

PLANNING APPLICATION FORM

Section 57 & 58

OFFICE USE ONLY	Application Number	PA2025432
	Assess No:	A3562
	PID No:	6059302

Applicant Name:	WILKIN DESIGN & DRAFTING PTY LTD				
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:	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

Owner/Authority Name: (as per certificate of title)	P. KOCH & A. DAWBNEY
Location / Address:	49 BEACH ROAD GRAVELLY BEACH TAS 7276
Title Reference:	22289/3
Zone(s):	Low Density Residential

Existing Development/Use:	RESIDENTIAL
Existing Developed Area:	219m ²

DEVELOPMENT APPLICATION DETAILS

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

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

New or Additional Area:	Area	
Estimated construction cost of the proposed development:		
Building Materials:	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

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,*

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

APPROVED FROM <i>J. Broadbent</i> ACTING DEPUTY RECORDER OF TITLES	17 FEB 1984	CONVERSION PLAN	REGISTERED NUMBER P. 22289
FILE NUMBER Y.1879.	GRANTEE PART OF LOT 126. (767-0-0) THOMAS HASTIE.	B. HILL.	15-2-84

SKETCH BY WAY OF ILLUSTRATION ONLY

~~CITY/TOWN OF~~ EXETER

LAND DISTRICT OF

~~PARISH OF~~

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

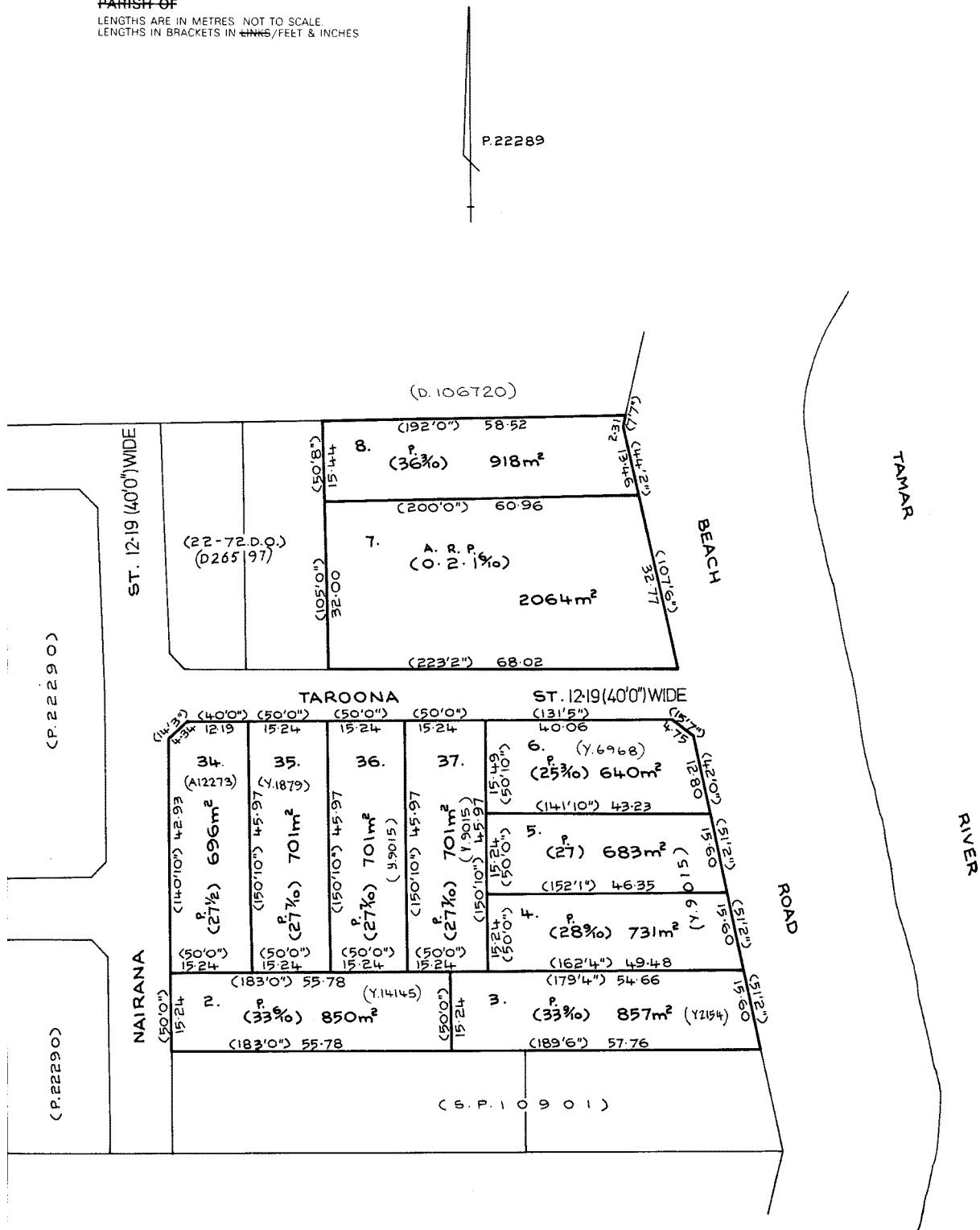
INVERSION PLAN

REGISTERED NUMBER

P. 22289

B. HILL.

08.5.2011



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

DESIGNER DATE

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

