



DEVELOPMENT APPLICATION

PDPLANPMTD-2023/040418

PROPOSAL: Community & Sports Pavilion (Sports & Recreation)
and Demolition

LOCATION: 17 & 45 Goodwins Road, Clarendon Vale

RELEVANT PLANNING SCHEME: Tasmanian Planning Scheme - Clarence

ADVERTISING EXPIRY DATE: 21 March 2024

The relevant plans and documents can be inspected at the Council offices, 38 Bligh Street, Rosny Park, during normal office hours until 21 March 2024. In addition to legislative requirements, plans and documents can also be viewed at www.ccc.tas.gov.au during these times.

Any person may make representations about the application to the Chief Executive Officer, by writing to PO Box 96, Rosny Park, 7018 or by electronic mail to clarence@ccc.tas.gov.au. Representations must be received by Council on or before 21 March 2024.

To enable Council to contact you if necessary, would you please also include a day time contact number in any correspondence you may forward.

Any personal information submitted is covered by Council's privacy policy, available at www.ccc.tas.gov.au or at the Council offices.



Clarence... a brighter place

Clarence City Council

APPLICATION FOR DEVELOPMENT / USE OR SUBDIVISION

The personal information on this form is required by Council for the development of land under the Land Use Planning and Approvals Act 1993. We will only use your personal information for this and other related purposes. If this information is not provided, we may not be able to deal with this matter. You may access and/or amend your personal information at any time. How we use this information is explained in our **Privacy Policy**, which is available at www.ccc.tas.gov.au or at Council offices.

Proposal:

New Community and Sports Pavilion

Location:

Address **45 Goodwins Road (Clarendon Vale Oval), 17 Goodwins Road**

Suburb/Town **Clarendon Vale TAS** Postcode **7019**

Current Owners/s:

Applicant:

Personal Information Removed

Tax Invoice for application fees to be in the name of: (if different from applicant)

Estimated cost of development

\$ 2.615M

Is the property on the Tasmanian Heritage Register?

Yes

No

(if yes, we recommend you discuss your proposal with Heritage Tasmania prior to lodgement as exemptions may apply which may save you time on your proposal)

If you had pre-application discussions with a Council Officer, please give their name

Amanda Beyer

Current Use of Site: Sports and Recreation

Does the proposal involve land administered or owned by the Crown or Council?

Yes

No


Declaration:

- *I have read the Certificate of Title and Schedule of Easements for the land and am satisfied that this application is not prevented by any restrictions, easements or covenants.*
- *I authorise the provision of a copy of any documents relating to this application to any person for the purposes of assessment or public consultation. I agree to arrange for the permission of the copyright owner of any part of this application to be obtained. I have arranged permission for Council's representatives to enter the land to assess this application*
- *I declare that, in accordance with Section 52 of the Land Use Planning and Approvals Act 1993, that I have notified the owner of the intention to make this application. Where the subject property is owned or controlled by Council or the Crown, their signed consent is attached. Where the application is submitted under Section 43A, the owner's consent is attached.*
- *I declare that the information in this declaration is true and correct.*


Acknowledgement:

- *I acknowledge that the documentation submitted in support of my application will become a public record held by Council and may be reproduced by Council in both electronic and hard copy format in order to facilitate the assessment process; for display purposes during public consultation; and to fulfil its statutory obligations. I further acknowledge that following determination of my application, Council will store documentation relating to my application in electronic format only.*

**Applicant's
Signature:**

Signature:  Date: **21/11/2023**

**Ministerial
Consent:
(s. 51(1B))**

Signature:  Date: **23/01/2024**
The Hon. Nic Street MP, Minister for Housing
Anthony Reid, Delegate

Documentation required:

1. **MANDATORY DOCUMENTATION**

This information is required for the application to be valid. An application lodged without these items is unable to proceed.

- Details of the location of the proposed use or development.
- A copy of the current Certificate of Title, Sealed Plan, Plan or Diagram and Schedule of Easements and other restrictions for each parcel of land on which the use or development is proposed.
- Full description of the proposed use or development.
- Description of the proposed operation.
May include where appropriate: staff/student/customer numbers; operating hours; truck movements; and loading/unloading requirements; waste generation and disposal; equipment used; pollution, including noise, fumes, smoke or vibration and mitigation/management measures.
- Declaration the owner has been notified if the applicant is not the owner.
- Crown or Council consent (if publically-owned land).
- Any reports, plans or other information required by the relevant zone or code.
- Fees prescribed by the Council.

Application fees (please phone 03 6217 9550 to determine what fees apply). An invoice will be emailed upon lodgement.

2. **ADDITIONAL DOCUMENTATION**

In addition to the mandatory information required above, Council may, to enable it to consider an application, request further information it considers necessary to ensure that the proposed use or development will comply with any relevant standards and purpose statements in the zone, codes or specific area plan, applicable to the use or development.

- Site analysis plan and site plan**, including where relevant:
 - *Existing and proposed use(s) on site.*
 - *Boundaries and dimensions of the site.*
 - *Topography, including contours showing AHD levels and major site features.*
 - *Natural drainage lines, watercourses and wetlands on or adjacent to the site.*
 - *Soil type.*
 - *Vegetation types and distribution, and trees and vegetation to be removed.*
 - *Location and capacity of any existing services or easements on/to the site.*
 - *Existing pedestrian and vehicle access to the site.*
 - *Location of existing and proposed buildings on the site.*
 - *Location of existing adjoining properties, adjacent buildings and their uses.*
 - *Any natural hazards that may affect use or development on the site.*
 - *Proposed roads, driveways, car parking areas and footpaths within the site.*
 - *Any proposed open space, communal space, or facilities on the site.*
 - *Main utility service connection points and easements.*
 - *Proposed subdivision lot boundaries.*

Clarence City Council

DEVELOPMENT/USE OR SUBDIVISION CHECKLIST



- Where it is proposed to erect buildings, **detailed plans** with dimensions at a scale of 1:100 or 1:200 showing:
 - *Internal layout of each building on the site.*
 - *Private open space for each dwelling.*
 - *External storage spaces.*
 - *Car parking space location and layout.*
 - *Major elevations of every building to be erected.*
 - *Shadow diagrams of the proposed buildings and adjacent structures demonstrating the extent of shading of adjacent private open spaces and external windows of buildings on adjacent sites.*
 - *Relationship of the elevations to natural ground level, showing any proposed cut or fill.*
 - *Materials and colours to be used on rooves and external walls.*
- Where it is proposed to erect buildings, a plan of the proposed **landscaping** showing:
 - *Planting concepts.*
 - *Paving materials and drainage treatments and lighting for vehicle areas and footpaths.*
 - *Plantings proposed for screening from adjacent sites or public places.*
- Any additional reports, plans or other information required by the relevant zone or code.

This list is not comprehensive for all possible situations. If you require further information about what may be required as part of your application documentation, please contact Council's Planning Officers on (03) 6217 9550 who will be pleased to assist.

SEARCH OF TORRENS TITLE

VOLUME 13868	FOLIO 1
EDITION 2	DATE OF ISSUE 07-Jul-2015

SEARCH DATE : 16-Oct-2023

SEARCH TIME : 03.33 PM

DESCRIPTION OF LAND

City of CLARENCE
 Lot 1 on Sealed Plan 13868
 Derivation : Part of 823 Acres Gtd. to G. Stockell & Ors. Part
 of 68 Acres Gtd. to G. Stokell Part of 40 Acres Located to J.
 Boyle.
 Prior CT 3864/33

