

Eden Street  
Riverside Tasmania 7250  
Telephone: (03) 6323 9300  
Facsimile: (03) 6323 9849

## PLANNING APPLICATION FORM

Section 57 & 58

OFFICE USE  
ONLY

Application Number PA2026110  
Assess No: A5170  
PID No: 3195392

Applicant Name:	T	Fawdry		
Applicant Contact Name	T	Fawdry		
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 Yes
2. A completed application form including a detailed description of the proposal Yes
3. A complete plan set: Yes 
  - a) Floor plans Yes
  - b) Elevations (from all orientations/sides and showing natural ground level and finished surface level) Yes
  - c) Site Plan showing: Yes 
    - 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.*

Application Number: \_\_\_\_\_ Application Number \_\_\_\_\_

**APPLICANT DETAILS**

<b>Applicant Name:</b>	T J Fawdry
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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>	T Fawdry
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<b>Location / Address:</b>	54 Calverts Lane Gravelly Beach Tas 7276
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<b>Title Reference:</b>	164474/5:160258/5
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<b>Zone(s):</b>	Rural Living Bushfire prone Areas Code Landslip Hazard Code Natural Assets (Priority Vegetation and Waterway Protection) Code Costal Erosion Hazard Code.
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<b>Existing Development/Use:</b>	Residential
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<b>Existing Developed Area:</b>	Residential
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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"/> YES NO <input type="checkbox"/>
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(If yes please specify the relevant components):

1x Caravan  
1x 12ft Shipping Containers.  
2x 6ft Shipping Containers.

**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>Residential:</b> 1 x 12ft Shipping Container converted into a small unit. 1 x small two-bedroom, one bathroom home. As per plans.			

<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>Building work:</b> 1 x small two-bedroom, one bathroom home. As per plans.			

<b>New or Additional Area:</b>	
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WEST TAMAR COUNCIL



Application Number: \_\_\_\_\_ Application Number \_\_\_\_\_

<b>Estimated construction cost of the proposed development:</b>	\$250,000	
<b>Building Materials:</b>	Wall Type: Cement sheeting and timber	Colour: Unsure
	Roof Type: Iron	Colour: Unsure

Application Number: \_\_\_\_\_ Application Number \_\_\_\_\_

**VISITOR ACCOMMODATION**  N/A

<b>Gross Floor Area to be used per lot:</b>	Approx 144 sq m	<b>Number of Bedrooms to be used:</b>	2
<b>Number of Carparking Spaces:</b>	12 Acres so unlimited.	<b>Maximum Number of Visitors at a time:</b>	4

**SUBDIVISION**  N/A

Subdivision creating additional lots   
 Boundary adjustment with no additional lots created

<b>Number of Lots (existing) :</b>	N/A	<b>Number of Lots (proposed) :</b>	N/A
<b>Description:</b>	N/A		
<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>			
<b>1.</b>	N/A		
<b>2.</b>	N/A		
<b>3.</b>	N/A		

**COMMERCIAL, INDUSTRIAL OR OTHER NON-RESIDENTIAL DEVELOPMENT/USE**  N/A

<b>Hours of Operation:</b>	Monday / Friday:	N/A	To	N/A
	Saturday:	N/A	To	N/A
	Sunday:	N/A	To	N/A

<b>Existing Car Parking:</b>	N/A
<b>Proposed Car Parking:</b>	N/A

# WEST TAMAR COUNCIL



Application Number:      Application Number

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<b>Number of Employees: (Existing)</b>	N/A
<b>Number of Employees: (Proposed)</b>	N/A
<b>Type of Machinery installed:</b>	N/A
<b>Details of trade waste and method of disposal:</b>	N/A

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,*

T J Fawdry  
Name (print)

*Fawdry*  
Signed

16/04/2026  
Date

**Applicant:** *As the applicant, I declare that I have notified the owner of my intention to make this application and that (if not the owner) the information contained in this application is a true and accurate representation of the proposal,*

T J Fawdry  
Name (print)

*Fawdry*  
Signed

16/04/2026  
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)*  
N/A  
Name (print)

