

PLANNING APPLICATION FORM

Section 57 & 58

OFFICE USE ONLY	Application Number	PA2026081
	Assess No:	A3554
	PID No:	6059214

Applicant Name:	Prime Design					
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: Prime Design

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) Wayne Thomas Avery & Sheridan Gaie Avery

Location / Address: 23 Beach Road, Gravelly Beach, TAS,

Title Reference: 100663/1

Zone(s): Low Density Residential

Existing Development/Use: Residence

Existing Developed Area: Residence

**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:
Residence

Development Type: Building work: Demolition: Subdivision: Other:
Description of development:
Extension onto existing Residence

New or Additional Area: Bathroom

Estimated construction cost of the proposed development: Extension onto existing Residence

Building Materials:	Wall Type: Lightweight Cladding	Colour: TBC
	Roof Type: Custom Orb	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 <i>Name (print)</i>	 <i>Signed</i>	 <i>Date</i>
-----------------------------------	-------------------	-----------------

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,

Adah Durant <i>Name (print)</i>	 <i>Signed</i>	20.03.2026 <i>Date</i>
------------------------------------	---	---------------------------

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 <i>(if required)</i>	 <i>Name (print)</i>	 <i>Signed</i>	 <i>Date</i>
--	-------------------------	-------------------	-----------------

Chief Executive Officer <i>(if required)</i>	 <i>Name (print)</i>	 <i>Signed</i>	 <i>Date</i>
--	-------------------------	-------------------	-----------------

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.

 <i>Name (print)</i>	 <i>Signed</i>	 <i>Date</i>
-------------------------	-------------------	-----------------

APPROVED 5 AUG 1992 <i>Michael Sinn</i> RECORDER OF TITLES	CONVERSION PLAN CONVERTED FROM 37/5068 67/9295	REGISTERED NUMBER D.100663
FILE NUMBER Y.15469 & A.11127	GRANTEE: PART OF LOT 240, 640 ACRES GTD TO MATTHEW CURLING FRIEND	DRAWN M.J. 5-8-92

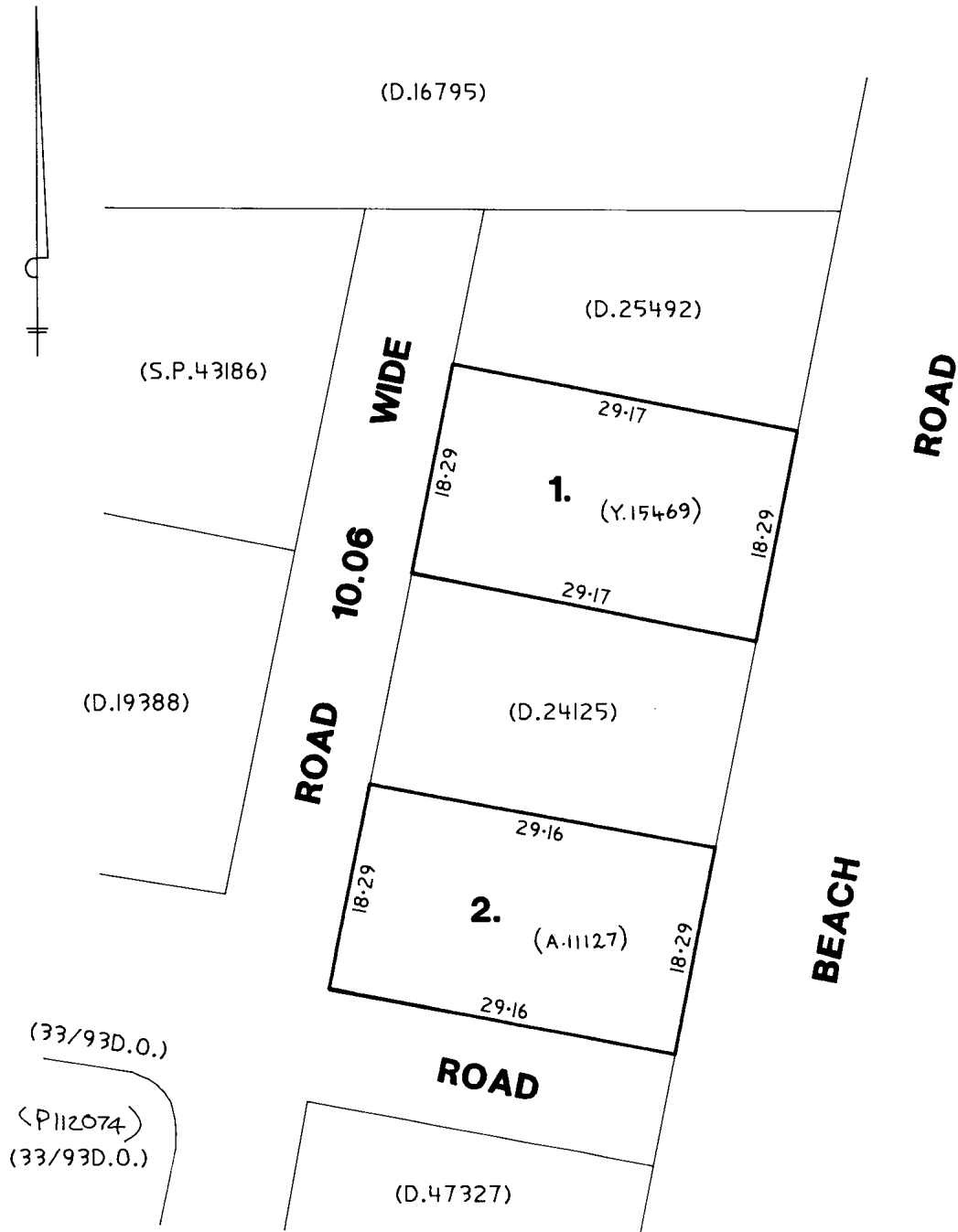
DS-K 2002

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.

TASMAP MUNICIPAL CODE NO. 41	LAST TASMAP UPI NO. 4112 & 4114
ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN	

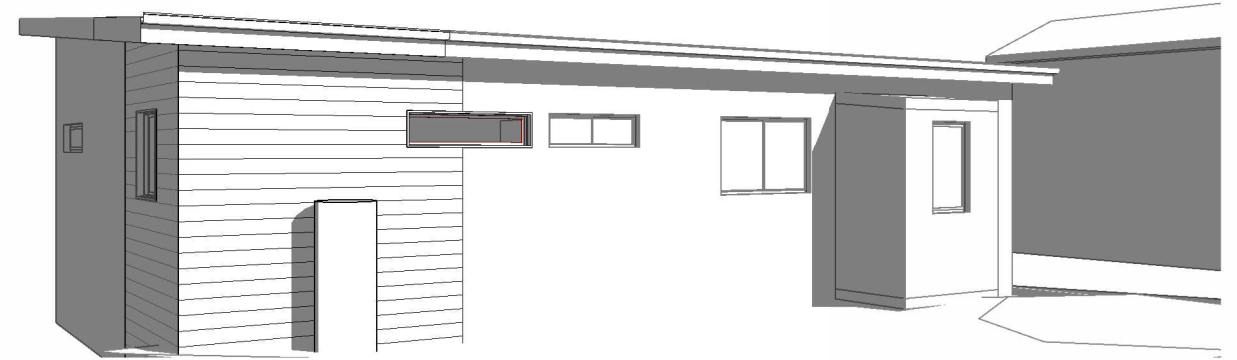


PROPOSED RESIDENTIAL EXTENSION

23 BEACH ROAD, GRAVELLY BEACH

W.T. & S.G. AVERY

PD25422



BUILDING DRAWINGS

No	DRAWING
01	SITE PLAN
02	SITE DRAINAGE PLAN
03	LOCALITY PLAN
04	DEMOLITION PLAN
05	FLOOR PLAN
06	ELEVATIONS
07	ROOF PLAN
08	PERSPECTIVES

