

PLANNING APPLICATION FORM

Section 57 & 58

OFFICE USE
ONLY

Application Number PA2025352

Assess No: A7900

PID No: 6092065

Applicant Name:	Planning Ahead Tasmania					
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 X
2. A completed application form including a detailed description of the proposal X
3. A complete plan set:
 - a) Floor plans X
 - b) Elevations (from all orientations/sides and showing natural ground level and finished surface level) X
 - c) Site Plan showing: X
 - 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: Planning Ahead Tasmania - - - 73 Salisbury Crescent, West Launceston TAS 7250

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) **Stephen and Rosemary Gibbons**

Location / Address: 55 Beach Crescent, Greens Beach

Title Reference: 55327/26

Zone(s): **Low Density Residential**

Existing Development/Use: Single Dwelling (Residential)

Existing Developed Area: Single Dwelling and associated outbuildings

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: **Single Dwelling**

Development Type:

Building work: ☒ Demolition: ☐ Subdivision: ☐ Other: ☐

Description of development: **Dwelling Additions/Alterations and Garage**

New or Additional Area: **New site coverage = 183 m²**

Estimated construction cost of the proposed development: \$400,000

Building Materials:

Wall Type: Timber frame with Colorbond & Weathertex cladding Colour: Muted tones (TBC)

Roof Type: Colorbond Colour: Muted tones (TBC)

Application Number: «Application Number»

VISITOR ACCOMMODATION

X 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

X 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

X 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: *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,*

Planning Ahead Tasmania		28/10/2025
<i>Name (print)</i>	<i>Signed</i>	<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 (if required)			
	<i>Name (print)</i>	<i>Signed</i>	<i>Date</i>

Chief Executive Officer (if required)			
	<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>

CH 432/140

COUNTY OF DEVON

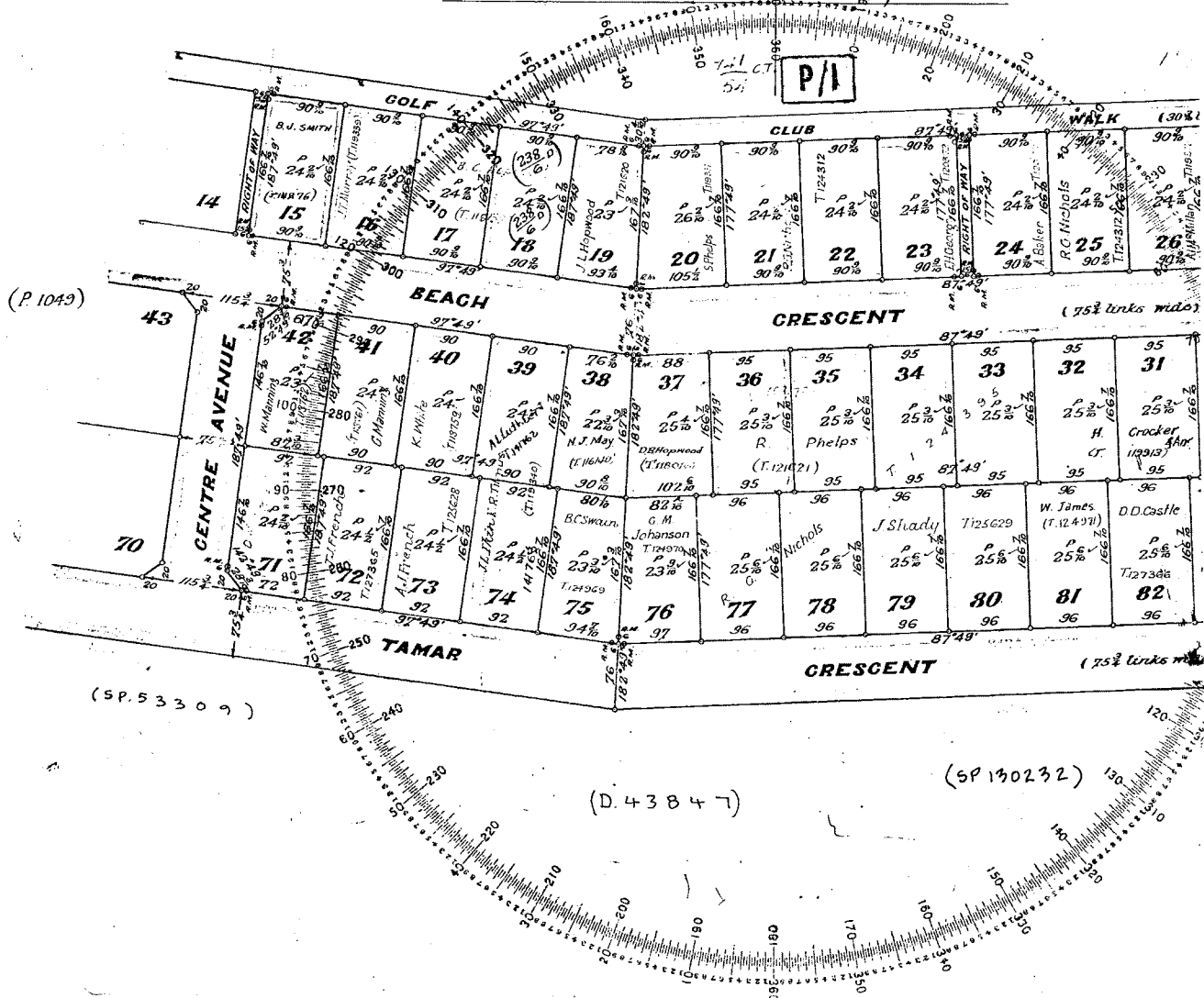
PARISH OF STOCKPORT

Scale - One Chain. to an inch

Subdivision of Part of the Property of Green's Beach Development

PLAN 2.

Part of Lot 22615 James Thomas Squires Par.



To be filled in
by Surveyor

Date of Instructions
Survey commenced 17th July 1939
Survey finished 28th July 1939
Error of close 1 in See Cal Sheets.

Plotted by
Entered on Card by
Entered on General Plan by

Declared at before me, this day of 19

Justice of the Peace.

(Field Notes, 792)

REGISTERED NUMBER
55327

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Authorised
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the Survey.

And I
Evidence A

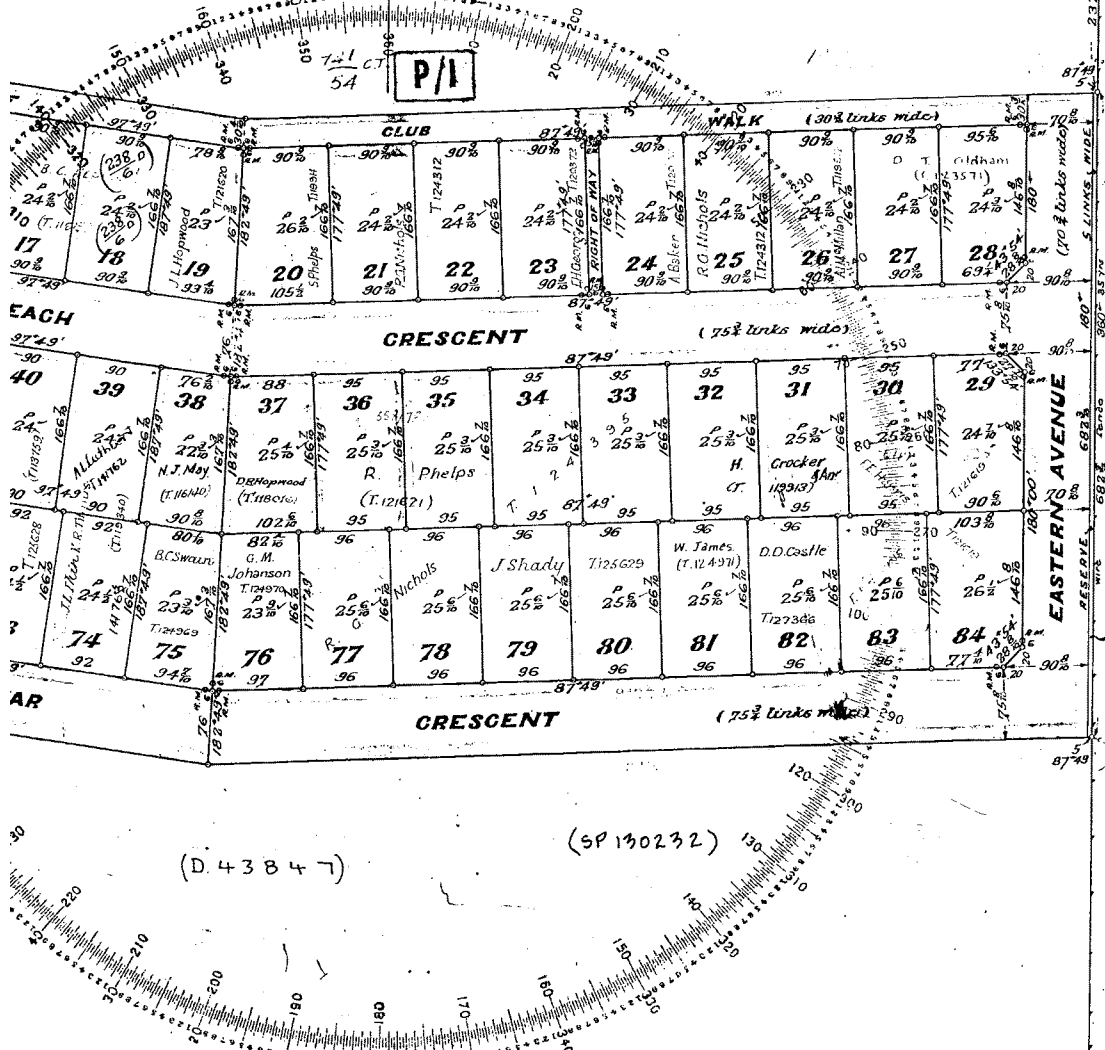
**COUNTY OF DEVON
PARISH OF STOCKPORT**

Scale - One Chain to an inch

Subdivision of Part of the Property of Green's Beach Development Pty Ltd

PLAN 2.

