

PLANNING APPLICATION FORM

Section 57 & 58

OFFICE USE
ONLY

Application Number PA2025248

Assess No: A6375

PID No: 6076743

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) Tamar Valley Christian Church

Location / Address: 2485B West Tamar Highway, TAS 7275

Title Reference: 237954/1

Zone(s): Rural Living Zone D

Existing Development/Use: Community meeting and entertainment

Existing Developed Area: Existing Church, Residence, Valley Network Shed and Care Centre

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:

Development Type: Building work: ☒ Demolition: ☒ Subdivision: ☐ Other: ☐
Description of development: Alterations and additions to existing buildings (x2)

New or Additional Area: Valley Network Care Centre (new: 109m2); Church (new: 387m2)

Estimated construction cost of the proposed development: \$800,000.00

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		11.08.25
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		11.08.25
Name (print)	Signed	Date

OS.D 435

ANNEXURE TO CERTIFICATE OF TITLE

VOL.

FOL.

3686

47

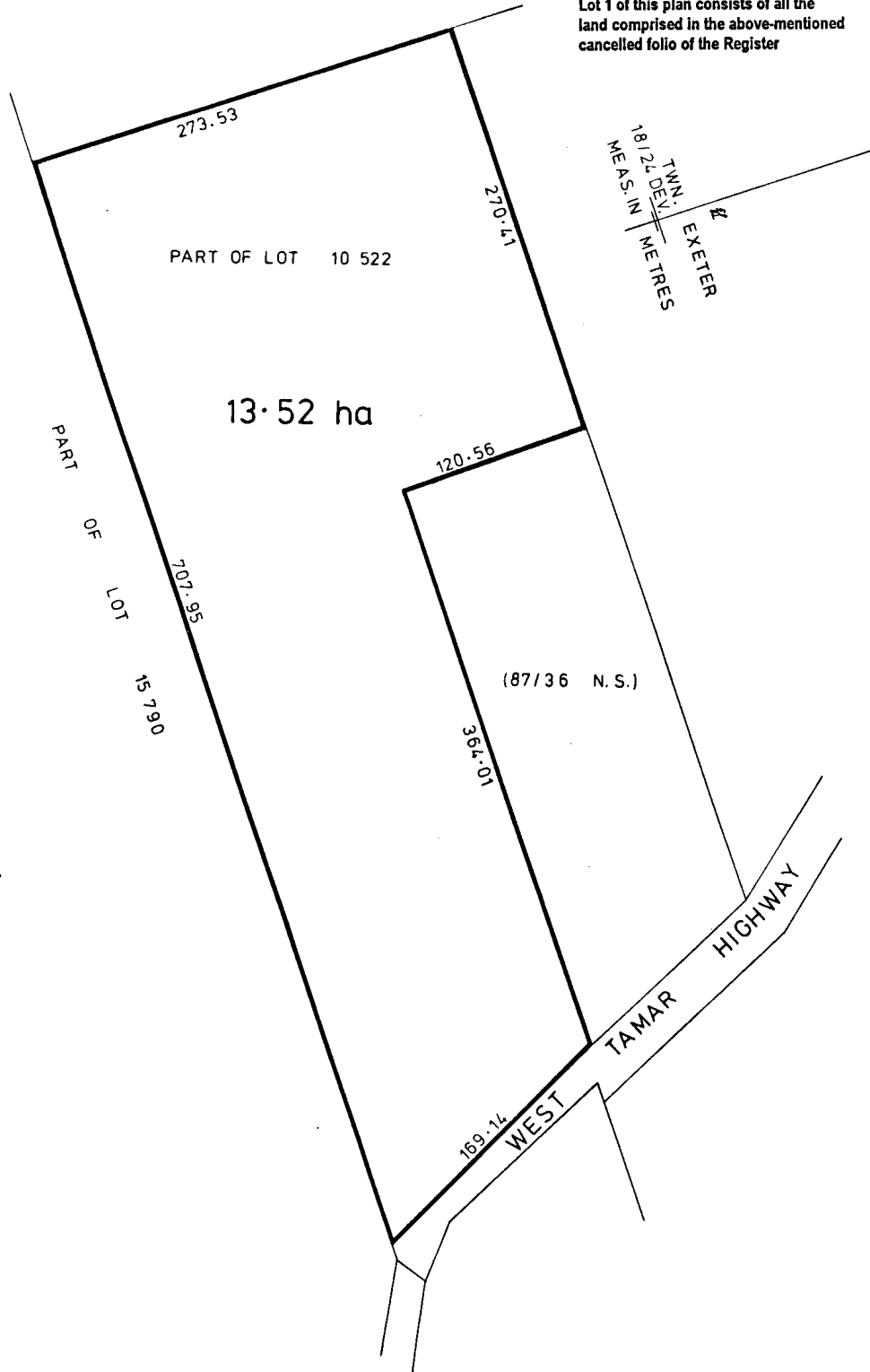
REGISTERED NUMBER

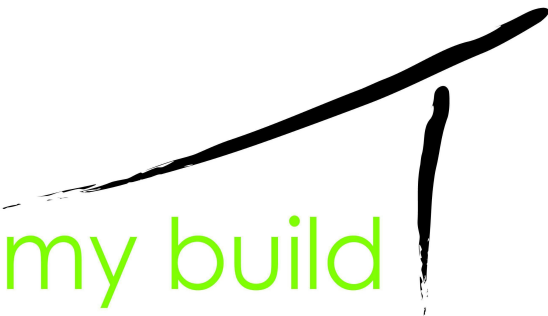
237954

Recorder of Titles



Lot 1 of this plan consists of all the land comprised in the above-mentioned cancelled folio of the Register





ALTERATIONS & ADDITIONS TO EXISTING BUILDINGS (x2) FOR THE VALLEY CHURCH 2485B WEST TAMAR HIGHWAY, EXETER

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 Proposed Site Plan
- A 03 Proposed Part Site Plan
- A 04 Existing Floor Plan - Church
- A 05 Demolition Plan - Church
- A 06 Proposed Floor Plan - Church
- A 07 Roof Plan - Church
- A 08 Elevations - Church
- A 09 Existing Floor Plan - Valley Network
- A 10 Demolition Plan - Valley Network
- A 11 Proposed Floor Plan - Valley Network
- A 12 Northern Elevations - Valley Network
- A 13 Southern Elevations - Valley Network
- A 14 Roof Plan - Valley Network

Church Total Floor Area	m²	sq
Existing Floor Area (Church)	638.42	68.72
New Floor Area (Church)	386.86	41.64
Total	1025.28	110.36

Valley Network Total Floor Area	m²	sq
Existing Floor Area (Valley Network)	275.25	29.63
New Floor Area (Valley Network)	109.46	11.78
Total	384.71	41.41

LOCAL COUNCIL: WEST TAMAR COUNCIL	
ACCREDITATION COMPLIANCE: MURRAY GRIFFITHS CC 11171	
PROJECT: ALTERATIONS & ADDITIONS TO EXISTING BUILDINGS (x2) 2485B WEST TAMAR HIGHWAY, EXETER	
TITLE REFERENCE:	237954/1
CLIMATE ZONE:	7
SOIL CLASSIFICATION:	TBC
DESIGN WIND SPEED:	TBC
BAL RATING:	TBC
SITE HAZARDS:	N/A
JOB No:	DATE:
MBD-271	21.10.25
planning	
REVISION NO.	DRAWING NO.

