

PLANNING APPLICATION FORM

Section 57 & 58

OFFICE USE ONLY	Application Number	PA2025402
	Assess No:	A6544
	PID No:	9707652

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.

Application Number: «Application_Number»

APPLICANT DETAILS

Applicant Name:	My Build Collective
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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)	Christopher Campbell & Tatum Dickerson
Location / Address:	234 Winkleigh Road, Exeter TAS 7275
Title Reference:	202012/1
Zone(s):	Agriculture

Existing Development/Use:	Residential
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Existing Developed Area:	Dwelling and sheds
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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 <input type="checkbox"/>
	NO <input checked="" type="checkbox"/>

(If yes please specify the relevant components):
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DEVELOPMENT APPLICATION DETAILS

Proposed Use:	Residential: <input checked="" type="checkbox"/>	Visitor Accommodation: <input type="checkbox"/>	Commercial: <input type="checkbox"/>	Other: <input type="checkbox"/>
	Description of Use:			

Development Type:	Building work: <input checked="" type="checkbox"/>	Demolition: <input type="checkbox"/>	Subdivision: <input type="checkbox"/>	Other: <input type="checkbox"/>
	Description of development: proposed secondary dwelling and shed/carport			

New or Additional Area:	59m2 (dwelling) 80m2 (shed)	
Estimated construction cost of the proposed development:	\$400,000	
Building Materials:	Wall Type: brick & lightweight cladding	Colour: TBC
	Roof Type: colorbond	Colour: TBC

WEST TAMAR COUNCIL



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: <i>(Existing)</i>	
Number of Employees: <i>(Proposed)</i>	

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,*

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



Signed

18.11.25

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

Planning Design Response & Assessment; Rev 00

Site Details:

Address	234 Winkleigh Road, Exeter TAS 7275
Property ID	9707652
Title	202012/1
Land Area	34.88 acres
Planning Authority	West Tamar Council
Proposed Use	Residential
Proposed Development	Proposed Secondary Dwelling
Zone(s)	21.0 Agriculture
Code Overlay(s)	C2.0 Parking and Sustainable Transport Code C13.0 Bushfire-Prone Areas Code (<i>Bushfire Hazard Report to be completed during Building Documentation stage, An initial consultation has been undertaken with the bushfire assessor</i>)
Existing Access	Vehicular access from Winkleigh Road
Water	Taswater Water Service
Sewer	New Onsite Wastewater Design; draft design provided, with the comprehensive report to be issued at a later time by Strata Consulting
Stormwater	Stormwater to disperse to a headwall and rock spillway

Proposal:

New residential development including a secondary dwelling.

Subject Site:

The subject site is bound by Winkleigh Road to the South-East, neighbouring residential dwellings to both the North-East and South-East, and Vacant land to the South-West and North-West of the site. The surrounding area is predominantly zoned Agriculture and Rural.



Figure 1 – Aerial view of the subject site (Source: LISTmap)



Figure 2 – Zoning of subject site (Source: LISTmap)



Figure 3 – Overlays of subject site (Source: LISTmap)

Planning Assessment:

21.0 Agriculture Zone

21.1 Zone Purpose:

The purpose of the Agriculture Zone is:

- 21.1.1 To provide for the use or development of land for agricultural use.
- 21.1.2 To protect land for the use or development of agricultural use by minimising:
 - (a) conflict with or interference from non-agricultural uses;
 - (b) non-agricultural use or development that precludes the return of the land to agricultural use; and
 - (c) use of land for non-agricultural use in irrigation districts.
- 21.1.3 To provide for use or development that supports the use of the land for agricultural use.

21.2 Use Table:

Relevant requirements under the Use Table of the Tasmanian Planning Scheme:

Use Class	Qualification
No Permit Required	
Residential	<p style="text-align: center;">If for:</p> <ul style="list-style-type: none"> (a) a home-based business in an existing dwelling; or (b) alterations or extensions to an existing dwelling.

21.4 Development Standards for Buildings and Works:

21.4.1 Building Height

A1 Complies, the building height is 3.8m, refer to the North-East Elevation on page A06.

21.4.2 Setbacks

A1 Complies; the secondary dwelling is set back more than 5.0 m from all boundaries. Refer to the Site Plan on page A02.

A2 b) Complies; the secondary dwelling is set back further from the boundary than the existing main dwelling.

21.4.3 Access for New Dwellings

A1 Complies; the secondary dwelling has road access to Winkleigh Road.

C2.0 Parking and Sustainable Transport Code:

C2.1 Code Purpose:

The purpose of the Parking and Sustainable Transport Code is:

C2.1.1 To ensure that an appropriate level of parking facilities is provided to service use and development.

C2.1.2 To ensure that cycling, walking and public transport are encouraged as a means of transport in urban areas.

C2.1.3 To ensure that access for pedestrians, vehicles and cyclists is safe and adequate.

C2.1.4 To ensure that parking does not cause an unreasonable loss of amenity to the surrounding area.

C2.1.5 To ensure that parking spaces and accesses meet appropriate standards.

C2.1.6 To provide for parking precincts and pedestrian priority streets.

C2.2 Application of this Code:

C2.2.1 Unless stated otherwise in a particular purpose zone, or sub-clause C2.2.2, C2.2.3 or C2.2.4, this code applies to all use and development.

C2.2.2 Clause C2.5.3 does not apply to use or development within the Agriculture Zone.

C2.2.3 Clause C2.5.4 does not apply to use or development within the Agriculture Zone

C2.2.4 Clause C2.5.5 does not apply to use or development within the Agriculture Zone.

C2.4 Use or Development Exempt from this Code:

C2.4.1 There are no exemptions to this Code.

C2.5 Use Standards:

22.5.1 Car Parking Numbers

A1 Complies; Refer to the Site Plan or Part Site Plan on page A02 and page A03.

C2.5.2 Bicycle Parking Numbers

A1 N/A.

C2.5.3 Motorcycle Parking Numbers

A1 N/A.

C2.5.4 Loading Bays

A1 N/A.

C2.5.5 Number of Car Parking Spaces within the General Residential Zone and Inner Residential Zone

A1 N/A.

C2.6 Development Standards of Buildings and Works:**C2.6.1 Construction of Parking Areas**

A1 N/A.

C2.6.2 Design and Layout of Parking Areas

A1.1 Complies. Refer to the Site Plan or Part Site Plan on page A02 and page A03.

A1.2 N/A.

C2.6.3 Number of Accesses for Vehicles

A1 Complies; (b) a new access is not proposed.

A2 N/A.

C2.6.4 Lighting of Parking Areas within the General Business Zone and Central Business Zone

A1 N/A.

C2.6.5 Pedestrian Access

A1.1 N/A.

A1.2 N/A.

C2.6.6 Loading Bays

A1 N/A.

A2 N/A.

C2.6.7 Bicycle Parking and Storage Facilities within the General Business Zone and Central Business Zone

A1 N/A.

