



DEVELOPMENT APPLICATION

PDPLANPMTD-2025/056670

PROPOSAL: Oval Lighting (Sport and Recreation)

LOCATION: 45 Goodwins Road, Clarendon Vale

RELEVANT PLANNING SCHEME: Tasmanian Planning Scheme - Clarence

ADVERTISING EXPIRY DATE: 22 December 2025

The relevant plans and documents can be inspected at the Council offices, 38 Bligh Street, Rosny Park, during normal office hours until 22 December 2025. 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 22 December 2025.

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.

Application for Development / Use or Subdivision

Use this form to obtain planning approval for developing or using land, including subdividing it into smaller lots or lot consolidation.

Proposal: Sports lighting installation

Location: 45 Goodwins Road, Clarendon Vale TAS 7019

Current Owners Clarence City Council

Personal Information Removed

Estimated cost of development: **\$280,000+GST**



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 City of Clarence, please provide planner's name:

Amanda Beyer - Preliminary Planning Assessment

Current use of site: **Sports oval**

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.
- 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:

Personal Information Removed

Date: 10/29/25

Please refer to the development/use and subdivision checklist on the following pages to determine what documentation must be submitted with your application.



Development/use or subdivision checklist

Mandatory Documents

This information is required for the application to be valid. We are unable to proceed with an application without these documents.

- 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 City of Clarence.

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

Additional Documents

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 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.
- 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 City of Clarence Planning team on (03) 6217 9550.





RBD Contracting Services Pty Ltd trading as RBD Electrical & Instrumentation.

3 Bay Drive, Spreyton, Tas 7310.
Dev. ☎: 03 6427 2678, Fax 03 6427 2676
Unit 2, 6 Lampton Avenue, Derwent Park, 7009
Hobart ☎: 03 6273 4032, Mobile: 0417 146 421

ABN 41 068 031 407
PO Box 103, Quoiba, 7310
enquiries@rbdcontracting.com.au
Elect. Contractor License No. 937060

29th October 2025
Clarence City Council
Planning Department

Clarendon Vale Oval Lighting Project

This planning application details the intention and purpose of the Clarendon Vale Oval Lighting Project. The address of the proposed light installation is 45 Goodwins Road, Clarendon Vale. The site is currently used as a sports field, no changes to site usage are proposed within this application.

The project includes the installation of three 25-metre HDG light poles, and to account for natural ground level changes, one 28-metre HDG light pole. All light poles will be fitted with Phillips Optivision LED light fittings to achieve an average level of 200 lux across the playing surface. The closest light pole to the newly constructed Pavilion Building will have an additional cross-arm installed at a lower height fitted with two LED flood lights to illuminate the Pavilion Building upon activation of the local security alarm within the building.

The proposed hours of operation for the new oval lighting are as per the below:

Hours of Operation		
Day	Start	End
Monday	8:00:00AM	9:30:00PM
Tuesday	8:00:00AM	9:30:00PM
Wednesday	8:00:00AM	9:30:00PM
Thursday	8:00:00AM	9:30:00PM
Friday	8:00:00AM	10:00:00PM
Saturday	8:00:00AM	10:00:00PM
Sunday	-	-

There are no other buildings, or modifications to buildings, in this proposal other than the light pole footings. There are existing young trees adjacent to light pole 4, but we don't believe at this stage they will be impacted by the project.

Site and construction works will be conducted between the hours of 7:00am to 5:00pm, Monday to Friday.

I trust the attached information is complete and what is required for your assessment.

Please do not hesitate to contact the undersigned should you require further clarification or information.

