

DEVELOPMENT APPLICATION

APPLICATION NUMBER:	PLN-25-089
PROPOSED DEVELOPMENT:	Change of use to Visitor Accommodation
LOCATION:	70 Stony Point Drive Austins Ferry
APPLICANT:	Tasurban Town Planning
ADVERTISING START DATE:	02/05/2025
ADVERTISING EXPIRY DATE:	16/05/2025

Plans and documentation are available for inspection at Council's Offices, located at 374 Main Road, Glenorchy between 8.30 am and 5.00 pm, Monday to Friday (excluding public holidays) and the plans are available on Glenorchy City Council's website (www.gcc.tas.gov.au) until **16/05/25**.

During this time, any person may make representations relating to the applications by letter addressed to the Chief Executive Officer, Glenorchy City Council, PO Box 103, Glenorchy 7010 or by email to gccmail@gcc.tas.gov.au.

Representations must be received by no later than 11.59 pm on **16/05/25**, or for postal and hand delivered representations, by 5.00 pm on **16/05/25**.



Town Planning Report

70 Stony Point Drive, Austin ferry

29 April 2025



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Report prepared by:

Terri Landouris

Report reviewed by:

Raphael Tsakirellis

On behalf of:

Site Address

Street Address: 70 Stony Point Drive, Austin ferry

Contact

Business Name: TasUrban Town Planning

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Contact Person : Raphael Tsakirellis

Mobile Number:

Email: info@tasurbantownplanning.com.au

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Introduction

Tasurban Town Planning PTY LTD have been engaged by _____ to prepare a Town Planning Assessment Report for the use of the land for visitor accommodation at the property known as 70 Stony Point Drive Austin Ferry, Tas 3934.

Subject Site and Surrounds

The subject site, located at 70 Stony Point Drive, Austins Ferry, Tasmania (Lot 70 on Sealed Plan 167586), encompasses an area of approximately 665 square metres. The property features a single-storey dwelling, comprising four bedrooms, two bathrooms, and a double garage. The dwelling is positioned towards the front of the lot, allowing for a backyard area at the rear. The site has a gentle slope and is landscaped with lawns and low-maintenance plantings. Vehicular access is provided via a concrete driveway leading from Stony Point Drive to the garage.



Figure 1- Aerial of site via Nearmaps

Surrounding Area

Stony Point Drive is situated within a suburban residential area of Austins Ferry, characterized by detached single dwellings on similarly sized lots. The neighborhood exhibits a cohesive residential character with well-maintained properties and streetscapes.

The site is within proximity to several local amenities, including:

- **Public Transport:** Bus services operate along nearby main roads, providing connectivity to the broader Glenorchy and Hobart areas.
- **Educational Facilities:** Austins Ferry Primary School is located approximately 1.5 kilometres to the south, offering educational services for the local community.
- **Recreational Areas:** The area is served by several parks and recreational facilities, contributing to the suburb's family-friendly environment.

Planning Context

Under the Glenorchy Interim Planning Scheme 2015, the subject site is zoned as General Residential. This zoning is intended to accommodate residential development that respects the existing and desired future character of the area. The General Residential Zone permits

a range of residential uses and developments, subject to compliance with the relevant development standards.

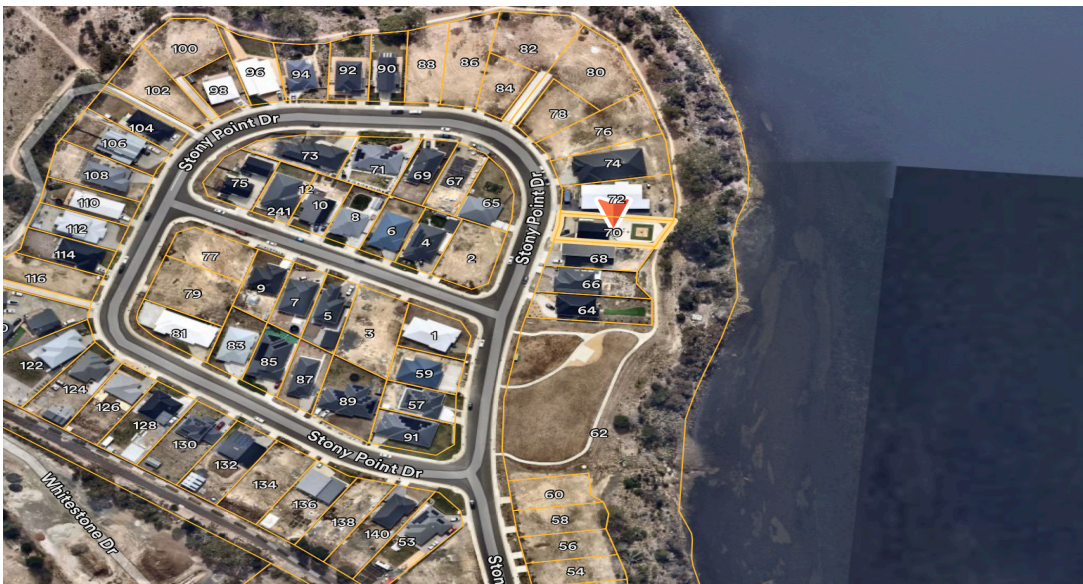


Figure 2- Aerial of the site via Nearmaps

The Glenorchy City Council has transitioned to the Tasmanian Planning Scheme – Glenorchy, which incorporates the State Planning Provisions and the Glenorchy Local Provisions Schedule. The zoning and applicable codes under this scheme continue to support residential development consistent with the established neighborhood character

It is noted that a planning permit (PLN-21-531) was granted on 22 December 2021 for the construction of the existing single dwelling on the site.