EXISTING RESIDENCE	76.69	m2	8.26	SQUARES
EXTENSION AREA	7.31	m2	0.79	SQUARES
EX DECK	15.42	m2	1.66	SQUARES
EX. PORCH	2.41	m2	0.26	SQUARES
TOTAL AREA	101.83		10.96	

GENERAL PROJECT INFORMATION

TITLE REFERENCE: 100663/1
 SITE AREA: 533m²
 DESIGN WIND SPEED: N/A
 SOIL CLASSIFICATION: N/A
 CLIMATE ZONE: 7
 ALPINE AREA: NO
 CORROSIVE ENVIRONMENT: HIGH
 BAL RATING: EXEMPT
 OTHER KNOWN HAZARDS: PRIORITY VEGETATION AREA,
 WATERWAY AND COASTAL PROTECTION AREA,
 BUSHFIRE-PRONE AREAS, LOW COASTAL EROSION
 HAZARD BAND

COPYRIGHT: These drawings and designs and the copyright thereof are the sole property of Prime Design Tas PTY Ltd

REV.	DATE	DESCRIPTION

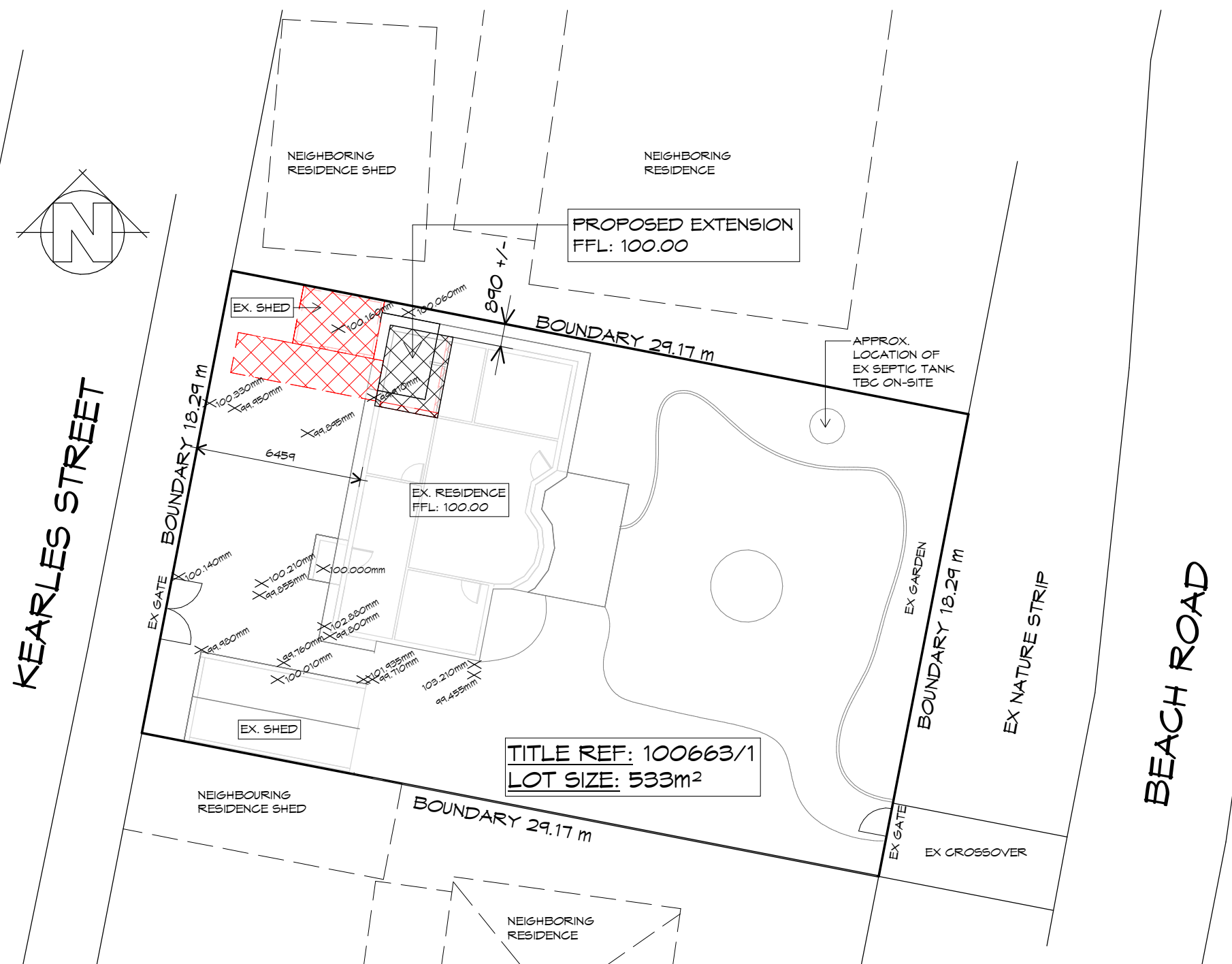
Prime Design
your build, your way

L: 10 Goodman Court, Invermay, 7248
 p() + 03 6332 3790
 H: Shop 9, 105-111 Main Road, Moonah, 7009
 p(h) + 03 6228 4575

info@primedesigntas.com.au
 Accredited Building Practitioner: Frank Geskus -No CC246A

