

WEST
COAST
COUNCIL

INDUSTRIAL LAND REVIEW



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01 Introduction: Industrial Land Review

Introduction

The West Coast Council (the Council) has commissioned Plan Place Pty Ltd (Place.) to review the current zoning for industrial and commercial land uses in the Municipality to establish the level of available land to support the growth of the emerging large-scale Energy Sector.

The development of Tasmanian Planning Scheme – West Coast during 2020 and the earlier *West Coast Council Land Use Planning Strategy 2017* prompted this review as both raised the question of whether the supply of industrial/commercial zoned land is adequate to respond to the demands for new supporting activities generated from large-scale development.

The purpose of the report is to provide:

- A summary of appropriately zoned land for commercial and industrial uses, existing conditions and establish current supply; and
- The options for increasing the land supply at Tullah, Rosebery, Zeehan, Queenstown and Strahan.

The report purpose is to determine the existing land supply and growth options for industrial activities in the Municipality, with the intent of supporting the Energy Industry Sector.

The report draws on various statistics and indicators to inform its position but does not serve as an economic analysis. Instead the report explores options for future land use and zoning moving into the future.

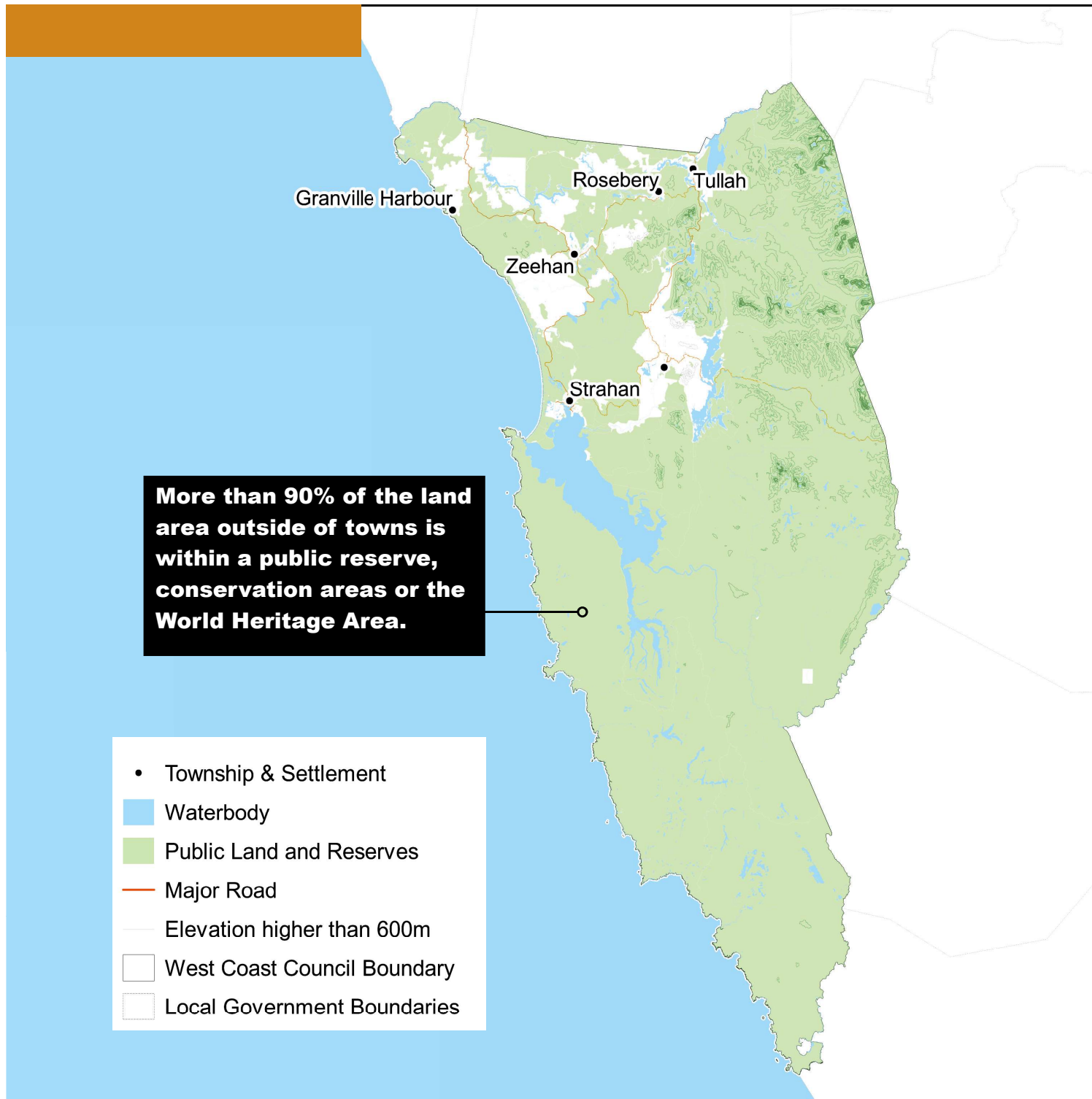


WEST COAST COUNCIL MUNICIPALITY

Project Aim

The overall project aims are as follows:

