



9 December 2019

Burnie City Council
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To whom it may concern,

REPRESENTATION TO THE BUR LPS

We write in regard to the draft BUR LPS and in particular the land known as Massey Greene Drive, South Burnie (CT 134067/2).

The site is currently split within the existing Rural Resource and Open Space zones under the interim planning scheme. These zonings are proposed to be translated directly into the BUR LPS, with the Rural and Open Space zones to be applicable, as well as various and necessary overlays.

The entire land title has been identified as being located within the town boundaries of Burnie, and suitable for infill development. Burnie is identified as being within a medium growth scenario, where "demand is driven by internal population change and growth and/or moderate positive inward migration. Growth relies on intensification of existing land supply within designated urban boundaries and/or expansion" (p.66 CCRLUS).

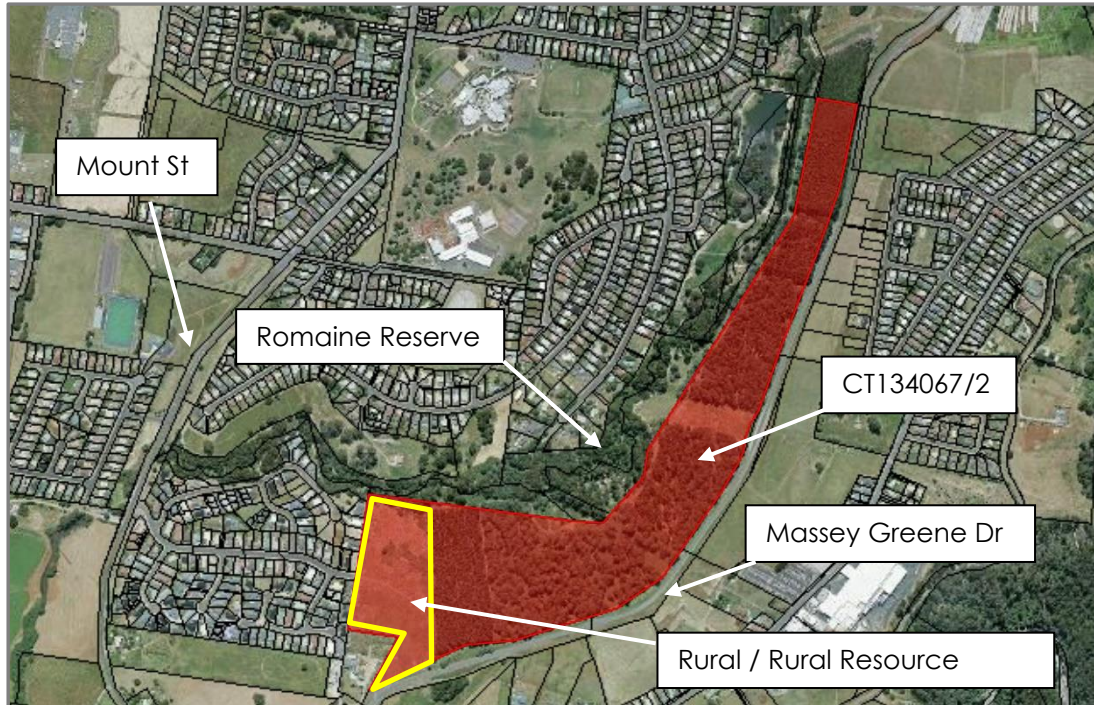


Figure 1. Aerial photo of site (Source: ListMap)

Our client wishes to register concern at the like for like translation approach to the land zoning for the entirety of this site, and the broader potential interactions and implications of the recent Tasmanian Planning Commission decision in relation to this particular approach for an LPS.

The recent decision by the Tasmanian Planning Commission (2019-1) recognises the suitability of the site for residential expansion. The proposed rezoning was rejected solely on the grounds that there is an oversupply of General Residential land within the municipal area.

If indeed there is considered to be an oversupply of General Residential land within the municipality and such oversupply is considered sufficient to refuse logical expansion of the zone within the town boundaries, a like for like translation is no longer appropriate. There is therefore a previously unforeseen responsibility upon the planning authority as part of the LPS process to reassess which sites are zoned as such and prioritise these accordingly.