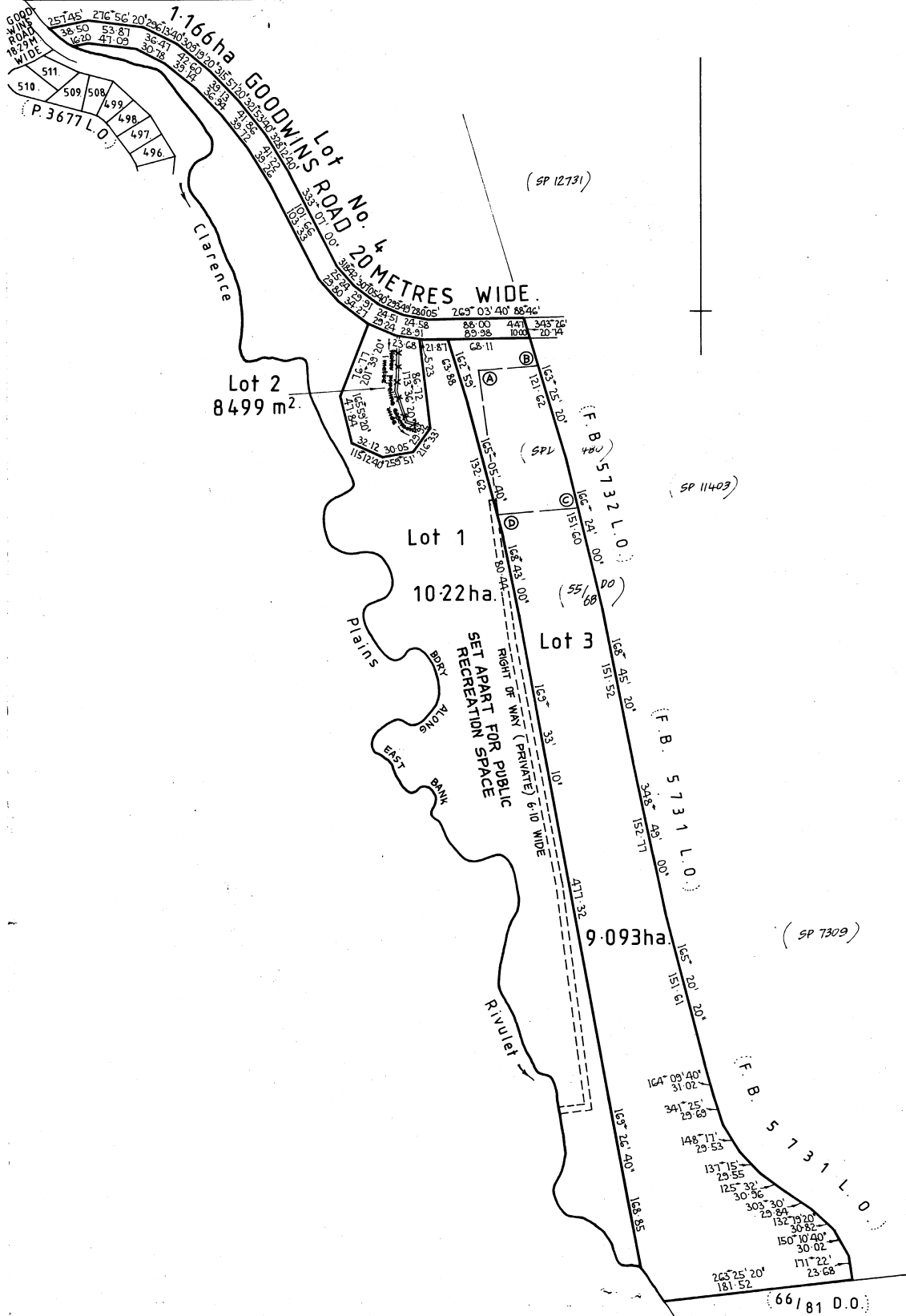
Yours faithfully

Jesse Foster

Jesse Foster
RBD Electrical
Project Manager/ Estimator
0477 669 921

(A6265 CT)

Owner: The Director General of Housing and Construction Title Reference: <i>CTV 41 3029, 41 3032 & 41 3754</i> Grantee: Part of 823 0 0 Granted to George Stokell, H. Dawson & D. Stanfield. PART OF 823 0 0 GRANTED TO GEORGE STOKELL PART OF 823 0 0 LOCATED TO JOHN BOYLE	PLAN OF SURVEY by Surveyor <u>M.E. Morley</u> of land situated in the TOWN OF ROKEBY SCALE: 1 : 3000	Registered Number: S.P13868 Effective from 3 NOV 1980 <i>J. Brodie</i> ACTING DEPUTY Recorder of Titles
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SEARCH OF TORRENS TITLE

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

SEARCH DATE : 06-Oct-2025

SEARCH TIME : 11.24 AM

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

The values of light technical parameters shown in this lighting design are nominal. They are based on parameters provided by the client and the specific details as reported in this document. Results in practice may be different due to variations such as luminaire positioning/aiming, surface reflectance, supply voltage, local luminaire ambient temperature, obstacles/furniture, etc. They are also subject to normally accepted photometric tolerances, and calculation/program uncertainties. Southern Lighting shall be under no liability to the Customer for failure to attain such performance figures. Commercial in confidence.

