

8 September 2026

Reference Number: 2022/030778

Department: City Planning

Tasmanian Planning Commission
tpc@planning.tas.gov.au

Dear Sir or Madam

PSPDAMEND 2022/030778 - 22 Goodwins Road, Clarendon Vale

I advise that pursuant to s40K and s42 of the *Land Use Planning and Approvals Act 1993 (the Act)*, the Clarence City Planning Authority has resolved at its Council meeting held Monday, 31 August 2026, that the representations received during the exhibition of the draft amendment and planning permit do warrant modifications to the previously agreed draft amendment to the Clarence Local Provision Schedule (LPS) and permit for the abovementioned development.

The proposal seeks to amend the LPS by rezoning 22 Goodwins Road Clarendon Vale, from Rual Zone and Utilities Zone to General Residential Zone, Inner Residential Zone and Open Space Zone. The planning scheme amendment is combined with a planning permit application for an 85 lot subdivision (81 residential lots, two open space lots and two road lots).

As required under s40K and s42 of the Act, and detailed in the *Commission's Practice Note No. 13 – Combined permit and amendments to Local Provisions Schedules Appendix 2*, please find attached the following documentation:

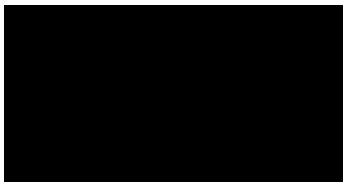
- Copy of Planning Authority decision as recorded in the Minutes of Council Meeting 31 August 2026, including reasons for the decision
- Copy of the Agenda Report, including the S40K report on the representations, and advertised planning permit
- Copies of the unredacted representations as a separate file
- A list of the names and addresses of representors
- A copy of the TasWater response to the original referral under Section 56S of the *Water and Sewerage Industry Act 2008*



- It is noted that the Fees payable under regulation 10 of the Act, were remitted to the Commission on 8 July 2026, copy of remittance advice is attached

If you have any questions about this matter please contact Robyn Olsen, Lead Strategic Planner, on 03 6217 9550 and I will be pleased to assist.

Yours sincerely,



Robyn Olsen
Lead Strategic Planner

7.1 LOCAL PROVISIONS SCHEDULE AMENDMENT AND COMBINED SUBDIVISION APPLICATION PDPSPAMEND-2022/030778 – REVIEW OF REPRESENTATIONS – 22 GOODWINS ROAD, CLARENDON VALE**EXECUTIVE SUMMARY****PURPOSE**

This report has been prepared to consider the representations received during the public exhibition of draft amendment PDPSPAMEND 2022/030778 and the associated draft subdivision permit.

The proposal relates to a request to amend the Clarence Local Provisions Schedule through the rezoning of land, together with a combined subdivision application to enable an 85-lot subdivision (81 residential lots, two public open space lots, and two road lots), on land at 22 Goodwins Road, Clarendon Vale.

LEGISLATIVE REQUIREMENTS

The draft amendment and associated permit were certified and approved for exhibition by the Planning Authority on 29 June 2026 and publicly exhibited in accordance with Sections 40G and 40Z of the *Land Use Planning and Approvals Act 1993* (LUPAA). Following exhibition, the Planning Authority is required to undertake an assessment of those representations in accordance with Sections 40K and 42 of LUPAA and make recommendations to the Tasmanian Planning Commission (the Commission).

Such report must be provided within the statutory period which expires on 14 September 2026.

CONSULTATION

Four representations were received during the exhibition period, comprising one representation from a State authority and three from members of the public.

Those representations from members of the public related to:

- the interaction between residential development, biodiversity conservation and bushfire resilience
- Subdivision density
- Access to easements for existing dwellings
- The road network; and
- Access to public transport.

One of the submissions from the public was supportive of the proposed amendment.

The State authority representation primarily relates to bus stops.

