NOTICE OF MEETING

Dear Councillor,

Notice is hereby given that the next Planning Authority Meeting will be held in the Council Chambers, Council Offices, Old Beach at 5.30 p.m. on Tuesday, 12th July 2016, to discuss business as printed below. I also certify that the contents of the reports have been provided in accordance with Section 65 of the Local Government Act 1993.

Dated at Old Beach this 7th day of July 2016.

[Signature]
R Sanderson
GENERAL MANAGER

AGENDA

1. APOLOGIES:

2. QUESTION TIME & DEPUTATIONS:

3. DECLARATION OF INTEREST:

In accordance with Part 5, Section 48 of the Local Government Act 1993, the Chairman of a meeting is to request Councillors to indicate whether they have, or are likely to have an interest in any item on the agenda; and
Part 2 Regulation 8 (7) of the Local Government (Meeting Procedures) Regulations 2015, the Chairman of a meeting is to request Councillors to indicate whether they have, or are likely to have, a pecuniary interest in any item on the agenda.

Accordingly, Councillors are requested to advise of any interest they may have in respect to any matter appearing on the agenda, or any supplementary item to the agenda, which the Council has resolved to deal with, in accordance with Part 2 Regulation 8 (6) of the Local Government (Meeting Procedures) Regulations 2015.

4. COUNCIL ACTING AS PLANNING AUTHORITY:

In accordance with the provisions of Part 2 Regulation 25 of the Local Government (Meeting Procedures) Regulations 2015, the intention of the Council to act as a planning authority pursuant to the *Land Use Planning and Approvals Act 1993* is to be noted. In accordance with Regulation 25, the Council will act as a planning authority in respect to those matters appearing under Item 4 on this agenda, inclusive of any supplementary items.

4.1 APPLICATION UNDER BRIGHTON INTERIM PLANNING SCHEME 2015:

<table>
<thead>
<tr>
<th>Type of Report</th>
<th>Planning Authority</th>
</tr>
</thead>
<tbody>
<tr>
<td>Application No:</td>
<td>RZ 2016/3</td>
</tr>
<tr>
<td>Address:</td>
<td>17 to 29 Hurst Street, Bridgewater and 72 to 74 Cowle Road, Bridgewater</td>
</tr>
<tr>
<td>Requested by:</td>
<td>N/A</td>
</tr>
<tr>
<td>Proposal:</td>
<td>Rezone land from Light Industrial Zone to General Business Zone</td>
</tr>
<tr>
<td>Zone:</td>
<td>Light Industrial Zone</td>
</tr>
<tr>
<td>Representations:</td>
<td>Not applicable</td>
</tr>
<tr>
<td>Discretion:</td>
<td>Not applicable</td>
</tr>
<tr>
<td>Attachment:</td>
<td>Copy of proposed amendment RZ 2016/03 on page 19</td>
</tr>
</tbody>
</table>

1. Executive Summary

1.1. The report considers the rezoning of 17 to 29 Hurst Street, Bridgewater and 72 to 74 Cowle Road, Bridgewater from the Light Industrial Zone to the General Business Zone.

1.2. To proceed, the request must be initiated by the Planning Authority. If initiated, public exhibition would follow and a final decision made by the Tasmanian Planning Commission.
1.3. The land generally runs along the northern side of Hurst Street, and is partly vacant and partly developed for a number of uses. The land is opposite school and inner residential areas and the proposal may provide a more reasonable transition from these areas to the industrial estate having regard to potential noise, traffic, walkability and streetscape.

1.4. The proposal is recommended for initiation.

2. Legislative & Policy Content

2.1. The purpose of this report is to enable the Planning Authority to determine whether or not to initiate the planning scheme amendment.

2.2. The relevant legislation is the Land Use Planning and Approvals Act 1993 (LUPAA). The provisions of LUPAA establish the test of whether a planning scheme amendment is reasonable or not.