In summary, 70 Stony Point Drive is situated within a well-established residential area of Austins Ferry, with access to local amenities and services. The site's zoning under the current planning schemes supports residential use and development in line with the prevailing neighborhood character.

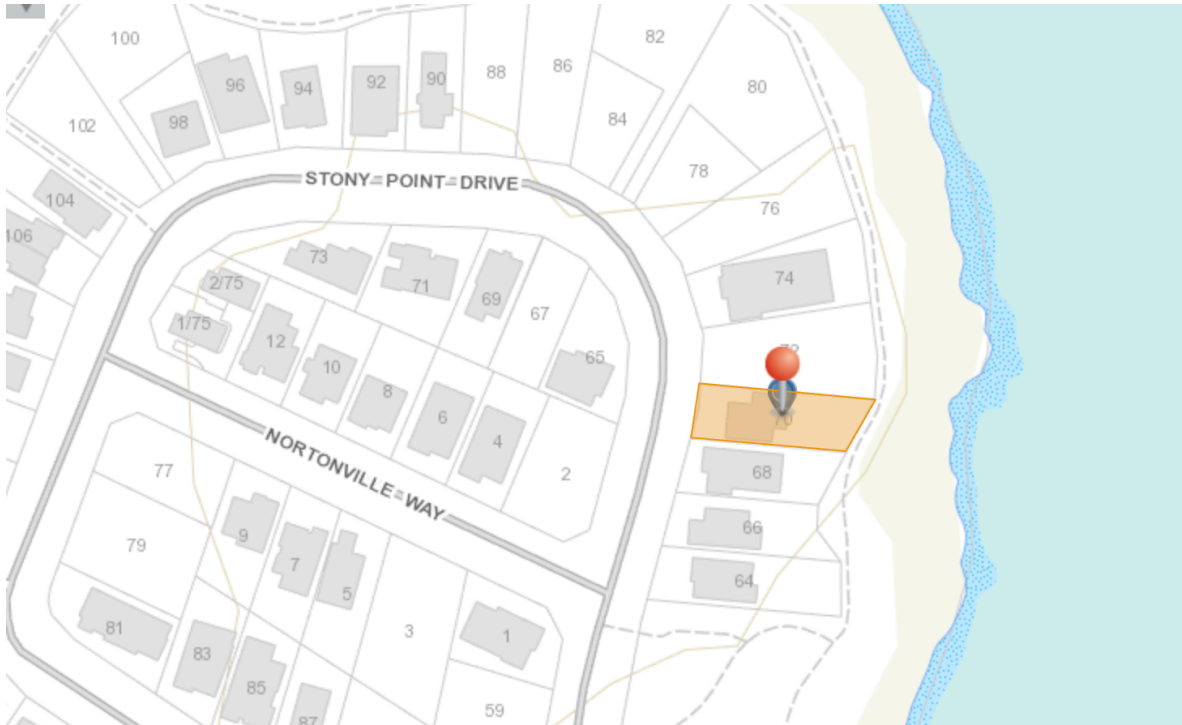


Figure 3- Zoning of the site via The List

Overview of Proposal

The application seeks approval for use of the land for the purposes of short-term visitor accommodation. The key details of the proposed use are as follows:

- Use of an existing single dwelling on site
- No buildings and works are proposed as a result of the proposal

Further details are shown in the provided plan snapshots below.