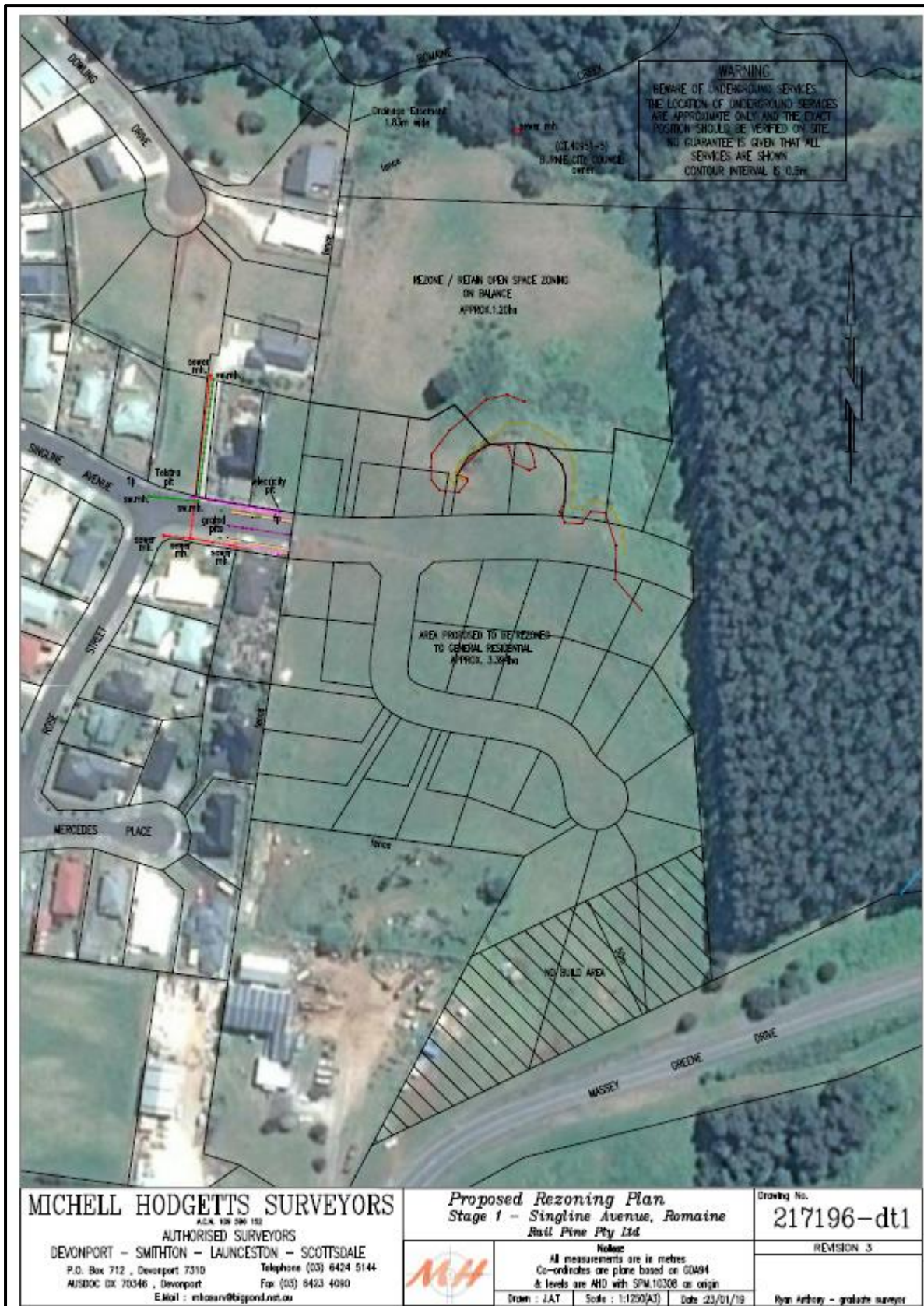


Figure 2. Appropriate division of zoning (General Residential and Open Space)

A like for like translation, with the proposed minor reduction in land to be zoned as General Residential area across the municipal area, does not achieve this prioritisation, and results in land being allocated to this zone without strategic oversight. The LPS process provides a unique opportunity to achieve such strategic oversight, to the benefit of the wider community, providing land which is able to be developed for affordable residential development. In contrast, much of the land zoned for General Residential (current and proposed) requires extensive supporting infrastructure to be implemented prior to any development occurring.

We submit that this portion of the site is most appropriately zoned as General Residential under the Burnie LPS.

Yours sincerely,



Theresia Williams
Director Plan Place Pty Ltd