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Subject: Re: Clarence Draft amendment PDPSAMEND-2025-054641
Date: Thursday, 16 July 2026 12:48:31 PM
Attachments: [Outlook-btwdslit.ipg](#)
[Clarence City Council TPP submission PDPSAMEND-2025-054641 160626.pdf](#)

Please find attached Clarence City Council's submission on the Draft Amendment is response to the TPC's directions relating to the Tasmanian Planning Policies.

Evan

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16 July 2026

Michael Hogan
Delegate (Chair)
Tasmanian Planning Commission
Level 3, 144 Macquarie Street
Hobart Tasmania

Tasmanian Planning Scheme – Clarence Draft amendment PDPSAMEND-2025-054641 (the Amendment)

Please accept this correspondence as Clarence City Council's submission on the relevance of the Tasmanian Planning Policies (TPP's) to the Amendment.

Clarence City Council submits that the proposal does not represent sound strategic planning and is not consistent with the Tasmanian Planning Policies (TPP's).

Only the relevant strategies of the TPP's are listed and comments follow:

4.7 Business and commercial

4.7.3 Strategies

1. Identify and allocate a sufficient supply of land within existing settlements or areas identified for future growth of settlements, to provide for commercial and business use and development based on existing and projected demands, considering:
 - a) the nature and scale of the catchment being serviced;
 - b) consumer demand and demographic forecast;
 - c) efficient use of existing infrastructure;
 - d) accessibility to existing transport networks and services;
 - e) access to workforce;
 - f) the activity centre hierarchy; and
 - g) the regional settlement hierarchy.

No economic analysis or strategic plan has been developed which identifies this land as being suitable for the creation of a new activity centre or that the existing supply of land for commercial and business use and development is insufficient.

No analysis has been undertaken that demonstrates that the rezoning is necessary to meet existing or projected demands.

The proposal is an example of an ad hoc rezoning which is developer driven rather than driven by any detailed strategic analysis.

As referenced in Council's previous submissions on this matter there are no statements within the Southern Regional Land Use Strategy STRLUS that support the Amendment.

2. Identify an activity centre hierarchy that is based on the scale, role, function and accessibility of activity centres.

The Activity Centre Hierarchy as listed within STRLUS does not support the proposed Amendment.

3. Support the activity centre hierarchy by promoting complimentary use and development to strengthen efficiencies within activity centres and, where possible, avoid unnecessary competition between activity centres.

As previously examined the creation of a new activity centre would undermine the existing activity centre hierarchy and would negatively impact upon Lindisfarne Village.

5. Support the redevelopment of commercial and business use and development in existing activity centres prior to considering the establishment of new activity centres, unless it is part of a new greenfield development or a natural progression of an existing activity centre, and is highly accessible to its catchment of users.

The proposed Amendment would not support the redevelopment of commercial or business opportunities in **existing** activity centres but rather it would do the opposite by negatively impact the commercial viability of the existing Lindisfarne Village. It would create the potential for the creation of a new activity centre which would compete with Lindisfarne Village.

8. Provide for small scale commercial or business opportunities in residential and industrial areas that meets the needs of local residents or workers, is conveniently located and, in the case of residential land, does not cause an unreasonable loss of residential amenity.

The proposed Amendment would provide for the rezoning of over 3,000m² of land, the size of the rezoning would provide for something for other than small scale commercial or business activities. It would provide for multiple retail and residential tenancies along one of the busiest stretches of road in Southern Tasmania.

7.2 Strategic Planning

**7.2.2 Objective**

To encourage the strategic consideration of land use planning issues by promoting integrated and coordinated responses that balance competing social, economic, environmental and inter-generational interests to provide for the long-term sustainable use and development of land.

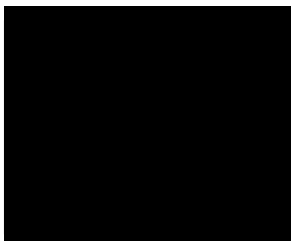
The proposed Amendment does not represent strategic planning; it is an ad hoc developer driven approach intended to maximise the development potential of what are currently General Residential zoned properties providing for four residential dwellings.

It is not supported by any strategic planning analysis including the Southern Tasmanian Regional Land Use Strategy.

Conclusion

If you have any further queries, please do not hesitate to contact me on 0438 376 840 or email evan@e3planning.com.au.

Regards



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