

13 July 2021

Our ref.: LPS2019

Tasmanian Planning Commission
GPO Box 1691
HOBART TAS 7001

Dear Sir/Madam

FURTHER COMMENT ON SUBMISSIONS and DIRECTION TO SUBSTANTIALLY MODIFY
PARTS OF THE CENTRAL COAST DRAFT LOCAL PROVISIONS SCHEDULE

Please find attached further comments from the Planning Authority on submissions
made and Directions to substantially modify parts of the Central Coast draft LPS.

If you have any queries, please contact the Council's Manager Land Use Planning,
Mary-Ann Edwards, on (03) 6429 8951.

Yours sincerely



Sandra Ayton
GENERAL MANAGER

Encl.

**COMMENT ON SUBMISSIONS AND DIRECTION TO
SUBSTANTIALLY MODIFY PART OF THE DRAFT
CENTRAL COAST LOCAL PROVISIONS SCHEDULE**

1 Response to submission by Mr Walker of 6ty⁰

The Planning Authority acknowledges Mr Walker's detailed assessment of the Commercial zone Use Table against the existing Rural zone, and its application to CT115441/1 Westella Drive, Turners Beach.

However, it is the characteristics and similarities of an active Commercial zone to a Light Industrial zone, and the subject lands proximity to the Turners Beach residential area and the Bass Highway, that were key to the Planning Authority's decision not to support the rezoning of this property to Commercial.

In 2016 when preparing the Central Coast's draft LPS, Council's Planning Consultant, Mr Geoff Davis, examined the existing zoned Commercial land, and the Table of Uses applying to both the Commercial and Light Industrial zones. As the table below demonstrates, this review concluded there was minimal difference in the application of use classes across both zones, apart from some industrial type uses that are permitted in the Light Industrial zone and that 'bulky goods' were restricted, with qualifications, in the Light Industrial zone.

Refer to Table Below.

Use Class comparison – Commercial zone and Light Industrial zone		
NPR= No Permit Required P = Permitted D = Discretionary Q= with Qualifications X= Prohibited		
USE CLASS	COMMERCIAL ZONE	LIGHT INDUSTRIAL ZONE
Bulky goods	P	D-Q
Business and professional services	D	X

Community meeting and entertainment	D	D
Crematoriums and cemeteries	X	D
Domestic animals breeding, boarding, training	X	D
Educational and occasional care	D	D-Q
Emergency services	P	P
Equipment and machinery sales and hire	P	P
Food services	D	D
General retail and hire	D	D-Q
Hotel industry	D-Q	X
Manufacturing and processing	D	P
Natural and cultural values management	NPR	NPR
Passive recreation	NPR	NPR
Recycling and waste disposal	X	D-Q
Resource processing	D-Q	D
Research and development	D	P
Sport and recreation	D	D

Service industry	P	P
Storage	P	P
Tourism operation	D	X
Transport depot and distribution	D	P
Utilities	NPR-Q D if not NPR	NPR-Q D if not NPR
Vehicle fuel sales and service	D	P
Vehicle parking	D	D

Typically, a Commercial zone would have the following characteristics:

- . Building form tends to be bulky with little fenestration and large floor areas.
- . High traffic volumes, including freight delivery.
- . Well defined frontages and accesses.
- . Expansive hard stand areas.
- . High illumination of areas for the display and storage of goods and for security purposes.
- . May operate for extended hours.
- . May feature prominent advertising and signage.
- . No department stores, supermarkets or specialist clothing.

The Planning Authority has acknowledged that there is minimal land zoned “Commercial” in Central Coast and that the matter may not have been adequately addressed as part of the draft LPS process.

However, the Planning Authority reiterates that the ‘ad-hoc’ rezoning of land in this location, sandwiched between the Turners Beach residential area and the Bass Highway, is not supported.

Council values the visual amenity and landscape characteristics that forms the entry to Ulverstone, and the presentation of land use and development when viewed from the Bass Highway.

The Planning Authority, when it determined not to support a rezoning of CT115441/1 Westella Drive to “Commercial”, and also to not rezone Council owned land at 21 Maskells Road to be “Light Industrial”, stated that, whilst additional commercial and industrial land may be needed, this location (Westella Drive) may not be the proper place for such land use. The Planning Authority concluded that a strategic study was required, to examine and determine a range of sites that may be better suited to light industrial and bulky commercial land use.