bdaa
 BUILDING DESIGNERS
 ASSOCIATION OF AUSTRALIA

MARCH 2026
PLANNING



GENERAL NOTES

- CHECK & VERIFY ALL DIMENSIONS & LEVELS ON SITE
- WRITTEN DIMENSIONS TO TAKE PREFERENCE OVER SCALED
- ALL WORK TO BE STRICTLY IN ACCORDANCE WITH NCC 2022, ALL S.A.A. CODES & LOCAL AUTHORITY BY-LAWS
- ALL DIMENSIONS INDICATED ARE FRAME TO FRAME AND DO NOT ALLOW FOR WALL LININGS
- CONFIRM ALL FLOOR AREAS
- ALL PLUMBING WORKS TO BE STRICTLY IN ACCORDANCE WITH A.S. 3500, NCC 2022 & APPROVED BY COUNCIL INSPECTOR
- BUILDER/PLUMBER TO ENSURE ADEQUATE FALL TO SITE CONNECTION POINTS IN ACCORDANCE WITH A.S. 3500 FOR STORMWATER AND SEWER BEFORE CONSTRUCTION COMMENCES
- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE ENGINEER'S STRUCTURAL DRAWINGS
- ALL WINDOWS AND GLAZING TO COMPLY WITH A.S. 1288 & A.S. 2047
- ALL SET OUT OF BUILDINGS & STRUCTURES TO BE CARRIED OUT BY A REGISTERED LAND SURVEYOR AND CHECKED PRIOR TO CONSTRUCTION
- IF CONSTRUCTION OF THE DESIGN IN THIS SET OF DRAWINGS DIFFER FROM THE DESIGN AND DETAIL IN THESE AND ANY ASSOCIATED DOCUMENTS BUILDER AND OWNER ARE TO NOTIFY DESIGNER
- BUILDER'S RESPONSIBILITY TO COMPLY WITH ALL PLANNING CONDITIONS
- BUILDER TO HAVE STAMPED BUILDING APPROVAL DRAWINGS AND PERMITS PRIOR TO COMMENCEMENT OF CONSTRUCTION
- CONSTRUCTION TO COMPLY WITH AS 3959, READ IN CONJUNCTION WITH BUSHFIRE ATTACK LEVEL (BAL) ASSESSMENT REPORT.
- DRAWINGS ARE REQUIRED TO BE VIEWED OR PRINTED IN COLOUR.

SETBACKS

REFER TO DIMENSIONS AND ELEVATIONS FOR FURTHER DETAILS.

SITE COVERAGE

BUILDING FOOTPRINT 101.82m² /SITE AREA 533m² = 0.191
TOTAL SITE COVERAGE 19.10%

COASTAL ENVIRONMENTS (C.E.)

ALL FIXTURES, FITTINGS AND FIXINGS TO BE SUITABLE FOR COASTAL ENVIRONMENT WITHIN 1km OF 'BREAKING SURF'. INCLUDES BRICK TIES TO BRICK WALLS AND SUB-FLOORS.
ALL CONCRETE TO BE MIN 32MPA.

CONSTRUCTION OF BUILDING TO BE IN ACCORDANCE WITH THE NCC 2022 VOLUME 2 & THE ABCB HOUSING PROVISIONS REQUIREMENTS FOR COASTAL BUILDING.

SITE PLAN

1 : 200

NOTE: DIMENSIONED BOUNDARY OFFSETS TO THE PROPOSED BUILDING ARE TO THE EXTERNAL CLADDING U.N.O.

REV.	DATE	DESCRIPTION

Client name:
W.T. & S.G. AVERY

Project:
PROPOSED RESIDENTIAL EXTENSION
23 BEACH ROAD,
GRAVELLY BEACH

Date: 20.03.2026
Drafted by: A.D.
Approved by: Approver

Project/Drawing no: PD25422 - 01
Scale: 1 : 200
Revision: 01

PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS

Drawing:
SITE PLAN

Accredited building practitioner: Frank Geskus -No CC246A
COPYRIGHT: These drawings and designs and the copyright thereof are the sole property of Prime Design Tas PTY Ltd



L: 10 Goodman Court, Invermay, 7248 - p+ 03 6332 3790
H: Shop 9, 105-111 Main Road, Moonah, 7009 - p+ 03 6228 4575
info@primedesigntas.com.au primedesigntas.com.au





PROPOSED EXTENSION
23 BEACH ROAD,
GRAVELLY BEACH

LOCALITY PLAN

1 : 2000

THIS SITE IS ZONED **LOW DENSITY RESIDENTIAL** IN A BUSHFIRE PRONE AREA.
THE PROJECT HAS BEEN DEEMED BAL EXEMPT AS THE EXTENSION HAS INSUFFICIENT INCREASE IN RISK TO THE PROPERTY.
REFER TO BUSHFIRE ASSESSMENT REPORT BY AUTUMN LEAVES CONSULTING IDENTIFYING COMPLIANCE WITH THE EXEMPTIONS LISTED UNDER THE NCC & AS 3959-2018

Prime Design

L: 10 Goodman Court, Invermay, 7248 - p+ 03 6332 3790
H: Shop 9, 105-111 Main Road, Moonah, 7009 - p+ 03 6228 4575
info@primedesigntas.com.au primedesigntas.com.au

bdoo
BUILDING DESIGNERS
ASSOCIATION OF AUSTRALIA

REV.	DATE	DESCRIPTION

Client name:
W.T. & S.G. AVERY

Project:
PROPOSED RESIDENTIAL EXTENSION
23 BEACH ROAD,
GRAVELLY BEACH

Date:	Drafted by:	Approved by:
20.03.2026	A.D.	Approver

Project/Drawing no:	Scale:	Revision:
PD25422 - 03	1 : 2000	01

PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS

Drawing:
LOCALITY PLAN

Accredited building practitioner: Frank Geskus - No CC246A
COPYRIGHT: These drawings and designs and the copyright thereof are the sole property of Prime Design Tas PTY Ltd