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

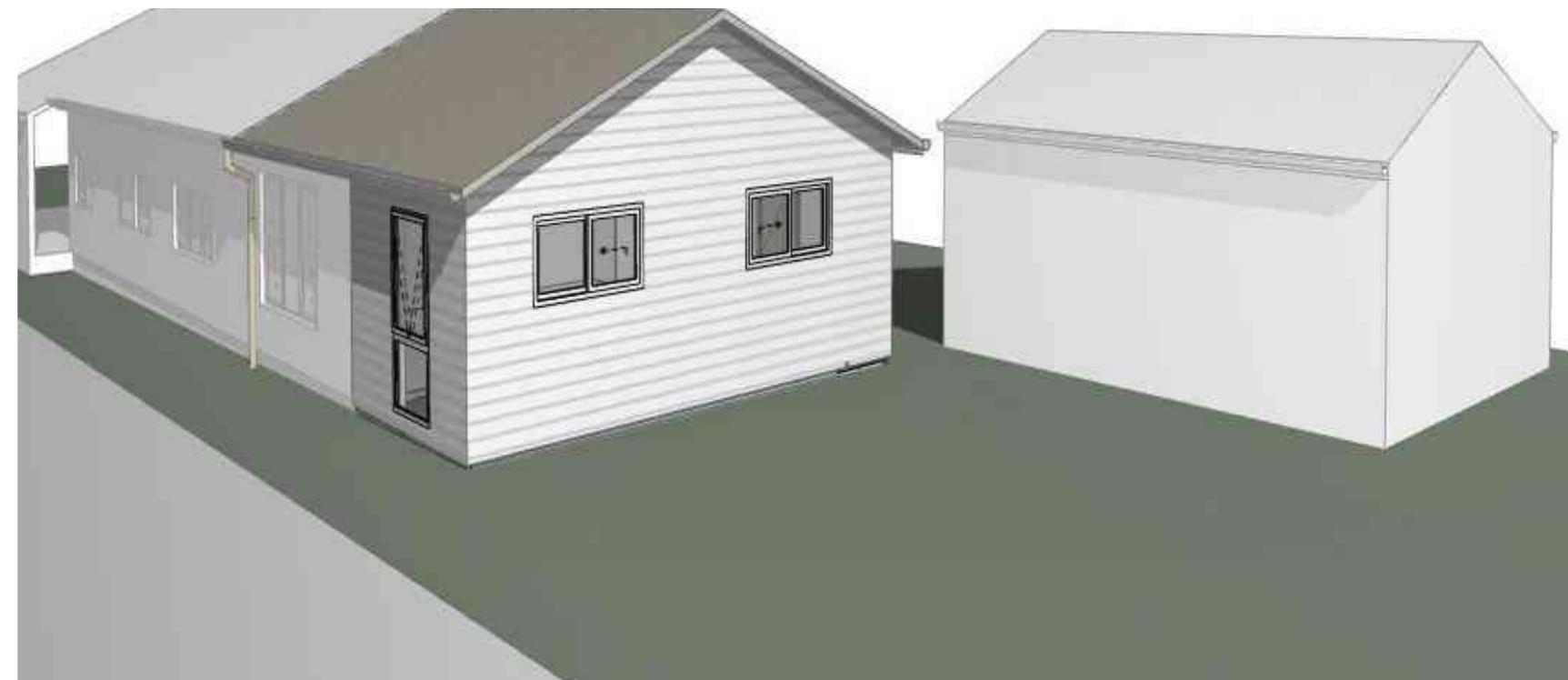
CLIMATE ZONE 7

TOTAL SITE AREA: 812m²

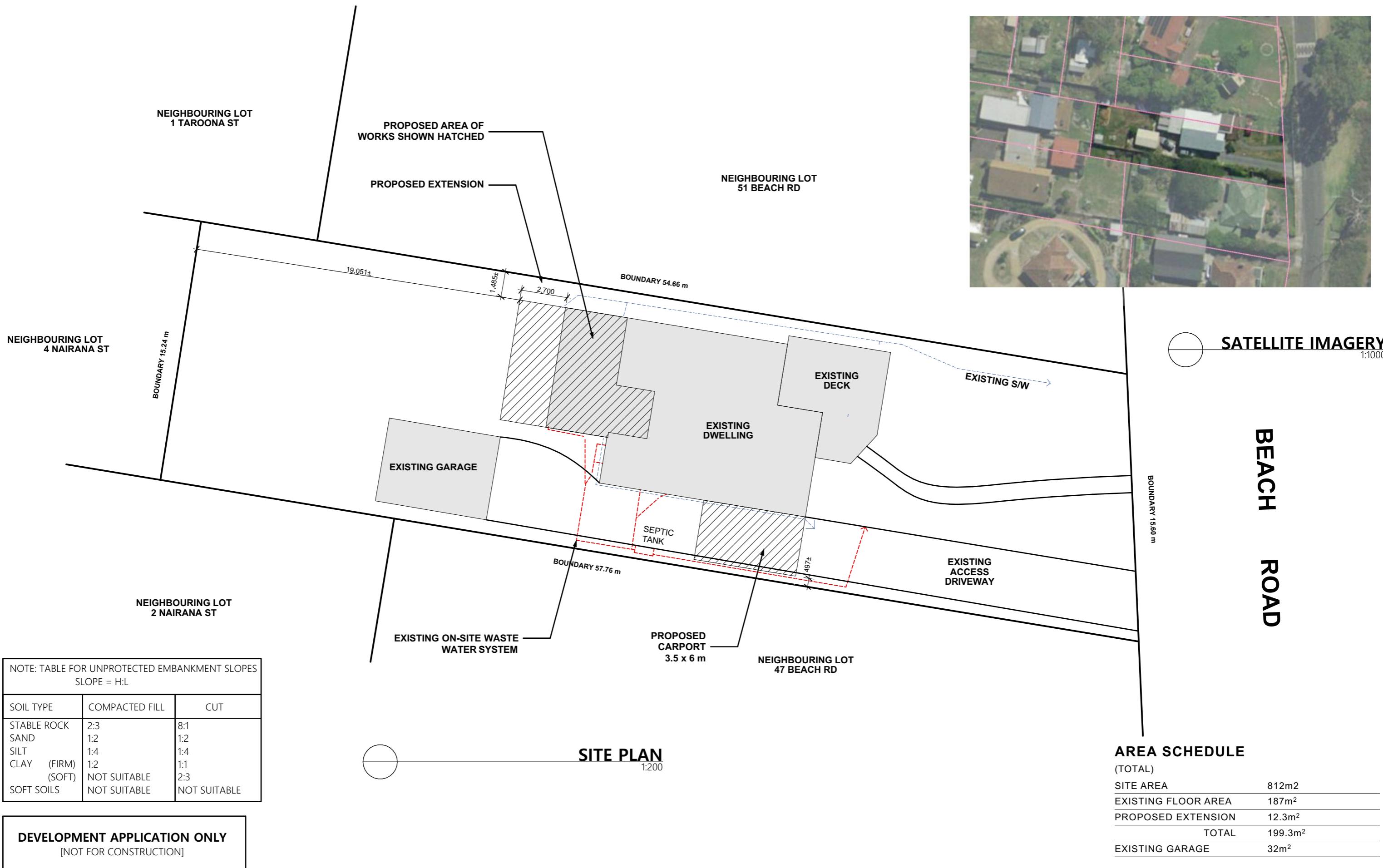
DWELLING FLOOR AREA: 187m²

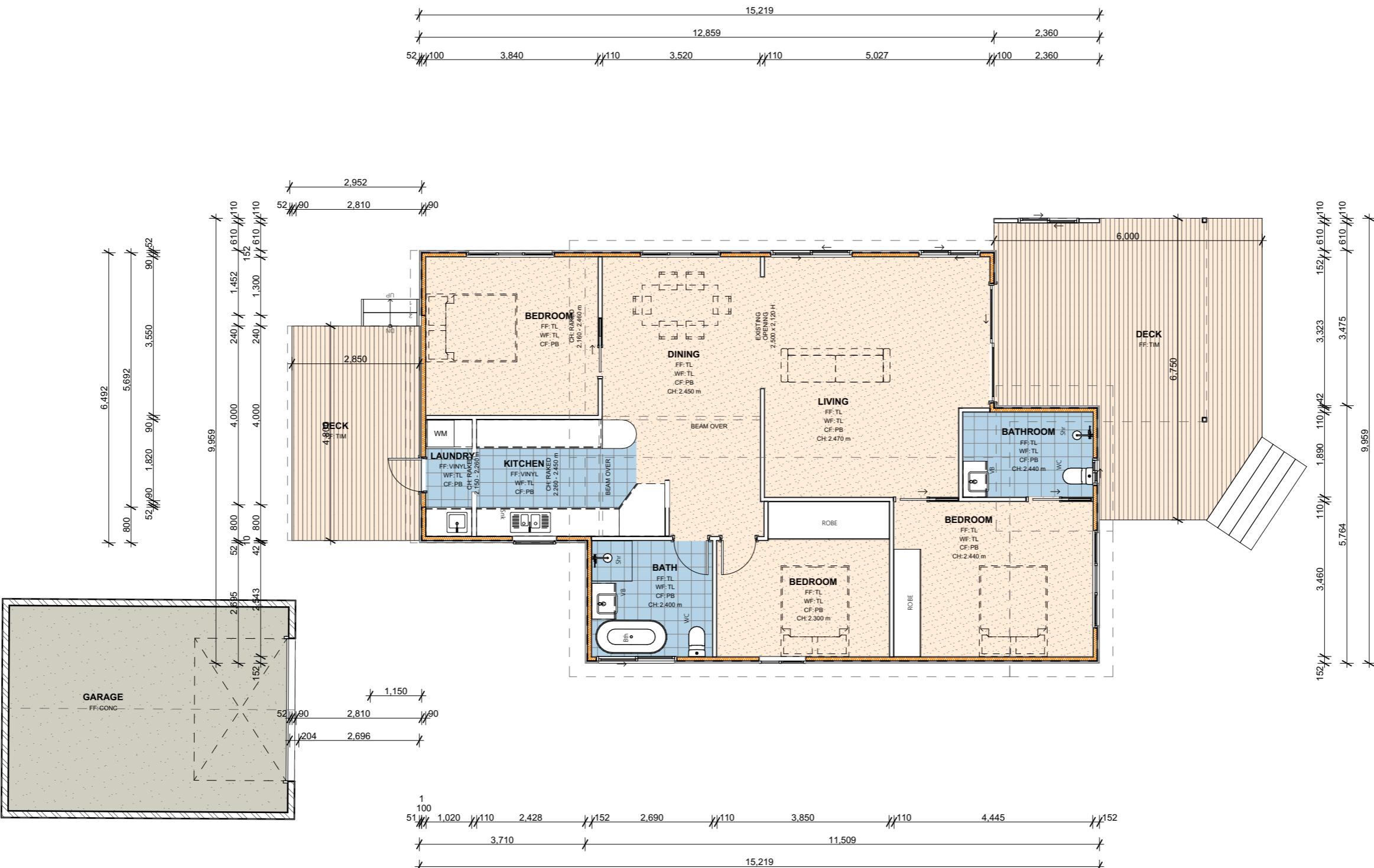
DECK AREA: 33m²

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





FLOOR PLAN - EXISTING

1:100

DEVELOPMENT APPLICATION ONLY
[NOT FOR CONSTRUCTION]

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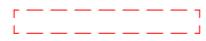
ADDITION & ALTERATION

