

Appendix A.2

9 General Residential Zone

9.1 Zone Purpose

- 9.1.1 To provide for residential use or development that accommodates a range of dwelling types at suburban densities, where full infrastructure services are available or can be provided.
- 9.1.2 To provide for the efficient utilisation of available and planned social, transport and other service infrastructure.
- 9.1.3 To provide for compatible non-residential use that:
 - (a) primarily serves the local community;
 - (b) does not adversely affect residential amenity, through noise, activity outside of business hours, traffic generation and movement, or other off site impacts.
- 9.1.4 To ensure that non-residential use does not unreasonably displace or limit residential use.

9.2 Use Table

| No Permit Required | |
|--|--|
| Use Class | Qualification |
| Educational and occasional care | If for home-based child care in accordance with a licence under the <i>Child Care Act 2001</i> |
| Natural and cultural values management | |
| Passive recreation | |
| Residential | If for a single dwelling or home-based business |
| Utilities | If for minor utilities |
| Permitted | |
| Use Class | Qualification |
| Residential | If not listed as No Permit Required |
| Visitor accommodation | If for bed and breakfast establishment, holiday unit or serviced apartment |
| Discretionary | |
| Use Class | Qualification |
| Business and professional services | If for a consulting room, medical centre, veterinary surgery or child health clinic, unless it is displacing a residential use |
| Community meeting and entertainment | If for a place of worship, art and craft centre or public hall |
| Educational and occasional care | If not for any of the following: |

Commented [SM1]: Permitted in LIPS

Commented [SM2]: Discretionary in LIPS. Southern Regional Model applies limitations via the use standards

Commented [SM3]: Medical centre up to 300m2 Permitted in Cradle Coast schemes, all other uses are prohibited. Only medical centre discretionary in LIPS

Commented [SM4]: Permitted in Cradle Coast schemes but limited to a gross floor area to 300m2

Commented [SM5]: Permitted in Cradle Coast schemes. Discretionary in LIPS with no qualification

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| | (a) a tertiary institution; (b) listed as No Permit Required |
| Emergency services | |
| Food services | If not for any of the following: (a) displacing a residential use; (b) a take away food premises with a drive through facility |
| General retail and hire | If for a local shop, unless it is displacing a residential use |
| Sports and recreation | If for an outdoor facility |
| Visitor accommodation | If not listed as Permitted |
| Prohibited | |
| All other uses | |

Commented [SM6]: Permitted in Cradle Coast schemes

Commented [SM7]: Permitted in Cradle Coast schemes

Commented [SM8]: Requirement from Southern Regional Model

Commented [SM9]: Permitted in Cradle Coast schemes

Commented [SM10]: Permitted in Cradle Coast schemes if outdoor facility

9.3 Use Standards

9.3.1 Title of Provision

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| Objective: | |
| Acceptable Solutions | Performance Criteria |
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9.3.2 Title of Provision

9.4 Development Standards

9.4.1 Title of Provision

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| Objective: | |
| Acceptable Solutions | Performance Criteria |
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10 Inner Residential Zone

10.1 Zone Purpose

- 10.1.1 To provide for a variety of residential use or development that accommodates a range of dwelling types at higher densities in locations within walkable distances of services, facilities, employment and high frequency public transport corridors.
- 10.1.2 To provide for the efficient utilisation of available and planned social, transport and other service infrastructure.
- 10.1.3 To provide for compatible non-residential use that;
- (a) primarily serves the local community; and
 - (b) does not unduly reduce residential amenity, through noise, activity outside of business hours, traffic generation and movement, or other off site impacts.
- 10.1.4 To ensure that non-residential use does not unreasonably displace or limit residential use.

10.2 Use Table

| No Permit Required | |
|--|--|
| Use Class | Qualification |
| Educational and occasional care | If for home-based child care in accordance with a licence under the <i>Child Care Act 2001</i> |
| Natural and cultural values management | |
| Passive recreation | |
| Residential | If for a single dwelling or home-based business |
| Utilities | If for minor utilities |
| Permitted | |
| Use Class | Qualification |
| Residential | If not listed as No Permit Required |
| Visitor accommodation | If for bed and breakfast establishment, holiday unit or serviced apartment |
| Discretionary | |
| Use Class | Qualification |
| Business and professional services | If for a consulting room, medical centre, veterinary surgery or child health clinic, unless it is displacing a residential use |
| Community meeting and entertainment | If for a place of worship, art and craft centre or public hall |
| Educational and occasional care | If not for any of the following: |

Commented [SM11]: Permitted in LIPS

Commented [SM12]: All other residential uses discretionary in LIPS

Commented [SM13]: Discretionary in LIPS. Southern Regional Model applies limitations via the use standards

Commented [SM14]: Limited to medical centre in LIPS

Commented [SM15]: Southern Regional Model limits to child care centre, day respite facility, employment training centre or kindergarten. No limitations in LIPS

| | |
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| | (a) a tertiary institution; (b) listed as No Permit Required |
| Emergency services | |
| Food services | If not for any of the following: (a) displacing a residential use; (b) a take away food premises with a drive through facility |
| General retail and hire | If not displacing a residential use |
| Sports and recreation | If for an outdoor facility |
| Visitor accommodation | If not listed as Permitted |
| Prohibited | |
| All other uses | |

Commented [SM16]: Prohibited in LIPS

10.3 Use Standards

10.3.1 Title of Provision

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| Objective: | |
| Acceptable Solutions | Performance Criteria |
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10.3.2 Title of Provision

10.4 Development Standards

10.4.1 Title of Provision

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| Objective: | |
| Acceptable Solutions | Performance Criteria |
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10.4.2 Title of Provision

11 Low Density Residential Zone

11.1 Zone Purpose

11.1.1 To provide for residential use or development on larger lots in residential areas where there are infrastructure or environmental constraints that limit development.

11.1.2 To provide for non-residential use that:

- (a) primarily serves the local community; and
- (b) does not adversely affect residential amenity, through noise, traffic generation and movement, or other off site impacts.

11.1.3 To ensure that non-residential use does not unreasonably displace or limit residential use or unreasonably intensify the density of development.

11.2 Use Table

| No Permit Required | |
|--|--|
| Use Class | Qualification |
| Educational and occasional care | If for home-based child care in accordance with a licence under the <i>Child Care Act 2001</i> |
| Natural and cultural values management | |
| Passive recreation | |
| Residential | If for a single dwelling or home-based business |
| Utilities | If for minor utilities |
| Permitted | |
| Use Class | Qualification |
| Residential | If not listed as No Permit Required |
| Visitor accommodation | If for bed and breakfast establishment, holiday unit or serviced apartment |
| Discretionary | |
| Use Class | Qualification |
| Business and professional services | If for a consulting room, medical centre, veterinary surgery or child health clinic, unless it is displacing a residential use |
| Community meeting and entertainment | If for a place of worship, art and craft centre or public hall |
| Educational and occasional care | If not for any of the following: (a) a tertiary institution; (b) listed as No Permit Required |

Commented [SM17]: Permitted in LIPS

Commented [SM18]: Multiple dwellings and home based business discretionary in LIPS

Commented [SM19]: Discretionary in LIPS. Southern Regional Model applies limitations via the use standards

Commented [SM20]: Prohibited in Southern Regional Model. Permitted in Cradle Coast schemes for medical centre up to 300m2. Limited to a medical centre in LIPS

Commented [SM21]: Permitted in Cradle Coast schemes

Commented [SM22]: Prohibited in LIPS. Permitted in Cradle Coast schemes. Discretionary in Southern Regional Model and limited to day respite facility

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|-------------------------|--|
| Emergency services | |
| Food services | If not for any of the following: (a) displacing a residential use; (b) a take away food premises with a drive through facility |
| General retail and hire | If for a local shop |
| Sports and recreation | If for an outdoor facility |
| Visitor accommodation | If not listed as Permitted |
| Prohibited | |
| All other uses | |

Commented [SM23]: Permitted in Cradle Coast schemes

Commented [SM24]: Prohibited in LIPS and Southern Regional Model

Commented [SM25]: Prohibited in Southern Regional Model

Commented [SM26]: Permitted in Cradle Coast schemes for outdoor facilities

11.3 Use Standards

11.3.1 Title of Provision

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| Objective: | |
| Acceptable Solutions | Performance Criteria |
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11.3.2 Title of Provision

11.4 Development Standards

11.4.1 Title of Provision

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| Objective: | |
| Acceptable Solutions | Performance Criteria |
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11.4.1 Title of Provision

12 Rural Living Zone

12.1 Zone Purpose

- 12.1.1 To provide for residential use or development on large lots in a rural setting where services are limited.
- 12.1.2 To provide for compatible use or development that does not adversely affect residential amenity, through noise, traffic generation and movement, or other off site impacts.
- 12.1.3 To provide for agricultural use and development that does not adversely impact on residential amenity.
- 12.1.4 To ensure that non-residential use does not unreasonably displace or limit residential use or unreasonably intensify the density of development.

