

## PLANNING APPLICATION FORM

Section 57 & 58

**OFFICE USE  
ONLY**

<b>Application Number</b>	PA2025432
<b>Assess No:</b>	A3562
<b>PID No:</b>	6059302

<b>Applicant Name:</b>	WILKIN DESIGN & DRAFTING PTY LTD					
<b>Postal Address:</b>						
<b>Contact Phone:</b>	<b>Home</b>		<b>Work</b>		<b>Mobile</b>	
<b>Email Address:</b>						

### 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**

<b>Applicant Name:</b>	WILKIN DESIGN & DRAFTING PTY LTD
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**Note:** Full name(s) of person(s) or company making the application and postal address for correspondence.

**LAND DETAILS**

<b>Owner/Authority Name:</b> <i>(as per certificate of title)</i>	P. KOCH & A. DAWBNEY
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<b>Location / Address:</b>	49 BEACH ROAD GRAVELLY BEACH TAS 7276
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<b>Title Reference:</b>	22289/3
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<b>Zone(s):</b>	Low Density Residential
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<b>Existing Development/Use:</b>	RESIDENTIAL
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<b>Existing Developed Area:</b>	219m <sup>2</sup>
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**DEVELOPMENT APPLICATION DETAILS**

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

<b>Development Type:</b>	Building work: <input type="checkbox"/>	Demolition: <input type="checkbox"/>	Subdivision: <input type="checkbox"/>	Other: <input type="checkbox"/>
	Description of development:			

<b>New or Additional Area:</b>	Area
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<b>Estimated construction cost of the proposed development:</b>	
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<b>Building Materials:</b>	Wall Type:	Colour:
	Roof Type:	Colour:

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

<b>Type of Machinery installed:</b>	
<b>Details of trade waste and method of disposal:</b>	

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:** *(if not the owner)* 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,

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



CHECK CAREFULLY ALL ASPECTS OF THESE DOCUMENTS BEFORE COMMENCING ASSESSMENT.

ANY ERRORS OR ANOMALIES TO BE REPORTED TO THE DRAWER BEFORE ASSESSMENT IS CONTINUED

CONFIRM ALL SIZES AND HEIGHTS ON SITE

DO NOT SCALE OFF PLAN

THESE DOCUMENTS ARE INTENDED FOR COUNCIL PLANNING APPLICATION ONLY, THEY ARE NOT TO BE USED FOR ANY OTHER PURPOSES.

THIS DESIGN IS COVERED UNDER COPYRIGHT AND ANY CHANGES MUST BE CONFIRMED BY "WILKIN DESIGN & DRAFTING" THE DRAWER RETAINS ALL "INTELLECTUAL PROPERTY"



wilkin  
design

PROJECT INFORMATION

ADDITION & ALTERATION  
49 BEACH ROAD GRAVELLY BEACH TAS 7276

CONTACT

[laura@wilkindesign.com.au](mailto:laura@wilkindesign.com.au)

