
Application for Planning

S.57 Land Use Planning and Approvals Act 1993

The following application has been received:

Application No.: **DA2025187**

Location: **38 Fieldings Way, Ulverstone**

Proposal: **Manufacturing and Processing, Service Industry & Storage - Change of use - retrospective**

The application may be inspected at the Administration Centre, 19 King Edward Street, Ulverstone during Office hours and on the council's website: www.centralcoast.tas.gov.au Any person may make representation in relation to the applications (in accordance with S.57(5) of the Act) by writing to the Chief Executive Officer, PO Box 220, Ulverstone 7315 or by email to admin@centralcoast.tas.gov.au and quoting the Application No. Any representations received by the Council are classed as public documents and will be made available to the public where applicable under the *Local Government (Meeting Procedures) Regulations 2025*.

The representation must be made on or before **14 January 2026**

Date of Notification: **13 December 2025**

CENTRAL COAST COUNCIL

PO Box 220
19 King Edward Street
ULVERSTONE TASMANIA 7315
Ph: (03) 6429 8900
Email: planning@centralcoast.tas.gov.au
www: centralcoast.tas.gov.au



Land Use Planning and Approvals Act 1993
Tasmanian Planning Scheme – Central Coast
PLANNING PERMIT APPLICATION

CENTRAL COAST COUNCIL
LAND USE PLANNING
Received: 14/08/2025
Application No: DA2025187
Doc ID: 528043

Office use only: Zone: Permit Pathway – NPR/Permitted/Discretionary

Use or Development Site:

Site Address

38 Fieldings Way, Ulverstone

Certificate of Title Reference

Land Area

2437

Heritage Listed Property

NO



YES



Applicant(s)

First Name(s)

Raphael

Surname(s)

Tsakirellis

Company name (if applicable)

Tasurban Town Planning

Contact No:

0402541396

Postal Address:

236 Charles Street, Launceston, 7249

Email address:

info@tasurbantownplanning.com.au

Please tick box to receive correspondence and any relevant information regarding your application via email.



Owner(s) (note – if more than one owner, all names must be indicated)

First Name(s)

Bobby & Jane

Middle Names(s)

Surname(s)

Lambie

Company name (if applicable)

Postal Address:

38 Fieldings Way, Ulverstone

PERMIT APPLICATION INFORMATION

(If insufficient space for proposed use and development, please attach separate documents)

"USE" is the purpose or manner for which land is utilised.

Proposed Use refer to planning report

Use Class
Office use only

"Development" is the works required to facilitate the proposed use of the land, including the construction or alteration or demolition of buildings and structures, signs, any change in ground level and the clearing of vegetation.

Proposed Development (please submit all documentation in PDF format to planning@centralcoast.tas.gov.au separating A4 documents & forms from A3 documents).

refer to planning report

Value of the development – (to include all works on site such as outbuildings, sealed driveways and fencing)


\$.....0..... Estimate/ Actual

Total floor area of the developmentm²

Declaration of Notice to Landowner

If land is NOT in the applicant's ownership

I **Raphael Tsakirellis** , declare that the owner/each of the owners of the land has been notified of the intention to make this permit application under section 52(1) of the *Land Use Planning and Approvals Act 1993*.

Signature of Applicant 

Date **02/07/2025**

If the application involves land within a Strata Corporation

I , declare that the owner/each of the owners of the body corporation has been notified of the intention to make this permit application.

Signature of Applicant

Date

If the application involves land owned or administered by the CENTRAL COAST COUNCIL

Central Coast Council consents to the making of this permit application.

General Managers Signature _____ Date

If the permit application involves land owned or administered by the CROWN

I, _____ the Minister

responsible for the land, consent to the making of this permit application.

Minister (Signature) _____ Date

NB: If the site includes land owned or administered by the Central Coast Council or by a State government agency, the consent in writing (a letter) from the Council or the Minister responsible for Crown land must be provided at the time of making the application - and this application form must be signed by the Council or the Minister responsible.

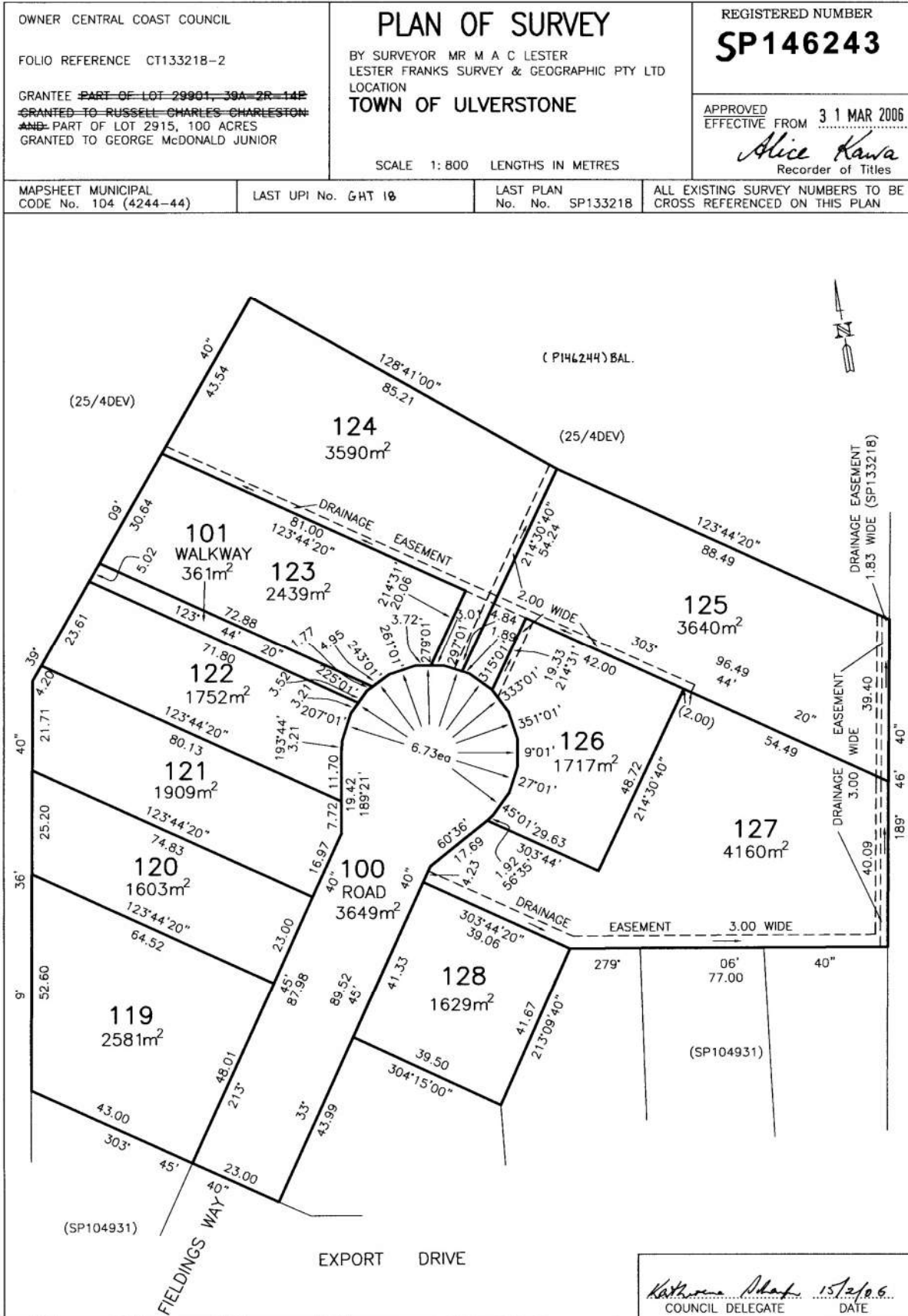
Applicants Declaration

I/ we Raphael TSakirellis
declare that the information I have given in this permit application to be true and correct to the best of my knowledge.

