

PLANNING APPLICATION FORM

Section 57 & 58

OFFICE USE
ONLY

Application Number PA2026004
Assess No: A8295
PID No: 6094853

Applicant Name:	MELISSA DIANNE HUSTON		
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:

MELISSA DIANNE HUSTON.

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)

MELISSA DIANNE HUSTON

Location / Address:

19 Top Road, Greens Beach Tas 7270

Title Reference:

212677/1

Zone(s):

10.0 Low Density Residential

Existing Development/Use:

Residential

Existing Developed Area:

145m2

 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):

 Alterations and Additions:
 -Internal fitout of ground floor with new bedrooms
 -Construction of internal stairs
 -New deck and roof above

DEVELOPMENT APPLICATION DETAILS

Proposed Use:

Residential: ☒Visitor Accommodation: ☐Commercial: ☐Other: ☐

Description of Use:

Residential

Development Type:

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

Description of development:

Retrospective Approval

New or Additional Area:

116m2

 Estimated construction cost of the
proposed development:

Building Materials:

Wall Type: FC sheet

Colour: Light blue

Roof Type: Colorbond

Colour: Navy

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/ASubdivision 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:				

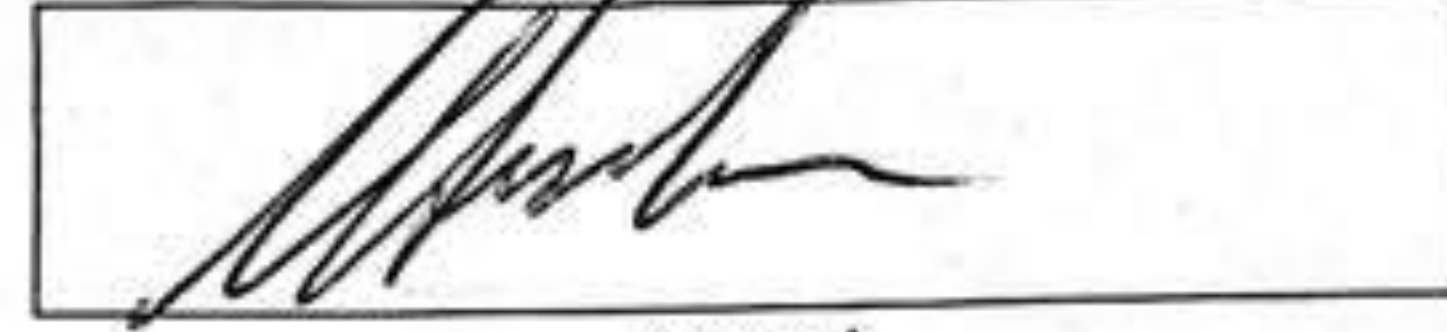
Application Number: «Application Number»

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,

MELISSA DIANNE HUSTON

Name (print)



Signed

21/10/25

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)

MELISSA DIANNE HUSTON

Name (print)



Signed

21/10/25

Date

Please Note: If the application involves Crown Land you will need to provide a letter of consent and this form signed by the Minister, or a delegated officer of the Crown with a copy of the delegation.

**Crown
Consent**
(if required)

Name (print)

Signed

Date

**Chief
Executive
Officer**
(if required)

Name (print)

Signed

Date

If the subject site is accessed via a right of way, the owner of the ROW must also be notified of the application.

Right of Way Owner:

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

Name (print)

Signed

Date

ORIGINAL - NOT TO BE REMOVED FROM TITLES OFFICE

R.P. 1469

TASMANIA

REAL PROPERTY ACT, 1862, as amended

NOTE—REGISTERED FOR OFFICE
CONVENIENCE TO REPLACE

Purchase Grant Vol.240 Fol.28.



CERTIFICATE OF TITLE

Register Book

Vol. Fol.

2508 36

I certify that the person described in the First Schedule is the registered proprietor of an estate in fee simple in the land within described together with such interests and subject to such encumbrances and interests as are shown in the Second Schedule. In witness whereof I have hereunto signed my name and affixed my seal.

M. Hutchinson



Recorder of Titles.

DESCRIPTION OF LAND

PARISH OF STOCKPORT LAND DISTRICT OF DEVON

THIRTY THREE PERCHES AND ONE TENTH OF A PERCH on the Plan hereon

FIRST SCHEDULE (continued overleaf)

GEORGE EDWARD SULLIVAN of Strathmore, in Victoria, Engineer, and

IVY PEARL SULLIVAN, his wife

SECOND SCHEDULE (continued overleaf)

NIL

CANCELLED

19 DEC 1984

M. Hutchinson

RECORDER OF TITLES

NEW TITLES OFFICE

PUBLIC ROAD

Lot 32746
P.L.
33/10

THE RECORDER OF TITLES ARE NO LONGER SUBSISTING.

