

PLANNING SCHEME AMENDMENT

APPLICATION NUMBER	PLS43A-20/01
PROPOSED AMENDMENT	<p>Rezone part of Bournville Crescent to a General Residential Zone.</p> <p>Rezone part of 1 Bournville Crescent to a General Residential and part to an Open Space Zone.</p> <p>Modify the existing Claremont Peninsular Specific Area Plan to update the precinct boundaries</p> <p>The draft amendment is combined with a planning application for a subdivision to create 2 residential lots, plus road lot and balance at 1 & 1A Bournville Crescent, Claremont</p>
LOCATION	1 Bournville Crescent, Bournville Crescent, 1A Bournville Crescent and 109 Cadbury Road, Claremont
APPLICANT	Claremont Bowls Club & Glenorchy City Council
ADVERTISING START DATE	18 AUGUST 2021
ADVERTISING EXPIRY DATE	16 SEPTEMBER 2021

The Glenorchy Planning Authority initiated the amendment at its meeting of 9 August 2021 and the officer report on the request can be found here:

http://glenorchy.infocouncil.biz/Open/2021/08/PA_09082021_AGN.PDF

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 on Glenorchy City Council's website (www.gcc.tas.gov.au) until 16/09/2021.

During this time, any person may make representations relating to the applications by letter addressed to the General Manager, 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 16/09/2021, or for postal and hand delivered representations, by 5.00 pm on 16/09/2021.

GLENORCHY CITY COUNCIL

CERTIFICATION OF DRAFT AMENDMENT UNDER SECTION 35, FORMER PROVISIONS, LAND USE PLANNING AND APPROVALS ACT 1993

The Planning Authority has prepared the attached draft amendment,
Amendment PLS43A-20/01, to the Glenorchy Interim Planning Scheme 2015.

The Planning Authority:

- has determined that it is satisfied that the draft amendment meets the requirements specified in Section 32, former provisions, of the Land Use Planning and Approvals Act 1993 ("the Act"); and
- in accordance with Section 35(1)(a), former provisions, of the Act, certifies that the draft amendment so meets those requirements.



In witness whereof the common seal of
Glenorchy City Council has been affixed on
the

10th day of AUGUST 2021

as authorised by Council in the presence
of:

A handwritten signature in black ink, appearing to be "A. McLeod", is written over a horizontal line.

Council Delegate

**GLENORCHY INTERIM PLANNING SCHEME 2015
AMENDMENT PLS43A-20/01**

The Glenorchy Interim Planning Scheme 2015 is amended as follows:

Land affected by this amendment: Bournville Crescent, 1 Bournville Crescent, and 1A Bournville Crescent, Claremont

The Planning Scheme maps are amended by:

1. Amend the Claremont Peninsular Specific Area Plan designated as 'F01' on the planning scheme maps as shown in Annexure 1.
2. Amend the planning scheme zoning map as shown in Annexure 2.

The Planning Scheme Ordinance is amended by:

3. Delete Figure 1.1 to F1 Claremont Peninsula Specific Area Plan.
4. Insert a new Figure F1.1 to the Claremont Peninsula Specific Area Plan as shown in Annexure 3.



In witness whereof the common seal of
Glenorchy City Council has been affixed
on the 10th day of AUGUST 2021
as authorised by Council in the presence
of:

A handwritten signature in black ink, appearing to be 'M. M. M.', written over a horizontal line.