Part of Lot 22615 James Thomas Squires Pur



(Field Notes 792)

43756
1 AUG 89
9

REGISTERED NUMBER
55327

(P1842)

NEWMAN OWNER
Lot 22725 I. & J. Squires Pur
(306/5 D)

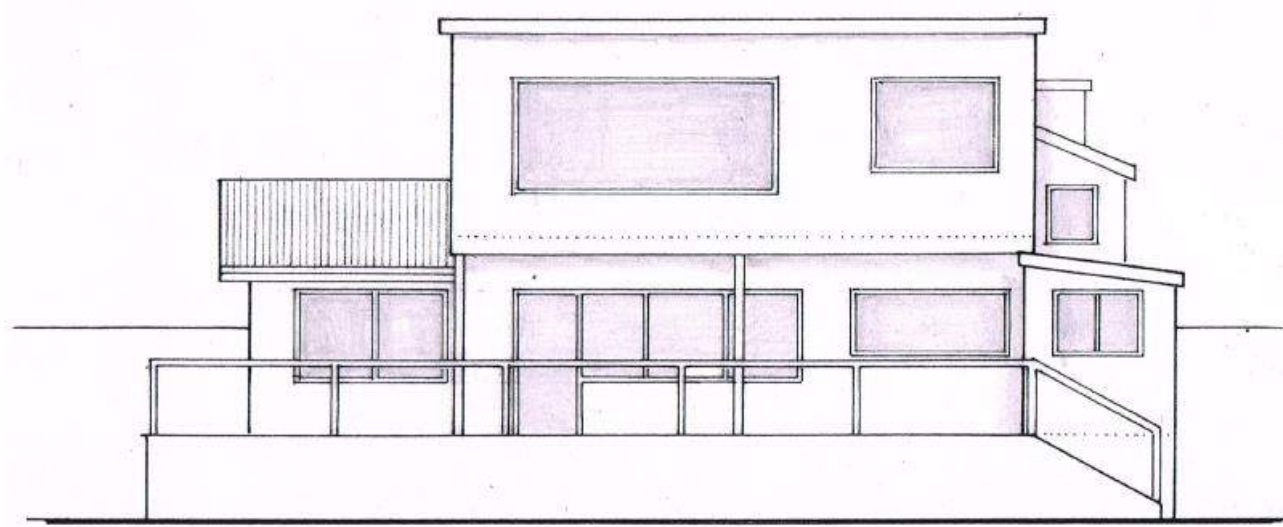
I, *Alfred William Martin Brewer* of Launceston/
Authorised Surveyor, of Tasmania, do solemnly and sincerely declare that
this plan has been made from surveys executed by me or under my own
personal supervision, inspection, and field check, and that both plan and
survey are correct, and have been made in accordance with the by-laws of
the Surveyor's Board, dated 1st May, 1913.

And I make this solemn declaration by virtue of Section 132 of "The
Evidence Act, 1910."

AWM Brewer.
Authorised Surveyor.

REGISTERED NUMBER

55327



DWELLING ADDITIONS/ALTERATIONS AND GARAGE – SUPPORTING SUBMISSION

55 Beach Crescent, Greens Beach

October 2025

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BASIC PLANNING OVERVIEW	
DESCRIPTION OF PROJECT:	Dwelling Additions/Alterations and Garage
PROPERTY ADDRESS:	55 Beach Crescent, Greens Beach
TITLE No:	55327/26
PROPERTY ID:	6092065
PLANNING INSTRUMENT:	Tasmanian Planning Scheme – West Tamar
APPLICABLE ZONE(S):	Low Density Residential
APPLICABLE CODE(S):	Bushfire-Prone Areas
	Parking and Sustainable Transport
SPECIFIC AREA PLAN:	N/A

1 Overview

This submission provides planning appraisal support for a proposal for the development of additions/alterations (plus garage) to an existing single dwelling upon land at 55 Beach Crescent, Greens Beach (Folio of the Register 55327/26).

The subject land is entirely identified within the Low Density Residential Zone under West Tamar Council's Planning Scheme (the 'Tasmanian Planning Scheme – West Tamar'), and comprises a total area of 612 sq/m. The land is provided with frontage to Beach Crescent, a local road (sealed) maintained by West Tamar Council.

This report provides a comprehensive planning appraisal of the proposal against relevant statutory provisions of the Tasmanian Planning Scheme – West Tamar.



Figure 1: Aerial image identifying location and spatial proportions of F/R 55327/26 (Source: LISTmap).

2 Site Details

Address:	55 Beach Crescent, Greens Beach		
Title No:	55327/26		
Landowner:	Rose and Stephen Gibbons		
Dimensions:	Area	Average Width	Average Depth
	612 sq/m	Approx. 18 m	Approx. 33 m
Slope:	Grade	Elevation	Direction
	modest slope	13-16 AHD	south to north
Existing Use or Development:	Single Dwelling and associated outbuildings.		
Vegetation:	N/A (domestic garden).		
Services:	Water	Sewer	Stormwater
	Unserviced Area	Unserviced Area	Unserviced Area
	Connection	Connection	Connection
	Not Applicable	Not Applicable	Not Applicable
Vehicle Access:	Road	Access Type	Vehicle Crossing
	Beach Crescent	Direct Frontage	Existing
Surrounding Use and Development	North	Sports and Recreation (Greens Beach Golf Course)	
	South	Residential (single dwelling and associated outbuildings)	
	East	Residential (single dwelling and associated outbuildings)	
	West	Residential (single dwelling and associated outbuildings)	

3 Description of Proposal

The subject land is located at 55 Beach Crescent, Greens Beach. It is situated within the established eastern residential cluster area adjacent the Greens Beach Golf Course, approximately 500 metres southeast the Greens Beach village centre. The land possesses a modest gradient, with a slight downhill incline occurring from the south (Beach Crescent) to the north (Green Beach Golf Course). An existing single dwelling and garden shed are located upon the site, the former largely concentrated upon the central portion of the land, the latter positioned in proximity to the northwest corner.

The subject land is approximately 612 sq/m in area and identified within the Low Density Residential Zone under the Tasmanian Planning Scheme – West Tamar. Land to the west, south and east of the subject land is also identified within the Low Density Residential Zone, supporting single dwellings and associated outbuildings. Land to the north is identified within the Recreation Zone and supports the Greens Beach Golf Course.



Figure 2: Site and surrounding land zoning configuration under the Tasmania Planning Scheme – West Tamar (Source: LISTmap).

The dwelling additions/alterations will comprise the following elements:

- Relocated/renovated kitchen (and pantry);
- Relocated/renovated bathroom (ground storey);
- Relocated/renovated laundry;
- Deck extension (northern elevation);
- New garage (adjoining southern elevation); and
- Additional storey with family area, bedroom and bathroom.

Subject to the proposed additions alterations, the dwelling will be approximately 7.00 m in height and comprise an overall development footprint 174 sq/m. Site coverage¹ of all development on the site (inclusive of existing 3m X 3m garden shed) will comprise an area of 183 sq/m, or 29.9% of the total site

¹ Under the Tasmanian Planning Scheme – West Tamar, site coverage means the proportion of a site, excluding any access strip, covered by roofed buildings.

area. Muted materials and finishes (e.g. colorbond paperbark, woodland grey, jasper), consistent with the subdued coastal palette of the area, will be incorporated into the dwelling design – with a mix of horizontal and vertical profiling.