DESIGNER	DATE
T. WILKIN Acc: CC678 X	11/12/2025

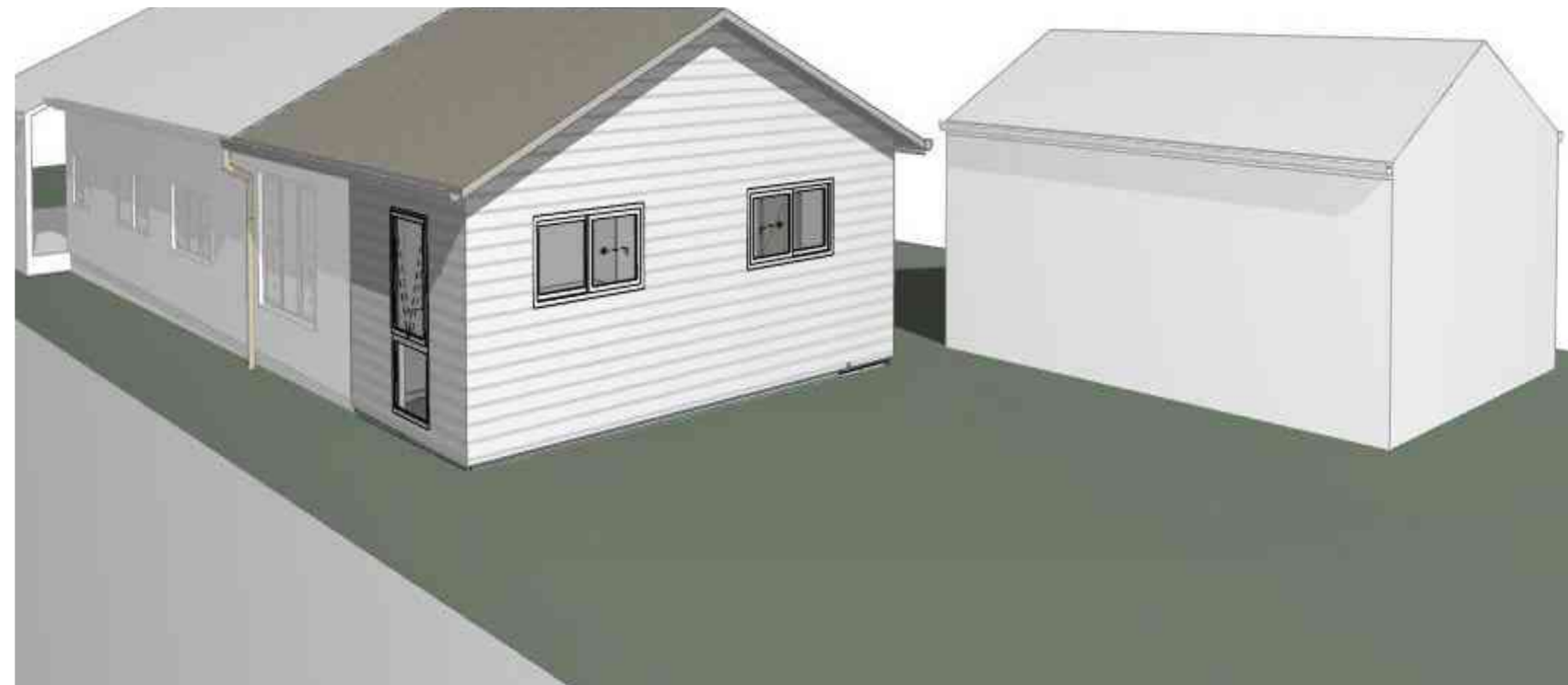
INFORMATION

PID	6059302
TITLE REFERENCE	22289/3
SOIL CLASS	TBC
WIND CLASSIFICATION	TBC
BAL	TBC
CORROSION ENVIRONMENT	N/A

SITE INFORMATION

COUNCIL	West Tamar
ZONE	Low Density Residential
KNOWN SITE HAZARDS	NONE
ALPINE AREA	N/A
CLIMATE ZONE	7
TOTAL SITE AREA:	812m <sup>2</sup>
DWELLING FLOOR AREA:	187m <sup>2</sup>
DECK AREA:	33m <sup>2</sup>

