

Local Area
Settlement Strategy
Central Coast Council

June 2022

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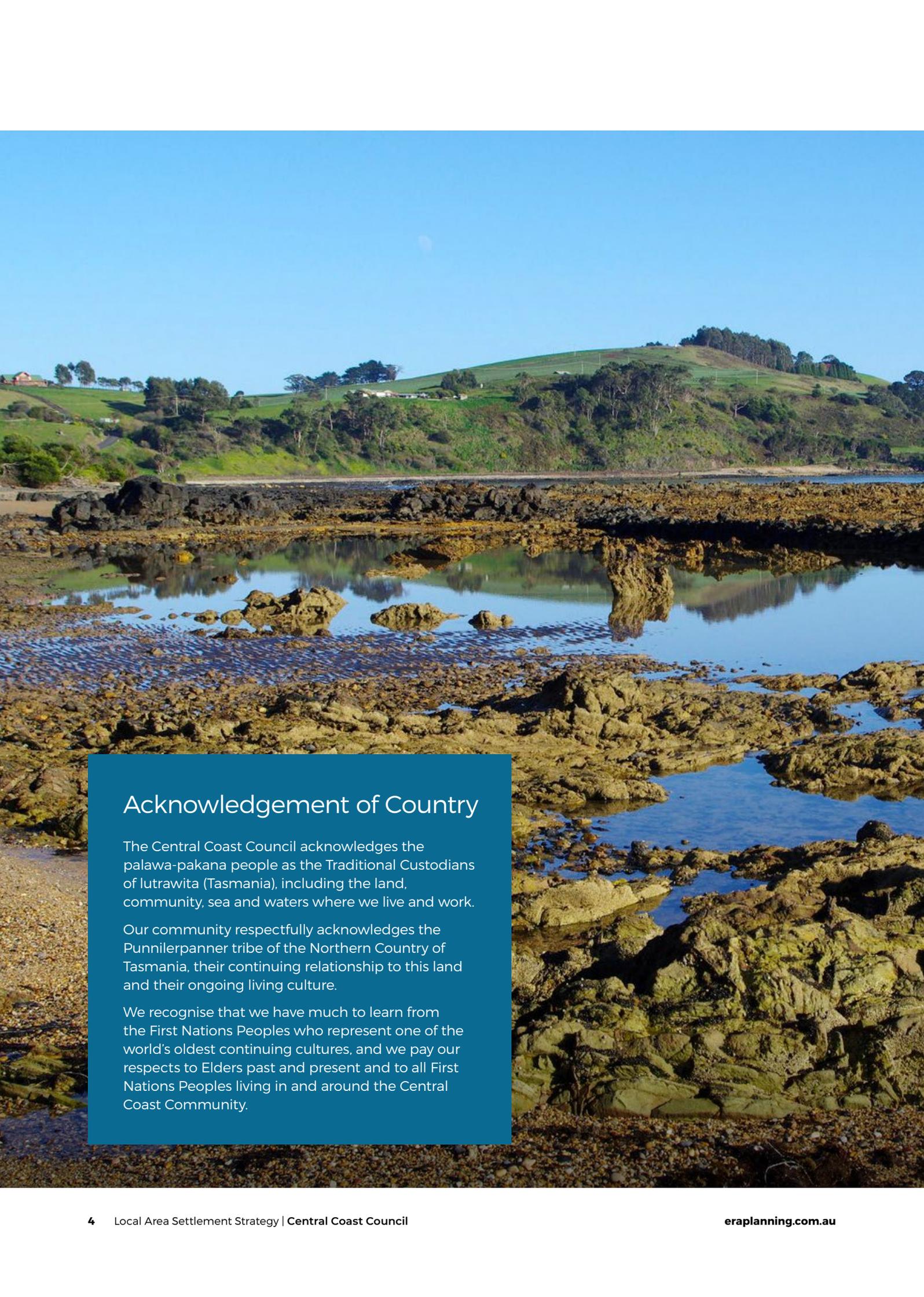
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Acknowledgement of Country

The Central Coast Council acknowledges the palawa-pakana people as the Traditional Custodians of lutrawita (Tasmania), including the land, community, sea and waters where we live and work.

Our community respectfully acknowledges the Punnilerpanner tribe of the Northern Country of Tasmania, their continuing relationship to this land and their ongoing living culture.

We recognise that we have much to learn from the First Nations Peoples who represent one of the world's oldest continuing cultures, and we pay our respects to Elders past and present and to all First Nations Peoples living in and around the Central Coast Community.



Coastline between Ulverstone and Penguin

Glossary

Abbreviation	Definition
ABS	Australian Bureau of Statistics
CCRLUS	The Cradle Coast Regional Land Use Strategy 2010-2030
Council	Central Coast Council
EOI	expressions of interest
ERA	ERA Planning and Environment
LASS	Central Coast Local Area Settlement Strategy
LGA	local government area
LPS	Local Provisions Schedule
LUPAA	<i>Land Use Planning and Approvals Act 1993</i>
NBN	National Broadband Network
NEPM	National Environmental Protection Measures
RMPS	Resource Management and Planning System
SGS	SGS Economics and Planning

Executive summary

The Central Coast is a municipal area located on the north-west coast of Tasmania. It is the second largest population centre in the Cradle Coast region and is located adjacent to the two other largest areas of Devonport and Burnie.

Over the past decade the Central Coast has been experiencing strong employment and population growth. This is expected to continue over the next at least 10 years, although its ageing profile is projected to create growth challenges in the 10 to 20 year time horizon.

Central Coast Council last prepared a Local Area Settlement Strategy in 2013 and, given recent growth, has now decided to update that work. This Local Area Settlement Strategy (LASS) will inform and guide future use and development in Central Coast for the next 20 years, from 2022 through to 2042, although it should be subject to regular review and update. The LASS will also be used to inform a review of the *Cradle Coast Regional Land Use Strategy 2010-2030*.

This document comprises the following components:

-  **Section 1
Introduction** Comprises an introduction to the LASS and the history of the Central Coast.
-  **Section 2
Background** Examines the relevant background and includes analysis on projected residential, commercial retail and industrial land use demand.
-  **Section 3
Policy
context** Examines the policy context in which the LASS is prepared and identifies key constraints associated with the growth scenarios on which the regional land use strategy is based.
-  **Section 4
Strategic
drivers** Identifies the strategic drivers that arise from the background work and policy context.
-  **Section 5
LASS** Is the formal settlement strategy, comprising planning principles to guide future decisions, a new settlement hierarchy for the Central Coast, and specific strategies and aligned actions for Council to progress in the next 5 to 10 years.

The strategic drivers identify some key opportunities and challenges for the Central Coast in the next 10 to 20 years. In particular:

- There is currently stronger than expected population growth, but that is only expected to continue for about 10 years, after which the population is expected to decline due to ageing.



- Dwelling demand is expected to be stronger than population growth as it is influenced by factors other than population and demographics. For example, demand for second homes, Airbnb dwellings and workers accommodation is anticipated.

- Greater diversity in dwellings is expected to be a key characteristic of future demand.



Smaller, more affordable dwellings at higher densities are expected to be in strong demand. In addition, the Central Coast lifestyle and coastal environment will make residential land offerings near the coastline very attractive for more established retiree households.

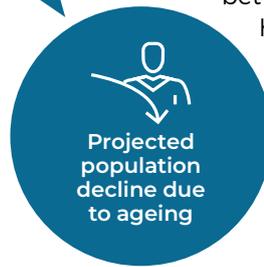
- Current residential land supply is significantly over the accepted planning benchmark of a rolling 15-year land supply, and even using an aspirational dwelling demand scenario, it constitutes about 83 years of supply. That said, given that the dwelling demand is for more diverse dwelling types with some lifestyle demand, the current supply is not necessarily well matched to future demand. .

- The fundamental consideration to overcome potential long-term population decline is to attract younger new residents. To do this, there will need to be a strong, aspirational focus on employment generation facilitated by Council.



- The Central Coast area is well located and has inherent characteristics that make it well situated to capture growth in industries that will support new jobs. Examples are the renewable energy sector, including Project Marinus, agriculture and tourism sectors. Making sure that the Central Coast is presented as 'investment ready' for these industries will be a key competitive advantage, particularly as it has a ready supply of residential land for new workers.

- The Central Coast is strategically located between Burnie and Devonport. This has benefits in terms of sharing services, not needing to be fully self-contained in meeting the local population's needs, and experiencing beneficial flow-on effects from strong economic activity, such as the revitalisation of Devonport through the Living City program. It also creates



challenges, such as the potential leakage of local retail and commercial demand if insufficient supply is provided in Central Coast. Strong coordination among the three councils will be required to deliver maximum benefits for all, particularly if there are strong, aspirational growth targets.

- The Central Coast economy is becoming increasingly service and knowledge based, and this will drive demand for additional floor area in the non-residential areas particularly suited to food, groceries, bulky goods, health care, education and training.



- Adapting to climate change will continue to be an ongoing challenge but should also be seen as a driver for new industries and different economic growth.

- The Covid pandemic has shown the impact of technology on day-to-day lives, and there are broad trends across Australia indicating greater regionalisation driven by more acceptance by employers for remote working. The Central Coast with its lifestyle benefits is well placed to capitalise on this demand and should see it as an aspiration.

The LASS comprises three key components: the planning principles, the settlement hierarchy, and a suite of strategies and aligned actions to achieve the planning principles.

A number of sites have been identified for further investigation and are detailed below as part of the suite of actions. These have been discussed with Council and considered within the framework of this settlement strategy and relevant policy documents. One of these investigation areas is Preservation Bay, which was assessed to see whether it could accommodate future lifestyle blocks. It was determined that a small rezoning could be considered providing it only consolidates the existing settlement and maintains the current separation between the Penguin, Preservation Bay and Sulphur Creek settlements.

The planning principles have been identified to guide future strategic decisions to ensure that the response to the strategic drivers, opportunities and constraints is undertaken in a sustainable manner. They are:



Increase housing diversity



Support a sustainable settlement pattern



Facilitate economically strong, compact and lively settlements



Protect agricultural land



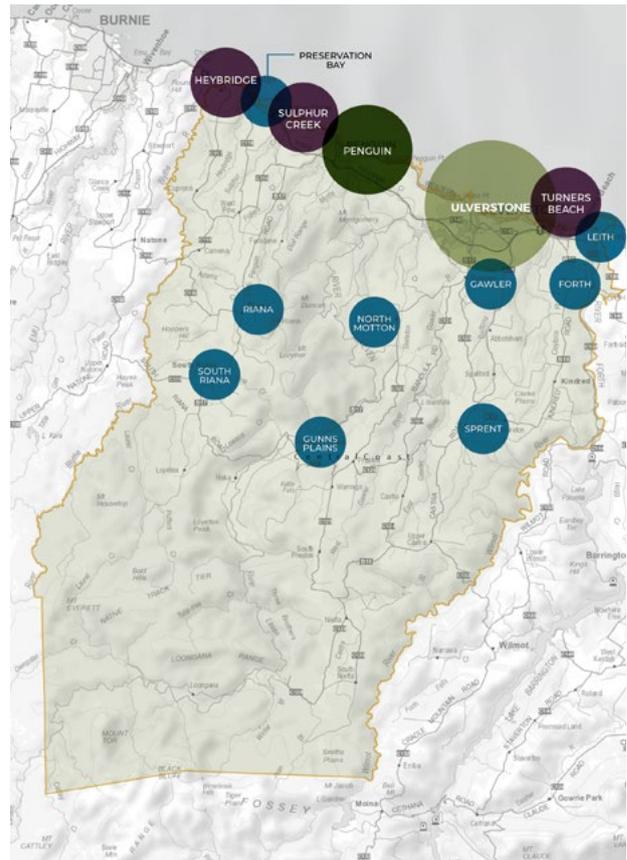
Make the Central Coast investment ready



Respond to a changing climate



Maintain the Central Coast character



The settlement hierarchy confirms Ulverstone as the primary settlement for Central Coast, followed by Penguin. It recognises the other settlements for the primary residential function, including Turners Beach, Sulphur Creek and Heybridge as major residential satellites.

The LASS contains 19 strategies under four categories as outlined. For each strategy there are a range of specific actions which provide more detailed direction.

Residential strategies

- R1** Ensure residential growth is consistent with the settlement hierarchy and prioritise growth in Ulverstone and Penguin
- R2** Diversify housing stock and dwelling options to meet future population needs
- R3** Provide some limited additional residential land to support lifestyle aspirations
- R4** Plan for visitor and worker accommodation

Non-residential strategies

- N1** Provide land to support employment-generating commercial uses
- N2** Strategically hold on to Council-owned sites for future economic use
- N3** Support desired industrial uses
- N4** Develop and promote a Central Coast identity

Further specialist studies

- SS1** Develop a municipal-wide Stormwater System Management Plan
- SS2** Maintain and update the Climate Change Action Plan
- SS3** Prepare an action plan leveraging the regionalisation trend arising from pandemic
- SS4** Undertake a retail floor space study
- SS5** Prepare an industrial and commercial land precincts plan
- SS6** Undertake a scenic landscape analysis

Partnership strategies

- P1** Advocate for and support a review of the regional land use strategy
- P2** Partner with TasWater and TasNetworks to further understand infrastructure capacity in residential areas
- P3** Capture new workers/residents through partnerships to attract new and growth industries
- P4** Develop a strategic land use planning partnership with councils in the region
- P5** Support building up capacity in the building and construction industry through the Cradle Coast Authority and with State Government

It is expected that deliverability of the strategies and actions will be resolved as the next stage in the process, including prioritisation.



Penguin coastline

Section 1

Introduction

Introduction

About the Central Coast

The Central Coast is a municipal area located on the north-west coast of Tasmania. It has a land area of 93,308 hectares, extending from Leith to Heybridge along the coast, the Blythe River to the west, the Forth/Wilmot Rivers to the east, and Black Bluff in the south. The larger cities of Devonport and Burnie are located adjacent to the east and west of the Central Coast.

Most of the Central Coast comprises a large rural hinterland supporting primary industry activity and interspersed with areas of native vegetation offering environmental and scenic value.

With a population of approximately 22,000, the majority of residents in the Central Coast live in the two main urban areas of Ulverstone and Penguin. Other smaller residential settlements in the Central Coast include Leith, Forth, Turners Beach, Gawler, Sprent, Preston, Gunns Plains, North Motton, Riana, South Riana, Sulphur Creek, Preservation Bay and Heybridge.

Settlement areas are separated by rural and coastal landscapes, although the most populated settlements are distributed along the northern coastline to Bass Strait.

The Central Coast also has much to offer to tourists. This includes agritourism as well as tourism focused on natural assets including the coastline and beaches directly facing Bass Strait, the Leven Canyon, Gunns Plains Caves, dedicated locations for Little Penguin viewings, the Dial Range and Black Bluff, and the multiple parklands Council have cultivated, particularly in Ulverstone and Penguin.

The Central Coast supports many jobs for local residents particularly in health care, social assistance, retail, education and training. About 50% of the Central Coast residents live and work in the area, although another 40% travel outside of the Central Coast to Devonport and Burnie for employment (around 20% to Burnie and 20% to Devonport).

About this project

The Central Coast is expected to experience strong employment and population growth over the next 10-15 years. The Central Coast Council (Council) therefore requires an up-to-date settlement strategy to guide the future housing needs and employment demands of the growing population.

Council last prepared a Local Area Settlement Strategy in 2013. The intent of that strategy was to examine future requirements for residential and industrial land. The requirements were based on population growth over a 10-15-year period and informed Council's draft Local Provisions Schedule that came into effect in September 2021.

This Local Area Settlement Strategy (LASS) will inform and guide future use and development in Central Coast for the next 20 years, from 2022 through to 2042, as well as the review of the *Cradle Coast Regional Land Use Strategy 2010-2030*.

The LASS builds on existing local and state policies and strategies using up-to-date demographic data and planning knowledge. It provides a forum for grounded aspirations around future growth considering the role that the Central Coast plays within the broader region. It also protects the Central Coast's special social and environmental assets, and cultural heritage values.

Report structure

This report is structured to articulate the relevant inputs and analysis.

Section 2 examines the background data while **section 3** considers the existing policy context.

From the background and policy context, strategic drivers have been identified which are outlined in **Section 4**.

The LASS is contained in **Section 5** of the report.



