

## DEVELOPMENT APPLICATION

|                                 |  |
|---------------------------------|--|
| <b>APPLICATION NUMBER:</b>      | PLN-25-318   |
| <b>PROPOSED DEVELOPMENT:</b>    | Change of use (multiple dwelling to visitor accommodation) |
| <b>LOCATION:</b>                | 2/73 Radcliff Crescent, Rosetta                            |
| <b>APPLICANT:</b>               | Hobart Short Stay Management                               |
| <b>ADVERTISING START DATE:</b>  | 09/01/2026   |
| <b>ADVERTISING EXPIRY DATE:</b> | 23/01/2026   |

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](http://www.gcc.tas.gov.au)) until **23/01/2026**.

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](mailto:gccmail@gcc.tas.gov.au).

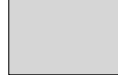

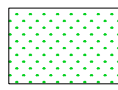


Representations must be received by no later than 11.59 pm on **23/01/2026**, or for postal and hand delivered representations, by 5.00 pm on **23/01/2026**.

**GLENORCHY CITY COUNCIL  
PLANNING SERVICES**

**APPLICATION No. : PLN-25-318**

**DATE RECEIVED: 01/12/2025**

**KEY**

-  EXISTING CONCRETE FOOTPATH AND CROSSOVER / SLAB
-  PROPOSED CONCRETE DRIVEWAY/FOOTPATH REFER TO CIVIL DOCUMENTATION.
-  24m<sup>2</sup> PRIVATE OPEN SPACE 4.0m x 6.0m, MAX. 1:10 GRADIENT AS PER CLAUSE 8.4.3 - A2 TASMANIAN PLANNING SCHEME - GLENORCHY
-  PROPOSED LANDSCAPED AREA
-  BOUNDARY SETBACK AS PER TASMANIAN PLANNING SCHEME - GLENORCHY

**SITE COVERAGE**

(as per Tasmanian Planning Scheme - Glenorchy)

SITE AREA - 1,052m<sup>2</sup> (per detailed survey plan)

|                   |                         |
|-------------------|-------------------------|
| PROPOSED UNIT 1 - | 143m <sup>2</sup>       |
| PROPOSED UNIT 2 - | 136m <sup>2</sup>       |
| PROPOSED UNIT 3 - | 136m <sup>2</sup>       |
| <b>TOTAL AREA</b> | <b>415m<sup>2</sup></b> |

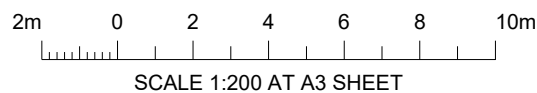
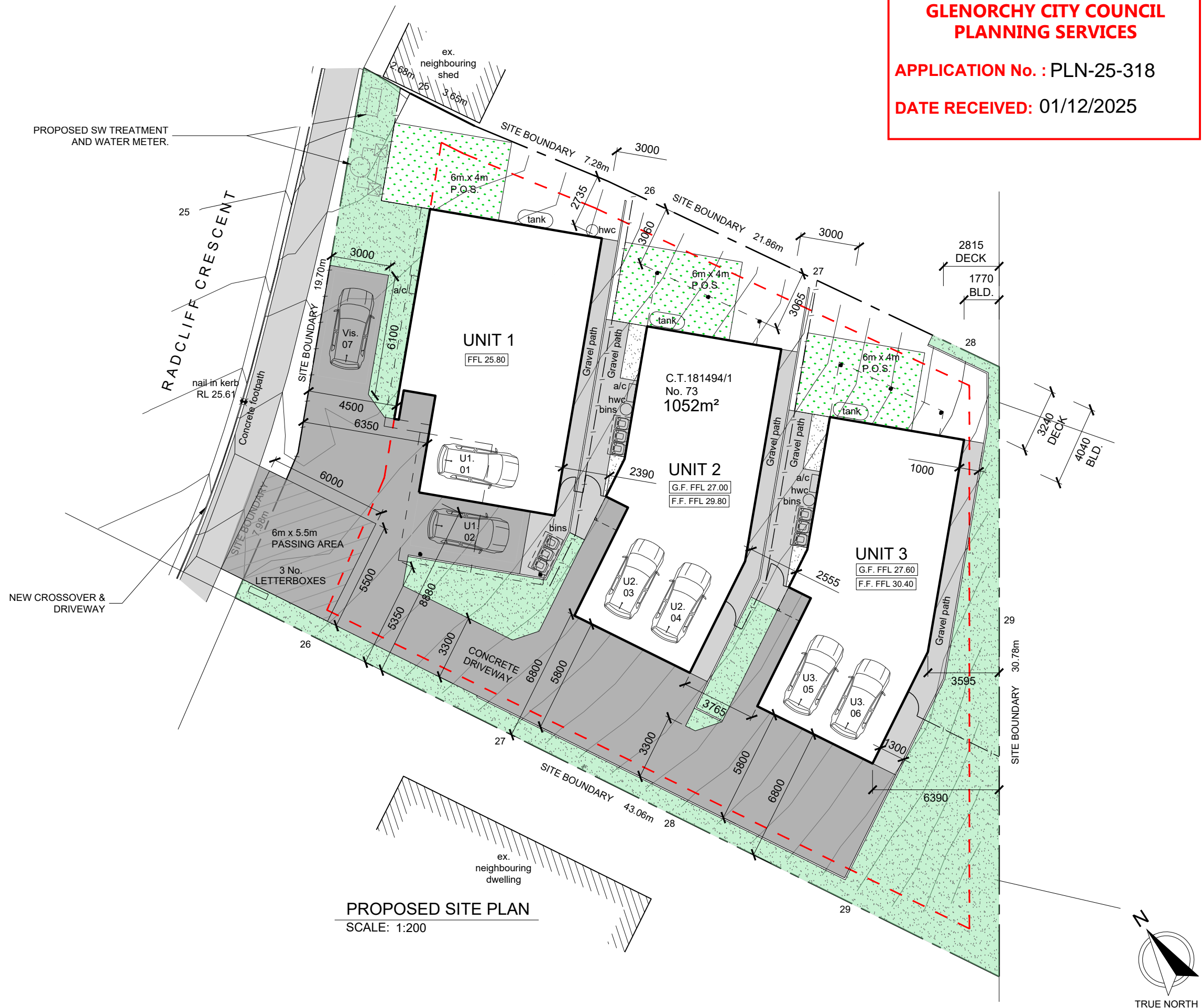
PROPOSED SITE COVERAGE - 39.45%