RECOMMENDATION:

- A. Pursuant to Sections 40K(2) and 42 of the *Land Use Planning and Approvals Act 1993*, the merits of each representation received with regard to the requested amendment of the Clarence Local Provisions Schedule PDPSPAMEND-2022/030778 to rezone 22 Goodwins Road, Clarendon Vale from Rural Zone and Utility Zone, to General Residential Zone, Inner Residential Zone, and Open Space Zone, and the associated planning application for a 85-lot subdivision, which was submitted in accordance with s40T of the Act, are contained in the Associated Report, and the Planning Authority considers that modification to the draft amendment or the associated planning permit is not warranted.
- B. Pursuant to Sections 40K(2) and 42 of the *Land Use Planning and Approvals Act 1993*, the Planning Authority is satisfied that the draft amendment meets the LPS criteria and no other modifications to either the draft amendment or the planning permit are warranted.
- C. Pursuant to Sections 40K(1) and 42 of the *Land Use Planning and Approvals Act 1993*, the Planning Authority provides the Associated Report and relevant attachments, including a copy of each representation, to the Tasmanian Planning Commission.
- D. That the details and conclusions included in the Associated Report be recorded as the reasons for Council's decision in respect of this matter.

ASSOCIATED REPORT**1. BACKGROUND**

The request for a planning scheme amendment and combined subdivision application relates to land at 22 Goodwins Road, Clarendon Vale. The proposal was lodged with Clarence City Council and accepted as a combined application for:

- an amendment to the Clarence Local Provisions Schedule to rezone the subject land, and
- to enable an 85-lot subdivision, comprised of 81 residential lots, two public open space lots, and two road lots (the subdivision).

The land is currently zoned Rural under the Tasmanian Planning Scheme - Clarence. The proposed development outcomes and subdivision pattern are not permitted under the Scheme in its current form and require approval of the planning scheme amendment.

Council, as Planning Authority, considered the request and resolved at its meeting of 29 June 2026 to certify the draft amendment as meeting the Local Provisions Schedule criteria under Section 34 of LUPAA; and approve the draft subdivision application for public exhibition, subject to the certified amendment.

The certified draft amendment and associated draft subdivision approval were publicly exhibited in accordance with the requirements of Sections 40G and 40Z of LUPAA. The representations are summarised and assessed in Section 5 of this report.

This report has been prepared in response to those representations and forms part of Council's obligations under Sections 40K and 42 of LUPAA.

2. PROPOSAL IN DETAIL

2.1. The Site

The subject land at 22 Goodwins Road, Clarendon Vale (Figure 1) is located at the western edge of Clarendon Vale; flanked by Clarence Plains Rivulet.

The site is approximately 9.54ha (95,400m²) in single ownership.



Figure 1 – Aerial image of area (subject site outlined in blue)

2.2. The Draft Amendment and Planning Permit

On 29 June 2026, the Planning Authority resolved to certify a draft amendment that:

- Rezones land at 22 Goodwins Road, Clarendon Vale from Rural Zone and Utility Zone to a combination of the General Residential Zone, Inner Residential Zone and Open Space Zone.
- Determines that the draft amendment meets the requirements of LUPAA, including the Section 34 Local Provisions Schedule criteria.
- Determines a draft planning permit for an 85-lot subdivision (81 residential lots, two public open space lots, and two road lots).
- Places the certified draft amendment and associated draft planning permit on public exhibition for a period of 28 days.

A copy of the certified draft amendment is provided in Attachment 1, and a copy of the draft planning permit is contained in Attachment 2.

3. STATUTORY IMPLICATIONS

Following the exhibition of a draft Local Provisions Schedule (LPS) amendment, the Planning Authority is required to consider any representations received and provide a report to the Tasmanian Planning Commission in accordance with Sections 40K and 42 of LUPAA.

This report has been prepared to satisfy the statutory requirements of Sections 40K and 42 of LUPAA.

The Planning Authority is required to submit this report to the Commission within 35 days of the close of the exhibition period (subject to approved extensions), which is by 14 September 2026.