SCHEDULE 1

A762592 TRANSFER to CLARENCE CITY COUNCIL

SCHEDULE 2

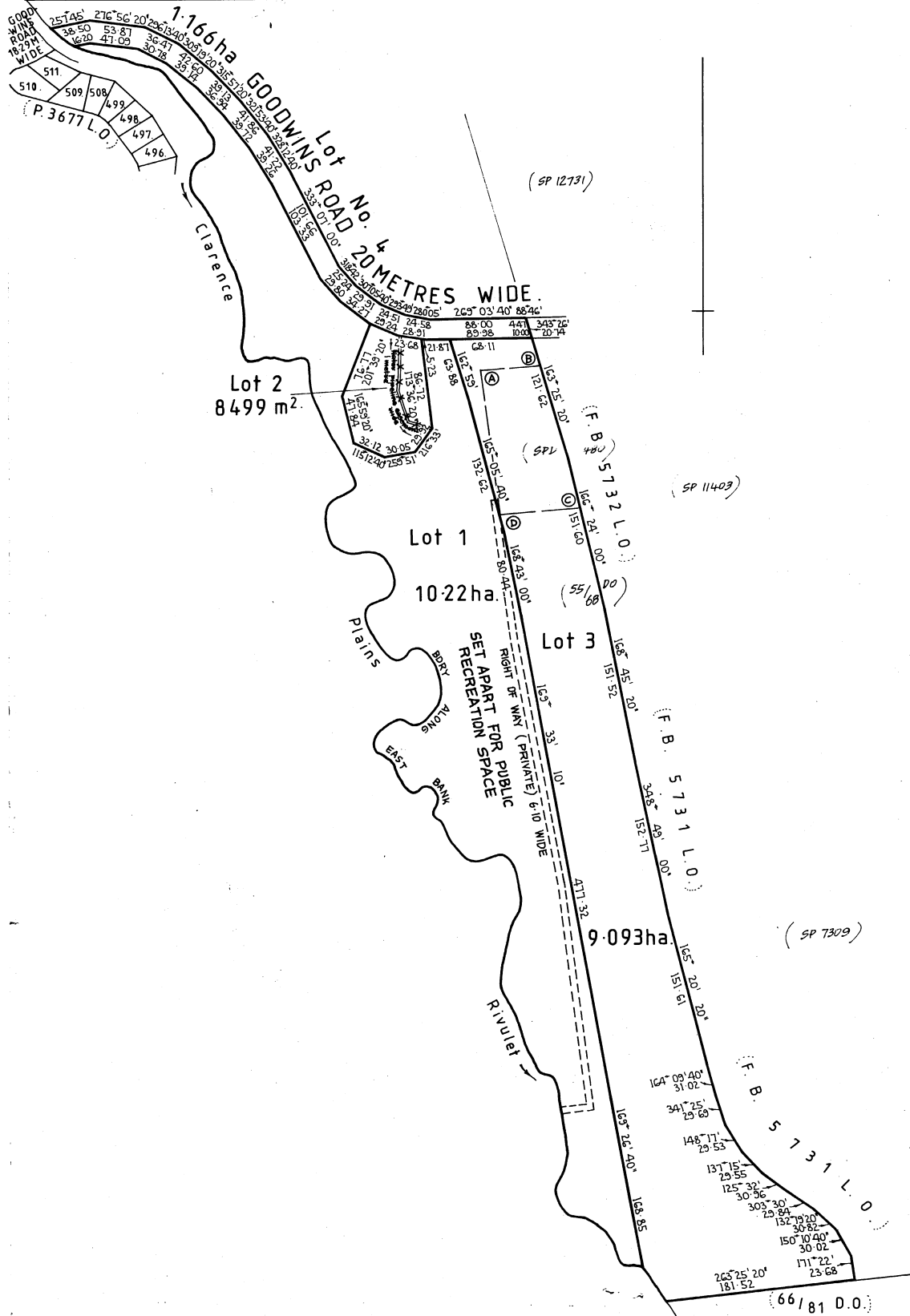
Reservations and conditions in the Crown Grant if any
 SP 13868 EASEMENTS in Schedule of Easements
 B780746 PROCLAMATION under Section 9A and 52A of the Roads
 and Jetties Act 1935 Registered 12-Sep-1994 at noon

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

(A6265 CT)

Owner: The Director General of Housing and Construction	PLAN OF SURVEY by Surveyor <u>M.E. Morley</u> of land situated in the	Registered Number: S.P13868
Title Reference: <u>CTV 41, 3829, 41, 3832 & 41, 3754</u>	TOWN OF ROKEBY	Effective from 3 NOV 1980
Grantee: Part of 823.0.0 Granted to George Stokell, H. Dawson & D. Stanfield. <small>PART OF 823.0.0 GRANTED TO GEORGE STOKELL PART OF 823.0.0 LOCATED TO JOHN BOYLE</small>	SCALE: 1 : 3000	<i>J. Brooker</i> ACTING DEPUTY Recorder of Titles



SEARCH OF TORRENS TITLE

VOLUME 13868	FOLIO 3
EDITION 2	DATE OF ISSUE 31-Oct-2022

SEARCH DATE : 20-Nov-2023

SEARCH TIME : 09.31 AM

DESCRIPTION OF LAND

City of CLARENCE
 Lot 3 on Sealed Plan 13868
 Derivation : Part of 823 Acres Gtd. to G. Stockell & Ors.
 Part of 68 Acres Gtd. to G. Stokell Part of 40 Acres Located
 to J. Boyle.
 Prior CT 3864/35

SCHEDULE 1

E275331 DIRECTOR OF HOUSING Registered 31-Oct-2022 at noon

SCHEDULE 2

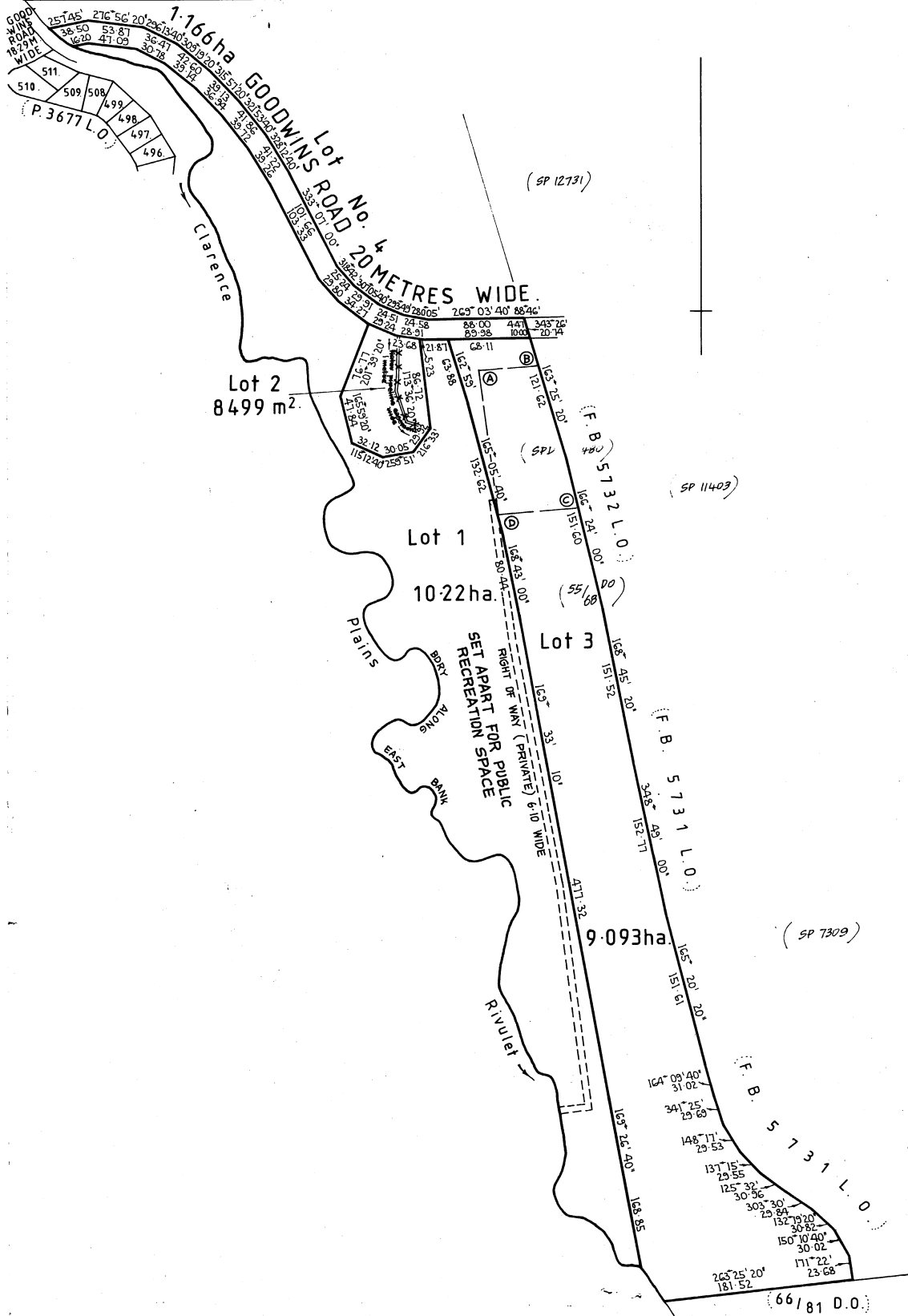
Reservations and conditions in the Crown Grant if any
 SP 13868 EASEMENTS in Schedule of Easements (if any)
 B780746 PROCLAMATION under Section 9A and 52A of the Roads
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CLARENDON VALE PAVILION

for

CLARENCE CITY COUNCIL

Project Number: 221006

Date: Thursday, 29 February 2024

Status
DEVELOPMENT APPLICATION

ID	SHEET	REV.
	COVER	RevB
1.01	SITE PLAN	RevB
1.02	FLOOR PLAN	RevB
1.03	ROOF PLAN	RevB
2.01	ELEVATIONS	RevB
2.02	ELEVATIONS	RevB
2.03	SECTION	RevB
3.01	MODEL PERSPECTIVES	RevB

EXISTING CONTAINERS DRIVEWAY ENTRY



LISTMaps - NTS

CLARENCE PLAINS RIVULET

EXISTING CRICKET NET



ARCHITECTS
www.dock4architects.com.au

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NOTES




CONTRACTOR TO PROTECT ALL PLAYING SURFACES FROM CONSTRUCTION ACTIVITIES.

