

PLANNING APPLICATION FORM

Section 57 & 58

OFFICE USE ONLY	Application Number		PA2026279	
	Assess No:		A3460; A3405	
	PID No:		6058393; 6057964	
Applicant Name:		Design To Live		
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.*

WEST TAMAR COUNCIL



Application Number: «Application Number»

APPLICANT DETAILS

Applicant Name: Design To Live Dyllan Penney

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) G STAAR INVESTMENTS PTY LTD

Location / Address: 102 MAIN ROAD & 3 GLEN ARD MOHR ROAD, EXETER

Title Reference: 16509/1 & 2

Zone(s): LOCAL BUSINESS

Existing Development/Use: MEDICAL CENTRE- DWELLING

Existing Developed Area: Area REFER PLANS

DEVELOPMENT APPLICATION DETAILS

Proposed Use: Residential: ☒ Visitor Accommodation: ☐ Commercial: ☒ Other: ☐
Description of Use:
COMMERCIAL / RESIDENTIAL

Development Type: Building work: ☒ Demolition: ☐ Subdivision: ☐ Other: ☐
Description of development:
PROPOSED BOUNDARY ADJUSTMENT & MEDICAL CENTRE EXTENSION

New or Additional Area: Area TBC

Estimated construction cost of the proposed development: \$ 650,000

Building Materials: Wall Type: VARIES- REF. PLANS Colour: TBC
Roof Type: COLORBOND Colour: TBC

Application Number: «Application Number»

SUBDIVISION	☒ N/A
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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
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Hours of Operation:	Monday / Friday:	7AM	To	9PM
	Saturday:	8AM	To	9PM
	Sunday:	8AM	To	9PM
Existing Car Parking:	9			
Proposed Car Parking:	15			
Number of Employees: (Existing)	10			
Number of Employees: (Proposed)	13			
Type of Machinery installed:	N/A			
Details of trade waste and method of disposal:	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,

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)

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

**General
Manager**
(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.

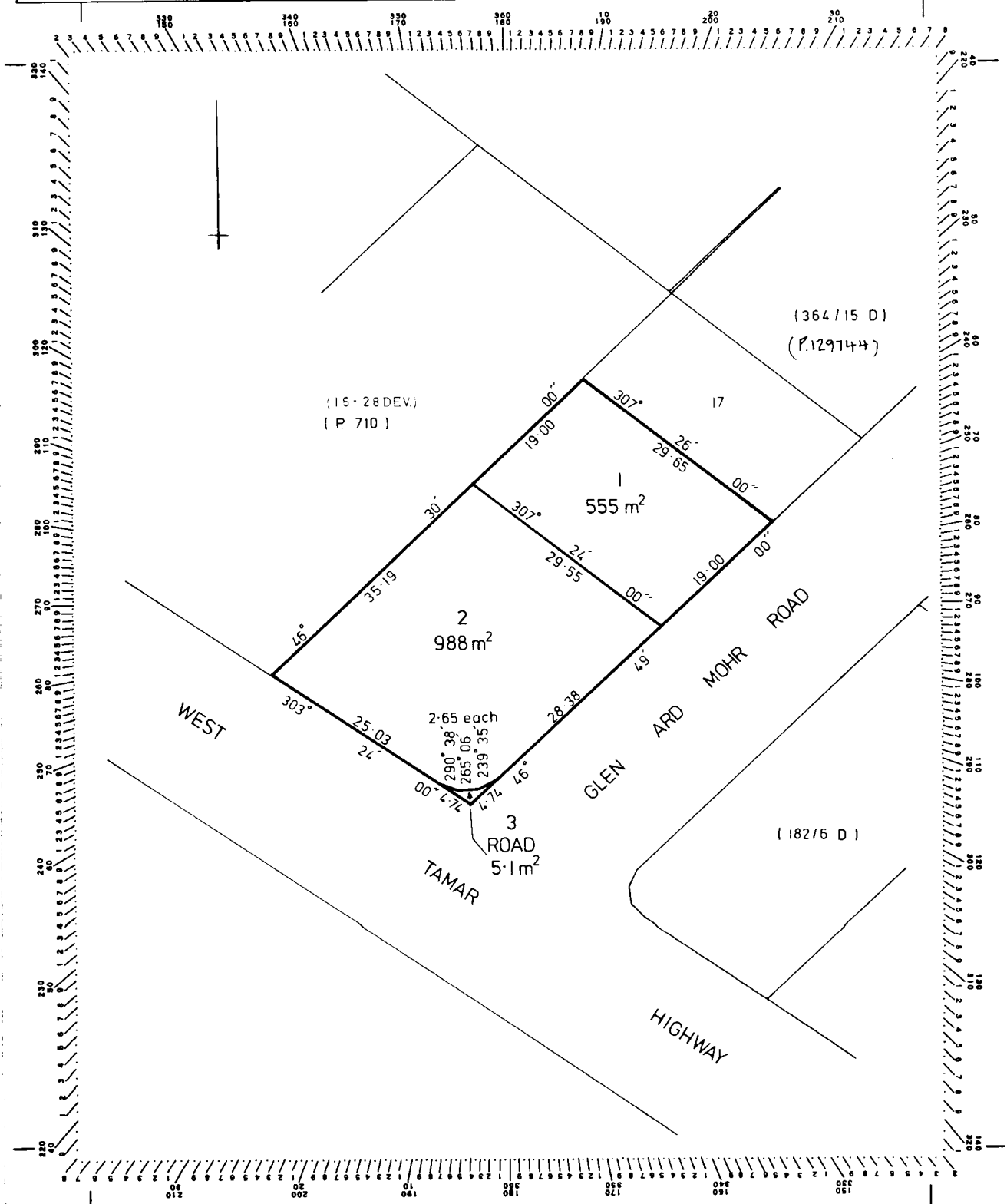
Name (print)

Signed

Date

S.P. 142/51

Owner: Ernest William James Gatenby & another.	PLAN OF SURVEY by Surveyor <u>R.V. Tait</u> of land situated in the TOWN OF EXETER	Registered Number: S.P 16509
Title Reference: C.T. Vol. 2206 Fol. 93 C.T. Vol. 2206 Fol. 91 C.T. Vol. 2206 Fol. 92	SCALE 1: 500 MEASUREMENTS IN METRES	Effective from: 11 NOV 1980 <i>J. Soude</i> ACTING DEPUTY Recorder of titles
Grantee: Part of 500 acres granted to William Henry Browne		





SCHEDULE OF EASEMENTS

Plan No. **S.P**
16509

NOTE:—The Town Clerk or Council Clerk must sign the certificate on the back page for the purpose of identification.

The Schedule must be signed by the owners and mortgagees of the land affected. Signatures should be attested.

FENCING PROVISION:

In respect of each Lot the Vendors (Ernest William James Gatenby and Violet May Gatenby) shall not be required to fence.

