

8 December 2019

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Mr John Ramsay
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Tasmanian Planning Commission
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Dear Mr Ramsay,

CENTRAL COAST DRAFT LOCAL PROVISIONS SCHEDULE (LPS)
SUPPORTING INFORMATION FOR REPRESENTATION 84, WESTELLA
DRIVE, TURNERS BEACH

The purpose of this letter is to provide a written submission to the matters identified in the directions schedule ("the schedule") dated 22 November 2019 that related to representation 84.

Additional matters that were identified in the schedule associated with representation 84 included:

1. availability of services;
2. adequacy of access to the site and any traffic impacts that may be associated with the zoning sought by the representation;
3. commercial land supply and demand analysis; and
4. consideration of any potential land use conflicts as a result of the zoning sought by the representation.

The following information addresses each of the identified matters and should be read in conjunction with representation 84.

1. Availability of services

An existing services has been prepared for the site. It shows the indicative location of TasWater water and sewer mains and existing stormwater infrastructure. An overhead power line runs parallel to the Westella Road frontage at the western end. The services plan is enclosed.

2. Access and traffic impact

An access and traffic impact assessment focussing on commercial development of the site has been prepared by Traffic and Civil Services (TCS). It concludes that commercial development of the site is feasible and supported on traffic grounds adding that the existing Bass Highway interchanges are constructed to a high standard and have capacity for increased traffic volumes. The assessment is enclosed.

3. Commercial land supply analysis

The land supply analysis that was undertaken to inform the representation is enclosed. It demonstrates that there is an absence of suitably zoned land under

the Central Coast Interim Planning Scheme 2013 and the LPS that allows (unqualified) Bulky goods sales uses.

Demand for land that allows (unqualified) Bulky goods sales uses is quantified by the fact that an existing caravan sales and servicing business is seeking to expand but is unable to because there is an absence of suitably zoned land under the Central Coast Interim Planning Scheme 2013. This will not be improved by the adoption of the Central Coast Local Provisions Schedule in its current form.

4. Potential land use conflicts

Potential land use conflicts that may arise as a result of the zoning sought by the representation will primarily be due to incompatibility between uses that will be permissible by the zone and adjacent General Residential zoned land and existing dwellings to the south and south-east of the site.

Under the LPS, the site is proposed to be zoned Rural. It will therefore be capable of being developed for uses that are allowable under the Use Table of the Rural zone, provided that applicable scheme provision are met.

Table 1 lists the use classes contained in Table 20.2 of the State Planning Provisions (SPPs) and compares them to uses under the respective Use Tables for the Local Business and Commercial zones of the SPPs.

Table 1

Use Class	Local Business Zone				Commercial Zone			
	NPR ¹	P ²	D ³	PR ⁴	NPR	P	D	PR
No Permit Required								
Natural and Cultural Values Management	✓				✓			
Passive Recreation	✓				✓			
Resource Development				✓				✓
Utilities (if for minor utilities)	✓				✓			
Permitted								
Business and Professional Services	✓						✓	
If for:								
(a) a veterinary centre; or								
(b) an agribusiness consultant or agricultural consultant.								
Domestic Animal Breeding, Boarding or Training				✓				✓
Educational and Occasional Care		✓					✓	
If associated with Resource Development or Resource Processing								
Emergency Services		✓				✓		

¹ No Permit Required

² Permitted

³ Discretionary

⁴ Prohibited

Use Class	Local Business Zone				Commercial Zone			
	NPR ¹	P ²	D ³	PR ⁴	NPR	P	D	PR
Extractive Industry				✓				✓
Food Services	✓						✓	
If associated with Resource Development or Resource Processing								
General Retail and Hire	✓						✓	
If associated with Resource Development or Resource Processing								
Manufacturing and Processing			✓				✓	
If associated with Resource Development or Resource Processing								
Pleasure Boat Facility		✓						✓
If for a boat ramp								
Research and Development		✓					✓	
If associated with Resource Development or Resource Processing								
Residential	✓	✓	✓					✓
If for:								
(a) a home based business in an existing dwelling; or								
(b) alterations or extensions to an existing dwelling.								
Resource Processing			✓				✓	
Storage			✓			✓		
If for:								
(a) a contractors yard;								
(b) freezing and cooling storage;								
(c) grain storage;								
(d) a liquid, solid or gas fuel depot; or								
(e) a woodyard.								
Utilities			✓				✓	
If not listed as No Permit Required.								
Visitor Accommodation		✓	✓				✓	
If for guests accommodated within an existing building.								
Discretionary								
Bulky Goods Sales		✓				✓		
If for:								

