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## Application for Planning

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### *S.57 Land Use Planning and Approvals Act 1993*

The following application has been received:

Application No.: **DA2025201**

Location: **410 Gunns Plains Road, Gunns Plains**

Proposal: **Visitor Accommodation - RV campsite -  
retrospective application**

Performance Criteria: **Discretionary use; and reliance on *C2.0  
Parking and Sustainable Transport Code  
& C3.0 Road and Railway Assets Code***

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](http://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](mailto: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 **4 November 2025**

Date of Notification: **18 October 2025**



**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

Visitor Accommodation (campsite)

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](mailto:planning@centralcoast.tas.gov.au) separating A4 documents & forms from A3 documents).

No development or works are proposed as part of this application.

The proposal is solely for use.

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

\$.....-..... Estimate/ Actual

Total floor area of the development .....m<sup>2</sup>

**Declaration of Notice to Landowner**

**If land is NOT in the applicant's ownership**

I **Phil Gartrell**, 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 *p.gartrell*

Date 20/08/25

**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 Phil Gartrell (IreneInc Planning and Urban Design)  
 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 *p.gartrell* Date 20/08/25

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

20<sup>th</sup> August 2025

The Chief Executive Officer  
Central Coast Council  
19 King Edward Street (PO Box 220)  
ULVERSTONE, TAS 7315

	<b>CENTRAL COAST COUNCIL LAND USE PLANNING</b>
Received:	22/08/2025
Application No:	DA2025201
Doc ID:	529014



Dear Vicki Brereton,

### LANDOWNER CONSENT REQUEST - BANNONS PARK

I am writing to request Council consent to lodge a development application for visitor accommodation use, specifically for a campsite, which will allow for short term camping on the site, in self-contained vehicles only, at Bannons Park. The site has historically been used as a free campsite, however this use has not been subject to the approval process.

The proposal is located across the following titles:

- The Bannons Bridge Road Reservation
- Bannons Park at 410 Gunns Plains Road



Figure 1: Extent of titles (purple) with site outlined in red (source: the LISTmap, 2022).

The site is Council owned & casement under the Local Government authority, as demonstrated below:

smithstreetstudio

ireneinc

49 Tasma St, North Hobart, TAS 7000

Tel (03) 6234 9281

Fax (03) 6231 4727

Mob 0418 346 283

Email [planning@ireneinc.com.au](mailto:planning@ireneinc.com.au)

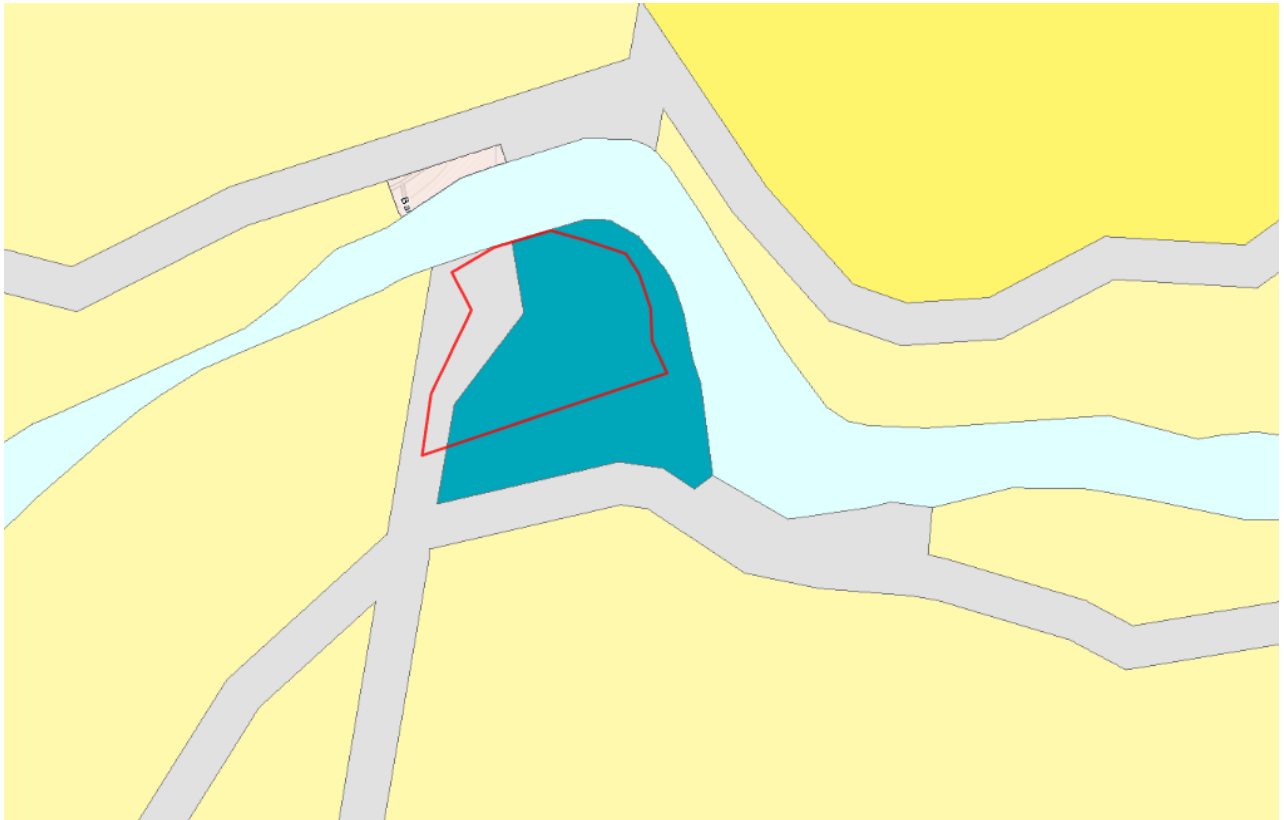


Figure 2: Land tenure with Local Government (blue), Casement (grey) (source: the LISTmap, 2022)

The following outlines the extent of the proposal within Council land.

Visitor Accommodation Use:

- Use of the site for visitor accommodation ( specifically for a campsite).
- No additional works, infrastructure or signage are proposed.

Please refer to the accompanying Planning report by IreneInc Planning and Urban Design.

In accordance with s.52 of the the *Land Use Planning and Approvals Act 1992*, we request Council's consent to lodge the abovementioned application.

If you have any further queries in relation to any of the above, please contact me on 6234 9281.

Yours sincerely,

Phil Gartrell

Senior Planner  
**IRENEINC PLANNING & URBAN DESIGN**

28 August 2025

I, Vicki Brereton, Chief Executive Officer of Central Coast Council, under Section 52 of the *Land Use Planning and Approvals Act 1993*, hereby give my written permission for the lodgement of a planning application for Visitor Accommodation – campsite at 410 Gunns Plains Road, Gunns Plains as detailed in Planning Application – DA2025201.



