

TASMANIAN PLANNING COMMISSION

Our ref: DOC/26/93782
Officer: Karen Fyfe
Phone: 6165 6808
Email: tpc@planning.tas.gov.au

20 August 2026

Mr Ian Nelson
CEO
City of Clarence
38 Bligh Street
ROSNY PARK TAS 7018

Att: Indra Boss

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

Dear Mr Nelson

Tasmanian Planning Scheme - Clarence
Draft amendment and permit PDPSPAMEND-2024-048902
71 Cambridge Road, Mornington and 528 and 540 Pass Road, Cambridge

I am writing to confirm that a hearing into draft amendment and permit PDPSPAMEND-2024-048902 is currently being scheduled. Information on the hearing will be provided by separate letter.

The draft amendment proposes to rezone 471 Cambridge Road, Mornington and 528 and 540 Pass Road, Cambridge from Rural Residential B to General Residential, Open Space and Local Business, remove the waterway and coastal protection overlay and apply the Mornington Park Specific Area Plan.

The permit provides for a 5 lot subdivision.

A preliminary consideration of the draft amendment by the Commission has identified issues requiring clarification. The Commission gives the following directions:

1. The planning authority is to provide a submission to the Commission outlining how the draft amendment satisfies the relevant criteria in the Tasmanian Planning Policies, including the policies associated with industrial land.
2. The planning authority is to provide a submission to the Commission outlining how the draft amendment satisfies section 32(4) of the *Land Use Planning and Approvals Act 1993*.

The Commission seeks detailed information on what:

- significant social, economic or environmental benefit to the state, a regional or a municipal area; or
- particular environmental, economic, social or spatial qualities the land has, and why those particular qualities require provisions in the planning instrument that are unique to that area of land.

For your assistance, Information Sheet 1-2024 – section 32(4) is available on the TPC website, providing comprehensive guidance on the level of information that would assist the Commission.

3. The applicant is to provide further information about the impact of the reduction in car parking requirements from those in the C2.0 Parking and Sustainable Transport Code. The matters in the Use Standard at C2.5.1 P1.1 and P1.2 should be considered.

The Commission requests that this information be provided no less than 7 days before the hearing.

The Commission also notes additional matters for discussion at the hearing including:

- the drafting of the specific area plan
- how traffic circulation for the local business zone will impact the proposed development.

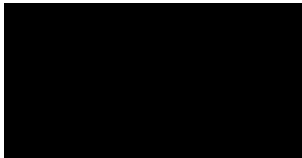
While it is intended that these matters be discussed at the hearing, any party wishing to make written submissions must do so no less than 7 days before the hearing.

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.

This website will be the primary portal for exchanging information.

If you require further information or are unable to access the website please contact Karen Fyfe, Planning Assistant, on 6165 6808.

Yours sincerely



Sandra Hogue
Delegate (Chair)

¹ <https://www.planning.tas.gov.au/assessments-and-hearings/current-assessments-and-hearings/ap-cla-pdpamend-2024-048902>

TASMANIAN PLANNING COMMISSION



Our ref: DOC/26/93782
Officer: Karen Fyfe
Phone: 6165 6808
Email: tpc@planning.tas.gov.au

20 August 2026

Matthew Clark
MC Planners for Mornington Park Estate Pty
Ltd Ste 5/199 Macquarie St,
HOBART TAS 7000

By email: mat@mcplanners.com.au

Dear Mr Clark

Tasmanian Planning Scheme - Clarence
Draft amendment and permit PDPSPAMEND-2024-048902
71 Cambridge Road, Mornington and 528 and 540 Pass Road, Cambridge

I am writing to confirm that a hearing into draft amendment and permit PDPSPAMEND-2024-048902 is currently being scheduled. Information on the hearing will be provided by separate letter.

The draft amendment proposes to rezone 471 Cambridge Road, Mornington and 528 and 540 Pass Road, Cambridge from Rural Residential B to General Residential, Open Space and Local Business, remove the waterway and coastal protection overlay and apply the Mornington Park Specific Area Plan.

The permit provides for a 5 lot subdivision.

A preliminary consideration of the draft amendment by the Commission has identified issues requiring clarification. The Commission gives the following directions:

1. The planning authority is to provide a submission to the Commission outlining how the draft amendment satisfies the relevant criteria in the Tasmanian Planning Policies, including the policies associated with industrial land.
2. The planning authority is to provide a submission to the Commission outlining how the draft amendment satisfies section 32(4) of the *Land Use Planning and Approvals Act 1993*.