Council Delegate

Annexure 1

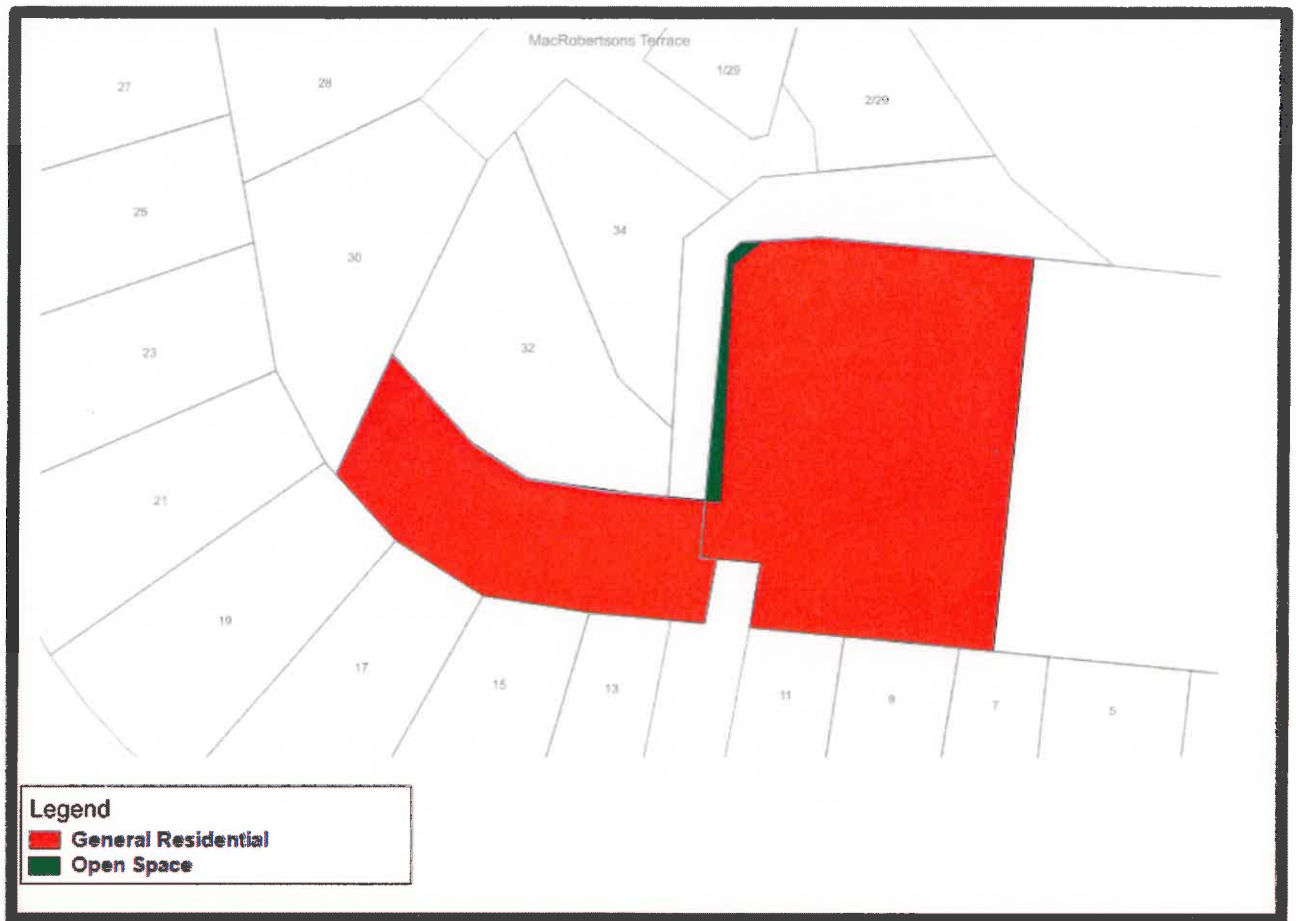
Extent of SAP to be designated as F01 on the planning scheme maps



 Specific Area Plan

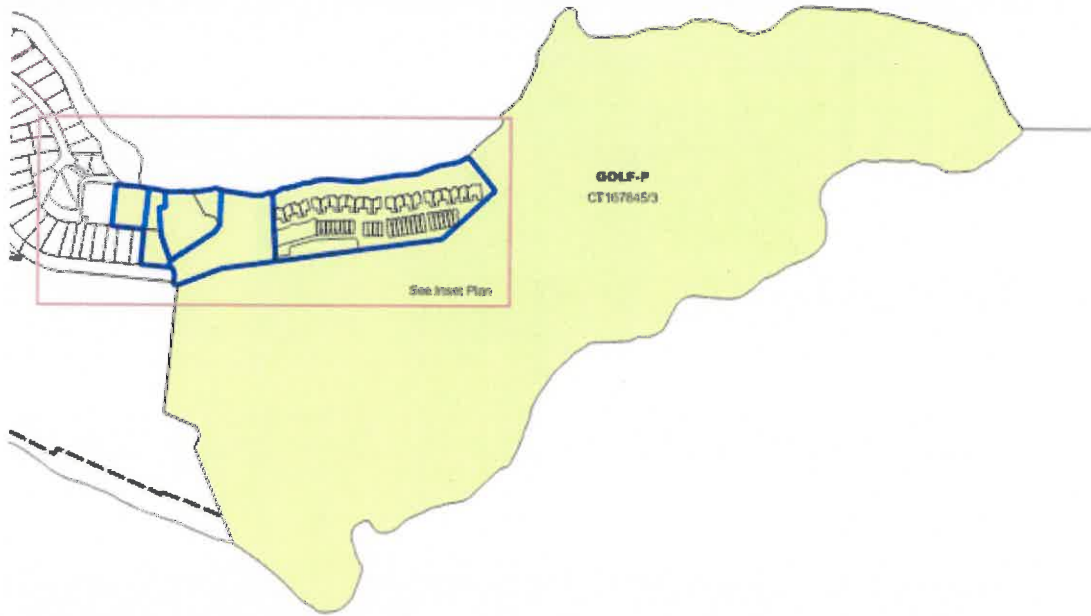
Annexure 2

Zoning changes to the Glenorchy Interim Planning Scheme 2015



Annexure 3

Figure F1.1 Claremont Peninsula Precinct Map



Inset plan





© Glenorchy City Council



The graphic information on this map is produced by Glenorchy City Council. As errors or omissions may occur please verify data before any projects are commenced. The representation of roads or tracks is no evidence of right of way. This map is not to be used as a site plan for making an application to council.