A2 N/A.

C2.6.8 Siting of Parking and Turning Areas

A1 N/A.

A2 N/A.

In summary, the proposed development meets the definition of a secondary residence as it is subservient to the primary dwelling, located on the same lot, and designed as self-contained residential accommodation.

In assessing the relevant development standards, the secondary residence is considered to have no greater impact than the existing residential use. The built form is modest in scale, maintains compliant setbacks, and will not generate impacts beyond those already expected within the established residential setting (including traffic, noise, visual impact, and servicing demand). On this basis, the development is consistent with the intended character of the zone and does not alter the overall use of the land.

On this basis, it is considered that adequate justification has been provided within this report. An agricultural assessment is not required, as the proposal does not intensify, alter, or otherwise compromise the agricultural potential or function of the land. The clients currently utilise the land for agricultural purposes, maintaining farm animals on-site, with additional livestock to be introduced.

PROPOSED SECONDARY DWELLING & SHED/CARPORT FOR C. CAMPBELL & T. DICKERSON 234 WINKLEIGH ROAD, EXETER



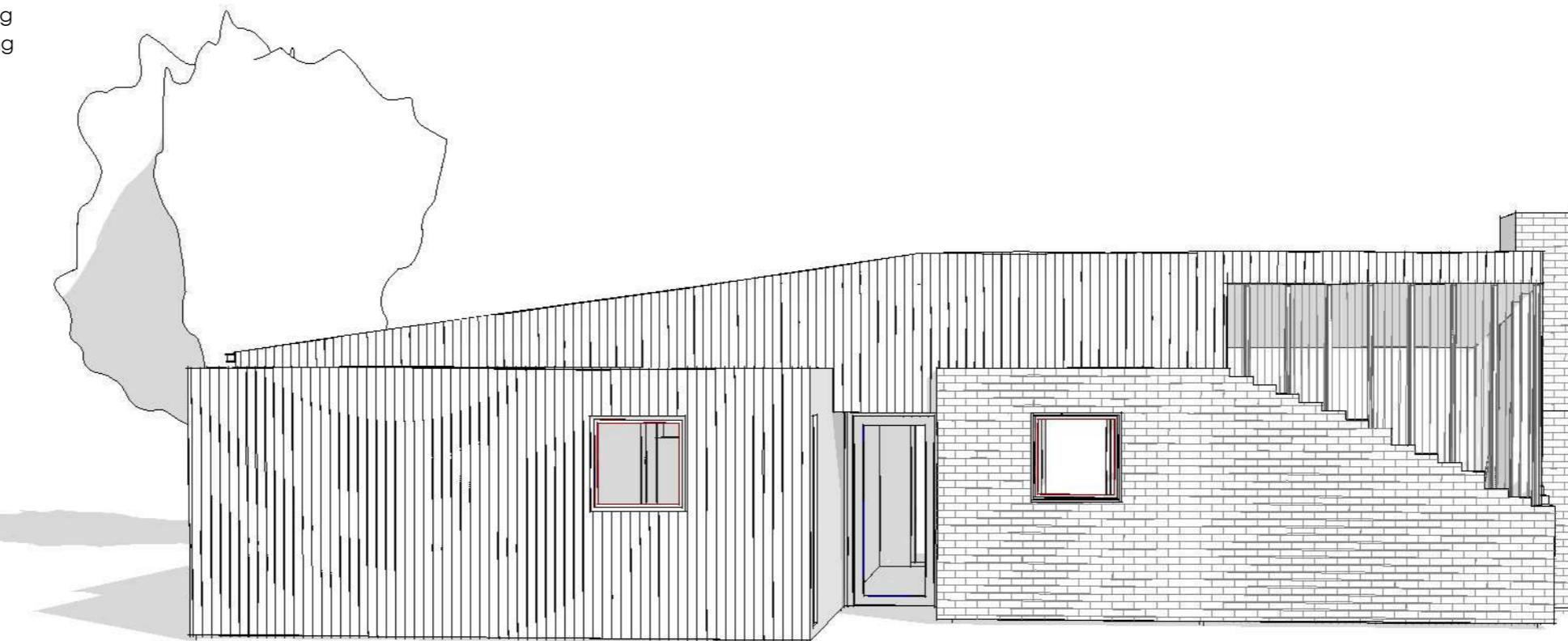
347-349 Wellington Street
South Launceston TAS 7249

P: (03) 6326 7686

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

Drawing Schedule

- A 01 Cover Page
- A 02 Site Plan
- A 03 Part Site Plan
- A 04 Proposed Floor Plan - Secondary Dwelling
- A 05 Proposed Roof Plan - Secondary Dwelling
- A 06 Northern Elevations - Secondary Dwelling
- A 07 Southern Elevations - Secondary Dwelling
- A 08 Proposed Floor Plan - Shed
- A 09 Proposed Roof Plan - Shed
- A 10 Northern & Eastern Elevations - Shed
- A 11 Southern & Western Elevations - Shed



Total Floor Area	m ²	sq
Secondary Dwelling	59.83	6.44
Shed & Carport	80.00	8.61
Total	139.83	15.05

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

DISCLAIMER: THESE PLANS SHOULD BE READ IN CONJUNCTION WITH ACCREDITED ENGINEERING DRAWINGS. STRUCTURAL ENGINEERS CERTIFICATES MAY BE REQUIRED. CERTIFY STRUCTURAL DESIGN, WIND CLASSIFICATIONS AND/OR SOIL CONDITIONS. THIS WORK IS OUTSIDE THE SCOPE OF THIS DRAFTING SERVICE. THE DRAFTER DOES NOT ACCEPT ANY RESPONSIBILITY FOR ANY ERRORS OR OMISSIONS IN THE PLANS DUE TO WRONGLY SUPPLIED INFORMATION, NOR FOR MISCONSTRUCTION OR INTERPRETATION.

REVISION NO. DRAWING NO.
Rev02 A01

planning

LOCAL COUNCIL:	WEST TAMAR COUNCIL
ACCREDITATION COMPLIANCE:	MURRAY GRIFFITHS CC 11171
PROJECT:	PROPOSED SECONDARY DWELLING & SHED/CARPORT
	234 WINKLEIGH ROAD, EXETER
TITLE REFERENCE:	202012/1
CLIMATE ZONE:	7
SOIL CLASSIFICATION:	TBC
DESIGN WIND SPEED:	TBC
BAL RATING:	TBC
SITE HAZARDS:	N/A
JOB No:	DATE:
MBD-428	24.12.25

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.



