



1 September 2023

Mr John Ramsay AM  
Delegate (Chair)  
Tasmanian Planning Commission  
Level 3, 144 Macquarie Street  
HOBART TAS 7000  
**By Email only:     tpc@planning.tas.gov.au**

Dear Mr Ramsay,

**CLARENCE LOCAL PROVISIONS SCHEDULE – DRAFT AMENDMENT PDPSAMEND-2021-022802**

As previously advised, we act for the Howrah Hills Landcare Group.

I note that the directions letter issued by the Commission on 1 August 2023 indicated that it was intended the hearing would be reconvened to discuss the modified draft.

My client has now had an opportunity to consider the modified draft and consult with its expert witnesses. My client's position, as expressed in the hearing on 9 June 2023, remains that the Landscape Conservation Zone is appropriate for the area without modification by way of a specific area plan. That position was explored in the hearing on 8-9 June and the Commission has already heard the submissions and evidence in support of it.

Notwithstanding that, my client does seek the opportunity to be heard in relation to the particular form of the proposed modified amendment in the event that a modified amendment is ultimately adopted.

In particular, my client seeks to raise certain concerns in relation to:

- (a) the extent of the proposed priority vegetation area overlay;
- (b) the extent of the proposed waterway and coastal protection area overlay;
- (c) draft clause S23.3 and the mapping of Precinct A and Precinct B more generally;
- (d) draft clause S23.6.1 (residential density for multiple dwellings);
- (e) draft clause S23.6.2 (site coverage) A2/P2;
- (f) draft clause S23.6.3 (setback) insofar as it relates to rear and side setbacks; and
- (g) draft clause S23.6.4 (landscape protection).

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It has not been possible to prepare a more detailed written submission going to these points in the time available.

Therefore, and given we understand this was the Commission's intention in any event, we respectfully request that the matter be reconvened for hearing, and my client be permitted to lead evidence as to the above points on that occasion.

Yours faithfully

**ABETZ CURTIS**

Per:

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