- A review of industrial and commercial land in Tullah, Rosebery, Zeehan, Queenstown and Strahan. Identifying current land supply of developable land for these types of activities.
- Identify activities or potential investors that may demand land for commercial and industrial uses at Tullah and Rosebery. Conduct a review of other municipalities with a similar industry mix and interview the Department of State Growth to determine desirable land characteristics for these activities.
- Scope out options for the consideration of the West Coast Council. This will include identifying evidence required to justify a planning scheme amendment if necessary.



Major Townships & Settlements

Tasks to Date

‘Industrial Land Use’ relates to the manufacturing, assembling processing, storage and distribution of products and goods. It can include wholesaling and retailing of goods and can be associated with primary production (Southern Tasmania Regional Land Use Strategy 2010-2035).

Commercial Land Use relates to a mix of activities such as retailing, service industries, storage and warehousing that require large floor areas or outdoor areas, and high levels of vehicle parking. Off-site impacts are usually low and can be managed to mitigate impact on sensitive uses.

The options and recommendations presented in this report are a result of the following tasks undertaken:

Desktop Analysis

- A spatial analysis of the zones that can facilitate commercial or industrial land use in the Municipality.
- Identification of the parcels of land zoned for industrial/ commercial use in the Tasmanian Planning Scheme – West Coast, distinguishing between lots with subdivision potential to those ready for market take up.
- Identification of vacant land outside of appropriate zones connected to services in the Municipality in locations where appropriate separation can be achieved with sensitive uses.
- Consideration of the freight route and supply chain and the connections this provides to rail or ports for exporting commodities.

Strategic Plan & Documents

- The review of the relevant Federal, State and Local Governments applicable strategies and action plans relevant to commercial and industrial land as they apply to the West Coast Council.
- The review of the relevant policies in the Cradle Coast Regional Land Use Strategy.
- The examination and identification land characteristics of industrial land for lots to be desirable for take-up.

Stakeholder Engagement

- Undertaking of the stakeholder engagement by interviewing relevant businesses and association concerning the existing and future supply of industrial land.

Industry Examples

- The examination of the Energy Sector through a series of stakeholder interviews involved to determine the likely activities in the Municipality.

