

## Planning Scheme Amendment

<b>APPLICATION NUMBER:</b>	PLAM-23/01
<b>PROPOSAL:</b>	Add a new listing and amend an existing listing under Table C6.4 Places or Precincts of Archaeological Potential of the Glenorchy Local Provisions Schedule
<b>LOCATION:</b>	60 Creek Road, New Town; 36 Cadbury Road, Claremont; and 26 Cadbury Road, Claremont.
<b>ADVERTISING START DATE:</b>	Thursday 25 May 2023
<b>ADVERTING END DATE:</b>	Thursday 22 June 2023

The decision to prepare the draft amendment was made at the 15 May 2023 Glenorchy Planning Authority meeting. The background information relevant to the draft amendment is included in the 'Glenorchy Planning Authority Meeting Agenda – 15 May 2023' and can be accessed here:

[http://glenorchy.infocouncil.biz/Open/2023/05/PA\\_15052023\\_AGN.PDF](http://glenorchy.infocouncil.biz/Open/2023/05/PA_15052023_AGN.PDF)

Included in the link above are the:

- Planning Assessment Report; and
- Background Discussion Paper and Attachments (including the Statements of Archaeological Potential prepared by Praxis Environment);

The draft Planning Scheme Amendment documentation is also available for inspection at Council's Offices, located at 374 Main Road, Glenorchy between 8:30am and 5:00pm. Monday to Friday (excluding public holidays or when Council offices are closed).

Any person may make a representation either for or against the proposed amendment. Representations must be in writing and addressed to the General Manager, Glenorchy City Council, PO Box 103, Glenorchy 7010 or by email to [gccmail@gcc.tas.gov.au](mailto:gccmail@gcc.tas.gov.au).

**Representations must be received by 11:59pm on Thursday 22 June 2023.**

## GLENORCHY CITY COUNCIL

### CERTIFICATION OF DRAFT AMENDMENT UNDER SECTION 40F LAND USE PLANNING AND APPROVALS ACT 1993

The Planning Authority has prepared the attached draft amendment,  
Amendment PLAM-23/01 to the Glenorchy Local Provisions Schedule.

The Planning Authority:

- has determined that it is satisfied that the draft amendment meets the LPS Criteria specified in Section 34 of the Land Use Planning and Approvals Act 1993; and
- in accordance with Section 40F (2) of the Land Use Planning and Approvals Act 1993 certifies that the draft amendment so meets those requirements.



The common seal of the Glenorchy City Council has been  
affixed on the

18/5/2023

(date)

as authorised by the Planning Authority in the presence of:

Council Delegate

## GLENORCHY LOCAL PROVISIONS SCHEDULE AMENDMENT PLAM-23/01

The Glenorchy Local Provisions Schedule is amended as follows:

Land affected by this amendment:

- 60 Creek Road, New Town;
- 36 Cadbury Road, Claremont; and
- 26 Cadbury Road, Claremont.

The Planning Scheme maps are amended by:

1. Modifying the Code Overlay Maps to delete the spatial application of "Place or precinct of archaeological potential" that currently applies on land at 36 Cadbury Road, Claremont as shown in Image 1 of Annexure 1.
2. Modifying the Code Overlay Maps to insert the spatial application of "Place or precinct of archaeological potential" on land at 26 and 36 Cadbury Road, Claremont as shown in Image 2 of Annexure 1.
3. Modifying the Code Overlay Maps to insert the spatial application of "Place or precinct of archaeological potential" on land at 60 Creek Road, New Town as shown in Image 3 of Annexure 1.

The Planning Scheme Ordinance is amended by:

1. Deleting entry GLE C6.4.1 under GLE-Table C6.4 Places or Precincts of Archaeological Potential.
2. Inserting entry GLE C6.4.1 under GLE-Table C6.4 Places or Precincts of Archaeological Potential as shown in Annexure 2.
3. Inserting entry GLE C6.4.6 under GLE-Table C6.4 Places or Precincts of Archaeological Potential as shown in Annexure 2.



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## Annexure 1 – Planning Scheme Maps