Design Notes:
 Draft Design for review.
 Dimensions and set-out are subject to confirmation prior to order/installation/commissioning.
 For further calculations and/or for installation/aiming details please contact Southern Lighting.

MH = the nominal luminaire height above the target playing surface, as shown.
 No account is taken for any difference in height of the pole base and the playing surface.
 Acutal pole heights to provide the design MH is to be confirmed.
 The cross-arm design should be checked so that luminaires can be aimed without obstruction.
 The suitability of new/existing poles to support floodlights must be confirmed by others.

Design conforms with AS2560.2:2021 Sports lighting, Football Table 2.6.1:
 Amateur level: Club competition and match practice: 100 lux (design to 150 lux).
 Glare Rating GRmax <=50 for observers per Fig. 2.6.7 and diffuse surface reflectance of 25 %.

Philips OptiVision LED gen3.5-4S CCT=5700K, Ra8=70. DALI (min. dim level ~10%).
 BV version has remote driver, poles/cabinets must be checked for capacity.
 Interconnecting cable and fixings / lanyard / bird spikes by others.
 Note trunnion depth is 30 mm, longer bolts may be required.
 Cable from driver to floodlight 6C+E 1000V (by others):
 Length<25m use 1.5mm², Length<=50m use 2.5mm², <=200m possible with extra core
 BVP528-4S BV 757 T35 IP66 3 module, weight=25 kg (remote driver 5.3 kg).
 at 30° uplift: A=0.26m², SCx=0.29, at 40° uplift: A=0.36m², SCx=0.33.
 For A35 types subtract 35° from "Tilt" to get the uplift of the body (do not use the clear visor). All A35 luminaires have uplift <= 37°.
 LTM versions use integral shields to mitigate obtrusive light.
 Driver rating: 230-400V +/-10% 50Hz.
 Single phase preferred where supply voltage is high,
 two phase preferred where supply voltage is low.
 Supplemental SPD recommended (supplied by others).
 Floodlights should be spaced at least 95cm apart.
 Can be mounted over/under without modification/accessories,
 (single cross-arm only, if two or more cross-arms are required,
 then provision must be made for sufficient offset to avoid the luminaires on the lower arm/s shadowing those on the upper arm).

A maintenance factor (LLF) of 0.9 has been allowed to apply to all luminaires.
 A maintenance policy should be adopted to support the maintenance factor.
 These calculations use LLF = 1.0 to show obtrusive light initial values.
 All illuminance values should multiplied by the maintenance factor for maintained values.

Obtrusive light conforms with AS/NZS 4282:2023, specifically Table 3.2 and 3.3
 Environmental Zone A3 - Medium District Brightness (suburban) non-curfew limits:
 - Vertical illuminance (Ev) <= 10 lux
 - Threshold Increment (TI) <= 20 % (Lad = 1 cd/m², or as shown),
 lower values of Lad are used to demonstrate a superior level of control
 - ULR system (ULRs) <= 0.02
 - Maximum luminous intensity per luminaire (I) (Level 1) <= 12,500 cd

NOTES:
 All luminaires on, direct flux only, no obstructions such as trees are included.
 Ev and I are calculated at potentially affected building lines or other relevant plane/s at the heights as shown.
 TI not calculated as no public roadways in the vicinity.
 Iso-lux lines show horizontal illuminance at z = 0 m.