2.3. This report details the reasons for the officer recommendation. The Planning Authority must consider this report but is not bound to adopt the recommendation. Broadly, the Planning Authority can either: (1) adopt the recommendation, or (2) vary the recommendation by adding, modifying or removing recommended reasons and conditions or replacing an approval with a refusal (or vice versa). Any alternative decision requires a full statement of reasons to comply with the Judicial Review Act 2000 and the Local Government (Meeting Procedures) Regulations 2005.

2.4. This report has been prepared with appropriate regard to the State Policies that apply under the State Policies and Projects Act 1993.

3. Risk & Implications

3.1. Approval or refusal of this application will have no direct financial implications for the Planning Authority.

3.2. Implications for Council include general matters related to rate income, asset maintenance and renewal and responding to future subdivision and building applications. If approved, the proposal may warrant streetscape improvements such as street trees which could be considered under Council’s recently adopted Greening Brighton policy.

3.3. The land does effect one property owned by the Council entity Microwise Australia Pty Ltd as an investment property. The current use can be considered in either the current or proposed zone.

4. Relevant Background and Past Applications

4.1. Outlined in body of report.
5. Site Detail

5.1. Under the *Brighton Planning Scheme 2000*, the entirety of the land area encompassed by Hurst Street, Covehill Road and Cowle Road was zoned Commercial (see Figure 1).

![Figure 1: Previous zoning – Brighton Planning Scheme 2000](image)

5.2. During the formulation of the *Brighton Interim Planning Scheme 2015* a portion of the same area was rezoned to accommodate Light Industrial uses (see Figure 2). The division was based on the dominant land use.

![Figure 2: Current Zoning – Brighton Interim Planning Scheme 2015. Proposed lots to be rezoned are shown with a blue outline.](image)
5.3. An urgent amendment was approved by the Minister on 8 January 2016 to rezone the properties known as 13 and 15 Hurst Street to General Business, which are immediately west of the industrial lots shown in Figure 2. This urgent amendment will facilitate the construction of a childcare centre which has recently received federal grant funding.

5.4. The site subject to the rezoning request has a total area of 3ha, excluding road reserve, over eight titles. The land is essentially flat with a southerly aspect. The subject sites in Hurst Street encompass 21,071m² in total area, with lot sizes varying between 1988m² (Lot 25) and 7518m² (Lot 27-29). Road frontages for each lot are similar in length, on average between 30 and 33m. Current uses for the lots include car detailing; manufacturing of oak casks, employment services; and sport and recreation centre (gymnastics). The Tasmanian Fire Service is located at 72 Cowle Street, Bridgewater (4579m²). Lots 17 and 19 Hurst Street are currently vacant, as is 74 Cowle Road, Bridgewater (4216m²).

5.5. The site adjoins areas of Community Purpose Zone for a school use, Inner Residential Zone, General Residential Zone, and Open Space Zone. The land is subject to the Bridgewater Quarry Attenuation Area. To the north is a largely developed light industrial street bounded by Cove Hill Road. North of Cove Hill Road is a large area of General Industrial Zone which forms part of the Bridgewater Quarry operated by Boral.

5.6. The land is within serviced areas for sewer, water, stormwater and reticulated gas as well as telecommunication and electrical.

Figure 3. Aerial imagery.
6. Proposal

6.1. The request seeks to rezone:

- 17 Hurst Street (CT 34145/2017)
- 19 Hurst Street (CT 34145/2018)
- 21 Hurst Street (CT 34145/2019)
- 23 Hurst Street (CT 34145/2020)
- 25 Hurst Street (CT 28284/1)
- 27-29 Hurst Street (CT 34843/1)
- 72 Cowle Road (CT 34145/2021) and
- 74 Cowle Road (CT 34145/2022)

from Light Industrial Zone to General Business Zone.

