TASMANIAN PLANNING COMMISSION

Our ref: DOC/26/121773
Officer: Paola Barlund
Phone: 03 6165 6835
Email: tpc@planning.tas.gov.au

29 October 2026

Mr Ian Nelson
Chief Executive Officer
City of Clarence

Attention: Robyn Olsen

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

Dear Mr Nelson

Tasmanian Planning Scheme - Clarence
Draft amendment and permit PDPSPAMEND-2022-030778
22 Goodwins Road, Clarendon Vale

You are invited to appear at the hearing for the matter above, to be held on Monday, 16 November 2026, commencing 10.00 am at the Tasmanian Planning Commission Hearing Room, Level 3, 144 Macquarie Street, Hobart.

If participating in the hearing, please complete the attached attendance form and return it to tpc@planning.tas.gov.au at least 7 days before the hearing.

At the hearing, the Commission will consider the draft amendment, the representations, and the statements and recommendations in the planning authority's report with reference to the relevant planning scheme and the requirements of the legislation.

The application to the Planning Authority included several specialist reports. Whilst it is for the applicant to decide who appears at the hearing, the Commission does not seek to hear from all the specialists that contributed to the application. In lieu of attending the hearing, written submissions addressing the particular issues is an acceptable alternative. In particular, the Commission would like to explore at the hearing the following:

- An assessment of the flood risk in accordance with the State Planning Provisions (SPPs) code C12 Flood-Prone Areas Hazard Code and that flooding can be managed to achieve a tolerable risk from flood, where tolerable risk is defined in the SPPs. The report draws various conclusions towards flood mitigation for on-site works - should these conclusions be reflected in the draft permit, particularly in respect to the under capacity of the Goodwins Road culvert?

- The roundabout on Goodwins Road junction with the new subdivision road, referred to as Access 1 in the Traffic Impact Assessment (TIA), features extensively in the TIA but not in the permit or in the Planning Authority's report s.40F report. Clarification of the status of the roundabout as a permit requirement is required
- The merit of the Inner Residential Zone in this location, particularly in regard to the hazard codes that have application, and
- Other expert reports on contamination, bushfire risk and their reference to the applicable SPPs code requirements, and the extent their specific recommendations have been or should be reflected in the planning permit conditions.

If you intend relying on new or additional material, it must be emailed to tpc@planning.tas.gov.au, no less than 7 days before the hearing. It is important to observe this process so that the Commission and the parties can read the documents prior to the hearing.

Relevant documents and any further submissions will be made available under the relevant assessment[1] on the Commission website which will be the primary means of exchanging information.

If you require further information please contact Paola Barlund, Planning Adviser, on 03 6165 6835.

Yours sincerely

[redacted]

Robin Nolan
Delegate (Chair)

Attachment:

- Form No. 2 - Hearing attendance

[1] https://www.planning.tas.gov.au/assessments-and-hearings/current-assessments-and-hearings/ap-cla-pdpspamend-2022-030778