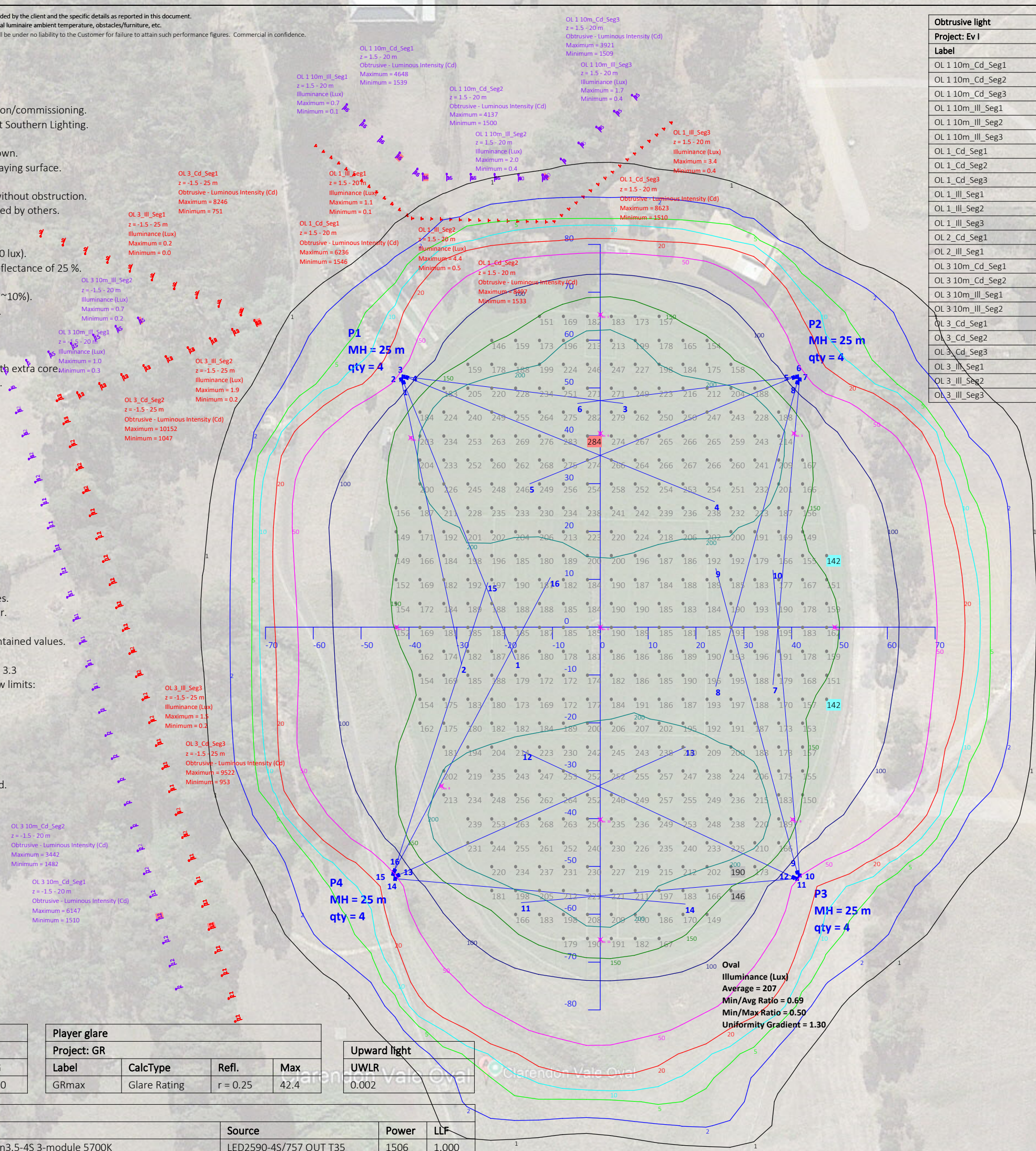
Field of play					
Project: Illuminance					
Label	CalcType	Avg (lx)	Min/Avg	Min/Max	UG
Oval	Illuminance	207	0.69	0.50	1.30

Player glare			
Project: GR			
Label	CalcType	Refl.	Max
GRmax	Glare Rating	r = 0.25	42.4

Upward light		
UWLR		
0.002		

Luminaire Schedule						
Symbol	Qty	Label	Description	Source	Power	LLF
	16	BVP528-4S A35 NBLTM	OptiVision LED Gen3.5-4S 3-module 5700K	LED2590-4S/757 OUT T35	1506	1.000