7. Assessment

7.1. To be granted, the request must satisfy the provisions of LUPAA. To do so it is appropriate to have regard to the following:

- Local and regional land use strategies
- State policies and the objectives of the RMPS
- Environmental and heritage values of the land
- Infrastructure and transport services

7.2. Regional land use strategy

7.2.1. Any scheme amendment must be, as far as practicable, consistent with regional land use strategies.

7.2.2. The Southern Tasmanian Regional Land Use Strategy (the RLUS - available at http://stca.tas.gov.au/rpp/wp-content/uploads/2011/05/land_use_strategy_2013_Amended_8thnov_web.pdf) outlines a range of policies for activity centres, being localities of key community interaction, retail and commercial uses, employment and services. The proposal has the potential to further a number of activity centre related policies which promote higher quality urban design and pedestrian amenity (Policy AC 1.5), reinforcing the existing character of urban areas (Policy AC 1.8), active street frontages (Policy AC 1.9) and providing for growth of activity centres to meet reasonably foreseeable demand (Policy AC 1.12).

7.2.3. Industrial development along this strip of Bridgewater has the potential to further isolate the activity centre from nearby residential and community areas by built form, noise, amenity and industrial traffic movements. There is also potential to affect the amenity of
nearby commercial and community uses. Conversely, business zoning can enable active streetscape to develop furthering a number of sound planning principles.

7.2.4. The RLUS industrial policies are based on the Southern Tasmanian Industrial Land Strategy (STILS - available at [http://stca.tas.gov.au/rpp/industrial-land-strategy/](http://stca.tas.gov.au/rpp/industrial-land-strategy/)) and identifies the vacant lots which form part of this application as being most suitable for local service industries, as are the remainder of the proposed lots. The subject land is not critical for the region in terms of meeting foreseeable demand for industrial uses. Locally, there are extensive areas of industrial zoned land across the higher and lower order zones, and capacity for infill development in the surrounding industrial zone proposed to remain.

Rezoning the subject land along Hurst Street to General Business will limit any future service industry use. However, the land immediately to the north and east of the subject land is zoned Light Industrial and has sufficient capacity for future development in this regard. General Industrial zoned land is also available in the Brighton Industrial Estate, approximately 2km west of the proposed lots.

The proposed lots are within close proximity to residential use, and accordingly future industrial development would require adequate buffering and planning conditions to be applied to protect amenity.

7.3. Local land use strategy & planning scheme implications

7.3.1. Local strategy is provided through the Brighton Structure Plan 2012 (BSP) and the Bridgewater Local Area Structure Plan (BLASP). Both are available at [www.brighton.tas.gov.au](http://www.brighton.tas.gov.au). BLASP seeks to provide for private and public investment and development, which aims to meet the future demands of Bridgewater and surrounding communities. Key criteria identified by BLASP is the need for an “improved and integrated town centre, commercial expansion ..., employment stimulus ... and traffic and movement issues” (BSP, 2012, p.30).

The BSP discusses the supply of retail and commercial facilities largely in terms of Bridgewater’s role as Major Activity Centre with two major supermarkets. Outside of Bridgewater and Brighton, there are few retailing activities.
The proposed amendment will facilitate future private commercial development. Planning for such growth requires consideration of appropriate public and private infrastructure and services, which are readily available. The BSP identifies the opportunity for revitalisation and expansion of Activity Centres through intensification of existing convenience roles and expansion into more specialised retail uses.

It is contended that the proposed rezoning is warranted, with future commercial expansion within identified activity centres required to maintain services in line with predicted residential growth. The Brighton municipality is expected to continue to have one of the highest residential growth rates in the State, with projected growth rates in excess of 2 per cent, compared to the State average of 0.6 per cent. This is expected to result in the need for an additional 3,669 dwellings by 2032 (BSP, 2012).