Rev07 A01

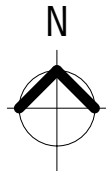
PLEASE REFER TO INDICATED DIMENSIONS ONLY, DRAWINGS ARE NOT SUITABLE TO BE SCALED FROM.

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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.



2515
West Tamar Highway



2471
West Tamar Highway



PROPOSED SITE PLAN

1 : 2000

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WEST TAMAR COUNCIL

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ALTERATIONS & ADDITIONS TO
EXISTING BUILDINGS (x2)
2485B WEST TAMAR HIGHWAY,
EXETER
FOR THE VALLEY CHURCH

planning

TITLE REFERENCE: 237954/1

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

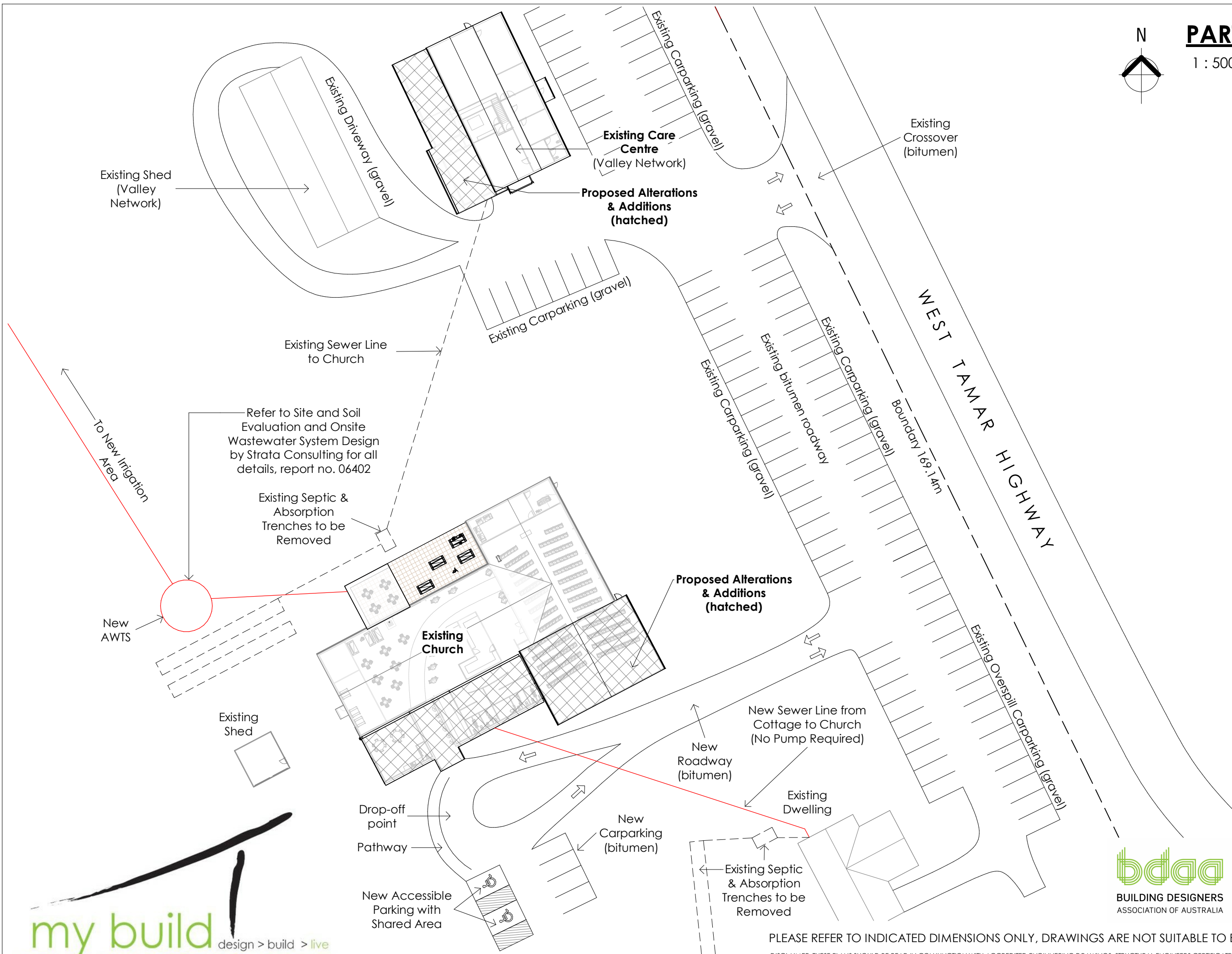
JOB No: MBD-271
DATE: 21.10.25

REVISION NO. Rev07
DRAWING NO. A02



PART SITE PLAN

1 : 500



planning

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HIGHWAY, EXETER
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TITLE REFERENCE: 237954/1