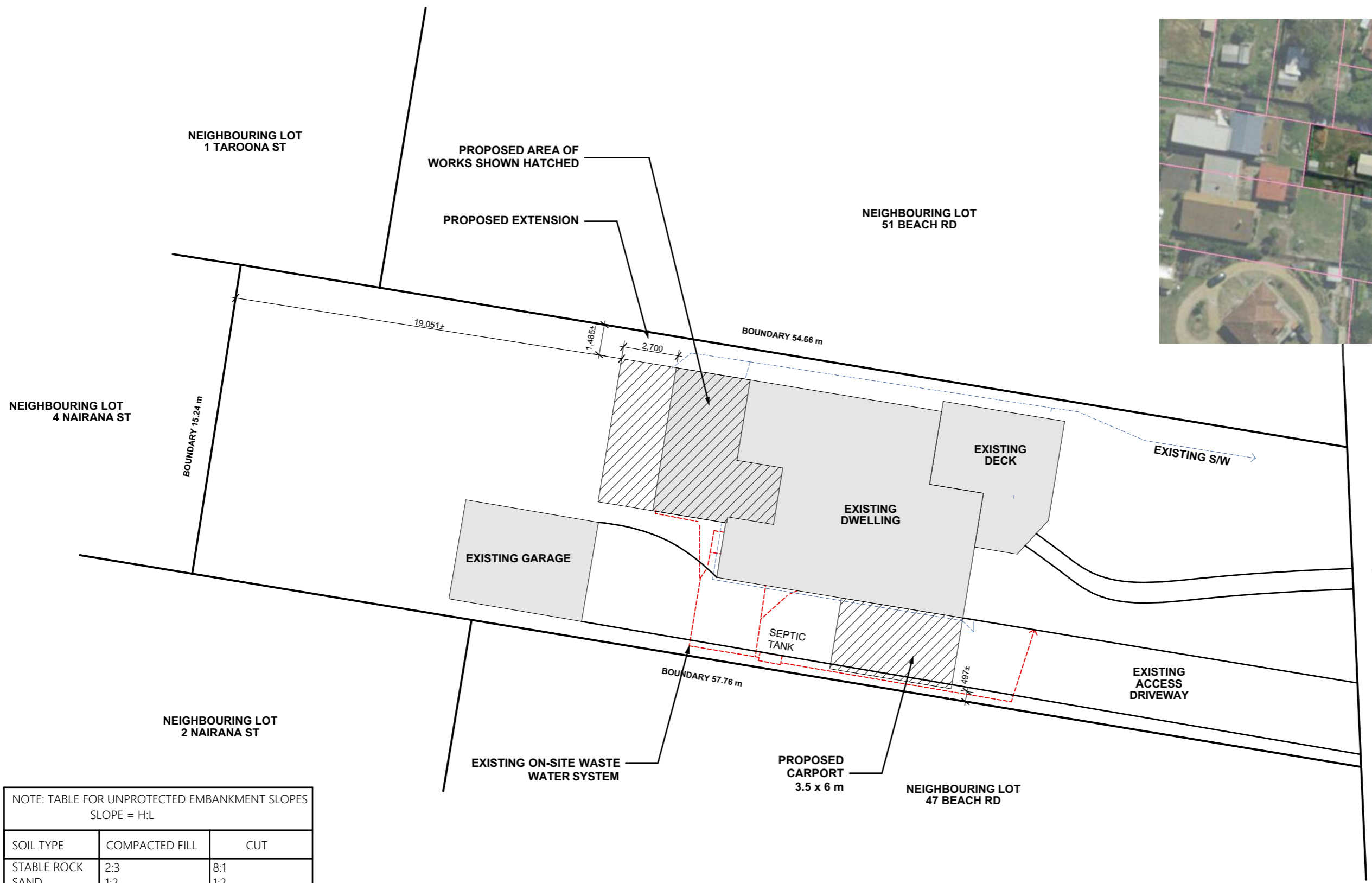
ADDITION & ALTERATION  
49 BEACH ROAD GRAVELLY  
BEACH TAS 7276



ID	NAME
DA-01	COVER
DA-02	SITE PLAN
DA-03	EXISTING FLOOR PLAN
DA-04	DEMOLITION PLAN
DA-05	PROPOSED FLOOR PLAN
DA-06	ELEVATIONS
DA-07	ELEVATIONS
DA-08	3D VIEWS



SATELLITE IMAGERY  
1:1000



SITE PLAN  
1:200

NOTE: TABLE FOR UNPROTECTED EMBANKMENT SLOPES  
SLOPE = H:L

SOIL TYPE	COMPACTED FILL	CUT
STABLE ROCK	2:3	8:1
SAND	1:2	1:2
SILT	1:4	1:4
CLAY (FIRM)	1:2	1:1
(SOFT)	NOT SUITABLE	2:3
SOFT SOILS	NOT SUITABLE	NOT SUITABLE

