

TASMANIAN PLANNING COMMISSION



Our ref: DOC/20/88584
Officer: Mary Bessell
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12 August 2020

By email:

Dear

Devonport draft Local Provisions Schedule

I am writing to advise that a hearing for the Devonport draft Local Provisions Schedule (draft LPS) has been convened. You are invited to appear at the hearing to be held on:

- Wednesday 26 August 2020 at 9.30am in the Eugenana Room, Level 2, Paranaple Centre, 137 Rooke Street, Devonport City Council (address); and
- Friday 28 August 2020 at 10.00am at the Tasmanian Planning Commission, Level 3, 144 Macquarie St, Hobart.

This is **not** a directions hearing as a directions hearing is not considered necessary.

The Commission delegates hearing this matter are:

- Ann Cunningham (Chair); and
- Sandra Hogue.

The hearing is held into the representations made in relation to the draft LPS and recommendations about the representations by the Devonport planning authority under section 35F of the *Land Use Planning and Approvals Act 1993* (section 35F report).

You are encouraged to read the recommendations about your representation in the section 35F report which is available for viewing on the iplan website at:

<https://iplan.tas.gov.au/Pages/XC.Track.Assessment/SearchAssessment.aspx?id=892>.

Due to COVID-19 restrictions on numbers in hearing and meeting rooms, a draft hearing schedule has been prepared setting out matters proposed to be heard at particular times. The draft schedule is attached. Note that you have the option of attending the hearing in person, or via phone or video conference.

Also note that, although the matters addressed by your representation have been listed at a particular time, if you have not been requested to provide further information and do not wish to appear, it is not mandatory for you to do so.

Preliminary consideration by the Commission has identified issues that require further information or clarification as follows:

- The Department of Police, Fire and Emergency Management is requested to provide a copy of the Entura study commissioned by Latrobe Council in 2018 that includes modelling calibrated to the June 2016 flood event of the Mersey River downstream of Latrobe to just upstream of the Bass Highway Victoria Bridge in Devonport. This study is mentioned on the first page of the Department's representation. Note the Department may require the permission of the Latrobe Council to provide this information.
- The Devonport planning authority is to specifically address how the application of the Rural Zone to land at Tugrah is consistent with Guideline No.1, particularly RZ 3, AZ 1 and AZ 7, as the land is identified as unconstrained in the 'Land Potentially Suitable for Agriculture Zone' mapping. The submission should be supported by a statement or advice from a suitably qualified (agricultural) consultant. This direction applies to the planning authority's recommended action 2 in the response to representation 13.

The Commission requests that this information be provided to the Commission and, if relevant, the planning authority by close of business on **19 August 2020**. Submission to the Commission is to be by email to tpc@planning.tas.gov.au.

Once received, the submissions referred to above will be made available on the iplan website at: <https://iplan.tas.gov.au/Pages/XC.Track.Assessment/SearchAssessment.aspx?id=892>. This website will be the primary portal for exchanging information.

Please note that submissions will be published in full, without redaction.

If you intend to appear at the hearing to support the matters raised in your representation, please complete the attached form and return it, by email or post, to the Tasmanian Planning Commission, GPO Box 1691, Hobart, 7001 by the close of business on 19 August 2020.

Hearings are held in accordance with the *Tasmanian Planning Commission Act 1997*. Details of the hearing has been published in the Advocate and Examiner newspapers.

Information on the general procedure followed at Commission hearings is available on the Commission's website at: http://www.planning.tas.gov.au/assessments/resources_for_the_public/about_hearings.

If you require further information please contact Mary Bessell, Planning Adviser, on 6165 6826.

Yours sincerely



Ann Cunningham
Delegate (Chair)

Attachment: Draft hearings schedule
Form 2 - Hearing attendance form for the parties