

General Manager
Meander Valley Council
PO Box 102
WESTBURY TAS 7303

12 December 2018

Dear Mr Gill,

**RE: DRAFT MEANDER VALLEY LOCAL PROVISIONS SCHEDULE SUBMISSION – 6
INTEGRITY DRIVE, WESTBURY**

This letter is prepared in support of a proposal for Tasbuilt Manufactured Homes and Cabins Pty for consideration within the Local Provisions Schedule for Meander Valley Council inclusion of performance criteria to Clause MEA-S1.7.2 Setback to a Frontage, MEA-S1.0 Birralee Road Industrial Precinct Specific Area Plan.

Meander Valley Council acknowledges in the MVC LPS Supporting Report dated September 2018 that “critical to the precinct’s competitive advantage is the low level of regulatory intervention for new use and development”, yet there are no corresponding performance criteria in relation to building setback to a frontage.

It is noted that other alterations have been made to the standards to align with the SPP’s including increasing the allowable height of buildings from 15 metres to 20 metres, yet there is no flexibility for the location of new buildings or additions within this Specific Area Plan if wanting to vary the setback provisions contained within the acceptable solution.

Tasbuilt Manufactured Homes and Cabins Pty manufacture pre-built homes, operating from the premises at 6 Integrity Drive, Westbury. The acceptable solution for frontage setback would be 8m to a primary frontage with Integrity Drive. A draft proposal for shed extensions and offices at the subject site (see attached concept) would be prohibited under the proposed Specific Area Plan provisions. Due to the nature of the manufacturing business and expansion requirements, the business requires to maximise the site as much as possible and this would mean building up to within 3.0m of the primary frontage. At this point in time and that proposed in the LPS, it seems that this option could not be even entertained as there is no corresponding performance criteria. There is no opportunity therefore to consider existing structures and setbacks in the street, landscaping, topography, scale or bulk

form and the like. An existing display home on the subject site is located presently at 2.3m from the primary frontage at the closest point.

It is proposed that Council consider inclusion of a corresponding performance criteria to Clause MEA-S1.7.2 Setback to a Frontage, of MEA-S1.0 Birralelee Road Industrial Precinct Specific Area Plan. This would allow each future individual application to be considered on its own planning merit, whilst allowing existing and future businesses to develop, whilst retaining Council's aim for the area of having low regulatory intervention.

The General Industrial Zone of the State Planning Provisions includes a performance criteria against all provisions, and it is proposed that the SAP for this area do the same.

It is recommended that the following performance criteria or similar is inserted against Clause MEA-S1.7.2 Setback to a Frontage, of MEA-S1.0 Birralelee Road Industrial Precinct Specific Area Plan:

"P1 - If a building is setback from a road, landscaping treatment must be provided along the frontage of the site, having regard to:

(a) the width of the setback;

(b) the width of the frontage;

(c) the topography of the site;

(d) existing vegetation on the site;

(e) the location, type and growth of the proposed vegetation; and

(f) any relevant local area objectives contained within the relevant Local Provisions Schedule."

The inclusion of a performance criteria allows flexibility in design whilst not restricting development or restraining the growth and expansion of existing business operations. The current and proposed future provisions restricts growth of the current business operating from the site at 6 Integrity Drive, and alternative locations outside the Meander Valley Council may have to be considered if the business cannot be allowed to consider future development and expansion.

We look forward to your consideration of this request and hope that the availability of a truly performance-based planning scheme will allow Tasbuilt Manufactured Homes and Cabins Pty the opportunity to continue to operate in this location.

