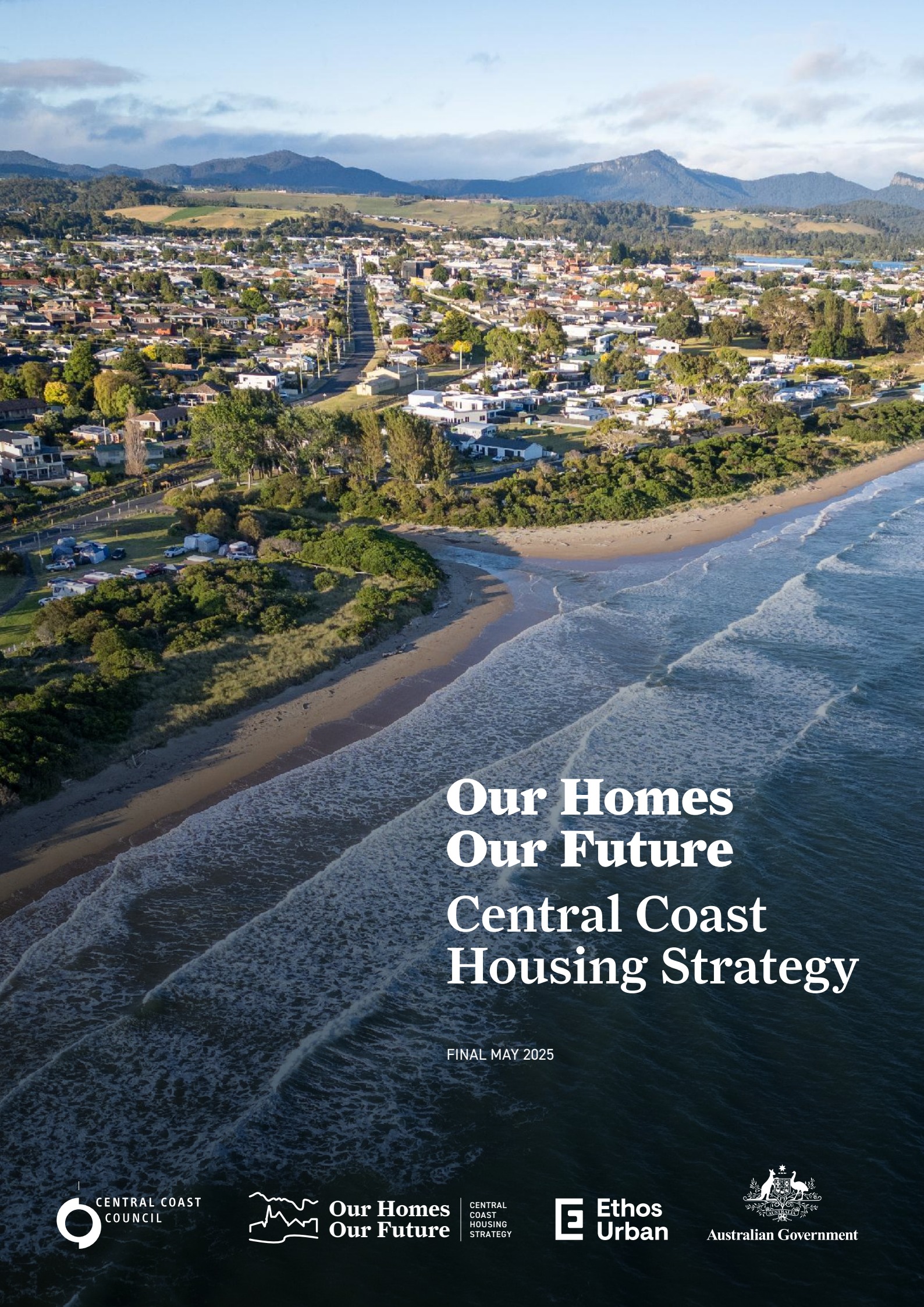
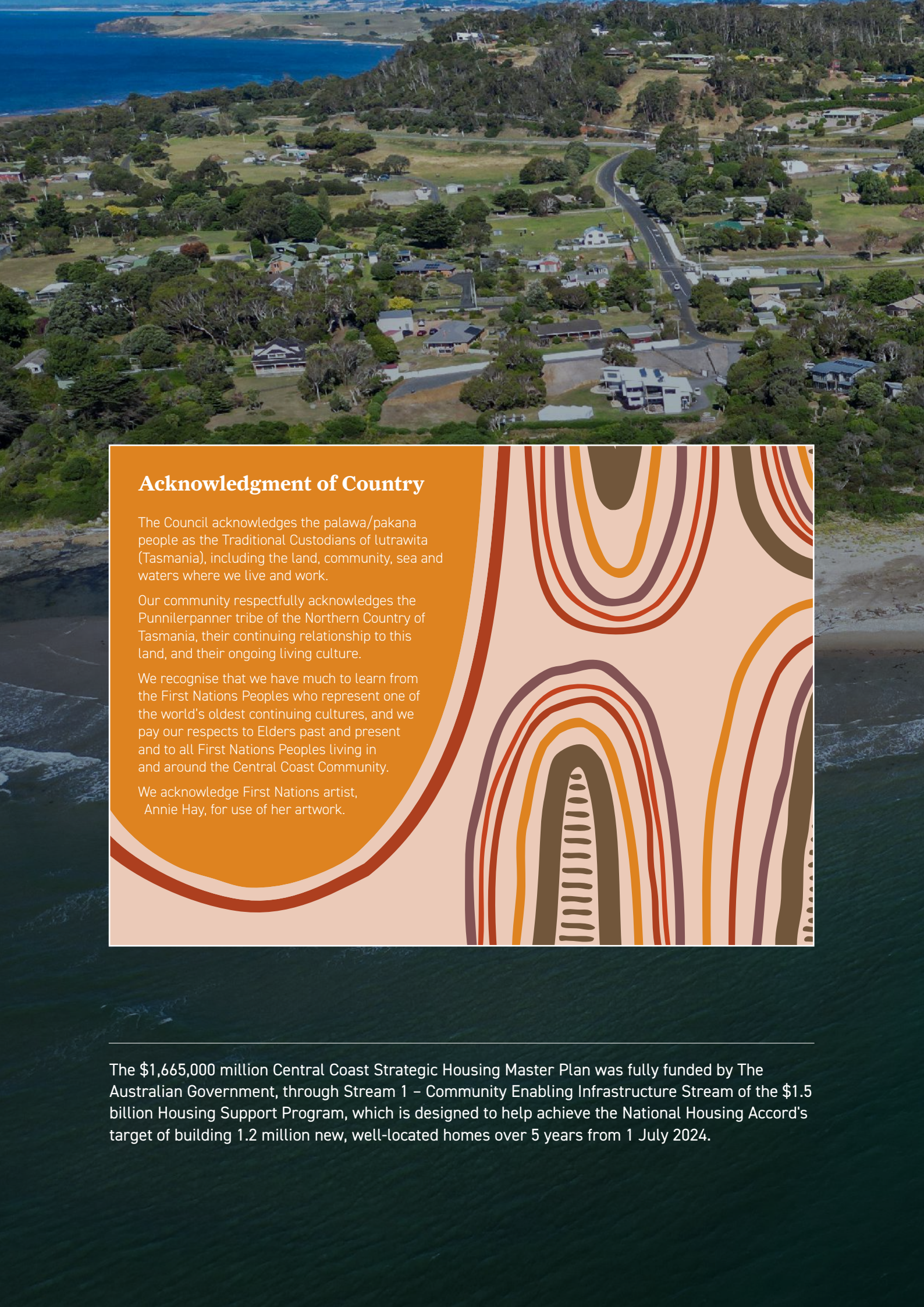




Our Homes Our Future Central Coast Housing Strategy

FINAL MAY 2025



Acknowledgment of Country

The 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.

We acknowledge First Nations artist, Annie Hay, for use of her artwork.

The \$1,665,000 million Central Coast Strategic Housing Master Plan was fully funded by The Australian Government, through Stream 1 – Community Enabling Infrastructure Stream of the \$1.5 billion Housing Support Program, which is designed to help achieve the National Housing Accord's target of building 1.2 million new, well-located homes over 5 years from 1 July 2024.



Contents

1. Introduction	6
1.1 Purpose of this Housing Strategy	7
1.2 Role of Local Government	13
1.3 Strategic and Planning Policy Context	14
1.4 Increasing Dwelling Diversity	18
1.5 Consultation	22
2. Housing Vision and Key Directions	24
2.1 Our Homes Our Future Housing Vision	25
2.2 Key Directions	26
3. Housing Framework Plan	50
3.1 Settlement Hierarchy and Growth Management Strategy	51
3.2 Preparing a Housing Framework Plan	54
3.3 Housing Opportunity Areas for Central Coast	61
4. Implementation	64
4.1 Statutory Implications	65
4.2 Actions	70
5. Appendices	72

Housing Strategy Snapshot

This Housing Strategy provides the strategic basis to coordinate the planning and delivery of housing in Central Coast across the next 20+ years.

The Strategy provides a Vision, Key Directions, a Settlement Strategy, and recommends land use planning mechanisms and other actions to:

- Ensure housing can evolve and meet the future needs of Central Coast's residents, businesses and visitors.
- Support the long-term development and success of the local economy.
- Lay the foundation for a prosperous and future ready community.

The Settlement Strategy

This map identifies four types of housing opportunity in Central Coast:



Consolidation Opportunity Areas will evolve to include a range of different housing types and more homes close to jobs, community services and amenities.



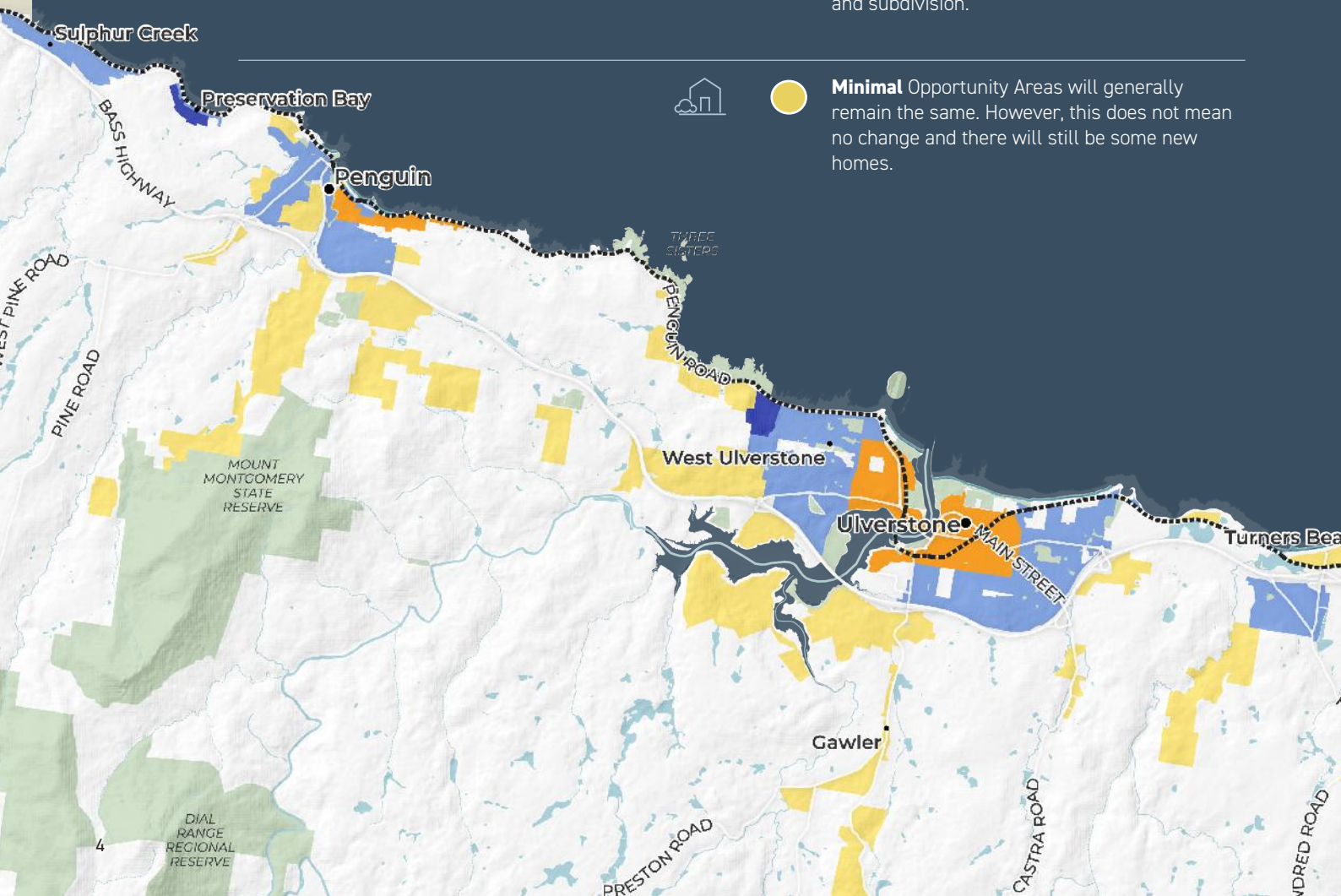
Incremental Opportunity Areas allow a mix of housing types to provide more homes in locations that have reasonable access to jobs, community services and amenities



Expansion Opportunity Areas are identified for future homes through greenfield development and subdivision.



Minimal Opportunity Areas will generally remain the same. However, this does not mean no change and there will still be some new homes.



Key Directions

The following Key Directions emerged from the analysis and informed the Settlement Strategy and associated actions:



More than Just Free-Standing Dwellings

The vast majority of houses in Central Coast are conventional detached dwellings. The housing mix will need to evolve to provide suitable options for ageing downsizers and smaller one-and two-persons households.



Respond Flexibility to Variable Rates of Growth

A flexible planning framework is needed to ensure housing keeps pace with demand in periods of high growth, and mitigants against fragmented and inefficient development when the market cools off.



Enable A Broader Range of Feasible Infill Development

Elements of the State Planning Provisions (SPPs) currently constrain the delivery of smaller diverse housing types. Freeing up planning controls can unlock housing that better aligns to community needs.



Ensure Greenfield Development Evolves and Responds to Community Needs

Greenfield development is the backbone of the local residential sector. An opportunity exists for greenfield estates to better reflect master planning principles and introduce smaller lot sizes and different housing types to make more efficient use of the limited and valuable land supply.



Retain and Attract Residents and Workers

Due to birth rates exceeding death rates, suitable housing to support inward migration is critical to maintaining an economically sustainable population size and age structure. Access to housing is significantly impacting the ability of local businesses to attract and retain workers.



Respect and Leverage the Valued Landscape and Character of Central Coast

Planning for housing can strike a sensible balance between protecting the valued landscape character and leveraging these attributes as appropriate to assist in supporting economic growth.



Facilitate Access to the Right Housing for Those with Particular Needs

Central Coast's rental market is extremely tight, and housing affordability has significantly declined. Various forms of government subsidized housing are required for those whom conventional market housing is not suitable and/or affordable.



Consider Adequacy of Supply More Broadly

Although it is prudent to maintain a minimum supply buffer of 15-20-years (of demand), strategic planning for housing should also consider the ability of supply to deliver the types of housing residents want and need.



Respond to Cultural Heritage, Environmental Risks and Natural Hazards

Central Coast has a wide variety of environmental and other constraints that affect where housing can occur and need to be appropriately considered in land use planning.



Access to Appropriate Services and Infrastructure

Residential development and infrastructure delivery can be better coordinated to foster more resilient and liveable communities.



Introduction

01

Central Coast LGA

Tasmania

Figure 1. Central Coast LGA within Tasmania

Source: Ethos Urban

1.1 Purpose of this Housing Strategy

Central Coast Council (Council) has engaged Ethos Urban to prepare the *Our Homes, Our Future – Central Coast Housing Strategy* (the project).

The project is wholly funded by the Australian Government as a part of the *Housing Support Program (HSP) – Stream 1*. The HSP is one of a suite of initiatives to achieve the National Housing Accord's target of building 1.2 million new homes over the 5-years from July 2024.

Strategy Background

The project provides a strategic framework to guide the long-term planning and development of housing in Central Coast Local Government Area (Central Coast) and the evolution of its settlements. Its purpose is to:

- Deliver a strategic framework that underpins the planning and delivery of housing across Central Coast.
- Build on Council's aspirations for economic development and population growth.
- Ensure that residents have access to diverse housing options that best meet their needs.
- Provide a clear pathway to delivery through innovative and actionable plans.

The project includes **two** main components:

- 1. A Housing Strategy** (this document) that will provide a strategic basis to coordinate the planning and delivery of housing in Central Coast across the next 20+ years.
- 2. Strategic Housing Structure Plans** for Ulverstone, Penguin, Preservation Bay/ Sulphur Creek and Forth.

Focus of the Strategy

This Strategy will guide the growth and change of residential areas in Central Coast's townships, villages and hamlets. The core focus of the Housing Strategy is to:



Understand the housing needs of Central Coast's community having regard to anticipated growth, and likely and desired changes to the demographic and economic profile across the next 20+ years.



Identify housing needs that may not be met by a continuation of a 'business as usual' approach to the planning and delivery of housing.



Determine required interventions to enable Central Coast's residential sector to respond to anticipated issues and opportunities.



Provide a vision for settlement and housing change.



Recommend land use planning mechanisms and other actions to ensure housing is aligned to future community needs and can support economic development.



Prepare best practice and locally responsive design guidelines.

How We Developed the Strategy

BACKGROUND ANALYSIS

This Strategy has been informed by comprehensive research and background analysis, including:

- A Background Analysis report; a Scenic Landscape Character Study; a Retail and Activity Centre Study
- Specialist transport, utilities and community infrastructure investigations; and
- Comprehensive community engagement.

The Background Analysis report identifies important housing trends, opportunities, issues and other considerations flowing from a review of:

- Relevant planning policies and strategies; and
- Analysis of environment and other constraints, infrastructure, housing supply, and community needs.

In doing so, it provides an understanding of the demand for and supply of housing in Central Coast and identifies areas where housing may or may not meet community needs, now and into the future.

METHODOLOGY AND APPROACH

This Housing Strategy adopts an evidence-based approach in providing a vision for settlement and housing change and recommending land use planning approaches and other actions.

The Housing Vision, Key Directions, Housing Framework Plan, and Actions outlined in this Strategy respond to the key findings from Background Analysis and consultation with the community.

Findings from the Background Analysis were tested and refined based on discussions with Council officers, and community and business stakeholders prior to the draft Housing Strategy being prepared. The Housing Strategy will be finalised with input from the community and stakeholders on the draft.

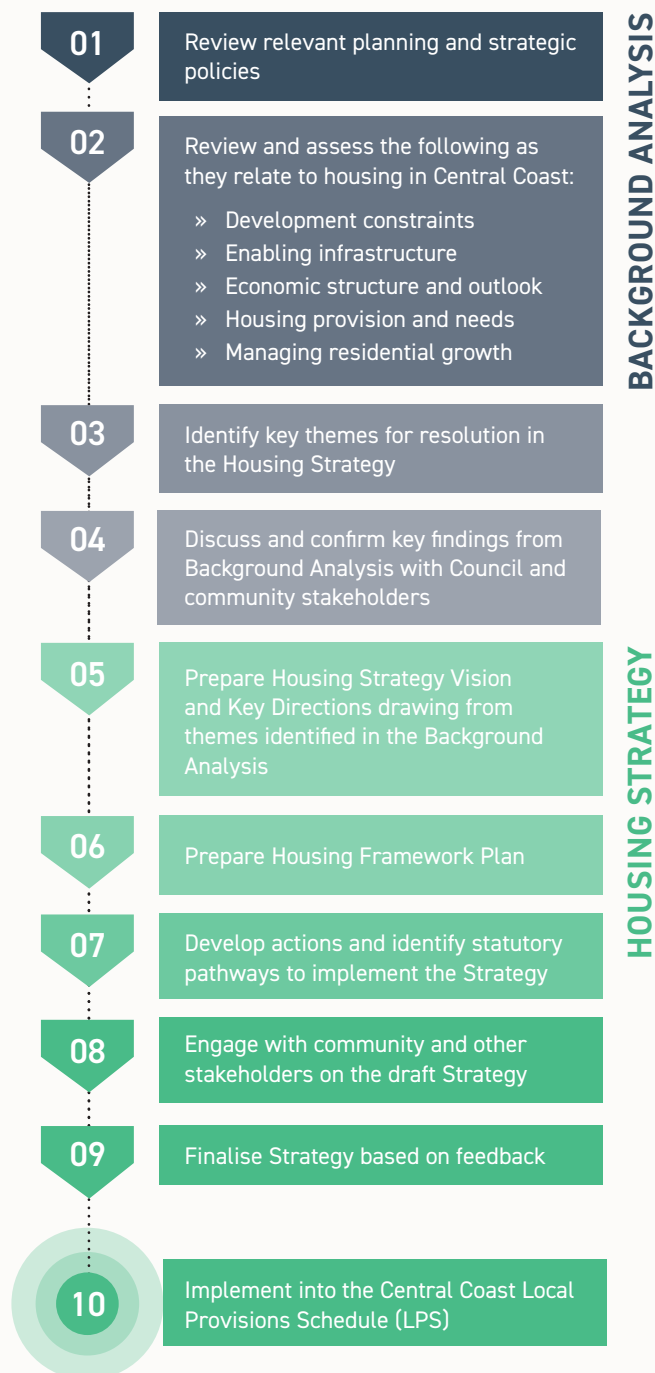
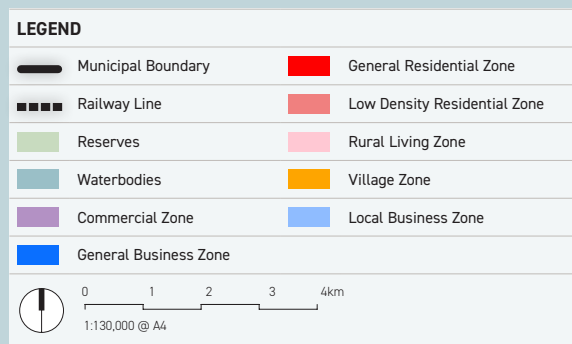


Figure 2. Housing Strategy Methodology

Figure 3. Central Coast Existing Residential and Commercial Zones

Source: Ethos Urban

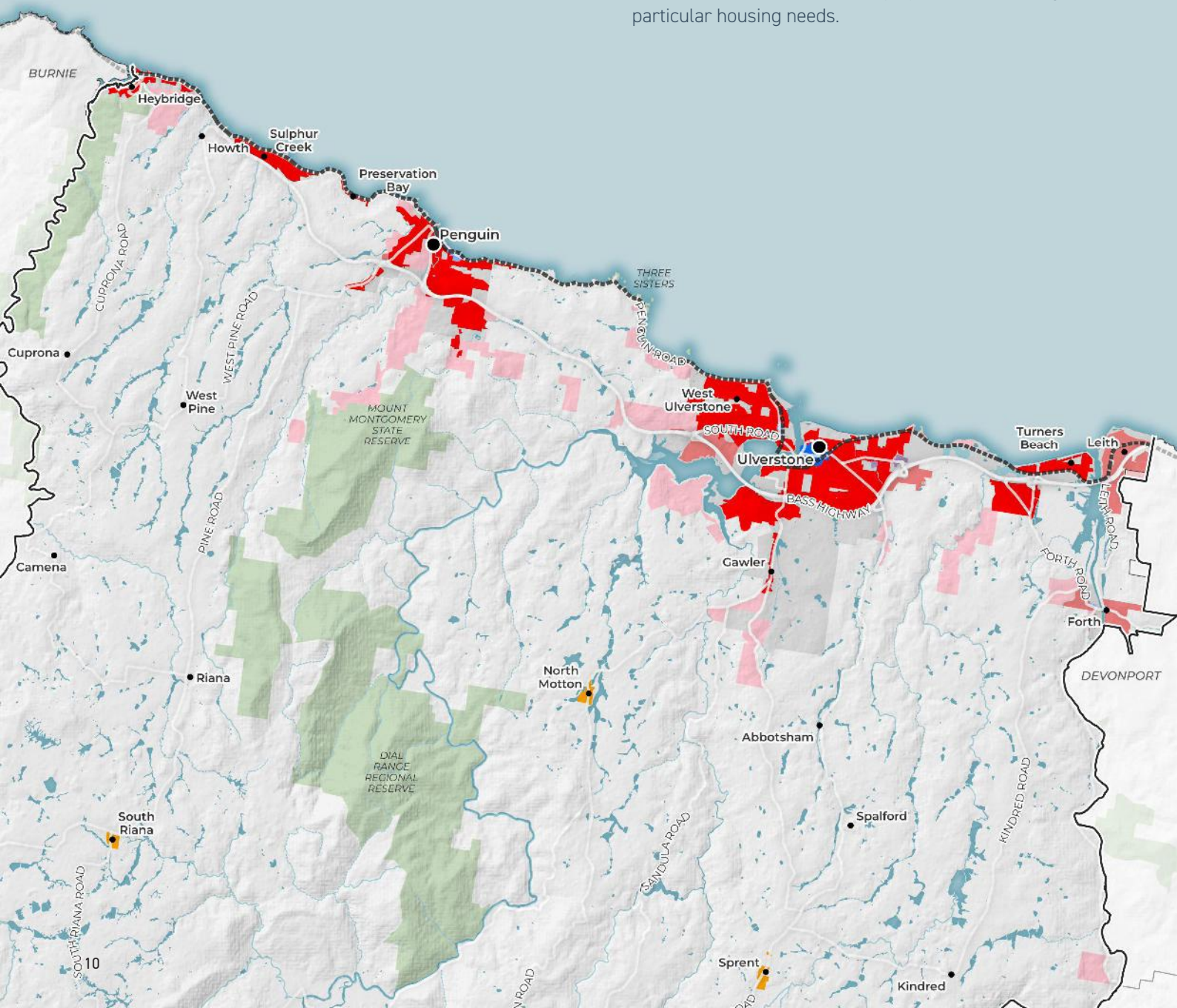


Where Does the Strategy Apply?

