

DEVELOPMENT APPLICATION

APPLICATION NUMBER:	PLN-25-146
PROPOSED DEVELOPMENT:	Subdivision (Boundary Adjustment)
LOCATION:	1 & 3 Cordelia Court Rosetta
APPLICANT:	Dlc Spatial
ADVERTISING START DATE:	17/10/2025
ADVERTISING EXPIRY DATE:	03/11/2025

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 the plans are available on Glenorchy City Council's website (www.gcc.tas.gov.au) until **03/11/2025**.

During this time, any person may make representations relating to the applications by letter addressed to the Chief Executive Officer, 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 **03/11/2025**, or for postal and hand delivered representations, by 5.00 pm on **03/11/2025**.

RE: Response to Request for Further Information
PLN-25-146 - Boundary Adjustment - 1 Cordelia Court Rosetta.
Our Ref: DLC-541

I am writing in response to Council's correspondence dated 19 June 2025, issued under Section 54(1) of the Land Use Planning and Approvals Act 1993, requesting further information in relation to the development application lodged for the above-mentioned property.

Please find below our response to each of the matters raised, as well as copies of the following supporting documents.

- ***DLC-541-001 Proposed Lot Design - Revision 3.***
- ***DLC-541-002 Existing Services Plan.***

Clause 8.6.1 – A3, Lot design

Glenorchy City Council RFI 1 (a) & (b).

Response:

The lot design has been amended so that both proposed lots will utilise their existing, previously approved access arrangements. As a result, no new driveway construction or right of way easement is required. The amended layout is shown on Drawing **DLC-541-001 Proposed Lot Design - Revision 3**.

Clause 8.6.3, Services

Glenorchy City Council RFI 2.

Response:

There are two existing stormwater connections located on the site.

- Proposed Lot 1 will continue to utilise the existing stormwater connection currently servicing CT8053/114.
- Proposed Lot 2 will continue to utilise the existing stormwater connection currently servicing CT52113/1.

Accordingly, each lot is provided with a dedicated stormwater connection located entirely on the lot they will be serving, and no new connections or alterations are required.

See Drawings **DLC-541-001 Proposed Lot Design - Revision 3** & **DLC-541-002 Existing Services Plan**.

Glenorchy City Council RFI 3,4,5,6&7.

Response:

No new stormwater infrastructure is proposed. See **DLC-541-002 Existing Services Plan**.

C2.0 Parking and Sustainable Transport Code

Glenorchy City Council RFI 8 & 9.

Response:

The lot design has been amended so that both proposed lots will utilise their existing, previously approved access arrangements. As a result, no new driveway construction is required. The amended layout is shown on Drawing ***DLC-541-001 Proposed Lot Design - Revision 3.***

General Manager's Consent for Interference with Public Stormwater Systems

Glenorchy City Council General Manager RFI A,B&C

Response:

There are two existing stormwater connections located on the site.

- Proposed Lot 1 will continue to utilise the existing stormwater connection currently servicing CT8053/114.
- Proposed Lot 2 will continue to utilise the existing stormwater connection currently servicing CT52113/1.

Accordingly, each lot is provided with a dedicated stormwater connection located entirely on the lot they will be serving, and no new connections or alterations are required.

See Drawings ***DLC-541-001 Proposed Lot Design - Revision 3.*** & ***DLC-541-002 Existing Services Plan.***

Taswater RFI 1.

Response:

See Drawings ***DLC-541-001 Proposed Lot Design - Revision 3.*** & ***DLC-541-002 Existing Services Plan.***

The DN150mm diameter sewer main has been located by Archers Underground Services and its surveyed location is included on the plan.

Taswater RFI 2.

Response:

The exact location that the DN150mm sewer main terminates has been identified by Archers Underground Services. The termination point has been physically verified by Non Destructive Digging and is also marked on the surface with an IO. This position is marked on the plan.

Taswater RFI 3.

Response:

As suggested by TasWater in their RFI, Taswater's GIS record in this area appear to be incorrect. No drainage plans were able to be provided for 8 Redlands Drive by Taswater or Glenorchy City Council. It is clear from CCTV footage as well as physical exposure of the sewer infrastructure that 8 Redlands Drive does not utilise the DN150mm sewer main that is located on the land that this development relates to.