CONTRACTOR TO ALLOW FOR ON-GOING USE OF OVAL AND DRIVEWAY/ CARPARKING DURING CONSTRUCTION.

ALL CONSTRUCTION WORKS NEED TO ENSURE NO ADVERSE IMPACT ON ANY SIGNIFICANT TREES.

CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK OR PREPARING SHOP DRAWINGS, DO NOT SCALE DRAWING.

LEGEND

-  BITUMEN PAVING AND DDA ACCESSIBLE CAR PARKS, COMPLETE WITH EDGING
-  GRAVEL DRIVEWAY AND CAR PARKS, COMPLETE WITH EDGING
-  27.80 EXISTING CONTOUR LEVELS

GROSS FLOOR AREA (INTERNAL WALL FACE)

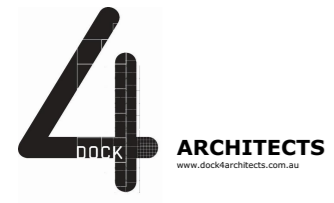
356m²



SITE PLAN
1:500

01

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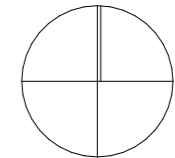


DATE	NOTES	REV.
26/10/2023	DEVELOPMENT APPLICATION	/
16/11/2023	DEVELOPMENT APPLICATION	RevA
29/02/2023	DEVELOPMENT APPLICATION	RevB

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 REVISED DOCUMENT
REPLACE EARLIER ISSUE

CLARENDON VALE PAVILION
45 Goodwins Road, Clarendon
Vale, Tasmania, 7019

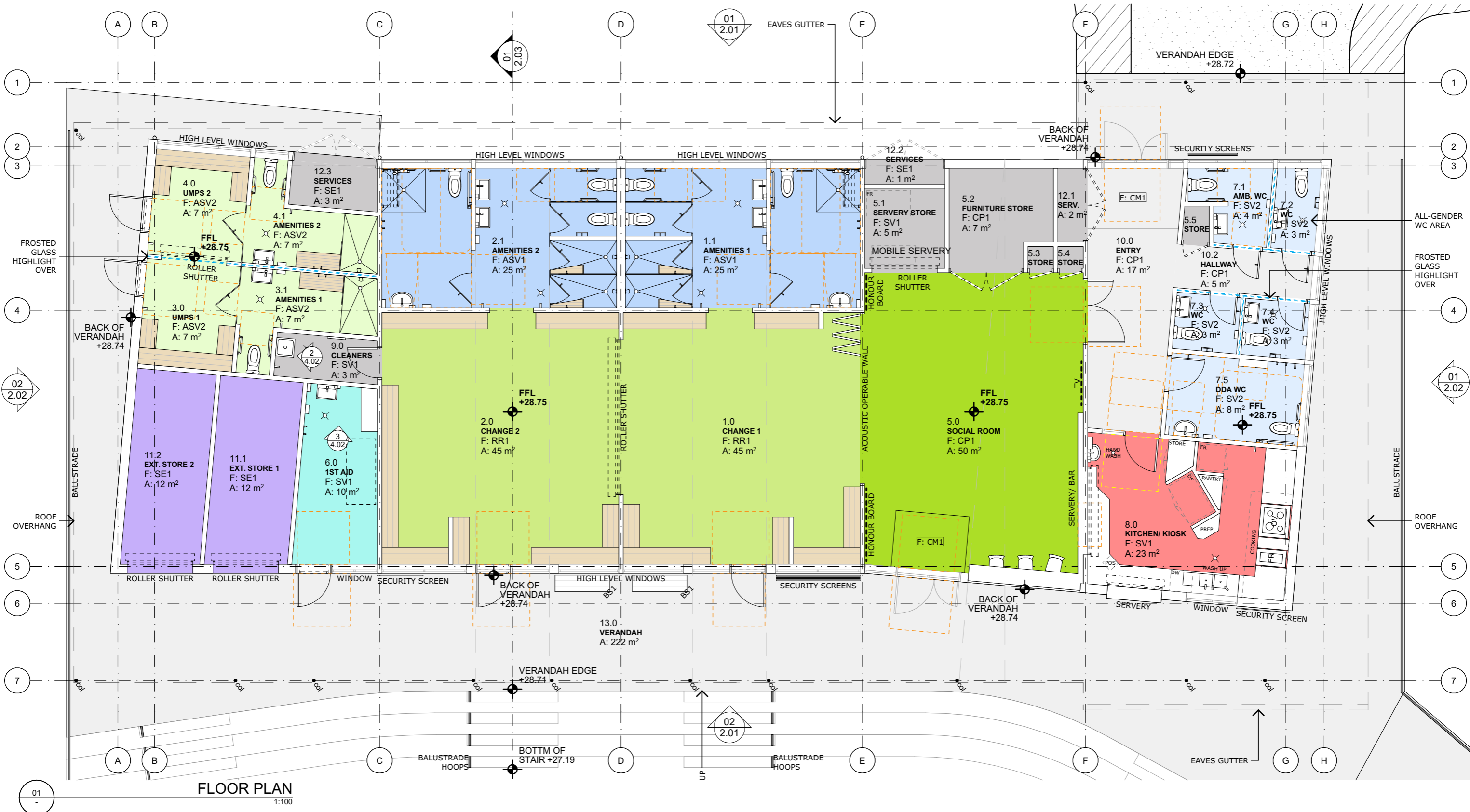
Status: **DEVELOPMENT APPLICATION** Project number: **221006**
Date generated: **29/02/2024** Drawn: **CB** Approved: **RB**



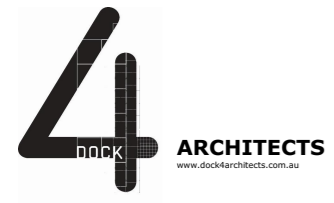
Drawing title: **SITE PLAN**
Drawing number: **1.01** Revision: **RevB**

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LEGEND			
CP1	CARPET		BITUMEN PAVING AND DDA ACCESSIBLE CAR PARKS, COMPLETE WITH EDGING
CM1	CARPET MATTING		GRAVEL DRIVEWAY AND CAR PARKS, COMPLETE WITH EDGING
RR1	REGUPOL SHEET RUBBER		DOOR & SANITARY FACILITIES CIRCULATION SPACES TO AS1428.1
SV1/SV2	VINYL FLOORING		
ASV1/ASV2	VINYL FLOORING		
SE1	CONCRETE SEALER		



FLOOR PLAN
1:100



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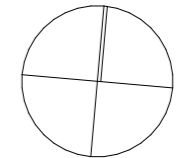
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Approved: **RB**



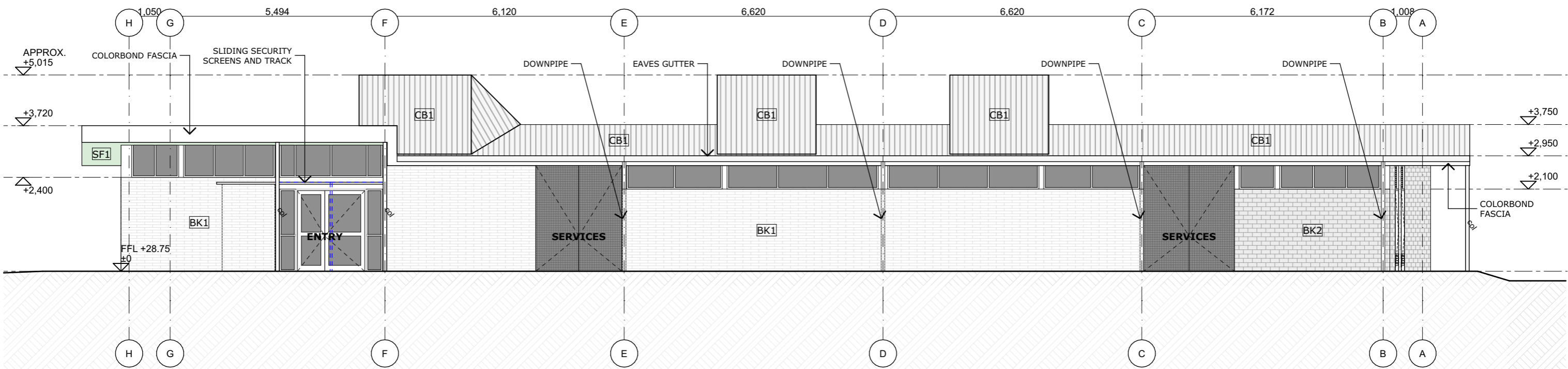
Drawing title: **FLOOR PLAN**
Drawing number: **1.02**
Revision: **RevB**