Signed

Date

**Chief Executive Officer**  
*(if required)*  
N/A  
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:** N/A

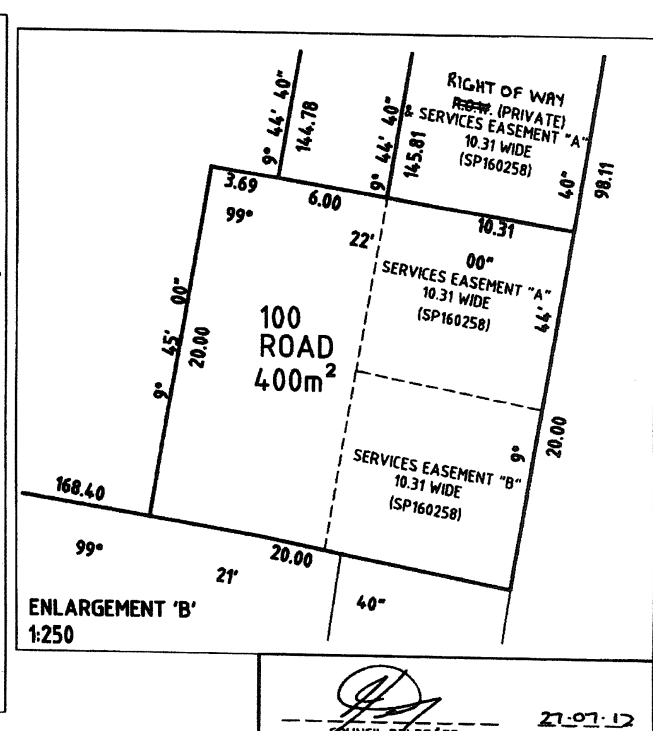
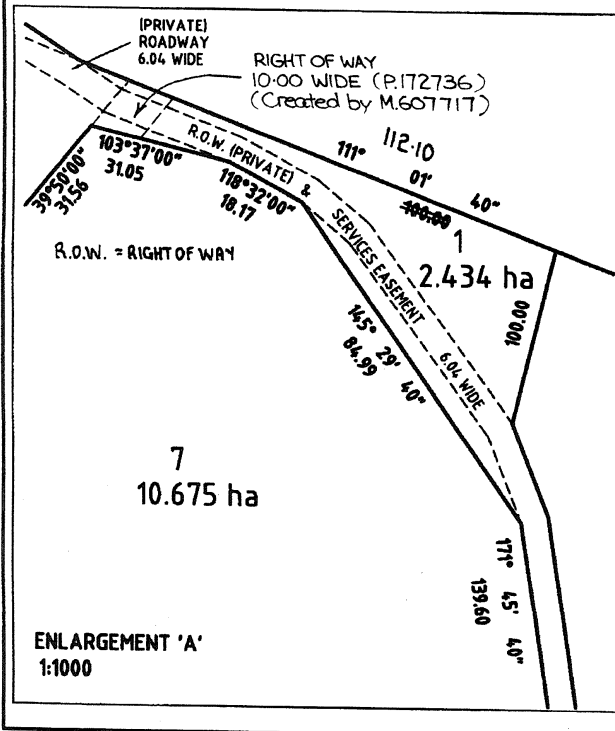
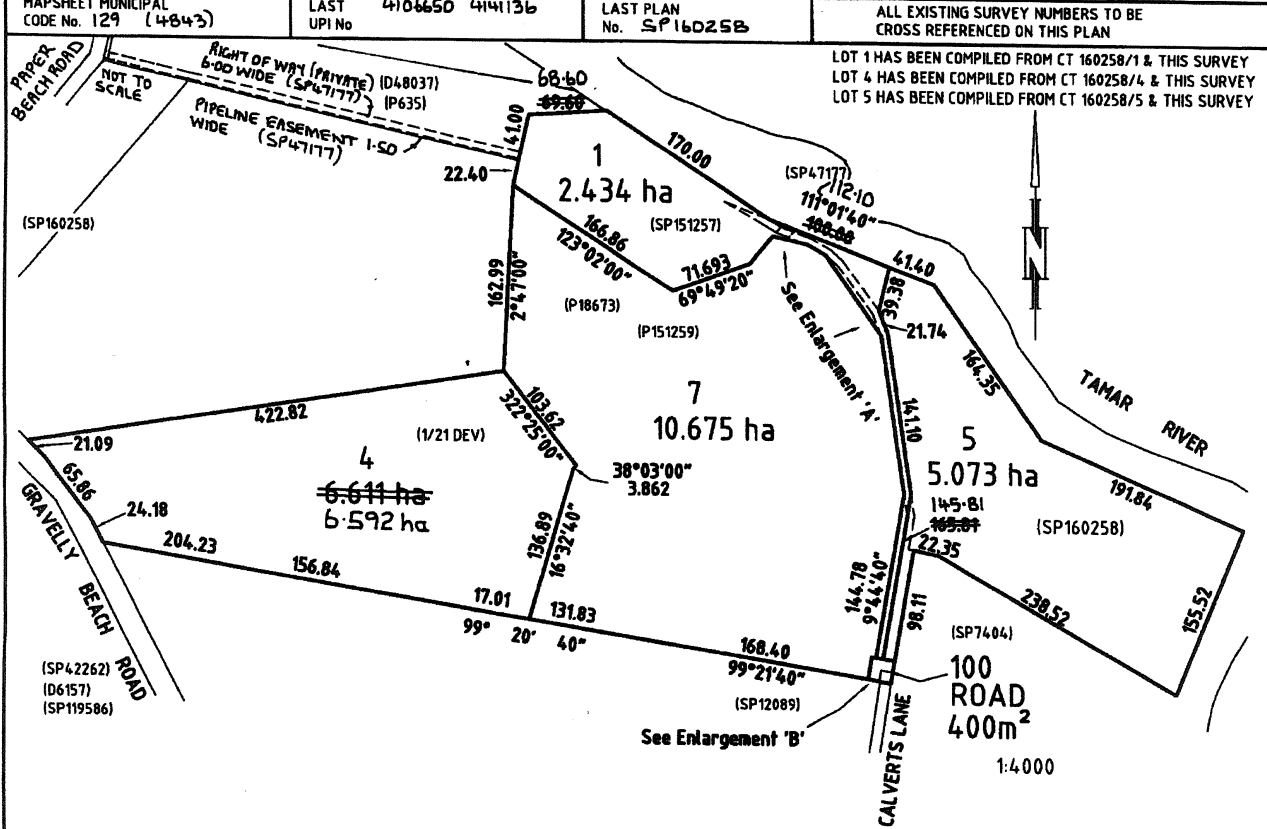
*As the applicant, I declare that I have notified the owner of the land encumbered by the Right Of Way, of my intent to lodge this application that will affect their land.*

N/A  
Name (print)

Signed

Date

OWNER: Margaret Evelyn Graham Robert John Graham		<b>PLAN OF SURVEY</b>		REGISTERED NUMBER <b>SP164474</b>	
FOLIO REFERENCE CT 160258/4, CT 160258/1 & CT 160258/5		BY SURVEYOR JOHN WILLIAM DENT of CAMPBELL SMITH PHELPS PEDLEY 3/23 BRISBANE STREET, LAUNCESTON		APPROVED EFFECTIVE FROM 14 AUG 2012 <i>Alice Kawa</i> Recorder of Titles	
GRANTEE: Part of Lot 2, Section S, 123 <sup>a</sup> -0 <sup>n</sup> -5 <sup>p</sup> Granted to William Mosey, William Robert Rolph & Charles Richard Law Part of Lot 126, 769 <sup>a</sup> -0 <sup>n</sup> -0 <sup>p</sup> . Granted to Thomas Hastie.		LOCATION <b>TOWN OF EXETER</b> SECTION S			
MAPSHEET MUNICIPAL CODE No. 129 (4843)		LAST UPI No 4106650 414136		SURVEYORS REF. 262-11	
LAST PLAN No. SP160258		SCALE: 1:4000		LENGTHS IN METRES	
ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN					



