



Development Application

Flinders Council has received the following application for a Permit under s57 of the *Land Use Planning Approvals Act 1993*:

Application: DA 2026 / 00024
Location: 932 Trousers Point Road, Trousers Point - C/T: 154535/1
Development: Change of Use - Residential to Visitor Accommodation including signage at C/T: 154536/1

Plans and documents forming the development application can be inspected on the Council Website at: <https://www.flinders.tas.gov.au/current-advertising> (scan QR code below) and at the Council Office, 4 Davies Street, Whitemark, during the 14 day advertising period commencing as of the date of this notice.

Written representations addressed to the General Manager, may be made via post to: PO Box 40, Whitemark, 7255, or by email to development.services@flinders.tas.gov.au. Representations must be received by close of business on **Wednesday 21 October 2026**.

For further information contact Development Services on 6359 5001.

Dated at Whitemark this Wednesday 7 October 2026.

Warren Groves
GENERAL MANAGER



Change of Use Planning Permit Application

For this application you will need to provide:

- ☐ Site Plan
- ☐ Floor Plan
- ☐ Elevations

Section A

Details of applicant (note: the applicant name will appear on any public notice and/or permit issued)

Name

Address

Phone

Email

Is the above person also the landowner?

☒ Yes (go to section C)

☐ No (if No, go to section B)

Section B

Details of landowner

Name

Address

Phone

Email

Where the applicant is NOT the owner, I hereby declare that the owner of the land to which this application relates has been notified of this application being made and the information and details supplied by me in this application are a true and accurate description of the proposal.

Applicant's signature

Date

Section C

Details of the land

Address of land

932 TRAVERS POINT RD
LOCCOZA TAS 7255

Title reference

154535

Title details attached? ☒

Section D

Details of accommodation

Proposed use of development	HOLIDAY ACCOMMODATION
Name of business (Airbnb listing or other, if applicable)	BEACH HAVEN
Hours of operation	AS REQUIRED
Building area (m ²)	126.55 m ²
Land area (m ² or Ha)	32.77 Ha
Number of Guests	5
Proposed Signage (include dimensions, wording & supply artwork)	'BEACH HAVEN' - RUSTY METAL 1mW x 1/2mD.
Value of Residence \$	1.5M

Section E

Privacy statement

The personal information requested on this form is being collected by Council for *Land Use Planning & Approvals Act 1993*. The personal information will be used solely by Council for that primary purpose or directly related purpose. Council may disclose the information to other regulatory organisations where required to by law; officers of Flinders Council; data service providers engaged by Council from time to time; and any other agent of Council. If you cannot provide or do not wish to provide the information sought, Flinders Council will be unable to process your application. You may make application for access or amendment to information held by Council. Enquiries concerning the matter can be addressed to the General Manager, Flinders Council, PO Box 40, Whitemark TAS 7255, or email office@flinders.tas.gov.au

Section F

Declaration of applicant

I hereby declare my intention to seek the relevant approvals as detailed below

Name

Signature

I hereby declare that I support the submission of the details provided on this form and provide my signature as the relevant delegate for Crown or Council land in accordance with s52(1B) of *Land Use Planning and Approvals Act 1993* (Application must also be accompanied by written permission of the relevant delegate for Crown or Council)

Name

Signature

NB: - The Role of the Planning Authority

When an application is deemed to be determined at a meeting of Council, the Councillors act in the role of the Planning Authority. They are required to uphold the requirements of the Local Planning Scheme (Flinders Planning Scheme 1994) and that of LUPAA (*Land Use Planning and Approvals Act 1993*). When Councillors are fulfilling this role, they must act in a non-biased manner and in accordance with Council's Quasi-Judicial Policy. If you wish to approach a Councillor regarding your development, you may be placing them in a compromised position in their role as Planning Authority if your development proposal is currently submitted to Council. To prevent this, you may wish to address the Council prior to your submission or during the Council Meeting at which your proposal is being deliberated. If you wish to arrange for such meetings, please contact Council's Development Services department.

SEARCH OF TORRENS TITLE

VOLUME 154535	FOLIO 1
EDITION 4	DATE OF ISSUE 19-Feb-2019

SEARCH DATE : 01-Sept-2026

SEARCH TIME : 09.45 am

DESCRIPTION OF LAND

Parish of CARENA Land District of FLINDERS

Lot 1 on Plan [154535](#)

Derivation : Whole of Lot 18669 Gtd to F Gunter.