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

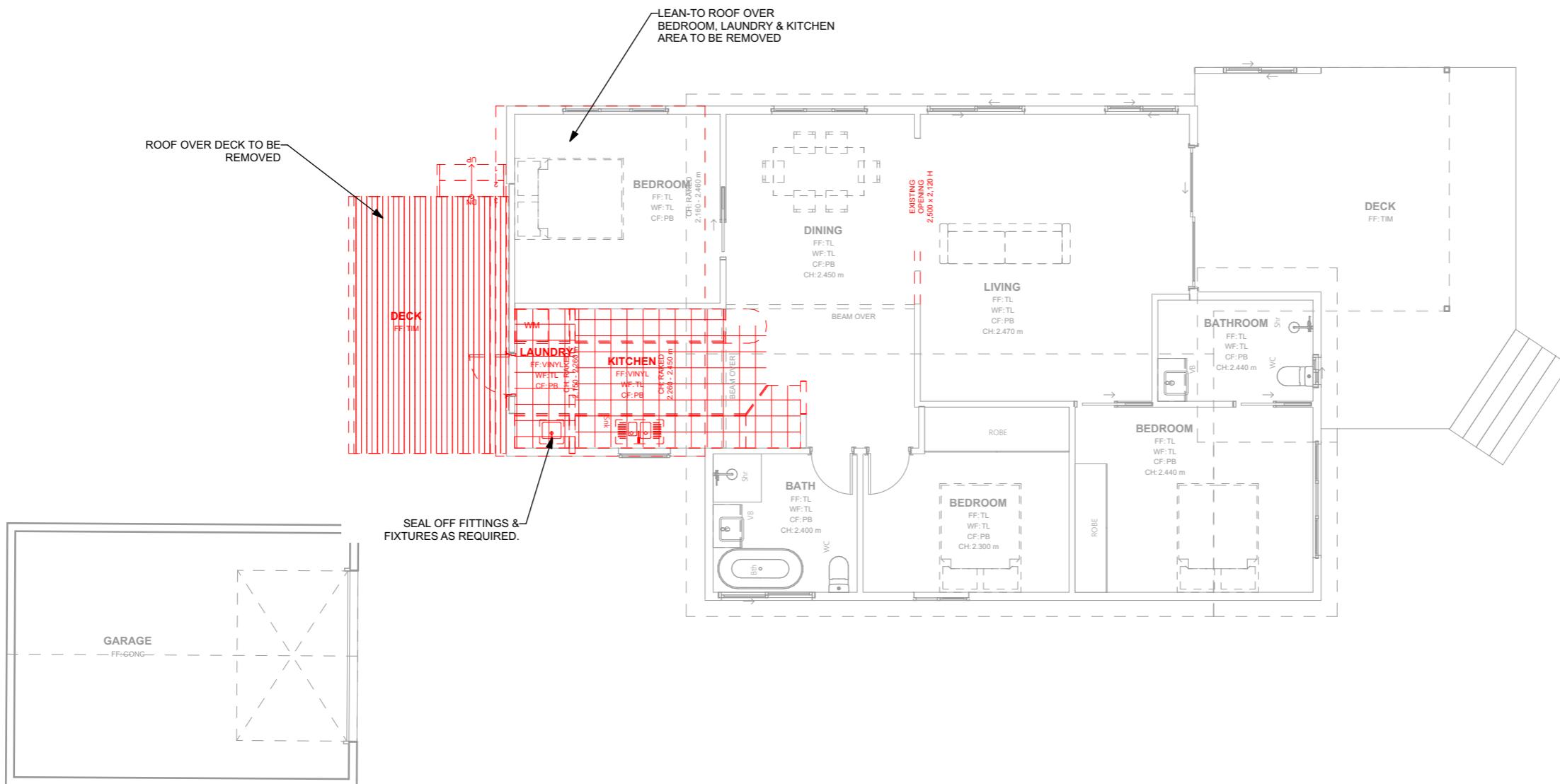
DATE
11/12/2025
SCALE
As shown @ A3
1:100
CONTACT
Email: laura@wilkindesign.com.au
Phone: 0432 928 361
PO BOX 478
LAUNCESTON, TAS. 7250

DRAWING TITLE
EXISTING FLOOR PLAN
DRAWING
DA-03
JOB NO.
1461





DENOTES ELEMENTS TO BE
DEMOLISHED OR REMOVED



DEMOLITION PLAN

1:100

DEVELOPMENT APPLICATION ONLY
[NOT FOR CONSTRUCTION]