Taswater RFI 4.

Response:

See Drawings ***DLC-541-001 Proposed Lot Design - Revision 3.*** & ***DLC-541-002 Existing Services Plan.***

Taswater RFI 5.

Response:

See Drawings ***DLC-541-001 Proposed Lot Design - Revision 3.*** & ***DLC-541-002 Existing Services Plan.***

Taswater RFI 6.

Response:

All Taswater infrastructure is contained within a new PIPELINE & SERVICES EASEMENT 3.00 Wide as shown on drawings ***DLC-541-001 Proposed Lot Design - Revision 3*** & ***DLC-541-002 Existing Services Plan.***

Taswater RFI 7.

Response:

There are two existing water and sewer connections located on the site.

- Proposed Lot 1 will continue to utilise the existing sewer and water connections currently servicing CT8053/114.
- Proposed Lot 2 will continue to utilise the existing sewer and water connections currently servicing CT52113/1.

Accordingly, each lot is provided with a dedicated sewer and water connections located entirely on the lot they will be serving, and no new connections or alterations are required.

See Drawings ***DLC-541-001 Proposed Lot Design - Revision 3.*** & ***DLC-541-002 Existing Services Plan.***

Taswater RFI 8.

Response:

There are two existing water connections located on the site.

- Proposed Lot 1 will continue to utilise the existing water connection currently servicing CT8053/114.
- Proposed Lot 2 will continue to utilise the existing water connection currently servicing CT52113/1.

It is noted that TasWater does not have any record of the water connection currently servicing CT52113/1, however this connection has been positively identified on site by The property owner, Archers Underground Services as well as DLC Spatial.

Accordingly, each lot is already provided with a dedicated water connection located entirely on the lot they will be serving, and no new connections or alterations are required.

The surveyed location of the connection points are shown on ***DLC-541-001 Proposed Lot Design - Revision 3.*** & ***DLC-541-002 Existing Services Plan.***

Taswater RFI 9.

Response:

There are two existing Sewer connections located on the site.

- Proposed Lot 1 will continue to utilise the existing sewer connection currently used by CT8053/114.
- Proposed Lot 2 will utilise the existing additional 100mm sewer connection that is currently located on the boundary between CT8053/114 & CT52113/1 (which was likely installed to service CT52113/1 as part or prior subdivision works). This development application proposes adjusting the location of the boundary in the vicinity of this connection by around 200mm which will ensure that the sewer connection is located entirely on Proposed Lot 2. This connection is currently capped off and not in use.