Vicki Brereton  
CHIEF EXECUTIVE OFFICER

SEARCH OF TORRENS TITLE

VOLUME 13631	FOLIO 1
EDITION 1	DATE OF ISSUE 15-Jul-1994

SEARCH DATE : 28-Feb-2023  
 SEARCH TIME : 09.49 AM

**CENTRAL COAST COUNCIL**  
**LAND USE PLANNING**

Received: 22/08/2025  
 Application No: DA2025201  
 Doc ID: 529012

DESCRIPTION OF LAND

Parish of NORTH MOTTON, Land District of DEVON  
 Lot 1 on Diagram 13631  
 Derivation : Part of Lot 17743 Gtd. to A.M. Clarke.  
 Prior CT 3831/46

SCHEDULE 1

CENTRAL COAST COUNCIL

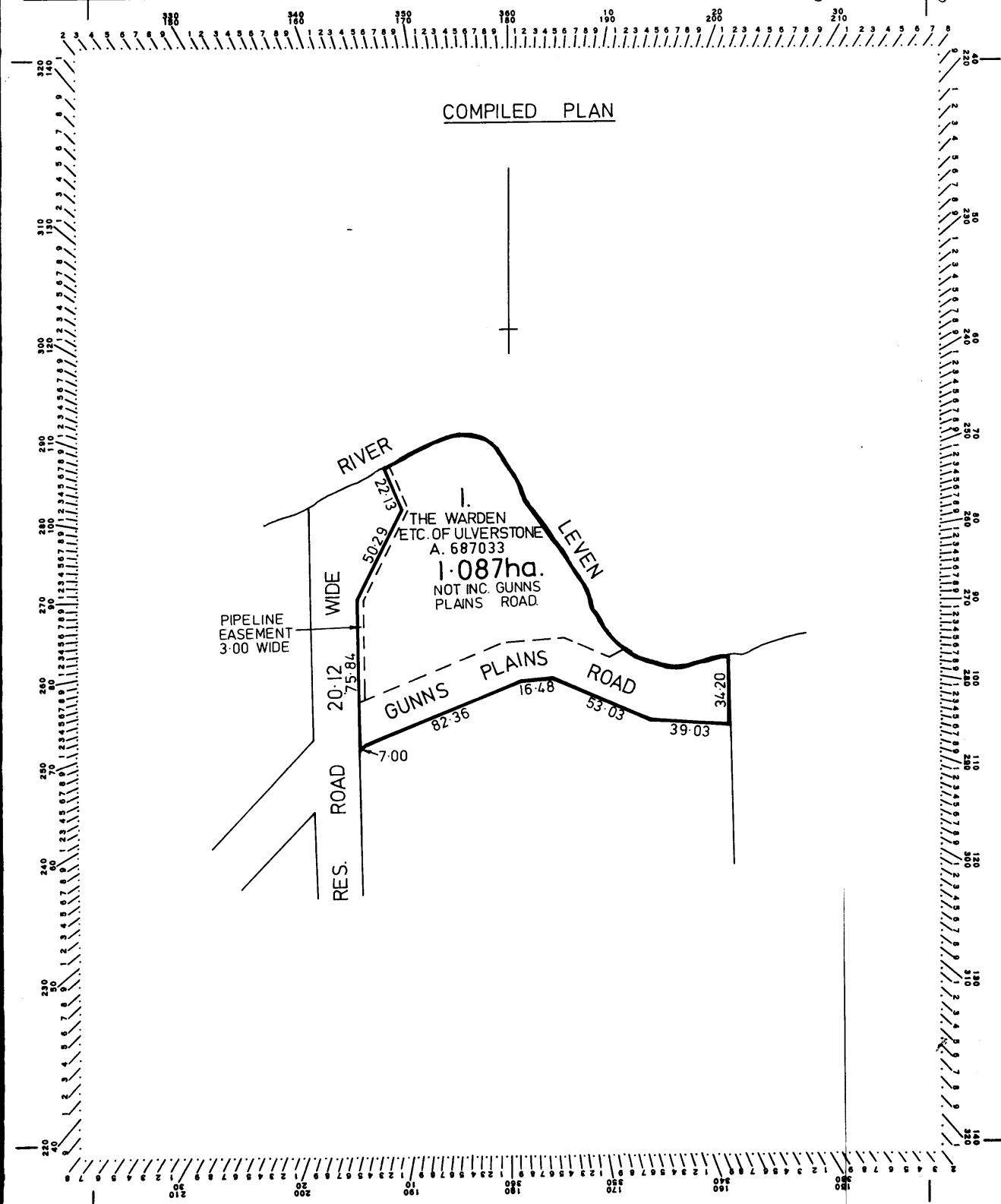
SCHEDULE 2

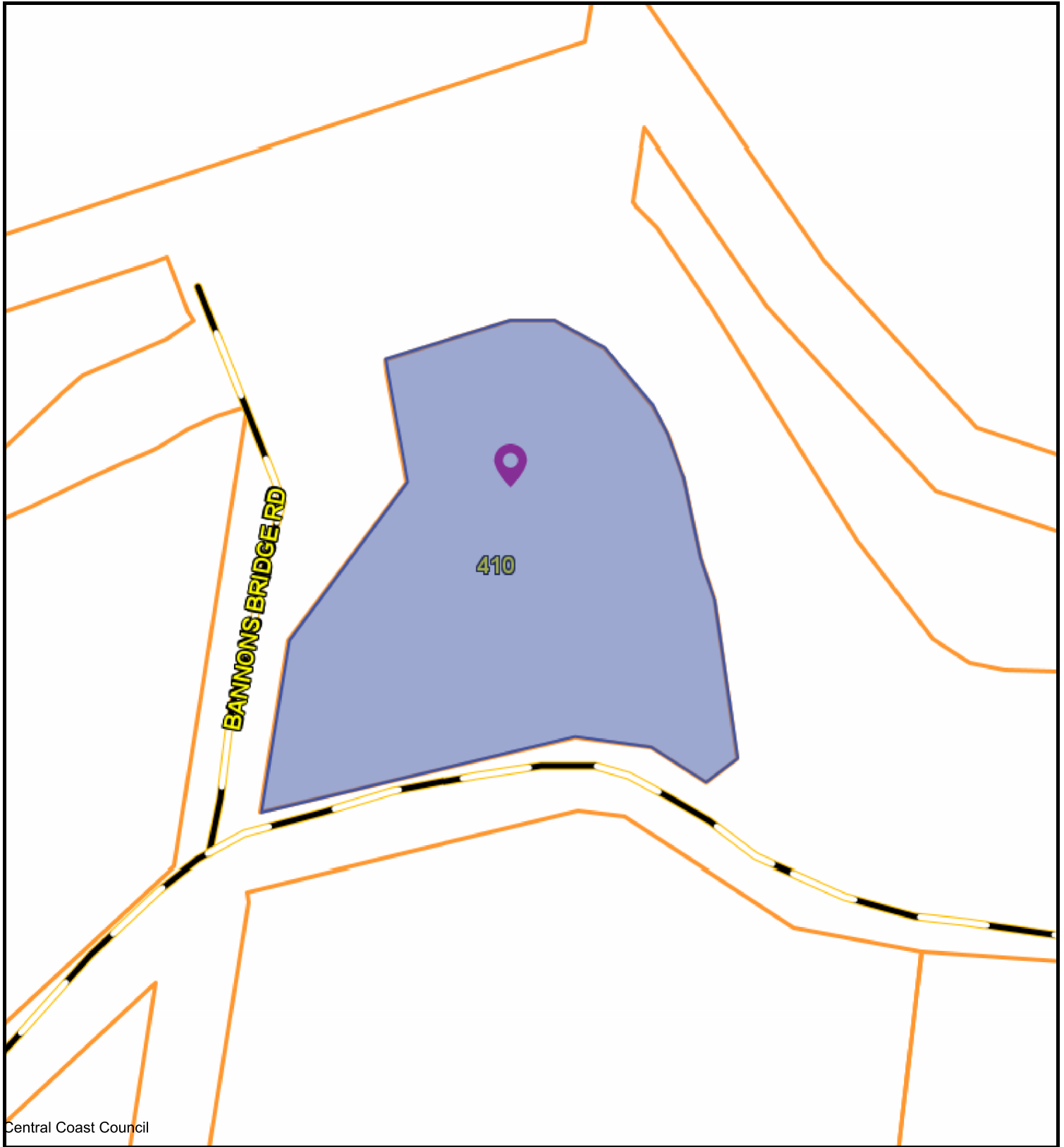
Reservations and conditions in the Crown Grant if any  
**BURDENING EASEMENT:** (appurtenant to the balance of the land in Certificate of Title Volume 3003 Folio 8) over the strip of land marked "Pipeline Easement 3.00 wide" (Herein called the said strip of land") the right to lay pipes at a depth of not less than 30 centimetres below the natural surface of the soil in along or through the said strip of and for the purpose of conveying water through the said pipes and the right from time to time and at all times to enter into and upon the said strip of land to insect replace repair cleanse and amend any such pipe without doing unnecessary damage to the said strip of land and the right to install a pump or other apparatus within the said strip of land for the purpose of pumping water and the right from time to time and at all times to enter into and upon the said strip of land to inspect replace repair cleanse and amend any such pump or other apparatus without doing unnecessary damage to the said strip of land.

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

<b>Owner:</b> TREVOR ASQUITH HOWE	<b>PLAN OF SURVEY</b> by Surveyor ..... of land situated in the	<b>Registered Number:</b> <b>D.13631.</b>