4. CONSULTATION

The certified draft LPS amendment and associated draft planning permit were publicly exhibited for 28 days, concluding on 10 August 2026 in accordance with the requirements of LUPAA.

Public notification of the proposal included:

- advertisements in The Mercury on 11 July 2026 and 25 July 2026,
- letters to landowners and occupiers adjoining the subject land, and
- the placement of notification signage on the subject site.

During the exhibition period, four representations were received.

5. DISCUSSION ON THE MERITS OF THE REPRESENTATIONS

The representations comprise:

- one representation from a State Agency, and
- three representations from members of the public.

All representations have been considered in accordance with Sections 40K and 42 of LUPAA.

Each representation has been considered on its merits including, where relevant, the statutory mechanism through which the issue is addressed, and whether any modification to the draft LPS amendment or draft planning permit is required.

Building Tasmania provided a representation and an additional letter, and three representations were received from members of the public (non-authority representations).

5.1. Representations Assessment

(1) Building Tasmania (formerly the Department of State Growth)

Building Tasmania want to ensure that existing bus stops are identified on all maps and that if bus stops are affected during construction the developer would be required to upgrade the stop to be accessible and compliant with the *Disability Discrimination Act 1992* (DDA).

There are two proposed bus stops as shown on the plan of subdivision, of which, Building Tasmania are supportive. These bus stops will be required to be constructed to be DDA compliant and be undertaken in consultation with Building Tasmania.

Building Tasmania are supportive of the proposed footpaths connecting to the bus stops, as required under Australian Government DDA standards.

Building Tasmania also provided a letter of confirmation that it has no interest in the land at 22 Goodwins Road, Clarendon Vale for a future highway alignment, and that the removal of the proclamation is in progress.

- **Response**

Building Tasmania's support for bus stop provision and the associated requirements have been noted.

The anticipated removal of the highway proclamation has been noted.

The matters raised do not warrant modification to the certified draft Local Provisions Schedule amendment or the associated draft planning permit.

(2) Public #1

The representor highlights the interaction between housing supply, biodiversity conservation and bushfire resilience. All issues have been contemplated at this site. The representor is concerned that the vegetation community *Eucalyptus ovata* forest and woodland (DOV) identified on the subject site will be degraded over time by bushfire maintenance areas. The representor encourages Council to develop a planning framework capable of delivering housing, biodiversity conservation and bushfire resilience simultaneously.

- **Response**

Council has negotiated with the developer to protect as much of the natural values as possible on this development. The bushfire management areas have been modified and the lots rearranged in order to retain the natural values within the public open space along Stokell Creek and Clarence Plains Rivulet.

Council recently adopted the Bushfire Hazards Management Areas on Council Land Policy that seeks to limit, if not prevent, establishment of bushfire management areas on Council land and public open space handed over in subdivisions.

Council is currently undertaking a Biodiversity Prioritisation Plan that seeks to map, characterise and monitor natural values throughout Clarence, including threatened vegetation communities such as DOV.

The matters raised do not warrant modification to the certified draft Local Provisions Schedule amendment or the associated draft planning permit.

Public #2

The representor is supportive of the proposed planning scheme amendment and subdivision. The representor believes that this proposal will help Clarence to grow faster and that regulatory restrictions are the primary reason for the housing shortage.

- **Response**

The matters raised do not warrant modification to the certified draft Local Provisions Schedule amendment or the associated draft planning permit.

Public #3

The representor is concerned about the density of the subdivision in the proposed Inner Residential Zone, particularly on the eastern boundary of the proposed subdivision. The representor says that the existing high-density accommodation in the area already poses significant issues with anti-social behaviour and they believe that the proposed development will exacerbate the problem.

The representor has two easements on their property (sewerage and stormwater), and they are concerned that access to these easements will be hindered by new dwellings in the proposed subdivision.