IF REQUIRED, REMOVE EXISTING GARDEN SHED, SLAB & FOOTINGS MAKE EARTH WORK GOOD

REMOVE EXISTING PERGOLA & POSTS MAKE EARTH WORK GOOD

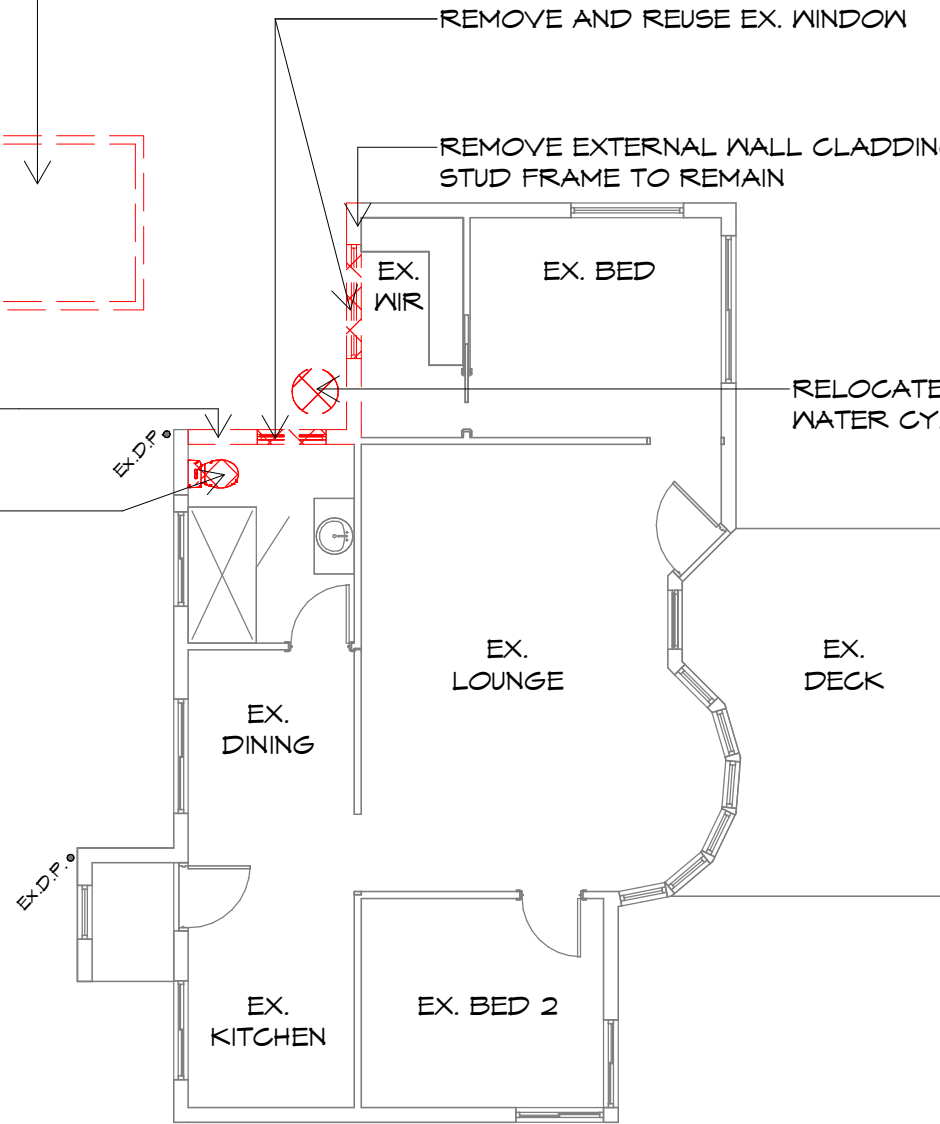
REMOVE EXTERNAL WALL & MAKE GOOD

REMOVE EXISTING BATHROOM FIXTURES CAP AS REQUIRED

REMOVE AND REUSE EX. WINDOW

REMOVE EXTERNAL WALL CLADDING STUD FRAME TO REMAIN

RELOCATE EXISTING HOT WATER CYLINDER



DEMOLITION PLAN

1 : 100

DEMOLITION NOTE:

- IT IS THE BUILDERS RESPONSIBILITY THAT ALL WORKS TO BE DONE IN A SAFE MANNER.
- BUILDER TO PROP WHERE REQUIRED. IF UNSURE CONTACT ENGINEER OR DESIGNER.
- CAP ALL PLUMBING.
- ALL ELECTRICAL TO BE DISCONNECTED AT MAINS BOARD/STREET 1 OF FEED INTO SITE.
- BUILDERS RESPONSIBILITY TO KEEP SITE CLEAN TO ENSURE NO CONTAMINATES GO INTO STORM WATER/SEWER WATER LINES.
- BUILDER TO HAVE SITE INSPECTED/TESTED FOR ASBESTOS PRIOR TO ANY WORKS

REV. DATE	DESCRIPTION

Client name:
W.T. & S.G. AVERY

PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS

Project:
PROPOSED RESIDENTIAL EXTENSION
23 BEACH ROAD,
GRAVELLY BEACH

Drawing:
DEMOLITION PLAN

Prime Design

L: 10 Goodman Court, Invermay, 7248 - p+ 03 6332 3790
H: Shop 9, 105-111 Main Road, Moonah, 7009 - p+ 03 6228 4575
info@primedesigntas.com.au primedesigntas.com.au

bdoo
BUILDING DESIGNERS
ASSOCIATION OF AUSTRALIA

Date: 20.03.2026	Drafted by: A.D.	Approved by: Approver
---------------------	---------------------	--------------------------

Project/Drawing no: PD25422 - 04	Scale: 1 : 100	Revision: 01
-------------------------------------	-------------------	-----------------

Accredited building practitioner: Frank Geskus -No CC246A
COPYRIGHT: These drawings and designs and the copyright thereof are the sole property of Prime Design Tas PTY Ltd



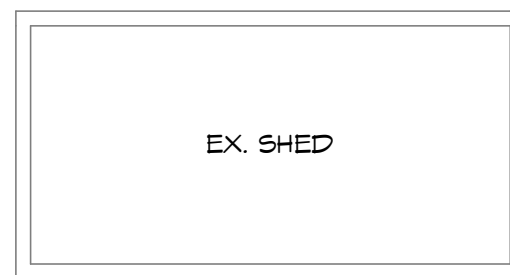
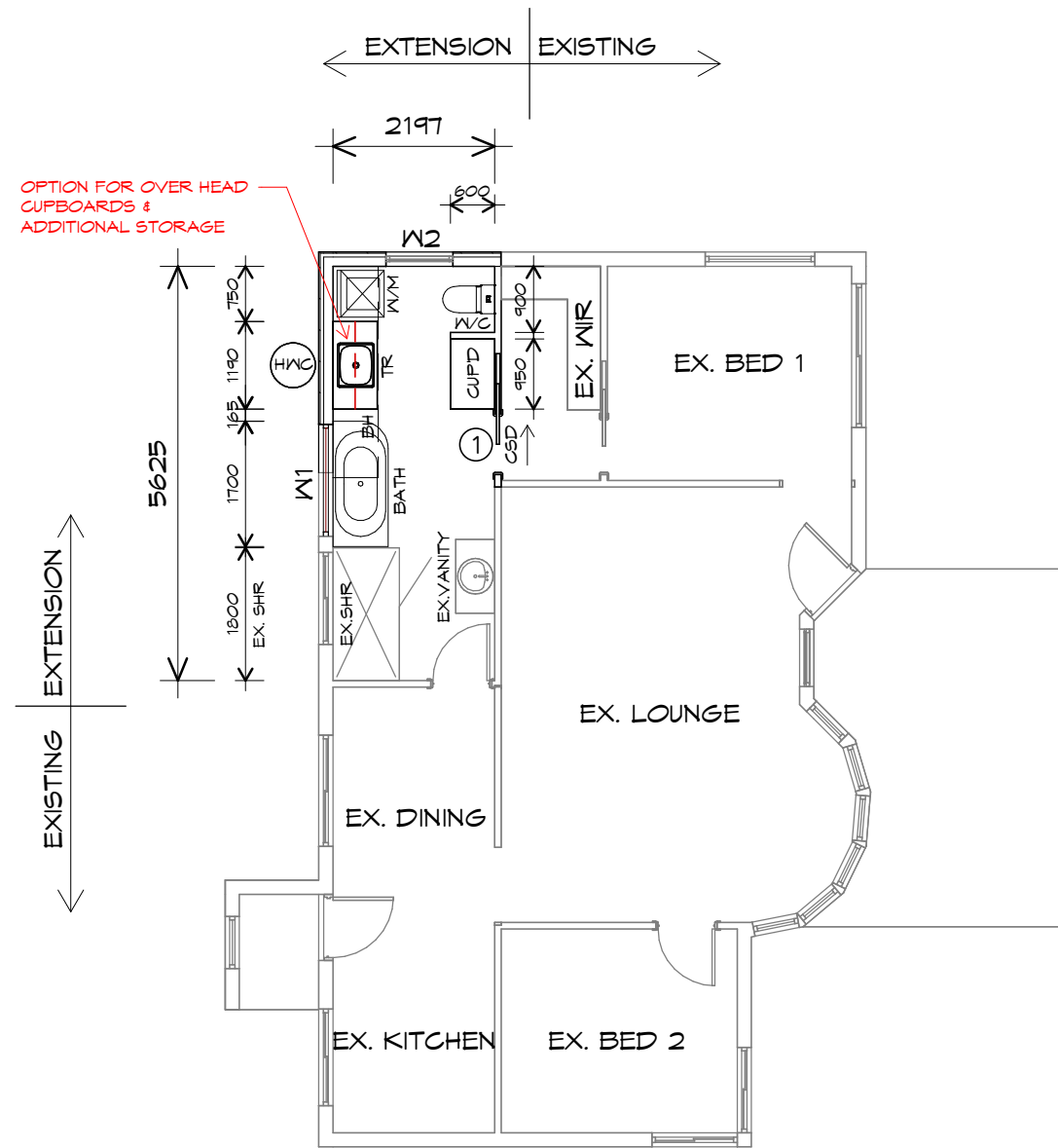
DOOR SCHEDULE

