

Patrick Earle

From: burnie
Sent: Tuesday, 3 December 2019 11:27 AM
To: burnie
Subject: Representation for the draft Burnie Local Provisions Schedule (BUR LPS)
Attachments: 101203 TPS-SPP Exhibition Submission.pdf; 22642851.png

Representation for the draft Burnie Local Provisions Schedule (BUR LPS)

Question	Response
Name of person or body making representation	
First name	Debbie
Last name	Thomson
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Representation	
I make the following representation in relation to the content and merits of the draft Burnie Local Provisions Schedule as contained in the relevant exhibition documents. If you need more space to make your comments, please prepare on separate document and upload below.	Proposal to separate and re-zone as residential a section of South East Wivenhoe. Proposal to include a regional mixed zone into the TPS-SPP for residential / artisan development.
If you would like to upload additional information or documents to support your representation please upload below. Note: maximum total uploads is 10MB	101203 TPS-SPP Exhibition Submission.pdf
Submission	
	Ready to submit your final representation?

Signature	Link to signature
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Records please register to file 20/5/6 – Tasmanian Planning Scheme

Title: Representation for the draft Burnie Local Provisions Schedule (BUR LPS) - [Name]

Action: to Patrick Earle

OpenForms



This submission advocates the division of Wivenhoe into smaller zones that represent the prevailing uses, topographical limitations, and the future needs of the local and broader community. It propose the segregation and re-zoning of an area of a persistently residential use precinct bounded (fig.1) by Stowport Road in the South & East, the access lane between Corcellis & Smith Streets in the West and the rail corridor and primary school in the North to (for want of a more useful alternative) "Low Density Residential", as described in Section 10 of the proposed Tasmanian Planning Scheme – State Planning Provisions (TPS-SPP).

I further advocate that the remaining "General Industrial" classification between Smith Street & Stowport Road be upgraded to 'Light Industrial' to provide a rational transition between the 'Open Space' (cemetery), "Recreation" (sporting facilities) "Community Purpose" (primary school) & "Local Business" (regional shopping strip) and the "General Industrial" uses to the west.

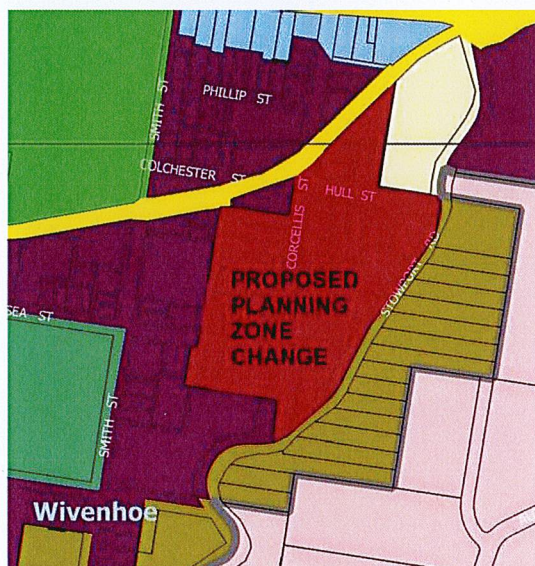


Fig.1 – SPP Map w Overlay

It is fair to say that the TPS_SPP does not appear to draw distinction between the current 'allowed use', 'actual use' or 'suitability for future use' in its application of direct transference from old to new. That whilst the expectation or aspirational approach which appears to have been applied to zoning of this area in the past is recognised, continuous acceptance without contemporary questioning should be considered invalid. Areas such as the subject locality remain as a contradiction to previous planning schemes projected demographic expectations. A directed transference of previous use allowance without investigation constitutes inaction, not evidence based, therefore rational, review.

Arguments in support of this proposal.