Central Coast: the past, present and future

c. 6000 BC

Aboriginal Tasmanians were cut off from the Australian mainland by rising sea levels. Before British colonisation of Tasmania, there were an estimated 3,000-15,000 Palawa.

1642

Abel Tasman was the first European to visit Tasmania and named it Van Diemen's Land.

1790

British and American seal hunters then began visiting the Bass Strait islands as well as the north and east coasts of Tasmania.

1803
British colonisation of Tasmania,

Aboriginal heritage

First arriving in Tasmania (then a peninsula of Australia) around 40,000 years ago, the ancestors of the Tasmanian Aboriginals were cut off from the Australian mainland by rising sea levels in c. 6,000 BC. They were entirely isolated from the rest of the human race for 8,000 years until European contact. Before British colonisation of Tasmania, there were an estimated 3,000-15,000 palawa/pakana people.

At British invasion in 1803, there may have been up to 100 clans in Trouwunna (lutruwita). Forty-eight have been identified by physical anthropologist Brian Plomley.¹

Of these, four clans were likely within the north nation, which extended along the north coast of Tasmania from the eastern side of Port Sorell to west of Emu Bay, inland west of the Hampshire Hills to the south-west corner of the Surrey Hills, and then south of Black Bluff, Middlesex Plains and Mount Roland to the base of the Great Western Tiers. The border then swung north at Quamby Bluff past Deloraine to the ridge of Narawntapu National Park on the coast, west of the Tamar River. The area was 4,500 km² and included 100 km of coastline.

The nation consisted of four known clans, which are likely to have spoken at least three languages. These clans are the Punnilerpanner from Port Sorell, the Pallitorre clan from Quamby Bluff, the Noeteeler at the Hampshire Hills and the Plairhekehillerplue at Emu Bay. There were perhaps one or two more along the coast and associated with the Mersey River.

Colonial period

Abel Tasman was the first European to visit Tasmania in 1642 and named it Van Diemen's Land. British and American seal hunters then began visiting the Bass Strait islands and the north and east coasts of Tasmania from the 1790s. By about 1800, sealers spent lengths of time during the sealing season on uninhabited islands in Bass Strait, typically between November and May. The first European settlers on Tasmania's north-west coast arrived in the 1820s. In 1840, James Fenton was the first to buy Crown land west of the Mersey River and at the Forth River, and others soon followed once the government surveyed and subdivided land. Virtually all blocks that were purchased were on or near tidal river estuaries to allow for access by sea, and due to the dense temperate rainforest that covered much of the north-west coast².

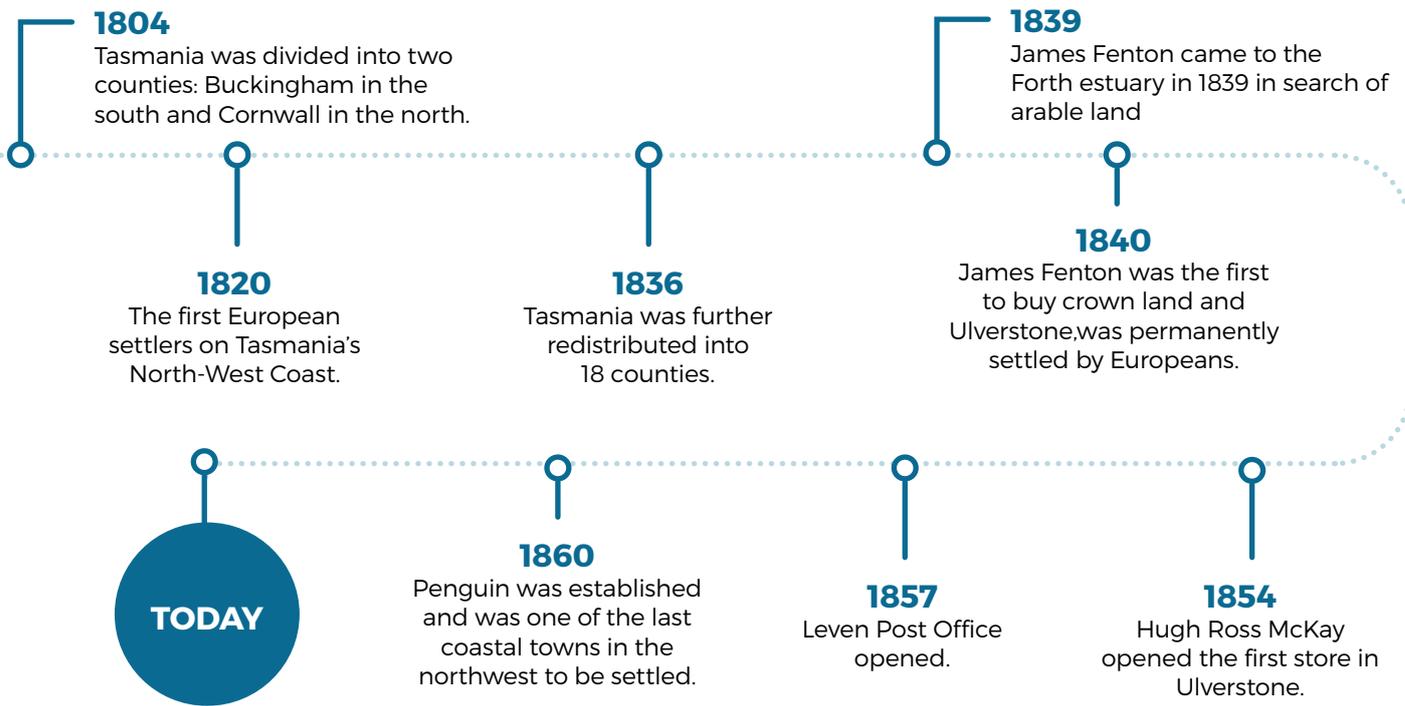
In 1804, Tasmania was divided into two counties: Buckingham in the south and Cornwall in the north. As the population grew, these were further redistributed into 18 counties in 1836. The Central Coast municipal area was in the Devon area, with Devonport being the capital. The number of counties or local government areas has changed over time and today there are 29 local government areas in Tasmania.

Suburban settlement

Ulverstone, or 'River Leven' as it was formerly called, was permanently settled by Europeans from the late 1840s. The thickly forested landscape was developed into farmland, as was the case across much of the

¹ *Tasmanian Aborigines: A history since 1803* by Lyndall Ryan

² Data from ourtasmania.com.au



north-west coast. During the 1850s, the district received new settlers and was also frequented by transient timber splitters. In 1854 Hugh Ross McKay opened the first store and the Leven Post Office opened in 1857. The municipality of Leven was officially changed to Ulverstone in 1944.

Penguin was established in the 1860s and was one of the last coastal towns in the north-west to be settled. The Victorian gold rush created a renewed demand for timber and consequently wood cutters and splitters moved into the area. The town was named by the botanist Ronald Campbell Gunn after the penguin rookeries that were once common along this part of the coast.

Forth, previously known as Hamilton-on-Forth, predates the larger settlement of Devonport. James Fenton came to the Forth estuary in 1839 in search of arable land. Assisted by his hired male companion, he erected the first European building in the district, and in 1840 returned to take up permanent settlement. Like the Forth, many rivers in the north of Tasmania were given Scottish and Irish names due to the predominance of settlers from those countries.

The other townships in the municipality were predominantly settled in the mid to late 1800s.

Today

Today, the Central Coast municipality, affectionately known as 'the coast' by locals, is an enjoyable and sought-after place to live. The townships are safe, close and engaging. The municipality is predominantly made up of families and retired people who have chosen to live in the area because of the coastal lifestyle that the area offers. Resident participation in the community is high, and people are proud to live in the region.

There are many attractions in the municipality that draw in tourists, including the stunning coastline, rivers and beaches, unique townships, rolling agricultural land, and environmental assets such as the Dial Range, Leven Canyon and Gunns Plains Caves. The presence of Aboriginal people in the community is still strong, and they remain connected to the land, sea and sky.

Recent research undertaken by Brand Tasmania (Place Brand Research for Partners, November 2021) has found that clean, fresh air, a pristine environment, ability to live a slower pace life, strong sense of community and nature of your doorstep are fundamental elements of an attractive place to live. The Central Coast ticks many of these boxes.

Section 2 **Background**

Background

Demographic analysis

SGS Economics and Planning analysed demographic data and prepared a report that examines the future requirements for residential, commercial, retail and industrial land based on demand projections in the Central Coast, Burnie and Devonport LGAs from 2021 to 2041.

The report assessed residential, commercial and industrial land in the study area as follows:

- Residential housing demand analysis to inform population and dwelling projections across the study area. Demand was assessed at the LGA level and the settlement level for Central Coast.
- Commercial retail demand using employment and population projections and converting those projections using employment to floorspace ratios to estimate the amount of floorspace by broad industry categories. The analysis considers the area of commercial land available, however excludes an assessment of retail land supply analysis due to data availability.
- Industrial land demand using employment projections and converting those projections using industrial land use employment to floorspace ratios. The analysis considers the availability of industrial land in the Central Coast. It excludes land for rural processing industries which is typically provided on rural or agricultural land.

The outcome of this work is outlined in the following sections.

Residential

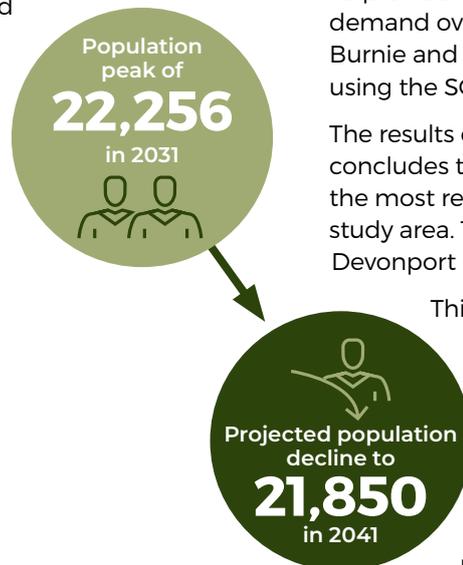
Population growth

The Tasmanian Department of Treasury and Finance (2019) has prepared population projections for Tasmania's local government areas for a 25-year timeframe, from 2017 to 2042. The projections have three series based on different population growth assumptions - high, medium and low growth series. The medium series population projections for Central Coast and Burnie show a declining population over time, while Devonport shows the population remaining static. The high series projections assume higher fertility rates and increased net migration, therefore resulting in an increasing population. The high series shows static growth for Central Coast, marginal growth for Burnie, and a higher increase for Devonport between 2021 and 2041.

There are limitations associated with these projections. Conditions have been rapidly changing over the last five years, and the Department themselves identify that the projections do not consider the demographic impacts of government policy and should not be used as a standalone decision-making tool.

To provide more rigorous data, estimates of dwelling demand over the next 20 years in the Central Coast, Burnie and Devonport LGAs have been generated using the SGS Housing Demand Model³.

The results of the SGS dwelling demand analysis concludes that the high growth scenario presents the most realistic future growth scenario for the study area. The study area includes Burnie and Devonport given the strong interdependencies.



This analysis concludes that the population in the study area will steadily increase over time to 2041, but for Central Coast it is projected to taper off due to ageing, a low fertility rate and low migration. Adopting the high population growth scenario, it is expected that the Central Coast will reach a population peak of 22,256 in 2031 (approximately 200 additional people from 2021) with a decline down to 21,850 by the end of the planning period at 2041.

³ The model estimates implied demand for dwelling types by analysing the likelihood (or propensity) of various age groups forming different household types, and then the likelihood of those household types residing in different dwelling forms. The model includes the following inputs: population projections by age, household composition propensities, and housing type propensities. Refer to the SGS report for further details.

The extent to which the study area experienced a population surge because of the impacts of the COVID-19 pandemic is difficult to discern. Central Coast experienced a notable surge between 2019 and 2020 ('actual' annual average growth rate of 1 per cent). However, there is little from this comparative data, or the broader consideration of population futures, that provides quantitative evidence of ongoing beneficial benefit from COVID impacts. That said and as discussed in section 4, there is an opportunity to capitalise on the broader regional migration trends supported by increasing acceptance of remote working due to COVID.

Additionally, the projected decline in the second half of the planning period may be stemmed through major employment-generating projects that could be progressed in the region, such as Project Marinus. Major employment-generating projects are important in attracting younger new residents to moderate the ageing trend.

Dwelling demand

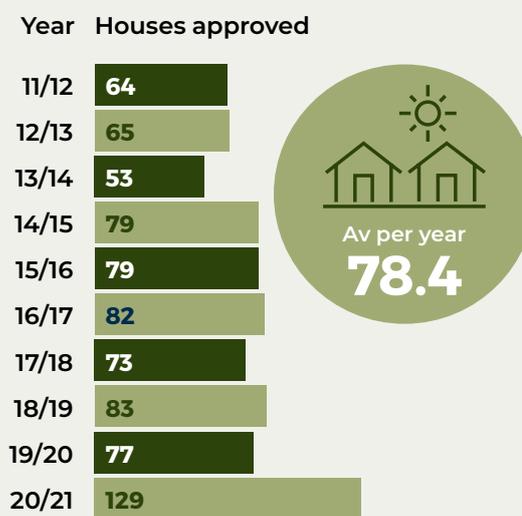
Demand for additional dwellings arises from both population growth and demographic change such as smaller household sizes, worker accommodation, second dwellings (holiday homes) and tourism (e.g. Airbnb dwellings).

In the Central Coast, the estimated net change in dwellings between 2021 and 2041 based on the SGS dwelling demand model is 338 dwellings (annual average increase of 0.2%) which will primarily arise in the next 10 years, due to the projected population growth trend. This equates to an average of approximately 33.8 new dwellings per year for the next 10 years.

This is significantly less than average residential building approvals over the past 10 years as shown in Table 1 and therefore can be taken as a conservative estimate. The SGS dwelling demand model only factors in demand associated with population growth and demographic change. It therefore does not consider demand arising for holiday homes, Airbnb dwellings and worker accommodation. Additionally, dwelling demand can easily be stimulated through major employment-generating projects such as Project Marinus.

Using residential building approval data, which in itself is aspirational as some approvals do not translate to completions, the potential dwelling demand could be about 784 dwellings.

Table 1: Residential building approvals over the past 10 years



Source: ABS, Building approvals, Australia (8731.0)

According to the SGS model, the greatest change in housing demand between 2021 and 2041 will occur in Ulverstone (increase of 103 dwellings) and the rest of the Central Coast (increase of 89 dwellings). This means that over one quarter of projected dwellings would occur outside the existing settlements.

While the greatest demand will continue to be for separate houses, factors such as projected increase in single person households, an ageing population and affordability mean it is likely that more households will be attracted to smaller dwellings and higher density housing.

Diversifying housing forms in the study area may be an important part of supporting different households through the life stages. There may be potential demand for independent living units and residential aged care because of the ageing population. Younger families with children are likely to continue to seek housing in the study area in the form of separate houses. Depending on the realisation of economic projects such as Marinus Link, suitable worker housing would likely be needed to meet demand for a more compact housing product.

Important elements of diversifying housing choices are development feasibility and a capable construction sector to provide such housing.



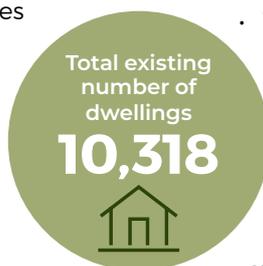
Residential land supply

The Central Coast had a total of 9,874 dwellings at the 2016 ABS census. Assuming that building approvals have equated to building completions, the data from the ABS, Building approvals (8731.0) data set indicate that a further 444 dwellings have been constructed, bringing the total existing number of dwellings to 10,318.

The existing dwelling stock comprises 89% single detached dwellings, with 9% classified as medium and high density, and 1.7% were classified as other, such as caravans. The majority of residents either were purchasing or fully owned their home (70%), 16% were renting privately and 5.3% were in social housing (ABS Census data 2016).

The largest household type at the 2016 ABS census was couples without children (31%), followed by single person households (27.5%), couples with children (24.1%) and single parent households (10.3%) (ABS Census data 2016).