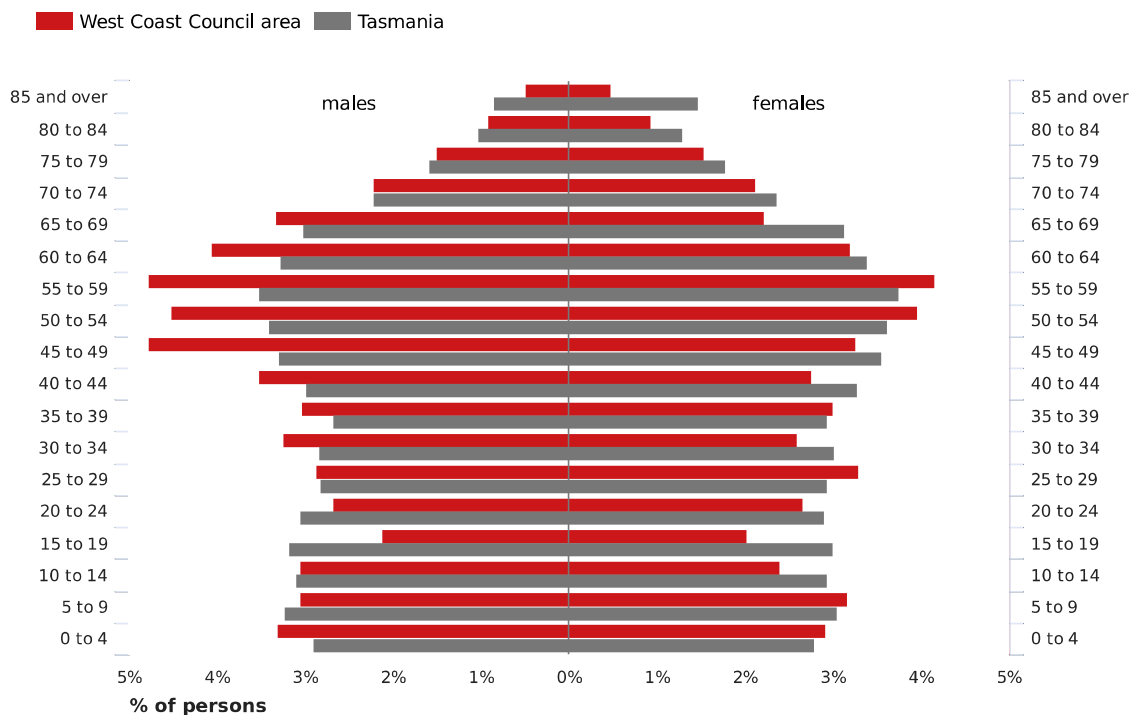
INDUSTRY, PEOPLE & WORKFORCE

People & Place

The West Coast Region covers an area of 9,575 square kilometres. It is characterised by an old-world, outdoor, charismatic lifestyle complemented by spectacular scenery with wild rivers, ruffed mountains and flourishing rainforests home to the renowned Tasmanian Wilderness World Heritage Area. The Municipality in western Tasmania is bounded by the Southern Ocean and our regional centres to the north. To the east and south vast tracts of natural bush and rainforest are traversed by the Lyell Highway leading to the State's capital city Hobart.

The Council has a small population of some 4,380 persons

Age-sex pyramid, 2016



Source: Australian Bureau of Statistics, Census of Population and Housing, selected years between 1991-2016 (Enumerated data). Compiled and presented in profile.id by .id (informed decisions).

.id informed decisions

(Australian Bureau of Statistics, 2016. West Coast 2016 Census Results), a number that has been in long-term decline for many years. Tasmania's official population projections Tasmania and its Local Government Areas (2014) forecast a continuation of the population decline.

However, this trend may change if the new large-scale development is realised in combination with new employment opportunities in the mining sector. A stabilisation in population, or preferably growth, is an outcome that should be sought to be achieved by

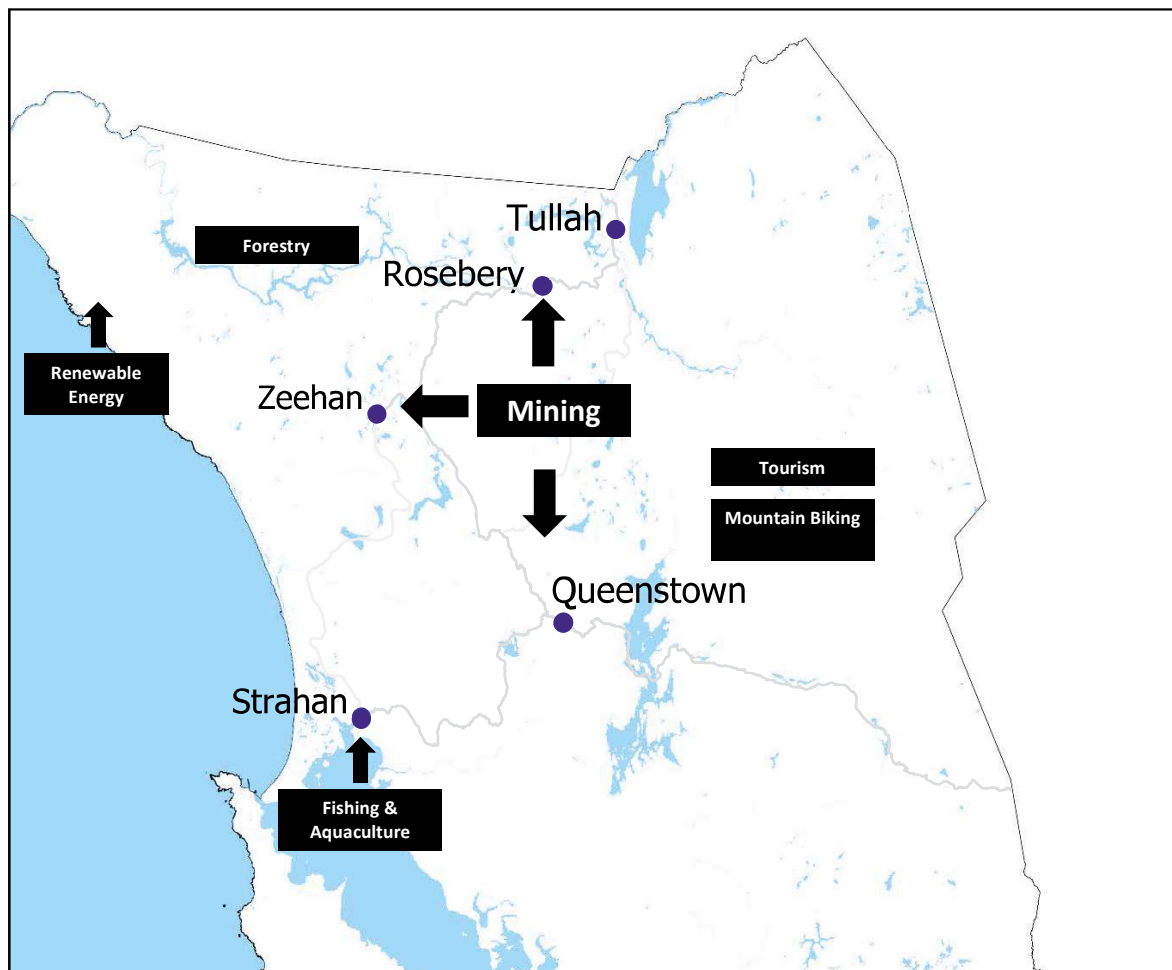
West Coast Council.