**DEVELOPMENT APPLICATION ONLY**  
[NOT FOR CONSTRUCTION]

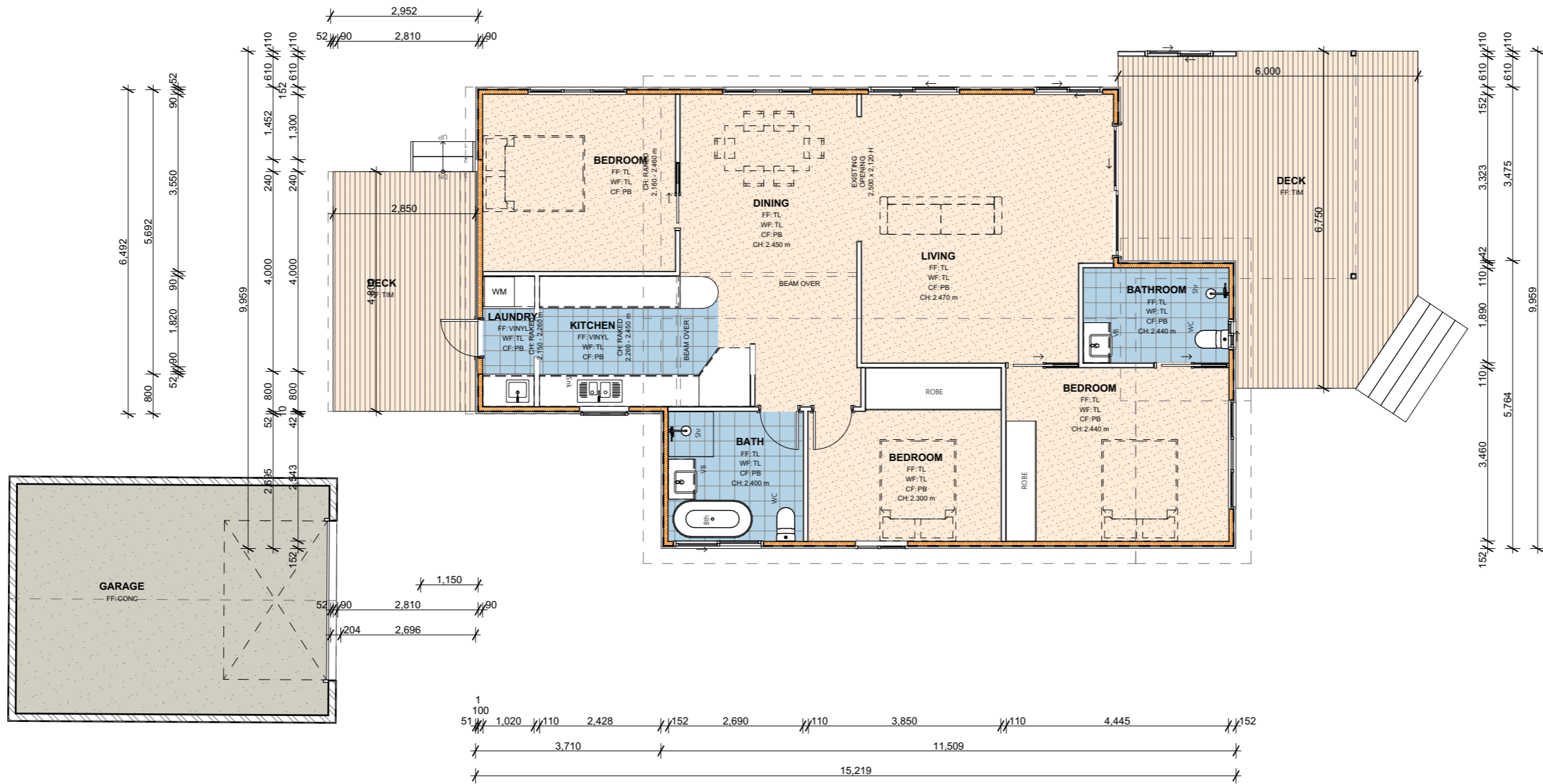
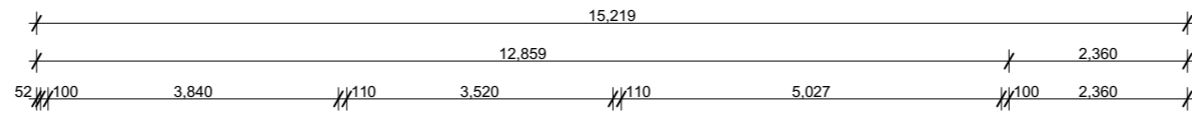
**AREA SCHEDULE**

(TOTAL)	
SITE AREA	812m <sup>2</sup>
EXISTING FLOOR AREA	187m <sup>2</sup>
PROPOSED EXTENSION	12.3m <sup>2</sup>
<b>TOTAL</b>	<b>199.3m<sup>2</sup></b>
EXISTING GARAGE	32m <sup>2</sup>



ADDITION & ALTERATION

PROJECT <b>ADDITION &amp; ALTERATION</b> 49 BEACH ROAD GRAVELLY BEACH TAS 7276 CLIENT	DATE 11/12/2025	SCALE As shown @ A3 1:200, 1:1000	DRAWING TITLE <b>SITE PLAN</b>	NORTH N
DESIGNER P. KOCH & A. DAWBNEY	CONTACT Email: laura@wilkindesign.com.au Phone: 0432 928 361 PO BOX 478 LAUNCESTON, TAS. 7250	ACCREDITATION NO. CC678X	DRAWING <b>DA-02</b>	JOB NO. 1461