RELEVANT PLANNING ZONES

This Housing Strategy applies to all areas where land can or could be developed for housing in Central Coast. It primarily focuses on land in (or recommended to be in) the General Residential Zone (GRZ), Inner Residential Zone (IRZ), Low Density Residential Zone (LDRZ), Rural Living Zone (RLV), Village Zone (VZ), Local Business Zone (LBZ), General Business Zone (GBZ), and Commercial Zone (CZ) under the Tasmanian Planning Scheme (TPS) in Central Coast. The Strategy also considers the opportunities for:

- Residential expansion in Central Coast through the rezoning of non-residential land to enable residential development.
- Other non-residential zones to play a role in meeting particular housing needs.



LOCATIONAL CONTEXT

Central Coast is situated between the regional service centres of Burnie and Devonport in Tasmania's Cradle Coast Region.

The municipality features a picturesque coastline to Bass Strait and a hinterland with some of Australia's most productive agricultural soils in valleys overlooked by forested ranges and escarpments including the Dial Range and Black Bluff.

Central Coast has a residential population of approximately 23,330 people¹. The majority residents live in the northern reaches of the municipality in the linear corridor of towns proximate Bass Strait and the Bass Highway. The largest settlement and primary service centre is Ulverstone/West Ulverstone which accommodates some 12,980 residents ahead of Penguin with 3,410 residents².

¹ ABS Estimated Residential Population 2023

² ABS Estimated Residential Population 2023

Other settlements in Central Coast include Turners Beach, Sulphur Creek/Preservation Bay, Heybridge, Forth, Leith and Gawler.

A range of smaller settlements and hamlets are scattered throughout the rural parts of Central Coast including Abbotsham, Sprent, Castra, Preston, Gunns Plains, North Motton, Riana, South Riana, West Pine, Loyetea, Nietta, and Loongana. Some of these smaller settlements represent a general locality rather than a clearly defined village or town. Some villages or hamlets comprise modest clusters of houses with small-scale shops, sporting and community facilities.

Burnie and Devonport are situated 7km west and 8km east of Central Coast, respectively, and are the major regional centres serving the Cradle Coast. They provide access to higher-order retail, commercial, health, and civic services for residents and businesses in Central Coast and the broader Cradle Coast region.



Burnie has Tasmania's largest cargo port (Burnie Port) and a regional hospital (North-West Regional Hospital). Devonport is an important entry point to northern Tasmania for residents and visitors by virtue of Devonport Port (home to the Spirit of Tasmania) and Devonport Airport.

Central Coast has a diverse local economy focussed on consumer services (such as healthcare, education and retail), construction activity, tourism visitation, and a specialisation in agriculture (particularly vegetable and fruit production) and flow-on processing, packaging, and export tasks. Simplot, an international food manufacturer, is the municipality's largest employer. Farming and horticulture activities are central to the local economy and identity of the municipality and its communities. It is important that productive agricultural land is protected from urban encroachment.

Throughout the region, some residents live and work on farms. The agriculture workforce increases substantially during the fruit and vegetable picking season.

Seasonal workers play a critical role in supporting the local fruit and vegetable sector, but also compete with residents and workers in other sectors for housing in an extremely tight local housing market.

Landscapes throughout Central Coast are noted for their scenic qualities. The municipality contains a range of State, Regional and Local reserves. These areas are highly valued by residents and visitors. Some are designated for timber production and potential timber production by the Forest Management Act 2013.

The landscapes are affected by a range of environmental risks – including flooding/coastal inundation, landslip and bushfire risk – that need to be understood when planning for housing. These risks will likely intensify as the climate changes.

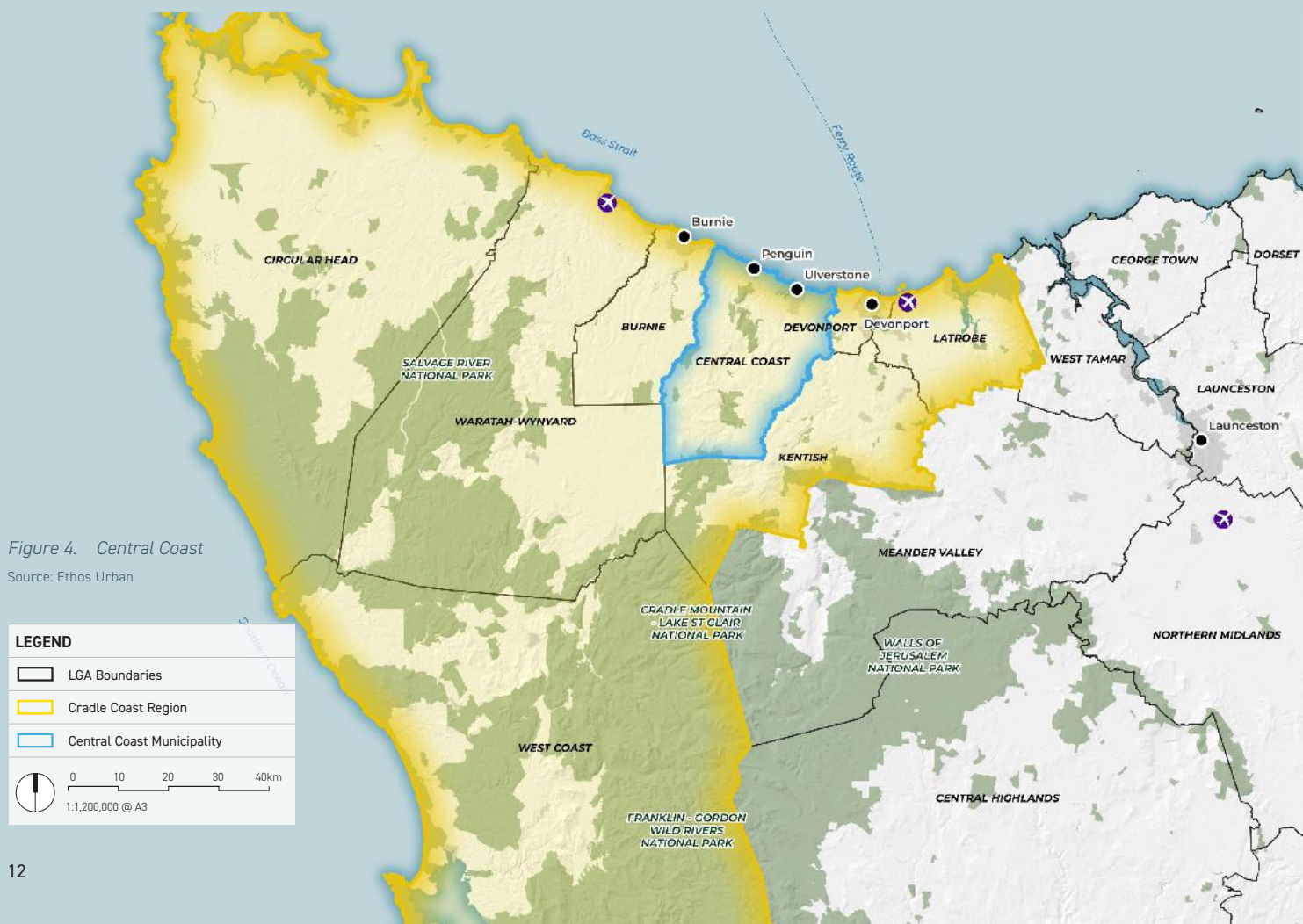
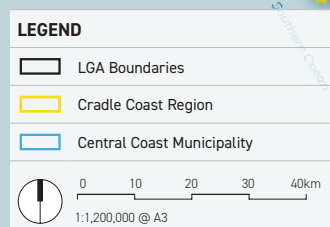


Figure 4. Central Coast

Source: Ethos Urban



1.2 Role of Local Government



Do

Councils are the planning authority charged with administering the Tasmanian Planning Scheme (TPS) at the municipal level. This includes assessing development applications (i.e. statutory planning), as well as undertaking strategic planning that provides:

- A vision for how planning can assist in ensuring housing provision aligns with community needs
- A basis for coordinating housing change and land release, and delivery of supporting infrastructure, services and amenities; and
- The statutory pathway for implementation via the TPS and Local Provisions Schedule (LPS).

The zones in the TPS set the planning rules for housing, including requirements relating to density and site coverage, building height and setbacks, privacy and amenity. They also have requirements for the subdivision of land for housing, including the consideration of lot size, shape and orientation, connection to the sewer and a water supply, and the suitability of road and pedestrian connections.

When preparing strategic plans, Councils need to consider State and Regional level policies, including the Tasmanian Planning Policies (TPPs) (which are currently in draft form) and the Regional Land Use Strategies (RLUSs) (the Cradle Coast RLUS is currently being revised). All draft LPS amendments are assessed by the Tasmanian Planning Commission (the Commission) in accordance with the requirements of the Land Use Planning and Approvals Act 1993.

To inform local planning, Councils should continually monitor community growth and change in relation to housing, and review planning policies periodically to ensure they are fit for purpose.

Local governments play a role in ensuring the community's future housing needs are met in three ways: doing, partnering, and advocating.



Partner

Throughout Australia, collaboration between different levels of government, agencies and the private sector is critical to addressing the worsening housing crises. This includes unlocking additional housing supply that meets the spectrum of community needs, including non-market housing such as affordable, social, disability and key worker housing.

Councils partner with various government entities, and stakeholders in the community and the development sector when undertaking planning, monitoring growth and change, sharing information, and facilitating the redevelopment of government owned sites.



Advocate

Councils also have an important advocacy role in relation to the provision of housing. This includes communicating with the Commonwealth, State Government, various agencies and not-for-profits, and the private sector, regarding housing gaps, the coordination of supply responses, and policy shortfalls.

1.3 Strategic and Planning Policy Context

This Housing Strategy is informed by a range of relevant National, State, Regional and Local strategies and planning policies.

The Tasmanian Planning Framework

The Resource Management and Planning System (RMPS) and Land Use Planning and Approvals Act 1993 (LUPAA) provide the overarching planning framework for Tasmania.

The RMPS's objectives focus on providing for the fair, orderly and sustainable development of land. The LUPAA seeks to promote the health and wellbeing of all Tasmanians by ensuring a pleasant, efficient and safe environment for working, living and recreation.

The Tasmanian planning system is undergoing reform. New elements are being added and some existing policies and instruments are being reviewed to ensure they better respond to the needs of communities. Actions being undertaken to improve the planning system, include:

- A review of the State Planning Provisions (SPPs) and all RLUSs (including the Cradle Coast RLUS).
- Finalising the TPPs, currently in draft form.

The TPPs will be the highest-level land use planning policies in Tasmania. Their purpose is to inform the RLUSs and LPSs. The draft TPPs have strategies for managing settlements, including planning for growth, promoting liveability, and enabling a sufficient supply of well-located and serviced housing. The RLUSs provide direction for where future land use and development occurs across settlements at the regional scale. This informs the application of relevant zones in the TPS.

This Housing Strategy has also been informed by relevant strategies at the National and State level that sit outside the Tasmania RMPS including the National Housing Accord and the Tasmanian Housing Strategy. Though not formally part of the Tasmanian planning system, these strategies outline National and State commitments to unlock additional housing supply, including social and affordable housing.

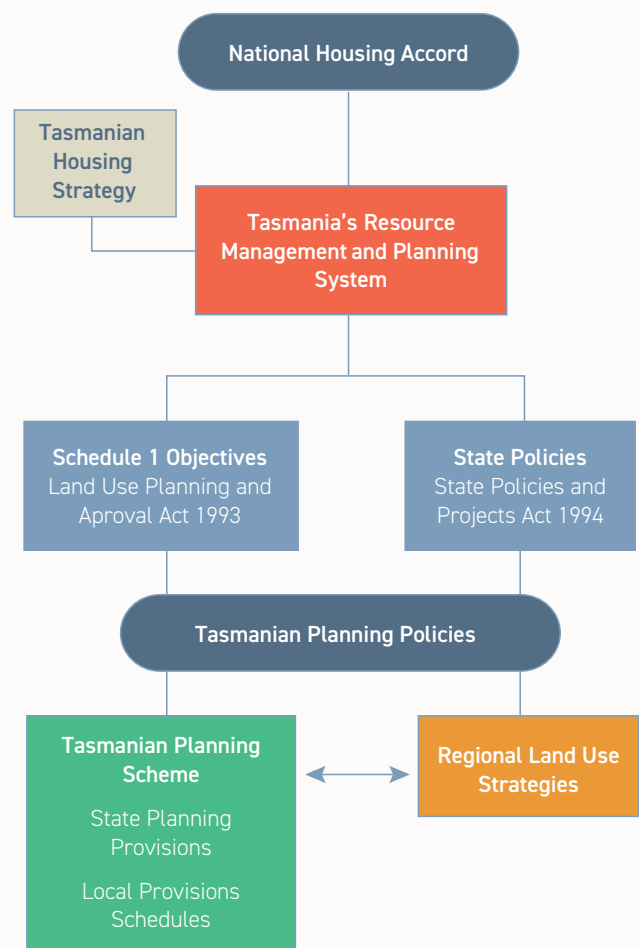


Figure 5. The Strategic and Statutory Policy Context

Key Themes

A review of relevant strategies and planning policies has identified the following key themes:

THEME 1

Housing affordability and increasing supply

- Housing affordability is an issue throughout Australia, driven by a failure to deliver enough housing across all types from social to market housing³. The National Housing Accord seeks to address current supply and affordability challenges by setting an aspirational target for an additional one million 'well-located' homes over a 5-year period to 2029. This target was then updated to an additional 1.2 million homes by a subsequent agreement between the Commonwealth and States, including delivery of up to 20,000 affordable homes.
- The Tasmanian Housing Strategy 2023-2043 outlines a vision to improve Tasmania's housing system by scaling-up supply and support services, and improving private market affordability and sustainability, among other aspects. The Strategy reaffirms the commitment by the Tasmanian Government to deliver some 10,000 social and affordable homes by 2032, including 2,000 social housing homes by 2027.
- Central Coast Council has committed to unlocking additional housing supply, including updating local policies and strategies via the Our Homes, Our Future – Central Coast Housing Strategy. This Housing Strategy is directly funded by the Housing Support Program (HSP) – one of a range of measures designed to achieve the National Housing Accord's targets.
- Ending homelessness and ensuring the housing system responds better to community needs is a policy priority of the Tasmanian Government. Actions are being taken to improve the planning system, including:
 - » A review of SPPs and RLUSs
 - » Finalising the TPPs, currently in draft form
 - » Developing state-wide guidelines for medium density development. The Tasmanian Government prepared the draft Medium Density Guidelines in July 2024 as part of the implementation of the Greater Hobart Plan. These guidelines provide best-practice recommendations for planners, designers, and developers regarding grouped housing, terraces and townhouses, low-rise apartments and mid-rise apartments (refer Figure 6).

³ State of the Housing System 2024, National Housing and Supply Affordability Council

Figure 6. Spectrum of Housing Types

Source: Draft Medium Density Design Guidelines, Tasmanian Department of State Growth



THEME 2

Housing and Economic Development

- The Strategic Regional Plan for Tasmania (Regional Development Australia Tasmania, 2023) notes that insufficient housing is an issue raised at all levels of government which is not just a social concern but an inhibitor of economic development.
- The Central Coast Economic Baseline Study (Ethos Urban and Central Coast Council, 2024) found the municipality's rapidly ageing population will negatively impact the local economy if actions aren't taken to attract younger residents and families and deliver suitable accommodation options.
- The Tasmanian Population Policy: Planning for our Future (Tasmanian Department of State Growth Strategy, Policy and Coordination, 2024) recognises the availability of housing that meets the needs of current and future residents is an important factor influencing population growth within specific age or demographic groups.
- The Population Growth Policy - Tasmania's Central Coast (2024) prepared by Central Coast Council, outlines Council's population goals and strategic priorities to support long-term population growth. The Policy aims for population growth of approximately +150 persons per year over the next 20-years.

THEME 3

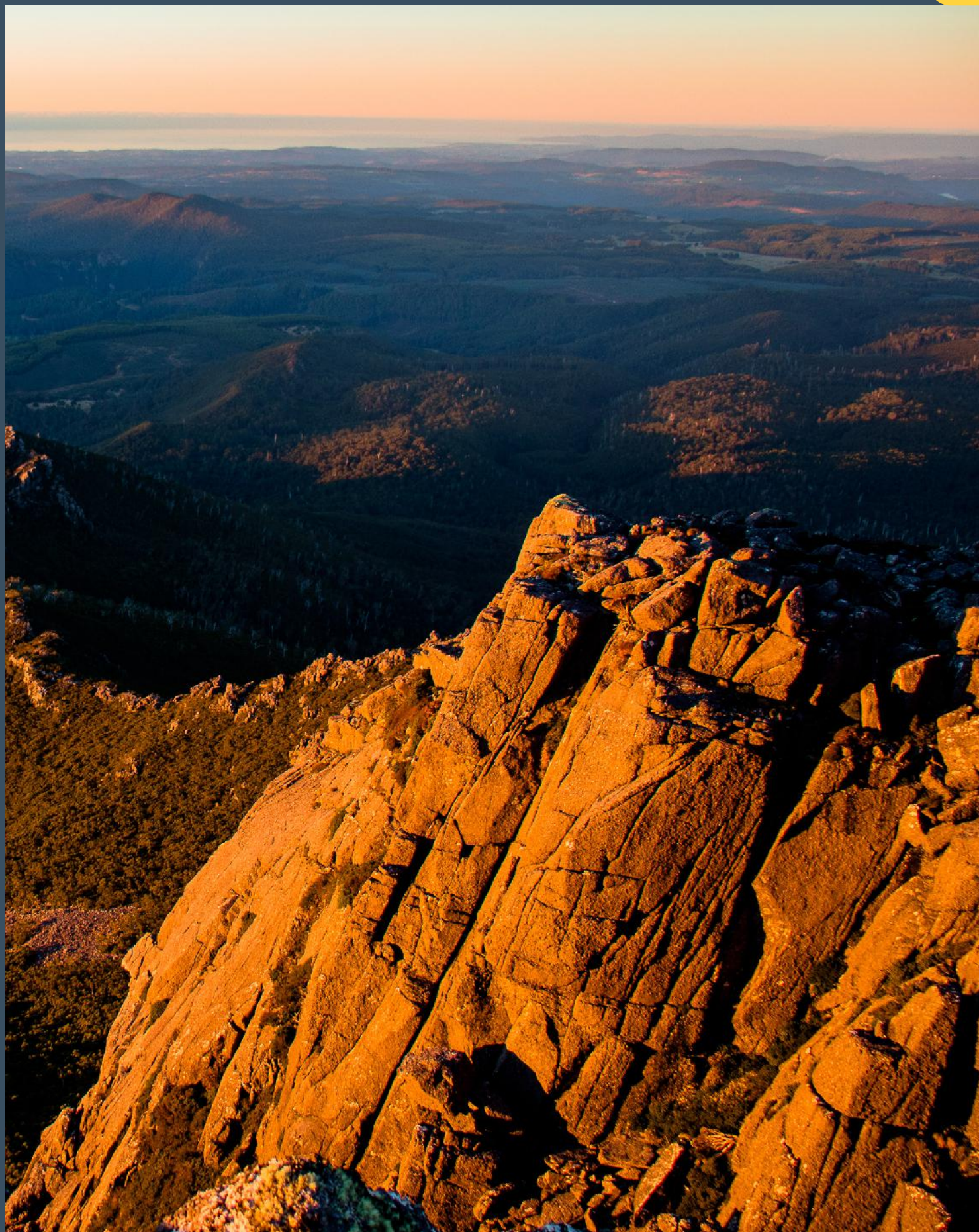
RLUS Review

Central Coast is one of nine Councils in the Cradle Coast region. A process has commenced to update the Cradle Coast RLUS which this Housing Strategy can inform. The current Cradle Coast RLUS was prepared nearly 15 years ago, and many elements relating to maintaining a supply of housing and enabling more housing diversity have not kept up to date with changing circumstances.

THEME 4

Draft TPPs

- Regarding settlement and growth, the TPPs:
 - » Prioritise settlement patterns that locate people where they have access to employment, social infrastructure and transport networks to improve the connectivity and liveability of settlements.
 - » Emphasise the delivery of social and affordable housing and recognise that these types of housing are essential to improve social and economic resilience.
- Of specific relevance to this Housing Strategy:
 - » The policy for Growth includes a strategy to provide at least a 15-year supply of residential, commercial, industrial, recreational and community land to support the economic, social and environmental functioning of settlements.
- The policy for Housing has strategies to:
 - » Plan and provide for a diverse range of quality housing types that meet community needs and respond to demographic trends.
 - » Supply land, including infill, reuse and greenfield sites, for housing that meets projected housing demand, based on the best available evidence to improve housing availability and affordability.
- Encourage higher density development in locations that, among other aspects:
 - » Have been identified for urban consolidation.
 - » Are within proximity to an activity centre.
 - » Have good access to employment, social and physical infrastructure, open space and active and public transport networks.
 - » Can manage potential impacts associated with increased residential density and land use conflict.



1.4 Increasing Dwelling Diversity

Existing strategic policy, the draft TPPs, and the State Government's draft Medium Density Design Guidelines aspire for greater dwelling diversity to meet the community's evolving housing requirements.

Currently, however, achieving a wider range of dwelling types is limited by prescriptive and generic provisions in the TPS.

The SPPs are currently being reviewed by the State Planning Office. The scope of the review is wide and includes residential use and development standards in the:

- Three main urban residential zones - GRZ, IRZ and LDRZ; and
- Mixed use/business zones - Urban Mixed Used Zone, and Local/General/Central Business Zones.

To inform this process, a draft Recommendations Report has been prepared by ERA Planning and Environment in July 2024. It outlines recommendations for improving the residential standards in the SPPs. Key issues identified in this report concluded that:

- Residential use class definitions in the SPPs do not:
 - » Include reference to worker's accommodation, or alternative dwelling typologies such as grouped dwellings, townhouses, and apartment buildings.
 - » Identify the use status (permitted, discretionary, etc.) for different housing typologies. Non-single dwelling housing is grouped under the umbrella term 'multi-dwellings'.
- The current residential standards, such as building envelope and density controls, favour lower density detached dwellings over alternative housing typologies. The standards limit the maximum number of dwellings permitted on a specific site, without nuanced consideration of the built-form outcome or whether the proposed density is suitable to the site's context.
- The assessment of subdivision through the SPPs is heavily engineering focussed and does not provide guidance on aspects such as lot diversity.
- There are currently no standards for dwelling mix identified in the business zones.
- The current residential standards do not facilitate innovation or 'good design'. For example, the Medium Density Design Guide is still in draft form and is not included as an incorporated document in the SPPs.

In addition to the above issues, the draft Recommendations Report also identified the importance of considering how the spatial application of controls impacts on the ability to deliver diverse dwelling types.

Although the urban residential zones in the TPS could be described as ‘streamlined’, the choice of zones is limited and the housing outcomes that can be facilitated by individual zones is overly constrained by the controls.

For the IRZ and GRZ, relevant development controls and flow-on issues for the delivery of increased housing density and/or diversity are summarised in Table 1.

A particular issue relevant to Central Coast is that building envelope, minimum lot size, and density controls in the GRZ do not enable diversity in lot sizes and dwellings because they:

- Preference single dwellings on relatively large lots.
- Limit alternative housing typologies in most cases to villa-unit type grouped housing in strata title arrangements, internal driveways and poor amenity and streetscape outcomes, particularly when developed as small-scale infill projects within existing suburban areas.

- Limit the ability to deliver townhouses, terraces and other semi-detached housing forms that would better meet projected housing needs and be more consistent with the existing streetscape and character of Central Coast’s towns.
- Fail to encourage innovative and site responsive designs for medium density housing.