**PRIVATE OPEN SPACE**

|                   |                   |
|-------------------|-------------------|
| PROPOSED UNIT 1 - | 65m <sup>2</sup>  |
| PROPOSED UNIT 2 - | 83m <sup>2</sup>  |
| PROPOSED UNIT 3 - | 115m <sup>2</sup> |

**FLOOR AREAS (external)**

|                   |                         |
|-------------------|-------------------------|
| PROPOSED UNIT 1 - | 116m <sup>2</sup>       |
| PROPOSED UNIT 2 - | 109m <sup>2</sup>       |
| PROPOSED UNIT 3 - | 109m <sup>2</sup>       |
| GROUND FLOOR      | 109m <sup>2</sup>       |
| FIRST FLOOR       | 11m <sup>2</sup>        |
| DECK              | 109m <sup>2</sup>       |
| PROPOSED UNIT 3 - | 109m <sup>2</sup>       |
| GROUND FLOOR      | 109m <sup>2</sup>       |
| FIRST FLOOR       | 109m <sup>2</sup>       |
| DECK              | 11m <sup>2</sup>        |
| <b>TOTAL AREA</b> | <b>576m<sup>2</sup></b> |



| REV | DESCRIPTION            | BY  | CHK | DATE     |
|-----|------------------------|-----|-----|----------|
| B   | RESPONSE TO RFI        | JPI | MH  | 22/02/23 |
| A   | FOR PLANNING AMENDMENT | JPI | MH  | 16/02/23 |

**JSA**  
(Tas) Pty Ltd


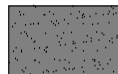
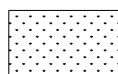
121 Sandy Bay Road, Sandy Bay TAS 7005  
Phone (03) 6240 9911 www.jsa.com.au

|  |                     |                   |
|--|---------------------|-------------------|
| CHECKED<br>M. HORSHAM CC5865 I             | SCALE<br>AS SHOWN   | SIZE<br><b>A3</b> |
| DESIGNER/ ENGINEER<br>J-P IBBOTT 283030294 | DRAWN<br>J-P IBBOTT |                   |
| STATUS<br><b>PLANNING AMENDMENT</b>        |                     |                   |





|   |
|---|
| PROJECT<br><b>PROPOSED UNIT DEVELOPMENT</b><br>73 RADCLIFF CRESCENT,<br>ROSETTA, 7010 |
|---|

|  |                       |                 |
|--|-----------------------|-----------------|
| DRAWING TITLE<br><b>PROPOSED SITE PLAN</b> |                       |                 |
| PROJECT NO<br><b>21E99-46</b>              | DWG NO<br><b>A002</b> | REV<br><b>B</b> |

**KEY**

-  CONCRETE DRIVEWAY  
REFER TO CIVIL DOCUMENTATION.
-  PROPOSED LANDSCAPED AREA
-  24m<sup>2</sup> PRIVATE OPEN SPACE  
4.0m x 6.0m, MAX. 1:10 GRADIENT AS PER CLAUSE  
8.4.3 - A2 TASMANIAN PLANNING SCHEME -  
GLENORCHY