SIGNED by ERNEST WILLIAM JAMES)
GATENBY and VIOLET MAY GATENBY)
the registered proprietors of)
the land comprised in Certifi-)
cates of Title Volume 2206)
Folio 91, Volume 2206 Folio 92)
and Volume 2206 Folio 93 in)
the presence of)

Ernest William James Gatenby
Violet May Gatenby
W. C. McDonald

q. EXECUTED by the AUSTRALIA AND)
NEW ZEALAND BANKING GROUP)
LIMITED (the Mortgagee under)
Mortgage No. A247324) ~~by being~~)
~~signed sealed and delivered~~ by)
its Attorney)
DAVID KENTH DIMSEY)
who hereby certifies that he)
has received no notice of)
revocation of the Power of)
Attorney No. 5418524 granted)
to him at the date hereof in)
the presence of)
Greene
Bank Officer
Launceston

AUSTRALIA AND NEW ZEALAND
BANKING GROUP LIMITED
By its Attorney
[Signature]
Area Manager

Certified correct for the purposes of the Real Property Act 1862, as amended.

.....
Subdivider/Solicitor for the Subdivider

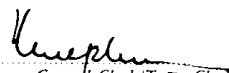
This is the schedule of easements attached to the plan of Ernest William James Gatenby
(Insert Subdivider's Full Name)

& another

..... affecting land in

C.T. Vol. 2206 Fol. 93, C.T. Vol. 2206 Fol. 91, C.T. Vol. 2206 Fol. 92
(Insert Title Reference)

Sealed by Municipality of Beaconsfield on 28th July, 1981

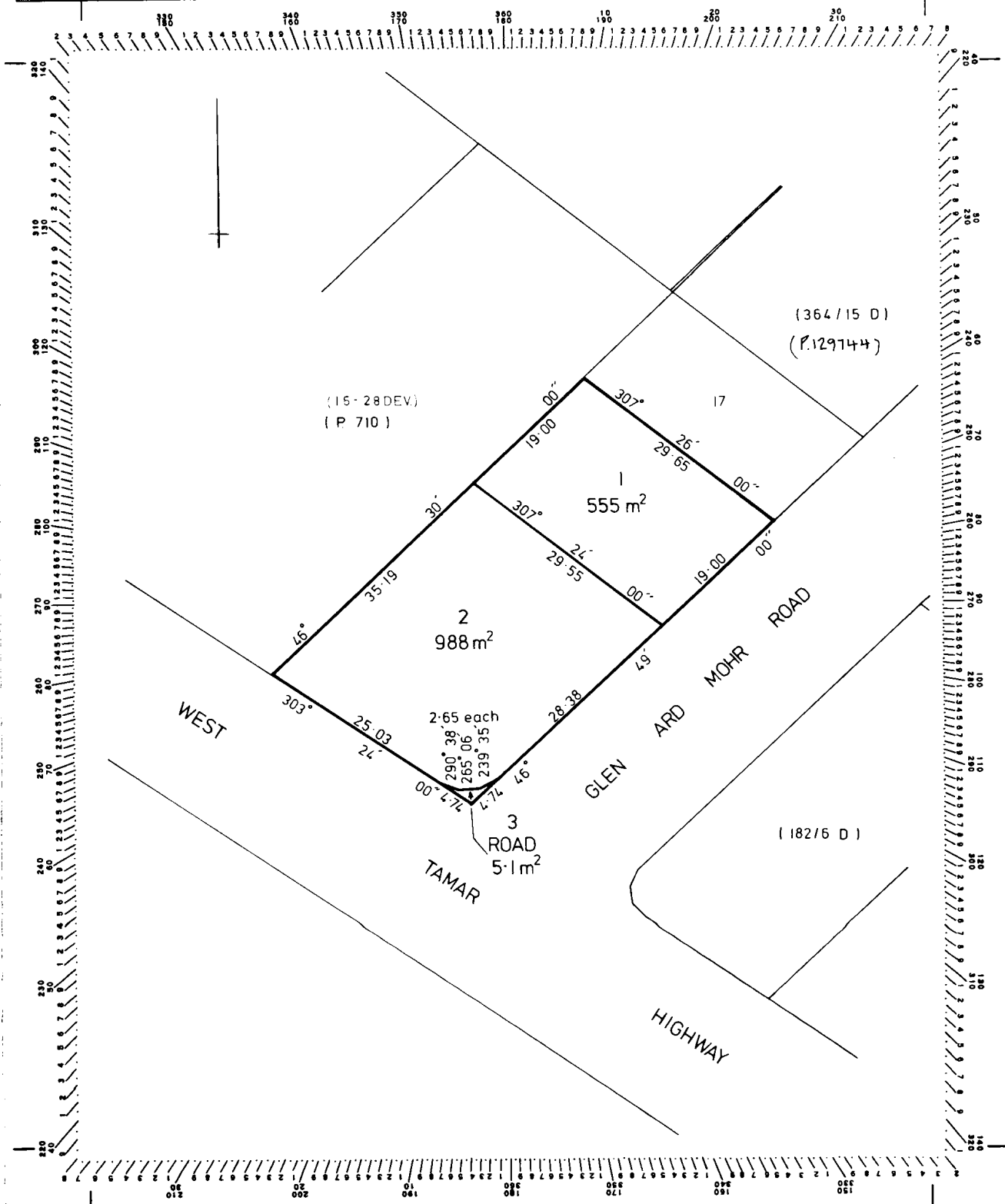

.....
Council Clerk/Town Clerk

10384

S.P.

142/51

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Folio 91, Volume 2206 Folio 92)
and Volume 2206 Folio 93 in)
the presence of)

Ernest William James Gatenby
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W. B. McDonald

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Mortgage No. A247324) ~~by being~~)
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DAVID KENTH DIMSEY)
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Greene
Bank Officer
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AUSTRALIA AND NEW ZEALAND
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By its Attorney
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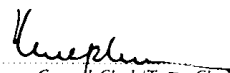
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(Insert Title Reference)

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.....
Council Clerk/Town Clerk