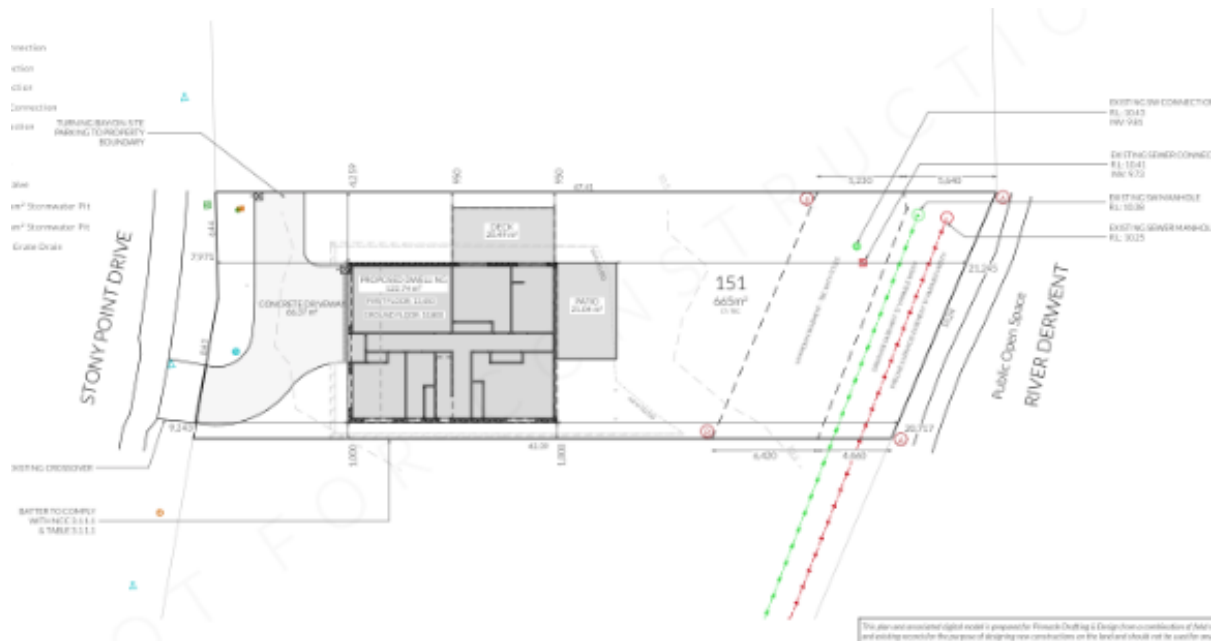


Figure 4- Site plan of the dwelling

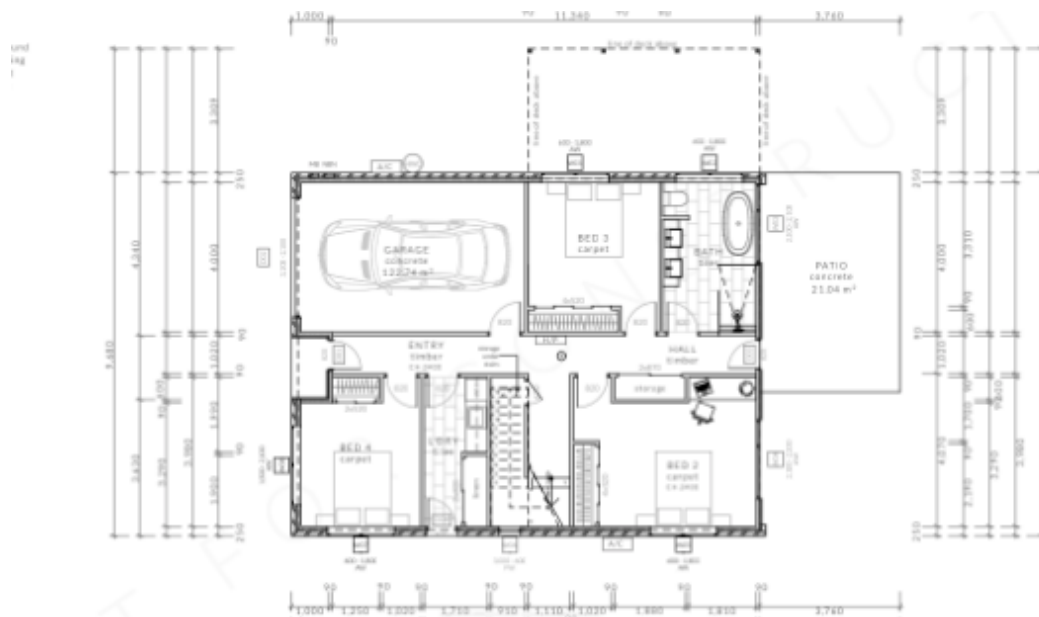


Figure 5- Floor plan of the dwelling



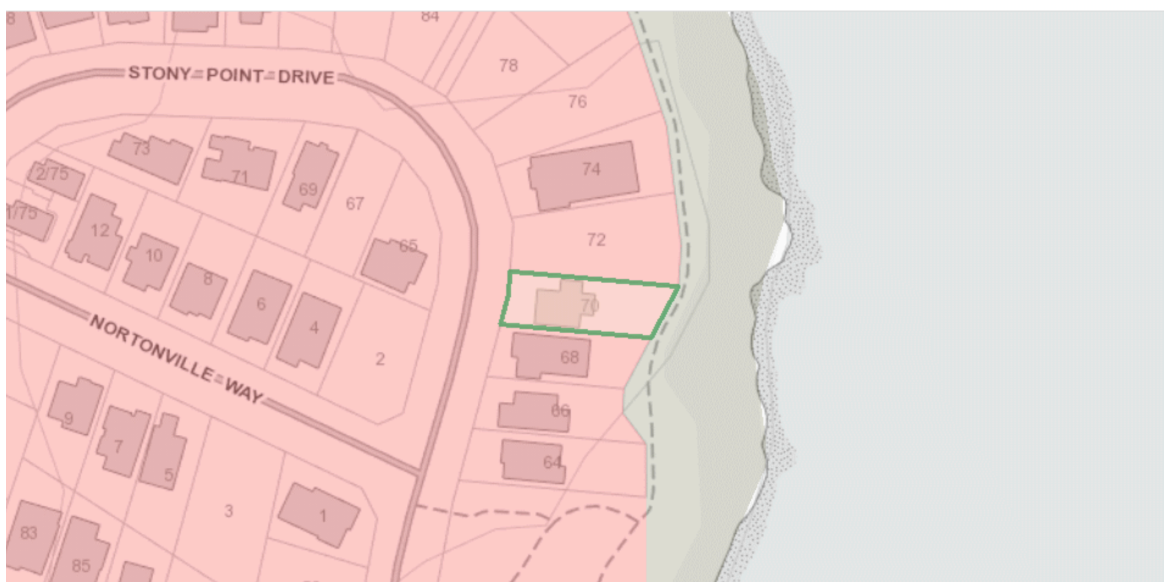
Figure 6- Floor Plan of the dwelling

Title particulars

Lot 151 on Sealed Plan 181554. A number of easements and covenants are present on the title but will not impact the nature of this proposal.

