

From: Ryan Robinson
Sent: 18 Dec 2018 04:35:02 +0000
To: Planning @ Meander Valley Council
Cc: John Ayers
Subject: Attn: Martin Gill General Manager - Representation to Draft LPS
Attachments: Representation to MVC Draft LPS - Westbury Road SPA.pdf

Dear Mr Gill,

Please find attached with this email a representation made on behalf of Kilpatrick's Joinery Pty Ltd, in support of the Westbury Road Specific Area Plan as proposed in the Draft Local Provisions Schedule.

Kind regards,

Ryan Robinson
Graduate Planner

GHD

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18 December 2018

Martin Gill
General Manager
Meander Valley Council
PO Box 102
Westbury TAS 7303

Our ref: 3218446-36304
Your ref:

Dear Sir

**Submission LPS - Meander Valley Council
Representation to *Westbury Road Specific Area Plan***

On behalf of our client Kilpatrick's Joinery Pty Ltd we wish to lodge a representation in support of the following inclusions as part of the proposed *Westbury Road Specific Area Plan*, of the Draft Meander Valley Local Provisions Schedule.

MEA-S19.6.2 Sensitive Uses – General Business Zone Clause 15.3 A1(a) and (b)- protect the established use of the land for manufacturing activities from potential conflict with sensitive uses.

MEA Site Specific Qualifications - MEA-15.2 – 367 Westbury Road Prospect Vale 32077/2 and 32077/3 - Additional Permitted Use class for the site – Manufacturing and Processing with the qualification 'If for a joinery factory.'

Kilpatrick's Joinery is located at 365-367 Westbury Road Prospect Vale and is currently within the General Business Zone. The joinery business has been active since its establishment in the 1950s and was purchased by the Kilpatrick's in 1968.

Clause 15.3 A1, provides for the separation of sensitive uses from the subject site at CT 32077/2 and 32077/3 requiring a minimum setback of 40m, or under the *Performance Criteria* requires that a sensitive use is sited so as not to be adversely affected by the emissions from adjoining industrial activities, or that the sensitive use includes measures to mitigate the adverse impacts of adjoining industrial activities.

Sincerely

GHD

John Ayers

Technical Director Planning
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