10384



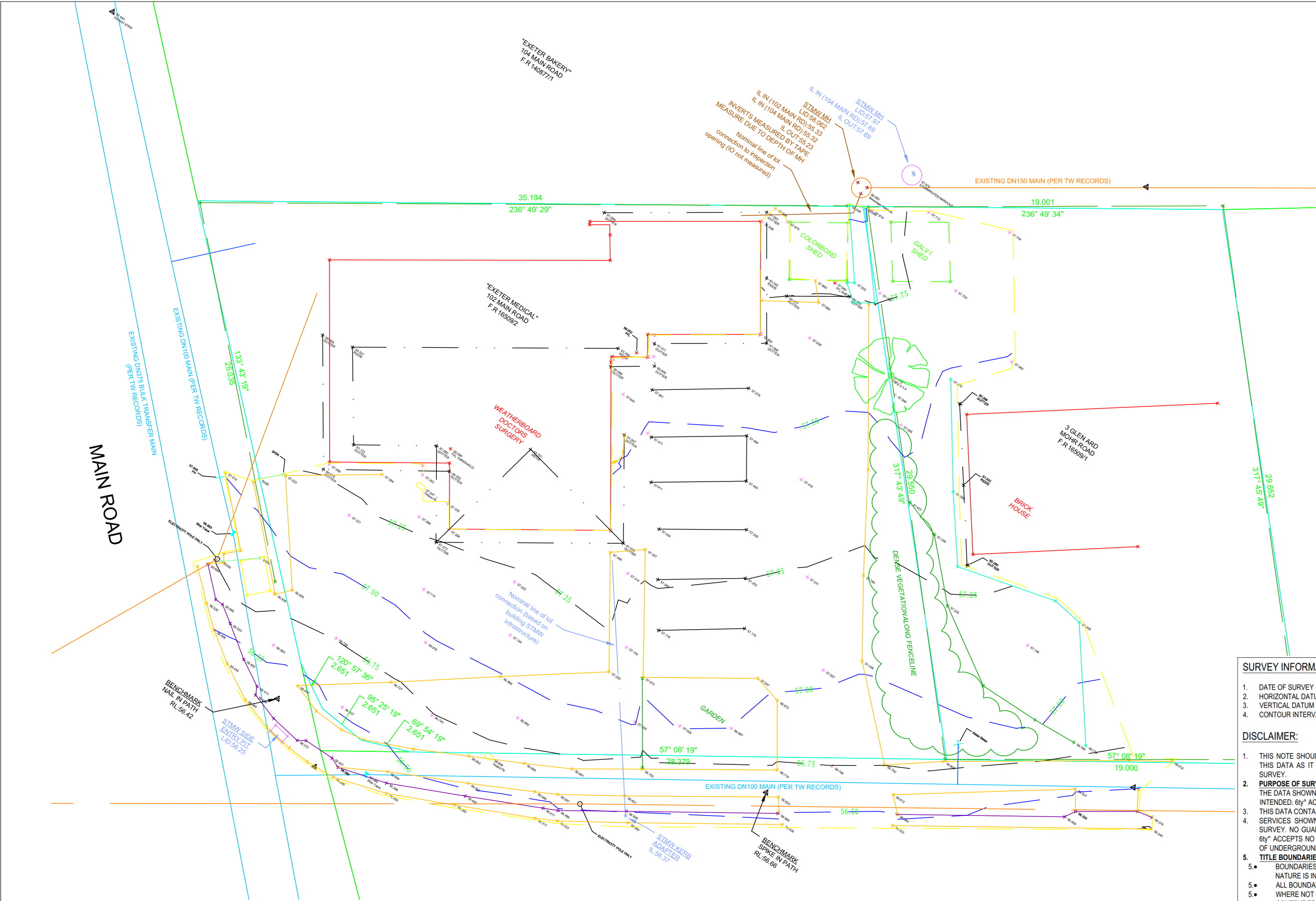
PROPOSED BOUNDARY ADJUSTMENT &
MEDICAL CENTRE EXTENSION
102 MAIN ROAD & 3 GLEN ARD MOHR
ROAD,
EXETER, 7275.

DRAWINGS

A01	COVER PAGE
A02	SITE SURVEY PLAN
A03	SITE PLAN DEMOLITION
A04	SITE PLAN
A05	PARKING AND TURNING 1
A06	FLOOR PLAN DEMOLITION
A07	FLOOR PLAN
A08	EXTERNAL SERVICES
A09	ELEVATIONS NTH-STH
A10	ELEVATIONS EST-WST

CLASSIFICATION OF BUILDING	COUNCIL	ZONE
CLASS 5	WEST TAMAR	LOCAL BUSINESS
AREAS (m²)	LAND TITLE REFERENCE	ENERGY STAR RATING
EXISTING DWELLING 98.39	16509/1 & 2	TBC
EXISTING MEDICAL CENTRE 232.85	PROPERTY ID 6058393, 6057964	CLIMATE ZONE 7
PROPOSED EXTENSION 142.24	LOT SIZE (M²) 988, 555	ALPINE AREA N/A
	BAL RATING N/A	CORROSION ENV' LOW
	DESIGN WIND CLASS TBC	SITE HAZARDS N/A
	SOIL CLASSIFICATION TBC	
	PLANNING OVERLAY N/A	

ATTACHMENTS



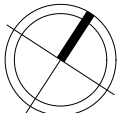
SURVEY NOTES:

SURVEY INFORMATION:

1. DATE OF SURVEY - 16/07/2026
2. HORIZONTAL DATUM - PLANE BASED ON MGA (GDA2020) @ SPM9855
3. VERTICAL DATUM - AHD83 @SPM9855
4. CONTOUR INTERVAL - 0.25m

DISCLAIMER:

1. THIS NOTE SHOULD BE READ IN CONJUNCTION WITH ANY USE OR PRESENTATION OF THIS DATA AS IT FORMS AN INTEGRAL PART TO UNDERSTANDING PURPOSE OF THE SURVEY.
2. **PURPOSE OF SURVEY:** ARCHITECTURAL DETAIL
THE DATA SHOWN SHOULD ONLY BE USED FOR THE PURPOSE THAT IT WAS ORIGINALLY INTENDED. 6ty" ACCEPTS NO RESPONSIBILITY FOR ANY MISUSE OF THIS DATA.
THIS DATA CONTAINS A COMBINATION OF EXISTING RECORDS, AND FIELD SURVEY DATA.
3. SERVICES SHOWN ON THE PLAN HAVE BEEN LOCATED WHERE POSSIBLE BY FIELD SURVEY. NO GUARANTEE CAN BE GIVEN THAT ALL RELEVANT SERVICES ARE SHOWN. 6ty" ACCEPTS NO RESPONSIBILITY FOR ANY LOSS OR DAMAGE DUE TO THE LOCATION OF UNDERGROUND SERVICES WHETHER SHOWN BY THIS SURVEY OR NOT.
5. **TITLE BOUNDARIES**
 - 5.1 BOUNDARIES HAVE BEEN COMPILED ONLY FROM SP16509 AND AS SUCH THEIR NATURE IS INDICATIVE.
 - 5.2 ALL BOUNDARIES ARE SUBJECT TO SURVEY.
 - 5.3 WHERE NOT COMPILED, TITLE BOUNDARIES HAVE BEEN SHOWN INDICATIVELY FOR CONTEXT FROM LISTMAP DATA
 - 5.4 WHERE WORKS ARE PROPOSED CLOSE TO OR ALONG A BOUNDARY, FURTHER SURVEY ADVICE SHOULD BE SOUGHT.
6. BACKGROUND IMAGERY ONLY SUPPLEMENTS FIELD DATA AND SHOULD NOT BE USED AS A FORM OF TRUTH.
7. BACKGROUND IMAGE SOURCE: NEARMAP, DATED APRIL/2026, RESOLUTION 0.075



SITE SURVEY PLAN

SCALE 1:200



NORTH



ACC # 371799313
ABN. 71 615 812 747
PH. 6344 7319
E. info@designtolive.com.au
W. designtolive.com.au

CLIENT/S:
G STAAR INVESTMENTS PTY LTD

SITE ADDRESS:
102 MAIN ROAD & 3 GLEN ARD
MOHR ROAD,
EXETER, 7275.

DRAWING
SITE SURVEY
PLAN

I/WE APPROVE THESE DRAWING TO BE
CORRECT PER CONTRACT.

