

TASMANIAN PLANNING COMMISSION



Our ref: DOC/19/64100
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12 June 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 29 and 31 May 2019 and 3 and 4 June 2019.

At the hearings, the Commission heard evidence on a range of matters, including the Local Historic Heritage Code and advised the planning authority it would provide directions on further submission in relation to that code.

At the hearing, the Commission heard the following evidence in relation to the Historic Heritage Code:

- A number of representors sought the inclusion of a list of heritage properties in the Meander Valley draft LPS, in order for those properties to be subject to the provisions of the Local Historic Heritage Code.
- Representors made reference to a study of heritage properties in the municipal area conducted in 2006 by a heritage professional Paul Davies (the Davies Report).
- The Delegates sought a copy of the Davies Report and it was provided.
- Evidence provided by the planning authority indicates that the recommendations in the Davies Report after some initial community consultations, were not, and have not subsequently been progressed at the municipal level since the report was received.
- There is no evidence of an assessment by the planning authority on whether there are any places or precincts in the municipal area that are of local historic heritage significance, and thus might be considered for listing.

The Commission seeks a further submission from the planning authority on the application of the Local Historic Heritage Code as part of the Meander Valley draft LPS, by close of business, on or before **21 June 2019**.

The submission should address how the following matters listed by reference to the LPS criteria in section 34(2) of the Act have been considered by the planning authority in the development of the Meander Valley draft LPS:

(a) Section 34(2)(b) of the Act – “furthers the objectives set out in Schedule 1”

An objective of Part 2 of Schedule 1 – Objectives of the Planning Process is

(g) to conserve those buildings, areas or other places which are of scientific, aesthetic, architectural or historic interest, or otherwise special cultural value

- (b) Section 34(2) (e) “as far as practicable is consistent with the regional land use.....”

The Northern Tasmanian Regional Land Use Strategy at the section on Regional Planning Policies for Social Infrastructure and Community Policy contains the following Cultural Heritage Policy –

CH-P01 Recognise, retain and protect cultural heritage values in the region for their character, culture, sense of place, contribution to our understanding of history.

The following action is required –

CH-A01 Investigate planning means to recognise and list places, precincts of heritage significance within planning schemes and spatially define them with associated map overlays.

- (c) Section 32(f) “has regard to the strategic plan prepared under section 66 of the Local Government Act 1993”

The Meander Valley Council Community Strategic Plan 2014 to 2024 contains Future direction (1) – A sustainable natural and built environment. It states –

Managing the balance between growth and the conservation of our natural and built environment is a key issue. Decisions will respect the diversity of community values, will be fair, balanced and long term in approach. Specific areas are forestry, protection of our natural, cultural and built heritage, scenic landscape protection, karst management, salinity, water quality, infrastructure and building design.

A listed Strategic Outcome 1.3 is –

The natural, cultural and built heritage of Meander Valley is protected and maintained.

The listed Council role is Provider Facilitator

At the hearings the Commission also gave the following directions, in relation to other matters, and the planning authority is to provide to the Commission, by close of business, on or before **21 June 2019** a submission on:

- (a) Revisions to the MEA-S18.0 Travellers Rest Specific Area Plan’s, as proposed in the section 35F report:
 - (i) purpose statements;
 - (ii) MEA-S18.7 Development Standards for Buildings and Works, including:
 - a. MEA-S18.7.1 Site coverage;
 - b. MEA-S18.2 Building height and siting;
 - c. MEA-S18.7.3 landscape protection; and
 - (iii) MEA-S18.8 Development Standards for Subdivision.
- (b) Revisions to the MEA-S1.0 Birralelee Road industrial Precinct Specific Area Plan’s, as proposed in the section 35F report:
 - (i) MEA-S1.8.1 Lot design
- (c) Further justification under section 32(4) of the Act for the Reedy Marsh Specific Area Plan, proposed in the section 35F report;

- (d) Further to the direction for submission dated 28 May 2019, revisions to the Westbury Specific Area Plan's,
 - (i) consider the need for local area objectives; and
 - (ii) and review the Performance Criteria, proposed in the section 35F report;
- (e) For the following Specific Area Plans:
 - (i) MEA-S6.0 Chudleigh;
 - (ii) MEA-S7.0 Davis Road;
 - (iii) MEA-S8.0 Deloraine;
 - (iv) MEA-S9.0 Elizabeth Town;
 - (v) MEA-S10.0 Meander;
 - (vi) MEA-S12.0 Pumicestone Ridge; and
 - (vii) MEA-S19.0 Westbury;
 - a. why the Low Density Residential Zone clause 10.2 Use table, as proposed in the section 35F report, should be substituted to prohibit multiple dwellings, rather than substitute or modify the Low Density Residential Zone clause 10.4.1 Residential density for multiple dwellings; and
 - b. justification under section 32(4) of the Act for the proposed changes to include the substituting Use Table.
- (f) Revisions to the MEA-S8.0 Deloraine Specific Area Plan's, as proposed in the section 35F report:
 - (i) MEA-S8.8.1 lot design; and
 - (ii) application to specific properties, including advice from TasWater of capability to service specific properties;
- (g) the issues raised in any submission from Woolcott Surveys in response to the Commission's request for further submission to Woolcott Surveys in a letter dated 28 May 2019 to Mr Brett Woolcott.

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:

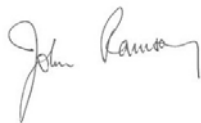
<https://www.iplan.tas.gov.au/Pages/XC.Track.Assessment/SearchAssessment.aspx?id=750>.

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



John Ramsay
Delegate (Chair)