Existing residential land supply is summarised in Table 2. This land supply has been determined through a desktop GIS analysis and therefore should only be used as an indication. It includes both private and publicly owned land but excludes casements (i.e., land which forms part of the road, railway or footway network). Vacant land has been determined by the use of the Valuer-General's land use code. It may be possible that some vacant land has recently been developed. Underutilised land is land that contains an existing single dwelling but is likely to be capable of further residential development either through subdivision or multiple dwelling. A threshold of a minimum existing lot area of 2,000m² has been used to identify underutilised land. Underutilised land represents a mixture of infill and greenfield development potential.



It is important to note that the land supply analysis has not tested the developability of the land in a practical sense. It may therefore include land that is not currently serviced or has significant land constraints such as overlays or the siting of an existing dwelling that practically precludes development. For example, some of the land that is zoned general residential in the estate at the southern edge of Ulverstone (behind Henslowes Road) is not on water and sewer serviced land but is in the North Motton Irrigation District. TasWater have also advised that the estate has a water supply issue and sewer capacity constraints.

In regard to the current subdivision pipeline, three sites in Ulverstone have been recently approved for subdivision and will yield 297 new residential lots. The three sites are listed below. All are privately owned land that is zoned general residential. They would be currently designated as vacant for the purposes of Table 2. They include:

- 126A Trevor Street, Ulverstone (CT240610/1): currently under construction for 129 lots
- Hearps Road, West Ulverstone (CT113873/1): currently under construction for 89 lots
- 18 Parsons Street, Ulverstone (CT152584/1): currently under construction for 79 lots.

Based on this, the number of lots provided by this current development pipeline alone will yield lots sufficient to satisfy about 85% of the 20-year demand requirements under the conservative scenario. It should be noted that this excludes the Tower Place 24 lot subdivision, on which the construction of new dwellings is almost complete and is therefore counted in the existing 2021 indicative supply figure, and the multiple dwelling potential of new lots.

Table 2: Current residential land supply

Zone type	Total area (ha)	Total Developable parcels	Developable land (ha) ¹	Theoretical dwelling yield ²	Years supply (conservative ³)	Years supply (aspirational ⁴)
Inner residential	0	0	0	0	-	-
General residential	939.4	848	476.3	6,351	-	-
Low density residential	233.9	45	20.2	73	-	-
Rural living residential	928.4	71	140.9	127	-	-
TOTAL		964	637.6	6,867	87 years	203 years

¹ Developable land is the combination of vacant land and underutilised land

² Assumes 20% of land area for roads, infrastructure and open space with 600m² per dwelling in the general residential zone, 2,500m² per dwelling and 1 ha per dwelling. Adoption of 600m² in the general residential zone is inherently conservative as the permitted dwelling density is 325m² and the minimum lot area is 450m².

³ The conservative scenario assumes 34 new dwellings per year in accordance with SGS demand scenario.

⁴ The aspirational scenario assumes continuation of the last 10 year dwelling approvals construction for the next 20 years.

Table 3: Location of vacant residential land supply by locality and zoning

Locality	Total area vacant land (ha)	Total area underutilised land (ha) ¹	Theoretical dwelling yield ^{2,3}
Cawler	0.6	29.6	403
Heybridge	0.8	9.9	143
Penguin	20.2	87.0	1,430
Preservation Bay	0.2	0.0	2
Sulphur Creek	7.8	17.9	342
Turners Beach	12.9	30.2	574
Ulverstone	61.9	119.8	2,423
West Ulverstone	20.9	56.5	1,032
General Residential Zone Total	125.2	351.1	6,351
Forth	7.7	-	28
Leith	5.3	-	19
Ulverstone	4.5	-	16
West Ulverstone	2.7	-	10
Low Density Residential Total	20.3	-	73
Forth	16.8	-	15
Gawler	31.6	-	28
Heybridge	15.0	-	14
Penguin	55.9	-	50
Turners Beach	6.9	-	6
Ulverstone	2.5	-	2
West Ulverstone	12.3	-	11
Rural Living Total	141.0	-	127
GRAND TOTAL	286.5	351.1	6,867

1 Underutilised land is land that is zoned General Residential, contains an existing single dwelling but has a site area of over 2,000m² indicated that it is capable of further development either through multiple dwellings or subdivision.

2 Based on the same assumptions as per Table 2 for net developable area and area per dwelling.

3 Part of the residential estate at the southern edge of Ulverstone is in the Gawler locality.

Commercial



In the Central Coast, education and training (1,480 m²), health care and social assistance (3,270 m²) and other services (1,090 m²) will have the highest demand for commercial floorspace.

The Central Coast's economy largely consists of small businesses and is linked to the nearby centres of Devonport and Burnie. While major traditional industries are in decline, food and vegetable growing, processing and wholesale continue to be important export industries.

Although the manufacturing, retail and agriculture, forestry and fishing industries are significant to the Central Coast economy, ABS census data indicates that they have contracted in size between 2006 and 2021. This may, however, be misleading due to economic cycles having a big influence on the export-oriented and transport and warehousing sector⁴. This means these sectors experience boom and bust periods rather than relatively steady growth. The boom periods bring increased

employment over and above a projected average and the bust periods mean employment falls below a projected average. That said, many of the floor area needs in the agriculture, forestry and fishing sector can be met outside the settlements, for example rural processing facilities in the agriculture zone.

Overall, the level of theoretical demand for commercial floorspace in the Central Coast over the next five years and 20 years is 6,320 m² and 31,600 m² respectively. The Central Coast has only one vacant commercial zoned lot that is 900 m². The capacity of land in the business zonings to accommodate growth from commercial industries is currently unclear.

Demand that cannot be absorbed in the Central Coast could be captured by vacant floorspace available in Burnie and Devonport. Ideally demand for commercial floorspace not leaking out of the Central Coast would contribute to further economic development in the Central Coast.

⁴ The transport and warehousing sector experiences cyclical periods because of the links to the export-oriented sector driven by export growth. There is a portion of the sector influenced by population growth and this is factored into the growth rate applied for the transport and warehousing sector.

Retail

The Central Coast is also expected to experience additional demand for retail floor space: 3,497 m² by 2026 and 15,992 m² by 2041. The key retail sub-sectors with high potential demand for floorspace are food and groceries, furniture and whitegoods, and other retail.

There is no available data on the current supply of retail floorspace. Given this, there could be sufficient retail floorspace; however, further investigations are required. It is noted that some of the retail demand is for bulky goods, such as furniture and whitegoods, and would therefore be most appropriately accommodated in the commercial zone.

To promote vibrant and attractive town centres (referred to in planning terms as activity centres) that support the social life of the community and maximise capture of local economic benefits, it would be ideal if retail floorspace demand was prevented from leaking away from the Central Coast.

Industrial

In the Central Coast there is sufficient land to meet the projected employment land demand in the next five years and over 20 years. Most of the existing industrial land is in Ulverstone and Penguin. Twelve lots (9 ha) are vacant, 11 in Ulverstone and one in Penguin. Of these, eight are zoned for light industrial land use and the rest general industrial.

As there is a shortfall in commercial floorspace, some of the vacant light industrial lots could, if deemed suitable, be repurposed for commercial sector uses. There may also be a demand for industrial land driven by projects such as Marinus Link. This land availability would provide the Council with the capacity to attract investment in the area.

Across the three LGAs (Central Coast, Burnie and Devonport), the additional demand is 55.9 ha of industrial land. The Central Coast does not have the capacity to absorb all of this demand nor should it, as it would change the character of the council area. There is likely to be sufficient land in Burnie and Devonport to absorb the broader regional demand. The Central Coast should instead focus on accommodating light industrial uses, such as warehouses and storage, which would better compliment and support the existing industrial uses in the area. Heavier industrial uses should be encouraged to be located in Burnie and Devonport.



Tourism

Tourism activity in Tasmania has continued to grow over recent years, with 682,300 interstate and international people visiting the state in 2021⁵. The primary mode of arrival was via air, and the majority of people came for holidaying purposes. On average, they stayed an average of 10.7 nights and spent on average \$2,720 per person. Tourism contributes 9% of Tasmania's gross state product, which is the highest contribution in the country. The tourism industry employs a total of 37,400 people, or 14.9% of jobs in the state. This is higher than the national average, and the highest in the country. Pre-pandemic, the north-west region welcomed over 500,000 visitors annually (equating to 38% of visitors to Tasmania), generating \$462 million into the economy.

The tourism industry and State Government are driving the recovery of Tasmania's tourism industry from COVID-19 through the *T21 Visitor Economy Action Plan 2020-2022*, which provides a pathway to recovery by restoring the value of tourism to the Tasmanian economy. A key action of the Tasmanian Government and tourism industry is to support and grow agritourism (see the *Agri-tourism Strategy 2019*) including through marketing programs, integration into the Tasmanian Drive Journeys and assisting agricultural businesses to enter the agritourism market.

The Department of State Growth and Tourism Tasmania are currently implementing an initiative to accelerate agritourism in Tasmania called the 'Opening the Gate'. This project works with farmers, food producers and existing agritourism business to explore and embrace new agritourism opportunities to diversity, value-add and connect with visitors.

⁵ Tasmanian Tourism Fast Facts March 2022

Infrastructure

The planning, provision and management of infrastructure, services and facilities is an essential consideration in land use planning, and an important factor in supporting a liveable and accessible community. Infrastructure includes systems for drainage and disposal of sewage and stormwater; water storage, treatment and supply; waste management; energy generation, transmission and supply; communication and digital information; passenger and freight transport and transit; and associated control facilities. It also includes infrastructure requirements for community service facilities, including for education, health and community care. Community infrastructure may also involve arrangements for access to affordable and accessible housing, to cultural, open space and recreation opportunities, and for protection and conservation of natural and cultural assets.

Integration of the process of planning for settlement growth and development with the process of planning for infrastructure provision must be coordinated and concurrent. This will ensure reliable services are available at appropriate capacity and function to meet current needs and future growth.

In the Central Coast municipality there is an established network of core infrastructure in transport, energy, telecommunication communication, water and wastewater systems, and in health, education and community recreation and support services.

Community infrastructure

The Central Coast is generally well serviced by community and social infrastructure in comparison to national benchmarks for regional areas. This includes ready access to hospitals, public and private schools, recreational facilities, airports and seaports, and larger retail offerings.

The largest settlement in Central Coast, Ulverstone, and to a lesser degree the other settlements on the coast provide daily requirements for employment, retail, education, health and social opportunities in locations where the majority of residents live. Devonport and Burnie serve as regional catchments for more established higher order functions.

Transportation

Sea and air transport

The major seaports and airports for the region are based outside the Central Coast but still within short driving distance. Burnie and Devonport support a daily freight service to Melbourne, and Devonport provides a terminal for the Bass Strait passenger ferry services. Fishing fleet operations also occur from Devonport and other smaller ports in the region.

While the Central Coast has no airports, it is strongly supported by passenger transport and freight capacity airports at Wynyard and Devonport. Smaller airstrips in locations including Strahan, Smithton and King Island provide commuter and freight capacity.

Road transport

Road infrastructure in the Central Coast and the wider Cradle Coast area is some of the best in the state and has received significant investment from the state and federal government, particularly for the Bass Highway. The Bass Highway is the main east-west trunk route that provides the primary road transport capacity through the major coastal settlements of the coast.



Penguin



Turners Beach

Active transport

The North-West Coastal Pathway is currently being constructed and will provide a shared pathway between Wynyard and Latrobe over approximately 110 km. The Cradle Coast Authority, in conjunction with Safer Roads for Cyclists Tasmania, participating local councils and the State Government, initiated the North-West Coastal Pathway Project. Large sections are already completed, which have been received with great enthusiasm by the community and are already in high use. Sections in the Central Coast that are complete or under construction include Leith to Turners Beach, Turners Beach to Ulverstone, Ulverstone to West Ulverstone, and west of Penguin to Sulphur Creek. The route was designed to maximise separation between users and motor vehicles, and to use existing pathways and connections. It will be of great benefit to both local residents and those visiting the Cradle Coast.

Water supply

The Central Coast benefits from multiple catchments and also high annual rainfall and runoff. In the wider Cradle Coast area, these are extensively used by hydro-generation, irrigation and urban water schemes. An increasing population and extensive agricultural uses in the municipal area drive continued demand for water.

The urban water supply is managed by TasWater, which has responsibility to source, store and treat raw water and distribute it for domestic, commercial and industrial use. There are currently no major constraints associated with urban water supply in the Central Coast.

In terms of bulk infrastructure, the North West Water Supply scheme services the Central Coast area and comprises the three water supply systems of Forth, Gawler and Leven Rivers. Each of these contain one water treatment plant and associated transfer/distribution networks.

The three water supply systems in the scheme supply potable water to the townships of Penguin, Ulverstone, Forth, and others within the municipality.

TasWater were provided with a range of investigation sites for review. The only site with potential constraints is the residential estate located at the southern edge of Ulverstone, off Henslowes Road, which has issues with water supply. All other sites did not have significant constraints other than developer's potentially needing to contribute to the upgrades of existing water treatment plants (A. Cengia, TasWater, personal communication, May 2022).

Waste management

In the Central Coast, Heybridge, Sulphur Creek, Preservation Bay, Penguin, Ulverstone, Gawler, Turners Beach and Forth are provided with reticulated sewerage. These settlements are serviced by two sewer systems managed by TasWater. The Turners Beach Sewerage System uses the Turners Beach Sewage Treatment Plant, which is located at Turners Beach Road, Turners Beach. The Ulverstone Sewerage System uses the Ulverstone Sewage Treatment Plant, which is located at 22 Knights Road, West Ulverstone.

For disposal of hard waste, there is the Ulverstone Inert Waste Depot located at 106 Lobster Creek Road, West Ulverstone.

TasWater were provided with a range of investigation sites for review. The only sites with potential constraints is the residential estate located at the southern edge of Ulverstone, off Henslowes Road, which has some sewer capacity constraints, and 3 South Road, West Ulverstone, which has a 150mm sewer main passing through the site from south to north that may limit development potential. All other sites did not have significant constraints other than developer's potentially needing to contribute to the upgrades of existing sewage treatment plants (A. Cengia, TasWater, personal communication, May 2022).

Stormwater

Stormwater management is becoming a more significant issue for the Central Coast due to an increasing number of storm events and higher than average rainfall in the area. Appropriate management of stormwater for new developments is managed by Council at the building and plumbing stage; however, runoff from existing development is harder to manage. Currently stormwater is managed on a site-by-site basis as applications are lodged. The Council has recently employed a Stormwater Engineer to analyse the whole stormwater network to determine a future management strategy to tackle this issue.



Land constraints

Flooding and coastal inundation

As most Central Coast settlements are located near the coastline, they include areas that are subject to coastal inundation or are in a coastal inundation investigation area. The banks of the larger rivers are also subject to coastal inundation, including areas around the Forth River, the Leven River, Penguin Creek and the Blythe River.

The larger rivers are also prone to riverine inundation and require active management to minimise impact on residents and agricultural land. The Forth River in particular, is known to flood on a semi-regular basis, with the last major flood occurring in 2016. When the Forth River floods, it can have repercussions on residential land in Forth, Turners Beach and, to a lesser extent, Leith; it can also affect agricultural land that straddles the Forth River.

Other waterways in the Council area that have flooded in recent years include Claytons Rivulet, Buttons Creek, and the Leven River (predominantly upstream). There are no known recent flood events at Penguin Creek or the Blythe River.

Flooding and inundation events including coincident events between riverine and coastal inundation will likely increase in the future due to a greater number of storm events expected because of climate change. While current coastal inundation has factored in the additional risk from climate change, riverine flooding does not. Spatial planning around coincident events has also not yet occurred.

Bushfire management

Aside from the main settlements along the coastline, the remainder of the municipal area is predominantly considered bushfire-prone land. Given much of the hinterland comprises bushland or agricultural land, this is somewhat expected. Any new uses or development should consider appropriate bushfire hazard management. This is likely to become a more critical issue to manage with the expected hotter summers in the future as a result of climate change.

Landslip

Given the undulating and at times quite steep topography of the landscape, much of the municipal area is in a low, medium or high landslip hazard band. In some areas, this makes land undevelopable or significantly restrained. Land particularly affected by landslip includes land behind and around Penguin and Sulphur Creek, and the hinterland.

Coastal erosion

Coastal erosion is a known issue or is under investigation for most of the northern coastline, in particular, the banks of the Forth River, around Turners Beach and Leith, the Leven River near Ulverstone, and the townships of Penguin, Howth and Heybridge. Climate change is likely to result in sea level rise which will impact the coastlines and waterways.