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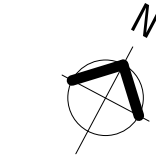
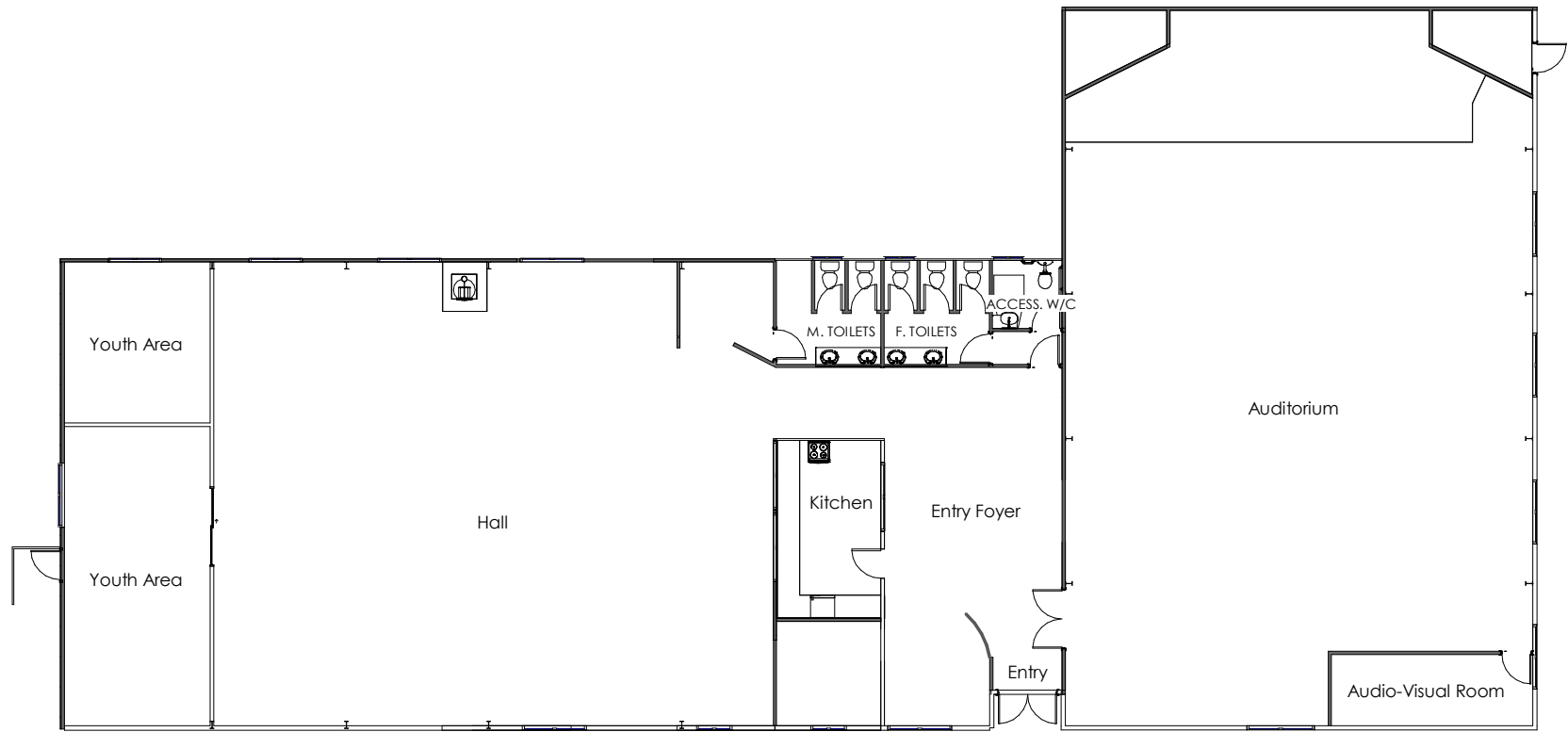
JOB No: MBD-271
DATE: 21.10.25

REVISION NO.	DRAWING NO.
Rev07	A03



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planning

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HIGHWAY, EXETER
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TITLE REFERENCE: 237954/1

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DRAWN BY: J. Gee

JOB No: MBD-271
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REVISION NO.

Rev07

DRAWING NO.

A04

EXISTING FLOOR PLAN

1 : 200

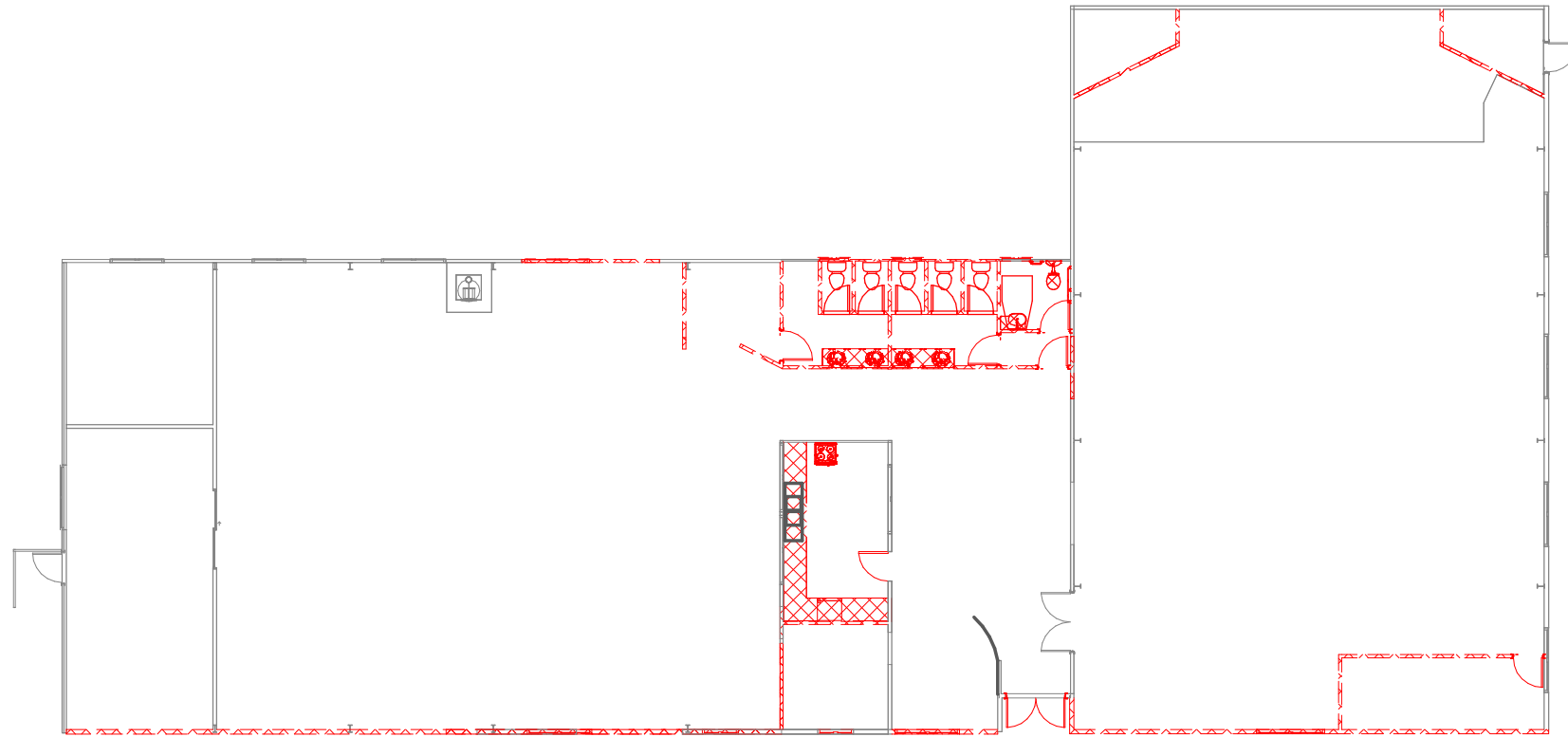
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 = TO BE DEMOLISHED