GROSS FLOOR AREA (INTERNAL WALL FACE)

356m²

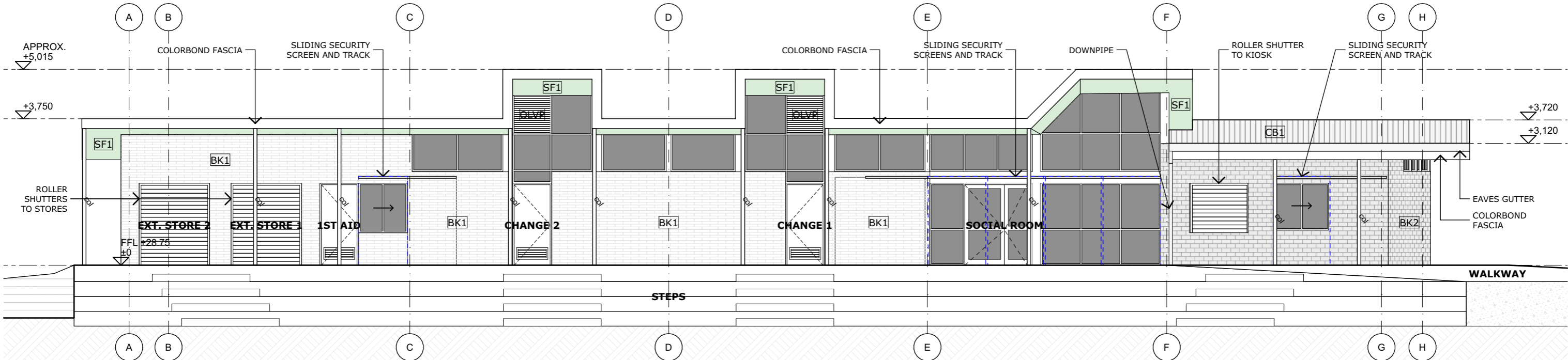
LEGEND

- CB1 COLORBOND ROOF DECKING
- SF1 FCC SOFFIT, PAINTED
- BK1/BK2 BRICKWORK
- OLVP GLAZED OPERABLE HORIZONTAL LOUVRES (POWERED)
- SLIDING SECURITY SCREENS, LASER CUT STEEL, POWDER COATED



NORTH ELEVATION - ENTRY

1:100



SOUTH ELEVATION

1:100

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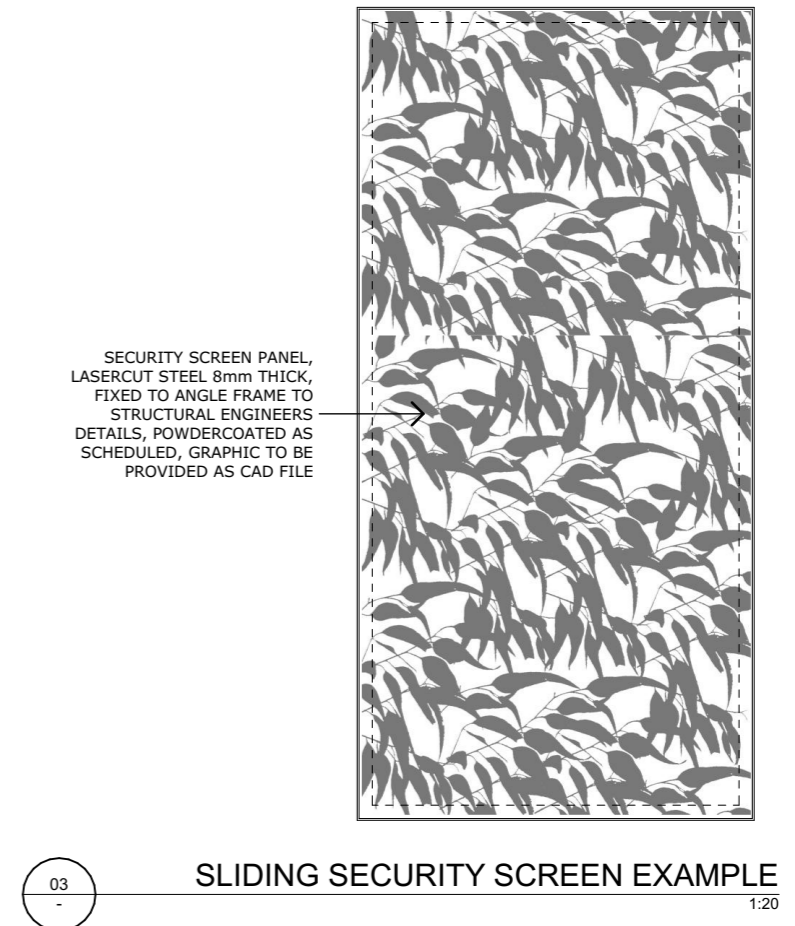
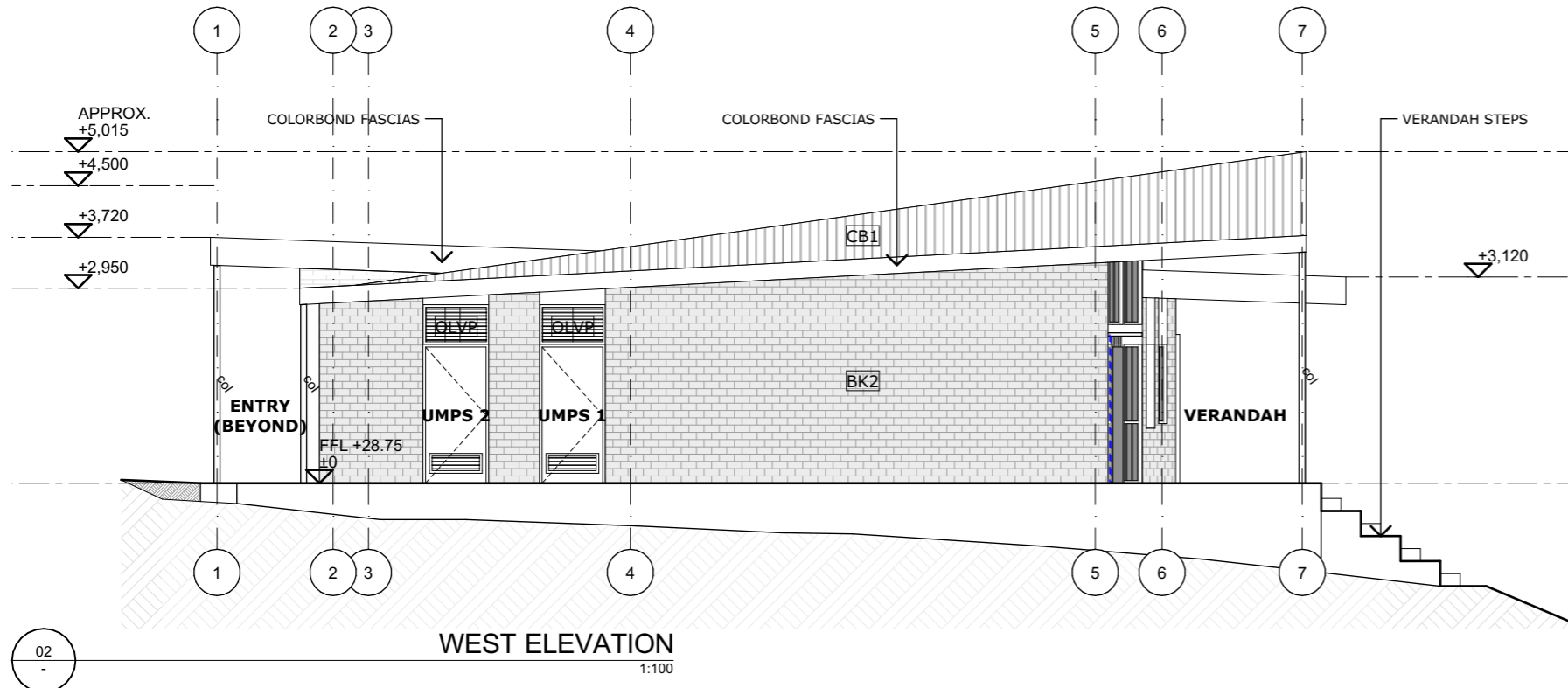
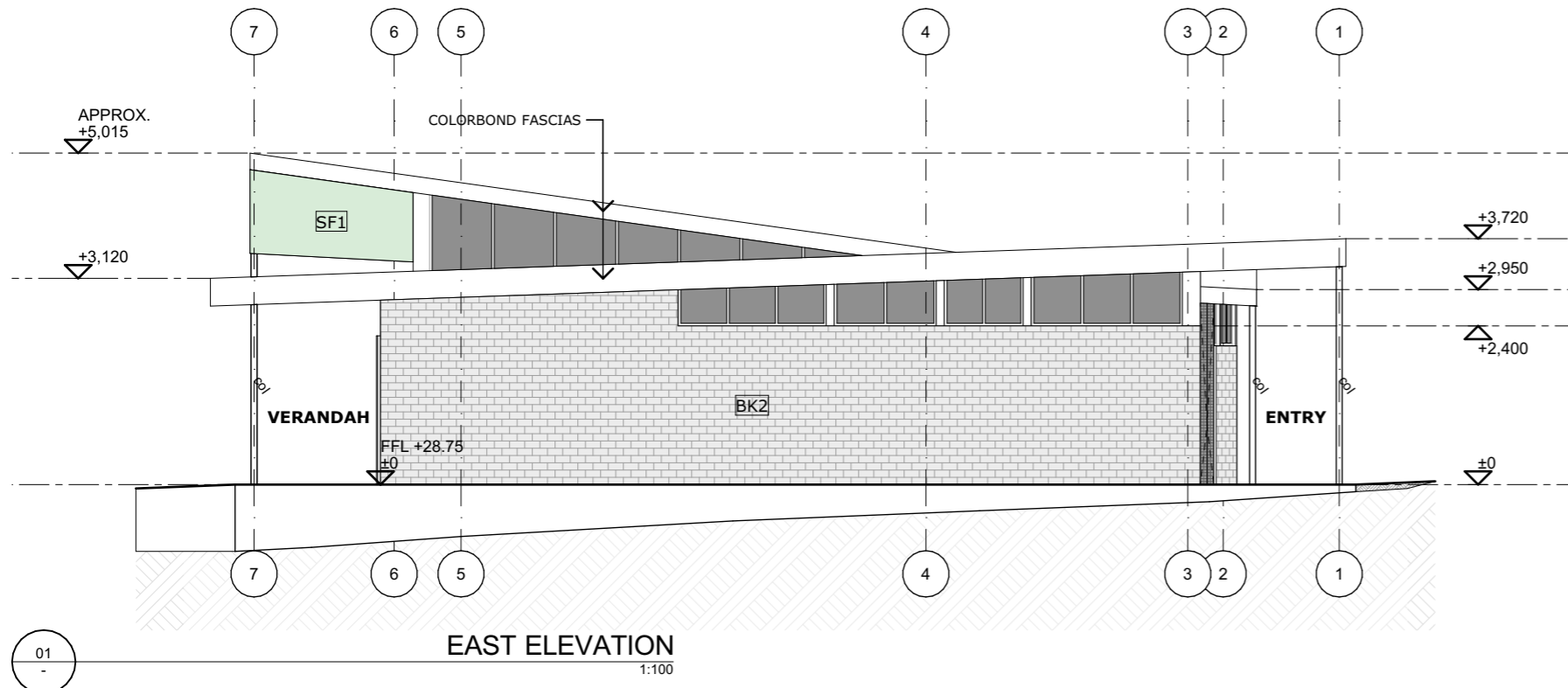
Status: DEVELOPMENT APPLICATION
Date generated: 29/02/2024

