

TASMANIAN PLANNING COMMISSION



Our ref: DOC/21/29825
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17 March 2021

Mr John Jordan
General Manager
Meander Valley Council
PO Box 102
WESTBURY TAS 7303

Attention: Ms Jo Oliver

By email: mail@mvc.tas.gov.au; jo.oliver@mvc.tas.gov.au

Dear Mr Jordan

Meander Valley Interim Planning Scheme 2013
Draft amendment 02-2020
Rezone 2 Panorama Road and part of 12 Neptune Drive, Blackstone Heights from Low Density Residential to Local Business Zone and insert Blackstone Heights Local Business Specific Area Plan

I refer to the above draft amendment and to a hearing held at the Commission's office in Hobart on 16 March 2021 which was adjourned.

The Commission requests the following submission from the planning authority.

1. As it is likely that the Meander Valley draft Local Provisions Schedule (LPS) will come into effect before the draft amendment is determined, Schedule 6 – Savings and Transitional Provisions of the *Land Use Planning and Approvals Act 1993* is relevant.

This provides that the draft amendment is assessed as if it were a draft amendment of an LPS. Although reference to the State Planning Provisions (SPPs) are made in the section 35 report and applicant's supporting report, a more explicit response to section 32(4) of the current provisions of the *Land Use Planning and Approvals Act 1993* that addresses the draft amendment is sought.

2. A number of modifications to the draft amendment were discussed at the hearing, including:
 - (a) Storage as a discretionary use, as identified in the applicant's supporting report and planning authority's section 35 report;
 - (b) reducing the content of the Specific Area Plan (SAP) by removing standards that are included, verbatim, in the Local Business Zone standards of the SPPs; and

- (c) including an additional acceptable solution and performance criterion for setbacks and landscaping for works adjoining folios of the Register 149075/3 and 31446/20.

It is requested that an amended version of the SAP incorporating these modifications is provided to the Commission for consideration.

This information is to be submitted to the Commission by close of business on **Wednesday, 31 March 2021**.

Response submissions from all parties are welcome and must be provided to the Commission no later than 7 days after receipt of the submission from the planning authority.

All submissions are to be provided by email to tpc@planning.tas.gov.au.

All submissions will be made available on the Commission's website at <https://www.planning.tas.gov.au/assessments-and-hearings/current-assessments-and-hearings/ap-mea-2-2020>. 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 Lauren O'Brien, Planning Adviser, on 6165 6813.

Yours sincerely



Peter Fischer
Delegate (Chair)

Cc applicant and representors