

TASMANIAN PLANNING COMMISSION



Our ref: DOC/19/60052
Officer: Luke Newman
Phone: 6165 6828
Email: tpc@planning.tas.gov.au

28 May 2019

Ms Jo Oliver
Senior Strategic Planner
Meander Valley Council

By email: 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 22, 23 and 24 May 2019.

At the hearing the Commission gave the following directions:

1. The planning authority is to provide to the Commission, by close of business, on or before **5 June 2019** a submission on:
 - (a) why the provisions of the State Planning Provisions (SPP), General Residential Zone, are not sufficient to provide for the intended use and development;
 - (b) how the proposed Entally Lodge Specific Area Plan meets section 32(4) of the *Land Use Planning and Approvals Act 1993* (the Act); and
 - (c) may also include in the submission any draft revisions to the proposed SAP.
2. The planning authority is to provide to the Commission, by close of business, on or before **14 June 2019** a submission that addresses:
 - (a) the rationale for the proposed modifications to the Upper Golden Valley Specific Area Plan, including:
 - (i) why the subdivision provisions in that SAP are no longer relevant;
 - (ii) why the proposed provisions are now appropriate and how the proposed provisions, meet section 32(4) of the Act, and as far as practicable, are consistent with the Northern Tasmania Regional Land Use Strategy;
 - (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 current proposed 5000m² Acceptable Solution lot size; and

- (iv) may include in the submission any draft revisions to the proposed provisions, as a result of information obtained at the hearing;
- (c) the issues raised in any submission from TasNetworks in response to the Commission's request for further submission to TasNetworks in a letter dated 28 May 2019 to Ms Gina Goodman.

Submissions are to be provided by email to 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:

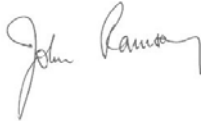
<https://www.iplan.tas.gov.au/Pages/XC.Track.Assessment/SearchAssessment.aspx?id=750>.

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 black ink, appearing to read 'John Ramsay', with a stylized flourish at the end.

John Ramsay
Delegate (Chair)