

TASMANIAN PLANNING COMMISSION



Our ref: DOC/26/108169
Officer: Samuel McCrossen
Phone: 6165 6833
Email: tpc@planning.tas.gov.au

16 September 2026

Mr Warren Groves
General Manager
Flinders Council
PO Box 40
WHITEMARK TAS 7255

By email: office@flinders.tas.gov.au
jacci.smith@flinders.tas.gov.au
mick.purves@flinders.tas.gov.au

Dear Mr Groves,

Tasmanian Planning Scheme - Flinders
Draft amendment 2025-01 (Substantial Modification)
Amend the site coverage provisions of the FLI-S3.0 Coastal Areas
Specific Area Plan (SAP) and remove the SAP from selected
properties in Palana, Killiecrankie, Whitemark, and Lady Barron

I refer to the above draft amendment and the hearing held on 15 September 2026.

Following further consideration of the matters raised by the parties at the hearing, the Panel directs the Planning Authority to provide a written submission that addresses the following issues:

- whether the substantially modified draft amendment changes the planning policy inherent in the SAP in such a way that causes the SAP to no longer meet section 32(4) of the *Land Use Planning and Approvals Act 1993*; and
- whether there are any specific matters in policies 2.2 Waterways, wetlands and estuaries, 2.4 Landscape values, and 2.5 Coasts of the Tasmanian Planning Policies that the Commission should take into account in its consideration of clause FLI-S3.7.2 Site coverage.

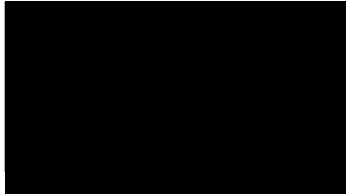
The due date for the response is **23 September 2026**. Once received, a copy of the Planning Authority's submission will be posted to the Commission's website.

Representors should note that any submissions in response to the Planning Authority's submission must be provided to the Commission by **30 September 2026**.

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

If you require further information please contact Samuel McCrossen, Senior Planning Adviser, on 6165 6833.

Yours sincerely



John Ramsay
Delegate (Chair)

cc: Representors

¹ <https://www.planning.tas.gov.au/assessments-and-hearings/current-assessments-and-hearings/am-fli-am2025-01-sub-mod>