Kind Regards,

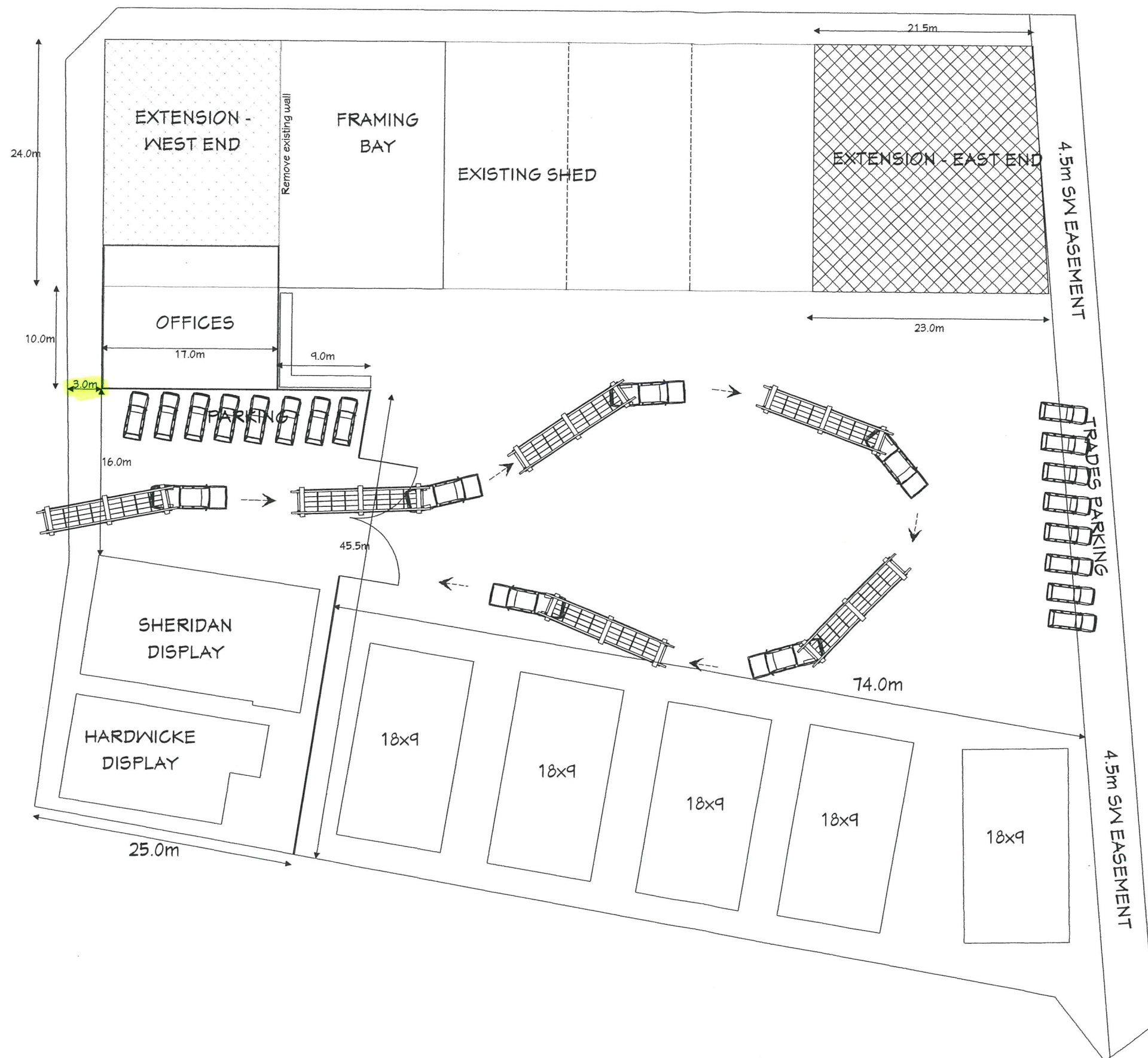
A handwritten signature in black ink, appearing to read 'R Green', on a light blue background.