The new development footprint (of the garage and connecting internal stairwell) will be setback 2.20 metres setback from the eastern (side) boundary; noting the pantry and western portion of the relocated kitchen will occupy footprint of the existing verandah. Setback to the western boundary will remain unaltered, with the footprint of the existing deck being retained in this vicinity being retained. Established vegetative screening along the eastern and western side boundaries, to a height ranging 4-10 metres – buffers the existing dwelling from neighbouring properties either side.

Setback of the proposed garage from the frontage will be approximately 0.8 metres, with selective native landscaping² and installation of a garden trellis/frame³ (adjacent the garage and comprised of (i) an entrance header trellis over the driveway and (ii) a mesh panel system alongside driveway entrance for supporting a vertical garden system) to be implemented along the front boundary. Access to the dwelling will be retained from the existing access point onto Beach Crescent, which will be sealed as part of the development. Figures 3, 4 and 5, below illustrate the proposed development site.

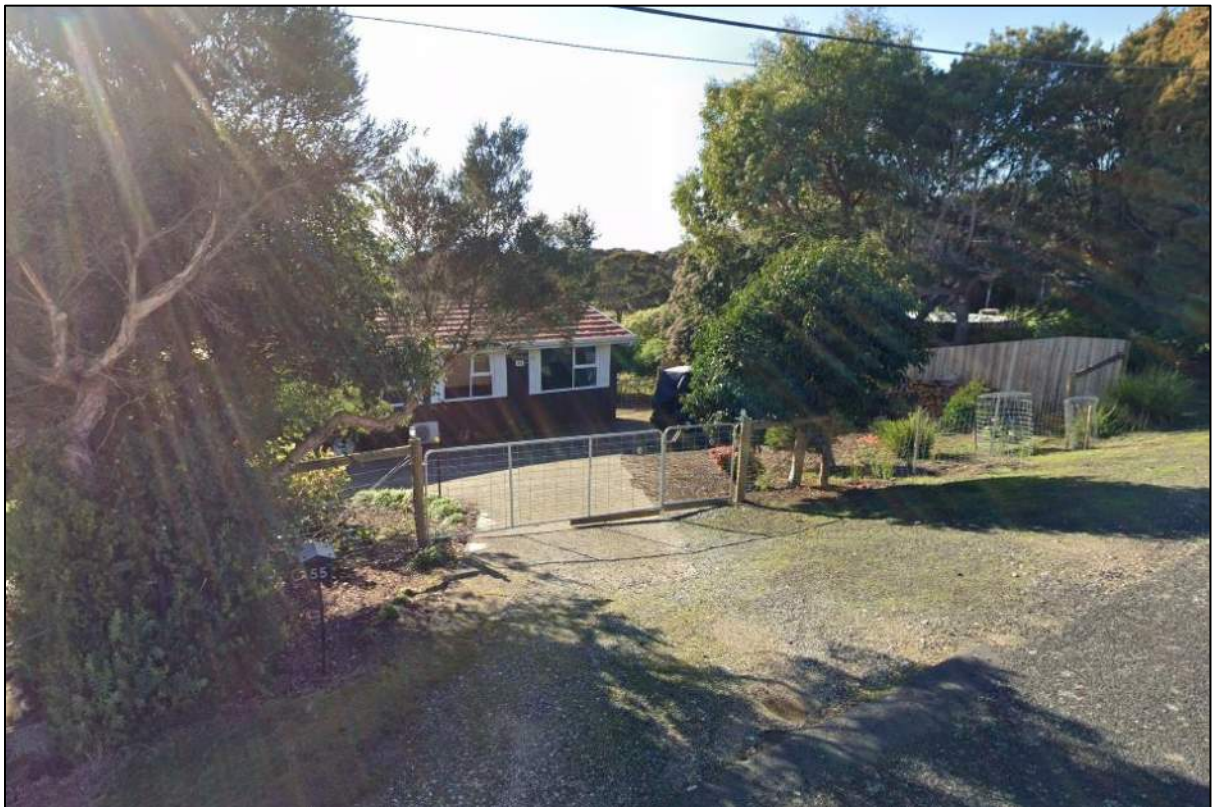


Figure 3: Image of vehicle entrance point to existing dwelling from Beach Crescent (Source: Google Earth).

² Varieties include Native Indigo (*Indigofera australis*), Gum Vine (*Aphanopetalum resinosum*), Flinders Pink Creeping Boobialla (*Myoporum parvifolium*), Common Triggerplant (*Stylidium armeria*), Sticky Boronia (*Boronia anemonifolia*), White Correa (*Correa alba*), Twiggy Wax Flower (*Philotheca virgata*) and Tasmanian Waratah Shrub (*Telopea truncata*).

³ The garden trellis/frame structure will be compliant with the provisions for exempt garden structures provided at Clause 4.3.11 of the Tasmanian Planning Scheme – West Tamar.



Figure 3: Image of southern elevation of existing dwelling from Beach Crescent (Source: Google Earth).



Figure 4: Image of northern elevation of existing dwelling (photo taken 10/08/2025).

4 Planning Assessment – *Tasmanian Planning Scheme – West Tamar*

4.1 Assessment Overview

Applicable Zone(s):	Low Density Residential
Use Status:	Single Dwelling
Development Status:	Discretionary (relying on performance criteria)
Applicable Code(s):	Bushfire-Prone Areas
	Parking and Sustainable Transport
Applicable Specific Area Plan(s)	N/A

4.2 Zone Assessment

4.2.1 Development Standards for Dwellings – *Acceptable Solutions* – Low Density Residential Zone

10.0 Low Density Residential Zone			
10.4 Development Standards for Dwellings			
Clause	Acceptable Solution	Assessment	Compliance
10.4.2 Building Height			
A1	A dwelling must have a building height not more than 8.5m.	The dwelling additions/alterations will comprise an overall building height of 7.90 metres. The proposal therefore satisfies the requirements of Clause 10.4.2 A1 accordingly.	Complies
10.4.3 Setback			
A1	Dwellings, excluding protrusions that extend not more than 0.9m into the frontage setback, must have a setback from a frontage not less than 8m.	Setback of the garage from the frontage boundary will be approximately 0.8 metres. The development must therefore rely on demonstrating compliance with the corresponding performance criteria provided at Clause 10.4.3 P1. Assessment of the proposal against this performance criteria is outlined at Section 4.2.2 of this report.	Does not Comply
A2	Dwellings, excluding outbuildings with a building height of not more than 2.4m and protrusions that extend not more than 0.9m horizontally from the building, must have a setback from side and rear boundaries of not less than 5m.	The new development footprint (of the garage and connecting internal stairwell) will be setback 2.20 metres setback from the eastern (side) boundary; noting the pantry and western portion of the relocated kitchen will occupy footprint of the existing verandah. The development	Does not Comply

10.0 Low Density Residential Zone			
10.4 Development Standards for Dwellings			
Clause	Acceptable Solution	Assessment	Compliance
		must therefore rely on demonstrating compliance with the corresponding performance criteria provided at Clause 10.4.3 P2. Assessment of the proposal against this performance criteria is outlined at Section 4.2.2 of this report.	
10.4.4 Site coverage			
A1	Dwellings must have a site coverage of not more than 30%.	Site coverage of the development (inclusive of existing garden shed) will comprise an overall area of 183 sq/m, or 29.9% of the subject land. The proposal therefore satisfies the requirements of Clause 10.4.4 A1 accordingly.	Complies

4.2.2 Development Standards for Dwellings – **Performance Criteria** – Low Density Residential Zone

10.0 Low Density Residential Zone			
10.4 Development Standards for Dwellings			
Clause	Performance Criteria	Assessment	Compliance
10.4.3 Setback			
P1	The siting of a dwelling must be compatible with the streetscape and character of development existing on established properties in the area, having regard to: (a) the topography of the site; (b) the setbacks of surrounding buildings; (c) the height, bulk and form of existing and proposed buildings; (d) the appearance when viewed from roads and public open space adjacent to the site; and (e) the safety of road users.	The proposed additions and new garage have been carefully designed to integrate with the established residential setting and relaxed coastal character of Greens Beach. The existing dwelling sits centrally within the site, which slopes gently northward toward the adjoining golf course. The proposed extensions follow this natural landform, minimising the need for cut or fill and ensuring the development sits comfortably within the site's contours. This approach helps maintain a modest building profile when viewed from the street and neighbouring properties. The garage is proposed along the southern frontage, with a setback of approximately 0.8 metres. While this is less than the nominal front setback under the planning scheme, the design	Complies