The representor is concerned that traffic congestion will increase because of the development of dwellings on the site and that the traffic modelling was conducted in 2022. The representor is also concerned about the high incidence of roadkill on Goodwins Road, which may get worse.

The representor highlights that, while there is technically access to public transport via the bus network, the timing of the buses is not practical or user friendly for them or people needing to get to and from work or school.

- **Response**

The subject site is well located to provide residential growth; it is within the Urban Growth Boundary, within ten minutes of Glebe Hill Shopping Centre and easy walking distance to public transport. The land can be connected to all required services via trunk infrastructure and has good access to community services. The land provides an opportunity to provide a diversity of housing types in a well-located position.

Anti-social behaviour is not a material matter of LUPAA or the planning scheme.

Easements have been taken into consideration during the preparation of the proposed subdivision. Construction of additional dwellings on neighbouring land will not hinder access to existing easements on other land.

The Traffic Impact Assessment was first prepared in 2022 and updated in 2025 with relevant new information. It says that:

“Based on the assessment completed, localised impacts are minor with good levels of service at immediate nearby intersections. All congestion is associated with Rokeby Road/South Arm Highway. The addition of this subdivision is not expected to be a detriment to the road network and is in keeping with other residential development in the area; and

The proposed subdivision layout has been assessed to meet the requirements of the Planning Scheme”.

Council engineers have also supported this information.

The bus network in Hobart becomes less regular further from the city centre. The bus route that runs along Goodwins Road (number 624) has similar schedules to others in the area and that distance from Hobart City; providing more buses in peak times.

A larger population and demand for public transport will often create a need for an increased service. Additionally, the Rokeby Park and Ride is nearing construction and will provide another option for future residents. The increase of frequency of service or route selection for public transport is not a matter that the Planning Authority can dictate.

The matters raised do not warrant modification to the certified draft amendment or associated draft permit.

5.2. Representation Assessment Conclusion

Having considered the merits of each representation, the Planning Authority is of the opinion that the matters raised do not warrant modification to the certified draft amendment, or the associated draft planning permit. The issues identified do not affect the strategic intent or operation of the draft amendment, applicable planning scheme provisions and subsequent subdivision, engineering and development assessment processes.

The Planning Authority remains satisfied that the draft amendment meets the LPS criteria and that the recommendation not to modify the amendment will not adversely affect the operation of the Clarence LPS as a whole.

It is therefore appropriate to recommend that the Tasmanian Planning Commission approve the certified draft amendment and the associated draft planning permit as exhibited.

6. EXTERNAL REFERRALS

The original application was referred to TasWater, Tasmania Fire Service (TFS), TasNetworks, The Department of Natural Resources and Environment, and Department of State Growth (now Building Tasmania).

Other than those identified above, no referral authority raised an objection to the proposal.

7. COUNCIL STRATEGIC PLAN/POLICY IMPLICATIONS

The proposal is consistent with relevant Council policies and engineering guidelines, including those relating to open space, infrastructure provision and subdivision design, as part of the original assessment.

No representations raised matters suggesting inconsistency with Council policy or strategic direction, and no issues have been identified that would give rise to conflict with relevant Council policies.

8. CONCLUSION

The proposed rezoning of land from Rural Zone to General Residential Zone, Inner Residential Zone and Open Space Zone, together with a combined subdivision application to enable an 85-lot subdivision, comprised of 81 residential lots, two public open space lots, and two road lots, is considered to meet the LPS criteria as required under Section 34 of LUPAA.

Having considered the merits of each representation, it is considered that they do not warrant modification to the draft LPS amendment, but addition of the Building Tasmania advice clause in the draft planning permit is warranted.

It is therefore appropriate that the certified draft amendment and associated modified draft planning permit be submitted to the Tasmanian Planning Commission with a recommendation that both be approved.

Attachments: 1. Certified Plan (1)
2. Draft Planning Permit (6)

Daniel Marr
HEAD OF CITY PLANNING

Council now concludes its deliberations as a Planning Authority under the Land Use Planning and Approvals Act, 1993.