Document Set ID: 5783399
 Version: 2, Version Date: 00/10/2025

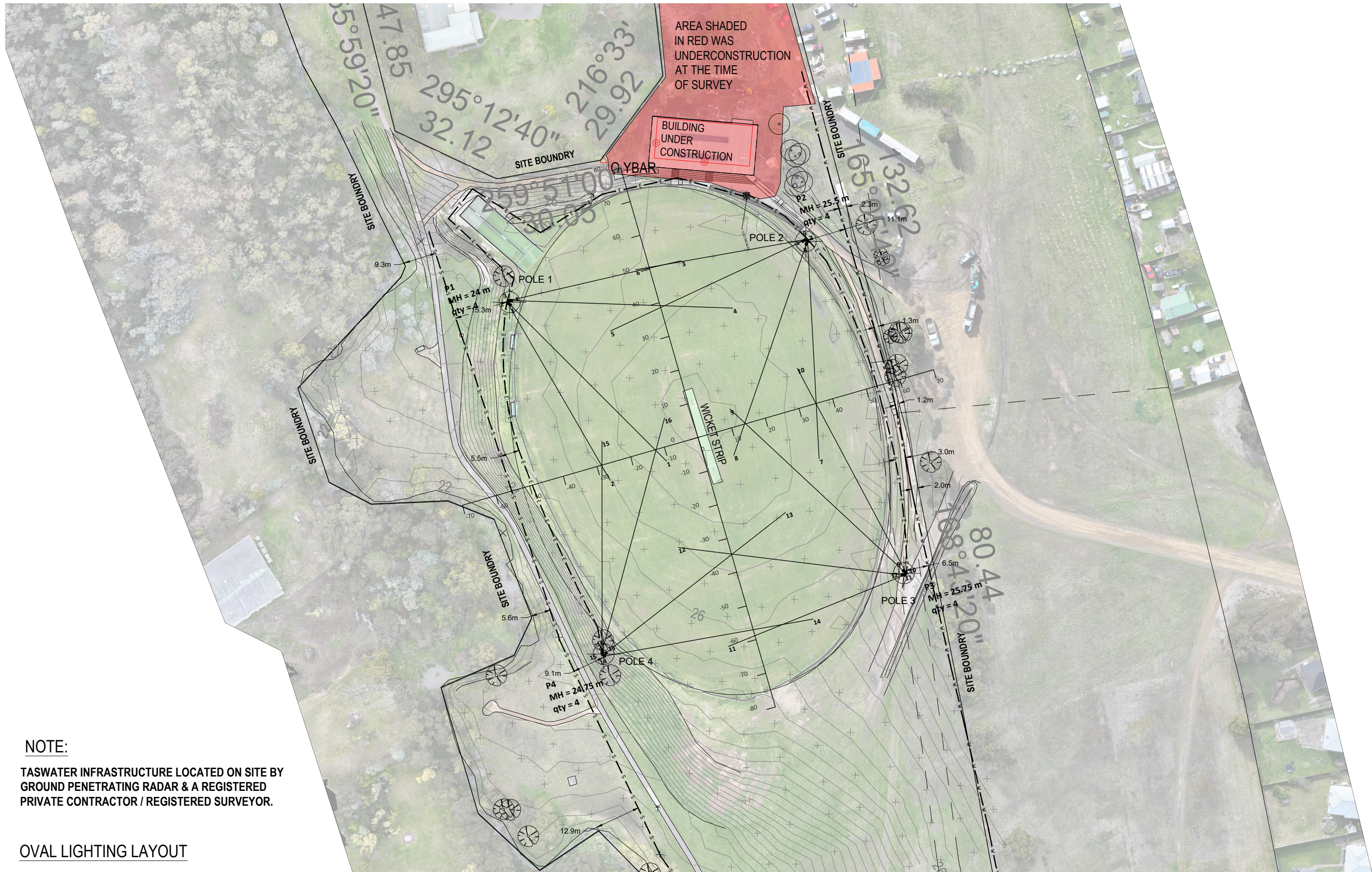


Obtrusive light					
Project: Ev I					
Label	CalcType	Units	Description	z	Max
OL 1 10m_Cd_Seg1	Obtrusive - Cd	N.A.	z = 1.5 - 20 m	4648	
OL 1 10m_Cd_Seg2	Obtrusive - Cd	N.A.	z = 1.5 - 20 m	4137	
OL 1 10m_Cd_Seg3	Obtrusive - Cd	N.A.	z = 1.5 - 20 m	3921	
OL 1 10m_III_Seg1	Obtrusive - III	Lux	z = 1.5 - 20 m	0.7	
OL 1 10m_III_Seg2	Obtrusive - III	Lux	z = 1.5 - 20 m	2.0	
OL 1 10m_III_Seg3	Obtrusive - III	Lux	z = 1.5 - 20 m	1.7	
OL 1_Cd_Seg1	Obtrusive - Cd	N.A.	z = 1.5 - 20 m	6236	
OL 1_Cd_Seg2	Obtrusive - Cd	N.A.	z = 1.5 - 20 m	8497	
OL 1_Cd_Seg3	Obtrusive - Cd	N.A.	z = 1.5 - 20 m	8623	
OL 1_III_Seg1	Obtrusive - III	Lux	z = 1.5 - 20 m	1.1	
OL 1_III_Seg2	Obtrusive - III	Lux	z = 1.5 - 20 m	4.4	
OL 1_III_Seg3	Obtrusive - III	Lux	z = 1.5 - 20 m	3.4	
OL 2_Cd_Seg1	Obtrusive - Cd	N.A.	z = 1.5 - 20 m	3404	
OL 2_III_Seg1	Obtrusive - III	Lux	z = 1.5 - 20 m	0.6	
OL 3 10m_Cd_Seg1	Obtrusive - Cd	N.A.	z = -1.5 - 20 m	6147	
OL 3 10m_Cd_Seg2	Obtrusive - Cd	N.A.	z = -1.5 - 20 m	3442	
OL 3 10m_III_Seg1	Obtrusive - III	Lux	z = -1.5 - 20 m	1.0	
OL 3 10m_III_Seg2	Obtrusive - III	Lux	z = -1.5 - 20 m	0.7	
OL 3_Cd_Seg1	Obtrusive - Cd	N.A.	z = -1.5 - 25 m	8246	
OL 3_Cd_Seg2	Obtrusive - Cd	N.A.	z = -1.5 - 25 m	10152	