Project number: 221006
Drawn: CB, Approved: RB

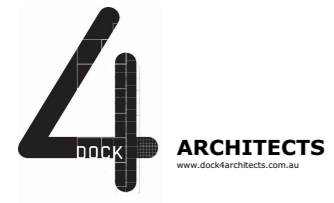
Drawing title: ELEVATIONS

Drawing number: 2.01
Revision: RevB

LEGEND	
CB1	COLORBOND ROOF DECKING
SF1	FCC SOFFIT, PAINTED
BK1/BK2	BRICKWORK
OLVP	GLAZED OPERABLE HORIZONTAL LOUVRES (POWERED)
	SLIDING SECURITY SCREENS, LASER CUT STEEL, POWDER COATED
GROSS FLOOR AREA (INTERNAL WALL FACE)	
356m2	



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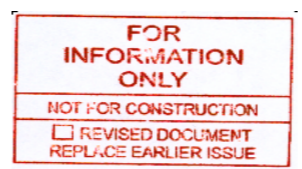


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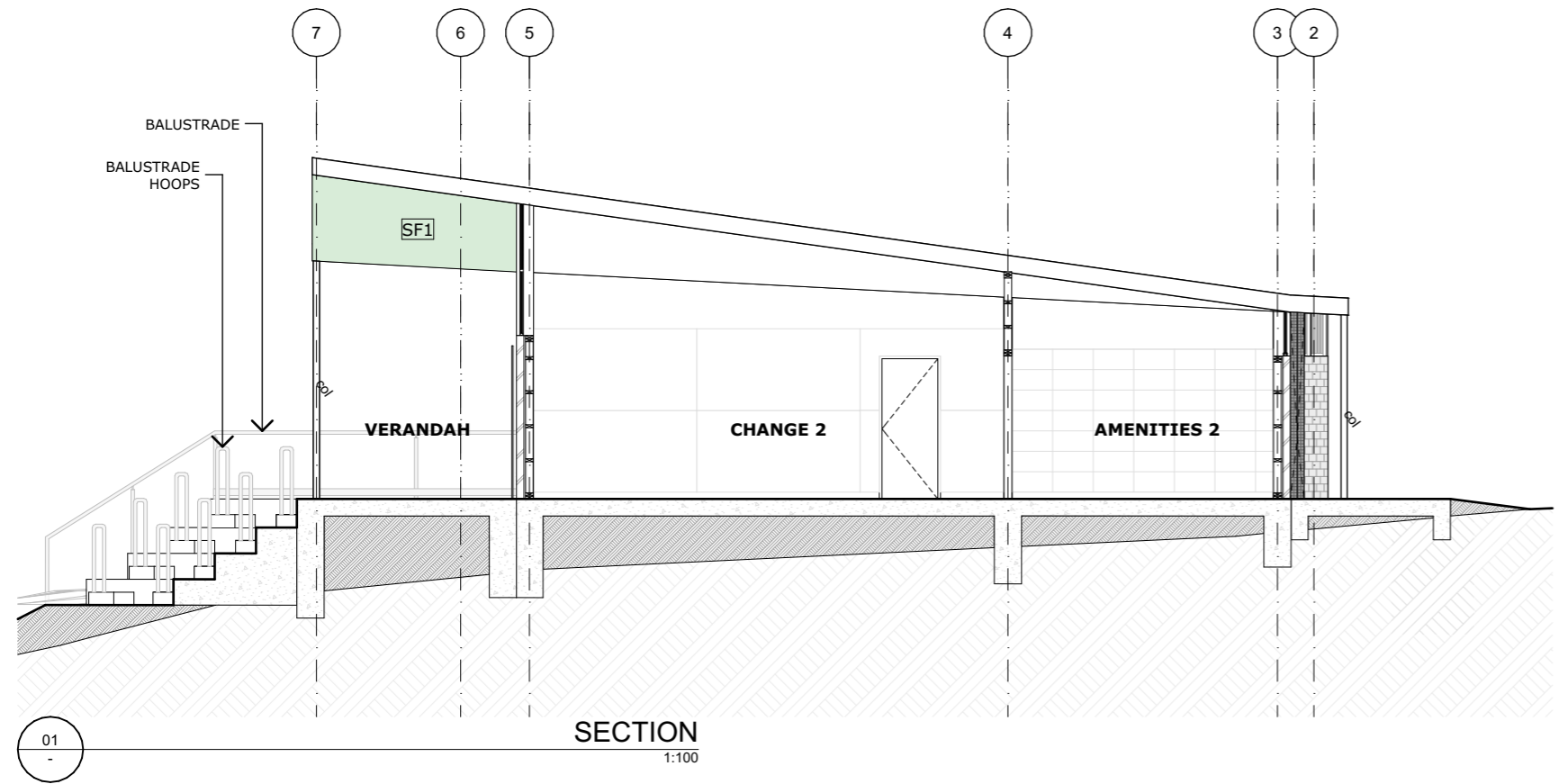


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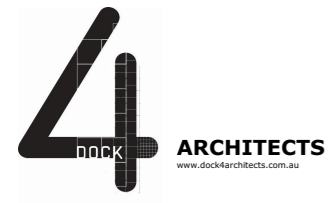
Status: DEVELOPMENT APPLICATION
Date generated: 29/02/2024
Project number: 221006
Drawn: CB
Approved: RB