**WALL LEGEND**

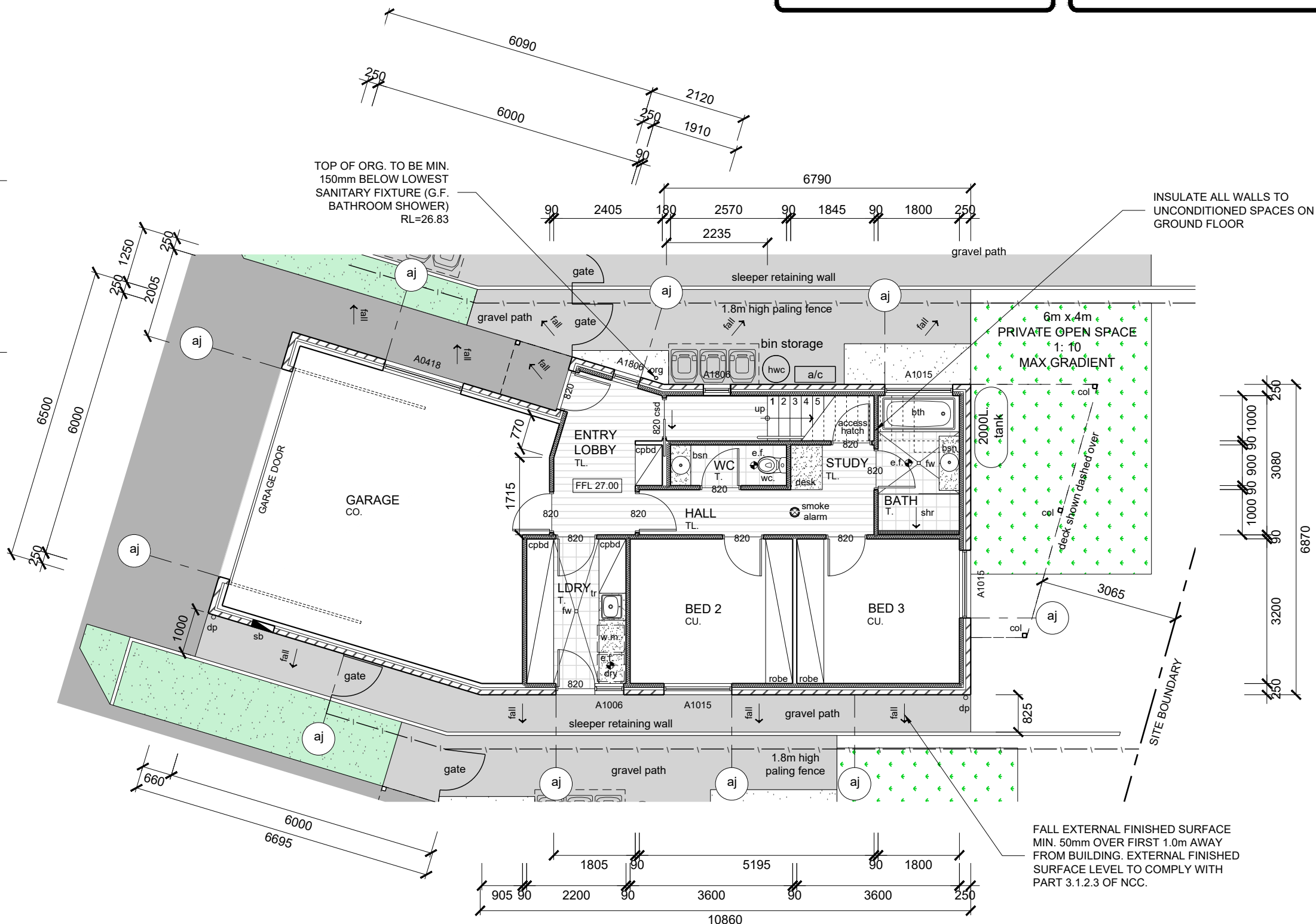
-  90mm STUD WALL
-  90mm STUD WALL, R2.5 BATTS
-  BRICK VENEER WALL
-  BRICK VENEER WALL, R2.5 BATTS
-  a.j. ARTICULATION JOINT

**FLOOR FINISHES**

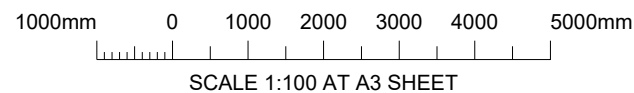
- CU. CARPET WITH UNDERLAY AS SELECTED BY OWNER
- CO. CONCRETE, TROWEL FINISHED
- TL. TIMBER FLOORING AS SELECTED BY OWNER
- T. TILE AS SELECTED BY OWNER

**NOT FOR  
CONSTRUCTION**

**IMPORTANT  
DRAWINGS MUST BE PRINTED  
& READ IN COLOUR**



**UNIT 2**



**GROUND FLOOR PLAN**  
SCALE: 1:100

**GLENORCHY CITY COUNCIL  
PLANNING SERVICES**

**APPLICATION No. : PLN-25-318**

**DATE RECEIVED: 01/12/2025**



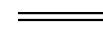

| REV | DESCRIPTION            | BY  | CHK | DATE     |
|-----|------------------------|-----|-----|----------|
| A   | FOR PLANNING AMENDMENT | JPI | MH  | 16/02/23 |

**JSA**  
(Tas) Pty Ltd  
121 Sandy Bay Road, Sandy Bay TAS 7005  
Phone (03) 6240 9911 www.jsa.com.au

|  |                     |  |  |
|--|---------------------|--|--|
| CHECKED<br>M. HORSHAM CC5865 I             | SCALE<br>AS SHOWN   | SIZE<br><b>A3</b>                                    | PROJECT<br>PROPOSED UNIT DEVELOPMENT<br>73 RADCLIFF CRESCENT,<br>ROSETTA, 7010 |
| DESIGNER/ ENGINEER<br>J-P IBBOTT 283030294 | DRAWN<br>J-P IBBOTT | DRAWING TITLE<br><b>UNIT 2<br/>GROUND FLOOR PLAN</b> |  |
| STATUS<br><b>PLANNING AMENDMENT</b>        |                     | PROJECT NO<br><b>21E99-46</b>                        | DWG NO<br><b>A201</b>  |
|  |                     | REV<br><b>A</b>                                      |  |

|  |                       |                 |
|--|-----------------------|-----------------|
| DRAWING TITLE<br><b>UNIT 2<br/>GROUND FLOOR PLAN</b> |                       |                 |
| PROJECT NO<br><b>21E99-46</b>                        | DWG NO<br><b>A201</b> | REV<br><b>A</b> |