*[Signature]*  
COUNCIL DELEGATE

27.07.12  
DATE

<b>SCHEDULE OF EASEMENTS</b>	Registered Number
<b>NOTE:</b> THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	<b>SP164474</b>

PAGE 1 OF 3 PAGE/S

**EASEMENTS AND PROFITS**

Each lot on the plan is together with:-

- (1) such rights of drainage over the drainage easements shown on the plan (if any) as may be necessary to drain the stormwater and other surplus water from such lot; and
- (2) any easements or profits a prendre described hereunder.

Each lot on the plan is subject to:-

- (1) such rights of drainage over the drainage easements shown on the plan (if any) as passing through such lot as may be necessary to drain the stormwater and other surplus water from any other lot on the plan; and
- (2) any easements or profits a prendre described hereunder.

The direction of the flow of water through the drainage easements shown on the plan is indicated by arrows.

That portion of Lot 1 on the plan formerly comprised in Lot 1 on Sealed Plan 47177 is together with a right of carriage way over the land marked "Right of Way (Private) 6.00 wide" shown on the plan.

That portion of Lot 1 on the plan formerly comprised in Lot 1 on Sealed Plan 47177 is together with a Pipeline Easement as hereinafter defined over the Pipeline Easement 1.50 wide shown on the plan.


Lots 1 and 5 on the plan are each subject to Stephen Stafford Wood his executors administrators and assigns and all persons authorised by him or them on that behalf from time to time and at all times hereafter at this or their will or pleasure and for all purposes connected with the use and enjoyment of that part of Lot 8 on a certain subdivision plan retained by the said Stephen Stafford Wood to pass and repass with or without horses, cattle and other animals and all vehicles of whatever nature in, along, over and upon the roadway 6.04 metres wide running from the reserved road which passes along the western boundary of Lot 6 on a certain subdivision plan to the Crown Reservation the position of which roadway is shown on Deeds Office Diagram No 13/82 as set forth in Conveyance Registered No 21/8949 so far as the said right was validly created and is subsisting and capable of taking effect.

Lot 1 on the plan is subject to a right of carriageway (appurtenant to Lot 1 on SP160258 and Lot 7 on the plan over the land marked Right of Way (Private) and Services Easement 6.04 wide shown passing through such lot.

Lot 1 on the plan is subject to a services easement (appurtenant to Lot 1 on SP160258) over the land marked Right of Way (Private) and Services Easement 6.04 wide shown passing through such lot.

Lot 1 on the plan is together with a right of carriage way over the land marked "Right of Way (Private) and Services Easement 6.04 wide" over Lot 5 on the plan.

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: RJ & ME Graham FOLIO REF: 160258/4, 160258/1 & 160258/5 SOLICITOR RA Hart 121134 & REFERENCE:	PLAN SEALED BY: West Tamar Council DATE: 27 July 2012 239/11 REF NO. <div style="text-align: right;">                       Council Delegate                 </div>
<p><b>NOTE:</b> The Council Delegate must sign the Certificate for the purposes of identification.</p>	

<p><b>ANNEXURE TO SCHEDULE OF EASEMENTS</b></p> <p>PAGE 2 OF 3 PAGES</p>	<p>Registered Number</p> <p><b>SP164474</b></p>
<p>SUBDIVIDER: ROBERT JOHN GRAHAM &amp; MARGARET EVELYN GRAHAM FOLIO REFERENCE: 160258/1, 4 &amp; 5</p>	

Lot 1 on the plan is together with a right of carriage way over the land marked "Right of Way (Private) and Services Easement A 10.31 wide" over Lot 5 on the plan.

Lot 1 on the plan is together with a Services Easement (as hereinafter defined) over the land marked "Right of Way (Private) and Services Easement A 10.31 wide" over Lot 5 on the plan.

Lot 1 on the plan is together with a Services Easement (as hereinafter defined) over the land marked "Right of Way (Private) and Services Easement 6.04 wide" over Lot 5 on the plan.

Lot 1 on the Plan is together with a services easement (as hereinafter defined) over the land marked Services Easement 'A' 10.31 wide and Services Easement 'B' 10.31 wide over Lot 100 on the Plan.

Lot 5 on the plan is subject to a right of carriage way over the land marked "Right of way (Private) and Services Easement 6.04 wide" in favour of Lots 1 and 7 on the plan.

Lot 5 on the plan is subject to a right of carriage way over the land marked "Right of way (Private) and Services Easement A 10.31 wide" in favour of Lot 1 and 7 on the plan.

Lot 5 on the plan is subject to a Services Easement over the land marked "Right of Way (Private) and Services Easement 6.04 wide" in favour of Lot 1 on the plan.

Lot 5 on the plan is subject to a Services Easement over the land marked "Right of Way (Private) and Services Easement A 10.31 wide" in favour of Lot 1 on the plan.

Lot 7 on the plan is together with a right of carriageway over the land marked Right of Way (Private) and Services Easement 6.04 wide shown passing through Lots 1 & 5 on the plan.

Lot 7 on the plan is together with a right of carriageway over the land marked Right of Way (Private) and Services Easement A 10.31 wide shown passing through Lot 5 on the plan.

