

APPENDIX 6: ISOLATED (SPOT) LOCAL BUSINESS ZONES PROJECT REPORT

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Contents

1	Introduction	8
1.1	Aims	8
1.2	Objectives	8
1.3	Outputs	8
1.4	Context	8
2	Zones	9
2.1	Launceston Interim Planning Scheme 2015	9
	Local Business Zone	9
	General Residential Zone	9
	Inner Residential Zone	10
2.2	Tasmanian Planning Scheme (SPPs)	10
	Zone Application Guidelines - Local Business Zone	10
	Zone Application Guidelines – General Residential Zone	11
	Zone Application Guidelines – Inner Residential Zone	12
3	Analysis and Recommendations	12
3.1	Site #1: 15 Abbott St, East Launceston	12
3.1.1	Appropriateness of Local Business Zone	13
3.1.2	Recommendation	14
3.2	Site #2: 17-19 Abbott Street, East Launceston	14
3.2.1	Appropriateness of Local Business Zone	15
3.2.2	Recommendation	16
3.3	Site #3 - 2 Spencer Street	17
3.4	Site #4: 6 St George Square	17
3.4.1	Appropriateness of Local Business Zone	17
3.4.2	Recommendation	19
3.5	Site #5: 32A High St, East Launceston	19
3.5.1	Appropriateness of Local Business Zone	20
3.5.2	Recommendation	21
3.6	Site #6: 39-41 Ann St, East Launceston	21
3.6.1	Appropriateness of Local Business Zone	22
3.6.2	Recommendation	23
3.7	Site #7: 45-51 Ann St, East Launceston	23
3.7.1	Appropriateness of Local Business Zone	24
3.7.2	Recommendation	25
3.8	Site #8: 21-23 Holbrook St, Invermay	26
3.8.1	Appropriateness of Local Business Zone	26

3.8.2	Appropriateness of the General Residential Zone	28
3.8.3	Recommendation.....	29
3.9	Site #9: 257 Invermay Road, Invermay	29
3.9.1	Appropriateness of Local Business Zone.....	30
3.9.2	Appropriateness of the Inner Residential Zone	31
3.9.3	Recommendation:.....	32
3.10	Site #10: - 27 Bryan Street Invermay	32
3.10.1	Appropriateness of Local Business Zone	33
3.10.2	Appropriateness of the General Residential Zone	34
3.10.3	Recommendation	35
3.11	Site #11: - 29 Bryan Street. Invermay	35
3.11.1	Appropriateness of Local Business Zone	36
3.11.2	Appropriateness of the General Residential Zone	37
3.11.3	Recommendation	38
3.12	Site #12: - 34 Mayne St, Invermay	38
3.12.1	Appropriateness of Local Business Zone	39
3.12.2	Appropriateness of the General Residential Zone	40
3.12.3	Recommendation	42
3.13	Site #13: - 61 Herbert Street, Invermay.....	42
3.13.1	Appropriateness of Local Business Zone	43
3.13.2	Appropriateness of the General Residential Zone	44
3.13.3	Recommendation	45
3.14	Site #14: - 199-203 Hobart Road, Kings Meadows.....	45
3.14.1	Appropriateness of Local Business Zone	46
3.14.2	Recommendation	47
3.15	Site #15: - 1-3 Innes St, Launceston	47
3.15.1	Appropriateness of Local Business Zone	48
3.15.2	Recommendation	49
3.16	Site #16: - 16 Cimitiere Street, Launceston.....	49
3.16.1	Appropriateness of Local Business Zone	50
3.16.2	Recommendation	51
3.17	Site #17: - 185-185a Wellington St, South Launceston	51
3.17.1	Appropriateness of Local Business Zone	52
3.17.2	Recommendation	53
3.18	Site #18: - 187 Wellington St, South Launceston	53
3.18.1	Appropriateness of Local Business Zone:	54
3.18.2	Recommendation	56

3.19	Site #19: - 203 Wellington Street, Launceston	56
3.19.1	Appropriateness of Local Business Zone	56
3.19.2	Recommendation	58
3.20	Site #20: - 19-21 Mitchell St, Mayfield	58
3.20.1	Appropriateness of Local Business Zone	58
3.20.2	Recommendation	60
3.21	Site #21: 1 Mangin St & 14 Foch St Mowbray	60
3.21.1	Appropriateness of Local Business Zone	61
3.21.2	Appropriateness of the General Residential Zone	62
3.21.3	Recommendation	63
3.22	Site #22: 111 Vermont Road, Mowbray	63
3.22.1	Appropriateness of Local Business Zone	64
3.22.2	Appropriateness of the General Residential Zone	65
3.22.3	Recommendation	66
3.23	Site #23 - 115 Vermont Road, Mowbray	66
3.23.1	Appropriateness of Local Business Zone	67
3.23.2	Recommendation	68
3.24	Site #24 - 447 Invermay Road, Mowbray	68
3.24.1	Appropriateness of Local Business Zone:	69
3.24.2	Recommendation	70
3.25	Site #25 - 138 George Town Road	70
3.25.1	Appropriateness of Local Business Zone:	71
3.25.2	Appropriateness of the General Residential Zone	72
3.25.3	Recommendation	73
3.26	Site #26 - 140 George Town Road	73
3.26.1	Appropriateness of Local Business Zone:	74
3.26.2	Appropriateness of the General Residential Zone	75
3.26.3	Recommendation	76
3.27	Site #27 - 17 George Town Road Newnham	76
3.27.1	Appropriateness of Local Business Zone	77
3.27.2	Recommendation	78
3.28	Site #28 - 11 George Town Road, Alanvale	78
3.28.1	Appropriateness of Local Business Zone:	79
3.28.2	Appropriateness of the General Residential Zone	80
3.28.3	Recommendation	81
3.29	Site #29 - 24-28 George Town Road	81
3.29.1	Appropriateness of Local Business Zone	82

3.29.1	Recommendation	83
3.30	Site #30 - 51a George Town Road.....	84
3.30.1	Appropriateness of Local Business Zone	84
3.30.2	Recommendation	86
3.31	Site #31 - 63 George Town Road.....	86
3.31.1	Appropriateness of Local Business Zone	86
3.31.2	Appropriateness of the General Residential Zone	88
3.31.3	Recommendation	89
3.32	Site #32 - 97 George Town Road.....	89
3.32.1	Appropriateness of Local Business Zone	89
3.32.2	Appropriateness of the General Residential Zone	91
3.32.3	Recommendation	92
3.33	Site #33 - 1 Amy Road, Newstead	92
3.33.1	Appropriateness of Local Business Zone	92
3.33.2	Recommendation	94
3.34	Site #34 - 101 Elphin Road Newstead	94
3.34.1	Appropriateness of Local Business Zone	94
3.34.2	Recommendation	96
3.35	Site #35 - 39 Campbell St, Newstead	96
3.35.1	Appropriateness of Local Business Zone	96
3.35.2	Appropriateness of the General Residential Zone	97
3.35.3	Recommendation	98
3.36	Site 36 - 42 Wentworth Street, Newstead	98
3.36.1	Appropriateness of Local Business Zone	99
3.36.2	Appropriateness of the General Residential Zone	100
3.36.3	Recommendation	101
3.37	Site #37 - 1 Norwood Avenue, Norwood.....	101
3.37.1	Appropriateness of Local Business Zone	102
3.37.2	Recommendation	103
3.38	Site #38 - 8 Blenheim Street Norwood.....	103
3.38.1	Appropriateness of Local Business Zone:	104
3.38.2	Appropriateness of the General Residential Zone	105
3.38.3	Recommendation	106
3.39	Site #39 - 196 Penquite Road, Norwood	106
3.39.1	Appropriateness of Local Business Zone:	107
3.39.2	Appropriateness of the General Residential Zone	108
3.39.3	Recommendation	109

3.40	Site #40 - 203 Opossum Road Norwood	109
3.40.1	Appropriateness of Local Business Zone	110
3.40.2	Recommendation	111
3.41	Site #41 - 140-144 Westbury Road, Prospect	111
3.41.1	Appropriateness of Local Business Zone:	112
3.41.2	Recommendation	113
3.42	Site #42 - 462 Wellington Street, South Launceston	113
3.42.1	Appropriateness of Local Business Zone:	114
3.42.2	Recommendation	115
3.43	Site #43 - 101 Stanley Street, Summerhill	115
3.43.1	Appropriateness of Local Business Zone	116
3.43.2	Recommendation	117
3.44	Site #44 - 176 Peel Street West	117
3.44.1	Appropriateness of Local Business Zone	118
3.44.2	Recommendation	119
3.45	Site #45 - 178-180 Peel Street West	119
3.45.1	Appropriateness of Local Business Zone:	120
3.45.2	Recommendation	121
3.46	Site #46 - 8 Tasman Highway, Waverley	121
3.46.1	Appropriateness of Local Business Zone:	122
3.46.2	Appropriateness of the General Residential Zone	123
3.46.2	Recommendation	124
3.47	Site #47 - 91 Tasman Highway, Waverley	124
3.47.1	Appropriateness of Local Business Zone	125
3.47.2	Recommendation	126
3.48	Site #48 - 93 Tasman Highway, Waverley	126
3.48.1	Appropriateness of Local Business Zone:	127
3.48.2	Recommendation	128
3.49	Site #49 - 167-169 Cambridge St, West Launceston	128
3.49.1	Appropriateness of Local Business Zone:	129
3.49.2	Recommendation	130
3.50	Site #50 - 3 Brougham St, West Launceston	130
3.50.1	Appropriateness of Local Business Zone	131
3.50.2	Recommendation	132
3.51	Site #51 - 346 Upper York Street, West Launceston	132
3.51.1	Appropriateness of Local Business Zone:	133
3.51.2	Appropriateness of the General Residential Zone	134

3.51.3	Recommendation	135
3.52	Site #52 - 44-46 Connaught Crescent, West Launceston.....	135
3.52.1	Appropriateness of Local Business Zone:	136
3.52.2	Appropriateness of the General Residential Zone	137
3.52.3	Recommendation	138
3.53	Site #53 - 12 Alma St, Youngtown.....	138
3.53.1	Appropriateness of Local Business Zone	139
3.53.2	Appropriateness of the General Residential Zone	140
3.53.3	Recommendation	141
3.54	Site #54 - 269 Hobart Road, Youngtown.....	141
3.54.1	Appropriateness of Local Business Zone	142
3.54.2	Recommendation	143
3.55	Site #55 - 2A Woolven St (previously part 259 Hobart Road).....	143
3.55.1	Appropriateness of Local Business Zone:	144
3.55.2	Appropriateness of the General Residential Zone	145
3.55.3	Recommendation	146
3.56	Site #56 - 301 Hobart Road, Youngtown.....	146
3.56.1	Appropriateness of Local Business Zone	146
3.56.2	Recommendation	147
3.57	Site #57 - 437 Hobart Road, Youngtown.....	147
3.57.1	Appropriateness of Local Business Zone	148
3.57.2	Appropriateness of the General Residential Zone	149
3.57.3	Recommendation	150
3.58	Site #58 - 57 Punchbowl Road, Punchbowl	150
3.58.1	Appropriateness of Local Business Zone	151
3.58.2	Appropriateness of the General Residential Zone	152
3.58.3	Recommendation	153
3.59	Site #59 - 59 Punchbowl Road, Punchbowl	153
3.59.1	Appropriateness of Local Business Zone	154
3.59.2	Appropriateness of the General Residential Zone	155
3.59.3	Recommendation	156
3.60	Site #60 - 46-48 Faulkner Road, Ravenswood	156
3.60.1	Appropriateness of Local Business Zone	157
3.60.2	Recommendation	158
3.61	Site #61 - 63-67 Ravenswood Road, Ravenswood	158
3.61.1	Appropriateness of Local Business Zone	159
3.61.2	Recommendation	159

3.62	Site #62 - 24 Mulgrave Street, South Launceston.....	159
3.62.1	Appropriateness of Local Business Zone	160
3.62.2	Recommendation	161
3.63	Site #63 - 2 Dilston Road, Dilston	161
3.23.1	Appropriateness of Local Business Zone	162
3.23.1	Appropriateness of Rural Living Zone.....	163
3.63.3	Recommendation	164
3.64	Site #64 - 725 John Lees Drive Dilston.....	164
3.64.1	Appropriateness of Rural Resource Zone.....	165
3.64.2	Appropriateness of Local Business Zone	166
3.64.3	Recommendation	167
4	Northern Regional Land Use Strategy (NRLUS).....	168
5	Schedule 1 Objectives of LUPAA.....	168
6	Conclusion.....	168

1 Introduction

It is the Tasmanian government's policy for a single planning scheme for Tasmania, known as the Tasmanian Planning Scheme, is to provide consistent state-wide provisions. The Tasmanian Planning Scheme consists of State Planning Provisions (SPPs) which were endorsed by the Minister of Planning and Local Government on the 22 February 2017. Local councils are required to prepare their Local Provision Schedules (LPSs) in accordance with Guideline No. 1 Local Provisions Schedule (LPS): zone and code application.

1.1 Aims

To review existing Local Business spot zones within residential areas and consider a more appropriate zone based on surrounding properties and use permissibility within the General and Inner Residential Zones.

1.2 Objectives

- 1) Review properties that have a spot local business zone and determine whether the current development and use support such a zone.
- 2) Where a permissible use is maintained and the development reflects such a use it may be appropriate to retain the zone.
- 3) If a permissible use is within a building such as a dwelling, the zoning should be assessed on the merits of the surrounding area and likelihood of the use continuing.
- 4) Where a permissible use has ceased and the development could revert to a use which predominates within an area a change in zoning is most likely. If the development of a site is inappropriate, further investigation will be necessary.

1.3 Outputs

- A zoning map indicating proposed zoning changes.
- A report discussing the status of properties that have isolated local business zones and changes where recommended.

1.4 Context

Each property that has a spot Local Business zone has been inspected to ascertain its current use. In a majority of cases spot zonings have resulted from an era where a local shop/small grocer, often with an attached dwelling, sold convenience goods to the residents of the local suburb. The distance between each local shop was based on the likely distance people would walk to purchase such items. A number of properties were developed in the 1950's. This function has eroded to a large extent following extending trading hours and greater buying power of the larger supermarket chains.

A number of properties are not functioning and some are used for storage. A small number of properties have been converted to residential properties.

The properties have been inspected externally and captured by a photo. Each has been assessed against the zone application guidelines which includes a review of the sites history and recent approvals, be it planning, building or a food licence.

Where the local business function has ceased and the building form lends itself to conversion to a dwelling, a change in zoning, generally to General Residential, is considered appropriate.

Where a property is clearly developed in the form of a 'shop' or similar, and remains as such, retention of the local business zone is further investigated. Final recommendations were considered in relation to the context of each site, the status of the existing use within the proposed General Residential zone, parking opportunities and whether or not the site is potentially contaminated. If the use is allowable and the site is isolated within a residential zone, then a change is recommended. Alternately, if the site is intensively used for a commercial purpose, and the site is located on a relatively high trafficked road, a change is not likely to be viable.

This report contains a description of each of the 61 sites, an assessment against the proposed Local Business zone contained in the SPPs and, where a change is considered, an assessment against the proposed zone application guidelines.

2 Zones

2.1 Launceston Interim Planning Scheme 2015

Local Business Zone

20.1.1 Zone Purpose Statements

20.1.1.1 To provide for business, professional and retail services which meet the convenience needs of a local area.

20.1.1.2 To ensure that the primary purpose of the zone is maintained and use and development does not distort the activity centre hierarchy.

20.1.1.3 To maintain or improve the function, appearance and distinctive qualities of neighbourhood centres.

20.1.1.4 To create:

(a) activity at pedestrian levels, with active road frontages offering interest and engagement to shoppers; and

(b) appropriate provision for car parking, pedestrian access and traffic circulation.

20.1.1.5 To encourage a diversity of residential developments, including shop-top housing and tourist accommodation, which support the functions of neighbourhood centres.

General Residential Zone

10.1 Zone Purpose

10.1.1 Zone Purpose Statements

- 10.1.1.1 *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.*
- 10.1.1.2 *To provide for compatible non-residential uses that primarily serve the local community.*
- 10.1.1.3 *Non-residential uses are not to adversely affect residential amenity, through noise, activity outside of business hours, traffic generation and movement, or other off site impacts.*
- 10.1.1.4 *To encourage residential development that respects the existing and desired neighbourhood character.*
- 10.1.1.5 *To encourage residential use and development that facilitates solar access, integrated urban landscapes, and utilisation of public transport, walking and cycling networks.*

Inner Residential Zone

11.1 Zone Purpose

11.1.1 Zone Purpose Statements

- 11.1.1.1 *To provide for a variety of residential uses and dwelling types close to services and facilities in inner urban and historically established areas, which uses and types respect the existing variation and pattern in lot sizes, set back, and height.*
- 11.1.1.2 *To provide for compatible non-residential uses that primarily serve the local community.*
- 11.1.1.3 *To allow increased residential densities where it does not significantly affect the existing residential amenity, ensure appropriate location of parking, and maintain vehicle and pedestrian traffic safety.*
- 11.1.1.4 *To maintain and develop residential uses and ensure that non-residential uses do not displace or dominate residential uses.*
- 11.1.1.5 *To provide for development that provides a high standard of amenity and contributes to the streetscape.*

2.2 Tasmanian Planning Scheme (SPPs)

Zone Application Guidelines - Local Business Zone

LBZ 1

The Local Business Zone should be applied to land within urban settlements which provides, or is intended to provide, for the business, commercial and community functions within:

- a) *local shopping strips; or*
- b) *town centres for some smaller settlements.*

LBZ 2

The Local Business Zone may be applied to:

- a) *Local Centres and the lower order Minor or Neighbourhood Centres in the Activity Centre Network under the Southern Tasmania Regional Land Use Strategy;*

- b) *Local or Minor Centres and the Neighbourhood or Rural Town Centres in the Regional Activity Centre Hierarchy under the Regional Land Use Strategy of Northern Tasmania; and*
- c) *the main retail and business areas of Local Service Centres and Localities in the activity centres description in the Cradle Coast Regional Land Use Strategy.*

LBZ 3

The Local Business Zone may be used for groups of local shops and businesses in existing residential areas where there is a strategic intention to maintain such uses, and the provisions of the surrounding residential zone are not appropriate.

LBZ 4

The Local Business Zone should not be used for individual, isolated local shops or businesses within residential areas, unless:

- a) *they are a use, or are of a scale, that is more appropriate for the Local Business Zone and there is an intention to maintain the use; or*
- b) *there is a strategic intention to expand the existing retail or business area in this locality consistent with the relevant regional land use strategy, or supported by more detailed local strategic analysis consistent with the relevant regional land use strategy and endorsed by the relevant council.*

Summary:

The focus of the zone is for small centres rather than its traditional Launceston application of isolated locations in residential areas for local shops.

Zone Application Guidelines – General Residential Zone

GRZ 1

The General Residential Zone should be applied to the main urban residential areas within each municipal area which:

- (a) *are not targeted for higher densities (see Inner Residential Zone); and*
- (b) *are connected, or intended to be connected, to a reticulated water supply service and a reticulated sewerage system.*

GRZ 2

The General Residential Zone may be applied to green-field, brown-field or grey-field areas that have been identified for future urban residential use and development if:

- (a) *within the General Residential Zone in an interim planning scheme;*
- (b) *within an equivalent zone under a section 29 planning scheme; or*
- (c) *justified in accordance with the relevant regional land use strategy, or supported by more detailed local strategic analysis consistent with the relevant regional land use strategy and endorsed by the relevant council; and*
- (d) *is currently connected, or the intention is for the future lots to be connected, to a reticulated water supply service and a reticulated sewerage system,*

Note:

The Future Urban Zone may be used for future urban land for residential use and development where the intention is to prepare detailed structure/precinct plans to guide future development.

GRZ 3

The General Residential Zone should not be applied to land that is highly constrained by hazards, natural values (i.e. threatened vegetation communities) or other impediments to developing the land consistent with the zone purpose of the General Residential Zone, except where those issues have been taken into account and appropriate management put into place during the rezoning process.

Summary:

The zone allows for a wider range of convenience and community uses to facilitate neighbourhood character and minimise travel similar to the intent of providing local shops around the 1950's.

Zone Application Guidelines – Inner Residential Zone

IRZ 1

The Inner Residential Zone should be applied to urban residential areas that are connected to a reticulated water supply service, reticulated sewerage system, and a public stormwater system, and have been identified for higher density development where any of the following conditions exist:

- (a) *characterised by higher dwelling density with greater presence of non-housing activity;*
- (b) *proximity to activity centres with a range of services and facilities; or*
- (c) *located along high frequency public transport corridors*

IRZ 2

The Inner Residential Zone may be applied to green-field, brown-field or grey-field areas that have been identified for future urban residential use and development if:

- (a) *within the Inner Residential Zone in an interim planning scheme; or*
- (b) *within an equivalent zone under a section 29 planning scheme.*

IRZ 3

The Inner Residential Zone should not be applied to land that is highly constrained by hazards, natural or cultural values or other impediments that will limit developing the land to higher densities

3 Analysis and Recommendations

3.1 Site #1: 15 Abbott St, East Launceston

Description:

Site No. 1	
Volume	41683
Folio	1
PID	120950
Address	15 Abbott St, East Launceston (15a Abbott St, East Launceston – strip of land under separate ownership due to personal conflict)
Name/Use	Residence
Size	440m ²

Owner	SE Jones
Zone	General Residential
Overlays	Nil
Infrastructure	Fully serviced
Approvals	DA0424/2016 - dwelling extensions
Access	Directly off Abbott St but subject to civil matter between the previous owner/Council over part of the access

Photos:



3.1.1 Appropriateness of Local Business Zone

The following assesses whether or not the site meets the purpose of the Local Business Zone and if it is able to meet the zone application guidelines.

The purpose of the Local Business Zone is:

- 14.1.1 To provide for business, retail, administrative, professional, community and entertainment functions which meet the needs of a local area.
- 14.1.2 To ensure that the type and scale of use and development does not compromise or distort the activity centre hierarchy.
- 14.1.3 To encourage activity at pedestrian levels with active frontages and shop windows offering interest and engagement to shoppers.
- 14.1.4 To encourage Residential and Visitor Accommodation use if it supports the viability of the activity centre and an active street frontage is maintained.

LBZ 1	<i>The Local Business Zone should be applied to land within urban settlements which provides, or is intended to provide, for the business, commercial and community functions within: a) local shopping strips; or b) town centres for some smaller settlements.</i>
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	The dwelling is currently zoned General Residential. The previous owner had requested a change of the zoning to Local Business. This was to allow the owner, at that time, to sell the site to the owner of the adjoining complex of shops at 17-19 Abbott Street. The request was not submitted as a formal application nor with any justification for the change. As the complex has not been fully occupied over recent years there does not seem to be any market demand for an increase in the size of the small centre nor zone change. The site contains an established brick dwelling and is used for residential purposes.
LBZ 2	<i>The Local Business Zone may be applied to:</i> <ol style="list-style-type: none"> <i>Local Centres and the lower order Minor or Neighbourhood Centres in the Activity Centre Network under the Southern Tasmania Regional Land Use Strategy;</i> <i>Local or Minor Centres and the Neighbourhood or Rural Town Centres in the Regional Activity Centre Hierarchy under the Regional Land Use Strategy of Northern Tasmania; and</i> <i>the main retail and business areas of Local Service Centres and Localities in the activity centres description in the Cradle Coast Regional Land Use Strategy.</i>
	The site is used for residential purposes and while adjoining land is zoned Local Business no justification for a change is warranted.
LBZ 3	<i>The Local Business Zone may be used for groups of local shops and businesses in existing residential areas where there is a strategic intention to maintain such uses, and the provisions of the surrounding residential zone are not appropriate.</i>
	There is no strategic justification for a change.
LBZ 4	<i>The Local Business Zone should not be used for individual, isolated local shops or businesses within residential areas, unless:</i> <ol style="list-style-type: none"> <i>they are a use, or are of a scale, that is more appropriate for the Local Business Zone and there is an intention to maintain the use; or</i> <i>there is a strategic intention to expand the existing retail or business area in this locality consistent with the relevant regional land use strategy, or supported by more detailed local strategic analysis consistent with the relevant regional land use strategy and endorsed by the relevant council.</i>
	The site does not have the appropriate qualities to justify a zone change.

3.1.2 Recommendation

It is considered that the residential zone be retained. As the above has stated, the site does not meet the purpose of the Local business Zone and it is recommended the General Residential zone remain unchanged.

3.2 Site #2: 17-19 Abbott Street, East Launceston

Description:

Site No. 2	
Volume	234381
Folio	1
PID	17395

Address	17-19 Abbott Street, East Launceston
Name/Use	Restaurant, coffee shop, real estate, clothes shop - DA
Size	1371m ²
Owner	Abbott Street Developments (Tas) Pty Ltd
Zone	Local Business
Overlays	Nil
Infrastructure	Fully serviced
Approvals	DA0337/2011 - redevelopment of site and supplementary applications
Access	Directly off Abbott St

Photos:



3.2.1 Appropriateness of Local Business Zone

The following assesses whether or not the site meets the purpose of the Local Business Zone and if it is able to meet the zone application guidelines.

The purpose of the Local Business Zone is:

- 14.1.1 To provide for business, retail, administrative, professional, community and entertainment functions which meet the needs of a local area.
- 14.1.2 To ensure that the type and scale of use and development does not compromise or distort the activity centre hierarchy.
- 14.1.3 To encourage activity at pedestrian levels with active frontages and shop windows offering interest and engagement to shoppers.
- 14.1.4 To encourage Residential and Visitor Accommodation use if it supports the viability of the activity centre and an active street frontage is maintained.

LBZ 1	<p><i>The Local Business Zone should be applied to land within urban settlements which provides, or is intended to provide, for the business, commercial and community functions within:</i></p> <ul style="list-style-type: none"> <i>a) local shopping strips; or</i> <i>b) town centres for some smaller settlements.</i>
	<p>The site was developed as a service station in 1972 and suitably zoned local business. In 2011 an application was approved for demolition of the service station canopy, tank and pumps followed by redevelopment and extensions for use of the premises as retail shops. Subsequent applications have been lodged for change of use to food services of a café and a further small tenancy as take away food outlet. The site remains with a potential contamination alert. As the site remains in commercial use the Local Business zone is to be retained.</p>
LBZ 2	<p><i>The Local Business Zone may be applied to:</i></p> <ul style="list-style-type: none"> <i>a) Local Centres and the lower order Minor or Neighbourhood Centres in the Activity Centre Network under the Southern Tasmania Regional Land Use Strategy;</i> <i>b) Local or Minor Centres and the Neighbourhood or Rural Town Centres in the Regional Activity Centre Hierarchy under the Regional Land Use Strategy of Northern Tasmania; and</i> <i>c) the main retail and business areas of Local Service Centres and Localities in the activity centres description in the Cradle Coast Regional Land Use Strategy.</i>
	<p>The zone is suitably applied to the 1371m² site which serves primarily the local area as residents are able to walk and take advantage of the services provided.</p>
LBZ 3	<p><i>The Local Business Zone may be used for groups of local shops and businesses in existing residential areas where there is a strategic intention to maintain such uses, and the provisions of the surrounding residential zone are not appropriate.</i></p>
	<p>The Local Business zone is appropriately applied to the site.</p>
LBZ 4	<p><i>The Local Business Zone should not be used for individual, isolated local shops or businesses within residential areas, unless:</i></p> <ul style="list-style-type: none"> <i>a) they are a use, or are of a scale, that is more appropriate for the Local Business Zone and there is an intention to maintain the use; or</i> <i>b) there is a strategic intention to expand the existing retail or business area in this locality consistent with the relevant regional land use strategy, or supported by more detailed local strategic analysis consistent with the relevant regional land use strategy and endorsed by the relevant council.</i>
	<p>Abbott Street is a collector type street linking the city and residential areas to east of the city centre. The amenity of the area and character of development of the site warrants the retention of the Local business zone.</p>

3.2.2 Recommendation

As the above has stated, the site meets the purpose of the Local Business Zone and it is recommended the zone remain unchanged.

3.3 Site #3 - 2 Spencer Street

Added in error.

3.4 Site #4: 6 St George Square

Description:

Site No. 4	
Volume	60333
Folio	1
PID	22949
Address	6 St George Square
Name	St Georges Square Store
Size	233m ²
Owner	Darren Baker Investments Pty Ltd
Zone	Local Business
Overlays	Scenic Management
Infrastructure	Fully serviced
Approvals	DA0352/2018 - proposed redevelopment
Access	No vehicular access/corner property has full frontage to the street

Photos:



3.4.1 Appropriateness of Local Business Zone

The following looks at whether or not the site meets the purpose of the Local Business Zone and if it is able to meet the zone application guidelines.

The purpose of the Local Business Zone is:

- 14.1.1 To provide for business, retail, administrative, professional, community and entertainment functions which meet the needs of a local area.

- 14.1.2 To ensure that the type and scale of use and development does not compromise or distort the activity centre hierarchy.
- 14.1.3 To encourage activity at pedestrian levels with active frontages and shop windows offering interest and engagement to shoppers.
- 14.1.4 To encourage Residential and Visitor Accommodation use if it supports the viability of the activity centre and an active street frontage is maintained.

LBZ 1	<p><i>The Local Business Zone should be applied to land within urban settlements which provides, or is intended to provide, for the business, commercial and community functions within:</i></p> <p><i>a) local shopping strips; or</i></p> <p><i>b) town centres for some smaller settlements.</i></p>
	<p>Constructed in 1900, the building contains a dwelling and corner store/take food shop. Minor alterations were made in 2009 to the internal layout and external walls/openings to modernise the property. The property has been continually used for this purpose and has suitably warranted the zoning. Subsequently an application has been lodged, DA0352/2018 for Residential & Food Services - Demolition of existing building and construction of a two storey dwelling with a cafe on ground floor and dwelling on first floor. At the time of writing this report, the application has been withdrawn pending a redesign and re-lodgement.</p>
LBZ 2	<p><i>The Local Business Zone may be applied to:</i></p> <p><i>a) Local Centres and the lower order Minor or Neighbourhood Centres in the Activity Centre Network under the Southern Tasmania Regional Land Use Strategy;</i></p> <p><i>b) Local or Minor Centres and the Neighbourhood or Rural Town Centres in the Regional Activity Centre Hierarchy under the Regional Land Use Strategy of Northern Tasmania; and</i></p> <p><i>c) the main retail and business areas of Local Service Centres and Localities in the activity centres description in the Cradle Coast Regional Land Use Strategy.</i></p>
	<p>The zone applies to an isolated site that maintains both a residential and commercial use. A change to General Residential would still allow for the mixed use of the site but given the site is subject to discussions regarding redevelopment, it is recommended that the current zoning be retained.</p>
LBZ 3	<p><i>The Local Business Zone may be used for groups of local shops and businesses in existing residential areas where there is a strategic intention to maintain such uses, and the provisions of the surrounding residential zone are not appropriate.</i></p>
	<p>The site has an isolated Local Business zone but there other properties at the southern end of St Georges Square that are also zoned Local Business.</p>
LBZ 4	<p><i>The Local Business Zone should not be used for individual, isolated local shops or businesses within residential areas, unless:</i></p> <p><i>a) they are a use, or are of a scale, that is more appropriate for the Local Business Zone and there is an intention to maintain the use; or</i></p> <p><i>b) there is a strategic intention to expand the existing retail or business area in this locality consistent with the relevant regional land use strategy, or supported by more detailed local strategic analysis</i></p>

	<i>consistent with the relevant regional land use strategy and endorsed by the relevant council.</i>
	As the scale of development on the site is pending and the current use has continued for many years the current zone is considered appropriate.

3.4.2 Recommendation

It is therefore considered that the zone be retained.

3.5 Site #5: 32A High St, East Launceston

Description:

Site No. 5	
Volume	29693
Folio	1
PID	21118
Address	32A High St, East Launceston
Name/Use	Design Inn – indoor plastic plants & dwelling at rear
Size	331m ²
Owner	GR Breward & L Lapham
Zone	Local Business
Overlays	Local heritage listing and THC
Infrastructure	Fully serviced
Approvals	DA0116/2001 - alterations to attached dwelling
Access	Off High St

Photos:



3.5.1 Appropriateness of Local Business Zone

The following looks at whether or not the site meets the purpose of the Local Business Zone and if it is able to meet the zone application guidelines.

The purpose of the Local Business Zone is:

- 14.1.1 To provide for business, retail, administrative, professional, community and entertainment functions which meet the needs of a local area.
- 14.1.2 To ensure that the type and scale of use and development does not compromise or distort the activity centre hierarchy.
- 14.1.3 To encourage activity at pedestrian levels with active frontages and shop windows offering interest and engagement to shoppers.
- 14.1.4 To encourage Residential and Visitor Accommodation use if it supports the viability of the activity centre and an active street frontage is maintained.