CHURCH



planning

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REVISION NO.	DRAWING NO.
Rev07	A05

DEMOLITION PLAN

1 : 200

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LEGEND:

csd = Cavity Sliding Door
s/d = Sliding Door
bal. = Balustrade
gss = Glass Shower Screen
hr = Handrail
gt = Shower Grate

col.1  = Timber Column

col.2  = SHS Column

col.3  = RHS Column

col.4  = CHS Column

col.5  = UC Column



240mm Brick veneer walls



90mm Stud walls with 10mm plasterboard lining throughout (Wet area plasterboard to Bathroom, Ensuite & Laundry walls)



190mm Blockwork walls

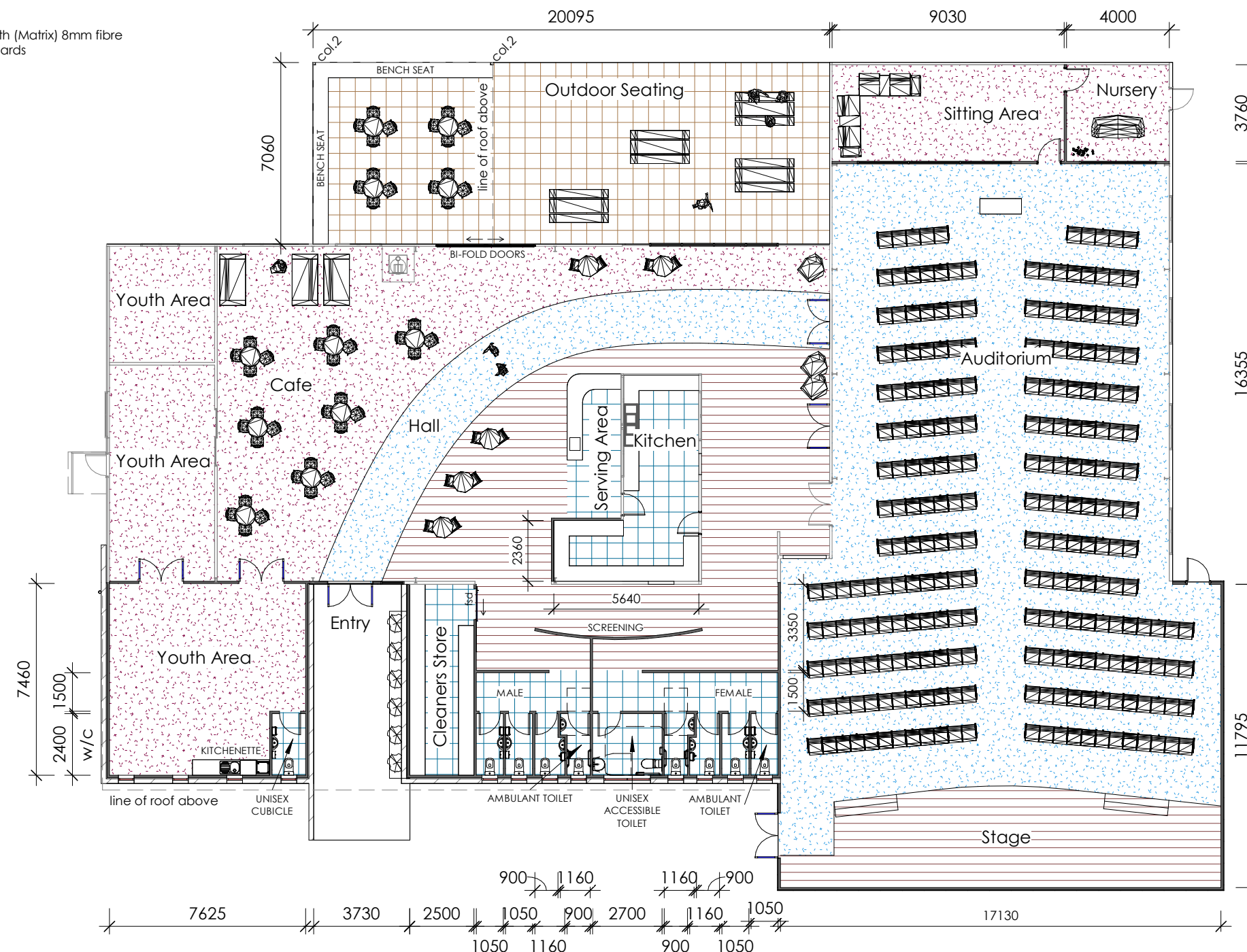


90mm Stud walls with (Scyon Axon) 9mm fibre cement sheeting



90mm Stud walls with (Matrix) 8mm fibre cement weatherboards

CHURCH



planning

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JOB No: MBD-271
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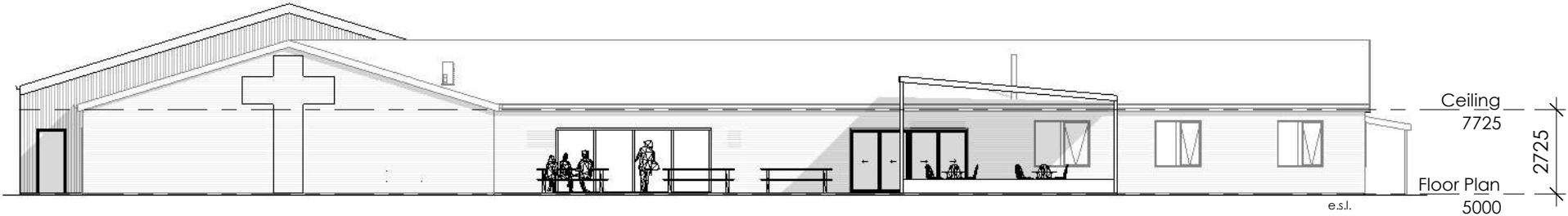
REVISION NO. DRAWING NO.
Rev07 A06