- 1) The 1989 Burnie Planning Scheme appears to have envisaged a complete transition of the Wivenhoe area to Industrial use, including the area the subject of this submission. This area has remained largely 'intact' as a residential precinct

and whilst there have been some incursions of “Light Industrial” development (a canvas workshop, a joinery, a builder office) the predominant land use remains (long term) residential (fig 2 - attached). This has remained the case for the life of the previous planning and interim schemes, a period of 30 years. We have not witnessed transition of the area from residential to industrial, nor does this appear likely through the term of the currently proposed TPS_SPP;

Fig.2 – Attached PDF. “LIST Map w Overlay”

- 2) The industrial type uses expectations of 1989 have not attracted the market; the demand has diminished or did not exist in the first place. Probable reasons for this are:
 - a) Allotments in the precinct are generally residential in scale. A majority would have to be amalgamated to meet the minimum requirements for development under “General Industry” or “Light Industrial” zoning (fig 2 - attached),
 - b) The existing allotments are typically steeply sloping and more suitable for smaller “Low Density Housing” use than for larger “General Industrial” use (fig 2 - attached),
 - c) Land more suitable to “General Industrial” development is available elsewhere. The recent clearing of a large area of open, reasonably flat, industrial zoned land in South Burnie there is no longer a need or commercial desire for this neighbourhood to remain industrial,
 - d) Much of the existing industrial development west of the precinct is currently vacant and available for easier occupancy and
 - e) A large area (the flatter western side) of the Wivenhoe “General Industrial” zone is subject to flooding (fig 3). Contemporary industrial users are more aware of their environmental responsibilities and believe Wivenhoe unsuitable for such occupancy.

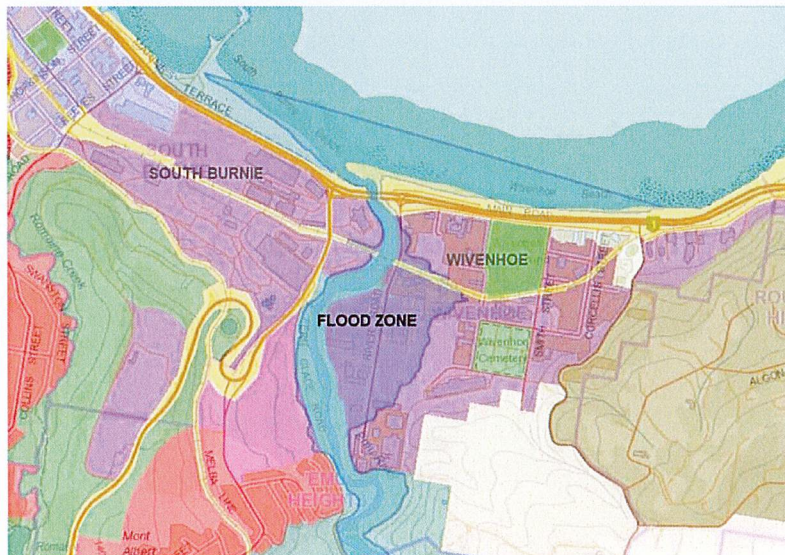


Fig 3 – LIST Map with Emu River Flood overlay.