<p>LBZ 1</p>	<p><i>The Local Business Zone should be applied to land within urban settlements which provides, or is intended to provide, for the business, commercial and community functions within:</i></p> <ul style="list-style-type: none"> <i>a) local shopping strips; or</i> <i>b) town centres for some smaller settlements.</i>
	<p>The site contains a 1920's two storey building that has been used for a dwelling and retail purposes. Over the last 30 years the building has been used as a Christmas shop and for the sale of indoor plastic plants (known as Design Inn). The ground floor is accessed off the corner, typical of shops of that era. Being older and heritage listed the building does not have modern shop front windows but does have relatively larger windows</p>

	which do allow for items for sale to be viewed. While the upper level is developed and used as a single dwelling, and the lower level could be altered to the same, as the site adjoins two commercial premises fronting Ann St and opposite St Georges Square it is considered that the zone be retained.
<i>LBZ 2</i>	<i>The Local Business Zone may be applied to:</i> a) <i>Local Centres and the lower order Minor or Neighbourhood Centres in the Activity Centre Network under the Southern Tasmania Regional Land Use Strategy;</i> b) <i>Local or Minor Centres and the Neighbourhood or Rural Town Centres in the Regional Activity Centre Hierarchy under the Regional Land Use Strategy of Northern Tasmania; and</i> c) <i>the main retail and business areas of Local Service Centres and Localities in the activity centres description in the Cradle Coast Regional Land Use Strategy.</i>
	The property, and the two adjoining sites contain commercial premises fronting Ann St and opposite St Georges Square it is considered to meet b) and that the zone be retained.
<i>LBZ 3</i>	<i>The Local Business Zone may be used for groups of local shops and businesses in existing residential areas where there is a strategic intention to maintain such uses, and the provisions of the surrounding residential zone are not appropriate.</i>
	As noted above, the property, and the two adjoining sites contain commercial premises fronting Ann St and opposite St Georges Square it is considered that the zone be retained.
<i>LBZ 4</i>	<i>The Local Business Zone should not be used for individual, isolated local shops or businesses within residential areas, unless:</i> a) <i>they are a use, or are of a scale, that is more appropriate for the Local Business Zone and there is an intention to maintain the use; or</i> b) <i>there is a strategic intention to expand the existing retail or business area in this locality consistent with the relevant regional land use strategy, or supported by more detailed local strategic analysis consistent with the relevant regional land use strategy and endorsed by the relevant council.</i>
	Not applicable.

3.5.2 Recommendation

As the above has stated, the site meets the purpose of the Local Business Zone and it is recommended the zone remain unchanged.

3.6 Site #6: 39-41 Ann St, East Launceston

Description:

Site No. 6	
Volume	114456
Folio	1
PID	17564
Address	39-41 Ann St, East Launceston

Name/Use	Le Café (café) and St Georges Square Quality Meats (butcher)
Size	144m ²
Owner	RJ Mason
Zone	Local Business
Overlays	Nil
Infrastructure	Fully Serviced
Approvals	D206/95 & D147/97 - Cafe
Access	No vehicular access

Photos:



3.6.1 Appropriateness of Local Business Zone

The following looks at whether or not the site meets the purpose of the Local Business Zone and if it is able to meet the zone application guidelines.

The purpose of the Local Business Zone is:

- 14.1.1 To provide for business, retail, administrative, professional, community and entertainment functions which meet the needs of a local area.
- 14.1.2 To ensure that the type and scale of use and development does not compromise or distort the activity centre hierarchy.
- 14.1.3 To encourage activity at pedestrian levels with active frontages and shop windows offering interest and engagement to shoppers.
- 14.1.4 To encourage Residential and Visitor Accommodation use if it supports the viability of the activity centre and an active street frontage is maintained.

LBZ 1	<i>The Local Business Zone should be applied to land within urban settlements which provides, or is intended to provide, for the business, commercial and community functions within: a) local shopping strips; or b) town centres for some smaller settlements.</i>
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	The site contains a cafe and butcher shop, which in addition to the adjoining property at 32 High Street, used for speciality retail (Design Inn), have been successfully used for business and are considered to warrant their local business zone.
LBZ 2	<i>The Local Business Zone may be applied to:</i> a) <i>Local Centres and the lower order Minor or Neighbourhood Centres in the Activity Centre Network under the Southern Tasmania Regional Land Use Strategy;</i> b) <i>Local or Minor Centres and the Neighbourhood or Rural Town Centres in the Regional Activity Centre Hierarchy under the Regional Land Use Strategy of Northern Tasmania; and</i> c) <i>the main retail and business areas of Local Service Centres and Localities in the activity centres description in the Cradle Coast Regional Land Use Strategy.</i>
	Although this area is not listed formally in the NRLUS as a Local/Minor Centre in the Activity Centre Hierarchy, the cluster of shops and the history of their operation in the area is supported in the local context and the zoning is recommended to be retained (refer to LBZ3).
LBZ 3	<i>The Local Business Zone may be used for groups of local shops and businesses in existing residential areas where there is a strategic intention to maintain such uses, and the provisions of the surrounding residential zone are not appropriate.</i>
	The development and use of the two tenancies have remained unchanged for a number of years. Both tenancies have 'shop fronts' and are considered to be appropriate for their zone. The property, and the two adjoining sites, serve the local and wider community and are considered to meet the zone intent and that the zone be retained at this point.
LBZ 4	<i>The Local Business Zone should not be used for individual, isolated local shops or businesses within residential areas, unless:</i> a) <i>they are a use, or are of a scale, that is more appropriate for the Local Business Zone and there is an intention to maintain the use; or</i> b) <i>there is a strategic intention to expand the existing retail or business area in this locality consistent with the relevant regional land use strategy, or supported by more detailed local strategic analysis consistent with the relevant regional land use strategy and endorsed by the relevant council.</i>
	NA

3.6.2 Recommendation

The existing Local Business zoning be retained.

3.7 Site #7: 45-51 Ann St, East Launceston

This site has been included in the analysis for a slightly different purpose. The current zoning is Inner Residential, but due to its location adjacent to existing (recommended to be retained) Local Business zoning, this site has been considered.

Description:

Site No. 7

Volume	232017
Folio	1
PID	17563
Address	45-51 Ann St, East Launceston
Name/Use	ABC radio station and offices
Size	3943m ²
Owner	Commonwealth Australian Broadcasting Commission
Current zone	Inner residential
Overlays	Nil
Infrastructure	Fully serviced
Approvals	Constructed as ABC Studios/Offices in 1972 - no permit necessary at that time
Access	Directly off Ann St

Photos:



3.7.1 Appropriateness of Local Business Zone

The following looks at whether or not the site meets the purpose of the Local Business Zone and if it is able to meet the zone application guidelines.

The purpose of the Local Business Zone is:

- 14.1.1 To provide for business, retail, administrative, professional, community and entertainment functions which meet the needs of a local area.
- 14.1.2 To ensure that the type and scale of use and development does not compromise or distort the activity centre hierarchy.
- 14.1.3 To encourage activity at pedestrian levels with active frontages and shop windows offering interest and engagement to shoppers.
- 14.1.4 To encourage Residential and Visitor Accommodation use if it supports the viability of the activity centre and an active street frontage is maintained.

LBZ 1	<p><i>The Local Business Zone should be applied to land within urban settlements which provides, or is intended to provide, for the business, commercial and community functions within:</i></p> <p><i>a) local shopping strips; or</i></p> <p><i>b) town centres for some smaller settlements.</i></p>
	<p>The ABC studio serves the city and wider northern part of the state. The site adjoins three other commercial uses to provide a corner activity along the well trafficked route of High Street. A change of zoning would therefore not create an isolated 'spot' zone.</p>
LBZ 2	<p><i>The Local Business Zone may be applied to:</i></p> <p><i>a) Local Centres and the lower order Minor or Neighbourhood Centres in the Activity Centre Network under the Southern Tasmania Regional Land Use Strategy;</i></p> <p><i>b) Local or Minor Centres and the Neighbourhood or Rural Town Centres in the Regional Activity Centre Hierarchy under the Regional Land Use Strategy of Northern Tasmania; and</i></p> <p><i>c) the main retail and business areas of Local Service Centres and Localities in the activity centres description in the Cradle Coast Regional Land Use Strategy.</i></p>
	<p>Application of the zone to the site aligns the zone to that of the adjoining commercial uses and meets b).</p>
LBZ 3	<p><i>The Local Business Zone may be used for groups of local shops and businesses in existing residential areas where there is a strategic intention to maintain such uses, and the provisions of the surrounding residential zone are not appropriate.</i></p>
	<p>A change of zoning would not create an isolated 'spot' zone but the current use is prohibited in the current zone. Application of its current Inner residential zone serves to ensure that the future of the site is reserved for residential purposes but it does currently limit the capacity of the existing community use to expand if necessary.</p>
LBZ 4	<p><i>The Local Business Zone should not be used for individual, isolated local shops or businesses within residential areas, unless:</i></p> <p><i>a) they are a use, or are of a scale, that is more appropriate for the Local Business Zone and there is an intention to maintain the use; or</i></p> <p><i>b) there is a strategic intention to expand the existing retail or business area in this locality consistent with the relevant regional land use strategy, or supported by more detailed local strategic analysis consistent with the relevant regional land use strategy and endorsed by the relevant council.</i></p>
	<p>The current Inner Residential zone (proposed to be zoned General Residential in LPS) is considered the most sustainable use of the site.</p>

3.7.2 Recommendation

It is recommended that the zoning of the site remain as residential (specifically General Residential). Notwithstanding, given technological advances, it is unlikely that a greater site area would be necessary to successfully maintain the use. In addition, the use operates with little impact on the surrounding residential land.

3.8 Site #8: 21-23 Holbrook St, Invermay

Description:

Site No. 8	
Volume	247864
Folio	1
PID	3131
Address	21-23 Holbrook St, Invermay
Name/Use	Holbrook Takeaway, Takeaway Food shop, shop and dwelling
Size	397m ²
Owner	ML Newell & JP Petersen
Overlays	Invermay/Inveresk Flood Inundation Zone
Infrastructure	Fully serviced
Approvals	No record of planning approvals
Access	Off Dry Street

Photos:



3.8.1 Appropriateness of Local Business Zone

The following looks at whether or not the site meets the purpose of the Local Business Zone and if it is able to meet the zone application guidelines.

The purpose of the Local Business Zone is:

- 14.1.1 To provide for business, retail, administrative, professional, community and entertainment functions which meet the needs of a local area.

- 14.1.2 To ensure that the type and scale of use and development does not compromise or distort the activity centre hierarchy.
- 14.1.3 To encourage activity at pedestrian levels with active frontages and shop windows offering interest and engagement to shoppers.
- 14.1.4 To encourage Residential and Visitor Accommodation use if it supports the viability of the activity centre and an active street frontage is maintained.

LBZ 1	<p><i>The Local Business Zone should be applied to land within urban settlements which provides, or is intended to provide, for the business, commercial and community functions within:</i></p> <p><i>a) local shopping strips; or</i></p> <p><i>b) town centres for some smaller settlements.</i></p>
	<p>The site is used as a Take away food shop during the working week and supports the many industrial type uses in the area. Historically, the premises has operated as a local shop by the occupants of the dwelling. It is however a spot zoning surrounded by residential zoned land.</p>
LBZ 2	<p><i>The Local Business Zone may be applied to:</i></p> <p><i>a) Local Centres and the lower order Minor or Neighbourhood Centres in the Activity Centre Network under the Southern Tasmania Regional Land Use Strategy;</i></p> <p><i>b) Local or Minor Centres and the Neighbourhood or Rural Town Centres in the Regional Activity Centre Hierarchy under the Regional Land Use Strategy of Northern Tasmania; and</i></p> <p><i>c) the main retail and business areas of Local Service Centres and Localities in the activity centres description in the Cradle Coast Regional Land Use Strategy.</i></p>
	<p>The property does not comply with b) as it is a spot zoning.</p>
LBZ 3	<p><i>The Local Business Zone may be used for groups of local shops and businesses in existing residential areas where there is a strategic intention to maintain such uses, and the provisions of the surrounding residential zone are not appropriate.</i></p>
	<p>It is an isolated zone therefore as the residential zones allow for a such a use a change to the adjoining residential zone is considered appropriate. The property is located and is also contained within the Invermay/Inveresk Flood Inundation area which limits residential development. As the total floor area is under a maximum allowable of 200m² at 164m² a conversion of the shop floor area to dwelling could be possible in the future.</p>
LBZ 4	<p><i>The Local Business Zone should not be used for individual, isolated local shops or businesses within residential areas, unless:</i></p> <p><i>a) they are a use, or are of a scale, that is more appropriate for the Local Business Zone and there is an intention to maintain the use; or</i></p> <p><i>b) there is a strategic intention to expand the existing retail or business area in this locality consistent with the relevant regional land use strategy, or supported by more detailed local strategic analysis consistent with the relevant regional land use strategy and endorsed by the relevant council.</i></p>
	<p>The site is isolated and does not comply with this guideline. Its land size limits options under the Local Business Zone. A change of zoning to the proposed adjoining General Residential Zone is recommended.</p>

3.8.2 Appropriateness of the General Residential Zone

The purpose of the General Residential Zone is:

- 8.1.1 To provide for residential use or development that accommodates a range of dwelling types where full infrastructure services are available or can be provided.
- 8.1.2 To provide for the efficient utilisation of available social, transport and other service infrastructure.
- 8.1.3 To provide for non-residential use that:
 - (a) primarily serves the local community; and
 - (b) does not cause an unreasonable loss of amenity through scale, intensity, noise, activity outside of business hours, traffic generation and movement, or other off site impacts.
- 8.1.4 To provide for Visitor Accommodation that is compatible with residential character.

GRZ 1	<p><i>The General Residential Zone should be applied to the main urban residential areas within each municipal area which:</i></p> <ul style="list-style-type: none"> <i>(a) are not targeted for higher densities (see Inner Residential Zone); and</i> <i>(b) are connected, or intended to be connected, to a reticulated water supply service and a reticulated sewerage system.</i>
	<p>The site of land zoned Local Business is an isolated zoning surrounded by residential properties. As the General Residential Zone allows for a take-away food shop, the zone should be altered to minimise future use opportunities for the site that may otherwise impact on residential amenity.</p>
GRZ 2	<p><i>The General Residential Zone may be applied to green-field, brown-field or grey-field areas that have been identified for future urban residential use and development if:</i></p> <ul style="list-style-type: none"> <i>(a) within the General Residential Zone in an interim planning scheme;</i> <i>(b) within an equivalent zone under a section 29 planning scheme; or</i> <i>(c) justified in accordance with the relevant regional land use strategy, or supported by more detailed local strategic analysis consistent with the relevant regional land use strategy and endorsed by the relevant council; and</i> <i>(d) is currently connected, or the intention is for the future lots to be connected, to a reticulated water supply service and a reticulated sewerage system,</i> <p><i>Note: The Future Urban Zone may be used for future urban land for residential use and development where the intention is to prepare detailed structure/precinct plans to guide future development.</i></p>
	<p>The surrounding land is proposed to be rezoned from Inner Residential to General Residential in the LPS so it is considered that site should have the same zoning to facilitate the future amenity of the area, given that the existing use remains allowable.</p>
GRZ 3	<p><i>The General Residential Zone should not be applied to land that is highly constrained by hazards, natural values (i.e. threatened vegetation communities) or other impediments to developing the land consistent with the zone purpose of the General Residential Zone, except where those issues have been taken into account and appropriate management put into place during the rezoning process.</i></p>

NA

3.8.3 Recommendation

It is recommended that the zoning of the site be changed to the proposed adjoining General Residential Zone.

3.9 Site #9: 257 Invermay Road, Invermay

Description:

Site No. 9	
Volume	23977
Folio	48
PID	3426
Address	257 Invermay Road, Invermay
Name/use	Shop; most recently approved as a chemist
Size	334m ²
Owner	MTL Holdings Pty Ltd
Zone	Local Business
Overlays	Local Historic Heritage Code (& THC) Invermay/Inveresk Flood Inundation zone
Infrastructure	N/A
Approvals	DA0449/2012 - Change of use to a shop
Access	Off Invermay Road

Photos:



3.9.1 Appropriateness of Local Business Zone

The following looks at whether or not the site meets the purpose of the Local Business Zone and if it is able to meet the zone application guidelines.

The site is currently occupied by a building with a commercial appearance that is constructed to the street frontage. St Finn Barr's school occupies the large site to the south and a dwelling with an Inner residential to its north, this latter property being on the corner with Rosslyn Road. This zone continues north along Invermay Road for the next five sites but is surrounded by the commercial zone on the opposite corner and beyond. Land off to the west is zoned General residential under the Launceston Interim Planning Scheme 2015.

The purpose of the Local Business Zone is:

- 14.1.1 To provide for business, retail, administrative, professional, community and entertainment functions which meet the needs of a local area.
- 14.1.2 To ensure that the type and scale of use and development does not compromise or distort the activity centre hierarchy.
- 14.1.3 To encourage activity at pedestrian levels with active frontages and shop windows offering interest and engagement to shoppers.
- 14.1.4 To encourage Residential and Visitor Accommodation use if it supports the viability of the activity centre and an active street frontage is maintained.

LBZ 1	<p><i>The Local Business Zone should be applied to land within urban settlements which provides, or is intended to provide, for the business, commercial and community functions within:</i></p> <ul style="list-style-type: none"> <i>a) local shopping strips; or</i> <i>b) town centres for some smaller settlements.</i>
	<p>The site contains a Shop; most recently approved as chemist. It has an isolated Local Business zone within a mixed use/zoned area particularly along the Invermay frontage. St Finn Barr's, a Catholic primary school, occupies the large site to the south and is zoned Community Purpose, the neighbouring dwelling to the north is zoned Inner residential, as is the land to the south of the school and beyond Rosslyn Road to the north, other than a residential site with a further spot zone of Commercial. Land opposite is zoned Commercial with land to the west of the site zoned General residential. The current zoning is not considered to be appropriate.</p>
LBZ 2	<p><i>The Local Business Zone may be applied to:</i></p> <ul style="list-style-type: none"> <i>a) Local Centres and the lower order Minor or Neighbourhood Centres in the Activity Centre Network under the Southern Tasmania Regional Land Use Strategy;</i> <i>b) Local or Minor Centres and the Neighbourhood or Rural Town Centres in the Regional Activity Centre Hierarchy under the Regional Land Use Strategy of Northern Tasmania; and</i> <i>c) the main retail and business areas of Local Service Centres and Localities in the activity centres description in the Cradle Coast Regional Land Use Strategy.</i>
	<p>The site has an isolated zone and does not meet b).</p>

LBZ 3	<i>The Local Business Zone may be used for groups of local shops and businesses in existing residential areas where there is a strategic intention to maintain such uses, and the provisions of the surrounding residential zone are not appropriate.</i>
	The site has an isolated zone but is not considered able to sustain the zone.
LBZ 4	<i>The Local Business Zone should not be used for individual, isolated local shops or businesses within residential areas, unless:</i> a) <i>they are a use, or are of a scale, that is more appropriate for the Local Business Zone and there is an intention to maintain the use; or</i> b) <i>there is a strategic intention to expand the existing retail or business area in this locality consistent with the relevant regional land use strategy, or supported by more detailed local strategic analysis consistent with the relevant regional land use strategy and endorsed by the relevant council.</i>
	As the site is isolated the Local Business zone should not apply especially as the statewide scheme will allow for a Shop in the Inner Residential Zone.

3.9.2 Appropriateness of the Inner Residential Zone

The purpose of the Inner Residential Zone is:

- 9.1.1 To provide for a variety of residential use or development that accommodates a range of dwelling types at higher densities.
- 9.1.2 To provide for the efficient utilisation of available social, transport and other service infrastructure.
- 9.1.3 To provide for non-residential use that:
 - (a) primarily serves the local community; and
 - (b) does not cause an unreasonable loss of amenity, through scale, intensity, noise, activity outside of business hours, traffic generation and movement, or other off site impacts.
- 9.1.4 To provide for Visitor Accommodation that is compatible with residential character.

IRZ 1	<i>The Inner Residential Zone should be applied to urban residential areas that are connected to a reticulated water supply service, reticulated sewerage system, and a public stormwater system, and have been identified for higher density development where any of the following conditions exist:</i> a) <i>characterised by higher dwelling density with greater presence of non-housing activity;</i> b) <i>proximity to activity centres with a range of services and facilities; or</i> c) <i>located along high frequency public transport corridors.</i>
	Other than the site to the north, (as that opposite) is zoned Commercial, the property is located within a ribbon of land fronting Invermay Road which is zoned Inner Residential. As the site has an isolated Local Business zone and the Inner Residential zone allows for the use of a shop, it is considered appropriate to zone the land to a compatible residential zone.

IRZ 2	<i>The Inner Residential Zone may be applied to green-field, brown-field or grey-field areas that have been identified for future urban residential use and development if: a) within the Inner Residential Zone in an interim planning scheme; or b) within an equivalent zone under a section 29 planning scheme.</i>
	Application of a residential zone provides consistency with the residential zones in the area.
IRZ 3	<i>The Inner Residential Zone should not be applied to land that is highly constrained by hazards, natural or cultural values or other impediments that will limit developing the land to higher densities.</i>
	The site is free from hazards other than the flood inundation zone which covers the general area. The finished floor level is 4.15m AHD which is above the expected 1:100 event.

3.9.3 Recommendation:

As the site is isolated it is recommended that the Local Business be removed and the Inner residential zone be applied to reflect the surrounding zoning along Invermay Road.

3.10 Site #10: - 27 Bryan Street Invermay

Description:

Site No. 10	
Volume	171169
Folio	2
PID	118750
Address	27 Bryan Street Invermay (on the north intersection with South Street).
Name/Use	Dwelling
Size	378m2
Owner	DJP Newman & SL Craggill
Zone	Local Business
Overlays	Potentially contaminated land Code Invermay/Inveresk Flood Inundation Code
Infrastructure	Fully serviced
Approvals	DA0314/2015 - dwelling, demolish shed and adjust boundary
Access	Off South Street.

Photos:



3.10.1 Appropriateness of Local Business Zone

The following looks at whether or not the site meets the purpose of the Local Business Zone and if it is able to meet the zone application guidelines.

The purpose of the Local Business Zone is:

- 14.1.1 To provide for business, retail, administrative, professional, community and entertainment functions which meet the needs of a local area.
- 14.1.2 To ensure that the type and scale of use and development does not compromise or distort the activity centre hierarchy.
- 14.1.3 To encourage activity at pedestrian levels with active frontages and shop windows offering interest and engagement to shoppers.
- 14.1.4 To encourage Residential and Visitor Accommodation use if it supports the viability of the activity centre and an active street frontage is maintained.

LBZ 1	<p><i>The Local Business Zone should be applied to land within urban settlements which provides, or is intended to provide, for the business, commercial and community functions within:</i></p> <ul style="list-style-type: none"> <i>a) local shopping strips; or</i> <i>b) town centres for some smaller settlements.</i>
	<p>The current development and use is a residential dwelling similar to surrounding properties. While the adjoining property was historically a bakery and is also zoned Local Business, planning approval was granted in 2017 for alterations and extensions for use as a dwelling and visitor accommodation. Therefore the site is not considered to meet a).</p>
LBZ 2	<p><i>The Local Business Zone may be applied to:</i></p> <ul style="list-style-type: none"> <i>a) Local Centres and the lower order Minor or Neighbourhood Centres in the Activity Centre Network under the Southern Tasmania Regional Land Use Strategy;</i>

	<p><i>b) Local or Minor Centres and the Neighbourhood or Rural Town Centres in the Regional Activity Centre Hierarchy under the Regional Land Use Strategy of Northern Tasmania; and</i></p> <p><i>c) the main retail and business areas of Local Service Centres and Localities in the activity centres description in the Cradle Coast Regional Land Use Strategy.</i></p>
	The site does not comply with b).
LBZ 3	<i>The Local Business Zone may be used for groups of local shops and businesses in existing residential areas where there is a strategic intention to maintain such uses, and the provisions of the surrounding residential zone are not appropriate.</i>
	As noted the site and the site next door at 29 Bryan St both are developed and used for residential purposes and the General Residential zone is considered more appropriate.
LBZ 4	<p><i>The Local Business Zone should not be used for individual, isolated local shops or businesses within residential areas, unless:</i></p> <p><i>a) they are a use, or are of a scale, that is more appropriate for the Local Business Zone and there is an intention to maintain the use; or</i></p> <p><i>b) there is a strategic intention to expand the existing retail or business area in this locality consistent with the relevant regional land use strategy, or supported by more detailed local strategic analysis consistent with the relevant regional land use strategy and endorsed by the relevant council.</i></p>
	As noted the site and the site next door at 29 Bryan St both are developed and used for residential purposes and the General Residential zone is considered more appropriate.

3.10.2 Appropriateness of the General Residential Zone

The purpose of the General Residential Zone is:

- 8.1.1 To provide for residential use or development that accommodates a range of dwelling types where full infrastructure services are available or can be provided.
- 8.1.2 To provide for the efficient utilisation of available social, transport and other service infrastructure.
- 8.1.3 To provide for non-residential use that:
 - (a) primarily serves the local community; and
 - (b) does not cause an unreasonable loss of amenity through scale, intensity, noise, activity outside of business hours, traffic generation and movement, or other off site impacts.
- 8.1.4 To provide for Visitor Accommodation that is compatible with residential character.

GRZ 1	<p><i>The General Residential Zone should be applied to the main urban residential areas within each municipal area which:</i></p> <p><i>(a) are not targeted for higher densities (see Inner Residential Zone); and</i></p> <p><i>(b) are connected, or intended to be connected, to a reticulated water supply service and a reticulated sewerage system.</i></p>
	The site is a fully serviced site in an existing residential area.

GRZ 2	<p><i>The General Residential Zone may be applied to green-field, brown-field or grey-field areas that have been identified for future urban residential use and development if:</i></p> <p><i>(a) within the General Residential Zone in an interim planning scheme;</i></p> <p><i>(b) within an equivalent zone under a section 29 planning scheme; or</i></p> <p><i>(c) justified in accordance with the relevant regional land use strategy, or supported by more detailed local strategic analysis consistent with the relevant regional land use strategy and endorsed by the relevant council; and</i></p> <p><i>(d) is currently connected, or the intention is for the future lots to be connected, to a reticulated water supply service and a reticulated sewerage system,</i></p> <p><i>Note: The Future Urban Zone may be used for future urban land for residential use and development where the intention is to prepare detailed structure/precinct plans to guide future development.</i></p>
	The site is already developed.
GRZ 3	<p><i>The General Residential Zone should not be applied to land that is highly constrained by hazards, natural values (i.e. threatened vegetation communities) or other impediments to developing the land consistent with the zone purpose of the General Residential Zone, except where those issues have been taken into account and appropriate management put into place during the rezoning process.</i></p>
	<p>The site has a potential contamination alert reflecting a previous use as Bakery where a fuel tank was supposedly stored on site.</p> <p>The Invermay/Inveresk Flood Inundation Code covers the area but the property had a finished floor level of greater than 3.7m AHD and above the level expected to be reached in a 1:100 flood event if the flood levees fail. As the uses are existing a zone change would not alter the intensity of risk in such an event.</p>

3.10.3 Recommendation

As the above has stated, the site does not meet the purpose of the Local Business Zone and it is recommended the zone be changed to General Residential.

3.11 Site #11: - 29 Bryan Street. Invermay

Description:

Site No. 11	
Volume	171169
Folio	1
PID	118740
Address	29 Bryan Street. Invermay
Name/Use	Dwelling and Visitor accommodation – currently being developed – previously a bakery DA0314/2015 - Residential - Single dwelling; Demolition of a shed and boundary adjustment

Size	695m ²
Owner	TF Schindler & SM Schindler
Zone	Local Business
Overlays	Potentially contaminated land Code Invermay/Inveresk Flood Inundation Code
Infrastructure	Fully serviced
Approvals	DA0557/2016 - Alterations to dwelling and part change of use to visitor accommodation
Access	Off Bryan St

Photos:



3.11.1 Appropriateness of Local Business Zone

The following looks at whether or not the site meets the purpose of the Local Business Zone and if it is able to meet the zone application guidelines.

The purpose of the Local Business Zone is:

- 14.1.1 To provide for business, retail, administrative, professional, community and entertainment functions which meet the needs of a local area.
- 14.1.2 To ensure that the type and scale of use and development does not compromise or distort the activity centre hierarchy.
- 14.1.3 To encourage activity at pedestrian levels with active frontages and shop windows offering interest and engagement to shoppers.
- 14.1.4 To encourage Residential and Visitor Accommodation use if it supports the viability of the activity centre and an active street frontage is maintained.

LBZ 1	<i>The Local Business Zone should be applied to land within urban settlements which provides, or is intended to provide, for the business, commercial and community functions within:</i> <i>a) local shopping strips; or</i> <i>b) town centres for some smaller settlements.</i>
	The property was historically a bakery and as next door at 27 Bryan Street is zoned Local Business. Planning approval was granted in 2017 for alterations and extensions for use as a dwelling and visitor accommodation. Therefore the site is not considered to meet a).
LBZ 2	<i>The Local Business Zone may be applied to:</i> <i>a) Local Centres and the lower order Minor or Neighbourhood Centres in the Activity Centre Network under the Southern Tasmania Regional Land Use Strategy;</i> <i>b) Local or Minor Centres and the Neighbourhood or Rural Town Centres in the Regional Activity Centre Hierarchy under the Regional Land Use Strategy of Northern Tasmania; and</i> <i>c) the main retail and business areas of Local Service Centres and Localities in the activity centres description in the Cradle Coast Regional Land Use Strategy.</i>
	The site does not comply with b).
LBZ 3	<i>The Local Business Zone may be used for groups of local shops and businesses in existing residential areas where there is a strategic intention to maintain such uses, and the provisions of the surrounding residential zone are not appropriate.</i>
	As noted the site and the site next door at 27 Bryan St both are developed and used for residential purposes and the General Residential zone is considered more appropriate.
LBZ 4	<i>The Local Business Zone should not be used for individual, isolated local shops or businesses within residential areas, unless:</i> <i>a) they are a use, or are of a scale, that is more appropriate for the Local Business Zone and there is an intention to maintain the use; or</i> <i>b) there is a strategic intention to expand the existing retail or business area in this locality consistent with the relevant regional land use strategy, or supported by more detailed local strategic analysis consistent with the relevant regional land use strategy and endorsed by the relevant council.</i>
	As noted the site and the site next door at 27 Bryan St both are developed and used for residential purposes and the General Residential zone is considered more appropriate.

3.11.2 Appropriateness of the General Residential Zone

The purpose of the General Residential Zone is:

- 8.1.1 To provide for residential use or development that accommodates a range of dwelling types where full infrastructure services are available or can be provided.
- 8.1.2 To provide for the efficient utilisation of available social, transport and other service infrastructure.
- 8.1.3 To provide for non-residential use that:
 - (a) primarily serves the local community; and

- (b) does not cause an unreasonable loss of amenity through scale, intensity, noise, activity outside of business hours, traffic generation and movement, or other off site impacts.

8.1.4 To provide for Visitor Accommodation that is compatible with residential character.

<i>GRZ 1</i>	<p><i>The General Residential Zone should be applied to the main urban residential areas within each municipal area which:</i></p> <ul style="list-style-type: none"> <i>(a) are not targeted for higher densities (see Inner Residential Zone); and</i> <i>(b) are connected, or intended to be connected, to a reticulated water supply service and a reticulated sewerage system.</i>
<i>GRZ 2</i>	<p>The site is a fully serviced site in an existing residential area.</p> <p><i>The General Residential Zone may be applied to green-field, brown-field or grey-field areas that have been identified for future urban residential use and development if:</i></p> <ul style="list-style-type: none"> <i>(a) within the General Residential Zone in an interim planning scheme;</i> <i>(b) within an equivalent zone under a section 29 planning scheme; or</i> <i>(c) justified in accordance with the relevant regional land use strategy, or supported by more detailed local strategic analysis consistent with the relevant regional land use strategy and endorsed by the relevant council; and</i> <i>(d) is currently connected, or the intention is for the future lots to be connected, to a reticulated water supply service and a reticulated sewerage system,</i> <p><i>Note: The Future Urban Zone may be used for future urban land for residential use and development where the intention is to prepare detailed structure/precinct plans to guide future development.</i></p>
	The site is already developed for residential purposes.
<i>GRZ 3</i>	<p><i>The General Residential Zone should not be applied to land that is highly constrained by hazards, natural values (i.e. threatened vegetation communities) or other impediments to developing the land consistent with the zone purpose of the General Residential Zone, except where those issues have been taken into account and appropriate management put into place during the rezoning process.</i></p>
	<p>The site has a potential contamination alert reflecting a previous use as bakery where a fuel tank may have been stored.</p> <p>The Invermay/Inveresk Flood Inundation Code covers the area but the property had a finished floor level above 3.7m AHD and above the level expected to be reached in a 1:100 flood event if the flood levees fail. As the uses are existing a zone change would not alter the intensity of risk in such an event.</p>

3.11.3 Recommendation

As the above has stated, the site does not meet the purpose of the Local Business Zone and it is recommended the zone be changed to General Residential.