The Council has committed to undertake consultation and a study to determine land that would be best suited for such use and development in the future. The results of any strategic study will inform a revision of the Cradle Coast Regional Land Use Strategy, in association with a Local Residential Settlement Strategy that is also being developed by the Council.

Cradle Coast Regional Land Use Strategy 2010–2030

The Cradle Coast Regional Land Use Strategy (the Strategy) “*promotes the wise use of natural and cultural resources, a prosperous regional economy, liveable and sustainable communities, and planned provision for infrastructure and services*”.

Further, the Strategy “*assumes there is limited immediate need or benefit in wholesale change to the shape and appearance of regional towns, rural environments or conservation places. It proposes that settlement centres remain separate, compact, contained and individual, and that growth and development for housing, business and community purposes be achieved through a careful mix of intensification within established urban boundaries and considered expansion*”.

The Planning Authority continues to support this statement.

The Planning Authority promotes distinct, contained, individual settlements, separated by rural landscapes.

The Strategy classifies towns and small settlements into various activity categories. Ulverstone is identified as a “District Activity Centre”. The Strategy gives little specific guidance about commercial use of land in this category, apart from suggesting that “*demand for service industry land over the next 20 years is anticipated to be low, given population predictions*”.

Turners Beach Local Area Plan 2007

The rezoning of the land does not satisfy the Turners Beach community’s expectations that have been established and supported by the Council under the Turners Beach Local Area Plan 2007.

2 Comment on representation from LR & SH Ranson

The Planning Authority supports the comments made by Mr & Mrs Ranson.

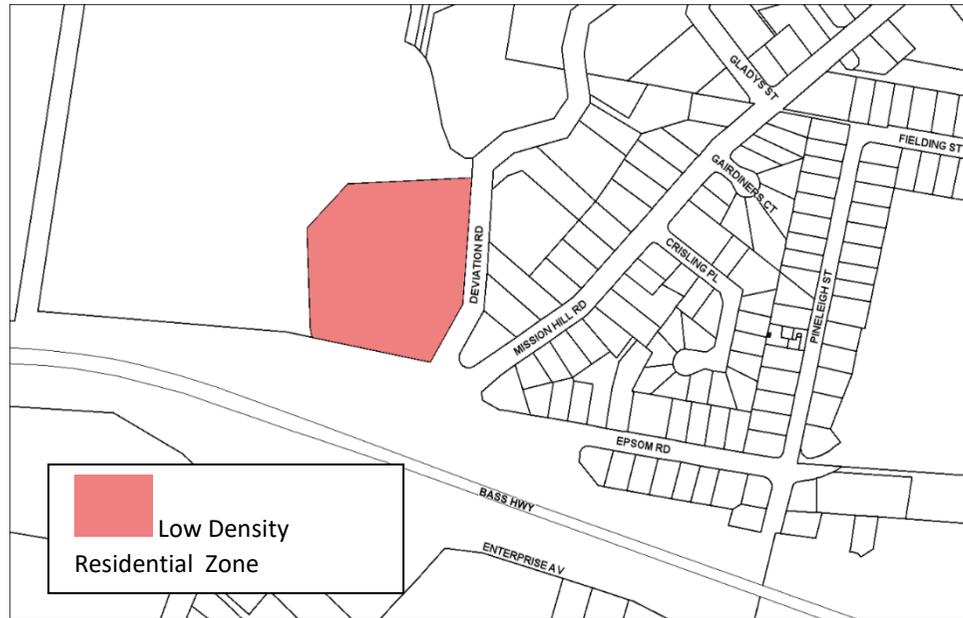
The delay and/or lack of adequate Commercial/Light Industrial land in the municipal area should not be a catalyst for the site-specific zoning of land for such use and development.

3 Comment on substantially modified parts that did not receive representation

3.1 80 Deviation Road, Penguin

Substantial modification: Apply the Low Density Residential zone to 80 Deviation Road, Penguin as shown on Map 1.1 during the public exhibition period.

Land was previously shown as Agriculture Zone.



No representations were received.

Map 1.1 Low Density Residential Zone - 80 Deviation Road, Penguin - folio of the Register 121621/

Planning comment and recommendation

The land has an area of 2.05ha and accommodates a single dwelling with outbuildings.