Prior CT [250164/1](#)

SCHEDULE 1

[M705594](#) TRANSFER to LINCOLN GEOFFREY GILLAM Registered
24-July-2018 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

[C760051](#) BENEFITING EASEMENT: a power supply easement over the
land marked Power Supply Easement 18.00 wide on Plan
[154535](#)

[C760051](#) BENEFITING EASEMENT: a right of carriageway over the
Right of Way 7.00 wide on Plan [154535](#)

UNREGISTERED DEALINGS AND NOTATIONS

N238853 PRIORITY NOTICE reserving priority for 90 days
TRANSFER Lincoln Geoffrey Gillam to Aaron James Burke
and Samantha Jane Klug
MORTGAGE Aaron James Burke and Samantha Jane Klug to
National Australia Bank Limited Lodged by SPROAL &
ASSOCIATES on 27-May-2026 BP: N238853

N249984 TRANSFER to AARON JAMES BURKE and SAMANTHA JANE KLUG
as tenants in common in equal shares Lodged by DYE
& DURHAM (NAB) on 09-July-2026 BP: N249984

N275463 MORTGAGE to National Australia Bank Limited NATIONAL
AUSTRALIA BANK LIMITED Lodged by DYE & DURHAM (NAB)
on 09-July-2026 BP: N249984

OWNER FOLIO REFERENCE C.T.250164/1 GRANTEE		PLAN OF TITLE LOCATION FLINDERS - CARENA FIRST SURVEY PLAN No. 6/3 L.O. COMPILED BY LDRB SCALE 1: 5000 LENGTHS IN METRES		Registered Number P.154535 APPROVED 24 JUNE 2008 <i>Alice Kawa</i> Recorder of Titles
MAPSHEET MUNICIPAL CODE No. 110 (5754)	LAST UPI No AAS36	LAST PLAN No. P.250164	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN	

LOT 1
32.77ha

FOTHERINGGATE BAY

FOTHERINGGATE RIVER

CROWN RESERVATION
1073.63 (SEVL BGS)

232.75

734.26

150.67
RESD. ROAD

162.34

341.78

(P.223295)

(P.223296)

(P.202764)

RIGHT OF WAY
7.00 WIDE
(CREATED BY C760051)

POWER SUPPLY EASEMENT
18.00 WIDE
(CREATED BY C760051)

(S.P.28410)

(P.154536)

POINT ROAD

(5.00 WIDE)

(P.251079)

(P.208142)

NC

SEARCH OF TORRENS TITLE

VOLUME 154536	FOLIO 1
EDITION 4	DATE OF ISSUE 26-Nov-2025

SEARCH DATE : 06-Oct-2026

SEARCH TIME : 12.36 pm

DESCRIPTION OF LAND

Parish of CARENA Land District of FLINDERS

Lot 1 on Plan 154536

Derivation : Part of Lot 27455 Gtd. to E.J. Robinson & Ors.

Prior CT 10506/1

SCHEDULE 1

C760051 TRANSFER to DAVID WILLIAM HEAP and KATHLEEN JO-ANNE
IVES-HEAP Registered 01-July-2008 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
SUBJECT TO a Right of Carriageway (appurtenant to the land
comprised in Certificate of Title Volume 4074 Folio
14) over the land marked A.B.C.D. on Plan 154536

C760051 BURDENING EASEMENT: a power supply easement
(appurtenant to Lot 1 on Plan 154535) over the land
marked Power Supply Easement 18.00 wide on Plan 154536

C760051 BURDENING EASEMENT: a right of carriageway
(appurtenant to Lot 1 on Plan 154535) over the Right
of Way 7.00 wide on Plan 154536

M534664 MORTGAGE to B & E LTD Registered 05-May-2016 at noon

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

OWNER FOLIO REFERENCE C.T.10506/1 GRANTEE		PLAN OF TITLE LOCATION FLINDERS - CARENA FIRST SURVEY PLAN No. 15/6 L.O. COMPILED BY LDRB SCALE 1: 2500 LENGTHS IN METRES		Registered Number P.154536 APPROVED 24 JUNE 2008 <i>Alice Kawa</i> Recorder of Titles
MAPSHEET MUNICIPAL CODE No. 110 (5754)	LAST UPI No AAS42	LAST PLAN No. D.10506	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN	

The diagram illustrates a survey plan for Lot 1, which is 4.272ha in area. The lot is bounded by a 'TROUSERS ROAD' to the west and a 'RESD. ROAD' to the north. A 'POWER SUPPLY EASEMENT 18.00 WIDE (CREATED BY C760051)' is shown on the western boundary. A 'RIGHT OF WAY 7.00 WIDE (CREATED BY C760051)' is shown on the eastern boundary. The lot is situated between several other land parcels, including (P.154535) to the north, (P.204764) to the east, (P.251079) to the south, and (P.208142) to the west. The lot is divided into two sections by a 'POINT' line. The dimensions of the lot are 231.81m on the north boundary, 174.61m on the east boundary, and 232.03m on the south boundary. The lot is also labeled with 'LOT 1' and '4.272ha'. The diagram includes a north arrow and a scale bar.

NC

Planning Department
Flinders Council
PO Box 40
WHITEMARK TAS 7255

23 September 2026

Dear Lisa,

**RE: Planning Application DA 2026/00024 – Change of Use – Residential to Visitor
Accommodation – 932 Trousers Point Road, Trousers Point**

This letter is prepared on behalf of [REDACTED] and [REDACTED] in response to Council's request for additional information dated 10 September 2026.

Point 1 – Please find attached updated site plan prepared by Cohen & Associates Land & Aerial Surveyors, dated 21 September 2026, detailing title boundaries, code overlays, building footprints in relation to the boundaries and code overlay. Aerial photography has also been used to identify building locations and their relationship to title boundaries and code overlays. Signage locations and details including graphics and dimensions are also included.