7.3.2. Table 1 show the use status for the existing uses in either zone:

<table>
<thead>
<tr>
<th>Address</th>
<th>Use</th>
<th>Existing Zoning: Light Industrial</th>
<th>Proposed Zoning: General Business</th>
</tr>
</thead>
<tbody>
<tr>
<td>17 Hurst Street</td>
<td>Vacant</td>
<td></td>
<td></td>
</tr>
<tr>
<td>19 Hurst Street</td>
<td>Vacant</td>
<td></td>
<td></td>
</tr>
<tr>
<td>21 Hurst Street</td>
<td>Service Industry (Car wash)</td>
<td>Permitted</td>
<td>Discretionary – only if an extension to an existing use</td>
</tr>
<tr>
<td>23 Hurst Street</td>
<td>Manufacturing and Processing (Cask making)</td>
<td>Permitted</td>
<td>Prohibited</td>
</tr>
<tr>
<td>25 Hurst Street</td>
<td>Business and Professional Services (employment services)</td>
<td>Prohibited</td>
<td>Permitted</td>
</tr>
<tr>
<td>27-29 Hurst Street</td>
<td>Sport and Recreation</td>
<td>Discretionary</td>
<td>Discretionary</td>
</tr>
<tr>
<td>72 Cowle Street</td>
<td>Emergency Services</td>
<td>Discretionary</td>
<td>Discretionary</td>
</tr>
<tr>
<td>74 Cowle Street</td>
<td>Vacant</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
Section 12 of the *Land Use Planning and Approvals Act* 1993 permits an existing use and/or development for which a permit has been lawfully obtained to continue for the purpose for which the land was being lawfully used immediately before the provision came into effect. Accordingly, the manufacturing and processing use (casks) will be able to continue manufacturing on the site.

Workskills are currently operating at 25 Hurst Street under existing use conditions, (s12 LUPAA), as the site was previously zoned Commercial pursuant to the Brighton Planning Scheme 2000 and subsequently rezoned during the Interim Planning Scheme process.

7.3.3. *Brighton Interim Planning Scheme 2015*

The planning scheme establishes a series of objectives for achieving sustainable use and development of land, which are relevant for the consideration of any planning scheme amendment. It is appropriate to outline relevant objectives provided by the planning scheme relating to General Business and Light Industrial uses.

**General Business Zone (D21.0)**

<table>
<thead>
<tr>
<th>OBJECTIVE</th>
<th>COMMENT</th>
</tr>
</thead>
<tbody>
<tr>
<td>To provide for business, community, food, professional and retail facilities serving a town or group of suburbs.</td>
<td>Rezoning of the proposed lots will allow for a continuation or intensification of allowable commercial uses.</td>
</tr>
<tr>
<td>To ensure the major centres provide for a range of convenience and goods and services as well as some community services and facilities for the municipal area and surrounds.</td>
<td>Rezoning will allow for an intensification of allowable commercial uses.</td>
</tr>
<tr>
<td>To provide a focus for employment at the municipal level primarily in retailing, but complemented by a range of office based employment mainly in professional and personal services.</td>
<td>Rezoning will allow for future development through a wider range of uses.</td>
</tr>
<tr>
<td>To facilitate residential use above ground floor level.</td>
<td>Not applicable, however such a use may be considered in future development proposals.</td>
</tr>
</tbody>
</table>
To ensure development is highly accessible by public transport, walking and cycling. | The proposed lots are adjacent to public transport bus stops, and are accessible via existing footpaths, pedestrian and cycle ways.

To provide for a mix of retail and office based employment servicing the local area including a supermarket and a range of specialty shops. | The proposal allows for an intensification of the existing retail and commercial uses.

To provide a safe, comfortable and pleasant environment for workers, residents and visitors through the provision of high quality urban spaces and urban design. | Local parklands are located approximately 250m south of the subject lots. A safe walking environment is provided through public footpaths and walking tracks

**LOCAL AREA OBJECTIVE:**
To develop Cove Hill as a bulky goods and larger format retailing focal point. Larger speciality format retailing and support services to include supermarkets, hardware, discount department stores, camping, disposals, clothing, furniture, lighting, cafes, restaurants and entertainment facilities are to be concentrated at Cove Hill.