12.2 Use Table

| No Permit Required | |
|---|--|
| Use Class | Qualification |
| Educational and occasional care | If for home-based child care in accordance with a licence under the <i>Child Care Act 2001</i> |
| Natural and cultural values management | |
| Passive recreation | |
| Residential | If for a single dwelling or home-based business |
| Utilities | If for minor utilities |
| Permitted | |
| Use Class | Qualification |
| Visitor accommodation | If for bed and breakfast establishment, holiday cabin, holiday unit or serviced apartment |
| Discretionary | |
| Use Class | Qualification |
| Business and professional services | If for a veterinary surgery |
| Community meeting and entertainment | If for a place of worship, art and craft centre or public hall |
| Domestic animal breeding, boarding and training | |
| Educational and occasional care | (a) If for a childcare centre or primary school |

Commented [SM27]: Permitted in LIPS

Commented [SM28]: Discretionary in LIPS. Southern Regional Model apply limitations via the use standards

Commented [SM29]: Permitted in Cradle Coast schemes with limit of 300m2 gross floor area. No qualification in LIPS

Commented [SM30]: Permitted in Cradle Coast but very curtailed

Commented [SM31]: Permitted in Cradle Coast Schemes. No qualification in LIPS

| | |
|--------------------------------|--|
| Emergency services | |
| Food services | If for a gross floor area of no more than 200 m ² |
| General retail and hire | If for a roadside stall or local shop |
| Manufacturing and processing | If for alterations or extensions to an existing use |
| Resource development | If not for intensive animal husbandry or plantation forestry |
| Resource processing | If not for an abattoir, animal saleyards or sawmilling |
| Sports and recreation | If for an outdoor facility |
| Vehicle fuel sales and service | If for alterations or extensions to an existing use |
| Visitor accommodation | If not listed as Permitted |
| Prohibited | |
| All other uses | |

Commented [SM32]: Permitted in Cradle Coast schemes. Prohibited in LIPS

Commented [SM33]: Prohibited in Southern Regional Model. Permitted in Cradle Coast schemes. No qualification in LIPS

Commented [SM34]: Permitted in Cradle Coast schemes

Commented [SM35]: Prohibited in Southern Regional Model

Commented [SM36]: Permitted in Southern Regional Model (NPR for grazing). Permitted in Cradle Coast, but requires the use to be associated with a residential use and dependent on the soil. Permitted in LIPS for grazing

Commented [SM37]: No qualification in LIPS

Commented [SM38]: Permitted in Cradle Coast schemes for outdoor facility. No qualification in LIPS

Commented [SM39]: Prohibited in Southern Regional Model

12.3 Use Standards

12.3.1 Title of Provision

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| Objective: | |
| Acceptable Solutions | Performance Criteria |
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12.3.2 Title of Provision

12.4 Development Standards

12.4.1 Title of Provision

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| Objective: | |
| Acceptable Solutions | Performance Criteria |
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12.4.2 Title of Provision

13 Environmental Living Zone

13.1 Zone Purpose

- 13.1.1 To provide for residential use or development on large lots in areas where existing natural and landscape values are to be retained.
- 13.1.2 To provide for compatible use or development that:
- (a) does not adversely affect residential amenity, through noise, traffic generation and movement, or other off site impacts; and
 - (b) does not adversely impact on natural and landscape values.
- 13.1.3 To ensure that non-residential use does not unreasonably displace or limit residential use or unreasonably intensify the density of development.

13.2 Use Table

| No Permit Required | |
|--|--|
| Use Class | Qualification |
| Educational and occasional care | If for home-based child care in accordance with a licence under the <i>Child Care Act 2001</i> |
| Natural and cultural values management | |
| Passive recreation | |
| Residential | If for a single dwelling or home-based business |
| Utilities | If for minor utilities |
| Permitted | |
| Use Class | Qualification |
| Visitor accommodation | If for bed and breakfast establishment, holiday cabin, holiday unit or serviced apartment |
| Discretionary | |
| Use Class | Qualification |
| Business and professional services | If for a veterinary surgery |
| Community meeting and entertainment | If for a place of worship, art and craft centre or public hall |
| Domestic animal breeding, boarding or training | |

Commented [SM40]: Permitted in LIPS

Commented [SM41]: Discretionary in LIPS. Southern Regional Model applies limitations via the use standards

Commented [SM42]: Prohibited in LIPS, Southern Regional Model and Cradle Coast

Commented [SM43]: Prohibited in LIPS

Commented [SM44]: Prohibited in Southern Regional Model. Permitted in Cradle Coast schemes but quite curtailed

| | |
|---------------------------------|--|
| Educational and occasional care | (a) If for a childcare centre or primary school |
| Emergency services | If for a fire station |
| Food services | If for a gross floor area of no more than 200 m ² |
| Resource development | If not for intensive animal husbandry or plantation forestry |
| Sports and recreation | If for an outdoor facility |
| Prohibited | |
| All other uses | |

Commented [SM45]: Prohibited in LIPS, Southern Regional Model and Cradle Coast

Commented [SM46]: Prohibited in LIPS

Commented [SM47]: Prohibited in LIPS, Southern Regional Model and Cradle Coast

Commented [SM48]: Prohibited in LIPS

Commented [SM49]: Prohibited in LIPS. Permitted in Cradle Coast schemes

13.3 Use Standards

13.3.1 Title of Provision

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| Objective: | |
| Acceptable Solutions | Performance Criteria |

13.3.2 Title of Provision

13.4 Development Standards

13.4.1 Title of Provision

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| Objective: | |
| Acceptable Solutions | Performance Criteria |

13.4.2 Title of Provision

14 Urban Mixed Use Zone

14.1 Zone Purpose

- 14.1.1 To provide for a mix of residential, retail, community services and commercial activities in urban locations.
- 14.1.2 To provide for a diverse range of use or development that support and do not compromise the role of surrounding activity centres.

14.2 Use Table

| No Permit Required | |
|--|--|
| Use Class | Qualification |
| Educational and occasional care | If for home-based child care in accordance with a licence under the <i>Child Care Act 2001</i> |
| Natural and cultural values management | |
| Passive recreation | |
| Residential | If for home-based business within an existing dwelling |
| Utilities | If for minor utilities |
| Permitted | |
| Use Class | Qualification |
| Business and professional services | |
| Community meeting and entertainment | |
| Food services | If not for a take away food premises with a drive through facility |
| General retail and hire | If for a gross floor area of no more than 300 m ² per tenancy |
| Hotel industry | |
| Research and development | |
| Residential | If for all of the following: (a) located above ground floor level (excluding access); (b) not listed as No Permit Required |
| Service industry | If not for motor repairs or panel beating |
| Tourist operation | |

Commented [SM50]: Discretionary in LIPS

Commented [SM51]: Permitted in LIPS

Commented [SM52]: NPR in LIPS if above ground floor level, otherwise discretionary

Commented [SM53]: Discretionary in LIPS

Commented [SM54]: NPR in LIPS

Commented [SM55]: Subject to floor area limitations in LIPS

Commented [SM56]: Discretionary in Southern Regional Model

Commented [SM57]: Discretionary in Southern Regional Model. Permitted in LIPS if above ground floor level

Commented [SM58]: Requirement comes from Southern Regional Model

Commented [SM59]: Discretionary in Southern Regional Model. Permitted in LIPS if it has a shopfront

Commented [SM60]: Requirement comes from Cradle Coast schemes

Commented [SM61]: Discretionary in Southern Regional Model

| | |
|----------------------------------|---|
| Visitor accommodation | If located above ground floor level (excluding access) |
| Discretionary | |
| Use Class | Qualification |
| Bulky goods sales | |
| Custodial facility | If for remand centre |
| Educational and occasional care | If not listed as No Permit Required |
| Emergency services | |
| Food services | If not listed as Permitted |
| General retail and hire | If not listed as Permitted |
| Hospital services | |
| Manufacturing and processing | If for alterations or extensions to an existing use |
| Residential | If not listed as No Permit Required or Permitted |
| Sports and recreation | |
| Storage | |
| Transport depot and distribution | If for public transport facilities |
| Utilities | If not listed as No Permit Required |
| Vehicle fuel sales and service | |
| Vehicle parking | |
| Visitor accommodation | If for all of the following: (a) not for camping and caravan park or overnight camping area; (b) not if listed as Permitted |
| Prohibited | |
| All other uses | |

Commented [SM62]: Discretionary in Southern Regional Model

Commented [SM63]: Permitted in LIPS with complicated floor area requirements, also Permitted in Cradle Coast

Commented [SM64]: Prohibited in Southern Regional Model and LIPS

Commented [SM65]: Permitted in Cradle Coast schemes

Commented [SM66]: Prohibited in Southern Regional Model

Commented [SM67]: Subject to floor area limitations in LIPS

Commented [SM68]: Prohibited in Southern Regional Model

Commented [SM69]: Permitted in LIPS

14.3 Use Standards

14.3.1 Title of Provision

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|----------------------|----------------------|
| Objective: | |
| Acceptable Solutions | Performance Criteria |

14.3.2 Title of Provision

14.4 Development Standards

14.4.1 Title of Provision

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|----------------------|----------------------|
| Objective: | |
| Acceptable Solutions | Performance Criteria |

14.4.2 Title of Provision

WORKING DRAFT

15 Village Zone

15.1 Zone Purpose

- 15.1.1 To provide for small rural centres with an unstructured mix of residential, community services and commercial activities.
- 15.1.2 To provide for the amenity of the residents appropriate to the mixed use characteristics of the zone.