**FLOOR PLAN - EXISTING**  
1:100

DEVELOPMENT APPLICATION ONLY  
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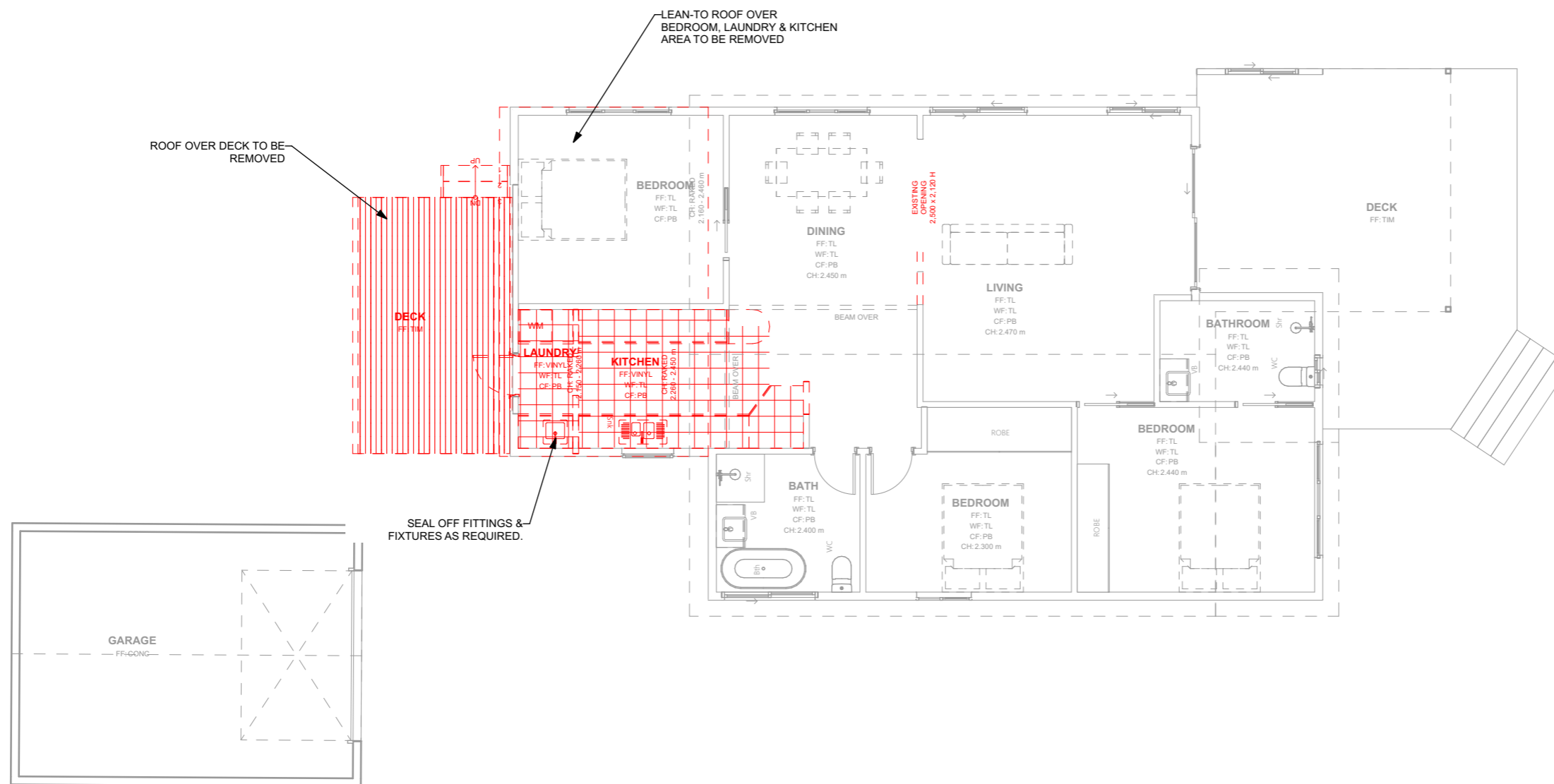
ADDITION & ALTERATION

PROJECT	DATE	SCALE	DRAWING TITLE	NORTH
<b>ADDITION &amp; ALTERATION</b> 49 BEACH ROAD GRAVELLY BEACH TAS 7276 CLIENT	11/12/2025	As shown @ A3 1:100	<b>EXISTING FLOOR PLAN</b>	
P. KOCH & A. DAWBNEY	CONTACT		DRAWING	
DESIGNER	ACCREDITATION NO.	Email: laura@wilkindesign.com.au Phone: 0432 928 361 PO BOX 478 LAUNCESTON, TAS. 7250	<b>DA-03</b>	
T. WILKIN	CC678X		JOB NO.	
			<b>1461</b>	





DENOTES ELEMENTS TO BE DEMOLISHED OR REMOVED



DEMOLITION PLAN  
1:100

DEVELOPMENT APPLICATION ONLY  
[NOT FOR CONSTRUCTION]



# ADDITION & ALTERATION

PROJECT  
**ADDITION & ALTERATION**  
49 BEACH ROAD GRAVELLY BEACH TAS  
7276  
CLIENT  
P. KOCH & A. DAWBNEY  
DESIGNER  
T. WILKIN

ACCREDITATION NO.  
CC678X

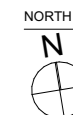
DATE  
11/12/2025

CONTACT  
Email: [laura@wilkindesign.com.au](mailto:laura@wilkindesign.com.au)  
Phone: 0432 928 361  
PO BOX 478  
LAUNCESTON, TAS. 7250

