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Ann Cunningham
Delegate (Chair)
Tasmanian Planning Commission
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Re: West Coast draft Local Provisions Schedule

Dear Chair,

Thankyou for the opportunity to respond to the response submission tendered by West Coast Council, dated 3 March 2021.

The council's response appears to rely on two assertions. I will address each separately.

- 1. The Planning Authority is of the view that use and development requiring a permit under the Land Use Planning and Approvals Act 1993 will be assessed in accordance with the requirements of the Act.***

This is an odd and somewhat redundant statement in the context of argument against the submission of BBF. There is no dispute that uses and developments requiring a permit will be dealt with under the Act. It is, in fact, an unavoidable legal reality. I am unsure as to how council believes this statement mitigates the need for appropriate zonings. I suggest that this statement has no weight.

- 2. The Planning Authority has no concerns with the uses in the Rural Zone.***

The available uses vary substantially between the council's proposed 20.0 Rural zone and the BBF's alternate proposed 22.0 Landscape Conservation and 23.0 Environmental Management zones. The area's that form the subject of the BBF submission are characterised by unspoilt wilderness or areas of minimal human impact, that have recognised as meeting National Heritage, World Heritage and conservation values. With this in mind, there are uses permitted under a rural zoning that are undeniably inappropriate in these areas including veterinary centres, agribusiness consultants, manufacture and

processing facilities, contractor's yards, freezing and cooling storage facilities, grain storage, liquid, solid or gas fuel depots, and discretion to approve facilities such as crematoria, cemeteries, custodial facilities, motor racing facilities, transport depots and waste disposal sites. I have produced a table (below as table 1) comparing the permitted, discretionary and prohibited uses across the three zonings, with green representing a uniform approach across zonings, red representing a rural use prohibited, and orange representing an alternate status from the rural zoning. This table demonstrates the number of inappropriate development types that would be allowable under a rural zoning, and the lessening of conditionalities for allowable developments should rural zoning be applied. We submit that council's assertion of having no concern, indicates a position out of step with reasonable community expectations, and that their approach should be of concern to the delegates.



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Table 1.

20.0 Rural	22.0 Landscape Conservation	23.0 Environment Management
<i>No permit required</i>		
Natural and Cultural Values Management	No permit required	No permit required
Passive Recreation	No permit required	No permit required
Resource Development.	Discretionary - If not for intensive animal husbandry or plantation forestry.	Permitted - If: (a) for grazing; and (b) an authority under the National Parks and Reserved Land Regulations 2009 is granted by the Managing Authority, or approved by the Director-General of Lands under the Crown Lands Act 1976. Otherwise discretionary.
Utilities (If for minor utilities)	Permitted	Permitted - if:(a) for minor utilities; and(b) an authority under the

		National Parks and Reserved Land Regulations 2009 is granted by the Managing Authority, or approved by the Director-General of Lands under the Crown Lands Act 1976. Otherwise discretionary.
Permitted		
Business and Professional Services if for: (a) a veterinary centre; or (b) an agribusiness consultant or agricultural consultant.	Prohibited	Prohibited
Domestic Animal Breeding, Boarding or Training	Discretionary	Prohibited
Educational and Occasional Care - if associated with Resource Development or Resource Processing	Prohibited	Permitted - If an authority under the National Parks and Reserved Land Regulations 2009 is granted by the Managing Authority, or approved by the Director-General of Lands under the Crown Lands Act 1976. Otherwise, discretionary.
Emergency Services	Discretionary	Permitted - If an authority under the National Parks and Reserved Land Regulations 2009 is granted by the Managing Authority, or approved by the Director-General of Lands under the Crown Lands Act 1976. Otherwise, discretionary.
Extractive Industry	Prohibited	Permitted.