Zoning and Codes

General Residential Zone- 8 (Clause 8)



The subject site is located within the General Residential Zone. Pursuant to Clause 8.2 visitor accommodation is considered a permitted use with no specified qualification.

Pursuant to clause 8.3.2 (visitor Accommodation)

Zone Purpose:

- To provide for residential use or development that accommodates a range of dwelling types where full infrastructure services are available or can be provided.
- To provide for the efficient utilisation of available social, transport and other service infrastructure.
- To provide for non-residential use that:
 - primarily serves the local community; and
 - does not cause an unreasonable loss of amenity through scale, intensity, noise, activity outside of business hours, traffic generation and movement, or other off site impacts.
- To provide for Visitor Accommodation that is compatible with residential character.

Clause 8.3.2 Visitor Accommodation

Objectives:

That Visitor Accommodation:

- (a) is compatible with the character and use of the area;
- (b) does not cause an unreasonable loss of residential amenity; and
- (c) does not impact the safety and efficiency of local roads or rights of way.

Acceptable Solutions:

A1

Visitor Accommodation must:

- (a) accommodate guests in existing habitable buildings; and
- (b) have a gross floor area of not more than 200m² per lot.

In response:

The dwelling is an existing habitable building with a gross floor area of less than 200 square metres. As such, it satisfies the Acceptable Solution A1, which requires that Visitor Accommodation be provided in existing habitable buildings and not exceed a gross floor area of 200m² per lot. No building or structural alterations are proposed as part of the use.

The proposal is consistent with the relevant planning objectives for Visitor Accommodation. It is compatible with the character and use of the surrounding residential area, as the use of the site for short-term accommodation will maintain the existing built

form and low-density residential nature of the locality. The dwelling will continue to present as a private residence, ensuring that the visual character of the area is preserved.

The use will not cause an unreasonable loss of residential amenity. The scale of the accommodation is modest, and guest numbers will be low, comparable to that of a typical household. Noise and activity levels are expected to remain within acceptable residential thresholds, and the property will be managed to ensure guests respect neighbourhood expectations.

Furthermore, the proposed use will not impact the safety and efficiency of local roads or rights of way. The site has an existing access arrangement and sufficient space for onsite parking to accommodate guest vehicles, meaning there will be no reliance on or obstruction of public road networks or neighbouring access.

In summary, the proposed Visitor Accommodation complies with the relevant acceptable solutions and satisfies the planning objectives of the Scheme. It represents an appropriate and low-impact use of an existing residential property and is considered to be suitable for approval.

Local Planning Provisions

Whitestone Point Specific Area Plan- GLE- S7-0



The subject site is located within the Whitestone Point Specific Area Plan in the Scheme. The land is subject to Clause GLE-S7.6.1.2.

Objective:

To prevent non-residential uses which may impact on local residential amenity.

In this instance no acceptable solutions are stated, therefore the proposal must respond to the performance criteria which states:

P1

All non-residential uses must be for the provision of services to the local area.

In response:

The proposed short-term accommodation use is considered consistent with the purpose of P1, as it will provide an important service that directly benefits the local Austins Ferry and Glenorchy community. Specifically, the proposal responds to the objective by:

- **Accommodating Visitors of Local Residents:**
Residents of Austins Ferry and surrounding areas frequently have family and friends visiting from outside the region. By offering nearby, comfortable accommodation options, the proposal enables these visitors to stay close to their loved ones. This promotes stronger family ties, community cohesion, and allows residents to maintain personal connections without the need for visitors to seek accommodation in distant or unrelated suburbs.
- **Supporting Local Events, Activities, and Businesses:**
Austins Ferry and Glenorchy host a wide range of local activities, including markets, festivals, sporting events, and cultural initiatives. Short-term accommodation provides essential support for these local events by offering a convenient place for attendees and participants to stay. This, in turn, boosts attendance numbers, supports the financial viability of local businesses (such as cafés, restaurants, and retail outlets), and enhances the vibrancy of the area.
- **Facilitating Professional and Business-Related Stays:**
Given Austins Ferry's proximity to commercial hubs within Glenorchy and Hobart, there is a demand for short-term stays by professionals, contractors, and consultants working in the area. The proposed accommodation will offer a localised and practical option for such visitors, supporting economic activity in the region while reducing the pressure on traditional residential housing stock.
- **Enhancing Local Tourism Opportunities:**
The broader Hobart region, including Austins Ferry, benefits from steady visitor interest due to its natural attractions, historical sites (such as MONA and local heritage precincts), and outdoor recreational activities. Providing additional short-term accommodation helps to sustain and grow the local tourism economy, ensuring that benefits remain within the immediate community.
- **Minimising Broader Impacts:**
The short-term accommodation use will operate at a low scale and intensity, comparable to a standard residential dwelling. It will not create undue traffic, noise, or parking pressure and will therefore integrate seamlessly into the surrounding neighbourhood, ensuring that it remains primarily focused on serving the needs of the local community rather than functioning as a high-impact commercial enterprise.