Lot 100 on the plan is subject to a Services Easement (as hereinafter defined) over the land marked "Services Easement A 10.31 wide" in favour of Lot 1 on the plan.

Lot 100 on the plan is subject to a Services Easement (as hereinafter defined) over the land marked "Services Easement B 10.31 wide" in favour of Lot 1 on the plan.

**INTERPRETATION**

"Services Easement" means the full and free right and liberty for the owner of each Lot as dominant tenement and their servants and contractors at all times hereinafter:

**NOTE:** Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.

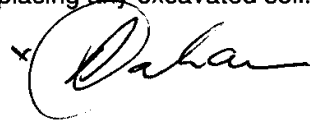
<b>ANNEXURE TO SCHEDULE OF EASEMENTS</b> PAGE 3 OF 3 PAGES	Registered Number  <b>SP 164474</b>
SUBDIVIDER: ROBERT JOHN GRAHAM & MARGARET EVELYN GRAHAM FOLIO REFERENCE: 160258/1, 4 & 5	

- (a) To maintain, lay, erect and install anything used for, or in connection with pipes wires cables and apparatus for transmitting telephone, data voice, gas and water ("the services") over the land marked as "Right of Way (Private) & Services Easement" 6.04 wide, "Right of Way (Private) & Services Easement" A 10.31 wide (in each case hereinafter called the "servient land").
- (b) To enter into and upon the servient land for the purpose of examining, operating, maintaining, repairing, modifying, adding to or replacing the services without doing unnecessary damage to the said servient land and making good all damage occasioned thereby.
- (c) To enter into and upon the servient land for all or any of the above purposes with or without all necessary plant and equipment and machinery and the means of transporting the same and if necessary to cross the remainder of the said land of the registered proprietor/s for the purpose of access and egress to and from the servient land.

"Pipeline Easement" shall mean the full free and uninterrupted right and liberty from time to time at all times hereafter at the will and pleasure of the owner of Lot 1 to lay, relay, inspect, maintain, repair, renew, remove and cleanse a line or lines of water mains and water pipes on or under the surface of the strip of land marked "Pipeline Easement" herein and at a depth where practical of 0.3048 metres below the surface together with all such sluice and other valves, manholes, inspection openings, stop cocks and other fittings of whatever nature as may be necessary or expedient and for that purpose full, free and uninterrupted right and liberty to go, pass and repass over and along the said strip of land marked "Pipeline Easement" together with the right to enter upon and under the said strip of land with or without inspectors, workmen, servants, agents or other persons authorised by the owner of the said Lot and for the purposes aforesaid to open and break up the soil of the said strip of land and remove such material, machinery and things in the said strip of land as the owner of the Lot shall in his discretion think fit doing as little damage as may be but without being responsible or held liable for any inconvenience to the owner or owners, his or their heirs and assigns or occupiers for the time being of the said strip of land and the owner of the Lot repairing, maintaining and keeping in good order the said line or lines of water pipe or water mains and all fixtures and fittings therein and at all times hereafter making good any disturbance to the soil and so far as may be possible replacing any excavated soil.

**SIGNED by ROBERT JOHN GRAHAM**

in the presence of:



Witness: *Danny Slater*  
*Danny Slater*  
 797 Bridgenorth Rd  
 Bridgenorth  
 Livestock Agent

**SIGNED by MARGARET EVELYN GRAHAM** in the presence of:

Witness: *Danny Slater*  
*Danny SLATER*  
 797 BRIDGENORTH RD. BRIDGENORTH  
 LIVESTOCK AGENT



**NOTE:** Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.

# New Dwelling

at

54 Calverts Lane, Gravelly Beach

for

Ms T Fawdry

Project No.

26003

Drawings:

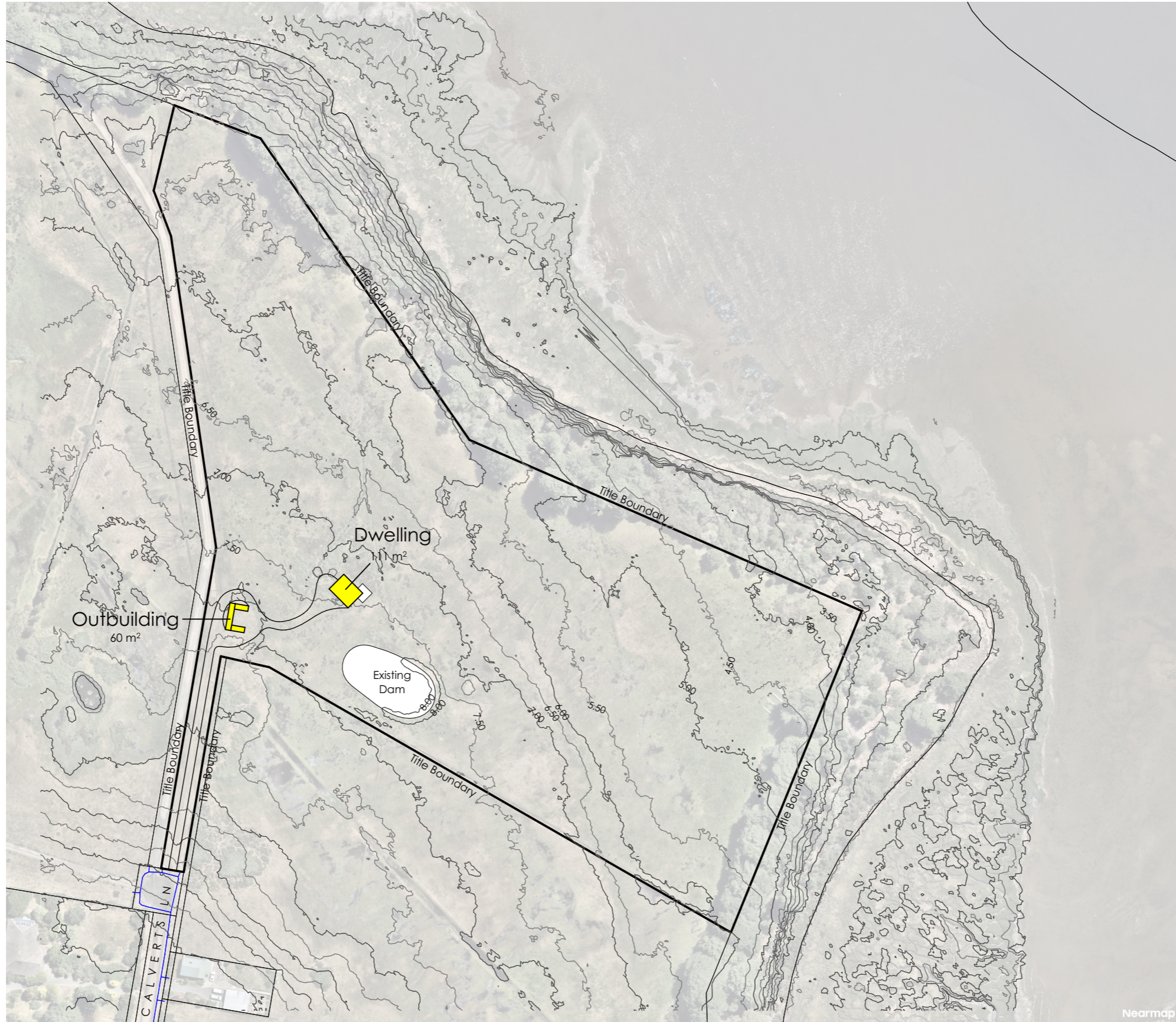
Ap01	Location Plan
Ap02	Part Site Plan
Ap03	Floor Plans
Ap04	Building A Elevations
Ap05	Building B Elevations