**WALL LEGEND**

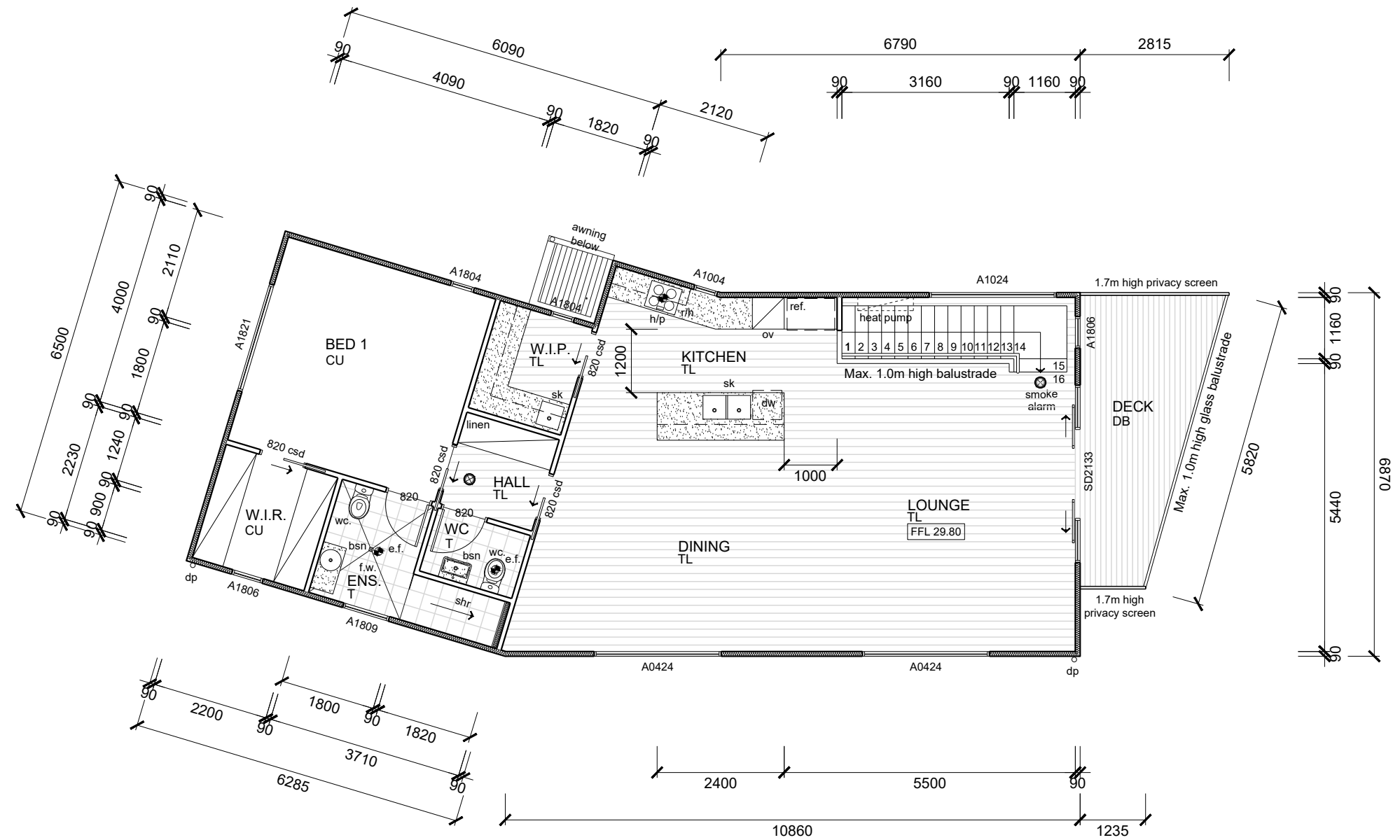
-  90mm STUD WALL
-  90mm STUD WALL, R2.5 BATTS

**FLOOR FINISHES**

- CU. CARPET WITH UNDERLAY AS SELECTED BY OWNER
- DB. DECKING BOARDS AS SELECTED BY OWNER
- TL. TIMBER FLOORING AS SELECTED BY OWNER
- T. TILE AS SELECTED BY OWNER

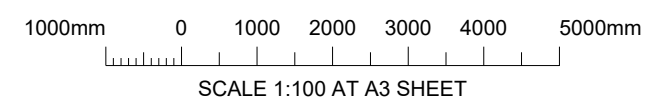
**NOT FOR CONSTRUCTION**

**IMPORTANT DRAWINGS MUST BE PRINTED & READ IN COLOUR**



**UNIT 2**

**FIRST FLOOR PLAN**  
SCALE: 1:100



**GLENORCHY CITY COUNCIL  
PLANNING SERVICES**

**APPLICATION No. : PLN-25-318**

**DATE RECEIVED: 01/12/2025**



| REV | DESCRIPTION            | BY  | CHK | DATE     |
|-----|------------------------|-----|-----|----------|
| A   | FOR PLANNING AMENDMENT | JPI | MH  | 16/02/23 |