Use Class	Local Business Zone				Commercial Zone			
	NPR ¹	P ²	D ³	PR ⁴	NPR	P	D	PR
(a) a supplier for Extractive Industry, Resource Development or Resource Processing;								
(b) a garden and landscaping materials supplier;								
(c) a timber yard; or								
(d) rural supplies								
Business and Professional Services	✓						✓	
Community Meeting and Entertainment		✓					✓	
Crematoria and Cemeteries				✓				✓
Custodial Facility				✓				✓
Educational and Occasional Care		✓					✓	
Food Services	✓						✓	
General Retail and Hire	✓						✓	
Manufacturing and Processing			✓				✓	
Motor Racing Facility				✓				✓
Pleasure Boat Facility			✓					✓
Recycling and Waste Disposal				✓				✓
Research and Development		✓					✓	
Residential	✓	✓						✓
If for a single dwelling and not restricted by an existing agreement under section 71 of the Act.								
Service Industry			✓			✓		
If associated with Extractive Industry, Resource Development or Resource Processing.								
Sports and Recreation		✓					✓	
Storage			✓			✓		
Tourist Operation			✓				✓	
Transport Depot and Distribution			✓				✓	
Visitor Accommodation		✓	✓				✓	

Uses that are permissible within the Rural, Local Business and Commercial zones are listed in Table 2 below.

Table 2

Use Class	Sub-uses	Discussion
Natural and Cultural Values Management	national parks, historic places and sites	The use class has a NPR status in all zones.

Use Class	Sub-uses	Discussion
Passive Recreation	public parks, gardens and playgrounds, foreshore and riparian reserves	The use class has a NPR status in all zones.
Utilities (minor)	footpath, cycle path, stormwater channel, water and sewer pipes, retention basin, telecommunications lines, gas pipelines, electricity substations and power lines (not exceeding 110kV)	The use class has a NPR status in all zones
Business and Professional Services	bank, call centre, consulting room, funeral parlour, medical centre, office, post office, real estate agency, residential support services, travel agency and veterinary centre	The use class is unqualified as a NPR status in the Local Business zone and D status in the Rural and Commercial zones.
Educational and Occasional Care	childcare centre, day respite centre, employment training centre, kindergarten, primary school, secondary school, tertiary institution	The use class is unqualified as a P status in the Local Business zone and D status in the Rural and Commercial zones.
Emergency Services	ambulance station, fire station, police station	The use class is unqualified as a P status in all zones.
Food Services	cafe, restaurant, takeaway food premises	The use class is unqualified as a NPR status in the Local Business zone and D status in the Rural and Commercial zones.
General Retail and Hire	adult sex product shop, amusement parlour, beauty salon, betting agency, bottle shop, cellar door sales, commercial art gallery, department store, hairdresser, market, primary produce sales, local shop, shop, shop front dry cleaner, supermarket	The use class is unqualified as a NPR status in the Local Business zone and D status in the Rural and Commercial zones.
Manufacturing and Processing	boat building, brick making, cement works, furniture making, glass manufacturing, metal and wood fabrication, mineral processing, textile manufacturing	The use class is unqualified as a D status in all zones.
Research and Development	industry and sector research and development laboratories	The use class is unqualified as a D status in all zones.
Resource Processing	abattoir, animal saleyard, cheese factory, fish processing, milk processing, winery, brewery, cidery, distillery, sawmilling	The use class is unqualified as a P status in the Rural zone qualified to food and beverage production only as a D status in the Local Business and Commercial zones.