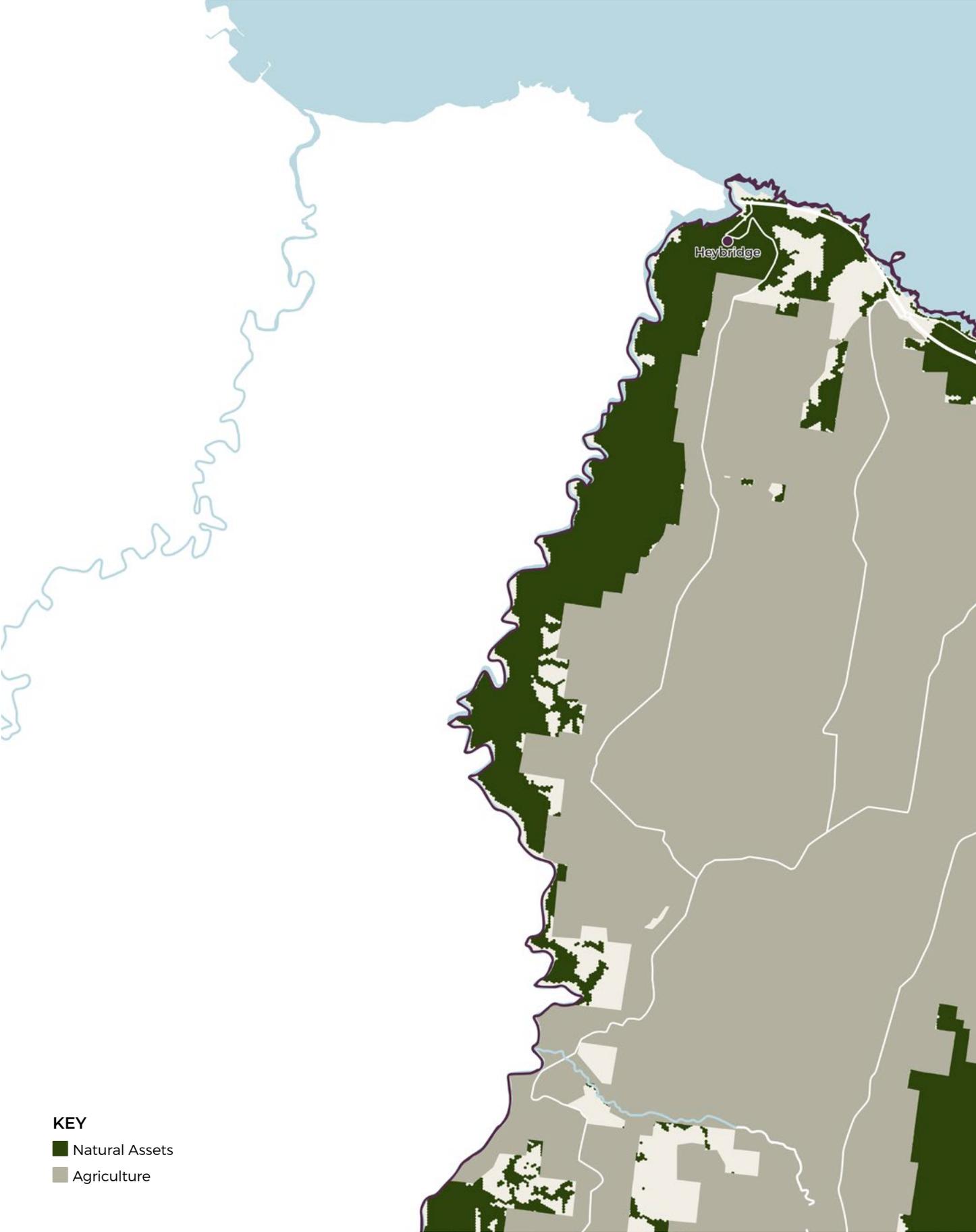
The COVID-19 pandemic

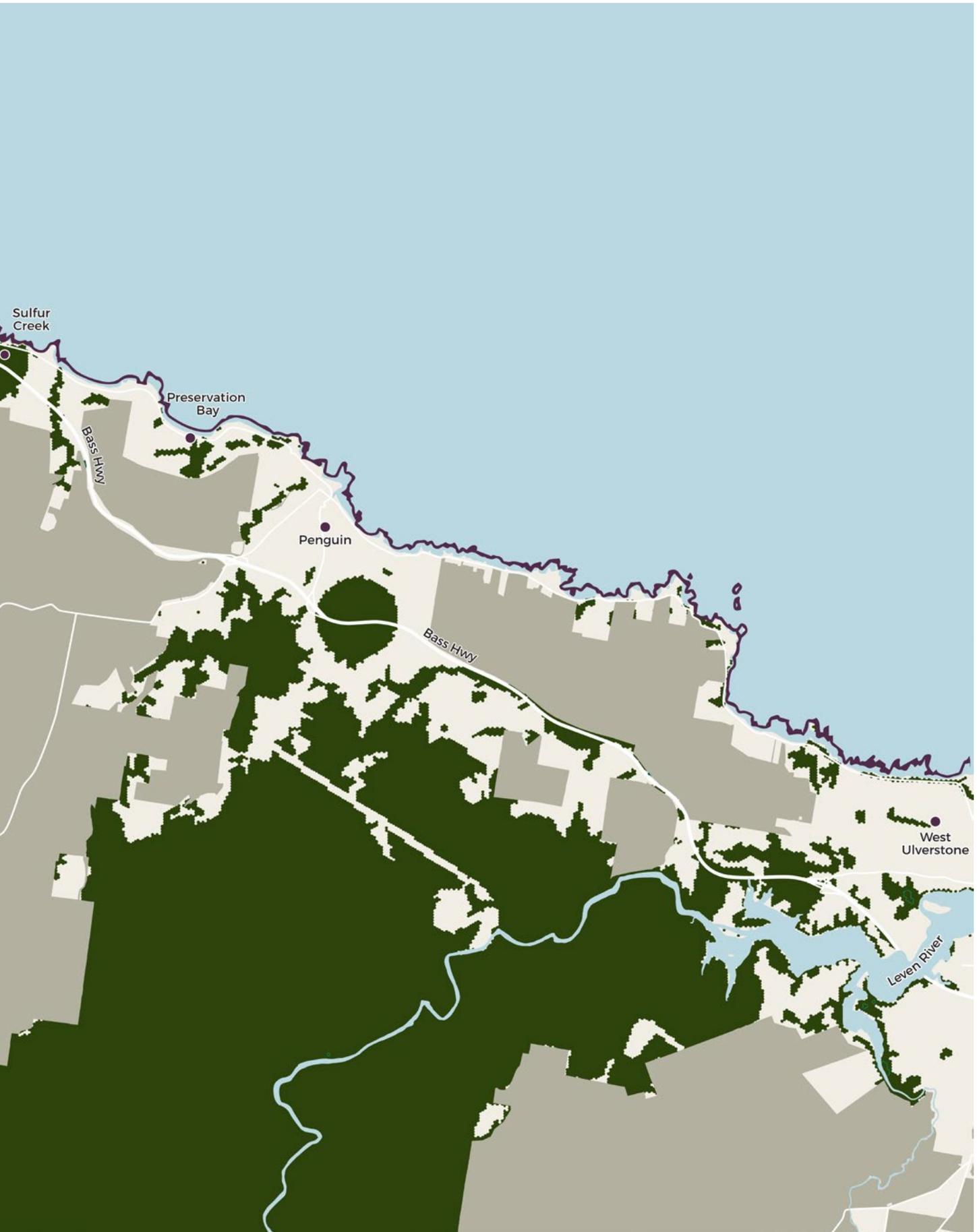
The COVID-19 pandemic has had a significant impact on communities and economies across the world. While impacts of the COVID-19 pandemic were felt in 2020, Tasmania's economy recovered well and saw a rise in job creation, retail sales, population growth and gross state product.

The COVID-19 pandemic has impacted people in many ways but has had a significant impact on standard work practices, with a noticeable uptake in employees working from home. As a result, workplaces are becoming more flexible, with an increase in people wanting to work from home for one, two or more days per week.

Another emerging trend from the pandemic across Australia is population growth in coastal and regional areas, with an increase in people moving from metropolitan centres that were hit the hardest by the pandemic and making a sea/tree change. This is predominantly lifestyle driven, with people wanting to have the coastal/rural lifestyle, working predominantly from home, and taking advantage of technology to support this. The Central Coast is well placed for accommodating this trend.

Agricultural land and natural assets constraints (western)



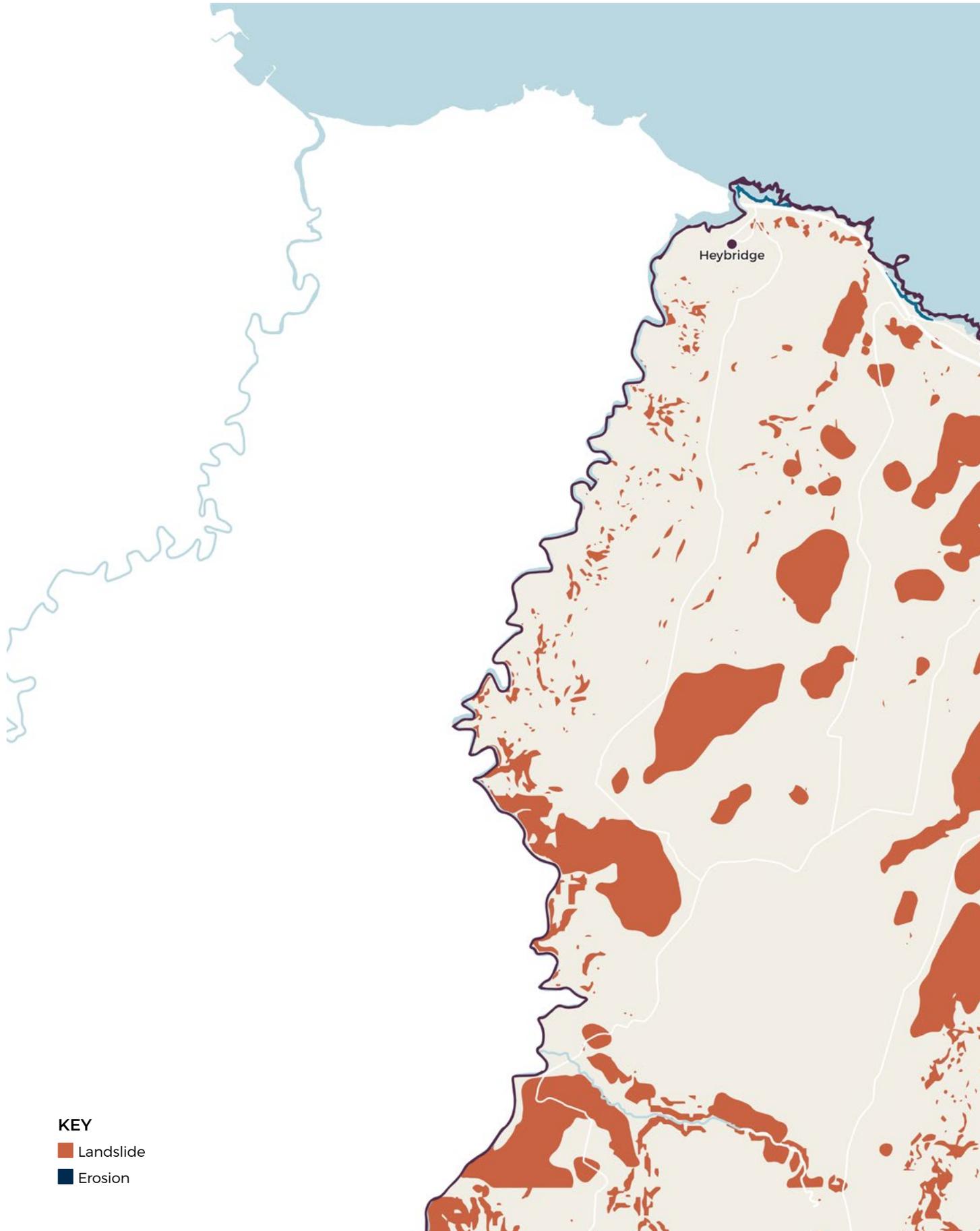


Flood prone and coastal inundation (western)



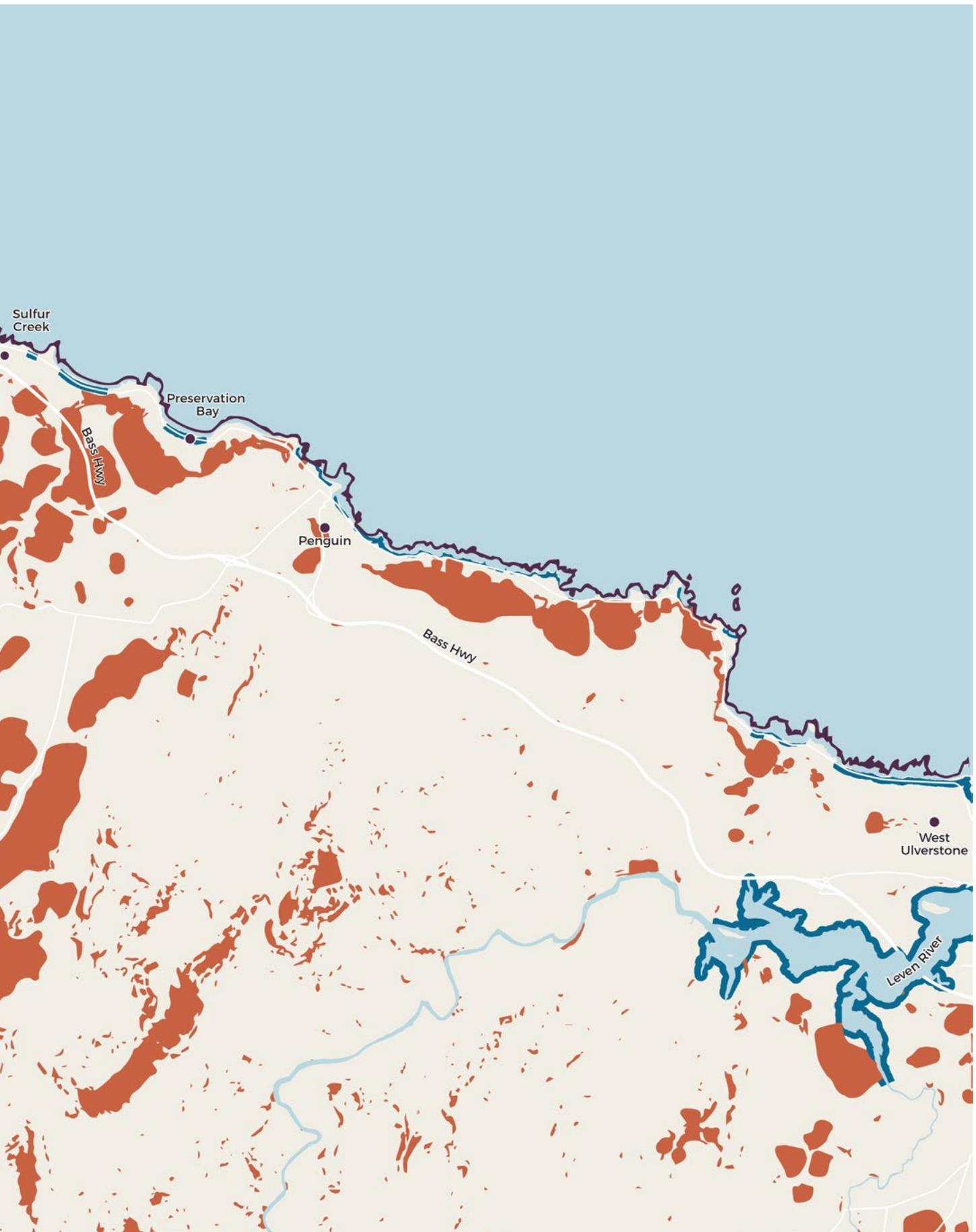


Landslide and erosion constraints (western)