Issue:

**For Approval**

**coactive**  
building design

Mark Benson Lic. 916876147 | ABN 55 657 809 151  
Level 1, 52-60 Brisbane Street, Launceston TAS 7250  
Email: [info@coactivebuildingdesign.com.au](mailto:info@coactivebuildingdesign.com.au)  
Phone: 0455 669 949 [coactivebuildingdesign.com.au](http://coactivebuildingdesign.com.au)



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**New Dwelling**  
at  
**54 Calverts Lane, Gravelly Beach**  
for  
**Ms T Fawdry**

REV.	DATE	DESCRIPTION	INT.
A2	24.04.26	Issued for Approval	MB
A1	07.03.26	Issued for Approval	MB

**FOR APPROVAL**

DESIGNED: MJB    DRAWN: MJB    CHECKED: -    SCALES: 1:2000 @ A3

DRAWING TITLE:  
**Location Plan**

PROJECT NO: **26003**    DRAWING NO: **Ap01**



REV. **A2**



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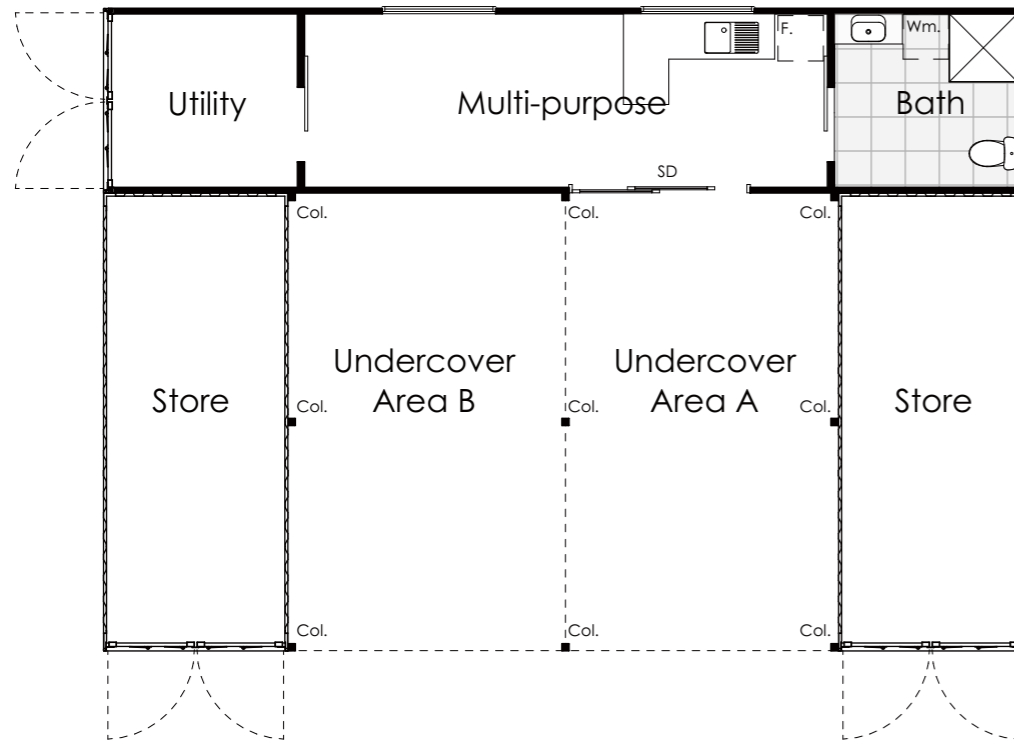
DESIGNED: MJB    DRAWN: MJB    CHECKED: -    SCALES: 1:250 @ A3