Use Class	Sub-uses	Discussion
Storage	boat and caravan storage, self-storage, contractors yard, freezing and cool storage, liquid fuel depot, solid fuel depot, vehicle storage, warehouse, woodyard	The use is unqualified as a D status in the Local Business and Rural zones and a P status in the Commercial zone.
Utilities	electrical sub-station or powerline, gas water or sewerage main, optic fibre main or distribution hub, pumping station, railway line, retention basin, road, sewerage treatment plant, stormwater or flood water drain, water storage dam and weir	The use class is unqualified as a D status in the Local Business zone and P status in the Rural and Commercial zones.
Visitor Accommodation	backpackers hostel, camping and caravan park, holiday cabin, motel, overnight camping area, residential hotel and serviced apartment complex	The use class is unqualified as a D status in the Local Business and Rural zones and qualified to existing Visitor Accommodation uses only as a D status in the Commercial zone.
Bulky Goods Sales	garden and landscaping materials suppliers, timber yards, trade suppliers, showrooms for furniture, electrical goods and floor coverings, motor vehicle, boat and caravan sales	<p>The use class is unqualified as a P status in the Local Business and Commercial zones and qualified as a D status in the Rural zone to the following sub-uses:</p> <ul style="list-style-type: none"> • supplier for Extractive Industry, Resource Development or Resource Processing uses • garden and landscaping materials supplier • timber yard • rural supplies
Community Meeting and Entertainment	art and craft centre, place of worship, cinema, civic centre, function centre, library, museum, public art gallery, public hall and theatre, community centre and neighbourhood centre	The use class is unqualified as a P status in the Local Business zone and as a D status in the Rural and Commercial zones.
Service Industry	car wash, commercial laundry, electrical repairs, motor repairs, panel beating	The use class is unqualified as a D status in the Local Business zone and a P status in the Commercial zone. It is qualified as a D status in the Rural zone where it is associated with Extractive Industry, Resource Development or Resource Processing uses.

Use Class	Sub-uses	Discussion
Tourist Operation	theme park, visitors centre or interpretation centre, wildlife park and zoo	The use class is unqualified as a D status in all zones.
Transport Depot and Distribution	airport, bus terminal, council depot, heliport, mail centre, railway station, road or rail freight terminal, taxi depot	The use class is unqualified as a D status in all zones.

Uses that are permissible in the Rural zone, but prohibited in the Local Business and Commercial zones are listed in Table 3 below.

Table 3

Use Class	Sub-uses
Resource Development	agriculture, aquaculture, controlled environment agriculture, crop production, horse stud, intensive animal husbandry, plantation forestry, forest operations, turf growing, marine farming shore facility
Domestic Animal Breeding, Boarding or Training	animal pound, cattery, kennel
Extractive Industry	mining, quarrying, sand mining
Crematoria and Cemeteries	human or animal burial or cremation
Custodial Facility	prison, remand centre, detention facility
Recycling and Waste Disposal	recycling depot, refuse disposal site, scrap yard, vehicle wrecking yard, waste transfer station
Motor Racing Facility	vehicle racing tracks, vehicle testing tracks

Uses that are prohibited in the Rural zone, but permissible in the Local Business zone are listed in Table 4 below.

Table 4

Use Class	Sub-uses
Hotel Industry	hotel, bar, nightclub, adult entertainment venue, tavern
Equipment and Machinery Sales and Hire	display, selling or hiring of plant, equipment or machinery associated with cargo-handling, construction, earth-moving, farming, industry and mining
Vehicle Fuel Sales and Service	service station
Vehicle Parking	single and multi-storey car parks

Uses that are prohibited in the Rural zone, but permissible in the Commercial zone are listed in Table 5 below.

Table 5

Use Class	Sub-uses
Hotel Industry ⁵	hotel, bar, nightclub, adult entertainment venue, tavern
Equipment and Machinery Sales and Hire	display, selling or hiring of plant, equipment or machinery associated with cargo-handling, construction, earth-moving, farming, industry and mining
Vehicle Fuel Sales and Service	service station
Vehicle Parking	single and multi-storey car parks

Of the 30 separate Use Classes that are listed under Table 20.2 of the SPPs, 19 (or 63%) will also be permissible within the Local Business and Commercial zones in some form (refer to Table 2). The zoning sought by the representation will therefore not result in any additional land use conflicts with respect to these Use Classes.

The zoning sought by the representation will prohibit less desirable uses from being able to establish on the site in terms of potential conflicts with adjacent residential uses including, but not limited to (refer to Table 3):

- agriculture (particulates, odour);
- animal pounds, catteries and kennels (noise, odour);
- crematoria (particulates, odour);
- recycling and waste disposal (noise, odour)
- resource processing (limiting the use to food and beverage production only)

Prohibition of these uses is considered to be a positive outcome for the site and surrounding area in terms of limiting potential land use conflicts that may arise from these activities.

The zoning sought by the representation will allow use and development to be considered under the Hotel Industry, Equipment and Machinery Sales and Hire, Vehicle Fuel Sales and Service and Vehicle Parking Use Classes which would be prohibited under the Rural zone (refer to Tables 4 and 5).