2-Aug-2021



50 m

**GLENORCHY CITY COUNCIL
PLANNING SERVICES**
 APPLICATION No. PLS43A-20/01
 DATE RECEIVED 16/06/2021



BOURNVILLE CRESCENT

**C.T.134788/2
1638m²**

**C.T.134788/1
9993m²**

**existing
Right of Way (private)**

existing Right of Way (private)

existing Wayleave Easement

existing Right of Way (private)

Existing Titles

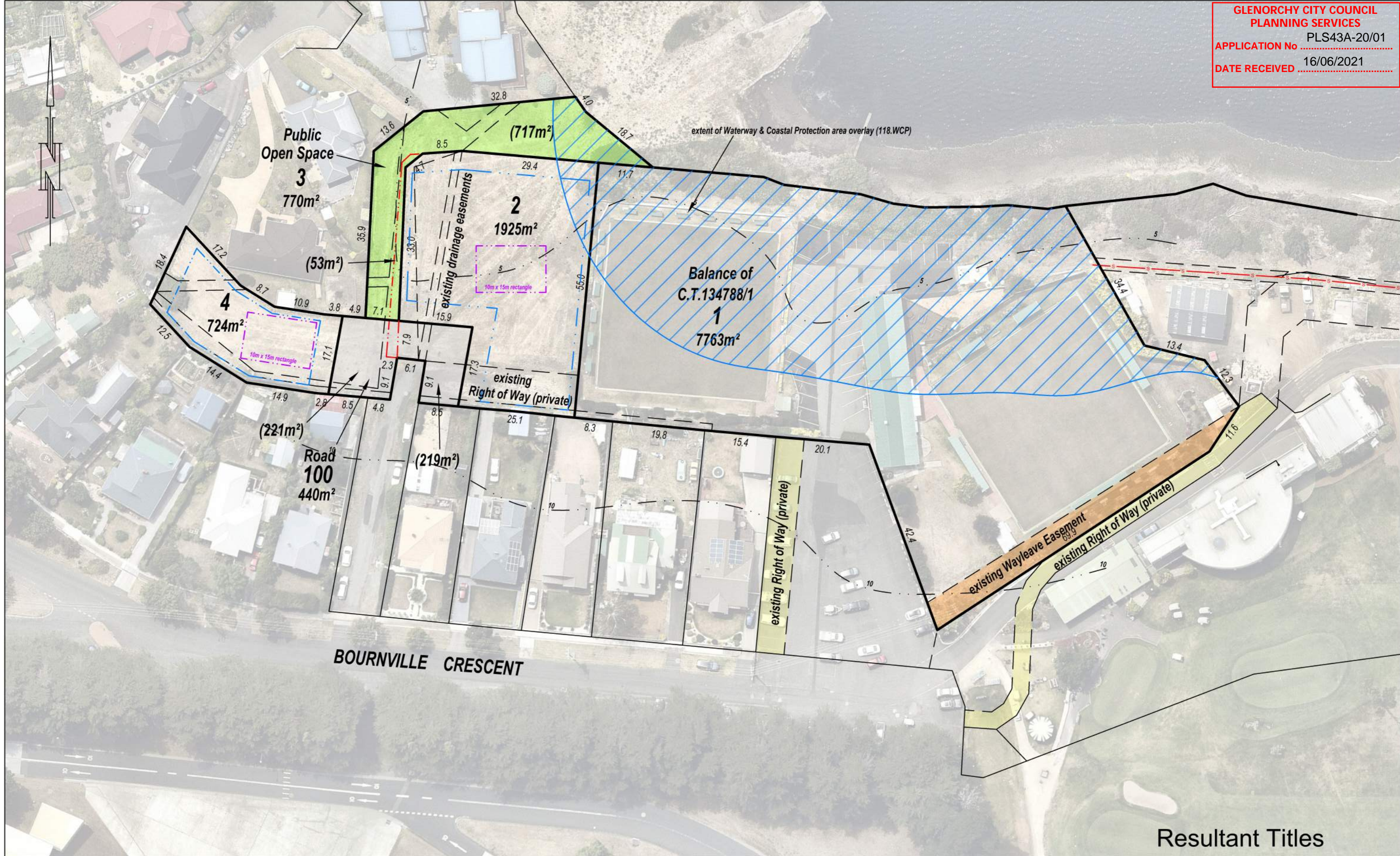
This plan has been prepared only for the purpose of obtaining preliminary subdivisional approval from the local authority and is subject to that approval.
 All measurements and areas are subject to the final survey.
 Base image by TASMMap (www.tasmap.tas.gov.au), © State of Tasmania
 Base data from the LIST (www.thelist.tas.gov.au), © State of Tasmania