 **JSA**  
(Tas) Pty Ltd

121 Sandy Bay Road, Sandy Bay TAS 7005  
Phone (03) 6240 9911 www.jsa.com.au

|  |                     |                   |
|--|---------------------|-------------------|
| CHECKED<br>M. HORSHAM CC5865 I             | SCALE<br>AS SHOWN   | SIZE<br><b>A3</b> |
| DESIGNER/ ENGINEER<br>J-P IBBOTT 283030294 | DRAWN<br>J-P IBBOTT |                   |
| <b>PLANNING AMENDMENT</b>                  |                     |                   |

PROJECT  
**PROPOSED UNIT DEVELOPMENT**  
73 RADCLIFF CRESCENT,  
ROSETTA, 7010

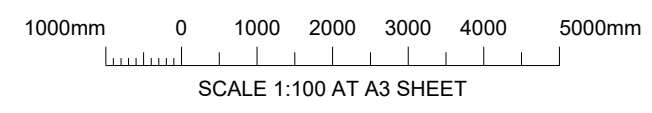
|   |                       |                 |
|---|-----------------------|-----------------|
| DRAWING TITLE<br><b>UNIT 2<br/>FIRST FLOOR PLAN</b> |                       |                 |
| PROJECT NO<br><b>21E99-46</b>                       | DWG NO<br><b>A202</b> | REV<br><b>A</b> |

### EXTERNAL FINISHES

- A** CUSTOM ORB ROOF CLADDING (PITCH AS INDICATED), COLORBOND FINISH.  
COLOUR - COLORBOND 'BASALT'.  
SPOUTING, FASCIA & FLASHINGS.  
COLORBOND FINISH.  
COLOUR - COLORBOND 'SURFMIST'.
- B** 110mm FACE BRICKWORK. NATURAL FINISH.  
RUNNING BOND, MORTAR - TO MATCH BRICK.  
COLOUR - AUSTRAL BRICKS (INDUSTRIAL COLLECTION) 'STEEL'.
- C** JAMES HARDIE '400 AXON' CLADDING.  
FLUSH JOINT. PAINT FINISH.  
COLOUR - TAUBMANS 'ADMIRALTY'.
- D** MIN. 1.0m HIGH SEMI-FRAMELESS SAFETY GLASS  
BALUSTRADE. CONTINUOUS S/S HANDRAIL.  
BRUSHED FINISH.
- E** MIN. 1.7m HIGH TIMBER SCREEN (OR SIMILAR),  
MAX. 25% TRANSPARENCY.
- F** SOLID CORE TIMBER DOOR.  
OILED FINISH.  
COLOUR - NATURAL.
- G** STRUCTURAL STEEL COLUMN.  
PAINT FINISH.  
COLOUR - COLORBOND 'BASALT'
- H** ALUMINIUM FRAMED WINDOWS & DOORS.  
POWDERCOAT FINISH.  
COLOUR - COLORBOND 'BASALT'..
- I** DECKING BOARDS & UNDER DECK.  
PAINT FINISH.  
COLOUR - AS SELECTED.
- J** RESIDENTIAL STYLE PANEL LIFT DOOR.  
COLOUR - COLORBOND 'BASALT'.
- K** JAMES HARDIE '400 AXON' CLADDING.  
FLUSH JOINT. PAINT FINISH.  
COLOUR - DULUX 'ICY BAY'.
- aj.** ARTICULATION JOINT
- dp** DN90 uPVC DOWNPIPES. PAINT FINISH. COLOUR  
TO MATCH MATERIAL BEHIND