In this way, the proposal meets the intent of P1 by providing a genuine and needed service to the local area — accommodating visitors who have social, business, or recreational connections to Austins Ferry and Glenorchy — and supporting broader community wellbeing, local events, and the economy without compromising the residential amenity of the neighbourhood.

Consistency with Existing Local Accommodation Offerings

The proposed use is consistent with the existing pattern of short-term accommodation in Austins Ferry, which includes a number of Airbnbs that currently operate in the area as shown with some that are currently available.



These examples illustrate a precedent for short-term accommodation in the area, demonstrating that such uses are well-integrated into the local community and contribute positively to the local economy.

Alignment with Strategic Planning Objectives

The Glenorchy City Council's strategic planning emphasizes the importance of diversifying accommodation options to support tourism and local economic development. By offering short-term accommodation, the proposal aligns with these objectives by:

- Enhancing Tourism Infrastructure: Providing additional accommodation options supports the area's capacity to host tourists, thereby boosting local tourism.
- Encouraging Local Spending: Visitors staying in the area are likely to patronize local businesses, including cafes, restaurants, and shops, contributing to the local economy.
- Promoting Sustainable Development: Utilizing existing residential properties for visitor accommodation represents an efficient use of resources and aligns with sustainable development principles.
-

Preservation of Residential Character

The proposed use maintains the residential character of the area, as:

- **No Structural Changes Required:** The existing dwelling is suitable for short-term accommodation without the need for external alterations, preserving the streetscape.
- **Managed Occupancy:** The nature of short-term accommodation ensures that occupancy levels are consistent with typical residential use, minimizing potential impacts on neighbors.
- **Compliance with Local Regulations:** The operation of the accommodation will adhere to all relevant local regulations and guidelines, ensuring that it remains a compatible and harmonious component of the neighborhood.

Conclusion

In conclusion, the proposed use of the existing dwelling at 70 Stony Point Drive, Austins Ferry for Visitor Accommodation is consistent with the relevant provisions of the Tasmanian Planning Scheme – Glenorchy, including the requirements of the Whitestone Point Specific Area Plan. The dwelling is an existing habitable building with a gross floor area of less than 200m², satisfying the Acceptable Solutions for Visitor Accommodation. The use is compatible with the surrounding residential character, will not result in any unreasonable loss of residential amenity, and does not compromise the safety or efficiency of the local road network. The proposal represents a modest, policy-compliant form of short-term accommodation that supports local tourism and makes efficient use of existing housing stock. On this basis, the application is considered to warrant support and is recommended for approval.



LOWER FLOOR.

Lower Floor.	122.74 sqm
Upper floor.	115.62 sqm
Tot. floor Area	238.36 sqm
Patio.	14.61 sqm
Deck.	13.68 sqm



UPPER FLOOR

Note

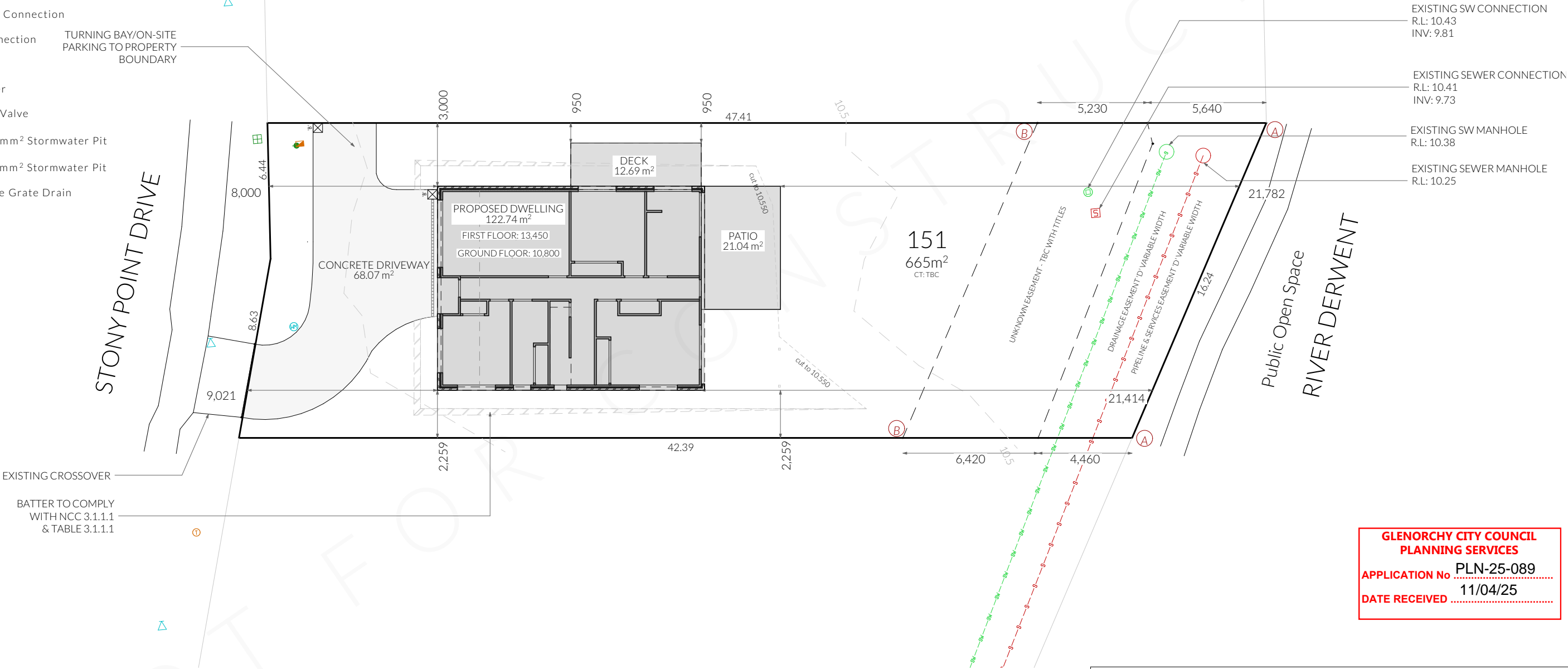
All driveway pits and grate drains to be **Class B**.