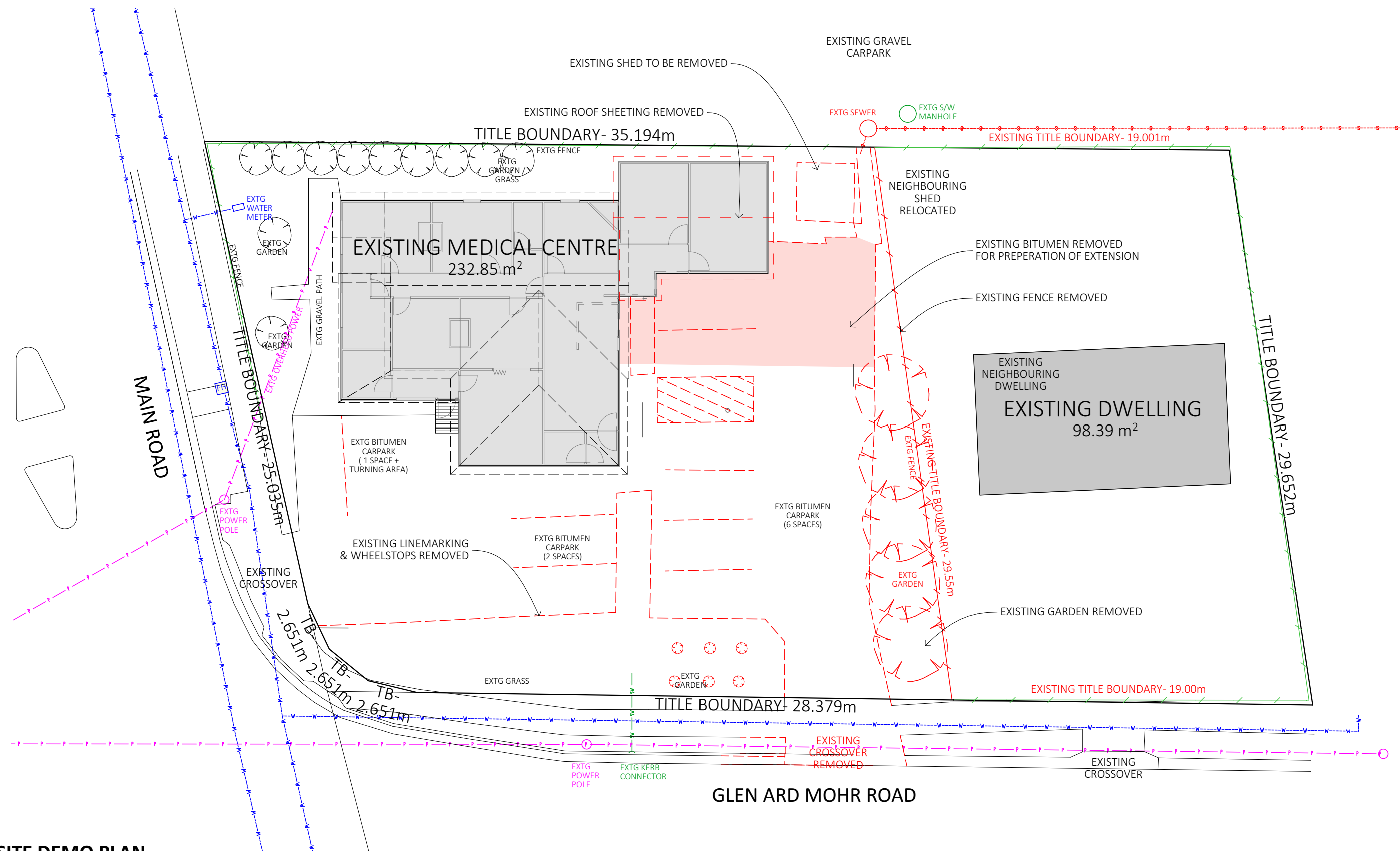
SIGNATURE:
SIGNATURE:

DATE:
DATE:

COPYRIGHT:

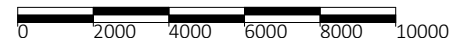
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REV.	DATE	DESCRIPTION	DESIGNER	M.L.	JOB NUMBER	MNR102
R1	30/07/2026	FOR REVIEW	DRAWN	D.P	DRAWING	A02 2 OF 10
			CHECKED	M.L.	PAGE SIZE	A3



SITE DEMO PLAN

SCALE 1:200



ACC # 371799313
ABN. 71 615 812 747
PH. 6344 7319

E. info@designtolive.com.au
W. designtolive.com.au

CLIENT/S:
G STAAR INVESTMENTS PTY LTD

SITE ADDRESS:

102 MAIN ROAD & 3 GLEN ARD
MOHR ROAD,
EXETER, 7275.

DRAWING
SITE PLAN
DEMOLITION

I/WE APPROVE THESE DRAWING TO BE
CORRECT PER CONTRACT.

SIGNATURE:

SIGNATURE:

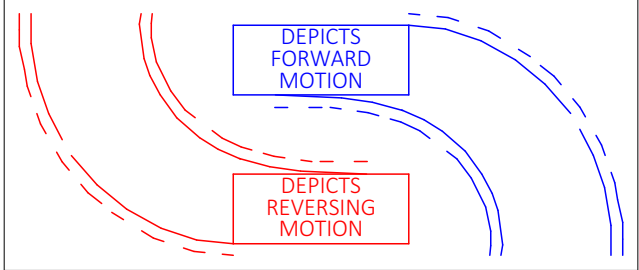
DATE:

DATE:

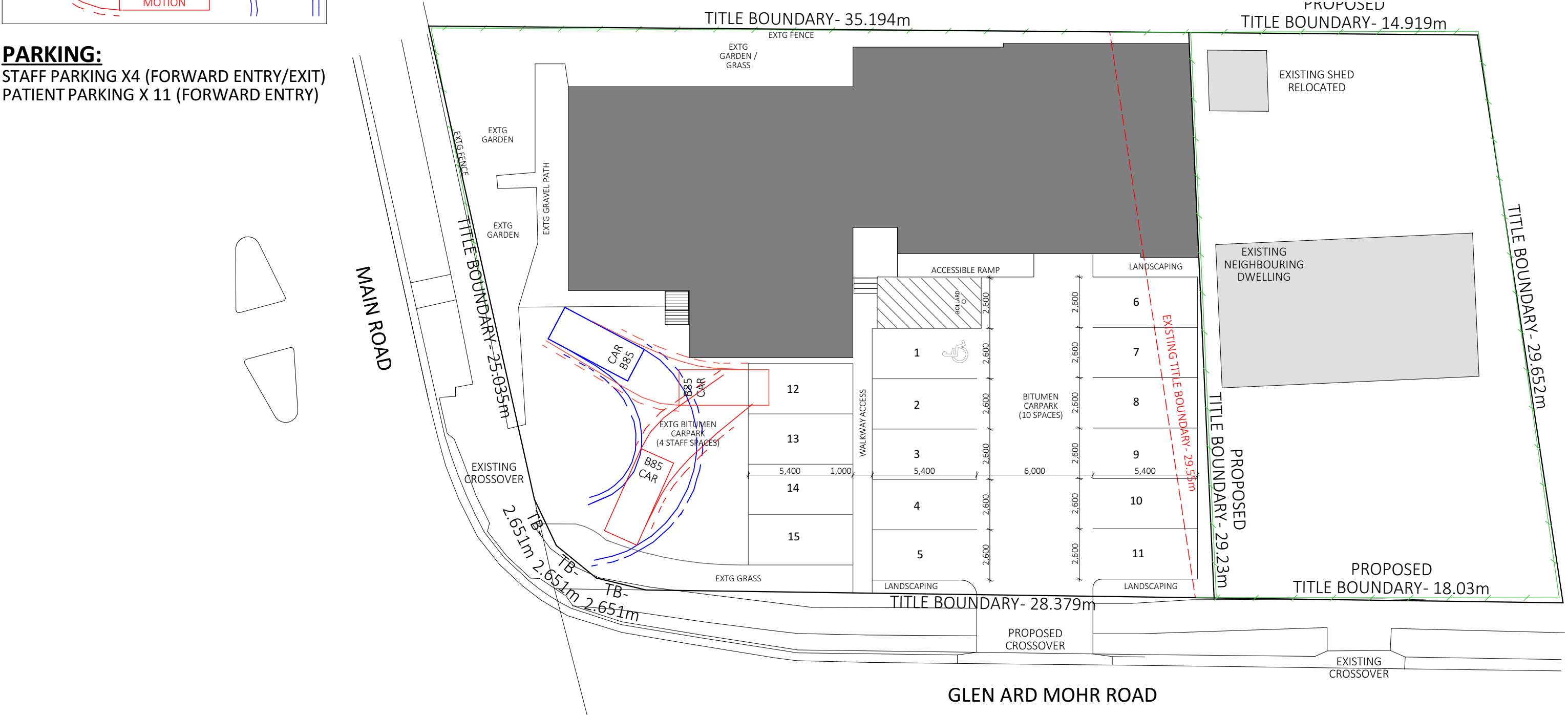
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REV.	DATE	DESCRIPTION	DESIGNER	M.L.	JOB NUMBER	MNR102
R1	30/07/2026	FOR REVIEW	DRAWN	D.P	DRAWING	A03 3 of 10
			CHECKED	M.L.	PAGE SIZE	A3



PARKING:
STAFF PARKING X4 (FORWARD ENTRY/EXIT)
PATIENT PARKING X 11 (FORWARD ENTRY)

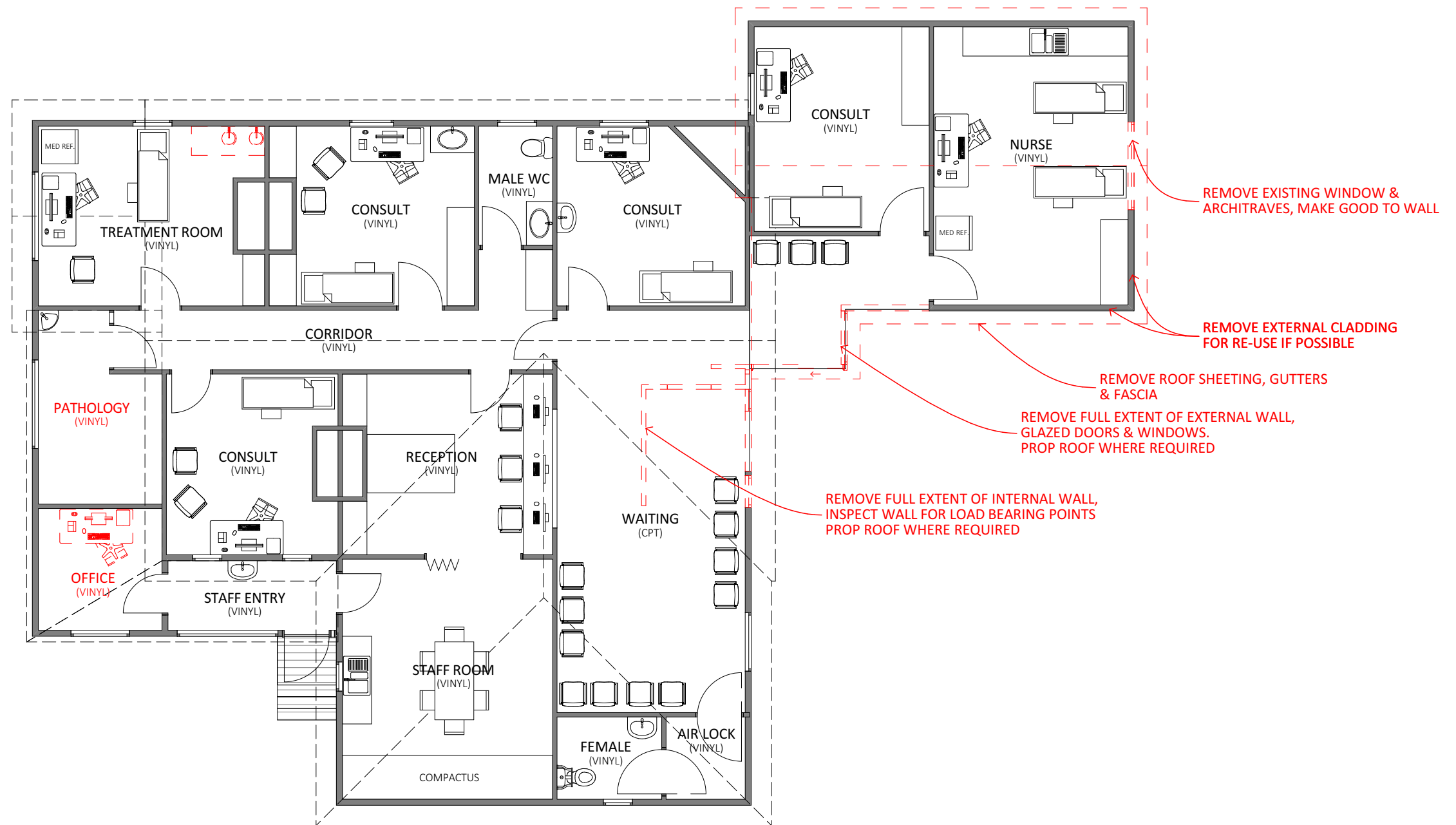


NORTH

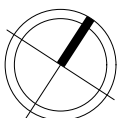
PARKING AND TURNING 1

SCALE 1:200

	ACC # 371799313 ABN. 71 615 812 747 PH. 6344 7319 E. info@designtolive.com.au W. designtolive.com.au	CLIENT/S: G STAAR INVESTMENTS PTY LTD	SITE ADDRESS: 102 MAIN ROAD & 3 GLEN ARD MOHR ROAD, EXETER, 7275.	DRAWING PARKING AND TURNING 1	I/WE APPROVE THESE DRAWING TO BE CORRECT PER CONTRACT. SIGNATURE: SIGNATURE:	DATE: DATE:	COPYRIGHT: This is the sole property of Design To Live, and may not be used in whole, or in part without written or formal consent from Design To Live. Legal action will be taken against any person/s infringing the copyright.	REV.	DATE	DESCRIPTION	DESIGNER	M.L.	JOB NUMBER	MNR102
								R1	30/07/2026	FOR REVIEW	DRAWN	D.P	DRAWING	A05 5 OF 10
											CHECKED	M.L.	PAGE SIZE	A3



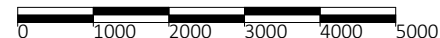
KEY:	
	WALL TO BE REMOVED
	EXISTING/UNMODIFIED



NORTH

DEMOLITION PLAN

SCALE 1:100



ACC # 371799313
ABN. 71 615 812 747
PH. 6344 7319
E. info@designtolive.com.au
W. designtolive.com.au

CLIENT/S:
G STAAR INVESTMENTS PTY LTD

SITE ADDRESS:
102 MAIN ROAD & 3 GLEN ARD
MOHR ROAD,
EXETER, 7275.