<b>Title Reference:</b> 3003-8 C.T.	<b>LAND DISTRICT OF DEVON</b> <b>PARISH OF</b> <b>NORTH MOTTON</b> SCALE 1: 2000 MEASUREMENTS IN METRES	<b>Approved: - 7 DEC 1979</b> <b>Effective from:</b> <i>[Signature]</i> <b>ACTING Recorder of Titles</b>
<b>Grantee:</b> PART OF LOT 17743 20A 2R 20P GRANTED TO ALICE MARY CLARKE		





Central Coast Council



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



16-Oct-2025

**410 GUNNS PLAINS ROAD,  
 GUNNS PLAINS  
 DA2025201**

**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.  
 © The List 2025.  
 © Central Coast Council 2025.

**50 m**

Scale =  
**1:1470.420**

# BANNONS PARK CAMPSITE



 <b>CENTRAL COAST COUNCIL</b>	<b>CENTRAL COAST COUNCIL</b> <b>LAND USE PLANNING</b>
Received:	14/10/2025
Application No:	DA2025201
Doc ID:	533978

# BANNONS PARK - CAMPSITE

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## Development Application - *Tasmanian Planning Scheme - Central Coast*

Last Updated - August 2025 (amended September 2025)

Author - Michela Fortini

Reviewed By - Phil Gartrell

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Mob 0418 346 283

Email [planning@ireneinc.com.au](mailto:planning@ireneinc.com.au)

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# 1. INTRODUCTION

Planning Tas Pty Ltd trading as Ireneinc Planning and Urban Design has been engaged by the Central Coast Council to prepare a development application for freedom campsites at various locations.

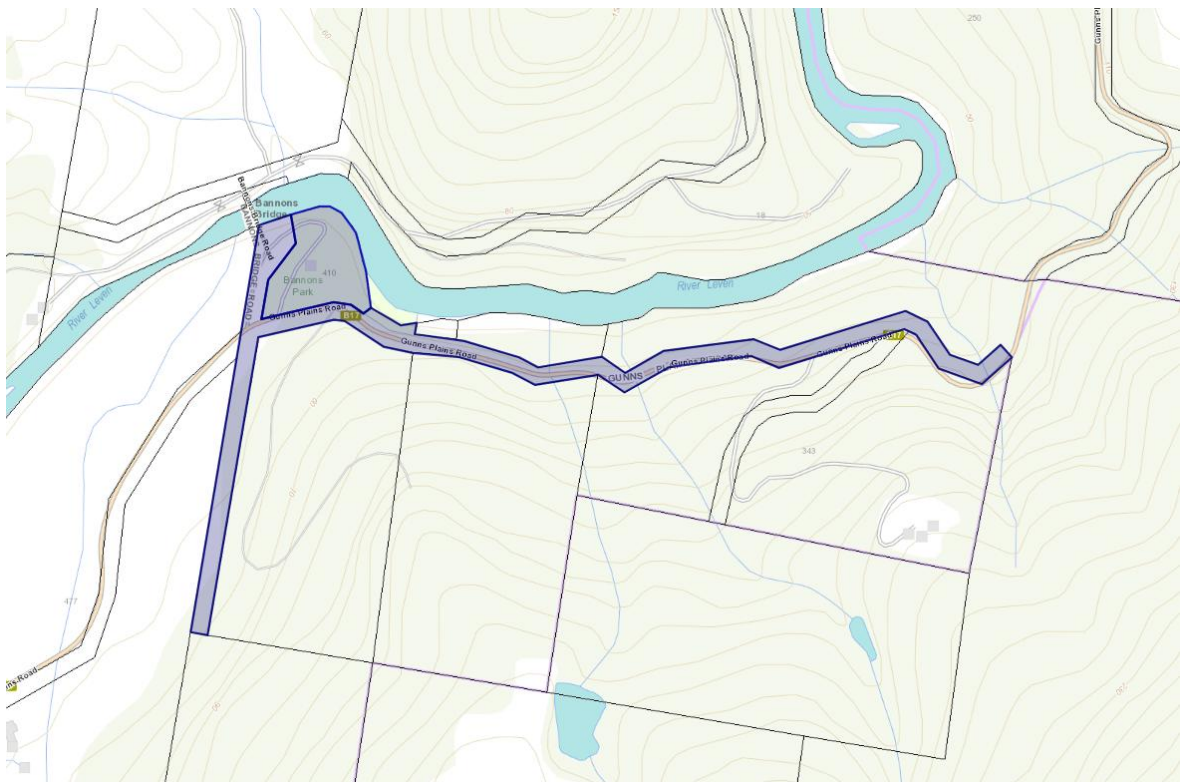
The following is an assessment of the proposed development in response to the provisions of the *Tasmanian Planning Scheme – Central Coast*, with respect to the proposed site at Bannons Park.