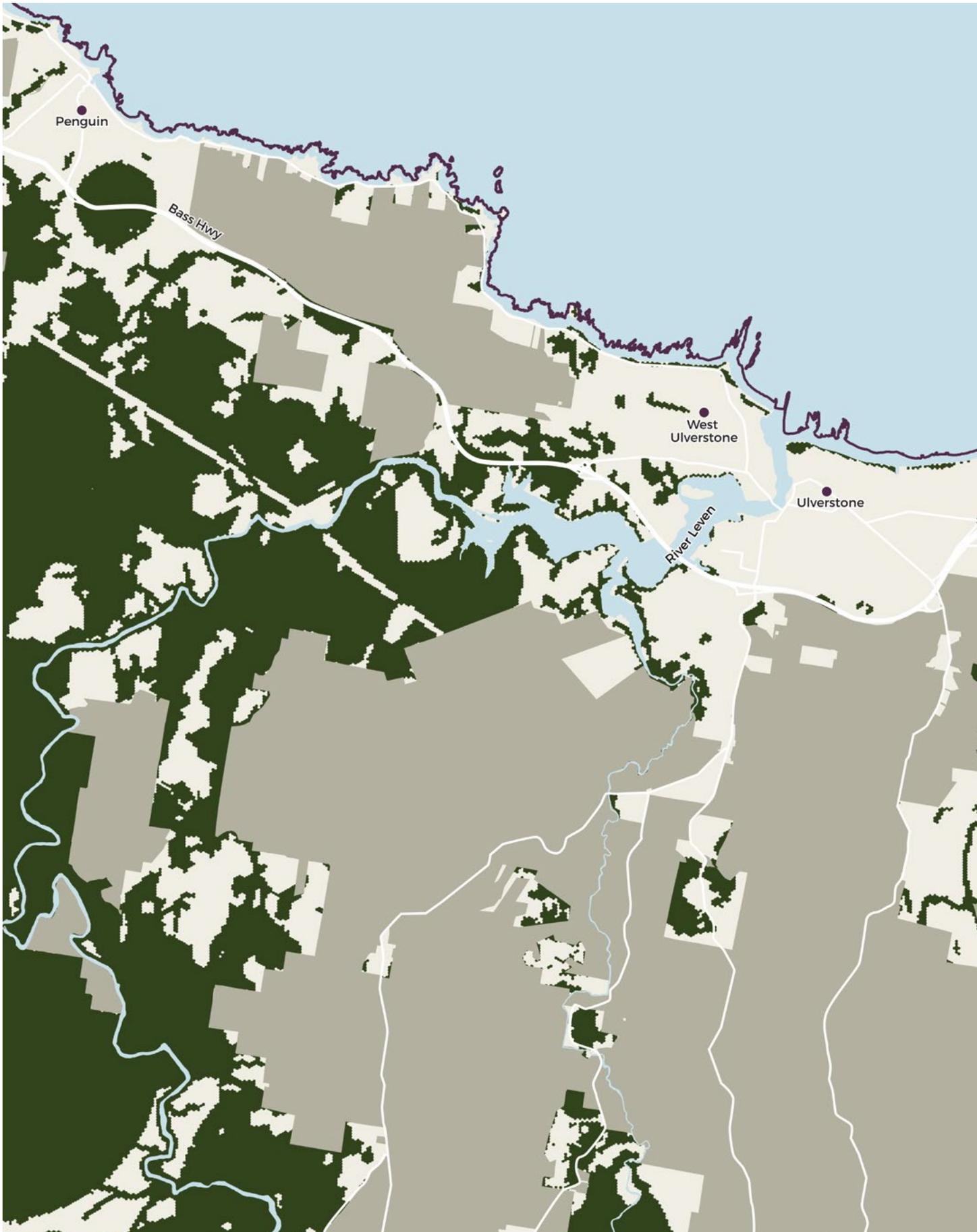


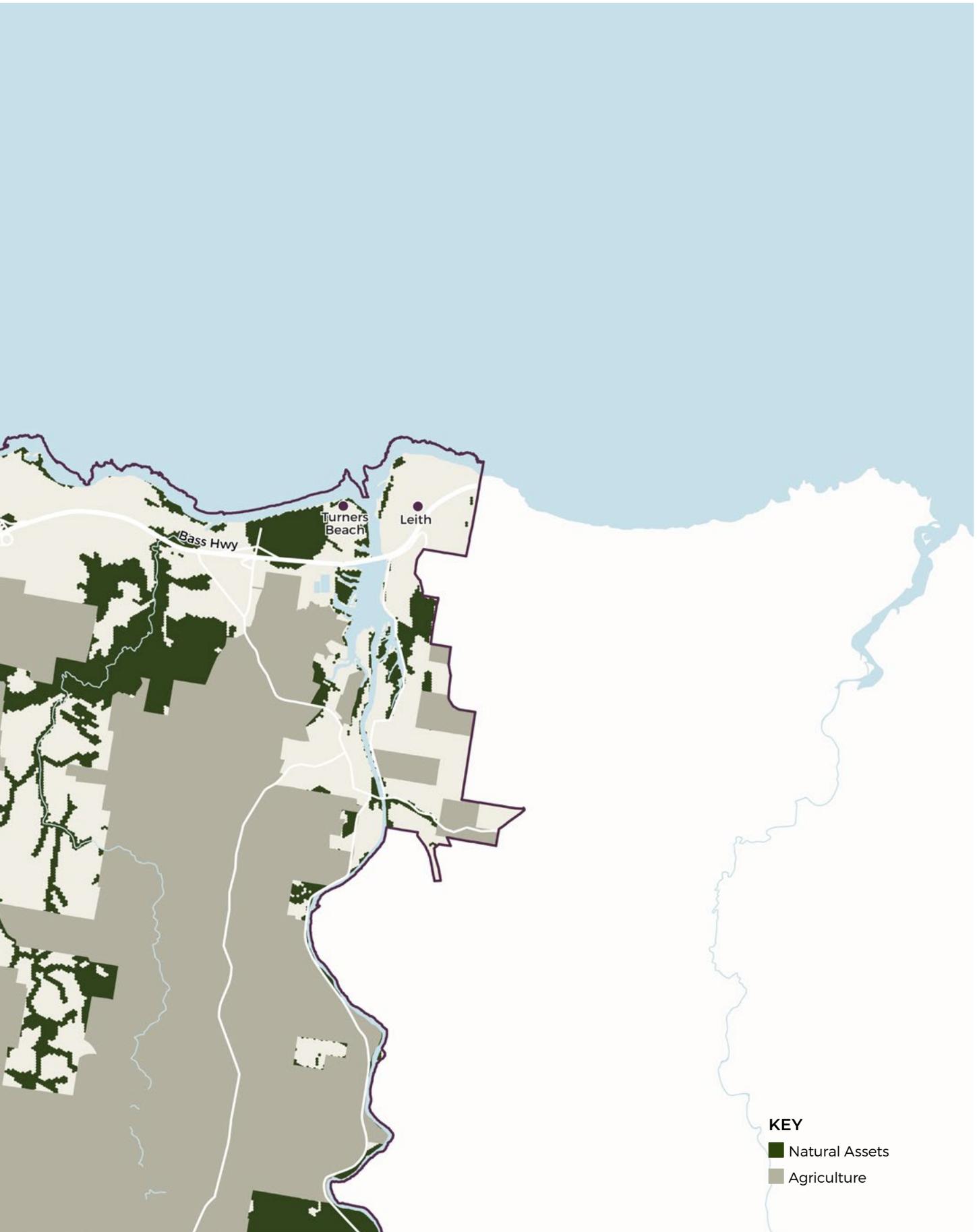
KEY

- Landslide
- Erosion



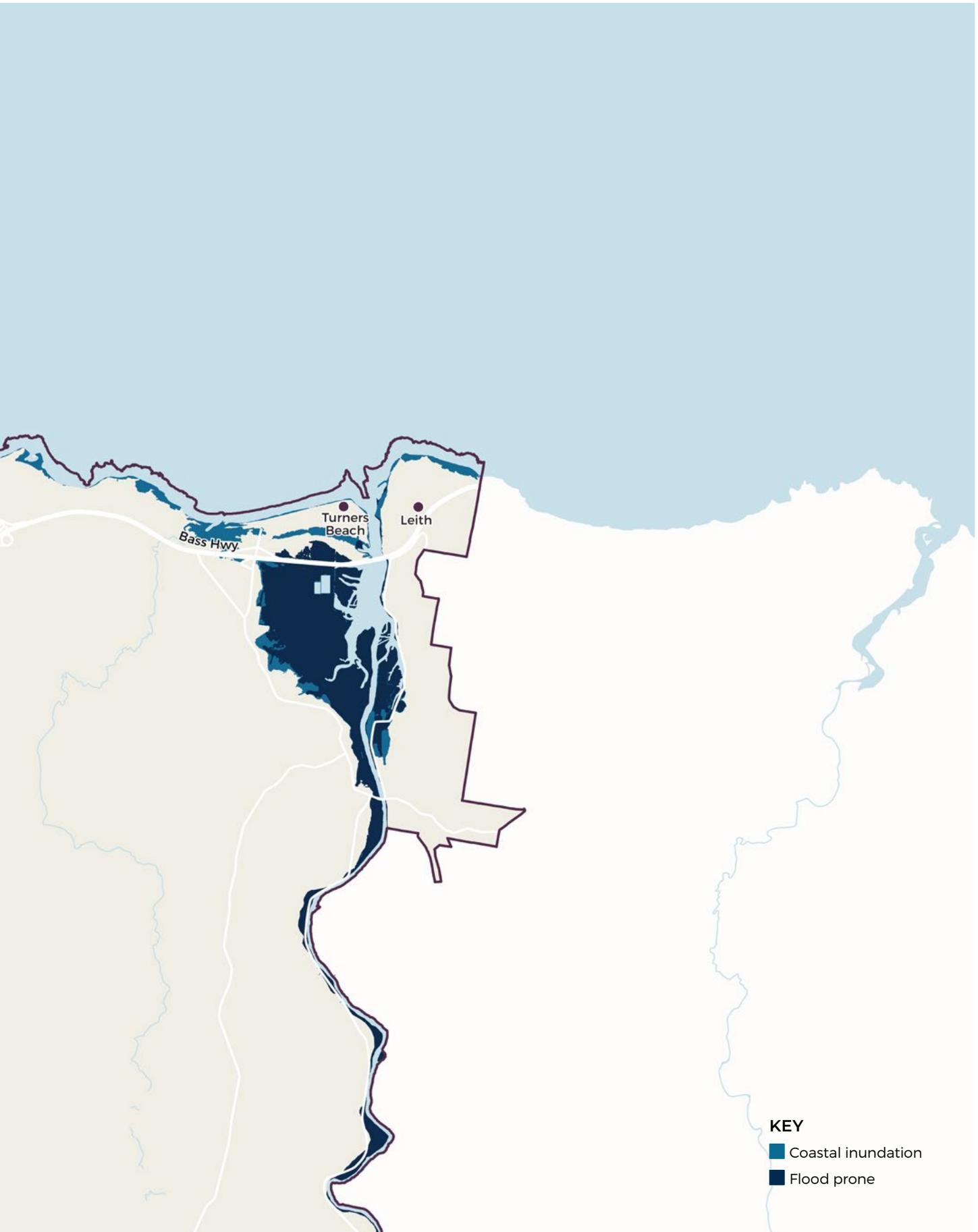
Agricultural land and natural assets constraints (eastern)