Whilst they are new Use Classes that could be introduced to the site, they are considered to have similar impacts as the permissible uses listed under Table 2 in terms of potential impacts on nearby residential uses. For example:

- a hotel or bar operates similarly to a café or restaurant in terms of provision of food and beverage. Further, sub-uses of the Hotel Industry Use Class generally require licenses under other legislation which seek to regulate and manage potential conflicts (*Liquor Licensing Act 1990, Gaming Control Act 1993*).
- sub-uses of the Equipment and Machinery Sales and Hire Use Class are similar to sub-uses of the Storage and Bulky Goods Sales Use Classes.
- the site is capable of being used to store gas, liquid and solid fuels which are sub-uses of the Storage Use Class.

⁵ If for alterations or extensions to an existing Hotel Industry

- the site is capable of being used for the parking and storage of cars and caravans which is a sub-use of the Storage Use Class.

Potential land use conflict that may occur as a result of use and development permissible under the zoning sought by the representation are able to be controlled or managed through the application of respective scheme use and development standards. Further ability to manage and control potential adverse impacts of use and development is afforded by clause 6.11 of the SPPs through the application of permit conditions.

On this basis, it is considered that the zoning sought by the representation is highly unlikely to result in land use conflict with the adjacent General Residential zoned land and existing dwellings above that which may be incurred by the Rural zone which is proposed to apply to the site under the LPS in its current form.