Socio-economic characteristics of Council residents show that overall, compared with Tasmania as a whole, they are generally younger, have lower median household income, lower household size, and are more likely to own their own home. Housing costs, in general, are significantly lower than in Tasmania as a whole.

A large population of workers are employed as technicians and trade workers, with a low percentage employed as managers and professionals. The significantly larger

percentage of persons employed in the primary sector can be attributed to the mining activities in the Municipality.

The economic context of the West Coast Municipality is informed to a large extent by the dual drivers of mining and tourism. The West Coast Municipality has very low levels of residential, commercial and industrial development activity relative to the Cradle Coast Region. Low levels of demand for residential, commercial and industrial land can be attributed to being a product of the Municipality's low (declining) population



Industry Pillars

and narrow industry and employment base (table of industry and jobs in industry).

There is a high level of shop front vacancy in all centres apart from Strahan. The West Coast accommodates some 10,010 square metres of shop front floor space. Thirty-eight percent (38%) of the Municipality's floor space is located in Queenstown.

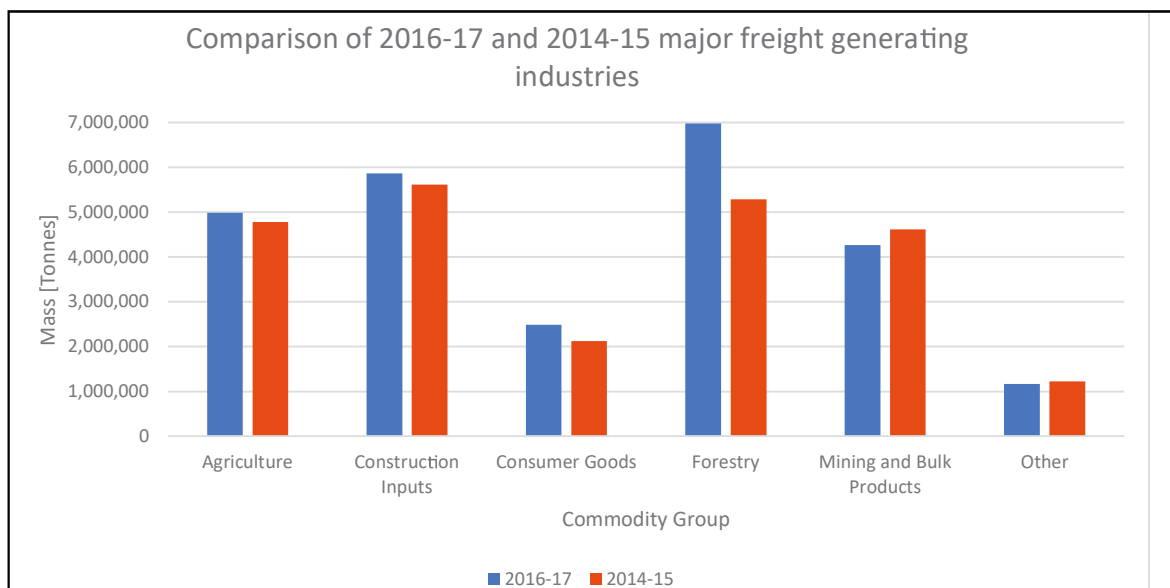
The economic context has been informed by the two main drivers of mining and tourism are


essential considerations in determining the optimum land use zoning outcomes for the Municipality. The provision, quality and mix of local retail and commercial business are among aspects that contribute to the Municipality's general liveability and assists in attracting new residents. The emerging energy sector must also be considered in the future economic context and zoning.