Stormwater pits are indicative. Location may vary depending on site conditions.

Ground to fall away from building in all directions in compliance with AS2870 & N.C.C 3.1.3.3

Legend

- Electrical Connection
 - Power Connection
 - Sewer Connection
 - Stormwater Connection
 - Telstra Connection
 - Telstra Pit
 - Water Meter
 - Water Stop Valve
 - Class A 450mm² Stormwater Pit
 - Class B 450mm² Stormwater Pit
 - 100mm wide Grate Drain
- TURNING BAY/ON-SITE PARKING TO PROPERTY BOUNDARY



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PLANNING SERVICES
APPLICATION No PLN-25-089
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Site Areas

Site Area	665 m ²
Building Footprint	122.74 m ²
Total Site Coverage	18.46%

This plan and associated digital model is prepared for Pinnacle Drafting & Design from a combination of field survey and existing records for the purpose of designing new constructions on the land and should not be used for any other purpose.

The title boundaries as shown on this plan were not marked at the time of the survey and have been determined by PRELIMINARY plan dimensions only and not by field survey. No measurements or offsets are to be derived between the features on this plan and the boundary layer. The relationship between the features in this model and the boundary layers cannot be used for any set out purposes or to confirm the position of the title boundaries on site. Services shown have been located where visible by field survey. Prior to any demolition, excavation or construction on the site, the relevant authority should be contacted for possible location of further underground services and detailed locations of all services.

This note forms an integral part of the Plan/Data. Any reproduction of this plan/model without this note attached will render the information shown invalid.

PINNACLE	PINNACLE DRAFTING & DESIGN 7/3 Abernant Way, Cambridge 7170 03 6248 4218 admin@pinnacledrafting.com.au www.pinnacledrafting.com.au	Site Plan	Scale: 1:200 @ A3 Pg. No: A.01	Proposal: New Dwelling Client: Tran Hoang Address: 151 Whitestone Point Austins Ferry TAS 7011	Date: 22/06/2021 Drawn by: SM Job No: 038-2021 Engineer: Building Surveyor:	Issue Date Description Prelim 02 23.06.2021 Client revisions Prelim 03 08.07.2021 Client revisions		These drawing are the property of Pinnacle Drafting & Design Pty Ltd, reproduction in whole or part is strictly forbidden without written consent. © 2021. These drawings are to be read in conjunction with all drawings and documentation by Engineers, Surveyors and any other consultants referred to within this drawing set as well as any CLC and/or permit documentation. DO NOT SCALE FROM DRAWINGS; All Contractors are to verify dimensions on site before commencing any orders, works or requesting/producing shop drawings. ANY AND ALL DISCREPANCIES DISCOVERED BY OUTSIDE PARTIES ARE TO BE BROUGHT TO THE ATTENTION OF THE PINNACLE DRAFTING & DESIGN PTY LTD.	

- A

P

Access Panel
- SD

Smoke Alarm
- AJ

Articulation Joint

Construction of sanitary compartments 3.8.3.3 of current NCC

The door to a sanitary compartment must -

- open outwards; or
- slide; or
- be readily removable from the outside of the compartment.

