

Our Ref: D26/110028/18 Your Ref: PDPSAMEND 2022/030778

City of Clarence
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**Planning scheme amendment - PDPSAMEND-2022-030778 at
22 Goodwins Road, Clarendon Vale and
combined planning permit application for 85 lot subdivision**

Thank you for the opportunity to make comment on the above application for a combined planning scheme amendment at 22 Goodwins Road, Clarendon Vale.

The proposal is to rezone the land from the Rural Zone and Utilities Zone to the General Residential Zone, Inner Residential Zone and Open Space Zone, and a combined planning permit application for an 85 lot subdivision (81 residential lots, two open space lots and two road lots).

Building Tasmania has reviewed the supporting information and makes the following comments.

Bus stops

A bus stop is located on Goodwins Road (bus stop identification: 7019001) adjacent to the site and should be shown on the plans.

If any impacts on the bus stop are proposed, or may occur as part of construction, the developer must consult with Building Tasmania. If the bus stop is affected during construction the developer would be required to upgrade the stop to be accessible and compliant with the *Disability Discrimination Act 1992 (DDA)*.

The open space plan shows two proposed bus bays/stops, however these are not identified in the Traffic Impact Assessment. Building Tasmania is supportive of new bus stops in these locations as the stops are around 400 metres from existing stops on Goodwins Road and the development will generate demand for new stops.

The construction of the new stops is the responsibility of the developer and or Council given it is a council owned road. The new stops will need to be DDA compliant (accessible). The developer and the council will need to consult with Building Tasmania on the exact location and design of the stops. For more information see https://www.transport.tas.gov.au/public_transport/bus-stop-relocations-upgrades-and-installations.

Active transport connections

The provision of a local connection path, as shown on the open space plans, is highly desirable as it would assist direct access to Goodwins Road and public transport.

Building Tasmania supports the proposed footpath on the northern edge of Goodwins Rd as outlined in the Planning Application. Under Australian Government DDA standards for bus stops there is a requirement to connect bus stop infrastructure to footpaths to enable a seamless path of travel to and from the bus stop. This would apply to the existing bus stop (bus stop identification:

7019001) and construction of any new bus stop (adjacent to the development on the northern edge of Goodwins Rd).

Please contact Claire Armstrong by email at [REDACTED] or telephone on [REDACTED] for more information.

Yours sincerely

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John Dawson
Director, Housing and Strategic Planning
5 August 2026