15.2 Use Table

| No Permit Required | |
|--|---|
| Use Class | Qualification |
| Educational and occasional care | If for home-based child care in accordance with a licence under the <i>Child Care Act 2001</i> |
| Natural and cultural values management | |
| Passive recreation | |
| Residential | If for home-based business within an existing dwelling |
| Utilities | If for minor utilities |
| Permitted | |
| Use Class | Qualification |
| Business and professional services | |
| Community meeting and entertainment | |
| Educational and occasional care | If not listed as No Permit Required |
| Emergency services | |
| Food services | |
| General retail and hire | |
| Hospital services | |
| Residential | If for a single dwelling |
| Service industry | If not for motor repairs or panel beating |
| Sports and recreation | If for one of the following: (a) an outdoor facility; (b) indoor facility with a gross floor area no more than 500 m ² |

Commented [SM70]: Permitted in LIPS.

Commented [SM71]: Permitted in LIPS

Commented [CH72]: Permitted in LIPS with same qualification.

Commented [SM73]: Discretionary in Southern Regional Model

Commented [SM74]: Discretionary in Southern Regional Model

Commented [SM75]: All forms of residential use permitted in Cradle Coast schemes

Commented [SM76]: Discretionary in Southern Regional Model. Permitted in LIPS with no qualification

Commented [SM77]: Discretionary in Southern Regional Model

Commented [SM78]: Requirement comes from Cradle Coast schemes. Permitted in LIPS with no qualification.

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|--|---|
| Storage | If not for liquid fuel depot or solid fuel depot |
| Visitor accommodation | |
| Discretionary | |
| Use Class | Qualification |
| Bulky goods sales | |
| Crematoria and cemeteries | If for a cemetery |
| Custodial facility | If for a remand centre |
| Domestic animal breeding, boarding or training | |
| Equipment and machinery sales and hire | |
| Hotel industry | |
| Manufacturing and processing | If for any of the following: (a) a craft industry or an artist's studio; (b) alterations or extensions to an existing use |
| Pleasure boat facility | If for a boat ramp or marina with no more than 20 berths |
| Research and development | |
| Residential | If not listed as Permitted |
| Resource processing | If not for an abattoir, animal saleyards or sawmilling |
| Service industry | If not listed as Permitted |
| Sports and recreation | If not listed as Permitted |
| Tourist operation | |
| Transport depot and distribution | |
| Utilities | If not listed as No Permit Required |
| Vehicle fuel sales and service | |
| Vehicle parking | |
| Prohibited | |
| All other uses | |

Commented [SM79]: Discretionary in Southern Regional Model. Permitted in LIPS with no qualification.

Commented [SM80]: Southern Regional and Cradle Coast schemes apply limitations

Commented [SM81]: Permitted in Cradle Coast schemes

Commented [SM82]: Prohibited in LIPS and Southern Regional Model

Commented [SM83]: Prohibited in Cradle Coast schemes

Commented [SM84]: Prohibited in Cradle Coast schemes

Commented [SM85]: Permitted in Cradle Coast schemes

Commented [SM86]: Prohibited in Southern Regional Model

Commented [SM87]: Permitted in Cradle Coast, Prohibited in Southern Regional Model and LIPS

Commented [SM88]: Prohibited in LIPS and Cradle Coast schemes

Commented [SM89]: Prohibited in LIPS

Commented [CH90]: Permitted in LIPS

Commented [CH91]: Permitted in LIPS

Commented [SM92]: Prohibited in LIPS

Commented [SM93]: Permitted in Cradle Coast schemes. Prohibited in LIPS

Commented [CH94]: Prohibited in LIPS

15.3 Use Standards

15.3.1 Title of Provision

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|----------------------|----------------------|
| Objective: | |
| Acceptable Solutions | Performance Criteria |

15.3.2 Title of Provision

15.4 Development Standards

15.4.1 Title of Provision

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|----------------------|----------------------|
| Objective: | |
| Acceptable Solutions | Performance Criteria |

15.4.2 Title of Provision

WORKING DRAFT

16 Central Business Zone

16.1 Zone Purpose

- 16.1.1 To provide for the concentration of the higher-order business, retail, administrative, professional, community, and entertainment functions within Tasmania's primary centres.
- 16.1.2 To encourage activity at pedestrian levels with active frontages and shop windows offering interest and engagement to shoppers.
- 16.1.3 To encourage residential and visitor accommodation use above ground floor level provided that it supports the viability of the activity centre and an active street frontage is maintained.

16.2 Use Table

| No Permit Required | |
|--|--|
| Use Class | Qualification |
| Any permitted use | Only if replacing an existing use on the site and there is no associated development requiring a permit. |
| Business and professional services | |
| Food services | If not for a take away food premises with a drive through facility |
| General retail and hire | If not for an adult sex product shop |
| Natural and cultural values management | |
| Passive recreation | |
| Residential | If for home-based business within an existing dwelling |
| Utilities | If for minor utilities |
| Permitted | |
| Use Class | Qualification |
| Bulky goods sales | If not located within an active frontage overlay |
| Community meeting and entertainment | |
| Educational and occasional care | |
| Hotel industry | If not for an adult entertainment venue |
| Research and development | If for one or more of the following: (a) located above ground floor level (excluding access); |

Commented [SM95]: Based on all of the interim planning scheme Central Business Zones (Hobart CBD, Launceston CBD, Devonport CBD, Burnie CBD, Glenorchy, Rosny Park, Kingston)

Commented [SM96]: Approach adopted by Southern Region

Commented [SM97]: Permitted in all schemes. LIPS requires it to be above ground floor level. Southern Regional Model lists it as Permitted, but would be NPR if replacing an existing use when no development was involved. Cradle Coast exempts change between this use class and general retail and hire in the zone (and vice versa).

Commented [SM98]: LIPS have it as unqualified NPR while the Southern Regional Model have it as Permitted, but would be NPR if replacing an existing use when no development was involved. Permitted in Cradle Coast schemes

Commented [SM99]: LIPS have it as NPR while Southern Regional Model has it as Permitted, but would be NPR if replacing an existing use when no development was involved. Southern Regional Model makes all supermarkets discretionary. Hobart make all supermarkets greater than 400m2 discretionary

Commented [SM100]: Discretionary in Southern Regional Model. Prohibited in LIPS

Commented [SM101]: Permitted in Southern Regional Model and Discretionary in LIPS

Commented [SM102]: Discretionary in Cradle Coast schemes, but with further qualifications

Commented [SM103]: Permitted in Cradle Coast schemes

Commented [SM104]: NPR in LIPS and Discretionary in Southern Regional Model and Cradle Coast schemes

Commented [SM105]: Would be NPR in Southern Regional if replacing an existing use with no development involved

Commented [SM106]: Would be NPR in Hobart if replacing an existing use with no development involved. Use class is entirely Permitted in Cradle Coast schemes. Discretionary in LIPS

Commented [SM107]: Would be NPR in Hobart if replacing an existing use with no development involved

Commented [SM108]: Would be NPR in Hobart if replacing an existing use with no development involved

| | |
|--|---|
| | (b) not located within an active frontage overlay |
| Residential | If for all of the following: (a) not listed as No Permit Required; (b) located above ground floor level (excluding access) |
| Sports and recreation | If located above ground floor level (excluding access) |
| Tourist operation | If for any of the following: (a) for a visitors centre; (b) located above ground floor level (excluding access) within an active frontage overlay; |
| Visitor accommodation | If not for any of the following: (a) a camping and caravan park or overnight camping area; (b) located at ground floor level (excluding access) within an active frontage overlay |
| Discretionary | |
| Use Class | Qualification |
| Custodial facility | If for a remand centre |
| Emergency services | |
| Equipment and machinery sales and hire | If not located within an active frontage overlay |
| Food services | If not for any of the following: (a) listed as No Permit Required; (b) a take away food premises with a drive through facility within an active frontage overlay |
| Hospital services | If not located at ground floor level (excluding access) within an active frontage overlay |
| Hotel industry | If not listed as Permitted |
| Manufacturing and processing | If for alterations or extensions to an existing use |
| Research and development | If not listed as Permitted |
| Residential | If not listed as No Permit Require or Permitted |
| Service industry | If for alterations or extensions to an existing use |
| Sports and recreation | If not listed as Permitted |
| Storage | If not for any of the following: (a) a liquid or solid fuel depot; (b) located at ground floor level (excluding access) within an active frontage overlay |
| Tourist operation | If not listed as Permitted |
| Transport depot and distribution | If for a public transport facility |

Commented [SM109]: Would be NPR in Hobart if replacing an existing use with no development involved

Commented [SM110]: Prohibited in LIPS. Would be NPR in Hobart if replacing an existing use with no development involved

Commented [SM111]: Discretionary in LIPS. Would be NPR in Hobart if replacing an existing use with no development involved

Commented [SM112]: Would be NPR in Hobart if replacing an existing use with no development involved

Commented [SM113]: Permitted in Cradle Coast schemes

Commented [SM114]: Prohibited in LIPS

Commented [SM115]: Prohibited in LIPS and Cradle Coast schemes

Commented [SM116]: Cradle Coast schemes exclude panel beaters and motor repairs and LIPS requires a shopfront for customer service