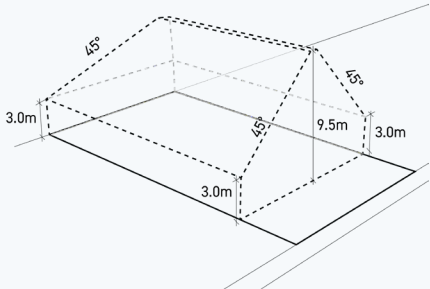
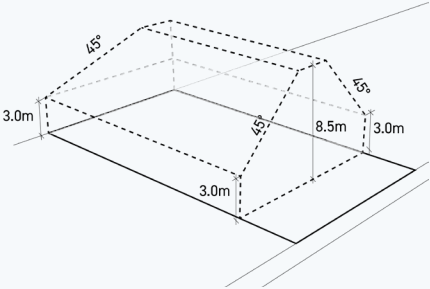
The above issues are also prevalent in the development and subdivision standards of other residential zones in Tasmania, specifically the Inner Residential Zone (IRZ). Although the IRZ is not currently applied in Central Coast, it is proposed to be via the implementation of this Housing Strategy.

The Tasmanian State Planning Office has identified, as part of their review, that there is currently minimal difference between dwelling density and built form outcomes in the IRZ and GRZ.

Broadening residential standards in both the IRZ and GRZ, having regard to their purpose, would assist in enabling more housing diversity, in conjunction with ensuring that application of the zones is strategically justified and aligned to the housing needs of future residents for the areas that they apply.

According to the State Planning Commission, the SPPs will be reviewed again once the TPPs take effect. This will ensure the SPPs are consistent with the newly implemented TPPs.

Table 1. Issues with Residential Controls in the Inner Residential and General Residential Zone

ZONE	EXISTING CONTROLS	ISSUES WITH CONTROLS
Inner Residential Zone (IRZ) <i>Note: the IRZ is currently not applied in Central Coast</i>	- Minimum subdivision of 200m² and be able to contain a minimum area of 10m x 12m - Multiple dwellings must have a minimum site area of 200m² per dwelling - Minimum frontage width of 3.6m 3m primary frontage setback, 2m secondary frontage setback, or in line with existing dwellings on the site or adjoining properties. - Maximum building height of 9.5m. Maximum site coverage of 65% - Minimum 24m² of POS or 12m² if there are multiple dwellings with FFL* more than 1.8m above ground level 	- Building envelope and density provisions favour lower density detached dwellings. - Collectively, minimum frontage width, minimum site area per dwelling and maximum site coverage controls limit grouped housing, semi-detached and attached options and site responsive designs. - There are no landscaping requirements or considerations for common open space. - The minimum subdivision sizes limit the ability to deliver townhouses and terraces in freehold ownership.
General Residential Zone (GRZ)	- Minimum subdivision of 450m² and be able to contain a minimum area of 10m x 15m - Multiple dwellings must have a minimum site areas of 325m² per dwelling - Minimum frontage width of 12m 4.5m primary frontage setback, 3m secondary frontage setback, or in line with existing dwellings on the site or adjoining properties. - Maximum building height of 8.5m - Maximum site coverage of 50% - Minimum 24m² of POS or 12m² if there are multiple dwellings with FFL more than 1.8m above ground level. 	

Note: Existing built form envelope diagrams are based on a lot with a single frontage and existing dwellings on either side. *FFL = Finished Floor Level



1.5 Consultation

What we did

To inform the development of the *Our Homes – Our Future* project, we undertook consultation across the Central Coast from mid-October to mid-November 2024. This included a broad-reaching communication campaign, workshops, meetings, drop-ins, and surveys.

This section provides a summary of key findings from across the consultation. For more information, see the Consultation Outcomes Report.

What we heard

Central Coast residents love where they live, particularly the strong sense of community, coastal lifestyle, and scenic landscapes.

Central Coast's housing and built form is focussed on single dwelling homes. Most survey respondents (96.3%) currently live in this housing type, and most expressed general satisfaction with their home (87.6%). Those who prefer this housing type valued the privacy and space for children to play, for gardening, and other hobbies.

Single dwelling homes were also strongly reflected in the housing aspirations of Central Coast's young people, and amongst potential future residents through the market research. Based on these findings, there will be an ongoing need and desire for well-located single dwelling homes across Central Coast.

However, residents also observed that the current housing stock does not currently reflect the range of housing needs that residents would like to see.

For example, a quarter (25.5%) of survey respondents felt their current home was not the right size for their household. Around 1 in 5 respondents were likely to consider a grouped housing type, a terrace or townhouse, or a low-rise apartment, and 1 in 10 would consider a mid-rise apartment, for their current housing needs.

And, while most respondents wanted a single dwelling for their future home (81.6%), this was lower than the proportion of respondents currently in a single dwelling home (96.3%).

A quarter of survey respondents (25.5%) envisaged downsizing in the longer term.

Feedback highlighted a need for diverse housing options, including:



Smaller, well-located, low-maintenance homes, particularly on flat terrain, for residents to age in their community.



Accommodation for seasonal workers in the horticultural sector. Some operators observe a substantial increase in their workforce during harvest, and appropriate housing provision is needed.



Housing for people with disabilities, including housing that enables people with a disability to live independently. A key issue is a lack of available sites, on flat terrain, close to shops and services.

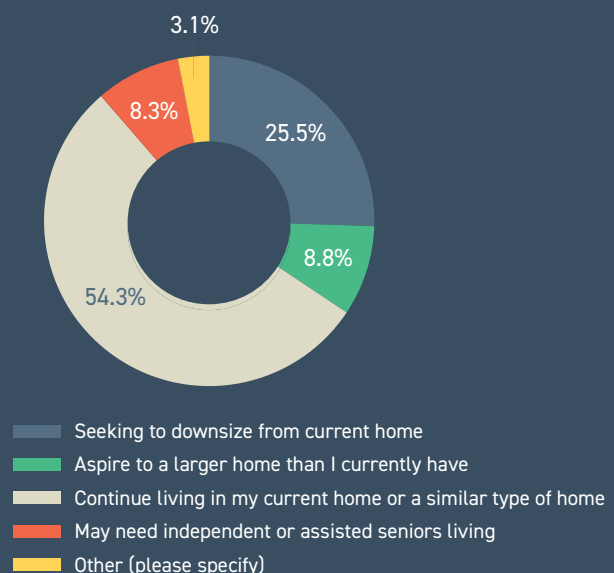


More affordable options for low-income earners and starter homes for young families to 'get a foot in the door'.



Rental housing stock at a range of price points, with feedback indicating very limited availability in the private rental market.

Figure 7. Future Housing Requirements of Residents Source: Ethos Urban



Consultation findings indicate that residents are seeking a balanced approach to accommodating growth.

There was an openness to infill development, provided it is delivered sensitively, and general support for greenfield development, provided valued agricultural land is not impacted.

Lower density forms of alternative housing types were preferred; common examples cited by residents included duplexes, terraces, and granny flats.

More than half of survey respondents were comfortable with grouped housing (59.3%) and terraces or townhouses (57.4%), and a third with low-rise apartments (33.7%). Fewer respondents prefer mid-rise apartments (10.4%).

Development industry stakeholders identified barriers in the existing planning scheme to delivering smaller forms of housing.

Ulverstone (75.7%), Penguin (53.3%) and Forth (42.0%) were the top three places that survey respondents thought could accommodate some growth. Some residents also expressed a desire for appropriate housing in the rural hamlets.

For many residents, a key concern is how growth is delivered to improve, and not compromise, what they love about living in Central Coast.

Key considerations for housing growth emerging from the consultation include:

- Infrastructure investment to support increased population, including health, schools, parks and green space, public transport and economic development.
- High-rise apartment forms taller than six storeys were considered inappropriate for Central Coast.
- Growth should occur incrementally and not suddenly, ensuring community connections can be built and retained, and that infrastructure and jobs growth keeps pace with population growth.
- Village character is highly valued, and new development – particularly infill forms – should reflect this in quality, contemporary, and differentiated outcomes.

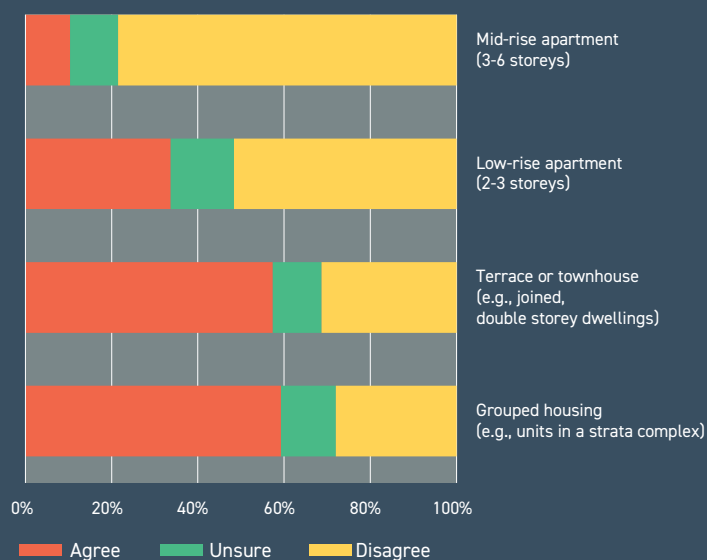
- Leveraging population growth to increase economic and cultural activity, such as support for local business, community events, markets, or live music, and things for young people to do.

These considerations are also relevant in attracting new working-age residents to Central Coast.

Market research findings indicate that more affordable, better value homes is a top motivator for moving, and infrastructure provision an important factor in choosing a place to move. Features particularly valued by existing residents – including Central Coast's scenic landscape and coastal lifestyle – also emerged as key attractors.

Figure 8. Acceptability of alternative housing types

Source: Ethos Urban



A second round of consultation was undertaken on the Draft *Our Homes Our Future* suite of reports. Following the outcomes of this phase of consultation all reports were updated and finalised. Further details on consultation outcomes can be found in the *Our Homes Our Future Central Coast Housing Strategy - Consultation Report, May 2025*.



Housing Vision and Key Directions

02

2.1 Our Homes Our Future Housing Vision

Housing in Central Coast aligns with community needs and is integral to the municipality being a great place to live. Residential planning and development lay the foundation for a prosperous and future-ready community.

Housing delivery responds flexibly to periods of low and high population growth and facilitates more diverse housing options that reflect the evolving spectrum of household sizes, incomes, and lifestyles. The availability of fit-for-purpose housing supports economic growth via the retention and attraction of residents and workers, and ensures vulnerable people have a secure place of residence.

Viable infill development and targeted urban renewal is supported in areas near essential services, promoting walkable neighbourhoods and sustainable patterns of settlement, and reducing car dependence. Greenfield development will continue to contribute to housing supply, but is thoughtfully planned, includes more housing options, and is coordinated with infrastructure provision.

Opportunities for scenic views, proximity to beaches and access to recreational areas and big nature contributes to Central Coast's appeal, and plays a significant role in attracting new residents.

Balanced residential growth protects natural assets and heritage, responds to environmental risks in a changing climate, and upholds the region's valued character and lifestyle.

2.2 Key Directions

More Than Just Free-Standing Dwellings



CHALLENGES AND EVIDENCE

At the 2021 Census, almost 90% of all dwellings were separate houses, while just 8.7% were other typologies (units, townhouses, terraces, apartments etc). Despite this:

- The share of household types that may be suited to dwellings such as units, townhouses, and terraces, and other smaller dwellings (including single people and couples) is more than half of all households and will increase as the population ages.
- The supply of smaller, more affordable semi-detached and unit typologies will need to increase to provide suitable options for ageing downsizers and other smaller households.
- The number of residents aged over 60 in Central Coast is projected to increase by +2,150 persons (or +26.6%), across the 20 years to 2044, based on the TasPoPP 2024 high series⁴.

Community engagement indicated that many residents recognise their existing homes are too large for their needs, and that a changing population will require more housing choices including smaller, well-located homes.

⁴ TasPoPP is Tasmania's official population projections produced by the Department of Treasury and Finance.

IMPLICATIONS

- Housing in Central Coast will need to evolve and diversify in line with changing community needs. Changing the provision of housing can:
 - » Give more residents access to the types of housing they require.
 - » Assist in easing affordability pressures during periods of high residential demand and as underlying land values increase.

97.2% of couple families (with no children) and 83.8% of lone person households are in dwellings that contain two or more bedrooms and are theoretically too big for them.

Figure 9. A persons housing needs over time

Childhood (0-12 years)

Stable family home, typically with family-oriented features like proximity to schools, and larger spaces for growing children.



Adolescence (13-18 years)

Continued family home with more personal space for older children (e.g., separate bedrooms, privacy).



Young Adulthood (19-30 years)

Possible transition to independent living (e.g., rental apartments, shared accommodation, or first home purchase).



Figure 10. Projected Population Change for Age Cohorts 60+, Central Coast, 2024 and 2044

Source: ABS; Taspop (high series); Ethos Urban

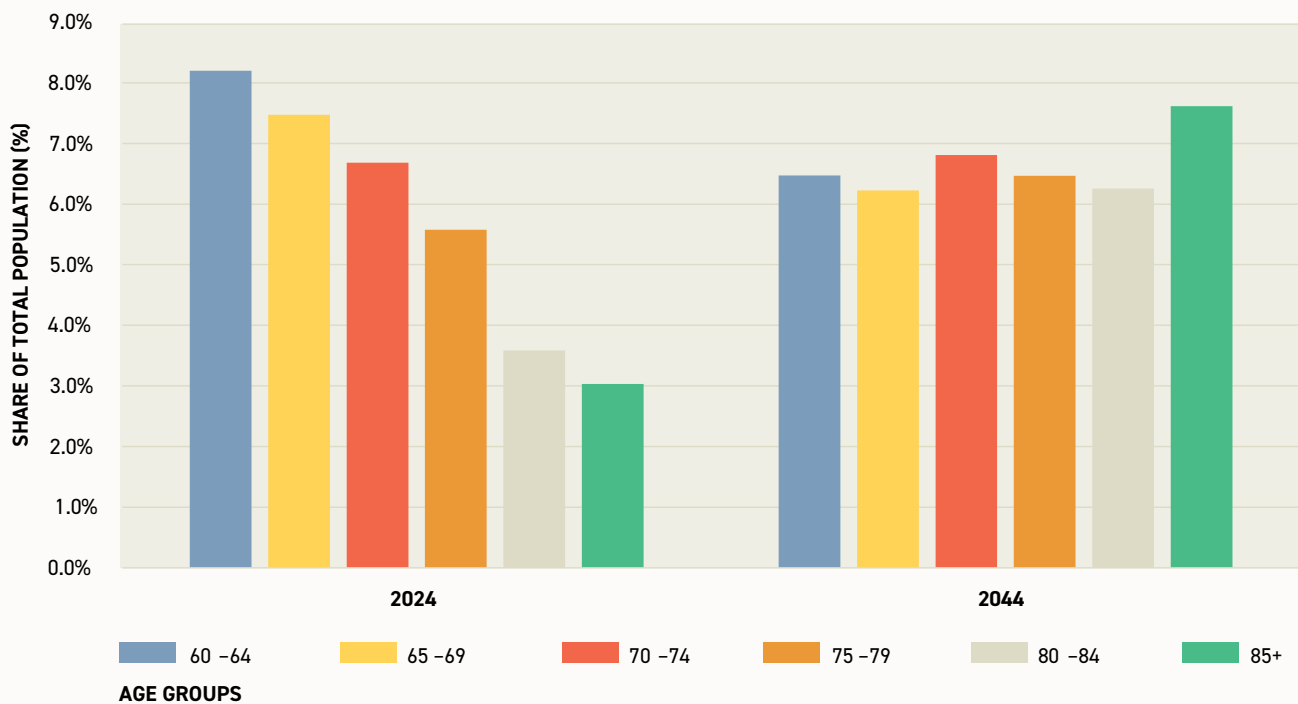
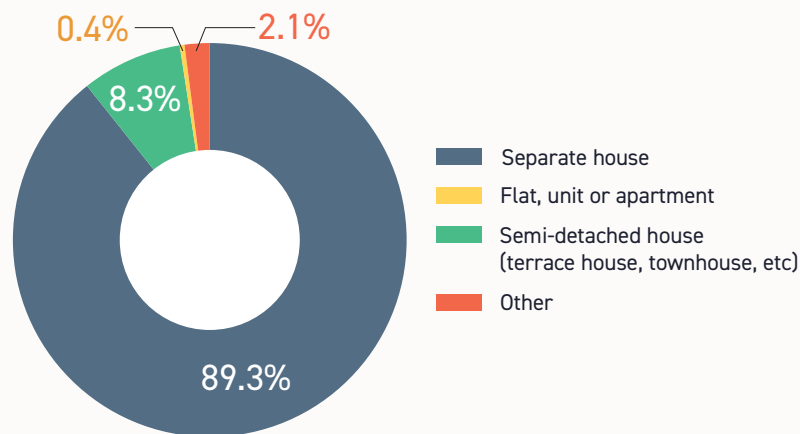


Figure 11. Share of Household Types in Central Coast, 2021

Source: ABS; Ethos Urban



Source: Ethos Urban

Middle Adulthood (31-55 years)

Family homes for raising children, with considerations for schools, parks, and work-life balance.

**Older Adulthood (56-75 years)**

As children leave home, downsizing or adapting current home to ageing needs (e.g., single-story homes, accessible features).

**Late Adulthood (76+ years)**

Potential need for senior housing options, such as retirement communities, assisted living, or residential aged care.



Respond Flexibly to Variable Rates of Growth



CHALLENGES AND EVIDENCE

- In the past ten years Central Coast has experienced periods of lower and higher population growth rates.
- Tasmania is now firmly on the national radar as a place to live or visit, in view of its affordability relative to other markets on Australia's eastern seaboard, big nature, lifestyle and cultural attractions. The uptick in population and visitor growth in Tasmania since the mid-2010s is often referred to as the "Mona effect"⁵.
- Demand for housing in Tasmania (and Central Coast) is now significantly affected by broader trends in the macroeconomy and the pulse of the residential sector nationally.
- Annual population growth in the past ten years has at times been substantially above the TasPoPP high series or below the low series.⁶
- In addition to population change, housing demand is also influenced by changes in population structure including ageing and changes to family structures that influence household size.

⁵ In reference the establishment of the Museum of Old and New Art in Hobart in 2011 being a catalyst for growth and economic development in Tasmania.

⁶ TasPoPP is Tasmania's official population projections produced by the Department of Treasury and Finance

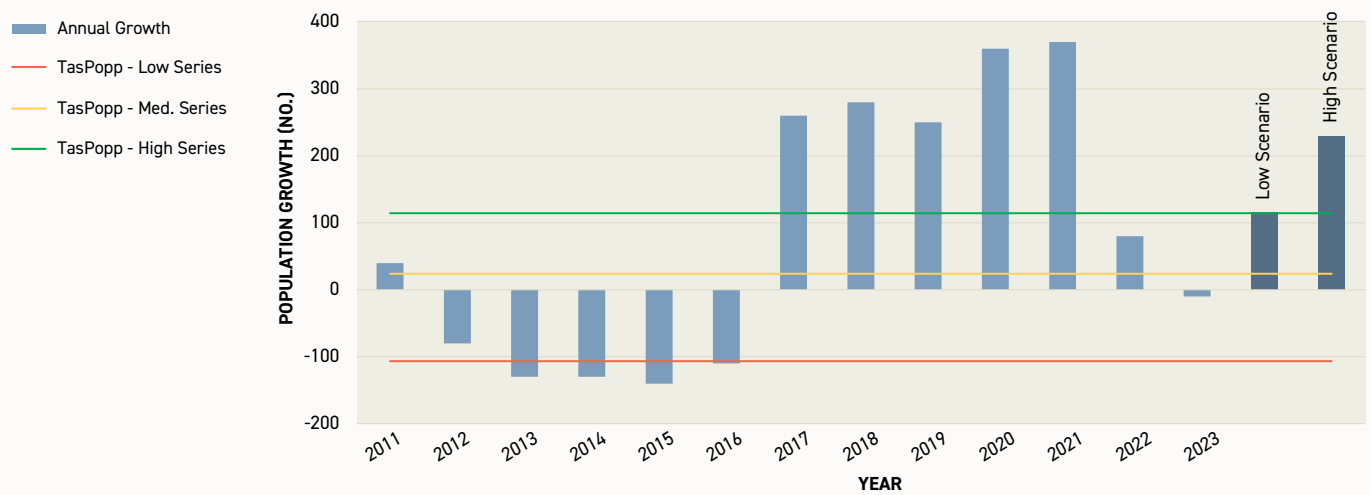
The establishment of one prominent business/employer can change the growth trajectory of a town.

IMPLICATIONS

- Adopting one population projection series as a basis for determining housing demand is not prudent having regard to significant recent variances in population growth.
- Rates of population growth are likely to continue to vary over the next 20+ years depending on broader economic conditions.
- The Population Growth Policy for Central Coast prepared by Council in 2024 aims for population growth of around 150+ persons per year over the next 20-years.
- Considering a range of potential population growth outcomes enables Council and the community to plan for and adapt to periods of higher or lower growth rates, providing a 'line of sight' for strategic planning and for housing and infrastructure delivery.
- For Central Coast, this 'line of sight' is in the order of:
 - » 115 more people per year at the lower end; to
 - » 230 more people per year at the upper end.
- Across the next 20+ years there may be periods when population growth is higher (or lower) than this range. Accordingly, a flexible strategic framework is needed that:
 - » Enables housing delivery to keep pace with demand in periods of high growth; and
 - » Mitigates against fragmented and inefficient development when the market cools off.
- Coordinated planning and development, and collaboration between Council, the development industry, State Government, utilities companies and the community are essential to respond to changes that are difficult to predict but can have significant implications for relatively small communities.

Figure 12. Recent and Anticipated Population Growth

Source: ABS; TasPopp; Ethos Urban





Enable A Broader Range of Feasible Infill Development

CHALLENGES AND EVIDENCE

- Urban consolidation in Central Coast has primarily been for small scale grouped housing, particularly villa unit developments that are strata titled with internal driveways.
- This typology is evidence of growing demand for smaller and more diverse housing types.
- Feedback from consultation supports the demand for more diverse, smaller and well-located housing, but the current trends towards villa style grouped housing does not align with these community preferences.
- Villa style infill developments detract from the quality of the streetscape and urban design because of:
 - » A high proportion of site area occupied by concrete driveways and other hard surfaces with minimal space for landscaping
 - » Poor building orientation in relation to existing streets: and
 - » Issues with interfaces with neighbouring properties (e.g. multiple backyards oriented towards side boundaries of adjoining lots, creating privacy issues).
- The Tasmanian Government has recently released draft guidelines to encourage more low-rise and medium density development to meet anticipated housing needs.
- Building envelope, site coverage and minimum lot size controls in the GRZ currently limit the potential to deliver alternative housing forms such as townhouses and terraces.

IMPLICATIONS

- Elements of the SPPs currently constrain the delivery of diverse housing including attached and semi-detached typologies. Specific Area Plans (SAPs) will be required to facilitate a wider range of housing types that align with community needs.
- Freeing up planning controls to enable more smaller free-standing and semi-detached dwellings will assist in unlocking higher-quality townhouses and terraces, including in strata or freehold ownership arrangements. It would also align with community preferences expressed in the survey results and through other consultation activities for this Housing Strategy.
- Increased densities proximate to town centres will support more compact settlement patterns that leverage existing infrastructure, reduce car dependency, and support the viability of the local retailers.
- Enabling other small-lot housing types that are not strata-titled may also reduce the financial discounting factor applied to downsizing, as moving to a strata unit is often viewed by the market as a greater trade-off from single detached dwellings.

EXAMPLES OF GOOD DESIGN OUTCOMES FOR MEDIUM DENSITY HOUSING

Figure 13. Terrace: 10 Longfellow Street, Norman Park, Queensland



Sources: Longfellow Terraces by refresh*design & Inkmakers Place by Jensen Young, Bloom Nedlands by Hassell & Balfour Place by Rothelowman

Figure 14. Apartment: 95 Broadway, Nedlands, Western Australia



Figure 15. Apartment: 7 Florence St, Brunswick, Victoria



Sources: The Commons by Breathe Architecture & St Albans Housing by NMBW Architecture Studio

Figure 16. Apartment: 9 Gertrude Street, St Albans, Victoria





Ensure Greenfield Development Evolves and Responds to Community Needs

CHALLENGES AND EVIDENCE

- Greenfield development has historically been the backbone of Central Coast's residential sector. It can more easily respond to changing market demand by scaling up or down the rate of new housing delivery compared to infill development.
- However, greenfield development in Central Coast provides limited housing diversity due to a prevalence of small subdivisions delivering conventional detached family homes on lots in the order of 600-800m².
- The median price of vacant lots has increased by around +90.5% in the last five years.
- The large number of relatively dispersed active subdivisions in Central Coast risks fragmenting the settlement pattern and contributing to a situation where individual subdivisions:
 - » Lack critical mass to unlock higher amenity designs and more diverse housing typologies.
 - » Are at risk of stalling if additional infrastructure needs to be delivered to unlock new stages (such as pump stations etc) due to the scale and volume of lot sales not being sufficient to fund the infrastructure.
 - » Do not include adequate social infrastructure like parks and active transport networks. This means that residents are disadvantaged relative to established towns that have a relatively good provision of, and access to, social infrastructure.
- The Tasmanian planning system has limited mechanisms for developers to contribute to funding infrastructure requirements generated through urban expansion. In other words, these costs flow to the Local Councils and the State Government (not the user), or essential infrastructure is not delivered.

