

TASMANIAN PLANNING COMMISSION

Our ref: DOC/23/113079
Officer: Lauren O'Brien
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27 September 2023

Mr Ian Nelson
General Manager
Clarence Council

Attention: Ms Indra Boss, Strategic Planner

By email: clarence@ccc.tas.gov.au
iboss@ccc.tas.gov.au
cityplanning@ccc.tas.gov.au

Dear Mr Nelson

Tasmanian Planning Scheme - Clarence
Draft amendment PDPSPAMEND-2021-019004 and combined permit
30 Holland Court, Howrah

I am writing to confirm that a hearing into draft amendment PDPSPAMEND-2021-019004 and combined draft permit is required. Information on the hearing will be provided by separate letter.

The draft amendment proposes to rezone 30 Holland Court, Howrah from Community Purpose to General Residential and Open Space and the application for permit is for an 8-lot subdivision.

A preliminary consideration of the draft amendment and combined permit by the Commission has identified issues that require clarification as follows:

1. The applicant is requested to provide a bushfire hazard management plan (BHM Plan), consistent with the definition of a BHM Plan in the Bushfire-Prone Areas Code in the State Planning Provisions (SPPs) that is certified by the Tasmania Fire Service (TFS) or an accredited person.

This submission is to be provided to the Commission by **Thursday, 19 October 2023**, and a copy sent to TFS and the planning authority.
2. With consideration of the BHM Plan submitted under 1., the planning authority and the applicant are requested to provide a submission on how the draft amendment and combined permit application meet the requirements of the General Residential Zone and Open Space Zone, and the Bushfire-Prone Areas Code and the Natural Assets Code under the Tasmanian Planning Scheme - Clarence.
3. With consideration of the BHM Plan submitted under 1., the planning authority is requested to provide a submission on whether it supports the draft amendment and the permit application.

This submission is to be provided to the Commission by **Thursday, 9 November 2023**.

4. The planning authority is requested to provide landowners' consent for the draft amendment with regard to the existing Holland Court turning circle which is proposed to be rezoned from Community Purpose Zone to General Residential Zone.

This submission is to be provided to the Commission by **Thursday, 9 November 2023**.

5. The planning authority and the applicant are requested to provide a submission that clarifies the changes to the proposed subdivision plan required by condition 2 of the draft planning permit, issued 6 February 2023 (outlined in Attachment 2 of Council's Section 40K report) compared with the recommended changes to condition 2 at Council's meeting on 26 June 2023 (outlined in Attachment 4 of Council's Section 40K report).

This submission is to be provided to the Commission by **Thursday, 9 November 2023**.

While it is intended that these matters be discussed at the hearing, any party wishing to make written submissions must do so no less than seven days before the hearing.

Submissions must be made by email to tpc@planning.tas.gov.au. Once received, the submissions referred to above will be made available under the [relevant assessment](#)¹ on the Commission's website.

Please note that submissions will be published in full, without redaction.

This website will be the primary portal for exchanging information.

If you require further information or are unable to access the website please contact Lauren O'Brien, Planning Adviser, on 6165 6813.

Yours sincerely



Claire Hynes
Delegate (Chair)

cc All parties

¹ www.planning.tas.gov.au/assessments-and-hearings/current-assessments-and-hearings/AP-CLA-PDPSPAMEND-2021-019004