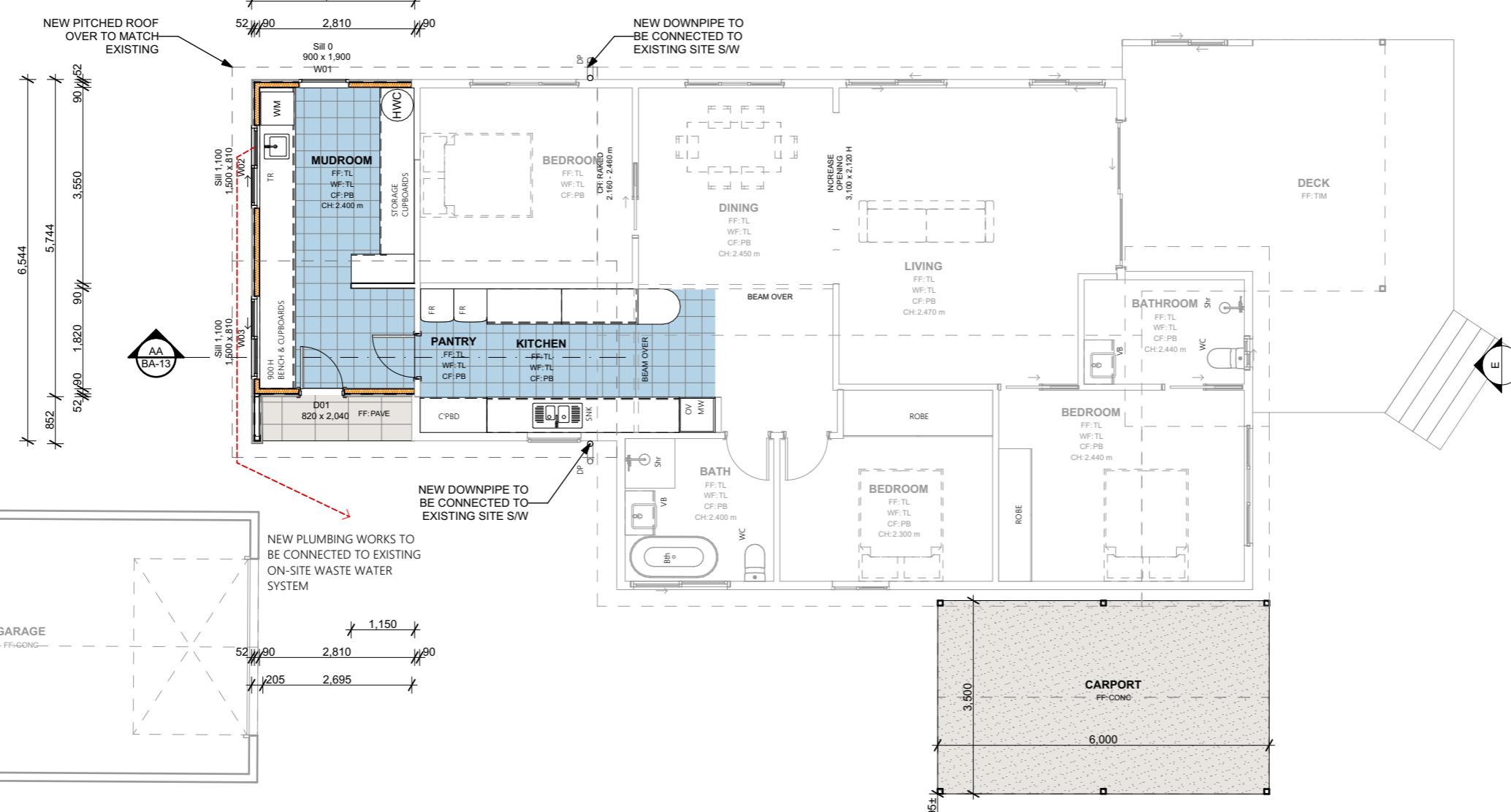
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ADDITION & ALTERATION

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

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

DRAWING TITLE
DEMOLITION PLAN
DRAWING
DA-04
JOB NO.
1461
NORTH



FLOOR PLAN - PROPOSED

1:100

DEVELOPMENT APPLICATION ONLY
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MATERIALS