SCALE  
As shown @ A3  
1:100

DRAWING TITLE  
**DEMOLITION PLAN**

DRAWING  
**DA-04**  
JOB NO.  
**1461**





# MATERIALS



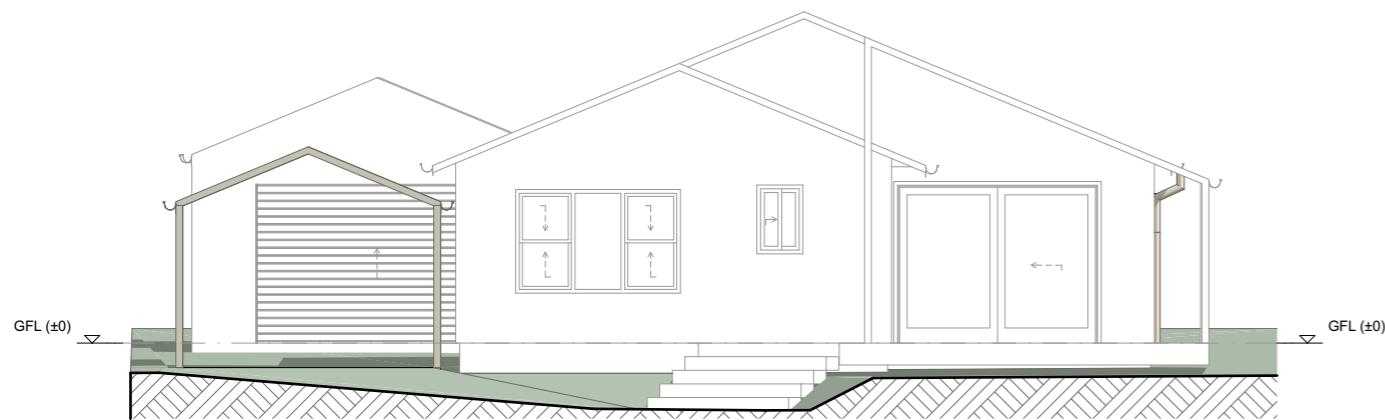
**WB**  
Weatherboards  
Profile and colour to match existing



**MC**  
Metal Cladding  
Profile and colour to match existing



**N** **NORTH ELEVATION**  
1:100



**E** **EAST ELEVATION**  
1:100

**DEVELOPMENT APPLICATION ONLY**  
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## ADDITION & ALTERATION

PROJECT  
**ADDITION & ALTERATION**  
49 BEACH ROAD GRAVELLY BEACH TAS  
7276  
CLIENT  
P. KOCH & A. DAWBNEY  
DESIGNER  
T. WILKIN  
ACCREDITATION NO.  
CC678X

DATE  
11/12/2025  
SCALE  
As shown @ A3  
1:100  
CONTACT  
Email: [laura@wilkindesign.com.au](mailto:laura@wilkindesign.com.au)  
Phone: 0432 928 361  
PO BOX 478  
LAUNCESTON, TAS. 7250