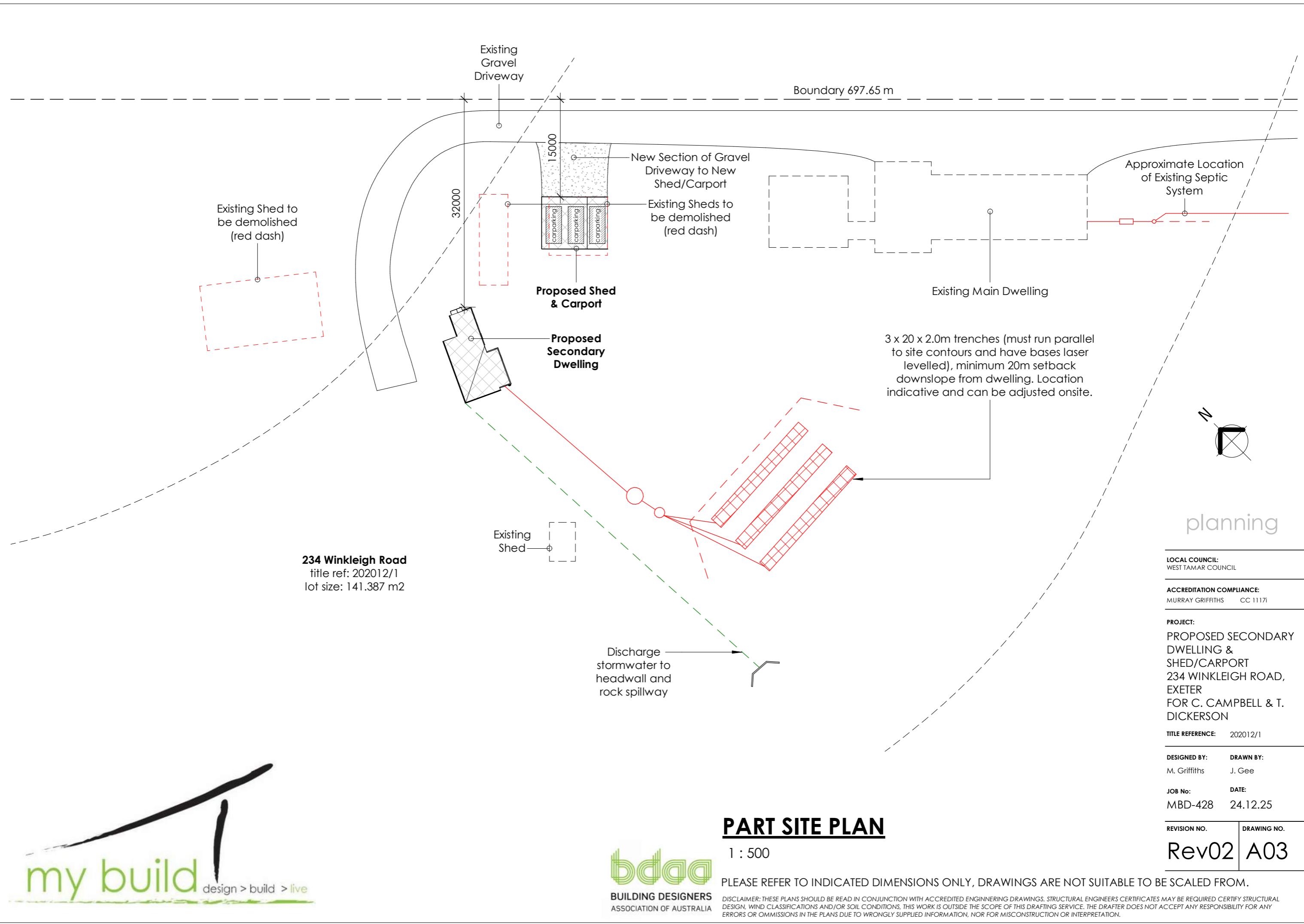
PROPOSED SITE PLAN

1 : 2000

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LOCAL COUNCIL:	WEST TAMAR COUNCIL	TITLE REFERENCE:	202012/1
DESIGNED BY:	M. Griffiths	DRAWN BY:	J. Gee
ACCREDITATION COMPLIANCE:	MURRAY GRIFFITHS	CC 1117i	
PROJECT:	PROPOSED SECONDARY DWELLING & SHED/CARPORT	DATE:	24.12.25
JOB No:	MBD-428	REVISION NO.	Rev02
		DRAWING NO.	A02