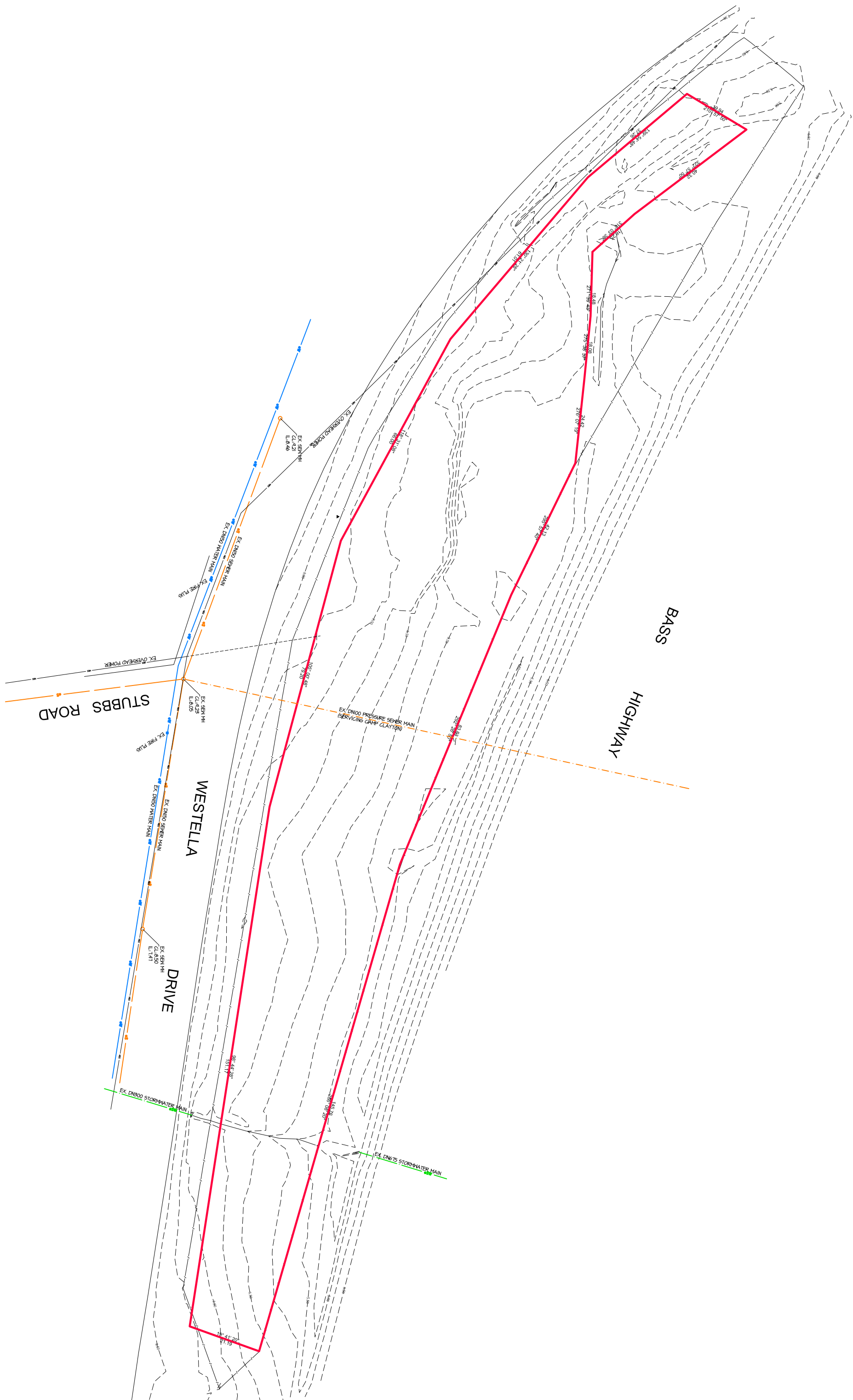
Yours faithfully

6ty° Pty Ltd



George Walker

Director/Planning Consultant



3rd January 2020

Mr George Walker

Director

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ACCESS AND TRAFFIC IMPACTS OF COMMERCIAL DEVELOPMENT OF CT 115441/1, WESTELLA DRIVE, TURNERS BEACH

This letter is to provide advice on access and traffic impacts arising from commercial development of CT 115441/1 Westella Road, Turners Beach. Sight distance, impact on the broader network and the standard of access required.

1) The Site

The site consists of a long narrow land parcel some 1.35Ha in area and characteristically some 370m long and 40m wide. The land is currently zoned Rural Resource in accordance with the Central Coast Interim Planning Scheme. Figure 1 shows the site.

Figure 1 – Site Location CT 115441/1 Westella Road, Turners Beach



Source: The List, DPIPWE

2) The Transport Network

The local transport system consists of local roads connected to Westella Drive and the Bass Highway. Westella Drive is connected with the Bass Highway via Turners Beach Road and Eastland's Drive Interchanges 1060m east and 2100m west of the development site respectively. There is also an on ramp to the Bass Highway from the Forth Road roundabout.

Bass Highway is a Limited Access State Road. The Bass Highway and Westella Drive are part of the Tasmanian 26m B Double Network.

The Bass Highway interchanges are constructed to a high standard and have capacity for much more traffic. The Turners Beach Road / Westella Drive intersection is managed with a roundabout and the Eastland Drive / Westella Drive intersection is managed with a channelized Right Turn facility, both intersections operating at traffic levels well below capacity.

Westella Drive has a Collector Road function linking the local road network south of the Bass Highway with the Bass Highway. Forth Road and Stubbs Road form a rural loop extending south of Westella Drive to Forth.

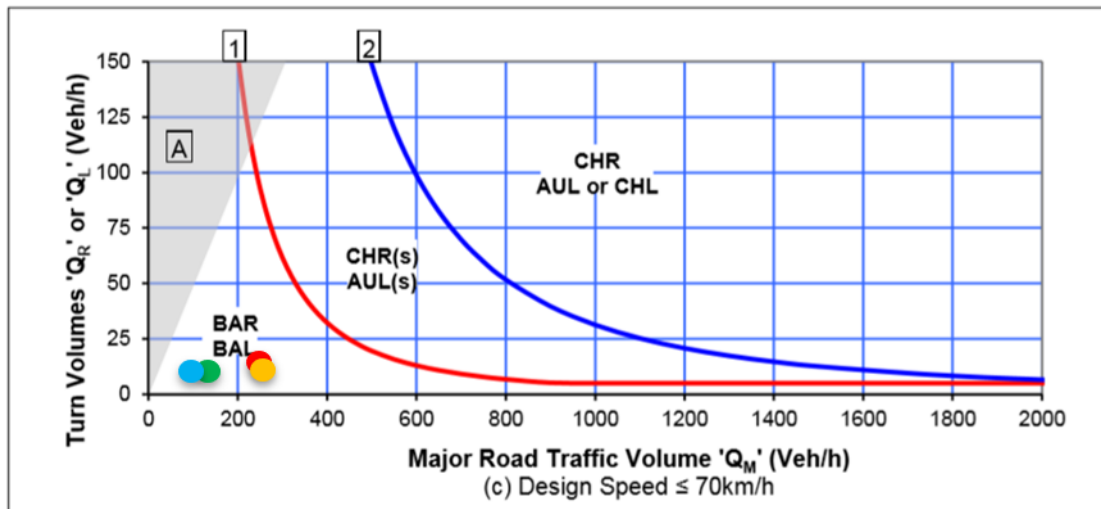
The development site has the advantage of nearby access to the Forth Road roundabout for west bound access to the Bass Highway and the Turners Beach Road roundabout for east bound access to the Bass Highway.