**AMENDMENT TO LOCAL PROVISION SCHEDULE MAPPING
PDPSPAMEND-2022/030778**

To amend the Tasmanian Planning Scheme – Clarence Local Provision Map by:

- rezoning the 8.26 ha site at 22 Goodwins Road, Clarendon Vale (CT 164805/1) from Rural Zone to General Residential Zone, Inner Residential Zone, and Open Space Zone, as shown in the figure above;
- extending the revised zoning into the adjoining road casements to the road centreline.

THE COMMON SEAL OF THE CLARENCE CITY COUNCIL HAS BEEN HEREUNTO AFFIXED, THIS 6th DAY OF JULY 2026, PURSUANT TO A RESOLUTION OF THE COUNCIL PASSED THE 29th DAY OF JUNE 2026, IN THE PRESENCE OF:



[Signature]
CHIEF EXECUTIVE OFFICER

Scale - 1:3,000 (at A4)



Clarence City Council

DRAFT PLANNING PERMIT

LAND USE PLANNING AND APPROVALS ACT 1993

Development No: PDPSAMEND-2022/030778 **Approval Date:** 01 January 1900

Description: 85 Lot Subdivision (81 residential lots, 2 road lots and 2 public open space lots)

Address: 22 Goodwins Road, Clarendon Vale

This permit is granted, subject to the following conditions:

General Conditions:

- 1 The use or development must only be undertaken in accordance with the endorsed plans and any permit conditions and must not be altered without the consent of Council.
- 2 The development must only proceed in accordance with the approved stages as set out below:
 - Stage 1: Lots 1 – 4 and 28 - 29
 - Stage 2: Lots 30 – 40
 - Stage 3: Lots 5 – 12
 - Stage 4: Lots 13 – 26
 - Stage 5: Lots 41 – 49
 - Stage 6: Lots 50 – 51, 61 – 62 and 64 - 71
 - Stage 7: Lots 52 – 60, and
 - Stage 8: Lots 63 and 72 – 81
- 3 Engineering designs, prepared by a suitably qualified person, are required for:
 - road design (including line marking) and Traffic Calming devices;
 - pedestrian networks;
 - road stormwater drainage;
 - lot accesses;
 - stormwater drainage;

and must show the extent of any vegetation removal proposed for these works and be designed in conjunction with any landscaping plan requirement. Such

designs must be submitted to and approved by Council's Head of Infrastructure and Natural Assets and must clearly describe what works are being undertaken for each approved stage of the development.

An engineering assessment fee, in accordance with Council's adopted fee schedule, must be paid upon their lodgement. A 'start of works' permit must be obtained prior to the commencement of any works.

For the Final Plan to be sealed prior to the completion of the works or the expiry of the "on-maintenance" period a bond must be paid and an agreement entered into in accordance with Council Policy. Please note that the bond for the "on-maintenance" period is 5% the cost of the construction.

Works for all stages shown on the design plans must be commenced within 2 years of the date of their approval or the engineering designs will be required to be resubmitted.

