

From: Thorne, Lucy
Sent: 12 Aug 2020 04:25:05 +0000
To: Planning @ Meander Valley Council
Subject: Substantial modifications to the draft Meander Valley Local Provisions Schedule
- State Growth submission
Attachments: Letter from Secretary of State Growth - Meander Valley LPS substantial modifications.pdf

To the General Manager, Meander Valley Council,
Please find attached a submission from the Department of State Growth in relation to the substantial modifications currently being advertised on Council's website.
Regards,

Lucy Thorne | A/G Manager Planning Policy
Transport Systems and Planning Policy | Department of State Growth
4 Salamanca Place, Hobart TAS 7000 | GPO Box 536, Hobart TAS 7001
Mobile: 0429 698 118
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Department of State Growth

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Your Ref: / Our Ref: D20/201922



Mr John Jordan
General Manager
Meander Valley Council
PO Box 102
WESTBURY TAS 7303

Dear Mr Jordan

Draft Meander Valley Local Provisions Schedules Substantial Modifications

The Department of State Growth makes the following submission in relation to the substantial modifications currently being advertised:

- 1. Rezoning of land to General Residential and inclusion of a Specific Area Plan, Entally Lodge, Meander Valley Road, Hadspen.*

The rezoning and subsequent residential development of this area, consistent with the Specific Area Plan, will be serviced by existing public transport services. However, an updated Traffic Impact Assessment is required in order to determine the suitability of the existing intersection to support this development.

- 2. Subdivision provisions to allow for increased density in the Low Density Residential Zone at Deloraine.*

Deloraine will have eight services (to and from) Launceston under the Department of State Growth's new intercity and Mole Creek bus network, which will commence in January 2021.

In order to maintain efficient travel times between towns and regional centres, towns such as Deloraine are typically only serviced along a main road and do not have an internal bus service. It is expected that Deloraine will continue to have a bus service along Emu Bay Road and Meander Valley Road only.

In terms of accessibility, any future residential consolidation should occur close to the centre of Deloraine and the main bus route along Emu Bay Road and Meander Valley Road. It is noted that the southern end of the subject area is located some distance from Meander Valley Road (around

1.5 to 2km). If possible, any future development should also be staged so that land located closer to Meander Valley Road is developed before land in outer areas.

The capacity of the State Road network is adequate to support the development.

3. *Modification of subdivision provisions in the Upper Golden Valley Specific Area Plan to allow for subdivision where it does not require direct access to the Highland Lakes Road.*

The creation of smaller lots in an area that is heavily forested, and contains Future Potential Production Forest (FPPF) and Permanent Timber Production Zone (PTPZ) land, has the potential to lead to increased land use conflict over time. This issue should be considered in any future subdivision plans.

4. *Insertion of a Specific Area Plan at Reedy Marsh.*

The Department supports maintaining the current level of density as proposed, considering adjoining forestry uses and the need to minimise the potential for future land use conflict.

Please contact Lucy Thorne, A/G Manager Planning Policy by email at Lucy.Thorne@stategrowth.tas.gov.au or telephone on 0429 698 118 for more information.

Yours sincerely



Kim Evans
Secretary

// August 2020

Our ref: A20/119686

22 June 2020

Mr John Jordan
General Manager
Meander Valley Council
PO Box 102
WESTBURY TAS 7303

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| Index No. S02-13-002 | | | |
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| ROVD | 14 AUG 2020 | | MVC |
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Dear Mr Jordan,

Representation – Substantial Modifications – Meander Valley Draft Local Provisions Schedule

Thank you for the opportunity to make a representation on the substantial modifications to the Meander Valley Draft Local Provisions Schedule (LPS). This representation raises matters related to:

- Deletion of the Kimberly Specific Area Plan; and
- Rezoning of land in Kimberly.

Deletion of the Kimberly Specific Area Plan

The Tasmanian Planning Commission (TPC) has directed Meander Valley Council (MVC) planning authority to delete the Kimberly Specific Area Plan (SAP) from the draft LPS. SES notes that the deletion of the Kimberly SAP will result in the removal of the local area Development Standards for Subdivision, which manages flood risk by prohibiting the creation of new lots. Flood-prone land in the Kimberley SAP is described in the Flood-Prone Area Overlay. In the absence of the Kimberly SAP development standards for subdivision, the State Planning Provisions (SPP) – Flood-Prone Area Hazard Code, section C12.7 Development Standards for Subdivision, may deliver suitable alternative provisions.

Rezoning of land in Kimberly

The TPC has directed MVC planning authority to rezone land east of Railton Road from Rural Living D to Rural Living B. This change has the potential to enable new lots in a known floodplain and increase flood risk in this locality. Table 1 below describes the minimum lot sizes for the Rural Living zone, (State Planning Provisions - 11.5 Development Standards for Subdivision):

| | |
|---------------------|---|
| Rural Living Zone A | 1ha |
| Rural Living Zone B | 2ha (proposed substantial modification) |
| Rural Living Zone C | 5ha |
| Rural Living Zone D | 10ha (exhibited in the draft LPS) |

Table 1: SPP - section 11.5 Development Standards for Subdivision – minimum lot sizes

In its original representation (representation number 5), SES considered the proposed zoning in the Kimberly SAP and supported the Flood-Prone Area Hazards Overlay.

The Meander Valley municipality, including Kimberly, was significantly impacted by the June 2016 flood event. The Tasmanian Government prepared a statewide flood extent model of the June 2016 floods. This model was based on cross-sections of observed high water marks, including across Coilers Creek and the Mersey River at Kimberly. Two maps showing the modelled June 2016 flood extent and cross sections at Kimberly are attached.

SES recognises the limitations of this map to fully inform a Flood-Prone Areas Hazard Overlay. The map can assist an assessment of the development potential of a rezoning to Rural Living B that considers the potential flood risk, and to assess the comprehensiveness of the existing Flood-Prone Area Hazards Overlay.

