



EAST ULVERSTONE INDUSTRIAL EXPANSION

MARCH 2026 STAKEHOLDER CONSULTATION

ADDITIONAL PLANNING INFORMATION

The Tasmanian Planning Scheme manages both use (i.e. the type of activity that can occur in a particular location and when it can occur) *and* development (e.g. building heights, setbacks, signage, earthworks etc).

Use standards

Proposed increases to the supply of industrial land must first look at how the General Industrial and Light Industrial zones within the Tasmanian Planning Scheme provide for the types of uses Council wants to attract, whether they are all appropriate for the location and whether additional uses should be allowed.

The General Industrial and Light Industrial zones both provide for the following uses:

No Permit Required <i>i.e. the use does not require a permit if it meets all of the applicable planning scheme standards.</i>	Permitted <i>i.e. approval is guaranteed a permit with conditions if it meets all of the applicable planning scheme standards.</i>	Discretionary <i>i.e. the use may or may not be approved depending upon its role in relation to industrial uses within a locality and its impact on the surrounding environment.</i>
• Natural and Cultural Values Management • Passive Recreation • Minor Utilities	• Emergency Services • Equipment and Machinery Sales and Hire - such as farm machinery, earth-moving equipment • Manufacturing and Processing - such as furniture making, glass manufacturing, metal and wood fabrication • Research & Development such as bio-technology lab • Service Industry such as a car wash, electrical repairs, motor repairs and panel beating • Storage - such as self-storage units, warehouse, cool store, contractors depot, fuel storage, wood yard • Transport Depot and Distribution - such as bus terminal, council depot, road or rail freight terminal • Vehicle Fuel Sales and Service - such as a service station	• Bulky Good Sales - if for a supplier for extractive industry, resource development or resource processing, garden and landscaping materials, trade or hardware supplier or a timber yard • Domestic Animal Breeding, Boarding or Training - such as kennels • Food Services - such as café, restaurant and take-away food • Sport and Recreation – such as a gym • Vehicle Parking - such as commercial single or multi-storey car parks.

Key differences between the two zones:

The following uses are **Permitted** in the General Industrial Zone but are **Discretionary** in the Light Industrial Zone:

- Recycling and Waste Disposal - if for a scrap yard or waste transfer station.
- Resource Processing - such as dairy processing, winery, distillery, brewery, sawmill.
- Utilities.

Other differences are:

- The General Industrial Zone provides for employment training as a discretionary use, but the Light Industrial Zone does not allow for it at all.
- The General Industrial Zone only allows for a crematorium, the Light Industrial Zone also allows for a cemetery.
- The Light Industrial Zone allows for Community Meeting & Entertainment, such as a function centre, as a Discretionary use, but the General Industrial Zone does not allow for it at all.

Use standards in both zones assess hours of operation, commercial vehicle movements and lighting within 50 metres of residential focussed zones and have general tests of impacts on the industrial activities of surrounding properties for Discretionary uses.

Development standards relevant to this site

STANDARD	GENERAL INDUSTRIAL ZONE	LIGHT INDUSTRIAL ZONE
Height	20 metres	10 metres
Frontage setback	10 metres	5.5 metres
Other boundary setback	No requirement	No requirement – does not adjoin a residential zone
Setback of mechanical equipment	No requirement	No requirement – does not adjoin a residential zone
Fencing	No requirement	No requirement – does not adjoin a residential zone
Outdoor storage	No requirement	Apart from items for sale, materials must not be visible from roads or public open space.
Landscaping	Required to be established to a depth of 6 metres from the front boundary.	Required to be established to a depth of 5.5 metres from the front boundary.
Subdivision	Lots must have a minimum size of 2000m ² with a frontage of 20 metres and be connected to services and a road. On-site wastewater and stormwater disposal may be considered and is assessed for site suitability.	Lots must have a minimum size of 1000m ² with a frontage of 20 metres and be connected to services and a road. On-site wastewater and stormwater disposal may be considered and is assessed for site suitability.
	Note: The open and piped drainage system will need to be a 'public system' and incorporated into Councils Stormwater Management Plan under the Urban Drainage Act 2013	

Matters that could be addressed through a Specific Area Plan (SAP)

Where a site warrants additional rules that are not provided by one of the standard zones in the Tasmanian Planning Scheme, a SAP can be applied. Matters that could be addressed through a SAP include:

Changing use status and adding uses

A SAP can restrict certain uses if necessary or change Discretionary uses to Permitted status. A SAP could also provide the ability for Council to allow activities that are not typically part of an industrial precinct, because of the unique location. For example, while Community Meeting & Entertainment use is prohibited in the General Industrial Zone and is Discretionary in the Light Industrial zone, a SAP could alter this in order to encourage and allow a boutique brewery or distillery to include function centre activities.

Similarly, Bulky Goods Sales use – which is Discretionary in both zones, only allows for a limited number of specific activities. Allowing additional uses could be included in a SAP in a manner that encourages and allows for motor vehicle, caravan or boat sales.

Landscaping

Although major plantings will likely be in the road reserves and therefore subject to Council management and maintenance programs, a SAP could prescribe landscaping requirements across the site.

Environmental and water quality protection

A SAP could incorporate measures such as drawing a definitive boundary for the extent of development to avoid the identified wetland in the north-west corner of the site and buffer the Coastal Pathway, as well as requiring each development to incorporate water quality devices to treat stormwater before discharge to the open drainage system.

Traffic and road arrangements

A SAP could prescribe the point at which Industrial Drive needs to be extended through to Maskells Road (e.g. before a certain part of the site is developed), road layout and the location and standard of junctions. However, the effects on the Bass Highway arrangement would not be included, as this will be negotiated separately with the Department of State Growth.

Other matters that could be addressed through a SAP include:

- The installation of other services such as gas, electricity and communications.
- Building height limitations could be varied from whatever underlying zone is selected.
- Signage – to provide for consolidated signage forms at targeted locations, minimising visual clutter.

The planning scheme information provided above is a summary. The full details of each zone can be found in the Tasmanian Planning Scheme at www.planning.tas.gov.au



Want More Information?

Visit <https://my.centralcoast.tas.gov.au/east-ulverstone-industrial-expansion> or contact the Strategic Growth team on 6429 8900. You can also call in to the Ulverstone Administration Centre at any time for a chat with one of the project team.