3.12 Site #12: - 34 Mayne St, Invermay

Description:

Site No. 12	
Volume	14188
Folio	1
PID	4630
Address	34 Mayne St, Invermay (on the north western corner of Holbrook Street)
Name/Use	Dwelling/non conforming use DA0329/2002
Size	620m ²
Owner	Sari Gobel
Zone	Local Business
Overlays	Invermay/Inveresk Flood Inundation Code Environmental Impacts and Attenuation Code
Infrastructure	Fully serviced
Approvals	DA0329/2002 - garden shed for dwelling
Access	Off Holbrook Street

Photos:



3.12.1 Appropriateness of Local Business Zone

The following looks at whether or not the site meets the purpose of the Local Business Zone and if it is able to meet the zone application guidelines.

The purpose of the Local Business Zone is:

- 14.1.1 To provide for business, retail, administrative, professional, community and entertainment functions which meet the needs of a local area.
- 14.1.2 To ensure that the type and scale of use and development does not compromise or distort the activity centre hierarchy.

- 14.1.3 To encourage activity at pedestrian levels with active frontages and shop windows offering interest and engagement to shoppers.
- 14.1.4 To encourage Residential and Visitor Accommodation use if it supports the viability of the activity centre and an active street frontage is maintained.

<i>LBZ 1</i>	<i>The Local Business Zone should be applied to land within urban settlements which provides, or is intended to provide, for the business, commercial and community functions within:</i> <i>a) local shopping strips; or</i> <i>b) town centres for some smaller settlements.</i>
	According to our records of a Planning approval in 2002, the site was approved and has been used for residential purposes as a single dwelling.
<i>LBZ 2</i>	<i>The Local Business Zone may be applied to:</i> <i>a) Local Centres and the lower order Minor or Neighbourhood Centres in the Activity Centre Network under the Southern Tasmania Regional Land Use Strategy;</i> <i>b) Local or Minor Centres and the Neighbourhood or Rural Town Centres in the Regional Activity Centre Hierarchy under the Regional Land Use Strategy of Northern Tasmania; and</i> <i>c) the main retail and business areas of Local Service Centres and Localities in the activity centres description in the Cradle Coast Regional Land Use Strategy.</i>
	The site has an isolated Local Business Zone and is surrounded by land developed and used for the single dwellings and zoned General Residential. A Buffer zone for the Effluent Treatment Plant at Tea Tree Bend covers the site, the Environmental Impacts and Attenuation Code applies to the site. The site is only just within this boundary and there are a number of dwellings closer so this is not considered a reason to not support a change.
<i>LBZ 3</i>	<i>The Local Business Zone may be used for groups of local shops and businesses in existing residential areas where there is a strategic intention to maintain such uses, and the provisions of the surrounding residential zone are not appropriate.</i>
	The site is "stand alone" therefore the application of the zone is not considered appropriate.
<i>LBZ 4</i>	<i>The Local Business Zone should not be used for individual, isolated local shops or businesses within residential areas, unless:</i> <i>a) they are a use, or are of a scale, that is more appropriate for the Local Business Zone and there is an intention to maintain the use; or</i> <i>b) there is a strategic intention to expand the existing retail or business area in this locality consistent with the relevant regional land use strategy, or supported by more detailed local strategic analysis consistent with the relevant regional land use strategy and endorsed by the relevant council.</i>
	The site is "stand alone" therefore the application of the zone is not considered appropriate.

3.12.2 Appropriateness of the General Residential Zone

The purpose of the General Residential Zone is:

- 8.1.1 To provide for residential use or development that accommodates a range of dwelling types where full infrastructure services are available or can be provided.
- 8.1.2 To provide for the efficient utilisation of available social, transport and other service infrastructure.
- 8.1.3 To provide for non-residential use that:
- (a) primarily serves the local community; and
 - (b) does not cause an unreasonable loss of amenity through scale, intensity, noise, activity outside of business hours, traffic generation and movement, or other off site impacts.
- 8.1.4 To provide for Visitor Accommodation that is compatible with residential character.

GRZ 1	<p><i>The General Residential Zone should be applied to the main urban residential areas within each municipal area which:</i></p> <ul style="list-style-type: none"> <i>(a) are not targeted for higher densities (see Inner Residential Zone); and</i> <i>(b) are connected, or intended to be connected, to a reticulated water supply service and a reticulated sewerage system.</i>
	<p>The site is a fully serviced site in an existing residential area.</p>
GRZ 2	<p><i>The General Residential Zone may be applied to green-field, brown-field or grey-field areas that have been identified for future urban residential use and development if:</i></p> <ul style="list-style-type: none"> <i>(a) within the General Residential Zone in an interim planning scheme;</i> <i>(b) within an equivalent zone under a section 29 planning scheme; or</i> <i>(c) justified in accordance with the relevant regional land use strategy, or supported by more detailed local strategic analysis consistent with the relevant regional land use strategy and endorsed by the relevant council; and</i> <i>(d) is currently connected, or the intention is for the future lots to be connected, to a reticulated water supply service and a reticulated sewerage system,</i> <p><i>Note: The Future Urban Zone may be used for future urban land for residential use and development where the intention is to prepare detailed structure/precinct plans to guide future development.</i></p>
	<p>The site is already developed for residential purposes.</p>
GRZ 3	<p><i>The General Residential Zone should not be applied to land that is highly constrained by hazards, natural values (i.e. threatened vegetation communities) or other impediments to developing the land consistent with the zone purpose of the General Residential Zone, except where those issues have been taken into account and appropriate management put into place during the rezoning process.</i></p>
	<p>As noted above the site is contained within A Buffer zone for the Effluent Treatment Plant at Tea Tree Bend covers the site, the Environmental Impacts and Attenuation Code applying to the site. The site is only just within this boundary and there are a number of dwellings closer so this is not considered a reason to not support a change</p> <p>The Invermay/Inveresk Flood Inundation Code covers the area but the property had a finished floor level above the level expected to be reached</p>

in a 1:100 flood event if the flood levees fail. As the uses are existing a zone change would not alter the intensity of risk in such an event.

3.12.3 Recommendation

As the above has stated, the site does not meet the purpose of the Local Business Zone and it is recommended the zone alter to General Residential.

3.13 Site #13: - 61 Herbert Street, Invermay

Description:

Site No. 13	
Volume	233901
Folio	1
PID	3051
Address	61 Herbert Street, Invermay (on the south western corner with Taylor Street)
Name/Use	Previously (2000) called 'The Corner Shop'. Applications in 2007 – DA0636/2007 - converted shop into a dwelling. DA0357/2008 added a deck.
Size	353m2
Owner	TA Murphy & TJ Harwood
Zone	Local Business
Overlays	Invermay/Inveresk Flood Inundation Code
Infrastructure	Fully serviced
Approvals	As above
Access	Taylor Street

Photos:



3.13.1 Appropriateness of Local Business Zone

The following looks at whether or not the site meets the purpose of the Local Business Zone and if it is able to meet the zone application guidelines.

The purpose of the Local Business Zone is:

- 14.1.1 To provide for business, retail, administrative, professional, community and entertainment functions which meet the needs of a local area.
- 14.1.2 To ensure that the type and scale of use and development does not compromise or distort the activity centre hierarchy.
- 14.1.3 To encourage activity at pedestrian levels with active frontages and shop windows offering interest and engagement to shoppers.
- 14.1.4 To encourage Residential and Visitor Accommodation use if it supports the viability of the activity centre and an active street frontage is maintained.

LBZ 1	<i>The Local Business Zone should be applied to land within urban settlements which provides, or is intended to provide, for the business, commercial and community functions within:</i> a) <i>local shopping strips; or</i> b) <i>town centres for some smaller settlements.</i>
	According to our records Planning approval was issued in 2007 for a single dwelling. The site has continued to be used for residential purposes as a single dwelling.
LBZ 2	<i>The Local Business Zone may be applied to:</i> a) <i>Local Centres and the lower order Minor or Neighbourhood Centres in the Activity Centre Network under the Southern Tasmania Regional Land Use Strategy;</i>

	<p><i>b) Local or Minor Centres and the Neighbourhood or Rural Town Centres in the Regional Activity Centre Hierarchy under the Regional Land Use Strategy of Northern Tasmania; and</i></p> <p><i>c) the main retail and business areas of Local Service Centres and Localities in the activity centres description in the Cradle Coast Regional Land Use Strategy.</i></p>
	The site has an isolated Local Business Zone and is surrounded by land developed and used for the single dwellings and zoned General Residential.
LBZ 3	<i>The Local Business Zone may be used for groups of local shops and businesses in existing residential areas where there is a strategic intention to maintain such uses, and the provisions of the surrounding residential zone are not appropriate.</i>
	The site is "stand alone" therefore the application of the Local Business zone is not considered appropriate.
LBZ 4	<p><i>The Local Business Zone should not be used for individual, isolated local shops or businesses within residential areas, unless:</i></p> <p><i>a) they are a use, or are of a scale, that is more appropriate for the Local Business Zone and there is an intention to maintain the use; or</i></p> <p><i>b) there is a strategic intention to expand the existing retail or business area in this locality consistent with the relevant regional land use strategy, or supported by more detailed local strategic analysis consistent with the relevant regional land use strategy and endorsed by the relevant council.</i></p>
	The site is "stand alone" therefore the application of the zone is not considered appropriate.

3.13.2 Appropriateness of the General Residential Zone

The purpose of the General Residential Zone is:

- 8.1.1 To provide for residential use or development that accommodates a range of dwelling types where full infrastructure services are available or can be provided.
- 8.1.2 To provide for the efficient utilisation of available social, transport and other service infrastructure.
- 8.1.3 To provide for non-residential use that:
- (a) primarily serves the local community; and
 - (b) does not cause an unreasonable loss of amenity through scale, intensity, noise, activity outside of business hours, traffic generation and movement, or other off site impacts.
- 8.1.4 To provide for Visitor Accommodation that is compatible with residential character.

GRZ 1	<p><i>The General Residential Zone should be applied to the main urban residential areas within each municipal area which:</i></p> <p><i>(a) are not targeted for higher densities (see Inner Residential Zone); and</i></p> <p><i>(b) are connected, or intended to be connected, to a reticulated water supply service and a reticulated sewerage system.</i></p>
	The site is a fully serviced site in an existing residential area.

GRZ 2	<p>The General Residential Zone may be applied to green-field, brown-field or grey-field areas that have been identified for future urban residential use and development if:</p> <p>(a) within the General Residential Zone in an interim planning scheme;</p> <p>(b) within an equivalent zone under a section 29 planning scheme; or</p> <p>(c) justified in accordance with the relevant regional land use strategy, or supported by more detailed local strategic analysis consistent with the relevant regional land use strategy and endorsed by the relevant council; and</p> <p>(d) is currently connected, or the intention is for the future lots to be connected, to a reticulated water supply service and a reticulated sewerage system,</p> <p>Note: The Future Urban Zone may be used for future urban land for residential use and development where the intention is to prepare detailed structure/precinct plans to guide future development.</p>
	The site is already developed for residential purposes.
GRZ 3	<p>The General Residential Zone should not be applied to land that is highly constrained by hazards, natural values (i.e. threatened vegetation communities) or other impediments to developing the land consistent with the zone purpose of the General Residential Zone, except where those issues have been taken into account and appropriate management put into place during the rezoning process.</p>
	<p>The Invermay/Inveresk Flood Inundation Code covers the area but the property had a finished floor level above the level expected to be reached in a 1:100 flood event if the flood levees fail. As the use was altered in 2007 and prior to more recent floods and investigation a change would not alter the intensity of risk in such an event.</p>

3.13.3 Recommendation

As the above has stated, the site does meet the purpose of the Local Business Zone and it is recommended the zone alter to General Residential.

3.14 Site #14: - 199-203 Hobart Road, Kings Meadows

Description:

Site No. 14	
Volume	234657
Folio	1
PID	9169
Address	199-203 Hobart Road, Kings Meadows
Name/Use	'Tamar Cars' Bulky Goods Sales
Size	1975m ²
Owner	MG DE Jersey
Zone	Local Business
Overlays	Potentially contaminated
Infrastructure	Fully serviced
Approvals	DA0635/2011 - display and sales of garages and sheds

Access

Hobart Road and Edinburgh Street to the rear and east of the site.

Photos:



3.14.1 Appropriateness of Local Business Zone

The following looks at whether or not the site meets the purpose of the Local Business Zone and if it is able to meet the zone application guidelines.

The purpose of the Local Business Zone is:

- 14.1.1 To provide for business, retail, administrative, professional, community and entertainment functions which meet the needs of a local area.
- 14.1.2 To ensure that the type and scale of use and development does not compromise or distort the activity centre hierarchy.
- 14.1.3 To encourage activity at pedestrian levels with active frontages and shop windows offering interest and engagement to shoppers.
- 14.1.4 To encourage Residential and Visitor Accommodation use if it supports the viability of the activity centre and an active street frontage is maintained.

<p>LBZ 1</p>	<p><i>The Local Business Zone should be applied to land within urban settlements which provides, or is intended to provide, for the business, commercial and community functions within:</i></p> <ul style="list-style-type: none"><i>a) local shopping strips; or</i><i>b) town centres for some smaller settlements.</i>
	<p>DA0635/2011 - Change of use - bringing a non conforming use into greater conformity - Warehouse - display and sales of garages and sheds</p> <p>The site use as Bulky Goods continues but of vehicle sales. As the site is located on a much trafficked corner, being on the south eastern corner of Nunamina Avenue, the access to the Carr Villa cemetery and, has a potential contaminated site alert, it is considered that the zone remain.</p> <p>The alert for contamination are for LPG tanks for Ron Carter Caravans, and second one of paint manufacture/formulation. The latter alert being the main concern.</p>

LBZ 2	<p>The Local Business Zone may be applied to:</p> <p>a) Local Centres and the lower order Minor or Neighbourhood Centres in the Activity Centre Network under the Southern Tasmania Regional Land Use Strategy;</p> <p>b) Local or Minor Centres and the Neighbourhood or Rural Town Centres in the Regional Activity Centre Hierarchy under the Regional Land Use Strategy of Northern Tasmania; and</p> <p>c) the main retail and business areas of Local Service Centres and Localities in the activity centres description in the Cradle Coast Regional Land Use Strategy.</p>
	Does not comply with (b).
LBZ 3	<p>The Local Business Zone may be used for groups of local shops and businesses in existing residential areas where there is a strategic intention to maintain such uses, and the provisions of the surrounding residential zone are not appropriate.</p>
	The site is a "stand alone" local business zone site but the area has a mixed use character and its location along Hobart Road has a low level of amenity for residential use.
LBZ 4	<p>The Local Business Zone should not be used for individual, isolated local shops or businesses within residential areas, unless:</p> <p>a) they are a use, or are of a scale, that is more appropriate for the Local Business Zone and there is an intention to maintain the use; or</p> <p>b) there is a strategic intention to expand the existing retail or business area in this locality consistent with the relevant regional land use strategy, or supported by more detailed local strategic analysis consistent with the relevant regional land use strategy and endorsed by the relevant council.</p>
	While the site is isolated to a degree the location has mixed use characteristics and the buildings and layout of the site is conducive to a commercial tenancy. As the site is also potentially contaminated maintenance of the zone is considered to be justified.

3.14.2 Recommendation

It is recommended the zoning remain as Local Business.

3.15 Site #15: - 1-3 Innes St, Launceston

Description:

Site No. 15	
Volume/Folio	Vol 40435 Fol 1 Vol 91125 Fol 3
PID	21353
Address	1-3 Innes St, Launceston
Name/Use	Service station historically Wholesale liquor 'Leisure Living' Furniture Store 'Chemist warehouse' - shop
Size	341m ²
Owner	1-3 Innes Street Launceston Pty Ltd

Zone	Local Business
Overlays	Contamination – fuel store/ historically service station
Infrastructure	Fully serviced
Approvals	DA0538/2012 - change of use to shop
Access	Innes Street and Racecourse Crescent

Photos:



3.15.1 Appropriateness of Local Business Zone

The following looks at whether or not the site meets the purpose of the Local Business Zone and if it is able to meet the zone application guidelines.

The purpose of the Local Business Zone is:

- 14.1.1 To provide for business, retail, administrative, professional, community and entertainment functions which meet the needs of a local area.
- 14.1.2 To ensure that the type and scale of use and development does not compromise or distort the activity centre hierarchy.
- 14.1.3 To encourage activity at pedestrian levels with active frontages and shop windows offering interest and engagement to shoppers.
- 14.1.4 To encourage Residential and Visitor Accommodation use if it supports the viability of the activity centre and an active street frontage is maintained.

LBZ 1	<i>The Local Business Zone should be applied to land within urban settlements which provides, or is intended to provide, for the business, commercial and community functions within:</i> <ul style="list-style-type: none"> <i>a) local shopping strips; or</i> <i>b) town centres for some smaller settlements.</i>
	The site is operating as a shop/pharmacy as Chemist Warehouse – associated signage was approved in DA0124/2014.

LBZ 2	<p><i>The Local Business Zone may be applied to:</i></p> <ul style="list-style-type: none"> <i>a) Local Centres and the lower order Minor or.</i> <i>b) Neighbourhood Centres in the Activity Centre Network under the Southern Tasmania Regional Land Use Strategy;</i> <i>c) Local or Minor Centres and the Neighbourhood or Rural Town Centres in the Regional Activity Centre Hierarchy under the Regional Land Use Strategy of Northern Tasmania; and</i> <i>d) the main retail and business areas of Local Service Centres and Localities in the activity centres description in the Cradle Coast Regional Land Use Strategy.</i>
	<p>The site has an isolated Local Business Zone but is surrounded by land with a range of uses including the Kmart complex which includes Coles supermarket over Racecourse Crescent to the east, Becks home hardware and other bulky goods outlets to the west over Innes Street and to the north over Boland Street. Land to the south is residential. The area is predominantly zoned Commercial or Inner Residential.</p>
LBZ 3	<p><i>The Local Business Zone may be used for groups of local shops and businesses in existing residential areas where there is a strategic intention to maintain such uses, and the provisions of the surrounding residential zone are not appropriate.</i></p>
	<p>The site has a "stand alone" local business zoning but given the context of the site and number of other commercial uses in the area the zoning is considered appropriate. The property next door at 5 Innes St is zoned Inner residential, but is occupied by a medical practice and not one requiring a high level of amenity.</p>
LBZ 4	<p><i>The Local Business Zone should not be used for individual, isolated local shops or businesses within residential areas, unless:</i></p> <ul style="list-style-type: none"> <i>a) they are a use, or are of a scale, that is more appropriate for the Local Business Zone and there is an intention to maintain the use; or</i> <i>b) there is a strategic intention to expand the existing retail or business area in this locality consistent with the relevant regional land use strategy, or supported by more detailed local strategic analysis consistent with the relevant regional land use strategy and endorsed by the relevant council.</i>
	<p>As noted above, while the site is "stand alone" the nature of the area allows for mixed used and zoning to successfully operate.</p>

3.15.2 Recommendation

As the above has stated, the site meets the purpose of the Local Business Zone and it is recommended the zone remain unchanged.

3.16 Site #16: - 16 Cimitiere Street, Launceston

Description:

Site No. 16	
Volume	30241
Folio	2
PID	19005

Address	16 Cimitiere Street, Launceston
Name/Use	Dwelling and corner store
Size	513m ²
Owner	Blacktac No 2 Pty Ltd
Zone	Local Business
Overlays	Local historic cultural heritage
Infrastructure	Fully serviced
Approvals	No DA record
Access	Innes Street

Photos:



3.16.1 Appropriateness of Local Business Zone

The following looks at whether or not the site meets the purpose of the Local Business Zone and if it is able to meet the zone application guidelines.

The purpose of the Local Business Zone is:

- 14.1.1 To provide for business, retail, administrative, professional, community and entertainment functions which meet the needs of a local area.
- 14.1.2 To ensure that the type and scale of use and development does not compromise or distort the activity centre hierarchy.
- 14.1.3 To encourage activity at pedestrian levels with active frontages and shop windows offering interest and engagement to shoppers.
- 14.1.4 To encourage Residential and Visitor Accommodation use if it supports the viability of the activity centre and an active street frontage is maintained.

LBZ 1	<i>The Local Business Zone should be applied to land within urban settlements which provides, or is intended to provide, for the business, commercial and community functions within:</i> a) <i>local shopping strips; or</i>
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	b) town centres for some smaller settlements.
	The site has been used as a dwelling and take away food shop for many years and while 'isolated' it is in an area which has a mixed use character.
LBZ 2	<i>The Local Business Zone may be applied to:</i> a) <i>Local Centres and the lower order Minor or Neighbourhood Centres in the Activity Centre Network under the Southern Tasmania Regional Land Use Strategy;</i> b) <i>Local or Minor Centres and the Neighbourhood or Rural Town Centres in the Regional Activity Centre Hierarchy under the Regional Land Use Strategy of Northern Tasmania; and</i> c) <i>the main retail and business areas of Local Service Centres and Localities in the activity centres description in the Cradle Coast Regional Land Use Strategy.</i>
	The site is one of two isolated Local Business Zones in the vicinity – the other property being site 15 above. It is surrounded by land developed and used for the bulky goods and single dwellings. The land to the rear is Becks hardware outlet, but had previously been a timber storage and processing outlet. It is also subject to a potentially contaminated site alert.
LBZ 3	<i>The Local Business Zone may be used for groups of local shops and businesses in existing residential areas where there is a strategic intention to maintain such uses, and the provisions of the surrounding residential zone are not appropriate.</i>
	The site is "stand alone" but given the context of the site and its continuous use the application of the zone is considered appropriate.
LBZ 4	<i>The Local Business Zone should not be used for individual, isolated local shops or businesses within residential areas, unless:</i> a) <i>they are a use, or are of a scale, that is more appropriate for the Local Business Zone and there is an intention to maintain the use; or</i> b) <i>there is a strategic intention to expand the existing retail or business area in this locality consistent with the relevant regional land use strategy, or supported by more detailed local strategic analysis consistent with the relevant regional land use strategy and endorsed by the relevant council.</i>
	The mixed use and zoning character of the area is considered to allow the "stand alone" site to appropriately maintain its local business zone.

3.16.2 Recommendation

As the above has stated, the site meets the purpose of the Local Business Zone and it is recommended the zone remain unchanged.

3.17 Site #17: - 185-185a Wellington St, South Launceston

Description:

Site No. 17	
Volume	55343
Folio	1
PID	23649
Address	185-185a Wellington St, South Launceston

Name/Use	Tandori Curry House / burnt out and currently unused.
Size	253m ²
Owner	HS Grewal & BM Sharma
Zone	Local Business
Overlays	No overlays
Infrastructure	Fully serviced
Approvals	See below
Access	Site has no on-site parking nor vehicular access.

Photos:



3.17.1 Appropriateness of Local Business Zone

The following looks at whether or not the site meets the purpose of the Local Business Zone and if it is able to meet the zone application guidelines.

LBZ 1	<p><i>The Local Business Zone should be applied to land within urban settlements which provides, or is intended to provide, for the business, commercial and community functions within:</i></p> <p><i>a) local shopping strips; or</i></p> <p><i>b) town centres for some smaller settlements.</i></p>
	<p>According to our records the site is rated as a restaurant and two flats. It is currently appearing to be vacant, having been so prior to a previous application DA0447/2015.</p> <p>DA0443/2018 was recently approved for Business and Professional Services - change of use to offices on ground floor, change of use to residential - single dwelling on first floor, and demolition of rear portion of the building.</p>

	<p>It site is located on the major traffic route of Wellington Street and shares a party wall with a similar scaled building that is also a vacant commercial tenancy previously a bicycle retail shop and repairer. In both instances there is insufficient parking and the sites are underutilised in their current state.</p>
LBZ 2	<p><i>The Local Business Zone may be applied to:</i></p> <ul style="list-style-type: none"> <i>a) Local Centres and the lower order Minor or Neighbourhood Centres in the Activity Centre Network under the Southern Tasmania Regional Land Use Strategy;</i> <i>b) Local or Minor Centres and the Neighbourhood or Rural Town Centres in the Regional Activity Centre Hierarchy under the Regional Land Use Strategy of Northern Tasmania; and</i> <i>c) the main retail and business areas of Local Service Centres and Localities in the activity centres description in the Cradle Coast Regional Land Use Strategy.</i>
	<p>The site has an isolated Local Business Zone. The subject area supports a number of uses with commercial and service industry uses opposite, a mix of commercial and residential uses on the same eastern side of the road and land to the rear developed and used for the single dwellings and zoned Inner Residential.</p>
LBZ 3	<p><i>The Local Business Zone may be used for groups of local shops and businesses in existing residential areas where there is a strategic intention to maintain such uses, and the provisions of the surrounding residential zone are not appropriate.</i></p>
	<p>While the site has a "stand alone" zoning the existing building has a large shopfront, is opposite to a commercial land and is co-joined with a similar shop fronted building, the application of the zone is considered appropriate.</p>
LBZ 4	<p><i>The Local Business Zone should not be used for individual, isolated local shops or businesses within residential areas, unless:</i></p> <ul style="list-style-type: none"> <i>a) they are a use, or are of a scale, that is more appropriate for the Local Business Zone and there is an intention to maintain the use; or</i> <i>b) there is a strategic intention to expand the existing retail or business area in this locality consistent with the relevant regional land use strategy, or supported by more detailed local strategic analysis consistent with the relevant regional land use strategy and endorsed by the relevant council.</i>
	<p>The premises has the appearance of a commercial building and while the zoning is "stand alone" its redevelopment offers a location for a lower key business to operate from upon a highly trafficked road.</p>

3.17.2 Recommendation

As the above has stated, the site meets the purpose of the Local Business Zone and it is recommended the zone remain unchanged.

3.18 Site #18: - 187 Wellington St, South Launceston

Description:

Site No. 18

Volume	198481
Folio	1
PID	23650
Address	187 Wellington St, South Launceston
Name/Use	Kinane Cycles
Size	162m2
Owner	KZP Pty Ltd
Zone	Inner Residential
Overlays	No overlays
Infrastructure	Fully serviced
Approvals	DA0615/2018 - detailed below
Access	Wellington St

Photos:



3.18.1 Appropriateness of Local Business Zone:

The following looks at whether or not the site meets the purpose of the Local Business Zone and if it is able to meet the zone application guidelines.

The site has been vacant for a number of years. An application, DA0284/2015 - Residential - single dwelling; construction of extensions to facilitate change of use to residence on first floor; General Retail and Hire - local shop; change of use to ground floor tenancy, was approved but has now expired.

The purpose of the Local Business Zone is:

- 14.1.1 To provide for business, retail, administrative, professional, community and entertainment functions which meet the needs of a local area.
- 14.1.2 To ensure that the type and scale of use and development does not compromise or distort the activity centre hierarchy.

- 14.1.3 To encourage activity at pedestrian levels with active frontages and shop windows offering interest and engagement to shoppers.
- 14.1.4 To encourage Residential and Visitor Accommodation use if it supports the viability of the activity centre and an active street frontage is maintained.

LBZ 1	<p><i>The Local Business Zone should be applied to land within urban settlements which provides, or is intended to provide, for the business, commercial and community functions within:</i></p> <ul style="list-style-type: none"> a) local shopping strips; or b) town centres for some smaller settlements.
	<p>Ground floor appears to have been used as a shop. It looks like a shop, is co-joined with a building that looks very similar and is zoned Local Business. As the land is located on the major traffic route of Wellington St, where the level of residential amenity at ground level is greatly reduced, a change to the Local business zone is recommended.</p> <p>The most recent application for the site is to convert the ground floor to a café - DA0615/2018.</p>
LBZ 2	<p><i>The Local Business Zone may be applied to:</i></p> <ul style="list-style-type: none"> a) Local Centres and the lower order Minor or Neighbourhood Centres in the Activity Centre Network under the Southern Tasmania Regional Land Use Strategy; b) Local or Minor Centres and the Neighbourhood or Rural Town Centres in the Regional Activity Centre Hierarchy under the Regional Land Use Strategy of Northern Tasmania; and c) the main retail and business areas of Local Service Centres and Localities in the activity centres description in the Cradle Coast Regional Land Use Strategy.
	<p>A change to the local business zone would compliment the zone of the adjoining land parcel and similarly provide an appropriate premises for a low key business, be it a shop, office or restaurant, that could serve the local residents.</p>
LBZ 3	<p><i>The Local Business Zone may be used for groups of local shops and businesses in existing residential areas where there is a strategic intention to maintain such uses, and the provisions of the surrounding residential zone are not appropriate.</i></p>
	<p>Altering the zone would compliment the adjoining property and allow the property, which has characteristics appropriate for uses allowable in the local business zone, versus the inner or general residential zones.</p>
LBZ 4	<p><i>The Local Business Zone should not be used for individual, isolated local shops or businesses within residential areas, unless:</i></p> <ul style="list-style-type: none"> a) they are a use, or are of a scale, that is more appropriate for the Local Business Zone and there is an intention to maintain the use; or b) there is a strategic intention to expand the existing retail or business area in this locality consistent with the relevant regional land use strategy, or supported by more detailed local strategic analysis consistent with the relevant regional land use strategy and endorsed by the relevant council.
	<p>A change in the zone would allow the status of the site at 185-185a Wellington Street to not be "stand alone".</p>

3.18.2 Recommendation

It is recommended the Inner residential zone of the site be altered to Local Business.

3.19 Site #19: - 203 Wellington Street, Launceston

Description:

Site No. 19	
Volume	229154
Folio	1
PID	23656
Address	203 Wellington Street, Launceston
Name	Toddle Inn/take away food + residence
Size	569m ²
Owner	RJ Burford
Zone	Local Business
Overlays	Local Cultural Heritage significance, THR
Infrastructure	Fully serviced
Approvals	D274/88 - additional unit
Access	Off Frankland Street

Photos:



3.19.1 Appropriateness of Local Business Zone

The following looks at whether or not the site meets the purpose of the Local Business Zone and if it is able to meet the zone application guidelines.

The purpose of the Local Business Zone is:

- 14.1.1 To provide for business, retail, administrative, professional, community and entertainment functions which meet the needs of a local area.
- 14.1.2 To ensure that the type and scale of use and development does not compromise or distort the activity centre hierarchy.
- 14.1.3 To encourage activity at pedestrian levels with active frontages and shop windows offering interest and engagement to shoppers.
- 14.1.4 To encourage Residential and Visitor Accommodation use if it supports the viability of the activity centre and an active street frontage is maintained.

LBZ 1	<p><i>The Local Business Zone should be applied to land within urban settlements which provides, or is intended to provide, for the business, commercial and community functions within:</i></p> <ul style="list-style-type: none"> <i>a) local shopping strips; or</i> b) town centres for some smaller settlements.
	<p>The two storey building on the property is known as Toddle Inn, and contains a local shop/take away food shop and two flats. It is located on the north eastern corner with Frankland Street and constructed in 1880. On the ground floor are large shop front windows adjacent to the corner portion of the building. The use remains and serves vehicles travelling south along Wellington Street, who can pull up directly outside, and the number of small businesses in the area.</p>
LBZ 2	<p><i>The Local Business Zone may be applied to:</i></p> <ul style="list-style-type: none"> <i>a) Local Centres and the lower order Minor or Neighbourhood Centres in the Activity Centre Network under the Southern Tasmania Regional Land Use Strategy;</i> <i>b) Local or Minor Centres and the Neighbourhood or Rural Town Centres in the Regional Activity Centre Hierarchy under the Regional Land Use Strategy of Northern Tasmania; and</i> c) the main retail and business areas of Local Service Centres and Localities in the activity centres description in the Cradle Coast Regional Land Use Strategy.
	<p>The site has an isolated Local Business Zone and is surrounded by land developed and used for a range of uses. It is noted the site was rezoned to Local Business in 1996. Prior to that it was zoned Urban Residential in the 1996 Planning Scheme.</p>
LBZ 3	<p><i>The Local Business Zone may be used for groups of local shops and businesses in existing residential areas where there is a strategic intention to maintain such uses, and the provisions of the surrounding residential zone are not appropriate.</i></p>
	<p>The site is "stand alone" but the use suits the building form. As the site is of heritage significance the retention of the status of the building is important.</p>
LBZ 4	<p><i>The Local Business Zone should not be used for individual, isolated local shops or businesses within residential areas, unless:</i></p> <ul style="list-style-type: none"> <i>a) they are a use, or are of a scale, that is more appropriate for the Local Business Zone and there is an intention to maintain the use; or</i> <i>b) there is a strategic intention to expand the existing retail or business area in this locality consistent with the relevant regional land use strategy, or supported by more detailed local strategic analysis</i>

	<i>consistent with the relevant regional land use strategy and endorsed by the relevant council.</i>
	The site is "stand alone" but the continued use of the heritage significant building is considered appropriate.