3) Access requirements

Traffic activity on Westella Drive is estimated at 2,300 vpd and the speed limit in the vicinity of the development site is 60km/h. Commercial development of the site warrants BAR and BAL access standard based on Austroads Guidelines, the volume of through traffic, the role and function of the road and estimated turning traffic generated by development of the site. Figure 2 shows access layout required. Figure 4 shows indicative BAR and BAL layout.

Adequate sight distance is available to satisfy Austroads Safe Intersection Sight Distance requirements, see figure 3.

Figure 2 – BAR and BAL Access Layout based on Austroads guidelines



Peak Hour Movement Summary(vph)		
AM	Turns	Total Effected Flow
Left In	10	140
Right In	10	250

Peak Hour Movement Summary(vph)		
PM	Turns	Total Effected Flow
Left In	10	100
Right In	10	250

Figure 3 – Safe Intersection Site Distance (SISD) requirements

Junction Major Rd - Minor Rd	Speed Limit (km/h)	Speed Environment (km/h)	Austroads	Current	
			SISD (m)	Road frontage sight distance	
				Available	
				Left(m)	Right(m)
Westella Drive - Stubbs Road	60	60	123	250	250
Westella Drive - LCS Access	60	60	123	185	205

Compliant
 Non Compliant
 Marginal

Through traffic activity on Westella Drive of over 500 vph (or 5,000 vpd) and right turn activity of over 25 vph at the development site access could potentially trigger upgrading from a BAR to a CHR(s). A BAR is a basic right turn facility while a CHR(s) is a channelized short right turn lane facility.

5) Council access standards

Council access standards should be satisfied for Commercial development:

- Provision of driveable culvert headwalls
- Setback of property gate at least 20m from edge of seal on Westella Drive
- Sealing of the property access from edge of seal on Westella Drive to the property gate.

6) Conclusion

The commercial development of the site is feasible and supported on traffic grounds subject to the considerations described above and satisfaction of Central Coast Interim Planning Scheme 2013 requirements.

7) Assessor Credentials

Richard Burk is a qualified Traffic and Civil Engineer with over 30 years of experience with State and Local Government in the Roads and Traffic industry in Tasmania. Visit www.trafficandcivil.com.au .

Yours faithfully



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Commercial Land Supply Analysis**Central Coast IPS - Bulky Goods Sales use zone permissibility and spatial analysis**

Zone	Status	Qualification
Village	Discretionary	
Local Business	Permitted	If – (a) a garden centre for the retail sale of plants, landscaping, and gardening supplies and equipment; (b) floor coverings, furniture, or white goods; (c) building supplies and hardware; (d) office and hospitality supplies; and (e) gross floor area of not more than 300m ²
	Discretionary	
General Business	Permitted	If – (a) garden centre for the retail sale of plants, landscaping, and gardening supplies and equipment; (b) floor coverings, furniture, or white goods; or (c) building supplies and hardware (d) office and hospitality supplies
	Discretionary	
Commercial	Permitted	If not retail sale of foodstuffs or clothing
	Discretionary	If for sale of foodstuff and clothing
Light Industrial	Discretionary	If wholesale of building materials, construction aggregates, and garden and landscape material
General Industrial	Discretionary	If wholesale of building materials, construction aggregates, and garden and landscape material
Rural Resource	Discretionary	If wholesale of agricultural product or supplies, construction aggregate, harvested native resources, landscape or garden material, plants, or timber produced on land in the zone

Village Zone

- 12.88ha of Village zoned land located at **North Motton** which is located approximately 7km south-west of the Ulverstone business district.

Figure 1 - North Motton Village Zone



- Other Village zoned land includes **South Riana** (9.86ha) which is located approximately 18km south-west of the Ulverstone business district and **Sprent** (10.93ha) which is located approximately 11.5km south of the Ulverstone business district.