OL 3_Cd_Seg3	Obtrusive - Cd	N.A.	z = -1.5 - 25 m	9522	
OL 3_III_Seg1	Obtrusive - III	Lux	z = -1.5 - 25 m	0.2	
OL 3_III_Seg2	Obtrusive - III	Lux	z = -1.5 - 25 m	1.9	
OL 3_III_Seg3	Obtrusive - III	Lux	z = -1.5 - 25 m	1.5	

OL 2_III_Seg1
 z = 1.5 - 20 m
 Illuminance (Lux)
 Maximum = 0.6
 Minimum = 0.0

OL 2_Cd_Seg1
 z = 1.5 - 20 m
 Obtrusive - Luminous Intensity (Cd)
 Maximum = 3404
 Minimum = 1251

B	2025-06-11	AN	P4 moved
A	2025-06-05	AN	Original issue
Rev:	Date:	By:	Comment:
Project: CLARENDON VALE OVAL			
Title: Sports lighting			
Client:	Scale: As shown		
Doc #:	A25009-01	Page:	



NOTE:
TASWATER INFRASTRUCTURE LOCATED ON SITE BY GROUND PENETRATING RADAR & A REGISTERED PRIVATE CONTRACTOR / REGISTERED SURVEYOR.

OVAL LIGHTING LAYOUT

REV	DATE	DRN	CKD	BRANCH	REVISION DETAILS
E					
D					
C					
B	27/11/2025	TVH	JF		REVISED FOR APPROVAL (BAB 102876)
A	7/10/2025	TVH	JF		FOR APPROVAL (BAB 102876)



RBD ELECTRICAL
3 BAY DRIVE, QUOIBA, TAS 7310
PH: (03) 6427 2678
UNIT 2/6 LAMPION AVENUE, DERWENT PARK, TAS 7009
PH: (03) 6273 4032
EMAIL: enquiries@rbdcontracting.com.au

TITLE
**CLARENDON VALE OVAL
45 GOODWINS ROAD, CLARENDON VALE, TAS 7019
ELECTRICAL SERVICES
OVAL LIGHT POLE LAYOUT**

ISSUE		FOR APPROVAL
SCALE	1:1000	SIZE A3
DWG. No.	102876-LP01	REV B