DRAWING TITLE:  
**Part Site Plan**

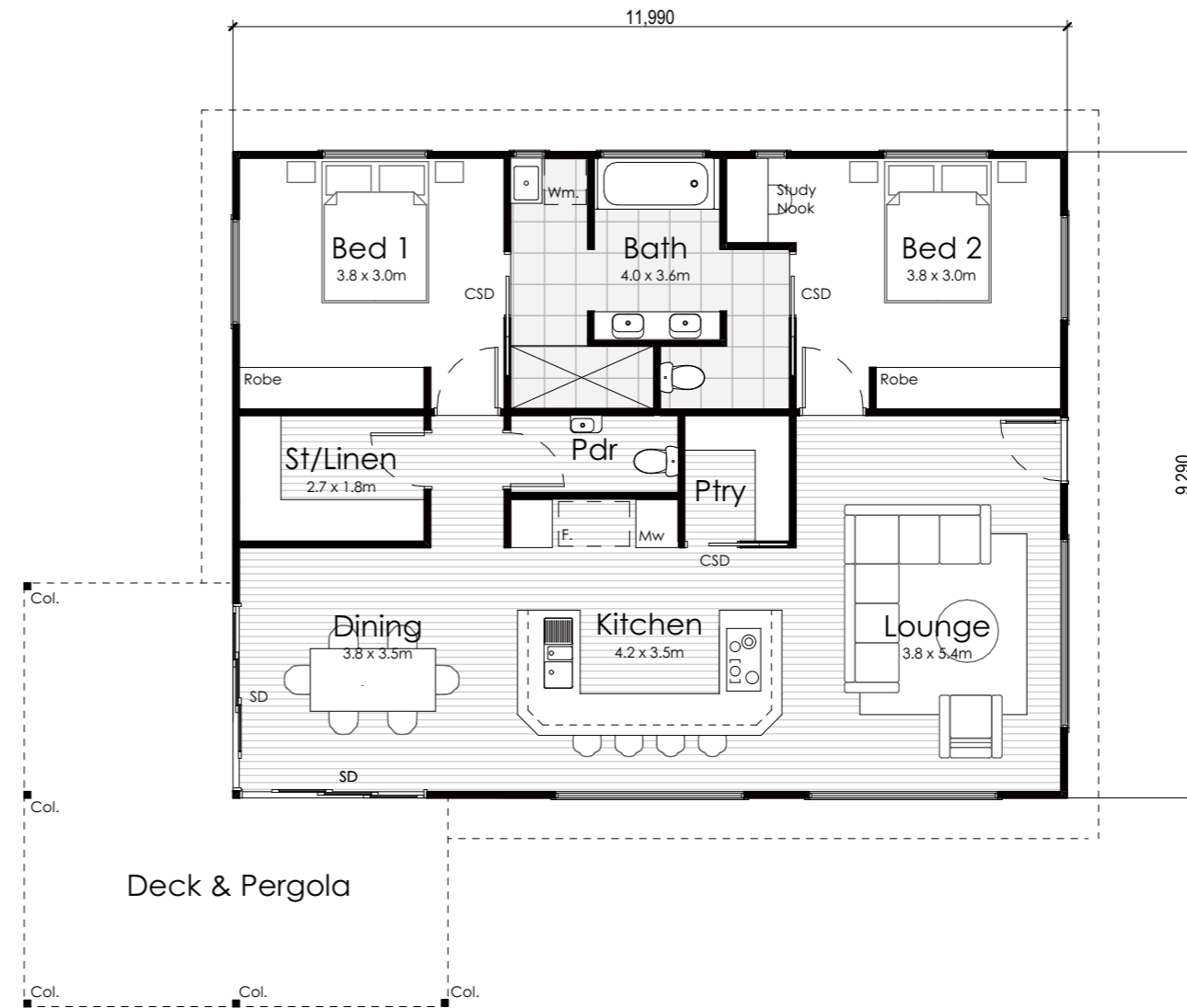
PROJECT NO: 26003    DRAWING NO: Ap02



REV. A2



**Building A Floor Plan**  
Scale 1:100



**Building B Floor Plan**  
Scale 1:100

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Level 1, 52-60 Brisbane Street, Launceston TAS 7250  
Email: info@coactivebuildingdesign.com.au  
Phone: 0455 669 949 [coactivebuildingdesign.com.au](http://coactivebuildingdesign.com.au)

**New Dwelling**  
at  
**54 Calverts Lane, Gravelly Beach**  
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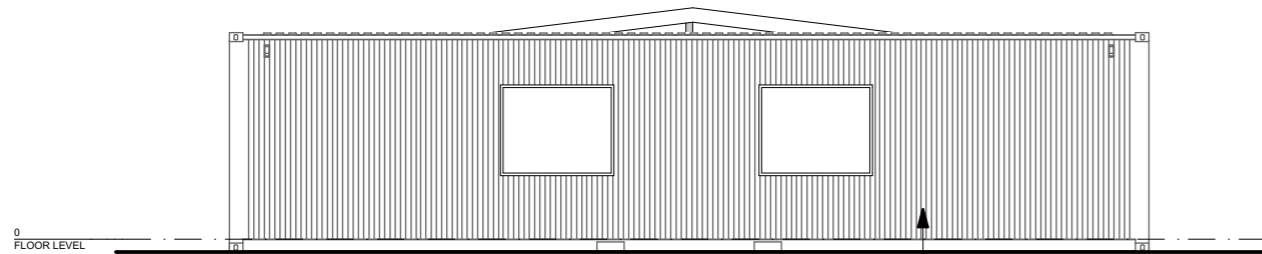
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DESIGNED: MJB    DRAWN: MJB    CHECKED: -    SCALES: 1:100 @ A3