DRAWING FLOOR PLAN DEMOLITION

I/WE APPROVE THESE DRAWING TO BE
CORRECT PER CONTRACT.

SIGNATURE:
SIGNATURE:

DATE:
DATE:

COPYRIGHT:

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R1	30/07/2026	FOR REVIEW				MNR102
			DRAWN	D.P	DRAWING	A06 6 OF 10
			CHECKED	M.L.	PAGE SIZE	A3

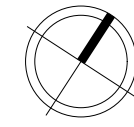
 ACC # 371799313 ABN. 71 615 812 747 PH. 6344 7319 E. info@designtolive.com.au W. designtolive.com.au	CLIENT/S: G STAAR INVESTMENTS PTY LTD	DRAWING FLOOR PLAN	I/WE APPROVE THESE DRAWING TO BE CORRECT PER CONTRACT.	SIGNATURE: _____ DATE: _____ SIGNATURE: _____ DATE: _____	COPYRIGHT: This is the sole property of Design To Live, and may not be used in whole, or in part without written or formal consent from Design To Live. Legal action will be taken against any person/s infringing the copyright.	REV. DATE DESCRIPTION	DESIGNER M.L. JOB NUMBER MNR102
	SITE ADDRESS: 102 MAIN ROAD & 3 GLEN ARD MOHR ROAD, EXETER. 7275.					R1 30/07/2026 FOR REVIEW	DRAWN D.P. DRAWING A07 7 OF 10
							CHECKED M.L. PAGE SIZE A3

LEGEND	
B	BASIN
Ba	BATH (POP-UP PLUG WITH REMOVABLE WASTE)
S	SINK (65Ø)
T	LAUNDRY TUB (65Ø)
SH	SHOWER
WC	WATER CLOSET
FW	FLOOR WASTE
EV	VENT (THROUGH TO ROOF)
IO	INSPECTION OPENING
ORG	O/FLOW RELIEF GULLY
RE	RODDING EYE
X	EXTERNAL TAP
P	DRAINAGE PIT (357x357x452D)
DP	DOWNPIPE (90Ø)
	WET AREAS
	STORMWATER LINE (100mm PVC)
	SEWER LINE (100mm PVC)
	AG. DRAIN

THIS PAGE IS TO BE PRINTED
AND READ IN COLOUR.

NOTES:
ALL DRAINAGE WORK SHOWN IS PROVISIONAL ONLY AND IS SUBJECT TO AMENDMENT TO COMPLY WITH LOCAL AUTHORITIES. ALL WORK IS TO COMPLY WITH AS-3500 AND LOCAL PLUMBING CODE AND SHOULD BE CARRIED OUT BY A LICENSED PLUMBER.

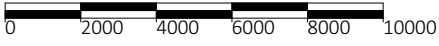
ALL WORKS ARE TO BE IN ACCORDANCE WITH THE WATER SUPPLY CODE OF AUSTRALIA MELBOURNE RETAIL WATER AGENCIES INTERGRATED CODE (WSA 03-2011-3.1 VERSION 3.1 MRWA VERSION 2.0) AND THE SEWERAGE CODE OF AUSTRALIA MELBOURNE RETAIL WATER AGENCIES INTERGRATED CODE (WSA 02-2014-3.1 MRWA VERSION 2.0) AND TASWATER'S SUPPLEMENTS TO THESE CODES.



NORTH

EXTERNAL SERVICES

SCALE 1:200



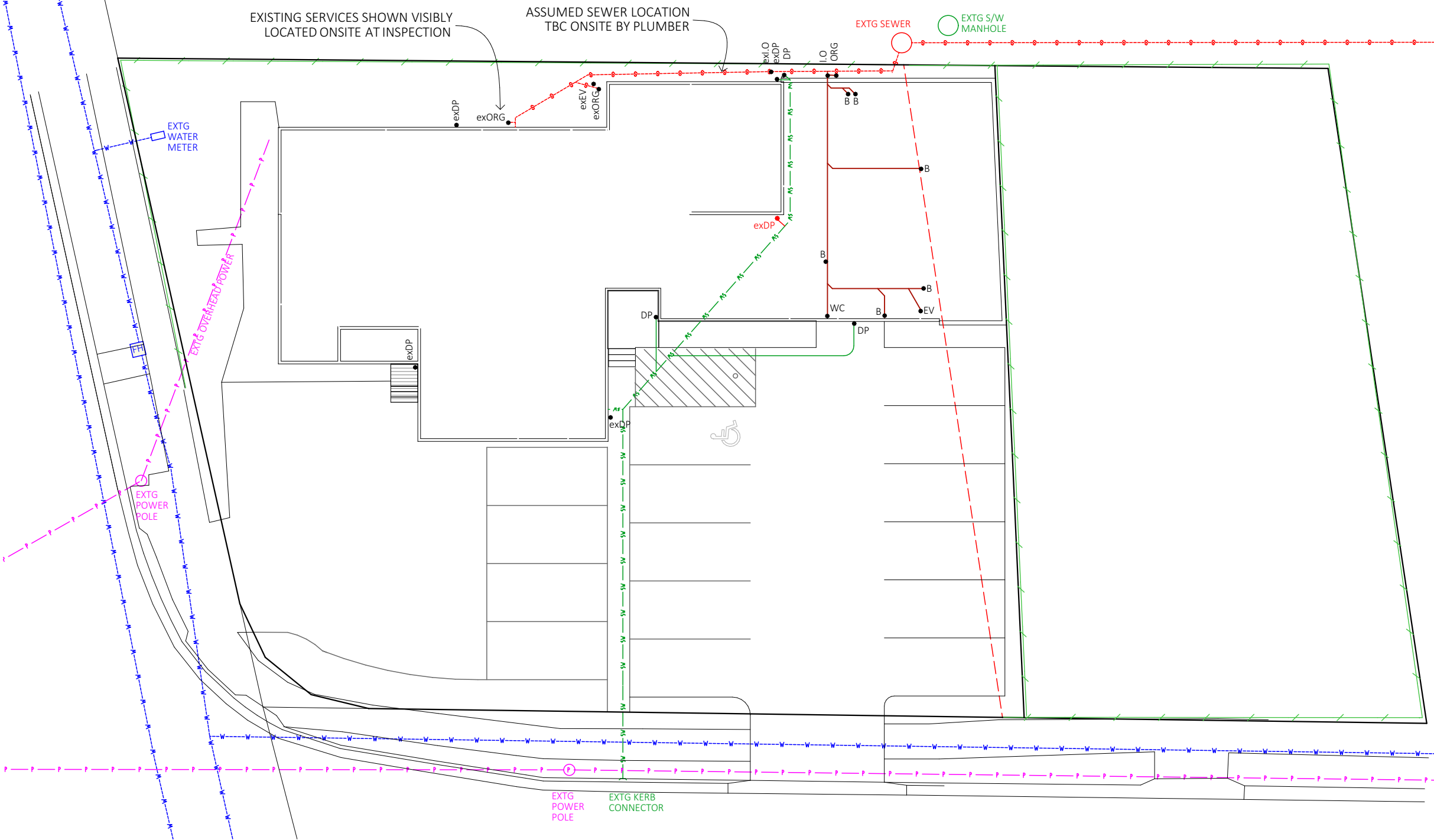
INSTALL INSPECTION OPENINGS AT MAJOR BENDS FOR STORMWATER AND ALL LOW POINTS OF DOWNPIPES.

