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21 September 2020

Representation – Draft Glenorchy LPS
26 Negara Crescent, Goodwood

All Urban Planning Pty Ltd has been engaged by the owners of 24 and 26 Negara Crescent, Goodwood and makes representation in relation to the inclusion of the 26 Negara Crescent as a Local Heritage Place under Table C6.1 of the Draft Glenorchy LPS.

The site was purchased to provide for the future expansion of Derwent Marine's operations from 24 Negara Crescent and allow construction of large, shore side work sheds similar to the existing Richardson and Devine ship building operations adjacent to the south at 22 Negara Crescent.

The proposed heritage listing is not supported in that it will severely impact the ability to use and develop the site for marine industrial purposes. In this respect the heritage listing will conflict with Regional Policy SEO 1 of the Southern Tasmanian Regional Land Use Strategy which seeks to protect the strategic economic potential of the Prince of Wales Marine Industry Precinct. For similar reasons the heritage listing is also incompatible with the Purpose of the of the Light Industrial Zone and the Local Area Objectives of the Prince of Wales Marine Industrial Precinct under the Draft LPS.

1. The Site

The site, 26 Negara Crescent (CT 33792/3) is a 1600m^2 triangular shaped lot with frontage to Negara Crescent to the west and the waters of Prince of Wales Bay to the east. The site includes an existing 1920s cottage located centrally on the site. There is an existing slipway and jetty extending to the water to the east.

The site is adjacent to the north of the owners' existing boat building operations (Derwent Marine) at 24 Negara Crescent. That site includes a house close to the Negara Crescent frontage as well as a shed, jetty and slipway to the rear and east adjacent to the water.

To the south at 20-22 Negara Crescent is the existing Richardson and Devine ship building business. That property includes a large 1600m^2, tilt up concrete shed that occupies almost all of that title with the exception of a carparking hardstand area adjacent to the Negara Crescent frontage.

Further to the south at 12-16 Negara Crescent on the other side of Richardson and Devine are three properties owned by the Roche brothers. This land is planned to be developed as a maintenance facility for their ferry fleet including the MONA ROMAs.

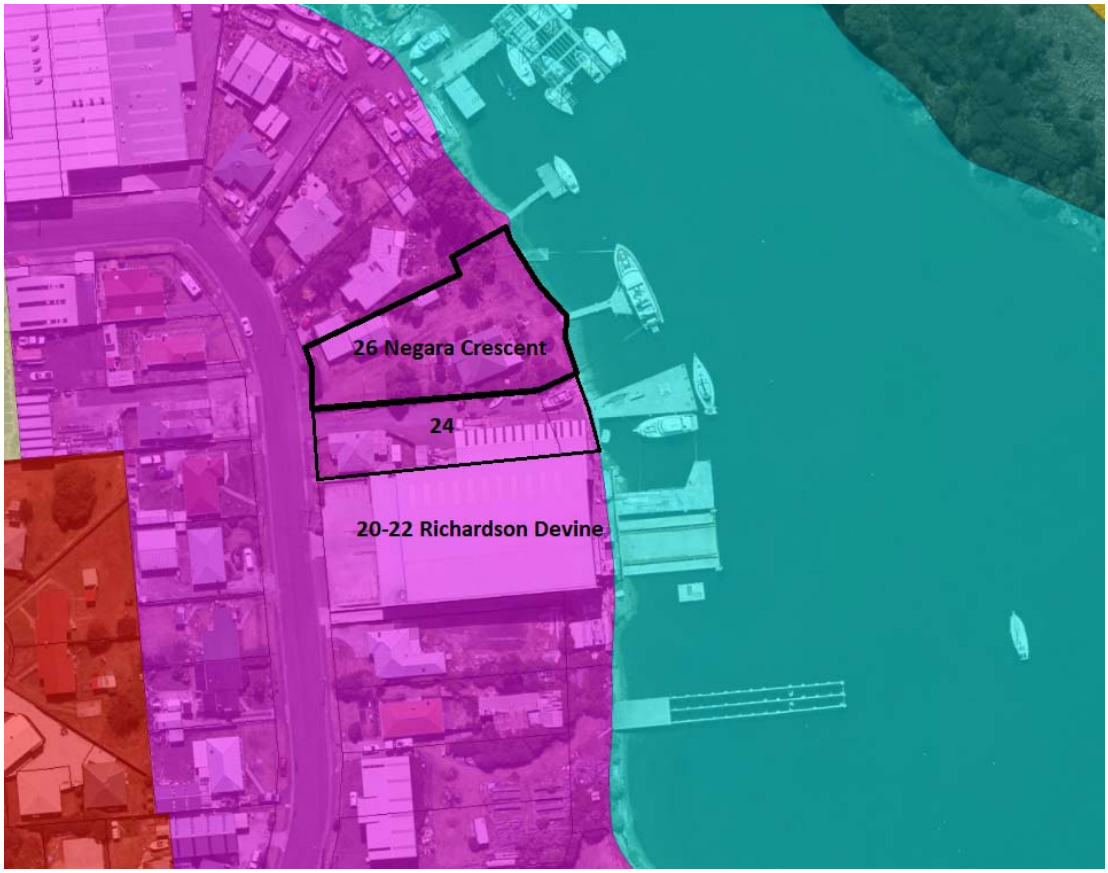

Figure 1 – Location Plan

The surrounding area

The subject site at 26 Negara Crescent forms part of a 7.5ha area of Light Industrial zoning on the western side of Prince of Wales Bay. The area is characterised by a range of light industrial and predominantly marine related uses including Derwent Marine, Richardson Devine, Anchor Wetsuits, Plastic Fabrications Group, Cleanlift, Deman Engineering, Prince of Wales Marine and Backspring Pty Ltd.