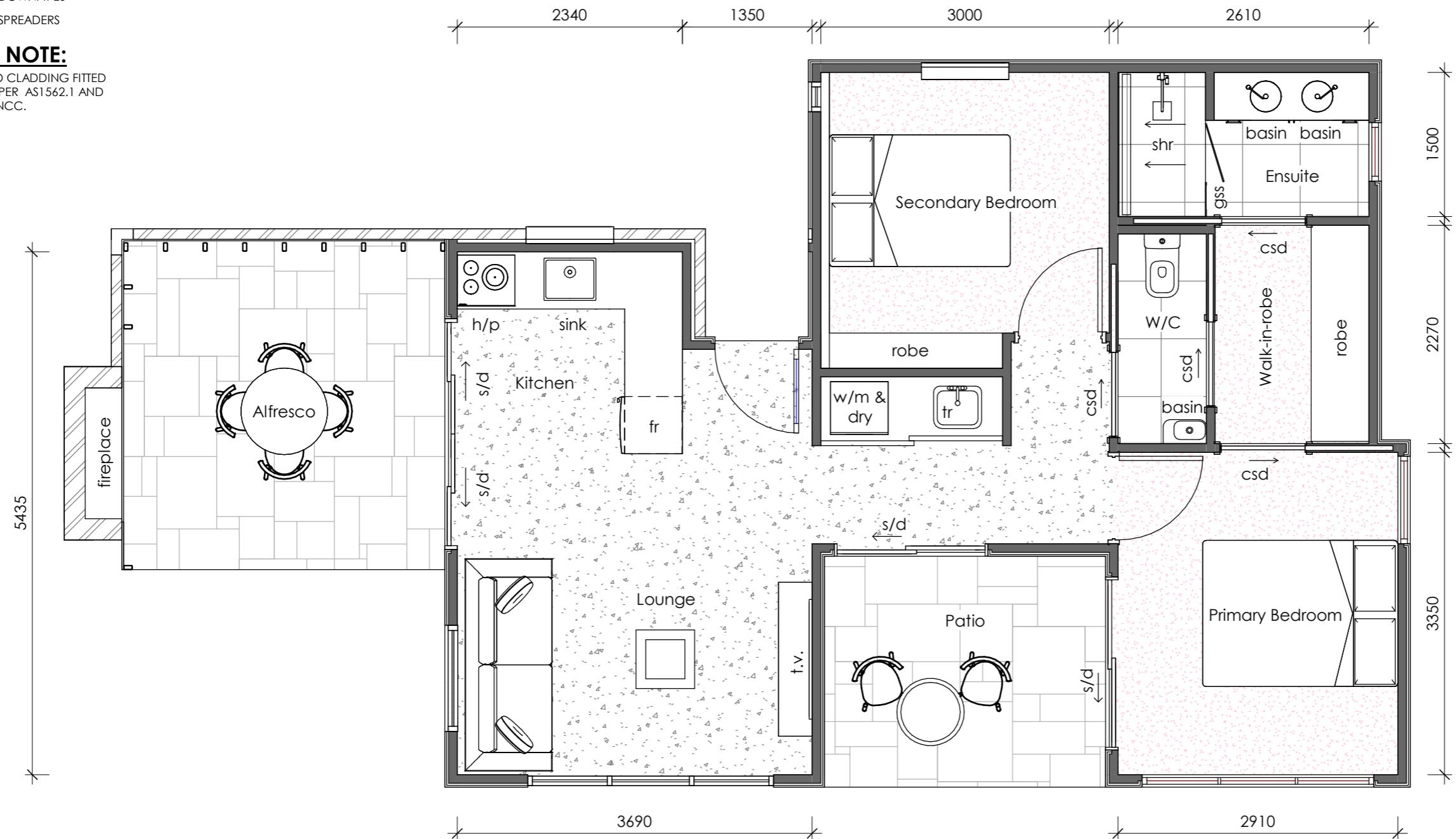


LEGEND:

csd = Cavity Sliding Door
 s/d = Sliding Door
 gss = Glass Shower Screen
 D.P. ● = DOWNPipes
 SP. ● = SPREADERS

SECONDARY DWELLING**PLEASE NOTE:**

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



planning

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PROJECT:	PROPOSED SECONDARY DWELLING & SHED/CARPORT	DATE:	24.12.25
JOB No:	MBD-428	REVISION NO.	Rev02

DRAWING NO.
A04

FLOOR PLAN

1 : 50

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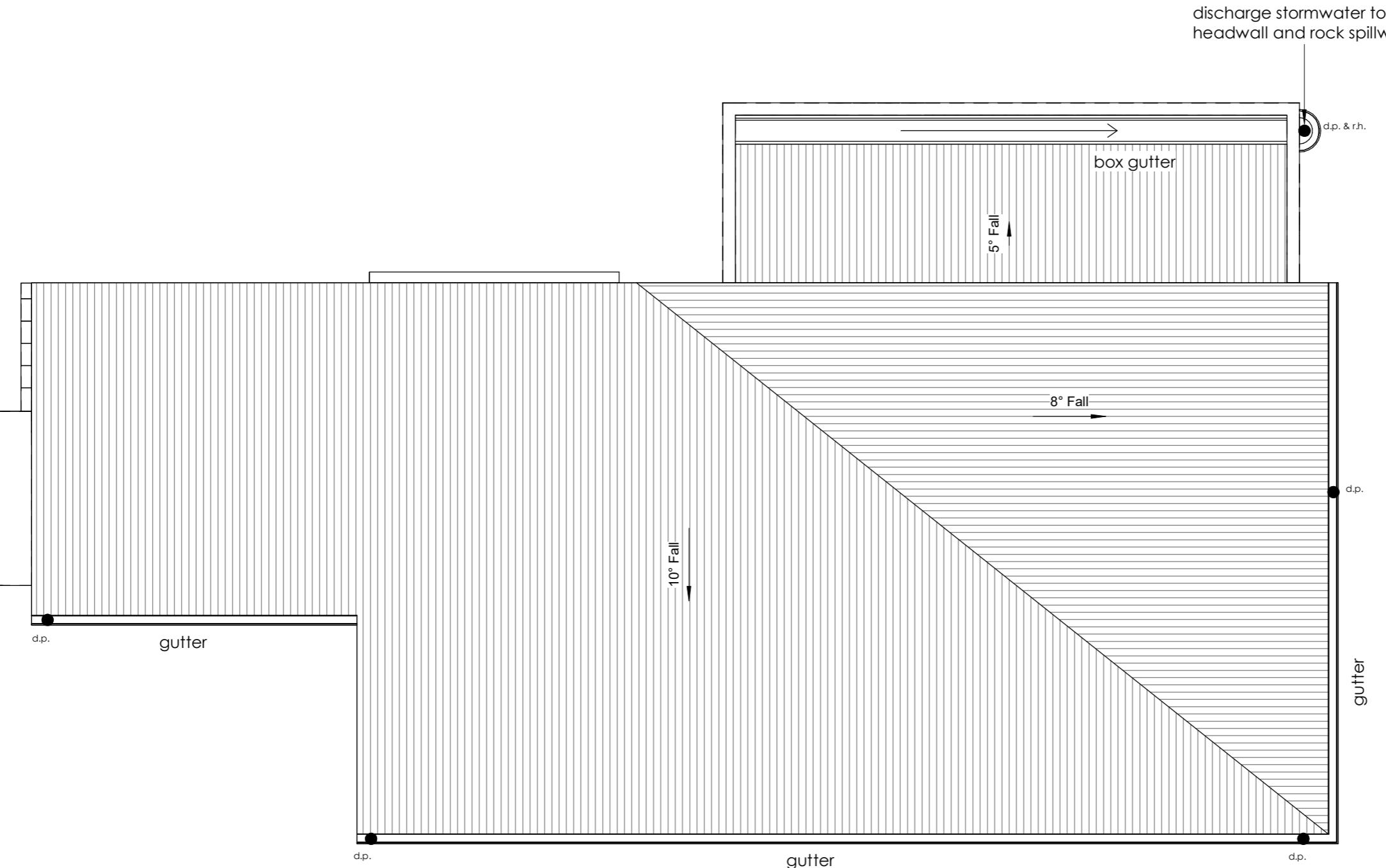


Total Floor Area m ² sq		
Secondary Dwelling	59.83	6.44
Shed & Carport	80.00	8.61
Total	139.83	15.05