Signature of Applicant/s  _____ Date 02/07/2025


Office Use Only	
Planning Permit Fee	\$
Public Notice Fee	\$
Permit Amendment / Extension Fee	\$
No Permit Required Assessment Fee	\$
TOTAL	\$
Validity Date	

"EARLY ISSUE"



SEARCH OF TORRENS TITLE

VOLUME 146243	FOLIO 123
EDITION 8	DATE OF ISSUE 31-May-2016

 CENTRAL COAST COUNCIL LAND USE PLANNING	
Received:	14/08/2025
Application No:	DA2025187
Doc ID:	528045

SEARCH DATE : 11-Jul-2025

SEARCH TIME : 02.03 PM

DESCRIPTION OF LAND

Town of ULVERSTONE
 Lot 123 on Sealed Plan 146243
 Derivation : Part of Lot 2915, 100 Acres Gtd. to George
 McDonald Jnr.
 Prior CT 133218/2

SCHEDULE 1

E30587 TRANSFER to BOBBY CLINTON LAMBIE and JANE THERESA
 LAMBIE Registered 01-Dec-2015 at noon

SCHEDULE 2


Reservations and conditions in the Crown Grant if any
 SP146243 EASEMENTS in Schedule of Easements
 SP146243 COVENANTS in Schedule of Easements
 SP146243 FENCING COVENANT in Schedule of Easements
 SP104931 & SP133218 COVENANTS in Schedule of Easements
 SP133218 FENCING COVENANT in Schedule of Easements
 SP11217 & SP47251 FENCING PROVISION in Schedule of Easements
 E21177 MORTGAGE to Bendigo and Adelaide Bank Limited
 Registered 31-May-2016 at 12.01 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

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Central Coast Council



CENTRAL COAST COUNCIL
 19 King Edward St
 Ulverstone
 TAS 7315
 Telephone: 03 6429 8900
 admin@centralcoast.tas.gov.au



11-Dec-2025

**38 FIELDINGS WAY,
 ULVERSTONE
 DA2025187**

IMPORTANT

This map was produced on the GEOCENTRIC DATUM OF AUSTRALIA 1994 (GDA94), which has superseded the Australian Geographic Datum of 1984 (AGD66/84). Heights are referenced to the Australia Height Datum (AHD). For most practical purposes GDA94 coordinates, and satellite derived (GPS) coordinates based on the World Geodetic Datum 1984 (WGS84), are the same.

Disclaimer

This map is not a precise survey document
 All care is taken in the preparation of this plan; however, Central Coast Council accepts no responsibility for any misprints, errors, omissions or inaccuracies. The information contained within this plan is for pictorial representation only. Do not scale. Accurate measurement should be undertaken by survey.
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20 m

Scale =
1:850.500



Town Planning Report

38 Fieldings Way, Ulverstone

24 November 2025

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Document Information

Report prepared by:

Raphael Tsakirellis

Report reviewed by:

Raphael Tsakirellis

On behalf of:

Bobby Lambie

Site Address

Street Address: 38 Fieldings Way, Ulverstone

Contact

Business Name: TasUrban Town Planning
Business Address: 236 Charles Street, Launceston 7250
Contact Person : Raphael Tsakirellis
Mobile Number: 0402541396
Email: info@tasurbantownplanning.com.au

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Introduction

This Town Planning Report has been prepared in support of a retrospective development application for a change of use at 38 Fieldings Way, Ulverstone. The subject site comprises three existing warehouse buildings, which have already been repurposed for separate commercial and light industrial uses without prior planning approval. This application seeks to formalise the current uses and ensure compliance with the relevant planning controls under the Tasmanian Planning Scheme – Central Coast.

Specifically, the three warehouses are currently utilised for a number of uses, which will be discussed further below in the report. The retrospective application aims to regularise these uses, which collectively contribute to the activation and economic diversity of the site and surrounding industrial precinct.

This report provides an assessment of the proposal against the applicable provisions of the planning scheme, including zone purpose statements, use standards, and any relevant codes or overlays. Consideration is also given to matters such as amenity, traffic and access, car parking, and land use compatibility.

Overall, the proposal seeks to legitimise an appropriate and productive use of existing industrial infrastructure, aligning with the intended character and function of the zone.

Subject Site and Surrounds

The subject site is located at 38 Fieldings Way, Ulverstone, within the established industrial precinct of the Central Coast municipality. The land comprises a single allotment developed with three warehouse-style buildings, each of which has been constructed in a typical industrial form featuring metal cladding, roller doors, and hardstand areas for vehicle access and parking. The site benefits from direct frontage to Fieldings Way and has convenient access to the broader road network, including short connections to the Bass Highway.

The surrounding area is predominantly industrial in character, comprising a mix of light manufacturing, service industries, warehousing, and trades-based businesses. The adjoining properties to the north and south are occupied by similar warehouse and industrial uses, while land to the east and west also reflects the prevailing industrial zoning and use pattern. The area is generally low in intensity, with wide road reserves and generous building setbacks contributing to an open, functional streetscape.

The site is appropriately located for the range of uses proposed, with sufficient separation from sensitive land uses such as residential zones. The existing built form and industrial context provide a suitable setting for the ongoing operation of the mechanic, manufacturer and storage warehouse currently occupying the premises.



Figure 1- Aerial of site via Nearmaps

Surrounding Area

The subject site at 38 Fieldings Way, Ulverstone, is situated within the established Fieldings Way Industrial Estate, a precinct characterized by a variety of light industrial and commercial activities. The property encompasses a 2,439 m² allotment developed with 3 Colorbond-clad industrial sheds, each varying in size and currently accommodating a variety of uses.

The immediate vicinity is predominantly industrial, with neighbouring properties hosting similar warehouse and service-oriented businesses. The site benefits from direct access to Fieldings Way, facilitating efficient vehicular movement and connectivity to the broader road network, including proximity to the Bass Highway.

In terms of residential proximity, the nearest residentially zoned land is located approximately 120 meters to the southwest. This separation provides a substantial buffer between the industrial activities on the subject site and residential dwellings, thereby minimizing potential land use conflicts and preserving residential amenity.

The site's location within a dedicated industrial zone, coupled with its distance from residential areas, underscores its suitability for the existing and proposed uses, aligning with the strategic planning objectives for the region.



Figure 2- Aerial of the site via Nearmaps

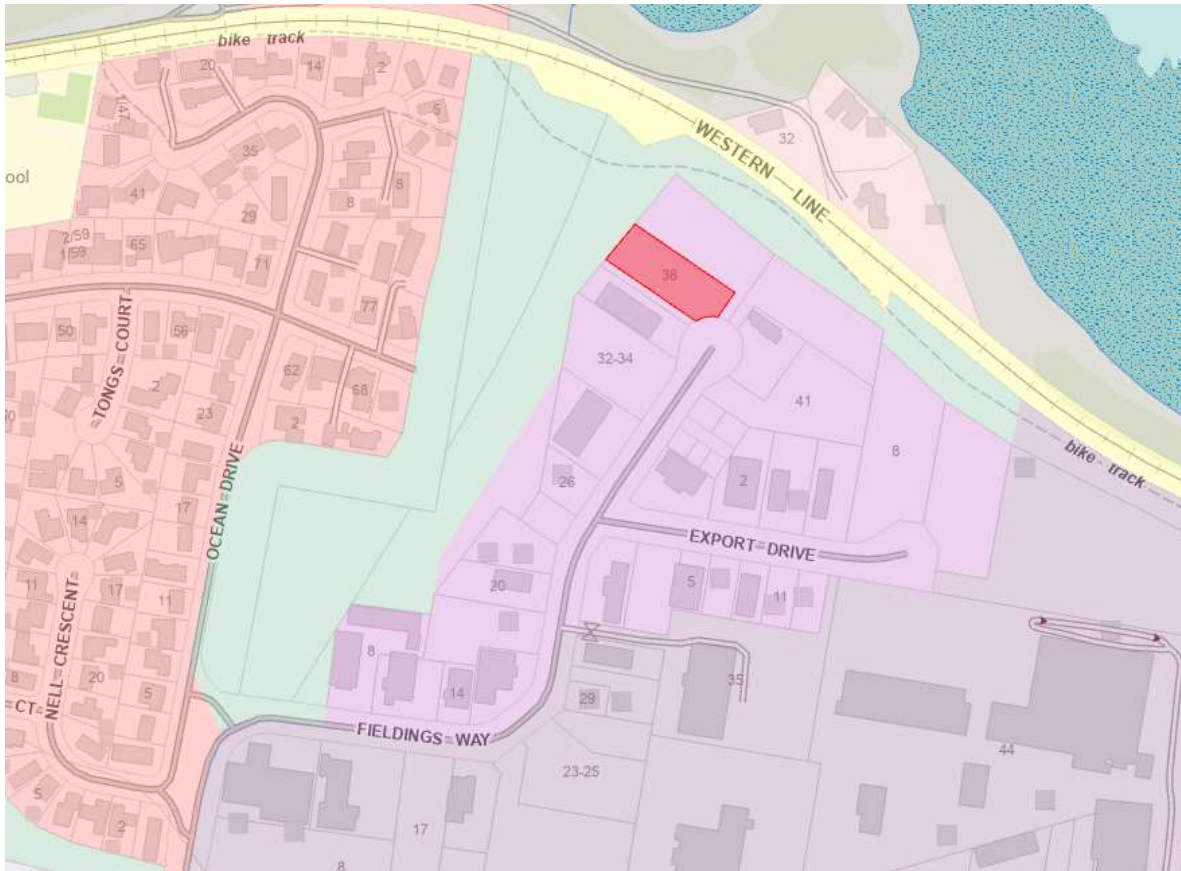


Figure 3- Zoning of the site via The List

Overview of Proposal

This application seeks retrospective planning approval for a change of use at 38 Fieldings Way, Ulverstone, involving the adaptive reuse of three existing industrial warehouses. The proposal includes the operation of a mechanic (Service Industry), manufacturing and processing (portable storage units), storage. All uses are accommodated within existing buildings and no external construction or physical modifications are proposed.