PROPOSED FLOOR PLAN

1 : 200

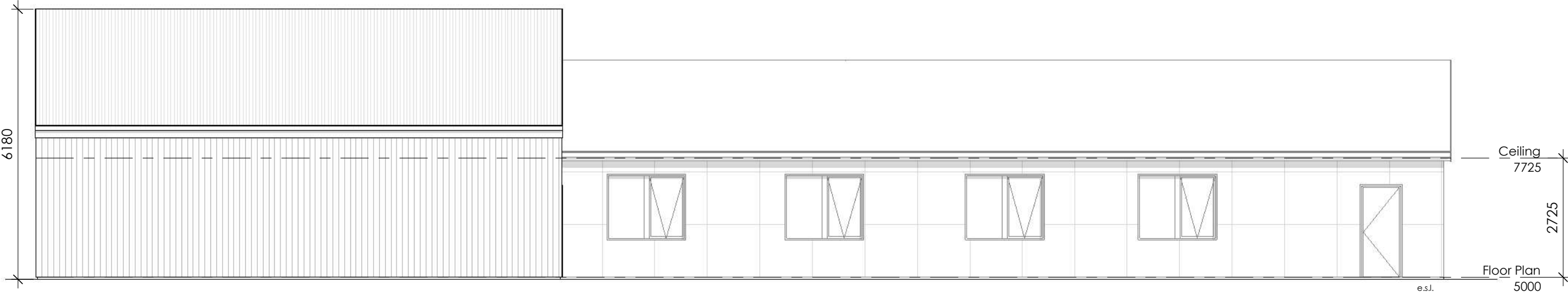
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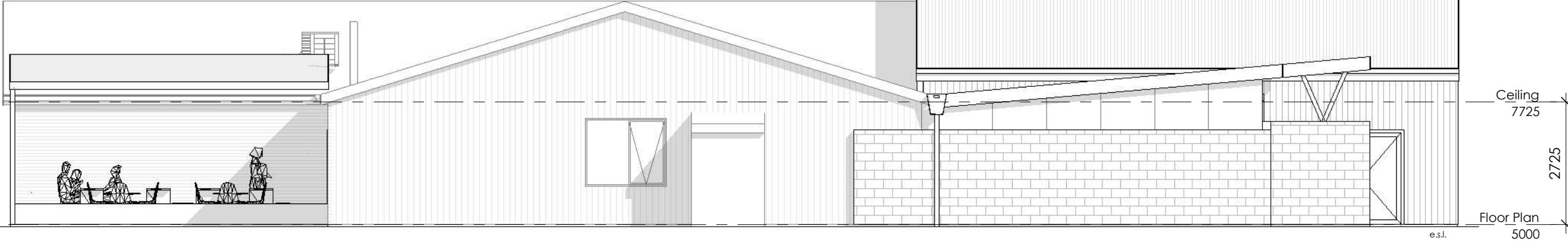
NORTH-WEST ELEVATION