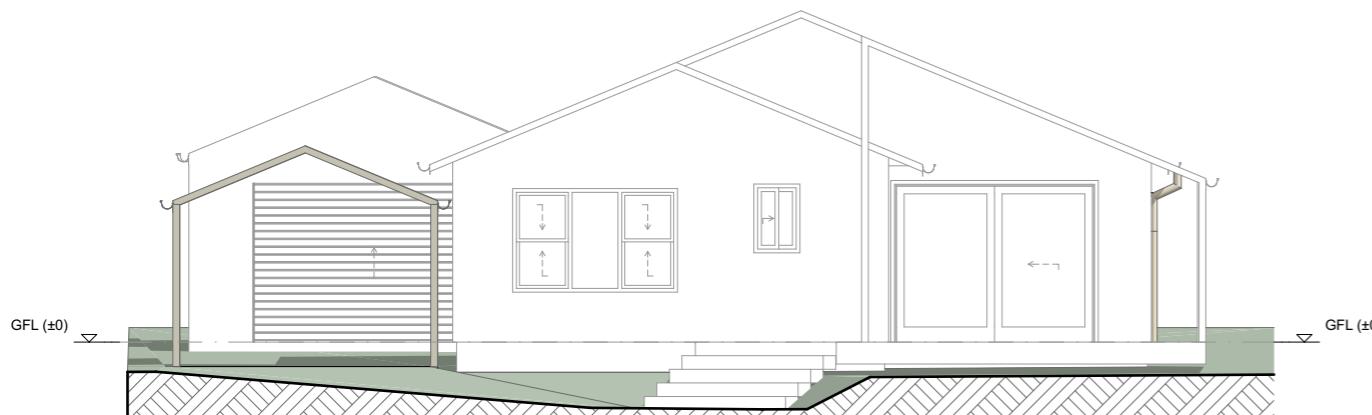
WB
Weatherboards
Profile and colour to match existing



MC
Metal Cladding
Profile and colour to match existing



N
NORTH ELEVATION
1:100



E
EAST ELEVATION
1:100

DEVELOPMENT APPLICATION ONLY
[NOT FOR CONSTRUCTION]