**IMPLEMENTATION STRATEGY:**
By appropriate zoning and range of uses.

**Comment:** Bulky goods and large format retailing is discretionary in the Light Industrial Zone, pursuant to BIPS. This ensures that the opportunity to develop sites in line with Local Area Objectives is maintained. The future development of the Cove Hill sites for bulky goods/larger format retailing, allows for a progression from general retail and hire through to light industrial uses.

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**Light Industrial Zone (D24.0)**

<table>
<thead>
<tr>
<th>OBJECTIVE</th>
<th>COMMENT</th>
</tr>
</thead>
<tbody>
<tr>
<td>To provide for manufacturing, processing, repair, storage and distribution of goods and materials where off-site impacts are minimal or can be managed to minimise conflict or impact on the amenity of any other uses.</td>
<td>The subject sites are located diagonally opposite a newly developed residential area. Future development for light industrial uses may be restricted by conditions protecting the amenity of nearby residents.</td>
</tr>
<tr>
<td>To promote efficient use of existing industrial land stock.</td>
<td>Two lots proposed to be rezoned are currently vacant. These lots are situated between land zoned General Business to the West, Light Industrial to the North and East. Of the existing uses for the subject lots located to the east of the vacant lots (which form part of this application): two would be allowable uses (either permitted or discretionary) and one would be permitted on the basis of existing use provision under LUPAA. The status quo will remain, albeit for different lots, under any change to the zoning.</td>
</tr>
<tr>
<td>---</td>
<td></td>
</tr>
<tr>
<td>To minimise land use conflict in order to protect industrial viability and the safety and amenity of sensitive land uses in adjacent zones.</td>
<td>Rezoning the subject lots is considered to increase safety for the sensitive land uses in the area, which is in close proximity to residential and educational uses. Rezoning will remove the need for larger vehicles to travel along Hurst Street, instead relying on Cove Hill Road as the main traffic route. Industrial viability (as identified in the Southern Tasmanian Industrial Land Strategy) will be maintained through existing sites located to the east of Cowle Road, and along Cove Hill Road.</td>
</tr>
<tr>
<td>To provide industrial activity with good access to strategic transport networks.</td>
<td>The rezoning of the sites in Hurst Street will concentrate industrial activity along Cove Hill Road and Cowle Road.</td>
</tr>
</tbody>
</table>

7.3.4. Comparison of uses

A comparison of permitted, discretionary and prohibited uses for the Light Industrial and General Business Zones is set out in Table 3.
Table 3: Comparison of Permitted, Discretionary and Prohibited uses in each Zone