The total output generated by the West Coast Municipality economy is estimated at \$1,230 million. The mining sector had the highest contribution of \$865.6 million (70%), manufacturing \$63.8 million, construction \$53 million and tourism \$53.8 million. Mining and tourism are two sectors of the West Coast economy regarding output and employment. While mining accounts for only 1.3% (3 500 people) of all employment for Tasmania, it represents 39%

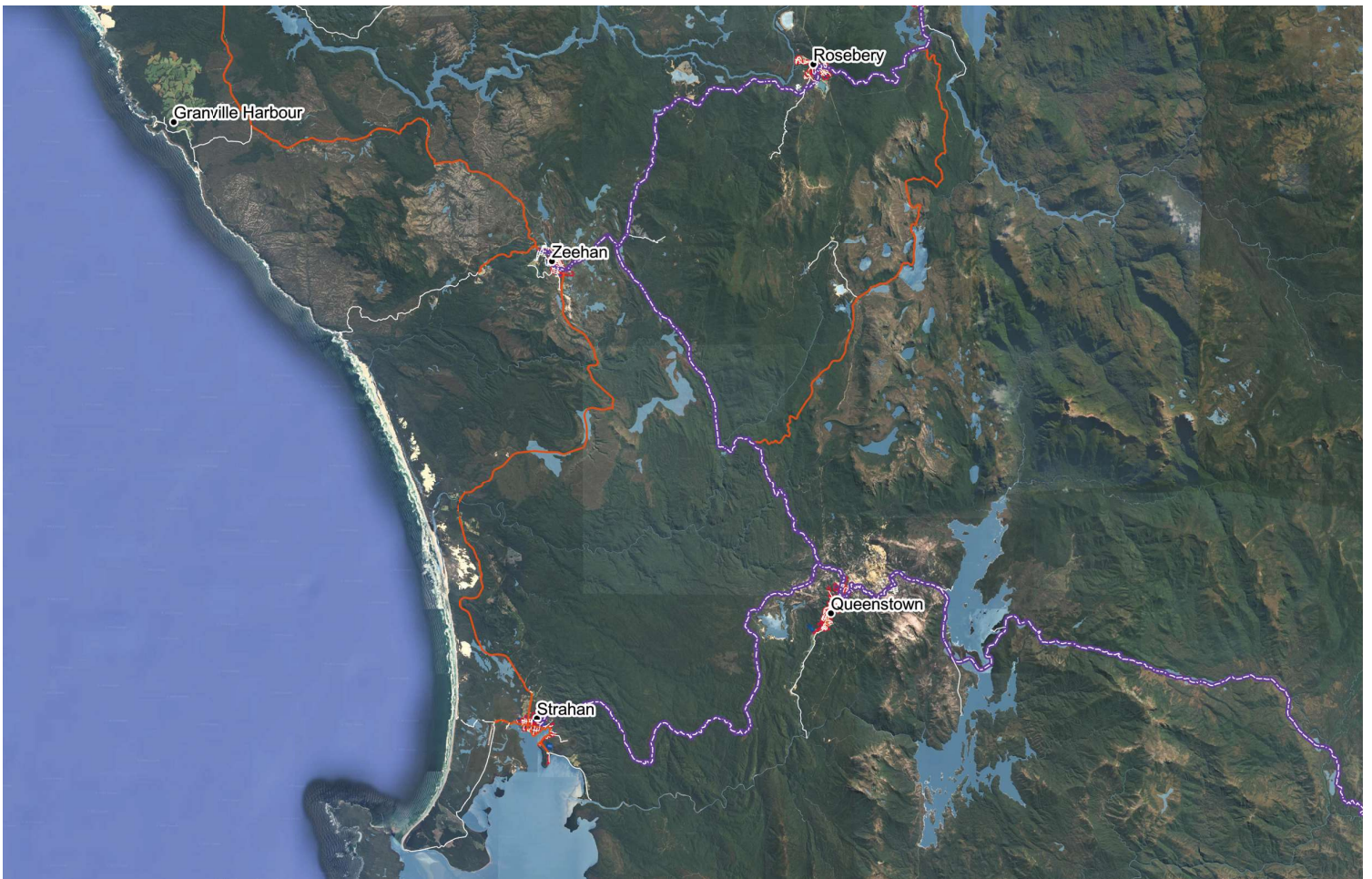
(2,310 people) of the total workforce for the Cradle Coast Region. Together, mining and tourism directly provide jobs for 54% of all employed persons on the West Coast - or approximately one job in every two.