## 1.1 THE SITE

The site is located at 410 Gunns Plains Road – Bannons Park, and comprises of the following titles:

- CT 13631/1
- Bannons Bridge Road Reserve

The extent of these titles are demonstrated in the below figure:



**Figure 1:** Location of titles (purple) (source: the LISTmap, 2022).

The extent of the site is demonstrated in red in the below figure:

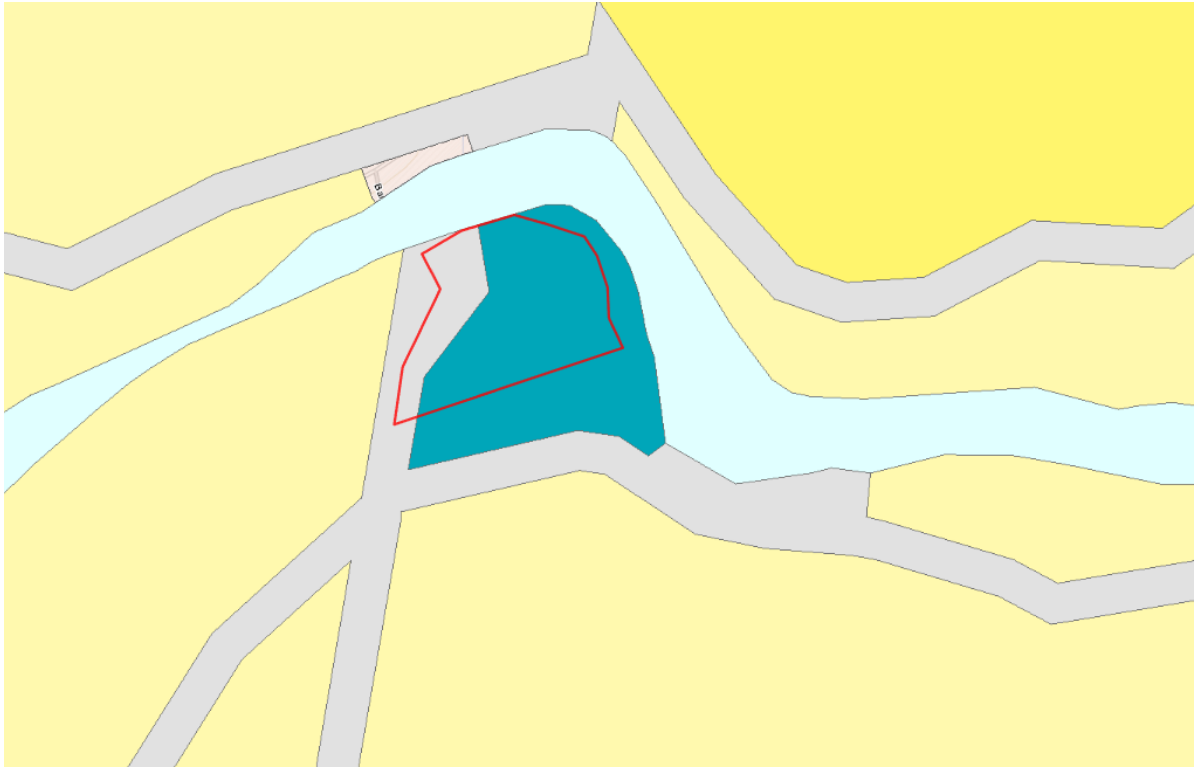


**Figure 2:** Aerial image of site (outlined in red) (source: the LISTmap, 2022)

The site has an approximate area of 8000m<sup>2</sup> across the park and road reserve and is located along the River Leven. The land area is predominantly vacant with some vegetation scattered along the southern boundary, with primary access via Bannon's Bridge Road. Bannon's Park is currently designed and used as a day-use area, however, some evidence exists of its use as a short term camping site, notwithstanding that this is not an approved use.

The site is surrounded by rural land and is within proximity to Dial Range forest reserve which includes popular hiking spots such as Mount Lorymer, Mount Duncan, and Mount Riana. The land further northeast is zoned landscape conservation. It is located in Gunns Plain, within proximity to popular tourist destinations along the Penguin-Cradle Trail including waterfalls, cave walks and the Wings Wildlife Park.

The land is Council owned & casement under the local government authority.



**Figure 3:** Land tenure with Local Government (blue), Casement (grey) (source: the LISTmap)  
 The existing site conditions are further described in the following figures.



**Figure 4:** Images of existing site area (source: Ireneinc)

## 1.2 PROPOSAL

Councils' objective is to provide designated caravan and RV camping areas across the municipality in response to increased demand and the rise of 'informal' camping. The site is proposed to be used for visitor accommodation and is identified as an overnight parking area under the recently adopted Central Coast Camping By-law. The By-law permits short-term stays by fully self-contained vehicles only, with tent camping strictly prohibited. The site is considered ideal due to its existing facilities, including public toilets and day-use picnic amenities.

Bannons Park is accessed via an existing gravel access from Bannons Bridge Road and has existing gravel pads ideal for parking. There are no known sensitive habitats across the site, including no shorebirds or seabirds. The proximity to the river provides for a number of family-oriented recreational activities associated with camping including kayaking and fishing. The proposal will not be powered, and no additional infrastructure, works or signage are proposed as part of this application.



**Figure 5:** Site and surrounds (source: the LISTmap, 2022)

By providing designated and official campsites, the proposal will allow for Council to realise its municipal aims by:

- Preventing long-term camping outside of established caravan parks and approved sites.
- Regulating the disposal of wastewater and solid waste.
- Preventing environmental damage.
- Protecting vulnerable wildlife.