PROVIDE SURFACE DRAIN TO BACK OF BULK EXCAVATION TO DRAIN LEVELLED PAD PRIOR TO COMMENCING FOOTING EXCAVATION.

SERVICES
THE HEATED WATER SYSTEM MUST BE DESIGNED AND INSTALLED WITH PART B2 OF THE NCC VOLUME THREE- PLUMBING CODE OF AUSTRALIA.

THERMAL INSULATION FOR HEATED WATER PIPING MUST:
A) BE PROTECTED AGAINST THE EFFECTS OF WEATHER AND SUNLIGHT; AND
B) BE ABLE TO WITHSTAND THE TEMPERATURES WITHIN THE PIPING ; AND
C) USE THERMAL INSULATION IN ACCORDANCE WITH AS/NZS 4859.1

HEATED WATER PIPING THAT IS NOT WITHIN A CONDITIONED SPACE MUST BE THERMALLY INSULATED AS FOLLOWS:

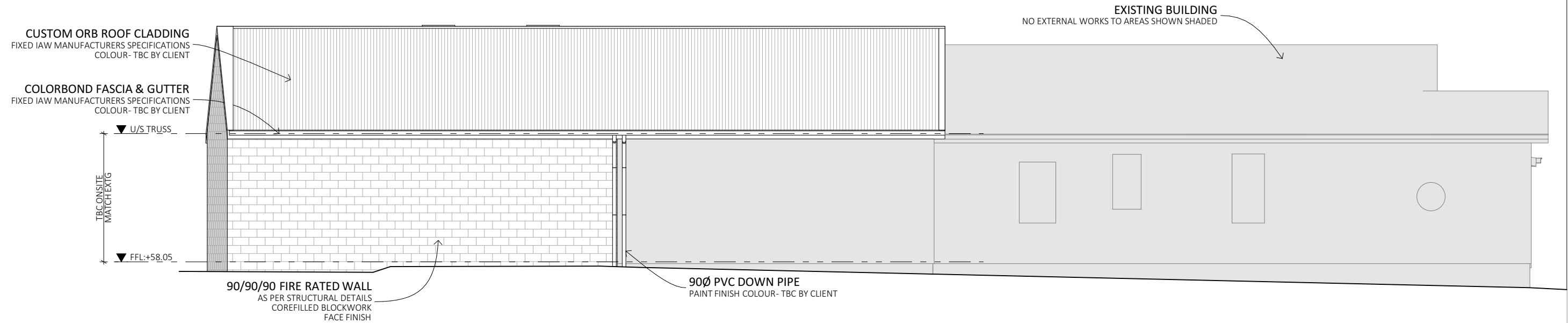


1. INTERNAL PIPING
a) ALL FLOW AND RETURN INTERNAL PIPING THAT IS-
i) WITHIN AN UNVENTILATED WALL SPACE
ii) WITHIN AN INTERNAL FLOOR BETWEEN STOREYS: OR
iii) BETWEEN CEILING INSULATION AND A CEILING
MUST HAVE A MINIMUM R-VALUE OF 0.2

2. PIPING LOCATED WITHIN A VENTILATED WALL SPACE, AN ENCLOSED BUILDING SUBFLOOR OR A ROOF SPACE
a) ALL FLOW AND RETURN PIPING
b) COLD WATER SUPPLY PIPING AND RELIEF VALVE PIPING WITHIN 500mm OF THE CONNECTION TO CENTRAL WATER HEATING SYSTEM, MUST HAVE A MINIMUM R-VALUE OF 0.45

3. PIPING LOCATED OUTSIDE THE BUILDING OR IN AN UNENCLOSED BUILDING SUB FLOOR OR ROOF SPACE
a) ALL FLOW AND RETURN PIPING
b) COLD WATER SUPPLY PIPING AND RELIEF VALVE PIPING WITHIN 500mm OF THE CONNECTION TO CENTRAL WATER HEATING SYSTEM MUST HAVE A MINIMUM R-VALUE OF 0.6

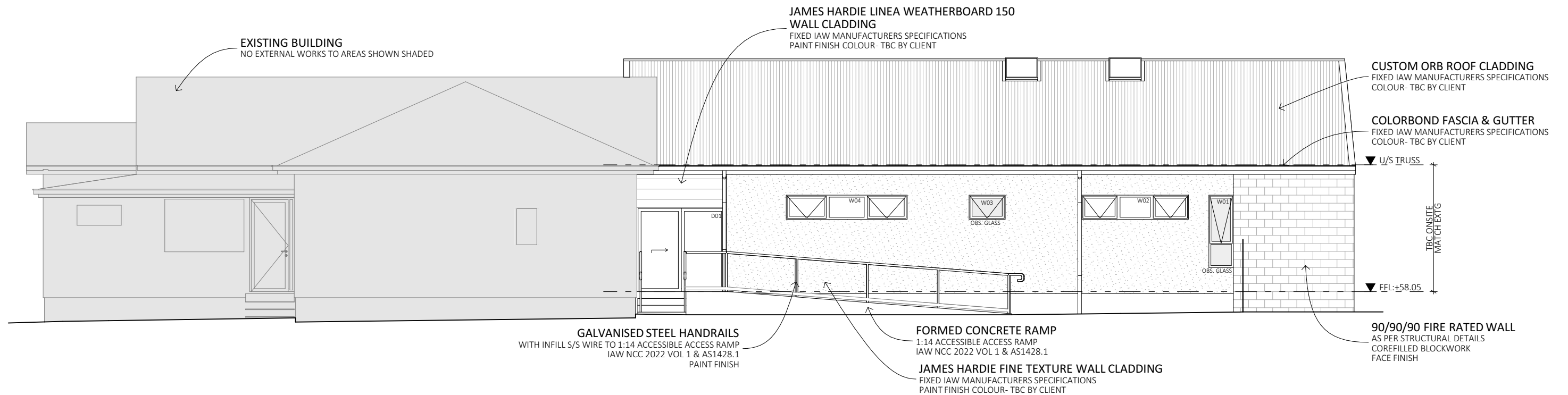
PIPING WITHIN AN INSULATED TIMBER FRAMED WALL, SUCH AS THAT PASSING THROUGH A WALL STUD, IS CONSIDERED TO COMPLY WITH THE ABOVE INSULATION REQUIREMENTS.