The subject site is located within the Light Industrial Zone under the Tasmanian Planning Scheme – Central Coast and is part of a well-established industrial precinct. The proposal aligns with the purpose and intent of the zone by facilitating a mix of low-impact, employment-generating uses that contribute to the economic and functional diversity of the area.

A total of 13 on-site car parking spaces are provided, with a calculated requirement of 16 spaces, resulting in a minor variation of 3 spaces. This shortfall is addressed within this

application against the relevant Performance Criteria of the Parking and Sustainable Transport Code and is considered acceptable given the site context, use patterns, and surrounding conditions.

The proposal does not increase floor area, change the site layout, or alter access arrangements. All uses operate within existing buildings and are appropriately separated from any sensitive land uses. As a retrospective application, the proposal seeks to formalise the current operation of the tenancies and ensure compliance with the planning scheme. Overall, the application represents an appropriate and efficient reuse of industrial buildings that supports local services and employment while maintaining compatibility with the surrounding built form and planning controls.

The subject site currently accommodates a mix of established land uses, reflective of its strategic location and functional capacity. The site is utilised by four distinct, yet complementary, operations:

- **Manufacturing and Processing (portable storage units)** The premises are used for the production and assembly of portable storage containers. This use aligns with light industrial activities and involves on-site fabrication and minor dispatch operations. The proposed use operates strictly on an appointment-only basis and does not accommodate walk-in or drop-in customers.
- **Service Industry(mechanic):** A mechanical service business is operating from the land, providing vehicle maintenance and repair services. This use supports the local service economy and is consistent with the existing industrial character of the area. The proposed use operates strictly on an appointment-only basis and does not accommodate walk-in or drop-in customers.
- **Storage:** Part of the site is occupied for the purpose of warehousing and bulk storage of goods. The use functions as a distribution point, involving the short-term storage of products for wholesale supply.
- **Manufacturing and Processing:** The smaller premises will be leased towards manufacturing uses that align with the area.

These existing uses are well-established and co-exist without conflict. The mix of uses demonstrates a practical and efficient utilisation of the land, responding to both local

service needs and employment generation. The proposal seeks to formally acknowledge and regularise these existing uses to ensure consistency with the planning scheme and support future planning certainty.

The key details of the proposed use are as follows:

- Shed 3 is divided into two tenancies and utilised for manufacturing and processing and the service industry (mechanic).
- Shed 1 is utilised for manufacturing (storage unit assembly).
- Shed 2 is utilised as a storage facility.
- The site has 13 on-site car parking locations shared between the 4 tenancies. Further details are shown in the provided plan snapshots below.
- No outdoor storage is proposed for any of the uses
- Shed 2 has an area of 420.50 square metres
- Shed 3 has an area of 419.10 square metres
- Shed 1 has an area of 314.70 square metres
- No new development is being sought as part of this application.

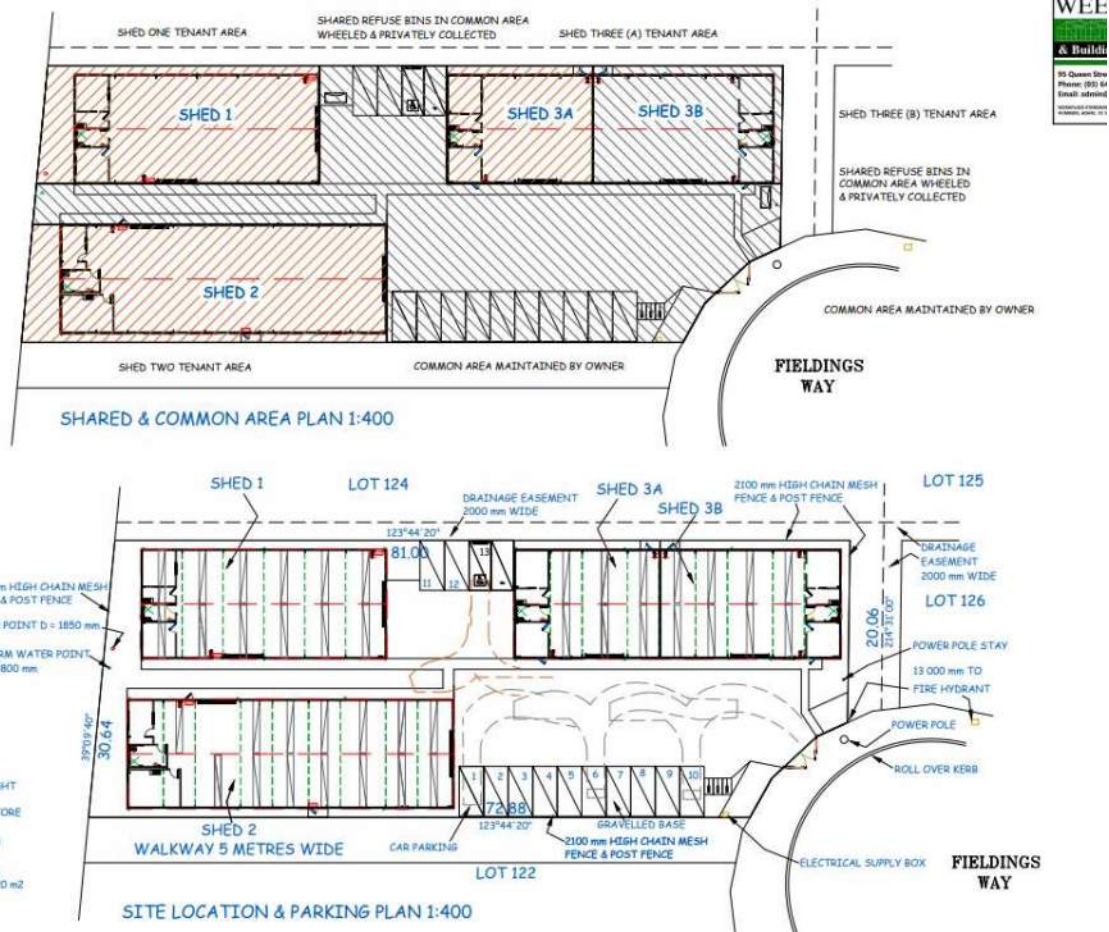


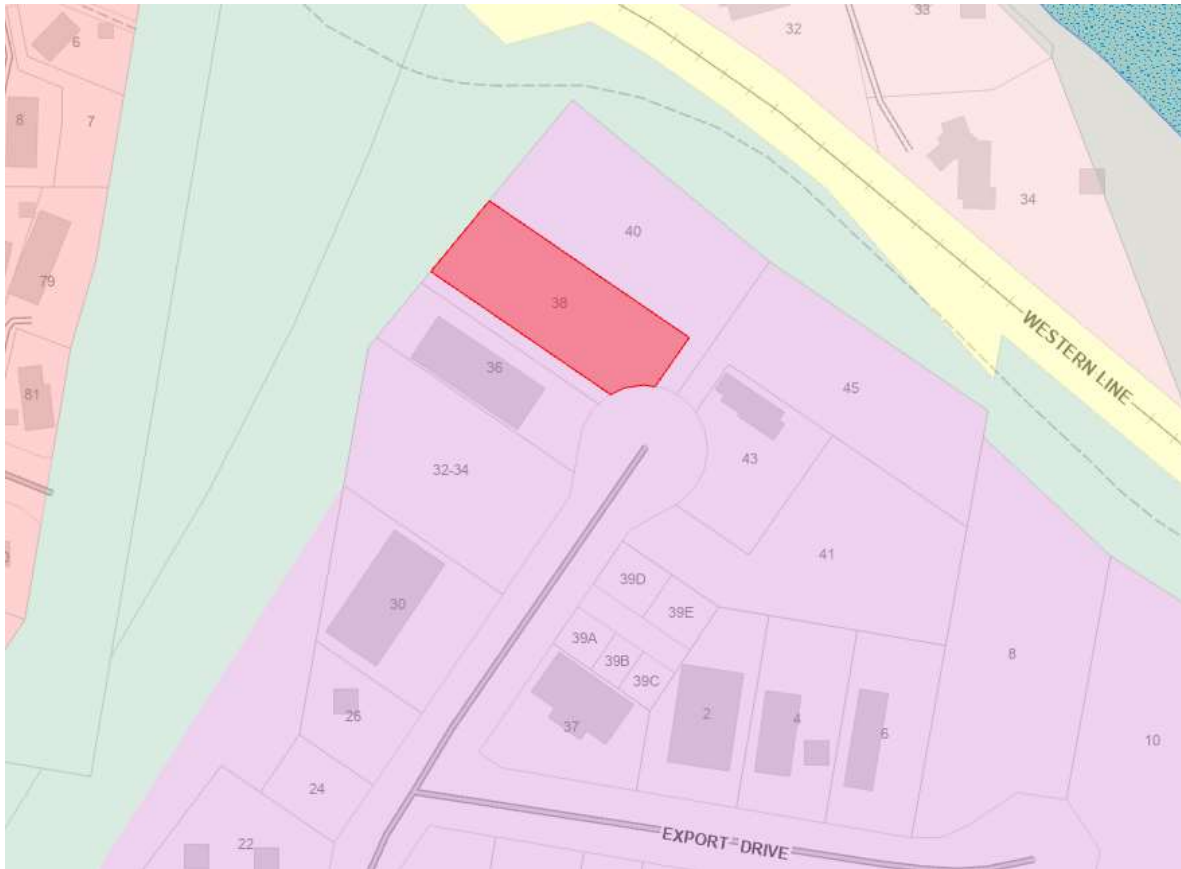
Figure 4- Layout plan

Title particulars

Lot 151 on Sealed Plan 181554. A number of easements and covenants are present on the title but will not impact the nature of this proposal.