The waters of Prince of Wales Bay to the east are zoned Port and Marine. There is another cluster of marine industrial uses located within a separate area of Light Industrial zoning to the south on Gepp Parade and Industrial zoned areas to the east surrounding Incat.

The above areas are collectively described as the Prince of Wales Marine Industrial Precinct and represent Tasmania's premier marine industrial cluster of businesses. The area has long been recognised for its world class maritime engineering skills with sheltered waters and deep-water access. There are no other such areas within the State.

2. The Prince of Wales Marine Industrial Precinct

The Prince of Wales Marine Industry Precinct is identified in the Southern Tasmania Regional Land Use Strategy including Regional Policy SEO 1.1:

> ***SEO 1.1 Protect the following key sites and areas from use and development which would compromise their strategic economic potential through planning scheme provisions**:*
>
> *a. Hobart Port (including Macquarie and Princes Wharves)*
>
> *b. Macquarie Point rail yards; and*
>
> ***c. Princes of Wales Bay marine industry precinct***

Consistent with this Regional Policy, the Draft LPS has applied Light Industrial, Industrial, Port and Marine zoning and the Prince of Wales Bay Marine Industrial Precinct (overlay map GLE-18.1).

The Local Area Objectives for this area under the Draft LPS are to:

> ***(a) support the Prince of Wales Bay Maritime Industrial Precinct's role as a regional multi-user marine and industrial precinct and sheltered anchorage;***
>
> *(b) promote the sustainable management of the Precinct's land and waters (including any future land reclamation processes) by supporting uses of appropriate scale and intensity;*
>
> *(c) support uses which protect the amenity and safety of residents abutting and near the waterfront area, and the safety of recreational boat users, through the implementation of appropriate mitigation measures to manage noise, dust, light spill, increased traffic flow and security requirements; and*
>
> *(d) support opportunities to improve public amenity within the Precinct.*

These provisions are supported.

Light Industrial Zone Standards

The Development Standards of the Light Industrial Zone under the State Planning Provisions support these policy directions and include the following generous standards that provide flexibility for the intended marine industrial uses:

- A permitted height of 10m
- 5.5m front setback
- No side boundary setback
- No site cover limitation.

The proposed isolated heritage listing of 26 Negara Crescent and the associated application of the Development Standards of the Local Historic Heritage Code C6.0 would prevent the construction of industrial scale buildings and are incompatible with the intended uses and development potential under the Zone and Regional Strategy.

Heritage Place Description

The description of 26 Negara Crescent under GLE c6.1.178 of the Draft LPS is as follows:

Description *Circa 1920 house in established gardens.*
Specific Extent *All of CT33792/3.*
Statement of Local Historic Heritage Significance and Historic Heritage Values *One of the earlier buildings in the locality, contrasting with development of the suburb as a large public housing estate in 1947.* *Identified in the Local Provisions Schedule because of:* *(a) Its role in, representation of, or potential for contributing to the understanding of:* *(a)(i) Local history including – as part of the 'Glorious Goodwood' phase of subdivision embodying the theme of low cost housing with modern conveniences and spectacular water views.* *(a)(ii) Not applicable.* *(a)(iii) An unusual InterWar house. Significant attributes include but are not necessarily limited to: its painted vertical board construction, tiled hipped roof featuring a gable wing projecting to the water, timber casement windows, rear skillion, corbelled brick chimney, decorative gable treatment and finial, and a skillion addition at the front replacing an original verandah.* *(a)(iv) Aesthetic characteristics – as a place with a very fine setting addressing the water more-so than the street.* *(b) Its association with:* *(b)(i) Not applicable.* *(b)(ii) Not applicable.*

It is considered that the strategic potential of the site to support the use and development of the Prince of Wales Bay marine industry precinct are of greater importance to Glenorchy than the significance of this place.

3. Summary

The proposed heritage listing is incompatible with Regional Policy SEO 1.1 of the Southern Tasmania Regional Land Use Strategy in that it will frustrate opportunities for the continued

development of the Prince of Wales Bay marine industry precinct and will unacceptably compromise the strategic economic potential of the land.

It is considered that the strategic potential of the site to support the use and development of the Prince of Wales Bay marine industry precinct are of greater importance to Glenorchy than the significance of this place.

It is submitted that the listing of 26 Negara Crescent should be deleted from Table C6.1 of the Draft LPS.

I would welcome the opportunity to discuss further as necessary and can be contacted on 0400109582.

Yours sincerely

Frazer Read
Principal
All Urban Planning Pty Ltd