Food Services - if associated with Resource Development or Resource Processing.	Prohibited	Permitted - If an authority under the National Parks and Reserved Land Regulations 2009 is granted by the Managing Authority, or approved by the Director-General of Lands under the Crown Lands Act 1976. Otherwise discretionary.
General Retail and Hire - if associated with Resource Development or Resource Processing.	Prohibited	Permitted - If an authority under the National Parks and Reserved Land Regulations 2009 is granted by the Managing Authority, or approved by the Director-General of Lands under the Crown Lands Act 1976. Otherwise discretionary.
Manufacturing and Processing - if for the processing of materials from Extractive Industry	Prohibited	Prohibited
Pleasure Boat Facility - if for a boat ramp.	Prohibited	Permitted - If an authority under the National Parks and Reserved Land Regulations 2009 is granted by the Managing Authority, or approved by the Director-General of Lands under the Crown Lands Act 1976. Otherwise discretionary.
Research and Development - if associated with Resource Development or Resource Processing.		Permitted - If an authority under the National Parks and Reserved Land

		Regulations 2009 is granted by the Managing Authority, or approved by the Director-General of Lands under the Crown Lands Act 1976. Otherwise discretionary.
Residential - if for: (a) a home-based business in an existing dwelling; or (b) alterations or extensions to an existing dwelling.	Permitted - if for a: (a) home-based business; or (b) single dwelling located within a building area, if shown on a sealed plan.	Permitted - If:(a) for reserve management staff accommodation; and (b) an authority under the National Parks and Reserved Land Regulations 2009 is granted by the Managing Authority, or approved by the Director-General of Lands under the Crown Lands Act 1976.
Resource Processing	Prohibited	Permitted.
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.	Prohibited	Prohibited
Utilities - if not listed as No Permit Required.	Discretionary	Discretionary
Visitor Accommodation - if for guests accommodated within an existing building.	Discretionary	Discretionary
Discretionary		
Bulky Goods Sales if for: (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.	Prohibited	Prohibited

Business and Professional Services if not listed as Permitted.	Prohibited	Prohibited
Community Meeting and Entertainment	Discretionary - If for a place of worship, art and craft centre or public hall. Otherwise prohibited.	Permitted - If an authority under the National Parks and Reserved Land Regulations 2009 is granted by the Managing Authority, or approved by the Director-General of Lands under the Crown Lands Act 1976.
Crematoria and Cemeteries	Prohibited	Prohibited
Custodial Facility	Prohibited	Prohibited
Educational and Occasional Care if not listed as Permitted.	Prohibited	Prohibited
Food Services if not listed as Permitted.	Discretionary - If for a gross floor area of not more than 200m2.	Prohibited
General Retail and Hire if not listed as Permitted.	Discretionary - If associated with a Tourist Operation	Prohibited
Manufacturing and Processing if not listed as Permitted.	Prohibited	Prohibited
Motor Racing Facility	Prohibited	Prohibited
Pleasure Boat Facility if not listed as Permitted.	Prohibited	Discretionary
Recycling and Waste Disposal	Prohibited	Prohibited
Research and Development if not listed as Permitted.	Prohibited	Permitted - If an authority under the National Parks and Reserved Land Regulations 2009 is granted by the Managing Authority, or approved by the Director-General of Lands under the Crown Lands Act 1976. Otherwise discretionary.
Residential if for a single dwelling and not restricted by an existing agreement under section 71 of the Act..	Discretionary – If for a single dwelling.	Permitted - If:(a) for reserve management staff accommodation; and (b) an authority

		under the National Parks and Reserved Land Regulations 2009 is granted by the Managing Authority, or approved by the Director-General of Lands under the Crown Lands Act 1976.
Service Industry if associated with Extractive Industry, Resource Development or Resource Processing	Prohibited	Prohibited
Sports and Recreation	Discretionary - If for an outdoor recreation facility.	Permitted - If an authority under the National Parks and Reserved Land Regulations 2009 is granted by the Managing Authority, or approved by the Director-General of Lands under the Crown Lands Act 1976.
Storage if not listed as Permitted.	Prohibited	Prohibited
Tourist Operation	Discretionary	Permitted - If an authority under the National Parks and Reserved Land Regulations 2009 is granted by the Managing Authority, or approved by the Director-General of Lands under the Crown Lands Act 1976. Otherwise discretionary.
Transport Depot and Distribution	Prohibited	Prohibited
Visitor Accommodation if not listed as Permitted.	Discretionary	Permitted - If an authority under the National Parks and Reserved Land Regulations 2009 is granted by the

		Managing Authority, or approved by the Director-General of Lands under the Crown Lands Act 1976. Otherwise discretionary.
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