

# TASMANIAN PLANNING COMMISSION



Our ref: DOC/19/68989  
Officer: Luke Newman  
Phone: 6165 6828  
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21 June 2019

Ms Jo Oliver  
Senior Strategic Planner  
Meander Valley Council  
PO Box 102  
WESTBURY TAS 7303

By email: [jo.oliver@mvc.tas.gov.au](mailto:jo.oliver@mvc.tas.gov.au)

Dear Ms Oliver

## **Meander Valley draft Local Provisions Schedule Confirmation of Hearing Directions**

I refer to the Meander Valley draft Local Provisions Schedule (LPS) and to the hearing held at the Meander Valley Council Office in Westbury on 7 June 2019 and clarification sought in your e-mail of 13 June 2019.

At the hearings, the Commission also gave the following directions, and the planning authority is to provide to the Commission, by close of business, on or before **16 July 2019** a response submission on:

- (a) The issues raised in any submission from the Environment Association Inc (TEA) in response to the Commission's request for further submission to TEA in a letter dated 13 June 2019 to Andrew Ricketts.

In your email of 13 June 2019, you sought clarification on the direction in the letters dated 28 May 2019 for a further submission on the Westbury Specific Area Plan, at point 2.(b) of that direction.

For clarity, the whole of direction 2.(b) is set out below, with modifications made to points (iii) and (iv).

2. ...a submission that addresses:

- (b) the proposed modifications to the Westbury Specific Area Plan, including:
  - (i) how the proposed provisions meet section 32(4) of the Act;
  - (ii) how the proposed provisions, as far as practicable, are consistent with the Northern Tasmania Regional Land Use Strategy;
  - (iii) advice on whether there are some areas within the Westbury Specific Area Plan that are suitable to retain the 5000m<sup>2</sup> Acceptable Solution lot size, as proposed in the publicly exhibited draft LPS; and

- (iv) if the minimum lot size of 1 hectare, proposed in the section 35F report was adopted, with a discretion able to be exercised to reduce the lot size to 5000m<sup>2</sup> (not 8000m<sup>2</sup> as proposed in the section 35F report); submissions are sought on what, if any, additional criterion should be included to the performance criteria to take account of the special or unique features of the land which were asserted at the hearing.

Matters raised at the hearing were - retention of vegetation which delineates the historical layout of lots, lot boundaries or paddocks; the retention of significant features or structures which contribute to an understanding of previous residential occupation or agricultural activities on the land; and retention of roads, lanes or paths for recreational activities.

There may be other matters that are relevant.

Given the need for clarification, please provide to the Commission, by close of business, on or before **28 June 2019** a further submission on this matter.

Submissions are to be provided by email to [tpc@planning.tas.gov.au](mailto:tpc@planning.tas.gov.au). Where attachments are too large for email, please contact the Commission for assistance with accessing Dropbox. The Commission keeps electronic records and does not require hard copy documents.

All submissions will be made available on the iplan website at:

<https://www.iplan.tas.gov.au/Pages/XC.Track.Assessment/SearchAssessment.aspx?id=750>.

Please note that submissions will be published in full, without redaction.

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

If you require further information please contact Luke Newman, Planning Adviser, on 6165 6816.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'John Ramsay', with a stylized flourish at the end.

John Ramsay  
**Delegate (Chair)**