

TASMANIAN PLANNING COMMISSION



Our ref: DOC/26/116302
Officer: Karen Fyfe
Phone: 6165 6808
Email: tpc@planning.tas.gov.au

5 October 2026

Mr Ian Nelson
CEO
City of Clarence

Attention: Ms Indra Boss

By email: clarence@ccc.tas.gov.au
iboss@ccc.tas.gov.au

Mr Matthew Clark
Director/Principal Planner
MC Planners for Mornington Park Estate Pty

By email: 

Dear Mr Nelson and Mr Clark

Tasmanian Planning Scheme - Clarence
Draft amendment and permit PDPSPAMEND-2024-048902
471 Cambridge Road, Mornington and 528 and 540 Pass Road, Cambridge

I refer to the above draft amendment and to a hearing held at the Commission's office in Hobart on 30 September 2026 which was adjourned.

The Commission gives the following directions:

1. The planning authority and applicant are to provide a joint submission, to address bushfire hazard management, on:
 - modifications to condition 24 and a new condition 25 for bushfire hazard and maintenance of the balance lot; or
 - modifications to condition 1.

If agreement cannot be reached, separate submissions can be provided.

2. The planning authority is to provide a modified specific area plan (SAP) reflecting the changes discussed at the hearing, with input from the applicant where required.

The modifications to the SAP are to ensure that it is drafted in accordance with the revised precinct and master plan discussed at the hearing, [Practice Note 8](#) and include provisions to provide for certainty on the outcome of the intended development.

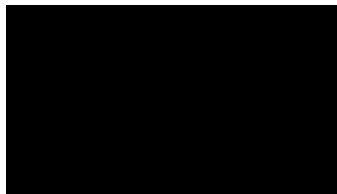
Modifications to the SAP are to include a rationale for the changes against each of the clauses.

3. In drafting the revised SAP the Commission requests a further submission on how the revised SAP satisfies section 32(4)(b) of the *Land Use Planning and Approvals Act 1993*, including why they are necessary to achieve the intended outcome, rather than using the standards in the underlying General Residential Zone.
4. The planning authority is to review the following permit conditions to ensure certainty and finality:
 - (a) condition 3 - to determine if it is necessary to specify anything in 'other' under the last dot point and/or if the dot point is required;
 - (b) condition 10 - to determine whether the condition should refer to 'footpath' or 'shared paths'; and
 - (c) condition 22 - to determine if any redrafting is required if the SAP is not approved as part of this application.
5. The parties are also invited to make final submissions if they choose.
6. The Commission requests the submissions be provided by **19 October 2026**.
7. That any response submissions be provided to the Commission by **26 October 2026**.

Submissions must be made by email to tpc@planning.tas.gov.au. Once received, the submissions referred to above will be made available under the [relevant assessment](#)¹ on the Commission's website.

If you require further information please contact Karen Fyfe, Planning Assistant, on 6165 6808.

Yours sincerely



Sandra Hogue
Delegate (Chair)

cc representors

¹ <https://www.planning.tas.gov.au/assessments-and-hearings/current-assessments-and-hearings/ap-cla-pdpspamend-2024-048902>