Lot 1 of this plan consists of the land comprised in the above mentioned cancelled folio of the Register

REGISTERED NUMBER

212677

Whole of Lot 32746 Gtd. to L.J.Barrett & anor Meas. in Ft. & Ins.

FIRST Edition, Registered **13 Aug 1868**

Derived from P.G. Vol. 240 Fol.28. Transfer A123254- L.J.Barrett & anor

THE RECORDER OF TITLES ARE NO LONGER SUBSISTING.

RETROSPECTIVE APPROVAL

at 19 TOP ROAD, GREENS BEACH TAS 7270

for MELISSA HUSTON

REQUIRED APPROVAL STAMPS - BUILDING SURVEYOR / PERMIT AUTHORITY

NOTE: THESE DRAWINGS ARE NOT TO BE USED FOR CONSTRUCTION UNLESS THEY ARE STAMPED BY THE BUILDING SURVEYOR AND/OR PERMIT AUTHORITY

PROJECT NUMBER:
25136

PROPERTY ID:
6094853

LAND TITLE, VOLUME & FOLIO
CT - 212677/1

SITE AREA:
837m²

FLOOR AREAS:
EXISTING DWELLING FLOOR AREA - ***m²

COUNCIL:
WEST TAMAR

SCHEME / ZONE:
10.0 LOW DENSITY RESIDENTIAL

SCHEME / ZONE OVERLAYS:
BUSHFIRE PRONE
PRIORITY VEGETATION

SITE CLASSIFICATION:

WIND CLASSIFICATION: **

BUSHFIRE ATTACK LEVEL: BAL**

TERRAIN CLASSIFICATION: TC**

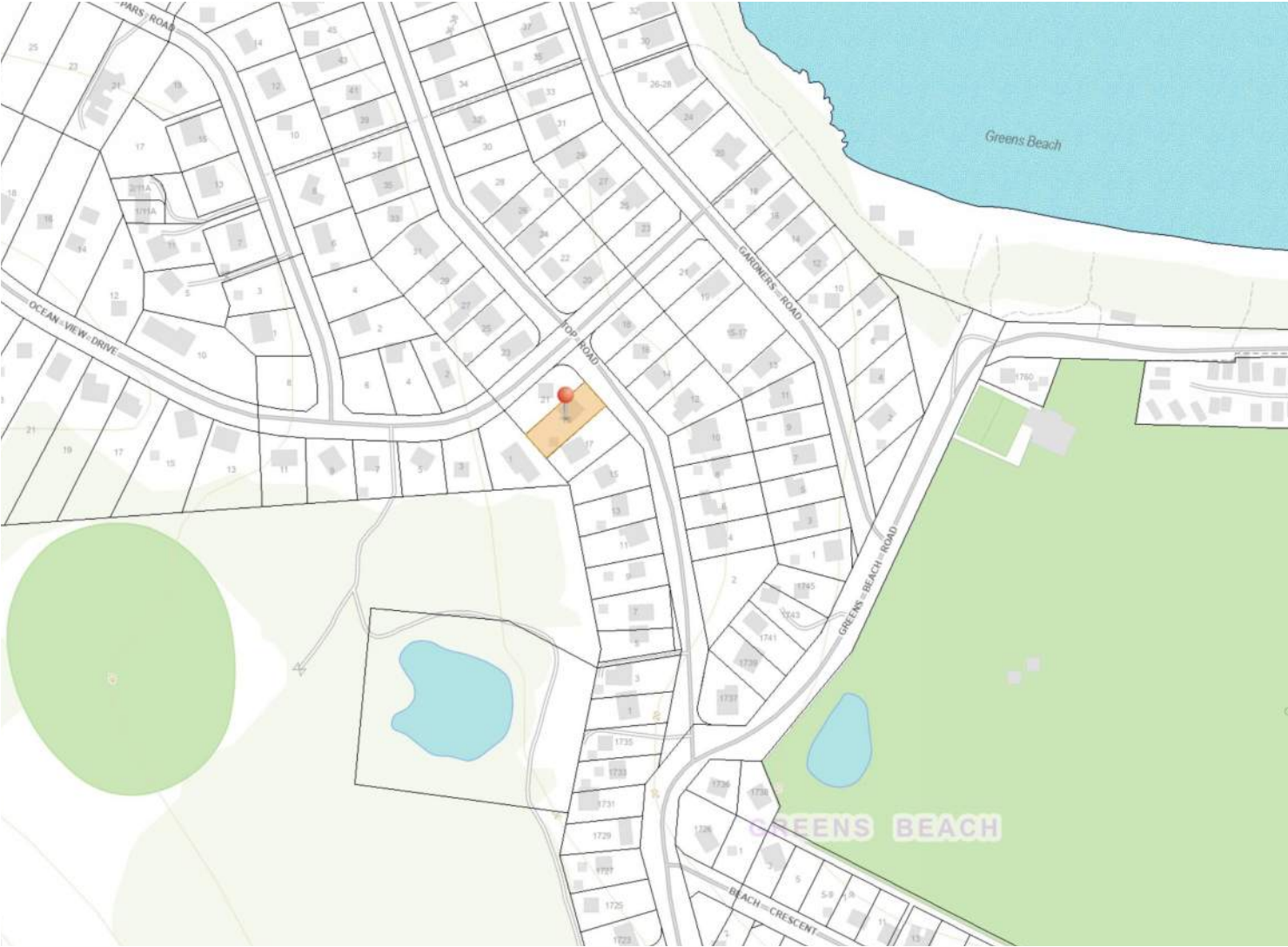
WIND REGION: A3

CLIMATE ZONE: 7

CORROSION ENVIRONMENT: ***

ALPINE AREA: N/A

PRINT DATE:
13/01/2026



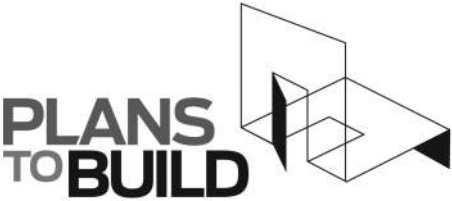
LOCATION PLAN

DRAWING SCHEDULE

- A00 COVER PAGE
- A01 SITE PLAN
- A02 EXISTING FLOOR PLANS
- A03 ELEVATIONS
- A04 ELEVATIONS



MEMBER
you're in good hands



ABN 23 269 055 701
Level 1 Holyman House, 52-60 Brisbane St,
Launceston, Tasmania, 7250.
Tel - 6388 9914 - Mob - 0488 377 937
Email - jackson@planstobuild.com.au
J.E.YOUNG LIC. No. 674 563 705

GENERAL NOTES:

IN ACCORDANCE WITH THE N.C.C.S BUILDING CODE OF AUSTRALIA VOLUME TWO, ALL BUILDING WORK SHALL BE IN STRICT COMPLIANCE WITH COUNCIL LAWS, REFERENCED AUSTRALIAN STANDARDS, BUILDING ACTS & REGULATIONS REFER ALSO TO THE GENERAL REQUIREMENTS PAGE.

THE BUILDER SHALL SECURE AND MAKE SAFE THE WORKSITE IN ACCORDANCE WITH WORK SAFE TASMANIA & WHS GUIDELINES & REGULATIONS.

THE BUILDER SHALL CARRY OUT DIAL BEFORE YOU DIG REFERRAL FOR LOCATIONS OF ALL UNDERGROUND SERVICES PRIOR TO COMMENCING ANY EARTHWORKS.