The energy sector is anticipated to increase its presence substantially in the local economy. Reinvestment into the mining sector is also planned, which will increase its longevity. Investigations and interviews with various stakeholders predict that support services are required, primarily through the construction phase for tradespeople and service, which are skills lacking within the Municipality. Accommodation and housing are also a priority to attract a skilled workforce.



Industry sector of employment							
West Coast Council area - Employed persons (Usual residence)	2016			2011			Change
Industry sector	Number	%	Tasmania %	Number	%	Tasmania %	2011 to 2016
Agriculture, Forestry and Fishing	98	6.4	5.3	63	3.1	4.8	+35
Mining	350	22.9	1.0	594	29.5	1.3	-244
Manufacturing	23	1.5	6.9	89	4.4	8.7	-66
Electricity, Gas, Water and Waste Services	27	1.8	1.6	31	1.5	1.7	-4
Construction	75	4.9	7.6	104	5.2	7.6	-29
Wholesale trade	11	0.7	2.2	21	1.0	3.3	-10
Retail Trade	109	7.1	10.9	134	6.7	11.3	-25
Accommodation and Food Services	227	14.9	7.6	314	15.6	7.3	-87
Transport, Postal and Warehousing	74	4.8	4.2	91	4.5	4.3	-17
Information Media and Telecommunications	9	0.6	1.3	11	0.5	1.5	-2
Financial and Insurance Services	8	0.5	2.1	14	0.7	2.4	-6
Rental, Hiring and Real Estate Services	13	0.9	1.2	8	0.4	1.3	+5
Professional, Scientific and Technical Services	23	1.5	4.7	33	1.6	4.7	-10
Administrative and Support Services	72	4.7	2.9	73	3.6	2.7	-1
Public Administration and Safety	84	5.5	7.8	107	5.3	9.0	-23
Education and Training	120	7.9	9.3	127	6.3	9.0	-7
Health Care and Social Assistance	94	6.2	14.2	86	4.3	12.0	+8
Arts and Recreation Services	19	1.2	1.9	15	0.7	1.6	+4
Other Services	54	3.5	3.8	61	3.0	3.7	-7
Inadequately described or not stated	36	2.4	3.4	35	1.7	2.0	+1
Total employed persons aged 15+	1,526	100.0	100.0	2,011	100.0	100.0	-485
<p>Source: Australian Bureau of Statistics, Census of Population and Housing 2011 and 2016. Compiled and presented by .id (informed decisions).</p> 							

Strategic Context



**WEST COAST COUNCIL AREA SHOWING MAIN
ROUTES AND TOWNSHIPS**

ANY DECISION BY THE PLANNING
AUTHORITY MUST BE GUIDED BY
STRATEGIES AND POLICIES.

INTRODUCTION

In conducting the Industrial Land Review, the objectives of the *Resource Management and Planning System of Tasmania* and high-level strategies such as the Cradle Coast Regional Land Use Strategy (CCRLUS) must be given consideration. Future land supply should only be selected where the planning authority embarks on an amendment to change the zoning, it must only do so if it is in the opinion that it can satisfy the objectives or achieve the intended goals or action of the CCRLUS or local strategy.

While the *Land Use Planning and Approvals Act 1993* calls on the CCRLUS,

endorsed local strategies such as the West Coast Council Land Use Planning Strategy are equally applicable.

In this context, the planning authority must decide as per the requirements set out under the *Land Use Planning and Approvals Act 1993* concerning a future amendment to the Tasmanian Planning Scheme - West Coast. *Guideline 1, Local Provisions Schedule (LPS): zone and code application* also plays a pivotal role in determining the zoning regime applied to industrial uses and activities.

**Objectives of
the Resource
Management &
Planning System**

he Municipality is experiencing growth in the energy sector with additional wind farms and hydrogen production on the horizon.

The unique environment within the West Coast is integral to the social, cultural and economic functions and sustainability. Typically, the Municipality is a 'boom and bust' economy due to the significant reliance on natural resources. Historically, the rate of change for development is relatively low in a 'bust' period, which to date has assisted in maintaining the environmental amenity. However, acceleration of development is a potential threat to the sense of place, cultural practices, and tourism. New industrial activities must carefully balance environmental aspects and aesthetics and visual impact on townships, notably the entry points. This approach is valuable for protecting the towns and settlements' intrinsic qualities, the quality of life and enjoyment of people, and the economic benefits they bring.

The Industrial Land Review is informed by the objectives of the Resource Management and Planning System, which is called upon by the *Land Use Planning and Approvals Act 1993*.

**The Cradle Coast
Regional Land Use
Strategy**

The CCRLUS provides a regional perspective on land use planning issues of significance for all municipalities within the Cradle Coast Region. The prosperity and liveability of the Cradle Coast Region are achieved through economically, socially and environmentally sustainable development driven by land use outcomes outlined in the strategy.

