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Lawyers

Contact: David Morris / Robert Holbrook
Our Ref: DJM:RJH:243410

16 October 2026

Mr John Ramsay
Delegate (Chair)
Tasmanian Planning Commission
GPO Box 1619
HOBART TAS 7001

By Email: tpc@planning.tas.gov.au

Dear Mr Ramsay,

AM-HOB-PSA-25-3 - HOB-S11.0 Hobart Visitor Accommodation Specific Area Plan

1. This firm acts for the Hobart City Council in its capacity as the Planning Authority in this matter. We understand that the Commission has delegated its assessment of this matter to Claire Hynes, Robin Nolan, Kevin Hazell and yourself.

2. The purpose of this correspondence is to request a directions hearing prior to any hearing being listed pursuant to section 40L of the *Land Use Planning and Approvals Act* 1993 ('**Act**'). In our view, a directions hearing is necessary and appropriate to deal with:

   (a) The likely relevance of the pending legislative amendments to the Act, as identified in the Commission's related Information Sheet 2 of 2026;[1]

   (b) Setting a timetable for the exchange of any further information and/or evidence prior to the hearing, including the ability to respond to any such materials; and

   (c) Setting appropriate hearing dates having regard to the above and the availability of relevant expert witnesses and Counsel.

3. In the circumstances, and given the likely high public interest in this matter, we respectfully submit a directions hearing is appropriate to give effect to the Commission's duty to observe the rules of natural justice and achieve procedural fairness.[2]

[1] Information Sheet 2-2026 - declaration of STRLUS 2026 and transitioning arrangements, 29 September 2026
[2] *Tasmanian Planning Commission Act* 1997 s 10(1)(b)(v).

Yours faithfully,

SIMMONS WOLFHAGEN
Per:

[redacted]

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Counsel for the Hobart City Council Planning Authority