

From: James Stewart
Sent: 11 Aug 2020 05:38:20 +0000
To: Planning @ Meander Valley Council
Cc: Brett Woolcott;Jo Oliver
Subject: DRAFT Meander Valley LPS - Submission on Substantial Modifications - MEA 23.0 Entally Lodge SAP.
Attachments: MEA-23.0 Entally Lodge Specific Area Plan - Letter of Support.pdf

Good afternoon

Please find attached submission from Woolcott Surveys obo Entally Lodge Pty Ltd, in relation to the substantial modification to the Draft Meander Valley LPS, and in particular the draft Entally Lodge SAP.

If you have any questions regarding the attached, please don't hesitate to give myself or Brett a call.

Kind regards

James Stewart

Senior Town Planner & Accredited Bushfire Hazard Assessor

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Our Ref: 2016-114

Date 11/08/2020

The General Manager
Meander Valley Council
PO BOX 102
Westbury, Tasmania 7303

By email: planning@meander.tas.gov.au

Dear Sir

RE: Representation into the Substantial Modifications to the Draft Meander Valley Local Provision Schedule – MEA-S20.0 Entally Lodge Specific Area Plan

I write in response to requests for representation into the substantial modifications of the Draft Local Provision Schedule for Meander Valley Council, advertised for public comment until close of business on Thursday August 13th, 2020.

Woolcott Surveys on behalf of Entally Lodge Pty Ltd support the proposed inclusion of a Specific Area Plan (SAP) for Entally Lodge as presented in MEA-S20.0.

We agree with the conclusion of the Tasmanian Planning Commission (TPC) in its decision dated 24th February 2020 that the Entally Lodge SAP provides a significant social benefit to part of the municipal area. In accordance with section 32(4)(a) of the *Land Use Planning and Approvals Act 1993*, such a benefit allows consideration of the SAP in addition to the provisions of the SPP's.

The higher density SAP specifically seeks to provide for a range of housing outcomes, by actively promoting Livable Housing, and thus increasing the potential for housing diversity and social inclusion. The SAP provides a set of standards which are specifically aimed to cater for retirees, those with impaired mobility or other specific housing needs.

In conclusion, Woolcott Surveys obo Entally Lodge Pty Ltd supports the SAP as it is written and wishes for this submission to be formally recognised as a letter of support.

If you have any questions regarding the contents of this letter, please don't hesitate to contact me on the numbers provided.

Kind regards
Woolcott Surveys

James Stewart
Town Planner

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