3.19.2 Recommendation

As the above has stated, the site meets the purpose of the Local Business Zone and it is recommended the zone remain unchanged.

3.20 Site #20: - 19-21 Mitchell St, Mayfield

Description:

Site No. 20	
Volume	118569
Folio	1
PID	4775
Address	19-21 Mitchell St, Mayfield
Name/Use	Vacant
Size	1659m ²
Owner	T & S Concrete Pty Ltd
Zone	Local Business
Overlays	N/A
Infrastructure	Fully serviced
Approvals	Various D327/93 - caretakers
Access	Directly off Mitchell Street

Photos:



3.20.1 Appropriateness of Local Business Zone

The following looks at whether or not the site meets the purpose of the Local Business Zone and if it is able to meet the zone application guidelines.

The property was constructed as 6 shops in 1950. In 1997 it was rated as 3 shops. During the 1990's approvals were granted for takeaway food premises. It was listed for sale on Realestate.com in 2014. Internal photos show heavily damaged property.

Recent reports have queried its use as a residential property. This is being investigated by Council's Building compliance unit.

The purpose of the Local Business Zone is:

- 14.1.1 To provide for business, retail, administrative, professional, community and entertainment functions which meet the needs of a local area.
- 14.1.2 To ensure that the type and scale of use and development does not compromise or distort the activity centre hierarchy.
- 14.1.3 To encourage activity at pedestrian levels with active frontages and shop windows offering interest and engagement to shoppers.
- 14.1.4 To encourage Residential and Visitor Accommodation use if it supports the viability of the activity centre and an active street frontage is maintained.

<i>LBZ 1</i>	<p><i>The Local Business Zone should be applied to land within urban settlements which provides, or is intended to provide, for the business, commercial and community functions within:</i></p> <ul style="list-style-type: none"> <i>a) local shopping strips; or</i> <i>b) town centres for some smaller settlements.</i>
	<p>The original development suitably met the zone intent. The socio-economic profile of the area and characteristic dominance of the major supermarket chains have combined to lead to the downfall of the some shops.</p>
<i>LBZ 2</i>	<p><i>The Local Business Zone may be applied to:</i></p> <ul style="list-style-type: none"> <i>a) Local Centres and the lower order Minor or Neighbourhood Centres in the Activity Centre Network under the Southern Tasmania Regional Land Use Strategy;</i> <i>b) Local or Minor Centres and the Neighbourhood or Rural Town Centres in the Regional Activity Centre Hierarchy under the Regional Land Use Strategy of Northern Tasmania; and</i> <i>c) the main retail and business areas of Local Service Centres and Localities in the activity centres description in the Cradle Coast Regional Land Use Strategy.</i>
	<p>The site has an isolated Local Business Zone within an established residential area. A change to the general residential zone is supported to this end. The site would however require a heavy investment to redevelop the premises/demolish and rebuild residential dwellings.</p>
<i>LBZ 3</i>	<p><i>The Local Business Zone may be used for groups of local shops and businesses in existing residential areas where there is a strategic intention to maintain such uses, and the provisions of the surrounding residential zone are not appropriate.</i></p>
	<p>The site supports a group of shops but suitable tenants are not forthcoming. There is a small IGA in George Town Road, along with a butcher, bakery and chemist. It seems unlikely that the site will return to viable commercial uses.</p>
<i>LBZ 4</i>	<p><i>The Local Business Zone should not be used for individual, isolated local shops or businesses within residential areas, unless:</i></p> <ul style="list-style-type: none"> <i>a) they are a use, or are of a scale, that is more appropriate for the Local Business Zone and there is an intention to maintain the use; or</i>

	b) <i>there is a strategic intention to expand the existing retail or business area in this locality consistent with the relevant regional land use strategy, or supported by more detailed local strategic analysis consistent with the relevant regional land use strategy and endorsed by the relevant council.</i>
	As viable uses for the property seem unlikely a recommendation for a zone change is considered appropriate.

No Other Zones:

3.20.2 Recommendation

It is recommended that the site be rezoned to residential. It is noted that the future use and development, and consequent zoning of the property, is not clear-cut. During the period of informal advertising of the LPS, the owners of the property will be contacted to discuss their future plans for the site.

3.21 Site #21: 1 Mangin St & 14 Foch St Mowbray

Description:

Site No. 21	
Volume	STR 117183 Vol 117183
Folio	1 & 2
PID	31256 & 4473
Address	1 Mangin St & 14 Foch St Mowbray
Name/Use	House (historically & shop) & unit
Size	741m ²
Owner	S Lowry & Housing Tas
Zone	Local Business
Overlays	No
Infrastructure	Fully serviced
Approvals	D341/94 - Develop & use 1x2 Bed Flat at rear of House & Local Shop(Flat)
Access	Foch Street

Photos:



3.21.1 Appropriateness of Local Business Zone

The following looks at whether or not the site meets the purpose of the Local Business Zone and if it is able to meet the zone application guidelines.

The property received approval by D341/94 - Develop & use 1x2 Bed Flat at rear of House & Local Shop (Flat). Council's 2017 rates database states the use of the original building as being a dwelling.

The purpose of the Local Business Zone is:

- 14.1.1 To provide for business, retail, administrative, professional, community and entertainment functions which meet the needs of a local area.
- 14.1.2 To ensure that the type and scale of use and development does not compromise or distort the activity centre hierarchy.
- 14.1.3 To encourage activity at pedestrian levels with active frontages and shop windows offering interest and engagement to shoppers.
- 14.1.4 To encourage Residential and Visitor Accommodation use if it supports the viability of the activity centre and an active street frontage is maintained.

<p>LBZ 1</p>	<p><i>The Local Business Zone should be applied to land within urban settlements which provides, or is intended to provide, for the business, commercial and community functions within:</i></p> <ul style="list-style-type: none"> <i>a) local shopping strips; or</i> <i>b) town centres for some smaller settlements.</i>
	<p>While maintaining the building form of a shop and house the use of the original building appears to have altered to only a dwelling, or one of two multiple dwellings.</p>
<p>LBZ 2</p>	<p><i>The Local Business Zone may be applied to:</i></p> <ul style="list-style-type: none"> <i>a) Local Centres and the lower order Minor or Neighbourhood Centres in the Activity Centre Network under the Southern Tasmania Regional Land Use Strategy;</i>

	<p>b) <i>Local or Minor Centres and the Neighbourhood or Rural Town Centres in the Regional Activity Centre Hierarchy under the Regional Land Use Strategy of Northern Tasmania; and</i></p> <p>c) <i>the main retail and business areas of Local Service Centres and Localities in the activity centres description in the Cradle Coast Regional Land Use Strategy.</i></p>
	The site has an isolated Local Business Zone and is surrounded by land developed and used for the single and multiple dwellings and zoned General Residential.
LBZ 3	<i>The Local Business Zone may be used for groups of local shops and businesses in existing residential areas where there is a strategic intention to maintain such uses, and the provisions of the surrounding residential zone are not appropriate.</i>
	The site is "stand alone" and is not used for its constructed purpose therefore the retention of the zone is not considered appropriate.
LBZ 4	<p><i>The Local Business Zone should not be used for individual, isolated local shops or businesses within residential areas, unless:</i></p> <p>a) <i>they are a use, or are of a scale, that is more appropriate for the Local Business Zone and there is an intention to maintain the use; or</i></p> <p>b) <i>there is a strategic intention to expand the existing retail or business area in this locality consistent with the relevant regional land use strategy, or supported by more detailed local strategic analysis consistent with the relevant regional land use strategy and endorsed by the relevant council.</i></p>
	The site is not used for any commercial purpose and a change to the general residential zone is considered appropriate.

3.21.2 Appropriateness of the General Residential Zone

The purpose of the General Residential Zone is:

- 8.1.1 To provide for residential use or development that accommodates a range of dwelling types where full infrastructure services are available or can be provided.
- 8.1.2 To provide for the efficient utilisation of available social, transport and other service infrastructure.
- 8.1.3 To provide for non-residential use that:
- (a) primarily serves the local community; and
 - (b) does not cause an unreasonable loss of amenity through scale, intensity, noise, activity outside of business hours, traffic generation and movement, or other off site impacts.
- 8.1.4 To provide for Visitor Accommodation that is compatible with residential character.

GRZ 1	<p><i>The General Residential Zone should be applied to the main urban residential areas within each municipal area which:</i></p> <p>(a) <i>are not targeted for higher densities (see Inner Residential Zone); and</i></p> <p>(b) <i>are connected, or intended to be connected, to a reticulated water supply service and a reticulated sewerage system.</i></p>
	The site is a fully serviced site in an existing residential area.

GRZ 2	<p><i>The General Residential Zone may be applied to green-field, brown-field or grey-field areas that have been identified for future urban residential use and development if:</i></p> <p><i>(a) within the General Residential Zone in an interim planning scheme;</i></p> <p><i>(b) within an equivalent zone under a section 29 planning scheme; or</i></p> <p><i>(c) justified in accordance with the relevant regional land use strategy, or supported by more detailed local strategic analysis consistent with the relevant regional land use strategy and endorsed by the relevant council; and</i></p> <p><i>(d) is currently connected, or the intention is for the future lots to be connected, to a reticulated water supply service and a reticulated sewerage system,</i></p> <p><i>Note: The Future Urban Zone may be used for future urban land for residential use and development where the intention is to prepare detailed structure/precinct plans to guide future development.</i></p>
	<p>The site is already developed for residential purposes and strata titled, with the original building at 1 Mangin Street now used as a dwelling only, and the second dwelling facing Foch Street.</p>
GRZ 3	<p><i>The General Residential Zone should not be applied to land that is highly constrained by hazards, natural values (i.e. threatened vegetation communities) or other impediments to developing the land consistent with the zone purpose of the General Residential Zone, except where those issues have been taken into account and appropriate management put into place during the rezoning process.</i></p>
	<p>Both strata properties are free from hazards. A change in zoning will reflect the existing use and be compatible with surrounding properties.</p>

3.21.3 Recommendation

It is recommended that the zone be altered to the General Residential zone, which will be the predominant zone in the area in the LPS, given the use of the site and characteristics of the surrounding properties.

3.22 Site #22: 111 Vermont Road, Mowbray

Description:

Site No. 22	
Volume	73079
Folio	3
PID	6421
Address	111 Vermont Road, Mowbray
Name/Use	Moodies Munchies/Dwelling and shop
Size	556m2
Owner	CM Murray
Zone	Local Business
Overlays	NA
Infrastructure	Fully serviced
Approvals	No DA record
Access	Off Vermont Road

Photo:



3.22.1 Appropriateness of Local Business Zone

The following looks at whether or not the site meets the purpose of the Local Business Zone and if it is able to meet the zone application guidelines.

The purpose of the Local Business Zone is:

- 14.1.1 To provide for business, retail, administrative, professional, community and entertainment functions which meet the needs of a local area.
- 14.1.2 To ensure that the type and scale of use and development does not compromise or distort the activity centre hierarchy.
- 14.1.3 To encourage activity at pedestrian levels with active frontages and shop windows offering interest and engagement to shoppers.
- 14.1.4 To encourage Residential and Visitor Accommodation use if it supports the viability of the activity centre and an active street frontage is maintained.

LBZ 1	<p><i>The Local Business Zone should be applied to land within urban settlements which provides, or is intended to provide, for the business, commercial and community functions within:</i></p> <ul style="list-style-type: none"> <i>a) local shopping strips; or</i> <i>b) town centres for some smaller settlements.</i>
	<p>The premises was constructed as both a shop and dwelling and continues with both uses. It serves the local community and a number of workers who can stop in the adjoining street when travelling the collector/bypass nature of Vermont Road.</p>
LBZ 2	<p><i>The Local Business Zone may be applied to:</i></p> <ul style="list-style-type: none"> <i>a) Local Centres and the lower order Minor or Neighbourhood Centres in the Activity Centre Network under the Southern Tasmania Regional Land Use Strategy;</i>

	<p>b) <i>Local or Minor Centres and the Neighbourhood or Rural Town Centres in the Regional Activity Centre Hierarchy under the Regional Land Use Strategy of Northern Tasmania; and</i></p> <p>c) <i>the main retail and business areas of Local Service Centres and Localities in the activity centres description in the Cradle Coast Regional Land Use Strategy.</i></p>
	The zoning has been applied to the site due to its use, with the same zoning also applied to 115 Vermont Road to support the local community and assist the businesses that operate in Remount Road just to the north.
LBZ 3	<i>The Local Business Zone may be used for groups of local shops and businesses in existing residential areas where there is a strategic intention to maintain such uses, and the provisions of the surrounding residential zone are not appropriate.</i>
	The zone appears to have been applied to this and the property at 115 Vermont Road and is considered suitable given the continuing use of the site even though it has a "stand alone" scenario.
LBZ 4	<p><i>The Local Business Zone should not be used for individual, isolated local shops or businesses within residential areas, unless:</i></p> <p>a) <i>they are a use, or are of a scale, that is more appropriate for the Local Business Zone and there is an intention to maintain the use; or</i></p> <p>b) <i>there is a strategic intention to expand the existing retail or business area in this locality consistent with the relevant regional land use strategy, or supported by more detailed local strategic analysis consistent with the relevant regional land use strategy and endorsed by the relevant council.</i></p>
	The site is relatively isolated. The owner has separately contacted Council about opportunities for the site with a preference to convert the total use to residential as the ability to sustain a long term commercial tenant has been difficult. Therefore the application of the zone, with broader uses is unlikely to be warranted. It is therefore recommended that the zone be altered to the surrounding residential zone.

3.22.2 Appropriateness of the General Residential Zone

The purpose of the General Residential Zone is:

- 8.1.1 To provide for residential use or development that accommodates a range of dwelling types where full infrastructure services are available or can be provided.
- 8.1.2 To provide for the efficient utilisation of available social, transport and other service infrastructure.
- 8.1.3 To provide for non-residential use that:
 - (a) primarily serves the local community; and
 - (b) does not cause an unreasonable loss of amenity through scale, intensity, noise, activity outside of business hours, traffic generation and movement, or other off site impacts.
- 8.1.4 To provide for Visitor Accommodation that is compatible with residential character.

GRZ 1	<i>The General Residential Zone should be applied to the main urban residential areas within each municipal area which:</i>
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	<i>(a) are not targeted for higher densities (see Inner Residential Zone); and (b) are connected, or intended to be connected, to a reticulated water supply service and a reticulated sewerage system.</i>
	The site was zoned local business due to its original development as a corner shop/dwelling. As such shops have a limited use, and in this case, the owner is seeking to alter the total use to residential, application of the General Residential zoning is considered appropriate.
GRZ 2	<i>The General Residential Zone may be applied to green-field, brown-field or grey-field areas that have been identified for future urban residential use and development if: (a) within the General Residential Zone in an interim planning scheme; (b) within an equivalent zone under a section 29 planning scheme; or (c) justified in accordance with the relevant regional land use strategy, or supported by more detailed local strategic analysis consistent with the relevant regional land use strategy and endorsed by the relevant council; and (d) is currently connected, or the intention is for the future lots to be connected, to a reticulated water supply service and a reticulated sewerage system, Note: The Future Urban Zone may be used for future urban land for residential use and development where the intention is to prepare detailed structure/precinct plans to guide future development.</i>
	The site is already developed with a single dwelling at the rear of the site
GRZ 3	<i>The General Residential Zone should not be applied to land that is highly constrained by hazards, natural values (i.e. threatened vegetation communities) or other impediments to developing the land consistent with the zone purpose of the General Residential Zone, except where those issues have been taken into account and appropriate management put into place during the rezoning process.</i>
	The site is not constrained by any potential hazards.

Other Zones:

Not applicable

3.22.3 Recommendation

The local business zone is recommended to be set aside and the site be rezoned to General Residential.

3.23 Site #23 - 115 Vermont Road, Mowbray

Description:

Site No. 23	
Volume	73079
Folio	1
PID	6419
Address	115 Vermont Road, Mowbray
Name/Use	Butchers
Size	754m ²
Owner	MJ Lenssen
Zone	Local Business

Overlays	Adjoins land with potentially contaminated land alert
Infrastructure	Fully serviced
Approvals	D195/86 Cake shop
Access	Vermont Road

Photo:



3.23.1 Appropriateness of Local Business Zone

The following looks at whether or not the site meets the purpose of the Local Business Zone and if it is able to meet the zone application guidelines.

The purpose of the Local Business Zone is:

- 14.1.1 To provide for business, retail, administrative, professional, community and entertainment functions which meet the needs of a local area.
- 14.1.2 To ensure that the type and scale of use and development does not compromise or distort the activity centre hierarchy.
- 14.1.3 To encourage activity at pedestrian levels with active frontages and shop windows offering interest and engagement to shoppers.
- 14.1.4 To encourage Residential and Visitor Accommodation use if it supports the viability of the activity centre and an active street frontage is maintained.

LBZ 1	<i>The Local Business Zone should be applied to land within urban settlements which provides, or is intended to provide, for the business, commercial and community functions within:</i> a) <i>local shopping strips; or</i> b) <i>town centres for some smaller settlements.</i>
	In association with 111 Vermont Road the premises have traditionally been constructed and used to support the local, and more recently

	passing trade. The premises is recorded as having been damaged in 2015. It isn't currently operating.
LBZ 2	<i>The Local Business Zone may be applied to:</i> a) <i>Local Centres and the lower order Minor or Neighbourhood Centres in the Activity Centre Network under the Southern Tasmania Regional Land Use Strategy;</i> b) <i>Local or Minor Centres and the Neighbourhood or Rural Town Centres in the Regional Activity Centre Hierarchy under the Regional Land Use Strategy of Northern Tasmania; and</i> c) <i>the main retail and business areas of Local Service Centres and Localities in the activity centres description in the Cradle Coast Regional Land Use Strategy.</i>
	The site is zoned Local Business Zone, as 111 Vermont Road. It is not far from the Mowbray shopping centre which is considered to be a Major Activity Centre in the NRLUS Activity Centre Hierarchy, so the more specialist nature of its use may not be viable. Land opposite and to either side is residential with land to the rear industrial.
LBZ 3	<i>The Local Business Zone may be used for groups of local shops and businesses in existing residential areas where there is a strategic intention to maintain such uses, and the provisions of the surrounding residential zone are not appropriate.</i>
	The zone has been applied to this and 111 Vermont Road without the site between seemingly being compromised. The site is large with the shop being located in the front south western corner. It could be redeveloped for residential purposes and possibly contain two dwellings.
LBZ 4	<i>The Local Business Zone should not be used for individual, isolated local shops or businesses within residential areas, unless:</i> a) <i>they are a use, or are of a scale, that is more appropriate for the Local Business Zone and there is an intention to maintain the use; or</i> b) <i>there is a strategic intention to expand the existing retail or business area in this locality consistent with the relevant regional land use strategy, or supported by more detailed local strategic analysis consistent with the relevant regional land use strategy and endorsed by the relevant council.</i>
	The site is supported by 111 Vermont Road. As the site was constructed as a shop and adjoins 14-28 Remount Road to the rear and east of the site, at this stage a rezoning is not considered necessary.

3.23.2 Recommendation

It is recommended that the zoning remain as Local Business, especially given the industrial use to the rear.

3.24 Site #24 - 447 Invermay Road, Mowbray

Description:

Site No. 24	
Volume	215957
Folio	40
PID	3493

Address	447 Invermay Road, Mowbray
Name/Use	Wiseguisse Pizza outlet
Size	925m ²
Owner	K Rokas
Zone	Local Business
Overlays	NA
Infrastructure	Fully serviced
Approvals	D26/86 - shop. Currently food services
Access	Off Invermay Road

Photos



3.24.1 Appropriateness of Local Business Zone:

The following looks at whether or not the site meets the purpose of the Local Business Zone and if it is able to meet the zone application guidelines.

The purpose of the Local Business Zone is:

- 14.1.1 To provide for business, retail, administrative, professional, community and entertainment functions which meet the needs of a local area.
- 14.1.2 To ensure that the type and scale of use and development does not compromise or distort the activity centre hierarchy.
- 14.1.3 To encourage activity at pedestrian levels with active frontages and shop windows offering interest and engagement to shoppers.
- 14.1.4 To encourage Residential and Visitor Accommodation use if it supports the viability of the activity centre and an active street frontage is maintained.

LBZ 1	<p><i>The Local Business Zone should be applied to land within urban settlements which provides, or is intended to provide, for the business, commercial and community functions within:</i></p> <ul style="list-style-type: none"> <i>a) local shopping strips; or</i> <i>b) town centres for some smaller settlements.</i>
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	The current business is a successful outlet and has since opened a number of other outlets around Launceston and one in Devonport. It serves the local area.
LBZ 2	<i>The Local Business Zone may be applied to:</i> a) <i>Local Centres and the lower order Minor or Neighbourhood Centres in the Activity Centre Network under the Southern Tasmania Regional Land Use Strategy;</i> b) <i>Local or Minor Centres and the Neighbourhood or Rural Town Centres in the Regional Activity Centre Hierarchy under the Regional Land Use Strategy of Northern Tasmania; and</i> c) <i>the main retail and business areas of Local Service Centres and Localities in the activity centres description in the Cradle Coast Regional Land Use Strategy.</i>
	The site has an isolated Local Business Zone and is surrounded by land developed and used for the single dwellings and zoned Inner Residential. It is four properties south of the entrance into the current site of UTAS. In addition, land opposite is zoned Urban Mixed Use - with the intention of the previous Light Industrial zoned sites being redeveloped into more residential/service aligned uses.
LBZ 3	<i>The Local Business Zone may be used for groups of local shops and businesses in existing residential areas where there is a strategic intention to maintain such uses, and the provisions of the surrounding residential zone are not appropriate.</i>
	The site is "stand alone" in that all adjoining properties are zoned inner residential. The character of the general area is although not considered to be impacted.
LBZ 4	<i>The Local Business Zone should not be used for individual, isolated local shops or businesses within residential areas, unless:</i> a) <i>they are a use, or are of a scale, that is more appropriate for the Local Business Zone and there is an intention to maintain the use;</i> or b) <i>there is a strategic intention to expand the existing retail or business area in this locality consistent with the relevant regional land use strategy, or supported by more detailed local strategic analysis consistent with the relevant regional land use strategy and endorsed by the relevant council.</i>
	The site is "stand alone" but supports a successful business. The zone is considered appropriate.

3.24.2 Recommendation

It is recommended that the zone remain as Local Business.

3.25 Site #25 - 138 George Town Road

Description:

Site No. 25	
Volume	78246
Folio	2
PID	55330

Address	138 George Town Road
Name/Use	Co-joined residential flats
Size	Nominally 611m ²
Owner	DA Reid & SJ Reid
Zone	Local Business
Overlays	NA
Infrastructure	Fully serviced
Approvals	No record
Access	Off George Town Road

Photo:



3.25.1 Appropriateness of Local Business Zone:

The 1997 valuation records list no.138 as part of 138-140 George Town Road, with the use shops and flats. A property certificate was issued in 2010 suggesting a possible change in ownership and separation of the residential and commercial uses of the site.

The purpose of the Local Business Zone is:

- 14.1.1 To provide for business, retail, administrative, professional, community and entertainment functions which meet the needs of a local area.
- 14.1.2 To ensure that the type and scale of use and development does not compromise or distort the activity centre hierarchy.
- 14.1.3 To encourage activity at pedestrian levels with active frontages and shop windows offering interest and engagement to shoppers.
- 14.1.4 To encourage Residential and Visitor Accommodation use if it supports the viability of the activity centre and an active street frontage is maintained.

LBZ 1	<p><i>The Local Business Zone should be applied to land within urban settlements which provides, or is intended to provide, for the business, commercial and community functions within:</i></p> <p>a) <i>local shopping strips; or</i> b) <i>town centres for some smaller settlements.</i></p>
	<p>According to our records the single site is used for residential purposes.</p>
LBZ 2	<p><i>The Local Business Zone may be applied to:</i></p> <p>a) <i>Local Centres and the lower order Minor or Neighbourhood Centres in the Activity Centre Network under the Southern Tasmania Regional Land Use Strategy;</i> b) <i>Local or Minor Centres and the Neighbourhood or Rural Town Centres in the Regional Activity Centre Hierarchy under the Regional Land Use Strategy of Northern Tasmania; and</i> c) <i>the main retail and business areas of Local Service Centres and Localities in the activity centres description in the Cradle Coast Regional Land Use Strategy.</i></p>
	<p>The site no longer has a retail/customer service type use with the local business zone not being appropriate.</p>
LBZ 3	<p><i>The Local Business Zone may be used for groups of local shops and businesses in existing residential areas where there is a strategic intention to maintain such uses, and the provisions of the surrounding residential zone are not appropriate.</i></p>
	<p>The site is "stand alone" and not used for retail/customer service type use and therefore the application of the zone is not considered appropriate.</p>
LBZ 4	<p><i>The Local Business Zone should not be used for individual, isolated local shops or businesses within residential areas, unless:</i></p> <p>a) <i>they are a use, or are of a scale, that is more appropriate for the Local Business Zone and there is an intention to maintain the use;</i> or b) <i>there is a strategic intention to expand the existing retail or business area in this locality consistent with the relevant regional land use strategy, or supported by more detailed local strategic analysis consistent with the relevant regional land use strategy and endorsed by the relevant council.</i></p>
	<p>The site is "stand alone", used for residential purposes therefore the application of the zone is not considered appropriate.</p>

3.25.2 Appropriateness of the General Residential Zone

The purpose of the General Residential Zone is:

- 8.1.1 To provide for residential use or development that accommodates a range of dwelling types where full infrastructure services are available or can be provided.
- 8.1.2 To provide for the efficient utilisation of available social, transport and other service infrastructure.
- 8.1.3 To provide for non-residential use that:
- (a) primarily serves the local community; and
 - (b) does not cause an unreasonable loss of amenity through scale, intensity, noise, activity outside of business hours, traffic generation and movement, or other off site impacts.

8.1.4 To provide for Visitor Accommodation that is compatible with residential character.

GRZ 1	<i>The General Residential Zone should be applied to the main urban residential areas within each municipal area which: (a) are not targeted for higher densities (see Inner Residential Zone); and (b) are connected, or intended to be connected, to a reticulated water supply service and a reticulated sewerage system.</i>
	As the site only supports a residential use a change of zone to that of the adjoining land is considered appropriate.
GRZ 2	<i>The General Residential Zone may be applied to green-field, brown-field or grey-field areas that have been identified for future urban residential use and development if: (a) within the General Residential Zone in an interim planning scheme; (b) within an equivalent zone under a section 29 planning scheme; or (c) justified in accordance with the relevant regional land use strategy, or supported by more detailed local strategic analysis consistent with the relevant regional land use strategy and endorsed by the relevant council; and (d) is currently connected, or the intention is for the future lots to be connected, to a reticulated water supply service and a reticulated sewerage system, Note: The Future Urban Zone may be used for future urban land for residential use and development where the intention is to prepare detailed structure/precinct plans to guide future development.</i>
	The site is already developed with a single dwelling.
GRZ 3	<i>The General Residential Zone should not be applied to land that is highly constrained by hazards, natural values (i.e. threatened vegetation communities) or other impediments to developing the land consistent with the zone purpose of the General Residential Zone, except where those issues have been taken into account and appropriate management put into place during the rezoning process.</i>
	No hazards apply.

3.25.3 Recommendation

It is recommended that the zone be changed to General Residential.

3.26 Site #26 - 140 George Town Road

Description:

Site No. 26	
Volume	78246
Folio	1
PID	55320
Address	140 George Town Road
Name	Meat service/butchers
Size	599m ²
Owner	JSP Digney & JA Digney
Zone	Local business

Overlays	N/A
Infrastructure	Fully serviced
Approvals	No DA record
Access	Off George Town Road

Photo:



3.26.1 Appropriateness of Local Business Zone:

As noted above, the 1997 valuation records list 140 as part of 138-140 George Town Road, with the use shops and flats. A property certificate was issued in 2010 suggesting a possible change in ownership and separation of the residential and commercial uses of the site. The commercial use remains on this site.

The purpose of the Local Business Zone is:

- 14.1.1 To provide for business, retail, administrative, professional, community and entertainment functions which meet the needs of a local area.
- 14.1.2 To ensure that the type and scale of use and development does not compromise or distort the activity centre hierarchy.
- 14.1.3 To encourage activity at pedestrian levels with active frontages and shop windows offering interest and engagement to shoppers.
- 14.1.4 To encourage Residential and Visitor Accommodation use if it supports the viability of the activity centre and an active street frontage is maintained.

LBZ 1	<p><i>The Local Business Zone should be applied to land within urban settlements which provides, or is intended to provide, for the business, commercial and community functions within:</i></p> <ul style="list-style-type: none"> <i>a) local shopping strips; or</i> <i>b) town centres for some smaller settlements.</i>
	<p>The site continues to operate as a butchers shop. With a suggested alteration to the zoning of no.138 next door, the site would be isolated on this eastern side of the road. Opposite is a school and police station so</p>

	the use is not totally isolated even though the adjoining properties are all zoned General residential.
<i>LBZ 2</i>	<i>The Local Business Zone may be applied to:</i> a) <i>Local Centres and the lower order Minor or Neighbourhood Centres in the Activity Centre Network under the Southern Tasmania Regional Land Use Strategy;</i> b) <i>Local or Minor Centres and the Neighbourhood or Rural Town Centres in the Regional Activity Centre Hierarchy under the Regional Land Use Strategy of Northern Tasmania; and</i> c) <i>the main retail and business areas of Local Service Centres and Localities in the activity centres description in the Cradle Coast Regional Land Use Strategy.</i>
	The site has an isolated Local Business Zone and is surrounded by land developed and used for the single dwellings and zoned General Residential but there are non-residential uses in the vicinity and the amenity of George Town Road is reduced by the large volumes of traffic it is subject to.
<i>LBZ 3</i>	<i>The Local Business Zone may be used for groups of local shops and businesses in existing residential areas where there is a strategic intention to maintain such uses, and the provisions of the surrounding residential zone are not appropriate.</i>
	The site would be "stand alone" on this side of the street if the zoning of next door at 138 George Town Road changes. Within the context of the character of uses on the opposite side of the streets this may be appropriate. Changing of the zoning at 138 is considered to justify a change to 140 as well given a shop will be allowable in the general residential zone.
<i>LBZ 4</i>	<i>The Local Business Zone should not be used for individual, isolated local shops or businesses within residential areas, unless:</i> a) <i>they are a use, or are of a scale, that is more appropriate for the Local Business Zone and there is an intention to maintain the use; or</i> b) <i>there is a strategic intention to expand the existing retail or business area in this locality consistent with the relevant regional land use strategy, or supported by more detailed local strategic analysis consistent with the relevant regional land use strategy and endorsed by the relevant council.</i>
	The site supports a successful business but would be isolated so a zoning change is considered appropriate.

3.26.2 Appropriateness of the General Residential Zone

The purpose of the General Residential Zone is:

- 8.1.1 To provide for residential use or development that accommodates a range of dwelling types where full infrastructure services are available or can be provided.
- 8.1.2 To provide for the efficient utilisation of available social, transport and other service infrastructure.
- 8.1.3 To provide for non-residential use that:
 - (a) primarily serves the local community; and

- (b) does not cause an unreasonable loss of amenity through scale, intensity, noise, activity outside of business hours, traffic generation and movement, or other off site impacts.