Commented [SM117]: Permitted and Discretionary in Cradle Coast schemes (error in use table)

| | |
|--------------------------------|--|
| Utilities | If not listed as No Permit Required |
| Vehicle fuel sales and service | If not located within an active frontage overlay |
| Vehicle parking | |
| Visitor accommodation | If not for any of the following: (a) a camping and caravan park or overnight camping area; (b) listed as Permitted |
| Prohibited | |
| All other uses | |

Commented [SM118]: Permitted in Cradle Coast schemes

16.3 Use Standards

16.3.1 Title of Provision

| | |
|----------------------|----------------------|
| Objective: | |
| Acceptable Solutions | Performance Criteria |

16.3.2 Title of Provision

16.4 Development Standards

16.4.1 Title of Provision

| | |
|----------------------|----------------------|
| Objective: | |
| Acceptable Solutions | Performance Criteria |

16.4.2 Title of Provision

17 General Business Zone

17.1 Zone Purpose

- 17.1.1 To provide for business, retail, administrative, professional, community, and entertainment functions within Tasmania's main suburban and rural centres.
- 17.1.2 To provide for a mix of services of a type and scale appropriate to service regular and specialist needs of immediate and wider population.
- 17.1.3 To ensure that the primary purpose of the zone is maintained and use and development does not distort the activity centre hierarchy.
- 17.1.4 To encourage activity at pedestrian levels with active frontages and shop windows offering interest and engagement to shoppers.
- 17.1.3 To encourage residential and visitor accommodation use provided that it supports the viability of the activity centre and an active street frontage is maintained.

17.2 Use Table

| No Permit Required | |
|--|--|
| Use Class | Qualification |
| Any permitted use | Only if replacing an existing use on the site and there is no associated development requiring a permit. |
| Business and professional services | |
| Food services | If not for a take away food premises with a drive through facility |
| General retail and hire | If for all of the following: (a) not an adult sex product shop (b) a gross floor area less than 300 m ² per tenancy |
| Natural and cultural values management | |
| Passive recreation | |
| Residential | If for a home-based business within an existing dwelling |
| Utilities | If for minor utilities |
| Permitted | |
| Use Class | Qualification |
| Bulky goods sales | If for a gross floor area less than 3500 m ² per tenancy |
| Community meeting and entertainment | |

Commented [SM119]: Use Table based on General Business Zone across the three regions

Commented [SM120]: Approach adopted by Southern Region

Commented [SM121]: Permitted in all schemes. Cradle Coast exempts change between this use class and general retail and hire in the zone (and vice versa)

Commented [SM122]: Permitted in all schemes

Commented [SM123]: Southern Regional Model make all supermarkets discretionary. Cradle Coast exempts change between this use class and business and professional services in the zone (and vice versa)

Commented [SM124]: Requirement comes from LIPS

Commented [SM125]: Discretionary in Southern Regional Model and LIPS and NPR in Cradle Coast schemes

Commented [SM126]: Permitted in Southern Regional Model and NPR in Cradle Coast schemes

Commented [SM127]: Discretionary in Cradle Coast schemes, but with further qualifications

Commented [SM128]: Permitted in Cradle Coast schemes

Commented [SM129]: Discretionary in Southern Regional Model

Commented [SM130]: Requirement comes from LIPS

Commented [SM131]: Discretionary in LIPS

| | |
|--|---|
| Educational and occasional care | |
| Emergency services | |
| General retail and hire | If for a gross floor area of 300 m ² or more and less than 3500 m ² per tenancy |
| Hotel industry | If not for adult entertainment venue |
| Pleasure boat facility | If for boat launch and recovery ramp for recreational vessels |
| Research and development | |
| Residential | If for all of the following: (a) above ground floor level (excluding access) or to the rear of a premises with an active frontage; (b) not listed as No Permit Required |
| Visitor accommodation | If for all of the following: (a) not a camping and caravan park or overnight camping area; (b) located above ground floor level (excluding access) or to the rear of a premises with an active frontage |
| Discretionary | |
| Use Class | Qualification |
| Bulky goods sales | If for a gross floor area of 3500 m ² or more and less than 8500 m ² per tenancy |
| Custodial facility | If for a remand centre |
| Equipment and machinery sales and hire | |
| Food services | If not listed as No Permit Required |
| General retail and hire | If for a gross floor area of 3500 m ² or more and less than 8500 m ² per tenancy |
| Hospital services | |
| Hotel industry | If not listed as Permitted |
| Manufacturing and processing | |
| Residential | If not listed as No Permit Required or Permitted |
| Service industry | |
| Sports and recreation | |
| Storage | |
| Tourist operation | |
| Transport depot and distribution | If for one of the following: (a) a public transport facility; |

Commented [SM132]: Discretionary in LIPS

Commented [SM133]: Discretionary in Southern Regional Model and LIPS

Commented [SM134]: Requirement comes from LIPS

Commented [SM135]: Discretionary in Southern Regional Model

Commented [SM136]: Prohibited in Southern Regional Model

Commented [SM137]: Discretionary in Cradle Coast schemes

Commented [SM138]: Requirement comes from LIPS

Commented [SM139]: Requirement comes from LIPS

Commented [SM140]: Prohibited in Southern and Cradle Coast schemes

Commented [SM141]: Permitted in Cradle Coast schemes if not for motor repairs or panel beaters. LIPS requires it to incorporate a shopfront for customer service

Commented [SM142]: Permitted in Cradle Coast schemes for indoor facility

Commented [SM143]: Permitted in Cradle Coast schemes

| | |
|--------------------------------|---|
| | (b) distribution of goods to or from land within the zone |
| Utilities | If not listed as No Permit Required |
| Vehicle fuel sales and service | If for a service station |
| Vehicle parking | |
| Visitor accommodation | If not listed as Permitted |
| Prohibited | |
| All other uses | |

Commented [SM144]: Permitted in LIPS

Commented [SM145]: Permitted in Cradle Coast schemes

17.3 Use Standards

17.3.1 Title of Provision

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|----------------------|----------------------|
| Objective: | |
| Acceptable Solutions | Performance Criteria |

17.3.2 Title of Provision

17.4 Development Standards

17.4.1 Title of Provision

| | |
|----------------------|----------------------|
| Objective: | |
| Acceptable Solutions | Performance Criteria |

17.4.2 Title of Provision

18 Local Business Zone

18.1 Zone Purpose

- 18.1.1 To provide for business, professional and retail services which meet the convenience needs of a local area.
- 18.1.2 To provide a mix of convenience services of a type and scale to satisfy the daily requirements of the immediate population.
- 18.1.3 To encourage residential and visitor accommodation use provided that it supports the viability of the activity centre and an active street frontage is maintained.

18.2 Use Table

| No Permit Required | |
|--|--|
| Use Class | Qualification |
| Any permitted use | Only if replacing an existing use on the site and there is no associated development requiring a permit. |
| Business and professional services | |
| Food services | If not for a takeaway food premises with a drive through facility |
| General retail and hire | If for a gross floor area of less than 250 m ² per tenancy |
| Natural and cultural values management | |
| Passive recreation | |
| Residential | If for home-based business within an existing dwelling |
| Utilities | If for minor utilities |
| Permitted | |
| Use Class | Qualification |
| Bulky goods sales | If for a gross floor area less than 250 m ² per tenancy |
| Community meeting and entertainment | |
| Educational and occasional care | |
| Emergency services | |
| Hotel industry | If not an adult entertainment venue |
| Pleasure boat facility | If for boat launch and recovery ramp for recreational vessels |
| Research and development | |

Commented [SM146]: Use Table based on Local Business Zone from all three regions

Commented [SM147]: Approach adopted by Southern Region

Commented [SM148]: Cradle Coast exempts change between this use class and general retail and hire in the zone (and vice versa). Cradle Coast also sets a max GFA of 300m². NPR in Southern Regional Model if replacing and existing use when no development was involved

Commented [SM149]: NPR in Southern Regional Model if replacing and existing use when no development was involved. Permitted in Cradle Coast schemes and LIPS.