<table>
<thead>
<tr>
<th>Use</th>
<th>Light Industrial Zone</th>
<th>General business Zone</th>
<th>Implication for Existing Uses</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bulky goods sales</td>
<td>Discretionary</td>
<td>Discretionary</td>
<td></td>
</tr>
<tr>
<td>Business and professional services</td>
<td>Prohibited</td>
<td>Permitted</td>
<td>25 Hurst Street: Rezoning will permit existing use to continue lawfully, rather than under existing use rights (s.12 LUPAA)</td>
</tr>
<tr>
<td>Community meeting and entertainment</td>
<td>Prohibited</td>
<td>Permitted</td>
<td></td>
</tr>
<tr>
<td>Custodial Facility</td>
<td>Prohibited</td>
<td>Discretionary</td>
<td></td>
</tr>
<tr>
<td>Educational and occasional care</td>
<td>Discretionary</td>
<td>Permitted</td>
<td></td>
</tr>
<tr>
<td>Emergency Services</td>
<td>Discretionary</td>
<td>Discretionary</td>
<td>72 Cowle Road: No change</td>
</tr>
<tr>
<td>Equipment and machinery sales and hire</td>
<td>Permitted only if hire of machinery and equipment</td>
<td>Prohibited</td>
<td></td>
</tr>
<tr>
<td>Food Services</td>
<td>Discretionary</td>
<td>Permitted</td>
<td>(except if a takeaway food premises with a drive through facility). Otherwise Discretionary</td>
</tr>
<tr>
<td>Hospital Services</td>
<td>Prohibited</td>
<td>Discretionary</td>
<td></td>
</tr>
<tr>
<td>Hotel Industry</td>
<td>Prohibited</td>
<td>Discretionary</td>
<td></td>
</tr>
<tr>
<td>General retail and hire</td>
<td>Prohibited</td>
<td>Permitted</td>
<td></td>
</tr>
<tr>
<td>Activity</td>
<td>Status</td>
<td>Status</td>
<td>Notes</td>
</tr>
<tr>
<td>--------------------------------------</td>
<td>-----------------------------</td>
<td>-----------------------------</td>
<td>----------------------------------------------------------------------</td>
</tr>
<tr>
<td>Manufacturing Processing</td>
<td>Permitted</td>
<td>Prohibited</td>
<td>23 Hurst Street: Will continue to operate pursuant to existing use rights (s.12 LUPAA)</td>
</tr>
<tr>
<td>Natural and cultural values management</td>
<td>No Permit Required</td>
<td>Discretionary</td>
<td></td>
</tr>
<tr>
<td>Passive recreation</td>
<td>Discretionary</td>
<td>Permitted</td>
<td></td>
</tr>
<tr>
<td>Residential</td>
<td>Prohibited</td>
<td>No Permit Required</td>
<td>if home based business. Permitted (only if above ground floor level (except for access). Otherwise Discretionary</td>
</tr>
<tr>
<td>Research &amp; Development</td>
<td>Discretionary</td>
<td>Permitted</td>
<td>(only if above ground floor). Otherwise Discretionary</td>
</tr>
<tr>
<td>Service Industry</td>
<td>Permitted</td>
<td>Discretionary</td>
<td>Only if an extension to an existing use.</td>
</tr>
<tr>
<td>Sports and Recreation</td>
<td>Discretionary</td>
<td>Discretionary</td>
<td>27-29 Hurst Street: No change</td>
</tr>
<tr>
<td>Tourist Operation</td>
<td>Prohibited</td>
<td>Discretionary</td>
<td></td>
</tr>
<tr>
<td>Transport Depot &amp; Distribution</td>
<td>Discretionary</td>
<td>Discretionary</td>
<td>35 Cove Hill Road: No change</td>
</tr>
<tr>
<td>Utilities</td>
<td>No Permit Required</td>
<td>No Permit Required</td>
<td>(if minor utilities), otherwise Discretionary</td>
</tr>
<tr>
<td>Vehicle fuel sales and service</td>
<td>Discretionary</td>
<td>Discretionary</td>
<td></td>
</tr>
<tr>
<td>-------------------------------</td>
<td>--------------</td>
<td>--------------</td>
<td></td>
</tr>
<tr>
<td>Vehicle parking</td>
<td>Discretionary</td>
<td>Discretionary</td>
<td></td>
</tr>
<tr>
<td>Visitor accommodation</td>
<td>Prohibited</td>
<td>Discretionary. Except if camping and caravan park or overnight camping area.</td>
<td></td>
</tr>
</tbody>
</table>

All other uses, not identified are prohibited in both the Light Industrial and General Business zones.

As shown in Table 3, the rezoning of the subject sites will result in an increase in the number of uses able to be considered for future development in the area. The use status (whether permitted or discretionary) for the General Business zone is less likely to have an adverse effect on the residential amenity of adjacent land.

Development Standards are intensified within the General Business Zone, with longer operating hours, greater building heights and lesser setbacks permitted than those for the Light Industrial Zone. However, the distance between the General Business and residential zones are considered reasonable to minimise any detrimental impact on residential amenity, and are guided by general and zone specific decision guidelines.

7.4. State Policies

7.4.1. The *State Coastal Policy 1996* applies to the site as it is within 1 km of the high water mark. However, the only practical consideration is stormwater management which is specifically addressed by the proposed Specific Area Plan. The request is consistent with this policy.