### 1.3 CENTRAL COAST COUNCIL – CAMPING BY-LAW

The site has historically been used as a campsite; however, this use has not previously been subject to a formal approval process.

The Central Coast Council Camping By-law has recently been introduced to designate camping areas and regulate their use across the municipal area. The By-law provides mechanisms to manage environmental impacts and maintain public amenity, including:

- Controls on waste disposal and effluent discharge;
- Protection of sensitive areas and vegetation;
- Prohibition of tents – only fully self-contained vehicles (e.g., caravans and campervans with onboard waste and water facilities) are permitted;
- Time limits on stays;
- Restrictions on camping in certain areas;
- Enforcement provisions and penalties; and
- A permit system for authorised users.

The subject site has been identified under the By-law as an overnight parking area, which is subject to the following provision:

*(2) A person must not camp in any overnight parking area unless:*

*(a) permitted by a permit, in a vehicle that is fully self-contained with satisfactory facilities for the supply of water, disposal of wastewater, and holding tanks for toilet and sullage water sufficient for at least 72 hours of use; or*

*(b) permitted by a user agreement issued under clause 13.*

In accordance with this, camping at the site is restricted to short-term stays by fully self-contained vehicles only. Time limits also apply, with permit holders restricted to a maximum stay of three (3) nights within any 14-day period, unless otherwise authorised.

The By-Law also includes requirements for waste disposal and protection of vegetation and will allow Council to realise its municipal aims by:

- Preventing long-term camping outside of established caravan parks and approved sites.
- Regulating the disposal of wastewater and solid waste.
- Preventing environmental damage.
- Protecting vulnerable wildlife.

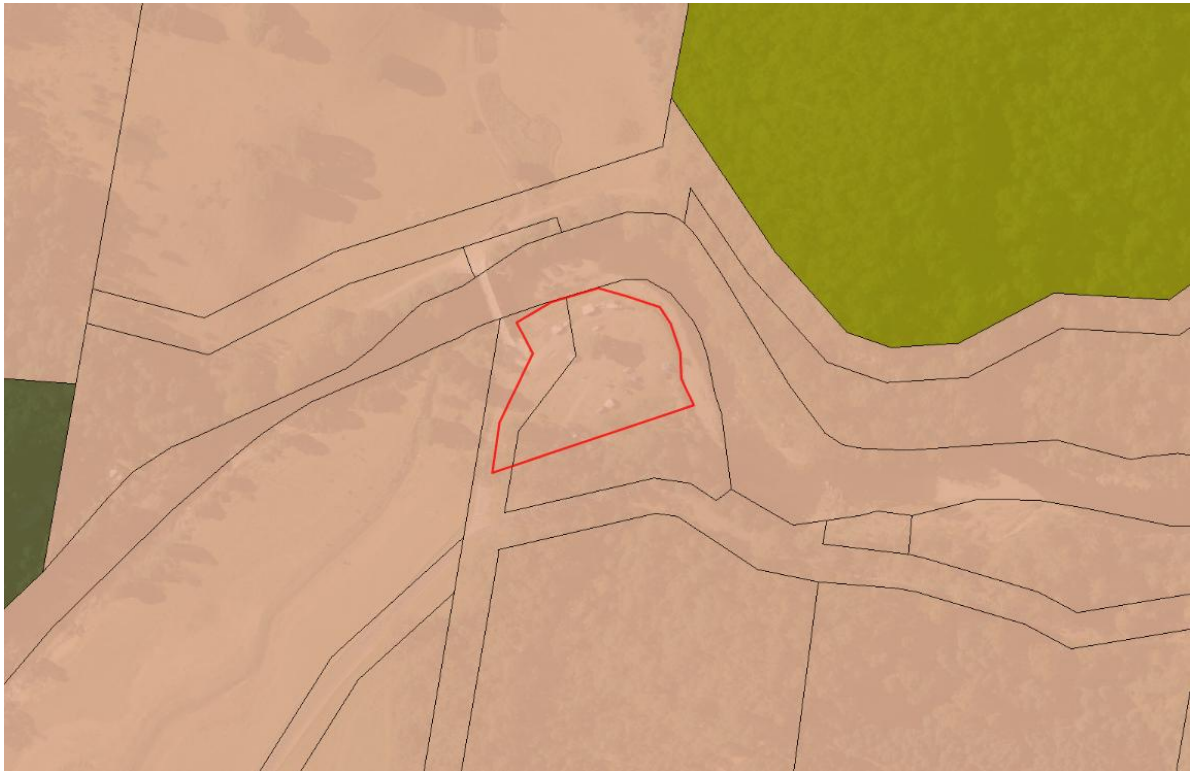
The proposed use of the site will be managed and regulated in accordance with the Central Coast Council Camping By-law. Should the application be approved, it would be appropriate for conditions to be imposed requiring ongoing compliance with the By-law.

## 2. PLANNING SCHEME PROVISIONS

The following is an assessment of the proposal in response to the provisions of the *Tasmanian Planning Scheme – Central Coast*.

### 2.1 RURAL ZONE

The site is located within the Rural zone, as demonstrated in the below figure:



**Figure 6:** Zoning map, with rural zone (pink), Landscape Conservation zone (green). (source: the LISTmap, 2022).

#### 2.1.1 Purpose of the Zone

The purpose of the Rural zone is as follows:

*20.1.1 To provide for a range of use or development in a rural location:*

- (a) where agricultural use is limited or marginal due to topographical, environmental or other site or regional characteristics;*
- (b) that requires a rural location for operational reasons;*
- (c) is compatible with agricultural use if occurring on agricultural land;*
- (d) minimises adverse impacts on surrounding uses.*

*20.1.2 To minimise conversion of agricultural land for non-agricultural use.*

*20.1.3 To ensure that use or development is of a scale and intensity that is appropriate for a rural location and does not compromise the function of surrounding settlements.*

The site is currently used informally for camping and the proposal seeks to formalise this use, in accordance with Central Coast Camping By-Law. Bannons Park has been designated under the By-law due to its strategic location and facilities.

Bannons Park currently consists of a park with day-use facilities, and is not used for agricultural purposes. The site is bounded by Gunns Plains Road and the River Leven, and is therefore not sufficient in size or siting to act as a potential extension to any surrounding agricultural use. The proposal is considered ideally located due to its proximity to the Dial Range Forest Reserve, a popular tourist destination along the Penguin Cradle Trail.

Given the nature and scale of the proposal, it will not compromise the function or amenity of surrounding settlements. The noise, scale and intensity of the use is considered in accordance with the rural setting.

