

## HVC Meeting 22 May 2019 Transcript- Snipped to Acting as a Planning Authority. LPS-Draft Discussion

Time Stamp	Speaker	Comment
01h31m31s	Enders	I advise you that Council is acting as a Planning Authority. As at what time? 7:32[pm]. Thank you. In accordance of the provisions of part two, regulation 25 of the Local Government Meetings Procedures Regulations 2015 Council will now act as a Planning Authority. Pursuant to the Land Use and Approvals Act 1993.
Skipped to Matter 17.013/19 Ref. 17/74	Skipped to Matter 17.013/19 Ref. 17/74	Skipped to Matter 17.013/19 Ref. 17/74
01h49m39s	Enders	<p>The next item we have is the Draft Huon Valley Local Provisions Schedule. Tas. Have I Skipped one? [inaudible discussion about agenda item]</p> <p>Are we still acting as a Planning Authority? [confirmed by unidentified voice]</p> <p>Thank you. I thought so. So we're Draft Huon Valley Local Provision Schedule Tasmanian Planning Scheme Agenda number 17.013/19. Uhhh. If I could ask the Director of Environment and Development Services to provide a brief overview of this report, please.</p>
01h50m20s	Chiu	<p>Thank you, Mayor. So the Planning Sche.. So the new Tasmanian Planning Scheme is made up of two parts. The State Planning Provisions [SPPs] which is prepared by the State Government, that is essentially the planning scheme part that most people would be familiar with. Ahh and this [the report being tabled] is the Local Provisions Schedule [LPS] which we are responsible for preparing. Umm this.</p> <p>I guess the main part of the Local Provisions Schedule is essentially where the zones are going to be. So what are the zone maps for our municipal area.</p> <p>Um there are, On page 66 there's a table which shows the current zones within the Interim Planning Scheme as well as the zones that are within the Tasmanian Planning Scheme.</p> <p>As you can see most of them match so most of those zones, or properties will translate straight from one zone to another. Ahh there's a couple that won't though. One particular one is the Environmental Living Zone [ELZ], which will no longer exist in the new planning scheme. So those, all those properties in the Environmental Living Zone had to be translated to other zones. By and large, this was the Landscape Conservation Zone [LCZ] or the Rural Living Zone [RLZ].</p>

		<p>There's also changes to the Rural Resource and Significant Agriculture Zone. There will now be a Rural Zone [RZ] and an Agriculture Zone [AZ] but they are a bit different to the previous Rural Resource and Significant Agriculture zones. Similar intents but it's not as simple as all the Rural properties going to Rural or the Significant Ag going to Ag. So that's probably where I guess a lot of work has gone into umm and umm yeah.</p> <p>I understand the supporting report within those four folders is a massive amount of information we are we were somewhat constrained about how we loaded those up to the website for the Council agenda and I realise that there are a number of massive attachments um if and when the Council does endorse it we are proposing to create a webpage on our website which separates each of these attachments into individual documents. There's uh 38 odd of them, which can then be accessed quite simply by any resident or business owner that's interested in looking at any part of it. I suspect that one which will interest most which is only a small document but I guess large is the excel spreadsheet which shows the property, the address, its PID and CT, and then the current zone and then the proposed zone under the TPS and Codes that are recommended to apply.</p> <p>Look whilst this is a massive project to get to this point ahhh it is somewhat I guess the start of a process. This is just our draft recommendations that are given to the Tasmanian Planning Commission [TPC]. We have worked closely with the Commission as you know we've held workshops with them here as well. They've done a compliance check on our report and they're very happy with it but they may come back wanting other amendments or changes to it. Once they are happy with it, they will notify us to do the formal public representation period which does run for 60 days.</p> <p>As we've discussed and outlined in the report, The Minister for Planning has specifically requested that Councils don't run their own representation or consultation periods on this prior to that. By and large [that's] to protect the residents and property owners because they have very specific legal rights given to them through the formal representation period. When you hold your own separate one that's not the case and those representations aren't taken into consideration in the actual assessment so it's important that people aren't confused by that process and they provide all of their representations directly through that formal representation period of 60 days.</p> <p>Having said that, as I've just outlined before we will make our full submission to the Planning Commission available. I mean it's available now but as I've said not very user [laughs] friendly but we'll make it much more user friendly available on our website so people can look that up umm say next week or whenever we get it up there.</p>
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01h55m27s	Enders	<p>Thank you, Director. So do we have a councillor to move a motion? Cr. Lovell (Bird) a Seconder Cr. Gibson.</p> <p>Cr. Lovell (Bird) would you like to open with any comments?</p>
01h55m42s	Lovell (Bird)	<p>Yeah, I'd just like to acknowledge the amount of work that we've seen as councillors that went into this. So we workshopped this and the stack of folders the 3,000 or so pages um we wouldn't have been able to get through that on our own without Luke [Chiu] and his crew guiding us through that. So there's a lot of work gone into it but also um</p> <p>Correct me if I am wrong but when it comes to um letting those people know that they are changing we're not talking about a lot of people are we?</p> <p>Like it's not that bigger number [of people] that are being affected?</p>
01h56m26s	Chiu	<p>It's certainly the majority of the people will move directly to the comparable zone. Ummm Having said that, there's a large number of properties in the Valley and because of those three zones that aren't as directly translatable there still will be reasonably significant numbers but certainly the vast majority will move straight to the same zone.</p>
01h56m43s	Enders	Uhh Yes, Cr. Prince.
01h56m44s	Prince	Uhh through you Mayor, to the Director if I may. Do you have a rough, a rough number on when you say is there sort of a ...?
01h56m55s	Chiu	I... Couldn't accurately tell you. I'm sure we could get that number for you reasonably simply and we will [laughing] have to when we write those letters [laughing].
01h57m03s	Prince	No worries. Thank you.
01h47m04s	Enders	Cr. Gibson
01h57m06s	Gibson	Yeah. I agree with Cr Lovell (Bird). Absolutely, it's a huge amount of work and we haven't really been able to read it all but what we've

		<p>been able to do is see that the process that's been followed has been rigorous and umm ongoing and that there will be a long period where people will be able to look at what's happened and make their comments.</p>
01h57m33s	Enders	<p>Any further comments?</p> <p>I personally thought that it was great to see that we are writing to all those property owners that have actually. Will actually [be] having a change. A not for 'like-for-like' and getting that early notice as well in regards to that. Uhh there's also a media release that's going out [laughs] so that people are aware that it's available and um the Director has kindly made available as well usbs with the actual document on it because it's very difficult for some people to download off the internet um so they will be available for people that come in, to actually pick one up so, that was a good customer service initiative from the Director. Sorry, the General Manager [laughing].</p> <p>And umm I again once agree, too it's a huge amount of work and we really have had some very good [and] thorough presentations to help us understand the significance of this. Umm but also for how it will be for planning in the future as well and it's great to get a lot of lead in time which I think has been key to this.</p> <p>It's not imposed immediately, there will be lots of time for our community to look at these Local Provision Schedules and to see how, if they do, the changes do or don't impact them. So thank you for all the hard work. I appreciate it.</p> <p>Cr. Lovell (Bird) do you have anything to close with? No? So I put the motion. All those in favour please raise your hand.</p> <p>And that's all Crs present and the motion is carried. Thank you.</p> <p>So I advise you that the Council is no longer acting as a Planning Authority as at 8pm. Thank you Sandy.</p>
NOTE:		<p><i>Councillors Enders, Doyle, Gibson, Wilson, Lovell (Bird), Campbell and Prince voted for the motion and no Councillors voted against the motion.</i></p>