MARK	WIDTH	TYPE	REMARKS
1	820	CAVITY SLIDING DOOR	

WINDOW SCHEDULE

MARK	HEIGHT	WIDTH	TYPE	REMARKS
W1	400	1510	FIXED WINDOW	EXISTING WINDOW TO BE RE-USED
W2	950	910	AWNING WINDOW	EXISTING WINDOW TO BE RE-USED

EXISTING WINDOWS TO BE RE-USED. ASSUME SINGLE GLAZED



EXISTING RESIDENCE	76.69	m2	8.26	SQUARES
EXTENSION AREA	7.31	m2	0.79	SQUARES
EX DECK	15.42	m2	1.66	SQUARES
EX. PORCH	2.41	m2	0.26	SQUARES
TOTAL AREA	101.83		10.96	

NOTE:
FLOOR AREAS INCLUDE TO EXTERNAL FACE OF BUILDING AND GARAGE, UNLESS OTHERWISE STATED.
DECKS AND OUTDOOR AREAS ARE CALCULATED SEPARATELY.

FLOOR PLAN

1 : 100

LEGEND

- CSD CAVITY SLIDING DOOR
- G.S. GLASS SCREEN
- HWC HOT WATER CYLINDER
- CUPD BROOM & IRONING BOARD CUPBOARD (FULL HEIGHT)
- BH BULK HEAD

REV.	DATE	DESCRIPTION

Client name:
W.T. & S.G. AVERY

PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS

Project:
PROPOSED RESIDENTIAL EXTENSION
23 BEACH ROAD,
GRAVELLY BEACH

Drawing:
FLOOR PLAN

Date: 20.03.2026
Drafted by: A.D.
Approved by: Approver

Project/Drawing no: PD25422 - 05
Scale: 1 : 100
Revision: 01

Accredited building practitioner: Frank Geskus - No CC246A
COPYRIGHT: These drawings and designs and the copyright thereof are the sole property of Prime Design Tas PTY Ltd

Prime Design

L: 10 Goodman Court, Invermay, 7248 - p+ 03 6332 3790
H: Shop 9, 105-111 Main Road, Moonah, 7009 - p+ 03 6228 4575
info@primedesigntas.com.au primedesigntas.com.au

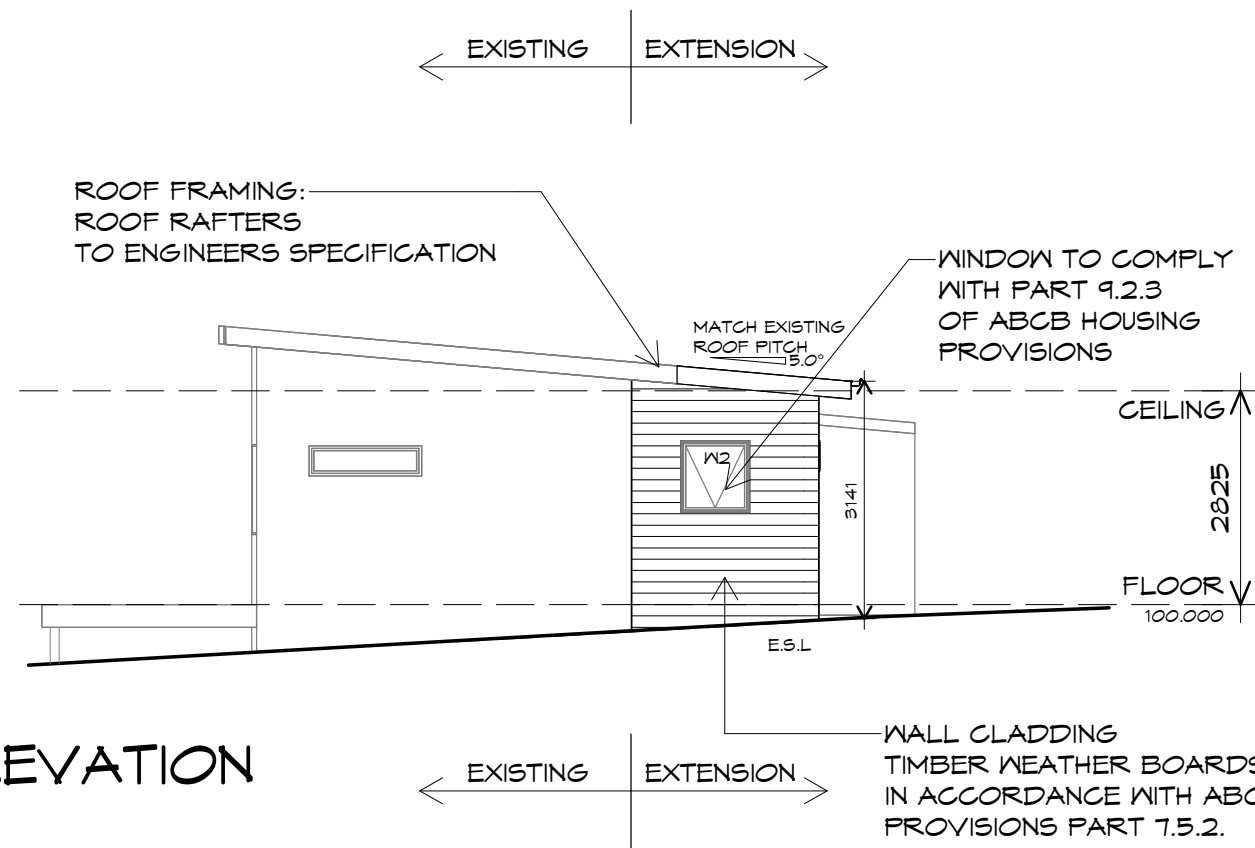
bdaa
BUILDING DESIGNERS
ASSOCIATION OF AUSTRALIA



COASTAL ENVIRONMENTS (C.E.)