7.4.2. The *State Policy on the Protection of Agricultural Land 2009* does not apply given the current zoning of the land.

7.4.3. The *State Policy on Water Quality Management 1997* applies, but is more relevant to individual developments.

7.5. RMPS Objectives

7.5.1. The objectives of the Resource Management and Planning System must be furthered by the rezoning request.

(a) to promote the sustainable development of natural and physical resources and the maintenance of ecological processes and genetic diversity; and

The site is developed urban land and does not contain any recognisable or valuable natural resources.
(b) to provide for the fair, orderly and sustainable use and development of air, land and water; and

The rezoning will expand the existing general business zone to the west, and allow for the sustainable use and development of the land within a major activity centre. The site/s are considered appropriate for rezoning, given the land’s location, road access, infrastructure and existing land uses identified in this report.

As such, the proposed amendment will provide for the fair, orderly and sustainable use and development of air, land and water.

(c) to encourage public involvement in resource management and planning; and

The public will be involved in the draft planning scheme amendment through opportunity to make representation and attend public hearings. The public have also had the opportunity to provide input in to the BSP.

(d) to facilitate economic development in accordance with the objectives set out in paragraphs (a), (b) and (c); and

The draft amendment will facilitate economic development in the area by providing suitable land for increased business, community, food, professional and retail facilities. It will provide opportunities for employment through an increased range of convenience, goods and services and community services capable of enhancing the existing activity centre.

(e) to promote the sharing of responsibility for resource management and planning between the different spheres of Government, the community and industry in the State.

The proposed amendment will require the approval of the Tasmanian Planning Commission following community consultation.

7.5.2. The proposed Planning Scheme Amendment as it relates to the Objectives of Part 2 of Schedule 1 of LUPAA is discussed below:

(a) to require sound strategic planning and co-ordinated action by State and local government;

The proposed amendment is seen as a strategic response to the demand for greater business, community, food, professional and retail opportunities in the Bridgewater area.

The proposed amendment affects eight sites, two of which are undeveloped. Therefore its implications for broader strategic planning are minimal.

The sites were rezoned during the drafting of the Brighton Interim Planning Scheme 2015, after identification of various sites within the Cove Hill Road vicinity as suitable for Industrial land in the Southern Tasmanian Industrial Land Strategy. Since the commencement of the Interim Scheme, the land along Hurst Street has been identified as being more suited to the General Business Zone, given its proximity to Residential and Community Purpose Zones.

Local land use strategies, such as the Brighton Structure Plan 2012, do not specifically refer to this proposal. However, the BSP and other strategic
documents, such as the Southern Tasmanian Land Use Strategy are of relevance in so far as they pursue aims of commercial development of Bridgewater's activity centre.

(b) to establish a system of planning instruments to be the principal way of setting objectives, policies and controls for the use, development and protection of land.

The proposal has been submitted in accordance with Section 34 of the Act and is consistent with all relevant legislation. The proposed amendment will form part of the Planning Scheme, which controls the use, development and protection of land.

(c) to ensure that the effects on the environment are considered and provide for explicit consideration of social and economic effects when decisions are made about the use and development of land; and

The land contains no natural values of significance. The site is within an urban setting and, importantly, is well serviced by public transport and located on the higher road within the locality.

(d) to require land use and development planning and policy to be easily integrated with environmental, social, economic, conservation and resource management policies at State, regional and municipal levels; and

The proposed amendment supports this objective and is consistent with State, regional and local planning policies and strategies.

(e) to provide for the consolidation of approvals for land use or development and related matters, and to co-ordinate planning approvals with related approvals; and

This Objective is not directly relevant to the current matter.

(f) to secure a pleasant, efficient and safe working, living and recreational environment for all Tasmanians and visitors to Tasmania; and

The proposed amendment will assist in improving the liveability of the Bridgewater area by provided needed and appropriate opportunities for non-residential development. It will assist by increasing business, community, food, professional and retail facilities together with associated employment within the activity centre.