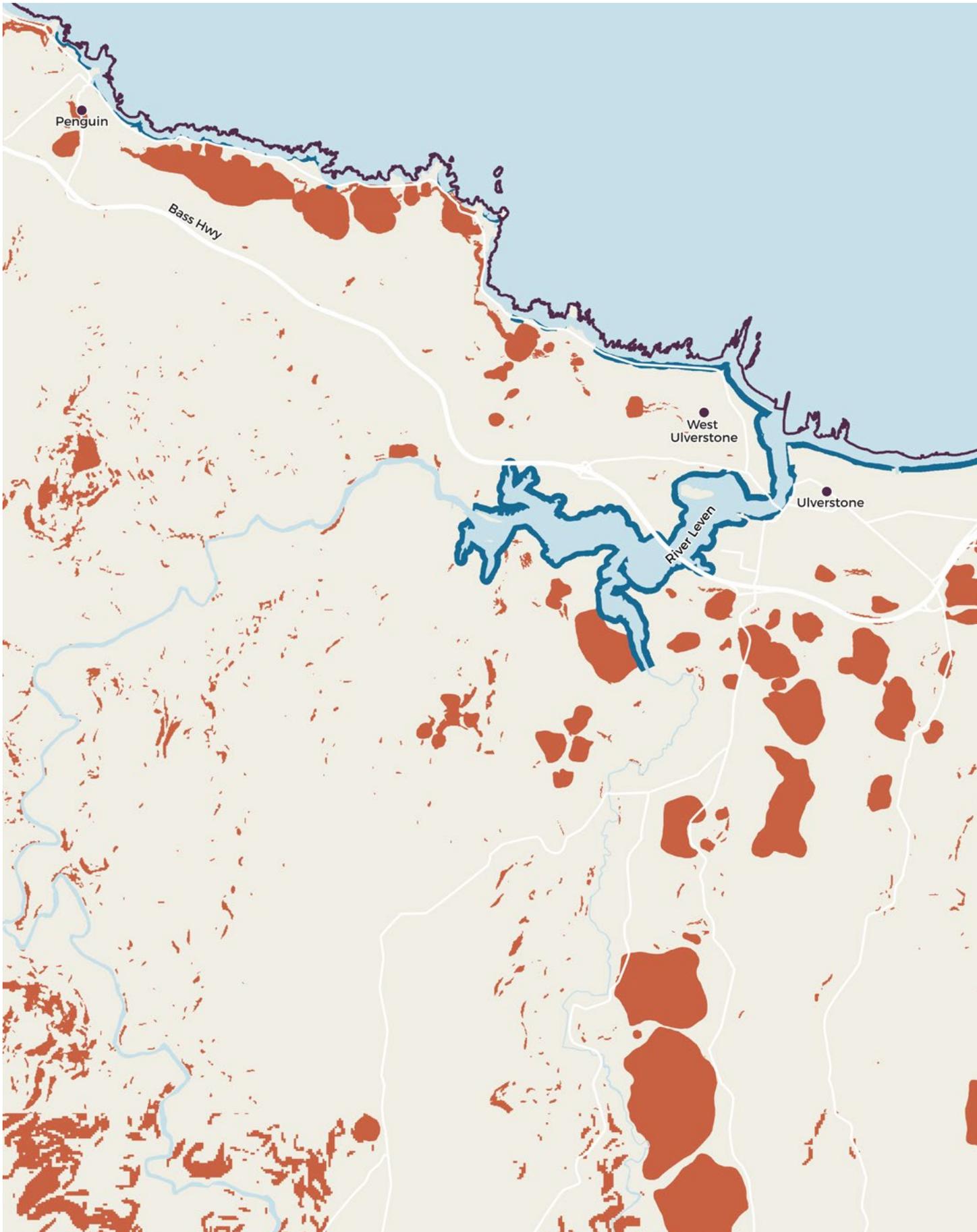


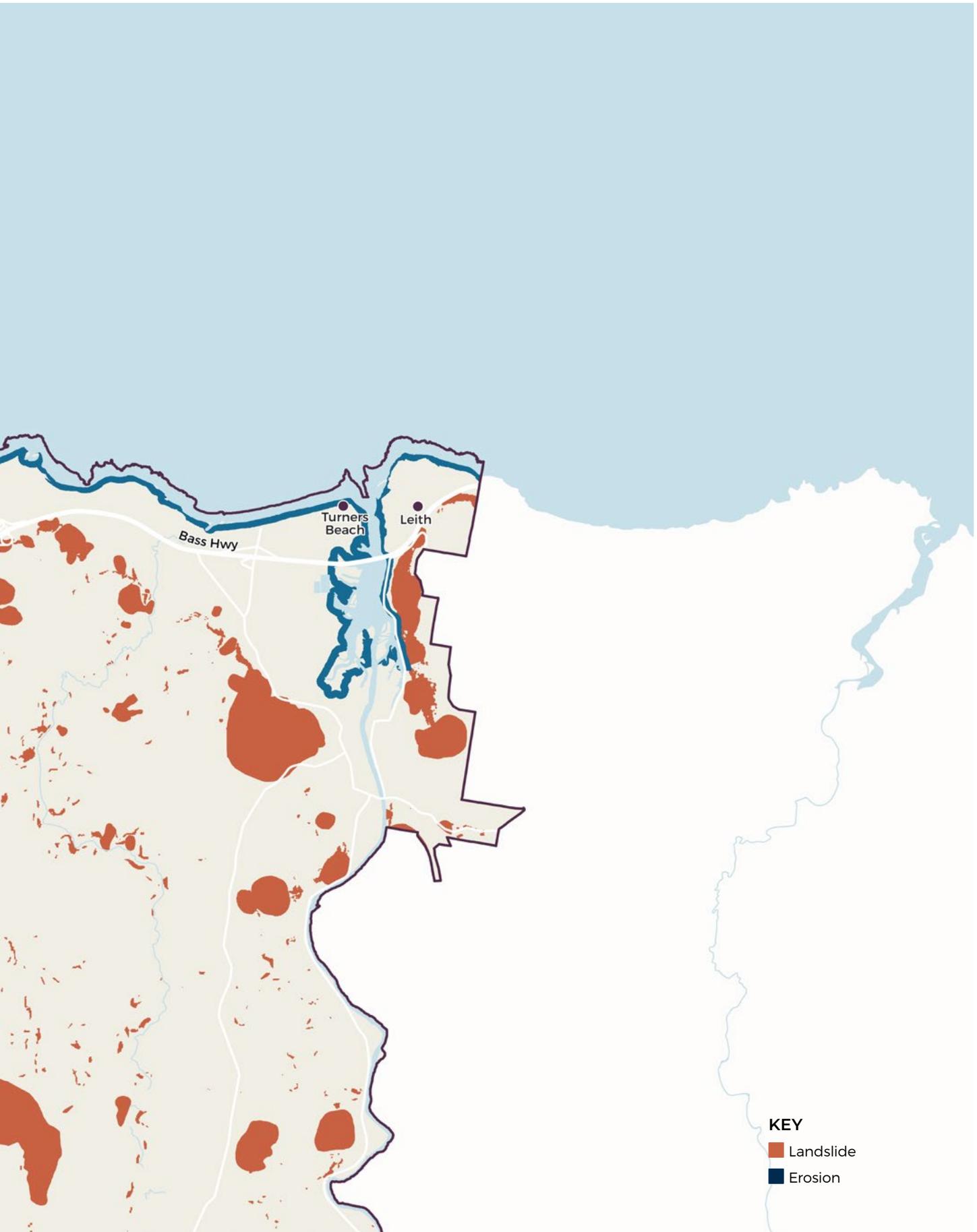
Flood prone and coastal inundation (eastern)





Landslide and erosion constraints (eastern)





Section 3

Policy context

Policy context

Policy setting

The LASS is guided by two legislative frameworks: The Resource Management and Planning System (RMPS) and the *Local Government Act 1993*.

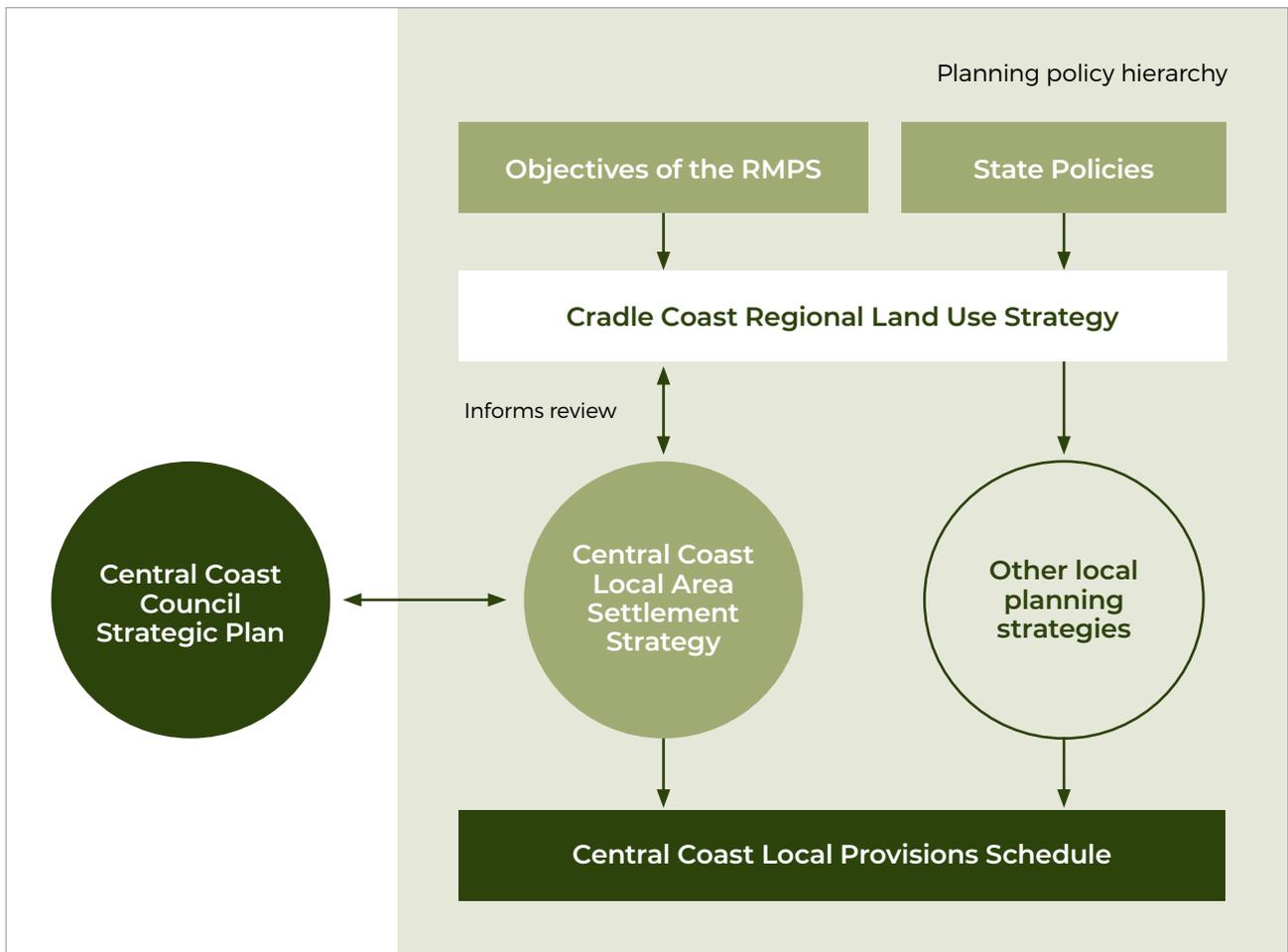
The RMPS is an integrated environmental and planning approval system formed by a suite of legislation linked by common objectives focused on sustainable development.

The core legislation in the RMPS is the *Land Use Planning and Approvals Act 1993 (LUPAA)*, the *Environmental Management and Pollution Control Act 1994*, the *State Policies and Projects Act 1993*, the *Resource Management and Planning Appeal Tribunal Act 1993*, the *Tasmanian Planning Commission Act 1993* and the *Historic Cultural Heritage Act 1995*.

Key planning documents, including the *Cradle Coast Regional Land Use Strategy 2010 - 2030 (CCRLUS)* and the *Tasmanian Planning Scheme – Central Coast*, are statutory documents under the RMPS.

Councils under the *Local Government Act 1993* are recognised as local planning authorities in the RMPS. Additionally, the *Local Government Act 1993* provides for the making of municipal level strategic and community plans, including the *Central Coast Strategic Plan 2014-2024*.

Policy framework diagram



Objectives of the RMPS

The objectives of the RMPS are outlined in Schedule 1 of the LUPAA as follows:

Part 1 Objectives of the Resource Management and Planning System of Tasmania

The objectives of the resource management and planning system of Tasmania are –

- a) to promote the sustainable development of natural and physical resources and the maintenance of ecological processes and genetic diversity; and*
- b) to provide for the fair, orderly and sustainable use and development of air, land and water; and*
- c) to encourage public involvement in resource management and planning; and*
- d) to facilitate economic development in accordance with the objectives set out in paragraphs (a), (b) and (c); and*
- e) to promote the sharing of responsibility for resource management and planning between the different spheres of Government, the community and industry in the State.*

Part 2 - Objectives of the Planning Process Established by this Act

The objectives of the planning process established by this Act are –

- a) to require sound strategic planning and co-ordinated action by State and local government; and*
- b) to establish a system of planning instruments to be the principal way of setting objectives, policies and controls for the use, development and protection of land; and*
- c) to ensure that the effects on the environment are considered and provide for explicit consideration of social and economic effects when decisions are made about the use and development of land; and*
- d) to require land use and development planning and policy to be easily integrated with environmental, social, economic, conservation and resource management policies at State, regional and municipal levels; and*
- e) to provide for the consolidation of approvals for land use or development and related matters, and to co-ordinate planning approvals with related approvals; and*
- f) to promote the health and wellbeing of all Tasmanians and visitors to Tasmania by ensuring a pleasant, efficient and safe environment for working, living and recreation; and*
- g) to conserve those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value; and*
- h) to protect public infrastructure and other assets and enable the orderly provision and co-ordination of public utilities and other facilities for the benefit of the community; and*
- i) to provide a planning framework which fully considers land capability.*

State policies

There are four (4) state policies that the planning system is required to be consistent with:

- Tasmanian State Coastal Policy 1996
- State Policy on Water Quality Management 1997
- State Policy on Protection of Agricultural Land 2009
- National Environment Protection Measures (which are recognised as State Policies under LUPAA).

Three of these policies are particularly relevant to the LASS. The Central Coast includes a significant proportion of agricultural land as well as a coastline that runs beside Bass Strait, and numerous waterbodies and waterways.

The National Environment Protection Measures (NEPMs) are statutory instruments that specify national standards for a variety of environmental issues and are relevant to the more detailed planning stage.

Tasmanian State Coastal Policy 1996

The State Coastal Policy applies to all land in Tasmania within 1km of the coastline, including all islands except for Macquarie Island which is subject to a special management regime.

Three main principles guide Tasmania's State Coastal Policy:

- a) Natural and cultural values of the coast shall be protected.
- b) The coast shall be used and developed in a sustainable manner.
- c) Integrated management and protection of the coastal zone is a shared responsibility.

The policy provides the following direction on urban and residential development:

- Care will be taken to minimise, or where possible totally avoid, any impact on environmentally sensitive areas from the expansion of urban and residential areas, including the provision of infrastructure for urban and residential areas.
- Urban and residential development in the coastal zone will be based on existing towns and townships. Compact and contained planned urban and residential development will be encouraged in order to avoid ribbon development and unrelated cluster developments along the coast.
- Any urban and residential development in the coastal zone, future and existing, will be identified through designation of areas in planning schemes consistent with the objectives, principles and outcomes of this Policy.



Goat Island, Penguin Road



Agricultural land

State Policy on Water Quality Management 1997

This policy applies to all surface waters, including coastal waters and groundwaters, other than:

- a) privately owned waters that are not accessible to the public and are not connected to, or flow directly into, waters that are accessible to the public; or
- b) waters in any tank, pipe or cistern.

The purpose of the policy is to achieve the sustainable management of Tasmania's surface water and groundwater resources by protecting or enhancing their qualities while allowing for sustainable development in accordance with the objectives of the RMPS.

State Policy on Protection of Agricultural Land 2009

This policy applies to all agricultural land in Tasmania. Agricultural land means all land that is in agricultural use or has the potential for agricultural use and is not zoned for another purpose or unduly constrained by non-agricultural use. Some of the key principles of the policy relevant to the LASS include:

- a) Agricultural land is a valuable resource and its use for the sustainable development of agriculture should not be unreasonably confined or restrained by non-agricultural use or development.
- b) Use or development of prime agricultural land should not result in unnecessary conversion to non-agricultural use or agricultural use not dependent on the soil as the growth medium.
- c) Residential use of agricultural land is consistent with this Policy where it is required as part of an agricultural use or where it does not unreasonably convert agricultural land and does not confine or restrain agricultural use on or in the vicinity of that land.
- d) Proposals of significant benefit to a region that may cause prime agricultural land to be converted to non-agricultural use or agricultural use not dependent on the soil as a growth medium, will need to demonstrate significant benefits to the region based on an assessment of the social, environmental and economic costs and benefits.

Cradle Coast Regional Land Use Planning Framework

The Cradle Coast Regional Land Use Planning Framework (CCRLUS) provides a strategic foundation for land use planning in the Cradle Coast Region of northwest Tasmania that provides a perspective on planning issues of regional significance. The Cradle Coast region comprises the municipalities of Kentish, Latrobe, Devonport City, Central Coast, Burnie City, Waratah Wynyard, Circular Head, West Coast and King Island.

The CCRLUS sets out the expectations and desired future outcomes for land use planning in the region. It promotes wise use of natural and cultural resources, a prosperous regional economy, liveable and sustainable communities, and planned provision for infrastructure and services.

The CCRLUS provides understanding and perspective from a regional level, and guides consistency and coordination between local planning schemes for each of the municipalities in the Cradle Coast region. It encourages the development of local settlement strategies as these should support the location, scale and form of development and growth in municipal areas.

While the CCRLUS is the strategic foundation for land use planning, it is based on data and strategic drivers that are now outdated. That said, the guiding principles in the CCRLUS are still valid and sound.

Central Coast municipality

The CCRLUS states the following about the Central Coast:

- Growth projections to 2032 are static to declining.
- There are significant areas of vacant residential land in **Ulverstone**. Framework objectives are to retain compact settlements and to avoid linear and merging centres by imposing limits on the physical footprint of most coastal settlements, including Ulverstone.
- **Penguin** provides opportunity for infill development between the Bass Highway and Bass Strait.
- There is limited vacant land at **Turners Beach**, although there is some capacity south of the Highway.
- Growth in smaller centres is not anticipated as substantial. There are opportunities for infill by increased densities subject to infrastructure capacity, an option under consideration at **Forth**.

It is noted that while the CCRLUS states that growth in the Central Coast is projected to be 'static to declining' this is not what our background research suggests.

Settlement development

An important role for land use planning is to (1) provide for and manage growth and development and (2) coordinate the provision of a land supply and infrastructure services to match present and reasonably predictable future needs for housing, industry, commerce and recreation.

The CCRLUS provides a settlement management strategy at a broad scale for whether settlements in the Cradle Coast Region should apply a high, medium, low or no growth strategy. The CCRLUS also indicates whether settlement growth and development are based on a negative, no growth, intensification, expansion, contained or new settlement scenario.

Most settlement growth in the region is expected to occur in the existing urban centres between Wynyard and Devonport, including Burnie, Penguin, Ulverstone, Latrobe and Port Sorell. The two Regional Activity Centres are Burnie and Devonport.

The CCRLUS states that high-order business and commercial activity should be focused into major centres such as Burnie and Devonport. Ulverstone is identified as a town that should support the ongoing viability of these major centres and assist sustained access by the region's population.

The CCRLUS clearly aims to build on established centres to support local and regional communities and economies, concentrate investment into the improvement of infrastructure and services, and to maintain and enhance identity, character and quality of life without compromise to the health of natural systems and significant economic resources. Opportunity for expansion will be restricted to locations where there is a demonstrated need and the scale, form, and sequence of the release is justified under a local settlement strategy. The CCRLUS does not support new discrete settlements.

The following table indicates growth scenarios and settlement management strategies for the main settlements within the Central Coast municipality identified in the CCRLUS. Those not specifically mentioned are considered to have a low growth scenario and a stable settlement strategy.

Table 2: Growth scenarios and settlement strategies

Settlement	Growth scenario	Settlement strategy
Forth	Medium	Contained
Gawler	Medium	Contained
Heybridge	Low	Stable
Penguin	Low	Stable
Sulphur Creek	Low	Stable
Turners Beach	Medium	Contained
Ulverstone	Medium	Contained
All other settlements	Low	Stable

A **low growth scenario** means demand is driven largely by internal population change and very low rates of inward migration. Growth relies on existing land supply (including vacant zoned land) and available infrastructure within the designated urban boundary without need for intensification.

A **medium growth scenario** means demand is driven by internal population change and growth and/or moderate positive inward migration. Growth relies on intensification of existing land supply within designated urban boundaries and/or expansion.

A **stable settlement strategy** restricts new development to existing land supply within the designated urban boundary without priority for intensification. The strategy is appropriate for low growth settlements.