- 4 Stormwater reticulation is to be designed in accordance with the requirements of Council's Local Highways Standard Requirements By- Law and the State Stormwater Strategy to the satisfaction of Council's Head of Infrastructure and Natural Assets. The design is to identify and design overland flow paths and run-off handling systems for 1% AEP events. These systems shall ensure that no concentrated flow or overflow from street drainage and stormwater reticulation is directed across or through proposed lots (unless dedicated as an overland flow path with easements in favour of Council). Designs shall ensure that net discharge of stormwater does not exceed predevelopment levels and water quality characteristics of receiving waters are maintained or improved. The design must incorporate Water Sensitive Urban Design principles and be submitted for approval by Council's Head of Infrastructure and Natural Assets with lodgement of engineering drawings approval.
- 5 All stormwater for the development must be designed and constructed to include Water Sensitive Urban Design principles to achieve stormwater quality and quantity targets in accordance with the State Stormwater Strategy 2010 and consistent with the Stormwater System Management Plan for the relevant catchment. Detailed engineering designs accompanied with a report on all stormwater design parameters and assumptions (or the MUSIC model) must be submitted to Council for approval by the relevant / delegated officer for approval prior to the issue of the approved engineering drawings. This report is to include the maintenance management regime / replacement requirements for any treatment facilities.
- 6 The new road must join with existing road construction in a smooth and continuous fashion and extend to the boundaries of the balance lot.
- 7 Suitable barriers must be erected during the construction of the development to ensure native vegetation is not damaged during construction works.
- 8 Suitable barriers must be erected during the stages of construction and at access points to the balance land to prevent unauthorised vehicle access.
- 9 An erosion and sedimentation control plan, in accordance with the Derwent Estuary Program Soil & Water Management on Building & Construction Sites

document, must be submitted for review by Council's Head of Infrastructure and Natural Assets when lodging the 'Start of Works Notice' to council. All debris/construction materials must be contained within the property. All works must be carried out in compliance with the approved erosion and sediment control plan.

- 10 Each lot must be provided with a minimum 3.6m wide constructed and sealed access from the road carriageway to the property boundary in accordance with Standard Drawing **[TSD]** (copy available from Council). This access must be inspected by Council's Development Works Officer prior to sealing or pouring new concrete.

Following construction, the crossover must be maintained or repaired by the owner at the owner's expense in accordance with any directions given by Council to the owner.

- 11 The owner must, at their expense, repair any Council services (eg pipes, drains) and any road, crossover, footpath or other Council infrastructure that is damaged as a result of any works carried out by the developer, or their contractors or agents pursuant to this permit. These repairs are to be in accordance with any directions given by the Council.

If the owner does not undertake the required repair works within the timeframe specified by Council, the Council may arrange for the works to be carried out at the owner's expense

- 12 The Final Plan and accompanying Schedule of Easements must describe all existing easements and any additional easements required in respect of all utilities infrastructure required to service the lots in a form to the satisfaction of the relevant utility service provider.

- 13 The Final Plan and accompanying Schedule of Easements must describe all existing easements and any additional easements required in respect of all Council infrastructure required to service the lots in a form to the satisfaction of Council's relevant / delegated officer.

- 14 Street construction, including line marking, concrete kerbs, gutters and footpaths with bitumen roads, must be carried out to the requirements of Council's Local Highways Standard Requirements By-Law. Pavement designs must be based upon laboratory soaked CBR values. Line marking must be in thermoplastic material.

- 15 Each lot must be provided with minimum 150mm diameter stormwater drainage connected to Council's main prior to the commencement of the use / prior to the issue of a building permit or a certificate of likely compliance (CLC) for building works. An extension to Council's stormwater main may be required at the owner's expense.

- 16 A 'for construction' Landscape Plan (Landscape Plan) for all Public Open Space areas (including lots 400, 401 and 402 and any road verges or related areas) must be submitted to and approved by Council's Chief Executive Officer or delegate prior to the issue of a Certificate of Likely Compliance (CLC) for building works or commencement of works within the POS, whichever occurs first.

- 17 Prior to the sealing of the Final Plan of Survey for any stage, all Public Open Space (POS) works must be completed in accordance with the approved Landscape Plan and any associated engineering approvals.

A request for Practical Completion must be accompanied by an as-constructed topographical survey plan certified by a suitably qualified surveyor, demonstrating that the works have been completed in accordance with the approved Landscape Plan.

Practical Completion of POS works must be confirmed in writing by Council's Chief Executive Officer or delegate prior to commencement of the On-Maintenance Period.

- 18 Prior to commencement of the On-Maintenance Period, a detailed POS Maintenance Plan must be submitted to and approved by Council's Chief Executive Officer or delegate.