### 2.1.2 Use

Camping and caravan use is defined as:

*use of land to allow accommodation in caravans, cabins, motor homes, tents or the like and includes amenities provided for residents and persons away from their normal place of residence.*

This falls under the banner of Visitor Accommodation. In the Rural zone, Visitor Accommodation is a permitted use if:

*for guests accommodated within an existing building.*

Otherwise, Visitor Accommodation is discretionary if:

*Not listed as Permitted.*

Camping on the site will be restricted to self-contained vehicles only, in accordance with the Camping By-law.

The following provisions are therefore applicable.

### 2.1.3 Use standards

#### **20.3.1 Discretionary Use**

**Objective:** *That the location, scale and intensity of a use listed as Discretionary:*

*(a) is required for operational reasons;*

*(b) does not unreasonably confine or restrain the operation of uses on adjoining properties;*

*(c) is compatible with agricultural use and sited to minimise conversion of agricultural land; and*

*(d) is appropriate for a rural location and does not compromise the function of surrounding settlements.*

#### **PLANNING SCHEME REQUIREMENTS**

##### **A1**

*A use listed as Discretionary, excluding Residential, is for an alteration or extension to an existing use, if:*

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(a) the gross floor area does not increase by more than 30% from that existing at the effective date; and

(b) the development area does not increase by more than 30% from that existing at the effective date.

**P1**

A use listed as Discretionary, excluding Residential, must require a rural location for operational reasons, having regard to:

(a) the nature, scale and intensity of the use;

(b) the importance or significance of the proposed use for the local community;

(c) whether the use supports an existing agricultural use;

(d) whether the use requires close proximity to infrastructure or natural resources; and

(e) whether the use requires separation from other uses to minimise impacts.

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**COMMENTS**

**A1**

The site is currently used as a day use recreational area, therefore assessment against the performance criteria is required.

**P1**

The campsite use requires a remote location to operate for the following reasons:

a) The subject land is currently used by the public for day-use because of its remote rural location, and scenic outlook on the River Leven. No further works or development are proposed. As such, the nature and scale of the proposed use is cognisant of its rural location. Given the relatively small size of the site, the camping will not be of an intensity that will impact surrounding uses.

b) The park is situated between Ulverstone and several reserves (including Black Bluff Nature Recreation Area, Dial Range Forest Reserve, Leven Canyon Regional Reserve, etc). Whilst Visitor Accommodation is permitted in several alternate zones, the site's location between the township of Ulverstone and these reserve areas renders it highly attractive for camping use. The proposal will allow both the local community and tourists to experience the reserves the northwest has to offer, all within relative proximity to the township of Ulverstone. The proposal will promote the Penguin Cradle Trail as a destination for bushwalking and experiencing nature.

A large part of Tasmania's growing popularity as a tourist destination is its bushwalking and exploration appeal. The proposal will contribute to this appeal by providing campsites in proximity to notable trails.

c) The existing use does not support agricultural activity, and neither does the proposed use. Therefore, no loss of agricultural land will result from the proposal.

d) Campsites are provided for people to experience outdoor living and to be in nature. Whilst visitor accommodation is allowable in several zones, few zones provide the immediate

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recreational benefits that people seek when camping. Further, siting campsites in zones such as Environmental Management zones and Landscape Conservation zones is often not practicable due to potential damage to environmental values. The zoning is therefore considered ideal due to its rural setting.

The use requires proximity to infrastructure such as toilet and day-use picnic facilities that already exist onsite. The use is also ideally situated along the riverfront as it provides options for recreational activity.

e) The use does not require separation from other uses to minimise any impacts.

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## **A2**

*No acceptable solution.*

## **P2**

*A use listed as Discretionary must not confine or restrain existing use on adjoining properties, having regard to:*

- (a) the location of the proposed use;*
- (b) the nature, scale and intensity of the use;*
- (c) the likelihood and nature of any adverse impacts on adjoining uses;*
- (d) whether the proposed use is required to support a use for security or operational reasons; and*
- (e) any off site impacts from adjoining uses.*

## **COMMENTS**

### **P2**

The proposal will not confine or restrain existing use on adjoining properties as below:

a) The proposed use is bounded by Gunns Plains Road and the River Leven, and is therefore not sufficient in size or siting to act as a potential extension to any surrounding agricultural use. Due to the siting of the proposals between road and river, it will not restrain or restrict use on adjoining properties.

b) The proposal is within an existing public park that is utilised by the public for day-use. Aside from the formalisation of the use, no other changes are proposed to the site. The nature and scale of the proposal will therefore not conflict with adjoining uses.

c) The subject land is surrounded by rural use and development, with the nearest residential dwelling sited over 220m from the park. Given the mature tree coverage lining the extent of the river Leven, amenity factors such as privacy and noise to these dwellings will not be impacted by the proposal.

Directly northeast is the Leven River. Given its rural zoning and lack of known sensitive habitats, it is considered that the proposal will not impact the ecological outcomes of the river.

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The land directly to the south of the site, despite its rural zoning, is heavily wooded and is not likely subject to intensive rural/agricultural use. The separation provided by Gunns Plains Road also provides a buffer between the rural surroundings and the proposal.

The land further west is used for pastoral purposes. Given the small size and scale of the park, the proposed campsites will not fetter agricultural use of the land at 477 Gunns Plain Road.

d) The proposed use is not required for security or operational reasons.

e) The site is surrounded by pastoral use, residential use and bushland. It is considered unlikely that these uses will impact the proposed campsite.

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### **A3**

*No acceptable solution.*

### **P3**

*A use listed as Discretionary, located on agricultural land, must minimise conversion of agricultural land to non-agricultural use and be compatible with agricultural use, having regard to:*

- (a) the nature, scale and intensity of the use;*
  - (b) the local or regional significance of the agricultural land; and*
  - (c) whether agricultural use on adjoining properties will be confined or restrained.*
- 

### **COMMENTS**

### **P3**

a) Whilst the use is discretionary, it is not located on agricultural land. The site is currently a public park, therefore, this provision is not applicable.