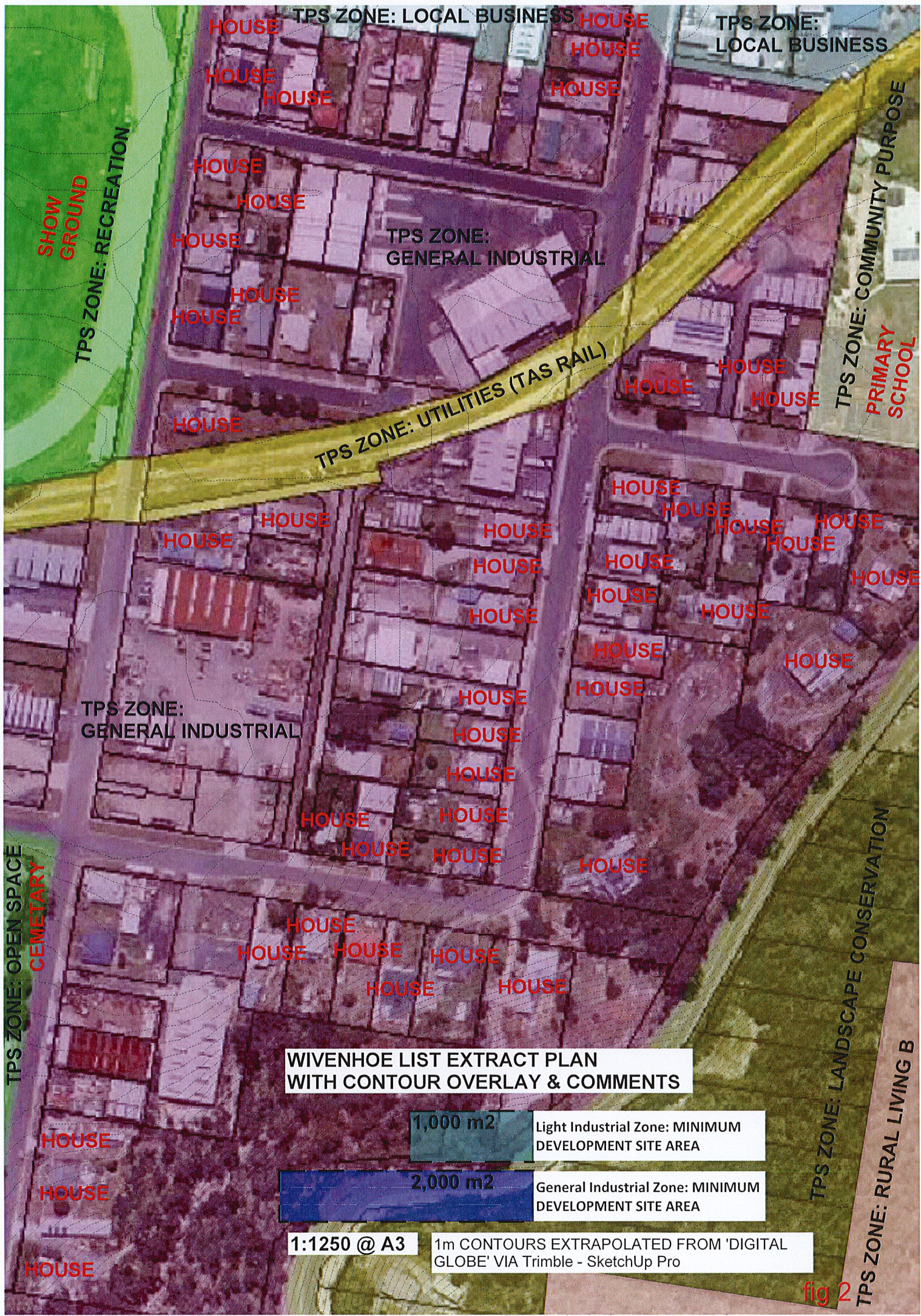
- 3) Ongoing residential occupancy has remained. Probable reasons for this are:
- a) There is a greater need for residential use than for other uses. That fact that the council and planning authorities are currently allowing the rezoning of rural and community use land to residential use in other areas of the municipality acknowledges this.
 - b) The existing houses in Wivenhoe are situated in a neighbourhood that meets all of the prerequisites for good residential planned zones with easy access to shops, schools and public transport. This is more desirable to many residential users than new suburban fringe development.

Further improvements to the TPS_SPP.

I have proposed a changed zoning in a portion of Wivenhoe (as argued above) to "Low Density Residential" This zone exists within the list of currently available and would allow the immediate remediation, from within the TPS-SPP as it stands, of the current dichotomy.

HOWEVER

It is far from a rational fit. The rational fit is an presumably mistaken omission from the use zone options scheduled in the TPS_SPP. An "Urban Mixed Use" zone does exist but a Regional Mixed Use or Residential/Artisan zone does not, yet. Via this submission I additionally advocate the inclusion of such a zone for regional centre, small business (albeit small light industry business) users. This occupancy is common in the SE corner of Wivenhoe, it reinforces the Tasmanian regional resurgence of the commercial artisan and positively reflect the Burnie motto of "City of Makers". It could be scheduled to encourage or incubate existing artisan manufacture that exists outside of code descriptors. I do not see any conflict if the use classes were intelligently listed and this zone adds to the available transition options between Light or General Industry and others uses perceived to be incongruous.



**WIVENHOE LIST EXTRACT PLAN
WITH CONTOUR OVERLAY & COMMENTS**

1,000 m2

Light Industrial Zone: MINIMUM
DEVELOPMENT SITE AREA

2,000 m2

General Industrial Zone: MINIMUM
DEVELOPMENT SITE AREA

1:1250 @ A3

1m CONTOURS EXTRAPOLATED FROM 'DIGITAL
GLOBE' VIA Trimble - SketchUp Pro

fig 2