Commented [SM150]: Cradle Coast exempts change between this use class and general retail and hire in the zone (and vice versa). NPR in Southern Regional Model if replacing and existing use when no development was involved

Commented [SM151]: Requirement comes from LIPS

Commented [SM152]: Prohibited in Southern Regional Model

Commented [SM153]: Requirement comes from LIPS. Cradle Coast require no more than 300m²

Commented [SM154]: Southern Regional Model limits to art and craft centre, civic centre, community hall, museum, public art gallery or public hall, with the remainder being Discretionary. Cradle Coast set max GFA of 300m²

Commented [SM155]: Limited to employment training facility in Southern Regional Model. NPR in Southern Regional Model if replacing and existing use when no development was involved. Discretionary in LIPS

Commented [SM156]: Discretionary in Southern Regional Model

Commented [SM157]: Prohibited in Southern Regional Model and LIPS

| | |
|--|---|
| Residential | If located above ground floor level (excluding access) or located to the rear of a premises with an active frontage |
| Visitor accommodation | If located above ground floor level (excluding access) or located to the rear of a premises with an active frontage |
| Discretionary | |
| Use Class | Qualification |
| Bulky goods sales | If for a gross floor area of 250 m ² or more and less than 1400 m ² per tenancy |
| Equipment and machinery sales and hire | |
| Food services | If not listed as No Permit Required |
| General retail and hire | If for a gross floor area of 250 m ² or more and less than 1400 m ² per tenancy |
| Hotel industry | If not listed as Permitted |
| Manufacturing and processing | |
| Residential | If not listed as No Permit Required or Permitted |
| Service industry | |
| Sports and recreation | |
| Storage | |
| Tourist operation | |
| Transport depot and distribution | If for one of the following: (a) a public transport facility; (b) distribution of goods to or from land within the zone |
| Utilities | If not listed as No Permit Required |
| Vehicle fuel sales and service | |
| Vehicle parking | |
| Visitor accommodation | If not listed as Permitted |
| Prohibited | |
| All other uses | |

Commented [SM158]: NPR in Southern Regional Model if replacing an existing use when no development was involved

Commented [SM159]: Requirement comes from LIPS

Commented [SM160]: Prohibited in LIPS and Cradle Coast

Commented [SM161]: Requirement comes from LIPS

Commented [SM162]: Prohibited in Southern Regional Model and LIPS

Commented [SM163]: Prohibited in Southern Regional Model

Commented [SM164]: Prohibited in Southern Regional Model

18.3 Use Standards

18.3.1 Title of Provision

Objective:

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|----------------------|----------------------|
| Acceptable Solutions | Performance Criteria |
|----------------------|----------------------|

18.3.2 Title of Provision

18.4 Development Standards

18.4.1 Title of Provision

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| Objective: |
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|----------------------|----------------------|
| Acceptable Solutions | Performance Criteria |
|----------------------|----------------------|

18.4.2 Title of Provision

WORKING DRAFT

19 Commercial Zone

19.1 Zone Purpose

- 19.1.1 To provide for large floor area retailing and service industries that require high levels of vehicle access and parking for customers.
- 19.1.2 To provide for a mix of use development that supports and does not compromise the role of other activity centres.

19.2 Use Table

| No Permit Required | |
|--|--|
| Use Class | Qualification |
| Any permitted use | Only if replacing an existing use on the site and there is no associated development requiring a permit. |
| Natural and cultural values management | |
| Passive recreation | |
| Utilities | If for minor utilities |
| Permitted | |
| Use Class | Qualification |
| Bulky goods sales | If for a gross floor area of less than 2000 m ² per tenancy |
| Emergency services | |
| Equipment and machinery sales and hire | |
| General retail and hire | If for a gross floor area of no less than 200 m ² per tenancy |
| Service industry | |
| Storage | |
| Discretionary | |
| Use Class | Qualification |
| Bulky goods sales | If not listed as Permitted |
| Business and professional services | |
| Community meeting and entertainment | |

Commented [SM165]: Approach adopted by Southern Region

Commented [SM166]: Permitted in Southern Regional Model. Discretionary in Cradle Coast schemes

Commented [SM167]: NPR in Southern Regional Model if replacing an existing use when no development was involved. Cradle Coast excludes foodstuffs and clothing. Cradle Coast exempts changes to equipment and machinery sales and hire and service industry (and vice versa)

Commented [SM168]: Requirements comes from LIPS

Commented [SM169]: Discretionary in LIPS and Southern Regional Model.

Commented [SM170]: Discretionary in Southern Regional Model. Cradle Coast exempts changes to bulky goods sales and service industry (and vice versa)

Commented [SM171]: Discretionary in LIPS

Commented [SM172]: Requirement from Southern Regional Model. Should the min. floor area be greater to be in line with zone purpose?

Commented [SM173]: Discretionary in Southern Regional Model. Cradle Coast exempts changes to equipment and machinery sales and hire and bulky goods sales (and vice versa)

Commented [SM174]: Discretionary in Southern Regional Model and Cradle Coast schemes

Commented [SM175]: Permitted in Southern Regional Model and NPR if replacing an existing use when no development was involved. Discretionary as an option for 'campus style complexes'

| | |
|----------------------------------|---|
| Educational and occasional care | |
| Food services | If for take away food premises or cafe |
| General retail and hire | If not listed as Permitted |
| Hotel industry | If for alterations or extensions to an existing use |
| Manufacturing and processing | |
| Research and development | |
| Sports and recreation | |
| Transport depot and distribution | |
| Tourist operation | |
| Utilities | |
| Vehicle fuel sales and service | |
| Vehicle Parking | |
| Visitor Accommodation | If for alterations or extensions to an existing use |
| Prohibited | |
| All other uses | |

Commented [SM176]: Permitted in Southern Regional Model and Cradle Coast schemes. NPR in Southern Regional Model if replacing an existing use when no development was involved

Commented [SM177]: Prohibited in Southern Regional Model and Cradle Coast schemes

Commented [SM178]: Permitted in LIPS

Commented [SM179]: Permitted in Cradle Coast schemes for specialist use for particular existing value

Commented [SM180]: Permitted in LIPS

Commented [SM181]: Prohibited in Southern Regional Model

19.3 Use Standards

19.3.1 Title of Provision

| | |
|----------------------|----------------------|
| Objective: | |
| Acceptable Solutions | Performance Criteria |

19.3.2 Title of Provision

19.4 Development Standards

19.4.1 Title of Provision

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|----------------------|----------------------|
| Objective: | |
| Acceptable Solutions | Performance Criteria |

19.4.2 Title of Provision

20 Light Industrial Zone

20.1 Zone Purpose

20.1.1 To provide for manufacturing, processing, repair, storage and distribution of goods and materials where off-site impacts are minimal or can be managed to minimise conflict or impact on the amenity of any other uses.

20.1.2 To provide for industrial activity with good access to strategic transport networks.

20.2 Use Table

| No Permit Required | |
|--|--|
| Use Class | Qualification |
| Any permitted use | Only if replacing an existing use on the site and there is no associated development requiring a permit. |
| Natural and cultural values management | |
| Passive recreation | |
| Utilities | If for minor utilities |
| Permitted | |
| Use Class | Qualification |
| Equipment and machinery sales and hire | |
| Emergency services | |
| Manufacturing and processing | |
| Port and shipping | If not for a wharf |
| Research and development | |
| Service industry | |
| Storage | |
| Transport depot and distribution | |
| Vehicle fuel sales and service | |
| Discretionary | |
| Use Class | Qualification |
| Bulky goods sales | If for garden and landscape suppliers, rural suppliers, trade suppliers or hardware supplies |

Commented [SM182]: Approach adopted by Southern Region

Commented [SM183]: Discretionary in southern and Cradle Coast schemes

Commented [SM184]: NPR in Southern Regional Model if replacing an existing use with no development involved

Commented [SM185]: Discretionary in LIPS and Southern Regional Model

Commented [SM186]: Discretionary in LIPS. NPR in Southern Regional Model if replacing an existing use with no development involved. Exempt in Cradle Coast schemes if changing between this use and transport depot and distribution, service industry or storage

Commented [SM187]: NPR in Southern Regional Model if replacing an existing use with no development involved.

Commented [SM188]: Discretionary in Southern Regional Model

Commented [SM189]: NPR in Southern Regional Model if replacing an existing use with no development involved. Exempt in Cradle Coast schemes if changing between this use and transport depot and distribution, manufacturing and processing or storage

Commented [SM190]: NPR in Southern Regional Model if replacing an existing use with no development involved. Exempt in Cradle Coast schemes if changing between this use and service industry, manufacturing and processing or transport depot and distribution

Commented [SM191]: Discretionary in Southern Regional Model. Exempt in Cradle Coast schemes if changing between this use and service industry, manufacturing and processing or storage

Commented [SM192]: Discretionary in LIPS and Southern Regional Model

| | |
|--|---|
| Community meeting and entertainment | |
| Crematoria and cemeteries | If for a crematoria |
| Domestic animal breeding, boarding or training | |
| Educational and occasional care | If for an employment training centre |
| Food services | If for a take away food premises or cafe |
| General retail and hire | If for alterations or extensions to an existing use |
| Port and shipping | If not listed as Permitted |
| Recycling and waste disposal | If for a scrap yard or waste transfer station |
| Resource processing | |
| Sports and recreation | |
| Utilities | If not listed as No Permit Required |
| Vehicle parking | |
| Prohibited | |
| All other uses | |

Commented [SM193]: Prohibited in southern and Cradle Coast schemes

Commented [SM194]: Prohibited in southern and Cradle Coast schemes

Commented [SM195]: Prohibited in Cradle Coast schemes and LIPS

Commented [SM196]: Prohibited in Cradle Coast schemes

Commented [SM197]: Permitted in Cradle Coast schemes

Commented [SM198]: Prohibited in Cradle Coast schemes

Commented [SM199]: Prohibited in Cradle Coast schemes

20.3 Use Standards

20.3.1 Title of Provision

| | |
|----------------------|----------------------|
| Objective: | |
| Acceptable Solutions | Performance Criteria |

20.3.2 Title of Provision

20.4 Development Standards

20.4.1 Title of Provision

| | |
|----------------------|----------------------|
| Objective: | |
| Acceptable Solutions | Performance Criteria |

20.4.2 Title of Provision

21 General Industrial Zone

21.1 Zone Purpose

- 21.1.1 To provide for manufacturing, processing, repair, storage and distribution of goods and materials where there may be impacts on neighbouring uses.
- 21.1.2 To provide for industrial activity with good access to strategic transport networks.