10.0 Low Density Residential Zone			
10.4 Development Standards for Dwellings			
Clause	Performance Criteria	Assessment	Compliance
		remains compatible with the varied building alignments evident along Beach Crescent, where many dwellings and outbuildings occupy staggered or informal setback positions. The single-storey form of the garage, together with its coastal material palette and subdued colours, ensures it complements the existing dwelling and nearby buildings without appearing intrusive. To enhance the visual interface with the street, a soft-landscaping and vertical-greening treatment will be implemented along the frontage, including native groundcovers, a driveway trellis header, and a mesh panel for a living-wall system. These landscape elements will break up the built form, reduce visual bulk, and maintain the verdant and informal streetscape character typical of the area. The overall dwelling height of 7 metres remains well within the 8.5-metre standard for the Low Density Residential Zone. The additions adopt a well-balanced, stepped form and are visually consistent with the low-rise, coastal dwellings that define Beach Crescent. Established vegetation along both side boundaries will continue to provide natural screening and soften the appearance of the building when viewed from adjoining properties, the street, and the golf course to the north. When viewed from Beach Crescent and adjacent public open spaces, the combined dwelling and garage will appear as a cohesive and well-proportioned structure. The proposed finishes and detailing align with the subdued coastal character of Greens Beach and will ensure the development reads as an integrated enhancement of the existing residence rather than an overbearing addition. Access will remain from the existing crossover to Beach Crescent, with	

10.0 Low Density Residential Zone			
10.4 Development Standards for Dwellings			
Clause	Performance Criteria	Assessment	Compliance
		sufficient sight distances available in both directions. Two on-site parking spaces are provided within the garage, allowing safe and convenient vehicle entry and exit without the need for roadside parking. This arrangement maintains the safety and functionality of the local road network. In summary, the proposed extensions and new garage have been sensitively sited and designed to respect the site's natural slope, the varied setbacks and forms of neighbouring dwellings, and the informal, coastal streetscape of Beach Crescent. Through the inclusion of native landscaping and a living-wall system, the development will enhance the visual appeal of the frontage while preserving the relaxed and green character that defines Greens Beach. The development therefore demonstrates compliance with the applicable performance criterion provided at Clause 10.4.3 P1 accordingly.	
P2	The siting of a dwelling must not cause an unreasonable loss of amenity to adjoining properties, having regard to: (a) the topography of the site; (b) the size, shape and orientation of the site; (c) the setbacks of surrounding buildings; (d) the height, bulk and form of existing and proposed buildings; (e) the existing buildings and private open space areas on the site; (f) sunlight to private open space and windows of habitable rooms on adjoining properties; and (g) the character of development existing on established properties in the area.	The proposed extensions and alterations to the dwelling at 55 Beach Crescent, Greens Beach have been designed to fit comfortably within the surrounding residential environment while ensuring that the amenity of neighbouring properties is protected. The site has a gentle slope from south to north, allowing the extended dwelling to follow the land's natural contours without excessive cut or fill. This helps keep the overall building height low and prevents the structure from appearing bulky or overbearing when viewed from adjoining lots. The rectangular site, with its generous 18-metre frontage, enables the development to maintain good separation from neighbouring dwellings, with a 2.2-metre setback along the eastern side and the existing deck footprint retained to the west.	Complies

10.0 Low Density Residential Zone			
10.4 Development Standards for Dwellings			
Clause	Performance Criteria	Assessment	Compliance
		The upper level, which remains below the 8.5-metre building height standard, is centrally positioned within the site to reduce its visual presence and maintain solar access for neighbouring properties. Established vegetation along both side boundaries provides natural screening, ensuring privacy between dwellings and softening the visual impact of the additions. The design directs the main outlook of the new upper-level rooms northward toward the adjoining golf course, rather than toward adjacent lots, thereby avoiding any loss of privacy. The development also preserves substantial open space to the rear, ensuring that outdoor living areas for the existing dwelling remain well-sized and functional. Given the building's compliant height, modest footprint, and careful orientation, there will be no unreasonable overshadowing of private open space or habitable-room windows on neighbouring properties. The use of muted materials and finishes, consistent with the subdued coastal palette of the area, further integrates the development into its surroundings. Overall, the proposed dwelling extensions have been designed with sensitivity to the site's shape, slope, and context. They respect neighbouring dwellings' privacy and sunlight access, maintain generous setbacks, and align with the relaxed, low-scale character of Beach Crescent. The result is a well-balanced and contextually appropriate extension of the dwelling area that does not cause any unreasonable loss of amenity to adjoining properties. The development therefore demonstrates compliance with the applicable performance criterion provided at Clause 10.4.3 P2 accordingly.	

4.3 Code Assessments

The following Codes have been assessed as being applicable to the proposal:

- Parking and Sustainable Transport Code

The following sections provide an assessment of the applicable standards of the code.

4.3.1 Use Standards – **Acceptable Solutions** – Parking and Sustainable Transport Code

C2.0 Parking and Sustainable Transport Code			
C2.5 Use Standards			
Clause	Acceptable Solution	Assessment	Compliance
C2.5.1 Car parking numbers			
A1	The number of on-site car parking spaces must be no less than the number specified in Table C2.1, less the number of car parking spaces that cannot be provided due to the site including container refund scheme space, excluding if: ... (d) it relates to an intensification of an existing use or development or a change of use where: (i) the number of on-site car parking spaces for the existing use or development specified in Table C2.1 is greater than the number of car parking spaces specified in Table C2.1 for the proposed use or development, in which case no additional on-site car parking is required; or (ii) the number of on-site car parking spaces for the existing use or development specified in Table C2.1 is less than the number of car parking spaces specified in Table C2.1 for the proposed use or development, in which case on-site car parking must be calculated as follows: $N = A + (C - B)$ N = Number of on-site car parking spaces required	Pursuant to the requirements of Table C2.1, the dwelling extensions (comprising 3 bedrooms) require the provision of two (2) on-site car parking spaces for the purposes of the use. The new garage is sufficiently dimensioned and designed (equipped with a 5.6 metre front roller door) to accommodate vehicle parking provision for 2 car parking spaces. The proposal therefore satisfies the requirements of Clause C2.5.1 A1(d) accordingly.	Complies

C2.0 Parking and Sustainable Transport Code			
C2.5 Use Standards			
Clause	Acceptable Solution	Assessment	Compliance
	A = Number of existing on site car parking spaces B = Number of on-site car parking spaces required for the existing use or development specified in Table C2.1 C = Number of on-site car parking spaces required for the proposed use or development specified in Table C2.1.		

4.3.2 Development Standards – **Acceptable Solutions** - Parking and Sustainable Transport Code

C2.0 Parking and Sustainable Transport Code			
C2.6 Development Standards for Buildings and Works			
Clause	Acceptable Solution	Assessment	Compliance
C2.6.1 Construction of Parking Areas			
A1	All parking, access ways, manoeuvring and circulation spaces must: (a) be constructed with a durable all weather pavement; (b) be drained to the public stormwater system, or contain stormwater on the site; and (c) excluding all uses in the Rural Zone, Agriculture Zone, Landscape Conservation Zone, Environmental Management Zone, Recreation Zone and Open Space Zone, be surfaced by a spray seal, asphalt, concrete, pavers or equivalent material to restrict abrasion from traffic and minimise entry of water to the pavement.	Parking and vehicle access to and from the site will be constructed with a durable all weather pavement, surfaced by concrete, with stormwater to be contained on-site. The proposal therefore satisfies the requirements of Clause C2.6.1 A1 accordingly.	Complies
C2.6.2 Design and Layout of Parking Areas			

C2.0 Parking and Sustainable Transport Code			
C2.6 Development Standards for Buildings and Works			
Clause	Acceptable Solution	Assessment	Compliance
A1.1	Parking, access ways, manoeuvring and circulation spaces must either: (a) comply with the following: (i) have a gradient in accordance with <i>Australian Standard AS 2890 - Parking facilities, Parts 1-6</i>; (ii) provide for vehicles to enter and exit the site in a forward direction where providing for more than 4 parking spaces; (iii) have an access width not less than the requirements in Table C2.2; (iv) have car parking space dimensions which satisfy the requirements in Table C2.3; (v) have a combined access and manoeuvring width adjacent to parking spaces not less than the requirements in Table C2.3 where there are 3 or more car parking spaces; (vi) have a vertical clearance of not less than 2.1m above the parking surface level; and (vii) excluding a single dwelling, be delineated by line marking or other clear physical means; or (b) comply with <i>Australian Standard AS 2890 - Parking facilities, Parts 1-6</i>.	Parking and vehicle access to and from the site will have a gradient that accords with Australian Standard AS 2890 - Parking facilities, Parts 1-6. Access width is in excess of the requirements of Table C2.2, while car parking space dimensions within the garage will comfortably satisfy the requirements of Table C2.3. Vertical clearance above of the parking surface level will exceed 2.1 metres at all times of vehicle ingress and egress. The proposal therefore satisfies the requirements of Clause C2.6.2 A1.1 accordingly.	Complies
C2.6.3 Number of Accesses for Vehicles			
A1	The number of accesses provided for each frontage must:	An existing, single access onto Beach Crescent services the site and will continue	Complies

C2.0 Parking and Sustainable Transport Code			
C2.6 Development Standards for Buildings and Works			
Clause	Acceptable Solution	Assessment	Compliance
	(a) be no more than 1; or (b) no more than the existing number of accesses, whichever is the greater.	to be relied upon for the purposes of the proposal.	