Rebecca Green

Senior Planning Consultant

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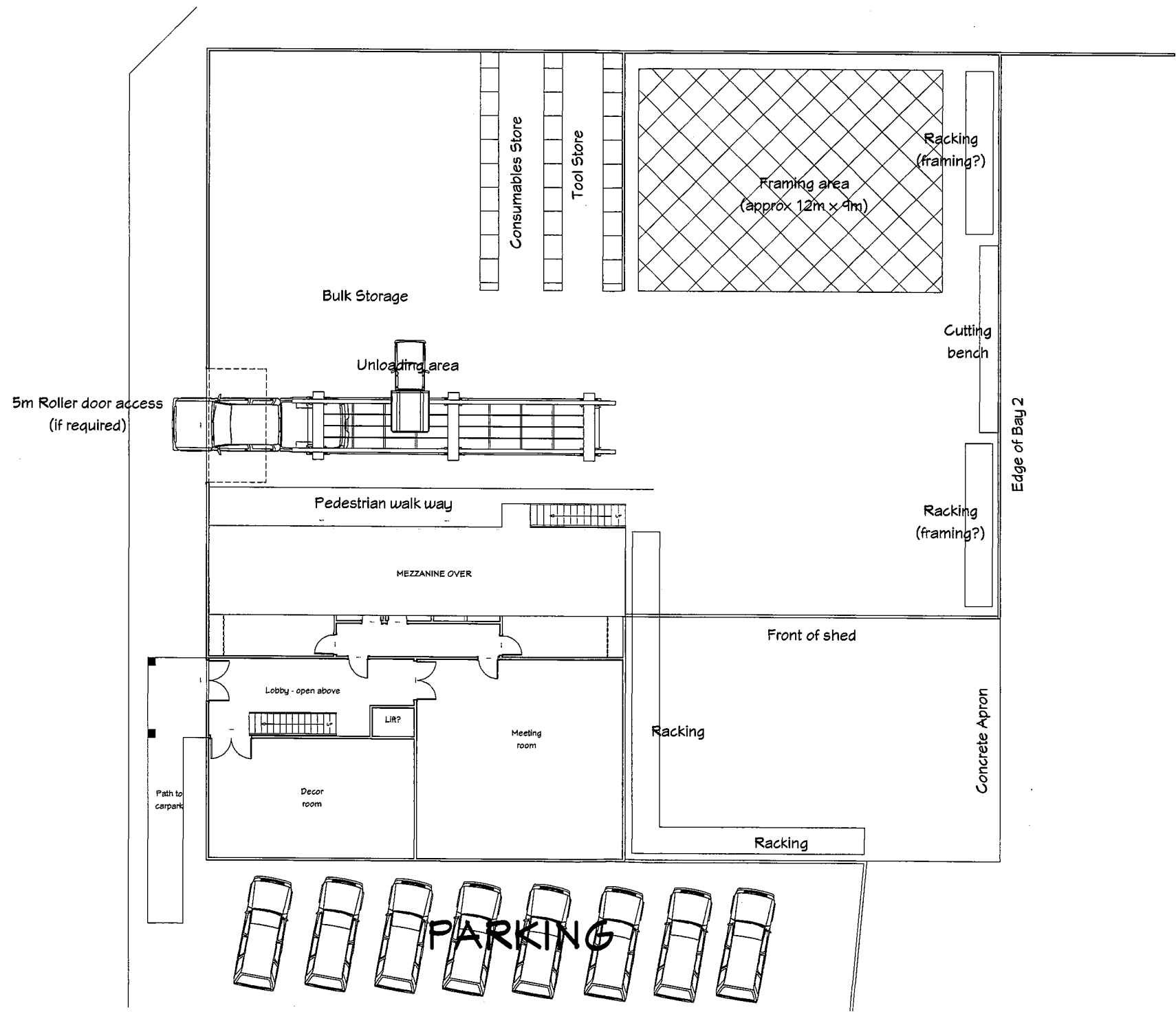