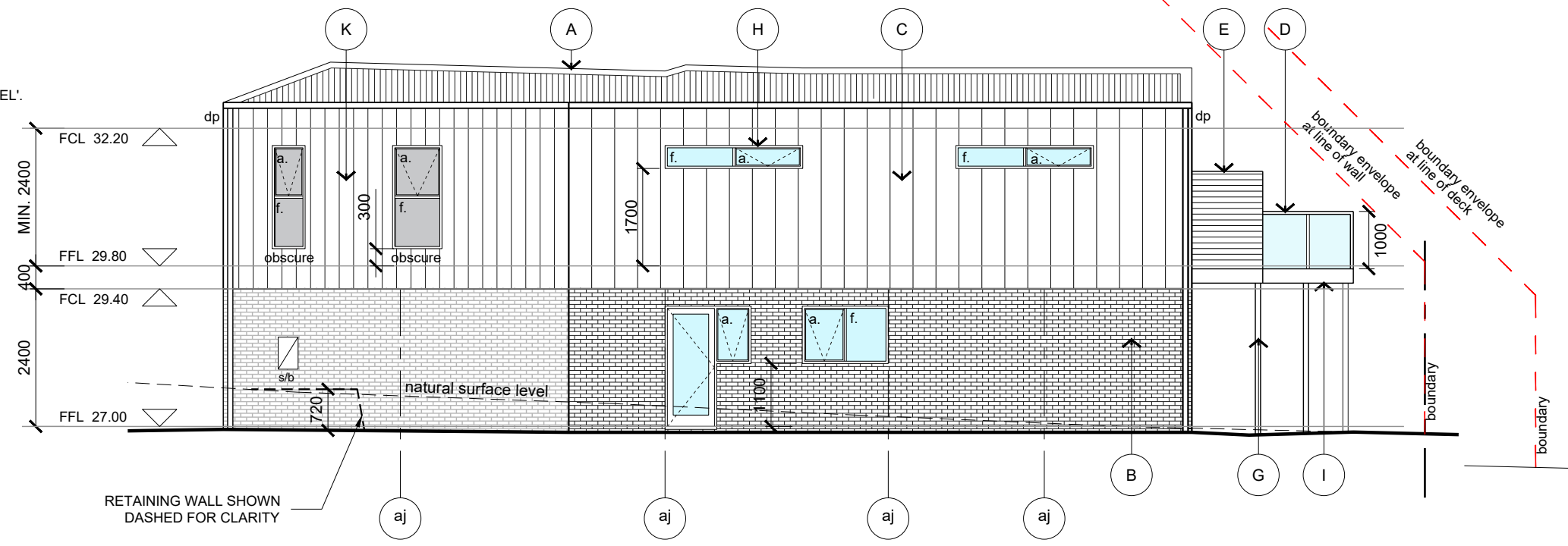


## UNIT 2

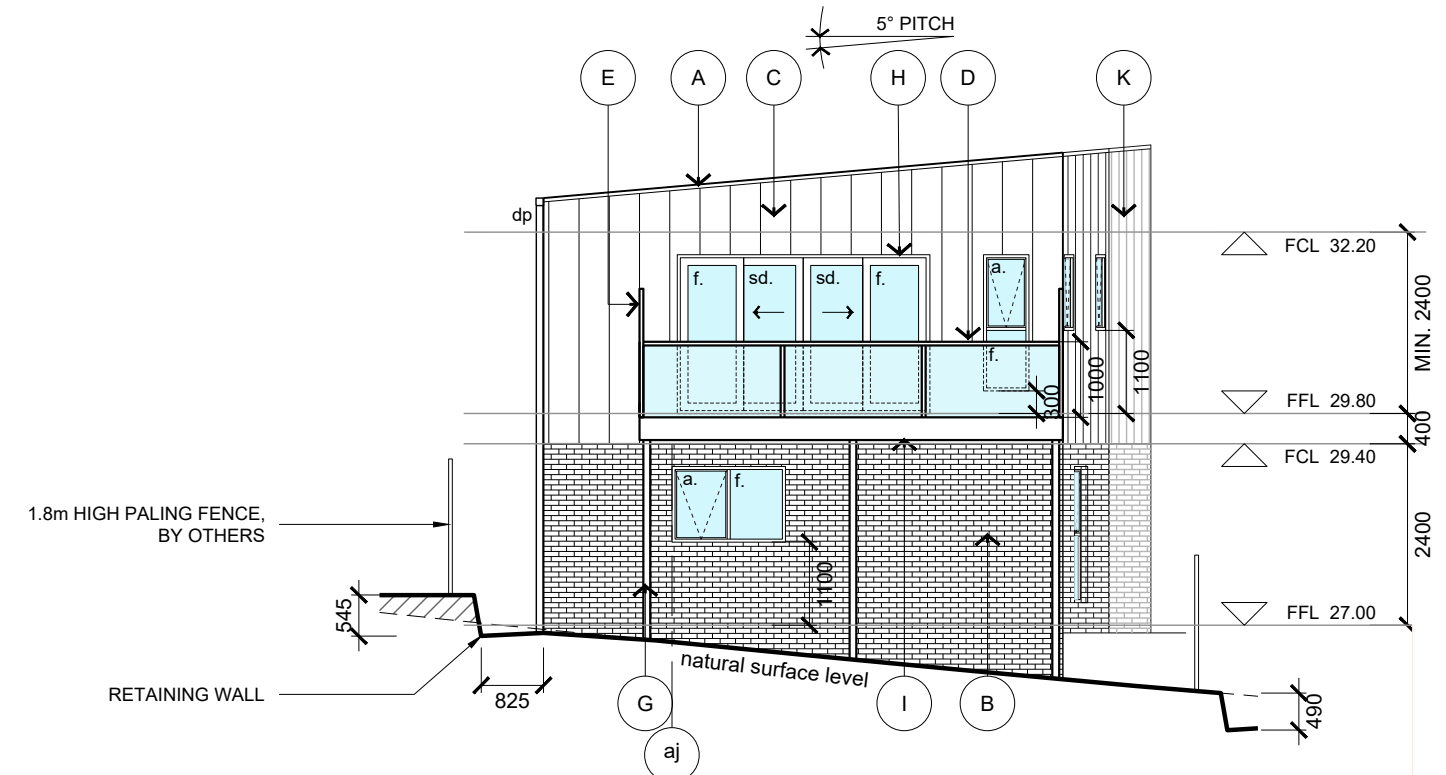


**NOT FOR CONSTRUCTION**

**IMPORTANT DRAWINGS MUST BE PRINTED & READ IN COLOUR**



**SOUTH EAST ELEVATION**  
SCALE: 1:100



**NORTH EAST ELEVATION**  
SCALE: 1:100

**GLENORCHY CITY COUNCIL  
PLANNING SERVICES**  
**APPLICATION No. : PLN-25-318**  
**DATE RECEIVED: 01/12/2025**

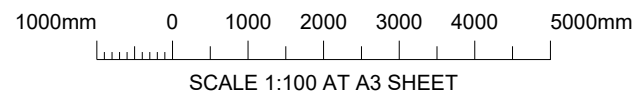
|   |  |  |  |   |  |                   |  |                                       |  |  |
|---|--|--|--|---|--|-------------------|--|---------------------------------------|--|--|
|   |  |  |  | CHECKED<br>M. HORSHAM CC5865 I<br>DESIGNER/ ENGINEER<br>J-P IBBOTT 283030294<br>STATUS<br><b>PLANNING AMENDMENT</b> | SCALE<br>AS SHOWN<br>DRAWN<br>J-P IBBOTT | SIZE<br><b>A3</b> | PROJECT<br>PROPOSED UNIT DEVELOPMENT<br>73 RADCLIFF CRESCENT,<br>ROSETTA, 7010 | DRAWING TITLE<br>UNIT 2<br>ELEVATIONS |  |  |
| 121 Sandy Bay Road, Sandy Bay TAS 7005<br>Phone (03) 6240 9911 www.jsa.com.au |  |  |  | <b>PLANNING AMENDMENT</b>   |  |                   | PROJECT NO<br><b>21E99-46</b>  |                                       |  |  |
| A FOR PLANNING AMENDMENT<br>REV DESCRIPTION BY CHK DATE                       |  |  |  | STATUS<br><b>PLANNING AMENDMENT</b>   |  |                   | DWG NO<br><b>A203</b>  |                                       |  |  |
