

Representation No. 13

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From: council@circularhead.tas.gov.au <council@circularhead.tas.gov.au>

Sent: Wednesday, 8 April 2020 5:09 PM

To: Circular Head Council <council@circularhead.tas.gov.au>

Subject: Draft Planning Scheme Feedback Form

Contact Details

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Comments: submission from Wallace and Walters Builders to LPS

Attach File: Wallace-and-Walters-to-CHC-re-LPS.pdf, type application/pdf, 78.6 KB

Wallace and Walters Builders

8/4/2020

Circular Head Council
Po Box 348
Smithton

Attention Mr Scott Riley

Re; Public Comment on LPS

Dear Scott

It is great to see Circular Head moving on with planning reform, we in the building industry are very keen to see planning simplified and we have been told that the new State scheme should do that.

We take this opportunity to respond to the proposed new local provisions and new planning scheme, but also to make a statement as to what think are the key issues around planning that we hope council has front of mind as we progress through this process.

One of the big struggles is finding suitable good land to build on. Its ok building commercial properties in town but so much of our industry relies on the building of new houses and really there are very few good options where we can build for our customers. For the young apprentices and tradies of our region to remain amongst the best in the state we need them building new energy efficient homes that use new technologies and expand our skills and capabilities. Those opportunities need good sites that people can justify the expense of building a high-quality home on.

Thankfully we ourselves have each been able to secure a decent building block in Stanley but we are the lucky ones. The provision of new, top quality and build ready land as brought by the proposed new land release beside the golf course cannot come soon enough. We encourage the council to resist what we understand is advice by Hobart to add more overlays and more restrictive zones for that land, and for that matter around Stanley generally. Yes we need a good structure for managing the heritage of Stanley but we don't need more planning restrictions that make it harder to provide for the market.

Another area that really needs to grow is the area around Hellyer/ Rocky Cape, we know there are people who want to move there being closer to Wynyard and the like, but its too expensive to buy an existing place only to knock it down so a modern and contemporary house can be built. Well do we know that is the most expensive way to do it, we are about to start a project that is exactly that; knocking down the existing half decent house at Hellyer makes the site we will be redeveloping the most expensive block of land on the whole North West Coast.

So we support council in its writing of local objectives for our coastal areas, our rural villages and all the other places that people want to live, work and grow their families. We hope the objectives apply for the greater area and locality, as it is written in the proposed scheme it appears to only be for patches and not the area that it is trying to make a local objective for.

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We trust that council's vision for growing our population and providing opportunities for our people will be the primary focus as they develop this new planning document. We feel strongly that the people who are best placed to say how we need to progress are the people who live here. We understand that the idea is one state-wide scheme, but you must wonder how much of these new zones and overlays is actually good for a rural and remote district such as ours.

Thankyou for the opportunity to respond, we look forward to discussing our letter with you in good time.

Kind regards

Wallace and Walters Builders
Brett Walters
David Wallace