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SECONDARY DWELLING



planning

LOCAL COUNCIL:
WEST TAMAR COUNCIL

ACCREDITATION COMPLIANCE:
MURRAY GRIFFITHS CC 1117i

PROJECT:
PROPOSED SECONDARY
DWELLING &
SHED/CARPORT
234 WINKLEIGH ROAD,
EXETER
FOR C. CAMPBELL & T.
DICKERSON

TITLE REFERENCE: 202012/1

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

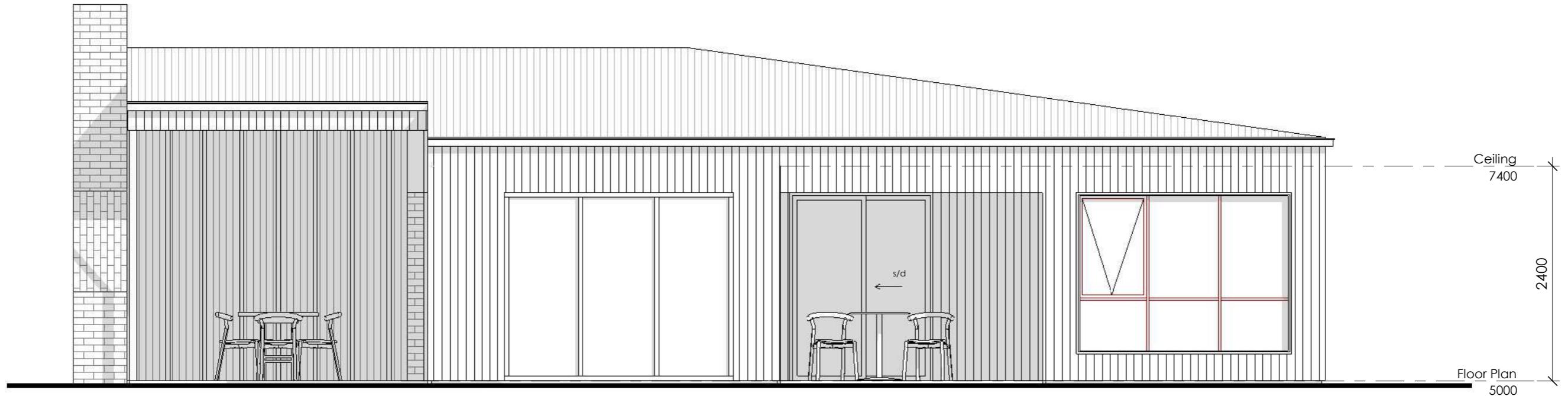
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MBD-428 24.12.25

REVISION NO. DRAWING NO.
Rev02 A05



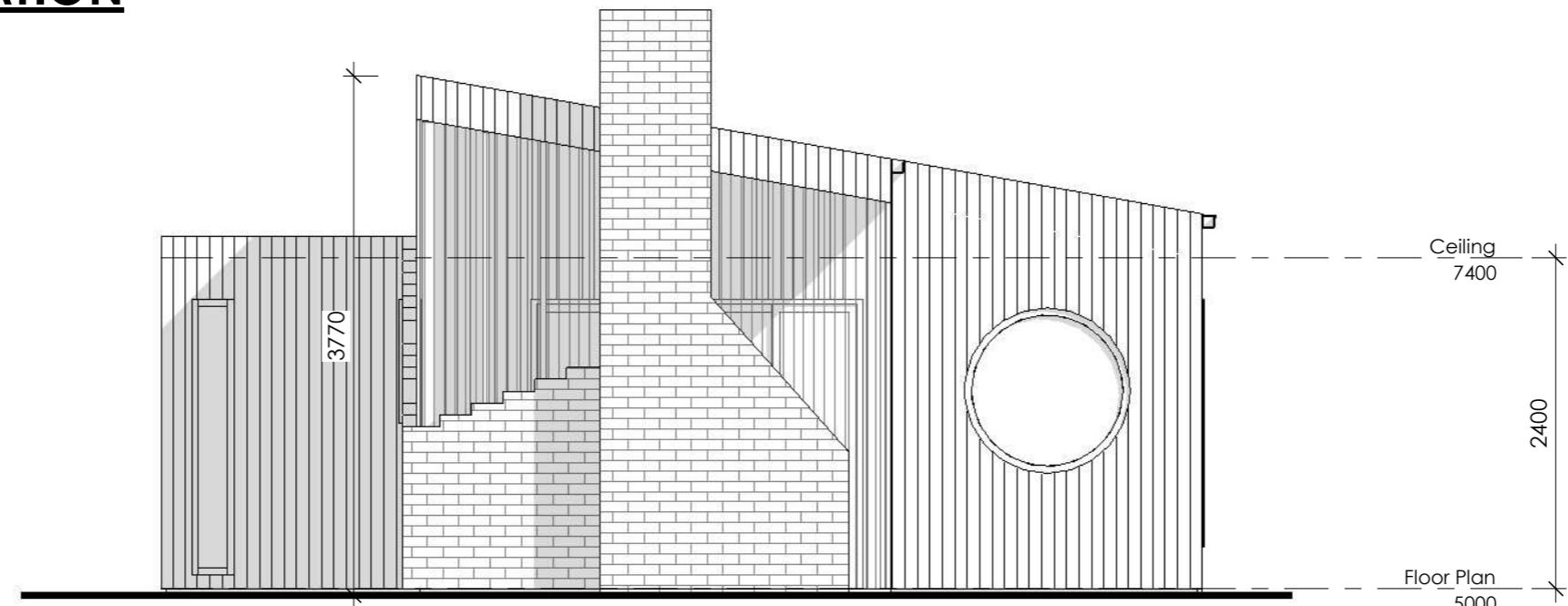
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SECONDARY DWELLING



NORTH-WEST ELEVATION

1 : 50



NORTH-EAST ELEVATION

1 : 50



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WEST TAMAR COUNCIL

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MURRAY GRIFFITHS CC 1117i

PROJECT:
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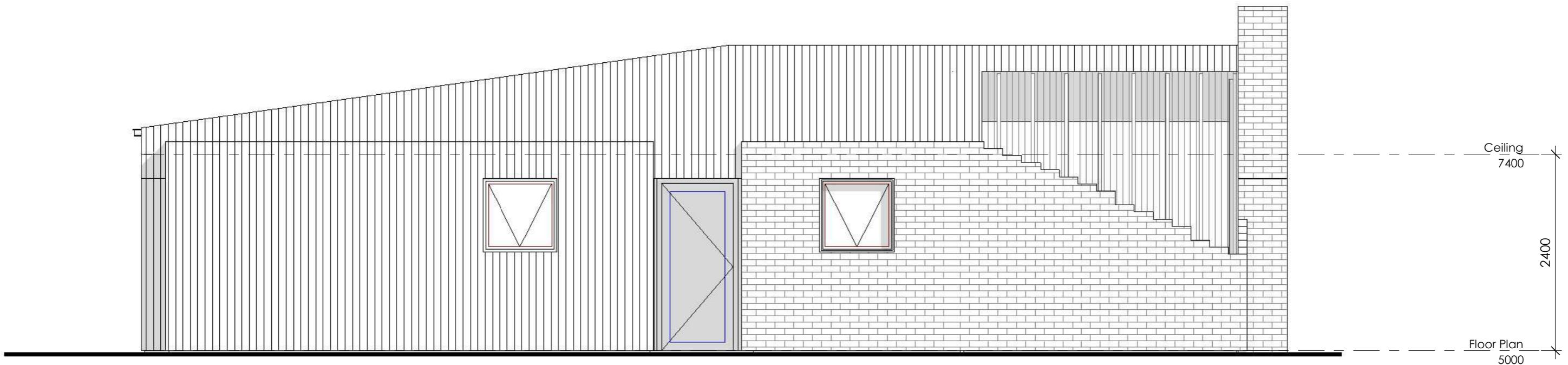
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M. Griffiths J. Gee