**ROGERSON
& BIRCH
SURVEYORS**
 UNIT 1, 2 KENNEDY DRIVE
 CAMBRIDGE 7170
 PHONE: (03)6248 5898
 EMAIL: admin@rbsurveyors.com
 WEB: www.rbsurveyors.com

OWNER: CLAREMONT BOWLS CLUB INC.
 GLENORCHY CITY COUNCIL
TITLE REFERENCE: C.T.134788/1 & 2
LOCATION: "CLAREMONT BOWLS CLUB"
 1 BOURNVILLE CRESCENT
 CLAREMONT

Proposed Subdivision	
Date: 16-6-2021	Reference: CBC001 11543-02
Scale: 1:750 (A3)	Municipality: Glenorchy



BOURNVILLE CRESCENT

Resultant Titles

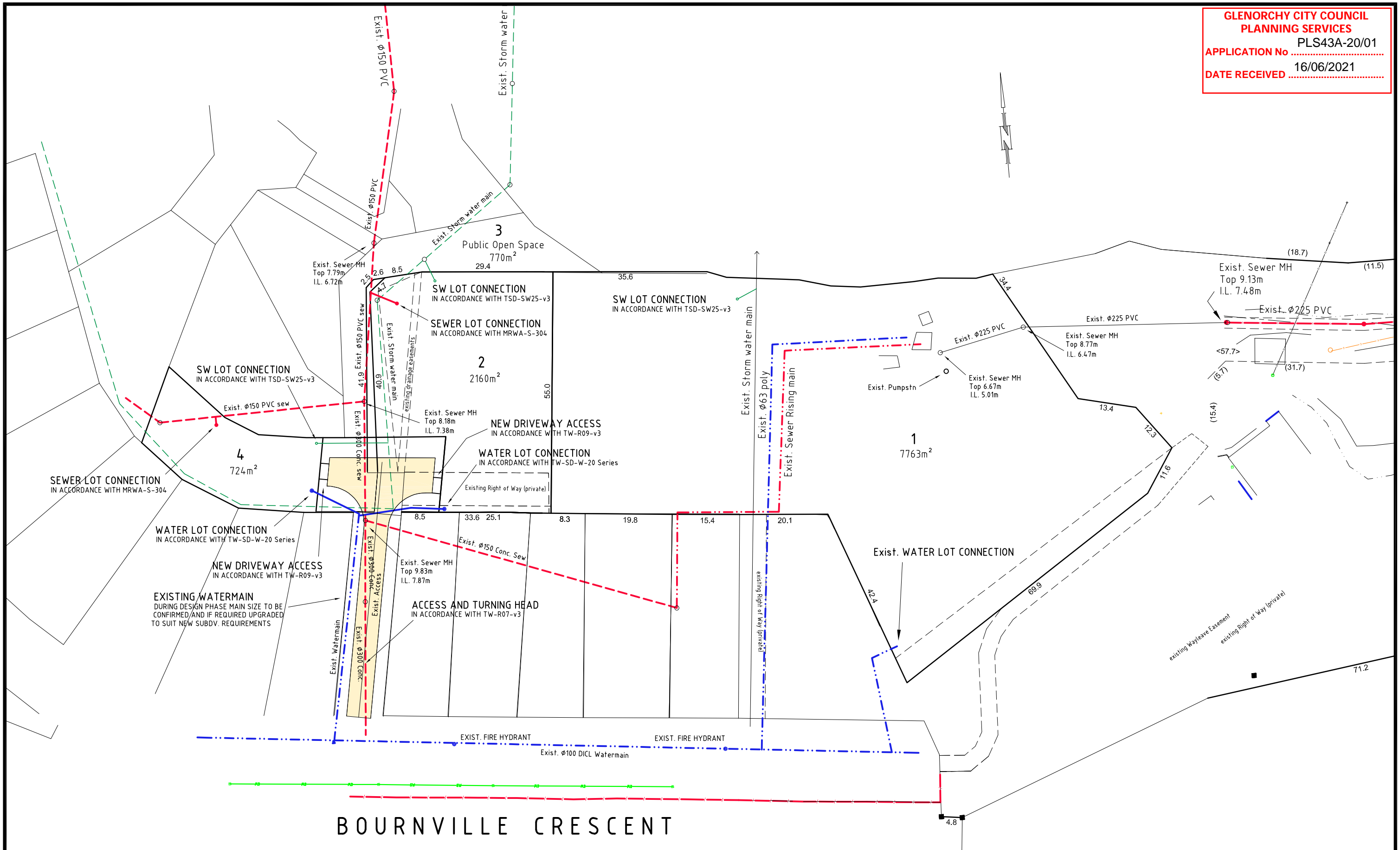
Proposed Subdivision	
Date: 16-6-2021	Reference: CBC001 11543-02
Scale: 1:500 (A3)	Municipality: Glenorchy