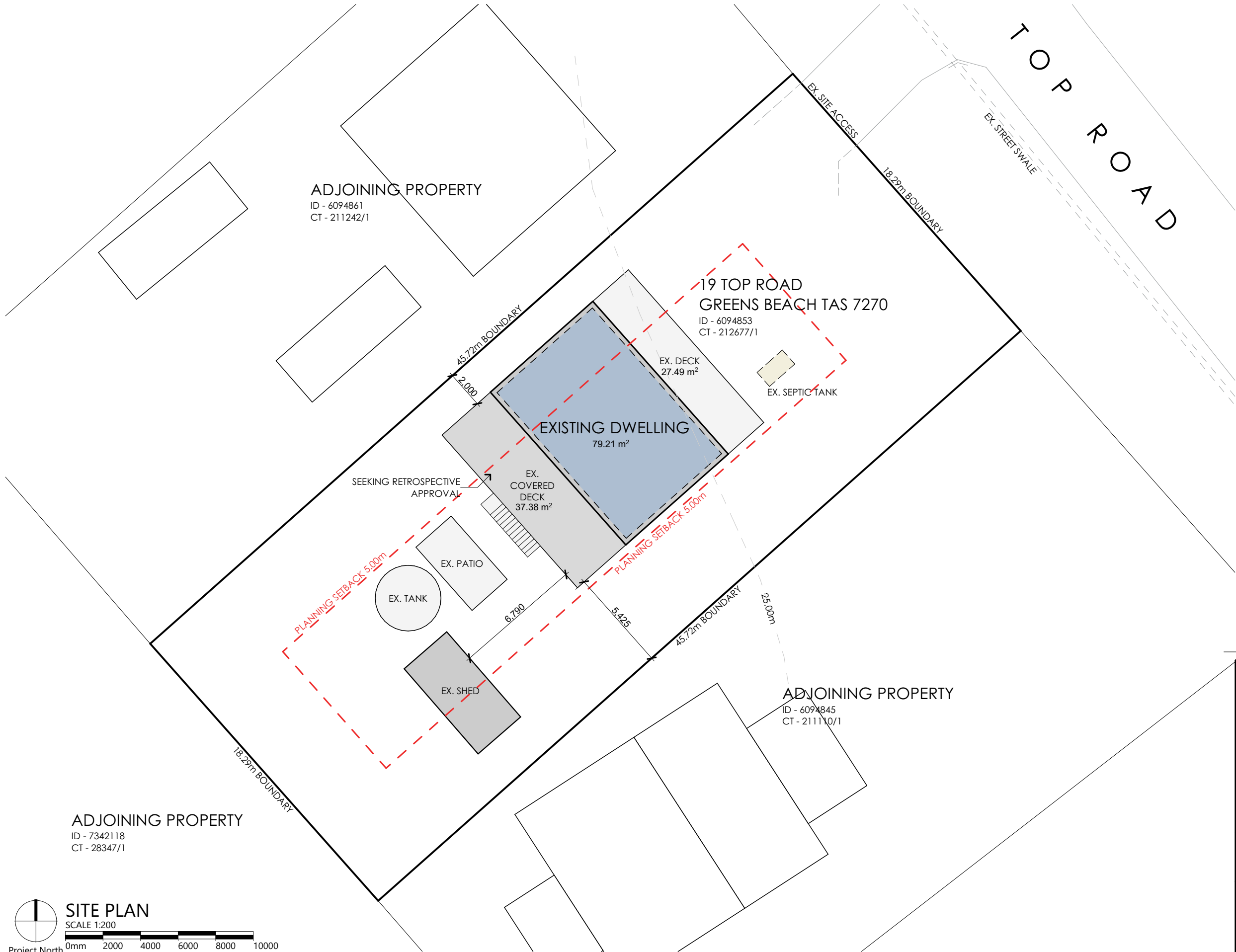
THE BUILDER SHALL INSTALL SILT TRAPS & SCREENS AT THE PROPERTY BOUNDARY TO PREVENT SILT RUNOFF INTO THE COUNCIL MAIN SYSTEM FOR THE DURATION OF SITE WORKS.

THE BUILDER SHALL BE RESPONSIBLE FOR THE CORRECT SETOUT OF ALL WORKS. A LAND SURVEYOR IS RECOMMENDED BY THE DESIGNER FOR ALL SETOUT. USE FIGURED DIMENSIONS IN PREFERENCE TO SCALED DIMENSIONS.

ALL DRAWINGS SHALL BE READ IN CONJUNCTION WITH THE ENGINEERING DRAWINGS AND SPECIFICATIONS. THE DESIGNER SHALL BE NOTIFIED OF ANY DISCREPANCIES WITH THE DRAWINGS.

ALL FITTINGS & FIXTURES INSTALLED SHALL BE PURCHASED AS NEW CONDITION & QUALITY & CARRY THE RELEVANT AUSTRALIAN STANDARD, AND CODEMARK & WATERMARK COMPLIANCES.

