



8 October 2020

Pastor Scott Hudson
8 Neptune Drive | BLACKSTONE HEIGHTS 7250
03 6340 1945 | 0419 548 043

Meander Valley Council
26 Lyall Street
Westbury Tasmania 7303

REPRESENTATION TO THE NOTIFIED DRAFT AMENDMENT

REQUEST

Blackstone Christian Centre would like to make representation to the notified draft amendment already under consideration by Meander Valley Council and the State Planning Authority.

The Blackstone Christian Centre is at 8 Neptune Drive, and requests to be considered for zoning to revert to the status of Local Business Zone (originally approved for the site) alongside the application situated at both 12 Neptune Drive and 2 Panorama Road (corner of Neptune Drive).

Our church site at 8 Neptune Drive, Blackstone Heights has been a local business zone previously. Our site at this time had a supermarket and 4 retail shops. At some stage the 5 separate titles for the supermarket and 4 shops were merged into 1 title. At this time the zoning of the shops was also changed.

We now request that zoning for the shops at the Blackstone Christian Centre site, and 8 Neptune Drive are returned to their original status approved under the original building application of Local Business Zone or Commercial Business Zone.

FEES

Please let us know about any fees or cost increases associated with this application, State Planning application or an ongoing increase in rates or other costs.

TENANT

The church has the opportunity to partner a tenant for 2 of the shops which would improve our sustainability and the community work we undertake. They are offering a 3+3+3 initial rental term and will extend our capacity to support the people in our community.

Launceston Family Day Care seeks to move their administrative shopfront into our retail shops at the Blackstone Christian Centre which were previously zoned for commercial use. This aims to:

- Provide income for the Blackstone Christian Centre
- Create positive economic impact in the Meander Valley Area
- Develop positive social and community links via projects like the Community Garden and intergenerational playgroups

As such we request consideration alongside the [proposal](#) (see link) for the property next door at 12 Neptune Drive, Blackstone Heights. This property is currently under consideration by council for rezone the area into a Local Business Zone which is under consideration by council.

Launceston Family Day Care have asked that we specifically point to the need identified in their proposal (page 12) for the area in regard to Family Day Care.

- Educational and Occasional Care

This use class provides for schools and childcare. Neither of these activities are sought in the master plan, however, the demographics of Blackstone Heights are such that a childcare centre or family day care centre could be appropriate in the future. The location would be suitable, given the existing and proposed retail and food services and the separation from adjoining dwellings.

SERVICE OVERVIEW

Launceston Family Day Care is one of 7 FDC schemes statewide. LFDC is also a not-for-profit owned by Adventure Patch (previously Blackmans Bay Children's Services) and has around 400 families with children enrolled in our service. We are approved by the Tasmanian State Government's Department of Education (Education and Care Unit) to oversee up to 75 qualified, professional educators who deliver education and care for children aged birth to 13 years of age. Our role is to oversee compliance with the National Education and Care Services Law and Regulations, as well as the upholding of the National Quality Standards for early childhood Education and Care.

OBJECTIVE

LFDC's office currently resides in Launceston's central CBD, however the site is expensive and access is not easy due to a busy car park. We are therefore seeking a new regional base for Adventure Patch's Launceston FDC. This move aims to free up funds which will be redirected to educator support and professional development. We are currently looking at offices at a church site in Newstead, and one in Blackstone Heights.

OPPORTUNITY

LOW IMPACT ON RESIDENTIAL ZONING

- LFDC has a low number of walk-in clients or educator visits each week, with most information being transferred via email. Around 5 people per week visit our Administration & Business Site. We have between 4 and 6 office staff two of whom work with our educators out in the field. While the impact on the local residents would therefore be low, the benefits for this municipality are potentially high.

HIGH IMPACT ECONOMIC & SOCIAL BENEFITS

Economic

- When families consider an area to move to they will consider cost of housing and associated demographics as well as access to schools, and if they are working families they will weigh up access to child care.
- If parents are able to access quality care services in a locale this is will be a key attractor for families with employment to move to the area.
- In addition, the social fabric of a community is an attractor to a municipality. As communities grow, so does community connectedness and positive mutual support networks. This in turn creates attractive communities to live within.
- New residents become ratepayers, stimulate micro-economies which in turn creates additional opportunities in a municipality. Increasing the number of residents in an area grows that communities economic capacity and new businesses often evolve. Economic theory supports the notion that when a dollar is spent in a community it supports far more than that single business.
- This is in addition to the additional ratepayers that can grow council's capacity to provide and grow their resources.
- Meander Valley Community Strategic Plan 2014 to 2024: **Future direction (2) -A thriving local economy** says that *"Meander Valley needs to respond to changes and opportunities to strengthen and broaden its economic base. We need to attract investors, build our brand, grow population, encourage business cooperation, support development and promote the liveability of Meander Valley"* it goes on to like childcare availability as one of 13 key progress indicators of progress success.

Community & Social Fabric

- LFDC's Manager lives in Blackstone Heights and has connected with the local community via the closed FB group, and Craft & Market Days at the Christian Centre over the past 2 years.
- If MVC approve LFDC operating from the Blackstone Christian Centre either as a tenant or as a hall-hire (as per the local dance and music businesses in Westbury and Deloraine) we are keen to partner community to develop a community garden and community playgroup.
- This will include inter-generational playgroup to better connect young people with their grandparents' generation. CoVID-19 has seen a disproportionate number of older Australians experiencing social isolation due to CoVID19.