Drawing title: ELEVATIONS
Drawing number: 2.02
Revision: RevB

LEGEND	
CB1	COLORBOND ROOF DECKING
SF1	FCC SOFFIT, PAINTED
BK1/BK2	BRICKWORK
OLVP	GLAZED OPERABLE HORIZ. LOUVRES (POWER)
GROSS FLOOR AREA (INTERNAL WALL FACE)	
356m2	



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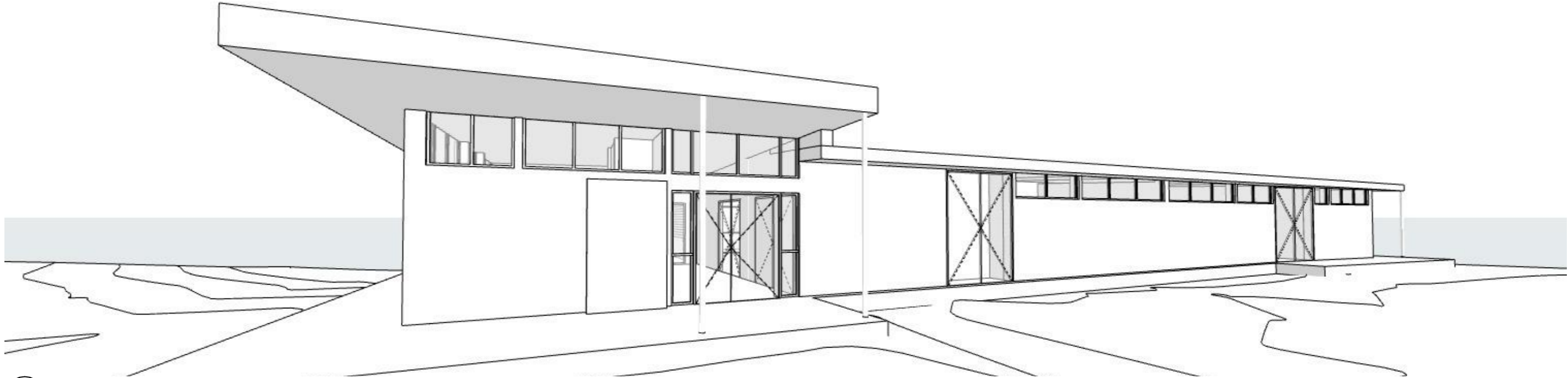
Status: DEVELOPMENT APPLICATION Project number: 221006

Date generated: 29/02/2024 Drawn: CB Approved: RB

Drawing title: SECTION

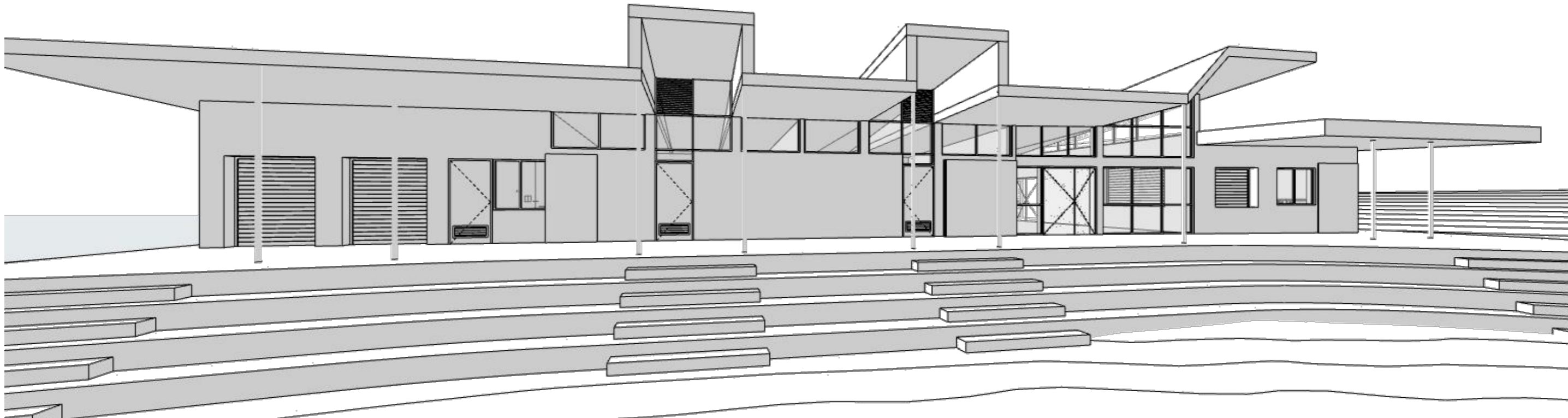
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01

NORTH MODEL PERSPECTIVE



02

SOUTH MODEL PERSPECTIVE



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CLARENCE CITY COUNCIL



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Vale, Tasmania, 7019

Status: DEVELOPMENT APPLICATION Project number: 221006
 Date generated: 29/02/2024 Drawn: CB Approved: RB

Drawing title
MODEL PERSPECTIVES

Drawing number: **3.01** Revision: **RevB**



Flood Hazard Report

28 June 2023

To	Hannah Atkins & Bryn Hannan (CCC)	Contact No.	+61 3 6217 9500
Copy to	-	Email	hatkins@ccc.tas.gov.au
From	Elizabeth Saunders, Fiona Haynes & Brad Davies	Project No.	12605905
Project Name	Clarendon Vale Oval Pavilion		
Subject	Flood Hazard Report		

1. Introduction

GHD was commissioned by Clarence City Council (CCC) to prepare a Flood Hazard Report for the proposed sports pavilion at 45 Goodwins Road, Clarendon Vale (the site).

1.1 Purpose of this report

This report has been prepared to demonstrate that the proposed development meets the requirements of the Tasmanian Planning Scheme – Clarence’s Flood-Prone Hazard Areas Code and to provide a minimum Finished Floor Level (FFL) for the sports pavilion.

2. Scope and limitations

2.1 Scope of work

The scope of work comprised:

- Assess the proposed pavilion against the Flood-prone Hazard Areas Code.
- Determine the minimum FFL for the proposed sports pavilion.
- Assess the flood risk at the site and to adjacent land and public infrastructure.

2.2 Limitations

This report: has been prepared by GHD for Clarence City Council and may only be used and relied on by Clarence City Council for the purpose agreed between GHD and Clarence City Council as set out in section 1.1 of this report.

GHD otherwise disclaims responsibility to any person other than Clarence City Council arising in connection with this report. GHD also excludes implied warranties and conditions, to the extent legally permissible.

The services undertaken by GHD in connection with preparing this report were limited to those specifically detailed in the report and are subject to the scope limitations set out in the report.

The opinions, conclusions and any recommendations in this report are based on conditions encountered and information reviewed at the date of preparation of the report. GHD has no responsibility or obligation to update this report to account for events or changes occurring subsequent to the date that the report was prepared.

The opinions, conclusions and any recommendations in this report are based on assumptions made by GHD described in this report (refer section 2.3 of this report). GHD disclaims liability arising from any of the assumptions being incorrect.

GHD has prepared this report on the basis of information provided by Clarence City Council and others who provided information to GHD (including Government authorities), which GHD has not independently verified or checked beyond the agreed scope of work. GHD does not accept liability in connection with such unverified information, including errors and omissions in the report which were caused by errors or omissions in that information.

Accessibility of documents

If this report is required to be accessible in any other format, this can be provided by GHD upon request and at an additional cost if necessary.

2.3 Assumptions

The technical approach adopted in this report is as directed by CCC. The assessment relies on the existing hydraulic model results adopted from the *Clarence Plains Rivulet Catchment – Stormwater System Management Plan* (2019) undertaken by GHD for CCC. No additional modelling was undertaken.

3. Site description

The site is located at 45 Goodwins Road, Clarendon Vale, adjacent to the Clarence Plains Rivulet. The property is zoned Open Space under the Tasmanian Planning Scheme – Clarence (the Scheme).

The site is used as a sports ground with containers and a seating area located to the north, as shown in Figure 1.

A concept plan of proposed sports pavilion was prepared by Dock4 Architects for Clarence City Council and is provided in Figure 2. As shown, the sports pavilion will replace the existing containers onsite and will include a verandah and new access walkway to the oval.



Figure 1 Existing site (imagery from MetroMap 2022)



Figure 2 Proposed development concept plan (Dock4 Architects)

4. Tasmanian Planning Scheme – Clarence

The property is zoned Open Space under the Tasmanian Planning Scheme – Clarence. The proposed pavilion is located within the Flood-prone Hazard Area Overlay, as shown in Figure 3. The site is impacted by floodwaters from the Clarence Plains Rivulet.