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### **A4**

*No Acceptable solution.*

### **P4**

*A use listed as Discretionary, excluding Residential, must be appropriate for a rural location, having regard to:*

- (a) the nature, scale and intensity of the proposed use;*
  - (b) whether the use will compromise or distort the activity centre hierarchy;*
  - (c) whether the use could reasonably be located on land zoned for that purpose;*
  - (d) the capacity of the local road network to accommodate the traffic generated by the use; and*
  - (e) whether the use requires a rural location to minimise impacts from the use, such as noise, dust and lighting.*
-

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## COMMENTS

### P4

The use is considered appropriate for a rural location as below:

a) The proposed use is for a campsite located within the existing public park. Public day-use of the park is currently permitted, and the proposed use would allow for short term stays within self contained vehicles to be formalised. No other works or buildings are proposed. Given the size of the lot, the campsite is considered to be of a scale and intensity that is cognisant of its rural location.

b) The use is for Visitor Accommodation along the Penguin-Cradle trail. The site is located within range of a locality which is defined as a small settlement where limited small-scale convenience retail or community facilities provide a focus for very localised or rural communities. The use of camping will not distort the activity centre as outlined in the Cradle Coast Regional Land use Strategy.

c) The subject land is currently used as a public park and has existing amenities including picnic tables and toilet blocks. Whilst there are other campsites within 25kms of Bannons Park, this location has been designaed under the By-Law due to its strategic location and facilities. The land is situated between Ulverstone and several reserves in the northwest (including Black Bluff Nature Recreation Area, Leven Canyon Regional Reserve, etc). Whilst Visitor Accommodation is permitted in several alternative zones, the site's location between the township of Ulverstone and the reserve areas renders it ideal for camping use.

d) Bannons Bridge Road is a category 5 road, predominantly serving private properties. Gunns Plains Road is a class 4 road and connects the site to Ulverstone. Given the existing use of the land site as a public park, it is considered that the local road network can accommodate the traffic generated by the use.

e) The use does not require a rural location to minimise its impacts. However, its rural setting is considered ideal for campers seeking to access reserves and trails in the northwest. Furthermore, it is a point of attraction to camp in a remote rural setting along a picturesque and recreational riverfront.

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#### 2.1.4 Development standards

As no development is proposed, provisions for development and works are therefore not applicable.

### 3. CODES

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The site is subject to a number of overlays and therefore requires consideration of the following provisions.

#### 3.1 NATURAL ASSETS CODE

The majority of the site is subject to the Natural Assets Code – priority vegetation overlay. The southern boundary comprises of *Eucalyptus viminalis* wet forest (WVI). As no development or works are proposed, the provisions of this code are therefore not applicable.



**Figure 7:** Natural Assets Code – priority vegetation overlay (hatched green lines) (source: the LISTmap, 2022)

#### 3.2 BUSHFIRE PRONE AREAS CODE

The entirety of the site is subject to the Bushfire Prone Area code. This code applies to vulnerable or hazardous uses. Under this code, Visitor Accommodation is not defined as a vulnerable use, therefore the bushfire provisions are not applicable to this application.



**Figure 8:** Bushfire Prone Area (hatched red line) (source: the LISTmap, 2022).

### 3.3 PARKING AND SUSTAINABLE TRANSPORT CODE

The site is subject to the Parking and Sustainable Transport Code. This code applies to all use and development.

#### 3.3.1 Use standards

##### **C2.5.1 Car parking numbers**

**Objective:** That an appropriate level of car parking spaces are provided to meet the needs of the use.

##### **SCHEME REQUIREMENTS**

**A1 -** The number of on-site car parking spaces must be no less than the number specified in Table C2.1, excluding if:

- (a) the site is subject to a parking plan for the area adopted by council, in which case parking provision (spaces or cash-in-lieu) must be in accordance with that plan;
  - (b) the site is contained within a parking precinct plan and subject to Clause C2.7;
  - (c) the site is subject to Clause C2.5.5; or
  - (d) it relates to an intensification of an existing use or development or a change of use where:
- ...

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**P1** - The number of on-site car parking spaces for uses, excluding dwellings, must meet the reasonable needs of the use, having regard to:

(a) the availability of off-street public car parking spaces within reasonable walking distance of the site;

(b) the ability of multiple users to share spaces because of:

(i) variations in car parking demand over time; or

(ii) efficiencies gained by consolidation of car parking spaces;

(c) the availability and frequency of public transport within reasonable walking distance of the site;

(d) the availability and frequency of other transport alternatives;

(e) any site constraints such as existing buildings, slope, drainage, vegetation and landscaping;

(f) the availability, accessibility and safety of on-street parking, having regard to the nature of the roads, traffic management and other uses in the vicinity;

(g) the effect on streetscape; and

(h) any assessment by a suitably qualified person of the actual car parking demand determined having regard to the scale and nature of the use and development.

---

## COMMENTS

### A1

(a), (b) and (c) are not applicable, as the site is not subject to a parking/precinct plan and clause C2.5.5 is not applicable.

With regard to (d), the existing passive recreational use of the site does not generate a requirement for car parking under Table C2.1. The number of self-contained overnight camping vehicles that may utilise the site at any one time will vary and no formal parking bays are proposed.

Therefore, a response to the performance criteria is required.

### P1.1

As per Table C2.1, Visitor Accommodation requires 1 parking space per allocated tent or caravan space.

The use of the area is now restricted under the Central Coast Camping By-Law to self-contained campers/caravans only (no tents permitted). Unlike traditional camping sites where separate car parking, tent and RV locations may be designated, use of the site is restricted to self-contained campers/caravans only (no tents permitted).

Whilst the By-law and this planning application seek to formalise and regulate use of the site, there is also a desire to minimise the need for formal facilities/infrastructure – hence the limitation to self-contained vehicles only.

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The site provides ample space to accommodate self-contained camping vehicles to meet the limited needs of each prospective user and given the above, formalised car parking spaces are not considered necessary.

The proposal is considered to comply with P1.1.

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### **C2.5.2 Bicycle parking numbers**

**Objective:** *That an appropriate level of bicycle parking spaces are provided to meet the needs of the use.*

#### **SCHEME REQUIREMENTS**

##### **A1**

*Bicycle parking spaces must:*

- (a) be provided on the site or within 50m of the site; and*
- (b) be no less than the number specified in Table C2.1.*

#### **COMMENTS**

No bicycle parking is required as per table C2.1.

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### **C2.5.3 Motorcycle parking numbers**

**Objective:** *That the appropriate level of motorcycle parking is provided to meet the needs of the use.*

#### **SCHEME REQUIREMENTS**

##### **A1**

*The number of on-site motorcycle parking spaces for all uses must:*

- (a) be no less than the number specified in Table C2.4; and*
- (b) if an existing use or development is extended or intensified, the number of on-site motorcycle parking spaces must be based on the proposed extension or intensification, provided the existing number of motorcycle parking spaces is maintained.*

##### **P1**

*Motorcycle parking spaces for all uses must be provided to meet the reasonable needs of the use, having regard to:*

- (a) the nature of the proposed use and development;*
  - (b) the topography of the site;*
  - (c) the location of existing buildings on the site;*
  - (d) any constraints imposed by existing development; and*
-

(e) the availability and accessibility of motorcycle parking spaces on the street or in the surrounding area.

#### COMMENTS

As per table C2.4, motorcycle parking requirements are as follows.

0-20 required car parking spaces	No requirement
21-40 required car parking spaces	1 space

Given the size of the site, it is unlikely to cater for more than 20 cars at any one time. However, assessment against the performance criteria is provided below.