21.2 Use Table

| No Permit Required | |
|--|--|
| Use Class | Qualification |
| Any permitted use | Only if replacing an existing use on the site and there is no associated development requiring a permit. |
| Natural and cultural values management | |
| Passive recreation | |
| Utilities | If for minor utilities |
| Permitted | |
| Use Class | Qualification |
| Equipment and machinery sales and hire | |
| Manufacturing and processing | |
| Port and shipping | |
| Recycling and waste disposal | |
| Research and development | |
| Resource processing | If not for animal saleyards or an abattoir |
| Service industry | |
| Storage | |
| Transport depot and distribution | |
| Utilities | If not listed as No Permit Required |
| Vehicle fuel sales and service | |
| Discretionary | |
| Use Class | Qualification |

Commented [SM200]: Approach adopted by Southern Region

Commented [SM201]: Prohibited in Southern Regional Model

Commented [SM202]: NPR in Southern Regional Model if replacing an existing use with no development involved.

Commented [SM203]: NPR in Southern Regional Model if replacing an existing use with no development involved. Exempt in Cradle Coast schemes if changing between this use and transport depot and distribution, service industry or storage

Commented [SM204]: Southern Regional Model limits the permitted use to things that don't include a wharf. NPR in Southern Regional Model if replacing an existing use with no development involved.

Commented [SM205]: NPR in Southern Regional Model if replacing an existing use with no development involved. LIPS and Cradle Coast schemes prohibit refuse disposal sites

Commented [SM206]: Discretionary in Southern Regional Model

Commented [SM207]: NPR in Southern Regional Model if replacing an existing use with no development involved. LIPS makes animal saleyards and abattoirs discretionary. Exempt in Cradle Coast schemes if changing between this use and transport depot and distribution, manufacturing and processing or storage

Commented [SM208]: Prohibited in Southern Regional Model

Commented [SM209]: NPR in Southern Regional Model if replacing an existing use with no development involved. Exempt in Cradle Coast schemes if changing between this use and service industry, manufacturing and processing or transport depot and distribution

Commented [SM210]: NPR in Southern Regional Model if replacing an existing use with no development involved. Exempt in Cradle Coast schemes if changing between this use and service industry, manufacturing and processing or storage

Commented [SM211]: Discretionary in LIPS and Cradle Coast schemes

Commented [SM212]: Discretionary in Southern Regional Model. Cradle Coast schemes prohibit service stations

| | |
|---------------------------------|--|
| Bulky goods sales | If for garden and landscape suppliers, rural suppliers, trade suppliers or hardware supplies |
| Crematoria and cemeteries | If for crematoria |
| Educational and occasional care | If for an employment training centre |
| Emergency services | |
| Food services | If for a takeaway food premises or cafe |
| Motor racing facility | |
| Resource processing | If not listed as Permitted |
| Sports and recreation | |
| Vehicle parking | |
| Prohibited | |
| All other uses | |

Commented [SM213]: Prohibited in Southern Regional Model. Permitted in LIPS

Commented [SM214]: Prohibited in southern and Cradle Coast schemes

Commented [SM215]: Permitted in Cradle Coast schemes

Commented [SM216]: Prohibited in southern and Cradle Coast schemes

Commented [SM217]: Permitted in LIPS

21.3 Use Standards

21.3.1 Title of Provision

| | |
|----------------------|----------------------|
| Objective: | |
| Acceptable Solutions | Performance Criteria |

21.3.2 Title of Provision

21.4 Development Standards

21.4.1 Title of Provision

| | |
|----------------------|----------------------|
| Objective: | |
| Acceptable Solutions | Performance Criteria |

21.4.2 Title of Provision

22 Rural Zone

22.1 Zone Purpose

- 22.1.1 To provide for the use or development of land where commercial agricultural use is constrained or limited due to topographical, environmental or other site constraints.
- 22.1.2 To provide a range of use or development that requires a rural location for operational, security or impact management reasons.
- 22.1.3 To ensure that use or development is of a scale and intensity that is appropriate for a rural area and does not compromise the function of surrounding settlements.

22.2 Use Table

| No Permit Required | |
|---|---|
| Use Class | Qualification |
| Natural and cultural values management | |
| Resource development | |
| Passive recreation | |
| Utilities | If for minor utilities |
| Permitted | |
| Use Class | Qualification |
| Business and professional services | If for a veterinary centre or similar specialist animal breeding or care services |
| Domestic animal breeding, boarding and training | |
| Educational and occasional care | If associated with resource development |
| Extractive industry | |
| Manufacturing and processing | If for the manufacturing of agricultural equipment or processing of agricultural products |
| Motor racing facility | |
| Research and development | If associated with resource development |
| Residential | If for one or more of the following: (a) home-based business within an existing dwelling; (b) alterations or extensions to an existing dwelling |
| Resource processing | |
| Sports and recreation | If for firing range, golf course or driving range, outdoor recreation facility, |

| | |
|-------------------------------------|---|
| | race course, or sports ground. |
| Storage | If for contractors yard, freezing and cooling storage, liquid or solid fuel depot, or wood yard |
| Transport depot and distribution | |
| Utilities | If not listed as No Permit Required |
| Visitor accommodation | If for alterations or extensions to an existing building |
| Discretionary | |
| Use Class | Qualification |
| Bulky goods sales | If for rural supplier, garden and landscape supplier, or timber yard |
| Community meeting and entertainment | |
| Crematoria and cemeteries | |
| Emergency services | |
| General retail and hire | If for the sale of agricultural produce from the property |
| Hotel industry | If for alterations or extensions to an existing use |
| Pleasure boat facility | |
| Recycling and waste disposal | |
| Residential | If for all of the following: (a) a single dwelling; (b) not listed as Permitted |
| Tourist operation | If for one or more of the following (a) associated with resource development; (b) for visitors centre, wildlife park or zoo |
| Visitor accommodation | If not listed as Permitted |
| Prohibited | |
| All other uses | |

22.3 Use Standards

22.3.1 Title of Provision

| | |
|----------------------|----------------------|
| Objective: | |
| Acceptable Solutions | Performance Criteria |

22.3.2 Title of Provision

22.4 Development Standards

22.4.1 Title of Provision

| | |
|----------------------|----------------------|
| Objective: | |
| Acceptable Solutions | Performance Criteria |

22.4.2 Title of Provision

WORKING DRAFT

23 Agriculture Zone

23.1 Zone Purpose

- 23.1.1 To provide for the use or development of agricultural land for commercial agricultural use.
- 23.1.2 To protect:
(a) agricultural land from unnecessary conversion to non-agricultural use; and
(b) prime agricultural land from unnecessary conversion to non-agricultural use or agricultural use that is not dependent on the soil as a growth medium.
- 23.1.3 To provide for other use or development that supports the use of the land for agricultural use.
- 23.1.4 To provide for other use or development that does not unreasonably confine or restrain agricultural use.

23.2 Use Table

| No Permit Required | |
|---|---|
| Use Class | Qualification |
| Natural and cultural values management | |
| Passive recreation | |
| Resource development | If not for any of the following: (a) plantation forestry on prime agricultural land; (b) controlled environment agriculture on prime agricultural land, unless dependent on the soil as a growth medium; (c) intensive animal husbandry on prime agricultural land |
| Utilities | If for minor utilities |
| Permitted | |
| Use Class | Qualification |
| Residential | If for one or more of the following: (a) home-based business within an existing dwelling; (b) alterations or extensions to an existing dwelling |
| Visitor accommodation | If for alterations or extensions to an existing building |
| Discretionary | |
| Use Class | Qualification |
| Bulky goods sales | If for rural supplier, garden and landscape supplier, or timber yard |
| Domestic animal breeding, boarding and training | |

Commented [SM218]: Largely based on the Southern Regional Model Significant Agriculture Zone and having regard to uses in the LIPS and Cradle Coast Rural Resource Zone that are more focussed on agricultural land

| | |
|----------------------------------|--|
| Educational and occasional care | If associated with resource development or resource processing |
| Extractive industry | |
| Manufacturing and processing | If for the manufacturing of agricultural equipment or processing of agricultural products |
| Research and development | If associated with resource development or resource processing |
| Residential | If for all of the following: (a) a single dwelling; (b) not listed as Permitted |
| Resource development | If not listed as No Permit Required |
| Resource processing | |
| Storage | If for contractors yard, freezing and cooling storage, liquid or solid fuel depot, or wood yard |
| Tourist operation | If associated with resource development or resource processing |
| Transport depot and distribution | If for the transport and distribution of agricultural produce and equipment |
| Visitor accommodation | If for all of the following: (a) associated with resource development; (b) not listed as Permitted |
| Utilities | If not listed as No Permit Required |
| Prohibited | |
| All other uses | |

23.3 Use Standards

23.3.1 Title of Provision

| | |
|----------------------|----------------------|
| Objective: | |
| Acceptable Solutions | Performance Criteria |

23.3.2 Title of Provision

23.4 Development Standards

23.4.1 Title of Provision

| | |
|----------------------|----------------------|
| Objective: | |
| Acceptable Solutions | Performance Criteria |

23.4.2 Title of Provision

WORKING DRAFT

24 Utilities Zone

24.1 Zone Purpose

24.1.1 To provide land for major utilities installations and corridors.

24.1.2 To provide for other compatible uses where they do not adversely impact on the utility.

24.2 Use Table

| No Permit Required | |
|--|-------------------------------------|
| Use Class | Qualification |
| Natural and cultural values management | |
| Utilities | If for minor utilities |
| Permitted | |
| Use Class | Qualification |
| Recycling and waste disposal | |
| Transport depot and distribution | |
| Utilities | If not listed as No Permit Required |
| Discretionary | |
| Use Class | Qualification |
| Emergency services | |
| Passive recreation | |
| Sports and recreation | |
| Storage | |
| Tourist operation | |
| Vehicle parking | |
| Prohibited | |
| All other uses | |

Commented [CH219]: Discretionary in Southern Regional Model. Permitted in LIPS by with qualification 'If for a bus terminal or taxi depot or stand, railway station or airport'

Commented [CH220]: NPR in LIPS.

