

TASMANIAN PLANNING COMMISSION



Our ref: DOC/26/77922
Officer: Louise Blyth
Phone: 6165 6818
Email: tpc@planning.tas.gov.au

14 July 2026

Ms Robyn Olsen
Lead Strategic Planner
Clarence City Council

By email: rolsen@ccc.tas.gov.au
cityplanning@ccc.tas.gov.au

Dear Ms Olsen

Tasmanian Planning Scheme - Clarence Draft amendment PDPSPAMEND-2026-059266

I refer to the above draft amendment and to a hearing held at the Commission's office in Hobart on 7 July 2026 which was adjourned.

The Commission gives the following directions: the planning authority is to provide to the Commission by **28 July 2026** a submission on:

1. How the plan purpose CLA - S13.1.3 and CLA - S13.7.2 objectives align and inform the proposed performance criteria at P2.
2. Provide a redraft of the proposed clause S13.7.2 P2 including the following:
 - a. Clarification of how articulation and mass may be worded for greater clarity e.g. whether it is in combination, by comparison or related to compatibility with existing or future development and where it is viewed from, noting that the current location of brackets appears to distort the intent.
 - b. A review of the wording in part c. and d. to achieve greater clarity regarding streetscape and landscaping requirements.
 - c. Inclusion of part e. regarding residential amenity, within the lead in section of the performance criteria for consistency with the SPPs and ensuring that amenity requirements are then listed in the criteria.
3. Whether use of the road name, Commerce Drive, is more appropriate in the acceptable solution S13.7.2 A2 and the proposed performance criteria (P2) in the specific area plan.

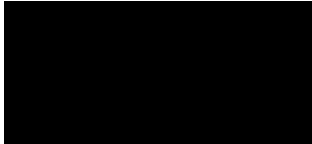
Any response submissions by any other parties must be provided to the Commission by **4 August 2026** (7 days).

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.

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

If you require further information please contact Louise Blyth, Planning Adviser, on 6165 6818.

Yours sincerely



Dianne Cowen
Delegate (Chair)

cc. all parties

¹ <https://www.planning.tas.gov.au/assessments-and-hearings/current-assessments-and-hearings/am-cla-pdpspamend-2026-59266>