This plan has been prepared only for the purpose of obtaining preliminary subdivisional approval from the local authority and is subject to that approval.
 All measurements and areas are subject to the final survey.
 Base image by TASMAR (www.tasmap.tas.gov.au), © State of Tasmania
 Base data from the LIST (www.thelist.tas.gov.au), © State of Tasmania



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 LOCATION: "CLAREMONT BOWLS CLUB"
 1 BOURNVILLE CRESCENT
 CLAREMONT



BOURNVILLE CRESCENT

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 NOT FOR CONSTRUCTION

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CLIENT: CLAREMONT BWOLS CLUB				HUTCHINGS SPURR PTY. LTD. CONSULTING ENGINEERS 23 ANTILL STREET, HOBART, 7000. A.C.N. 009508525 PHONE (03) 6223 5020 FAX (03) 6223 5347	STRUCTURAL CIVIL MUNICIPAL MECHANICAL MARINE ELECTRICAL
No.	AMENDMENT	DATE	DRG No.		
A	ISSUED TO CLIENT FOR PLANNING	10.05.2019			1 LOT SUBDIVISION 1 BOURNVILLE CRESCENT, CLAREMONT PRELIMINARY SERVICING PLAN SCALE 1:50 (A1) 1:100 (A3) DRAWN B. STANFORD DATE MAY '19 APPROVED
B	TURNING HEAD ADDED	19.08.2019			
C	LOT 4 ADDED	10.11.2020			
D	CURRENT STD'S REVISION	16/06/2021			
				DRAWING No.	REVISION
				19184/01	(D)
				No. OF SHEETS	

GLENORCHY PLANNING AUTHORITY

PLANNING PERMIT

GLENORCHY INTERIM PLANNING SCHEME 2015

Application No:	PLS43A-20/01
Applicant:	All Urban Planning
Proposed Use/development:	Four lot (including road lot) subdivision plus balance lot
Address:	1 & 1A Bournville Crescent Claremont

This permit allows the use/development of the land, subject to the conditions set out below.

This permit will lapse if the use/development is not substantially commenced within 2 years of the permit date, unless the Planning Authority has granted an extension of the permit.

Please Note: This is NOT a Building Permit.

THIS PERMIT IS NOT EFFECTIVE UNLESS AND UNTIL APPROVED BY THE TASMANIAN PLANNING COMMISSION.

CONDITIONS

Planning Conditions

1. Use and development shall be substantially in accordance with planning permit application No. PLS43A-20/01 and Plans submitted on 16/06/2021 (three pages), except as otherwise required by this permit.
2. Any conditions and/or advice as determined by TasWater, and set out in the attached Submission to Planning Authority Notice, reference No. TWDA 2020/01724-GCC, dated 21/06/2021, form part of this permit.
3. A covenant, to which Council is to be made a party, must be placed on the title of Lot 2 to the effect that the lot must only be developed for multiple dwellings.
4. An original and two copies of each of the Plan of Subdivision and Schedule of Easements must be submitted to Council for sealing.

Engineering

5. Prior to the issuing of a Building Approval or the commencement of works on site, including demolition (whichever occurs first), submit a Soil and Water Management

Plan detailing proposed sediment and erosion control measures to the satisfaction of Council's Development Engineer. The approved control measures must be installed prior to any disturbance of soil or construction activity such as concrete cutting, demolition and must be regularly inspected and maintained during the construction and demolition period to prevent soil and other materials entering the local stormwater system, roadways or adjoining properties.

The approved control measures must remain in place until such time as all construction activity likely to generate sediment has been completed or all disturbed areas have been stabilised using vegetation and/or restored or sealed to the satisfaction of the Council. The approved Soil and Water Management Plan (SWMP) forms part of this permit and must be complied with.

Advice: For further information please refer to the Soil and Water Management Fact Sheets published by the Department of Primary Industries, Parks, Waters and Environment. These are available from Council or online at www.derwentestuary.org.au.