Note: Safe Movement & Egress

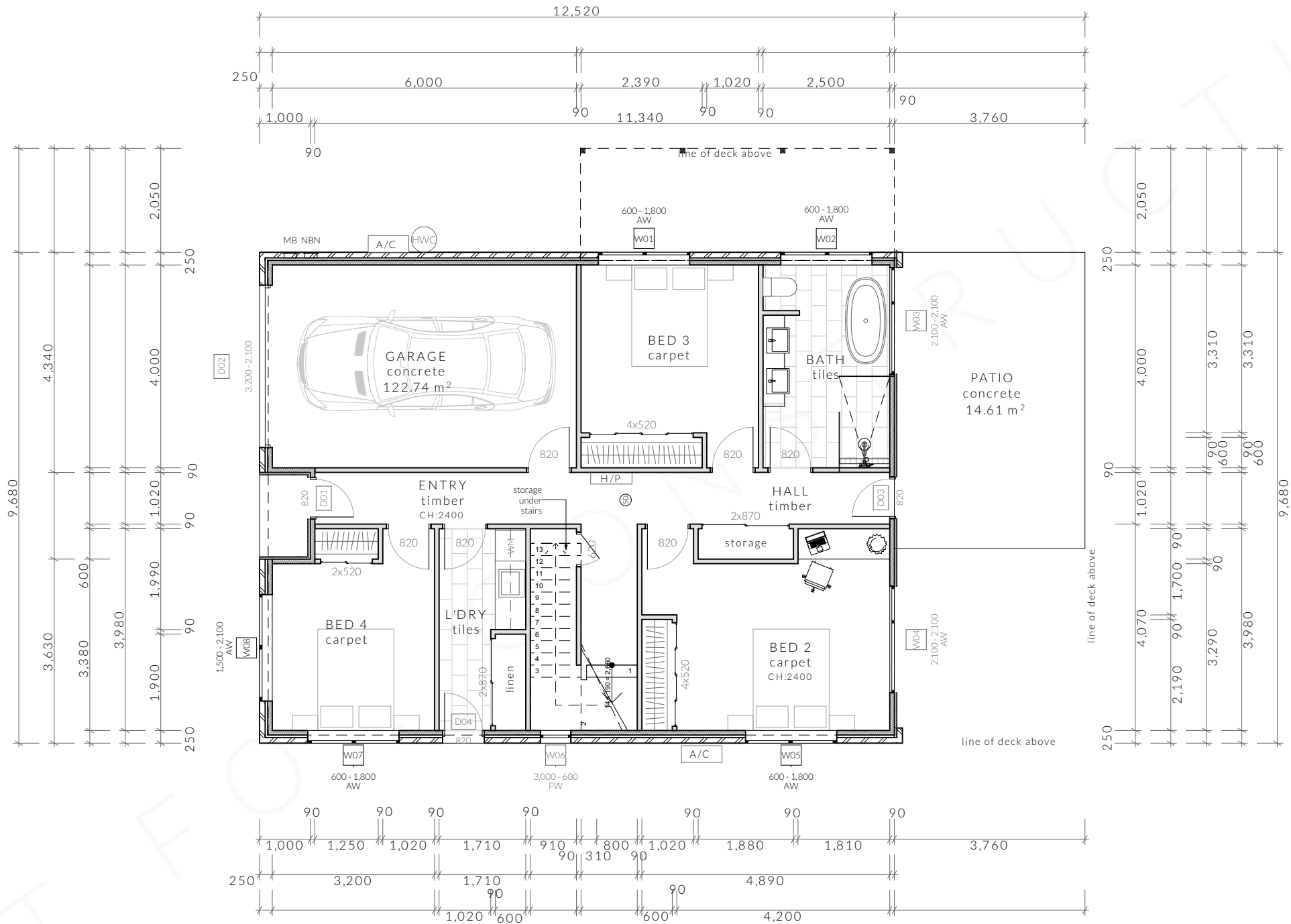
Openable windows greater than 4m above ground level are to be fitted with a device to limit opening or a suitable screen so a 125mm sphere cannot pass through. Except for Bedrooms, where the requirement is for heights above 2m.

Note: Paved Areas

All paths and patios to fall away from dwelling.

Note: Stair Construction

All stairs to be constructed in accordance with N.C.C Part 3.9.1:
Riser: Min 115mm - Max 190mm
Going: Min 240mm - Max 355mm
Slope (2R+G): Max 550 - Min 700



Floor Areas

Lower Floor	122.74m ²
Upper Floor	115.62m ²
Total Floor Area	238.36m ²
Patio	14.61m ²
Deck	13.68m ²

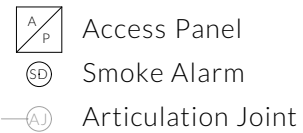
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PINNACLE	PINNACLE DRAFTING & DESIGN 7/3 Abernant Way, Cambridge 7170 03 6248 4218 admin@pinnacledrafting.com.au www.pinnacledrafting.com.au	Floor Plan - Lower Revision: Prelim -02 Approved by: JD JD	Scale: 1:100 @A3 Pg. No: A.02	Proposal: New Dwelling Client: Tran Hoang Address: 151 Whitestone Point Austins Ferry TAS 7011	Date: 22/06/2021 Drawn by: SM Job No: 038-2021 Engineer: Building Surveyor:	Issue Date Description Prelim 02 23.06.2021 Client revisions Prelim 03 08.07.2021 Client revisions		These drawing are the property of Pinnacle Drafting & Design Pty Ltd, reproduction in whole or part is strictly forbidden without written consent. © 2021. These drawings are to be read in conjunction with all drawings and documentation by Engineers, Surveyors and any other consultants referred to within this drawing set as well as any CLC and/or permit documentation. DO NOT SCALE FROM DRAWINGS; All Contractors are to verify dimensions on site before commencing any orders, works or requesting/producing shop drawings. ANY AND ALL DISCREPANCIES DISCOVERED BY OUTSIDE PARTIES ARE TO BE BROUGHT TO THE ATTENTION OF THE PINNACLE DRAFTING & DESIGN PTY LTD.	