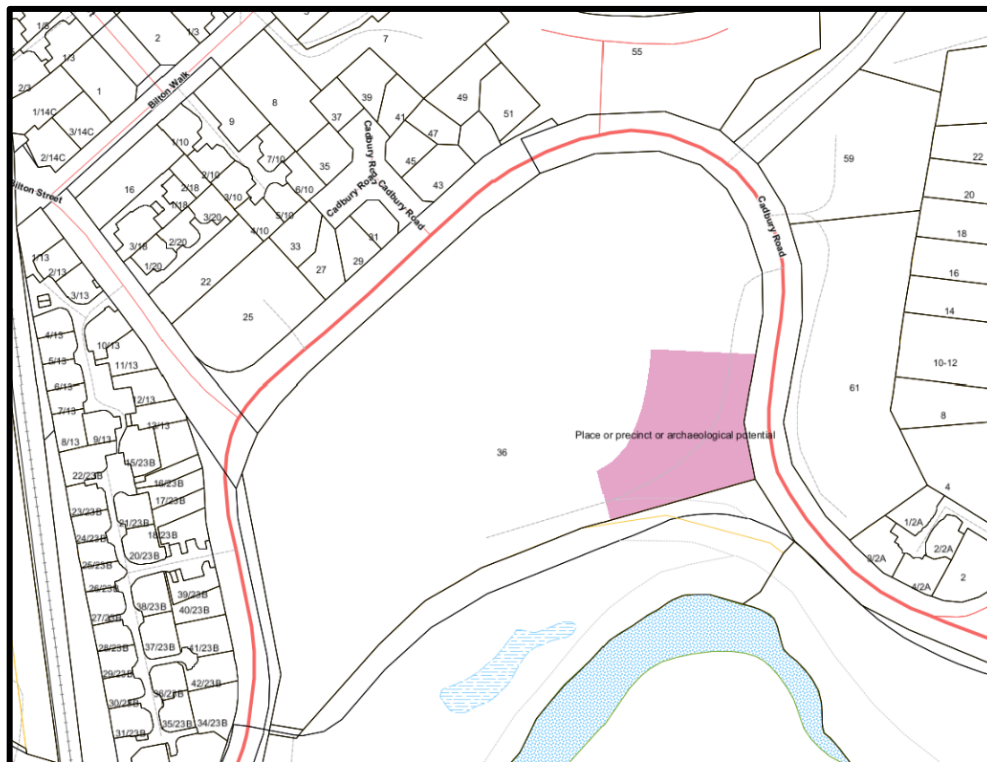


Image 1 – “Place or precinct of archaeological potential” Code Overlay that currently applies on land at 36 Cadbury Road, Claremont to be deleted.

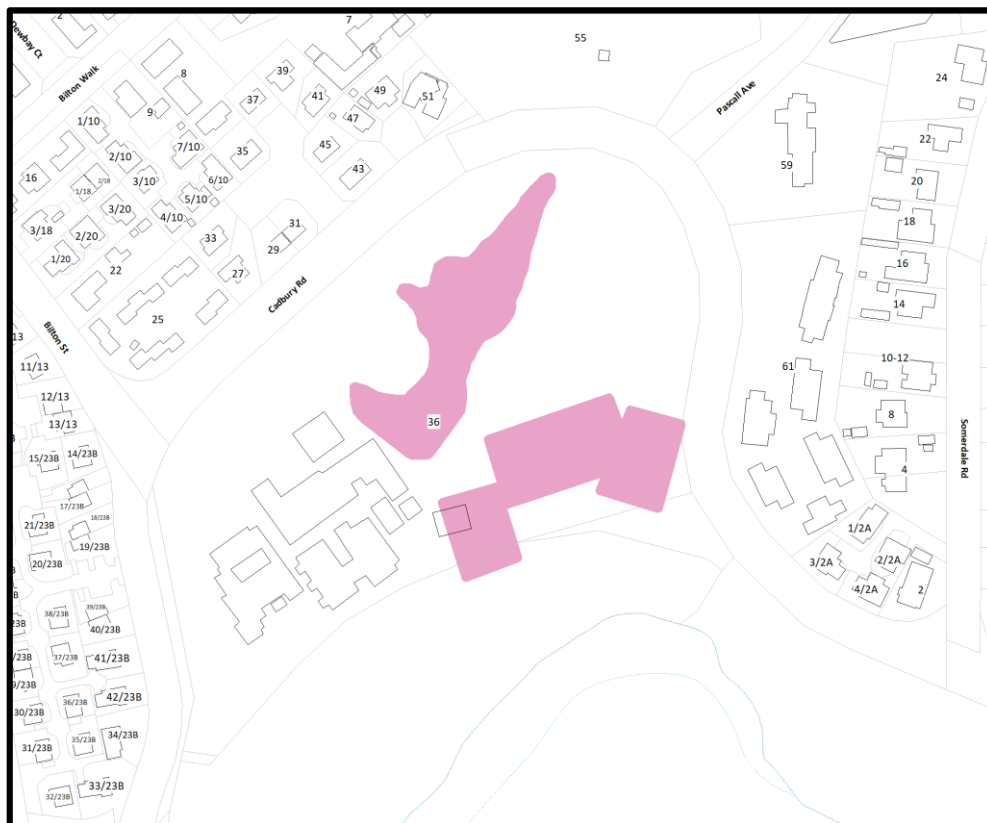


Image 2 – Insert “Place or precinct of archaeological potential” Code Overlay on land at 36 & 26 Cadbury Road, Claremont