8.1.4 To provide for Visitor Accommodation that is compatible with residential character.

GRZ 1	<i>The General Residential Zone should be applied to the main urban residential areas within each municipal area which: (a) are not targeted for higher densities (see Inner Residential Zone); and (b) are connected, or intended to be connected, to a reticulated water supply service and a reticulated sewerage system.</i>
	In conjunction with rezoning proposed at 138 George Town Road, the site would be isolated therefore only supports a residential use a change of zone to that of the adjoining land is considered appropriate.
GRZ 2	<i>The General Residential Zone may be applied to green-field, brown-field or grey-field areas that have been identified for future urban residential use and development if: (a) within the General Residential Zone in an interim planning scheme; (b) within an equivalent zone under a section 29 planning scheme; or (c) justified in accordance with the relevant regional land use strategy, or supported by more detailed local strategic analysis consistent with the relevant regional land use strategy and endorsed by the relevant council; and (d) is currently connected, or the intention is for the future lots to be connected, to a reticulated water supply service and a reticulated sewerage system, Note: The Future Urban Zone may be used for future urban land for residential use and development where the intention is to prepare detailed structure/precinct plans to guide future development.</i>
	The site is already developed with a single dwelling.
GRZ 3	<i>The General Residential Zone should not be applied to land that is highly constrained by hazards, natural values (i.e. threatened vegetation communities) or other impediments to developing the land consistent with the zone purpose of the General Residential Zone, except where those issues have been taken into account and appropriate management put into place during the rezoning process.</i>
	No hazards apply.

3.26.3 Recommendation

It is recommended that the zone remain Local Business.

3.27 Site #27 - 17 George Town Road Newnham

Description:

Site No. 27	
Volume	114140
Folio	1
PID	2182
Address	17 George Town Road Newnham

Name/Use	Seaz Takeaway - dwelling and take away
Size	692m ²
Owner	T Liu & Q Wang
Zone	Local Business
Overlays	NA
Infrastructure	Fully serviced
Approvals	No DA record
Access	Off Alanvale Road

Photo:



3.27.1 Appropriateness of Local Business Zone

The following looks at whether or not the site meets the purpose of the Local Business Zone and if it is able to meet the zone application guidelines.

The purpose of the Local Business Zone is:

- 14.1.1 To provide for business, retail, administrative, professional, community and entertainment functions which meet the needs of a local area.
- 14.1.2 To ensure that the type and scale of use and development does not compromise or distort the activity centre hierarchy.
- 14.1.3 To encourage activity at pedestrian levels with active frontages and shop windows offering interest and engagement to shoppers.
- 14.1.4 To encourage Residential and Visitor Accommodation use if it supports the viability of the activity centre and an active street frontage is maintained.

LBZ 1	<i>The Local Business Zone should be applied to land within urban settlements which provides, or is intended to provide, for the business, commercial and community functions within:</i> <ul style="list-style-type: none"> a) <i>local shopping strips; or</i> b) <i>town centres for some smaller settlements.</i>
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	The site has a 'stand-alone' use and zoning but the business appears to be continual and supportive of the predominantly residential character of the area. There are although other uses in the area including Archers Manor to the west over Alanvale Road, a petrol outlet/shop the south at 7 Alanvale Road with a car wash opposite, a laundry/laundrette with an attached dwelling at number 9, and UTAS entrance further south.
LBZ 2	<i>The Local Business Zone may be applied to:</i> a) <i>Local Centres and the lower order Minor or Neighbourhood Centres in the Activity Centre Network under the Southern Tasmania Regional Land Use Strategy;</i> b) <i>Local or Minor Centres and the Neighbourhood or Rural Town Centres in the Regional Activity Centre Hierarchy under the Regional Land Use Strategy of Northern Tasmania; and</i> c) <i>the main retail and business areas of Local Service Centres and Localities in the activity centres description in the Cradle Coast Regional Land Use Strategy.</i>
	The site has an isolated Local Business Zone and is surrounded by land developed and used for the single dwellings and zoned General Residential but there are non-residential uses in the vicinity and the amenity of George Town Road is reduced by the large volumes of traffic it is subject to.
LBZ 3	<i>The Local Business Zone may be used for groups of local shops and businesses in existing residential areas where there is a strategic intention to maintain such uses, and the provisions of the surrounding residential zone are not appropriate.</i>
	The site is "stand alone" on this side of the street but this is considered appropriate within the context of the character of the area.
LBZ 4	<i>The Local Business Zone should not be used for individual, isolated local shops or businesses within residential areas, unless:</i> a) <i>they are a use, or are of a scale, that is more appropriate for the Local Business Zone and there is an intention to maintain the use;</i> or b) <i>there is a strategic intention to expand the existing retail or business area in this locality consistent with the relevant regional land use strategy, or supported by more detailed local strategic analysis consistent with the relevant regional land use strategy and endorsed by the relevant council.</i>
	The site supports a successful business and the zoning is considered appropriate.

3.27.2 Recommendation

It is recommended that the zone remain as Local Business.

3.28 Site #28 - 11 George Town Road, Alanvale

Description:

Site No. 28	
Volume	14394
Folio	10

PID	2178
Address	11 George Town Road
Name/Use	Single dwelling
Size	754m ²
Owner	TJ Kok & AE Kok
Zone	Local Business
Overlays	Potential contamination
Infrastructure	Fully serviced
Approvals	DA0336/2011 - additions to dwelling
Access	Off George Town Road

Photo:



3.28.1 Appropriateness of Local Business Zone:

The site was developed as a single dwelling in 1960 and this use has continued since that time.

The purpose of the Local Business Zone is:

- 14.1.1 To provide for business, retail, administrative, professional, community and entertainment functions which meet the needs of a local area.
- 14.1.2 To ensure that the type and scale of use and development does not compromise or distort the activity centre hierarchy.
- 14.1.3 To encourage activity at pedestrian levels with active frontages and shop windows offering interest and engagement to shoppers.
- 14.1.4 To encourage Residential and Visitor Accommodation use if it supports the viability of the activity centre and an active street frontage is maintained.

LBZ 1	<p><i>The Local Business Zone should be applied to land within urban settlements which provides, or is intended to provide, for the business, commercial and community functions within:</i></p> <ul style="list-style-type: none"> a) <i>local shopping strips; or</i> b) <i>town centres for some smaller settlements.</i>
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	The site is developed and used for residential purposes. The local business zone is not appropriate.
<i>LBZ 2</i>	<i>The Local Business Zone may be applied to:</i> a) <i>Local Centres and the lower order Minor or Neighbourhood Centres in the Activity Centre Network under the Southern Tasmania Regional Land Use Strategy;</i> b) <i>Local or Minor Centres and the Neighbourhood or Rural Town Centres in the Regional Activity Centre Hierarchy under the Regional Land Use Strategy of Northern Tasmania; and</i> c) <i>the main retail and business areas of Local Service Centres and Localities in the activity centres description in the Cradle Coast Regional Land Use Strategy.</i>
	The site is adjacent to two sites developed and used for commercial purposes which may have lead to the application of the Local Business Zone. The land is otherwise zoned General Residential and this is considered more appropriate for the subject site.
<i>LBZ 3</i>	<i>The Local Business Zone may be used for groups of local shops and businesses in existing residential areas where there is a strategic intention to maintain such uses, and the provisions of the surrounding residential zone are not appropriate.</i>
	The local business zone is not appropriate and a change to the General residential is recommended.
<i>LBZ 4</i>	<i>The Local Business Zone should not be used for individual, isolated local shops or businesses within residential areas, unless:</i> a) <i>they are a use, or are of a scale, that is more appropriate for the Local Business Zone and there is an intention to maintain the use; or</i> b) <i>there is a strategic intention to expand the existing retail or business area in this locality consistent with the relevant regional land use strategy, or supported by more detailed local strategic analysis consistent with the relevant regional land use strategy and endorsed by the relevant council.</i>
	The site is adjacent to two sites developed and used for commercial purposes which may have lead to the application of the Local Business Zone but has the site was originally developed and used for a single dwelling the zone is not considered appropriate.

3.28.2 Appropriateness of the General Residential Zone

The purpose of the General Residential Zone is:

- 8.1.1 To provide for residential use or development that accommodates a range of dwelling types where full infrastructure services are available or can be provided.
- 8.1.2 To provide for the efficient utilisation of available social, transport and other service infrastructure.
- 8.1.3 To provide for non-residential use that:
 - (a) primarily serves the local community; and
 - (b) does not cause an unreasonable loss of amenity through scale, intensity, noise, activity outside of business hours, traffic generation and movement, or other off site impacts.

8.1.4 To provide for Visitor Accommodation that is compatible with residential character.

GRZ 1	<i>The General Residential Zone should be applied to the main urban residential areas within each municipal area which: (a) are not targeted for higher densities (see Inner Residential Zone); and (b) are connected, or intended to be connected, to a reticulated water supply service and a reticulated sewerage system.</i>
	The site is developed and used for residential purposes.
GRZ 2	<i>The General Residential Zone may be applied to green-field, brown-field or grey-field areas that have been identified for future urban residential use and development if: (a) within the General Residential Zone in an interim planning scheme; (b) within an equivalent zone under a section 29 planning scheme; or (c) justified in accordance with the relevant regional land use strategy, or supported by more detailed local strategic analysis consistent with the relevant regional land use strategy and endorsed by the relevant council; and (d) is currently connected, or the intention is for the future lots to be connected, to a reticulated water supply service and a reticulated sewerage system, Note: The Future Urban Zone may be used for future urban land for residential use and development where the intention is to prepare detailed structure/precinct plans to guide future development.</i>
	The site is already developed with a single dwelling.
GRZ 3	<i>The General Residential Zone should not be applied to land that is highly constrained by hazards, natural values (i.e. threatened vegetation communities) or other impediments to developing the land consistent with the zone purpose of the General Residential Zone, except where those issues have been taken into account and appropriate management put into place during the rezoning process.</i>
	The site next door at 7 George Town Road has a potential contamination alert for its use as a service station. The facility was completely redeveloped in 2014 (DA0104/2014) with no contamination issues evident. The contamination alert is not therefore considered an impediment of a zone change.

3.28.3 Recommendation

It is recommended that the zone be changed to General Residential.

3.29 Site #29 - 24-28 George Town Road

Description:

Site No. 29	
Volume	28948
Folio	1
PID	2336
Address	24-28 George Town Road

Name/Use	Carwash (previously service station)
Size	1181m ²
Owner	LJ Say & MK Thomson
Zone	Local Business
Overlays	Potentially contained site
Infrastructure	Fully serviced
Approvals	DA0583/2008 - Decommission site; Construction of a building - extend awning and building for use as a Service Centre (car wash)
Access	Off George Town Road and Parklands Parade

Photo:



3.29.1 Appropriateness of Local Business Zone

The site was approved for development as a car wash in 2008 from a service station - that was decommissioned at that time. Records suggest the site has not been appropriately decontaminated at the time.

The purpose of the Local Business Zone is:

- 14.1.1 To provide for business, retail, administrative, professional, community and entertainment functions which meet the needs of a local area.
- 14.1.2 To ensure that the type and scale of use and development does not compromise or distort the activity centre hierarchy.
- 14.1.3 To encourage activity at pedestrian levels with active frontages and shop windows offering interest and engagement to shoppers.
- 14.1.4 To encourage Residential and Visitor Accommodation use if it supports the viability of the activity centre and an active street frontage is maintained.

LBZ 1	<p><i>The Local Business Zone should be applied to land within urban settlements which provides, or is intended to provide, for the business, commercial and community functions within:</i></p> <ul style="list-style-type: none"> <i>a) local shopping strips; or</i> <i>b) town centres for some smaller settlements.</i>
	<p>The site has a 'stand-alone' use and zoning on the eastern side of the road but the business continues to operate and serve the predominantly residential character of the area. There are other uses in the area including Archers Manor to the west over Alanvale Road, a petrol outlet/shop the south at 7 Alanvale Road, a laundry/laundrette with an attached dwelling at number 9, and UTAS entrance further south.</p>
LBZ 2	<p><i>The Local Business Zone may be applied to:</i></p> <ul style="list-style-type: none"> <i>a) Local Centres and the lower order Minor or Neighbourhood Centres in the Activity Centre Network under the Southern Tasmania Regional Land Use Strategy;</i> <i>b) Local or Minor Centres and the Neighbourhood or Rural Town Centres in the Regional Activity Centre Hierarchy under the Regional Land Use Strategy of Northern Tasmania; and</i> <i>c) the main retail and business areas of Local Service Centres and Localities in the activity centres description in the Cradle Coast Regional Land Use Strategy.</i>
	<p>The site has an isolated Local Business Zone and is surrounded by land developed and used for the single dwellings and zoned General Residential but the area could be considered a local centre to the extent that there are non-residential uses in the vicinity and the amenity of George Town Road is reduced by the large volumes of traffic it is subject to.</p>
LBZ 3	<p><i>The Local Business Zone may be used for groups of local shops and businesses in existing residential areas where there is a strategic intention to maintain such uses, and the provisions of the surrounding residential zone are not appropriate.</i></p>
	<p>The site is "stand alone" on this side of the street but this is considered appropriate within the context of the character of the area.</p>
LBZ 4	<p><i>The Local Business Zone should not be used for individual, isolated local shops or businesses within residential areas, unless:</i></p> <ul style="list-style-type: none"> <i>a) they are a use, or are of a scale, that is more appropriate for the Local Business Zone and there is an intention to maintain the use; or</i> <i>b) there is a strategic intention to expand the existing retail or business area in this locality consistent with the relevant regional land use strategy, or supported by more detailed local strategic analysis consistent with the relevant regional land use strategy and endorsed by the relevant council.</i>
	<p>The site supports a successful business and the zoning is considered appropriate.</p>

3.29.1 Recommendation

It is recommended that the Local Business zone remain.

3.30 Site #30 - 51a George Town Road

Description:

Site No. 30	
Volume	213820
Folio	1
PID	2197
Address	51a George Town Road
Name/Use	Service industry – car repairs
Size	883m ²
Owner	Traydon Pty Ltd
Zone	Local Business
Overlays	Nil
Infrastructure	Fully serviced
Approvals	DA0337/2014 - Service Industry - car repairs; change of use
Access	Off George Town Road

Photo:



3.30.1 Appropriateness of Local Business Zone

The following looks at whether or not the site meets the purpose of the Local Business Zone and if it is able to meet the zone application guidelines.

The site was developed as 3 shops in 1956 and remains for use as a commercial property. A number of permits have since been approved with the most recent for a service industry - car repairs.

The purpose of the Local Business Zone is:

- 14.1.1 To provide for business, retail, administrative, professional, community and entertainment functions which meet the needs of a local area.

- 14.1.2 To ensure that the type and scale of use and development does not compromise or distort the activity centre hierarchy.
- 14.1.3 To encourage activity at pedestrian levels with active frontages and shop windows offering interest and engagement to shoppers.
- 14.1.4 To encourage Residential and Visitor Accommodation use if it supports the viability of the activity centre and an active street frontage is maintained.

LBZ 1	<p><i>The Local Business Zone should be applied to land within urban settlements which provides, or is intended to provide, for the business, commercial and community functions within:</i></p> <ul style="list-style-type: none"> <i>a) local shopping strips; or</i> <i>b) town centres for some smaller settlements.</i>
	<p>The site has a 'stand-alone' use and local business zoning, always used for commercial purposes. It is located on the western side of the road and has vacant land owned by Housing Services to its' rear and Alanvale College north of that. While the character of the area is predominantly residential there are other uses and a scattering of local business sites in the area.</p>
LBZ 2	<p><i>The Local Business Zone may be applied to:</i></p> <ul style="list-style-type: none"> <i>a) Local Centres and the lower order Minor or Neighbourhood Centres in the Activity Centre Network under the Southern Tasmania Regional Land Use Strategy;</i> <i>b) Local or Minor Centres and the Neighbourhood or Rural Town Centres in the Regional Activity Centre Hierarchy under the Regional Land Use Strategy of Northern Tasmania; and</i> <i>c) the main retail and business areas of Local Service Centres and Localities in the activity centres description in the Cradle Coast Regional Land Use Strategy.</i>
	<p>The site has an isolated Local Business Zone and is surrounded by land developed and used for the single dwellings and zoned General Residential.</p>
LBZ 3	<p><i>The Local Business Zone may be used for groups of local shops and businesses in existing residential areas where there is a strategic intention to maintain such uses, and the provisions of the surrounding residential zone are not appropriate.</i></p>
	<p>The site is "stand alone" but a change of zone does not seem appropriate at this stage. The business serves the general area, surviving after relocating from further along the road.</p>
LBZ 4	<p><i>The Local Business Zone should not be used for individual, isolated local shops or businesses within residential areas, unless:</i></p> <ul style="list-style-type: none"> <i>a) they are a use, or are of a scale, that is more appropriate for the Local Business Zone and there is an intention to maintain the use; or</i> <i>b) there is a strategic intention to expand the existing retail or business area in this locality consistent with the relevant regional land use strategy, or supported by more detailed local strategic analysis consistent with the relevant regional land use strategy and endorsed by the relevant council.</i>
	<p>The site is "stand alone" but it supports a successful business and the zoning is considered appropriate.</p>

3.30.2 Recommendation

It is recommended that the Local Business zone remain.

3.31 Site #31 - 63 George Town Road

Description:

Site No. 31	
Volume	202747
Folio	1
PID	2203
Address	63 George Town Road
Name/use	Scottsdale Cottage Bakery/2 units, dwelling
Size	1270
Owner	EM Hartalis & M Hartalis
Zone	Local Business
Overlays	Adjoins potentially contaminated site
Infrastructure	Fully serviced
Approvals	Only for units
Access	Off George Town Road

Photo:



3.31.1 Appropriateness of Local Business Zone

The following looks at whether or not the site meets the purpose of the Local Business Zone and if it is able to meet the zone application guidelines.

In 1997 the site rating listed the uses as "House, shop 3 units" and the 2017 listing is similar " Shop bakery & 3 units".

The purpose of the Local Business Zone is:

14.1.1 To provide for business, retail, administrative, professional, community and entertainment functions which meet the needs of a local area.

- 14.1.2 To ensure that the type and scale of use and development does not compromise or distort the activity centre hierarchy.
- 14.1.3 To encourage activity at pedestrian levels with active frontages and shop windows offering interest and engagement to shoppers.
- 14.1.4 To encourage Residential and Visitor Accommodation use if it supports the viability of the activity centre and an active street frontage is maintained.

LBZ 1	<p><i>The Local Business Zone should be applied to land within urban settlements which provides, or is intended to provide, for the business, commercial and community functions within:</i></p> <ul style="list-style-type: none"> <i>a) local shopping strips; or</i> <i>b) town centres for some smaller settlements.</i>
	<p>According to our records the use of the site has been consistent over its life within a mixed use character.. To its rear is Alanvale College. The northern neighbour is developed with a dwelling and is zoned residential but land beyond is also zoned Local business, supporting a large pharmacy and group of smaller shops.</p>
LBZ 2	<p><i>The Local Business Zone may be applied to:</i></p> <ul style="list-style-type: none"> <i>a) Local Centres and the lower order Minor or Neighbourhood Centres in the Activity Centre Network under the Southern Tasmania Regional Land Use Strategy;</i> <i>b) Local or Minor Centres and the Neighbourhood or Rural Town Centres in the Regional Activity Centre Hierarchy under the Regional Land Use Strategy of Northern Tasmania; and</i> <i>c) the main retail and business areas of Local Service Centres and Localities in the activity centres description in the Cradle Coast Regional Land Use Strategy.</i>
	<p>The site is primarily contained within a residential strip. As the site has a mixed use and the next door property has an isolated general residential zone, given the Local Business Zone beyond, a change in zone is considered suitable. While the 'bakery' would not be a compliant use, it is serving the surrounding area that is developed and used for the single dwellings and zoned General Residential.</p>
LBZ 3	<p><i>The Local Business Zone may be used for groups of local shops and businesses in existing residential areas where there is a strategic intention to maintain such uses, and the provisions of the surrounding residential zone are not appropriate.</i></p>
	<p>The site is "stand alone" therefore the application of the zone is not considered appropriate.</p>
LBZ 4	<p><i>The Local Business Zone should not be used for individual, isolated local shops or businesses within residential areas, unless:</i></p> <ul style="list-style-type: none"> <i>a) they are a use, or are of a scale, that is more appropriate for the Local Business Zone and there is an intention to maintain the use; or</i> <i>b) there is a strategic intention to expand the existing retail or business area in this locality consistent with the relevant regional land use strategy, or supported by more detailed local strategic analysis consistent with the relevant regional land use strategy and endorsed by the relevant council.</i>
	<p>The site is "stand alone" therefore the application of the zone is not considered appropriate.</p>

3.31.2 Appropriateness of the General Residential Zone

The purpose of the General Residential Zone is:

- 8.1.1 To provide for residential use or development that accommodates a range of dwelling types where full infrastructure services are available or can be provided.
- 8.1.2 To provide for the efficient utilisation of available social, transport and other service infrastructure.
- 8.1.3 To provide for non-residential use that:
 - (a) primarily serves the local community; and
 - (b) does not cause an unreasonable loss of amenity through scale, intensity, noise, activity outside of business hours, traffic generation and movement, or other off site impacts.
- 8.1.4 To provide for Visitor Accommodation that is compatible with residential character.

GRZ 1	<p><i>The General Residential Zone should be applied to the main urban residential areas within each municipal area which:</i></p> <ul style="list-style-type: none"> <i>(a) are not targeted for higher densities (see Inner Residential Zone); and</i> <i>(b) are connected, or intended to be connected, to a reticulated water supply service and a reticulated sewerage system.</i>
	<p>The site is developed and used for a shop and residential purposes. While the area has a mixed use character as the site contains residential uses and the northern neighbour has an isolated general residential zone a change is considered appropriate to facilitate the amenity of the residential content.</p>
GRZ 2	<p><i>The General Residential Zone may be applied to green-field, brown-field or grey-field areas that have been identified for future urban residential use and development if:</i></p> <ul style="list-style-type: none"> <i>(a) within the General Residential Zone in an interim planning scheme;</i> <i>(b) within an equivalent zone under a section 29 planning scheme; or</i> <i>(c) justified in accordance with the relevant regional land use strategy, or supported by more detailed local strategic analysis consistent with the relevant regional land use strategy and endorsed by the relevant council; and</i> <i>(d) is currently connected, or the intention is for the future lots to be connected, to a reticulated water supply service and a reticulated sewerage system,</i> <p><i>Note: The Future Urban Zone may be used for future urban land for residential use and development where the intention is to prepare detailed structure/precinct plans to guide future development.</i></p>
	<p>The site supports a mixed use but the uses are allowable in the zone.</p>
GRZ 3	<p><i>The General Residential Zone should not be applied to land that is highly constrained by hazards, natural values (i.e. threatened vegetation communities) or other impediments to developing the land consistent with the zone purpose of the General Residential Zone, except where those issues have been taken into account and appropriate management put into place during the rezoning process.</i></p>

The site next door at 54a Alanvale Road (Alanvale College) has contamination alerts, these for the Trades nature of the school, including metal work, and a fuel tank. As the buildings on site are downhill and a distance away, the alerts as not considered an issue for the fully developed site.

3.31.3 Recommendation

A change in zone to the General Residential Zone is recommended to sustain the residential nature of the area.

3.32 Site #32 - 97 George Town Road

Description:

Site No. 32	
Volume	157456
Folio	1
PID	86690
Address	97 George Town Road
Name/use	Historically 'Bake n' take' with no later applications. Site is currently vacant
Size	1194m ²
Owner	PR Sellars
Zone	Local Business
Overlays	Nil
Infrastructure	Fully serviced
Approvals	No specific record
Access	Off George Town Road

Photos:



3.32.1 Appropriateness of Local Business Zone

The following looks at whether or not the site meets the purpose of the Local Business Zone and if it is able to meet the zone application guidelines.

In 2017 the site rating listed the uses as "Dwelling bakers shop and warehouse".

The purpose of the Local Business Zone is:

- 14.1.1 To provide for business, retail, administrative, professional, community and entertainment functions which meet the needs of a local area.
- 14.1.2 To ensure that the type and scale of use and development does not compromise or distort the activity centre hierarchy.
- 14.1.3 To encourage activity at pedestrian levels with active frontages and shop windows offering interest and engagement to shoppers.
- 14.1.4 To encourage Residential and Visitor Accommodation use if it supports the viability of the activity centre and an active street frontage is maintained.

LBZ 1	<p><i>The Local Business Zone should be applied to land within urban settlements which provides, or is intended to provide, for the business, commercial and community functions within:</i></p> <ul style="list-style-type: none"> a) <i>local shopping strips; or</i> b) <i>town centres for some smaller settlements.</i>
	<p>According to our records the use of the site has had no other use. It is in a primarily residential area that is intermixed with small businesses, a child care centre is to the rear and has a church opposite.</p>
LBZ 2	<p><i>The Local Business Zone may be applied to:</i></p> <ul style="list-style-type: none"> a) <i>Local Centres and the lower order Minor or Neighbourhood Centres in the Activity Centre Network under the Southern Tasmania Regional Land Use Strategy;</i> b) <i>Local or Minor Centres and the Neighbourhood or Rural Town Centres in the Regional Activity Centre Hierarchy under the Regional Land Use Strategy of Northern Tasmania; and</i> c) <i>the main retail and business areas of Local Service Centres and Localities in the activity centres description in the Cradle Coast Regional Land Use Strategy.</i>
	<p>The site is primarily contained within a residential strip. As the site has a mixed use and the next door property has an isolated general residential zone, given the Local Business Zone beyond, a change in zone is considered suitable. This is especially as the site is not supporting a use.</p>
LBZ 3	<p><i>The Local Business Zone may be used for groups of local shops and businesses in existing residential areas where there is a strategic intention to maintain such uses, and the provisions of the surrounding residential zone are not appropriate.</i></p>
	<p>The site is "stand alone" therefore the application of the zone is not considered appropriate.</p>
LBZ 4	<p><i>The Local Business Zone should not be used for individual, isolated local shops or businesses within residential areas, unless:</i></p> <ul style="list-style-type: none"> a) <i>they are a use, or are of a scale, that is more appropriate for the Local Business Zone and there is an intention to maintain the use; or</i> b) <i>there is a strategic intention to expand the existing retail or business area in this locality consistent with the relevant regional land use strategy, or supported by more detailed local strategic analysis consistent with the relevant regional land use strategy and endorsed by the relevant council.</i>
	<p>The site is "stand alone" therefore the application of the zone is not considered appropriate.</p>

3.32.2 Appropriateness of the General Residential Zone

The purpose of the General Residential Zone is:

- 8.1.1 To provide for residential use or development that accommodates a range of dwelling types where full infrastructure services are available or can be provided.
- 8.1.2 To provide for the efficient utilisation of available social, transport and other service infrastructure.
- 8.1.3 To provide for non-residential use that:
 - (a) primarily serves the local community; and
 - (b) does not cause an unreasonable loss of amenity through scale, intensity, noise, activity outside of business hours, traffic generation and movement, or other off site impacts.
- 8.1.4 To provide for Visitor Accommodation that is compatible with residential character.

GRZ 1	<p><i>The General Residential Zone should be applied to the main urban residential areas within each municipal area which:</i></p> <ul style="list-style-type: none"> <i>(a) are not targeted for higher densities (see Inner Residential Zone); and</i> <i>(b) are connected, or intended to be connected, to a reticulated water supply service and a reticulated sewerage system.</i>
	<p>The site is developed and used for a shop and residential purposes but the shop remains vacant. While the area has a mixed use character as the site contains residential uses and the northern neighbour has an isolated general residential zone a change is considered appropriate to facilitate the amenity of the residential content.</p>
GRZ 2	<p><i>The General Residential Zone may be applied to green-field, brown-field or grey-field areas that have been identified for future urban residential use and development if:</i></p> <ul style="list-style-type: none"> <i>(a) within the General Residential Zone in an interim planning scheme;</i> <i>(b) within an equivalent zone under a section 29 planning scheme; or</i> <i>(c) justified in accordance with the relevant regional land use strategy, or supported by more detailed local strategic analysis consistent with the relevant regional land use strategy and endorsed by the relevant council; and</i> <i>(d) is currently connected, or the intention is for the future lots to be connected, to a reticulated water supply service and a reticulated sewerage system,</i> <p><i>Note: The Future Urban Zone may be used for future urban land for residential use and development where the intention is to prepare detailed structure/precinct plans to guide future development.</i></p>
	<p>The site supports a mixed use but the uses are allowable in the zone.</p>
GRZ 3	<p><i>The General Residential Zone should not be applied to land that is highly constrained by hazards, natural values (i.e. threatened vegetation communities) or other impediments to developing the land consistent with the zone purpose of the General Residential Zone, except where those issues have been taken into account and appropriate management put into place during the rezoning process.</i></p>
	<p>The site is not subject of any hazards.</p>

3.32.3 Recommendation

A change in zone to General Residential is recommended to sustain the residential nature of the area.

3.33 Site #33 - 1 Amy Road, Newstead

Description:

Site No. 33	
Volume	19524
Folio	1
PID	9524
Address	1 Amy Road, Newstead
Name/Use	Café "Clove" and beauty salon: Divine Beauty"
Size	1009m ²
Owner	AE Denman
Zone	Local Business
Overlays	NA
Infrastructure	Fully serviced
Approvals	DA0624/2009 - Extend building for use of part as a take away DA0318/2013 - Change of use of art to Medical Centre
Access	Amy Road

Photo:



3.33.1 Appropriateness of Local Business Zone

The following looks at whether or not the site meets the purpose of the Local Business Zone and if it is able to meet the zone application guidelines.

The purpose of the Local Business Zone is:

- 14.1.1 To provide for business, retail, administrative, professional, community and entertainment functions which meet the needs of a local area.
- 14.1.2 To ensure that the type and scale of use and development does not compromise or distort the activity centre hierarchy.
- 14.1.3 To encourage activity at pedestrian levels with active frontages and shop windows offering interest and engagement to shoppers.
- 14.1.4 To encourage Residential and Visitor Accommodation use if it supports the viability of the activity centre and an active street frontage is maintained.

LBZ 1	<p><i>The Local Business Zone should be applied to land within urban settlements which provides, or is intended to provide, for the business, commercial and community functions within:</i></p> <ul style="list-style-type: none"> <i>a) local shopping strips; or</i> <i>b) town centres for some smaller settlements.</i>
	<p>The site has been zoned Local Business for a number of years, the corner premises having a corner store and a butcher prior to a beauty salon, consulting room and café.</p>
LBZ 2	<p><i>The Local Business Zone may be applied to:</i></p> <ul style="list-style-type: none"> <i>a) Local Centres and the lower order Minor or Neighbourhood Centres in the Activity Centre Network under the Southern Tasmania Regional Land Use Strategy;</i> <i>b) Local or Minor Centres and the Neighbourhood or Rural Town Centres in the Regional Activity Centre Hierarchy under the Regional Land Use Strategy of Northern Tasmania; and</i> <i>c) the main retail and business areas of Local Service Centres and Localities in the activity centres description in the Cradle Coast Regional Land Use Strategy.</i>
	<p>The site has an isolated Local Business Zone and is surrounded by land developed and used for the single dwellings and zoned General Residential. Uses on the site have continually supported the local residential community.</p>
LBZ 3	<p><i>The Local Business Zone may be used for groups of local shops and businesses in existing residential areas where there is a strategic intention to maintain such uses, and the provisions of the surrounding residential zone are not appropriate.</i></p>
	<p>The site is "stand alone" but has continuously been used for smaller retail//service therefore the application of the zone is considered appropriate.</p>
LBZ 4	<p><i>The Local Business Zone should not be used for individual, isolated local shops or businesses within residential areas, unless:</i></p> <ul style="list-style-type: none"> <i>a) they are a use, or are of a scale, that is more appropriate for the Local Business Zone and there is an intention to maintain the use; or</i> <i>b) there is a strategic intention to expand the existing retail or business area in this locality consistent with the relevant regional land use strategy, or supported by more detailed local strategic analysis consistent with the relevant regional land use strategy and endorsed by the relevant council.</i>

The site is "stand alone" but its continued use is considered to justify the zone to remain.

3.33.2 Recommendation

Maintain the current zone.

3.34 Site #34 - 101 Elphin Road Newstead

Description:

Site No. 34	
Volume	204539
Folio	1
PID	14512
Address	101 Elphin Road Newstead
Name/Use	Flat upper level, local shop ground level – “Elphin Road’ newsagency
Size	1014m ²
Owner	RS Wragg & E Wragg
Zone	Local Business
Overlays	NA
Infrastructure	Fully serviced
Approvals	D389/95 - extensions to local shop
Access	Off Elphin Road

Photo:



3.34.1 Appropriateness of Local Business Zone

The following looks at whether or not the site meets the purpose of the Local Business Zone and if it is able to meet the zone application guidelines.

The purpose of the Local Business Zone is:

- 14.1.1 To provide for business, retail, administrative, professional, community and entertainment functions which meet the needs of a local area.
- 14.1.2 To ensure that the type and scale of use and development does not compromise or distort the activity centre hierarchy.
- 14.1.3 To encourage activity at pedestrian levels with active frontages and shop windows offering interest and engagement to shoppers.
- 14.1.4 To encourage Residential and Visitor Accommodation use if it supports the viability of the activity centre and an active street frontage is maintained.

