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**From:** Jennifer Jarvis <Jennifer.Jarvis@tasrail.com.au>  
**Sent:** Friday, 23 April 2021 2:49 PM  
**To:** TPC Enquiry  
**Cc:** Allison Alexander  
**Subject:** Re: Meander Valley Interim Planning Scheme 2013 - Draft amendment 1-2020

**Categories:** Jude

Thank you for your email of 25 March 2021 (4L34pm) advising of the planned hearing for draft amendment 1-2020.

Please be advised that TasRail will not be attending the hearing. However, we would like to clarify specific comments made by Meander Valley Council on page 49 of its Section 35F Report of draft amendment 1-2020 which reads:

*'TasRail have submitted concerns, however not provided any evidence to suggest that the attenuation requirements of the planning scheme are ineffective, nor has it provided evidence of a conflict beyond the attenuation distance that result in an adverse effect on TasRail's business'.*

For the record, TasRail did not and has not suggested at any time in its representations on this matter that the attenuation requirements of the planning scheme are ineffective. In its responses to this matter, TasRail simply stated its support for Meander Valley Council's proposal as written on page 24 of the Amendment (dated September 2020) which reads:

*'In this instance, it is clear that the land off Waterloo Street is minimally affected by the 50-metre attenuation distance. Options for future development that would comply with the Tasmanian Planning Scheme include designing lots in future subdivision to ensure building areas are located beyond the attenuation distance, or alternatively including Part 5 agreements on future lots to require future dwellings to achieve the particular acoustic ratings set down in the planning scheme. Both of these options are a reasonable response with very little impost on the overall feasibility of the development of the land'.*

TasRail's response was therefore designed to state its support for Meander Valley Council's proposal. We merely advised this seemed reasonable, but we added, for the benefit of doubt, that TasRail is protective of our right to request other mitigation measures during the planning referral process – should it deem them necessary. If that occurred, TasRail acknowledges it would need to justify such request/s and noting that such requests would need to be consistent with the provisions of the planning scheme. We also acknowledge that ultimately the decision as to whether to agree to such request/s from TasRail is the domain of the Council/Planning Authority.

Please don't hesitate to contact me if you have any questions or concerns with the information set out in this email.

Kind regards

**Jennifer Jarvis**



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