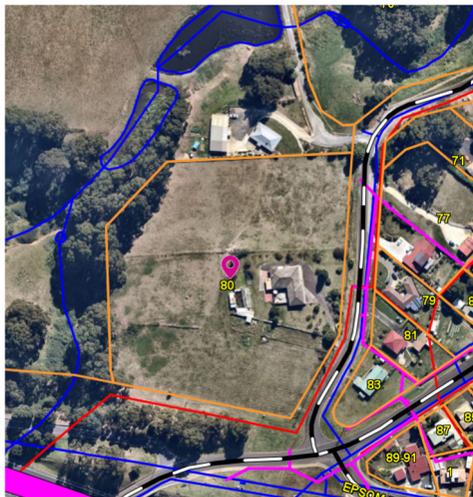
A General Residential zone is located on the opposite side of Deviation Road and a Rural Living residential estate is located 35m to the north, along Deviation Road.

The land is connected to Taswater's sewer network.

A TasWater water supply is available on the opposite side of Deviation Road.

Land adjoining directly to the west is to be zoned Agriculture.

The land is considered to be constrained for primary industry use, being separated from other agricultural land by a watercourse and a band of native vegetation. Given surrounding land use to the north, east and south is for residential purpose, the parcel of land is most suited to residential development.



Recommendation for Draft LPS

Recommend the zone be modified to be **Low Density Residential**.

Effect on Draft LPS as a Whole

Not applicable. No effect on the Draft LPS as a whole.

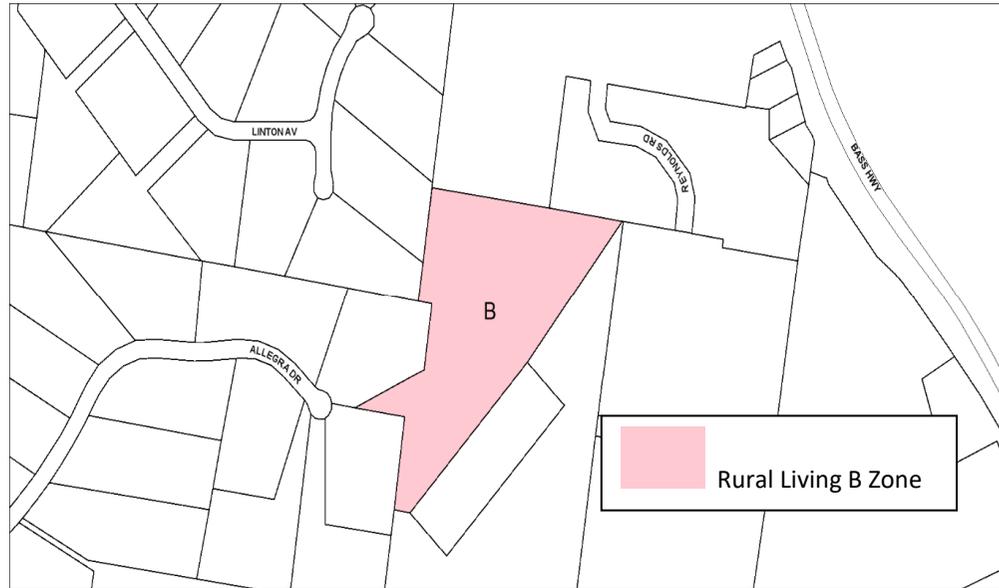
LPS Criteria

The Planning Authority is satisfied the Draft LPS meets the LPS criteria.

3.2 76 Reynolds Road, Heybridge (CT174599/1)

Substantial modification:- Apply the Rural Living B Zone to 76 Reynolds Road, Heybridge as shown on Map 1.4 during the public exhibition period.

Land was previously shown as Rural Living A.



No representations were received.

Map 1.4 Rural Living B Zone – 76 Reynolds Road, Heybridge – folio of the Register 174599/1.

Planning comment and recommendation

CT174599/1 (PID: 9062216) was the subject of a s.43 application in 2017. The proposal was supported by the Planning Authority but not by the TPC at that time. CT174599/1 (PID: 9062216) has a land area of approximately 4ha. The land is a steep gravel allotment and is not able to be used for any form of primary industry. The land can only be accessed via Allegra Drive which accommodates a Rural Living residential estate.