LBZ 1	<p><i>The Local Business Zone should be applied to land within urban settlements which provides, or is intended to provide, for the business, commercial and community functions within:</i></p> <ul style="list-style-type: none"> <i>a) local shopping strips; or</i> <i>b) town centres for some smaller settlements</i>
	<p>The site was constructed in 1960 and has maintained the same uses over that time.</p>
LBZ 2	<p><i>The Local Business Zone may be applied to:</i></p> <ul style="list-style-type: none"> <i>a) Local Centres and the lower order Minor or Neighbourhood Centres in the Activity Centre Network under the Southern Tasmania Regional Land Use Strategy;</i> <i>b) Local or Minor Centres and the Neighbourhood or Rural Town Centres in the Regional Activity Centre Hierarchy under the Regional Land Use Strategy of Northern Tasmania; and</i> <i>c) the main retail and business areas of Local Service Centres and Localities in the activity centres description in the Cradle Coast Regional Land Use Strategy.</i>
	<p>The site has an isolated Local Business Zone and is surrounded by land developed and used for the single dwellings and zoned General Residential.</p>
LBZ 3	<p><i>The Local Business Zone may be used for groups of local shops and businesses in existing residential areas where there is a strategic intention to maintain such uses, and the provisions of the surrounding residential zone are not appropriate.</i></p>
	<p>The site is "stand alone" however has maintained reasonably consistent operation as a local shop for the last 60 years.</p>
LBZ 4	<p><i>The Local Business Zone should not be used for individual, isolated local shops or businesses within residential areas, unless:</i></p> <ul style="list-style-type: none"> <i>a) they are a use, or are of a scale, that is more appropriate for the Local Business Zone and there is an intention to maintain the use; or</i> <i>b) there is a strategic intention to expand the existing retail or business area in this locality consistent with the relevant regional land use strategy, or supported by more detailed local strategic analysis consistent with the relevant regional land use strategy and endorsed by the relevant council.</i>
	<p>The site is "stand alone" however the owner has advised that they have recently invested a significant sum in the upgrading of facilities for the local shop and would like the zoning and the use to continue.</p>

3.34.2 Recommendation

It is recommended that the property be retained within the Local Business Zone.

3.35 Site #35 - 39 Campbell St, Newstead

Description:

Site No. 35	
Volume	69447
Folio	1
PID	7791
Address	39 Campbell St, Newstead
Name/Use	Residence
Size	463m ²
Owner	JS Brough
Zone	Local Business
Overlays	NA
Infrastructure	Fully serviced
Approvals	DA0470/2008 - carport extension
Access	Campbell St

Photo:



3.35.1 Appropriateness of Local Business Zone

The following looks at whether or not the site meets the purpose of the Local Business Zone and if it is able to meet the zone application guidelines.

The purpose of the Local Business Zone is:

- 14.1.1 To provide for business, retail, administrative, professional, community and entertainment functions which meet the needs of a local area.

- 14.1.2 To ensure that the type and scale of use and development does not compromise or distort the activity centre hierarchy.
- 14.1.3 To encourage activity at pedestrian levels with active frontages and shop windows offering interest and engagement to shoppers.
- 14.1.4 To encourage Residential and Visitor Accommodation use if it supports the viability of the activity centre and an active street frontage is maintained.

LBZ 1	<p><i>The Local Business Zone should be applied to land within urban settlements which provides, or is intended to provide, for the business, commercial and community functions within:</i></p> <p><i>a) local shopping strips; or</i></p> <p><i>b) town centres for some smaller settlements.</i></p>
	<p>While in the past the property contained a local shop in the front of the dwelling our records don't acknowledge this. The site is rated as a single dwelling.</p>
LBZ 2	<p><i>The Local Business Zone may be applied to:</i></p> <p><i>a) Local Centres and the lower order Minor or Neighbourhood Centres in the Activity Centre Network under the Southern Tasmania Regional Land Use Strategy;</i></p> <p><i>b) Local or Minor Centres and the Neighbourhood or Rural Town Centres in the Regional Activity Centre Hierarchy under the Regional Land Use Strategy of Northern Tasmania; and</i></p> <p><i>c) the main retail and business areas of Local Service Centres and Localities in the activity centres description in the Cradle Coast Regional Land Use Strategy.</i></p>
	<p>The site's isolated Local Business Zone does not reflect the use of the site. It is surrounded by land developed and used for the single dwellings and zoned General Residential.</p>
LBZ 3	<p><i>The Local Business Zone may be used for groups of local shops and businesses in existing residential areas where there is a strategic intention to maintain such uses, and the provisions of the surrounding residential zone are not appropriate.</i></p>
	<p>The site is used for residential purposes therefore the local business zone is not considered appropriate.</p>
LBZ 4	<p><i>The Local Business Zone should not be used for individual, isolated local shops or businesses within residential areas, unless:</i></p> <p><i>a) they are a use, or are of a scale, that is more appropriate for the Local Business Zone and there is an intention to maintain the use; or</i></p> <p><i>b) there is a strategic intention to expand the existing retail or business area in this locality consistent with the relevant regional land use strategy, or supported by more detailed local strategic analysis consistent with the relevant regional land use strategy and endorsed by the relevant council.</i></p>
	<p>The site is used for residential purposes the local business zone is not considered appropriate.</p>

3.35.2 Appropriateness of the General Residential Zone

The purpose of the General Residential Zone is:

- 8.1.1 To provide for residential use or development that accommodates a range of dwelling types where full infrastructure services are available or can be provided.
- 8.1.2 To provide for the efficient utilisation of available social, transport and other service infrastructure.
- 8.1.3 To provide for non-residential use that:
- (a) primarily serves the local community; and
 - (b) does not cause an unreasonable loss of amenity through scale, intensity, noise, activity outside of business hours, traffic generation and movement, or other off site impacts.
- 8.1.4 To provide for Visitor Accommodation that is compatible with residential character.

GRZ 1	<i>The General Residential Zone should be applied to the main urban residential areas within each municipal area which:</i> (a) <i>are not targeted for higher densities (see Inner Residential Zone); and</i> (b) <i>are connected, or intended to be connected, to a reticulated water supply service and a reticulated sewerage system.</i>
	The site is now used for residential purposes only.
GRZ 2	<i>The General Residential Zone may be applied to green-field, brown-field or grey-field areas that have been identified for future urban residential use and development if:</i> (a) <i>within the General Residential Zone in an interim planning scheme;</i> (b) <i>within an equivalent zone under a section 29 planning scheme; or</i> (c) <i>justified in accordance with the relevant regional land use strategy, or supported by more detailed local strategic analysis consistent with the relevant regional land use strategy and endorsed by the relevant council; and</i> (d) <i>is currently connected, or the intention is for the future lots to be connected, to a reticulated water supply service and a reticulated sewerage system,</i> <i>Note: The Future Urban Zone may be used for future urban land for residential use and development where the intention is to prepare detailed structure/precinct plans to guide future development.</i>
	The site is now used for residential purposes only.
GRZ 3	<i>The General Residential Zone should not be applied to land that is highly constrained by hazards, natural values (i.e. threatened vegetation communities) or other impediments to developing the land consistent with the zone purpose of the General Residential Zone, except where those issues have been taken into account and appropriate management put into place during the rezoning process.</i>
	No hazards apply.

3.35.3 Recommendation

It is recommended that the zone be changed to General Residential.

3.36 Site 36 - 42 Wentworth Street, Newstead

Description:

Site No. 36

Volume	60029
Folio	4
PID	13208
Address	42 Wentworth Street, Newstead
Name/Use	House and shop
Size	450m ²
Owner	PB Nas & SD Nas
Zone	Local Business Zone
Overlays	No
Infrastructure	Fully serviced
Approvals	DA0799/2003 - extensions to shop and caretakers dwelling
Access	Wentworth St

Photo:



3.36.1 Appropriateness of Local Business Zone

The following looks at whether or not the site meets the purpose of the Local Business Zone and if it is able to meet the zone application guidelines.

The purpose of the Local Business Zone is:

- 14.1.1 To provide for business, retail, administrative, professional, community and entertainment functions which meet the needs of a local area.
- 14.1.2 To ensure that the type and scale of use and development does not compromise or distort the activity centre hierarchy.
- 14.1.3 To encourage activity at pedestrian levels with active frontages and shop windows offering interest and engagement to shoppers.
- 14.1.4 To encourage Residential and Visitor Accommodation use if it supports the viability of the activity centre and an active street frontage is maintained.

<i>LBZ 1</i>	<i>The Local Business Zone should be applied to land within urban settlements which provides, or is intended to provide, for the business, commercial and community functions within:</i> a) <i>local shopping strips; or</i> b) <i>town centres for some smaller settlements.</i>
	The site was constructed as a house and shop in 1950 and remains as such.
<i>LBZ 2</i>	<i>The Local Business Zone may be applied to:</i> a) <i>Local Centres and the lower order Minor or Neighbourhood Centres in the Activity Centre Network under the Southern Tasmania Regional Land Use Strategy;</i> b) <i>Local or Minor Centres and the Neighbourhood or Rural Town Centres in the Regional Activity Centre Hierarchy under the Regional Land Use Strategy of Northern Tasmania; and</i> c) <i>the main retail and business areas of Local Service Centres and Localities in the activity centres description in the Cradle Coast Regional Land Use Strategy.</i>
	The site has an isolated Local Business Zone and is surrounded by land developed and used for the single dwellings and zoned General Residential.
<i>LBZ 3</i>	<i>The Local Business Zone may be used for groups of local shops and businesses in existing residential areas where there is a strategic intention to maintain such uses, and the provisions of the surrounding residential zone are not appropriate.</i>
	A local shop is a possible use in the residential zones. As the surrounding properties are all zoned and used for residential purposes. A change to the general residential zone is recommended due to the isolation of the current zone.
<i>LBZ 4</i>	<i>The Local Business Zone should not be used for individual, isolated local shops or businesses within residential areas, unless:</i> a) <i>they are a use, or are of a scale, that is more appropriate for the Local Business Zone and there is an intention to maintain the use; or</i> b) <i>there is a strategic intention to expand the existing retail or business area in this locality consistent with the relevant regional land use strategy, or supported by more detailed local strategic analysis consistent with the relevant regional land use strategy and endorsed by the relevant council.</i>
	The site is "stand alone" therefore the application of the zone is not considered appropriate.

3.36.2 Appropriateness of the General Residential Zone

The purpose of the General Residential Zone is:

- 8.1.1 To provide for residential use or development that accommodates a range of dwelling types where full infrastructure services are available or can be provided.
- 8.1.2 To provide for the efficient utilisation of available social, transport and other service infrastructure.
- 8.1.3 To provide for non-residential use that:
 - (a) primarily serves the local community; and

- (b) does not cause an unreasonable loss of amenity through scale, intensity, noise, activity outside of business hours, traffic generation and movement, or other off site impacts.

8.1.4 To provide for Visitor Accommodation that is compatible with residential character.

<i>GRZ 1</i>	<p><i>The General Residential Zone should be applied to the main urban residential areas within each municipal area which:</i></p> <ul style="list-style-type: none"> <i>(a) are not targeted for higher densities (see Inner Residential Zone); and</i> <i>(b) are connected, or intended to be connected, to a reticulated water supply service and a reticulated sewerage system.</i>
	<p>The site remains developed and used for a shop and dwelling having been constructed as such in 1950.</p>
<i>GRZ 2</i>	<p><i>The General Residential Zone may be applied to green-field, brown-field or grey-field areas that have been identified for future urban residential use and development if:</i></p> <ul style="list-style-type: none"> <i>(a) within the General Residential Zone in an interim planning scheme;</i> <i>(b) within an equivalent zone under a section 29 planning scheme; or</i> <i>(c) justified in accordance with the relevant regional land use strategy, or supported by more detailed local strategic analysis consistent with the relevant regional land use strategy and endorsed by the relevant council; and</i> <i>(d) is currently connected, or the intention is for the future lots to be connected, to a reticulated water supply service and a reticulated sewerage system,</i> <p><i>Note: The Future Urban Zone may be used for future urban land for residential use and development where the intention is to prepare detailed structure/precinct plans to guide future development.</i></p>
	<p>A local shop is a possible use in the residential zones. As the surrounding properties are all zoned and used for residential purposes. A change to the general residential zone is recommended due to the isolation of the current zone</p>
<i>GRZ 3</i>	<p><i>The General Residential Zone should not be applied to land that is highly constrained by hazards, natural values (i.e. threatened vegetation communities) or other impediments to developing the land consistent with the zone purpose of the General Residential Zone, except where those issues have been taken into account and appropriate management put into place during the rezoning process.</i></p>
	<p>No hazards apply,</p>

3.36.3 Recommendation

It is recommended that the zone be changed to General Residential.

3.37 Site #37 - 1 Norwood Avenue, Norwood

Description:

Site No. 37	
Volume	161291

Folio	1
PID	10833
Address	1 Norwood Avenue, Norwood
Name/Use	IGA supermarket, Hair dresser
Size	1522m ²
Owner	A M H Nominees Pty Ltd
Zone	Local Business
Overlays	Potentially contaminated – service station – previous use
Infrastructure	Fully serviced
	DA0211/2007 - change of use to supermarket
Access	Off Norwood Avenue

Photo:



3.37.1 Appropriateness of Local Business Zone

The following looks at whether or not the site meets the purpose of the Local Business Zone and if it is able to meet the zone application guidelines.

LBZ 1	<i>The Local Business Zone should be applied to land within urban settlements which provides, or is intended to provide, for the business, commercial and community functions within: a) local shopping strips; or b) town centres for some smaller settlements.</i>
	The site contains a relatively large IGA supermarket and hair salon. It as previously a service station and while redeveloped for the current use is annotated with a potential contamination.
LBZ 2	<i>The Local Business Zone may be applied to: a) Local Centres and the lower order Minor or Neighbourhood Centres in the Activity Centre Network under the Southern Tasmania Regional Land Use Strategy;</i>

	<p>b) <i>Local or Minor Centres and the Neighbourhood or Rural Town Centres in the Regional Activity Centre Hierarchy under the Regional Land Use Strategy of Northern Tasmania; and</i></p> <p>c) <i>the main retail and business areas of Local Service Centres and Localities in the activity centres description in the Cradle Coast Regional Land Use Strategy.</i></p>
	The site has an isolated Local Business Zone but the uses service as a local centre for the area. The zoning is considered appropriate.
LBZ 3	<i>The Local Business Zone may be used for groups of local shops and businesses in existing residential areas where there is a strategic intention to maintain such uses, and the provisions of the surrounding residential zone are not appropriate.</i>
	The site has an isolated Local Business Zone but the uses service as a local centre for the area. The zoning is considered appropriate.
LBZ 4	<p><i>The Local Business Zone should not be used for individual, isolated local shops or businesses within residential areas, unless:</i></p> <p>a) <i>they are a use, or are of a scale, that is more appropriate for the Local Business Zone and there is an intention to maintain the use; or</i></p> <p>b) <i>there is a strategic intention to expand the existing retail or business area in this locality consistent with the relevant regional land use strategy, or supported by more detailed local strategic analysis consistent with the relevant regional land use strategy and endorsed by the relevant council.</i></p>
	The site is "stand alone" but the scale of the use is considered appropriate.

3.37.2 Recommendation

The site is considered to meet the zone application guidelines and it is recommended that the site retains the Local Business zone.

3.38 Site #38 - 8 Blenheim Street Norwood

Description:

Site No. 38	
Volume	173605
Folio	1
PID	108150
Address	8 Blenheim Street Norwood
Name	Part of aged care facility
Size	521m ² (+ 1.521ha)
Owner	Trustees of The Property of The Presbyterian Church of Tas
Zone	Local Business (+ General Residential)
Overlays	No overlays
Infrastructure	Fully serviced
Approvals	DA0450/2009 - extensions to Aged car facility

Access

Fronts Penquite Road adjacent 196 Penquite Road but access off Blenheim St

Photo:



3.38.1 Appropriateness of Local Business Zone:

The following looks at whether or not the site meets the purpose of the Local Business Zone and if it is able to meet the zone application guidelines.

LBZ 1	<p><i>The Local Business Zone should be applied to land within urban settlements which provides, or is intended to provide, for the business, commercial and community functions within:</i></p> <ul style="list-style-type: none"><i>a) local shopping strips; or</i><i>b) town centres for some smaller settlements.</i>
	<p>It appears the site has been part of the aged care facility since at least 1996 but that this has not been acknowledged by a change in zone.</p>
LBZ 2	<p><i>The Local Business Zone may be applied to:</i></p> <ul style="list-style-type: none"><i>a) Local Centres and the lower order Minor or Neighbourhood Centres in the Activity Centre Network under the Southern Tasmania Regional Land Use Strategy;</i><i>b) Local or Minor Centres and the Neighbourhood or Rural Town Centres in the Regional Activity Centre Hierarchy under the Regional Land Use Strategy of Northern Tasmania; and</i><i>c) the main retail and business areas of Local Service Centres and Localities in the activity centres description in the Cradle Coast Regional Land Use Strategy.</i>

	The site has adjoins another site zoned Local Business Zone but as the zone is not considered appropriate for this site a change is recommended for both to be compatible with the general residential zoning of the remainder of the overall site and surrounding land developed which is developed and used for residential purposes.
<i>LBZ 3</i>	<i>The Local Business Zone may be used for groups of local shops and businesses in existing residential areas where there is a strategic intention to maintain such uses, and the provisions of the surrounding residential zone are not appropriate.</i>
	The Local business zone is not appropriate for this site.
<i>LBZ 4</i>	<i>The Local Business Zone should not be used for individual, isolated local shops or businesses within residential areas, unless:</i> <i>a) they are a use, or are of a scale, that is more appropriate for the Local Business Zone and there is an intention to maintain the use; or</i> <i>b) there is a strategic intention to expand the existing retail or business area in this locality consistent with the relevant regional land use strategy, or supported by more detailed local strategic analysis consistent with the relevant regional land use strategy and endorsed by the relevant council.</i>
	The Local business zone is not appropriate for this site..

3.38.2 Appropriateness of the General Residential Zone

The purpose of the General Residential Zone is:

- 8.1.1 To provide for residential use or development that accommodates a range of dwelling types where full infrastructure services are available or can be provided.
- 8.1.2 To provide for the efficient utilisation of available social, transport and other service infrastructure.
- 8.1.3 To provide for non-residential use that:
 - (a) primarily serves the local community; and
 - (b) does not cause an unreasonable loss of amenity through scale, intensity, noise, activity outside of business hours, traffic generation and movement, or other off site impacts.
- 8.1.4 To provide for Visitor Accommodation that is compatible with residential character.

<i>GRZ 1</i>	<i>The General Residential Zone should be applied to the main urban residential areas within each municipal area which:</i> <i>(a) are not targeted for higher densities (see Inner Residential Zone); and</i> <i>(b) are connected, or intended to be connected, to a reticulated water supply service and a reticulated sewerage system.</i>
	The site is developed and used for residential purposes associated with an aged care facility.
<i>GRZ 2</i>	<i>The General Residential Zone may be applied to green-field, brown-field or grey-field areas that have been identified for future urban residential use and development if:</i> <i>(a) within the General Residential Zone in an interim planning scheme;</i> <i>(b) within an equivalent zone under a section 29 planning scheme; or</i>

	<p>(c) <i>justified in accordance with the relevant regional land use strategy, or supported by more detailed local strategic analysis consistent with the relevant regional land use strategy and endorsed by the relevant council; and</i></p> <p>(d) <i>is currently connected, or the intention is for the future lots to be connected, to a reticulated water supply service and a reticulated sewerage system,</i></p> <p><i>Note: The Future Urban Zone may be used for future urban land for residential use and development where the intention is to prepare detailed structure/precinct plans to guide future development.</i></p>
	The site is already developed with residential buildings.
GRZ 3	<i>The General Residential Zone should not be applied to land that is highly constrained by hazards, natural values (i.e. threatened vegetation communities) or other impediments to developing the land consistent with the zone purpose of the General Residential Zone, except where those issues have been taken into account and appropriate management put into place during the rezoning process.</i>
	No hazards apply

3.38.3 Recommendation

It is recommended that the zone be changed to General Residential.

3.39 Site #39 - 196 Penquite Road, Norwood

Description:

Site No. 39	
Volume	63119
Folio	2
PID	11290
Address	196 Penquite Road, Norwood
Name/Use	Norwood Take away and café/Take away food shop
Size	735m ²
Zone	Local Business
Owner	OJ Colgrave
Overlays	No overlays
Infrastructure	Fully serviced
Access	Off Penquite Road

Photo:



3.39.1 Appropriateness of Local Business Zone:

The following looks at whether or not the site meets the purpose of the Local Business Zone and if it is able to meet the zone application guidelines.

<p><i>LBZ 1</i></p>	<p><i>The Local Business Zone should be applied to land within urban settlements which provides, or is intended to provide, for the business, commercial and community functions within:</i></p> <ul style="list-style-type: none"> <i>a) local shopping strips; or</i> <i>b) town centres for some smaller settlements.</i>
	<p>According to our records the site was developed as a shop and dwelling in 1958 which has been reflected by the zone in that such shops have typically been supporters of the nearby residential..</p>
<p><i>LBZ 2</i></p>	<p><i>The Local Business Zone may be applied to:</i></p> <ul style="list-style-type: none"> <i>a) Local Centres and the lower order Minor or Neighbourhood Centres in the Activity Centre Network under the Southern Tasmania Regional Land Use Strategy;</i> <i>b) Local or Minor Centres and the Neighbourhood or Rural Town Centres in the Regional Activity Centre Hierarchy under the Regional Land Use Strategy of Northern Tasmania; and</i> <i>c) the main retail and business areas of Local Service Centres and Localities in the activity centres description in the Cradle Coast Regional Land Use Strategy.</i>
	<p>The site is located in a mixed use area. It is partly adjoined by an elderly person facility with one also on the opposite side of the road at 173 Penquite Road. Queechy High School is also over the road to the northern side of the home, with a church complex being to the south of the home. Two properties over to the north west is a local hall with a hair salon and the halls, school, home and church opposite are zoned Community purposes, with the frontage to the adjoining nursing home and the IGA also zoned Local Business. Other land is zoned General residential including the adjoining home and the surrounding residential development. The application of the Local Business zone is considered to have suitably served its purpose As previously noted the general</p>

	residential will allow General retail and hire for a local shop so a possible change of zone is suggested.
<i>LBZ 3</i>	<i>The Local Business Zone may be used for groups of local shops and businesses in existing residential areas where there is a strategic intention to maintain such uses, and the provisions of the surrounding residential zone are not appropriate.</i>
	As the adjoining property to the north west at 8 Blenheim St, currently zoned Local Business, is recommended for rezoning, a local business zone for this site would result in the site being "stand alone" therefore a change is also recommended for this site.
<i>LBZ 4</i>	<i>The Local Business Zone should not be used for individual, isolated local shops or businesses within residential areas, unless:</i> <i>a) they are a use, or are of a scale, that is more appropriate for the Local Business Zone and there is an intention to maintain the use; or</i> <i>b) there is a strategic intention to expand the existing retail or business area in this locality consistent with the relevant regional land use strategy, or supported by more detailed local strategic analysis consistent with the relevant regional land use strategy and endorsed by the relevant council.</i>
	To prevent the site having a relative isolated zone a change is recommended.

3.39.2 Appropriateness of the General Residential Zone

The purpose of the General Residential Zone is:

- 8.1.1 To provide for residential use or development that accommodates a range of dwelling types where full infrastructure services are available or can be provided.
- 8.1.2 To provide for the efficient utilisation of available social, transport and other service infrastructure.
- 8.1.3 To provide for non-residential use that:
 - (a) primarily serves the local community; and
 - (b) does not cause an unreasonable loss of amenity through scale, intensity, noise, activity outside of business hours, traffic generation and movement, or other off site impacts.
- 8.1.4 To provide for Visitor Accommodation that is compatible with residential character.

<i>GRZ 1</i>	<i>The General Residential Zone should be applied to the main urban residential areas within each municipal area which:</i> <i>(a) are not targeted for higher densities (see Inner Residential Zone); and</i> <i>(b) are connected, or intended to be connected, to a reticulated water supply service and a reticulated sewerage system.</i>
	The site is developed and used for with a mixed use purposes.
<i>GRZ 2</i>	<i>The General Residential Zone may be applied to green-field, brown-field or grey-field areas that have been identified for future urban residential use and development if:</i> <i>(a) within the General Residential Zone in an interim planning scheme;</i> <i>(b) within an equivalent zone under a section 29 planning scheme; or</i>

	<p>(c) <i>justified in accordance with the relevant regional land use strategy, or supported by more detailed local strategic analysis consistent with the relevant regional land use strategy and endorsed by the relevant council; and</i></p> <p>(d) <i>is currently connected, or the intention is for the future lots to be connected, to a reticulated water supply service and a reticulated sewerage system,</i></p> <p><i>Note: The Future Urban Zone may be used for future urban land for residential use and development where the intention is to prepare detailed structure/precinct plans to guide future development.</i></p>
	A local shop is a possible use in the residential zones. As the surrounding properties are all zoned and used for residential purposes. A change to the general residential zone is recommended due to the isolation of the current zone
GRZ 3	<i>The General Residential Zone should not be applied to land that is highly constrained by hazards, natural values (i.e. threatened vegetation communities) or other impediments to developing the land consistent with the zone purpose of the General Residential Zone, except where those issues have been taken into account and appropriate management put into place during the rezoning process.</i>
	No hazards apply.

3.39.3 Recommendation

It is recommended that the zone be changed to general residential.

3.40 Site #40 - 203 Opossum Road Norwood

Description:

Site No. 40	
Volume	29351
Folio	1
PID	11057
Address	203 Opossum Road Norwood
Name/use	Dwelling and local shop
Size	658m ²
Owner	Redwood Investments Pty Ltd
Zone	Local Business
Overlays	No overlays apply
Infrastructure	Fully serviced
Approvals	D104/98 - Extensions to shop
Access	Off both Quarantine and Opossum Road

Photo:



3.40.1 Appropriateness of Local Business Zone

The following looks at whether or not the site meets the purpose of the Local Business Zone and if it is able to meet the zone application guidelines.

LBZ 1	<p><i>The Local Business Zone should be applied to land within urban settlements which provides, or is intended to provide, for the business, commercial and community functions within:</i></p> <ul style="list-style-type: none"> <i>a) local shopping strips; or</i> <i>b) town centres for some smaller settlements.</i>
	<p>The property was constructed as a dwelling and shop in 1970 and has typically been zoned Local Business zone within an otherwise residential area with a General Residential zone.</p>
LBZ 2	<p><i>The Local Business Zone may be applied to:</i></p> <ul style="list-style-type: none"> <i>a) Local Centres and the lower order Minor or Neighbourhood Centres in the Activity Centre Network under the Southern Tasmania Regional Land Use Strategy;</i> <i>b) Local or Minor Centres and the Neighbourhood or Rural Town Centres in the Regional Activity Centre Hierarchy under the Regional Land Use Strategy of Northern Tasmania; and</i> <i>c) the main retail and business areas of Local Service Centres and Localities in the activity centres description in the Cradle Coast Regional Land Use Strategy.</i>
	<p>The site has an isolated Local Business Zone and is surrounded by land developed and used for the predominantly single dwellings and zoned General Residential. This is a different site to a number of others as there is the availability of on-site parking.</p>
LBZ 3	<p><i>The Local Business Zone may be used for groups of local shops and businesses in existing residential areas where there is a strategic intention to maintain such uses, and the provisions of the surrounding residential zone are not appropriate.</i></p>
	<p>The site is "stand alone" but as there is parking and no other shops in the immediate area to serve the residential area including residential land to</p>

	the south, via Poplar Parade, therefore the application of the zone is considered appropriate.
LBZ 4	<i>The Local Business Zone should not be used for individual, isolated local shops or businesses within residential areas, unless: a) they are a use, or are of a scale, that is more appropriate for the Local Business Zone and there is an intention to maintain the use; or b) there is a strategic intention to expand the existing retail or business area in this locality consistent with the relevant regional land use strategy, or supported by more detailed local strategic analysis consistent with the relevant regional land use strategy and endorsed by the relevant council.</i>
	The site is considered to provide for the local area as intended by the zone therefore maintenance of the zone is recommended.

3.40.2 Recommendation

The site is considered to meet the zone application guidelines and it is recommended that the site retains the Local Business zone.

3.41 Site #41 - 140-144 Westbury Road, Prospect

Description:

Site No. 41	
Volume	81483 & 126608
Folio	5 & 2
PID	29322
Address	140-144 Westbury Road, Prospect
Name/Use	City Mission shop and 2 tenancies recently approved as Food premises
Size	1533m ²
Owner	Chix 'N' Snax Pty Ltd
Zone	Local Business
Overlays	No overlays
Infrastructure	Fully serviced
Approvals	Multiple approvals
Access	Westbury Road and Prospect St

Photo:



3.41.1 Appropriateness of Local Business Zone:

The following looks at whether or not the site meets the purpose of the Local Business Zone and if it is able to meet the zone application guidelines.

LBZ 1	<p><i>The Local Business Zone should be applied to land within urban settlements which provides, or is intended to provide, for the business, commercial and community functions within:</i></p> <ul style="list-style-type: none"> <i>a) local shopping strips; or</i> <i>b) town centres for some smaller settlements.</i>
	<p>The property was developed in 1983 with a supermarket & shop. The supermarket is now used as a second hand store. The adjoining shops, currently developed as two tenancies, are being upgraded and combined for use as a food services speciality of vegan cheese. The scale of development is considered similar to a local shopping strip and appropriate to have its local business zone.</p>
LBZ 2	<p><i>The Local Business Zone may be applied to:</i></p> <ul style="list-style-type: none"> <i>a) Local Centres and the lower order Minor or Neighbourhood Centres in the Activity Centre Network under the Southern Tasmania Regional Land Use Strategy;</i> <i>b) Local or Minor Centres and the Neighbourhood or Rural Town Centres in the Regional Activity Centre Hierarchy under the Regional Land Use Strategy of Northern Tasmania; and</i> <i>c) the main retail and business areas of Local Service Centres and Localities in the activity centres description in the Cradle Coast Regional Land Use Strategy</i>
	<p>The site is considered to meet the regional activity centre hierarchy. Westbury Road is heavily trafficked and the non-residential use of the site is supported. It also forms a buffer to the surrounding land that is developed and used for a mix of single and multiple dwellings and zoned General Residential.</p>

LBZ 3	<i>The Local Business Zone may be used for groups of local shops and businesses in existing residential areas where there is a strategic intention to maintain such uses, and the provisions of the surrounding residential zone are not appropriate.</i>
	The site contains 3 tenancies (although 2 tenants currently) and is considered to be adequate to meet the intent of the zone. As noted above the site also forms a buffer to the surrounding land that is developed and used for a mix of single and multiple dwellings and zoned both Low Density and General Residential.
LBZ 4	<i>The Local Business Zone should not be used for individual, isolated local shops or businesses within residential areas, unless:</i> a) <i>they are a use, or are of a scale, that is more appropriate for the Local Business Zone and there is an intention to maintain the use; or</i> b) <i>there is a strategic intention to expand the existing retail or business area in this locality consistent with the relevant regional land use strategy, or supported by more detailed local strategic analysis consistent with the relevant regional land use strategy and endorsed by the relevant council.</i>
	The site is isolated to an extent but its location along the highly trafficked route of Westbury Road, and relatively proximity to the shopping area in Prospect Vale is considered sufficient to minimise its “isolation”.

3.41.2 Recommendation

The site is considered to meet the zone application guidelines and it is recommended that the site retains the Local Business zone.

3.42 Site #42 - 462 Wellington Street, South Launceston

Description:

Site No. 42	
Volume	217808
Folio	1
PID	13147
Address	462 Wellington Street, South Launceston
Name/Use	Business premises - Accountant
Size	276m ²
Owner	Arnold Property Investments Pty Ltd
Zone	Local Business
Overlays	Potentially contaminated
Infrastructure	Fully serviced
Approvals	DA0220/2003 - change of use for Graphic Designer D0380/2005 - extensions to business
Access	Off Wellington St & Normanstone Road

Photo:



3.42.1 Appropriateness of Local Business Zone:

The following looks at whether or not the site meets the purpose of the Local Business Zone and if it is able to meet the zone application guidelines.

The purpose of the Local Business Zone is:

- 14.1.1 To provide for business, retail, administrative, professional, community and entertainment functions which meet the needs of a local area.
- 14.1.2 To ensure that the type and scale of use and development does not compromise or distort the activity centre hierarchy.
- 14.1.3 To encourage activity at pedestrian levels with active frontages and shop windows offering interest and engagement to shoppers.
- 14.1.4 To encourage Residential and Visitor Accommodation use if it supports the viability of the activity centre and an active street frontage is maintained.