Figure 2 - South Riana Village Zone



Figure 3 - Sprent Village Zone



- The majority of lots within the identified Village zoned land are typically between 1,500m² and 2,500m² and contain single dwellings.
- Larger lots are typically associated with public and community uses including churches, cemeteries, schools and public open space.

Local Business Zone

- 1.55ha of Local Business zoned land located in **Forth**. This land is located over three separate clusters on the northern side of Forth Road between Walker Street to the west and Grove Street to the east.
- The majority of land is developed and contains a petrol station and convenience store, pub and community hall. Forth is located approximately 2.9km inland from the Bass Highway.

Figure 4 - Forth Local Business Zone



- 2.12ha of Local Business zoned land located at **West Ulverstone**. This land comprises several smaller lots that are developed. There are no vacant lots.

Figure 5 - West Ulverstone Local Business Zone

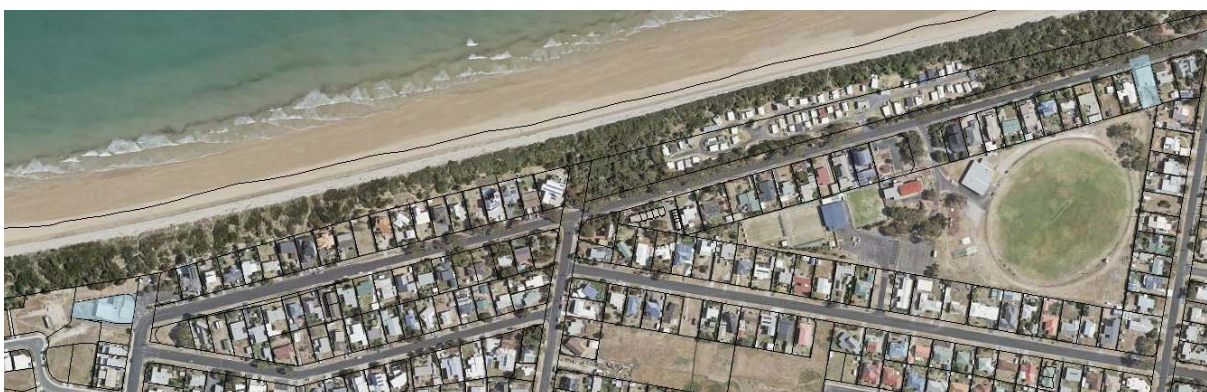
- 6.6ha of Local Business zoned land located at **Penguin**. This land comprises small lots. The land is established with a compact form of development. There are not vacant lots that would be suitable for the proposed use. There are also traffic management constraints.

Figure 6 - Penguin Local Business Zone



- 3,442m² of Local Business zoned land located over two separate lots in **Turners Beach**.

Figure 7 - Turners Beach Local Business Zone



- 2,043m² of Local Business zoned land located over two adjoining lots in **Gawler**.

Figure 8 - Gawler Local Business Zone



General Business Zone

- 25.12ha of General Business zoned land located in the **Ulverstone** business district. The land is fully developed.
- There are significant traffic management constraints associated with establishing a caravan sales and servicing use within the zone.

Figure 9 - Ulverstone General Business Zone



Commercial Zone

West Ulverstone

Address	Site Area (m ²)	Status	Current Use
3 South Road	879.6	Developed	Tyre service
13 Queen Street	1,042	Developed	Tyre service
17 Hobbs Parade	707	Developed	Tattoo studio
15 Hobbs Parade	500.3	Developed	Takeaway store Accountant practice
22 Queen Street	1,274 682 786.3	Developed	Building supply and hardware
24 Queen Street	849.3	Developed	Single dwelling

Figure 10 - West Ulverstone Commercial Zone



Ulverstone

Address	Site Area (m ²)	Status	Current Use
6 James Street	2,283	Developed	Motor servicing and repair
2 Dysons Lane	552.1	Developed	Motor servicing and repair