| A FOR PLANNING AMENDMENT<br>REV DESCRIPTION BY CHK DATE                       |  |  |  | STATUS<br><b>PLANNING AMENDMENT</b>   |  |                   | REV<br><b>A</b>  |                                       |  |  |

**EXTERNAL FINISHES**

- A** CUSTOM ORB ROOF CLADDING (PITCH AS INDICATED), COLORBOND FINISH. COLOUR - COLORBOND 'BASALT'. SPOUTING, FASCIA & FLASHINGS. COLORBOND FINISH. COLOUR - COLORBOND 'SURFMIST'.
- B** 110mm FACE BRICKWORK. NATURAL FINISH. RUNNING BOND, MORTAR - TO MATCH BRICK. COLOUR - AUSTRAL BRICKS (INDUSTRIAL COLLECTION) 'STEEL'.
- C** JAMES HARDIE '400 AXON' CLADDING. FLUSH JOINT. PAINT FINISH. COLOUR - TAUBMANS 'ADMIRALTY'.
- D** MIN. 1.0m HIGH SEMI-FRAMELESS SAFETY GLASS BALUSTRADE. CONTINUOUS S/S HANDRAIL. BRUSHED FINISH.
- E** MIN. 1.7m HIGH TIMBER SCREEN (OR SIMILAR), MAX. 25% TRANSPARENCY.
- F** SOLID CORE TIMBER DOOR. OILED FINISH. COLOUR - NATURAL.
- G** STRUCTURAL STEEL COLUMN. PAINT FINISH. COLOUR - COLORBOND 'BASALT'
- H** ALUMINIUM FRAMED WINDOWS & DOORS. POWDERCOAT FINISH. COLOUR - COLORBOND 'BASALT'..
- I** DECKING BOARDS & UNDER DECK. PAINT FINISH. COLOUR - AS SELECTED.
- J** RESIDENTIAL STYLE PANEL LIFT DOOR. COLOUR - COLORBOND 'BASALT'.
- K** JAMES HARDIE '400 AXON' CLADDING. FLUSH JOINT. PAINT FINISH. COLOUR - DULUX 'ICY BAY'.
- aj.** ARTICULATION JOINT
- dp** DN90 uPVC DOWNPIPES. PAINT FINISH. COLOUR TO MATCH MATERIAL BEHIND