The Commission seeks detailed information on what:

- significant social, economic or environmental benefit to the state, a regional or a municipal area; or
- particular environmental, economic, social or spatial qualities the land has, and why those particular qualities require provisions in the planning instrument that are unique to that area of land.

For your assistance, Information Sheet 1-2024 – section 32(4) is available on the TPC website, providing comprehensive guidance on the level of information that would assist the Commission.

3. The applicant is to provide further information about the impact of the reduction in car parking requirements from those in the C2.0 Parking and Sustainable Transport Code. The matters in the Use Standard at C2.5.1 P1.1 and P1.2 should be considered.

The Commission requests that this information be provided no less than 7 days before the hearing.

The Commission also notes additional matters for discussion at the hearing including:

- the drafting of the specific area plan
- how traffic circulation for the local business zone will impact the proposed development.

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 7 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.

This website will be the primary portal for exchanging information.

If you require further information or are unable to access the website please contact Karen Fyfe, Planning Assistant, on 6165 6808.

Yours sincerely



Sandra Hogue
Delegate (Chair)

¹<https://www.planning.tas.gov.au/assessments-and-hearings/current-assessments-and-hearings/ap-cla-pdpspamend-2024-048902>

TASMANIAN PLANNING COMMISSION

Our ref: DOC/26/93782
Officer: Karen Fyfe
Phone: 6165 6808
Email: tpc@planning.tas.gov.au

20 August 2026

Mr Jason Taylor
Development Assessment Manager
TasWater
GPO Box 1393
HOBART TAS 7001

By email: development@taswater.com.au

Dear Mr Taylor

Tasmanian Planning Scheme - Clarence
Draft amendment and permit PDPSPAMEND-2024-048902
71 Cambridge Road, Mornington and 528 and 540 Pass Road, Cambridge

I am writing to confirm that a hearing into draft amendment and permit PDPSPAMEND-2024-048902 is currently being scheduled. Information on the hearing will be provided by separate letter.

The draft amendment proposes to rezone 471 Cambridge Road, Mornington and 528 and 540 Pass Road, Cambridge from Rural Residential B to General Residential, Open Space and Local Business, remove the waterway and coastal protection overlay and apply the Mornington Park Specific Area Plan.

The permit provides for a 5 lot subdivision.

A preliminary consideration of the draft amendment by the Commission has identified issues requiring clarification. The Commission gives the following directions:

1. The planning authority is to provide a submission to the Commission outlining how the draft amendment satisfies the relevant criteria in the Tasmanian Planning Policies, including the policies associated with industrial land.
2. The planning authority is to provide a submission to the Commission outlining how the draft amendment satisfies section 32(4) of the *Land Use Planning and Approvals Act 1993*.

The Commission seeks detailed information on what:

- significant social, economic or environmental benefit to the state, a regional or a municipal area; or
- particular environmental, economic, social or spatial qualities the land has, and why those particular qualities require provisions in the planning instrument that are unique to that area of land.

For your assistance, Information Sheet 1-2024 – section 32(4) is available on the TPC website, providing comprehensive guidance on the level of information that would assist the Commission.

3. The applicant is to provide further information about the impact of the reduction in car parking requirements from those in the C2.0 Parking and Sustainable Transport Code. The matters in the Use Standard at C2.5.1 P1.1 and P1.2 should be considered.

The Commission requests that this information be provided no less than 7 days before the hearing.

The Commission also notes additional matters for discussion at the hearing including:

- the drafting of the specific area plan
- how traffic circulation for the local business zone will impact the proposed development.

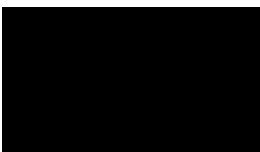
While it is intended that these matters be discussed at the hearing, any party wishing to make written submissions must do so no less than 7 days before the hearing.

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.

This website will be the primary portal for exchanging information.

If you require further information or are unable to access the website please contact Karen Fyfe, Planning Assistant, on 6165 6808.

Yours sincerely



Sandra Hogue
Delegate (Chair)

¹<https://www.planning.tas.gov.au/assessments-and-hearings/current-assessments-and-hearings/ap-cla-pdpspamend-2024-048902>

TASMANIAN PLANNING COMMISSION



Our ref: DOC/26/93782
Officer: Karen Fyfe
Phone: 6165 6808
Email: tpc@planning.tas.gov.au

20 August 2026

Wayne Beck
Aboriginal Heritage Tasmania

By email: Wayne.beck@heritage.tas.gov.au

Dear Mr Beck

Tasmanian Planning Scheme - Clarence
Draft amendment and permit PDPSPAMEND-2024-048902
71 Cambridge Road, Mornington and 528 and 540 Pass Road, Cambridge

I am writing to confirm that a hearing into draft amendment and permit PDPSPAMEND-2024-048902 is currently being scheduled. Information on the hearing will be provided by separate letter.