rev.	Amendment	Date
DRAWING No:		ISSUE: APPROVAL
A00		REV: 0



RETROSPECTIVE APPROVAL

19 TOP ROAD, GREENS BEACH TAS 7270

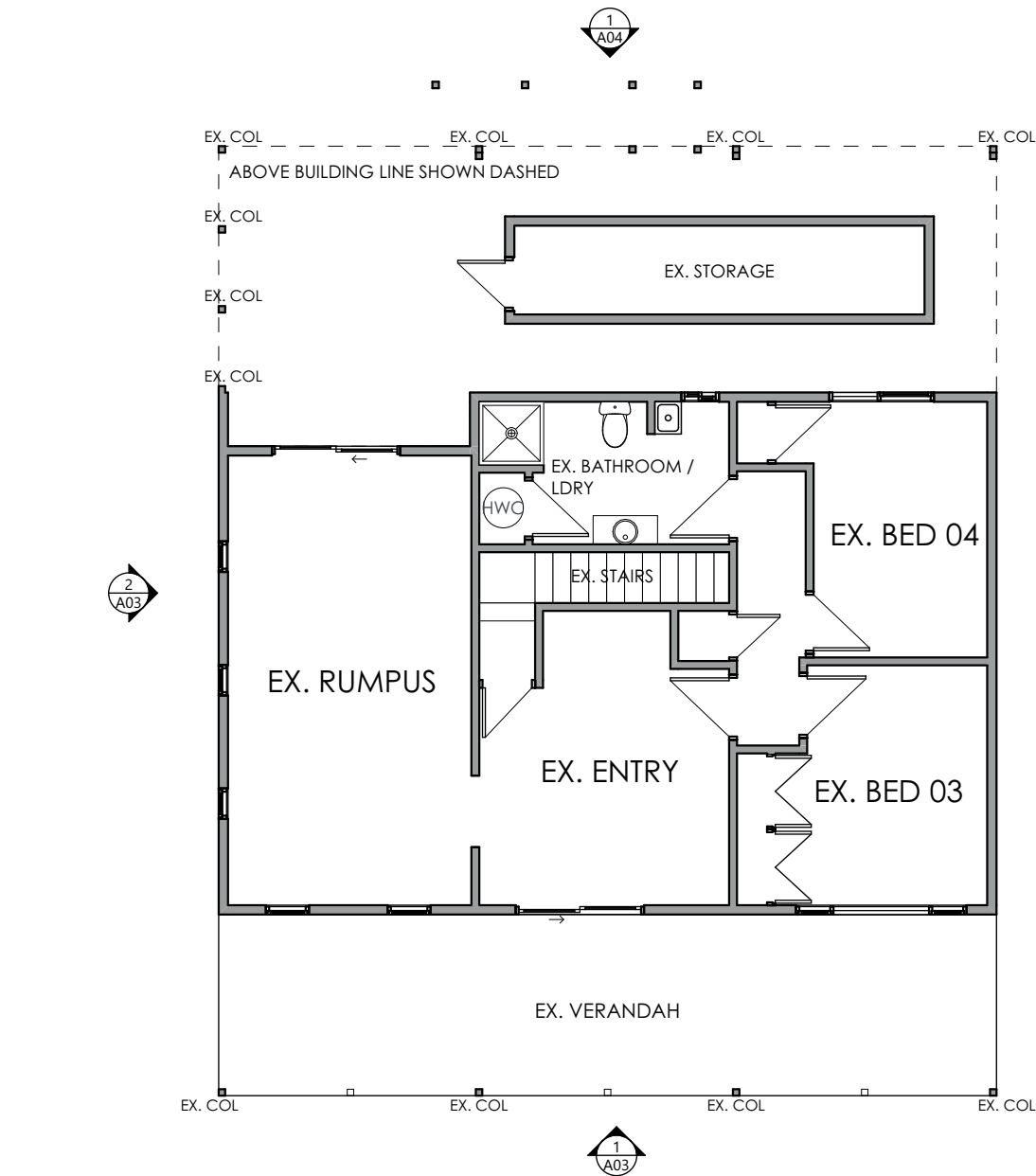
NOTE: THESE DRAWINGS ARE NOT TO BE USED FOR CONSTRUCTION UNLESS THEY ARE STAMPED BY THE BUILDING SURVEYOR AND/OR PERMIT AUTHORITY.