Point 2 – A response to P1 of Clause 22.3.3 is provided below.

Clause 22.3.3 Discretionary Use – P1

a) The proposed Visitor Accommodation use is compatible with the nature, scale and extent of the use. Trousers Point does currently accommodate visitor accommodation uses, with Flinders Island accommodating a number of visitor accommodation uses, of varying scale. The accommodation is intended to provide short-term lodging (minimum 2 night stay) for a limited number of guests (up to total of 5 guests) and does not involve intensive commercial activities, large-scale infrastructure or operational characteristics that would alter the prevailing landscape character. The proposal represents a restrained tourism use that is consistent with the low-density pattern of development within the already established Landscape Conservation zone.

b) As mentioned previously Flinders Island, including Trousers Point accommodates a number of visitor accommodation uses, of varying scale. The accommodation is intended to provide short-term lodging (minimum 2 night stay) for a limited number of guests (up to total of 5 guests) within an existing building presently used as a single dwelling.

c) The proposal has been carefully considered and located within an existing 126.55m² dwelling upon a 32.77ha site, to respond to the landscape attributes of the property,

avoiding unnecessary encroachment into the more densely vegetated portions of the site. The building is existing and has a compact footprint, and the overall low height enables it to sit unobtrusively within the existing landscape. Significant areas of native vegetation will remain.

d) The landscape values of the surrounding area are the same as described above and the developed area of Trousers Point.

e) Potential impacts upon landscape values have been minimised through the utilisation of an existing building, driveway and associated infrastructure. The building is compact and located within an existing small, cleared area of the site and nestled amongst the existing coastal vegetation on site, and well hidden from view. An existing small track leads from the building out to Fotheringate Beach, this makes use of an existing discreet pathway, negating informal access to the beach.

The proposal is consistent with the performance criteria.

The proposal is considered to be consistent with the Tasmanian Planning Scheme – Flinders and should therefore be considered for approval.

Kind Regards,



Rebecca Green

Senior Planning Consultant
m – 0409 284422
e – admin@rgassociates.com.au

FOTHERINGATE BAY

SIGNS

1. Round 80cm sign bolted to galvanised gate (1200mm high) bottom of sign 400mm off ground
 - 2 - Left direction arrow. mounted 1500mm high screwed to post
 - 3 - right direction arrow. mounted 1500mm high screwed to post
- driveway reflective markers ~50m intervals

SIGNS



Beach Haven

Beach Haven

No. 932
TROUSERS POINT RD
LOCCOTA
(f.r. 154535/1)

POWER SUPPLY
EASEMENT 18.00 WIDE
(CREATED BY C760051)

No. 934
TROUSERS POINT RD
LOCCOTA
(f.r. 154536/1)

RIGHT OF WAY 7.00 WIDE
(CREATED BY C760051)

TROUSERS POINT ROAD

PLAN KEY

- SUBJECT TITLE BOUNDARY (APPROX.)
- ADJOINING TITLE BOUNDARY (APPROX.)
- e- ACCESS TRACK

PLANNING SCHEME - CODE OVERLAYS

- BUSHFIRE PRONE AREAS (ENTIRE SITE)
- COASTAL INUNDATION HAZARD - INVESTIGATION AREA
- COASTAL EROSION AREA - INVESTIGATION AREA
- COASTAL EROSION AREA - LOW HAZARD BAND
- COASTAL EROSION AREA - MEDIUM HAZARD BAND
- SCENIC PROTECTION AREA (ENTIRE SITE)
- PRIORITY VEGETATION
- FUTURE COASTAL REFUGIA AREA
- WATERWAY AND COASTAL PROTECTION AREA

PLANNING SCHEME - GENERAL OVERLAYS

- COASTAL AREAS SPECIFIC AREA PLAN

THE RIGHT OF WAY 7.00 WIDE (CREATED BY C760051) IS ALSO SUBJECT TO THE BUSHFIRE PRONE AREAS, COASTAL INUNDATION HAZARD - INVESTIGATION AREA AND SCENIC PROTECTION AREA PLANNING SCHEME CODE OVERLAYS.

DO NOT SCALE IF IN DOUBT ASK

CLIENT
HAPPY VALLEY
PASTORAL

TITLE
SITE PLAN
No. 932 TROUSERS POINT RD LOCCOTA

1 OF 1
REV 4

21 Sep 2026

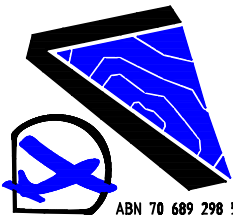
REF 52-78 (9003-01)

SCALE 1 : 4000 @ A3

CONTOUR INTERVAL N/A

DRAWN ARFAIRFIELD

THIS DRAWING SHALL NOT BE ALTERED OR USED FOR ANY UNAUTHORISED PURPOSE WITHOUT THE WRITTEN CONSENT OF COHEN & ASSOCIATES



COHEN & ASSOCIATES
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