1 : 200



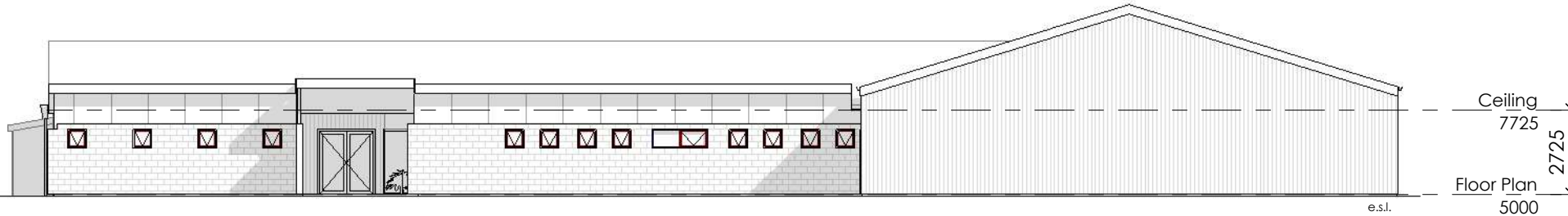
NORTH-EAST ELEVATION

1 : 100



SOUTH-WEST ELEVATION

1 : 100



SOUTH-EAST ELEVATION

1 : 200

planning

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

JOB No: MBD-271 **DATE:** 21.10.25

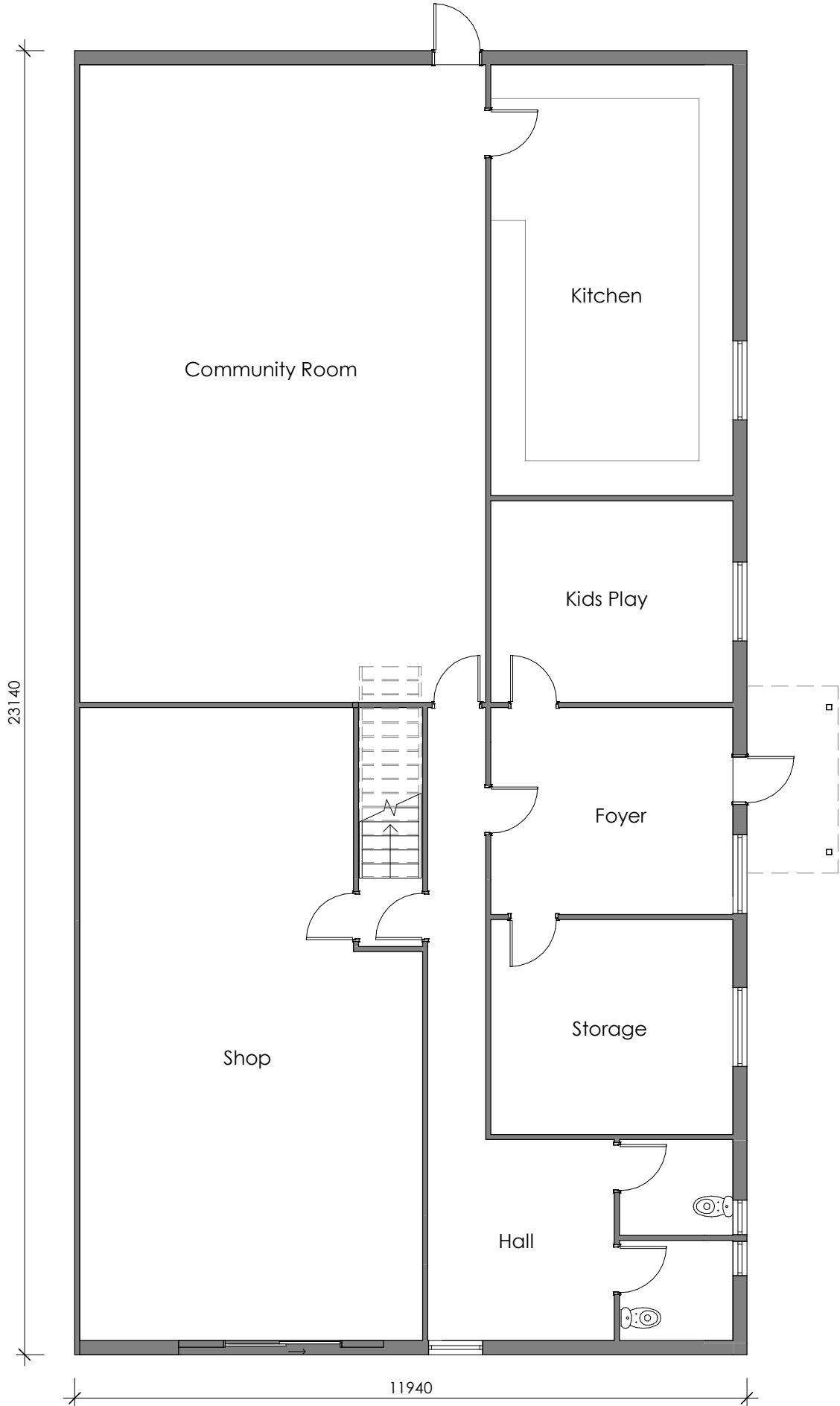
REVISION NO. **DRAWING NO.**

Rev07 A08



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EXISTING FLOOR PLAN

1 : 100



planning

LOCAL COUNCIL: WEST TAMAR COUNCIL	
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PROJECT: ALTERATIONS & ADDITIONS TO EXISTING BUILDINGS (x2) 2485B WEST TAMAR HIGHWAY, EXETER FOR THE VALLEY CHURCH	
TITLE REFERENCE: 237954/1	
DESIGNED BY: M. Griffiths	DRAWN BY: J. Gee
JOB No: MBD-271	DATE: 21.10.25
REVISION NO.	DRAWING NO.
Rev07	A09

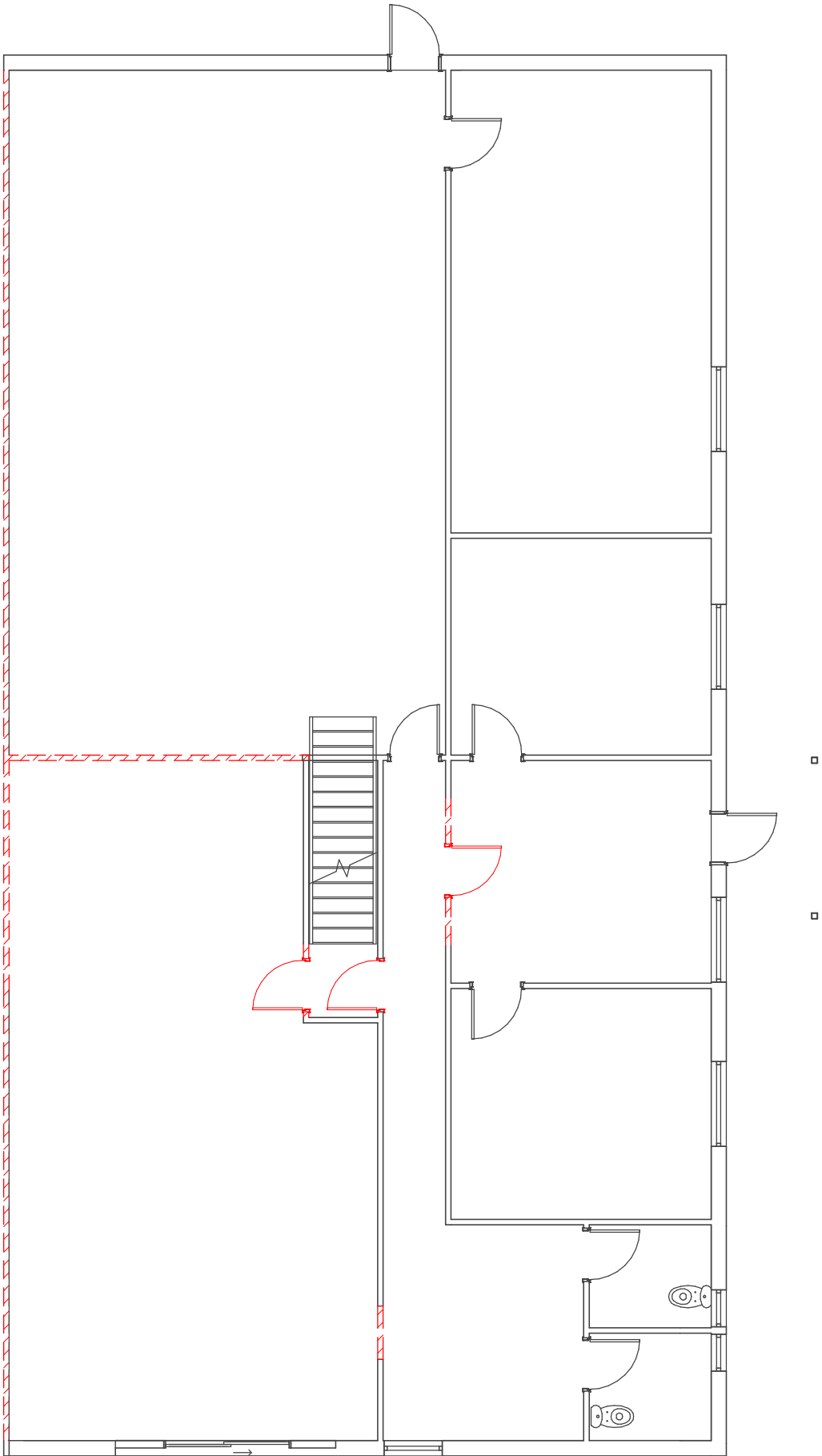


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= TO BE DEMOLISHED



planning

DEMOLITION PLAN

1 : 100



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REVISION NO.	DRAWING NO.
Rev07	A10