As such, assessment is required against the Flood-Prone Areas Hazard Code (C12.0).

4.1 C12.0 Flood-Prone Areas Hazard Code

The purpose of the Flood-Prone Areas Hazard Code is:

C12.1.1 To ensure that use or development subject to risk from flood is appropriately located and managed, so that:

- (a) *people, property and infrastructure are not exposed to an unacceptable level of risk;*
- (b) *future costs associated with option for adaptation, protection, retreat or abandonment of property and infrastructure are minimised; and*
- (c) *it does not increase the risk from flood to other land or public infrastructure.*

C12.1.2 To preclude development on land that will unreasonably affect flood flow or be affected by permanent or periodic flood.

The proposed pavilion is located within the Flood-prone Hazard Area Overlay, as shown in Figure 3.

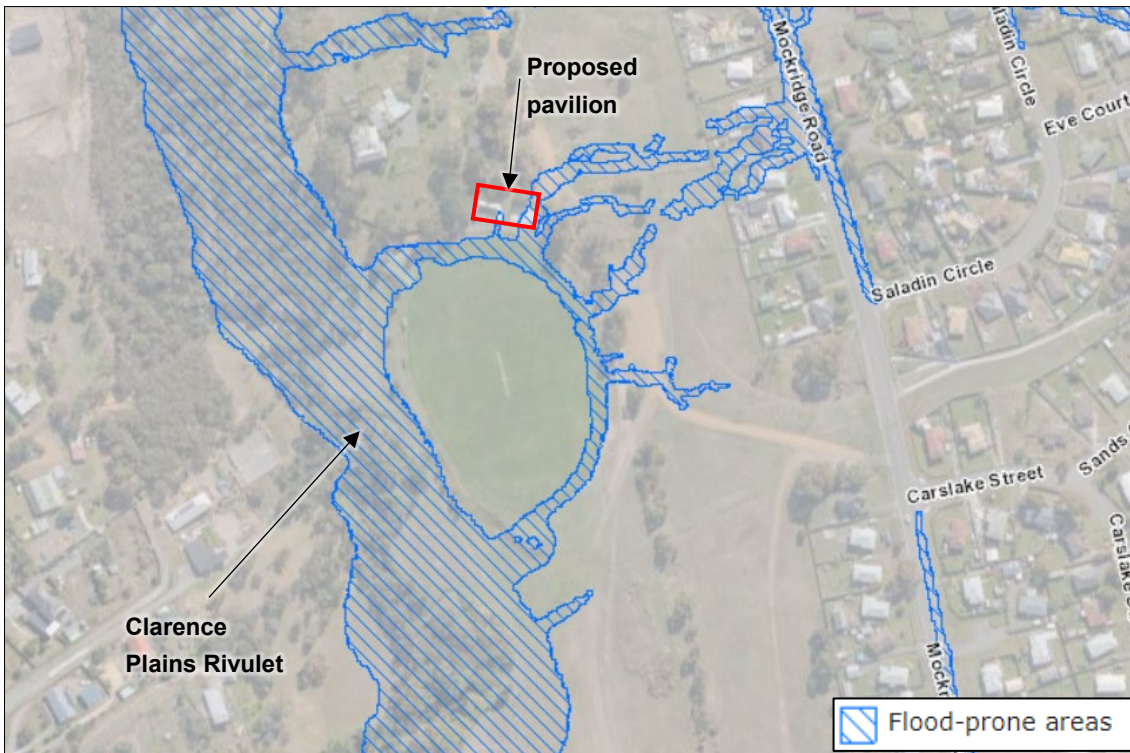


Figure 3 Flood-prone Hazard Area Code Overlay

C12.0 Code Application

C12.2.1 This code applies to development of land within a flood-prone hazard area.

C12.2.2 This code applies to use of land within a flood-prone hazard area if for:

- (a) a change of use that converts a non-habitable building to a habitable building; or
 - a. a new habitable room within an existing building.

C12.2.3 This code applies to use in a habitable building, or development of land, identified in a report prepared by a suitably qualified person, that is lodged with an application for a permit, or required in response to a request under section 54 of the Act, as subject to risk from flood or that has the potential to cause increased risk from flood.

C12.2.4 The planning authority may only make a request under clause C12.2.3 where it reasonably believes, based on information in its possession, that the land is subject to risk from flood or has the potential to cause increased risk from flood.

C12.2.5 This code does not apply to land subject to the Coastal Inundation Hazard Code.

Comment – code applies

The site is identified within the Flood-prone Hazard Area overlay. As such, the code applies.

4.1.1 C12.5 Use Standards

The Use Standards of the code apply to habitable buildings and critical use, hazardous use or vulnerable use.

The Use Standard **does not apply to the development** as the proposed sports pavilion is defined as Sports and Recreation which is a discretionary use in the zone.

4.1.2 C12.6 Development Standards

C12.6.1 Building and works within a flood-prone hazard area

Objective:

That:

- (a) Building and works within a flood-prone hazard area can achieve and maintain a tolerable risk from flood; and
- (b) Building and works do not increase the risk from flood to adjacent land and public infrastructure.

C12.6.1 Building and works within a flood-prone hazard area

Acceptable Solutions	Performance Criteria
<p>A1</p> <p>No Acceptable Solution</p>	<p>P1.1</p> <p>Buildings and works within a flood-prone hazard area must achieve and maintain a tolerable risk from a flood, having regard to:</p> <ul style="list-style-type: none"> (a) the type, form, scale and intended duration of the development; (b) whether any increase in the level of risk from flood requires any specific hazard reduction or protection measures; (c) any advice from a State authority, regulated entity or a council; and (d) the advice contained in a flood hazard report <p>P1.2</p> <p>A flood hazard report also demonstrates that the building and works:</p> <ul style="list-style-type: none"> (a) do not cause or contribute to flood on the site, on adjacent land or public infrastructure; and (b) can achieve and maintain a tolerable risk from a 1% annual exceedance probability flood event for the intended life of the use without requiring any flood protection measures.
<p>Comment – code applies</p> <p>Please refer to Section 5 of this report, which demonstrates compliance with P1.1 and P1.2.</p> <p>The proposal complies with the applicable standard through the Performance Criteria.</p>	

5. Flood Hazard Assessment

The flood hazard assessment was undertaken using the existing hydraulic model file results adopted from the *Clarence Plains Rivulet Catchment – Stormwater System Management Plan* (GHD, 2019) study, commissioned by CCC. As part of this study, GHD developed a 2D rain-on-grid TUFLOW model of the Clarence Plains Rivulet Catchment for the 5%, 2% and 1% AEP events. Modelling the proposed pavilion concept design was considered unnecessary based on guidance from CCC, flooding characteristics and proposed footprint size. Instead, the existing modelling results were used to inform the Flood Hazard Assessment.

Figure 4 and Figure 5 show the 1% AEP flood level and depth across the site, respectively. As shown, very shallow flood waters (< 0.1 m) inundate a small area on the eastern side of the proposed sports pavilion.

Based on the flow direction, distance to neighbouring properties and shallow flow depths, the proposed pavilion is not anticipated to cause or contribute to flooding on adjacent land or public infrastructure. Whilst the pavilion slightly impedes the flow path, it is unlikely to worsen the flooding conditions or create an intolerable risk on site in the 1% AEP event given the flow depths are so small.

The maximum 1% AEP flood level at the proposed pavilion is 28.4 m AHD based on the existing modelling. The FFL should therefore be a minimum of 300 mm higher to achieve and maintain adequate immunity during a 1% AEP event. The minimum FFL for the proposed pavilion is therefore **28.7 m AHD**.