The draft amendment proposes to rezone 471 Cambridge Road, Mornington and 528 and 540 Pass Road, Cambridge from Rural Residential B to General Residential, Open Space and Local Business, remove the waterway and coastal protection overlay and apply the Mornington Park Specific Area Plan.

The permit provides for a 5 lot subdivision.

A preliminary consideration of the draft amendment by the Commission has identified issues requiring clarification. The Commission gives the following directions:

1. The planning authority is to provide a submission to the Commission outlining how the draft amendment satisfies the relevant criteria in the Tasmanian Planning Policies, including the policies associated with industrial land.
2. The planning authority is to provide a submission to the Commission outlining how the draft amendment satisfies section 32(4) of the *Land Use Planning and Approvals Act 1993*.

The Commission seeks detailed information on what:

- significant social, economic or environmental benefit to the state, a regional or a municipal area; or
- particular environmental, economic, social or spatial qualities the land has, and why those particular qualities require provisions in the planning instrument that are unique to that area of land.

For your assistance, Information Sheet 1-2024 – section 32(4) is available on the TPC website, providing comprehensive guidance on the level of information that would assist the Commission.

3. The applicant is to provide further information about the impact of the reduction in car parking requirements from those in the C2.0 Parking and Sustainable Transport Code. The matters in the Use Standard at C2.5.1 P1.1 and P1.2 should be considered.

The Commission requests that this information be provided no less than 7 days before the hearing.

The Commission also notes additional matters for discussion at the hearing including:

- the drafting of the specific area plan
- how traffic circulation for the local business zone will impact the proposed development.

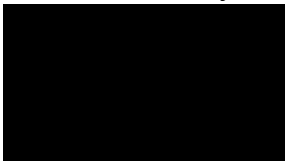
While it is intended that these matters be discussed at the hearing, any party wishing to make written submissions must do so no less than 7 days before the hearing.

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.

This website will be the primary portal for exchanging information.

If you require further information or are unable to access the website please contact Karen Fyfe, Planning Assistant, on 6165 6808.

Yours sincerely



Sandra Hogue
Delegate (Chair)

¹<https://www.planning.tas.gov.au/assessments-and-hearings/current-assessments-and-hearings/ap-cla-pdpspamend-2024-048902>

TASMANIAN PLANNING COMMISSION



Our ref: DOC/26/93782
Officer: Karen Fyfe
Phone: 6165 6808
Email: tpc@planning.tas.gov.au

20 August 2026

Alex Duncan Tasmania
Fire Service

By email: alex.duncan@fire.tas.gov.au

Dear Alex

Tasmanian Planning Scheme - Clarence
Draft amendment and permit PDPSPAMEND-2024-048902
71 Cambridge Road, Mornington and 528 and 540 Pass Road, Cambridge

I am writing to confirm that a hearing into draft amendment and permit PDPSPAMEND-2024-048902 is currently being scheduled. Information on the hearing will be provided by separate letter.

The draft amendment proposes to rezone 471 Cambridge Road, Mornington and 528 and 540 Pass Road, Cambridge from Rural Residential B to General Residential, Open Space and Local Business, remove the waterway and coastal protection overlay and apply the Mornington Park Specific Area Plan.

The permit provides for a 5 lot subdivision.

A preliminary consideration of the draft amendment by the Commission has identified issues requiring clarification. The Commission gives the following directions:

1. The planning authority is to provide a submission to the Commission outlining how the draft amendment satisfies the relevant criteria in the Tasmanian Planning Policies, including the policies associated with industrial land.
2. The planning authority is to provide a submission to the Commission outlining how the draft amendment satisfies section 32(4) of the *Land Use Planning and Approvals Act 1993*.

The Commission seeks detailed information on what:

- significant social, economic or environmental benefit to the state, a regional or a municipal area; or
- particular environmental, economic, social or spatial qualities the land has, and why those particular qualities require provisions in the planning instrument that are unique to that area of land.

For your assistance, Information Sheet 1-2024 – section 32(4) is available on the TPC website, providing comprehensive guidance on the level of information that would assist the Commission.