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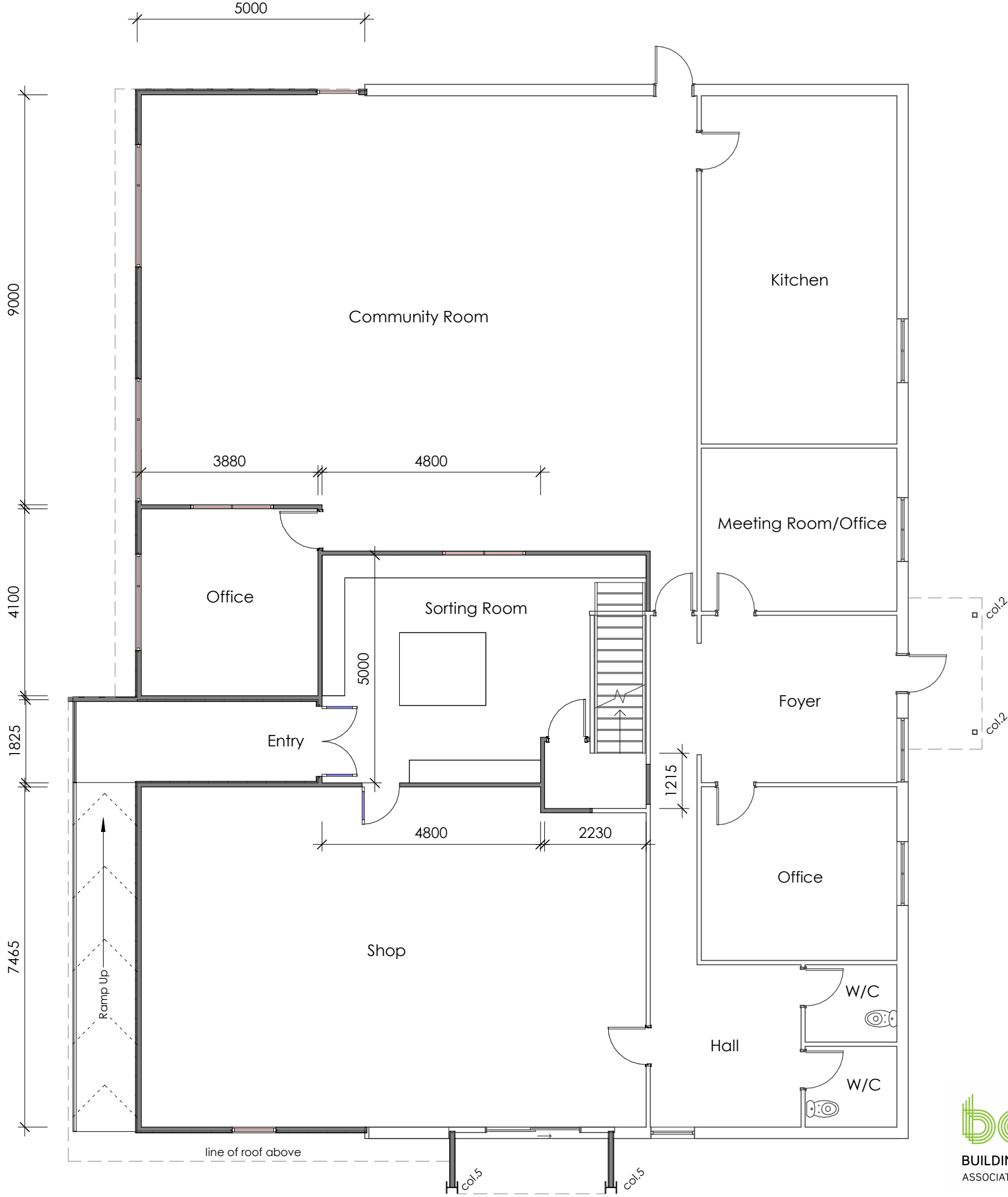
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LEGEND:

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- 90mm Stud walls with 10mm plasterboard lining throughout (Wet area plasterboard to Bathroom, Ensuite & Laundry walls)
- 190mm Blockwork walls
- 90mm Stud walls with (Scyon Axon) 9mm fibre cement sheeting

PROPOSED FLOOR PLAN

1 : 100



VALLEY NETWORK



planning

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MURRAY GRIFFITHS CC 11171

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TITLE REFERENCE: 237954/1

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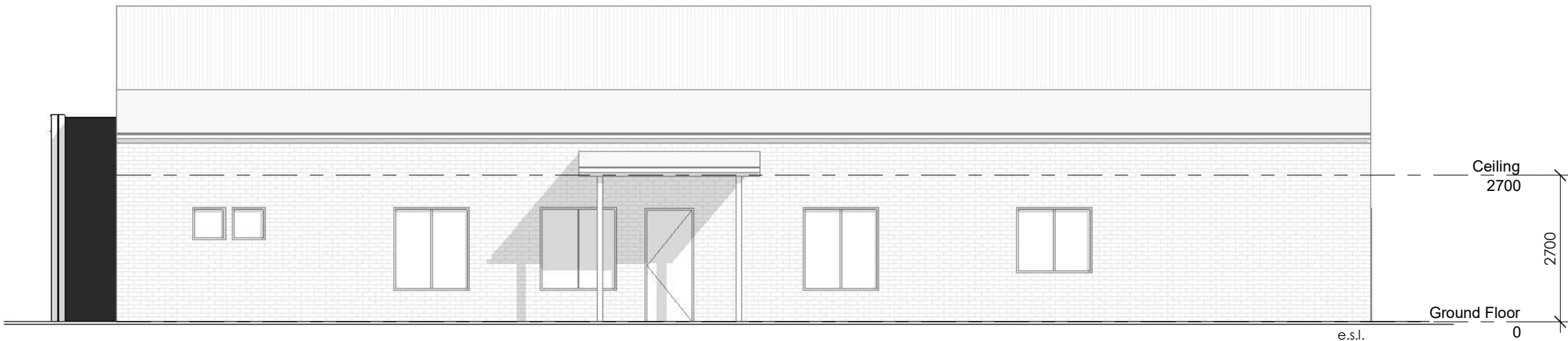
JOB No: MBD-271
DATE: 21.10.25