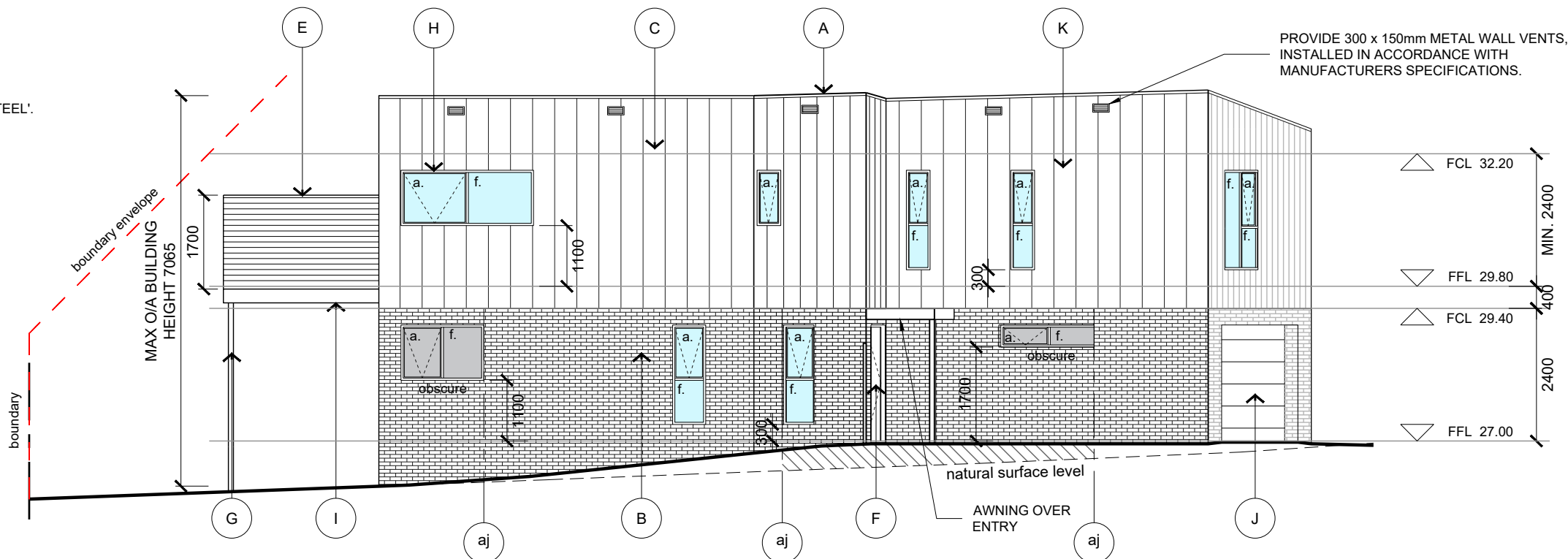


**UNIT 2**

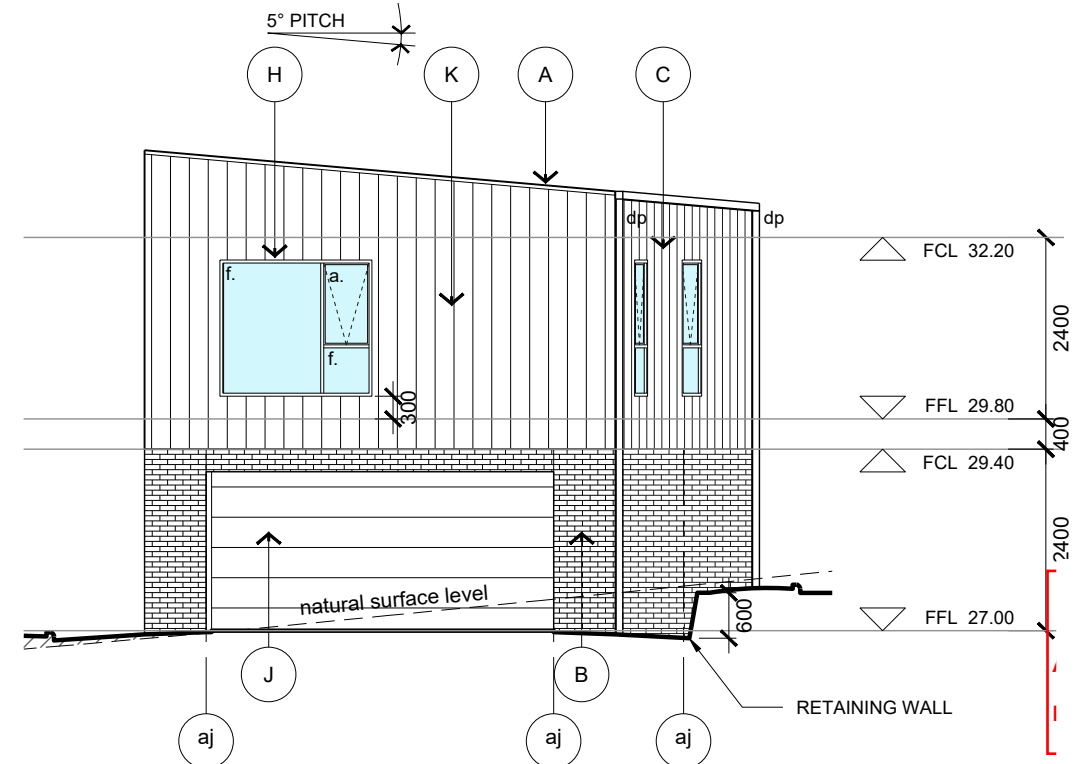


**NOT FOR CONSTRUCTION**

**IMPORTANT DRAWINGS MUST BE PRINTED & READ IN COLOUR**



**NORTH WEST ELEVATION**  
SCALE: 1:100



**SOUTH WEST ELEVATION**  
SCALE: 1:100

**GLENORCHY CITY COUNCIL PLANNING SERVICES**  
**APPLICATION No. :PLN-25-318**  
**DATE RECEIVED: 01/12/2025**

|   |  |  |  |   |  |                   |  |   |  |  |
|---|--|--|--|---|--|-------------------|--|---|--|--|
|   |  |  |  | CHECKED<br>M. HORSHAM CC5865 I<br>DESIGNER/ ENGINEER<br>J-P IBBOTT 283030294<br>STATUS<br><b>PLANNING AMENDMENT</b> | SCALE<br>AS SHOWN<br>DRAWN<br>J-P IBBOTT | SIZE<br><b>A3</b> | PROJECT<br>PROPOSED UNIT DEVELOPMENT<br>73 RADCLIFF CRESCENT,<br>ROSETTA, 7010 | DRAWING TITLE<br><b>UNIT 2 ELEVATIONS</b> |  |  |
| 121 Sandy Bay Road, Sandy Bay TAS 7005<br>Phone (03) 6240 9911 www.jsa.com.au |  |  |  | <b>PLANNING AMENDMENT</b>   |  |                   | PROJECT NO<br><b>21E99-46</b>  |   |  |  |
| A FOR PLANNING AMENDMENT<br>REV DESCRIPTION BY CHK DATE                       |  |  |  | STATUS<br><b>PLANNING AMENDMENT</b>   |  |                   | DWG NO<br><b>A204</b>  |   |  |  |
| JPI MH 16/02/23<br>BY CHK DATE  |  |  |  | PROJECT NO<br><b>21E99-46</b>   |  |                   | REV<br><b>A</b>  |   |  |  |