3. The applicant is to provide further information about the impact of the reduction in car parking requirements from those in the C2.0 Parking and Sustainable Transport Code. The matters in the Use Standard at C2.5.1 P1.1 and P1.2 should be considered.

The Commission requests that this information be provided no less than 7 days before the hearing.

The Commission also notes additional matters for discussion at the hearing including:

- the drafting of the specific area plan
- how traffic circulation for the local business zone will impact the proposed development.

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 7 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.

This website will be the primary portal for exchanging information.

If you require further information or are unable to access the website please contact Karen Fyfe, Planning Assistant, on 6165 6808.

Yours sincerely



Sandra Hogue
Delegate (Chair)

¹<https://www.planning.tas.gov.au/assessments-and-hearings/current-assessments-and-hearings/ap-cla-pdp/amend-2024-048902>

TASMANIAN PLANNING COMMISSION



Our ref: DOC/26/93782
Officer: Karen Fyfe
Phone: 6165 6808
Email: tpc@planning.tas.gov.au

20 August 2026

John Dawson
Building Tasmania

By email: info@stategrowth.tas.gov.au

Dear Mr Dawson

Tasmanian Planning Scheme - Clarence
Draft amendment and permit PDPSPAMEND-2024-048902
71 Cambridge Road, Mornington and 528 and 540 Pass Road, Cambridge

I am writing to confirm that a hearing into draft amendment and permit PDPSPAMEND-2024-048902 is currently being scheduled. Information on the hearing will be provided by separate letter.

The draft amendment proposes to rezone 471 Cambridge Road, Mornington and 528 and 540 Pass Road, Cambridge from Rural Residential B to General Residential, Open Space and Local Business, remove the waterway and coastal protection overlay and apply the Mornington Park Specific Area Plan.

The permit provides for a 5 lot subdivision.

A preliminary consideration of the draft amendment by the Commission has identified issues requiring clarification. The Commission gives the following directions:

1. The planning authority is to provide a submission to the Commission outlining how the draft amendment satisfies the relevant criteria in the Tasmanian Planning Policies, including the policies associated with industrial land.
2. The planning authority is to provide a submission to the Commission outlining how the draft amendment satisfies section 32(4) of the *Land Use Planning and Approvals Act 1993*.

The Commission seeks detailed information on what:

- significant social, economic or environmental benefit to the state, a regional or a municipal area; or
- particular environmental, economic, social or spatial qualities the land has, and why those particular qualities require provisions in the planning instrument that are unique to that area of land.

For your assistance, Information Sheet 1-2024 – section 32(4) is available on the TPC website, providing comprehensive guidance on the level of information that would assist the Commission.

3. The applicant is to provide further information about the impact of the reduction in car parking requirements from those in the C2.0 Parking and Sustainable Transport Code. The matters in the Use Standard at C2.5.1 P1.1 and P1.2 should be considered.

The Commission requests that this information be provided no less than 7 days before the hearing.

The Commission also notes additional matters for discussion at the hearing including:

- the drafting of the specific area plan
- how traffic circulation for the local business zone will impact the proposed development.

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 7 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.

This website will be the primary portal for exchanging information.

If you require further information or are unable to access the website please contact Karen Fyfe, Planning Assistant, on 6165 6808.

Yours sincerely



Sandra Hogue
Delegate (Chair)

¹<https://www.planning.tas.gov.au/assessments-and-hearings/current-assessments-and-hearings/ap-cla-pdpspamend-2024-048902>

TASMANIAN PLANNING COMMISSION



Our ref: DOC/26/93782
Officer: Karen Fyfe
Phone: 6165 6808
Email: tpc@planning.tas.gov.au

20 August 2026

Mary Gibbs
EPA Tasmania

By email: Mary.gibbs@epa.tas.gov.au

Dear Ms Gibbs

Tasmanian Planning Scheme - Clarence
Draft amendment and permit PDPSPAMEND-2024-048902
71 Cambridge Road, Mornington and 528 and 540 Pass Road, Cambridge

I am writing to confirm that a hearing into draft amendment and permit PDPSPAMEND-2024-048902 is currently being scheduled. Information on the hearing will be provided by separate letter.

The draft amendment proposes to rezone 471 Cambridge Road, Mornington and 528 and 540 Pass Road, Cambridge from Rural Residential B to General Residential, Open Space and Local Business, remove the waterway and coastal protection overlay and apply the Mornington Park Specific Area Plan.

The permit provides for a 5 lot subdivision.