4 Dysons Lane	13,560	Developed	Garden supplies Concrete batching plant Caravan and motorhome servicing and repair Glass supplies
9 Dysons Lane	1,606	Developed	Plumbing contractors yard
7 Dysons Lane	873.5	Developed	Motor servicing and repair
5 Dysons Lane	830.7	Developed	Unknown
3 Dysons Lane	856.2	Developed	Mower and chainsaw sales and service
1 Dysons Lane	1,222	Developed	Bodyworks
96-100 Eastland Drive	13,060	Developed	Funeral services including crematoria and cemetery
102 Eastland Drive	5,609 2,116	Developed	Boat sales and service Storage
104 Eastland Drive	3,686	Developed	Caravan sales and service
109 Eastland Drive	1,960	Developed	Grocery store
111 Eastland Drive	4,850	Developed	Building contractors yard and showroom
113-115 Eastland Drive	8,024	Developed	Research laboratory
117 Eastland Drive	4,658	Developed	Postal delivery centre
2 Fieldings Way	2,319	Developed	Unknown
5 Fieldings Way	3,319	Developed	Freight distribution
3 Fieldings Way	1,571 1,323	Developed	Vehicle sales
3 Industrial Drive	3,906	Developed	Heavy vehicle and machinery repairs

Figure 11 - Ulverstone Commercial Zone - James Street



Figure 12 - Ulverstone Commercial Zone - Dysons Lane



Figure 13 - Ulverstone Commercial Zone - Eastland Drive and Fieldings Ways



Summary

- 8.49ha of Commercial zoned land under the Central Coast IPS (excluding road casements).
- 29 lots in total.
- Average lot size of 2,927m².
- There are no vacant lots.

Bulky goods sales for caravan sales and servicing

- prohibited within the Light Industrial, General Industrial and Rural Resource zones
- permitted within the Commercial zone

- discretionary within the Village, Local Business and General Business zone.
- Most desirable zone to accommodate caravan sales and servicing use is the Commercial zone. It is the only zone that provides a permitted pathway for the use which indicates its suitability for the zone.
- It is not desirable to located the use within the Village, Local Business or General Business zone for several reasons which include:
 - Disconnection to large urban settlements and commercial nodes
 - Lack of exposure from high volume road corridors
 - Lack of suitably sized lots
 - Lack of commercial viability
 - Traffic management issues
 - Use is not appropriate in these zones due to compact and diversified nature of uses, surrounding or nearby sensitive uses and the use not aligning to the primacy of the underlying zone

Central Coast LPS - Bulky Goods Sales use zone permissibility and spatial analysis

Zone	Status	Qualification
Village	Discretionary	
Local Business	Permitted	
General Business	Permitted	
Commercial	Permitted	
Light Industrial	Discretionary	If for: (a) a supplier for Extractive Industry, Resource Development or Resource Processing (b) a garden and landscaping materials, trade or hardware supplier (c) timber yard
General Industrial	Discretionary	If for: (a) a supplier for Extractive Industry, Resource Development or Resource Processing (b) a garden and landscaping materials, trade or hardware supplier (c) timber yard
Rural	Discretionary	If for: (a) a supplier for Extractive Industry, Resource Development or Resource Processing (b) a garden and landscaping materials, trade or hardware supplier (c) timber yard (d) rural supplies
Agriculture	Discretionary	If for: (a) a supplier for Extractive Industry, Resource Development or Resource Processing (b) a garden and landscaping materials, trade or hardware supplier (c) timber yard

Bulky goods sales for caravan sales and servicing

- discretionary within the Village zone. Use not suitable in the extant Village zone
- permitted with no qualifications within the Local Business, General Business and Commercial zones
- not suitable for LB or GB zones
- no land within Commercial zone available
- prohibited within the Light Industrial, General Industrial, Rural and Agriculture zones

Spatial change to zones between IPS and LPS

Zone	IPS	LPS	Change
Village	33.67ha	34.7ha	+0.997ha
Local Business	10.81ha	10.935ha	+0.1207ha
General Business	25.12ha	25.12ha	-
Commercial	8.49ha	8.36	-0.1207ha

- the area of Village zoned land within the LPS will increase by 0.99ha. this increase will reflect an expansion of the zone to the south and west of the existing zoning in Sprent. The area of Village zoned land in North Motton, and South Riana will not change.
- the area of Local Business zoned land will increase by 0.1207ha which corresponds to the two lots located at 15 and 17 Hobbs Parade, West Ulverstone. These lots are zoned Commercial under the IPS.
- the area of General Business zoned land will not change.
- the area of Commercial zoned land will decrease by 0.1207ha which is representative of the zone swap at 15 and 17 Hobbs Parade.
- existing nodes of Commercial zoned land are locked and unable to be expanded due to development surrounding each node. There is no vacant land adjacent to existing Commercial zoned nodes which restricts the ability to expand.