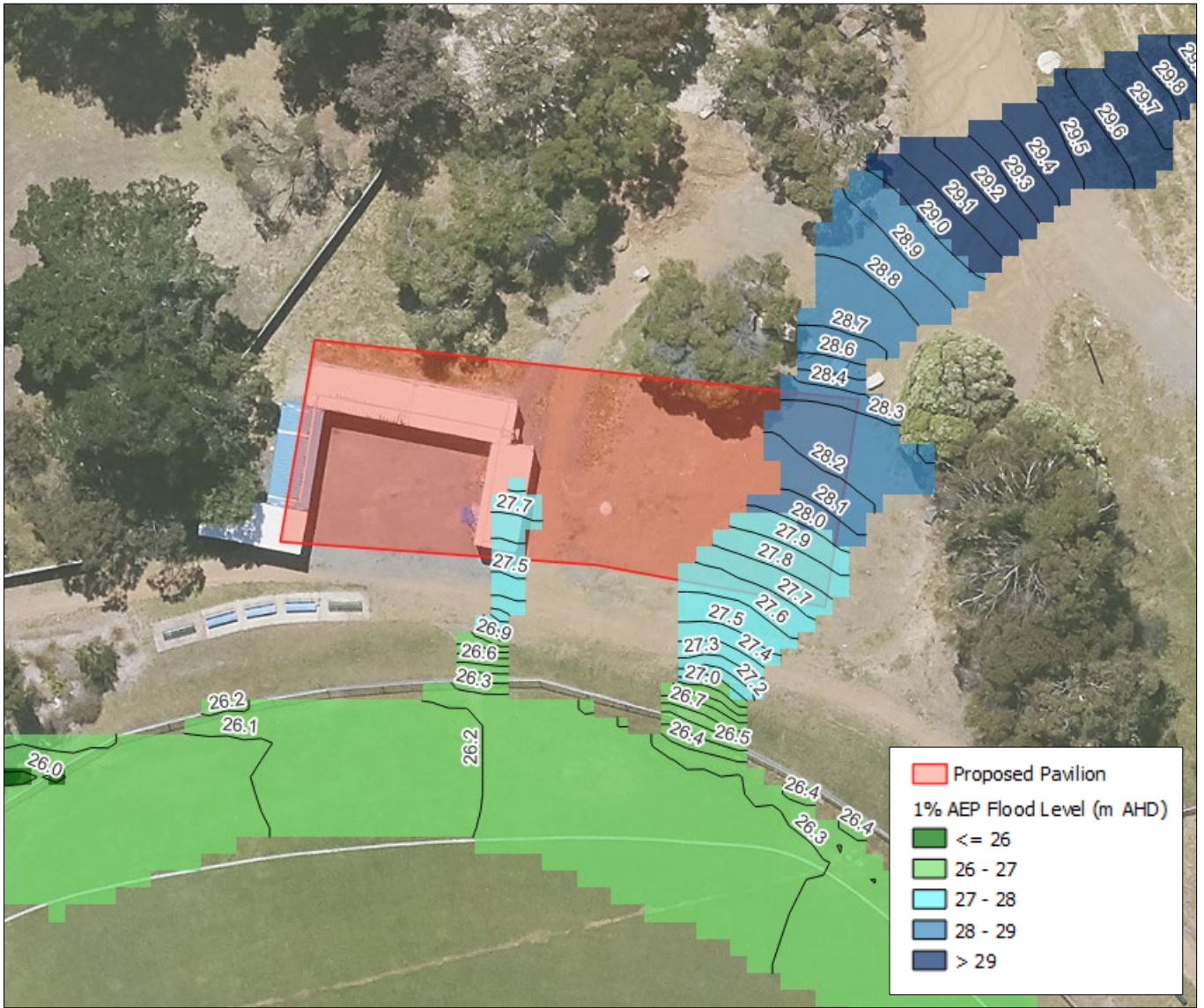


Figure 4 1% AEP flood levels

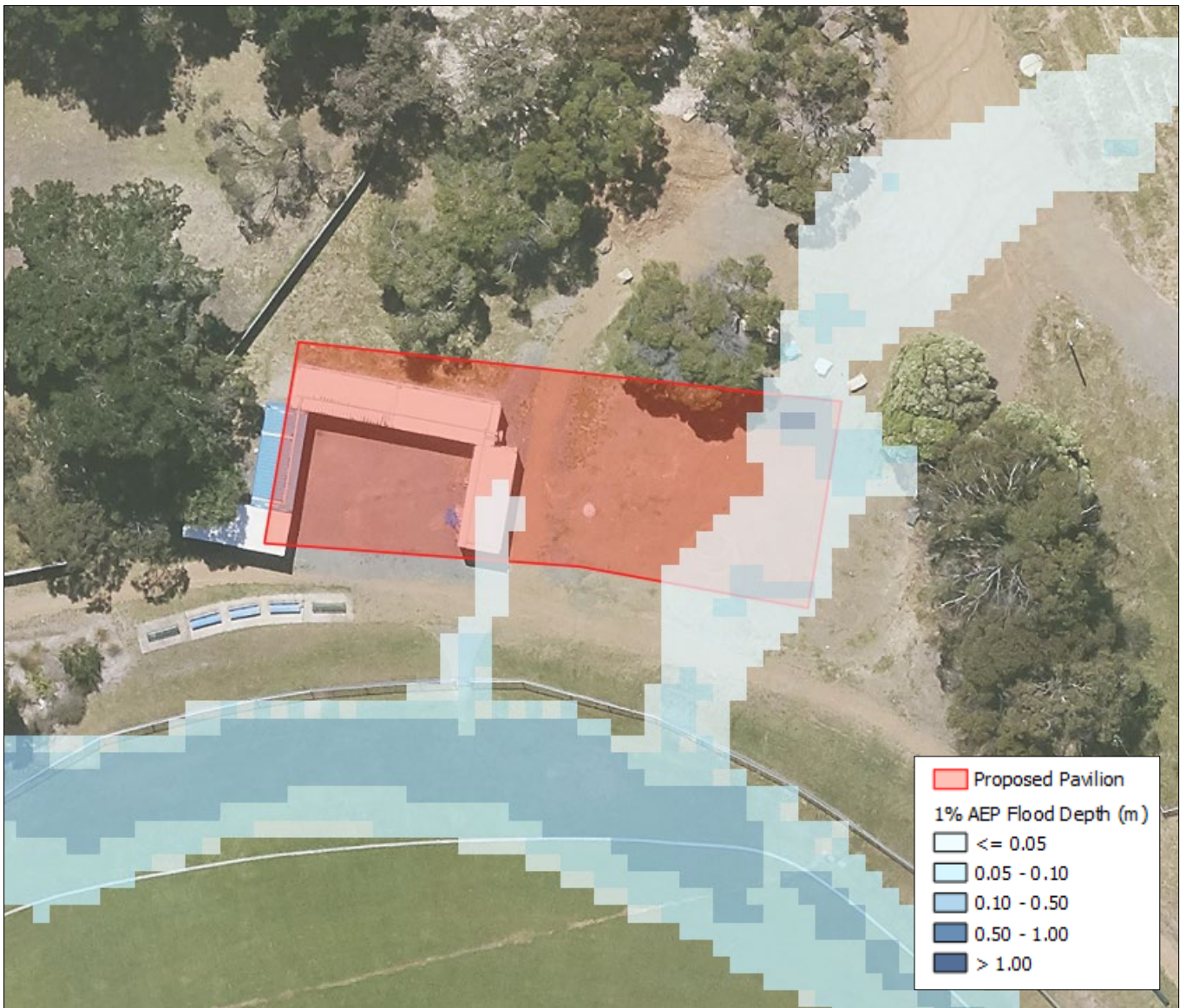


Figure 5 1% AEP flood depths

6. Conclusions


This report has been prepared to demonstrate that the proposed sports pavilion, located at 45 Goodwins Road, Clarendon Vale, meets the requirements of the Tasmanian Planning Scheme – Clarence’s Flood-Prone Areas Hazard Code.

The proposed building works include removing existing containers, relocating a seating area and constructing a new sports pavilion on the site.

To assess the flood hazard of the proposed site, an existing TUFLOW 2D rain-on-grid hydraulic model developed by GHD (2019) for CCC was utilised. The results indicate that a small area of the proposed pavilion is inundated by shallow sheet flow (< 0.1 m). Based on the existing results, the proposed pavilion is not anticipated to cause or contribute to flooding on adjacent land, public infrastructure or worsen flooding at the site.

The maximum 1% AEP flood level across the pavilion site is 28.4 m AHD.

The minimum FFL is 28.7 m AHD (including 300 mm freeboard).

Project name		Clarendon Vale Oval Pavilion					
Document title		Flood Hazard Report					
Project number		12605905					
File name		12605905_REP_Clarendon Vale Oval Flood Hazard Report.docx					
Status Code	Revision	Author	Reviewer		Approved for issue		
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S4	0	H. O'Brien E. Saunders	F. Haynes		B. Davie		27/06/2023

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Please find attached updated drawings addressing further information request.

In relation to the potential visual impact that the proposed building will have on the heritage listed dwelling on 31 Goodwins road the following observations I believe demonstrate an acceptable proposal in accordance with the scheme criteria.

- The distance between the dwelling and the proposed building is approximately 56 metres.
- There are mature trees to the perimeter of the property at 31 Goodwins Road that obscure light of sight from the dwelling to the proposed building location.
- Mature trees and vegetation on both properties obscure line of site from the road frontage, which is approximately 130 metres, in addition there is an approximately 1-metre-high ridgeline between the road frontage and the proposed building further obscuring the proposed building from the road.
- The proposed building will be single storey brick veneer with minimal glazing to the eastern and northern elevations.









Please find attached an updated Development Application for Clarendon Vale Pavilion for your review.

The update includes:

