

25 March 2020

Tasmanian Planning Commission
GPO Box 1691
HOBART 7001

Attn: Peter Fischer. Acting Executive Commissioner

By email

Dear Peter

RE: Meander Valley Council Representation – Planning Directive 7

Meander Valley Council has considered the notified documentation for Planning Directive 7 – Permits for Temporary Housing and would like to provide the following comments.

It is noted that Council supports measures to address the statewide shortage of emergency housing.

Council considers it is unlikely that Meander Valley Council will receive an application that meets the criteria for permitted pathway development, however there is some concern regarding the operation of the criteria for assessment for applications for a discretionary permit. Assessment of a discretionary application under clause 4.1(d)(i) requires that Council must have regard to *“locating the temporary housing as close as possible to existing residential facilities and social support services that are funded or operated by, or on behalf of, the Director of Housing or a housing support provider”*. Determining the proximity of temporary housing to existing residential facilities and social support services is not something that a planning authority can readily verify. It appears as though it may have been intended as a demonstration of why the department/housing provider chose the site, but inclusion as a criterion for assessment puts the onus on the planning authority to determine whether it has been met.

Any permit issued under this planning directive must include a condition that the term of the development is limited to 12 months. It must also include a condition that requires removal of development within 6 months of the end of the permit period, unless another temporary permit has been issued. It appears that Council would be required to continually issue permits every 12 months for development that meets the ‘permitted’ criteria, making the development permanent in effect. Council considers that a 3 year limitation for consecutive temporary permits is reasonable before the facility is required to apply for permanent status. Council would not be required to continually issue permits for temporary housing that has a

discretionary status, which is the most likely form of development that will occur in Meander Valley, as the Act provides the ability to place time constraints on permits.

If the Commission has any queries in regard to the above, please do not hesitate to call me on 6393 5325.

Yours faithfully



Jo Oliver

SENIOR STRATEGIC PLANNER