Smoke Alarm

Articulation Joint

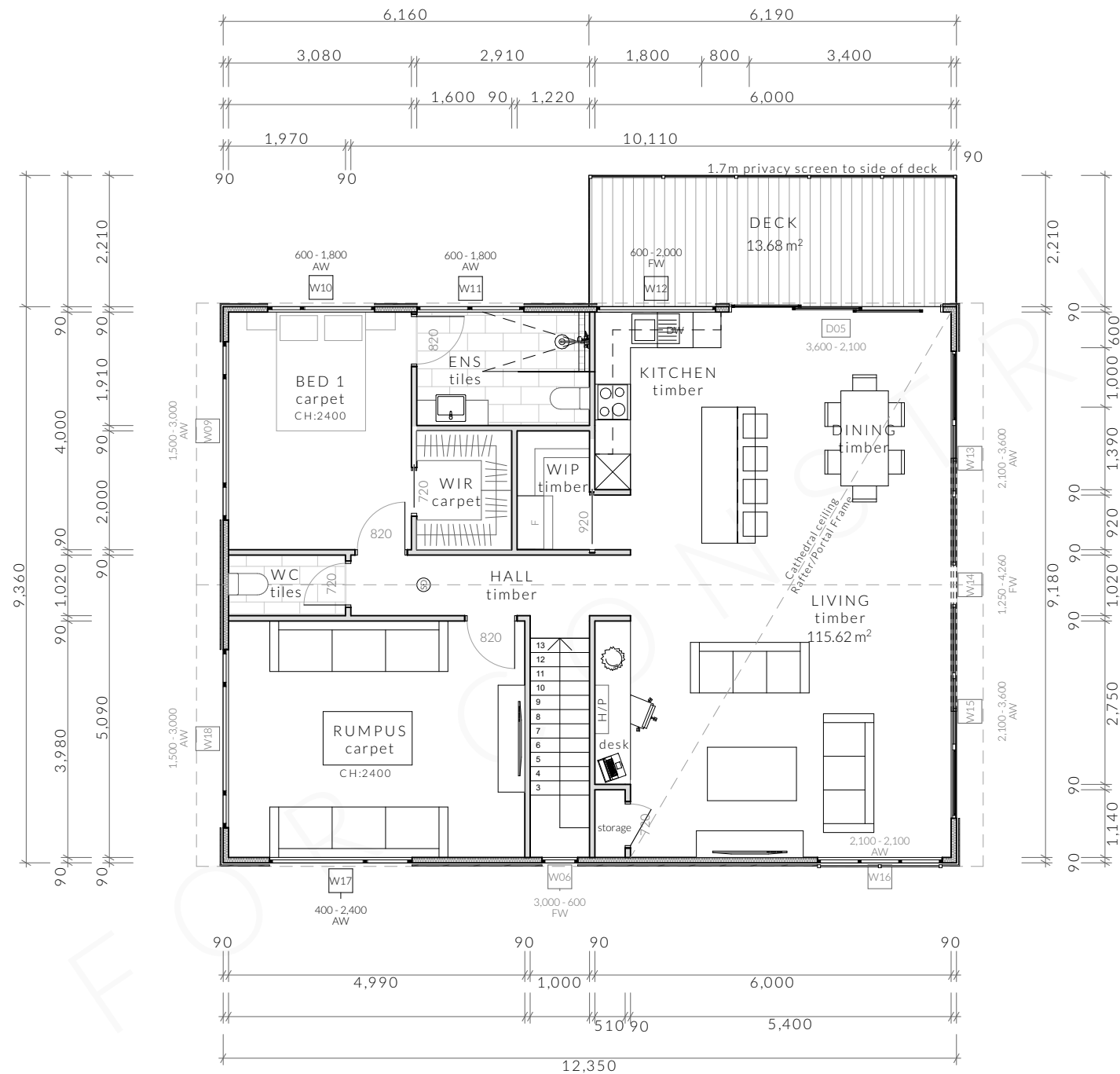
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Riser: Min 115mm - Max 190mm
Going: Min 240mm - Max 355mm
Slope (2R+G): Max 550 - Min 700



Lower Floor	122.74m ²
Upper Floor	115.62m ²
<u>Total Floor Area</u>	<u>238.36m²</u>
Patio	14.61m ²
Deck	13.68m ²

PINNACLE

PINNACLE DRAFTING & DESIGN
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Revision:	Prelim - 02
Approved by: JD	JD

Scale:
1:100 @ A3
Pg. No:
A.03

Proposal: New Dwelling
Client: Tran Hoang
Address: 151 Whitestone Point Austins Ferry
TAS 7011

Date: 22/06/2021
 Drawn by: SM
 Job No: 038-2021
 Engineer:
 Building Surveyor:

Issue	Date	Description
Prelim 02	23.06.2021	Client revisions
Prelim 03	08.07.2021	Client revisions



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