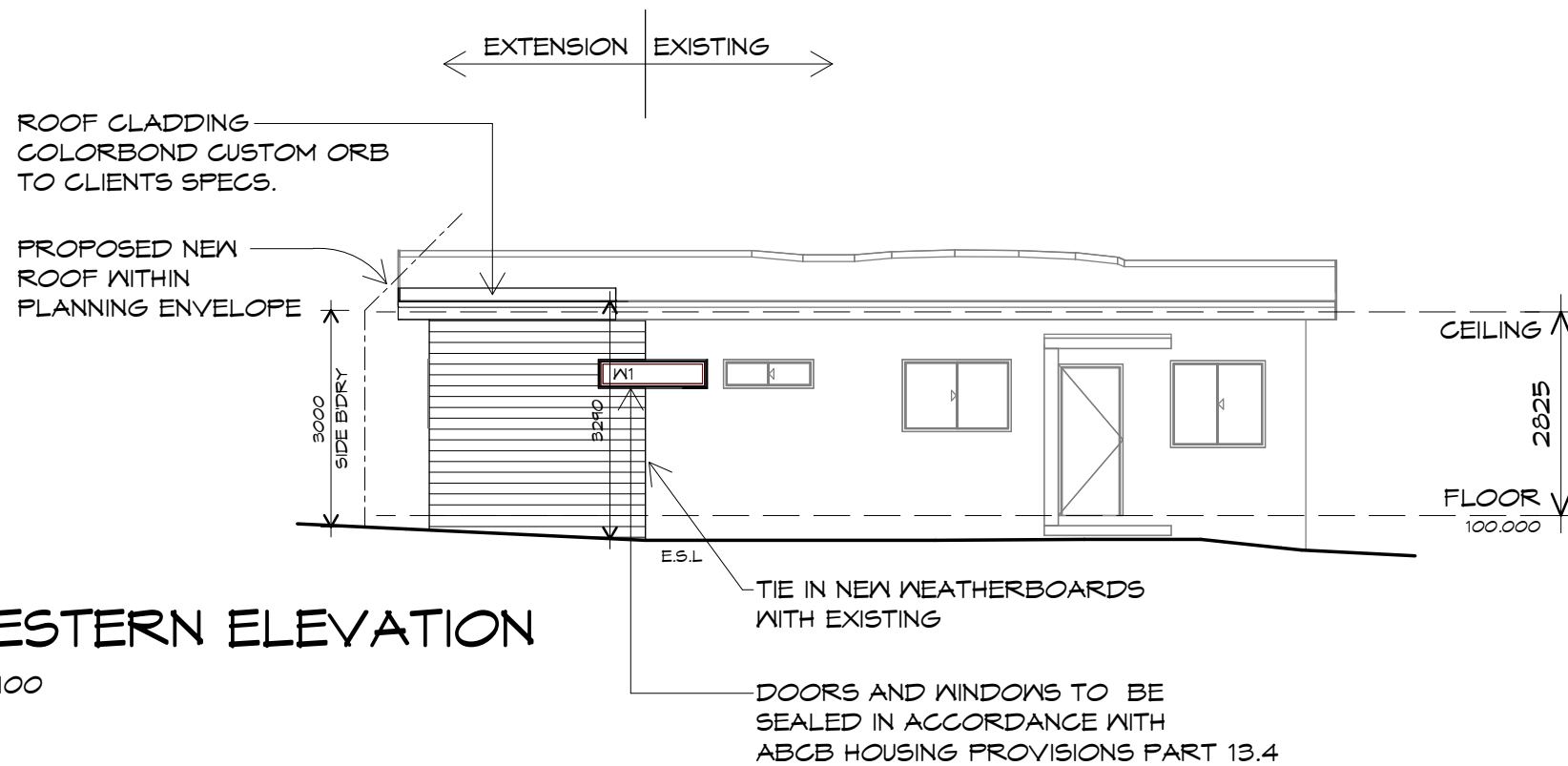
ALL FIXTURES, FITTINGS AND FIXINGS TO BE SUITABLE FOR COASTAL ENVIRONMENT WITHIN 1km OF 'BREAKING SURF'. INCLUDES BRICK TIES TO BRICK WALLS AND SUB-FLOORS.
ALL CONCRETE TO BE MIN 32MPA.

CONSTRUCTION OF BUILDING TO BE IN ACCORDANCE WITH THE NCC 2022 VOLUME 2 & THE ABCB HOUSING PROVISIONS REQUIREMENTS FOR COASTAL BUILDING.



NORTHERN ELEVATION

1 : 100



WESTERN ELEVATION

1 : 100



L: 10 Goodman Court, Invermay, 7248 - p+ 03 6332 3790
H: Shop 9, 105-111 Main Road, Moonah, 7009 - p+ 03 6228 4575
info@primedesigntas.com.au primedesigntas.com.au



