MC Planners Ref: 24111

6th November 2026

Tasmanian Planning Commission

Via email – tpc@planning.tas.gov.au

Attention: Karen Fyfe and Delegates

Dear Delegates

POST-HEARING SUBMISSION - COMBINED AMENDMENT AND SUBDIVISION APPLICATION – PDPSAMEND-2024/048902 – 471 CAMBRIDGE ROAD, MORNINGTON, AND 528 & 540 PASS ROAD, CAMBRIDGE

The following submission is provided in response to directions dated 29th October 2026.

Permit conditions

1. ***The planning authority and applicant are to provide a joint submission, to address bushfire hazard management, on:***
    - ***modifications to condition 24 and a new condition 25 for bushfire hazard and maintenance of the balance lot; or***
    - ***modifications to condition 1.***

    If agreement cannot be reached, separate submissions can be provided.

We are agreed Condition 24 incorporates the flexibility we were seeking, but unfortunately it conflicts with the requirement under Condition 1. This is an easy fix, in our view, by adding *"…unless altered by a condition below"* to Condition 1. There has been no change to Condition 22 so our previous comments stand, but we have no opposition to the tenor of that condition.

2. ***The planning authority is to provide a modified specific area plan (SAP) reflecting the changes discussed at the hearing, with input from the applicant where required. The modifications to the SAP are to ensure that it is drafted in accordance with the revised precinct and master plan discussed at the hearing, Practice Note 8 and include provisions to provide for certainty on the outcome of the intended development. Modifications to the SAP are to include a rationale for the changes against each of the clauses. in strategic emphasis relative to the previous regional strategies.***

We are extremely pleased to confirm we can agree the provisions of the proposed Specific Area Plan submitted by Council earlier today. This has required significant effort from both parties and all concerns previously raised are resolved in our view.

3. ***In drafting the revised SAP the Commission requests a further submission on how the revised SAP satisfies section 32(4)(b) of the Land Use Planning and Approvals Act 1993, including why they are necessary to achieve the intended outcome, rather than using the standards in the underlying General Residential Zone.***

We have also reviewed the revised provision response from Council and agree with its rationale.

4. ***The planning authority is to review the following permit conditions to ensure certainty and finality: (a) condition 3 - to determine if it is necessary to specify anything in 'other' under the last dot point and/or if the dot point is required; (b) condition 10 - to determine whether the condition should refer to 'footpath' or 'shared paths'; and (c) condition 22 - to determine if any redrafting is required if the SAP is not approved as part of this application.***

As stated previously we are in agreement with these changes.

If you require any further information or would like to discuss the above, please contact us at planning@mcplanners.com.au or 6288 7248.

Yours faithfully

MC PLANNERS PTY LTD

[redacted]

Mat Clark

DIRECTOR/PRINCIPAL PLANNER