Commented [CH221]: Prohibited in LIPS and Cradle Coast

Commented [CH222]: Prohibited in LIPS.

Commented [CH223]: Permitted in Cradle Coast with qualification.

24.3 Use Standards

24.3.1 Title of Provision

| | |
|----------------------|----------------------|
| Objective: | |
| Acceptable Solutions | Performance Criteria |

24.3.2 Title of Provision

24.4 Development Standards

24.4.1 Title of Provision

| | |
|----------------------|----------------------|
| Objective: | |
| Acceptable Solutions | Performance Criteria |

24.4.2 Title of Provision

WORKING DRAFT

25 Environmental Management Zone

25.1 Zone Purpose

- 25.1.1 To provide for the protection, conservation and management of areas with significant ecological, scientific, cultural or aesthetic value, or with a significant likelihood of risk from a natural hazard.
- 25.1.2 To only allow for complementary use or development where consistent with any strategies for protection and management of reserved land.
- 25.1.3 To provide for complementary use or development on non-reserved land that does not adversely impact on the protection, conservation and management of the significant values of the area.

25.2 Use Table

| No Permit Required | |
|--|--|
| Use Class | Qualification |
| Passive recreation | |
| Natural and cultural values management | |
| Permitted | |
| Use Class | Qualification |
| Community meeting and entertainment | If approved by the relevant authority in accordance with a reserve management plan |
| Educational and occasional care | If approved by the relevant authority in accordance with a reserve management plan |
| Emergency services | If approved by the relevant authority in accordance with a reserve management plan |
| Food services | If approved by the relevant authority in accordance with a reserve management plan |
| General retail and hire | If approved by the relevant authority in accordance with a reserve management plan |
| Pleasure boat facility | If approved by the relevant authority in accordance with a reserve management plan |
| Research and development | If approved by the relevant authority in accordance with a reserve management plan |
| Residential | If approved by the relevant authority in accordance with a reserve management plan |
| Sport and recreation | If approved by the relevant authority in accordance with a reserve management plan |
| Tourist operation | If approved by the relevant authority in accordance with a reserve |

Commented [CH224]: Prohibited in LIPS

Commented [CH225]: Prohibited in LIPS

Commented [CH226]: Prohibited in LIPS

Commented [CH227]: Prohibited in LIPS, discretionary in Cradle Coast with qualification.

Commented [CH228]: Prohibited in LIPS and Cradle Coast.

Commented [CH229]: Permitted in Southern Regional Model with qualification.

Commented [CH230]: Prohibited in LIPS and Cradle Coast.

Commented [CH231]: Discretionary in LIPS and Cradle Coast.
Note, Glenorchy DIPS has this use class as Discretionary with the qualification: 'only if a single dwelling on land other than public land'.

Commented [CH232]: Prohibited in LIPS.

| | |
|-----------------------------------|---|
| | management plan |
| Utilities | If for minor utilities |
| Visitor accommodation | If approved by the relevant authority in accordance with a reserve management plan |
| Discretionary | |
| Use Class | Qualification |
| Community meeting & entertainment | If not listed as Permitted |
| Emergency services | If not listed as Permitted |
| Pleasure boat facility | If not listed as Permitted |
| Residential | If for all of the following: (a) a single dwelling; (b) not listed as Permitted |
| Research and development | If not listed as Permitted |
| Resource development | If for one of the following: (a) grazing of animals on native pasture or existing non-native pasture; (b) marine farming shore facility or other facility dependant on a coastal location |
| Resource processing | If associated with aquaculture |
| Sports and recreation | If not listed as Permitted |
| Tourist operation | If not listed as Permitted |
| Utilities | If not listed as Permitted |
| Vehicle parking | |
| Visitor accommodation | If not listed as Permitted |
| Prohibited | |
| All other uses | |

Commented [CH233]: Prohibited in LIPS.

Commented [CH234]: Discretionary in LIPS.

Commented [CH235]: Permitted in Southern Regional Model with qualification.

Commented [SM236]: Note comment above – Permitted. This is the approach taken by Glenorchy DIPS to allow a discretionary pathway for single dwellings on private land.

Commented [CH237]: Prohibited in LIPS and Cradle Coast

25.3 Use Standards

25.3.1 Title of Provision

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|----------------------|----------------------|
| Objective: | |
| Acceptable Solutions | Performance Criteria |

25.3.2 Title of Provision

25.4 Development Standards

25.4.1 Title of Provision

| | |
|----------------------|----------------------|
| Objective: | |
| Acceptable Solutions | Performance Criteria |

25.4.2 Title of Provision

WORKING DRAFT

26 Major Tourism Zone

26.1 Zone Purpose

- 26.1.1 To provide for large scale tourist facilities which include a range of use and development.
- 26.1.2 To provide for compatible uses and development that complements or enhances tourist operations.
- 26.1.3 To encourage a range of tourist facilities including the provision of large scale mixed use developments particularly in areas near major tourist attractions.
- 26.1.4 To ensure development is of an appropriate scale and intensity for the location and minimises impacts on the surrounding urban or rural activities and cultural and natural attractions.
- 26.1.5 To ensure that any commercial uses support the tourist purpose of the site and do not adversely impact on existing activity centres.

26.2 Use Table

| No Permit Required | |
|--|----------------------------------|
| Use Class | Qualification |
| Natural and cultural values management | |
| Passive recreation | |
| Utilities | If for minor utilities |
| Permitted | |
| Use Class | Qualification |
| Community meeting & entertainment | |
| Food services | If not a take-away food premises |
| Hotel industry | |
| Research and development | |
| Tourist operation | |
| Visitor accommodation | |
| Discretionary | |
| Use Class | Qualification |
| Business and professional services | |
| Educational and occasional care | |

Commented [CH238]: These four additional zone purpose statements are from LIPS and Southern Regional Model. Cradle Coast did not use the zone. Note, LIPS Panel modified the Zone purpose statement and use table, but the zone is not applied in the Launceston planning area. The zone has been applied in the following locations: Glenorchy (MONA), Dorset (Barnbougle and Lost Farm), West Tamar (Greens Beach Golf Course), and Meander Valley (Quamby Estate and Launceston Country Club).

Commented [CH239]: This use is discretionary in LIPS.

Commented [CH240]: Prohibited in LIPS.

Commented [CH241]: Prohibited in LIPS.

| | |
|----------------------------------|-------------------------------------|
| Emergency services | |
| Food services | |
| General retail and hire | |
| Pleasure boat facility | |
| Residential | |
| Sports and recreation | |
| Transport depot and distribution | |
| Utilities | If not listed as No Permit Required |
| Prohibited | |
| All other uses | |

Commented [CH242]: Prohibited in LIPS.

Commented [CH243]: Prohibited in LIPS.

Commented [CH244]: Prohibited in LIPS.

Commented [CH245]: Prohibited in LIPS.

26.3 Use Standards

26.3.1 Title of Provision

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|----------------------|----------------------|
| Objective: | |
| Acceptable Solutions | Performance Criteria |

26.3.2 Title of Provision

26.4 Development Standards

26.4.1 Title of Provision

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|----------------------|----------------------|
| Objective: | |
| Acceptable Solutions | Performance Criteria |

26.4.2 Title of Provision

27 Port and Marine Zone

27.1 Zone Purpose

- 27.1.1 To provide for major port and marine activity related to shipping and other associated transport facilities and supply and storage.
- 27.1.2 To provide for compatible use or development that support and do not adversely impact on port and marine activities.

27.2 Use Table

| No Permit Required | |
|--|---|
| Use Class | Qualification |
| Any permitted use | If replacing an existing use on the site and there is no associated development requiring a permit. |
| Natural and cultural values management | |
| Port and shipping | |
| Utilities | If for minor utilities. |
| Permitted | |
| Use Class | Qualification |
| Bulky goods sales | If for boat sales, shipping supplies or other maritime purposes |
| Business and professional services | If for marine, port, shipping and transport purposes. |
| Educational and occasional care | If for training in marine, port, shipping and transport purposes |
| Emergency services | |
| Equipment and machinery sales and hire | If for marine, port, shipping and transport equipment |
| General retail and hire | If for chandlers and other shipping and transport related goods |
| Manufacturing and processing | If associated with maritime purposes |
| Passive recreation | |
| Pleasure boat facility | |
| Research and development | If for port and shipping and associated marine and transport purposes |
| Service industry | If for marine, port, shipping and transport purposes |

Commented [SM246]: Approach taken by South

Commented [CH247]: Permitted in Southern Regional Model.