REV.	DATE	DESCRIPTION
------	------	-------------

Client name:
W.T. & S.G. AVERY

Project:
PROPOSED RESIDENTIAL EXTENSION
23 BEACH ROAD,
GRAVELLY BEACH

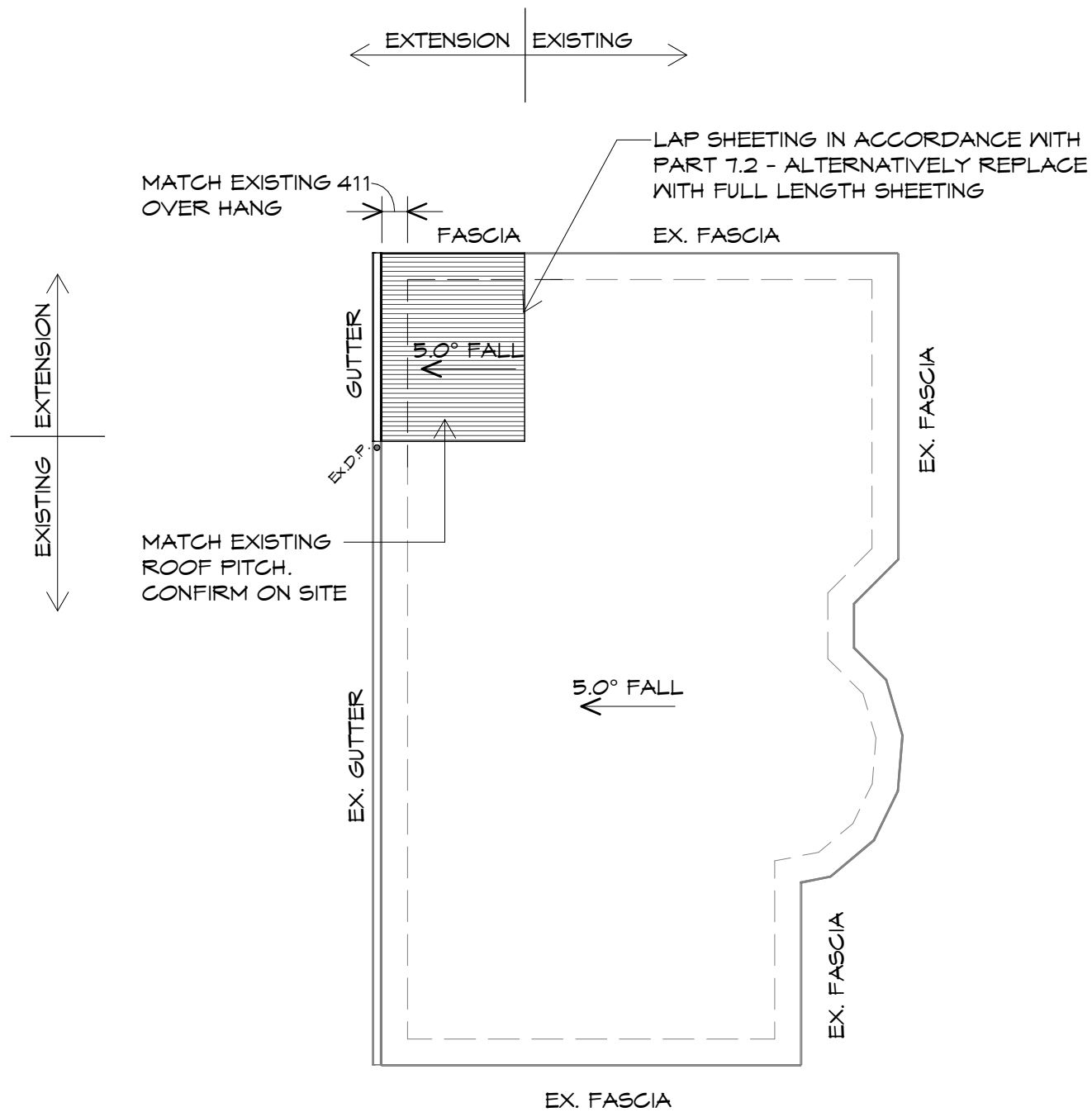
Date: 20.03.2026
Drafted by: A.D.
Approved by: Approver

Project/Drawing no: PD25422 - 06
Scale: 1 : 100
Revision: 01

PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS

Drawing:
ELEVATIONS

Accredited building practitioner: Frank Geskus - No CC246A
COPYRIGHT: These drawings and designs and the copyright thereof are the sole property of Prime Design Tas PTY Ltd



ROOF PLUMBING NOTES:

GUTTER INSTALLATION

TO BE IN ACCORDANCE WITH ABCB HOUSING PROVISIONS PART 7.4.4 WITH FALL NO LESS THAN 1:500 FOR EAVES GUTTER BOX GUTTERS IN ACCORDANCE WITH AS33500.3:2021

UNLESS FIXED TO METAL FASCIA EAVES GUTTER TO BE FIXED @ 1200 CRS MAX.

DOWNPIPE POSITIONS SHOWN ON THIS PLAN ARE NOMINAL ONLY.

EXACT LOCATION & NUMBER OF D.P.'S REQUIRED ARE TO BE IN ACCORDANCE WITH ABCB HOUSING PROVISIONS PART 7.4.5 REQUIREMENTS. SPACING BETWEEN DOWNPIPES MUST NOT BE MORE THAN 12m & LOCATED AS CLOSE AS POSSIBLE TO VALLEY GUTTERS

METAL ROOF

METAL SHEETING ROOF TO BE INSTALLED IN ACCORDANCE WITH ABCB HOUSING PROVISIONS PART 7.2. REFER TO TABLE 7.2.2a FOR ACCEPTABLE CORROSION PROTECTION FOR SHEET ROOFING, REFER TO TABLE 7.2.2b-7.2.2e FOR ACCEPTABILITY OF CONTACT BETWEEN DIFFERENT ROOFING MATERIALS. FOR FIXING, SHEET LAYING SEQUENCE, FASTENER FREQUENCY FOR TRANSVERSE FLASHINGS AND CAPPINGS, ANTI CAPILLARY BREAKS, FLASHING DETAILS REFER TO ABCB HOUSING PROVISIONS PART 7.2.5- 7.2.7. ROOF PENETRATION FLASHING DETAILS. REFER TO TO ABCB HOUSING PROVISIONS PART 7.2.5- 7.2.7. ROOF SHEETING MUST OVERHANG MIN 35mm AS PER ABCB HOUSING PROVISIONS PART 7.2.8

ROOF PLAN

1 : 100

ADDITIONAL ROOF LOAD

NO SOLAR P.V. SYSTEM HAS BEEN ALLOWED FOR, NO SOLAR HOT WATER HAS BEEN ALLOWED FOR.



L: 10 Goodman Court, Invermay, 7248 - p+ 03 6332 3790
H: Shop 9, 105-111 Main Road, Moonah, 7009 - p+ 03 6228 4575
info@primedesigntas.com.au primedesigntas.com.au



Date:	Drafted by:	Approved by:
20.03.2026	A.D.	Approver

Project/Drawing no:	Scale:	Revision:
PD25422 - 07	1 : 100	01

Accredited building practitioner: Frank Geskus -No CC246A
COPYRIGHT: These drawings and designs and the copyright thereof are the sole property of Prime Design Tas PTY Ltd