PROJECT NUMBER:
25136

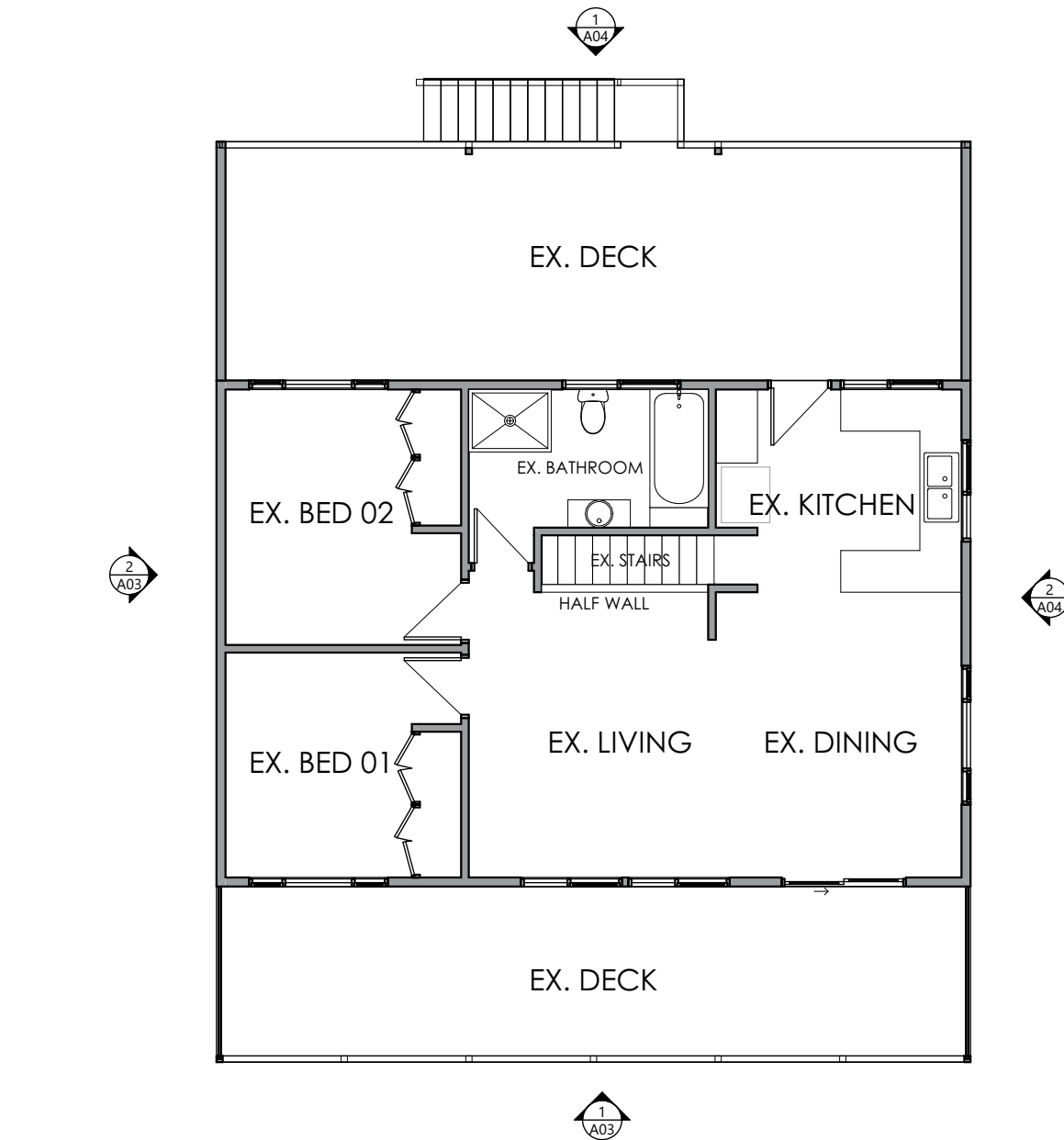
SCALE: IF IN DOUBT ASK
SCALE @ A3

PRINT DATE:
13/01/2026

rev.	Amendment	Date
DRAWING No:	A01	ISSUE: APPROVAL
2 of 5	REV: 0	



EXISTING GROUND FLOOR PLAN
SCALE 1:100
0mm 1000 2000 3000 4000 5000
Project North



EXISTING FIRST FLOOR PLAN
SCALE 1:100
0mm 1000 2000 3000 4000 5000
Project North

RETROSPECTIVE APPROVAL

19 TOP ROAD, GREENS BEACH TAS 7270

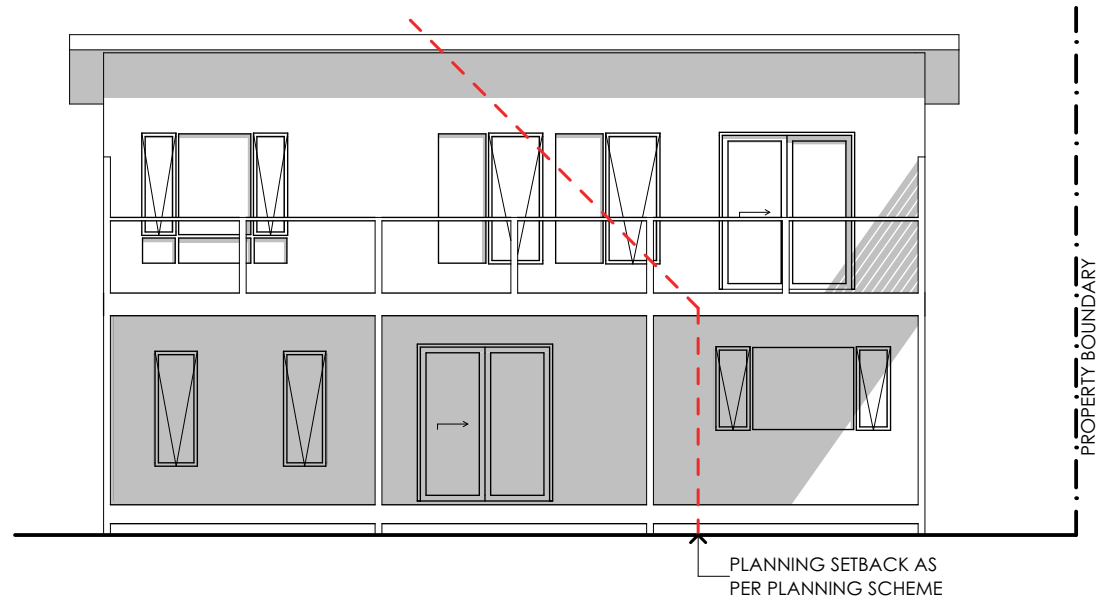
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PROJECT NUMBER:
25136