6. The loading and unloading of goods, including building materials and equipment, from vehicles must only be carried out on the land.
7. The design of the access road must be in accordance with the Tasmanian Standard Drawings including a road, footpath, turning area and lighting.
8. The construction details of specific components of the works must comply with LGAT Standard Drawings and accord with *Tasmanian Subdivision Guidelines 2013*. The developer must appoint a qualified and experienced engineer who will be required to certify practical completion of subdivision construction works. The appointed supervising engineer must be the primary contact person on matters concerning the subdivision.
9. The access road must extend to abut with the sealed edge of Bournville Crescent with an upgraded road junction formed.

Sight lines at this junction must meet Safe Intersection Sight Distance.

Advice: trimming or removal of some trees may be required.

10. Driveway construction must accord with Standard Drawing TSD-RO9. Designs for the driveway must include the full extent of the formation to achieve a maximum gradient of 20% (or 1 in 5) as well as an area for on-site turning.
11. The stormwater drainage arrangements must comply with the following:
 - (a) Each lot must be serviced with a one hundred and fifty diameter (150 mm) house connection at the lowest point to adequately drain the entire lot
 - (b) All house connections must be discharged into a piped system (no connections to the kerb and gutter), and
 - (c) Side entry pits for road drainage must be type four (4).

To satisfy the above requirements, submit details demonstrating the above prior to the issuing of Council's engineering approval of the subdivision design drawing. All

works required by this condition must be completed prior to the sealing of the Final Plan.

12. Prior to the start of work, the developer is required to provide Council with a detailed engineering services plan indicating the location of all proposed easements and services, and how they connect to public infrastructure including:
 - (a) Lot connections, size and location. Each connection must service the lowest point of the lot.
 - (b) Long sections along with invert levels and depths of all proposed new mains.
 - (c) Any proposed manholes and inspection openings must be sized appropriately.
 - (d) The servicing plan must clearly indicate how all stormwater from the site, will be discharged to Council infrastructure with sufficient receiving capacity.

To satisfy the above requirements, submit details demonstrating the above prior to the issuing of Council's approved drawing. All works required by this condition must be completed prior to the sealing of the Final Plan for each applicable stage.

13. Private sewer, stormwater and water services/connections must be entirely separate to each lot in order to ensure that they are contained entirely within the lots served. Power and telephone connections must also be contained within their respective lots. A detailed services plan showing both the existing and the proposed (or as built) private services, Council mains and access to all lots on the site must be prepared by a civil engineer or a qualified designer and submitted to the Council for approval prior to the sealing of the Final Plan. In particular, the developer must confirm the position of any services that may be affected by the subdivision.
14. In order to satisfy the above condition on the separation of services, the developer must verify compliance by supplying the Council with a services plan clearly indicating the location and details of all relevant services (entirely contained within their respective lots) and also a covering letter, where the Council is advised in writing that all the relevant engineering work required in these planning permit conditions have been satisfactorily completed, prior to the sealing of the final plan. Any final plan submitted for sealing cannot be fully processed unless it is accompanied by documentation by a qualified person that clearly certifies that this condition has been satisfied and that all the work required by this condition has been completed. A "qualified person" shall be a professional engineer or professional surveyor or other persons acceptable to Council. Applicants or their agents should take notice that unless this condition is satisfactorily complied with, then documents submitted for sealing of the Final Plan will not be processed.
15. A minimum of 2.50 m wide easements must be created in favour of Council over all public stormwater infrastructure systems located in private property.
16. The applicant must pay Council the amount of \$231.00 per lot on the diagram to complete the measure up and record 'as constructed' data for all assets to be taken over by council prior to the sealing of a Final Plan. This amount is subject to annual adjustment with the Council Fees and Charges Register.
17. Upon the completion of the works the road and drainage infrastructure must be subject to a twelve-month defects liability period. At the time of issue of the

Certificate of Practical Completion the applicant must lodge security with Council to the value of 5% of the works.

18. The developer must provide underground electrical reticulation for power and street lighting. Underground TasNetwork cables must be used subject to any underground cables in joint use trenches complying with Council's Development Engineer and TasNetwork codes.
19. The developer must liaise with the relevant agency and to make provision for the installation of communication cabling to service each lot of the development.
20. Any proposed changes to the approved drawings are to be properly documented; the approved engineering drawings affected by any proposed change must be resubmitted for approval prior to the start of the works.
21. A detailed estimate for the works must be provided and payment of the engineering assessment fee must be made prior to the issuing of Council's approved engineering drawings. Under Glenorchy City Council Fees and Charges, the engineering assessment fee is 2% of the value of the civil works including GST or minimum of \$902.00. This amount is subject to annual adjustment in accordance with the Council Fees and Charges Register. Construction must not commence until the approved engineering plans have been issued.
22. Prior to the sealing of a Final Plan, evidence must be provided to Council's Development Engineer that the development meets the requirements of TasWater.