A preliminary consideration of the draft amendment by the Commission has identified issues requiring clarification. The Commission gives the following directions:

1. The planning authority is to provide a submission to the Commission outlining how the draft amendment satisfies the relevant criteria in the Tasmanian Planning Policies, including the policies associated with industrial land.
2. The planning authority is to provide a submission to the Commission outlining how the draft amendment satisfies section 32(4) of the *Land Use Planning and Approvals Act 1993*.

The Commission seeks detailed information on what:

- significant social, economic or environmental benefit to the state, a regional or a municipal area; or
- particular environmental, economic, social or spatial qualities the land has, and why those particular qualities require provisions in the planning instrument that are unique to that area of land.

For your assistance, Information Sheet 1-2024 – section 32(4) is available on the TPC website, providing comprehensive guidance on the level of information that would assist the Commission.

3. The applicant is to provide further information about the impact of the reduction in car parking requirements from those in the C2.0 Parking and Sustainable Transport Code. The matters in the Use Standard at C2.5.1 P1.1 and P1.2 should be considered.

The Commission requests that this information be provided no less than 7 days before the hearing.

The Commission also notes additional matters for discussion at the hearing including:

- the drafting of the specific area plan
- how traffic circulation for the local business zone will impact the proposed development.

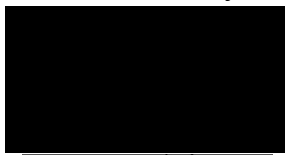
While it is intended that these matters be discussed at the hearing, any party wishing to make written submissions must do so no less than 7 days before the hearing.

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.

This website will be the primary portal for exchanging information.

If you require further information or are unable to access the website please contact Karen Fyfe, Planning Assistant, on 6165 6808.

Yours sincerely



Sandra Hogue
Delegate (Chair)

¹<https://www.planning.tas.gov.au/assessments-and-hearings/current-assessments-and-hearings/ap-cla-pdpspamend-2024-048902>

TASMANIAN PLANNING COMMISSION

Our ref: DOC/26/93782
Officer: Karen Fyfe
Phone: 6165 6808
Email: tpc@planning.tas.gov.au

20 August 2026

By email:

Dear Representor

Tasmanian Planning Scheme - Clarence
Draft amendment and permit PDPSPAMEND-2024-048902
71 Cambridge Road, Mornington and 528 and 540 Pass Road, Cambridge

I am writing to confirm that a hearing into draft amendment and permit PDPSPAMEND-2024-048902 is currently being scheduled. Information on the hearing will be provided by separate letter.

The draft amendment proposes to rezone 471 Cambridge Road, Mornington and 528 and 540 Pass Road, Cambridge from Rural Residential B to General Residential, Open Space and Local Business, remove the waterway and coastal protection overlay and apply the Mornington Park Specific Area Plan.

The permit provides for a 5 lot subdivision.

A preliminary consideration of the draft amendment by the Commission has identified issues requiring clarification. The Commission gives the following directions:

1. The planning authority is to provide a submission to the Commission outlining how the draft amendment satisfies the relevant criteria in the Tasmanian Planning Policies, including the policies associated with industrial land.
2. The planning authority is to provide a submission to the Commission outlining how the draft amendment satisfies section 32(4) of the *Land Use Planning and Approvals Act 1993*.

The Commission seeks detailed information on what:

- significant social, economic or environmental benefit to the state, a regional or a municipal area; or
- particular environmental, economic, social or spatial qualities the land has, and why those particular qualities require provisions in the planning instrument that are unique to that area of land.

For your assistance, Information Sheet 1-2024 – section 32(4) is available on the TPC website, providing comprehensive guidance on the level of information that would assist the Commission.

3. The applicant is to provide further information about the impact of the reduction in car parking requirements from those in the C2.0 Parking and Sustainable Transport Code. The matters in the Use Standard at C2.5.1 P1.1 and P1.2 should be considered.

The Commission requests that this information be provided no less than 7 days before the hearing.

The Commission also notes additional matters for discussion at the hearing including:

- the drafting of the specific area plan
- how traffic circulation for the local business zone will impact the proposed development.

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 7 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.

This website will be the primary portal for exchanging information.

If you require further information or are unable to access the website please contact Karen Fyfe, Planning Assistant, on 6165 6808.

Yours sincerely



Sandra Hogue
Delegate (Chair)

¹<https://www.planning.tas.gov.au/assessments-and-hearings/current-assessments-and-hearings/ap-cla-pdpamend-2024-048902>