A **contained settlement strategy** promotes a mix of intensification and strategically planned expansion to retain compact urban form and provide a mix of development and growth opportunities. The mix does not need to occur in balanced proportion. The approach allows for optimum use of available and planned infrastructure in both established and new release areas.

The growth scenarios within Table 1 are not consistent with the results of the research undertaken for this LASS.

Guiding principles

The CCRLUS lists a number of principles as fundamental for its implementation to achieve the region's goals and the legislative requirements under the RMPS. Key land use policies to develop liveable and sustainable communities that are relevant to the current settlement strategy include:

- Promote established settlement areas as the focus for growth and development.
- Provide a pattern of settlement which maintains separated towns, villages and communities, visual and functional transitional space between each individual centres, and absence of linear development or expansion aligned to coastline, ridgeline, or river or road frontage.
- Limit use or development that does not have a need or reason to be located on rural land.
- Restrict use or development likely to interfere or conflict with a rural resource use.
- Require each settlement area facilitate a mix of use and development of a nature and scale sufficient to meet for basic levels of education, health care, retail, personal services and social and economic activity and for local employment opportunities for the convenience of the local resident and catchment population.
- Facilitate choice and diversity in location, form and type of housing to meet the economic social, health and well-being requirements and preferences of all people.
- Promote higher dwelling density to optimise use of land and infrastructure and community service facilities.

Tasmanian Planning Scheme – Central Coast

In 2015, the Tasmanian Parliament enacted amendments to the LUPAA, to allow for the Tasmanian Planning Scheme to be established, consisting of State Planning Provisions and Local Provisions Schedules.

The State Planning Provisions provide a consistent set of planning rules for 23 generic zones and 16 codes making up a suite of controls that can be applied by local councils. The Local Provisions Schedule indicates how the State Planning Provisions (zones and codes) will apply in each local municipal area. They contain the zone maps and overlay maps or description of places where the codes apply. They also contain local area objectives and any planning controls for unique places specific to the local area. These unique areas can be in the form of particular purpose zones, specific area plans, and site-specific qualifications.

To meet their communities' needs, councils are responsible for preparing their LPS in consultation with local stakeholders and community members. The LPS for the Central Coast came into effect on 27 October 2021. The planning scheme for the Central Coast is now called the *Tasmanian Planning Scheme – Central Coast*, which replaces the *Central Coast Interim Planning Scheme 2013*.

Central Coast Council Strategic Plan 2014-2024

The *Central Coast Council Strategic Plan 2014-2024* provides a framework to inform the Council's decision making into the future.

The strategic plan has the following five strategic directions:

- The shape of the place: improving the value and use of open space, conserving the physical environment, and encourage a creative approach to new development.
- A connected Central Coast: providing for a diverse range of movement patterns, connecting people with services, and improving community well-being.
- Community capacity and creativity: community capacity-building, facilitating entrepreneurship and cultivating creativity.
- The environment and sustainable infrastructure: leverage opportunities from our natural environment, contribute to a safe and healthy environment, develop and manage sustainable built infrastructure, and preserve the natural environment.
- Council sustainability and governance: improve corporate governance, improve service provision and Council's financial capacity, effective communication and engagement, and strengthen local-regional connections.



Leven River

Central Coast Council Rural Living Strategy 2016

The purpose of this policy is to provide a consistent, transparent, and equitable set of guidelines under which the zoning or rezoning of land to rural living will be undertaken.

The policy identifies that the Central Coast is one of Tasmania's most productive agricultural areas. It is important that the level of production is protected and not hindered from inappropriate residential development. The policy continues to identify specific land parcels for rural living and provides specific criterion to be applied for land to be rezoned to rural living.

Central Coast Council Review of Commercial Zone 2016

A report was prepared for Council that reviewed the commercial zone in the Central Coast municipal area. The report found that the commercial zone was found in four areas that have been developed over the past 40 plus years.

In Central Coast, there is only commercially zoned land in Ulverstone, at Hobbs Parade, James Street, Eastlands Drive/Fieldings Way and Dysons Lane. The uses there are predominantly service industry and bulky goods sales uses. Currently, the existing commercial zoned areas cannot be easily expanded because of adjoining residential or linear business development. Furthermore, the zoned locations are geographically diverse and, apart from the commercial area in Eastlands Drive, relatively small.

However, it was recommended that no new areas be rezoned to commercial, but rather the table of uses in the light industrial zone be relaxed to allow bulky goods.

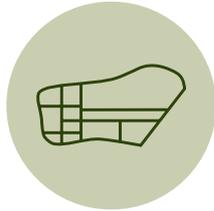
It is noted that the use table of the light industrial zone under the Tasmanian Planning Scheme lists bulky goods as a discretionary use, if for a supplier for extractive industry, resource development or resource processing; a garden and landscaping materials, trade or hardware supplier; or a timber yard. Bulky goods is otherwise a prohibited use. The Central Coast LPS does not make any further relaxations for the bulky goods use on light industrial zoned land.

Summary

Notwithstanding that some of the statistical information in relevant policy documents are now outdated, such as the growth projections in the CCRLUS, the overall principles and strategies remain sound planning. In summary, to be consistent with the established policy setting, the LASS must:



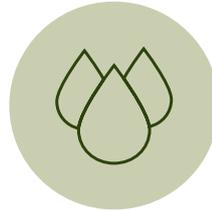
Direct urban and residential development towards existing settlements, particularly Ulverstone.



Provide a pattern of settlement that maintains separation between existing towns and settlements and avoid ribbon development or expansion aligned to the coastline, rivers or road frontages.



Minimise or avoid any impact on environmentally sensitive areas from the expansion of urban and residential areas.



Protect or enhance surface water and groundwater resources while allowing for sustainable development in the Central Coast.



Protect existing agricultural land and its use for the sustainable development of agriculture and should not be unreasonably confined or restrained by non-agricultural use or development.



Agricultural land

Section 4

Strategic drivers

Strategic drivers

The strategic drivers are the major trends that influence the strategic planning of settlements in the Central Coast. They are identified through data gathering, in-depth consideration, policy context and both micro and macro trends that become apparent through the background research.



Strong growth and interest, but only for a while

The Central Coast has exceeded population growth projections over the past few years. This strong growth is predicted to continue for another 10 years (to 2031) and will result in an increased demand for housing, new employment opportunities, and the provision of retail and community services.

Unfortunately, due to ageing in the existing population base, current evidence suggests a decline in population over the second half of the LASS planning period (2031-2041). While lifestyle is an important offering, the fundamental impediment to stemming this impact of demographic change is the creation of additional employment opportunities that attract younger new residents, particularly those in major growth industries such as the renewable energy and tourism sectors.

Additionally, minimising potential leakage of demand in the local commercial and retail sector to Devonport and Burnie will be important to maintaining local employment opportunities.

An aspirational approach by Council which focuses on facilitating new employment opportunities through partnerships with other councils, the State Government or the private sector will help to reverse this expected decline.



Current housing and land supply doesn't match future needs

The greatest demand in the Central Coast municipal area is for separate houses. However, diversifying housing forms in the municipal area will be important in the future to address the needs of an ageing population, changing household sizes and affordability.

More households in the future will likely be attracted to and have a greater willingness to move into smaller, higher density housing. Additionally, there is likely to be a need for more independent living units and aged care facilities for older residents.

While the Central Coast does have a significant residential land supply in its existing zoned land bank, the supply will not support all these future needs, particularly for residents seeking more compact, higher density housing closer to services and for those with a lifestyle focus.

The current supply of residential land in the Central Coast is somewhere between 87 and 203 years of supply, based on a theoretical analysis and covering both infill and greenfield opportunities. The range depends on whether the dwelling demand target is conservative or more aspirational. Accepted planning practice is to provide about a 15-year rolling land supply in order to support compact settlements and provision of sustainable and efficient infrastructure. Much of the residential land supply is on the southern edge of Ulverstone, in the residential estate behind Henslowes Road and Adaihi Street. The estate constitutes about a 6 to 14-year supply alone, depending on the dwelling demand scenario. Aside from this estate there have been recent subdivision approvals across three Ulverstone sites for a total of 297 new lots.

More compact settlements with people living close to services and employment also improves the sustainability of the settlement pattern and contributes to protecting agricultural land, landscape and natural assets.

A connected place

The Central Coast is strategically and beneficially located directly between Burnie and Devonport. This allows the Central Coast to rely on and share community services and infrastructure rather than having to provide everything within the council area, including hospitals, private schools, recreational facilities, airports and seaports, and larger retail offerings.

Journey to work data reinforces this interdependency, with 50% of the working population living in the Central Coast working in the Central Coast municipal area, 20% in Burnie and 22% in Devonport. This demonstrates the reliance the Central Coast has on employment opportunities outside the local area and the attraction of the Central Coast lifestyle for workers in Devonport and Burnie.

Living City in Devonport is the largest urban renewal project ever undertaken in regional Tasmania. Its aim is to transform Devonport through the creation of new retail, business/service and waterfront precincts focused on highlighting tourism, arts, food and services. Given the proximity of Devonport to the Central Coast, the project is likely to be having positive spillover effects for the Central Coast and the broader Cradle Coast region.

That said, there are risks to growth in the Central Coast should adjacent areas take an aggressive growth posture without sufficient consideration of regional effects and support for coordinated action.



A changing economic structure

The Central Coast's economy is increasingly becoming a service and knowledge-based economy. The fastest growing industries in the Central Coast municipal area are health care and social assistance, and education and training.

In contrast, there is projected to be spare industrial land after consideration of additional demand in the next 20 years. Options for appropriately using this land include:

- Repurposing some of the industrial land to accommodate demand for commercial land uses
- Ensuring suitable land is available in the Central Coast to provide council agility in attracting economic activity and jobs arising from projects such as Marinus Link.

The Cradle Coast, and in particular the Central Coast, is also known as the food bowl of Tasmania due to its rich agricultural land. Agriculture will continue to be important in the future as the value of agriculture continues to grow in Tasmania; its farm gate value was \$2.15 billion in 2019-20, up 13% from 2018-19⁶.

Harvest Moon and Simplot, two of the largest vegetable producing and processing companies in the state, are both based in the Central Coast. The agricultural sector has traditionally been one of the larger industries for the region and is significant to the local economy.

Adapting to climate change and technology

The climate is changing and will impact the Central Coast municipal area. It is important to understand how the changing climate will impact the community, and how mitigation and prevention strategies can be implemented to minimise impact and appropriately respond.

Council developed a Climate Change Action Plan in 2010 to prepare the Central Coast for the unavoidable impacts of climate change. The plan identifies the potential impacts of climate change and provides climate change mitigation actions for the Council.

Beyond planning and managing the effects, a proactive response to climate change does have the potential to generate activity in new industries and is already being led by the Tasmanian Government. This includes the renewable energy policy, Tasmania's current and future carbon position (most recently reported as negative carbon), and potential benefits to agricultural land demand arising from more significant impacts on the mainland.

Similarly, the impact of technology on our day-to-day lives has come to the fore during the COVID-19 pandemic. New work practices supported by technology have seen more people working from home and movement of people to regional areas.

As a result, workplaces are becoming more flexible, with an increase in people wanting to work from home for one, two or more days per week. Experts are expecting demand for office space to decrease by 25% over the next two years before expanding with business growth over time. This trend is anticipated to drive change at least for the next five years, before gradually returning towards the long-run average.⁷

While this trend may be expected to be short-lived, the Central Coast municipality could capitalise on those migrating to rural and regional areas by promoting the coastal lifestyle, proximity to airports, transportation options and services, and good technology in the area.

⁶Tasmanian Agri-Food scorecard 2019-20 prepared by AgriGrowth Tasmania – Department of Primary Industries, Parks, Water and Environment

⁷Migration between cities and regions: A quick guide to COVID-19 impacts, prepared by the Australian Government Centre for Population



Section 5 **Local area settlement strategy**

Local area settlement strategy

The strategy

The LASS informs and guides future use and development in Central Coast for the next 20 years, from 2022 through to 2042. The LASS has the following aims:

- To determine future housing demand for the municipal area.
- To identify social, economic and environmental trends impacting the municipal area.
- To develop a clear policy framework that will guide planning and decision-making.
- To provide guidance to meet the future housing needs of the Central Coast Council.

The LASS comprises three key components:



Planning
principals

**The planning
principles.**



Settlement
hierarchy

**The settlement
hierarchy
and a suite of
strategies.**



Aligned
actions

**Aligned actions
to achieve
the planning
principles.**

A number of sites have been identified for further investigation and are detailed below as part of the suite of actions. These have been discussed with Council and considered within the framework of this settlement strategy and relevant policy documents.

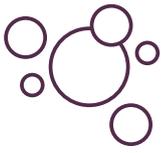
Planning principles

Planning principles have been identified to guide future strategic decisions to ensure that the response to the strategic drivers, opportunities and constraints is undertaken in a sustainable manner. That is, strategic planning decisions into the future sustain the potential of natural and physical resources, together with the existing settlements to meet the reasonably foreseeable needs of future generations.



Increase housing diversity

The Central Coast has a higher-than-average proportion of retirees and single-person households. It is projected that by 2041, the Central Coast could have almost 20 % of its population aged over 75 years, and that lone households could make up the greatest proportion of households in the LGA at 34.7 %. It is also likely that there will be a willingness of more households to move to higher density housing as affordability continues to decrease. Currently housing stock is predominantly separate houses in the Central Coast on standard residential lots. Future housing in the Central Coast will need to respond to the needs of these people to support households through life stages via more diverse housing stock and ensure affordable housing remains available in the Central Coast.



Support a sustainable settlement pattern

Separation between settlements must be maintained, and ribbon development avoided. This provides a visual and functional transitional space between towns and enables them to retain their uniqueness and character. Linear development or expansion alongside the coastline or road corridors should be discouraged.

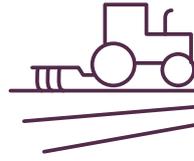
To support more diverse residential living opportunities, additional supply must be created, even though there is currently a significant oversupply of residential land. However, future residential rezonings must be limited and be focused in existing settlements. Future speculative and ad hoc residential rezoning concepts must be discouraged.



Facilitate economically strong, compact and lively settlements

Growth should be directed to established settlements, namely Ulverstone and Penguin, reinforcing their existing activity centres. Compact activity centres provide a focus point for services and facilities, employment opportunities and social interaction for communities. They allow for clustered uses and activities, maximising agglomeration benefits for retail and commercial uses and in turn provide social, environmental and economic benefits. Future development must reinforce these attributes of existing activity centres on the coast.

Infill opportunities will be favoured over greenfield options for development to build upon existing settlements. The benefit of infill development is that it provides additional housing stock in areas that typically already have good access to employment, schools, public transport, and general shops and services. This supports the use of existing infrastructure and services and provides a more sustainable community.



Protect agricultural land

Development must ensure the protection of and have minimal impact on agricultural land and irrigation districts. There should be no conflict between residential uses and existing agricultural land, to ensure there is no fettering of agricultural uses. Land within irrigation districts should be protected and seen as a strategic advantage.

SGS Economics and Planning found that between 2021 and 2041 it is projected that Ulverstone will see an increase of 103 dwellings, while the rest of the Central Coast (i.e. outside the existing settlements) will see an increase of 89 dwellings. This means that over one quarter of projected dwellings are to occur outside the existing settlements. This is not a sustainable trend and will need to change as it will put pressure on agricultural land. There is also a risk of changing large tracts of the Central Coast into a quasi-rural living area.



Make the Central Coast investment ready

Council will adopt an aspirational position to generating local economic activity that supports new employment opportunities. This includes proactively planning for employment lands particularly in the retail, commercial and service industry sectors as well as engaging in broader facilitation programs designed to attract new industries into the region. Given the oversupply of residential land, the Central Coast has capacity to accommodate more than the expected population growth.

Additionally, the planning, provision and management of infrastructure, services and facilities is an essential consideration in land use planning, and an important factor in supporting a liveable and accessible community as well as encouraging investment. Integration of the process of planning for settlement growth and development with the process of planning for infrastructure provision must be coordinated and concurrent. It will ensure reliable services are available at appropriate capacity and function to meet current needs and future growth.