- Moreover, there is no structure planning or similar overarching process to coordinate the planning and delivery of larger expansion areas and ensure new estates are well designed, serviced by suitable amenities and infrastructure, and deliver an appropriate diversity of housing.

IMPLICATIONS

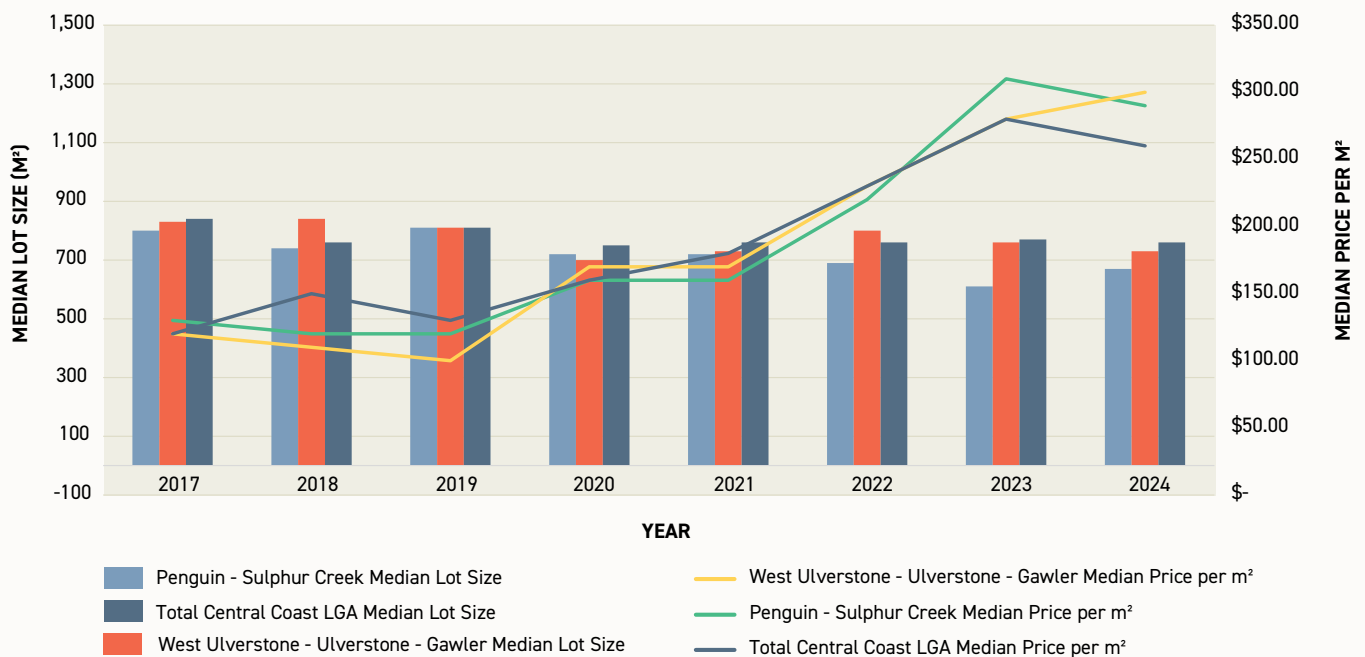
- Over time, greenfield development will need to support smaller lot sizes and different types of housing to make more efficient use of the limited and valuable land supply, and to meet more diverse demand.
- Facilitating access to essential community services, retail and social infrastructure in locations experiencing residential development is also important for the accessibility and sustainability of these areas.
- Demographic changes will also influence the types of housing required in a greenfield context to cater for extended families, ageing in place and other different household structures.

In the absence of a formal structure planning process for expansion areas, Specific Area Plans can be used where logical to embed master-planning principles in the development approval process.

The average size of vacant lots subdivided has not reduced proportionally to land price increases, resulting in the land cost being a significant contributor to the declining affordability of new housing.

Figure 17. Vacant Lot Sales in Central Coast – Median Lot Sizes Verse Median Prices/m², 2017-2024

Source: Pricfinder; Ethos Urban



Retain and Attract Residents and Workers



CHALLENGES AND EVIDENCE

- Central Coast's existing resident population is in structural decline due to birth rates exceeding death rates. Therefore, inward migration and retaining existing residents are critical to maintaining an economically sustainable population size and age structure.
- New arrivals to Central Coast:
 - » Are largely from neighbouring municipalities and/or elsewhere in northern Tasmania. A smaller share is from overseas and interstate, particularly Southeast Queensland and New South Wales.
 - » Reflect a variety of ages groups, occupations and income ranges.
- A lack of housing options in Central Coast (including houses for rent) is impacting the ability to attract residents and workers, including lower paid entry level workers and higher earning managers, professionals and technicians.
- The local horticulture sector depends significantly on the availability of housing (in Central Coast and neighbouring municipalities).
- The accommodation needs of the seasonal workforce need to be carefully managed to reduce the potential for flow-on impacts to the broader housing market and other sectors (such as visitor accommodation).

Table 2. Component of Population Change in Central Coast, 2019-2023

Source: ABS; Ethos Urban

YEAR	NATURAL INCREASE (BIRTHS/DEATHS)	NET INTERNAL MIGRATION	NET OVERSEAS MIGRATIONS	NET POPULATION INCREASE
2019	-2	1	37	+36
2020	-45	219	46	+220
2021	-18	46	-3	+25
2022	-10	47	50	+87
2023	-76	9	56	-11

Notes: Financial Year

IMPLICATIONS

- The diversity and suitability of housing will be an increasingly important factor in attracting and retaining workers in Central Coast. This includes catering for the needs of people who come to Central Coast permanently or for shorter-term education or working arrangements.
- Due to the extremely tight rental market, worker accommodation should be encouraged where appropriate in Central Coast. Opportunities may exist for dual purpose accommodation that could be used by temporary workers, and visitors/tourists seeking lower cost accommodation options.
- The State Government is advancing an amendment to create a permitted approval pathway for worker accommodation in the Rural Zone (in addition to the Agricultural Zone) to address current difficulties in gaining planning approval for these types of housing.
- Providing attractive housing options will contribute to enticing and retaining higher income earners such as managers and professionals. This will also assist in increasing the local skills and knowledge base, and growing economic activity (including local retail spending).

Table 3. Share of Inward Migration to Central Coast by Age Cohort, 2016-2021

Source: 2021 Census; Ethos Urban

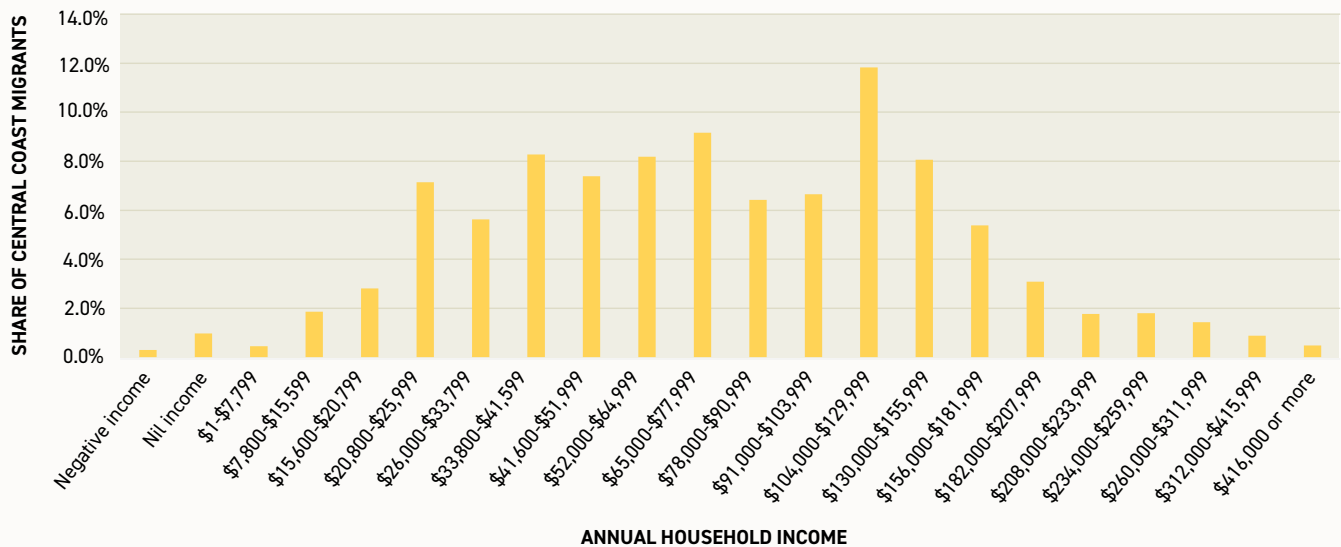
TOP AGE COHORTS		SHARE
1	0-9 years	22.5%
2	20-29 years	14.2%
3	30-39 years	13.9%
4	50-59 years	10.9%
5	60-69 years	9.7%
6	40-49 years	9.2%
7	10-19 years	9.1%
8	70-79 years	7.3%
9	80-89 years	2.5%
10	90+ years	0.6%

Notes: data for Central Coast (Tas.), 'Not applicable' and 'Not stated' responses have been removed from this analysis

A 'one size fits all' approach to housing will not meet the needs of the diversity of new residents and workers.

Figure 18. Household Income of Inward Migrants to Central Coast

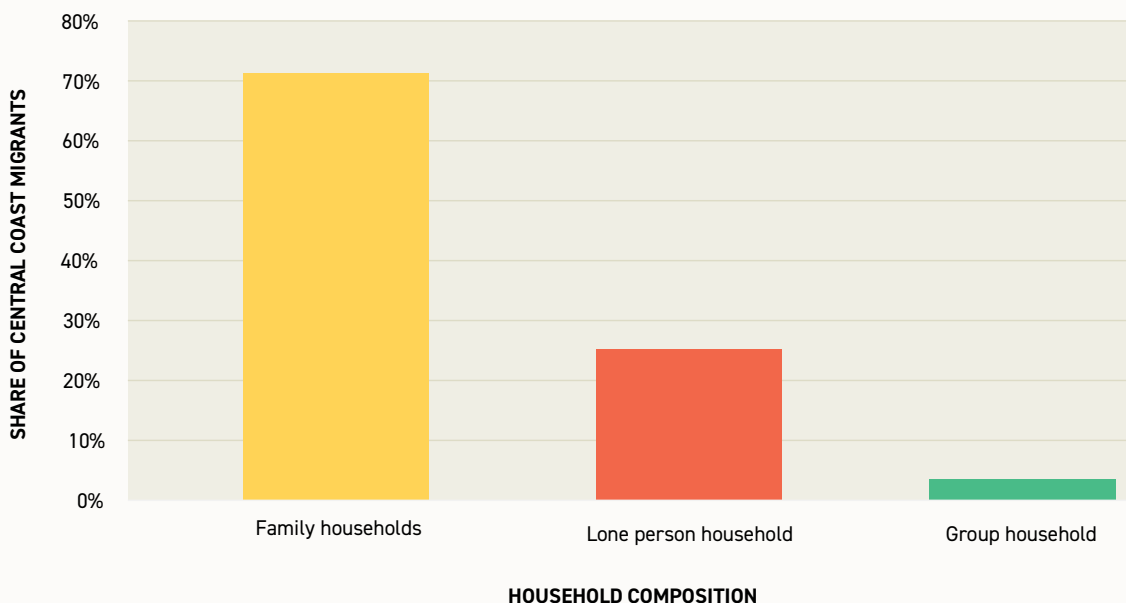
Source: ABS; Ethos Urban



Notes: data for Central Coast (Tas.), Excludes 'Partial Income Stated', 'Not Applicable', and 'All Incomes Not Stated responses'

Figure 19. Household Composition of Inward Migrants to Central Coast

Source: ABS; Ethos Urban



Notes: data for Central Coast (Tas.), Excludes 'Partial income stated', 'Not applicable', and 'All incomes not stated responses'



Respect and Leverage the Valued Landscape and Character of Central Coast

CHALLENGES AND EVIDENCE

- Central Coast's natural landscape:
 - » Has influenced how settlement and land use patterns have evolved over time.
 - » Is a significant drawcard for prospective residents. Limited opportunities exist outside of Tasmania to buy residential property in such an idyllic setting at comparable prices.
- The Scenic Landscape Character Study informing this Housing Strategy identified the following five distinct scenic landscape character areas in Central Coast:
 - » Sweeping Shorelines and Coastal Headlands
 - » Rivers, Rivulets and Valleys
 - » Undulating Pastures and Productive Land
 - » Mountainous Eucalypt Forests and Woodlands
 - » Coastal Plains and Urban Environments
- The valued local character at a neighbourhood level varies across the townships and hamlets.
 - » Respond appropriately to the local context and setting; and
 - » Not prejudice the scenic qualities valued by residents and visitors to Central Coast.
- Future planning and development should have regard for the following six key scenic landscape character considerations identified in the Scenic Landscape Character Study:
 - » **Future settlement balance** – including how landscape features may constrain the extent of settlements.
 - » **Varied topography** – including flat coastal plains, and gently undulating pastures and steep hillsides that contribute to the overall scenic landscape character.
 - » **Viewlines** – including short, medium and long-range views.
 - » **Loss of native vegetation** – relating to visual amenity and scenic landscape character.
 - » **Coastal development** – including the suitability of development and how it responds to sensitive interfaces and mitigates impacts on scenic landscape character.
 - » **Rural hamlets** – and how they respond to the local and regional scenic landscape characteristics.
 - » **The identified Scenic Landscape Character Areas** – including how future development should respond to the identified characteristics in each area.
- Local character will evolve over time while respecting identified preferred local character attributes.

IMPLICATIONS

- Central Coast's scenic coastline, attractive hinterland, and proximity to wilderness:
 - » Are key reasons people visit or move to the municipality from elsewhere in Tasmania, interstate or overseas
 - » Can be capitalised on to assist in supporting the long-term economic growth
 - » Need to be protected to retain the municipality's allure to visitors and residents.
- It must be recognised that each town, village and hamlet has its own identity, and development should:





Facilitate Access to the Right Housing for Those with Particular Needs

CHALLENGES AND EVIDENCE

- House prices in Central Coast have increased significantly in recent years. The median house price in Central Coast in 2024 (\$524,000) is approximately +\$249,000 (or +90.5%) above the 2017 level.
- Rental costs have also grown substantially. For example, the average weekly rent for a house in the Ulverstone, West Ulverstone, Gawler, Sprent, Gunns Plains, Turners Beach and Leith postal area is approximately \$470 in 2024, having increased by +72.8% since 2017.
- The substantial increase in housing costs has reduced affordability for renters and prospective buyers. At the 2021 Census approximately 37.0% of households renting and 9.2% of households with a mortgage were in housing stress⁷.
- Moreover, since 2020, the vacancy rate for rental properties in Central Coast has ranged between around zero and 0.04%, meaning that there are effectively no available rental properties.
- Central Coast's ageing population will generate a need for smaller more diverse housing for ageing downsizers as well as specialist aged care and retirement living/land lease communities (LLCs).
- National Disability Insurance Scheme (NDIS) data for the Burnie-Central Coast region indicates Specialist Disability Accommodation (SDA) is currently undersupplied due to a gap significant gap between funding accessed and used.
- » **Affordable housing** – rental or purchased homes that are affordable to low-income households, such that housing costs are low enough for these households not to be in 'housing stress' or 'housing crisis'⁸.
- » **Specialist Disability Accommodation (SDA)** – housing designed for people with extreme functional impairment or very high support needs that is funded through the NDIS.
- » **Accommodation for older people.** Additional aged care beds will be required for people typically aged over 70 years who need help with everyday tasks and healthcare.
- Central Coast, like municipalities across Tasmania, will need strategies in place to guide local investment in social and affordable housing and SDA including the identification of appropriate sites.
- Potential exists for government subsidised (non-market) housing to:
 - » Be delivered on larger redevelopment sites that are government owned and surplus to community needs.
 - » Tangibly demonstrate to the community how more intensive development for townhouses, terraces and apartments, can look and feel in the Central Coast context.
- Potential sites for aged care facilities should also be considered noting that there will likely be demand for one or two aged care facilities in the Central Coast across the next 20 years.
- Central Coast's ageing population and lifestyle will place the municipality on the radar for LLC developers.

IMPLICATIONS

- Across the lifetime of this Strategy a need will exist for various forms of government subsidised housing in Central Coast for those whom conventional market housing is not suitable and/or affordable. This includes:
 - » **Social housing** – government subsidised long-term rental housing for people on very low incomes, or who have experienced homelessness, family violence, or have complex needs.

⁷ The ABS defines housing stress as the lowest 40% of households paying more than 30% of gross income on housing costs (the 30/40 rule).

⁸ According to Tasmania's Affordable Housing Strategy 2015-2021 (2015) the lowest 40% of households paying more than 30% of gross income on housing costs are in 'housing stress' (30/40 rule). The same lowest 40% paying more than 50% of gross income in housing costs are in 'housing crisis'.

Figure 21. Median Housing and Unit Price Trends, 2017 to 2024

Source: Pricefinder; Ethos Urban

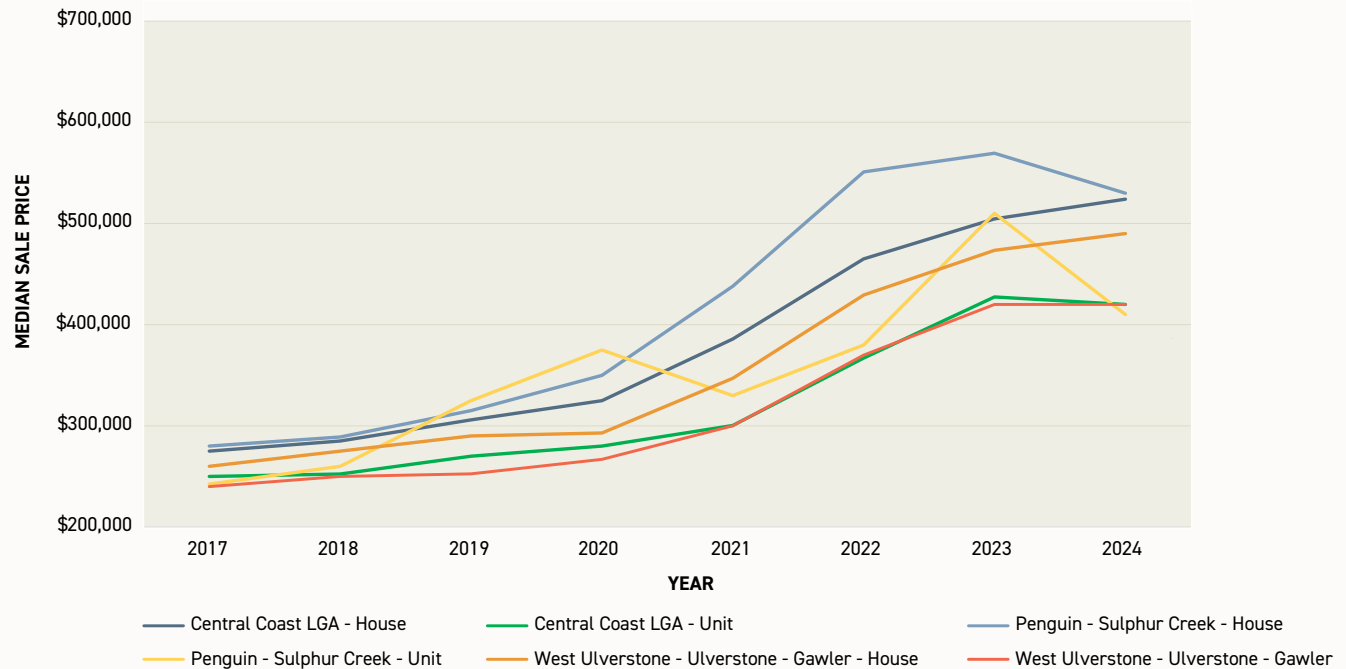
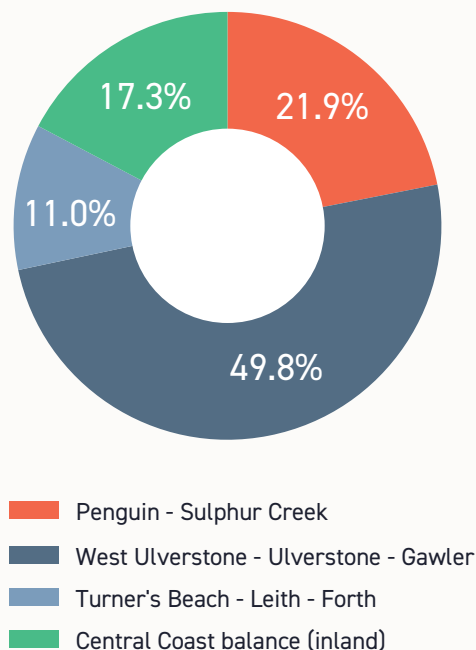


Figure 20. Share of Active Participants in NDIS, Central Coast Study Areas (Q4 FY23-24)

Source: NDIS; Ethos Urban



Land Lease Communities

LLCs enable residents to own their home but lease the land from the operator and are typically targeted towards persons aged 55 years and over. Although LLCs theoretically contain dwellings that are 'moveable', they can offer similar amenities and facilities to retirement villages and are an alternative option to traditional retirement living (ILU) accommodation.

A key attribute of LCCs is their ability to offer a more affordable price point compared to more traditional products such as broad hectare or vertical retirement living communities. Given the relative low-density nature of LLCs (due to the land component being leased), suitable sites are often hard to find and, where available, located in fringe, peri-urban and rural/coastal areas.