Client name:
W.T. & S.G. AVERY

Project:
PROPOSED RESIDENTIAL EXTENSION
23 BEACH ROAD,
GRAVELLY BEACH

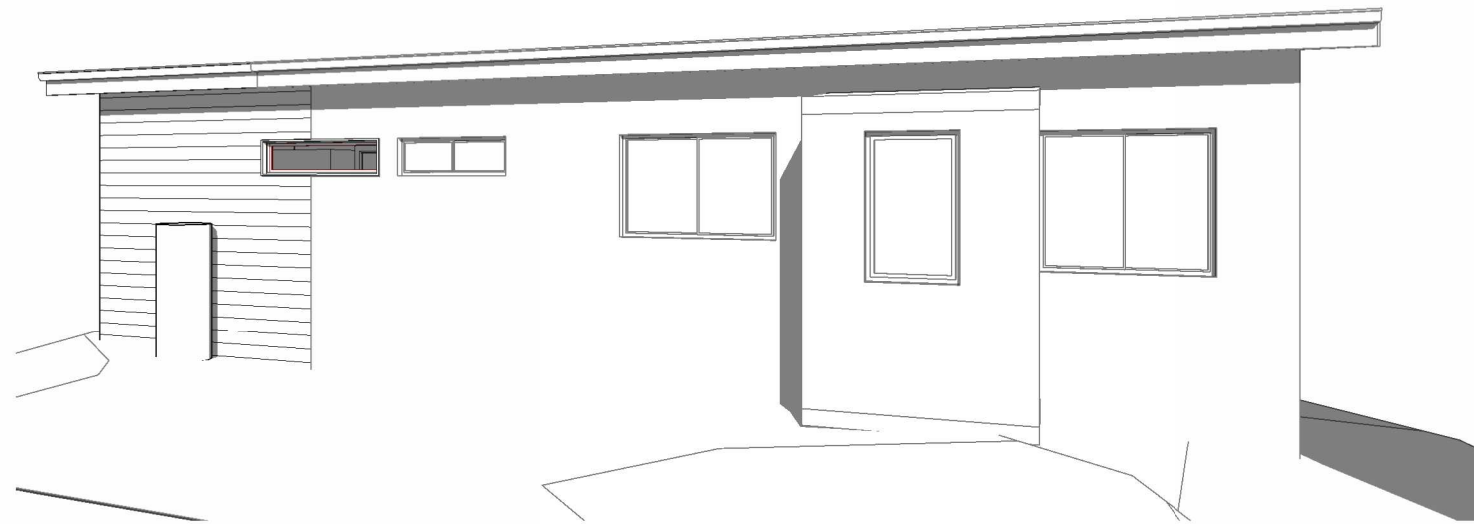
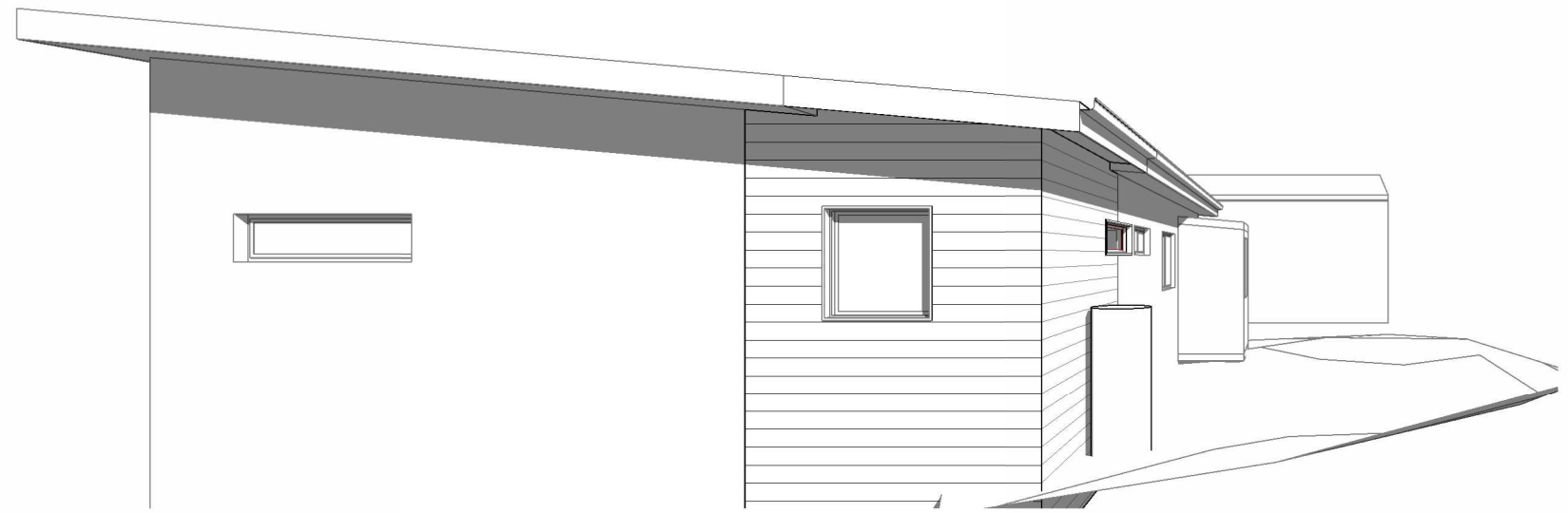
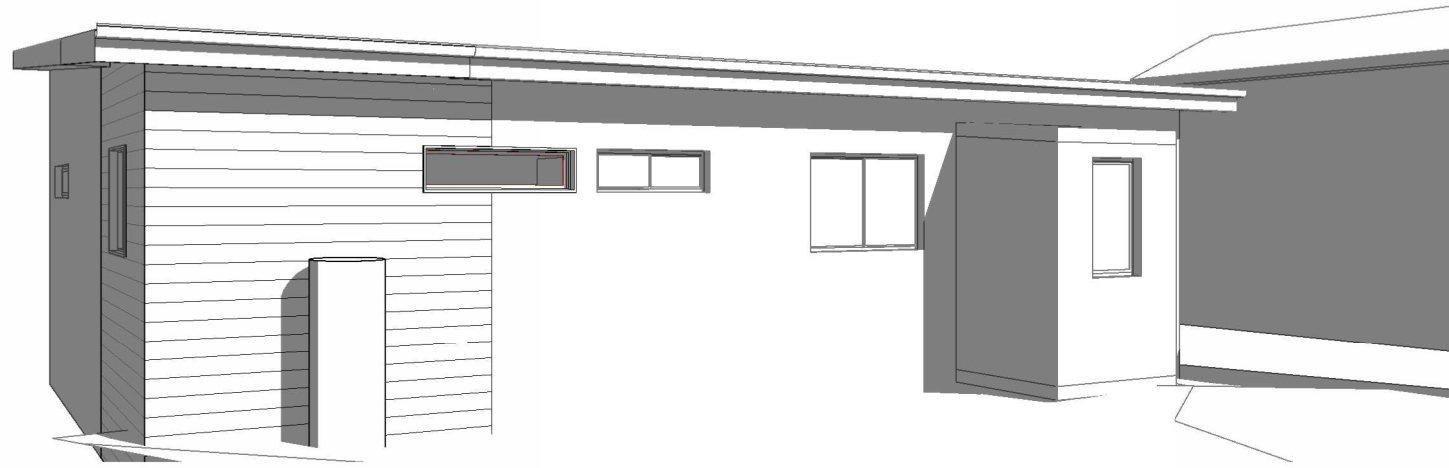
Drawing:
ROOF PLAN

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS

REV. DATE	DESCRIPTION
-----------	-------------





L: 10 Goodman Court, Invermay, 7248 - p+ 03 6332 3790
 H: Shop 9, 105-111 Main Road, Moonah, 7009 - p+ 03 6228 4575
 info@primedesigntas.com.au primedesigntas.com.au



Date: 20.03.2026
 Drafted by: A.D.
 Approved by: Approver

Project/Drawing no: PD25422 - 08
 Scale:
 Revision: 01

Accredited building practitioner: Frank Geskus - No CC246A
 COPYRIGHT: These drawings and designs and the copyright thereof are the sole property of Prime Design Tas PTY Ltd

Client name:
 W.T. & S.G. AVERY

Project:
 PROPOSED RESIDENTIAL EXTENSION
 23 BEACH ROAD,
 GRAVELLY BEACH

Drawing:
 PERSPECTIVES

REV.	DATE	DESCRIPTION
------	------	-------------

PLANNING
 NOTE: DO NOT SCALE OFF DRAWINGS