
From: Tullah Progress Association <tullahprogress@gmail.com>
Sent: Friday, 16 October 2020 2:46 PM
To: prsc <prsc@westcoast.tas.gov.au>
Subject: Submission to West Coast Local Provision Schedule

To Whom It May Concern,

Please find attached a submission from TPA and Local Businesses.

Could you please send a notification email that you have received our submission?

Kind Regards

Tullah Progress Association Inc
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Jenny Bowie - President
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Steve de Villiers - Secretary
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Tullah Progress Association Inc.

This representation to the West Coast Local provisions Schedule is made by the Tullah Progress Association in cooperation with local Business and Landowners.

Whilst others may or may not have had the opportunity or resources to make their own submission they all have concerns about their own property, especially when looked at as whole in the interests of the town and its future prospects.

Business Zone

*There is no business zone in the northern side of the town. There are already businesses operating there on Peters Street.

The Tullah Hotel (Title References 201116/12, 201920/1, 242934/10, 42500/1) has been operating at that site since 1938.

Whilst the Petrol Station (Title Reference 238177/1) has been closed for a few years (since the Operator died) the family are now looking to refit & reopen the business.

The Coffee Shop (Title Reference 159976/1) also has plans for development in the future.

*In the southern side of the town on Farrell Street a new business zone has been proposed which is totally supported.

However it does not include properties with operating businesses i.e. Tullah Lakeside Lodge (Title Reference 100219/213) & Flowers Family Works Office (Title Reference 100219/217).

Nor is there allowance for future business development of the vacant lot (Title Reference 100219/215).

The same can be said for further expansion on the lots that adjoin these existing businesses that are owned by the same people (Title References 100219/218, 100219/214).

Also, there are two properties that are owned by the same persons (Title References 155739/3, 100219/220) again development of these two parcels of land will be restricted, as the lots have different proposed zones and need to be the same.

Rural Zone

Land south of Selina Street and west of Murchison Highway has been proposed as suitable for rural zoning, rather than residential. This does not align with state planning policy that says areas where there is existing

infrastructure should be zoned accordingly. The area is fully serviced by sewage, water and power. This was installed in 1974 when Hydro Tasmania built the village area and was upgraded in 2008 when a proposed caravan park was to be built. It also has bituminised roads, concrete kerbing and is connected to storm water. Photos can be supplied if the documented records are incorrect or unobtainable. This land needs to be classified as residential as it was developed for that.

Zoning this rural removes any type of appropriate development both now and in the future, the community doesn't want a rural type activity taking place there. There is a whole list of things for rural zone from piggeries to dog boarding kennels that are entirely inappropriate so close to a residential area and main entrance to the town. To zone it rural, regardless of who owns it, in our opinion removes a large amount of land from any proper use now and into the future.

We understand that land owners may apply to have land rezoned, however common-sense says that appropriate zoning in the beginning will alleviate delays and unnecessary costs to a potential developer.

The unstated, but underlying attitude from some of these zoning proposals is that, Tullah has no real prospects for future development and growth, and that previous consultation with residents and land owners has not been applied to this document.

Jenny Bowie - President TPA

Dianne Ashwell - Tullah Hotel

Nell & Susan Williamson - Farrell Store

Peter Knapman & Stuart Davis - Tullah Coffee Cottage

Gavin & Steve De Villiers - Lakeside Lodge

Craig Flowers - Flowers Family Trust

Richard Wolfe – Lot 100219/218

Kim Lai – Lots 155739/3, 100219/220, 100219/15.