Figure 23. Mortgage and Rental Stress in Central Coast, 2016 and 2021

Source: ABS; Ethos Urban

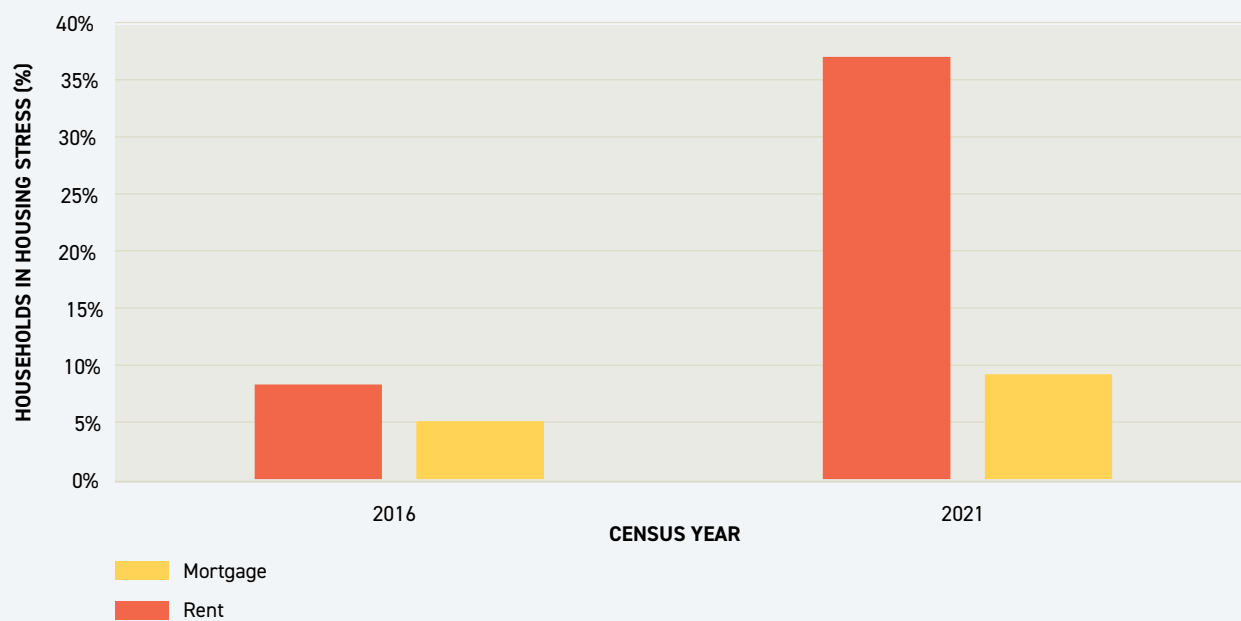
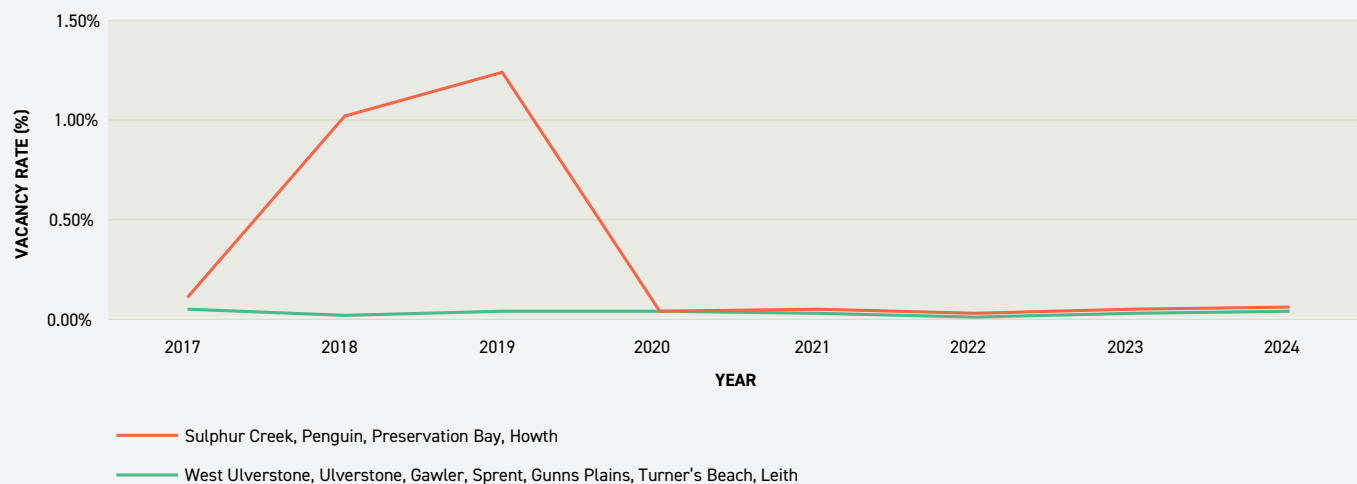


Figure 22. Rental Vacancy in Central Coast, 2017 to 2024 (by Postcode Area)

Source: SQM Research



Note: Year ending October

The State Government has committed to delivering some 10,000 social and affordable homes by 2032 and identified Homes Tasmania as the delivery agency.





Consider Adequacy of Supply More Broadly

CHALLENGES AND EVIDENCE

- The Draft TPPs (March 2023) have a strategy to provide for at least a 15-year land supply that is identified, available or allocated for the community's existing and forecast demand for residential, commercial, industrial and community land.
- Given lead times to plan for and make new land available to the market, maintaining a buffer to this minimum supply threshold is prudent and a 20-year supply is generally considered adequate.
- The implied dwelling demand in Central Coast is anticipated to average between +54 and +110 dwellings per year from 2024 to 2044 and could fluctuate significantly due to ebbs and flows in population growth, macro-economic circumstances, and feasibility conditions.
- Central Coast's current supply of vacant residential land in established areas, active estates and englobo parcels is estimated to total some 1,755 lots, which is equivalent to between approximately 32.5 and 15.9 years of demand depending on the rate of population growth.
- Some of the land that contributes to this capacity is difficult to develop because of environmental constraints or servicing costs and may not contribute to housing supply over the 20+ year life of the Housing Strategy.
- Most of the current supply is greenfield land that is zoned but not yet developed. As outlined in this Housing Strategy, this supply of housing will not cater for all projected demand, particularly for older people, shorter term residents, single person households and those requiring specialist accommodation.
- Greenfield development, if current practices continue, will reduce access to services and amenities that residents need for quality of life, and is not affordable for large segments of the community. If housing demand is at the upper end of the anticipated range, a need exists to identify additional greenfield supply.

- To meet projected demand and ensure housing supply contributes to improving equity and affordability, the assessment of supply (or capacity) needs to consider more than just vacant greenfield residential land.

IMPLICATIONS

- Housing provision therefore needs to be approached from a more sophisticated viewpoint that considers the ability of supply to deliver the kinds of housing that future residents will want and need.
- The following should occur for housing to meet anticipated community needs across the life of this Strategy:
 - » **Greenfield subdivisions** evolve over time to include smaller lot sizes and more diverse dwellings, with larger expansion areas reflecting higher amenity master planned outcomes.
 - » **New supply** is unlocked that responds to specific community needs, including:
 - » **High income buyers** – this demand segment will include persons seeking conventional detached residential dwellings and some higher quality attached and semi-detached housing, depending on age, lifestyle and location preferences. A need exists for a limited provision of new greenfield supply that is desirably located and specifically geared to the higher end of market.
 - » **Lone persons and couple households.** These household types comprise over 60% of all households in Central Coast and will increase further as the population ages. An opportunity exists to service demand from this segment through urban consolidation, particularly in areas within walking distance of Ulverstone, West Ulverstone and Penguin commercial areas, and the delivery of a more diverse housing mix in greenfield estates over time.

» **Social, affordable, SDA and key worker housing.**

These housing types currently make no or a very limited contribution to housing provision in Central Coast but will need to increase based on community needs and State Government policy commitments. Sites which are controlled by government (State or local) but surplus to future requirements are prime candidates for redevelopment if appropriately located and suitably unconstrained.

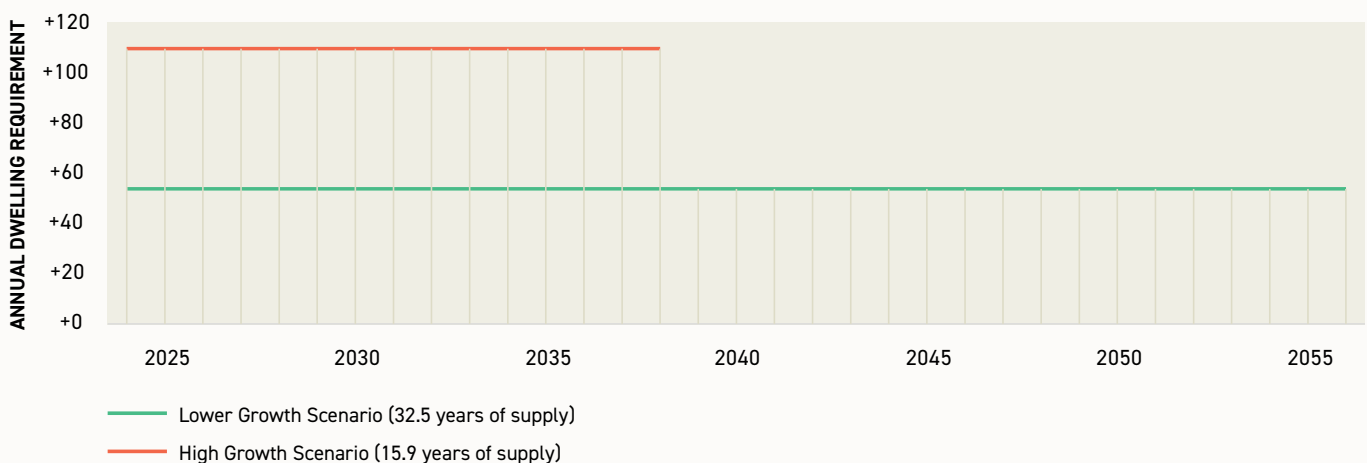
» **Seniors living.** Central Coast's ageing population will likely generate demand for additional aged care beds and home care services, as well as LLC dwellings. Both aged care and LLC require large sites that may not be available in established residential areas.

• To deliver on the above aspects, this Strategy envisages:

- » **Targeted urban expansion.** Additional greenfield supply that would compete with already zoned residential land and active subdivisions is not required in the near-term. However, there is a need for:
 - » **Greenfield supply** geared to the higher end of the market.
 - » **Preferred urban expansion options** for accommodating longer term growth (15+ years) to be identified.
- » **Urban intensification.** It is critical that redevelopment in established areas occurs for a diversity of dwelling types – particularly units, semi-detached and attached dwellings that are suitable for lone and couple households, including downsizers.

Figure 24. Adequacy of Supply in Central Coast

Source: ABS; Nearmap; Central Coast Council; Ethos Urban





Respond to Cultural Heritage, Environmental Risks and Natural Hazards

CHALLENGES AND EVIDENCE

- Central Coast has a wide variety of environmental and other constraints that affect where housing can occur, including:
 - » **Valued aboriginal and post-settlement cultural heritage.** Stone fish traps in West Ulverstone and Penguin are listed on the Aboriginal Heritage Register (AHR) and are of local historical and cultural significance. Central Coast also contains 110 individual sites listed on the Tasmanian Heritage Register (THR), mainly concentrated in Ulverstone, Penguin and Forth.
 - » **State and regional nature reserves and conservation areas.** The extent and diversity of protected natural areas and landscapes contribute to Central Coast's valued landscape character and the local economy through nature-based tourism.
 - » **Natural hazards.** A significant extent of Central Coast is classified as a bushfire prone area and the risk of inundation and flooding in low-lying areas, landslip, and accelerated coastal erosion is also prevalent. All these risks will be exacerbated by climate change.
 - » **Human influenced environmental features.** A range of economic activities in Central Coast are underpinned by the natural environment and resources, particularly agriculture, forestry and quarrying/resources extraction.
- A Multi-Criteria Constraints Analysis (MCCA) was undertaken to understand those areas in Central Coast that may be suitable for housing by overlaying the most current constraints information and applying weightings to produce heat maps. The analysis highlighted that:
 - » Residential development is inappropriate in much of Central Coast due to the impacts of various constraints.
 - » Many environmental and other constraints in Central Coast overlap and cumulatively reduce the ability of many areas to accommodate housing.
 - » Those areas which are most appropriate for housing are generally within, proximate or contiguous to existing urban areas.

IMPLICATIONS

- Strategic planning for housing and settlement should avoid potential for:
 - » Development to impact valued Aboriginal and post-settlement cultural heritage.
 - » State and regional nature reserves and conservation areas to be impacted or encroached upon by residential development.
 - » Residential development to occur in locations affected by natural hazards and environmental risks such as land prone to coastal inundation, flooding, landslip or bushfire.
 - » Loss of valued agricultural or forestry areas from residential development or the economic use of these areas being prejudiced by the reverse amenity impacts of residential encroachment.

Figure 25. Multi-Criteria Constraints Analysis

Source: Ethos Urban

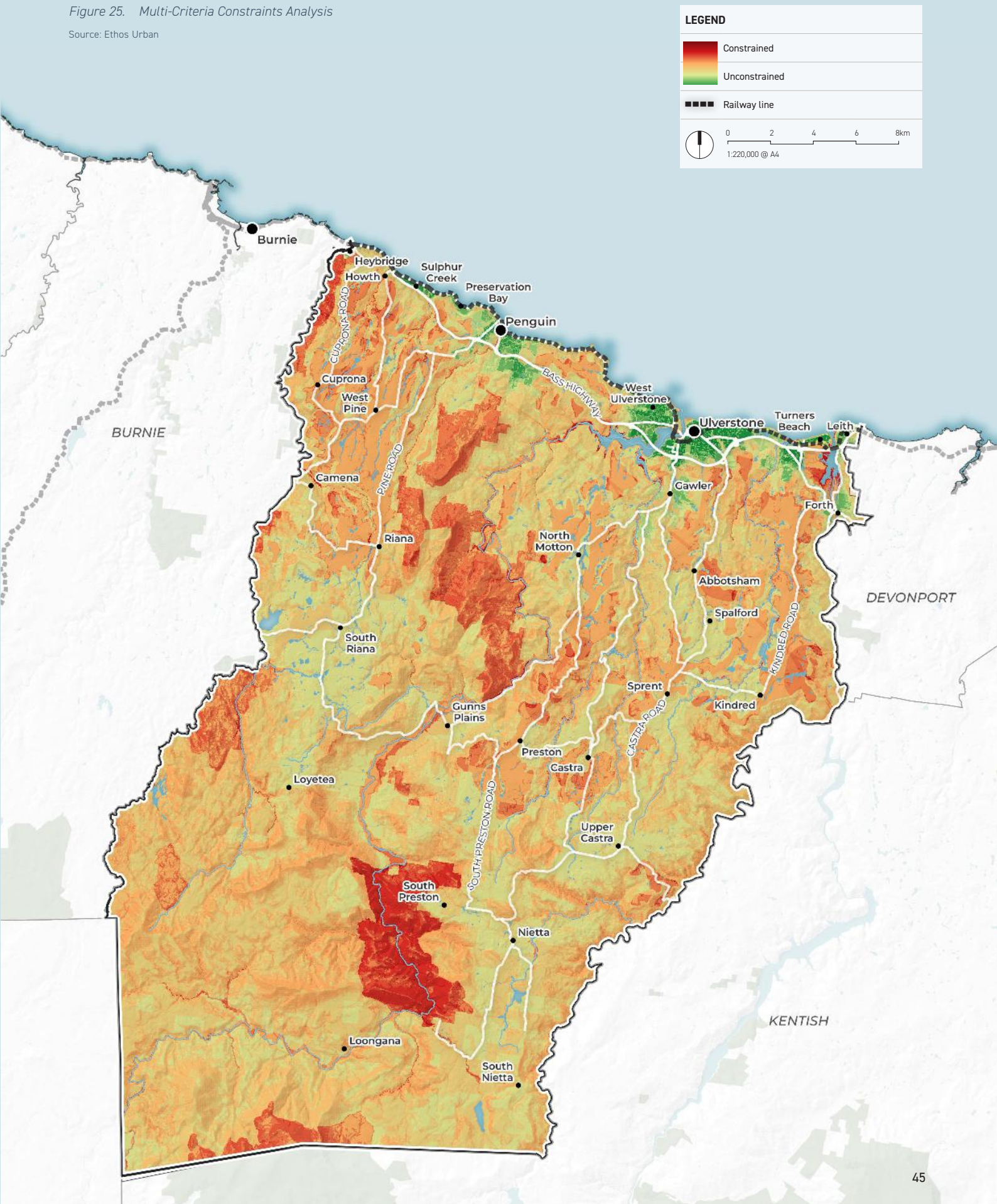


Figure 26. Ulverstone Multi-Criteria Constraints Analysis

Source: Ethos Urban

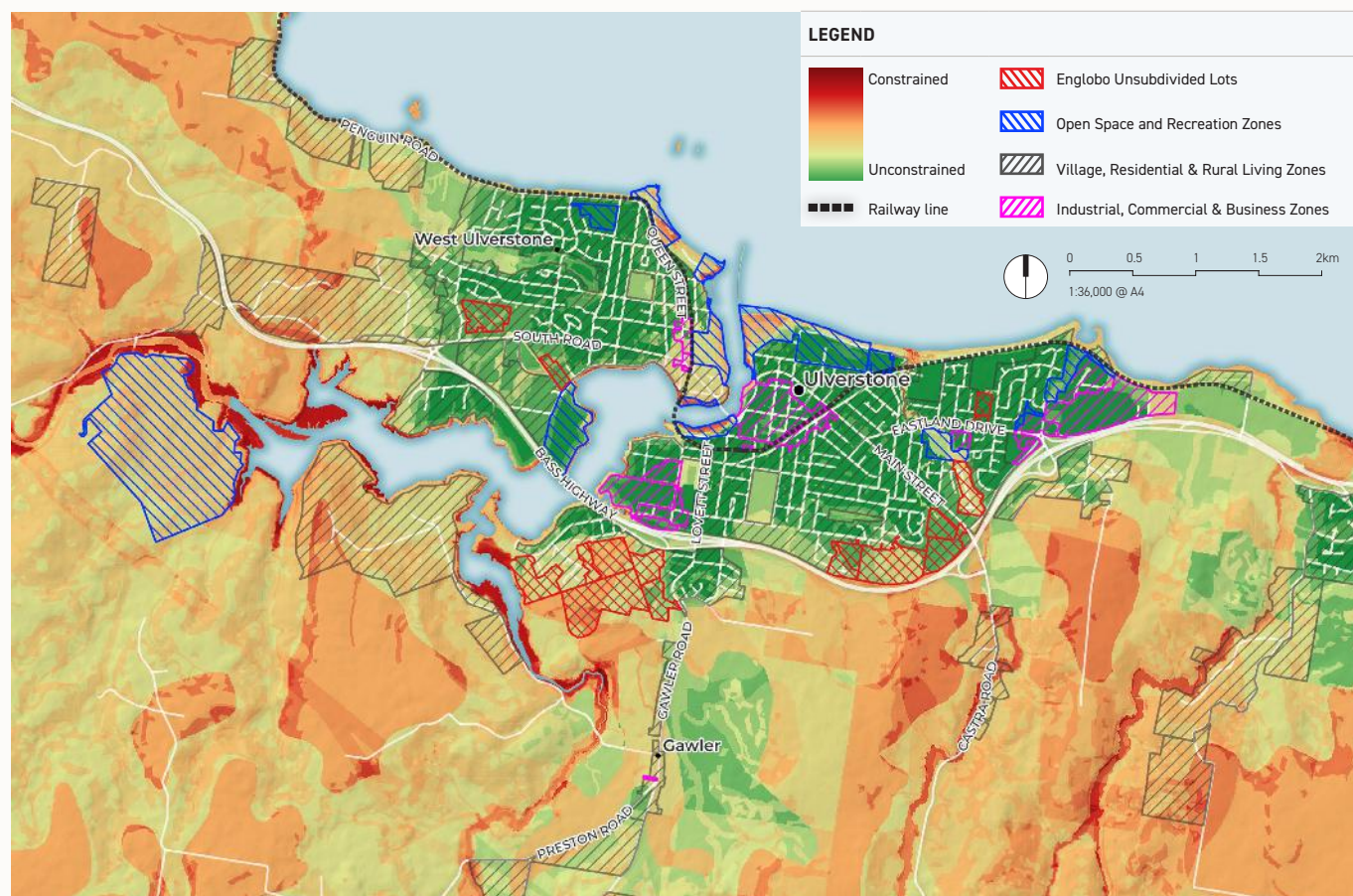


Figure 27. Penguin Multi-Criteria Constraints Analysis

Source: Ethos Urban

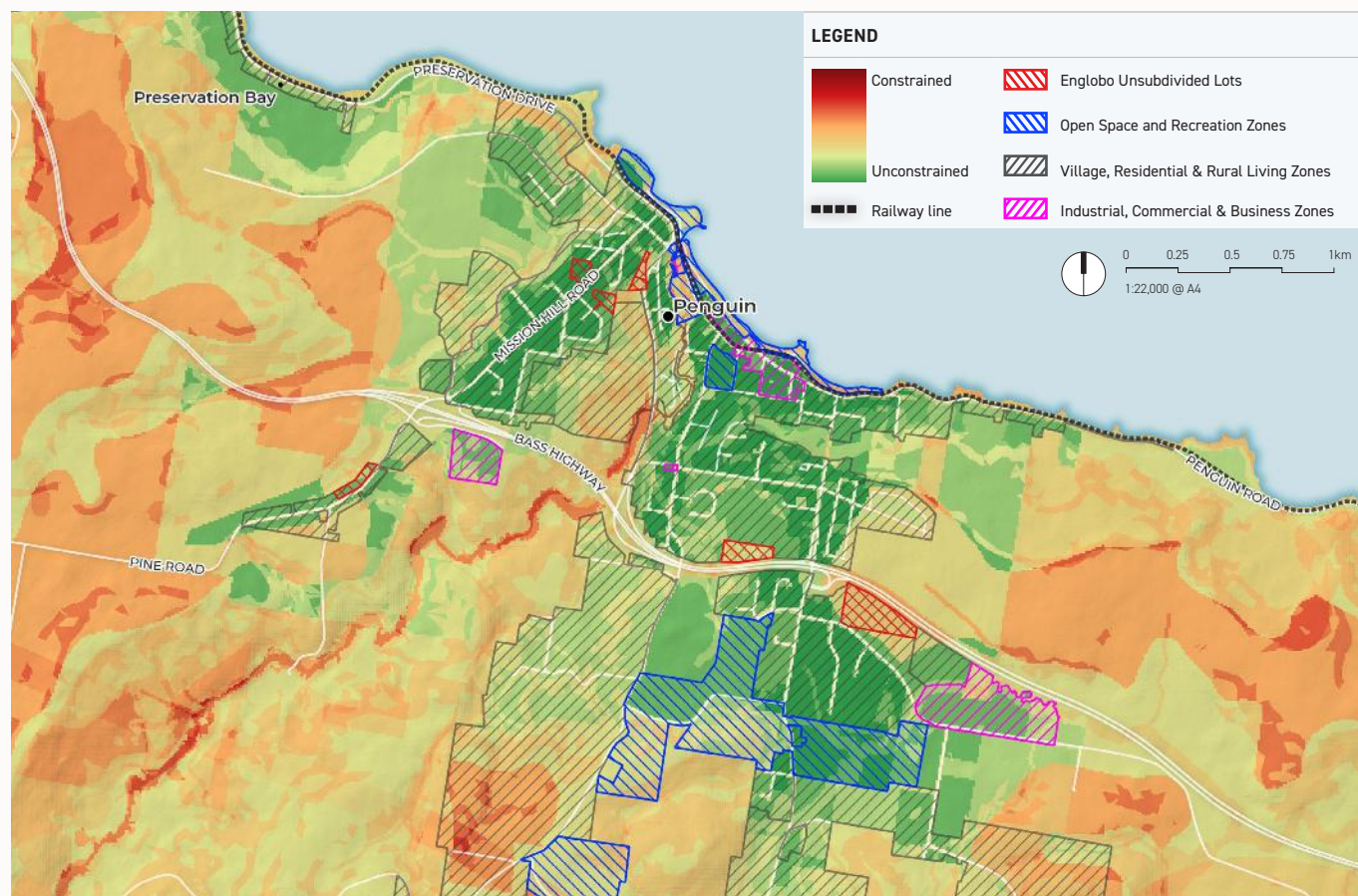


Figure 28. Sulphur Creek and Preservation Bay Multi-Criteria Constraints Analysis