#### P1

a) Due to the size of land area, the campsite has a maximum number of camping/caravanning spaces available. Whether the frequenting vehicle is a motorcycle, car, or RV, the number of available camping spaces do not change. Therefore, the proposal can allow for a variation in vehicle type.

b) There is a topographic variance of less than 5m across its entirety.

c) There are no existing or proposed buildings across the site.

d) There is no existing development onsite which will constrain the proposal.

e) Due to the rural nature of the area, there is no on-street parking within proximity to Bannons Park. However, motorcyclists who wish to use the campground will be able to park in any of the available vehicular spaces. This will not diminish the amenity of the site, as the campsite provides one camping space per vehicle (whatever vehicle type that may be).

Given the nature of the use, designated motorcycle parking is therefore not required.

### 3.4 ROAD AND RAILWAY ASSETS CODE

#### 3.4.1 Use standards

##### **C3.5.1 Traffic generation at a vehicle crossing, level crossing or new junction**

**Objective:** To minimise any adverse effects on the safety and efficiency of the road or rail network from vehicular traffic generated from the site at an existing or new vehicle crossing or level crossing or new junction.

#### SCHEME REQUIREMENTS

##### A1.1

For a category 1 road ...

##### A1.2

For a road, excluding a category 1 road or a limited access road, written consent for a new junction, vehicle crossing, or level crossing to serve the use and development has been issued by the road authority.

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**A1.3**

*For the rail network, written consent for a new private level crossing to serve the use and development has been issued by the rail authority.*

**A1.4**

*Vehicular traffic to and from the site, using an existing vehicle crossing or private level crossing, will not increase by more than:*

- (a) the amounts in Table C3.1; or*
- (b) allowed by a licence issued under Part IVA of the Roads and Jetties Act 1935 in respect to a limited access road.*

**A1.5**

*Vehicular traffic must be able to enter and leave a major road in a forward direction.*

**P1**

*Vehicular traffic to and from the site must minimise any adverse effects on the safety of a junction, vehicle crossing or level crossing or safety or efficiency of the road or rail network, having regard to:*

- (a) any increase in traffic caused by the use;*
- (b) the nature of the traffic generated by the use;*
- (c) the nature of the road;*
- (d) the speed limit and traffic flow of the road;*
- (e) any alternative access to a road;*
- (f) the need for the use;*
- (g) any traffic impact assessment; and*
- (h) any advice received from the rail or road authority.*

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**COMMENTS**

**A1.1** – n/a

**A1.2**

No new vehicular crossover or level crossings are proposed.

**A1.3**

No new private level crossings are proposed.

**A1.5**

All vehicular traffic is able to enter and leave the site in a major road in a forward direction.

**A1.4**

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As per table C3.1, acceptable levels of traffic increase are as below:

<b>Vehicles 5.5m long</b>	<b>Vehicles longer than 5m</b>
20% or 40 vehicle movements per day, whichever is the greater	20% or 5 vehicle movements per day, whichever is the greater

Whilst the site is currently used for both passive recreation and free camping, there is no permit in place to accommodate the free camping component, hence the purpose of this application.

The existing informal visitor accommodation activity on the site is likely to generate a greater number of vehicle movements than might otherwise be the case. Whilst the formalisation of this use is not expected to significantly increase vehicle movements there is no data available to make a determination under A1.5. Therefore, a response to the performance criteria is provided.

### **P1**

The site is already used for informal camping. However, the proposed management and regulation of the activity is expected to reduce the average number of vehicle movements per day. This will be achieved by restricting camping to overnight stays only, within self-contained camping vehicles (no tents).

Given the rural nature of the area and the fact that Bannon's Brigde Road terminates a short distance from the northern side of the bridge, it is reasonable to assume the majority of traffic movements are limited to vehicles entering/exiting the site at Bannons Park. Therefore, it is not unreasonable to assume the average number of vehicle movements is unlikely to be significant, with movements spread across various times throughout the day.

On this basis, it is considered highly unlikely the formalisation of the use will generate vehicle movements of a volume or extent that may otherwise reduce the safety or efficiency of the access or the road network.

The considerations provided above are considered sufficient to demonstrate compliance with P1.

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## 4. SUMMARY

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The proposal is for visitor accommodation to allow for short term camping on the site, restricted to self-contained vehicles (no tents allowed). The Council now has enforceable powers to regulate camping activities through the recently adopted By-law.

The purpose of the proposal is to achieve the following objectives in accordance with municipal aims:

- Provide for official freedom camping sites for self-contained vehicles.
- Prevent long-term camping outside of established caravan parks and approved sites
- Regulate the disposal of wastewater and solid waste
- Prevent environmental damage
- Protect vulnerable wildlife

Ongoing use of the site will be managed in accordance with the Central Coast Camping By-Law.

The proposal is sited within the Rural Zone, where Visitor Accommodation is a discretionary use. The site is subject to several codes including the Natural Assets Code, the Bushfire Prone Area Code, the Parking and Sustainable Transport code and the Road and Railway Assets Code. The proposal has been found to be capable of complying with the standards of the Codes.

The proposal will ensure the land can be appropriately managed and regulated in future. The proposal will therefore provide better economic, social and environmental outcomes than the existing conditions.

## Kellie Keating

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**Subject:** FW: Correspondence - from Property Services to IreneInc Planning - Update File Closed - Our Reference 23/2605

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**From:** Maginnity, Anne <Anne.Maginnity@parks.tas.gov.au>  
**Sent:** Thursday, 31 August 2023 1:37 PM  
**To:** Phil Gartrell <phil@ireneinc.com.au>  
**Subject:** Correspondence - from Property Services to IreneInc Planning - Update File Closed - Our Reference 23/2605

Hello Phil

I have an update regarding IreneInc Planning's request for Crown consent to the DA proposing the Change of Use at Bannons Park, Gunns Plains Road.

Since receiving the Works Application, I have been liaising with Central Coast Council regarding the road adjoining the eastern side of 410 Gunns Plains Road. Council advised that it considers this land a part of its road reserve. Given this, it appears unnecessary to seek Crown consent to the DA proposing the Change of Use for this site.

As a result of the above information, I will close our file for this matter but if you have any further questions or need more information please contact me.


Kind regards

Anne



Anne Maginnity (she, her, hers) | Crown Lands Officer  
Property Services | Assessments  
Tasmania Parks & Wildlife Service,  
**Department of Natural Resources and Environment Tasmania**  
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(Working Tue, Wed, Thurs + every second Mon)

*Delivering a* **sustainable Tasmania** ●

 *In recognition of the deep history and culture of this island, I acknowledge and pay my respects to all Tasmanian Aboriginal people; the past and present custodians of the land.*