Zoning and Codes

Light Industrial- 18 (Zone Number 18)



The subject site is located within the Light Industrial Zone 18. Pursuant to Clause 18.2, a Service Industry (Mechanic) is a permitted use.

Pursuant to Clause 18.2 the use of the land for manufacturing and processing is a permitted use.

Pursuant to Clause 18.2 the use of the land for storage is a permitted use.

Zone Purpose:

- 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 with, or unreasonable loss of amenity to, any other uses.
- To provide for use or development that supports and does not adversely impact on industrial activity.

In response:

The proposed retrospective change of use of the sheds to accommodate the following uses are permitted and do not require a permit under the provisions of Clause 18:

- Manufacturing (portable storage containers)
- Manufacturing and Processing
- Service industry (mechanic)
- Storage

Therefore, under the Zoning provisions, a change of use application for the abovementioned uses, would be considered as of right and an assessment is therefore not required in this instance.

Use Standards:

Clause 18.3.1

In Response: Manufacturing and Processing (Portable Storage Containers):

The premises will be used for the production and assembly of portable storage containers. This aligns with light industrial activities and includes on-site fabrication and minor dispatch operations. The business operates on an appointment-only basis and does not cater to walk-in or drop-in customers.

Floor Area Shed 1

314.70 Square Metres

Staff Numbers

2 Staff

Hours of Operation

Monday to Friday: 9:00am – 5:00pm

Assessment Against Clause 18.3.1 – All Uses

- **Proximity to Residential Zones:** The site is not within 50 metres of any General Residential Zone, Inner Residential Zone, Low Density Residential Zone, or Rural Living Zone.
- **A1 – Hours of Operation:** The proposed hours comply with the Acceptable Solution A1, as they fall within 7:00am–9:00pm Monday to Saturday.
- **A2 – External Lighting:** No external lighting is proposed beyond potential baffled security lighting. As the site is not within 50m of a residential zone, this is compliant.
- **A3 – Vehicle Movements:** Commercial vehicle activity is minimal and limited to occasional dispatch during business hours, meeting the acceptable criteria.

The proposed manufacturing use meets the Acceptable Solutions under Clause 18.3.1. It poses no unreasonable amenity impact on nearby uses and aligns with the planning objectives for industrial operations.

In Response: Service Industry (Mechanic):

A mechanical servicing business will operate from the premises, offering vehicle maintenance and repairs. The operation is appointment-only and does not accept drop-in customers, which reduces noise and traffic generation.

Hours of Operation

Monday to Friday: 8:30am – 5:00pm

Floor Area Shed 3 (partial shed)

186.90 Square Metres

Staff Numbers

2 Staff

Assessment Against Clause 18.3.1 – All Uses

- **Proximity to Residential Zones:** The site is not within 50 metres of any General Residential Zone, Inner Residential Zone, Low Density Residential Zone, or Rural Living Zone.

- **A1 – Hours of Operation:** The proposed hours comply with the Acceptable Solution A1, as they fall within 7:00am–9:00pm Monday to Saturday.
- **A2 – External Lighting:** No external lighting is proposed beyond potential baffled security lighting. As the site is not within 50m of a residential zone, this is compliant.
- **A3 – Vehicle Movements:** Commercial vehicle activity is minimal and limited to occasional dispatch during business hours, meeting the acceptable criteria.

This service industry use complies with all Acceptable Solutions under Clause 18.3.1. It presents no adverse amenity impact and is compatible with the existing industrial context.

In Response: Manufacturing and Processing:

The premises will be used for the production and assembly of small items and joinery. This aligns with light industrial activities and includes on-site fabrication and minor dispatch operations. The business operates on an appointment-only basis and does not cater to walk-in or drop-in customers.

Floor Area Shed 3

232.20 Square Metres

Staff Numbers

2 Staff

Hours of Operation

Monday to Friday: 9:00am – 5:00pm

Assessment Against Clause 18.3.1 – All Uses

- **Proximity to Residential Zones:** The site is not within 50 metres of any General Residential Zone, Inner Residential Zone, Low Density Residential Zone, or Rural Living Zone.
- **A1 – Hours of Operation:** The proposed hours comply with the Acceptable Solution A1, as they fall within 7:00am–9:00pm Monday to Saturday.

- **A2 – External Lighting:** No external lighting is proposed beyond potential baffled security lighting. As the site is not within 50m of a residential zone, this is compliant.
- **A3 – Vehicle Movements:** Commercial vehicle activity is minimal and limited to occasional dispatch during business hours, meeting the acceptable criteria.

The proposed manufacturing use meets the Acceptable Solutions under Clause 18.3.1. It poses no unreasonable amenity impact on nearby uses and aligns with the planning objectives for industrial operations.

In Response: Storage:

Part of the site is to be used for storage and distribution of wholesale goods. This involves the short-term warehousing of products, with goods transported in and out for bulk supply.

Hours of Operation

Monday to Friday: 9:00am – 5:00pm

Floor Area Shed 2

420.50 Square Metres

Staff Numbers

2 Staff

Assessment Against Clause 18.3.1 – All Uses

- **Proximity to Residential Zones:** The site is not within 50 metres of any General Residential Zone, Inner Residential Zone, Low Density Residential Zone, or Rural Living Zone.
- **A1 – Hours of Operation:** The proposed hours comply with the Acceptable Solution A1, as they fall within 7:00am–9:00pm Monday to Saturday.
- **A2 – External Lighting:** No external lighting is proposed beyond potential baffled security lighting. As the site is not within 50m of a residential zone, this is compliant.

- **A3 – Vehicle Movements:** Commercial vehicle activity is minimal and limited to occasional dispatch during business hours, meeting the acceptable criteria.

The storage use complies with **Clause 18.3.1 – All Uses**, satisfying all Acceptable Solutions. The low-impact nature of the activity ensures compatibility with surrounding industrial land.

A1

Hours of operation of a use, excluding Emergency Services, Natural and Cultural Values Management, Passive Recreation or Utilities, on a site within 50m of a General Residential Zone, Inner Residential Zone, Low Density Residential Zone or Rural Living Zone, must be within the hours of:

- (a) 7.00am to 9.00pm Monday to Saturday; and
- (b) 8.00am to 9.00pm Sunday and public holidays.

C2.0 Parking and Sustainable Transport Code

- The purpose of the Parking and Sustainable Transport Code is:
- To ensure that an appropriate level of parking facilities is provided to service use and development.
- To ensure that cycling, walking and public transport are encouraged as a means of transport in urban areas.
- To ensure that access for pedestrians, vehicles and cyclists is safe and adequate.
- To ensure that parking does not cause an unreasonable loss of amenity to the surrounding area.
- To ensure that parking spaces and accesses meet appropriate standards.
- To provide for parking precincts and pedestrian priority streets.

Use Class	Floor Area (m ²)	Parking Rate	Required Spaces
Manufacturing and Processing	314.70	1 space per 200 m ²	→ 1
Manufacturing and processing	232.20	1 space per 200 m ²	→ 1
Service Industry	186.90	1 space per 80 m ²	→ 2
Storage	420.50 (2437 site area)	1 space per 200 m ²	2.24 → 12

1 (Manufacturing) + 1 (manufacturing) + 2 (Service Industry) + 12 (Storage) = 16 Spaces

In Response:

The proposal at 38 Fieldings Way, Ulverstone, results in a total calculated car parking requirement of 16 spaces, based on the floor areas of the proposed uses and the rates specified in Table C2.1 of the Tasmanian Planning Scheme. A total of 13 on-site car parking spaces are available, resulting in a variation of three on site car parking spaces. In accordance with Clause C2.5.1 P1.1, the car parking response is considered acceptable and will continue to meet the reasonable needs of the proposed uses, having regard to the following:

(a) Availability of Off-Street Public Parking:

- The site is located in an industrial area with ample informal and formal off-street parking available within walking distance. The surrounding streets and adjoining properties provide suitable overflow capacity, without compromising traffic safety or amenity.

(b) Shared Use Efficiency:

- The site accommodates multiple uses (storage, service industry, and manufacturing), each with varying peak operating periods.