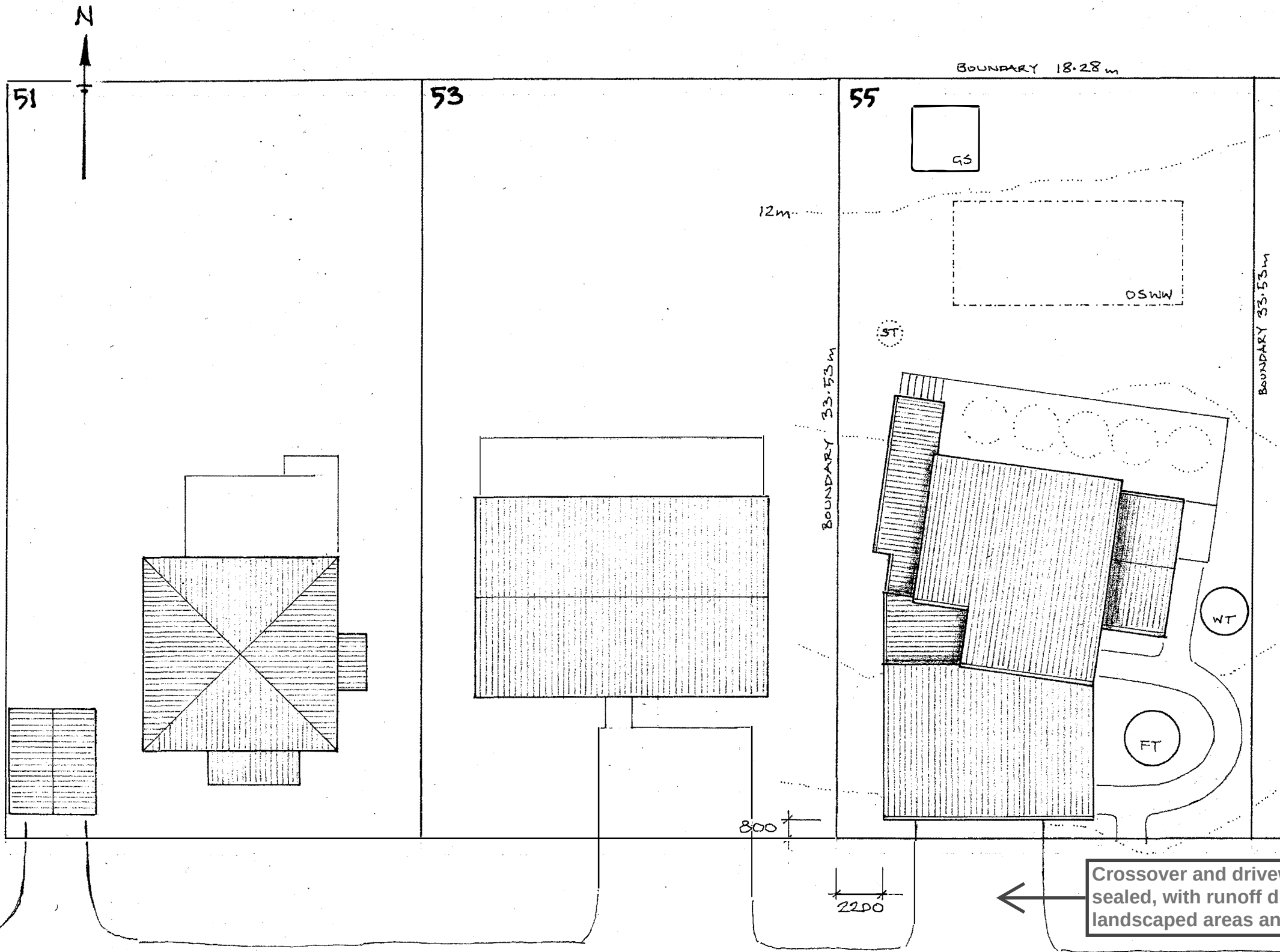
5 Conclusion

The proposed dwelling additions, alterations, and new garage at 55 Beach Crescent, Greens Beach have been designed in accordance with the intent and requirements of the Tasmanian Planning Scheme – West Tamar.

The development maintains a compliant building height and site coverage, consistent with the Low Density Residential Zone standards. The works follow the site's natural slope and maintain the low-scale, coastal character typical of Beach Crescent. While the development footprint encroaches slightly within the nominal front and side setbacks, the design meets the performance criteria by responding to local building patterns, ensuring no unreasonable visual or amenity impacts on adjoining dwellings.

Existing vegetation along both side boundaries will continue to provide privacy and soften the building's appearance, while new native landscaping and a living-wall trellis system will enhance the street frontage. The proposal also meets the Parking and Sustainable Transport Code, providing two compliant on-site parking spaces within a new concrete-surfaced garage accessed safely from the existing crossover.

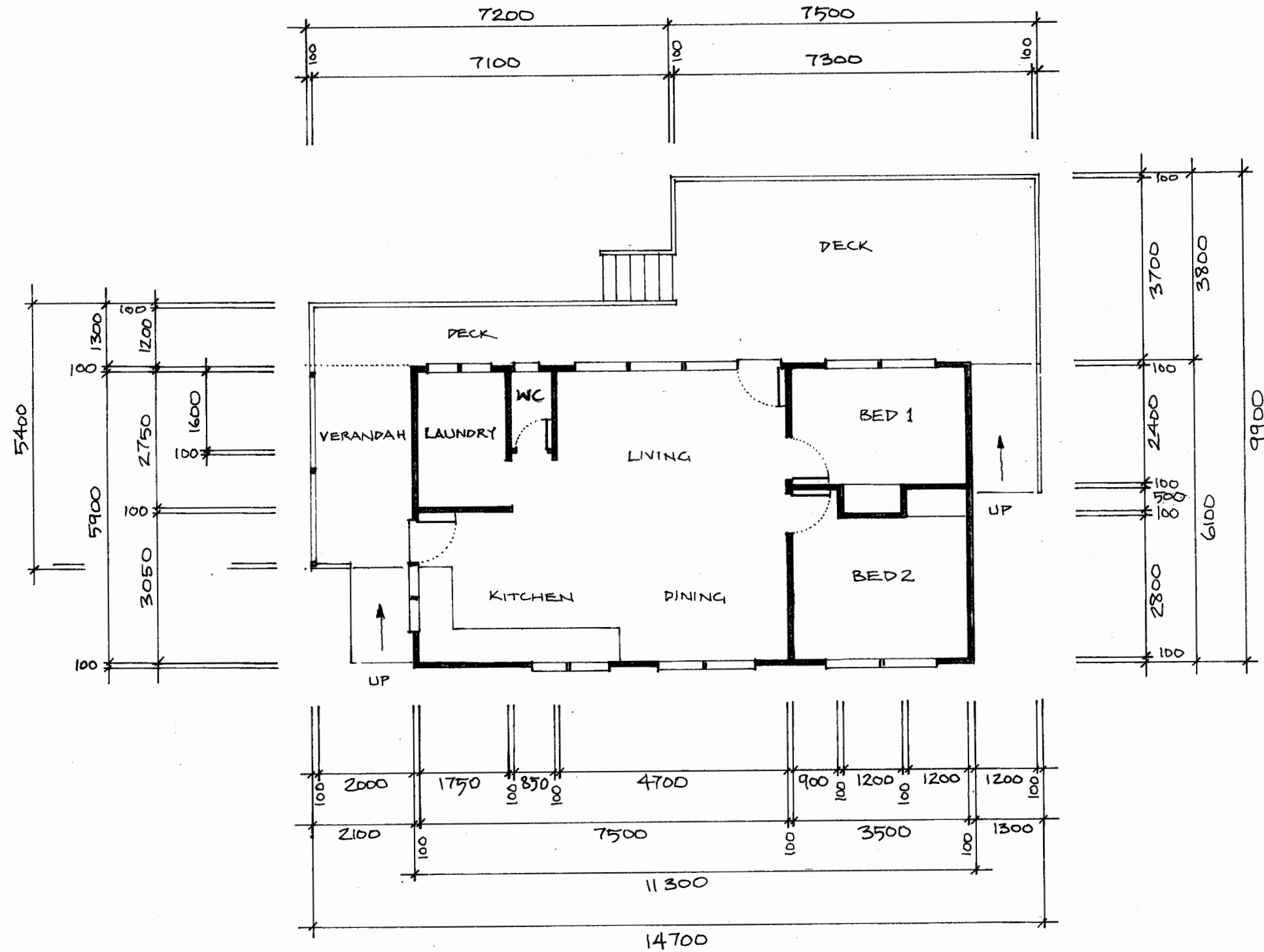
Overall, the proposal represents a well-considered and site-responsive form of residential development. It complements the surrounding built environment, protects neighbouring amenity, and reinforces the relaxed, landscaped coastal character of Greens Beach. The development therefore satisfies all relevant zoning and code provisions of the Tasmanian Planning Scheme – West Tamar.