DRAWING TITLE  
**ELEVATIONS**  
DRAWING  
**DA-06**  
JOB NO.  
**1461**

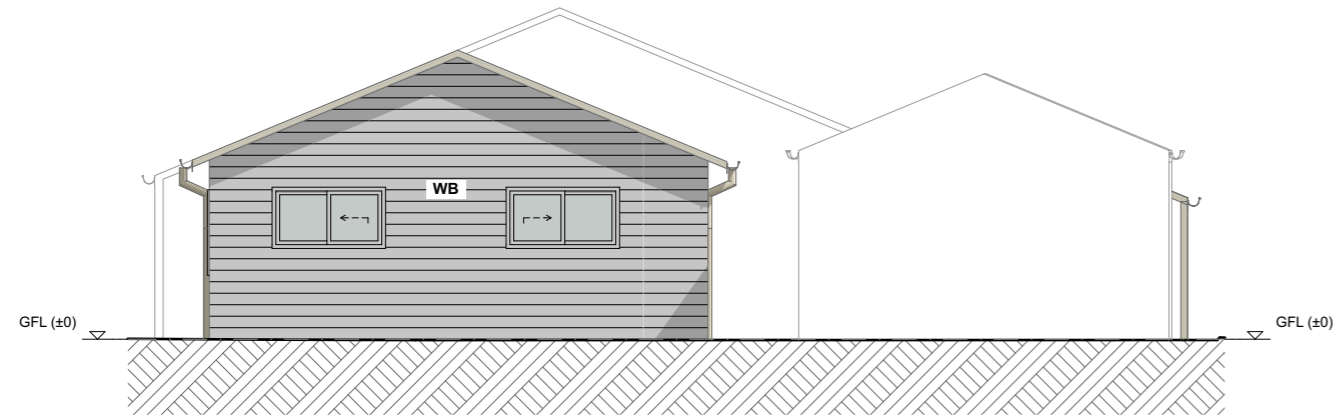
# MATERIALS



**WB**  
Weatherboards  
Profile and colour to match existing



**MC**  
Metal Cladding  
Profile and colour to match existing



**W** **WEST ELEVATION**  
1:100



**S** **SOUTH ELEVATION**  
1:100

**DEVELOPMENT APPLICATION ONLY**  
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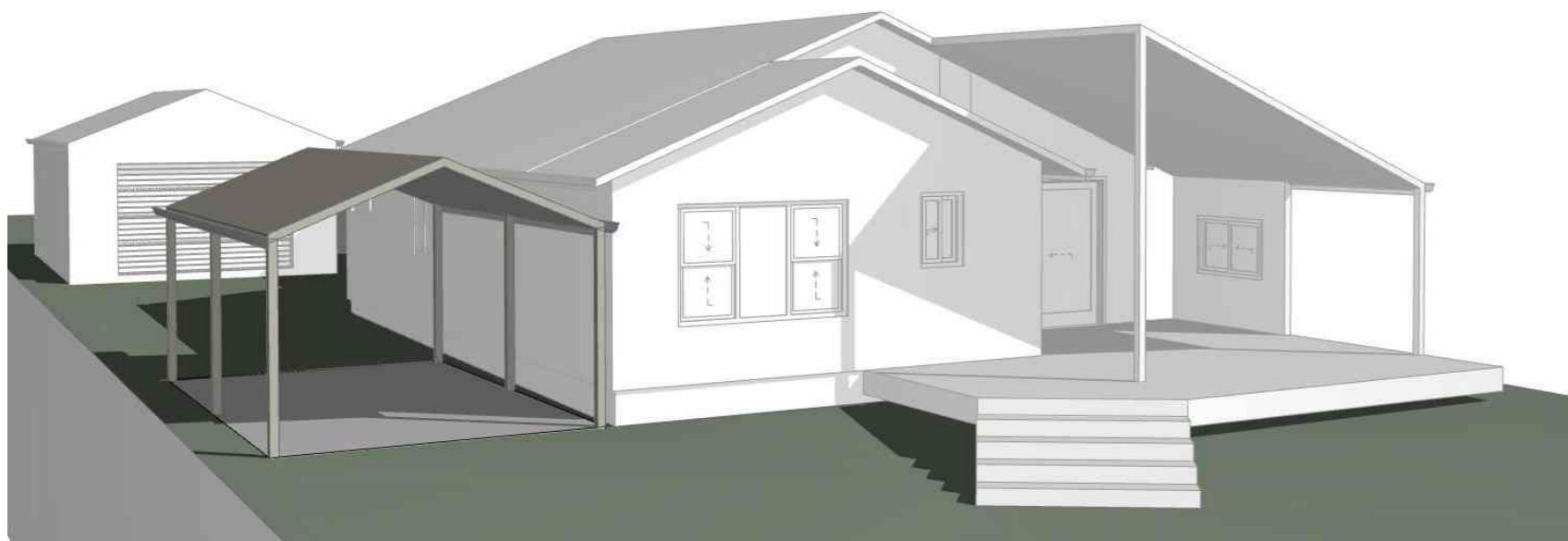
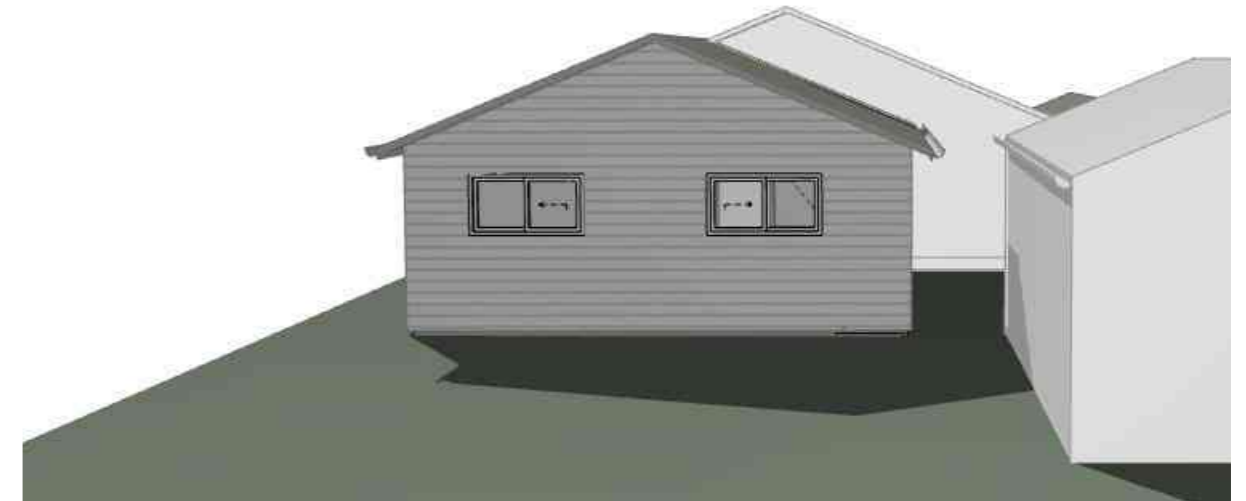
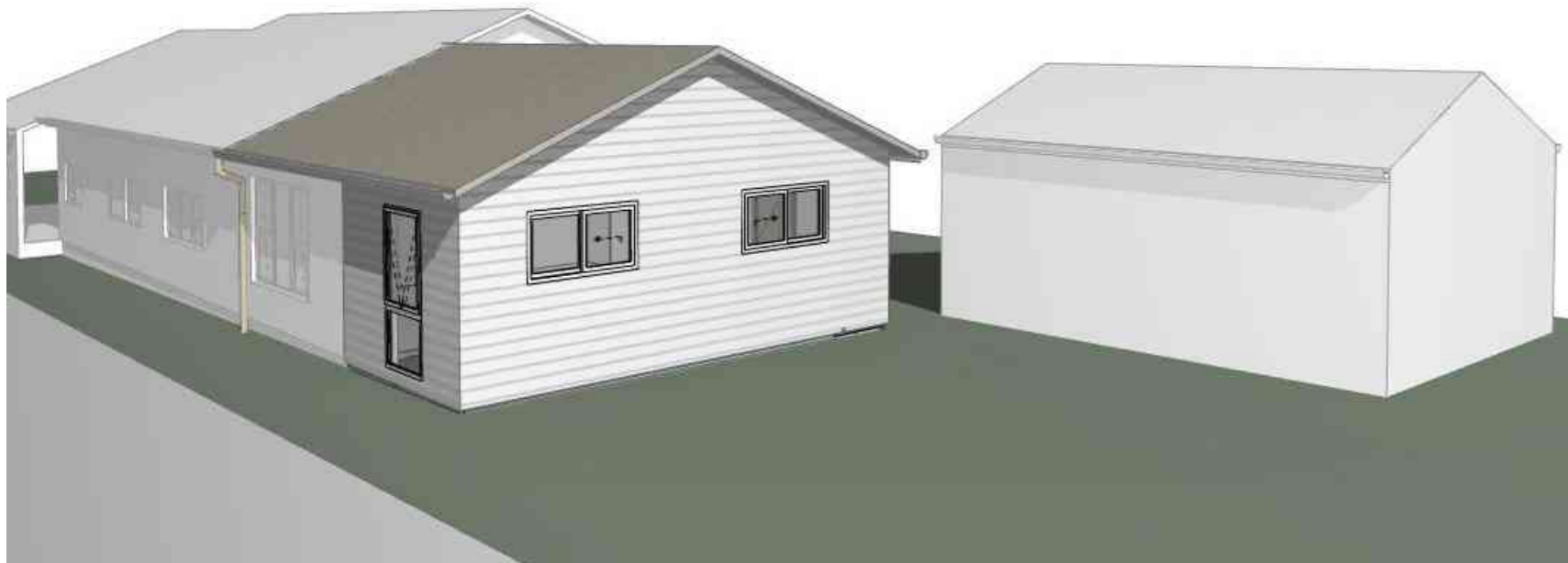