JOB NO: DATE:
MBD-428 24.12.25

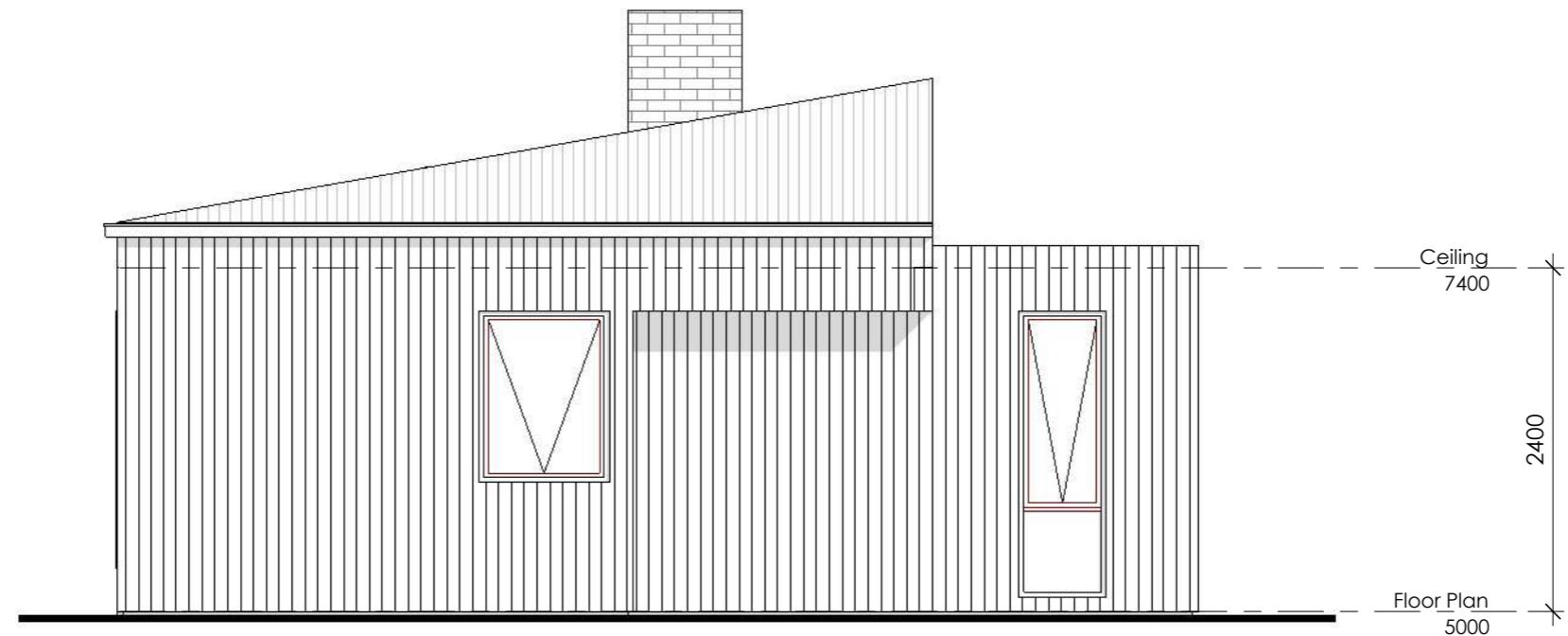
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Rev02 A06

SECONDARY DWELLING



SOUTH-EAST ELEVATION

1 : 50



planning

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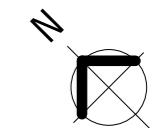
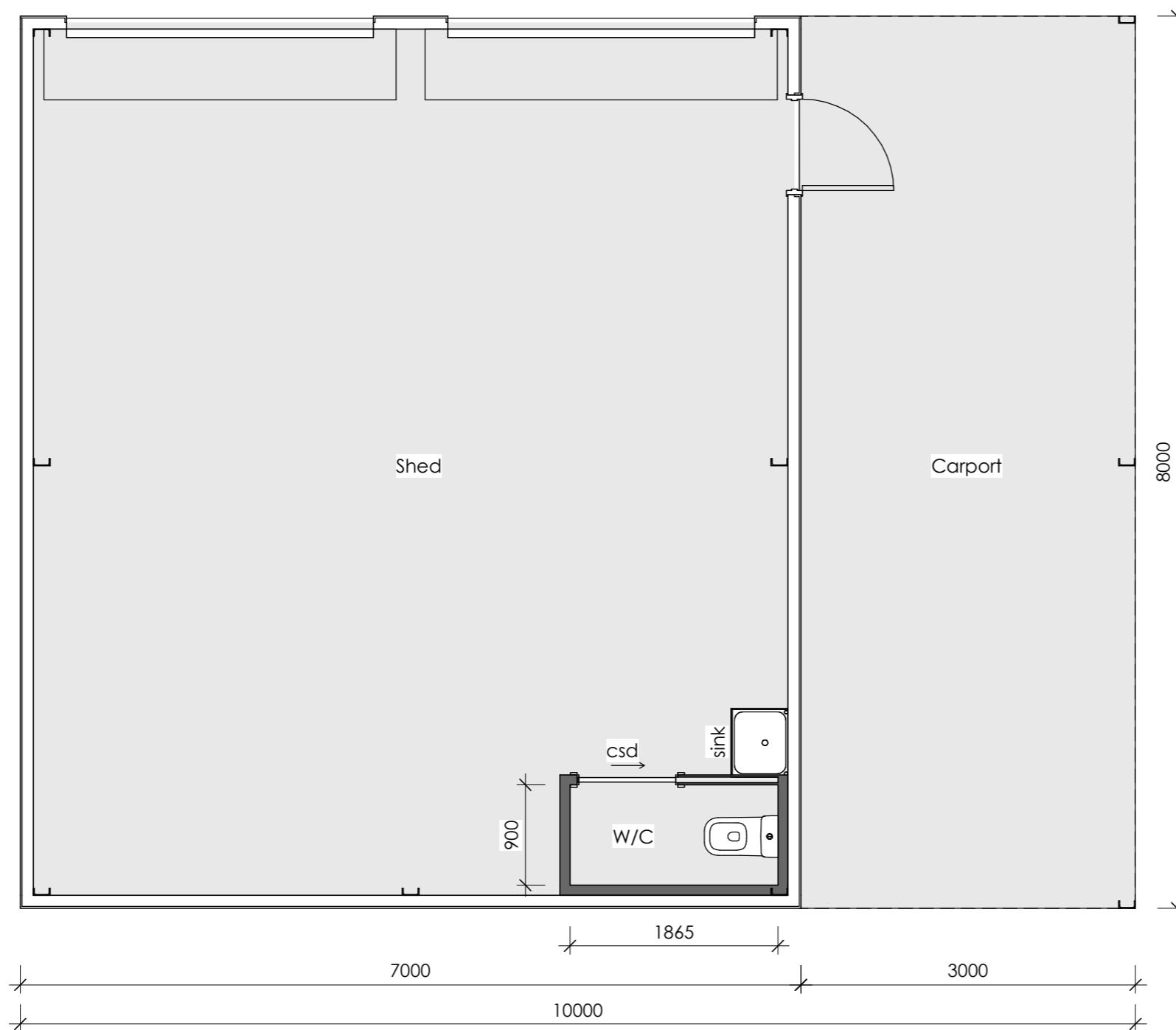
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MBD-428 24.12.25