The CCRLUS land use policies provide for economic activity and jobs. A prosperous economy and liveable communities rely on the opportunity to undertake economic activity requiring the use, development and protection of land and infrastructure. The strategy supports land use planning processes for:

- Economic activity to facilitate the supply of employment;
 - Manufacturing and processing to provide land for service and support industries;
 - New industrial land located to avoid adverse impact on other land uses and natural or cultural values; and
 - Business and commercial activity to facilitate convenient access in each settlement area to food and convenience goods retailers and services.

The distribution of higher-order retail goods and services is promoted throughout the Region consistent with recognised settlement patterns and at a scale, type and frequency of occurrence appropriate to settlement size, local consumer demand, and relationship to the broader regional market. Burnie provides regional and district business and commercial service roles for the West Coast in addition to meeting local demand.

The CCRLUS provides strategic direction to maintain established centres' integrity, viability, and vitality by locating new business and commercial development onto land within or immediately contiguous with existing town centres and commercial zones.

Prepared in 2017, the West Coast Council Land Use Planning Strategy is the most recent statement of strategic planning intent

**West Coast Council
Land Use Planning
Strategy 2017
(Land Use Strategy)**

for industrial areas in the West Coast municipality. The strategy includes a comprehensive assessment of the critical influences impacting the use and development of industrial land and provides strategic land use direction focusing mainly on the areas of Strahan, Queenstown, Zeehan, Rosebery and Tullah.

In the view of West Coast's historic, long-term trend for a decline in population numbers, the Municipality's narrow industry base and limited employment opportunities, it is critically important that a sufficient supply of industrial land (in relation to both location and type) is available to accommodate economic growth and to generate employment. Other essential aspects relating to industrial land planning and development include supporting consolidated land use patterns and minimising the potential for land use conflict.

Strategic planning for industrial land aims to provide sufficient land to meet the needs of industrial operators while optimising the use of land and existing infrastructure and facilities. An undersupply of industrial and commercial land can constrain a region's economic development, and an over-supply of land may result in inefficient use of land and lead to sub-optimal usage of the capacity of existing infrastructure and facilities.

**West Coast
Community Plan
2025**

In 2015, community consultation was undertaken across the West Coast to create the Region's first 10-year strategic community plan. West Coast Community Plan 2025 provides an opportunity to strategically plan a future that the community, Council, government, non-government organisations, businesses and stakeholders can work towards together. The plan sets a vision for the community, the economy, the infrastructure, the environment and key alliances and partnerships for the Municipality.

The West Coast community was engaged, and the key issues and opportunities for the Region were identified. Key issues included the lack of employment opportunities, transport options and education & training opportunities. The declining population of the West Coast was also identified as a critical issue facing the Region. The activities and opportunities identified by the community included exploring renewable energy sources, the opportunity of investigating niche manufacturing industries, and retail opportunities. The community would also like to investigate the potential training opportunities to focus on available related industry jobs.