Advice to Applicant

This advice does not form part of the permit but is provided for the information of the applicant.

Other Permits

Please be aware that this planning permit is a planning approval issued under the Glenorchy Interim Planning Scheme 2015. You should consult with an accredited Building Surveyor prior to commencing this use or work to ensure all relevant requirements of the *Building Act 2016* are complied with. In addition to this planning permit, a building permit and/or plumbing permit may also be required. If further clarification is required, please contact Council's Building Section on 6216 6800.

Aboriginal Heritage

Aboriginal Heritage Tasmania (AHT) have no objection to the project proceeding provided that it is guided by the attached Unanticipated Discovery Plan. If at any time during works you suspect Aboriginal heritage, cease works immediately and contact AHT for advice. The Unanticipated Discovery Plan should be kept on site during ground disturbing works, to aid you in meeting your requirements under the *Aboriginal Heritage Act 1975* (the Act). Please be aware that all Aboriginal heritage is protected under the Act. Please also be aware that there are requirements under the Act to report Aboriginal heritage and not to impact Aboriginal heritage without a permit granted by the Minister.

Inundation risk

The site is partly within an area identified on Council maps as being subject to inundation risk. Council's maps are available at <https://maps.gcc.tas.gov.au/>.

Lyndal Byrne
SENIOR STRATEGIC PLANNER

9 AUGUST 2021

SUBMISSION TO PLANNING AUTHORITY NOTICE OF DRAFT AMENDMENT TO PLANNING SCHEME AND PLANNING APPLICATION REFERRALS

Council Planning Permit No.	PLS43A-20/01	Council notice date	20/10/2020
TasWater details			
TasWater Reference No.	TWDA 2020/01724-GCC	Date of response	21/06/2021
TasWater Contact	Anthony Cengia	Phone No.	0474 933 293
Response issued to			
Council name	GLENORCHY CITY COUNCIL		
Contact details	gccmail@gcc.tas.gov.au		
Development details			
Address	1 BOURNVILLE CRES, CLAREMONT	Property ID (PID)	2027338
Description of development	Planning scheme amendment and subdivision - 2 lots		
Schedule of drawings/documents			
Prepared by	Drawing/document No.	Revision No.	Date of Issue
Hutchins Spurr Pty Ltd	Preliminary Servicing Plan	D	16/06/2021
Rogerson & Birch Surveyors	CBC001 Sheet 11543-02		16/06/2021
Comments			
<p>Pursuant to the Water and Sewerage Industry Act 2008 (TAS) Section 56P(1) TasWater makes the following submission(s):</p> <p>TasWater does not object to the draft amendment to planning scheme.</p> <p>The report prepared by the applicant outlines that part of the subdivision proposal is to “Correct an existing anomaly” with respect to the Claremont Peninsula Specific Area Plan. The application does not however propose to correct the issue relating to TasWater having an existing sewage pump station that is not located on Land that belongs to TasWater or council. Generally TasWater seek exclusive possession of its sewage pump station sites and in this case to correct the issue would require a fifth lot of suitable size containing the pump station, to be transferred to TasWater’s ownership (this TasWater lot would then most likely be zoned as ‘Utilities’).</p> <p>We note that there is a proposal to create a road reserve lot (lot 100 on Rogerson & Birch Plan) and we assumed that this would not be an unreasonable request to obtain a TasWater lot at the same time. Notwithstanding this TasWater are looking at acquiring the land through a separate process now as negotiated with the club.</p>			
Conditions			
<p>Pursuant to the <i>Water and Sewerage Industry Act</i> 2008 (TAS) Section 56P(1) TasWater imposes the following conditions on the permit for this application:</p> <p>CONNECTIONS, METERING & BACKFLOW</p> <p>1. A suitably sized water supply with metered connections and sewerage system and connections to each lot of the development must be designed and constructed to TasWater’s satisfaction and be in accordance with any other conditions in this permit.</p> <p>Advice: <i>The pipe identified as “Existing Watermain” on the Preliminary Servicing Plan appears to be a disused customer service connection as there is no evidence of any customer service meter</i></p>			

connected to it. It is unlikely that the proposed customer service connection to that pipe will be acceptable, in which case a suitably sized water main extension to the main in Bourneville Crescent will be required to service the development.

2. Any removal/supply and installation of water meters and/or the removal of redundant and/or installation of new and modified property service connections must be carried out by TasWater at the developer's cost.
3. Prior to commencing construction of the subdivision, any water connection utilised for construction/the development must have a backflow prevention device and water meter installed, to the satisfaction of TasWater.