Recommendation for Draft LPS

Recommend CT174599/1 (PID: 9062216) zone be modified to be **Rural Living B**.

Effect on Draft LPS as a Whole

Not applicable. No effect on the Draft LPS as a whole.

LPS Criteria

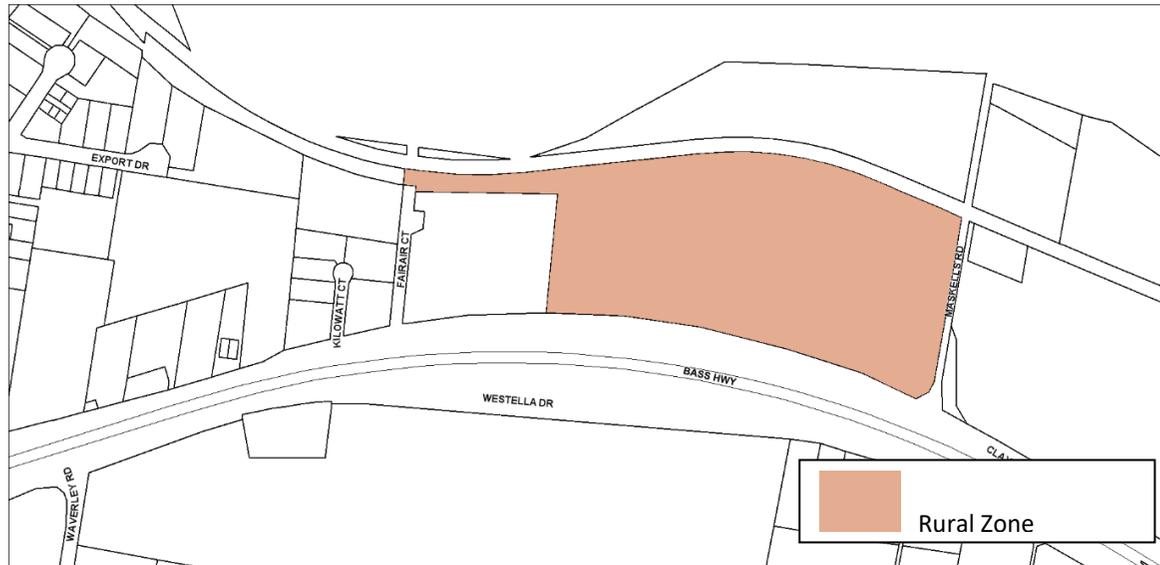
The Planning Authority is satisfied the Draft LPS meets the LPS criteria.



3.3 21 Maskells Road, Ulverstone

Substantial modification :- Apply the Rural Zone to 21 Maskells Road, Ulverstone as shown on Map 1.5 during the public exhibition period.

Land was previously shown as Light Industrial Zone.



No representations were received.

Map 1.5 Rural Zone – 21 Maskells Road, Ulverstone – folio of the Register 163345/1.

	Planning comment and recommendation
	<p>Land at 21 Maskells Road, Ulverstone is a parcel of strategic, Council owned land that is located half-way between the residential settlements of Turners Beach and Ulverstone.</p> <p>The land overlooks Bass Strait and is immediately accessible from the Bass Highway, forming part of the rural/seaside landscape that presents when travelling along the Bass Highway.</p> <p>The Council has determined not to rezone 21 Maskells Road to Light Industrial.</p> <p>The land adjoins a General Industrial zoned area of land to the west, that also overlooks Bass Strait. This land would also not be zoned industrial in these times (the land west was dedicated to industrial use and development 80+ years ago) with the Council now valuing the visual amenity and landscape characteristics that form the entry to Ulverstone and which separate settlements; and the presentation of land use and development when viewed from the Bass Highway.</p> <p>The Council has yet to determine the future use of this strategic parcel of land and will investigate other sites that may be better suited to industrial and bulk commercial land use.</p> <p>Recommendation for Draft LPS</p> <p>Recommend the zone be modified to be Rural.</p> <p>Effect on Draft LPS as a Whole</p> <p>Not applicable. No change to LPS as a whole.</p> <p>LPS Criteria</p> <p>The Planning Authority is satisfied the Draft LPS meets the LPS criteria.</p>