- LEGEND**
- LAND SIZE - 612m². HOUSE & GARAGE FOOTPRINT - 174m².
DECK FOOTPRINT - 46m².
- GS** - EXISTING 3m x 3m GARDEN SHED RELOCATED TO REPLACE 1.5m x 1.5m SHED - REFER WOOLCOTT SURVEY PLAN.
- ST** - SEPTIC TANK
- OSWW** - ON SITE WASTE WATER ELJEN DISPOSAL BED AND RESERVE DISPOSAL AREA - REFER GEOTON REPORT.
- WT** - ALL DOWNPIPES TO DISCHARGE INTO EXISTING WATER TANK (WT) AND 5 x 4500 litre TANKS UNDER HOUSE DECK.
- FT** - 10,000 litre FIREFIGHTING WATER TANK.

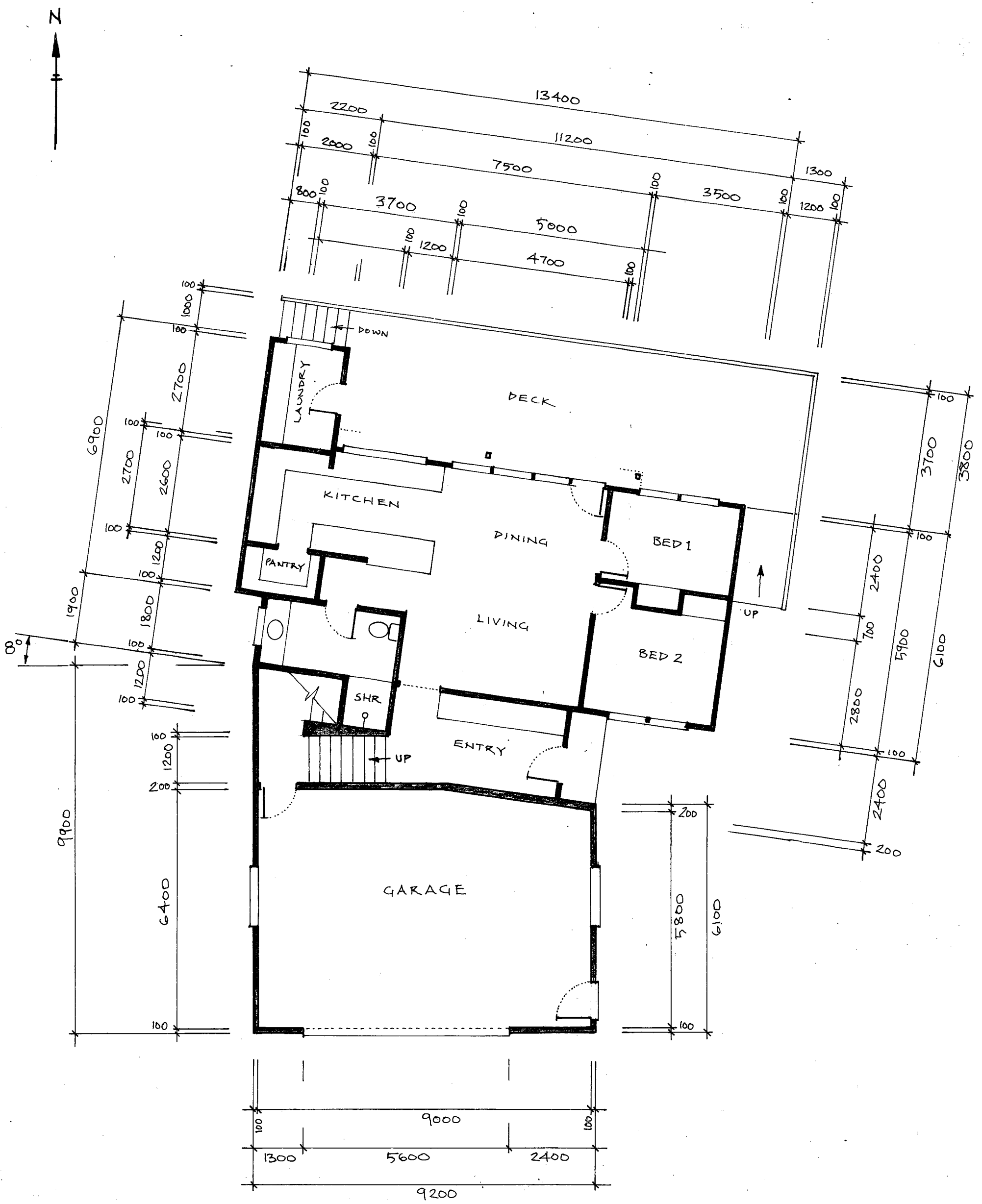
SITE PLAN

PROPOSED HOUSE EXTENSIONS
FOR R & S GIBBONS,
55 BEACH CR, GREENS BEACH
DESIGNER Andrew Thomson CC590R
SCALE 1:200 A3 **DATE** OCTOBER 2025



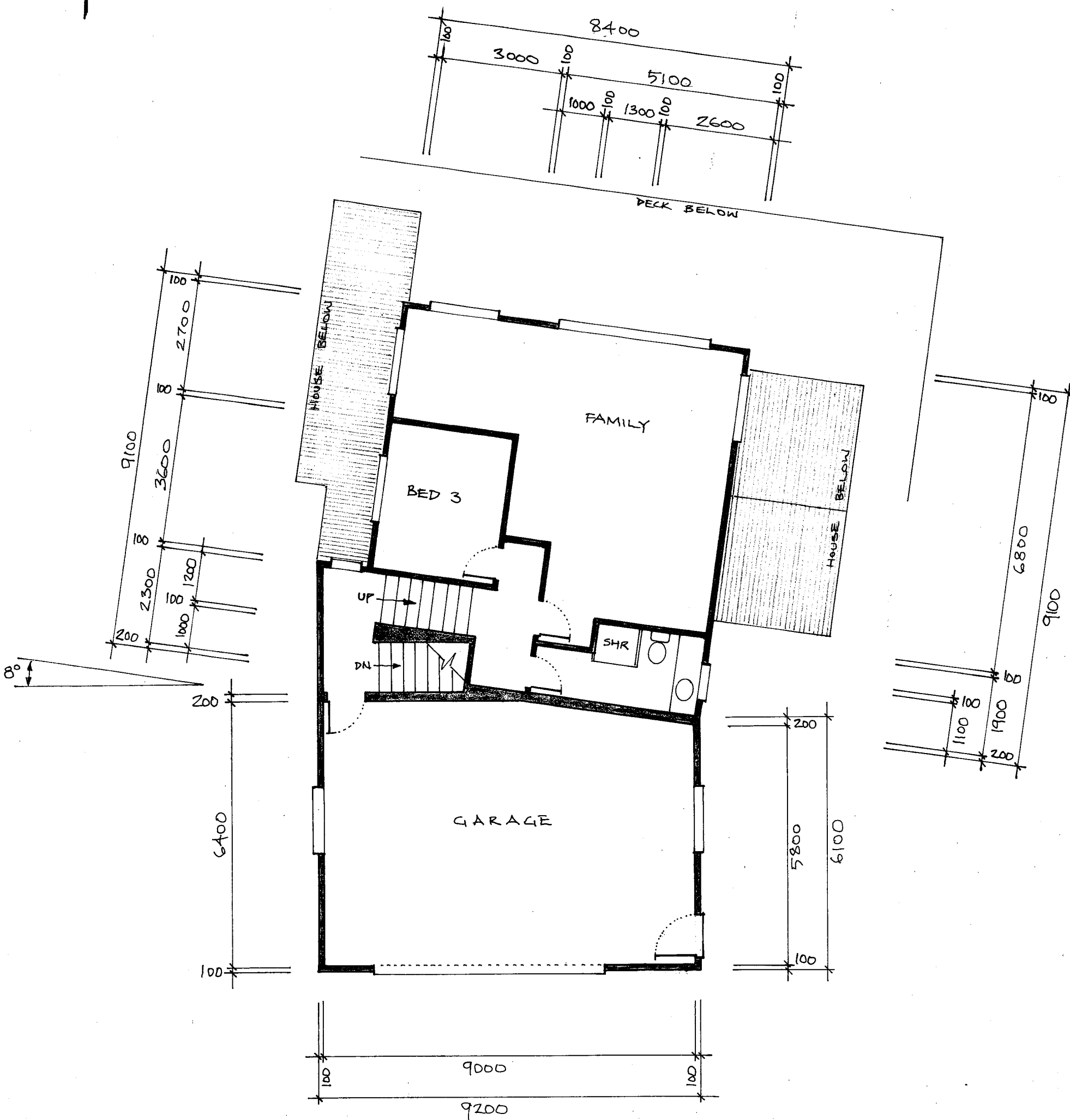
EXISTING CONDITIONS PLAN

PROPOSED HOUSE EXTENSIONS
 FOR R & S GIBBONS,
 55 BEACH CR, GREENS BEACH
DESIGNER Andrew Thomson CC590R
SCALE 1:100 A3 **DATE** OCTOBER 2025