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Rev02 A07



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SHED & CARPORT



planning



Total Floor Area m ² sq		
Secondary Dwelling	59.83	6.44
Shed & Carport	80.00	8.61
Total	139.83	15.05



FLOOR PLAN

1 : 50

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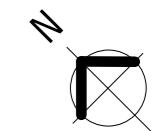
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DESIGNED BY: DRAWN BY:
M. Griffiths J. Gee

PROJECT: PROPOSED SECONDARY DWELLING & SHED/CARPORT
JOB No: MBD-428 DATE: 24.12.25

REVISION NO. DRAWING NO.
Rev02 A08



planning

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WEST TAMAR COUNCIL		
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MURRAY GRIFFITHS	CC 1117i	
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DWELLING & SHED/CARPORT		
234 WINKLEIGH ROAD,		
EXETER		
FOR C. CAMPBELL & T.		
DICKERSON		
REVISION NO.	DRAWING NO.	
Rev02	A09	

ROOF PLAN

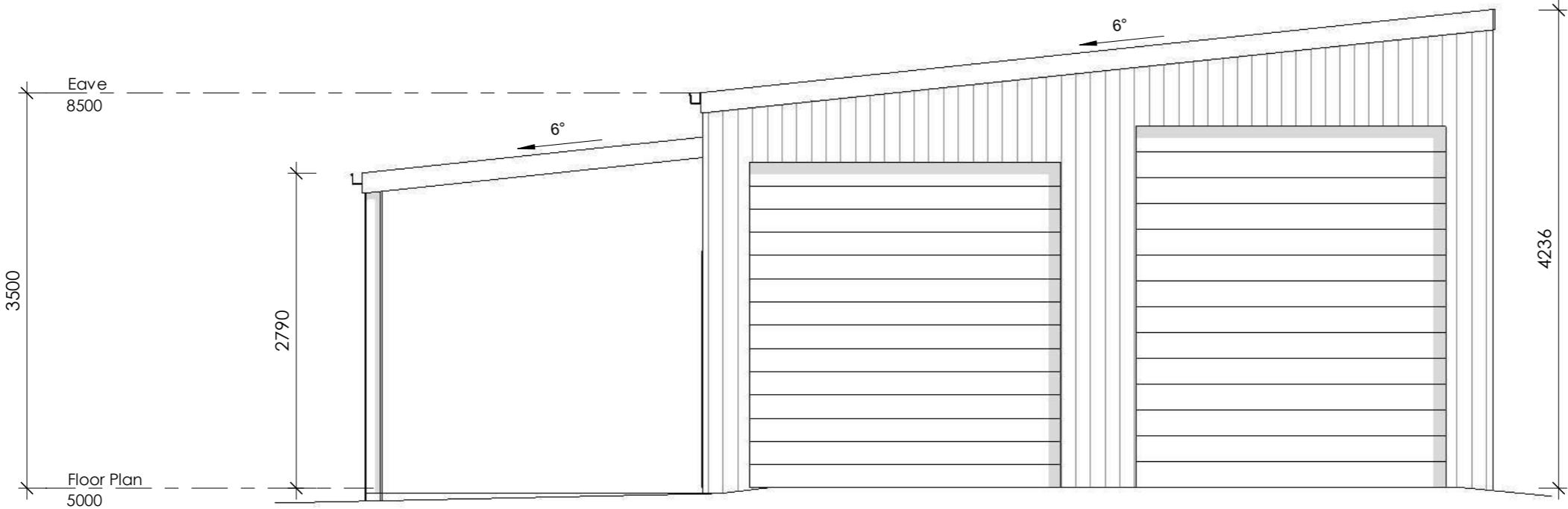
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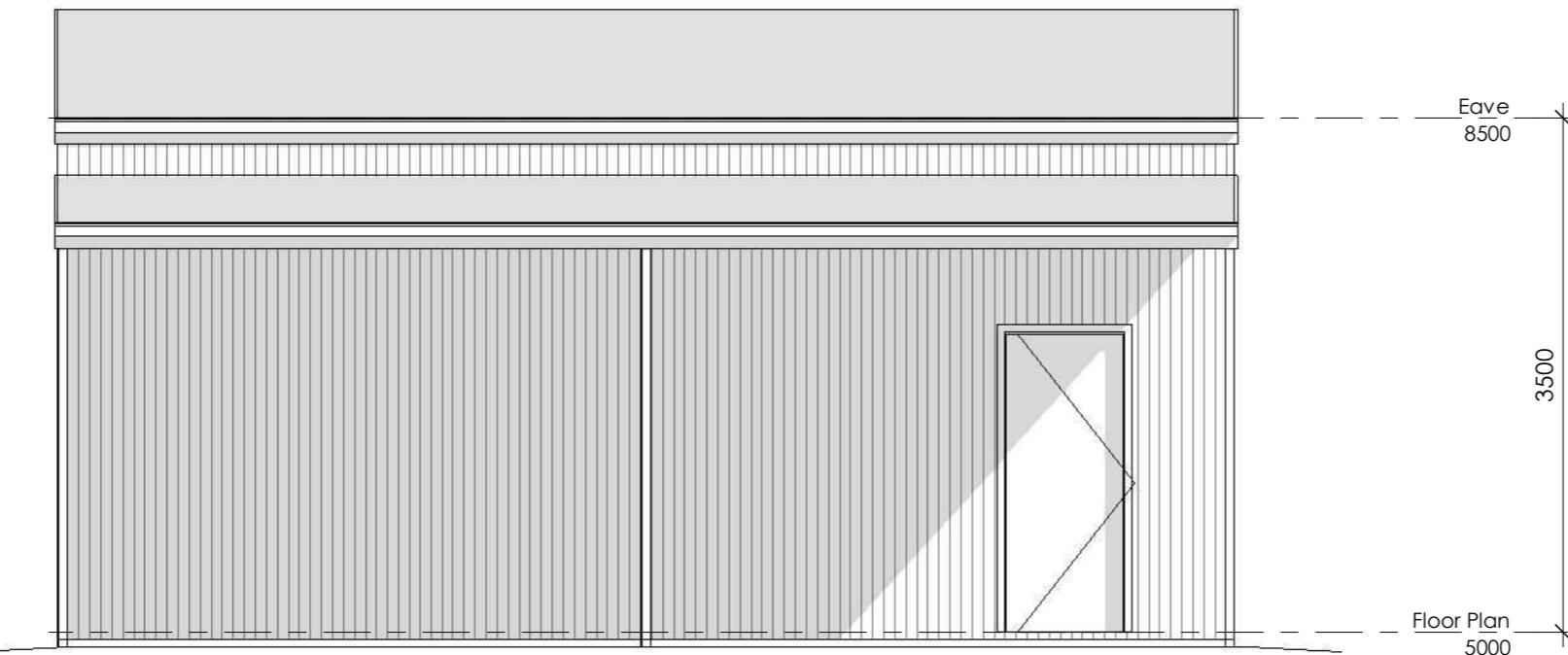