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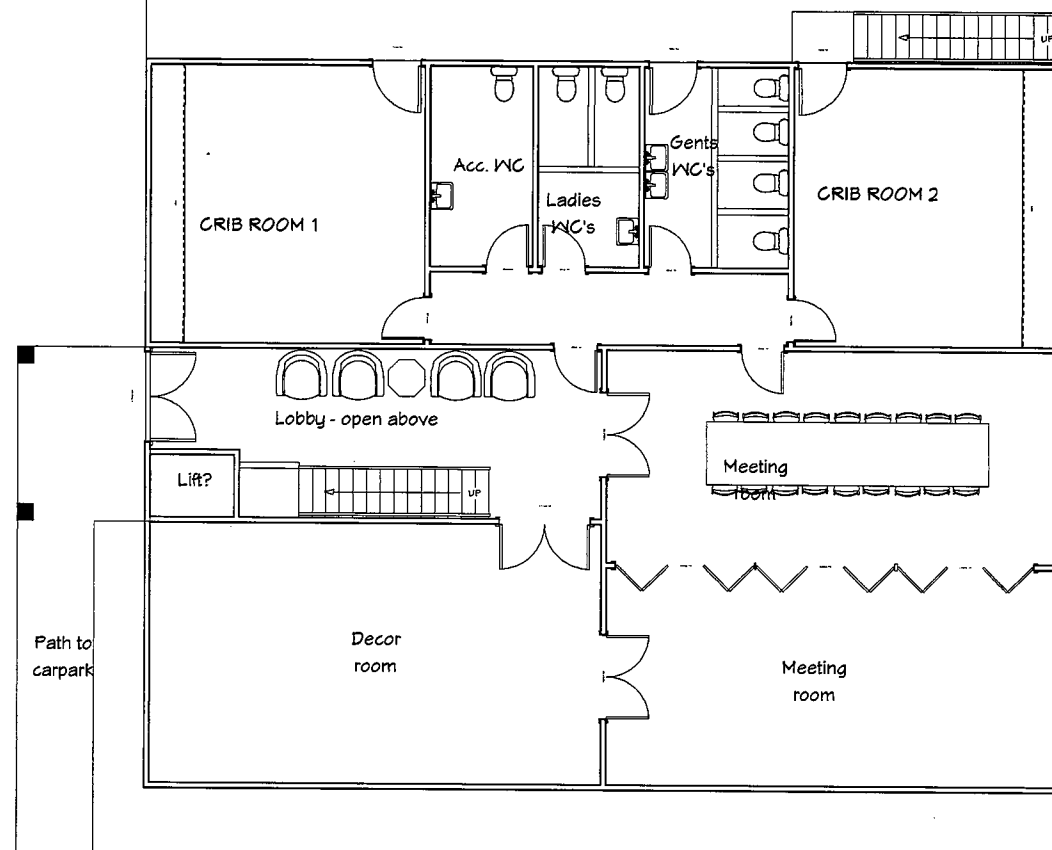
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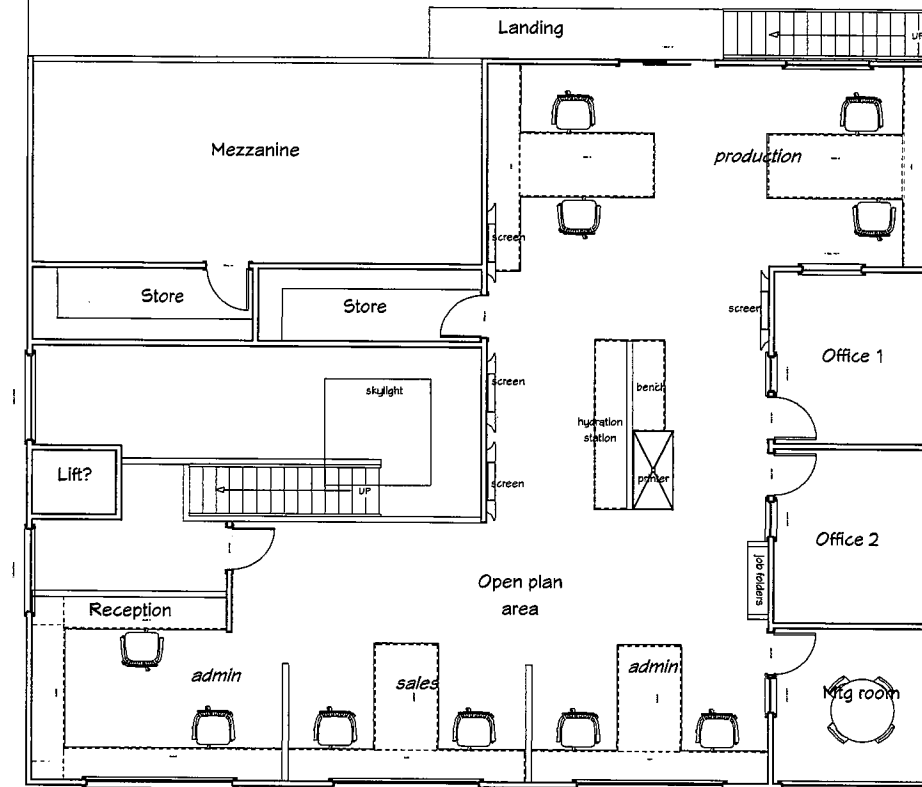