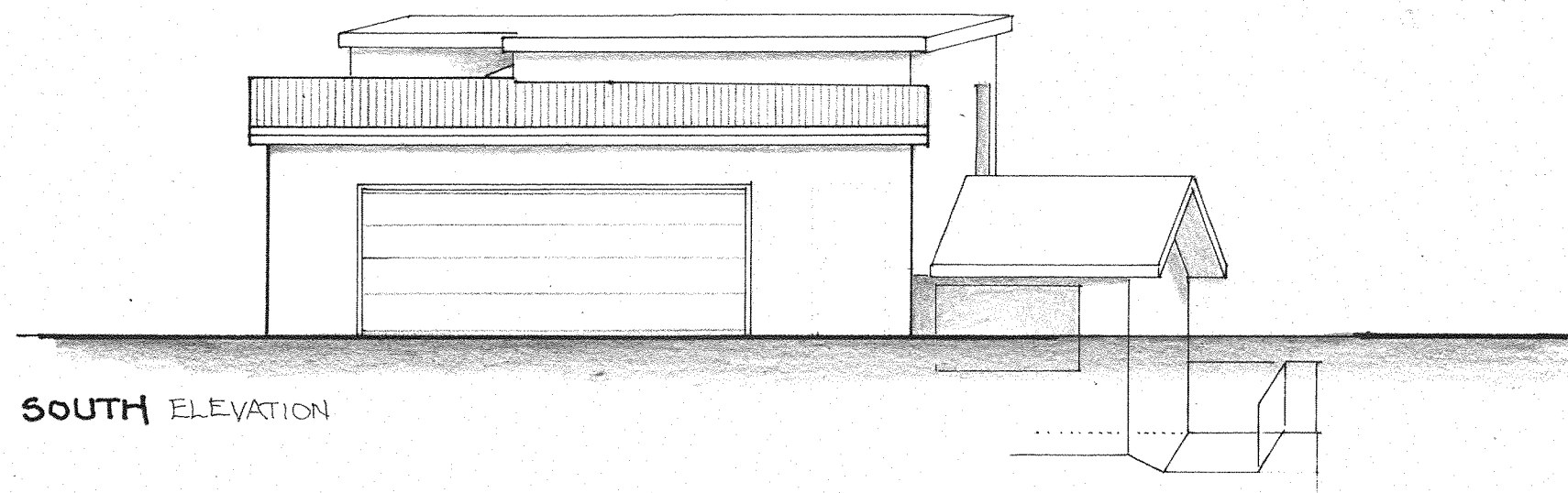
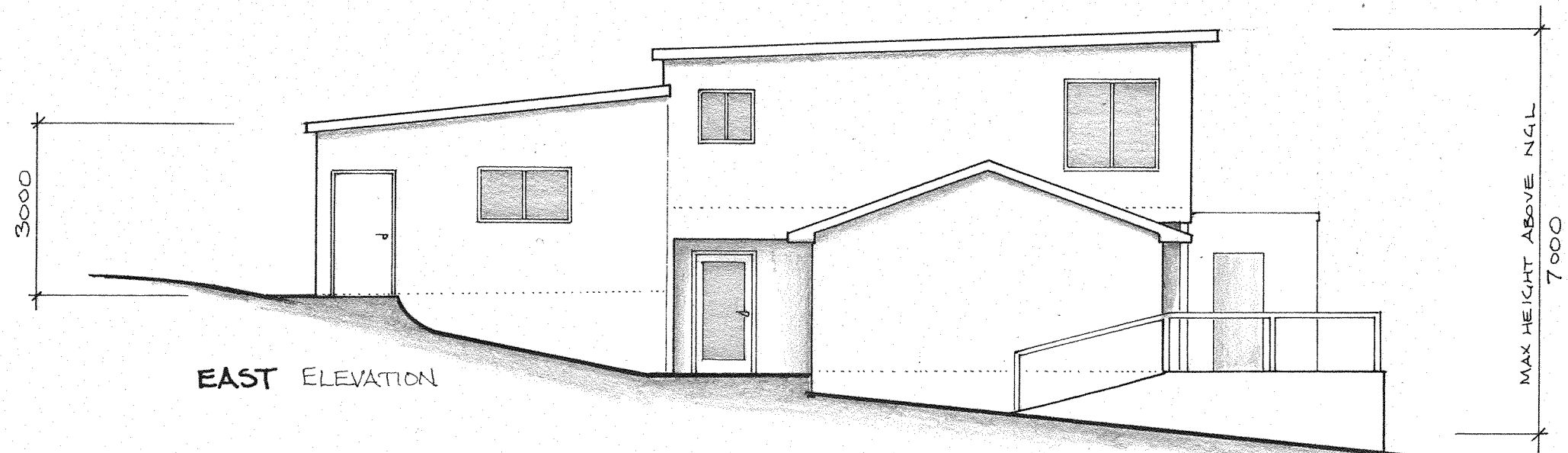
GROUND FLOOR PLAN

PROPOSED HOUSE EXTENSIONS
 FOR R & S GIBBONS,
 55 BEACH CR, GREENS BEACH
DESIGNER Andrew Thomson CC590R
SCALE 1:100 A3 **DATE** OCTOBER 2025



TOP FLOOR PLAN

PROPOSED HOUSE EXTENSIONS
FOR R & S GIBBONS,
55 BEACH CR, GREENS BEACH
DESIGNER Andrew Thomson CC590R
SCALE 1:100 A3 **DATE** OCTOBER 2025