Commented [CH248]: Discretionary in Cradle Coast.

Commented [CH249]: Prohibited in Cradle Coast.

Commented [CH250]: Discretionary in Southern Regional Model.

Commented [CH251]: Discretionary in Southern Regional Model.

Commented [CH252]: Prohibited in Southern Regional Model.

Commented [CH253]: Prohibited in Cradle Coast.

Commented [CH254]: Prohibited in Southern Regional Model.

| | |
|----------------------------------|--|
| Storage | If for marine, port, shipping and transport purposes |
| Transport depot and distribution | |
| Vehicle fuel sales and service | |
| Utilities | If not listed as No Permit Required |
| Discretionary | |
| Use Class | Qualification |
| Food services | |
| Resource processing | If for aquaculture |
| Sport and recreation | If for marine, aquatic or aviation based activities |
| Storage | If not listed as Permitted |
| Tourist operation | |
| Vehicle parking | |
| Visitor accommodation | |
| Prohibited | |
| All other uses | |

Commented [CH255]: Discretionary in Cradle Coast

Commented [CH256]: Permitted in Cradle Coast with qualification 'If to cater for crews and passengers of shipping and associated transport'

Commented [CH257]: Permitted in Southern Regional Model.

Commented [CH258]: Permitted only in Cradle Coast with qualification.

Commented [CH259]: Prohibited in Cradle Coast. Is Permitted in Southern Regional Model with qualification 'Only if for marine, aquatic or aviation based activities' and then discretionary with qualification 'Except if Permitted'

Commented [CH260]: Permitted in Cradle Coast with qualification 'If for crew and passenger of a ship'

27.3 Use Standards

27.3.1 Title of Provision

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|----------------------|----------------------|
| Objective: | |
| Acceptable Solutions | Performance Criteria |

27.3.2 Title of Provision

27.4 Development Standards

27.4.1 Title of Provision

| | |
|----------------------|----------------------|
| Objective: | |
| Acceptable Solutions | Performance Criteria |

27.4.2 Title of Provision

28 Community Purpose Zone

28.1 Zone Purpose

- 28.1.1 To provide for key community facilities and services including health, educational, government, cultural and social facilities.
- 28.1.2 To encourage multi-purpose, flexible and adaptable social infrastructure to respond to changing and emerging community needs.

28.2 Use Table

| No Permit Required | |
|--|---|
| Use Class | Qualification |
| Natural and cultural values management | |
| Passive recreation | |
| Utilities | If for minor utilities |
| Permitted | |
| Use Class | Qualification |
| Business and professional services | If for one or more of the following: (a) medical centre; (b) an office for a community-based organisation; (c) funeral parlour |
| Community meeting and entertainment | |
| Crematoria and cemeteries | |
| Educational and occasional care | |
| Emergency services | |
| Hospital services | |
| Sports and recreation | |
| Tourist operation | If for a visitors centre |
| Discretionary | |
| Use Class | Qualification |
| Business and professional services | If not listed as Permitted |

Commented [SM261]: Permitted in LIPS

Commented [SM262]: Discretionary in LIPS

Commented [SM263]: Discretionary in LIPS

Commented [SM264]: Cradle Coast schemes provide for food services, manufacturing and processing and service industry as discretionary uses where related to other uses in the zone – these would appear to be ancillary

| | |
|------------------------------|---|
| Custodial facility | If for alterations or extensions to an existing use |
| General retail and hire | If for a market |
| Recycling and waste disposal | If for alterations or extensions to an existing use |
| Residential | If for residential aged care facility, respite centre, retirement village or multiple dwellings for community housing |
| Tourist operation | If not listed as Permitted |
| Vehicle parking | |
| Prohibited | |
| All other uses | |

Commented [SM265]: Permitted in Cradle Coast schemes. Prohibited in LIPS

Commented [SM266]: Prohibited in Southern Regional Model

Commented [SM267]: Permitted in Cradle Coast Schemes

28.3 Use Standards

28.3.1 Title of Provision

| | |
|----------------------|----------------------|
| Objective: | |
| Acceptable Solutions | Performance Criteria |

28.3.2 Title of Provision

28.4 Development Standards

28.4.1 Title of Provision

| | |
|----------------------|----------------------|
| Objective: | |
| Acceptable Solutions | Performance Criteria |

28.4.2 Title of Provision

29 Recreation Zone

29.1 Zone Purpose

- 29.1.1 To provide for a range of active and organised recreational use or development and complementary uses that do not impact adversely on the recreational use of the land.
- 29.1.2 To provide for a range of use and development that complement and enhance use of the land for recreational purposes.

29.2 Use Table

| No Permit Required | |
|---|--|
| Use Class | Qualification |
| Natural and cultural values management | |
| Passive recreation | |
| Sports and recreation | If provided for by the council or an agency |
| Utilities | If for minor utilities |
| Permitted | |
| Use Class | Qualification |
| Sports and recreation | If not listed as No Permit Required |
| Discretionary | |
| Use Class | Qualification |
| Business and professional services | If for an office for a community-based organisation or associated with sports and recreation |
| Community meeting and entertainment | |
| Crematoria and cemeteries | If for alterations or extensions to an existing use |
| Domestic animal breeding, boarding and training | If for animal training |
| Educational and occasional care | If for one or more of the following: (a) an employment training centre; (b) related to a sports and recreation use; (c) a child care centre for participants or spectators of a sports and recreation use |
| Emergency services | |
| General retail and hire | If for one or more of the following: |

Commented [SM268]: Permitted in LIPS and Cradle Coast schemes

Commented [SM269]: Discretionary in LIPS

Commented [SM270]: Prohibited in LIPS and Permitted in Cradle Coast schemes

Commented [SM271]: Permitted in Cradle Coast schemes

Commented [SM272]: Prohibited in Southern Regional Model

Commented [SM273]: Prohibited in LIPS

Commented [SM274]: Permitted in Cradle Coast schemes

Commented [SM275]: LIPS restricts to markets.

| | |
|------------------------|---|
| | (a) clothing, equipment or souvenirs for a sports and recreation use; (b) a market |
| Pleasure boat facility | |
| Motor racing facility | |
| Tourist operation | |
| Utilities | If not listed as No Permit Required |
| Vehicle parking | |
| Visitor accommodation | If for a camping and caravan park or overnight camping area |
| Prohibited | |
| All other uses | |

Commented [SM276]: Permitted in Cradle Coast schemes

Commented [SM277]: Prohibited in Southern Regional Model and LIPS

Commented [SM278]: Permitted in Cradle Coast schemes

Commented [SM279]: Permitted in Cradle Coast schemes. Prohibited in LIPS

Commented [SM280]: LIPS and Cradle Coast provide for a broader range of uses. Cradle Coast allows for some to be Permitted

29.3 Use Standards

29.3.1 Title of Provision

| | |
|----------------------|----------------------|
| Objective: | |
| Acceptable Solutions | Performance Criteria |

29.3.2 Title of Provision

29.4 Development Standards

29.4.1 Title of Provision

| | |
|----------------------|----------------------|
| Objective: | |
| Acceptable Solutions | Performance Criteria |

29.4.2 Title of Provision

30 Open Space Zone

30.1 Zone Purpose

- 30.1.1 To provide land for open space purposes including for passive recreation and natural or landscape amenity.
- 30.1.2 To provide for a range of use and development that complement and enhance use of the land for open space purposes.
- 30.1.3 To encourage open space networks that are linked through the provisions of walking and cycle trails.

Commented [CH281]: LIPS and Cradle Coast did not add this purpose statement.

30.2 Use Table

| No Permit Required | |
|--|--|
| Use Class | Qualification |
| Natural and cultural values management | |
| Passive recreation | |
| Utilities | If for minor utilities and underground |
| Permitted | |
| Use Class | Qualification |
| Not used in this zone | |
| Discretionary | |
| Use Class | Qualification |
| Community meeting & entertainment | |
| Crematoria and cemeteries | If for a cemetery |
| Emergency services | |
| Food services | |
| General retail and hire | If for a market |
| Pleasure boat facility | |
| Sports and recreation | |
| Tourist operation | |
| Utilities | If not listed as No Permit Required |

Commented [CH282]: Discretionary in LIPS, Permitted in Cradle Coast 'if minor utilities'.

Commented [CH283]: Approach consistent with LIPS and Southern Regional Mode. Cradle Coast have numerous permitted uses with qualifications.

| | |
|-----------------------|---|
| Vehicle parking | |
| Visitor accommodation | If for camping and caravan park or overnight camping area |
| Prohibited | |
| All other uses | |

Commented [CH284]: Prohibited in LIPS. Cradle Coast have no qualification.

30.3 Use Standards

30.3.1 Title of Provision

| | |
|----------------------|----------------------|
| Objective: | |
| Acceptable Solutions | Performance Criteria |

30.3.2 Title of Provision

30.4 Development Standards

30.4.1 Title of Provision

| | |
|----------------------|----------------------|
| Objective: | |
| Acceptable Solutions | Performance Criteria |

30.4.2 Title of Provision

WORKING DRAFT