The Maintenance Plan must include:

- (a) watering and irrigation regime (including frequency and duration);
- (b) mowing and turf management program;
- (c) weed control measures (consistent with the approved Weed Management Plan);
- (d) replacement of failed or dead plantings;
- (e) inspection schedule;
- (f) erosion and drainage maintenance (including swales and low points);
- (g) litter removal and general site upkeep; and
- (h) rectification procedures for defects identified during inspections.

All POS areas must be maintained in accordance with the approved Maintenance Plan for the duration of the On-Maintenance Period.

- 19 On-Maintenance Period and Bond

- (a) Soft landscape works (including turf and planting) are subject to an On-Maintenance Period of one (1) year from the date of written confirmation of Practical Completion.
- (b) Hard landscape works are subject to a Defects Liability Period of six (6) months from the date of written confirmation of Practical Completion.
- (c) Prior to sealing of the Final Plan of Survey, a bond equivalent to 1.5 times the estimated cost of soft landscape works must be lodged with Council as security for the satisfactory establishment and maintenance of landscaping during the On-Maintenance Period.
- (d) Where sealing is required prior to completion of works or expiry of the Defects Liability Period for hard works, a bond of 5% of the cost of construction must be lodged in accordance with Council's Policy for Bonding Development Works.

Bonds must be in the form of a cash deposit or bank guarantee.

- 20 During the On-Maintenance Period:

- (a) turf must be fully established, evenly covered, and free of significant bare patches
 - (b) all plantings must be healthy and actively growing;
 - (c) any dead, diseased or failed plant material must be replaced within 30 days of identification;
 - (d) the POS must remain free of rubbish, dumped material and environmental weeds; and
 - (e) surfaces must remain stable and free of erosion.
- 21 At the conclusion of the On-Maintenance Period, the permit holder must request a final inspection. Council will not accept final handover of the POS or release bonds until:
- (a) all defects identified during the On-Maintenance Period have been rectified to Council's satisfaction; and
 - (b) landscaping is fully established and compliant with the approved Landscape Plan and Maintenance Plan.
- If defects are identified during the Defects Liability Period for hard works, the permit holder must rectify those defects within 90 days of written notice from Council.
- 22 The development must meet all required Conditions of Approval specified by TasWater notice dated 22 May 2026 (TWDA 2022/01487-CCC)

The following advice is also provided:

- a. This Permit will lapse after 2 years from the date on which it is granted unless the development / use has been substantially commenced. Upon request, under Section 53(5A) of the *Land Use Planning and Approvals Act 1993* Council may grant an extension of time for a further 2 years. A further 2 years may be granted upon request under Section 53(5B) of the *Land Use Planning and Approvals Act 1993*. Any such requests must be made in writing and within 6 months of the day on which the permit has lapsed.
- b. This is a town planning permit only. Please be aware that a building permit and / or a plumbing certificate of likely compliance or plumbing permit may be required before the development can proceed. It is recommended that you contact Council's Building Department on (03) 6217 9580 to discuss the requirement for any additional permits or certification.
- c. Non-compliance with this permit is an offence under Section 63 of the *Land Use Planning and Approvals Act 1993* and may result in enforcement action under Division 4A of the *Land Use Planning and Approvals Act 1993* which provides for substantial fines and daily penalties.

- d. For further details relating to the conditions for the landscape plan, public open space – handover and on -maintenance requirements, please contact council's Open Space Team.

Daniel Marr

HEAD OF CITY PLANNING

THIS APPROVAL IS GIVEN UNDER DELEGATION GRANTED BY COUNCIL ON 14 DECEMBER 2020

DRAFT

MINUTES OF A MEETING OF THE CLARENCE CITY COUNCIL HELD AT THE COUNCIL CHAMBERS, BLIGH STREET, ROSNY PARK, ON MONDAY 31 AUGUST 2026

HOUR CALLED: 6.00pm

PRESENT: The meeting commenced at 6.01pm with the Mayor (Cr B A Blomeley) in the Chair and with Councillors:

H	Chong
J	Darko
E	Goyne
D	Hulme
B	Hunter
R	James
T	Mulder
A	Ritchie
J	Walker (Arrived at 6.04pm)
B	Warren; present.

