

RTI 24-25-61

The following has been released in relation to a request for information relating to Tipalea and the Stony Rise Development

From:
To:
Subject: Ad in Mercury Tomorrow
Date: Monday, 11 November 2024 11:57:00 AM
Attachments: [Tipalea Devonport Press Ad The Mercury FA R.pdf](#)

You don't often get email from [redacted] . [Learn why this is important](#)

Hi

I know you have been absent from this matter I just wanted to give you a heads up that I have placed the attached full page advertisement in both the Mercury and Advocate tomorrow which respectfully calls for action on Stony Rise Village in Devonport.

Please pass onto the Minister / staff.

I am not interested in creating any "gotcha" moments tomorrow, so I wanted to make sure that everyone is well aware of this in advance.

I feel like everyone knows this was a bad decision and that given the public comments to date our political leaders want to find a way around that decision and see it approved – but no one wants to be the one to put it forward in case they get shot down... By raising it publicly in this way I'm giving you guys the cloud cover and public support to push this forward.

Please let anyone know that needs to know.

Kind Regards

Released under RTI

Great news Devonport – there is a Stony Rise Village solution!



After a lot of investigations and advice, there are only two alternatives to providing Devonport with the essential infrastructure that is Stony Rise Village:

- 1. We could go through the same process again and hope for a different outcome from the Tasmanian Planning Commission (TPC). This will be unnecessarily costly, delay the project by 18 months and carries the risk of being rejected again; or**
- 2. The State Government can create a very simple and specific piece of legislation to approve Stony Rise Village very quickly.**

The story so far...

Earlier this year the TPC rejected our rezoning application to create Stony Rise Village in Devonport. It would have brought competition, choice, convenience, lower prices and over 1,200 job opportunities to the region – and would probably have added \$25,000 to the value of every house in the local area!

This project has seen overwhelming and very public support from Devonport City Council, the Chamber of Commerce, Premier Jeremy Rockliff, Opposition Leader Dean Winter, Planning Minister Felix Ellis and local Labor member Shane Broad – not to mention local businesses, major national employers and our incredible local community. Apparently everyone supports Stony Rise Village except the TPC and the owners of the only competing shopping centre in Devonport!

Stony Rise Village is critical infrastructure for this strongly growing community and we believe Tasmania's 3rd largest city deserves better.

There's been a lot of talk, but now we need action...

In the wake of the TPC's decision, it has been encouraging to see the outpouring of support from all sides of Parliament and business leaders. It is abundantly clear that the TPC's decision didn't pass the pub test.

Premier Rockliff *"We cannot allow decisions like this to stand in the way of economic growth, of jobs, and of progress. We will take a good hard look at the rules that led to this decision. And we will take action to ensure common-sense prevails."*

Planning Minister Ellis called it a *"handbrake on jobs"*.

Labor member Dr Broad *"why would the Liberal minority government want to deter developments like this?"*

It's time for our political leaders to follow through.

To us, it appears the Tasmanian government has in the past adopted a very "hands off" approach in terms of involvement in the planning process – however it's now time to get the hands dirty and make a change for the better.

Elected "by the people, for the people" and this is overwhelmingly needed and supported by the people...

So, what is involved? What are you asking for?

I am respectfully calling on the Tasmanian State Government to introduce a single piece of legislation that is very specific in approving the Stony Rise Village application – not something that can be used in future to approve other projects, but for Stony Rise Village only.

Given the support shown to date by both sides of Parliament I would hope that legislation would have the full support of all Liberal, Labor and independent members of Parliament – which would allow us to start building next year!

That sounds controversial! Wouldn't it set a bad precedent?

The only thing controversial in this whole process has been the decision of the TPC!

And no, it won't set a bad precedent going forward – this is something that is clearly needed and wanted by the people – it would not be a contentious decision at all.

The only precedent it will set is one that shows our politicians are willing to roll up their sleeves and work together to help deliver desperately needed new infrastructure to Tasmania's growing communities.

Has this been done before in Tassie?

Yes, it has been done before in Tasmania – but on far more contentious projects with significant environmental impacts that ended up having significant political and community backlash. Given the overwhelming support for Stony Rise Village, there will be no political or community backlash.

Is this done anywhere else?

Absolutely it is! Every other state calls in projects when needed. Just two weeks ago the Victorian planning minister called in and approved a two-tower residential scheme at Coburg, around 9km north of the Melbourne CBD.

When calling in the application for approval, the Victorian Planning Minister said the *"approval will ensure the project does not get stuck in VCAT and hundreds of good quality homes for families and young Victorians can get built"*.

We are asking for the same approach.

Step up leaders – please don't fail us now!

Creating great retail centres is what we do. Our Glebe Hill Village centre in Howrah – opened 2 years ago – created over 1,100 job opportunities during its development and is now recognised as one of the best centres in Australia. And just last week our Kingston centre was approved by Council and we will begin construction in January and create over 1,200 job opportunities. Both of these are a \$50m vote of confidence in Tasmania.

We have done the numbers and the crazy thing is that this retail centre at Stony Rise / Devonport is needed far more desperately, and will trade far stronger, than either of our Howrah or Kingston centres!

Political leaders, over to you... Surely we can make this happen in the November sittings of Parliament? If not, why not?

Sincerely



Scott Spanton
CEO, Tipalea Partners

P.S. Stay up to date with all things Stony Rise Village at facebook.com/StonyRiseVillage