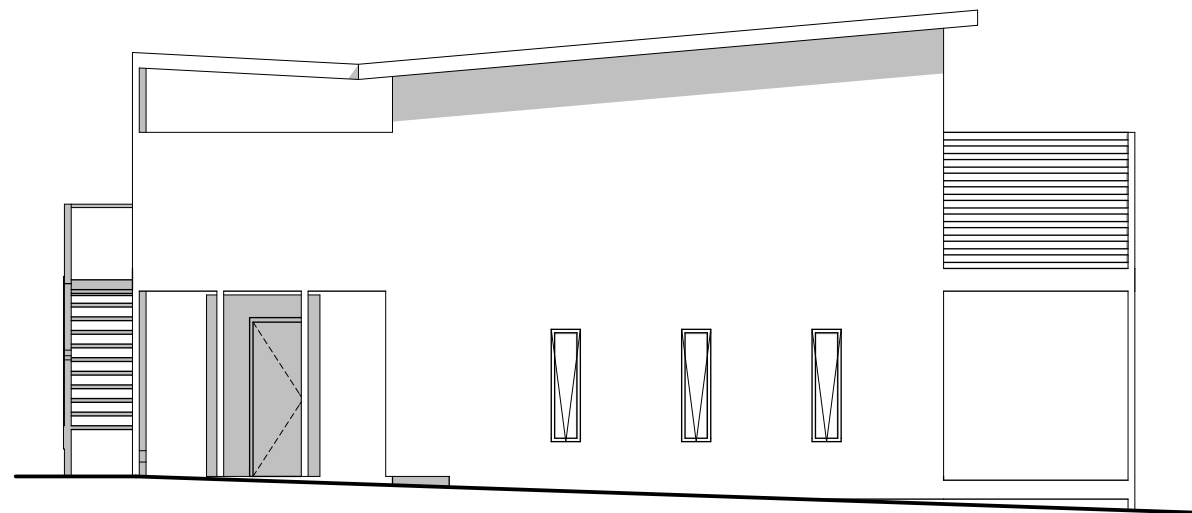
SCALE: IF IN DOUBT ASK
SCALE @ A3

PRINT DATE:
13/01/2026

rev.	Amendment	Date
DRAWING No:	A02	ISSUE: APPROVAL
3 of 5	REV: 0	



1
-
ELEVATION
SCALE 1:100
0mm 1000 2000 3000 4000 5000



2
-
ELEVATION
SCALE 1:100
0mm 1000 2000 3000 4000 5000

RETROSPECTIVE APPROVAL

19 TOP ROAD, GREENS BEACH TAS 7270

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PROJECT NUMBER:
25136

SCALE: IF IN DOUBT ASK
SCALE @ A3

PRINT DATE:
13/01/2026

DRAWING No:
A03

4 of 5

ISSUE: APPROVAL
REV: 0

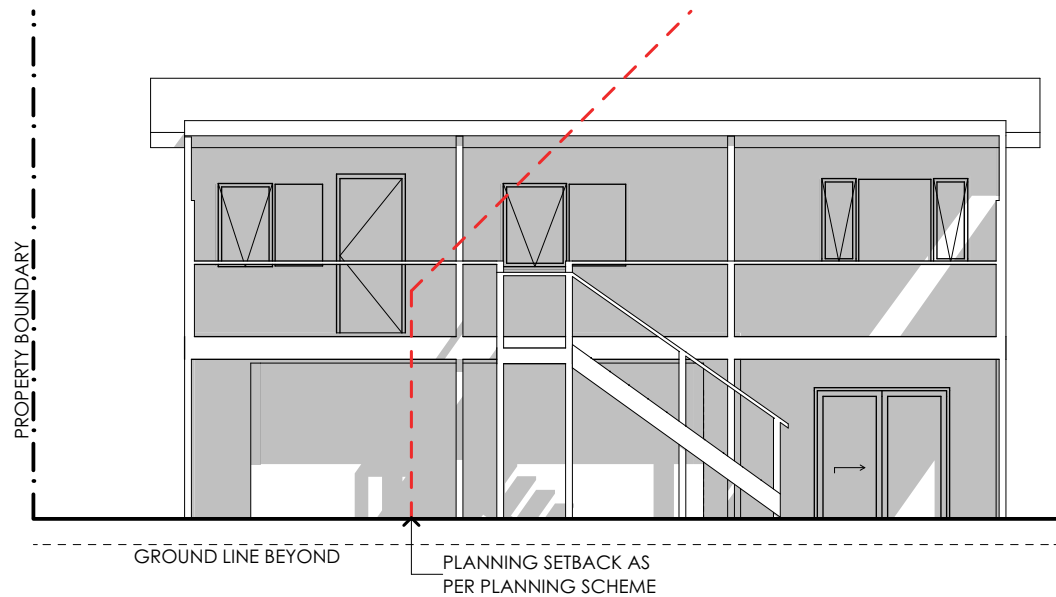
**PLANS
TO
BUILD**



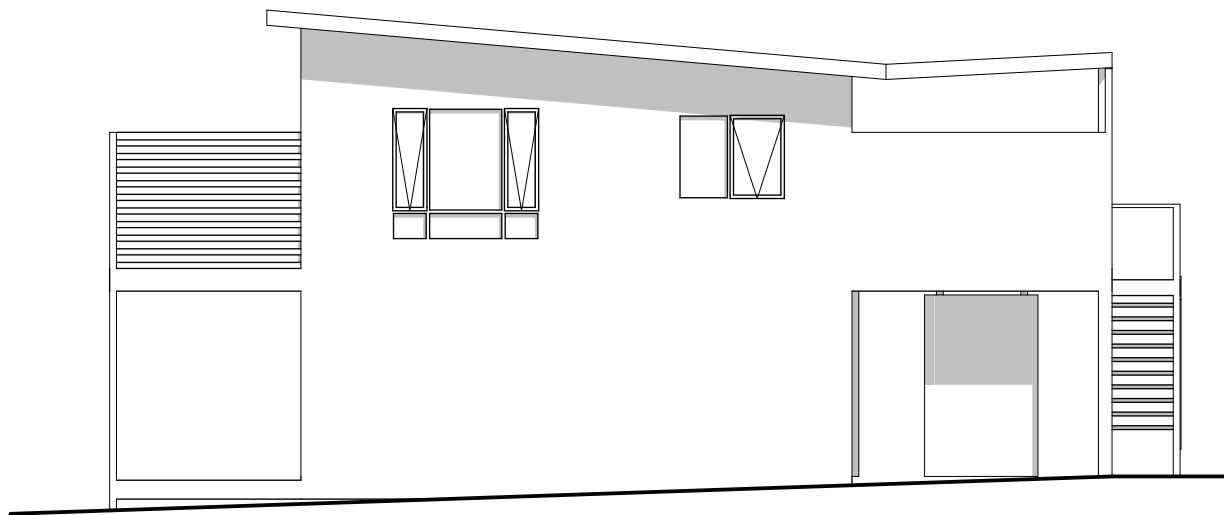
ABN 23 269 055 701
Level 1 Holyman House, 52-60 Brisbane St,
Launceston, Tasmania, 7250.
Tel - 6388 9914 - Mob - 0488 377 937
Email - jackson@planstobuild.com.au
J.E.YOUNG LIC. No. 674 563 705

Owner:
MELISSA HUSTON

rev.	Amendment	Date



1
-
ELEVATION
SCALE 1:100
0mm 1000 2000 3000 4000 5000



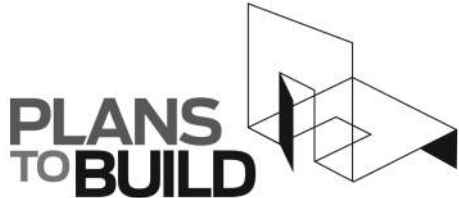
2
-
ELEVATION
SCALE 1:100
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RETROSPECTIVE APPROVAL

19 TOP ROAD, GREENS BEACH TAS 7270

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PROJECT NUMBER: 25136	SCALE: IF IN DOUBT ASK SCALE @ A3	PRINT DATE: 13/01/2026	DRAWING No: A04	ISSUE: APPROVAL REV: 0
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ABN 23 269 055 701
Level 1 Holyman House, 52-60 Brisbane St,
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