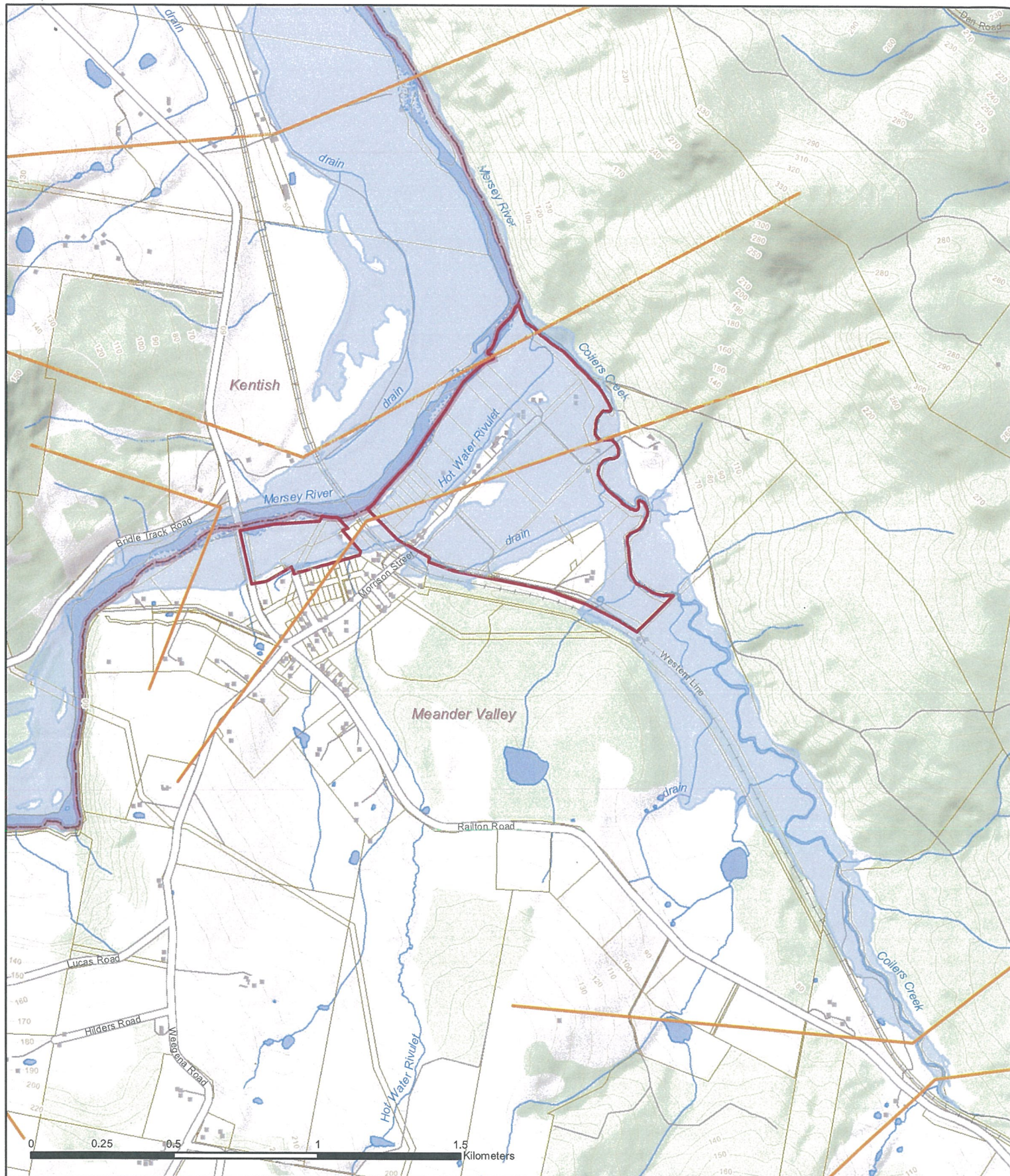
SES recommends the Flood-Prone Areas Hazard Overlay be reviewed for adequacy including; if the flood studies that have informed the overlay included inflow from both Coilers Creek and the Mersey River, and if the overlay includes likely inundation areas in the parcels identified for rezoning to Rural Living B.

SES supports the rezoning, if MVC considers the flood studies used to developed the Flood-Prone Area Hazards Overlay for this area have adequately considered the 1% AEP flood risk to include inflow from Coilers Creek to the Mersey River and coincident flooding from these waterways.



Yours faithfully




Andrew Lea ESM
Director



Legend

-  Rural Living Zone
-  June 2016 Floods HWM Cross Sections
-  June 2016 Floods HWM Flood Extent
-  Local Government Authority
-  Cadastral Parcels

 Data Sources: June 2016 Floods HWM Flood Extent and Cross Sections: State Emergency Services Tasmania; Basemap Data from www.theLIST.tas.gov.au State of Tasmania