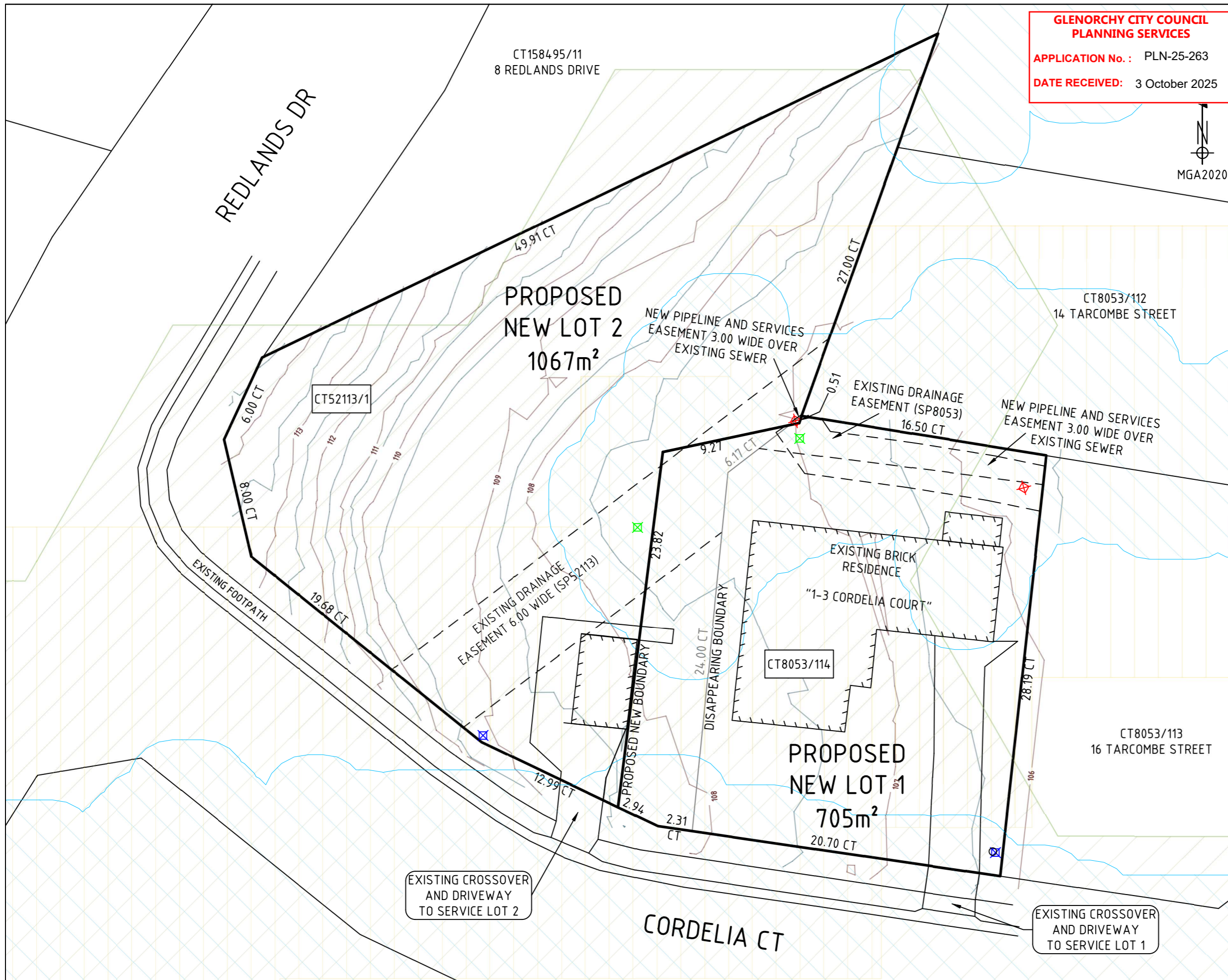
Accordingly, each lot is already provided with a dedicated sewer connection located entirely on the lot they will be serving, and no new connections or alterations are required.

The surveyed location of the connection points are shown on ***DLC-541-001 Proposed Lot Design - Revision 3.*** & ***DLC-541-002 Existing Services Plan.***

I trust this information satisfactorily addresses the matters raised. Should you require any additional clarification or further details, please do not hesitate to contact me.

Thank you for your continued consideration of this application.

Yours sincerely,



**GLENORCHY CITY COUNCIL
PLANNING SERVICES**
APPLICATION No.: PLN-25-263
DATE RECEIVED: 3 October 2025



TITLE REFERENCE: 8053/114 & 52113/1
ZONE: 8.0 General Residential
(Tasmanian Planning Scheme)

This plan has been prepared to support a planning application for boundary adjustment (no new lots created).

This boundary adjustment complies with Clause 7.3 of the State Planning Provisions. It does not create any new lots, only makes minor changes to the size and shape of existing lots, and maintains all required setbacks, frontage widths, and minimum lot sizes (unless already existing). No zone boundaries are altered.

All dimensions are subject to final survey.

Locations of existing water, sewer and stormwater connections for both lots have been confirmed by survey and are connections are located within the new lot boundaries. See drawing DLC-541-002 Existing Services Plan for more information

Natural Assets Code: Priority vegetation area

Flood-prone Hazard Areas Code: Flood-prone areas

Landslip Hazard Code: (Low landslip hazard band)

PROPOSED BOUNDARY
 EXISTING BOUNDARY TO BE AMENDED
 EXISTING STRUCTURE
 EXISTING SEWER CONNECTION
 EXISTING WATER CONNECTION
 EXISTING STORMWATER CONNECTION