ENERGY INDUSTRY



Renewable Energy Source - Wind Energy

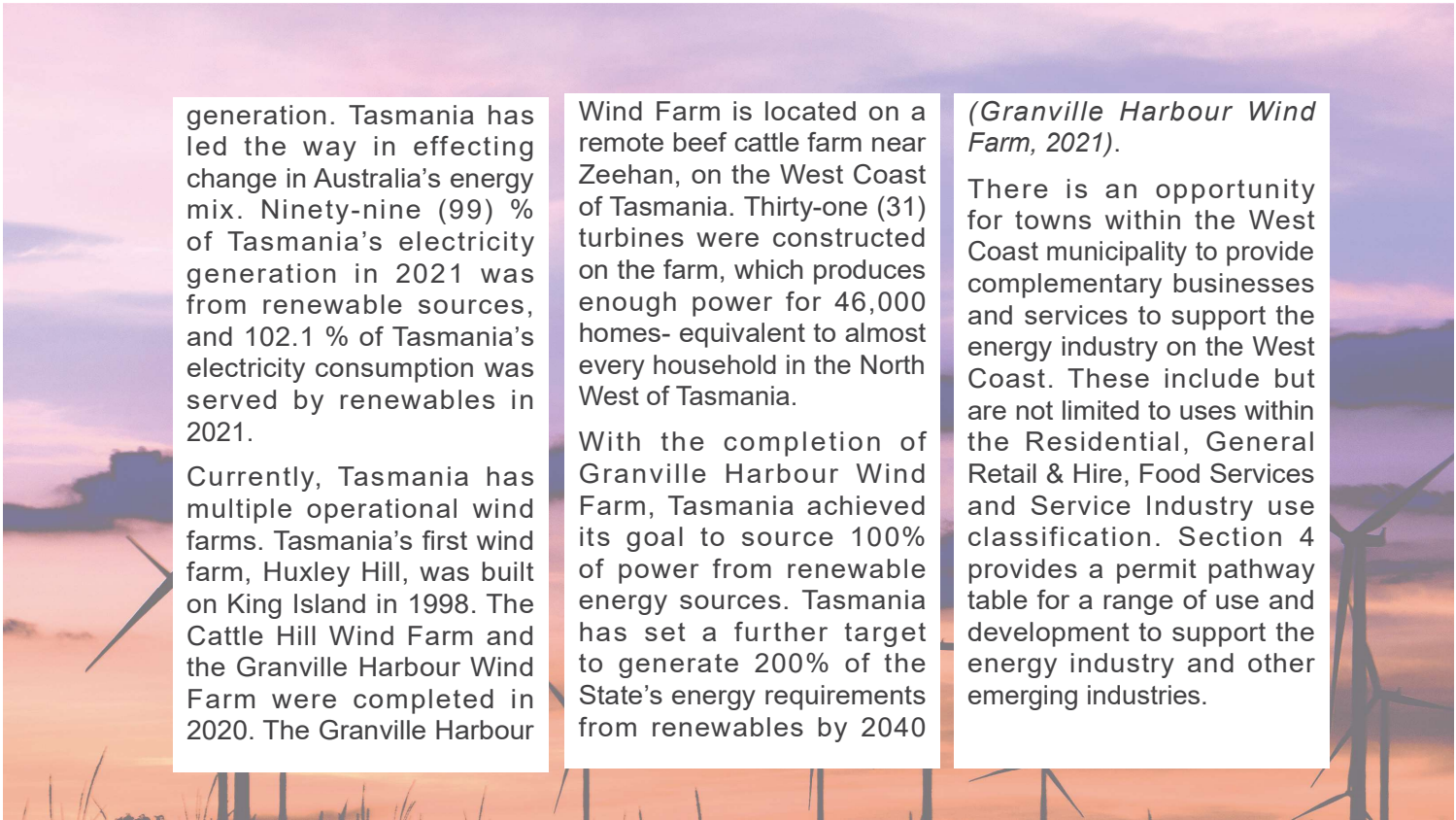
Growing awareness of climate change has highlighted the need for Australians to generate electricity using cleaner, greener technologies. Wind power is one of the most advanced, affordable technologies for generating clean energy, and over the last ten years, wind farms have become an increasingly important part of Australia's electricity network (*Granville Harbour Wind Farm, 2021*).

Wind energy in Australia is one of Australia's main sources of renewable energy, generating enough energy to meet 7.1% of the nation's

total electricity demand. At the end of 2018, there were 94 wind farms in Australia (*Australian Government, Australian Renewable Energy Agency, 2021*).

The Clean Energy Council is the peak body for Australia's renewable energy and energy storage industry. The Australian renewable energy industry accounted for 32.5% of Australia's total electricity generation in 2021. Australia's leading source of clean energy generation in 2021 was again wind, which accounted for 35.9% of renewable generation and 11.7% of total electricity

NEW EMPLOYMENT CAN BRING PROSPERITY & COMMUNITY BENEFIT.



generation. Tasmania has led the way in effecting change in Australia's energy mix. Ninety-nine (99) % of Tasmania's electricity generation in 2021 was from renewable sources, and 102.1 % of Tasmania's electricity consumption was served by renewables in 2021.

Currently, Tasmania has multiple operational wind farms. Tasmania's first wind farm, Huxley Hill, was built on King Island in 1998. The Cattle Hill Wind Farm and the Granville Harbour Wind Farm were completed in 2020. The Granville Harbour

Wind Farm is located on a remote beef cattle farm near Zeehan, on the West Coast of Tasmania. Thirty-one (31) turbines were constructed on the farm, which produces enough power for 46,000 homes- equivalent to almost every household in the North West of Tasmania.

With the completion of Granville Harbour Wind Farm, Tasmania achieved its goal to source 100% of power from renewable energy sources. Tasmania has set a further target to generate 200% of the State's energy requirements from renewables by 2040

(Granville Harbour Wind Farm, 2021).

There is an opportunity for towns within the West Coast municipality to provide complementary businesses and services to support the energy industry on the West Coast. These include but are not limited to uses within the Residential, General Retail & Hire, Food Services and Service Industry use classification. Section 4 provides a permit pathway table for a range of use and development to support the energy industry and other emerging industries.