- Furthermore, all uses on the site are appointment based and do not function in a visit basis. Staff at each business is also limited based on the use and capacity of the land.

(c) Public Transport and Alternative Modes:

- While public transport options are limited in industrial zones, active transport modes (such as walking or cycling) are increasingly common for local workers. The site's scale and nature do not generate high parking demand.

(d) Site Constraints:

- The site is already developed with existing buildings and sealed areas. Additional on-site parking would require significant redesign or loss of functional industrial space, which is not warranted for a single space shortfall.

(e) On-Street Parking Conditions:

- Fieldings Way and the surrounding industrial streets offer safe and unconstrained on-street parking options. The low residential density and wide road reserves ensure that any occasional overflow will not impact traffic, access, or local amenity.

(f) Streetscape Impact:

- No visual or physical changes are proposed to the site's parking or access arrangements. The shortfall does not affect the presentation of the site or the broader industrial streetscape.

Clause C2.5.1 – Car Parking Numbers (Performance Criteria P1.1 Response)

This proposal results in a total parking requirement of 16 car spaces based on the floor areas of the approved uses under Table C2.1 of the Planning Scheme. 13 on-site spaces are provided, resulting in a shortfall of three spaces. While this does not meet Acceptable Solution A1, the proposal satisfies Performance Criteria P1.1 as the number of spaces continues to meet the reasonable needs of the development.

The small scale of the shortfall is negligible in practical terms and is not expected to impact on-site operations or surrounding uses. The range of uses on the site generates low to moderate traffic movements, and their demand is spread throughout the day. The other tenancies typically generate steady but predictable traffic volumes during regular daytime business hours.

The nature of the industrial precinct, with wide road frontages, low pedestrian and vehicle traffic, and adjacent lots also developed for light industrial uses, provides substantial flexibility for accommodating any temporary parking overflow. On-street parking along Fieldings Way is informal but available, and does not interfere with traffic flow, access, or safety.

Further, the existing site layout is fixed by the location of the established warehouse buildings and sealed hardstand areas. Altering the site to create an additional space would either reduce vehicle manoeuvring area or conflict with building access points, resulting in a net negative outcome. The current parking arrangement, while marginally under the prescribed rate, is highly functional, accessible, and appropriate for the mix of uses.

There is no negative impact on the streetscape or amenity of surrounding uses, as the site retains its industrial character and complies with all other relevant planning provisions. Given the minimal scale of the shortfall, the low-intensity use of the site, and the availability of on-street options, the proposal is considered to satisfy the intent and objectives of Clause C2.5.1.

C2.6.5 Pedestrian Access

The site provides safe and convenient pedestrian circulation consistent with C2.6.5 A1.1 and A1.2.

Pedestrian access is via a 1.5 m-wide concrete footpath extending along the front of Sheds 1 and 2, connecting directly to the car-parking area and main entrances. Crossing points between parking aisles and entrances are level, short, and highly visible.

Accordingly, pedestrian access meets the Acceptable Solution A1.1, and no performance variation is required. The layout ensures convenient and safe movement for staff and

visitors, including persons with disabilities, in accordance with AS/NZS 2890 and Clause C2.6.5 A1.2.

C2.5.2 Bicycle Parking Numbers

Under Table C2.1 and Clause C2.5.2, the uses on the site (Manufacturing and Processing, Service Industry and Storage) generate only a minimal demand for bicycle parking.

Each tenancy has 1–2 employees, all of whom access the site primarily by private vehicle due to the industrial location and limited surrounding cycling infrastructure.

In accordance with Performance Criterion P1, the proposal satisfies the Code because:

- the likely number of users and low frequency of visitors do not justify dedicated bicycle parking spaces;
- the surrounding industrial precinct lacks formal cycleways or end-of-trip facilities; and
- secure internal areas within each shed can readily accommodate bicycles should employees choose to cycle.

Therefore, the reasonable needs of the use are met, satisfying C2.5.2 P1.

C2.5.4 Loading Bays

Each tenancy has an individual roller-door loading point opening directly onto the concrete hardstand areas. The floor areas of all tenancies are below 1 000 m², meaning Acceptable Solution A1 does not apply.

Assessment against Performance Criterion P1 confirms compliance:

- Type of vehicles: light commercial vans, utilities and occasional small rigid trucks;
- Frequency: low and appointment-based deliveries only during business hours;
- Location: industrial estate with wide access roads and minimal pedestrian traffic;
- Site area/topography: level concrete hardstand providing unobstructed manoeuvring space; and
- Existing buildings: ample clearance and roller-door widths (3.9 m H × 4.9 m W).

Accordingly, adequate space is provided for safe and efficient loading/unloading in line with C2.5.4 P1.

C2.6.6 Loading Bay Design

The existing aprons and driveways have been designed and constructed in accordance with AS 2890.2 – Off-street Commercial Vehicle Facilities principles, providing sufficient width and turning area for small to medium rigid vehicles to enter and exit the site in a forward direction.

Assessment against Performance Criteria P1 and P2 demonstrates compliance:

- Vehicle type and use: light to medium rigid vehicles associated with the mechanic and manufacturing operations;
- Frequency: limited to daily or twice-weekly deliveries;
- Area and dimensions: the concrete apron between sheds and the 5 m-wide shared driveway allow safe turning;
- Traffic context: low-volume industrial street with direct access to Fieldings Way; and
- Site constraints: flat topography and clear sight lines to the road.

These factors confirm the existing layout provide

The current site layout and existing infrastructure satisfy the intent of the Parking and Sustainable Transport Code. The pedestrian, bicycle, and loading provisions meet the relevant Acceptable Solutions or Performance Criteria under Clauses C2.5.2, C2.5.4, C2.6.5 and C2.6.6. No additional works are required for compliance.

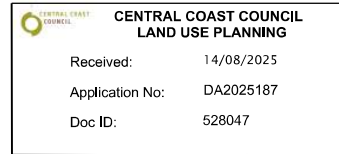
Conclusion

This application seeks retrospective planning approval for a change of use at 38 Fieldings Way, Ulverstone, involving the repurposing of three existing warehouse tenancies for the uses of Service Industry (mechanic), Manufacturing and Processing and Storage. The proposed uses are permitted within the Light Industrial Zone and are consistent with the character, function, and strategic intent of the surrounding industrial area.

The proposal does not involve any external works, increase in built form, or intensification that would adversely affect surrounding properties. All activities are contained within existing buildings, and there are no nearby sensitive land use interfaces.

While the proposal generates a requirement for 16 on-site car parking spaces, 13 spaces are provided, resulting in a minor variation of 3 spaces. A comprehensive assessment has demonstrated that this variation is acceptable given the complementary operating hours of the uses, the availability of on-street and nearby informal parking, and the minimal impact on surrounding amenity or functionality.

In summary, the proposal represents a practical and appropriate use of existing industrial infrastructure, supporting local services and employment while maintaining compliance with the relevant provisions of the Tasmanian Planning Scheme – Central Coast. The application is therefore submitted for Council’s favourable consideration.



13 August 2025

Central Coast Council

Address: 38 Fieldings Way, Ulverstone, Tas, 7315
RE: Response to Taswaters Letter

Att: Central Coast Council

I write regarding existing conditions on the subject land, particularly in relation to water and wastewater infrastructure.

We confirm that there have been no changes to the water infrastructure servicing the site. The current configuration remains consistent with the originally approved servicing arrangements and there has been no increase in demand or modification requiring updated assessment.

Please find below a summary of relevant matters confirming no change in conditions:

- **Water and Sewer Infrastructure:**
There have been no alterations or upgrades to the water supply or sewer infrastructure connected to the site. The operation continues to function under the original approvals, with no change to service requirements or capacity demand.
- **Automotive Workshop:**
The automotive use on site manages oil and liquid waste independently via a licensed third-party contractor, *Tas Oil Recoveries*. There is no discharge of automotive fluids or related waste into the sewer network managed by TasWater.

We trust this information satisfies Council's request and confirms that the site remains consistent with previous approvals in terms of infrastructure servicing. Should you require any further information or clarification, please do not hesitate to contact us.

Raphael Tsakirellis

A handwritten signature in black ink, appearing to read 'Raphael Tsakirellis', written over a horizontal line.