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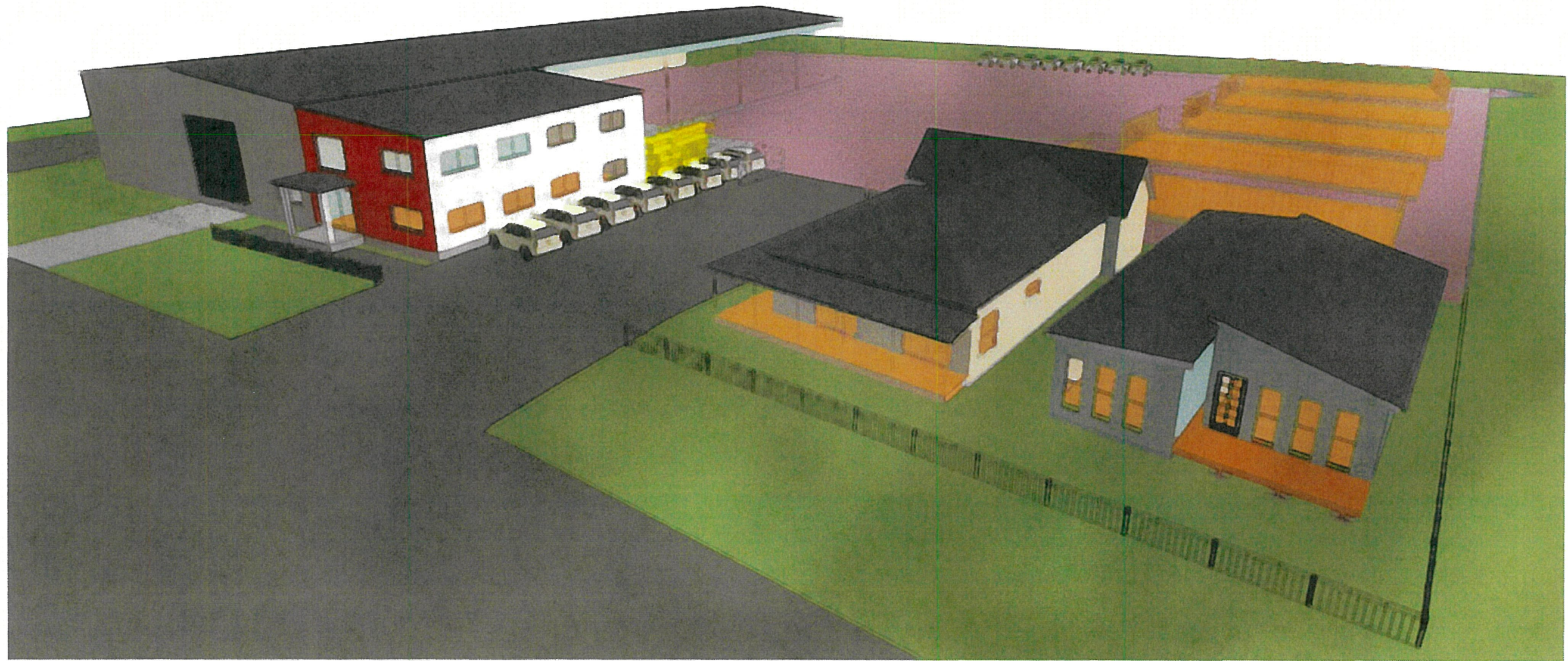
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