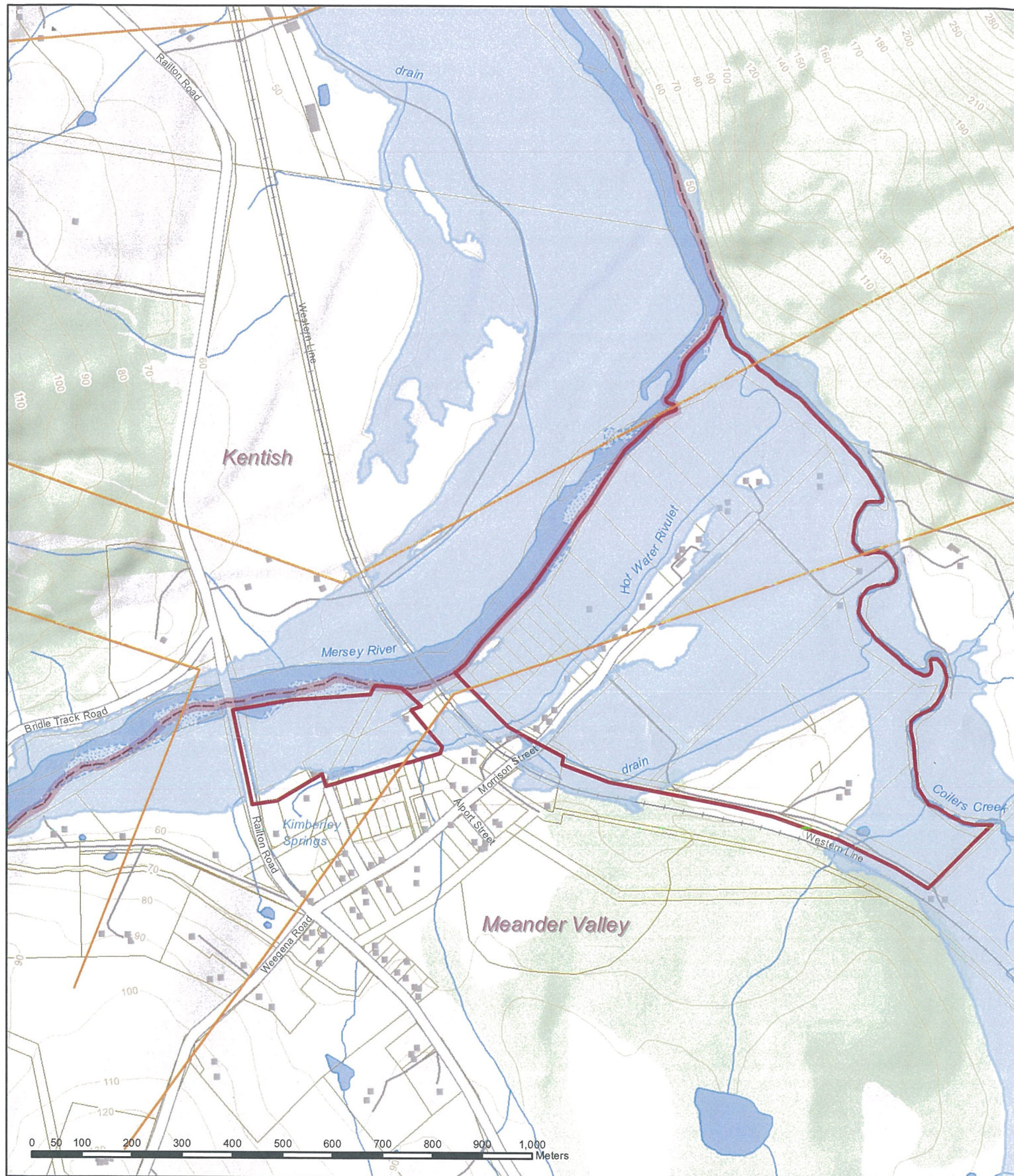
Disclaimer: While all efforts have been taken to ensure the accuracy of this product, there may be errors or omissions in the data presented. Users are advised to independently verify all data for accuracy and completeness prior to use.

Town of Kimberley

Statewide Flood Extent Model
of the June 2016 Floods,
showing Coilers Creek Cross Sections



Scale: 1:17,500
Coordinate System: GDA 1994 MGA Zone 55
Date: 11/08/2020
Publisher: SES Tasmania, Flood Policy Unit



Legend

- Rural Living Zone
- June 2016 Floods HWM Cross Sections
- June 2016 Floods HWM Flood Extent
- Local Government Authority
- Cadastral Parcels

Data Sources: June 2016 Floods HWM Flood Extent and Cross Sections: State Emergency Services Tasmania; Basemap Data from www.theLIST.tas.gov.au@State of Tasmania

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Town of Kimberley

Statewide Flood Extent Model
of the June 2016 Floods



| | |
|--------------------|---------------------------------|
| Scale: | 1:10,000 |
| Coordinate System: | GDA 1994 MGA Zone 55 |
| Date: | 11/08/2020 |
| Publisher: | SES Tasmania, Flood Policy Unit |