REVISION NO. Rev07
DRAWING NO. A11

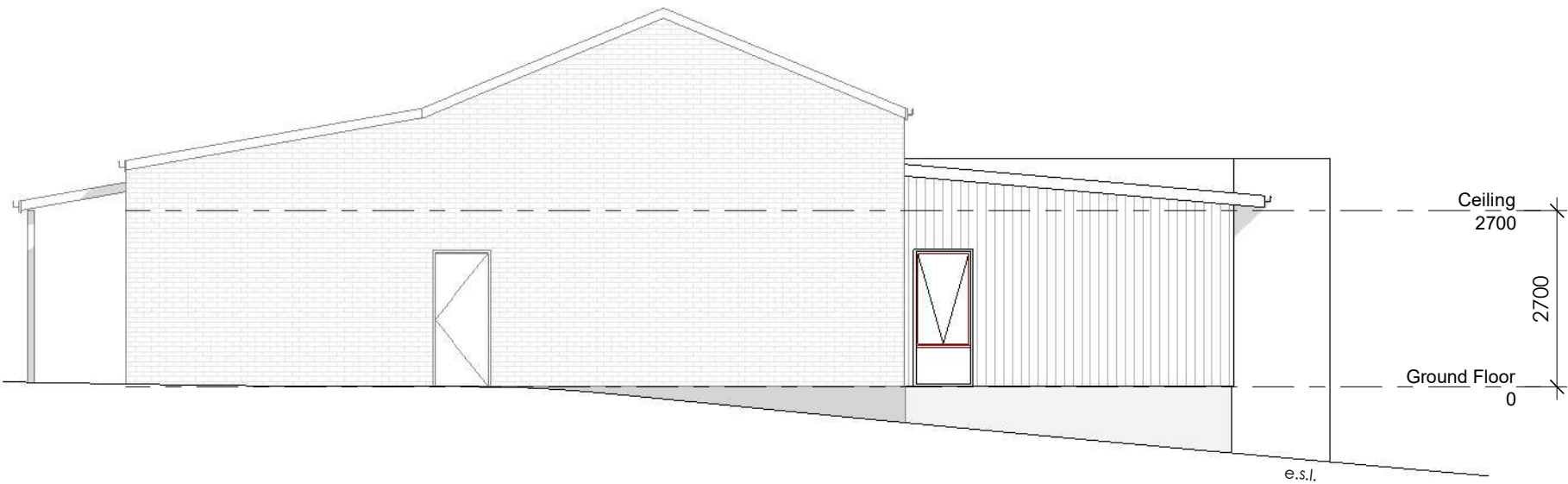


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NORTH-EAST ELEVATION
1 : 100



NORTH-WEST ELEVATION
1 : 100

planning

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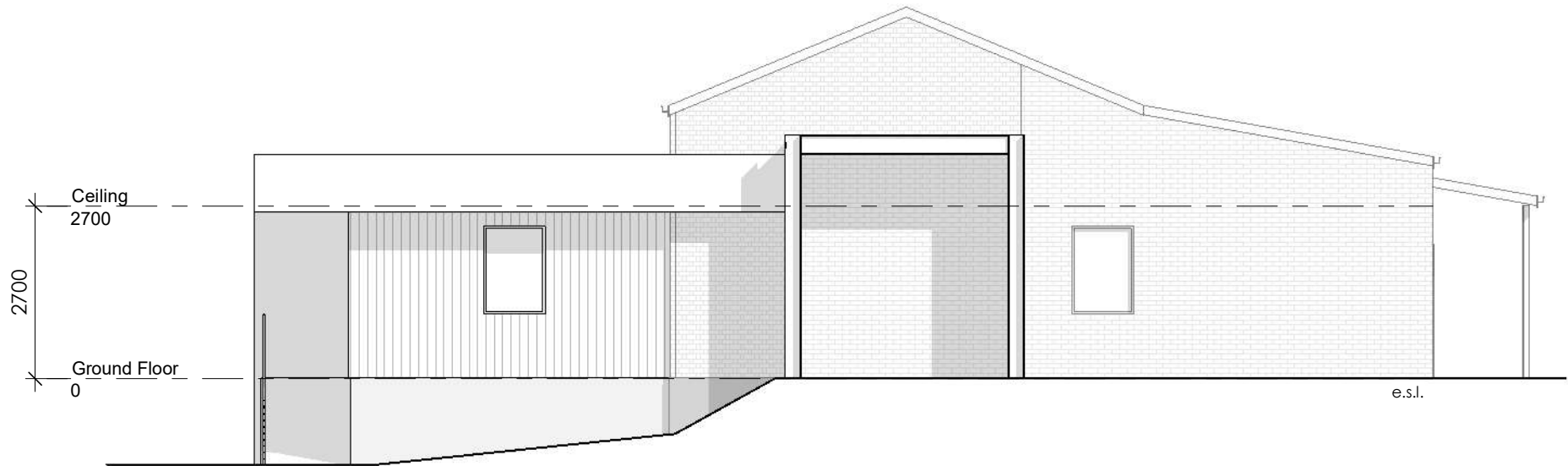
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REVISION NO.	DRAWING NO.
Rev07	A12



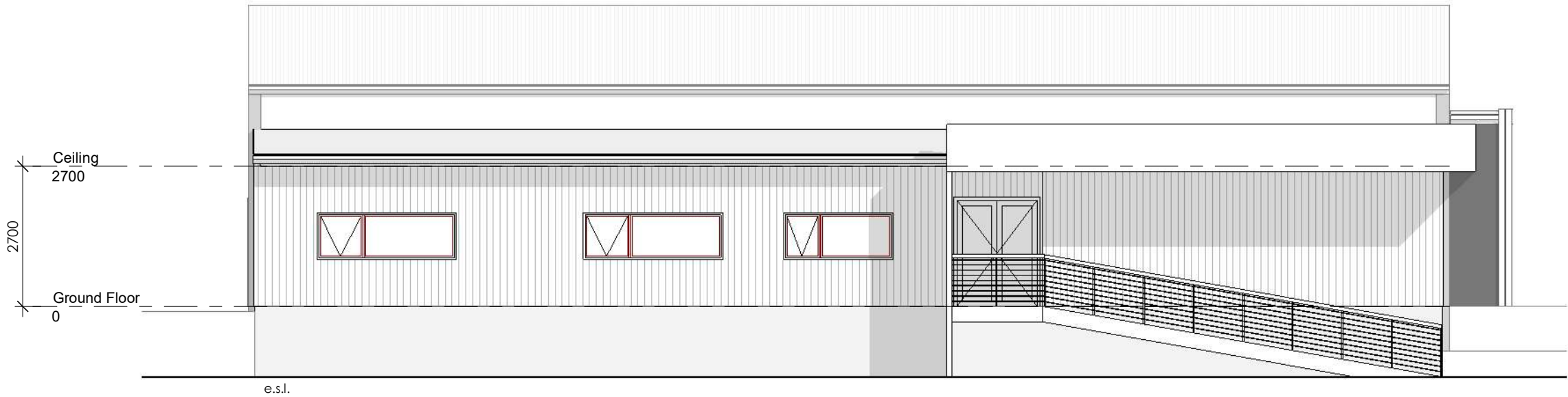
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SOUTH-EAST ELEVATION

1 : 100



SOUTH-WEST ELEVATION

1 : 100

planning

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JOB No: MBD-271
DATE: 21.10.25

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