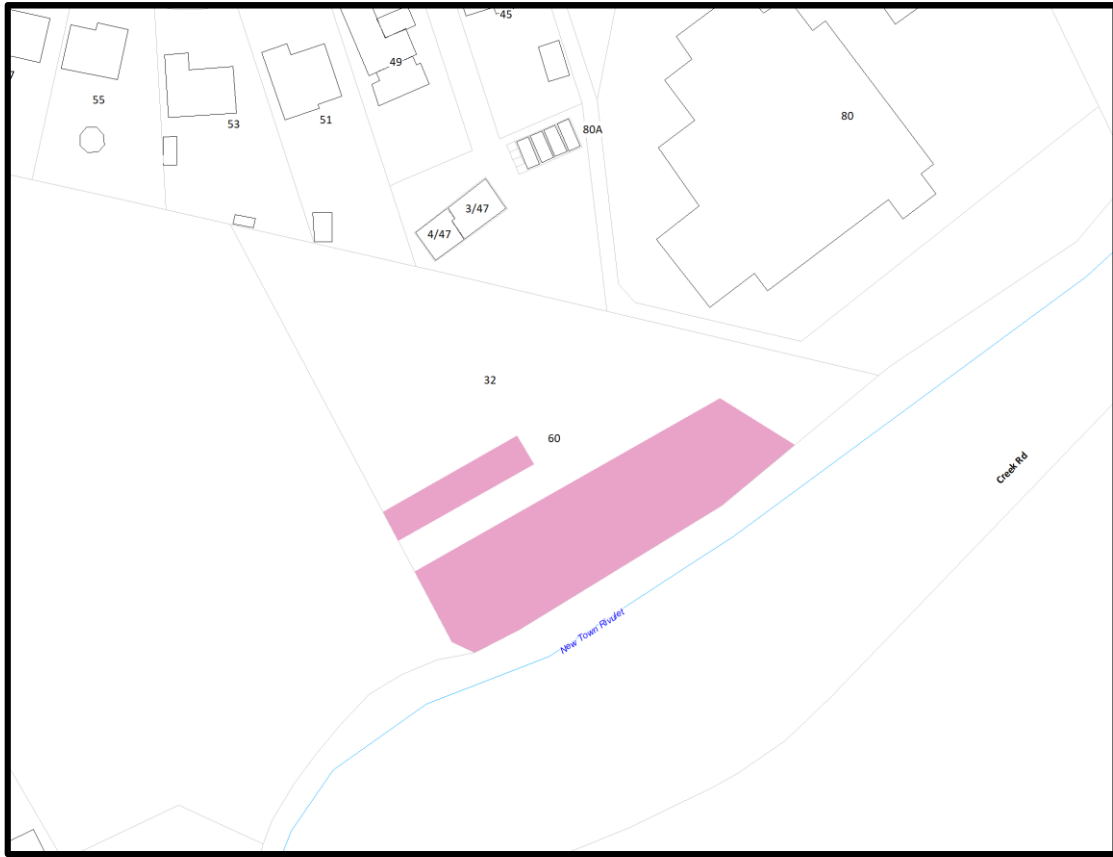



Image 3 – Insert “Place or precinct of archaeological potential” Code Overlay on land at 60 Creek Road, Newtown

## Annexure 2 – Amendments to Glenorchy Local Provisions

Insert new entries under GLE-C6.0 Local Historic Heritage Code as follows:


**GLE-Table C6.4 Places or Precincts of Archaeological Potential**

Reference Number	Town/Locality	Property Name / Address/ Name of Precinct	Folio of the Register	Description, Specific Extent and Archaeological Potential
GLE C6.4.1	Claremont	36 Cadbury Road, 26 Cadbury Road	Part 179351/1, Part 139356/2, and Part 162283/1	<p><i>Description</i> Ashburton farm complex.</p> <p><i>Specific Extent</i> All that part of the land outlined in red in Figure GLE-C6.4.1.</p> <p>Figure GLE-C6.4.1</p> 



				<p><i>Archaeological Potential</i></p> <p>A site that has the potential to contain archaeological evidence in sub-surface contexts that will provide insight to the lifeways of Glenorchy's 19<sup>th</sup> century rural inhabitants and the WWI army camp at Claremont. Where not intensively disturbed, surviving attributes may include but not necessarily be limited to: footprints of the main building and a barn like structure, traces of timber vernacular structures, associated interior and exterior surfaces, artefact bearing contexts including underfloor deposits and refuse pits, subtle evidence of structural debris, fittings and finishes at the interface between demolition layers and intact underlying contexts, traces of plant material (including pollen) in lagoon deposits that may yield insights to the composition of the landscape over time.</p>
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**GLE-Table C6.4 Places or Precincts of Archaeological Potential**

Reference Number	Town/Locality	Property Name / Address/ Name of Precinct	Folio of the Register	Description, Specific Extent and Archaeological Potential
GLE C6.4.6	New Town	60 Creek Road	Part 113249/1	<p><i>Description</i> Calder's Albion Flour Mill site.</p> <p><i>Specific Extent</i> All that part of the land outlined in red in Figure GLE-C6.4.6.</p> <p>Figure GLE-C6.4.6</p>  <p><i>Archaeological Potential</i> A site that has the potential to contain low level structural remains and archaeological evidence in sub-surface contexts that may provide</p>



				insight to the configuration of mid-19 <sup>th</sup> century mill buildings, industrial processes (including how water was delivered and harnessed), and associated habitation (e.g., mill workers quarters).
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