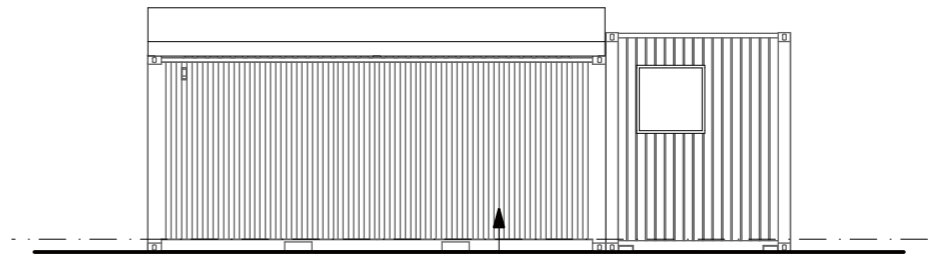
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PROJECT NO: 26003    DRAWING NO: Ap03    REV: A2



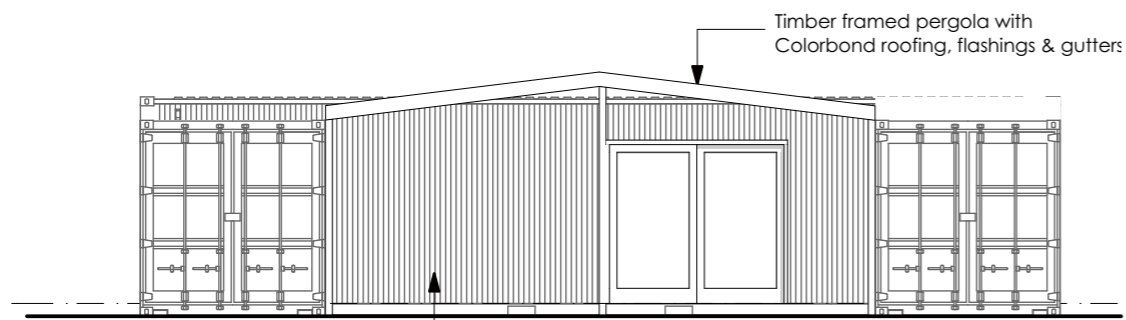
**West Elevation**  
Scale 1:100

Steel shipping container with fabricated windows



**North Elevation**  
Scale 1:100

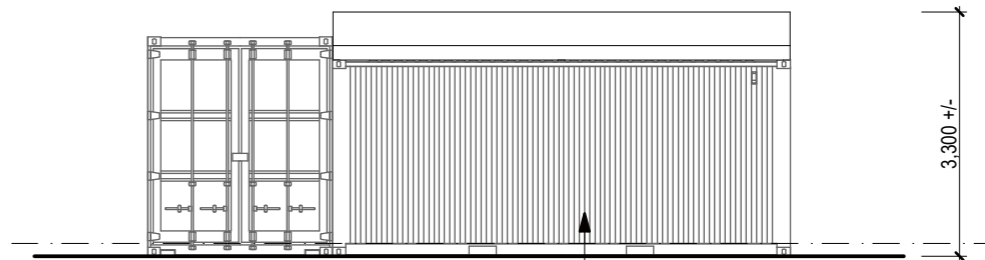
Steel shipping container with fabricated windows



**East Elevation**  
Scale 1:100

Steel shipping container with fabricated windows

Timber framed pergola with Colorbond roofing, flashings & gutters



**South Elevation**  
Scale 1:100

Steel shipping container with fabricated windows

3,300 +/-

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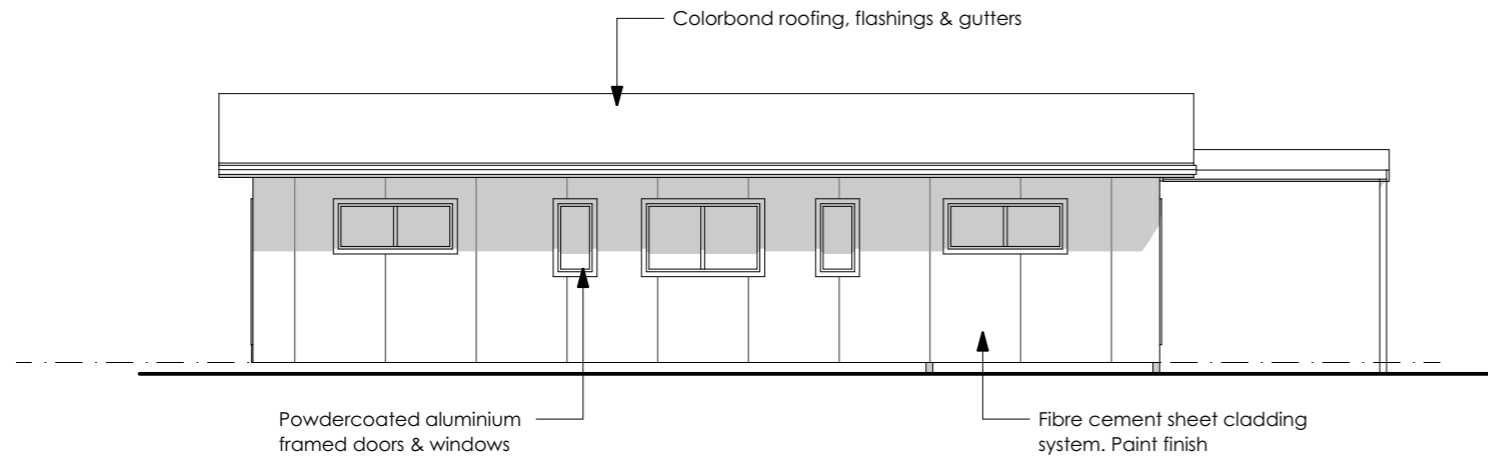
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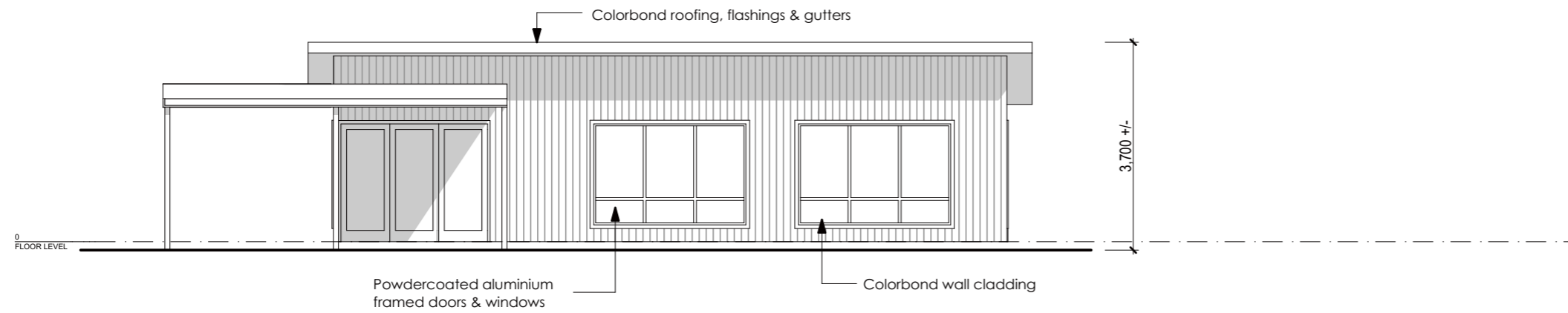
DESIGNED: MJB    DRAWN: MJB    CHECKED: -    SCALES: 1:100 @ A3