1. APOLOGIES W Kennedy

ORDER OF BUSINESS Items 1 – 11

IN ATTENDANCE

Chief Executive Officer
(Mr I Nelson)

Acting Head of Infrastructure and Natural Assets
(Mrs A Coombe)

Head of Community and Culture
(Ms T Cockburn)

Acting Head of Strategic Development Communications and Engagement
(Ms S Hannan)

Head of City Planning
(Mr D Marr)

Head of Governance
(Ms C Shea)

Head of Regulatory Services
(Mr R Brennan)

Executive Officer to the Chief Executive Officer
(Ms J Ellis)

The Meeting closed at 9.14pm

7.1 LOCAL PROVISIONS SCHEDULE AMENDMENT AND COMBINED SUBDIVISION APPLICATION PDPSPAMEND-2022/030778 – REVIEW OF REPRESENTATIONS – 22 GOODWINS ROAD, CLARENDON VALE**EXECUTIVE SUMMARY****PURPOSE**

This report has been prepared to consider the representations received during the public exhibition of draft amendment PDPSPAMEND 2022/030778 and the associated draft subdivision permit.

The proposal relates to a request to amend the Clarence Local Provisions Schedule through the rezoning of land, together with a combined subdivision application to enable an 85-lot subdivision (81 residential lots, two public open space lots, and two road lots), on land at 22 Goodwins Road, Clarendon Vale.

LEGISLATIVE REQUIREMENTS

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Such report must be provided within the statutory period which expires on 14 September 2026.

CONSULTATION

Four representations were received during the exhibition period, comprising one representation from a State authority and three from members of the public.

Those representations from members of the public related to:

- the interaction between residential development, biodiversity conservation and bushfire resilience
- Subdivision density
- Access to easements for existing dwellings
- The road network; and
- Access to public transport.

One of the submissions from the public was supportive of the proposed amendment.

The State authority representation primarily relates to bus stops.

RECOMMENDATION:

- A. Pursuant to Sections 40K(2) and 42 of the *Land Use Planning and Approvals Act 1993*, the merits of each representation received with regard to the requested amendment of the Clarence Local Provisions Schedule PDPSPAMEND-2022/030778 to rezone 22 Goodwins Road, Clarendon Vale from Rural Zone and Utility Zone, to General Residential Zone, Inner Residential Zone, and Open Space Zone, and the associated planning application for a 85-lot subdivision, which was submitted in accordance with s40T of the Act, are contained in the Associated Report, and the Planning Authority considers that modification to the draft amendment or the associated planning permit is not warranted.
- B. Pursuant to Sections 40K(2) and 42 of the *Land Use Planning and Approvals Act 1993*, the Planning Authority is satisfied that the draft amendment meets the LPS criteria and no other modifications to either the draft amendment or the planning permit are warranted.
- C. Pursuant to Sections 40K(1) and 42 of the *Land Use Planning and Approvals Act 1993*, the Planning Authority provides the Associated Report and relevant attachments, including a copy of each representation, to the Tasmanian Planning Commission.
- D. That the details and conclusions included in the Associated Report be recorded as the reasons for Council’s decision in respect of this matter.

Decision:**MOVED** Cr Hulme **SECONDED** Cr Chong

“That the Recommendation be adopted”.

CARRIED**FOR**

Cr Blomeley
 Cr Chong
 Cr Hulme
 Cr James
 Cr Ritchie
 Cr Warren

AGAINST

Cr Darko
 Cr Goyne
 Cr Hunter
 Cr Mulder
 Cr Walker

Council now concludes its deliberations as a Planning Authority under the Land Use Planning and Approvals Act, 1993.