Source: Ethos Urban

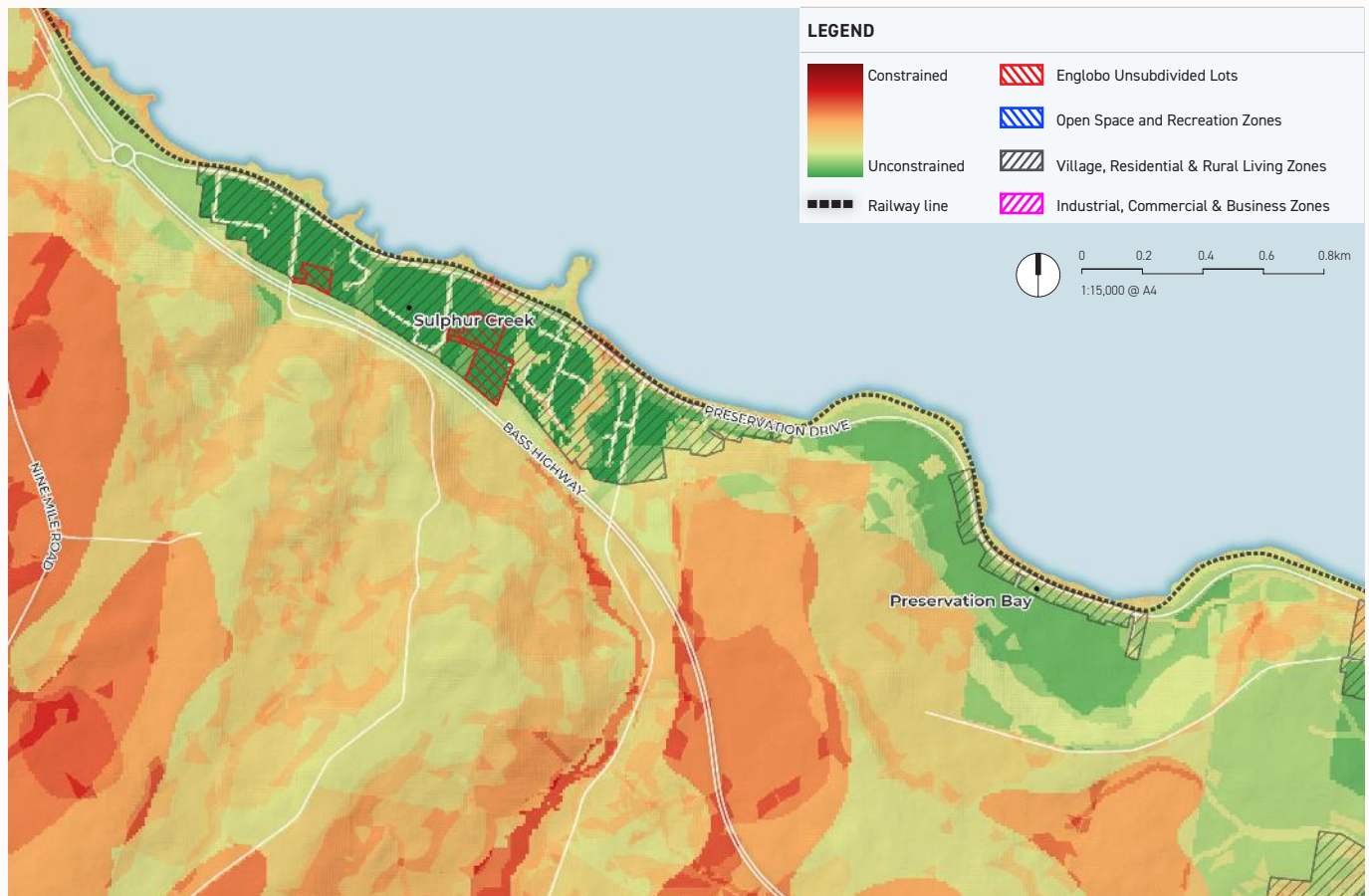
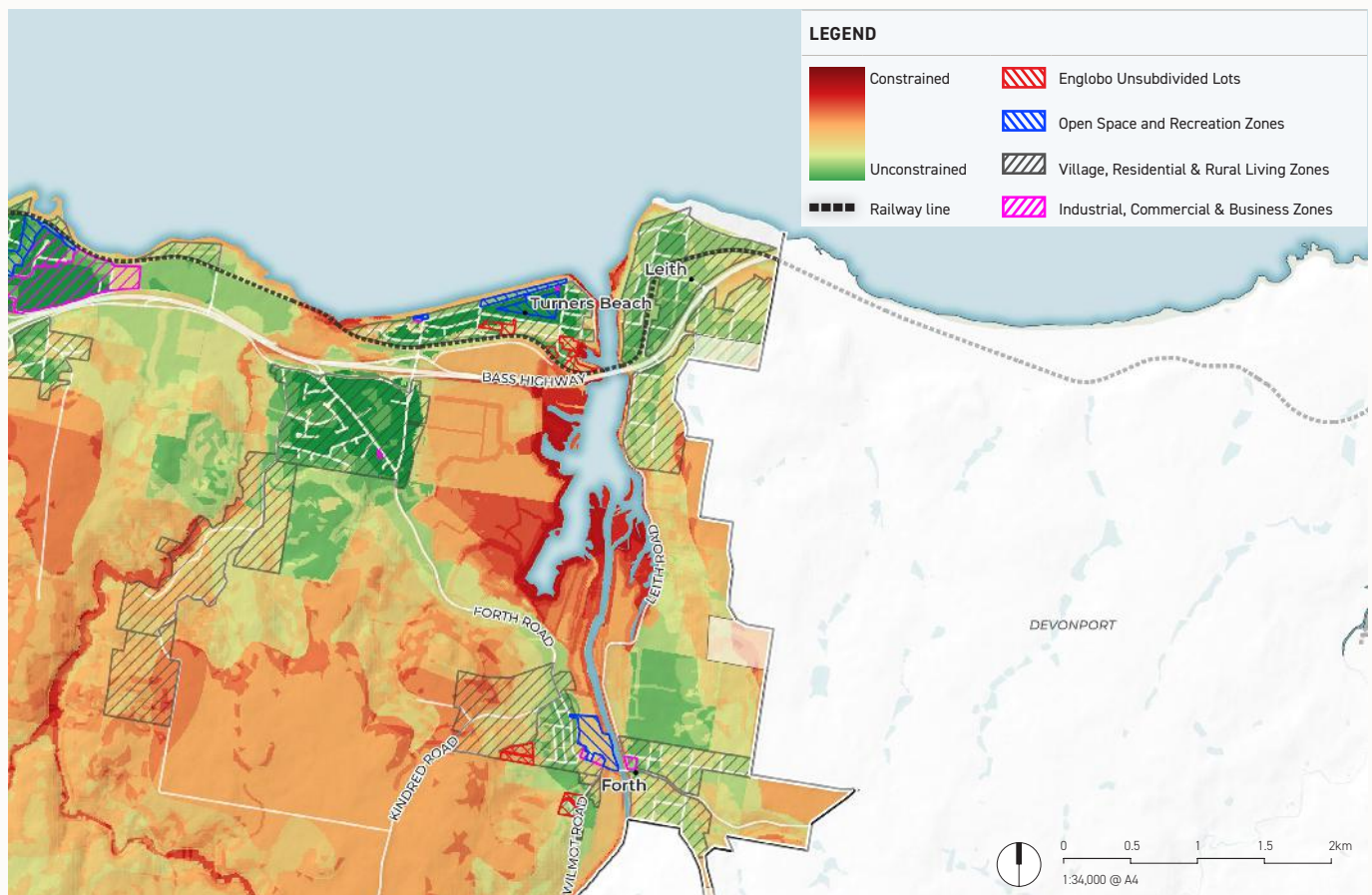


Figure 29. Forth, Turners Beach and Leith Multi-Criteria Constraints Analysis

Source: Ethos Urban



Access to Appropriate Services and Infrastructure



CHALLENGES AND EVIDENCE

- To ensure Central Coast is liveable planning should anticipate and coordinate the delivery of required services and infrastructure to support residential development and population growth.
- Utilities servicing (i.e. water, sewer and electricity) is mainly focussed in the northern areas of the municipality and reflects existing settlement patterns.
- Discussions with the utility providers (TasNetworks and TasWater) indicates:
 - » The electricity network in Central Coast's main towns can service extra capacity.
 - » Although the sewer and stormwater networks require some upgrades, existing capacity issues would not preclude future residential development at a scale envisioned by the Strategy.
- Social infrastructure (i.e. open space, recreation, libraries and community facilities, childcare, general practice health providers, and public education etc) is also concentrated in the municipality's northern areas, especially in Ulverstone and Penguin.
- Although the existing social infrastructure facilities will be sufficient to support anticipated growth, opportunities exist to improve the quality and accessibility of existing spaces and facilities. These include:
 - » Rationalising the Montgomery room in Ulverstone and extending or redeveloping the existing library to include a meeting space.
 - » Potentially redeveloping the Penguin Memorial Library to deliver a more contemporary library facility supporting local community activities and events.
- Most Central Coast residents are reliant on cars for daily travel due to the limited public transport coverage, dispersed low density growth and undulating topography. However, the incremental construction of the North-West Coastal Pathway is increasing the uptake of active transport (i.e. cycling and walking).

IMPLICATIONS

- The scale and distribution of population growth anticipated for Central Coast during the life of this Housing Strategy is generally insufficient to generate a need for significant infrastructure delivery (across utilities, social and transport infrastructure).
- Instead, the focus will primarily be on improving and upgrading existing facilities where needed to realise incremental improvements overtime.
- Maintaining a functional commuter zone within the established activity centres along the coast, connections to surrounding towns and villages, and ensuring freight transport can move efficiently across the municipality and connect to other regions of Tasmania are important transport considerations.



An aerial photograph of a beach. At the top, there is a strip of green vegetation and sand. Below that is a wide, sandy beach. The ocean is dark blue, and white-capped waves are breaking onto the shore, creating a textured, white foam. The overall scene is captured from a high angle, looking down at the coastline.

Housing Settlement Strategy

03

3.1 Settlement Hierarchy and Growth Management Strategy

The Settlement Hierarchy and Growth Management Strategies summarise the nature of growth anticipated for each settlement in Central Coast and provide a strategy for managing that growth.

The guidance provided is based on an identified:

- **Growth Scenario** for each settlement: Considerable, Moderate or Maintain; and
- **Growth Management Strategies:** Intensification, Outward Expansion, Directed and Steady.

Although the Growth Scenario and Growth Management Strategies for each settlement are intended to relate to the scale and types of growth envisaged for the lifetime of this Housing Strategy, it is acknowledged that:

- The growth that occurs in some settlements may not always fit neatly into the categories identified.
- Circumstances may arise in which the growth is different to that identified due to changing economic conditions or other factors, such as the establishment or loss of a major employer.

Accordingly, the Housing Settlement Strategy should be periodically reviewed and, when required, respond to changing drivers of growth, to:

- Ensure it reflects a contemporary outlook for housing growth based on available information; and
- Can be adjusted for changes that are difficult to predict.

It is intended that the Growth Scenarios and Growth Management Strategies outlined will inform guidance for Central Coast's settlements in the Cradle Coast RLUS when updated.

Table 5. Settlement Growth Scenarios

SETTLEMENT GROWTH SCENARIOS	
Considerable	Considerable intensification within established areas and targeted expansion where appropriate.
Moderate	Moderate growth within established areas and some targeted expansion where appropriate.
Maintain	Modest growth and development within the existing urban footprint.

Table 6. Growth Management Strategies

GROWTH MANAGEMENT STRATEGIES	
Intensification	Urban intensification is prioritised in locations with strong access to services and amenities. Redevelopment of well-located but underutilised sites for higher densities – including a diversity of low rise and mid-rise typologies – unlocks additional residential capacity that meets a range of community needs. Some targeted greenfield development may occur where logical.
Outward Growth	Growth primarily occurs through expansion of the existing urban footprint for new residential areas. Careful and co-ordinated planning ensure residents have access to appropriate services and amenities and settlement patterns remain sustainable and efficient.
Directed	Residential intensification and some expansion promote compact and efficient settlements and a diversity of housing opportunities. Directed growth seeks to maximise available and planned infrastructure in both established and developing residential areas.
Steady	Development of the existing land supply within designated urban boundaries supports steady growth.

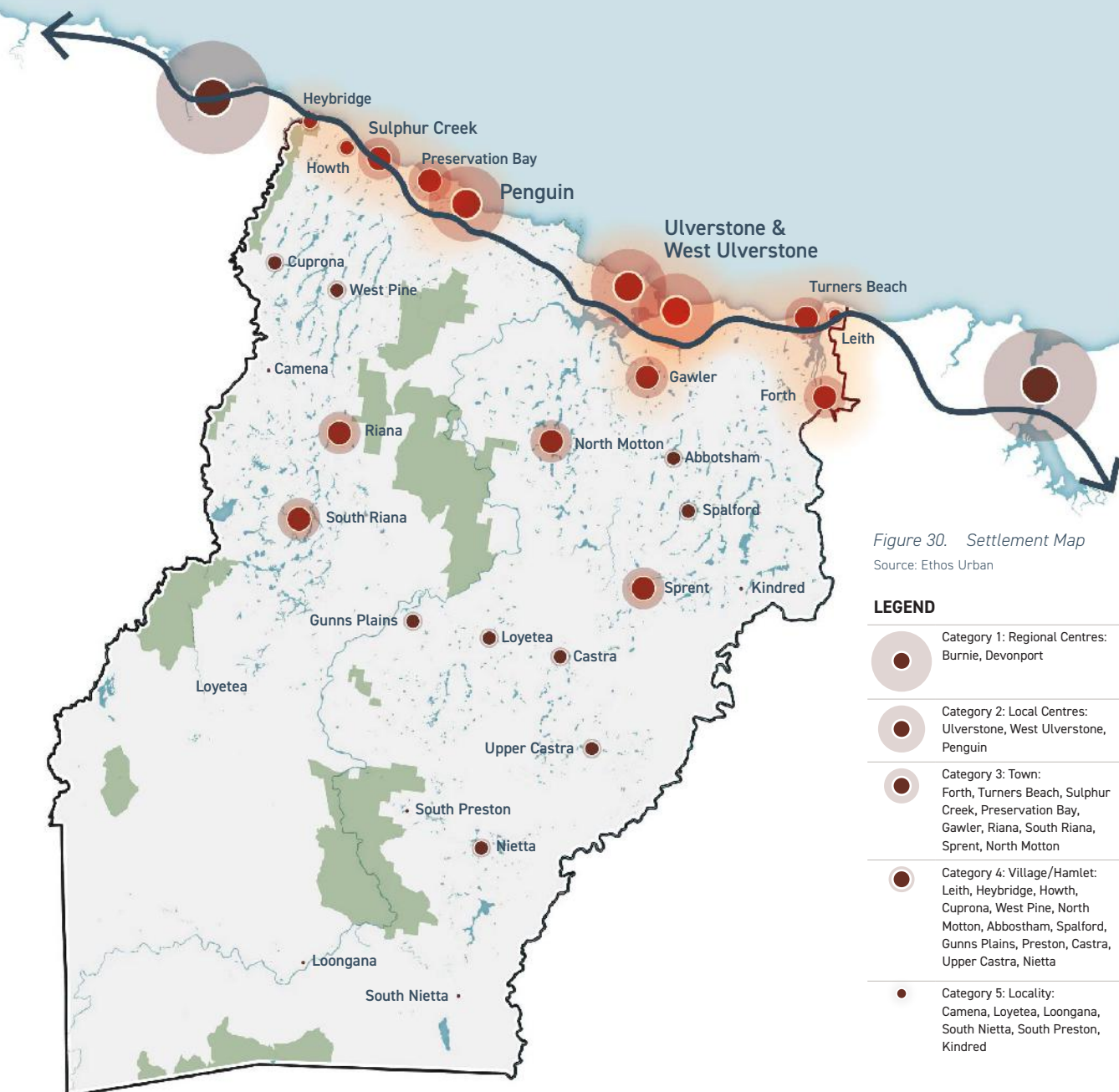


Figure 30. Settlement Map

Source: Ethos Urban

LEGEND

-  Category 1: Regional Centres:
Burnie, Devonport
-  Category 2: Local Centres:
Ulverstone, West Ulverstone,
Penguin
-  Category 3: Town:
Forth, Turners Beach, Sulphur
Creek, Preservation Bay,
Gawler, Riana, South Riana,
Sprent, North Motton
-  Category 4: Village/Hamlet:
Leith, Heybridge, Howth,
Cuprona, West Pine, North
Motton, Abbotsdam, Spalford,
Gunns Plains, Preston, Castra,
Upper Castra, Nietta
-  Category 5: Locality:
Camena, Loyetia, Loongana,
South Nietta, South Preston,
Kindred

Table 7. Settlement Hierarchy

The Settlement Growth Scenarios and Growth Management Strategies are applied having regard to:

- The need to unlock a diversity of housing types that respond to anticipated population growth and evolving community needs over the next 20+ years.
- The size of settlements and their provision of services and amenities; and
- The ability of the settlements to accommodate growth considering constraints (environmental, character, servicing etc), and the types of growth that can be supported.

SETTLEMENT	GROWTH SCENARIO	GROWTH MANAGEMENT STRATEGY
CATEGORY 1: REGIONAL CENTRES (NEIGHBOURING LGA)		
BURNIE	n/a – does not form part of this Housing Strategy	
DEVONPORT	n/a – does not form part of this Housing Strategy	
CATEGORY 2: LOCAL CENTRES (LARGER CENTRE IN CENTRAL COAST)		
ULVERSTONE	Considerable	Intensification
WEST ULVERSTONE	Considerable	Intensification
PENGUIN	Moderate	Intensification
CATEGORY 3: TOWN (LIMITED RETAIL, SOME SOCIAL INFRASTRUCTURE)		
FORTH	Moderate	Directed
SULPHUR CREEK / PRESERVATION BAY	Moderate	Directed
TURNERS BEACH	Maintain	Steady
GAWLER	Maintain	Steady
RIANA	Maintain	Steady
SOUTH RIANA	Maintain	Steady
SPRENT	Maintain	Steady
NORTH MOTTON	Maintain	Steady
CATEGORY 4: VILLAGE / HAMLET (COMMUTE TO SHOPS)		
LEITH	Maintain	Steady
HEYBRIDGE	Maintain	Steady
HOWTH	Maintain	Steady
CUPRONA	Maintain	Steady
WEST PINE	Maintain	Steady
ABBOTSHAM	Maintain	Steady
SPALFORD	Maintain	Steady
GUNNS PLAINS	Maintain	Steady
PRESTON	Maintain	Steady
CASTRA	Maintain	Steady
UPPER CASTRA	Maintain	Steady
NIETTA	Maintain	Steady
CATEGORY 5: LOCALITY (NO ACTIVITY)		
CAMENA	Maintain	Steady
LOYETEA	Maintain	Steady
LOONGANA	Maintain	Steady
SOUTH NIETTA	Maintain	Steady
SOUTH PRESTON	Maintain	Steady
KINDRED	Maintain	Steady

3.2 Preparing a Housing Framework Plan

Informed by the Settlement Hierarchy and the identified Growth Strategy / Scenario for each settlement, the Housing Framework Plan provides a balanced approach to residential development that ensures the extent of housing change is commensurate with:

- Opportunities for the consolidation and infill in existing urban areas.
- Local character, place and scenic landscape qualities.
- Land capability, environmental risks and sensitive interfaces.
- The provision of social and civil infrastructure.
- Anticipated population growth and the community's evolving housing needs.

IDENTIFYING HOUSING OPPORTUNITY AREAS

A Housing Framework Plan brings the above considerations together to outline the spatial distribution of new housing within each settlement.

A key element of the Housing Framework Plan is the identification of Housing Opportunity Areas for managing change.

The Opportunity Areas outline the nature of housing development envisaged to occur at the local level and reflect the following categories:

- Consolidation
- Incremental
- Minimal
- Expansion.

THE OPPORTUNITY AREAS:

- Provide a level of certainty to the community regarding the scale and types of residential development that will potentially occur in their neighbourhoods.
- Enable housing diversity that meets the anticipated needs of the community, particularly by responding to changing demographics like an older population and more people living alone.
- Inform any recommendations for changes to the LPS to facilitate preferred housing outcomes.

It is important to recognise the extent of change envisaged by the Opportunity Areas is relevant to the local context in which they apply.

For example, what is considered appropriate in an incremental housing opportunity area in Hobart or Launceston, may not be the same as an incremental housing opportunity area within Central Coast. Equally, incremental housing outcomes may look different between, for example Forth and Penguin, because towns within Central Coast have different characters.

The Housing Opportunity Areas are described on the following page.

Figure 31. Housing Framework Plan Approach

Source: Ethos Urban

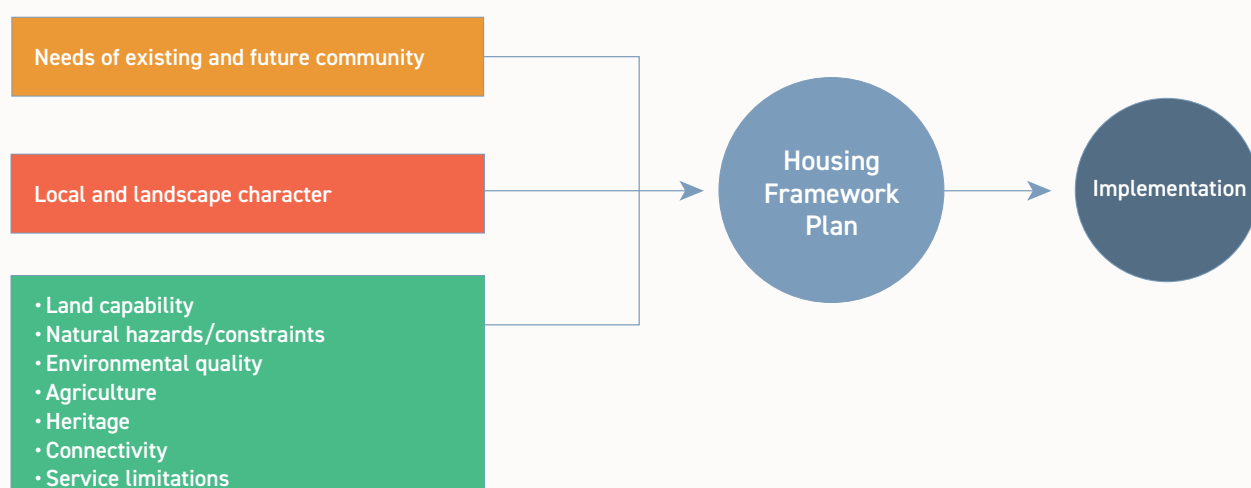
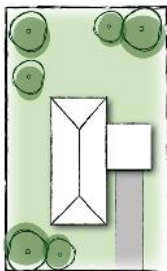
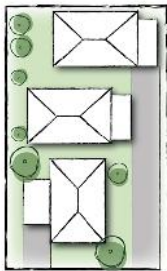


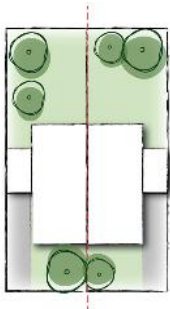
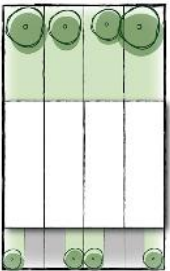
Table 8. Housing Opportunity Areas Description

HOUSING OPPORTUNITY AREAS	
MINIMAL	INCREMENTAL
DESCRIPTION	
Minimal Opportunity Areas have special characteristics that distinguish them from other areas in Central Coast or have land capability constraints that make them inappropriate to accommodate more dense or diverse housing than is already permitted under current controls. Minimal Opportunity Areas: • Have characteristics including valued local character, heritage, environmental or scenic landscape attributes. • Lack sufficient proximity to amenities and services or connectivity to surrounding areas. • Are constrained by physical constraints such as natural hazards <i>Note that 'minimal growth' does not mean 'no growth' and some residential development is still envisaged to occur in these areas, in accordance with existing planning controls.</i>	Incremental Opportunity Areas provide a transition from the Consolidation Opportunity Areas by: • Providing a mix of dwelling types through "gentle density" that is aligned with existing character. • Enabling more housing diversity in locations that have reasonable access to shops, employment, social infrastructure and services. Incremental Opportunity Areas: • Facilitate diverse housing types via organic growth. • Local character will evolve over time, but the rate and extent of change will not be significant, respecting the preferred local character.
PREFERRED HOUSING TYPOLOGIES	
• Low density detached dwellings • Occasional grouped housing development, dual occupancies and granny flats	• Terraces and townhouses • Dual occupancies • Grouped housing • Single dwellings (and granny flats) in appropriate locations
STRATEGIC DIRECTIONS	
• Allow for low density housing types of 1-2 storeys, that respond to identified constraints and land capability. • Retain and enhance the identified local character, heritage, environmental and/or landscape characteristics of the area. • Accommodate changing market preferences including trends towards smaller lot sizes to respond to increasing land costs and make more efficient use of infrastructure and scarce urban land.	• Encourage incremental housing growth by providing a diverse range of housing types, with a focus on smaller typologies to suit the changing needs of the community. • Ensure new housing development positively responds to the identified local attributes of the place.
MOST APPROPRIATE ZONES	
• Low Density Residential Zone (LDRZ) • Rural Living Zone (RLZ) • General Residential Zone (GRZ) • Village Zone (VZ)	• GRZ • VZ* * Application of the Village Zone in identified Incremental Housing Opportunity Areas would be appropriate in smaller settlements such as Forth to facilitate infill development and strategic growth.
MINIMAL OPPORTUNITY AREAS (IDENTIFIED)	INCREMENTAL OPPORTUNITY AREAS (IDENTIFIED)
• Most towns - wholly or partially • All villages and hamlets • Residential growth areas and established suburban areas near the outer fringes of Ulverstone, West Ulverstone and Penguin	• Towns including, Forth, Sulphur Creek / Preservation Bay and Turners Beach - wholly or partially • Ulverstone, West Ulverstone and Penguin - Areas within approximately 800m of an identified Consolidation Opportunity Area, or within a logical physical boundary such as north of the Bass Highway

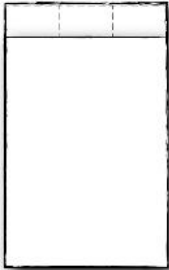
HOUSING OPPORTUNITY AREAS	
CONSOLIDATION	EXPANSION
DESCRIPTION	
Consolidation Opportunity Areas are where housing intensification will occur that may result in a different scale and intensity of housing: • Compared to other areas of Central Coast; and • Relative to the existing scale and types of housing. They typically include areas considered strategically appropriate for increased growth because of their proximity to activity centres, and access to the services and facilities. Consolidation Opportunity Areas also apply to some locations where attributes (such as sea views) drives demand for more housing. Consolidation Opportunity Areas will reflect varying degrees of change, depending upon the context. For example, the level of intensification in Penguin will not be the same as in Ulverstone, because of different environmental conditions, different local character, and access to jobs, schools, shops and services. Consolidation Opportunity Areas: • Promote housing diversity and facilitate housing growth within targeted areas close to jobs, community services and amenities. • Make the most of identified strategic sites. • Local character will evolve over time to include new built form typologies and density outcomes.	Expansion Opportunity Areas are: • Areas currently in Rural Zone (RZ) (which is typically applied to non-urban areas with limited agricultural potential). • Are identified for future residential uses through greenfield development and subdivision activity. Greenfield development in Central Coast will evolve over time to reflect master planned outcomes where practicable and accommodate some smaller lot sizes and more diverse housing typologies to meet evolving community needs.
PREFERRED HOUSING TYPOLOGIES	
• Terraces and townhouses • Dual occupancies • Grouped housing • Low-rise apartments • Mid-rise apartments	• Single dwellings • Terraces and townhouses • Dual occupancies • Grouped housing
STRATEGIC DIRECTIONS	
• Promote housing intensification in locations proximate to jobs, services and amenities. • Encourage higher density housing types, including terraces and townhouses, low-rise apartments and high-rise apartments.	• Provision of future housing supply in identified greenfield areas. • Encourage future subdivision of land to provide a diversity of housing types to respond to community needs.
MOST APPROPRIATE ZONES	
IRZ	• GRZ – in areas identified to provide a mix of dwelling types through gentle density outcomes, often adjacent existing urban zoned land. • LDRZ – in more rural settings, identified for low density development, often located adjacent existing LDRZ zoned land. Can be used to manage the transition between urban and rural land. • Future Urban Zone (FUZ) - in areas requiring an interim zoning to protect land designated for future urban development from incompatible uses.
CONSOLIDATION OPPORTUNITY AREAS (IDENTIFIED)	EXPANSION OPPORTUNITY AREAS (IDENTIFIED)
Ulverstone, West Ulverstone and Penguin – Areas within approximately 400m of an activity centre	• Preservation Bay – abutting the existing GRZ area, given a need exists for limited provision of new greenfield supply that is desirably located and specifically geared to the higher end of the market. New housing in this location would not compete with existing subdivisions and can be capitalised on to assist in supporting long-term economic growth. • Forth – the area abutting existing LDRZ land to the east of the town. This area is suitable for the expansion of the LDRZ, given it is already bounded by similar zoning to the north, south, and west. The area's agricultural potential is limited by the urban interface. • West Ulverstone – the area between GRZ land and LDRZ land to the west has been designated for future greenfield residential supply.

