
From: Mat Clark <mat@mcplanners.com.au>
Sent: Friday, 22 May 2026 4:10 PM
To: evan@e3planning.com.au
Cc: TPC Enquiry; Robyn Olsen; Indra Boss; derwentshores; Clarence City Council; greg carr
Subject: FW: Tasmanian Planning Scheme - Clarence Draft amendment and combined permit PDPSPAMEND-2024/049390 Rezone 1300 Oceana Drive, Tranmere from Future Urban to General Residential and Utilities, and permit a 14-lot subdivision
Attachments: Original sd-2010-63 permit 0045AD96.006.pdf; SD-2010-134 Land Fill 20 Feb 2015 936_1047 Oceana Drive, Tranmere.pdf; PDPSPAMEND Draft Permit 220526.docx; PDPSPAMEND original compared to the draft 220526 permit.docx

Categories:

Hi Evan,

We can agree to the amendments made.

Kind regards,



Matthew Clark

Director / Principal Planner

Mob. [REDACTED] Ph.62887248

www.mcplanners.com.au

mat@mcplanners.com.au

WE HAVE MOVED! Suite 5, 199 Macquarie St. Hobart TAS 7000

MC Planners respectfully acknowledges the First Peoples of Australia who are the traditional owners of the land on which we operate.

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From: evan@e3planning.com.au <evan@e3planning.com.au>
Sent: Friday, 22 May 2026 2:48 PM
To: Mat Clark <mat@mcplanners.com.au>
Subject: Fw: Tasmanian Planning Scheme - Clarence Draft amendment and combined permit PDPSPAMEND-

2024/049390 Rezone 1300 Oceana Drive, Tranmere from Future Urban to General Residential and Utilities, and permit a 14-lot subdivision

Hi Mat

Please find attached. As you will see we could not agree with all of your suggested amendments, however I think the majority of the substantive ones were included.

Evan

Evan Boardman B Econ, B Science, Grad Dip URP, MEIANZ
Director
www.e3planning.com.au



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From: evan@e3planning.com.au <evan@e3planning.com.au>

Sent: Friday, May 22, 2026 1:58 PM

To: TPC Enquiry <tpc@planning.tas.gov.au>

Cc: Robyn Olsen <rolsen@ccc.tas.gov.au>; Indra Boss <iboss@ccc.tas.gov.au>; Clarence City Council <clarence@ccc.tas.gov.au>

Subject: Tasmanian Planning Scheme - Clarence Draft amendment and combined permit PDPSPAMEND-2024/049390 Rezone 1300 Oceana Drive, Tranmere from Future Urban to General Residential and Utilities, and permit a 14-lot subdivision

Please find attached a response to the TPC's directions dated 6 May 2026. Each of the Directions are listed below and comments follow.

1. The planning authority is to provide a copy of its bushfire mitigation strategy as discussed at the hearing.

A link to Council's Bushfire Mitigation Strategy is attached

<https://assets.ccc.tas.gov.au/uploads/2025/02/Bushfire-Mitigation-Strategy-and-Exective-Summary-web.pdf>

2. The planning authority is to provide a copy of Enviro-tech Consultants' email response to the Department of State Growth Mineral Resources Tasmania's (DSG) representation dated 8 December 2025, as referenced in Pennington Geotechnics' peer review dated 15 April 2026.

Please find the email attached.

3. DSG is to provide a copy of Mineral Resources Tasmania's email to Clarence City Council dated 7 January 2026 as referenced in Pennington Geotechnics' peer review dated 15 April 2026.

Please find the email attached.

4. The planning authority is to provide a copy of the Clarence Council permit of 2015, that approved the subdivision of the land including 1300 Oceana Drive, Tranmere.

Please find the relevant planning permits attached.

5. The planning authority is to provide a copy of the amended draft permit (with track changes) as submitted by the planning authority at the hearing, including the following clarification and changes: (a) clarification, in consultation with Council's Engineer, on the intention and function of permit condition 10 relating to an Earthworks and Remediation Plan. This is to be in the context of and need for an Earthworks and Remediation Plan when considered against the landslip hazard and site capability assessments already prepared for the applicant and reviewed at the Commission's hearing.

(b) an amended draft permit condition 22, to make reference to the applicable Bushfire Report and Hazard Management Plan, including author and date.

(c) a draft permit condition that introduces a Part 5 Agreement for the purpose of informing individual landowners of the need to undertake and comply with an onsite geotechnical assessment prior to development

Please find a copy of the Draft Permit and a comparison against the Original Permit. The Draft Permit Conditions have been worked through with the proponent and nearly all conditions other than condition 4 and some other minor details are agreed.

The site proposed for subdivision is specific as it contains a substantial amount of non-engineered fill and requires a specific permit condition that deals directly with how the non-engineered fill on the site needs to be dealt with. The landslip hazard and site capability assessments prepared in support of the proposed subdivision do not go to the detail of how the non-engineered fill will be treated and what earthworks and remediation works would be required to deal with the non-engineered fill.

6. The planning authority is to provide advice on whether the boundary and extent of the area proposed for future open space as indicated on the endorsed Proposed Subdivision Plan (drawing 43550CT-P1F dated 21 May 2025) of the draft permit, aligns with the approved plans of Clarence City Council permit dated 2015.

There were 2 permits with the reference to 2010, namely:

SD-2010/143 – specifically for the Land Fill which was approved 20 Feb 2015.

SD-2010/63 which was combined with Scheme Amendment A-2012. Approved on 6 June 2012 and amended on 26 April 2021

Evan

Evan Boardman B Econ, B Science, Grad Dip URP, MEIANZ

Director

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