

21 July 2026

The Manager-Planning Services
Glenorchy Council
374 Main Road
Glenorchy TAS 7010

**GLENORCHY CITY COUNCIL
PLANNING SERVICES**
APPLICATION No. : PLN-26-172
DATE RECEIVED: 21 July 2026

Our Ref: 53728
Your Ref:

Dear Sir,

**Re: DEVELOPMENT APPLICATION - SUBDIVISION (1 LOT & BALANCE)
176 MAIN ROAD, AUSTINS FERRY**

Please find attached herewith my application for the above development together with completed application form, copy of the plan, copy of the affected title and the prescribed fee. Please note that all affected owners have been advised of this application as required by Section 52 of the Land Used & Planning Approvals Act 1993.

This application seeks to carry out a subdivision creating one new lot and balance areas in accordance with Clause 8.6 of the Tasmanian Planning Scheme - Glenorchy. The site is zoned General Residential and this application complies with the development provisions for that zone in the following manner:

8.6.1 Lot design:

A1 Each lot, or a lot proposed in a plan of subdivision, must,

(a) have an area not less than 450 m² and:

(i) be able to contain a minimum area of 10m x 15m clear of:

a. all setbacks required by 8.4.2 A2 and A3, and 8.5.1 A1 and A2; and

b. easements or other title restrictions that limit or restrict development; and

(ii) existing buildings are consistent with the setback required by clause 8.4.2 A2 and A3, and 8.5.1 A1 and A2;

(b) be required for public use by the Crown, a council or a State Authority;

(c) be required for the provision of Utilities; or

(d) be for the consolidation of a lot with another lot provided each lot is within the same zone.

Response:

Each lot is compliant with the requirements of 8.6.1 A1 (a), being 450m² in area with a 10 x 15m building area compliant with boundary setbacks and clear of easements. Existing buildings are consistent with standard boundary setbacks.

A2 Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must have a frontage not less than 12m.

Response:

Both Lots 1 & 2 frontage of not less than 12 metres.

A3 Each lot, or a lot proposed in a plan of subdivision, must be provided with vehicular access from the boundary of the lot to a road in accordance with the requirements of the road authority.

Response:

Vehicular access is to be constructed to the boundary of each lot in accordance with Local Government Authority of Tasmania Standard Drawings TSD-R09 and TSD-E01 and as shown on the application plan.

A4 Any lot in a subdivision with a new road, must have the long axis of the lot between 30 degrees west of true north and 30 degrees east of true north.

Response:

All lots contain building areas with the long axis facing within 30 degrees of north.

8.6.2 Roads:

A1 The subdivision includes no new roads.

Response:

No new roads are proposed.

8.6.3 Services:

A1 Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or utilities, must have a connection to a full water supply service.

Response:

Taswater water services are available to the lots with new customer water connection to be installed to Lot 2 by Taswater authorised contractors at the developers cost. Lot 1 is to retain its existing connection.

A2 Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or utilities, must have a connection to a reticulated sewerage system.

Response:

Taswater sewer services are available to the lots with new customer connections to be installed to Lot 2 by Taswater authorised contractors at the developers cost. Lot 1 is to retain its existing connection.

A3 Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or utilities, must have a connection to a public stormwater system.

Response:

Council stormwater services are available to the lots with new customer connections to be installed to Lot 2 by authorised contractors at the developers cost. Lot 1 is to retain its existing connection.

This site is not subject to any Codes.

Your early consideration would be appreciated.

N M Creese – Registered Surveyor