Table 9. Example housing typologies for each identified Housing Opportunity Area in Central Coast

HOUSING TYPOLOGY		OPPORTUNITY AREA			
		MINIMAL	INCREMENTAL	CONSOLIDATION	EXPANSION
LOW DENSITY					
Single Dwelling Low scale (typically 1-2 storeys) detached individual dwelling, used as a self-contained residence.  			 (occasional)		
MEDIUM DENSITY					
Grouped Housing Multiple individual residential units are built in close proximity to each other, often sharing certain amenities or common spaces.  				 (dependent on location)	

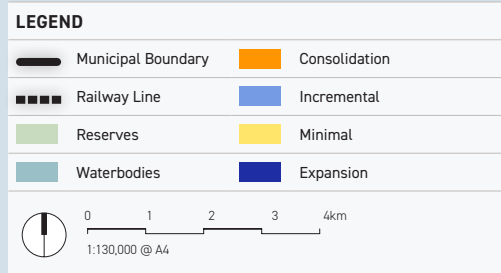
		OPPORTUNITY AREA			
HOUSING TYPOLOGY		MINIMAL	INCREMENTAL	CONSOLIDATION	EXPANSION
Dual-Occupancy Typically involves two separate dwellings built side-by-side along a shared wall and separate entrances.  			✓	✓	
Terraces and Townhouses A row of compact similar individual dwellings that share walls on either side.  			✓	✓	

HOUSING TYPOLOGY		OPPORTUNITY AREA			
		MINIMAL	INCREMENTAL	CONSOLIDATION	EXPANSION
Low-rise Apartments Apartment style developments that are up to 3 storeys in height.  					
Mid-rise Apartments Apartment style developments of increased density, up to 3-6 storeys in height  					

HOUSING TYPOLOGY		OPPORTUNITY AREA			
		MINIMAL	INCREMENTAL	CONSOLIDATION	EXPANSION
Mixed Use Shop Top Apartments	Apartment style dwellings of up to 3-6 storeys, typically located above 2 storeys of commercial spaces, in urban or mixed-use areas.  				

3.3 Housing Opportunity Areas for Central Coast

Figure 32. Housing Opportunity Areas



Source: Ethos Urban

Consolidation Opportunity Areas are identified within the central areas of Ulverstone and Penguin. These areas are considered strategically appropriate for increased growth due to their proximity to activity centres, and access to services and facilities.

Incremental Opportunity Areas are predominantly residential areas in locations that have reasonable access to shops, employment, social infrastructure and services. They surround the Consolidation Areas in Ulverstone and Penguin and are proximate the coast at Sulphur Creek, Penguin, and Turners Beach.

All villages, hamlets and residential areas near the outer fringes of larger townships are identified as Minimal Opportunity Areas.

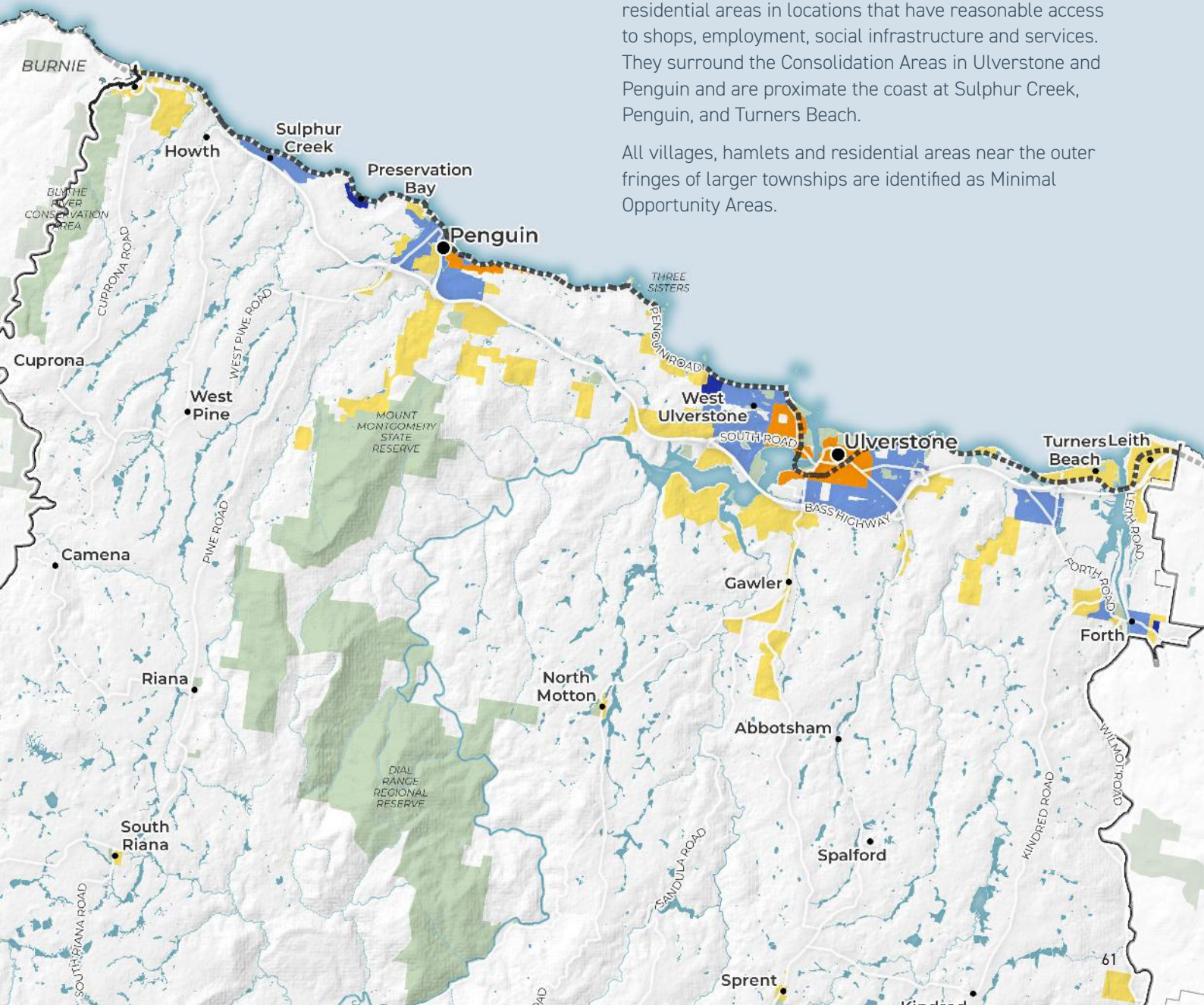


Figure 33. Ulverstone Housing Opportunity Areas

Source: Ethos Urban

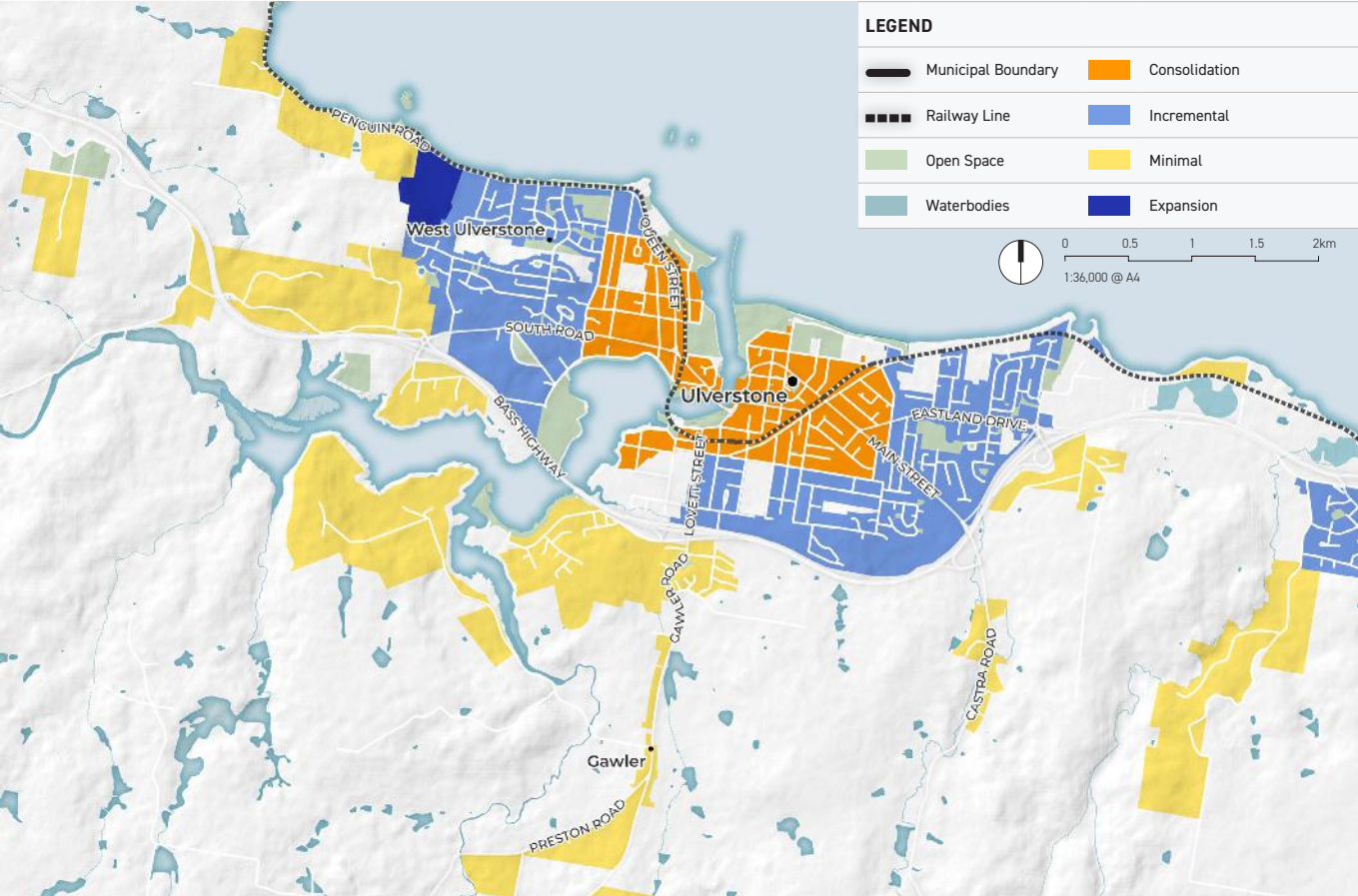


Figure 34. Penguin Housing Opportunity Areas

Source: Ethos Urban

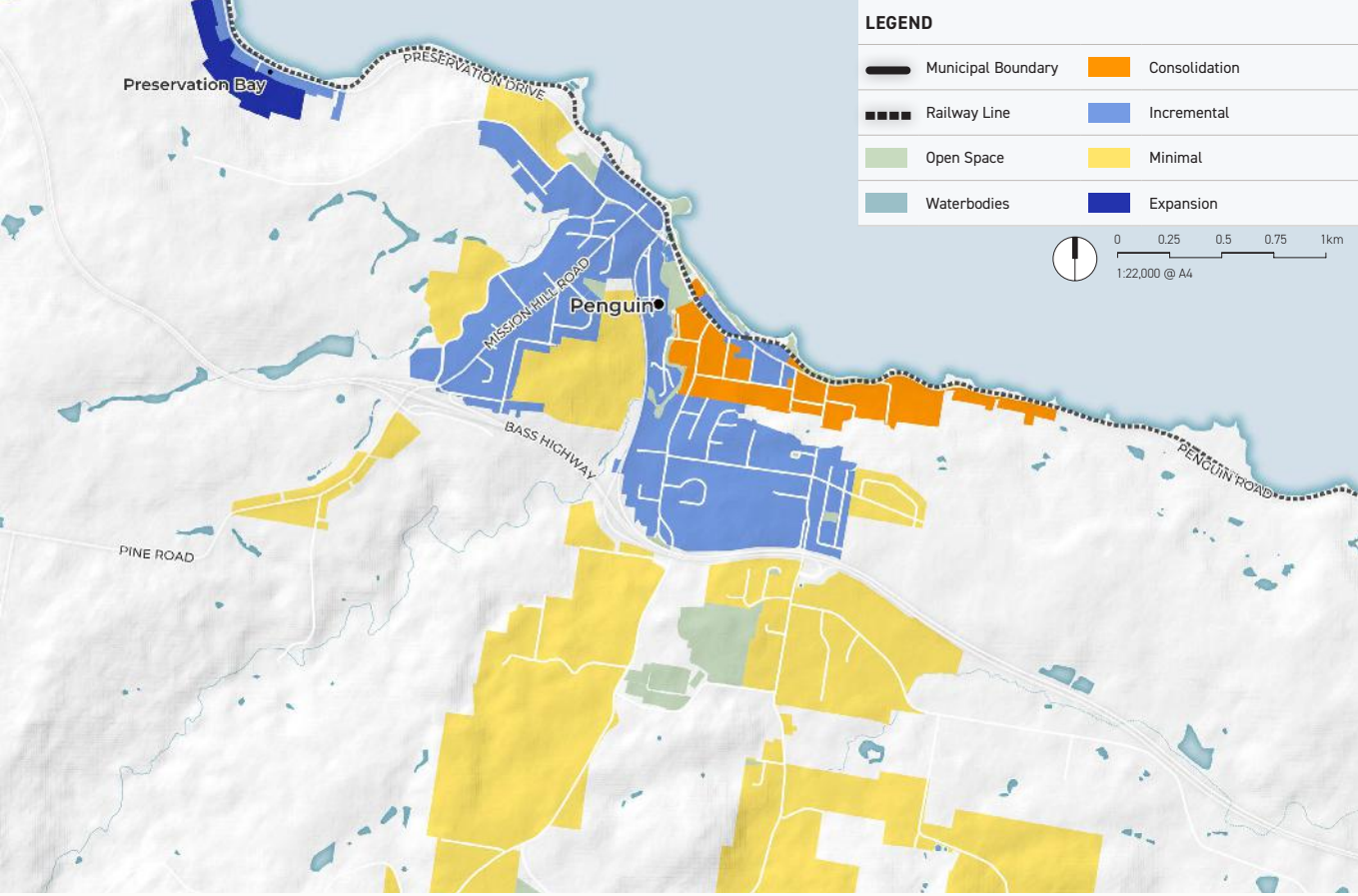


Figure 35. Sulphur Creek and Preservation Bay Housing Opportunity Areas

Source: Ethos Urban

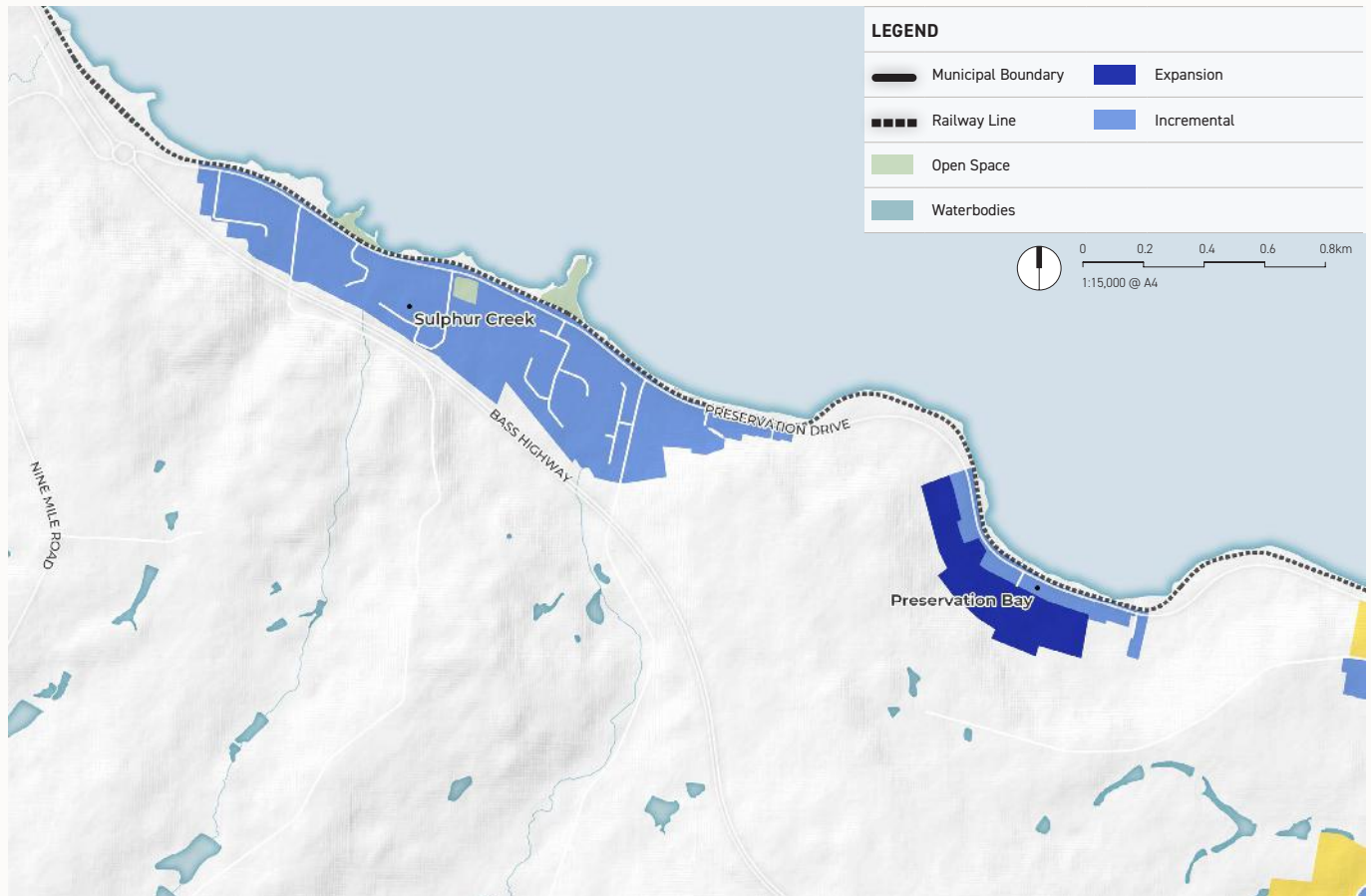
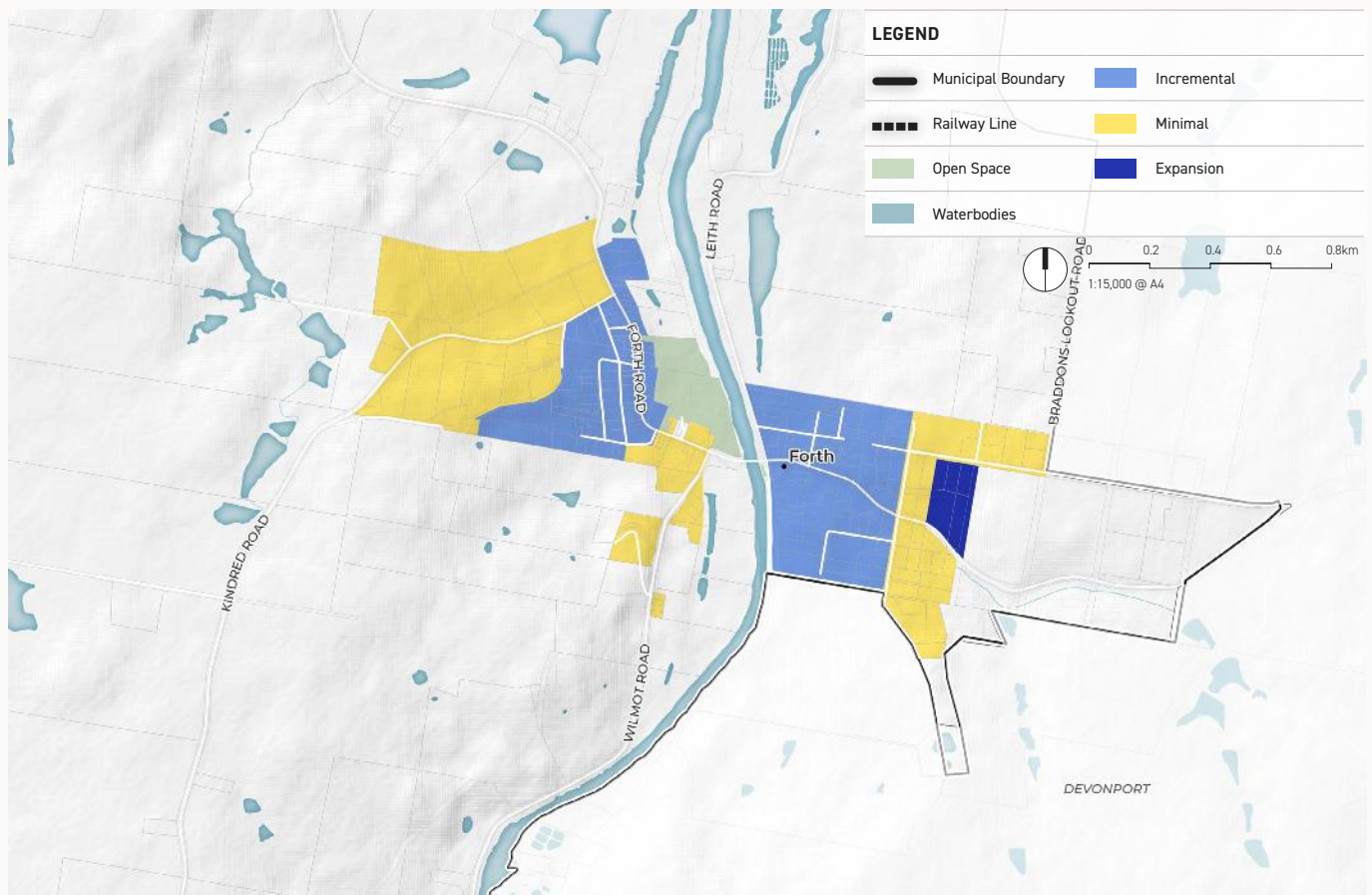


Figure 36. Forth Housing Opportunity Areas

Source: Ethos Urban



Implementation

04

4.1 Statutory Implications

Current residential standards in the IRZ, GRZ and LDRZ favour lower density detached dwellings. As discussed in Section 1.4 of this Strategy.

Where different types of housing are being delivered (such as in parts of Ulverstone) it is generally for grouped housing, particularly villa units with 'gun-barrel' driveway layouts.

This reflects the growing demand for alternative housing types, but also illustrate the limitations of the current statutory planning framework for the residential zones, in that generally only certain types of housing comply with the residential code provisions of the TPS.

A key direction of this Strategy is to facilitate the provision of a diversity of housing types that accommodate the varied needs of the Central Coast community over the next 20+ years.

Having regard for the effect of existing zoning and development controls on the ability to deliver housing diversity, this Strategy recommends that Planning Scheme Amendments be progressed to implement a suite of changes to zones and development controls across Central Coast.