Director

TasUrban Town Planning PTY LTD



1m

2m

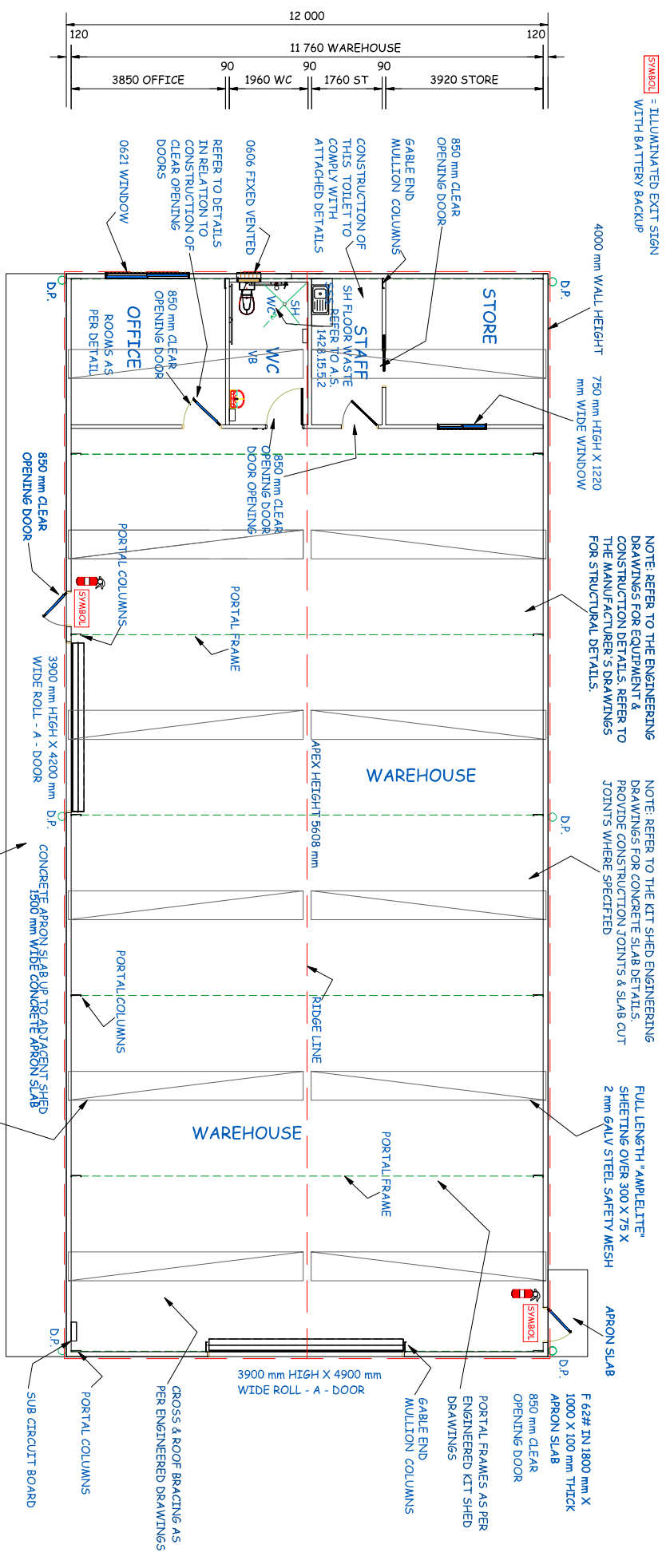
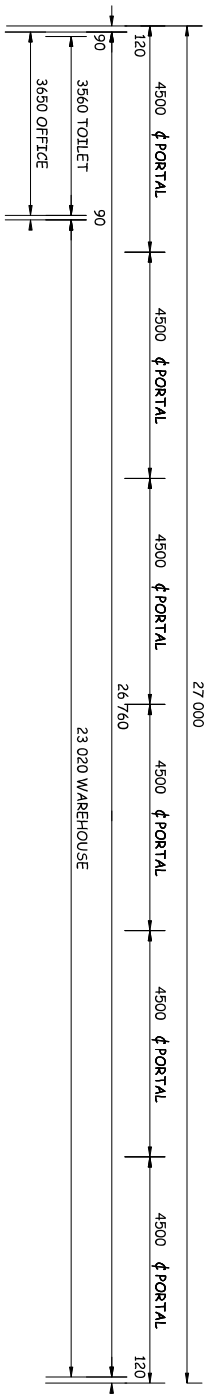


1m



1m





SHED ONE FLOOR PLAN 1:100
 (SHED THREE UNCHANGED)

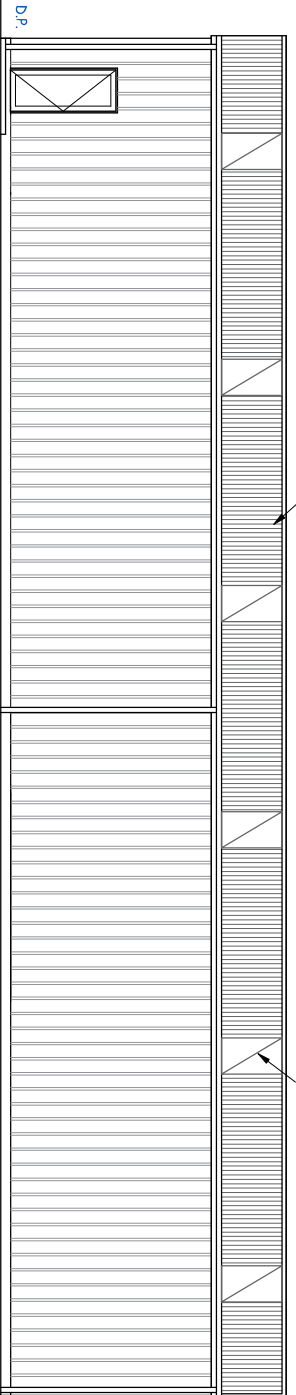
AREA OF SHED TWO 324.00 m²
 TOTAL AREA SHEDS 1188.00 m²

PROPOSED CHANGE OF USE OF THE THREE SHEDS & BUSINESSES AT
 38 FIELDINGS WAY ULVERSTONE FOR Mr. & Mrs. B.C. & J.T. LAMBIE

DATE:	02/12/2025	SCALE:	1:100	CHECKED BY:	J WEEDA	DRAWN BY:	A WEEDA	DWG No.	0025 - 1 OF 9
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SELECTED COLOUR CORRUGATED
COLORBOND STEEL CLADDING
OVER VAPOR BREATHABLE SARKING

SELECTED TINT CORRUGATED
"AMBELITE" CLADDING OVER
GALV STEEL SAFETY MESH

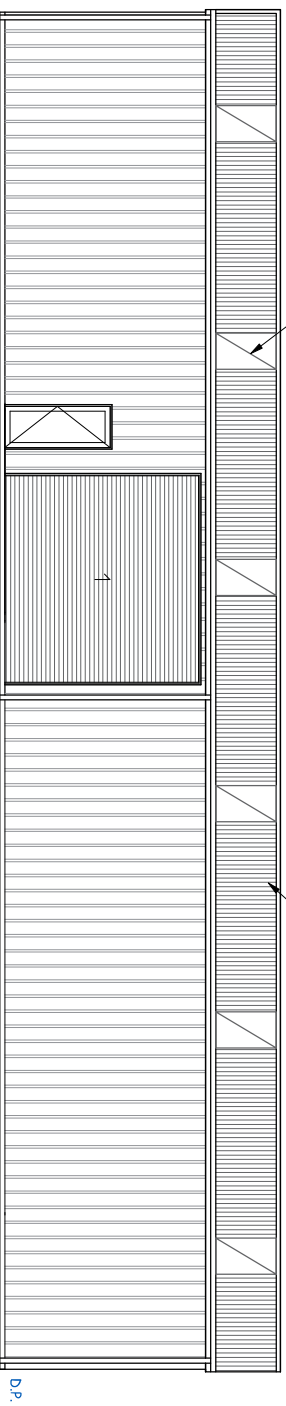


NORTHERN ELEVATION SHED ONE

NOTE: REFER TO THE ENGINEERING DRAWINGS
FOR EQUIPMENT & CONSTRUCTION DETAILS
REFER TO THE MANUFACTURER'S DRAWINGS
FOR STRUCTURAL DETAILS.