(g) to conserve those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value; and

The site and adjoining land is not known to contain any items or places of scientific, aesthetic, architectural or historic interest.

If any Aboriginal heritage sites are discovered during potential future works then the Aboriginal Relics Act 1975 will apply for reporting and management purposes.
(h) to protect public infrastructure and other assets and enable the orderly provision and co-ordination of public utilities and other facilities for the benefit of the community; and

All necessary public infrastructure is currently provided to the site.

(i) to provide a planning framework which fully considers land capability.

The capability of the site to support rural or agricultural pursuits is non-existent. It is developed land within an urban setting.

7.6. Environmental and heritage values of the land

7.6.1. Environmental values are limited given the past use of the site. As can be expected, weed species do exist and can be managed through future development of the land.

7.6.2. There is no historic cultural heritage on the land.

7.6.3. Aboriginal heritage values of the site are not known but are protected via legislation.

7.7. Infrastructure and transport services

7.7.1. The land is well serviced by infrastructure and road transport, including public transport. It is considered that the proposed zoning may see less need for heavy vehicles than the current zone which is appropriate given the location and the desire to increase walkability to the activity centre.

8. Conclusion

8.1. The proposal to rezone the land is considered to be consistent with regional and local land use strategy and the requirements of the Land Use Planning and Approvals Act 1993.

8.2. On this basis it is recommended that Council initiate and certify draft amendment RZ 2016 / 03, as detailed in the attachments to this report.

RECOMMENDATION:

A. That in accordance with Section 34(1)(b) of the Land Use Planning & Approvals Act 1993, subject to the provisions of section 3 of schedule 6, Council initiates the draft amendment, to be known as draft amendment RZ 2016/3 to rezone land from described by Certificate of Titles

i. Volume 34145 Folio 2017 and known as 17 Hurst Street, Bridgewater

ii. Volume 34145 Folio 2018 and known as 19 Hurst Street, Bridgewater

iii. Volume 34145 Folio 2019 and known as 21 Hurst Street, Bridgewater

iv. Volume 34145 Folio 2020 and known as 23 Hurst Street, Bridgewater
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v. Volume 28284 Folio 1 and known as 25 Hurst Street, Bridgewater

vi. Volume 34843 Folio 1 and known as 27-29 Hurst Street, Bridgewater

vii. Volume 34145 Folio 2021 and known as 72 Cowle Road; and

viii. Volume 34145 Folio 2021 and known as 74 Cowle Road, Bridgewater

From General Industrial Zone to General Business Zone

B. That in accordance with Section 35(1) of the Land Use Planning and Approvals Act 1993, Council considers that draft amendment RZ 2016/3 satisfies the provisions of Section 32 of the Land Use Planning and Approvals Act 1993.

C. That in accordance with Section 35(2) of the Land Use Planning and Approvals Act 1993, Council directs that draft amendment RZ 2016/3 be certified by instrument in writing affixed with the common seal of the Council; and

D. That in accordance with Section 35(4) of the Land Use Planning and Approvals Act 1993, Council directs that a certified copy of draft amendment RZ 2016/3 be given to the Tasmanian Planning Commission within 7 days;

E. That in accordance with Section 38 of the Land Use Planning and Approvals Act 1993, Council directs that draft amendment RZ 2016/3 be placed on public exhibition for no less than 28 days.

DECISION:
Amend the planning scheme maps to rezone the land known as 17, 19, 21, 23, 25, and 27-29 Hurst Street, Bridgewater and 72 and 74 Cowle Road Bridgewater from General Business to Light Industrial.

Instrument of Certification

The Brighton Council Planning Authority resolved at its meeting held on 12th July 2016 that Amendment RZ 2016-03 of the Brighton Interim Planning Scheme 2015 meets the requirements specified in Section 32 of the Land Use Planning and Approvals Act 1993.

The Common Seal of the Brighton Council is affixed below, pursuant to the Council resolution of 12th July 2016, in the presence of:

General Manager