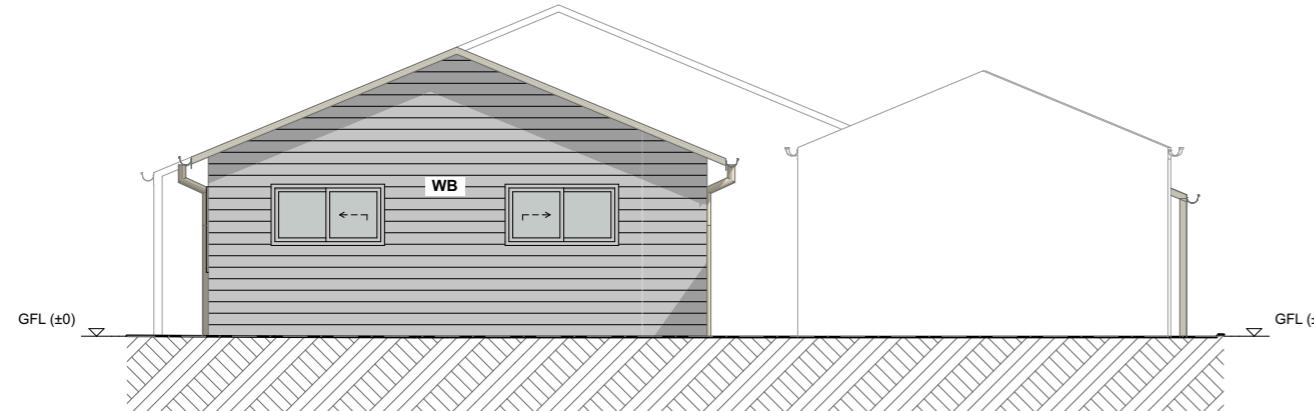
MATERIALS



WB
Weatherboards
Profile and colour to match existing



MC
Metal Cladding
Profile and colour to match existing

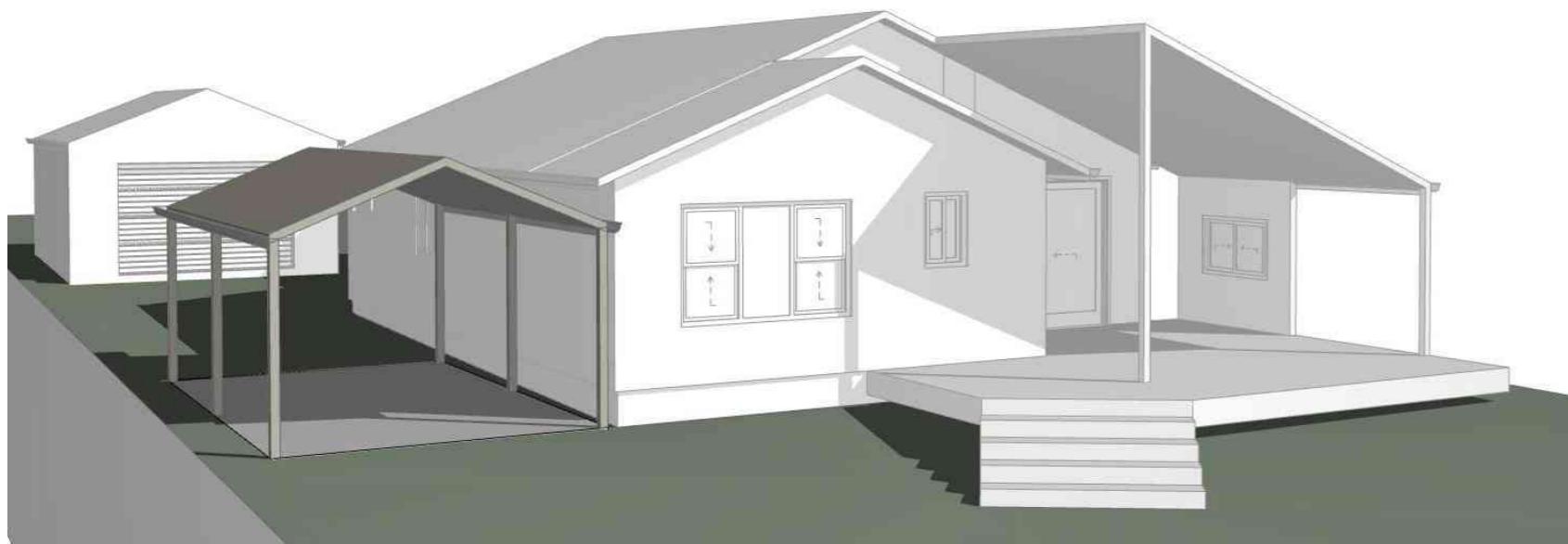
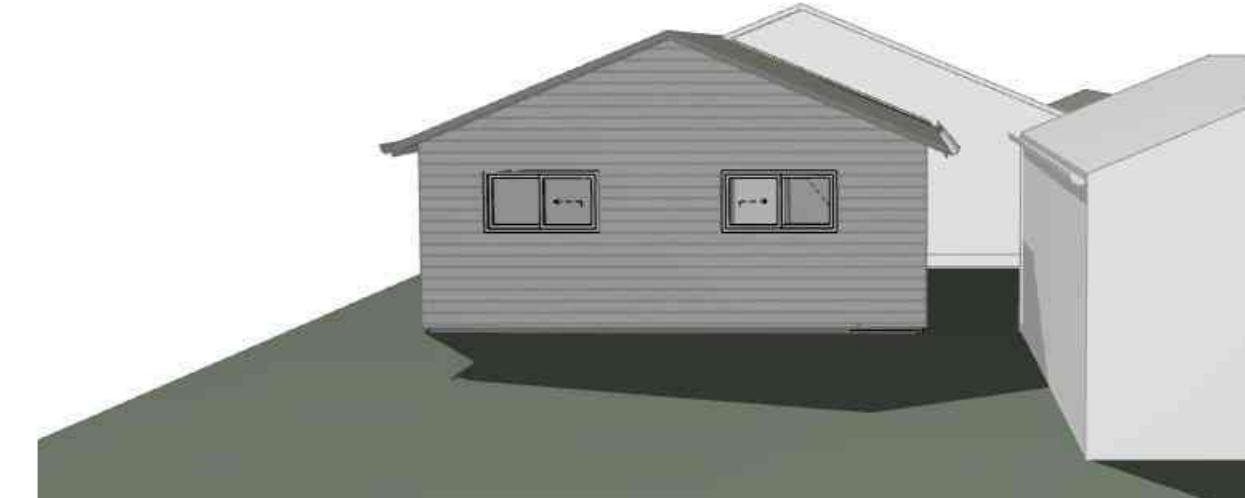


WEST ELEVATION
1:100



SOUTH ELEVATION
1:100

DEVELOPMENT APPLICATION ONLY
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DEVELOPMENT APPLICATION ONLY
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NORTH
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DA-08
JOB NO.
1461