Respond to a changing climate

The Tasmanian Government and Central Coast Council has accepted there is overwhelming evidence of global climate change and that the primary cause for such change is human activity. Impacts to the Central Coast region are likely to include a slight increase in temperature, hotter and drier summers, and increased rainfall and more intense rainfall and severe wind events. All strategic planning decisions must incorporate consideration of a changing climate.



Maintain the Central Coast character

The Central Coast provides an exceptional lifestyle offering unique, friendly, and community-minded settlements, that are close to services and facilities required for day-to-day life, and employment opportunities. Located in the food bowl of Tasmania, settlements within the Central Coast are immersed in the rolling patchwork of exposed red volcanic soils, pasture and crops and green hills of the agricultural landscape providing an authentic connection to the Tasmania's farming community. The area is well serviced by excellent roads, close to airports, and great access to technology and recreation opportunities in a natural setting. These are key competitive advantages, and it is important that future growth and development of the Central Coast does not undermine this unique offering as it underpins the attractiveness of the area for further investment and growth.



Ulverstone Beach

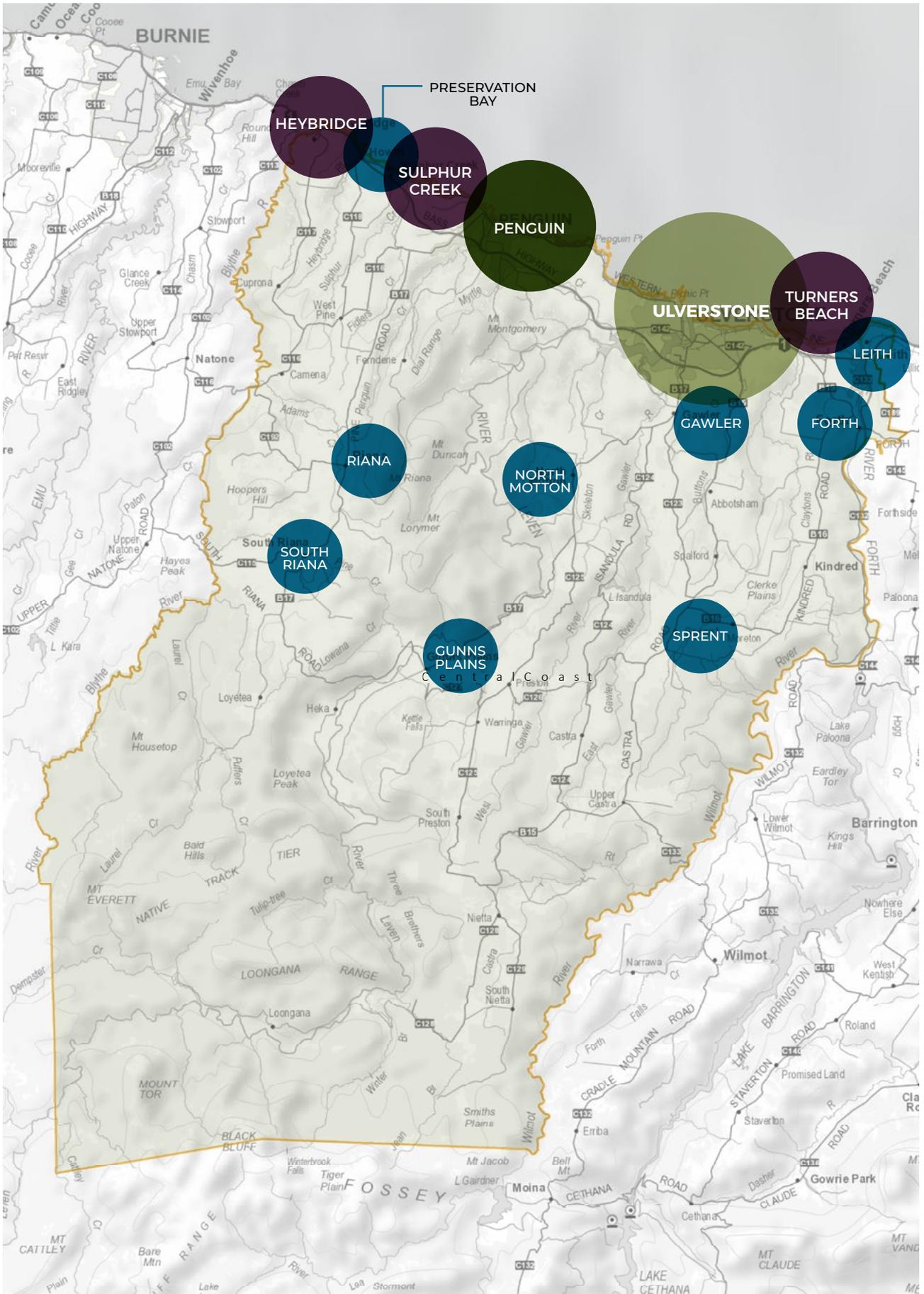
The settlement hierarchy

A settlement hierarchy is established to provide overall direction for how growth should be directed spatially. It has been informed by the background analysis undertaken for this strategy, including infrastructure capacity and provision of existing services and the CCRLUS.

The growth strategy and growth scenario are based on the descriptions in the CCRLUS.

Settlement	Municipal function	Description	Growth strategy	Growth scenario
Ulverstone	Primary settlement	The major settlement for the Central Coast providing for significant housing and employment opportunities for the municipal area. Contains a District Activity Centre (as defined under the CCRLUS) and a mix of zonings to support other industrial, commercial activities. Includes important recreational and open space assets for residents and visitors. Land is generally fully serviced.	Intensification	Medium
Penguin	Secondary settlement	The second largest settlement for the Central Coast providing housing as well as local level employment opportunities. Contains local service activity centre (as defined under the CCRLUS) as well as local level recreational and open space facilities. Land is generally fully serviced.	Intensification	Low
Turners Beach/ Sulphur Creek/ Heybridge	Major satellite	Larger areas of residential land use that rely on Ulverstone and Penguin (or outside of municipal area) to meet the daily needs of residents. Do not contain any activity centre other than local shop or service station without specific business zoning. May include some local level recreational and open space facilities.	Stable	Low
Forth/Gawler	Village	Small settlements that have a local shop/post office/service station as well as potential pub or other food services provided through local business zoning. Residents rely on Ulverstone (or outside of the municipal area) to meet their weekly needs.	Stable	Low
Leith/Preservation Bay/ Sprent/Gunns Plains/Riana/ South Riana/North Motton	Other small settlements/localities	Discrete small residential areas with no or limited other land uses including retail, commercial and community facilities.	Stable*	Low

* Exception for Preservation Bay – see action SS4.1 under section 6.4



Aligned actions

The following table outlines recommendations to achieve the planning principles under the LASS. Strategies are grouped into four categories for easy reference. Under each strategy there are a range of specific actions detailing how that strategy should be achieved. Specific locations mentioned within the actions are identified on the aligned actions map on page 64.

Residential actions

Ref	Strategy	Action	Relevant planning principle(s)
R1	Ensure sustainable residential growth consistent with the settlement hierarchy and prioritise growth in Ulverstone and Penguin	R1.1 Direct new residential development to existing settlements in accordance with the settlement hierarchy. In particular, the two largest settlements in the Central Coast, Ulverstone and Penguin, must accommodate the most residential, commercial and industrial growth.	   
		R1.2 Undertake a more detailed land supply analysis that practically tests the developability of identified vacant and underutilised land to define land supply more accurately. Following this, identify a settlement boundary for Ulverstone and Penguin to provide for a long-term horizon.	
		R1.3 Ensure that future residential rezonings do not further exceed the current residential land supply. This may be achieved through back-zoning or planning controls to limit supply in existing areas where there are development constraints.	
		R1.4 Work with landowners to back-zone or change planning scheme controls to limit the supply of residential land in the estate on the southern edge of Ulverstone, behind Henslowes Road, particularly land that is in the Kindred North Motton Irrigation District and where not on water and sewer serviced land.	
		R1.5 Discourage future speculative and ad hoc rezoning concepts outside the existing extent of settlements.	
R2	Diversify housing stock and dwelling options to meet future population needs	R2.1 Promote more diverse housing by encouraging the development of semi-detached dwellings (i.e. townhouses and dual occupancy homes) in existing settlements and particularly in proximity to the town centre of Ulverstone.	    
		R2.2 Consider precincts on the western edge of Ulverstone, such as along Penguin Road, for low density residential or rural living. This will provide larger lifestyle lots and different housing options to those provided by the general residential zone and limit further over-supply of residential land.	
		R2.3 Encourage and facilitate new residential aged care facilities and independent living units, particularly in Ulverstone and Penguin.	
		R2.4 Investigate introducing the inner residential zone near Ulverstone's primary retail area around Reibey Street. This would promote higher density housing that is close to existing shops and services and supported by existing infrastructure. An approximate 400 m walkable radius that considers logical boundaries, such as streets, could be used as an initial investigation area.	
		R2.5 Support residential use above ground floor level in Ulverstone's primary retail area around Reibey Street as currently allowed under the planning scheme.	

R3

Provide some limited additional residential land to support lifestyle aspirations

R3.1

In line with strong landowner interest and existing support from elected members, investigate a small residential rezoning at the Preservation Bay settlement to provide future lifestyle blocks with access to the beach and coastline subject to the following considerations:

- Using the existing eastern and western extent of residential zoning to set the 'outer' limit of the settlement consolidation to avoid it being considered ribbon development along the coastline and maintain separation between the Penguin, Preservation Bay and Sulphur Creek settlements
- Using the extent of existing lots onto Serenity Close as a guide for the southern extent of the rezoning area in order to avoid land hazards
- Undertaking detailed site investigations, in consultation with Tasmanian Irrigation, on the agricultural potential of the land
- Undertaking a detailed investigation of priority vegetation on the land
- Recognising that this is a unique circumstance and does not set a precedent for further expansion of settlements, particularly in light of the large existing residential land supply.



R4

Plan for visitor and worker accommodation

R4.1

Audit the actions and strategic outcomes in the Central Coast Visitor Accommodation Strategy to determine whether these have been completed.

R4.2

Measure trends in visitor accommodation in the Central Coast.

R4.3

Encourage landowners in existing smaller coastal settlements such as Preservation Bay to consider tourism use and development as an alternative to residential rezoning.



Penguin

Non-residential actions

Ref	Strategy	Action	Relevant planning principle(s)
N1	Provide land to support employment-generating commercial uses	N1.1 Identify potential surplus industrial land and repurpose it for commercial uses to meet commercial demand by potentially rezoning to the commercial zone (see SS5.1).	
		N1.2 Work with landowners to ensure that the development potential of existing commercial sites are fully realised, including at 3 South Road, West Ulverstone.	
N2	Strategically hold on to Council-owned sites for future economic use	N2.1 Strategically hold Council-owned sites to take advantage of economic opportunities that could arise. For example, 21 Maskells Road (see SS5.1) and the former Ulverstone tip site on River Road. Recognise that the current zonings allow for a range of uses; however, if an opportunity arises, Council could undertake an EOI process and rezone the land to that particular use. This would be preferable to rezoning to a use that may never be realised.	
N3	Support desired future uses	N3.1 Encourage and facilitate light industrial uses by directing them to existing industrial areas. For example, near the East Ulverstone industrial precinct and the Simplot precinct. There are existing dwellings along Trevor Street that are zoned general industrial and have the potential to be converted to industrial uses as the land becomes available.	
		N3.2 Strategically plan for future desirable industrial and commercial land use needs, so that local economic benefits are captured in the Central Coast area (see SS5.1).	
N4	Develop and promote a Central Coast identity	N4.1 Through a community engagement process, articulate the Central Coast identity and use it for marketing and branding across Council to promote the benefits of living, working and investing in the Central Coast area. The identity can also be integrated into future strategic plans to guide decision-making.	 

Further specialist studies

Ref	Strategy	Action	Relevant planning principle(s)
SS1	Develop a municipal-wide Stormwater System Management Plan	<p>SS1.1 Promote sustainable water use practices, including water harvesting and recycling, such as water sensitive urban design for stormwater and waste water.</p> <p>SS1.2 Update the Central Coast Stormwater System Management Plan, including a water sensitive urban design policy.</p>	
SS2	Maintain and update the Climate Change Action Plan	<p>SS2.1 Amend and update the Central Coast Climate Change Action Plan so that it is based on the latest climate data.</p>	
SS3	Prepare an action plan leveraging the regionalisation trend arising from the pandemic	<p>SS3.1 Capitalise on the pattern of population movement to regional areas by preparing an Action Plan to determine how to leverage from the pandemic to attract new residents in the area and retaining existing residents. This should be done following the Central Coast identity work (see N4.1).</p>	 
SS4	Undertake a retail floorspace study	<p>SS4.1 Gather data on retail floorspace in order to gain more insight on how to strategically use the existing retail floorspace available.</p>	 
SS5	Prepare an industrial and commercial land precincts plan	<p>SS5.1 Following completion of the retail floorspace analysis (see SS4.1) prepare a precincts plan for the two industrial precincts in Ulverstone (East Ulverstone and Simplot) and that includes the commercial zoned land (at Eastland Drive) that:</p> <ul style="list-style-type: none"> Examines how industrial and commercial land use demand can be accommodated in these two precincts, including demand for bulky goods retailing, to maximise local economic benefits, having regard to vacant and underutilised land and land ownership Considers whether there is better alignment against future land use demand by applying the general industrial, light industrial and commercial zones differently Considers whether there is a need to include the land at 21 Maskells Road in an expanded industrial/commercial precinct to accommodate future demand Considers how the land could contribute to an aspirational position on employment creation Identifies streetscaping, landscaping and urban design treatments to deliver high quality industrial/commercial estates that encourage the desired uses and private investment and provides appropriate buffers to residential land. 	 

Further specialist studies continued

Ref	Strategy	Action	Relevant planning principle(s)
SS6	Undertake a scenic landscape analysis	<p>SS6.1 Prepare a scenic landscape analysis to inform new scenic protection overlays that identify important landscapes to protect while allowing for continuation of a working agricultural landscape.</p>	 

Partnerships

Ref	Strategy	Action	Relevant planning principle(s)
P1	Advocate for and support a review of the regional land use strategy	<p>P1.1 Advocate for review of the Living on the Coast – The Cradle Coast Regional Land Use Planning Framework, in particular to:</p> <ul style="list-style-type: none"> Update the population projections, settlement strategies and growth scenarios Better address the relationship between infrastructure planning and settlement planning Better acknowledge the critical role that land use planning has in the development and delivery of a diverse range of housing that meets current and future needs of the population. 	     
P2	Partner with TasWater and TasNetworks to further understand infrastructure capacity in residential areas	<p>P2.1 Investigate capacity in the utilities' infrastructure networks in Ulverstone and Penguin to highlight areas that might support additional housing.</p>	  

Partnerships continued

Ref	Strategy	Action	Relevant planning principle(s)
P3	Capture new workers/residents through partnerships to attract new and growth industries	P3.1 Work with State Government and other councils in the Cradle Coast region to capture new employment opportunities in major growth industries, particularly where aligned to major policy priorities in the renewables, tourism and agriculture sectors.	
		P3.2 Ensure that Council has a 'business ready' approach that provides support to appropriate economic development opportunities.	
		P3.3 Promote the Central Coast as an attractive place for investment, emphasising its character, lifestyle opportunities and ready supply of residential land that can support new workers.	
P4	Develop a strategic land use planning partnership with councils in the region	P4.1 Work with other councils in the region to ensure benefits of the existing interdependency are fully realised and ensure coordinated land use growth aspirations.	
			
P5	Support building up capacity in the building and construction industry through the Cradle Coast Authority and with State Government	P5.1 Work with the Cradle Coast region and State Government to support building up capacity in the building and construction industry, which will be an important element in diversifying housing choices.	
			

Aligned actions map



Next steps

The strategies and actions will require further consideration to identify the delivery priority or if they are ongoing actions having regard to resourcing.

The investigation sites are for Central Coast Council to consider further as strategic opportunities for the future and may also require amendments to the Tasmanian Planning Scheme – Central Coast.

This LASS is to be monitored internally by Council's Planning and Development team and reviewed every five years. Data supporting the LASS, including the additional analysis outlined in the actions, must be kept up to date to support the monitoring and future reviews.



Contact us

ERA Planning & Environment
Level 1, 125A Elizabeth St Hobart 7000

☎ (03) 6165 0443

✉ enquiries@eraplanning.com.au

eraplanning.com.au