THIS IS A COLOUR A3 DRAWING AND MUST BE REPRODUCED IN COLOUR AT ALL TIMES

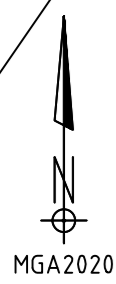
IMPORTANT NOTE
This plan has been prepared by DLC Spatial solely for the purpose of accompanying a planning application to council. The dimensions, areas, lots, easements, and services shown are preliminary only and are subject to final survey and to the requirements of council and other relevant authorities under applicable legislation.
This plan must not be relied upon for any other purpose, including but not limited to property transactions, development feasibility, financing, construction, or legal dealings involving the land. DLC Spatial accepts no liability for any loss or damage suffered as a result of the use or reliance upon this plan for purposes other than the stated planning application.
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TITLE REFERENCE	8053/114 & 52113/1	Datum	MGA2020	EPU	0.1m ±
OWNER	SCOTT ANDREW CRIPPS	Height Datum	AHD83 (TAS)	EPU	0.1m ±
SURVEYED	NSC	Date	16/04/2025	Coordinate Origin	SPM 9734
Approved	DWC	Date	29/04/2025	Scale	1:250 when plotted at A3

CLIENT	SCOTT CRIPPS	PROJECT NUMBER	DLC-541
TITLE	PROPOSED LOT DESIGN	REVISION NO:	3
LOCATION	1 CORDELIA CT, ROSETTA TAS 7010	DRAWING NO.	DLC-541-001
		SHEET	1 of 1

3	RFI Responses	DWC	19/09/2025
2	Add ROW	DWC	26/05/2025
1	Alternative Boundary	DWC	06/05/2025
NO	Revisions	Checked	Date



REDLANDS DR

CT158495/11
8 REDLANDS DRIVE

PROPOSED
NEW LOT 2
1067m²

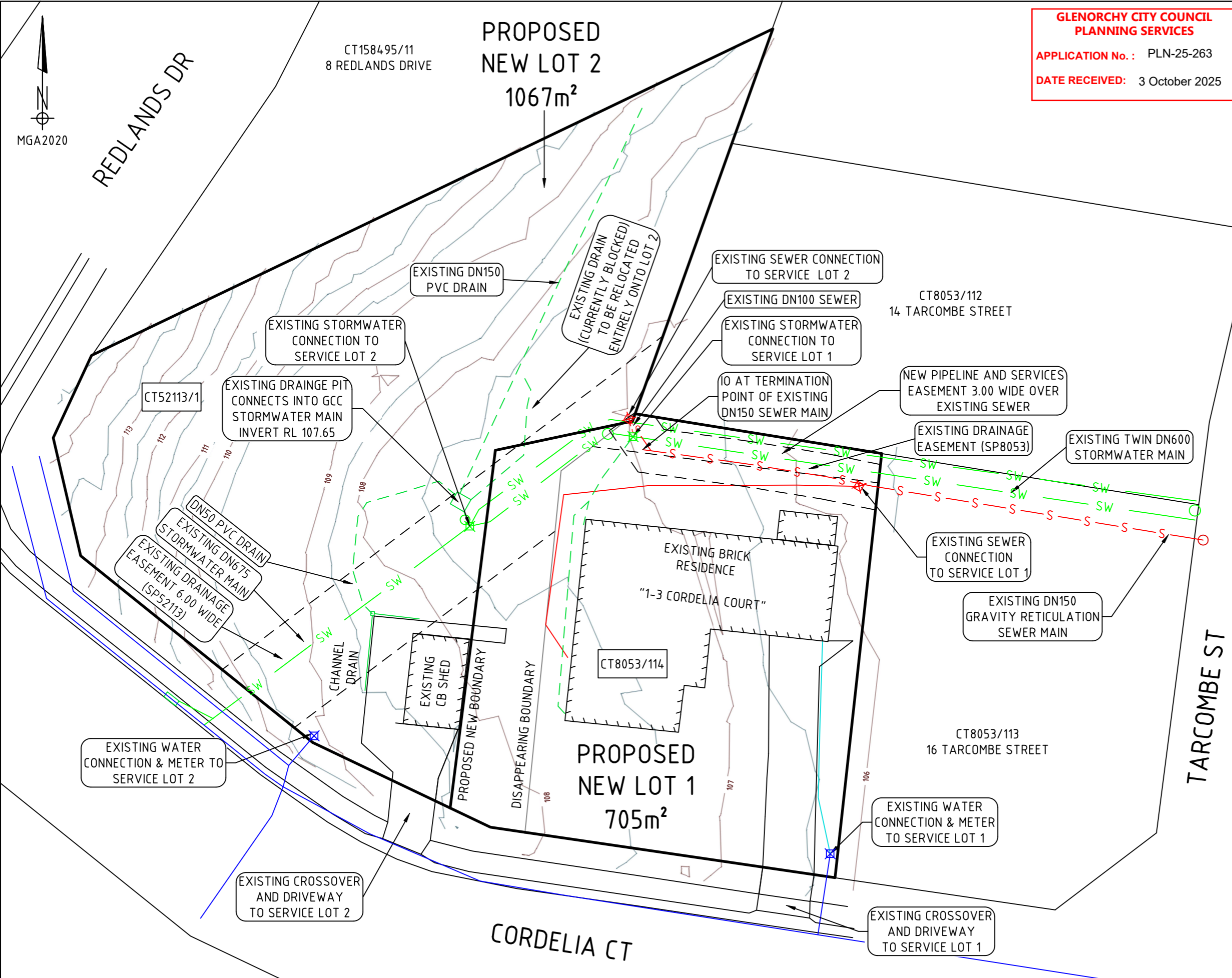
**GLENORCHY CITY COUNCIL
PLANNING SERVICES**
APPLICATION No.: PLN-25-263
DATE RECEIVED: 3 October 2025