## ADDITION & ALTERATION

PROJECT  
**ADDITION & ALTERATION**  
49 BEACH ROAD GRAVELLY BEACH TAS  
7276  
CLIENT  
P. KOCH & A. DAWBNEY  
DESIGNER  
T. WILKIN  
ACCREDITATION NO.  
CC678X

DATE  
11/12/2025  
SCALE  
As shown @ A3  
1:100  
CONTACT  
Email: laura@wilkindesign.com.au  
Phone: 0432 928 361  
PO BOX 478  
LAUNCESTON, TAS. 7250

DRAWING TITLE  
**ELEVATIONS**  
DRAWING  
**DA-07**  
JOB NO.  
**1461**  
NORTH



**DEVELOPMENT APPLICATION ONLY**  
[NOT FOR CONSTRUCTION]



# ADDITION & ALTERATION

PROJECT	DATE	SCALE	DRAWING TITLE	NORTH
<b>ADDITION &amp; ALTERATION</b> 49 BEACH ROAD GRAVELLY BEACH TAS 7276 CLIENT	11/12/2025	As shown @ A3	<b>3D VIEWS</b>	
P. KOCH & A. DAWBNEY DESIGNER	ACCREDITATION NO.	CONTACT	DRAWING	
T. WILKIN	CC678X	Email: <a href="mailto:laura@wilkindesign.com.au">laura@wilkindesign.com.au</a> Phone: 0432 928 361 PO BOX 478 LAUNCESTON, TAS. 7250	<b>DA-08</b>	
			JOB NO.	
			<b>1461</b>	