The following pages outline the key recommendations for implementation into the Central Coast LPS for each identified Opportunity Area. More detailed implementation recommendations accompany each of the individual township Structure Plans (Ulverstone, Penguin, Preservation Bay / Sulphur Creek and Forth), prepared as part of the Our Homes - Our Future project.

These recommendations are based on the following considerations:

- Section 8A guidelines, which provide a reference guide for the application of all zones and codes.
- The Tasmanian Planning Scheme – Central Coast, outlining relevant development and subdivision standards.

Consolidation Opportunity Area

IMPLEMENTATION

- Residential areas identified as Consolidation Opportunity Areas will enable housing diversity and facilitate housing growth within targeted locations close to jobs, community services and amenities. These areas may support low-rise and mid-rise developments up to 3-6 storeys, in accordance with adopted Township Structure Plans. Lower scale but more diverse and compact housing types will also be possible in the Consolidation Areas to provide a range of housing types to suit diverse needs, and to enable developers to respond to market feasibility and existing conditions including lot sizes, orientations and dimensions, which may make higher density housing difficult on some lots.
- The IRZ is considered the most appropriate zone to facilitate the outcomes sought in Consolidation Opportunity Areas, given the Zone's purpose includes:
 - » To provide for a variety of residential uses or development that accommodates a range of dwelling types at higher densities.
 - » To provide for the efficient utilisation of available social, transport and other service infrastructure.
- Given the increased height and medium density dwelling typologies sought for these areas, the application of a Specific Area Plan (SAP) would also be required.
- A township SAP should include design guidelines in accordance with adopted Township Structure Plans including:
 - » Increased heights of up to 3-6 storeys to allow for low-rise and mid-rise apartment developments.
 - » Built form controls that seek to allow for medium density intensification of residential development while ensuring locally responsive design outcomes.
- Include the General Business Zone and Local Business Zone areas in Ulverstone and West Ulverstone as a precinct within the township SAP with design guidelines to guide shop top housing and housing intensification above 2 storeys.

RECOMMENDATIONS



In accordance with relevant Township Structure Plans:

- Rezone all residential areas identified as Consolidation Opportunity Areas to Inner Residential Zone (IRZ).
- Apply township SAPs to Ulverstone and Penguin with precincts as relevant (consolidation residential / consolidation business) which allow increased height controls and locally responsive design standards that enable a greater range of housing types and sizes

Incremental Opportunity Area

IMPLEMENTATION

- Residential areas identified as Incremental Opportunity Areas enable a spatial transition from the Consolidation opportunity areas, by providing a mix of dwelling types through gentle density outcomes, within the context of the preferred local character, including terraces and townhouses, dual occupancies, grouped housing and single dwellings (in appropriate locations).
- In the more urban context of Ulverstone and Penguin, the GRZ is considered the most appropriate zone to apply to areas identified for incremental housing change. The purpose of the GRZ is:
 - » To provide for residential use or development that accommodates a range of dwelling types where full infrastructure services are available or can be provided.
 - » To provide for the efficient utilisation of available social, transport and other service infrastructure.
- Given the existing development standards of the GRZ do not readily allow for the provision of a diversity of dwelling types such as terraces and townhouses, township SAPs would be required to guide preferred housing development outcomes in these areas.
- A SAP should include design guidelines in accordance with adopted Township Structure Plans including:
 - » Built form controls that allow for a diversity of housing types while ensuring locally responsive design outcomes.
- Application of a Village Zone (VZ) in identified Incremental Housing Opportunity Areas would be appropriate in smaller category settlements such as Forth to facilitate infill development and support strategic growth. The VZ is ideal for rural settlements with a mix of residential, commercial, and community services.
- The existing Forth SAP should be amended to facilitate:
 - » More housing opportunities; and
 - » A compact and efficient development pattern that supports village scale retail and community infrastructure.

- Residential lots in the Forth SAP should be:
 - » No smaller than 800m² provided the lot can be serviced by reticulated water and sewer; and
 - » No smaller than 1,500m² where reticulated water and sewer are not available.

RECOMMENDATIONS



- In accordance with relevant Township Structure Plans:
 - » Retain the GRZ in areas identified as Incremental Opportunity Areas in Ulverstone and Penguin.
 - » Rezone the pocket of land in West Ulverstone currently zoned LDRZ north of the Bass Highway to the GRZ, to accommodate infill development.
 - » Apply township SAPs (Ulverstone and Penguin) that include locally responsive design guidance for a diversity of infill development outcomes.
- It is recommend that one township SAP be prepared for Ulverstone and Penguin (each) with spatial precincts as relevant that are informed by the Housing Opportunity Areas (Consolidation and Incremental) and the Structure Plans for each town.
- Rezone all land identified as an Incremental Opportunity Area in Forth to the VZ to support incremental growth and increased densities.
- Amend the Forth SAP to implement the Forth Structure and update development controls.

Note: Although a township Structure Plan for Turners Beach has not been prepared as part of the Our Homes – Our Future project, it may be appropriate to apply a SAP to the area identified as an Incremental Opportunity Area, to allow for a variety of dwelling typologies not currently achievable under the existing GRZ development standards. The design guidance of this SAP could be informed by the relevant controls prepared for the Ulverstone and Penguin SAPs given the similarities in preferred local character outcomes.

Expansion Opportunity Area

IMPLEMENTATION

- Expansion Opportunity Areas identified in Central Coast are currently in the Rural Zone, which is typically applied to non-urban areas with limited agricultural potential. Expansion Opportunity Areas (also known as greenfield development areas) are identified within Central Coast to be designated for future residential uses that are more urban in nature.
- Rezoning is required for all areas identified as Expansion Opportunity Areas. The recommended zoning is dependent on the context of the surrounding area and the intended housing change envisioned.
 - » West Ulverstone – The area identified is ideal for expansion, as it interfaces with General Residential and Rural Living zones, providing a suitable gradation of zoning beyond the city centre. The application of the Future Urban Zone (FUZ) would allow for appropriate structure and master planning to occur prior to rezoning to residential land.
 - » Forth – rezoning of the Expansion Area identified in Forth is logical, given the area is bound by existing low-density areas and is well suited for expansion of the LDRZ. The area's future agricultural potential is also limited by the urban interface.
 - » Preservation Bay – land abutting the existing GRZ area has been strategically identified to accommodate a limited provision of new greenfield supply that is desirably located and specifically geared to the higher end of the market. GRZ is considered the most appropriate zone.
- To control internal layout, connectivity and interface treatment, a SAP should be applied to the area identified for rezoning.
- Apply a Scenic Protection Overlay in the area surrounding the proposed rezoning in Preservation Bay to protect the identified scenic landscape attributes.



RECOMMENDATIONS

- In accordance with relevant Township Structure Plans:
 - » West Ulverstone – rezone the pocket of Rural zoning located west of the township to Future Urban Zone.
 - » Forth – rezone the pocket of Rural Zone land between William Street, George Street and Forth Road, to the LDRZ.
 - » Amend the spatial boundary of the existing Forth SAP to include the area identified for expansion.
 - » Preservation Bay – rezone the area abutting existing residential zoned land to the GRZ.
 - » Apply a SAP to the area proposed for rezoning at Preservation Bay.
 - » Apply a Scenic Protection Overlay to steep land, more elevated areas and headlands surrounding the proposed rezoning to maintain the rural and natural scenic character of Preservation Bay.

Minimal Opportunity Area

IMPLEMENTATION

- Locations identified as Minimal Opportunity Areas generally have special characteristics that distinguish them from other areas in Central Coast, or are constrained by physical land capability, or lack of proximity to services and amenities, that make them inappropriate to accommodate additional housing.
- Given Minimal Opportunity Areas are identified as having limited opportunity for locating future housing at an increased densities it is considered appropriate to retain the existing zoning, with growth continuing as provided for under the current provisions.
- Current zoning within the identified Minimal Opportunity Areas includes:
 - » GRZ
 - » LDRZ
 - » RLZ
 - » VZ

RECOMMENDATIONS

- Retain all existing zoning and other TPS provisions for land identified as Minimal Opportunity Areas in Central Coast.

Note: A township Structure Plan for Turners Beach and Leith has not been prepared as part of the Our Homes – Our Future project to guide further recommendations for the existing SAPs. The objectives of the current Turners Beach SAP still remain valid. However, over time it should be reviewed in order to respond to contemporary planning controls.

Note: Where a Housing Opportunity Area is identified for business/commercial areas or other mixed use zoned land, the existing zone will continue to apply (unless specified).

4.2 Actions

The following Actions flow from this Housing Strategy and relate to three ways Central Coast Council can act to assist with meeting the community's housing needs: doing, partnering, advocating.

NO.	ACTION	TIMING	RELEVANT KEY DIRECTIONS
Council Does...			
1	Implement the Housing Framework Plan and Township Structure Plans having regard to the Statutory Implementation Guidance in this Housing Strategy	Immediate	• All
2	Undertake actions outlined in the Township Structure Plans and Retail and Activity Centres Study prepared as part of the Our Homes Our Future project	Immediate and ongoing	• All
3	Prioritise the upgrade of local infrastructure in areas identified for housing growth	Ongoing	• Access to Appropriate Services and Infrastructure
4	Monitor population growth, demographic change and housing supply to ensure: • Council understands and anticipates changing community housing needs and preferences • The supply of residential land remains above 15-years (of demand)	Ongoing	• Respond Flexibly to Variable Rates of Growth
5	Consult with housing delivery agencies (i.e. Homes Tasmania), community housing providers (CHPs) and local developers to keep abreast of issues affecting the supply of housing in Central Coast	Ongoing	• Respond Flexibly to Variable Rates of Growth
6	Review the Housing Strategy: • Focusing on the Key Directions, Actions and the Housing Framework Plan • Undertake planning scheme amendments as required to implement the Strategy	Recurrent (every 5-8 years)	• Respond Flexibly to Variable Rates of Growth
7	Enable and encourage infill housing that responds to changing community needs in appropriate locations	Ongoing	• More Than Just Freestanding Dwellings • Enable a Broader Range of Feasible Infill Development
8	Encourage the development of accommodation geared specifically to older residents and retirees including smaller homes for downsizers, land lease/ seniors living communities, and aged care facilities (for those needing assistance with everyday tasks)	Ongoing	• Facilitate Access to the Right Housing for Those with Particular Needs
9	Implement the strategic approaches identified in Council's Population Growth Policy (2024), including the preparation of an Economic Development Strategy and Investment Prospectus	Ongoing	• Retain and Attract Residents and Workers
Council Partners...			
1	Collaborate with the Tasmanian Government: • On the forthcoming update to the Cradle Coast RLUS; and • To ensure the outcomes of the Housing Framework Plan are reflected in the updated RLUS	Short-term	• All
2	Work with Homes Tasmania and CHPs to deliver social and affordable housing in Central Coast as part of the Tasmanian Government's commitments under the National Housing Accord to address housing needs not service by the private housing market	Ongoing	• Facilitate Access to the Right Housing for Those with Particular Needs • Retain and Attract Residents and Workers



NO.	ACTION	TIMING	RELEVANT KEY DIRECTIONS
3	Partner with Homes Tasmania, CHPs and the private sector to develop surplus Council land identified as suitable for housing	Ongoing	- Facilitate Access to the Right Housing for Those with Particular Needs - More Than Just Free-Standing Dwellings - Enable a Broader Range of Feasible Infill Development - Retain and Attract Residents and Workers
4	Collaborate with the Tasmanian Government in their audit of State and Local Government owned and leased assets	Ongoing	- Facilitate Access to the Right Housing for Those with Particular Needs - Enable a Broader Range of Feasible Infill Development
5	Liaise with local businesses, industry bodies and the Tasmanian Government regarding key worker housing needs and encourage the delivery of key worker housing: - By the State Government (Homes Tasmania) - By private entities (i.e. agriculture businesses and developers) - On Council land or other government owned land	Ongoing	Facilitate Access to the Right Housing for Those with Particular Needs
6	Partner with social services providers to identify opportunities for crisis accommodation and affordable housing for targeted groups including women, older people and single parent families	Ongoing	Facilitate Access to the Right Housing for Those with Particular Needs
7	Collaborate with utilities companies and Tasmanian Government agencies to prepare a coordinated and integrated infrastructure plan to facilitate delivery of infrastructure that enables housing and population growth and contributes to amenity and quality of life for Central Coast residents	Short Term	Access to Appropriate Services and Infrastructure

Council Advocates...

1	Advocate to the State Planning Office for changes to the SPPs to better facilitate: - Development of more diverse dwelling types and site responsive designs - Implement the aspirations and outcomes of the Medium Density Design Guidelines - The structure planning of larger greenfield sites (including those in multiple ownership) that: - Coordinates planning and delivery of amenities and infrastructure - Embeds master planning principles - Provides a mechanism for developers to contribute to (or deliver in kind) required infrastructure	Ongoing	- More than Just Free-Standing Dwellings - Respond Flexibly to Variable Rates of Growth - Enable a Broader Range of Feasible Infill Development - Access to Appropriate Services and Infrastructure
2	Advocate to the State Government to finalise the Medium Density Guidelines, implement as an incorporated document in Tasmania's planning system, and amend the SPPs to enable delivery of the housing types the Guidelines promote	Ongoing	- More than Just Free-Standing Dwellings - Enable a Broader Range of Feasible Infill Development - Access to Appropriate Services and Infrastructure
3	Advocate for the upgrade of servicing infrastructure to address network issues identified by TasWater and ensure the capacity of essential utilities networks is not a constraint to new housing in locations proposed by this Housing Strategy	Ongoing	Access to Appropriate Services and Infrastructure



Appendix A

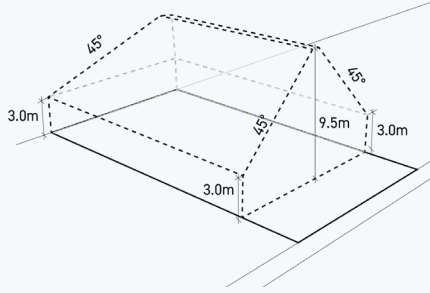
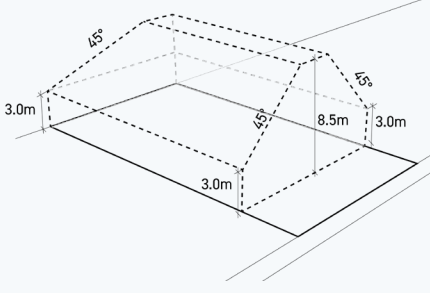
Response to Tasmanian Planning Policies

1.1 Growth	
1.1.1 Application Applies to existing settlements and land that is proposed, allocated or identified for future settlement growth, with the exception of rural residential settlements not included within an urban growth boundary.	
1.1.2 Objective To plan for settlement growth that allocates land to meet the existing and future needs of the community and to deliver a sustainable pattern of development.	
1.1.3 Strategies	Where actioned in Our Homes – Our Future Strategic Housing project
1. Provide for at least a 15 year supply of land that is available, identified or allocated, for the community's existing and forecast demand for residential, commercial, industrial, recreational and community land to support the economic, social and environmental functioning of settlements.	• Section 3: Housing Framework Plan and Section 4: Implementation of this Housing Strategy • Central Coast Housing Strategy Background Analysis
2. Plan for growth that will:	• Section 3: Settlement Hierarchy and Growth Management Strategy, Section 3: Housing Framework Plan of this Housing Strategy and Section 4: Implementation of this Housing Strategy • Township Structure Plans
a. prioritise and encourage infill development, consolidation, redevelopment, reuse and intensification of under-utilised land within existing settlements, prior to allocating land for growth outside existing settlements	
b. prioritise the development of land that maximises the use of available capacity within existing physical and social infrastructure networks and services	• Section 3: Housing Framework Plan of this Housing Strategy and Section 4: Implementation of this Housing Strategy • Township Structure Plans
c. integrate with existing transport systems; and	• Township Structure Plans
d. discourage the development of land that:	• Section 2: Key Directions: Access to Appropriate Services and Infrastructure, Section 2: Key Directions: Cultural Heritage, Environmental Risks and Natural Hazards, Section 2: Key Directions: Respect and Leverage the Valued Landscape and Character of Central Coast, Section 3: Housing Framework Plan of this Housing Strategy • Township Structure Plans • Central Coast Housing Strategy Background Analysis
v. is not well serviced by existing or planned physical and social infrastructure, or that is difficult or costly to service;	
vi. is subject to environmental hazards where a tolerable level of risk cannot be achieved or maintained;	
vii. contains high environmental or landscape values;	
viii. is agricultural land, especially land within the more productive classes of agricultural capabilities; and	
ix. is used for extractive industries or identified as strategic resource areas and deposits.	
3. Identify regional settlement hierarchies based on:	• Section 3: Settlement Hierarchy and Growth Management Strategy and Section 3: Housing Framework Plan of this Housing Strategy • Township Structure Plans • Central Coast Housing Strategy Background Analysis
a. population projections and forecast demographic change;	
b. the functional characteristics of the settlement and any specific role it plays in the State or region;	
c. the social, environmental and economic characteristics of the settlement;	
d. the availability of goods and services, including social infrastructure, to support the needs of the community;	
e. access to employment and training opportunities;	
f. efficient and accessible transport systems; and	
g. capacity and cost-efficient upgrading of physical infrastructure.	
4. Prioritise growth of settlements that are within the higher tiers of the settlement hierarchy.	• Section 3: Settlement Hierarchy and Growth Management Strategy and Section 3: Housing Framework Plan of this Housing Strategy
5. Actively address impediments to infill development, particularly in the major urban centres.	• Section 3: Housing Settlement Strategy and Section 4: Implementation of this Housing Strategy • Township Structure Plans

6.	Promote the preparation of structure plans that provide for the effective planning and management of land use and development within a settlement, or part of a settlement, that, as a minimum, considers: - the identified values, physical constraints, environmental hazards, and the strategic context of the location; - urban or settlement growth boundary; - movement networks, including street hierarchy and pedestrian and cycling paths for active transport modes; - location of land for the purpose of residential, commercial, open space, recreation and community use and development, the relationship between uses and their positioning to limit or manage land use conflict; - any staging or sequencing of development of land; - the use of existing physical infrastructure and the logical and efficient provision of additional physical infrastructure; and - impacts on broader physical and social infrastructure, including health and education facilities, strategic transport networks, public transport services, stormwater, water and sewerage.	- Section 4: Actions of this Housing Strategy - Township Structure Plans
7.	Create urban or settlement growth boundaries that clearly identifies the spatial extent of growth, including the allocation of sufficient land to meet projected growth.	Section 3: Housing Framework Plan of this Housing Strategy
8.	Land identified for proposed growth on land located outside an existing urban or settlement growth boundary must be strategically justified, based on:	- Section 2: Key Directions: Respond Flexibly to Variable Rates of Growth of this Housing Strategy - Section 3: Housing Framework Plan of this Housing Strategy - Central Coast Housing Strategy Background Analysis
	- projected population growth; - site suitability, such as having regard to identified values, agricultural capabilities, physical constraints and environmental hazards	- Section 2: Key Directions: Respond to Cultural Heritage, Environmental Risks and Natural Hazards - of this Housing Strategy - Township Structure Plans - Central Coast Housing Strategy Background Analysis
	land supply and demand analysis (including infill and greenfield);	- Section 2: Key Directions: Consider Adequacy of Supply More Broadly and Key Directions: Ensure Greenfield Development Evolves and Responds to Community Needs of this Housing Strategy - Township Structure Plans - Central Coast Housing Strategy Background Analysis
	existing physical and social infrastructure networks and services;	- Section 2: Key Directions: Access to Appropriate Services and Infrastructure of this Housing Strategy - Township Structure Plans - Central Coast Housing Strategy Background Analysis
	supporting the regional settlement hierarchy; and	Section 3: Settlement Hierarchy and Growth Management Strategy of this Housing Strategy
	preventing the distortion of growth strategies in other settlements.	Section 3: Settlement Hierarchy and Growth Management Strategy of this Housing Strategy
9.	Identify the role and function of activity centres within settlements and encourage use and development that complements and supports that role and function.	Section 3: Settlement Hierarchy and Growth Management Strategy of this Housing Strategy
10.	Encourage the concentration of commercial, administrative, major retail, entertainment and cultural use and development within activity centres that are highly accessible by public and active transport.	- Section 3: Settlement Hierarchy and Growth Management Strategy of this Housing Strategy - Township Structure Plans - Central Coast Retail Strategy
11.	Provide for and identify preferred development sequences in areas of growth to enable better coordination and more cost-effective planning and delivery of physical infrastructure.	Township Structure Plans

Appendix B

Issues with Residential Controls

ZONE	EXISTING CONTROLS	ISSUES WITH CONTROLS
Inner Residential Zone (IRZ) <i>Note: the IRZ is currently not applied in Central Coast</i>	- Minimum subdivision of 200m² and be able to contain a minimum area of 10m x 12m - Multiple dwellings must have a minimum site area of 200m² per dwelling - Minimum frontage width of 3.6m 3m primary frontage setback, 2m secondary frontage setback, or in line with existing dwellings on the site or adjoining properties. - Maximum building height of 9.5m. - Maximum site coverage of 65% - Minimum 24m² of POS or 12m² if there are multiple dwellings with FFL* more than 1.8m above ground level. 	- Building envelope and density provisions favour lower density detached dwellings. - The maximum building height precludes development over three levels; and limits potential for greater ceiling heights required for better solar access and internal amenity in some configurations. - Collectively, minimum frontage width, minimum site area per dwelling and maximum site coverage controls limit grouped housing, semi-detached and attached options and site responsive designs. - There are no landscaping requirements or considerations for common open space. - The minimum subdivision size limits the ability to deliver townhouses and terraces in freehold ownership.
General Residential Zone (GRZ)	- Minimum subdivision of 450m² and be able to contain a minimum area of 10m x 15m - Multiple dwellings must have a minimum site areas of 325m² per dwelling - Minimum frontage width of 12m 4.5m primary frontage setback, 3m secondary frontage setback, or in line with existing dwellings on the site or adjoining properties. - Maximum building height of 8.5m - Maximum site coverage of 50% - Minimum 24m² of POS or 12m² if there are multiple dwellings with FFL more than 1.8m above ground level. 	- Building envelope and density provisions favour conventional detached dwellings. - Building height and setback controls must fit within the same building envelope, therefore limiting design flexibility. - Collectively, minimum lot size, minimum frontage width, minimum site area per dwelling and maximum site coverage controls limit site responsive designs and the potential for diverse housing. - There are no landscaping area requirements or controls for deep soil areas, tree retention and planting. - The minimum subdivision size precludes the ability to deliver townhouses and terraces in freehold ownership.

ZONE	EXISTING CONTROLS	ISSUES WITH CONTROLS
Village Zone (VZ)	• Minimum subdivision of 600m² and be able to contain a minimum area of 10m x 15m • Multiple dwellings must have a minimum site areas of 600m² per dwelling and have a connection to reticulated sewerage, stormwater and water. • Minimum frontage width of 10m • 4.5m primary frontage setback or in line with existing dwellings on the site or adjoining properties • Minimum side and rear boundary setback of 3m or half the wall height • Maximum building height of 8.5m • Maximum site coverage of 50%	Similar to the IRZ and GZ the controls collectively limit the potential for site responsive design.
General Business Zone (GBZ)	• Minimum subdivision of 100m² and be able to contain a minimum area of 10m x 15m • Minimum frontage width or legal connection to a road by right of carriageway of 3.6m • Buildings must be built to the frontage, or in line with existing dwellings on the site or adjoining properties. • Buildings must have a setback from an adjoining property in a GRZ or IRZ of not less than 5m or half the wall height of the building. • Maximum building height of 12m. Building height within 10m of a GRZ must not be more than 8.5m, or within 10m of a IRZ must not be more than 9.5m. • Minimum 24m² of POS or 8m² if there are multiple dwellings with FFL more than 1.5m above ground level.	• There is an absence of residential standards that encourage site responsive design and residential amenity. • The private open space standard does not consider outcomes for different housing typologies such as apartments, shop-top housing, grouped housing or townhouses. • There are also no landscaping requirements or considerations for common open space.
Local Business Zone (LBZ)	• Minimum subdivision of 200m² and be able to contain a minimum area of 10m x 12m • Minimum frontage width or legal connection to a road by right of carriageway of 3.6m • Buildings must be built to the frontage, or in line with existing dwellings on the site or adjoining properties • Buildings must have a setback from an adjoining property in a GRZ or IRZ of not less than 4m or half the wall height of the building • Maximum building height of 9m • Minimum 24m² of POS or 8m² if there are multiple dwellings with FFL more than 1.5m above ground level.	• There is an absence of residential standards that encourage site responsive designs and residential amenity. • The private open space standard does not consider outcomes for different housing typologies such as apartments, shop-top housing, grouped housing or townhouses. • There are no landscaping requirements or considerations for common open space.