SELECTED TINT CORRUGATED
"AMBELITE" CLADDING OVER
GALV STEEL SAFETY MESH

SELECTED COLOUR CORRUGATED
COLORBOND STEEL CLADDING
OVER VAPOR BREATHABLE SARKING



SOUTHERN ELEVATION SHED ONE

3900 mm HIGH X 4200 mm
WIDE ROLL - A - DOOR

CONCRETE APRON SLAB UP TO ADJACENT SHED

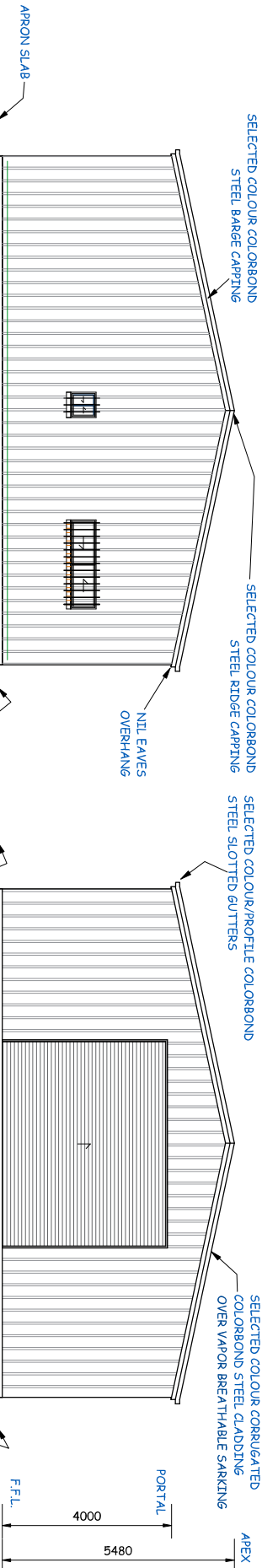
F 62# 30 mm TOP COVER IN 1500 mm
WIDE CONCRETE PATH 100 mm THICK
WITH 150 THICKENED EDGES

SELECTED COLOUR COLORBOND
STEEL BARGE CAPPING

SELECTED COLOUR COLORBOND
STEEL RIDGE CAPPING

SELECTED COLOUR/PROFILE COLORBOND
STEEL SLOTTED GUTTERS

SELECTED COLOUR CORRUGATED
COLORBOND STEEL CLADDING
OVER VAPOR BREATHABLE SARKING



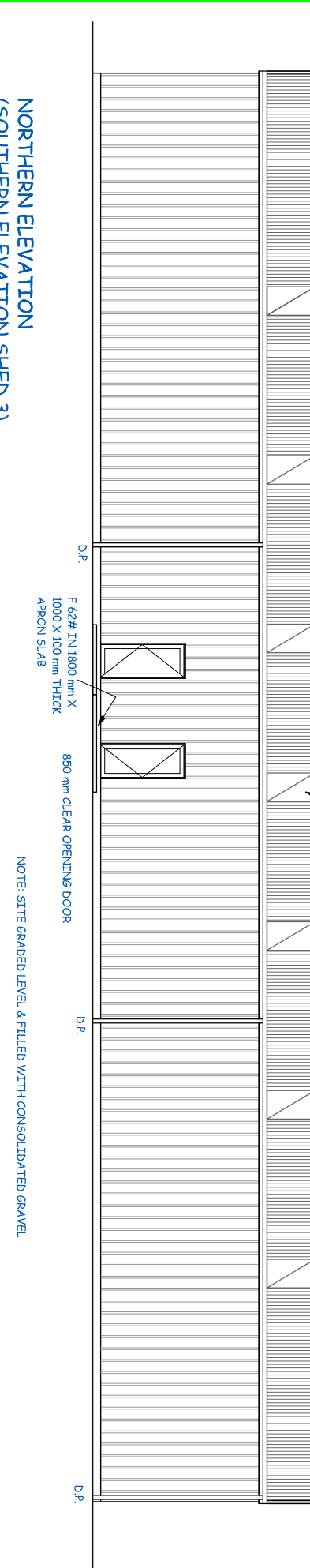
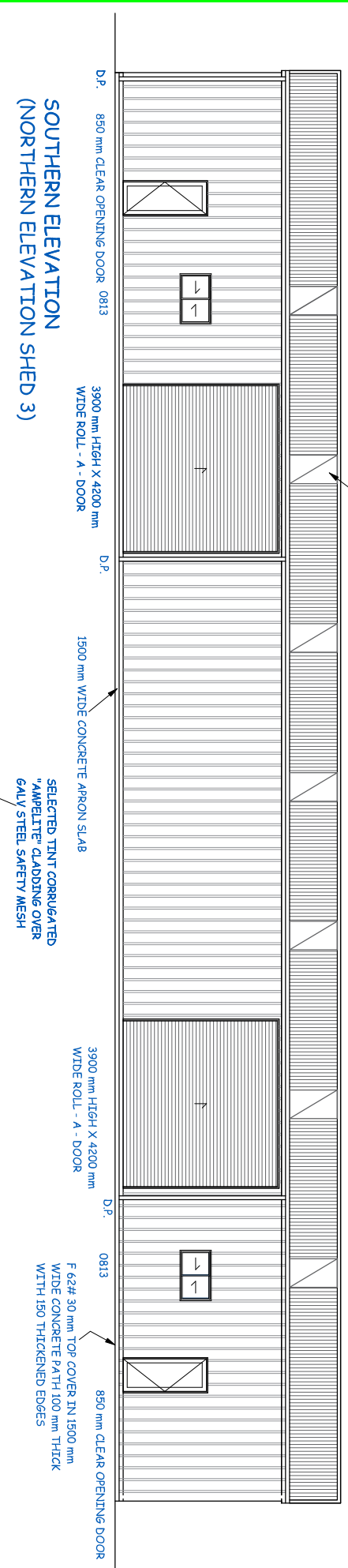
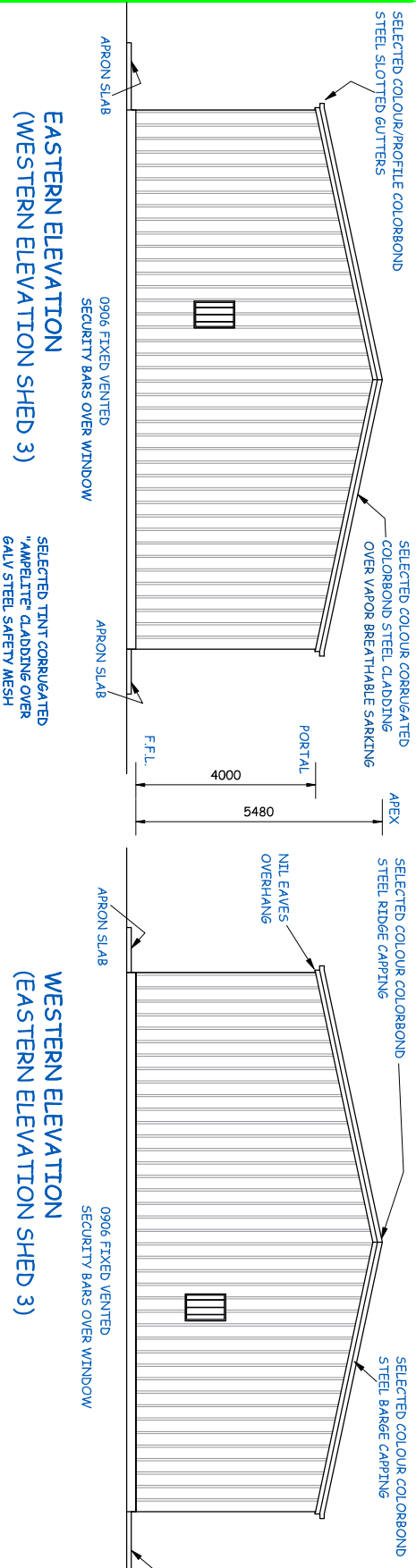
WESTERN ELEVATION SHED ONE

EASTERN ELEVATION SHED ONE

PROPOSED CHANGE OF USE OF THE THREE SHEDS & BUSINESSES AT
38 FIELDSING WAY ULVERSTONE FOR MR. & MRS. B.C. & J.T. LAMBIE

DATE:	SCALE:	CHECKED BY:	DRAWN BY:	DWG No.
02/12/2025	1:100	J WEEDA	A WEEDA	0025 - 2 OF 9

WEEDA Drafting
& Building Consultants Pty Ltd
95 Queen Street, West Ulverstone, 7315
Phone: (03) 6425 9333
Email: admin@weedadrafting.com.au
MEMBERSHIP: AUSTRALIAN INSTITUTE OF BUILDING PROFESSIONALS (AIBP) & AUSTRALIAN INSTITUTE OF PROFESSIONAL DRAFTING (AIPD)