1
A07

NORTHERN ELEVATION
SCALE 1:100

0 1000 2000 3000 4000 5000



2
A07

SOUTHERN ELEVATION
SCALE 1:100

0 1000 2000 3000 4000 5000



ACC # 371799313
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CLIENT/S:
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SITE ADDRESS:
102 MAIN ROAD & 3 GLEN ARD
MOHR ROAD,
EXETER, 7275.

**DRAWING
ELEVATIONS
NTH-STH**

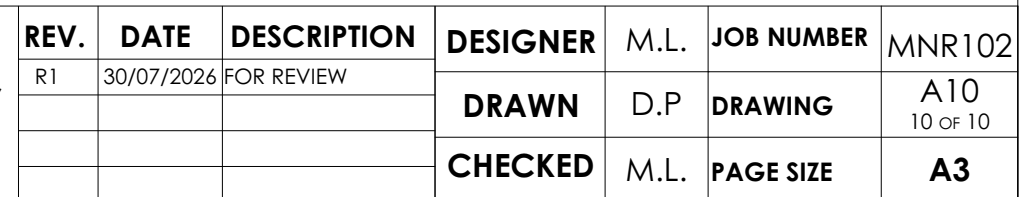
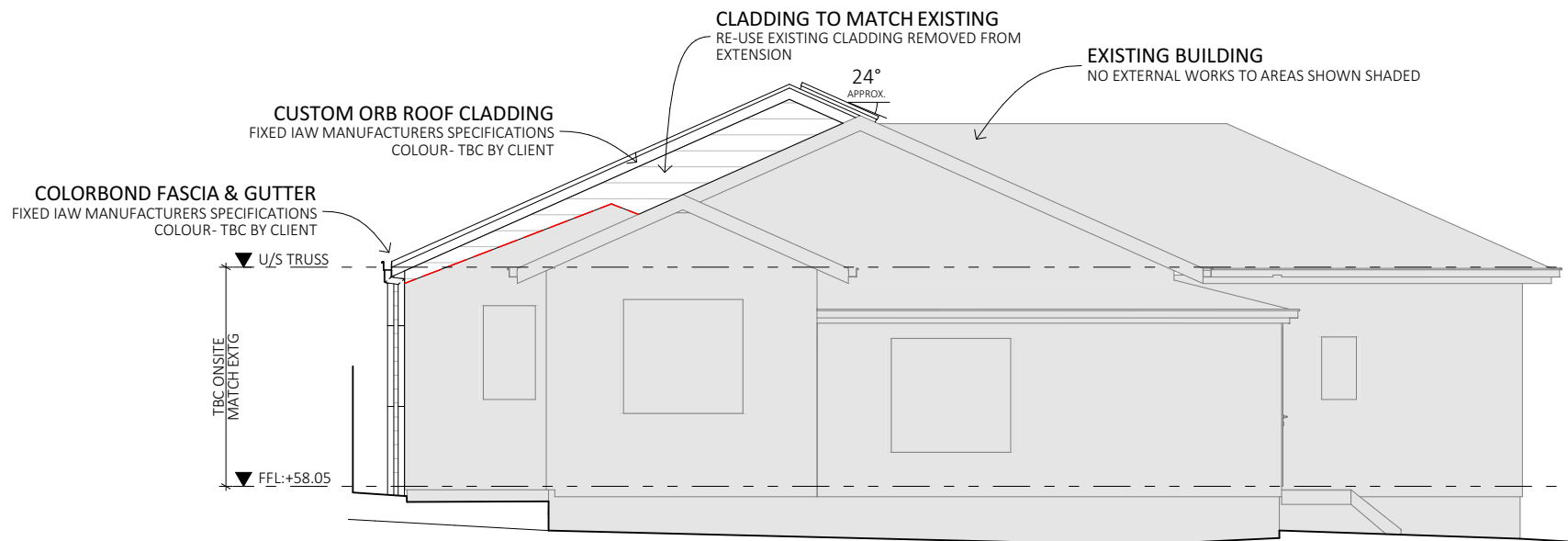
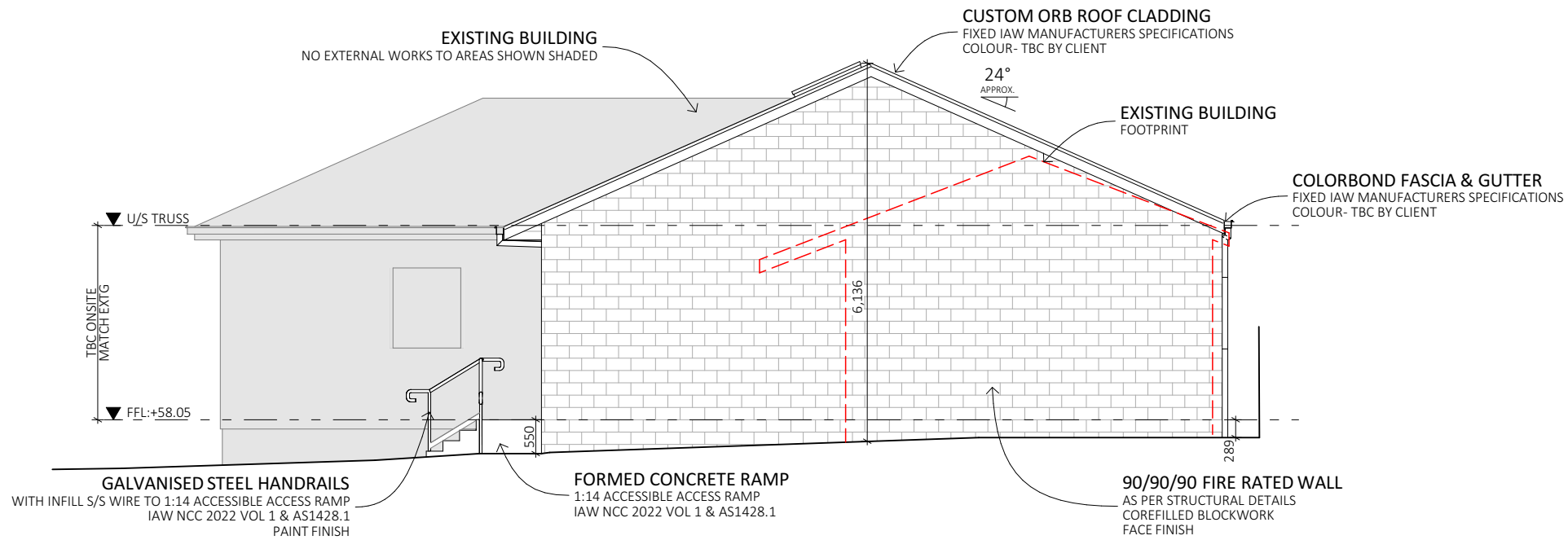
I/WE APPROVE THESE DRAWING TO BE
CORRECT PER CONTRACT.

SIGNATURE: **DATE:**

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R1	30/07/2026	FOR REVIEW			MNR102	
			DRAWN	D.P	DRAWING	A09 9 OF 10
			CHECKED	M.L.	PAGE SIZE	A3



REV.	DATE	DESCRIPTION	DESIGNER	M.L.	JOB NUMBER	MNR102
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			CHECKED	M.L.	PAGE SIZE	A3