DRAFT AMENDMENT 2/2020 – BLACKSTONE HEIGHTS LOCAL BUSINESS ZONE

- At the meeting held on 8 September 2020, the Meander Valley Council considered Draft Amendment 2/2020 to the Interim Planning Scheme to rezone land at Blackstone Heights. The application for the amendment was made by Tasland Developments. Council resolved to initiate and certify the draft amendment which proposes:
 - Rezoning of land at 2 Panorama Road and part of 12 Neptune Drive from Low Density Residential Zone to Local Business Zone; and
 - Application of a Specific Area Plan over this area to provide for particular uses and some development standard

- The submission indicates that "Education and Occasional Care" and specifically Family Day Care has been identified as a specific future need in the area. The submission does not recognize that Family Day Care does not run from a centre, it operates from a service base (as per our submission here) but the observation is correct in our professional industry understanding.

ADDITIONAL INFORMATION

- Launceston Family Day Care is one of only 7 Family Day Care Services in Tasmania, approved by the Department of Education (Education and Care Unit) to deliver this type of service in Tasmania. Under our Approved Provider, Adventure Patch which is the biggest Family Day Care service in Tasmania. We are one of only 2 FDC services approved to operate in the North of Tasmania.
- The **2015 Prospect Vale –Blackstone Heights Structure Plan (Structure Plan)** addresses a range of issues including planning for both young families, and an ageing population, given existing demographics and trends,

The Vision for Prospect Vale and Blackstone Heights is:

In 2035, Prospect Vale and Blackstone Heights will be a growing community, known for the quality of the natural environment, a distinctive lifestyle, and easy access to services.

A larger population will support the development of new shops, services and community facilities, clustered together to form a 'community heart' along Westbury Road.

A diverse mix of housing will cater to the needs of an ageing population – from medium density housing choices through to lower density housing.

Investments in new road infrastructure will make it safer and easier to move around the area. New active transport pathways will encourage residents to walk and cycle to shops, open space, Lake Trevallyn and the South Esk River, and support a healthier community.

Prospect Vale's role as a tourism destination will be supported by these enhanced connections, as well as the development of new attractions and entertainment facilities, creating new jobs in the local area.

Blackstone Christian Centre's to rezone the land to a Local Business Zone to allow the vacant shopfronts is consistent with the rest of this report including (from the report):

4.1.2 Meander Valley Council Community Strategic Plan 2014 to 2024

The Meander Valley Council Community Strategic Plan 2014 to 2024 (the Strategic Plan), provides a vision for 2024 of:

The backdrop of the Great Western Tiers, the mix of urban lifestyle and rural countryside give Meander Valley its unique look and feel, offering livability and healthy lifestyle choices.

A community working together growing for generations to come.

The proposal will maintain the low density residential character of the locality and enhance the livability and amenity through commercial services. The proposal will reduce car dependency and facility improved health outcomes through a community focal point linked by walking trails.

REQUEST

The Blackstone Christian Centre is at 8 Neptune Drive, and we now formally request to make representation to the notified draft amendment already under consideration by Meander Valley Council and the State Planning Authority that the area on this land title be returned to Local Business Zone to allow us to lease the shops, rather than have them sit vacant.

alongside the development (above) which is situated at both 12 Neptune Drive and 2 Panorama Road (corner of Neptune Drive) under one or both of the following proposed **Discretionary Use Classes** under that proposal:

Business and Professional Services

If for a consulting room, medical centre, veterinary centre, child health clinic, or for the provision of residential support services. This is a core use class of any Local Business area. The use class provides for consulting rooms, banks, post office, real estate office and medical centre among others. None of the uses are envisaged to occur within the master plan, however, the use class is proposed with a qualification consistent with the Low Density Residential Zone. In other words, the SAP maintains the status quo under the State Planning Provisions LDRZ. (Page 11)

Education and Occasional Care

This use class provides for schools and childcare. Neither of these activities are sought in the master plan, however, the demographics of Blackstone Heights are such that a childcare centre or family day care centre could be appropriate in the future. The location would be suitable, given the existing and proposed retail and food services and the separation from adjoining dwellings. (Page 12)

These uses do not cause unreasonable loss of amenities to residential zones, nor compromise or distort an associated hierarchy.

Launceston Family Day Care is a not-for-profit organisation with our complete focus on generating great outcomes for children and families in the communities we work within. This includes not only the delivery of high-quality education and care and early childhood interventions. The partnership with Blackstone Christian Centre is a wonderful opportunity to drive these positive outcomes for children and families further while also delivering great outcomes for the Meander Valley municipality.



Photo of the Blackstone Christian Centre site which was originally zoned for a supermarket and 4 retail shops.



Photos of the already established retail shopfronts at 8 Neptune Drive, Blackstone Heights.

We hope that the work we do in our community is valued, ayou will consider our request favourably.

Regards,

Scott Hudson

Minister
Blackstone Christian Centre
M: 0419 648 043
E: blackstonecentre2018@gmail.com

Kath Hawkins

Manager
Launceston Family Day Care
M: 0438 821 839
E: kath.hawkins@adventurepatch.org.au

Lynne Moran

CEO
Adventure Patch
M: 0408 294 918
E: lynne.moran@adventurepatch.org.au

REFERENCES:

1. [Meander Valley Council - Community Strategic Plan2014 to 2024](#)
2. [2015 Prospect Vale –Blackstone Heights Structure Plan \(Structure Plan\)](#)
3. [Application Report – Draft Amendment 2/2020 - Blackstone Heights Local Business Zone](#)