ASSET CREATION & INFRASTRUCTURE WORKS

4. Plans submitted with the application for Engineering Design Approval must, to the satisfaction of TasWater show, all existing, redundant and/or proposed property services and mains.
5. Prior to applying for a Permit to Construct new infrastructure the developer must obtain from TasWater Engineering Design Approval for new TasWater infrastructure. The application for Engineering Design Approval must include engineering design plans prepared by a suitably qualified person showing the hydraulic servicing requirements to TasWater's satisfaction.
6. Prior to works commencing, a Permit to Construct must be applied for and issued by TasWater. All infrastructure works must be inspected by TasWater and be to TasWater's satisfaction.
7. In addition to any other conditions in this permit, all works must be constructed under the supervision of a suitably qualified person in accordance with TasWater's requirements.
8. Prior to the issue of a Consent to Register a Legal Document all additions, extensions, alterations or upgrades to TasWater's water and sewerage infrastructure required to service the development are to be constructed at the expense of the developer to the satisfaction of TasWater, with live connections performed by TasWater.
9. After testing to TasWater's requirements, of newly created works, the developer must apply to TasWater for connection of these works to existing TasWater infrastructure, at the developer's cost.
10. At practical completion of the water and sewerage works and prior to TasWater issuing a Consent to a Register Legal Document the developer must obtain a Certificate of Practical Completion from TasWater for the works that will be transferred to TasWater. To obtain a Certificate of Practical Completion:
 - a. Written confirmation from the supervising suitably qualified person certifying that the works have been constructed in accordance with the TasWater approved plans and specifications and that the appropriate level of workmanship has been achieved;
 - b. A request for a joint on-site inspection with TasWater's authorised representative must be made;
 - c. Security for the twelve (12) month defects liability period to the value of 10% of the works must be lodged with TasWater. This security must be in the form of a bank guarantee;
 - d. Work As Constructed drawings and documentation must be prepared by a suitably qualified person to TasWater's satisfaction and forwarded to TasWater.
11. After the Certificate of Practical Completion has been issued, a 12 month defects liability period applies to this infrastructure. During this period all defects must be rectified at the developer's cost and to the satisfaction of TasWater. A further 12 month defects liability period may be applied to defects after rectification. TasWater may, at its discretion, undertake rectification of any defects at the developer's cost. Upon completion, of the defects liability period the developer must request

TasWater to issue a “Certificate of Final Acceptance”. The newly constructed infrastructure will be transferred to TasWater upon issue of this certificate and TasWater will release any security held for the defects liability period.

12. The developer must take all precautions to protect existing TasWater infrastructure. Any damage caused to existing TasWater infrastructure during the construction period must be promptly reported to TasWater and repaired by TasWater at the developer’s cost.
13. Ground levels over the TasWater assets and/or easements must not be altered without the written approval of TasWater.

FINAL PLANS, EASEMENTS & ENDORSEMENTS

14. Prior to the Sealing of the Final Plan of Survey, a Consent to Register a Legal Document must be obtained from TasWater as evidence of compliance with these conditions when application for sealing is made.
Advice: Council will refer the Final Plan of Survey to TasWater requesting Consent to Register a Legal Document be issued directly to them on behalf of the applicant.
15. Pipeline easements, to TasWater’s satisfaction, must be created over all existing and/or proposed TasWater infrastructure and be in accordance with TasWater’s standard pipeline easement conditions.
16. Prior to the issue of a TasWater Consent to Register a Legal Document, the applicant must submit a .dwg file, prepared by a suitably qualified person to TasWater's satisfaction, showing:
 - a. the exact location of the existing infrastructure,
 - b. the easement protecting that infrastructure.

The developer must locate the existing TasWater infrastructure and clearly show it on the .dwg file. Existing TasWater infrastructure may be located by a surveyor and/or a private contractor engaged at the developers cost.

DEVELOPMENT ASSESSMENT FEES

17. The applicant or landowner as the case may be, must pay a development assessment fee of \$211.63 and a Consent to Register a Legal Document fee of \$149.20 to TasWater, as approved by the Economic Regulator and the fees will be indexed, until the date paid to TasWater.
The payment is required within 30 days of the issue of an invoice by TasWater.

Advice

General

For information on TasWater development standards, please visit <http://www.taswater.com.au/Development/Development-Standards>

For application forms please visit <http://www.taswater.com.au/Development/Forms>

Declaration

The drawings/documents and conditions stated above constitute TasWater’s Submission to Planning Authority Notice.

Authorised by

A handwritten signature in black ink, appearing to read "Jason Taylor".

Jason Taylor
Development Assessment Manager

TasWater Contact Details			
Phone	13 6992	Email	development@taswater.com.au
Mail	GPO Box 1393 Hobart TAS 7001	Web	www.taswater.com.au