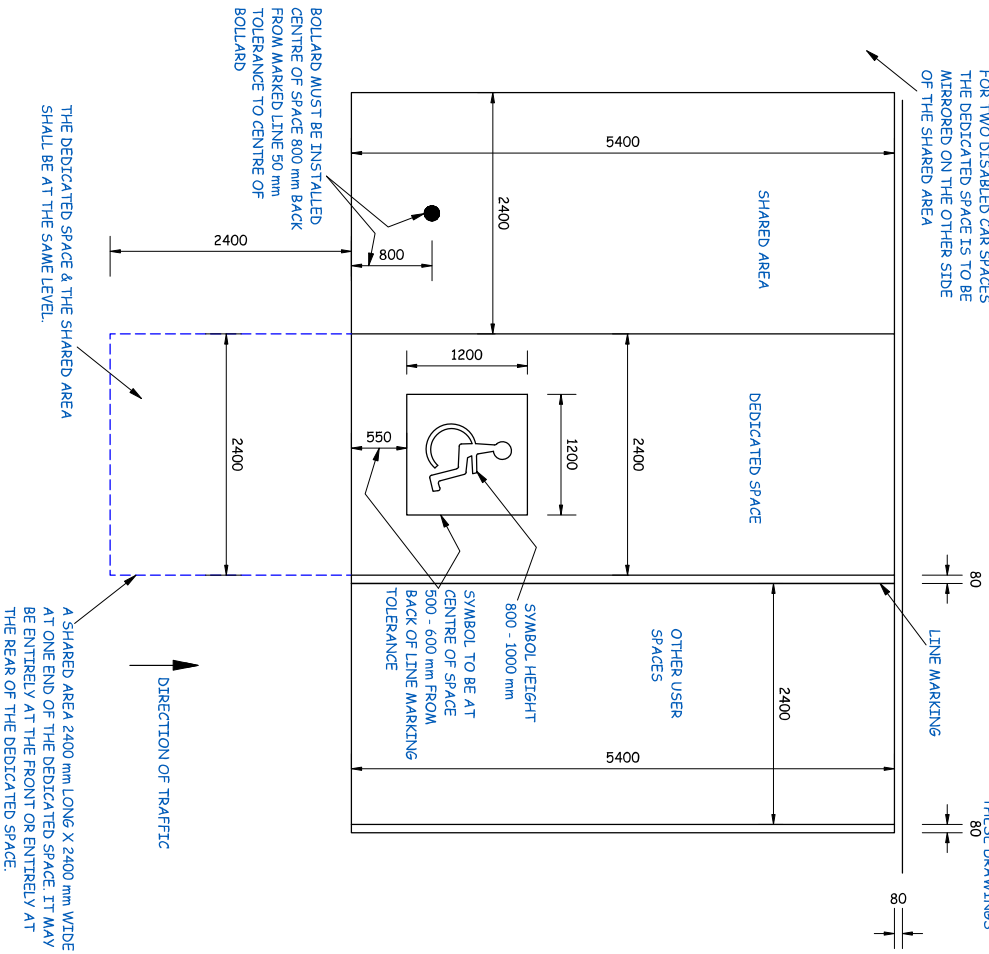
NOTE: SITE GRADED LEVEL & FILLED WITH CONSOLIDATED GRAVEL

PROPOSED CHANGE OF USE OF THE THREE SHEDS & BUSINESSES AT
 38 FIELDINGS WAY ULVERSTONE FOR Mr. & Mrs. B.C. & J.T. LAMBIE

DATE:	02/12/2025	SCALE:	1:100	CHECKED BY:	J WEEDA	DRAWN BY:	A WEEDA	DWG No.:	0025 - 6 OF 9
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FOR TWO DISABLED CAR SPACES THE DEDICATED SPACE IS TO BE MIRRORED ON THE OTHER SIDE OF THE SHARED AREA

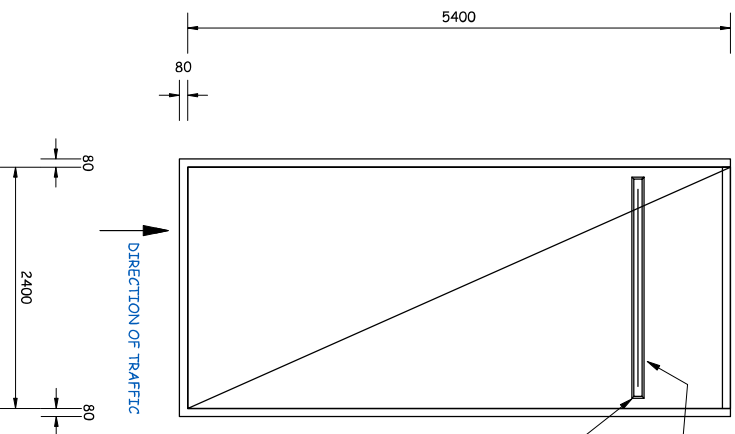
NOTE:
REFER TO A.S. 2890.6.2009
PARKING FACILITIES FOR
OFF STREET PARKING FOR
PEOPLE WITH DISABILITIES
THIS DOCUMENT OVER-RIDES
THESE DRAWINGS



EXAMPLE OF ANGLED PARKING SPACES WITH A COMMON SHARED AREA

PROPOSED CHANGE OF USE OF THE THREE SHEDS & BUSINESSES AT 38 FIELDINGS WAY ULVERSTONE FOR MR. & MRS. B.C. & J.T. LAMBIE

EXAMPLE CAR PARKING



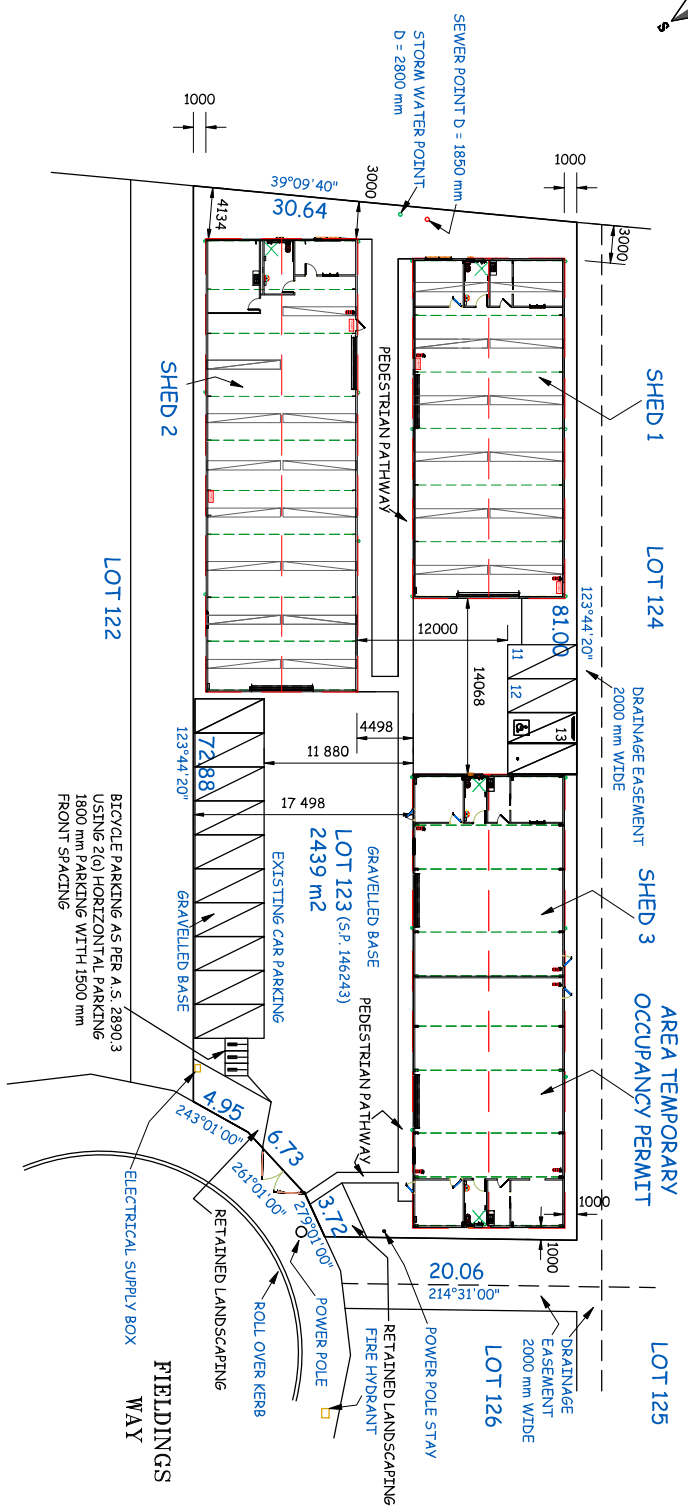
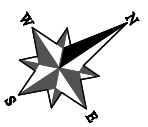
WHEEL STOPS SHALL BE 90 mm & 100 mm IN HEIGHT & 1650 mm 50. IN WIDTH. WHEEL STOP DISTANCE TO CATER FOR THE B99 VEHICLE FIGURE 2.6 AS/NZS 2890.1 2004

WHEEL STOPS TO AUSTRALIAN STANDARD REFER TO A.S. 2890.1:2004 RECOMMENDED WHERE CAR PARKING IN FRONT OF BUILDING WALLS

WEEDA Drafting
& Building Consultants Pty Ltd
95 Queen Street, West Ulverstone, 7315
Phone: (03) 6425 9333
Email: admin@weedadrafting.com.au
WEEDA CONSULTANTS TRADING AS WEEDA MULTIMEDIA PTY LTD
ABN 62 623 123 456

DATE:	02/12/2025	SCALE:	1:50	CHECKED BY:	J WEEDA	DRAWN BY:	A WEEDA	DWG No.:	0025 - 7 OF 9
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CHANGE OF USE USE



SITE LOCATION SETTING OUT PLAN 1:400

PROPOSED CHANGE OF USE OF THE THREE SHEDS & BUSINESSES AT
 38 FIELDINGS WAY ULVERSTONE FOR MR. & MRS. B.C. & J.T. LAMBIE

DATE:	02/12/2025	SCALE:	1:100	CHECKED BY:	J WEEDA	DRAWN BY:	A WEEDA	DWG No.	0025 - 8 OF 9
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