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1 : 50



1 : 50



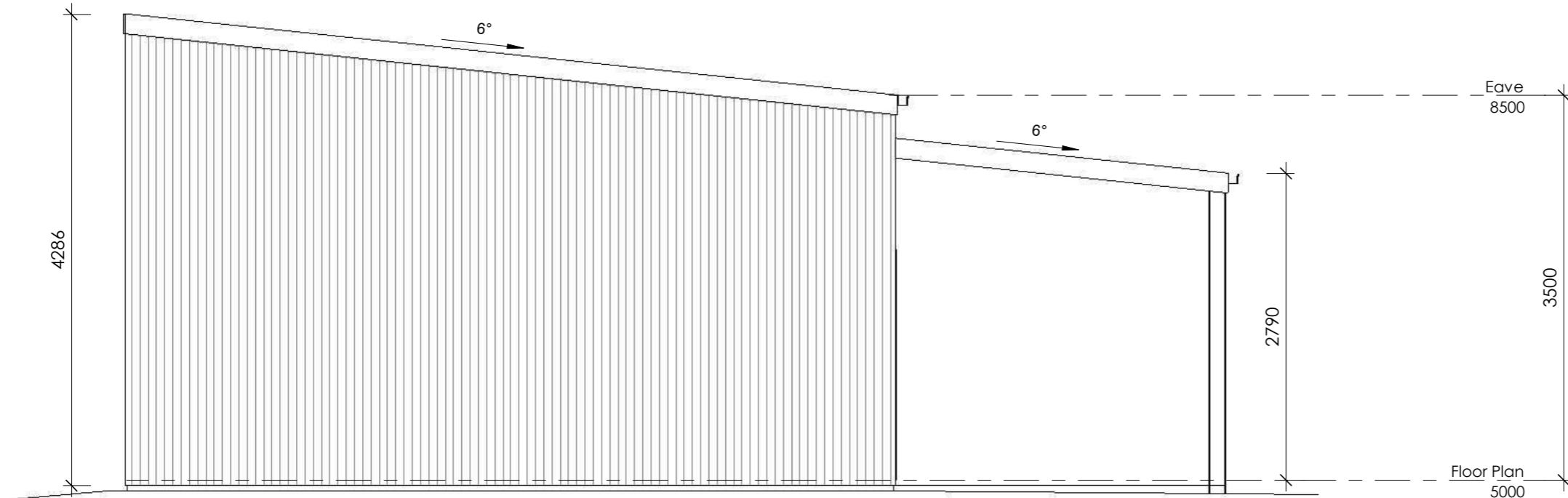
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Rev02 A10

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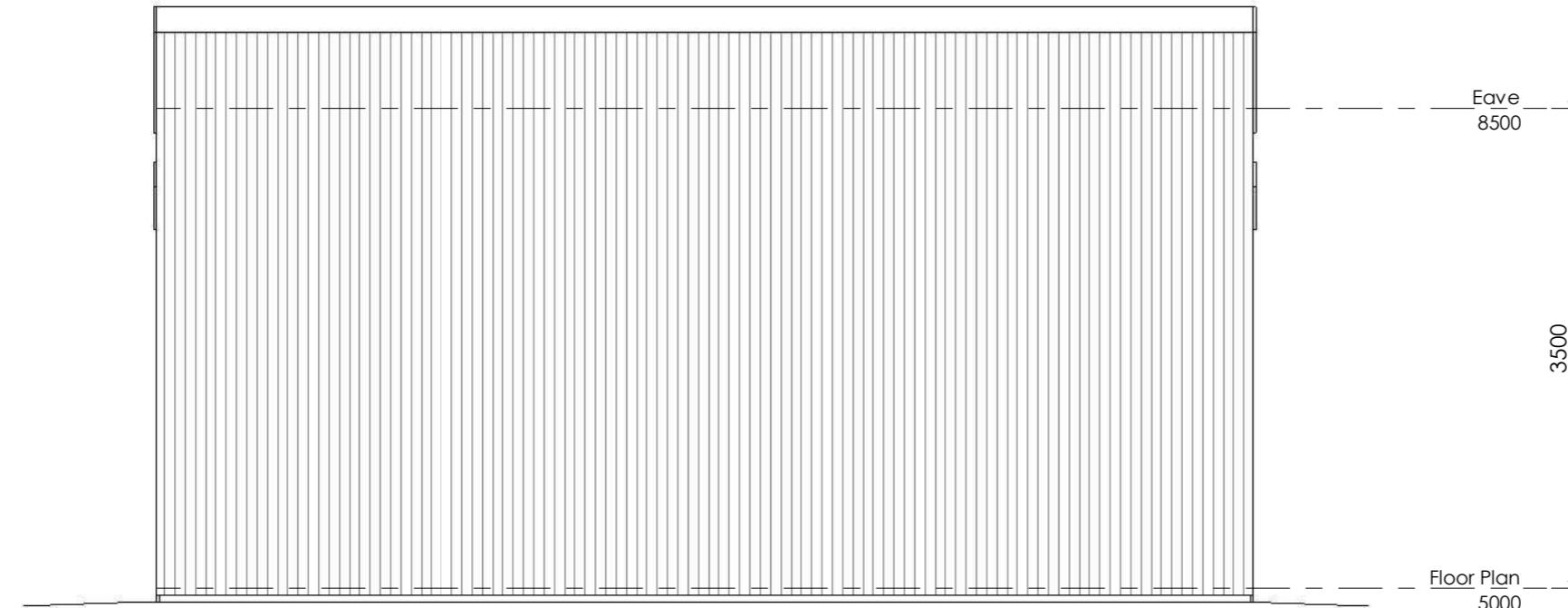
my build design > build > live

SHED & CARPORT



SOUTHERN ELEVATION

1 : 50



planning

LOCAL COUNCIL:
WEST TAMAR COUNCIL

ACCREDITATION COMPLIANCE:
MURRAY GRIFFITHS CC 1117i

PROJECT:
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DWELLING &
SHED/CARPORT
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EXETER
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DICKERSON

TITLE REFERENCE: 202012/1

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

JOB NO: DATE:
MBD-428 24.12.25

REVISION NO. DRAWING NO.
Rev02 A11

WESTERN ELEVATION

1 : 50



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