DRAWING TITLE: **Building A Elevations**

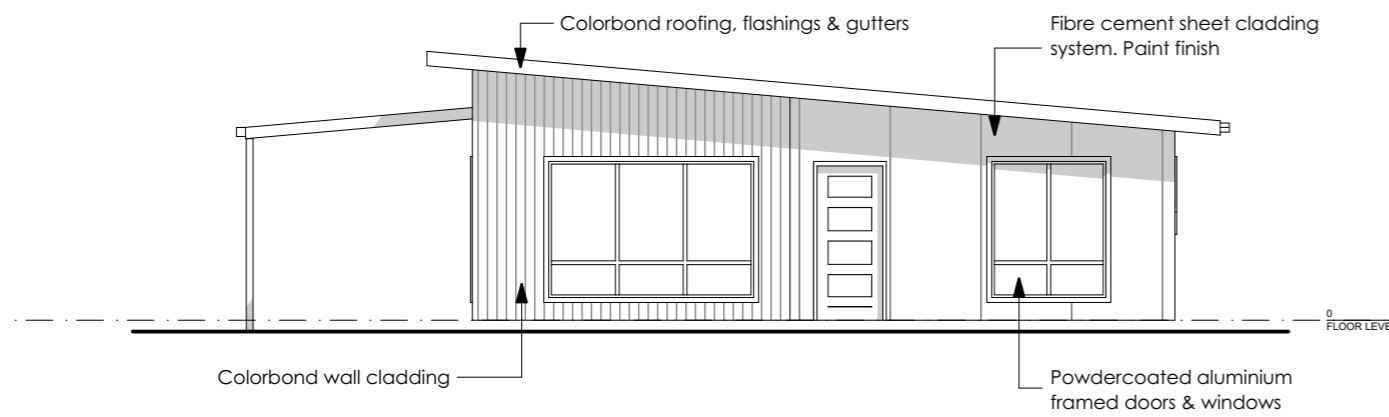
PROJECT NO: 26003    DRAWING NO: Ap04    REV: A2



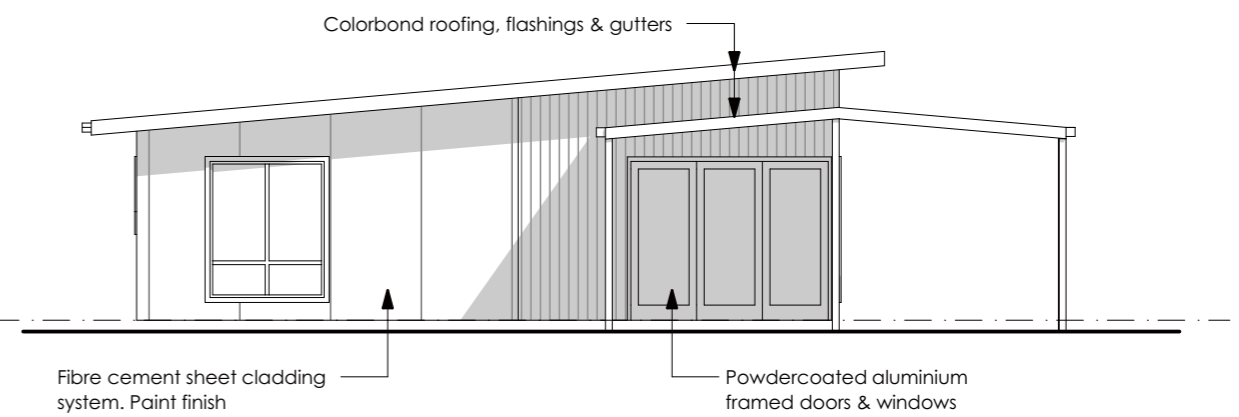
**South West Elevation**  
Scale 1:100



**North East Elevation**  
Scale 1:100



**North West Elevation**  
Scale 1:100



**South East Elevation**  
Scale 1:100

**coactive**  
building design

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**FOR APPROVAL**

DESIGNED: MJB      DRAWN: MJB      CHECKED: -      SCALES: 1:100 @ A3

DRAWING TITLE:  
**Building B Elevations**

PROJECT NO: 26003      DRAWING NO: Ap05      REV: A2