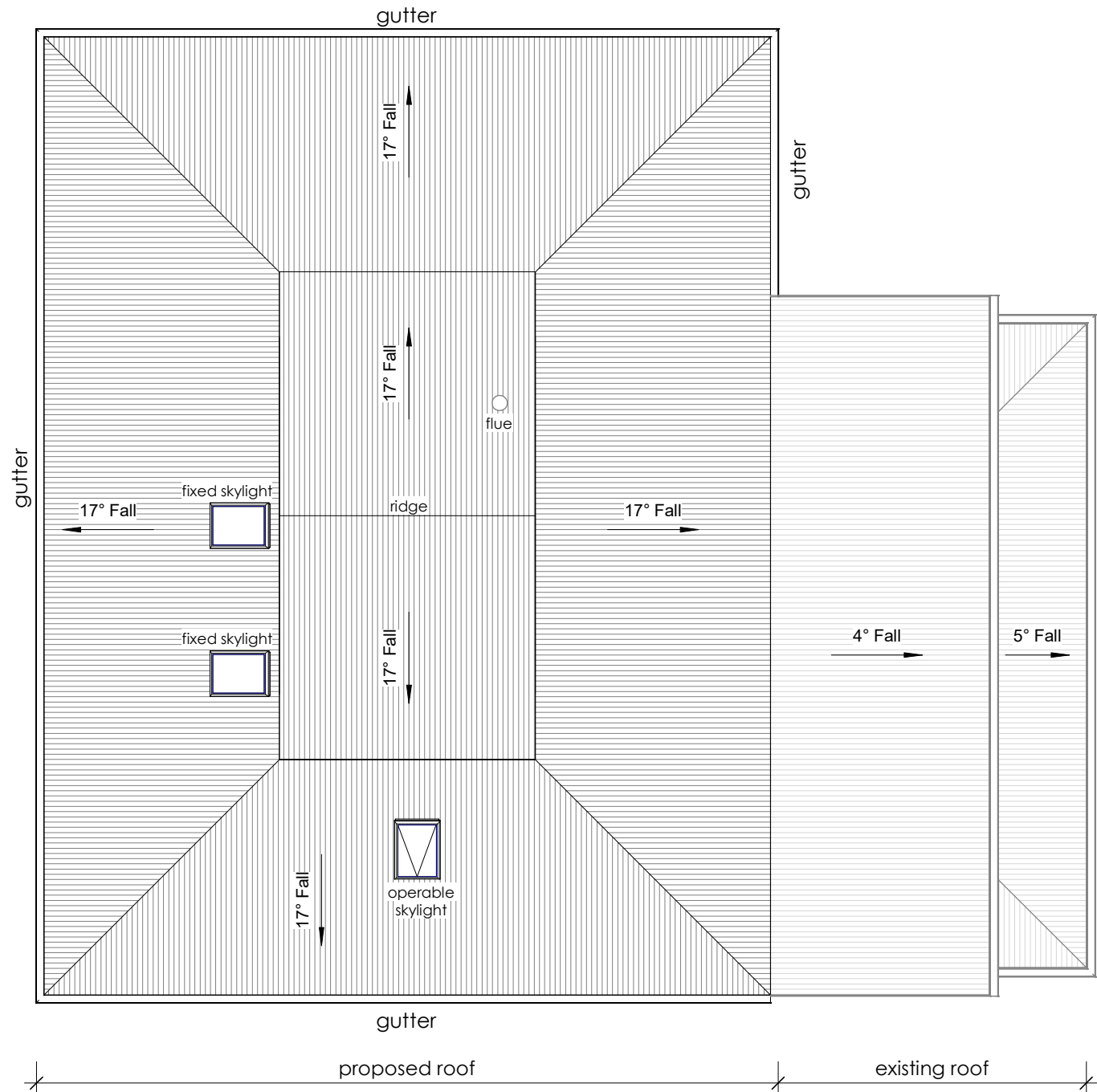
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LEGEND:

- D.P. ● = DOWNPIPES
SP. ● = SPREADERS

PLEASE NOTE:

COLORBOND CLADDING FITTED TO ROOF AS PER
AS1562.1 AND PART 7.2 OF NCC.



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A08



ROOF PLAN

1 : 100

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