

TASMANIAN PLANNING COMMISSION



Our ref: DOC/23/34475
Officer: Janelle Townsend
Phone: 6165 6803
Email: tpc@planning.tas.gov.au

3 April 2023

Ms Carolyn Milnes
Senior town Planner
Devonport City Council

By email: CMilnes@devonport.tas.gov.au

Mr Tom Reilly
Planning Technical Leader
GHD

By email: tom.reilly@ghd.com

Dear Ms Milnes and Mr Reilly

Tasmanian Planning Scheme - Devonport
Draft amendment AM2022.01 and permit PA2022.0024
133 Middle Road, Miandetta

I refer to the above draft amendment and to a hearing held at the Paranaple Centre in Devonport on 6 and 7 March 2023, which was adjourned.

The Commission gives the following directions:

1. Parties may provide to the Commission a submission in response to the applicant's submission dated 2 March 2023 regarding the Greater Devonport Residential Strategy and the Devonport Open Space Strategy by **14 April 2023**.
2. The applicant may provide to the Commission a digital version of the book '*A ton of pennies*' presented at the hearing by **14 April 2023**.
3. The planning authority and/or applicant are to provide to the Commission by **28 April 2023** any response to the submission at the hearing by representors of the notated book '*Devonfield's Wonderland*'.
4. The planning authority and applicant are to provide to the Commission a joint submission(s) addressing the following matters by **28 April 2023**. Should agreement not be found on these matters separate submissions will be received and, if required, the hearing will be reconvened.
 - (a) A map or diagram depicting the location of the northern boundary of the proposed Open Space Zone in relation to the ridgeline, noting that Figure 8 (Revision A, 6 October 2021) in the application report refers to the boundary as generally following the ridgeline.
 - (b) A revised permit with conditions that specify the parts of the applicant's documents that are to apply to the development.

- (c) A map that confirms the boundary(s) of the area identified for the protection of the *Eucalyptus ovata* community and central north burrowing crayfish (*Engaeus granulatus*) habitat areas.
 - (d) The natural values assessment and evidence to the hearing establishes a preliminary view that the area defined in 4(c) above should not be zoned General Residential, submissions are invited on:
 - I. the most appropriate alternative zone for this area;
 - II. whether this zone warrants a connection with the proposed Recreation Zone (i.e. lot 7); and
 - III. whether any other mechanisms should be introduced by way of planning scheme provisions and/or permit conditions to protect the *E. ovata* community and central north burrowing crayfish (*E. granulatus*) habitat areas.
5. That any response submissions by representors, applicant, or planning authority (following publication of any of the above submissions) be provided to the Commission by **12 May 2023**.

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.

If the hearing is to be reconvened, the Commission will advise the parties and publish a notice.

If you require further information please contact Janelle Townsend, Planning Adviser, on 6165 6803.

Yours sincerely



Robin Nolan
Delegate (Chair)

cc Representors

¹ www.planning.tas.gov.au/assessments-and-hearings/current-assessments-and-hearings/AP-DEV-AM2022.01