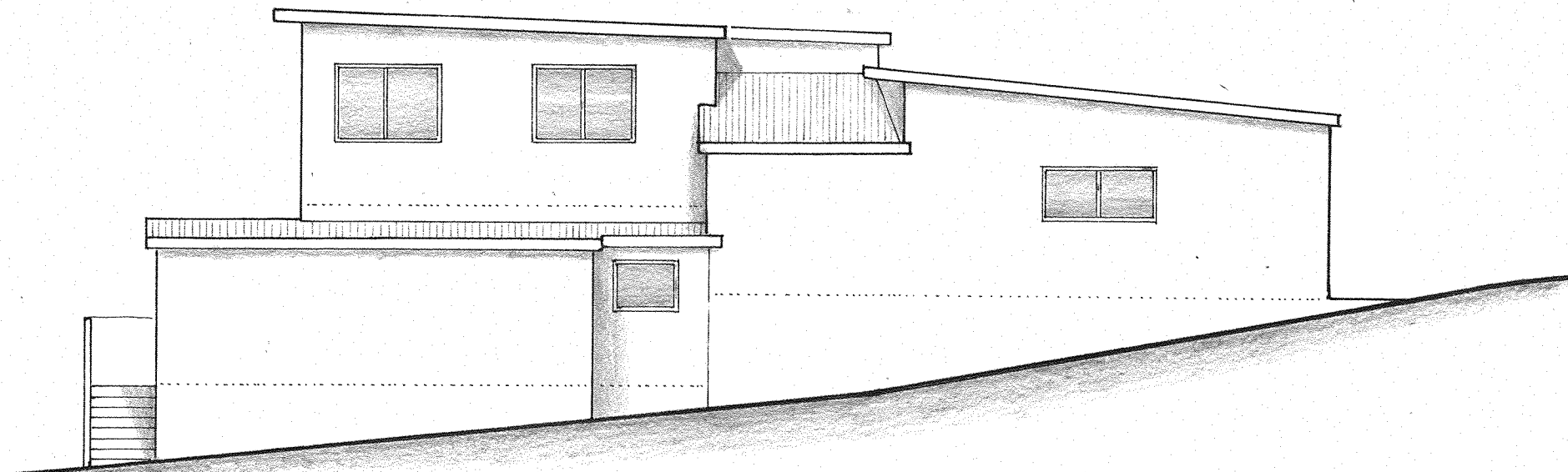


PROPOSED HOUSE EXTENSIONS

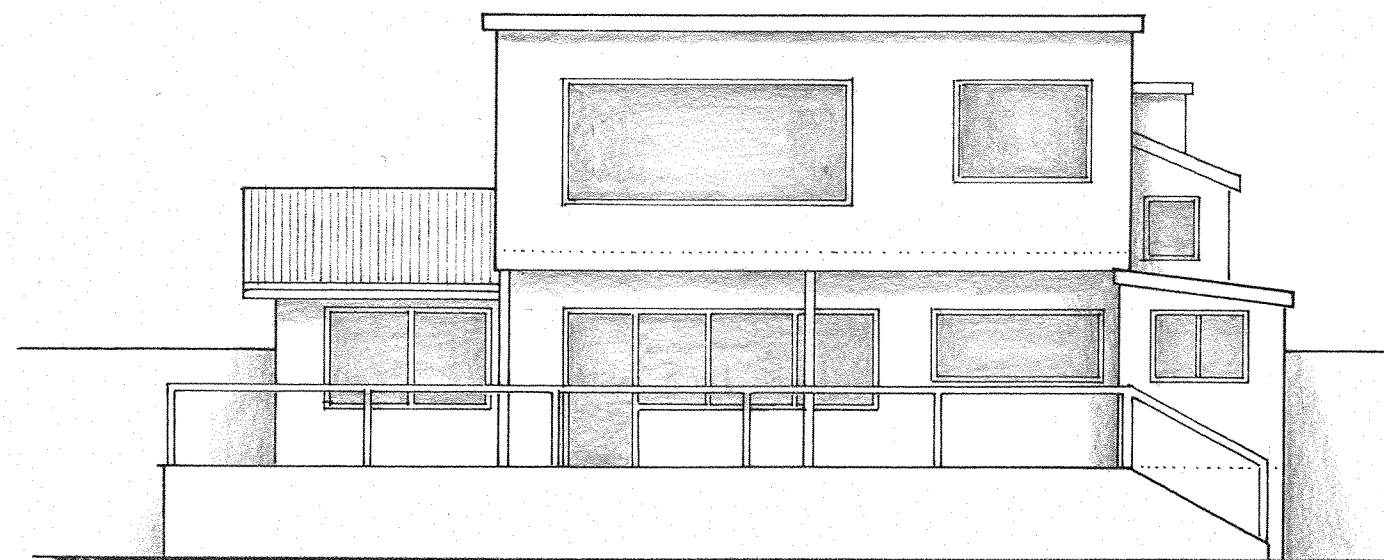
FOR R & S GIBBONS,
55 BEACH CR, GREENS BEACH

DESIGNER Andrew Thomson CC590R

SCALE 1:100 A3 **DATE** OCTOBER 2025

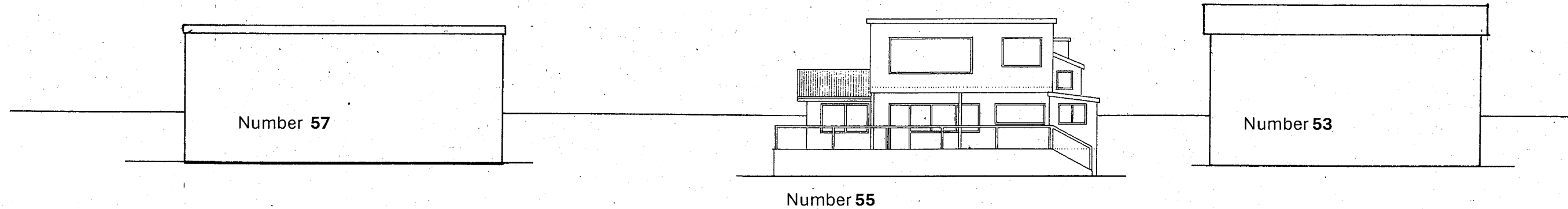


WEST ELEVATION

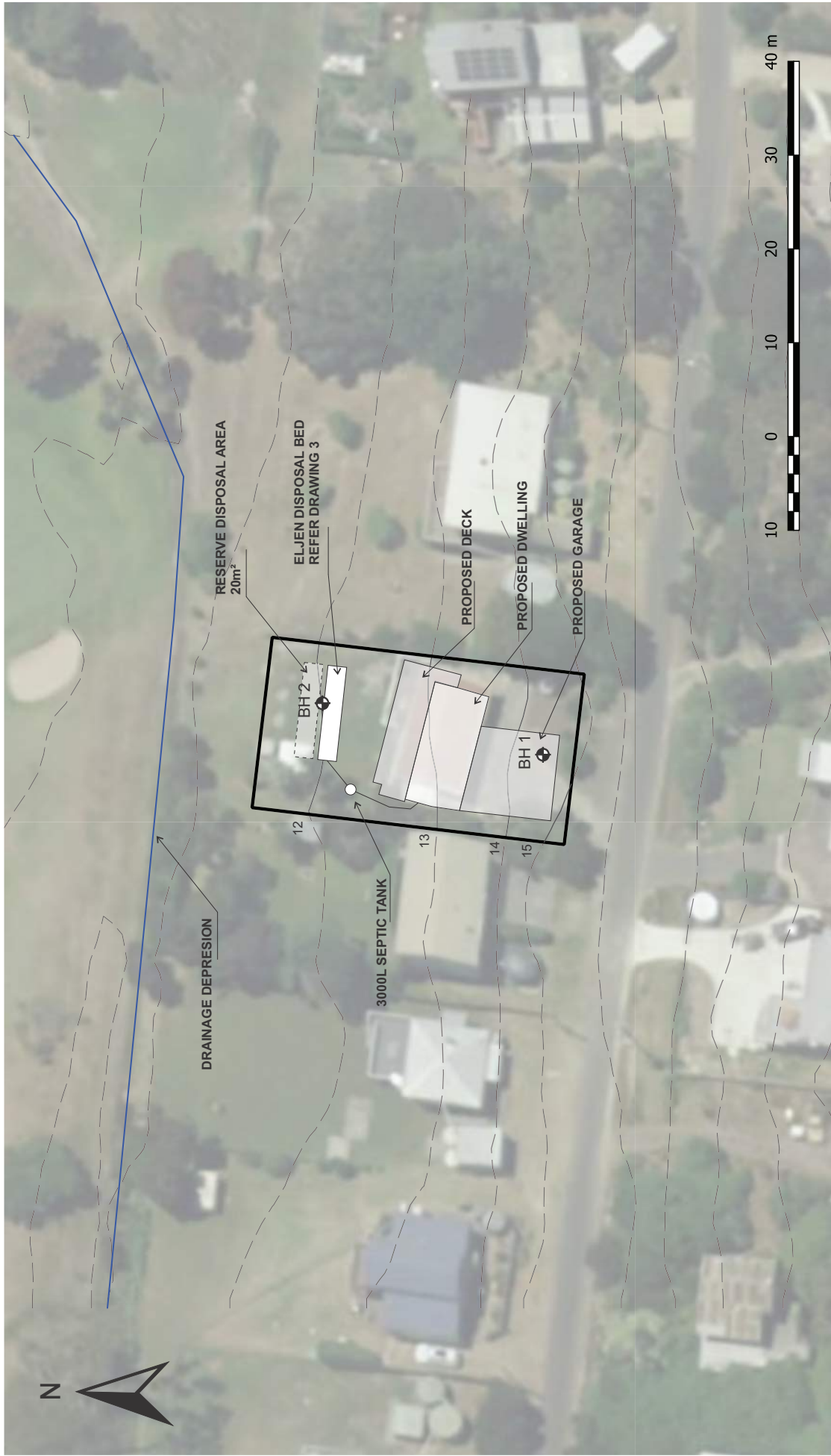


NORTH ELEVATION

PROPOSED HOUSE EXTENSIONS
 FOR R & S GIBBONS,
 55 BEACH CR, GREENS BEACH
DESIGNER Andrew Thomson CC590R
SCALE 1:100 A3 **DATE** OCTOBER 2025



COMPARATIVE SCALE OF NEIGHBOURING BUILDINGS



Legend

- BH 1 Approximate Borehole Location
- Contour in Metres (LiDAR Derived)

			Client: MS ROSE & MR STEPHEN GIBBONS	
Date	17/07/2025	Drawn	Project: 55 BEACH CRESCENT GREENS BEACH	
Scale	1 : 400	Approved	Title: LOCALITY PLAN	
Original size	A3	Rev	Project no: GL25380A	Drawing no. 1

Number	Botanical Name	Common Name	Height	Width	Flower Colour	Image
1	<i>Telopea truncata</i>	Tasmanian Waratah Shrub	3 metres	1.5 metres	Red pink	
2	<i>Philotheca virgata</i>	Twiggy Wax Flower	1.5 metres	1 metre	White / Pink	
3	<i>Correa alba</i>	White Correa	1.5 metres	1.5 metres	White	
4	<i>Boronia anemonifolia</i>	Sticky Boronia	2 metres	2 metres	White / Pink	
5	<i>Stylidium armeria</i>	Common Triggerplant	50-100 cms	50 cm	Dark Pink	
6	<i>Aphanopetalum resinosum</i>	Gum Vine	Can be trained to cover 3 metres		Creamy Yellow	
7	<i>Myoporum parvifolium</i>	Flinders Pink Creeping Boobialla	20 cm	2 metres	Pink / White	
8	<i>Indigofera australis</i>	Native Indigo	2 metres	2 metres	Purple	