NOTES
TITLE REFERENCE: 8053/114 & 52113/1
ZONE: 8.0 General Residential
(Tasmanian Planning Scheme)

SERVICES WERE LOCATED BY ARCHERS
UNDERGROUND SERVICES AND SURVEYED
BY DLC SPATIAL ON 28/08/25 &
17/09/2025

SERVICES HAVE BEEN LOCATED FOR DESIGN
PURPOSES. THIS PLAN DOES NOT NEGATE
THE NEED FOR THE CONTRACTOR TO
ENSURE ALL UNDERGROUND SERVICES ARE
ADEQUATELY PROVED AND MARKED ON
SITE. PRIOR TO ANY EXCAVATION WORKS
BEING UNDERTAKEN, DLC SPATIAL CAN
ACCEPT NO LIABILITY FOR SERVICE STRIKES
RELATING TO THE RELIANCE OF THIS PLAN.

ALL TITLE BOUNDARY DIMENSIONS ARE
SUBJECT TO FINAL SURVEY.



- s-s- EXISTING TASWATER SEWER MAIN
- w-w- EXISTING TASWATER WATER MAIN
- sw-sw- EXISTING GCC STORMWATER
- d-d-d- EXISTING PRIVATE STORMWATER
- l-l-l- EXISTING PRIVATE WATER
- r-r-r- EXISTING PRIVATE SEWER
- ⊠ EXISTING SEWER CONNECTION
- ⊠ EXISTING WATER CONNECTION
- ⊠ EXISTING STORMWATER CONNECTION

THIS IS A COLOUR A3 DRAWING
AND MUST BE REPRODUCED IN
COLOUR AT ALL TIMES

NO	Revisions	Drawn	Checked	Date

IMPORTANT NOTE
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TITLE REFERENCE	8053/114 & 52113/1	Datum	MGA2020	EPU	0.1m ±
OWNER	SCOTT ANDREW CRIPPS	Height Datum	AHD83 (TAS)	EPU	0.1m ±
SURVEYED	NSC	Date	09/05/2022	Coordinate Origin	SPM 9734
Approved	DWC	Date	10/05/2022	Scale	1:250
				when plotted at	A3

CLIENT	SCOTT CRIPPS	PROJECT NUMBER	DLC-541
TITLE	EXISTING SERVICES PLAN	REVISION NO:	0
LOCATION	1 CORDELIA CT, ROSETTA TAS 7010	DRAWING NO.	DLC-541-002
		SHEET	1 of 1