LBZ 1	<p><i>The Local Business Zone should be applied to land within urban settlements which provides, or is intended to provide, for the business, commercial and community functions within:</i></p> <ul style="list-style-type: none"> <i>a) local shopping strips; or</i> b) town centres for some smaller settlements.
	<p>The site was historically developed as a service station. In more recent years it has had a number of tenants who have subsequently redeveloped the premises to its current contemporary form including health clinic, sign writer and now a commercial occupant has continued to utilise the site which is on a well trafficked route, at the junction of Wellington Street and Hobart Road. The site maybe contaminated, and is opposite land along Hobart Road that is also zoned local business and supporting a variety of commercial uses, including Cripps bakery.</p>
LBZ 2	<p><i>The Local Business Zone may be applied to:</i></p>

	<p>a) <i>Local Centres and the lower order Minor or Neighbourhood Centres in the Activity Centre Network under the Southern Tasmania Regional Land Use Strategy;</i></p> <p>b) <i>Local or Minor Centres and the Neighbourhood or Rural Town Centres in the Regional Activity Centre Hierarchy under the Regional Land Use Strategy of Northern Tasmania; and</i></p> <p>c) <i>the main retail and business areas of Local Service Centres and Localities in the activity centres description in the Cradle Coast Regional Land Use Strategy.</i></p>
	The site is in proximity to an area, at the commencement of Hobart Road zoned Local Business which is considered to comply with b).
LBZ 3	<i>The Local Business Zone may be used for groups of local shops and businesses in existing residential areas where there is a strategic intention to maintain such uses, and the provisions of the surrounding residential zone are not appropriate.</i>
	The site is the only property on the western side of the road zoned Local Business but given the characteristics noted above is not considered detrimental to the area.
LBZ 4	<p><i>The Local Business Zone should not be used for individual, isolated local shops or businesses within residential areas, unless:</i></p> <p>a) <i>they are a use, or are of a scale, that is more appropriate for the Local Business Zone and there is an intention to maintain the use; or</i></p> <p>b) <i>there is a strategic intention to expand the existing retail or business area in this locality consistent with the relevant regional land use strategy, or supported by more detailed local strategic analysis consistent with the relevant regional land use strategy and endorsed by the relevant council.</i></p>
	The site is not considered to be isolated.

3.42.2 Recommendation

The site is considered to meet the zone application guidelines and it is recommended that the site retains the Local Business zone.

3.43 Site #43 - 101 Stanley Street, Summerhill

Description:

Site No. 43	
Volume	156452
Folio	3
PID	82990
Address	101 Stanley St
Name/Use	3 tenancies – “Spesso” café + 2 vacant + 4 bedroom dwelling at the rear
Size	663m ²
Owner	KF & PM House
Zone	Local business
Overlays	No overlays
Infrastructure	Fully Serviced

Approvals	DA0658/2008 - change of use of part of building to take away DA0384/2010 - change of use of part of building to business premises
Access	Off Ingamels Street

Photo:



3.43.1 Appropriateness of Local Business Zone

The following looks at whether or not the site meets the purpose of the Local Business Zone and if it is able to meet the zone application guidelines.

The purpose of the Local Business Zone is:

- 14.1.1 To provide for business, retail, administrative, professional, community and entertainment functions which meet the needs of a local area.
- 14.1.2 To ensure that the type and scale of use and development does not compromise or distort the activity centre hierarchy.
- 14.1.3 To encourage activity at pedestrian levels with active frontages and shop windows offering interest and engagement to shoppers.
- 14.1.4 To encourage Residential and Visitor Accommodation use if it supports the viability of the activity centre and an active street frontage is maintained.

LBZ 1	<i>The Local Business Zone should be applied to land within urban settlements which provides, or is intended to provide, for the business, commercial and community functions within:</i> a) <i>local shopping strips;</i> or b) <i>town centres for some smaller settlements.</i>
	The site was originally developed as a local shop and associated dwelling. After being run under a number of franchise type operations, it was redeveloped in 2009 (DA0658/2008) to its current form. While located in a

	residential area, where the dominating development and use is single and multiple dwellings, the immediate area supports a church, just to the west, and Summerdale Primary school opposite. The school occupies a large land parcel, zoned Community purposes, adjacent to the south western corner of the intersection of Peel St West and Stanley Street. Diagonal to the school is a Medical Centre, which also has a Local Business zoning.
LBZ 2	<i>The Local Business Zone may be applied to:</i> a) <i>Local Centres and the lower order Minor or Neighbourhood Centres in the Activity Centre Network under the Southern Tasmania Regional Land Use Strategy;</i> b) <i>Local or Minor Centres and the Neighbourhood or Rural Town Centres in the Regional Activity Centre Hierarchy under the Regional Land Use Strategy of Northern Tasmania; and</i> c) <i>the main retail and business areas of Local Service Centres and Localities in the activity centres description in the Cradle Coast Regional Land Use Strategy.</i>
	The site is not considered to have a totally isolated Local Business Zone given the mix of uses opposite within 200m to the north west. In addition, the Prospect Vale/Olde Tudor shopping centre are 320m to the south east to met b).
LBZ 3	<i>The Local Business Zone may be used for groups of local shops and businesses in existing residential areas where there is a strategic intention to maintain such uses, and the provisions of the surrounding residential zone are not appropriate.</i>
	The site is not considered inappropriate given its scale and context. This is especially given the property has not had the opportunity to test the viability of its redevelopment. The café offers a meeting place for the local area especially parents from the school.
LBZ 4	<i>The Local Business Zone should not be used for individual, isolated local shops or businesses within residential areas, unless:</i> a) <i>they are a use, or are of a scale, that is more appropriate for the Local Business Zone and there is an intention to maintain the use; or</i> b) <i>there is a strategic intention to expand the existing retail or business area in this locality consistent with the relevant regional land use strategy, or supported by more detailed local strategic analysis consistent with the relevant regional land use strategy and endorsed by the relevant council.</i>
	The current zone is considered appropriate.

3.43.2 Recommendation

The site is considered to meet the zone application guidelines and it is recommended that the site retains the Local Business zone.

3.44 Site #44 - 176 Peel Street West

Description:

Site No. 44	
Volume	16721
Folio	90
PID	22384

Address	176 Peel Street West
Name/Use	Summerhill Pharmacy
Size	670m ²
Owner	TA Medwin & PR Morris & MD Eade
Zone	Local Business
Overlays	No overlays
Carparking	Yes on site
Infrastructure	Fully serviced
Approvals	D163/96 - Extensions to pharmacy
Access	Peel Street West

Photo:



3.44.1 Appropriateness of Local Business Zone

The following looks at whether or not the site meets the purpose of the Local Business Zone and if it is able to meet the zone application guidelines.

<p>LBZ 1</p>	<p><i>The Local Business Zone should be applied to land within urban settlements which provides, or is intended to provide, for the business, commercial and community functions within:</i></p> <p><i>a) local shopping strips; or</i></p> <p><i>b) town centres for some smaller settlements.</i></p>
	<p>The site was developed as a Pharmacy prior to 1996. A rezoning for this and the adjoining property at 180 Peel St West of the land to Local Business was made to the 1983 Planning Scheme. While located in a residential area, where the dominating development and use is single and multiple dwellings, the immediate area supports a church, on the opposite south eastern corner, and diagonally opposite is the Summerdale Primary school. There is also a building with a group of three tenancies beyond the church</p> <p>The use serves the local community.</p>

LBZ 2	<i>The Local Business Zone may be applied to:</i> a) <i>Local Centres and the lower order Minor or Neighbourhood Centres in the Activity Centre Network under the Southern Tasmania Regional Land Use Strategy;</i> b) <i>Local or Minor Centres and the Neighbourhood or Rural Town Centres in the Regional Activity Centre Hierarchy under the Regional Land Use Strategy of Northern Tasmania; and</i> c) <i>the main retail and business areas of Local Service Centres and Localities in the activity centres description in the Cradle Coast Regional Land Use Strategy.</i>
	The site and adjoining compatible use are considered to meet b) especially given the context of the site.
LBZ 3	<i>The Local Business Zone may be used for groups of local shops and businesses in existing residential areas where there is a strategic intention to maintain such uses, and the provisions of the surrounding residential zone are not appropriate.</i>
	The site is not considered to be isolated given the mix of uses in the immediate zone area and location adjacent the busy round-about intersection of Peel St West and Stanley St.
LBZ 4	<i>The Local Business Zone should not be used for individual, isolated local shops or businesses within residential areas, unless:</i> a) <i>they are a use, or are of a scale, that is more appropriate for the Local Business Zone and there is an intention to maintain the use; or</i> b) <i>there is a strategic intention to expand the existing retail or business area in this locality consistent with the relevant regional land use strategy, or supported by more detailed local strategic analysis consistent with the relevant regional land use strategy and endorsed by the relevant council.</i>
	The current zone is considered appropriate.

3.44.2 Recommendation

The site is considered to meet the zone application guidelines and it is recommended that the site retains the Local Business zone.

3.45 Site #45 - 178-180 Peel Street West

Description:

Site No. 45	
Volume	16721
Folio	92
PID	22386
Address	(178)-180 Peel Street West
Name/Use	Medical Centre - DA0069/2012
Size	1787m ²
Owner	(Otas) Peel Pty Ltd
Zone	Local Business
Overlays	No overlays

Car parking	Yes
Infrastructure	Fully serviced
Approvals	DA0069/2012 - extensions to Medical Centre
Access	(Peel St West) Off Stanley Street

Photo:



3.45.1 Appropriateness of Local Business Zone:

The following looks at whether or not the site meets the purpose of the Local Business Zone and if it is able to meet the zone application guidelines.

<i>LBZ 1</i>	<i>The Local Business Zone should be applied to land within urban settlements which provides, or is intended to provide, for the business, commercial and community functions within:</i> <i>a) local shopping strips; or</i> <i>b) town centres for some smaller settlements.</i>
	The site was developed as a Medical Centre prior to 1994. It was rezoned for to Local Business with the adjoining property at 176 Peel St West, Summerhill pharmacy, under the 1983 Planning Scheme. While located in a residential area, where the dominating development and use is single and multiple dwellings, the immediate area supports a church, on the opposite south eastern corner and Summerdale Primary school diagonally opposite. There is also a building with a group of three tenancies beyond church along Stanley St. The use serves the local community. An application in 2012 intensified the use. Parking is shared with the pharmacy to an extent and appears to creep into 178 Peel Street West which is principally a residential property with a General Residential zoning.
<i>LBZ 2</i>	<i>The Local Business Zone may be applied to:</i>

	<p>a) <i>Local Centres and the lower order Minor or Neighbourhood Centres in the Activity Centre Network under the Southern Tasmania Regional Land Use Strategy;</i></p> <p>b) <i>Local or Minor Centres and the Neighbourhood or Rural Town Centres in the Regional Activity Centre Hierarchy under the Regional Land Use Strategy of Northern Tasmania; and</i></p> <p>c) <i>the main retail and business areas of Local Service Centres and Localities in the activity centres description in the Cradle Coast Regional Land Use Strategy.</i></p>
	The site and adjoining compatible use are considered to meet b) given the context of the site.
LBZ 3	<i>The Local Business Zone may be used for groups of local shops and businesses in existing residential areas where there is a strategic intention to maintain such uses, and the provisions of the surrounding residential zone are not appropriate.</i>
	The site is not considered to be isolated given the mix of uses in the immediate zone area and location adjacent the busy round-about intersection of Peel St West and Stanley St.
LBZ 4	<p><i>The Local Business Zone should not be used for individual, isolated local shops or businesses within residential areas, unless:</i></p> <p>a) <i>they are a use, or are of a scale, that is more appropriate for the Local Business Zone and there is an intention to maintain the use; or</i></p> <p>b) <i>there is a strategic intention to expand the existing retail or business area in this locality consistent with the relevant regional land use strategy, or supported by more detailed local strategic analysis consistent with the relevant regional land use strategy and endorsed by the relevant council.</i></p>
	The current zone is considered appropriate

3.45.2 Recommendation

The site is considered to meet the zone application guidelines and it is recommended that the site retains the Local Business zone.

3.46 Site #46 - 8 Tasman Highway, Waverley

Description

Site No. 46	
Volume	120469
Folio	2
PID	16703
Address	8 Tasman Highway, Waverley
Name/Use	Dwelling approved
Size	541m ²
Owner	TL Hatton
Zone	Local Business
Overlays	Potentially contaminated
Car Parking	Yes
Infrastructure	Fully serviced

Approvals	DA0172/2013 - change of use to dwelling
Access	Off Tasman Highway

Photo:



3.46.1 Appropriateness of Local Business Zone:

The following looks at whether or not the site meets the purpose of the Local Business Zone and if it is able to meet the zone application guidelines.

<i>LBZ 1</i>	<i>The Local Business Zone should be applied to land within urban settlements which provides, or is intended to provide, for the business, commercial and community functions within:</i> a) <i>local shopping strips; or</i> b) <i>town centres for some smaller settlements.</i>
	The site was developed 1950 as a Shop and ancillary petrol outlet. Planning approval was granted to redevelop the site in 2013 as a single dwelling. The application dealt with contamination issues. While located on a well trafficked road and the general area has a mixed use character, immediately adjoining sites are zoned general residential.
<i>LBZ 2</i>	<i>The Local Business Zone may be applied to:</i> a) <i>Local Centres and the lower order Minor or Neighbourhood Centres in the Activity Centre Network under the Southern Tasmania Regional Land Use Strategy;</i> b) <i>Local or Minor Centres and the Neighbourhood or Rural Town Centres in the Regional Activity Centre Hierarchy under the Regional Land Use Strategy of Northern Tasmania; and</i> c) <i>the main retail and business areas of Local Service Centres and Localities in the activity centres description in the Cradle Coast Regional Land Use Strategy.</i>
	The site has an isolated Local Business Zone and is surrounded by land developed and used for the single dwellings and zoned General Residential.

LBZ 3	<i>The Local Business Zone may be used for groups of local shops and businesses in existing residential areas where there is a strategic intention to maintain such uses, and the provisions of the surrounding residential zone are not appropriate.</i>
	The site is isolated, not used for commercial purposes and limited in provision for parking where the road is very busy therefore the application of the zone is not considered appropriate.
LBZ 4	<i>The Local Business Zone should not be used for individual, isolated local shops or businesses within residential areas, unless:</i> a) <i>they are a use, or are of a scale, that is more appropriate for the Local Business Zone and there is an intention to maintain the use; or</i> b) <i>there is a strategic intention to expand the existing retail or business area in this locality consistent with the relevant regional land use strategy, or supported by more detailed local strategic analysis consistent with the relevant regional land use strategy and endorsed by the relevant council.</i>
	The Local business zone is not considered appropriate for the site

3.46.2 Appropriateness of the General Residential Zone

The purpose of the General Residential Zone is:

- 8.1.1 To provide for residential use or development that accommodates a range of dwelling types where full infrastructure services are available or can be provided.
- 8.1.2 To provide for the efficient utilisation of available social, transport and other service infrastructure.
- 8.1.3 To provide for non-residential use that:
 - (a) primarily serves the local community; and
 - (b) does not cause an unreasonable loss of amenity through scale, intensity, noise, activity outside of business hours, traffic generation and movement, or other off site impacts.
- 8.1.4 To provide for Visitor Accommodation that is compatible with residential character.

GRZ 1	<i>The General Residential Zone should be applied to the main urban residential areas within each municipal area which:</i> (a) <i>are not targeted for higher densities (see Inner Residential Zone); and</i> (b) <i>are connected, or intended to be connected, to a reticulated water supply service and a reticulated sewerage system.</i>
	The site is redeveloped and used for residential purposes in 2013.
GRZ 2	<i>The General Residential Zone may be applied to green-field, brown-field or grey-field areas that have been identified for future urban residential use and development if:</i> (a) <i>within the General Residential Zone in an interim planning scheme;</i> (b) <i>within an equivalent zone under a section 29 planning scheme; or</i> (c) <i>justified in accordance with the relevant regional land use strategy, or supported by more detailed local strategic analysis consistent with the relevant regional land use strategy and endorsed by the relevant council; and</i>

	(d) is currently connected, or the intention is for the future lots to be connected, to a reticulated water supply service and a reticulated sewerage system, <i>Note: The Future Urban Zone may be used for future urban land for residential use and development where the intention is to prepare detailed structure/precinct plans to guide future development.</i>
	The site is developed as a single dwelling.
GRZ 3	<i>The General Residential Zone should not be applied to land that is highly constrained by hazards, natural values (i.e. threatened vegetation communities) or other impediments to developing the land consistent with the zone purpose of the General Residential Zone, except where those issues have been taken into account and appropriate management put into place during the rezoning process.</i>
	Contamination issues have been resolved.

3.46.2 Recommendation

It is recommended that the zone be changed to General Residential.

3.47 Site #47 - 91 Tasman Highway, Waverley

Description:

Site No. 47	
Volume	114577
Folio	1
PID	16665
Address	91 Tasman Highway, Waverley
Name/Use	"Top Shop" Waverley
Size	1046m ²
Owner	FMD Trading Pty Ltd
Zone	Local Business
Overlays	Next to potentially contaminated site
Infrastructure	Fully Serviced
Approvals	No recorded DA's
Access	Tasman Highway

Photo:



3.47.1 Appropriateness of Local Business Zone

The following looks at whether or not the site meets the purpose of the Local Business Zone and if it is able to meet the zone application guidelines.

<p>LBZ 1</p>	<p><i>The Local Business Zone should be applied to land within urban settlements which provides, or is intended to provide, for the business, commercial and community functions within:</i></p> <ul style="list-style-type: none"> <i>a) local shopping strips; or</i> <i>b) town centres for some smaller settlements.</i>
	<p>The site was developed 1956 as a Shop and ancillary dwelling and the use has continued. This is the only local shop in the area, being on the outskirts of the city and approximately 3km from the Newstead shopping centre. The zone is considered appropriate. In addition, the premises next door at no.93 is also zoned Local Business. It has supported a service station over the years and is potentially contaminated which has possible impacts on this site.</p>
<p>LBZ 2</p>	<p><i>The Local Business Zone may be applied to:</i></p> <ul style="list-style-type: none"> <i>a) Local Centres and the lower order Minor or Neighbourhood Centres in the Activity Centre Network under the Southern Tasmania Regional Land Use Strategy;</i> <i>b) Local or Minor Centres and the Neighbourhood or Rural Town Centres in the Regional Activity Centre Hierarchy under the Regional Land Use Strategy of Northern Tasmania; and</i> <i>c) the main retail and business areas of Local Service Centres and Localities in the activity centres description in the Cradle Coast Regional Land Use Strategy.</i>
	<p>91 and 93 Tasman Highway are both zoned Local Business Zone and are surrounded by land developed and used predominantly for the purpose of single dwellings, zoned General Residential. As both support commercial uses and as the vacant residential land beyond to the south is to be</p>

	developed for residential purposes the current zoning is considered appropriate in accordance with b).
LBZ 3	<i>The Local Business Zone may be used for groups of local shops and businesses in existing residential areas where there is a strategic intention to maintain such uses, and the provisions of the surrounding residential zone are not appropriate.</i>
	The adjoining site is also zoned Local Business site and the current status of both is considered to warrant the zone.
LBZ 4	<i>The Local Business Zone should not be used for individual, isolated local shops or businesses within residential areas, unless:</i> a) <i>they are a use, or are of a scale, that is more appropriate for the Local Business Zone and there is an intention to maintain the use; or</i> b) <i>there is a strategic intention to expand the existing retail or business area in this locality consistent with the relevant regional land use strategy, or supported by more detailed local strategic analysis consistent with the relevant regional land use strategy and endorsed by the relevant council.</i>
	The current zone is considered appropriate.

3.47.2 Recommendation

The site is considered to meet the zone application guidelines and it is recommended that the site retains the Local Business zone.

3.48 Site #48 - 93 Tasman Highway, Waverley

Description:

Site No. 48	
Volume	144765
Folio	100
PID	61630
Address	93 Tasman Highway, Waverley
Name/use	Gally's hotfood and grubhouse/Food service
Size	1104m ²
Owner	CA Fisher
Zone	Local Business
Overlays	Potentially contaminated
Infrastructure	Fully serviced
Approvals	DA0468/2006 - part take away food shop
Access	Tasman Highway & Waverley Road

Photo:



3.48.1 Appropriateness of Local Business Zone:

The following looks at whether or not the site meets the purpose of the Local Business Zone and if it is able to meet the zone application guidelines.

<p>LBZ 1</p>	<p><i>The Local Business Zone should be applied to land within urban settlements which provides, or is intended to provide, for the business, commercial and community functions within:</i></p> <ul style="list-style-type: none"> a) <i>local shopping strips; or</i> b) <i>town centres for some smaller settlements.</i>
	<p>The site was developed as a Service Station in 1995 with the site currently used for food services as a takeaway and café (approved DA0468/2006). This is the only such outlet in the area, being on the outskirts of the city and approximately 3km from the Newstead shopping centre. The zone is considered appropriate. In addition, the premises next door at 91 is also zoned Local Business. As the site has supported a service station over the years it is considered to be potentially contaminated which has possible impacts on the site and any possible future residential use.</p>
<p>LBZ 2</p>	<p><i>The Local Business Zone may be applied to:</i></p> <ul style="list-style-type: none"> a) <i>Local Centres and the lower order Minor or Neighbourhood Centres in the Activity Centre Network under the Southern Tasmania Regional Land Use Strategy;</i> b) <i>Local or Minor Centres and the Neighbourhood or Rural Town Centres in the Regional Activity Centre Hierarchy under the Regional Land Use Strategy of Northern Tasmania; and</i> c) <i>the main retail and business areas of Local Service Centres and Localities in the activity centres description in the Cradle Coast Regional Land Use Strategy.</i>
	<p>91 and 93 Tasman Highway are both zoned Local Business Zone and are surrounded by land developed and used predominantly for the purpose of single dwellings, zoned General Residential. .As both support commercial</p>

	uses and as the vacant residential land beyond to the south is to be developed for residential purposes the current zoning is considered appropriate in accordance with b).
LBZ 3	<i>The Local Business Zone may be used for groups of local shops and businesses in existing residential areas where there is a strategic intention to maintain such uses, and the provisions of the surrounding residential zone are not appropriate.</i>
	The adjoining site is also zoned Local Business site and the current status of both is considered to warrant the zone.
LBZ 4	<i>The Local Business Zone should not be used for individual, isolated local shops or businesses within residential areas, unless: a) they are a use, or are of a scale, that is more appropriate for the Local Business Zone and there is an intention to maintain the use; or b) there is a strategic intention to expand the existing retail or business area in this locality consistent with the relevant regional land use strategy, or supported by more detailed local strategic analysis consistent with the relevant regional land use strategy and endorsed by the relevant council.</i>
	The current zone is considered appropriate.

3.48.2 Recommendation

The site is considered to meet the zone application guidelines and it is recommended that the site retains the Local Business zone.

3.49 Site #49 - 167-169 Cambridge St, West Launceston

Description:

Site No. 49	
Volume	103433
Folio	2
PID	18473
Address	167-169 Cambridge St, West Launceston
Name/Use	Service Station, Mechanical Repair garage, Foodservices – takeaway pizza
Size	1,865m ²
Owner	Aito Pty Ltd
Zone	Local Business
Overlays	Potentially contaminated
Car parking	Yes
Infrastructure	Fully serviced
Approvals	D111/94 - extensions to service station/take away
Access	Cambridge and Vaux Street

Photo:



3.49.1 Appropriateness of Local Business Zone:

The following looks at whether or not the site meets the purpose of the Local Business Zone and if it is able to meet the zone application guidelines.

LBZ 1	<p><i>The Local Business Zone should be applied to land within urban settlements which provides, or is intended to provide, for the business, commercial and community functions within:</i></p> <ul style="list-style-type: none"> <i>a) local shopping strips; or</i> <i>b) town centres for some smaller settlements.</i>
	<p>The site was developed as a Service Station in 1972. It was subject of a rezoning to Local Business under the 1983 Planning Scheme. It is located in a residential area, where the dominating development and use is single and multiple dwellings. Over the years the use has principally remained the same and the use, along with vehicle servicing and take away food but more particularly selling of petrol, continues to serve the local residential area.</p>
LBZ 2	<p><i>The Local Business Zone may be applied to:</i></p> <ul style="list-style-type: none"> <i>a) Local Centres and the lower order Minor or Neighbourhood Centres in the Activity Centre Network under the Southern Tasmania Regional Land Use Strategy;</i> <i>b) Local or Minor Centres and the Neighbourhood or Rural Town Centres in the Regional Activity Centre Hierarchy under the Regional Land Use Strategy of Northern Tasmania; and</i> <i>c) the main retail and business areas of Local Service Centres and Localities in the activity centres description in the Cradle Coast Regional Land Use Strategy.</i>
	<p>The site has an isolated Local Business Zone but continues to serve the local area with an essential commodity.</p>
LBZ 3	<p><i>The Local Business Zone may be used for groups of local shops and businesses in existing residential areas where there is a strategic intention to maintain such uses, and the provisions of the surrounding residential zone are not appropriate.</i></p>

	While the site has an isolated zone the continual use as a petrol station, which is not an allowable use in the general residential zone, means the site maybe contaminated so redevelopment to a residential use is unlikely in the relatively near future.
LBZ 4	<i>The Local Business Zone should not be used for individual, isolated local shops or businesses within residential areas, unless:</i> a) <i>they are a use, or are of a scale, that is more appropriate for the Local Business Zone and there is an intention to maintain the use; or</i> b) <i>there is a strategic intention to expand the existing retail or business area in this locality consistent with the relevant regional land use strategy, or supported by more detailed local strategic analysis consistent with the relevant regional land use strategy and endorsed by the relevant council.</i>
	The current zone is considered appropriate.

3.49.2 Recommendation

The site is considered to meet the zone application guidelines and it is recommended that the site retains the Local Business zone.

3.50 Site #50 - 3 Brougham St, West Launceston

Description:

Site No. 50	
Volume	62881 and 36951
Folio	1 and 1
PID	73080 and 2783280
Address	3 Brougham St, West Launceston
Name/Use	Brougham St supermarket
Size	1244m ²
Owner	PE & EA McMullen
Zone	Local Business and Inner Residential
Overlays	Potentially contaminated
Car Parking	Yes
Infrastructure	Fully serviced
Approvals	DA0333/2002 - Extend the existing building for use as a shop and take away food shop. Demolish the existing dwelling and construct a carpark.
Access	Off Brougham St

Photo:



3.50.1 Appropriateness of Local Business Zone

The following looks at whether or not the site meets the purpose of the Local Business Zone and if it is able to meet the zone application guidelines.

LBZ 1	<p><i>The Local Business Zone should be applied to land within urban settlements which provides, or is intended to provide, for the business, commercial and community functions within:</i></p> <ul style="list-style-type: none"> <i>a) local shopping strips; or</i> <i>b) town centres for some smaller settlements.</i>
	<p>The eastern and larger portion of the site was developed as a Service Station. The smaller western lot contained a dwelling with a very small local shop at the front of the site. In 1996 the service station closed and the premises was approved for use in its current form. Following DA0333/2002 the dwelling and shop on the smaller western parcel were demolished, this portion of the site remaining zoned as Inner Residential. The ancillary status of this smaller site is similar to that of a non-conforming use as a car park. The use had been allowable in the zone when the redevelopment occurred but is no longer.</p>
LBZ 2	<p><i>The Local Business Zone may be applied to:</i></p> <ul style="list-style-type: none"> <i>a) Local Centres and the lower order Minor or Neighbourhood Centres in the Activity Centre Network under the Southern Tasmania Regional Land Use Strategy;</i> <i>b) Local or Minor Centres and the Neighbourhood or Rural Town Centres in the Regional Activity Centre Hierarchy under the Regional Land Use Strategy of Northern Tasmania; and</i> <i>c) the main retail and business areas of Local Service Centres and Localities in the activity centres description in the Cradle Coast Regional Land Use Strategy.</i>
	<p>The site has an isolated Local Business Zone and is surrounded by land developed and used for the single and multiple dwellings and zoned Inner Residential. The supermarket serves the local area and is well patronised.</p>

LBZ 3	<i>The Local Business Zone may be used for groups of local shops and businesses in existing residential areas where there is a strategic intention to maintain such uses, and the provisions of the surrounding residential zone are not appropriate.</i>
	While surrounding land is zoned and used for residential purposes, the site has always having being used for commercial purposes and the possible contamination that the service station may have created justifies retention of the zoning and the rezoning of the smaller portion.
LBZ 4	<i>The Local Business Zone should not be used for individual, isolated local shops or businesses within residential areas, unless:</i> a) <i>they are a use, or are of a scale, that is more appropriate for the Local Business Zone and there is an intention to maintain the use; or</i> b) <i>there is a strategic intention to expand the existing retail or business area in this locality consistent with the relevant regional land use strategy, or supported by more detailed local strategic analysis consistent with the relevant regional land use strategy and endorsed by the relevant council.</i>
	The current zone is considered appropriate.

3.50.2 Recommendation

The site is considered to meet the zone application guidelines and it is recommended that the site retains the Local Business zone. The smaller title to the west which is currently zoned Inner Residential and was approved as a carpark associated with the supermarket in 2002 is also recommended to be zoned Local Business.

3.51 Site #51 - 346 Upper York Street, West Launceston

Description:

Site No. 51	
Volume	55188
Folio	49
PID	24061
Address	346 Upper York Street, West Launceston
Name/Use	Dwelling
Size	804m ²
Owner	DM Briggs
Zone	Local Business
Overlays	No overlays
Infrastructure	Fully Serviced
Approvals	DA0049/2016 - extensions to dwelling
Access	Basin Road

Photo:



3.51.1 Appropriateness of Local Business Zone:

The following looks at whether or not the site meets the purpose of the Local Business Zone and if it is able to meet the zone application guidelines.

LBZ 1	<p><i>The Local Business Zone should be applied to land within urban settlements which provides, or is intended to provide, for the business, commercial and community functions within:</i></p> <ul style="list-style-type: none"> <i>a) local shopping strips; or</i> <i>b) town centres for some smaller settlements.</i>
	<p>Characteristically of similar sites this site was developed as a Shop and ancillary dwelling in 1930 to serve the needs of the immediate neighbourhood. The shop component, while having altered what it sold at one point to craft type shop, has not operated for a number of years. A planning application was also lodged and approved in 2014 for alterations and extensions to a dwelling.</p>
LBZ 2	<p><i>The Local Business Zone may be applied to:</i></p> <ul style="list-style-type: none"> <i>a) Local Centres and the lower order Minor or Neighbourhood Centres in the Activity Centre Network under the Southern Tasmania Regional Land Use Strategy;</i> <i>b) Local or Minor Centres and the Neighbourhood or Rural Town Centres in the Regional Activity Centre Hierarchy under the Regional Land Use Strategy of Northern Tasmania; and</i> <i>c) the main retail and business areas of Local Service Centres and Localities in the activity centres description in the Cradle Coast Regional Land Use Strategy.</i>
	<p>The site has an isolated Local Business Zone and is surrounded by land developed and used with single dwellings and zoned General Residential. Zoning of the land as Local Business is therefore not justified.</p>
LBZ 3	<p><i>The Local Business Zone may be used for groups of local shops and businesses in existing residential areas where there is a strategic intention to maintain such uses, and the provisions of the surrounding residential zone are not appropriate.</i></p>

	The site is no longer used for commercial purposes per se and the isolated nature of the zone does not justify the application of the local business zone.
LBZ 4	<i>The Local Business Zone should not be used for individual, isolated local shops or businesses within residential areas, unless:</i> <i>a) they are a use, or are of a scale, that is more appropriate for the Local Business Zone and there is an intention to maintain the use; or</i> b) there is a strategic intention to expand the existing retail or business area in this locality consistent with the relevant regional land use strategy, or supported by more detailed local strategic analysis consistent with the relevant regional land use strategy and endorsed by the relevant council.
	The current zone is considered inappropriate.

3.51.2 Appropriateness of the General Residential Zone

The purpose of the General Residential Zone is:

- 8.1.1 To provide for residential use or development that accommodates a range of dwelling types where full infrastructure services are available or can be provided.
- 8.1.2 To provide for the efficient utilisation of available social, transport and other service infrastructure.
- 8.1.3 To provide for non-residential use that:
 - (c) primarily serves the local community; and
 - (d) does not cause an unreasonable loss of amenity through scale, intensity, noise, activity outside of business hours, traffic generation and movement, or other off site impacts.
- 8.1.4 To provide for Visitor Accommodation that is compatible with residential character.

GRZ 1	<i>The General Residential Zone should be applied to the main urban residential areas within each municipal area which:</i> <i>(a) are not targeted for higher densities (see Inner Residential Zone); and</i> <i>(b) are connected, or intended to be connected, to a reticulated water supply service and a reticulated sewerage system.</i>
	The site is developed and used for residential purposes.
GRZ 2	<i>The General Residential Zone may be applied to green-field, brown-field or grey-field areas that have been identified for future urban residential use and development if:</i> <i>(a) within the General Residential Zone in an interim planning scheme;</i> <i>(b) within an equivalent zone under a section 29 planning scheme; or</i> <i>(c) justified in accordance with the relevant regional land use strategy, or supported by more detailed local strategic analysis consistent with the relevant regional land use strategy and endorsed by the relevant council; and</i> <i>(d) is currently connected, or the intention is for the future lots to be connected, to a reticulated water supply service and a reticulated sewerage system,</i>

	<i>Note: The Future Urban Zone may be used for future urban land for residential use and development where the intention is to prepare detailed structure/precinct plans to guide future development.</i>
	The site is no longer used as a shop and is used as a single dwelling.
GRZ 3	<i>The General Residential Zone should not be applied to land that is highly constrained by hazards, natural values (i.e. threatened vegetation communities) or other impediments to developing the land consistent with the zone purpose of the General Residential Zone, except where those issues have been taken into account and appropriate management put into place during the rezoning process.</i>
	No hazards apply.

3.51.3 Recommendation

It is recommended that the zone be changed to General Residential.

3.52 Site #52 - 44-46 Connaught Crescent, West Launceston

Description:

Site No. 52	
Volume	29324
Folio	1
PID	19186
Address	44-46 Connaught Crescent, West Launceston
Name/Use	Service Centre (uniform manufacture)
Size	255m ²
Owner	D Thurrowgood & C Angelucci
Zone	Local Business
Overlays	No overlays apply
Infrastructure	Fully serviced
Approvals	DA0246/2008 - change of use to uniform manufacture
Access	No

Photo:



3.52.1 Appropriateness of Local Business Zone:

The following looks at whether or not the site meets the purpose of the Local Business Zone and if it is able to meet the zone application guidelines.

<p>LBZ 1</p>	<p><i>The Local Business Zone should be applied to land within urban settlements which provides, or is intended to provide, for the business, commercial and community functions within:</i></p> <ul style="list-style-type: none"> <i>a) local shopping strips; or</i> <i>b) town centres for some smaller settlements.</i>
	<p>The corner site was developed as a supermarket in 1953. In 2008 planning approval was granted for a change of use, after the site had remained vacant for a number of years to Service Centre (uniform manufacture). It has been resold and has remained vacant. It is understood the new owner may wish to reside in the property.</p>
<p>LBZ 2</p>	<p><i>The Local Business Zone may be applied to:</i></p> <ul style="list-style-type: none"> <i>a) Local Centres and the lower order Minor or Neighbourhood Centres in the Activity Centre Network under the Southern Tasmania Regional Land Use Strategy;</i> <i>b) Local or Minor Centres and the Neighbourhood or Rural Town Centres in the Regional Activity Centre Hierarchy under the Regional Land Use Strategy of Northern Tasmania; and</i> <i>c) the main retail and business areas of Local Service Centres and Localities in the activity centres description in the Cradle Coast Regional Land Use Strategy.</i>
	<p>The site has an isolated Local Business Zone and is surrounded by land developed and used for the single and multiple dwellings. Land surrounding the site is currently zoned Inner Residential. Land diagonally opposite, and beyond to the north west is zoned General Residential. The Local Business Zone for this site is not considered appropriate to meet the guideline.</p>
<p>LBZ 3</p>	<p><i>The Local Business Zone may be used for groups of local shops and businesses in existing residential areas where there is a strategic intention</i></p>

	<i>to maintain such uses, and the provisions of the surrounding residential zone are not appropriate.</i>
	The site has an isolated Local Business zone so therefore the application of the zone is not considered appropriate. As the use as a commercial site has ceased a change to a residential zone would preserve the residential character of the area. As the building occupies the total site and without demolition would be difficult to provide open space for any residence but as there is public open space at the Brickfields Park and beyond along the river and the Cataract Gorge this is not considered a deterrent.
LBZ 4	<i>The Local Business Zone should not be used for individual, isolated local shops or businesses within residential areas, unless:</i> a) <i>they are a use, or are of a scale, that is more appropriate for the Local Business Zone and there is an intention to maintain the use; or</i> b) <i>there is a strategic intention to expand the existing retail or business area in this locality consistent with the relevant regional land use strategy, or supported by more detailed local strategic analysis consistent with the relevant regional land use strategy and endorsed by the relevant council.</i>
	The current zone is considered inappropriate and a change to the General Residential is recommended.

3.52.2 Appropriateness of the General Residential Zone

The purpose of the General Residential Zone is:

- 8.1.1 To provide for residential use or development that accommodates a range of dwelling types where full infrastructure services are available or can be provided.
- 8.1.2 To provide for the efficient utilisation of available social, transport and other service infrastructure.
- 8.1.3 To provide for non-residential use that:
 - (a) primarily serves the local community; and
 - (b) does not cause an unreasonable loss of amenity through scale, intensity, noise, activity outside of business hours, traffic generation and movement, or other off site impacts.
- 8.1.4 To provide for Visitor Accommodation that is compatible with residential character.

GRZ 1	<i>The General Residential Zone should be applied to the main urban residential areas within each municipal area which:</i> (a) <i>are not targeted for higher densities (see Inner Residential Zone); and</i> (b) <i>are connected, or intended to be connected, to a reticulated water supply service and a reticulated sewerage system.</i>
	The site is located in an area where surrounding land is zoned, developed and used for residential purposes.
GRZ 2	<i>The General Residential Zone may be applied to green-field, brown-field or grey-field areas that have been identified for future urban residential use and development if:</i> (a) <i>within the General Residential Zone in an interim planning scheme;</i> (b) <i>within an equivalent zone under a section 29 planning scheme; or</i>

	<p>(c) <i>justified in accordance with the relevant regional land use strategy, or supported by more detailed local strategic analysis consistent with the relevant regional land use strategy and endorsed by the relevant council; and</i></p> <p>(d) <i>is currently connected, or the intention is for the future lots to be connected, to a reticulated water supply service and a reticulated sewerage system,</i></p> <p><i>Note: The Future Urban Zone may be used for future urban land for residential use and development where the intention is to prepare detailed structure/precinct plans to guide future development.</i></p>
	The site is no longer used for a commercial use and is most likely to be used as a single dwelling. A zone change will be in keeping with the surrounding properties and retain residential amenity.
GRZ 3	<i>The General Residential Zone should not be applied to land that is highly constrained by hazards, natural values (i.e. threatened vegetation communities) or other impediments to developing the land consistent with the zone purpose of the General Residential Zone, except where those issues have been taken into account and appropriate management put into place during the rezoning process.</i>
	No hazards apply.

3.52.3 Recommendation

A change in zoning to General Residential is recommended.

3.53 Site #53 - 12 Alma St, Youngtown

Description:

Site No. 53	
Volume	12282
Folio	179
PID	6986
Address	12 Alma St, Youngtown
Name/Use	Dwelling
Size	641m ²
Owner	TJ & SG Finn
Zone	Local Business
Overlays	No overlays
Car park	No
Infrastructure	Fully serviced
Approvals	No record
Access	Alma St

Photo:



3.53.1 Appropriateness of Local Business Zone

The following looks at whether or not the site meets the purpose of the Local Business Zone and if it is able to meet the zone application guidelines.

LBZ 1	<p><i>The Local Business Zone should be applied to land within urban settlements which provides, or is intended to provide, for the business, commercial and community functions within:</i></p> <ul style="list-style-type: none"> <i>a) local shopping strips; or</i> <i>b) town centres for some smaller settlements.</i>
	<p>The site was developed as a shop, flat and workshop in 1955. The shop portion ceased use a number of years ago according to the owners. The current use is as a single dwelling.</p>
LBZ 2	<p><i>The Local Business Zone may be applied to:</i></p> <ul style="list-style-type: none"> <i>a) Local Centres and the lower order Minor or Neighbourhood Centres in the Activity Centre Network under the Southern Tasmania Regional Land Use Strategy;</i> <i>b) Local or Minor Centres and the Neighbourhood or Rural Town Centres in the Regional Activity Centre Hierarchy under the Regional Land Use Strategy of Northern Tasmania; and</i> <i>c) the main retail and business areas of Local Service Centres and Localities in the activity centres description in the Cradle Coast Regional Land Use Strategy.</i>
	<p>The site has an isolated Local Business Zone and is surrounded by land developed and used for the single dwellings and zoned General Residential.</p>
LBZ 3	<p><i>The Local Business Zone may be used for groups of local shops and businesses in existing residential areas where there is a strategic intention to maintain such uses, and the provisions of the surrounding residential zone are not appropriate.</i></p>
	<p>The site has as isolated Local Business zone and supports a residential use therefore the application of the zone is not considered appropriate.</p>
LBZ 4	<p><i>The Local Business Zone should not be used for individual, isolated local shops or businesses within residential areas, unless:</i></p>

	<p>c) <i>they are a use, or are of a scale, that is more appropriate for the Local Business Zone and there is an intention to maintain the use; or</i></p> <p>d) <i>there is a strategic intention to expand the existing retail or business area in this locality consistent with the relevant regional land use strategy, or supported by more detailed local strategic analysis consistent with the relevant regional land use strategy and endorsed by the relevant council.</i></p>
	The site's Local Business zone is not considered appropriate.

3.53.2 Appropriateness of the General Residential Zone

The purpose of the General Residential Zone is:

- 8.1.1 To provide for residential use or development that accommodates a range of dwelling types where full infrastructure services are available or can be provided.
- 8.1.2 To provide for the efficient utilisation of available social, transport and other service infrastructure.
- 8.1.3 To provide for non-residential use that:
- (c) primarily serves the local community; and
 - (d) does not cause an unreasonable loss of amenity through scale, intensity, noise, activity outside of business hours, traffic generation and movement, or other off site impacts.
- 8.1.4 To provide for Visitor Accommodation that is compatible with residential character.

GRZ 1	<p><i>The General Residential Zone should be applied to the main urban residential areas within each municipal area which:</i></p> <p><i>(a) are not targeted for higher densities (see Inner Residential Zone); and</i></p> <p><i>(b) are connected, or intended to be connected, to a reticulated water supply service and a reticulated sewerage system.</i></p>
	The site is developed and used for residential purposes.
GRZ 2	<p><i>The General Residential Zone may be applied to green-field, brown-field or grey-field areas that have been identified for future urban residential use and development if:</i></p> <p><i>(a) within the General Residential Zone in an interim planning scheme;</i></p> <p><i>(b) within an equivalent zone under a section 29 planning scheme; or</i></p> <p><i>(c) justified in accordance with the relevant regional land use strategy, or supported by more detailed local strategic analysis consistent with the relevant regional land use strategy and endorsed by the relevant council; and</i></p> <p><i>(d) is currently connected, or the intention is for the future lots to be connected, to a reticulated water supply service and a reticulated sewerage system,</i></p> <p><i>Note: The Future Urban Zone may be used for future urban land for residential use and development where the intention is to prepare detailed structure/precinct plans to guide future development.</i></p>
	The site is no longer used as a shop and is used as a single dwelling.
GRZ 3	<i>The General Residential Zone should not be applied to land that is highly constrained by hazards, natural values (i.e. threatened vegetation</i>

	<i>communities) or other impediments to developing the land consistent with the zone purpose of the General Residential Zone, except where those issues have been taken into account and appropriate management put into place during the rezoning process.</i>
	No hazards apply.

3.53.3 Recommendation

A change in zoning to General Residential is recommended.

3.54 Site #54 - 269 Hobart Road, Youngtown

Description:

Site No. 54	
Volume	170357 (previously part Vol 26116 Fol 3)
Folio	1
PID	115770
Address	259 Hobart Road, Youngtown
Name/Use	Shop and dwelling now Shop
Size	504m ²
Owner	CP Smart & LA Smart
Zone	Local Business
Overlays	No overlays
Infrastructure	Fully serviced
Approvals	DA0531/2016 - change of use to showroom and office
Access	Off Hobart Road and Woolven St

Photo:



3.54.1 Appropriateness of Local Business Zone

The following looks at whether or not the site meets the purpose of the Local Business Zone and if it is able to meet the zone application guidelines.

LBZ 1	<p><i>The Local Business Zone should be applied to land within urban settlements which provides, or is intended to provide, for the business, commercial and community functions within:</i></p> <ul style="list-style-type: none"> <i>a) local shopping strips; or</i> <i>b) town centres for some smaller settlements.</i>
	<p>The site was developed as a house and shop in 1957. In 2014 Planning approval was granted for subdivision to create two lots - 259 Hobart Road and 2A Woolven Street, and for construction and use of a single dwelling on the Woolven Street property. The existing building on the new 259 Hobart Road property has been subject of a further approval to include the existing residential component into the retail component by undertaking a contemporary upgrade to the premises.</p> <p>259 Hobart Road is currently occupied as a showroom</p>
LBZ 2	<p><i>The Local Business Zone may be applied to:</i></p> <ul style="list-style-type: none"> <i>a) Local Centres and the lower order Minor or Neighbourhood Centres in the Activity Centre Network under the Southern Tasmania Regional Land Use Strategy;</i> <i>b) Local or Minor Centres and the Neighbourhood or Rural Town Centres in the Regional Activity Centre Hierarchy under the Regional Land Use Strategy of Northern Tasmania; and</i> <i>c) the main retail and business areas of Local Service Centres and Localities in the activity centres description in the Cradle Coast Regional Land Use Strategy.</i>
	<p>The current use of the recently renovated site is for a retail shop and offices versus a local shop. As 2A Woolven St has been recently developed with a single dwelling a change of zone to General Residential (as the other land in Woolven St) is to be recommended, resulting in an isolated Local Business Zone. The area does although have a mixed use and mixed zone character with land to the north along the Hobart Road frontage zoned Commercial and land to south zoned both Inner Residential and Commercial.</p> <p>Application of the Local Business Zone is therefore not “isolated” in context of the surrounding zones.</p>
LBZ 3	<p><i>The Local Business Zone may be used for groups of local shops and businesses in existing residential areas where there is a strategic intention to maintain such uses, and the provisions of the surrounding residential zone are not appropriate.</i></p>
	<p>Retention of the zone will be isolated technically but not when considered in context of surrounding use and development.</p>
LBZ 4	<p><i>The Local Business Zone should not be used for individual, isolated local shops or businesses within residential areas, unless:</i></p> <ul style="list-style-type: none"> <i>a) they are a use, or are of a scale, that is more appropriate for the Local Business Zone and there is an intention to maintain the use;</i> <i>or</i>

	b) <i>there is a strategic intention to expand the existing retail or business area in this locality consistent with the relevant regional land use strategy, or supported by more detailed local strategic analysis consistent with the relevant regional land use strategy and endorsed by the relevant council.</i>
	The current zone is considered appropriate.

3.54.2 Recommendation

The site is considered to meet the zone application guidelines and it is recommended that the site retains the Local Business zone.

3.55 Site #55 - 2A Woolven St (previously part 259 Hobart Road)

Description:

Site No. 55	
Volume	170357 (previously part Volume 26116 Folio 3)
Folio	2
PID	115780
Address	2A Woolven St (previously part 259 Hobart Road)
Name/Use	Dwelling
Size	346m ²
Owner	NJ Smart
Zone	Local Business
Overlays	No overlays
Infrastructure	Fully serviced
Approvals	DA0354/2014 - subdivision and construction of a dwelling
Access	Woolven St

Photo:



3.55.1 Appropriateness of Local Business Zone:

The following looks at whether or not the site meets the purpose of the Local Business Zone and if it is able to meet the zone application guidelines.

LBZ 1	<p><i>The Local Business Zone should be applied to land within urban settlements which provides, or is intended to provide, for the business, commercial and community functions within:</i></p> <ul style="list-style-type: none"> <i>a) local shopping strips; or</i> <i>b) town centres for some smaller settlements.</i>
	<p>The property was created following Planning approval in 2014 for subdivision of the site to create two lots - 259 Hobart Road and 2A Woolven Street, and for construction and use of a single dwelling on the Woolven Street property. The site was originally developed as a house and shop in 1957. The existing building on the new 259 Hobart Road property has been subject of a further approval to include the existing residential component into the retail component by undertaking a contemporary upgrade to the premises.</p> <p>The dwelling on the site was completed in September 2016</p>
LBZ 2	<p><i>The Local Business Zone may be applied to:</i></p> <ul style="list-style-type: none"> <i>a) Local Centres and the lower order Minor or Neighbourhood Centres in the Activity Centre Network under the Southern Tasmania Regional Land Use Strategy;</i> <i>b) Local or Minor Centres and the Neighbourhood or Rural Town Centres in the Regional Activity Centre Hierarchy under the Regional Land Use Strategy of Northern Tasmania; and</i> <i>c) the main retail and business areas of Local Service Centres and Localities in the activity centres description in the Cradle Coast Regional Land Use Strategy.</i>
	<p>The parent site has an isolated Local Business Zone. While retention of the zone is recommended for 259 Hobart Road it is not for this site. Land beyond the Hobart Road frontage to the south east is zoned General Residential.</p>
LBZ 3	<p><i>The Local Business Zone may be used for groups of local shops and businesses in existing residential areas where there is a strategic intention to maintain such uses, and the provisions of the surrounding residential zone are not appropriate.</i></p>
	<p>The site supports a residential use and development and the current zone is not considered appropriate.</p>
LBZ 4	<p><i>The Local Business Zone should not be used for individual, isolated local shops or businesses within residential areas, unless:</i></p> <ul style="list-style-type: none"> <i>a) they are a use, or are of a scale, that is more appropriate for the Local Business Zone and there is an intention to maintain the use; or</i> <i>b) there is a strategic intention to expand the existing retail or business area in this locality consistent with the relevant regional land use strategy, or supported by more detailed local strategic analysis consistent with the relevant regional land use strategy and endorsed by the relevant council.</i>
	<p>The site has been recently approved for residential purposes and a change is considered appropriate.</p>

3.55.2 Appropriateness of the General Residential Zone

The purpose of the General Residential Zone is:

- 8.1.1 To provide for residential use or development that accommodates a range of dwelling types where full infrastructure services are available or can be provided.
- 8.1.2 To provide for the efficient utilisation of available social, transport and other service infrastructure.
- 8.1.3 To provide for non-residential use that:
 - (a) primarily serves the local community; and
 - (b) does not cause an unreasonable loss of amenity through scale, intensity, noise, activity outside of business hours, traffic generation and movement, or other off site impacts.
- 8.1.4 To provide for Visitor Accommodation that is compatible with residential character.

GRZ 1	<p><i>The General Residential Zone should be applied to the main urban residential areas within each municipal area which:</i></p> <ul style="list-style-type: none"> <i>(a) are not targeted for higher densities (see Inner Residential Zone); and</i> <i>(b) are connected, or intended to be connected, to a reticulated water supply service and a reticulated sewerage system.</i>
	<p>The site of land zoned local business but has been redeveloped for development and use as a single dwelling in 2014. Application of the surrounding General Residential zoning is more appropriate and meets (a).</p>
GRZ 2	<p><i>The General Residential Zone may be applied to green-field, brown-field or grey-field areas that have been identified for future urban residential use and development if:</i></p> <ul style="list-style-type: none"> <i>(a) within the General Residential Zone in an interim planning scheme;</i> <i>(b) within an equivalent zone under a section 29 planning scheme; or</i> <i>(c) justified in accordance with the relevant regional land use strategy, or supported by more detailed local strategic analysis consistent with the relevant regional land use strategy and endorsed by the relevant council; and</i> <i>(d) is currently connected, or the intention is for the future lots to be connected, to a reticulated water supply service and a reticulated sewerage system,</i> <p><i>Note: The Future Urban Zone may be used for future urban land for residential use and development where the intention is to prepare detailed structure/precinct plans to guide future development.</i></p>
	<p>The site is already been redeveloped and used as a single dwelling.</p>
GRZ 3	<p><i>The General Residential Zone should not be applied to land that is highly constrained by hazards, natural values (i.e. threatened vegetation communities) or other impediments to developing the land consistent with the zone purpose of the General Residential Zone, except where those issues have been taken into account and appropriate management put into place during the rezoning process.</i></p>
	<p>NA</p>

3.55.3 Recommendation

The site is recommended to be rezoned to General Residential.

3.56 Site #56 - 301 Hobart Road, Youngtown

Description:

Site No. 56	
Volume	144272
Folio	1
PID	9213
Address	301 Hobart Road, Youngtown
Name/Use	Abel Tasman Motor Inn/Motel
Size	6362m ²
Owner	Red Carpet Pty Ltd
Zone	Local Business
Overlays	Potentially contaminated
Infrastructure	Fully serviced
Approvals	N/A
Access	Off Hobart Road

Photo:



3.56.1 Appropriateness of Local Business Zone

The following looks at whether or not the site meets the purpose of the Local Business Zone and if it is able to meet the zone application guidelines.

LBZ 1	<p><i>The Local Business Zone should be applied to land within urban settlements which provides, or is intended to provide, for the business, commercial and community functions within:</i></p> <p><i>a) local shopping strips; or</i></p>
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	b) town centres for some smaller settlements.
	Developed in 1957 as a motel, the use remains operational. Various developments on the site have occurred over the years.
LBZ 2	<i>The Local Business Zone may be applied to:</i> a) <i>Local Centres and the lower order Minor or Neighbourhood Centres in the Activity Centre Network under the Southern Tasmania Regional Land Use Strategy;</i> b) <i>Local or Minor Centres and the Neighbourhood or Rural Town Centres in the Regional Activity Centre Hierarchy under the Regional Land Use Strategy of Northern Tasmania; and</i> c) <i>the main retail and business areas of Local Service Centres and Localities in the activity centres description in the Cradle Coast Regional Land Use Strategy.</i>
	The site has an isolated Local Business Zone but is surrounded by land developed and used for a mix of zones and uses. Land to the north along both sides of Hobart Road is zoned Commercial intermixed with Inner Residential zoned land. Land immediately north is occupied by retail/service type uses as is land to the south. Next door to the south the site is zoned Light Industrial. Beyond the Hobart Road frontage the land is predominantly developed with single dwellings and zoned General Residential. The commercial aspect of the subject site is not isolated in that sense and the Local Business zone is considered appropriate.
LBZ 3	<i>The Local Business Zone may be used for groups of local shops and businesses in existing residential areas where there is a strategic intention to maintain such uses, and the provisions of the surrounding residential zone are not appropriate.</i>
	While retention of the zone will be isolated technically it is not when considered in context.
LBZ 4	<i>The Local Business Zone should not be used for individual, isolated local shops or businesses within residential areas, unless:</i> a) <i>they are a use, or are of a scale, that is more appropriate for the Local Business Zone and there is an intention to maintain the use; or</i> b) <i>there is a strategic intention to expand the existing retail or business area in this locality consistent with the relevant regional land use strategy, or supported by more detailed local strategic analysis consistent with the relevant regional land use strategy and endorsed by the relevant council.</i>
	The site is located in a mixed use area and so the retention of the Local Business zone is considered appropriate.

3.56.2 Recommendation

The site is considered to meet the zone application guidelines and it is recommended that the site retains the Local Business zone.

3.57 Site #57 - 437 Hobart Road, Youngtown

Description:

	Site No. 57
Volume	19451

Folio	1
PID	27623
Address	437 Hobart Road, Youngtown
Name/Use	Dwelling
Size	1400m ²
Owner	K Mills
Zone	Local Business
Overlays	NA
Infrastructure	Fully serviced
Approvals	DA0471/2005 - change to shop but used as dwelling
Access	Off Relbia Road

Photo:



3.57.1 Appropriateness of Local Business Zone

The following looks at whether or not the site meets the purpose of the Local Business Zone and if it is able to meet the zone application guidelines.

LBZ 1	<i>The Local Business Zone should be applied to land within urban settlements which provides, or is intended to provide, for the business, commercial and community functions within:</i> <i>a) local shopping strips; or</i> <i>b) town centres for some smaller settlements.</i>
	The site was developed as a house and shop in 1910. Planning approvals have more recently been given for the following: <ul style="list-style-type: none"> • Use part of building for gallery/coffee shop in 2001, • Change of Use to Use Part of the Building for a Shop in 2005 The site is now used and valued only as a dwelling.
LBZ 2	<i>The Local Business Zone may be applied to:</i>

	<p>a) <i>Local Centres and the lower order Minor or Neighbourhood Centres in the Activity Centre Network under the Southern Tasmania Regional Land Use Strategy;</i></p> <p>b) <i>Local or Minor Centres and the Neighbourhood or Rural Town Centres in the Regional Activity Centre Hierarchy under the Regional Land Use Strategy of Northern Tasmania; and</i></p> <p>c) <i>the main retail and business areas of Local Service Centres and Localities in the activity centres description in the Cradle Coast Regional Land Use Strategy.</i></p>
	The site has an isolated Local Business Zone. Although land opposite is zoned General Industrial the site adjoins land developed and used predominantly for single dwellings and zoned General Residential.
LBZ 3	<i>The Local Business Zone may be used for groups of local shops and businesses in existing residential areas where there is a strategic intention to maintain such uses, and the provisions of the surrounding residential zone are not appropriate.</i>
	The site has an isolated Local Business zone and the application of the zone is not considered appropriate.
LBZ 4	<p><i>The Local Business Zone should not be used for individual, isolated local shops or businesses within residential areas, unless:</i></p> <p>a) <i>they are a use, or are of a scale, that is more appropriate for the Local Business Zone and there is an intention to maintain the use; or</i></p> <p>b) <i>there is a strategic intention to expand the existing retail or business area in this locality consistent with the relevant regional land use strategy, or supported by more detailed local strategic analysis consistent with the relevant regional land use strategy and endorsed by the relevant council.</i></p>
	The site has an isolated zone which is not considered appropriate especially as the use is now residential.

3.57.2 Appropriateness of the General Residential Zone

The purpose of the General Residential Zone is:

- 8.1.1 To provide for residential use or development that accommodates a range of dwelling types where full infrastructure services are available or can be provided.
- 8.1.2 To provide for the efficient utilisation of available social, transport and other service infrastructure.
- 8.1.3 To provide for non-residential use that:
- 8.1.3 To provide for non-residential use that:
- (a) primarily serves the local community; and
 - (b) does not cause an unreasonable loss of amenity through scale, intensity, noise, activity outside of business hours, traffic generation and movement, or other off site impacts.
- 8.1.4 To provide for Visitor Accommodation that is compatible with residential character.

GRZ 1	<p><i>The General Residential Zone should be applied to the main urban residential areas within each municipal area which:</i></p> <p><i>(a) are not targeted for higher densities (see Inner Residential Zone); and</i></p>
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	<i>(b) are connected, or intended to be connected, to a reticulated water supply service and a reticulated sewerage system.</i>
	The site of land zoned local business but has been redeveloped and used as only a dwelling since. Application of the surrounding General Residential zoning is more appropriate and meets (a).
GRZ 2	<p><i>The General Residential Zone may be applied to green-field, brown-field or grey-field areas that have been identified for future urban residential use and development if:</i></p> <p><i>(a) within the General Residential Zone in an interim planning scheme;</i></p> <p><i>(b) within an equivalent zone under a section 29 planning scheme; or</i></p> <p><i>(c) justified in accordance with the relevant regional land use strategy, or supported by more detailed local strategic analysis consistent with the relevant regional land use strategy and endorsed by the relevant council; and</i></p> <p><i>(d) is currently connected, or the intention is for the future lots to be connected, to a reticulated water supply service and a reticulated sewerage system,</i></p> <p><i>Note: The Future Urban Zone may be used for future urban land for residential use and development where the intention is to prepare detailed structure/precinct plans to guide future development.</i></p>
	The site is already been redeveloped and used as a single dwelling.
GRZ 3	<i>The General Residential Zone should not be applied to land that is highly constrained by hazards, natural values (i.e. threatened vegetation communities) or other impediments to developing the land consistent with the zone purpose of the General Residential Zone, except where those issues have been taken into account and appropriate management put into place during the rezoning process.</i>
	NA

3.57.3 Recommendation

The site should be zoned General Residential.

3.58 Site #58 - 57 Punchbowl Road, Punchbowl

Description:

Site No. 58	
Volume	16055
Folio	9
PID	6888354
Address	57 Punchbowl Road, Punchbowl
Name/Use	Local Shop and cafe with dwelling at the rear
Size	693m ²
Owner	TG & GA Property Pty Ltd
Zone	Local Business
Overlays	No
Infrastructure	Fully serviced
Approvals	Food Services - café - DA0124/2018
Access	Off Punchbowl Road

Photos:



3.58.1 Appropriateness of Local Business Zone

The following looks at whether or not the site meets the purpose of the Local Business Zone and if it is able to meet the zone application guidelines.

<p><i>LBZ 1</i></p>	<p><i>The Local Business Zone should be applied to land within urban settlements which provides, or is intended to provide, for the business, commercial and community functions within:</i></p> <ul style="list-style-type: none"> <i>a) local shopping strips; or</i> <i>b) town centres for some smaller settlements.</i>
	<p>The property, and 59 Punchbowl Road are both zoned Local Business and historically provided for the surrounding residential neighbourhood. The properties are separate by an access strip into a large parcel of residential land behind. An application has been approved for the first stage of a subdivision but that has yet to be undertaken. The viability of the businesses has declined especially since the growth of the nearby Kings Meadows shopping centre. Both have been vacant but this property was sold earlier in the year. An application has been lodged (DA0 /2018) to alter the use of the commercial portion to a cafe. It is although considered more appropriate to rezone the site to General Residential. A local shop and cafe would still be Discretionary.</p>
<p><i>LBZ 2</i></p>	<p><i>The Local Business Zone may be applied to:</i></p> <ul style="list-style-type: none"> <i>a) Local Centres and the lower order Minor or Neighbourhood Centres in the Activity Centre Network under the Southern Tasmania Regional Land Use Strategy;</i> <i>b) Local or Minor Centres and the Neighbourhood or Rural Town Centres in the Regional Activity Centre Hierarchy under the Regional Land Use Strategy of Northern Tasmania; and</i> <i>c) the main retail and business areas of Local Service Centres and Localities in the activity centres description in the Cradle Coast Regional Land Use Strategy.</i>
	<p>The site has an isolated Local Business Zone and is surrounded by land developed and used for the single dwellings and zoned General Residential.</p>

LBZ 3	<i>The Local Business Zone may be used for groups of local shops and businesses in existing residential areas where there is a strategic intention to maintain such uses, and the provisions of the surrounding residential zone are not appropriate.</i>
	The site is "stand alone" therefore the application of the zone is not considered appropriate.
LBZ 4	<i>The Local Business Zone should not be used for individual, isolated local shops or businesses within residential areas, unless:</i> a) <i>they are a use, or are of a scale, that is more appropriate for the Local Business Zone and there is an intention to maintain the use;</i> or b) <i>there is a strategic intention to expand the existing retail or business area in this locality consistent with the relevant regional land use strategy, or supported by more detailed local strategic analysis consistent with the relevant regional land use strategy and endorsed by the relevant council.</i>
	The site is "stand alone" therefore the application of the zone is not considered appropriate.

3.58.2 Appropriateness of the General Residential Zone

The purpose of the General Residential Zone is:

- 8.1.1 To provide for residential use or development that accommodates a range of dwelling types where full infrastructure services are available or can be provided.
- 8.1.2 To provide for the efficient utilisation of available social, transport and other service infrastructure.
- 8.1.3 To provide for non-residential use that:
- 8.1.3 To provide for non-residential use that:
 - (a) primarily serves the local community; and
 - (b) does not cause an unreasonable loss of amenity through scale, intensity, noise, activity outside of business hours, traffic generation and movement, or other off site impacts.
- 8.1.4 To provide for Visitor Accommodation that is compatible with residential character.

GRZ 1	<i>The General Residential Zone should be applied to the main urban residential areas within each municipal area which:</i> (a) <i>are not targeted for higher densities (see Inner Residential Zone); and</i> (b) <i>are connected, or intended to be connected, to a reticulated water supply service and a reticulated sewerage system.</i>
	The commercial portion of the site has been vacant. It was sold earlier this year and while an application has been approved to develop part of the building as a cafe application of the surrounding General Residential zoning is more appropriate and meets (a).
GRZ 2	<i>The General Residential Zone may be applied to green-field, brown-field or grey-field areas that have been identified for future urban residential use and development if:</i> (a) <i>within the General Residential Zone in an interim planning scheme;</i> (b) <i>within an equivalent zone under a section 29 planning scheme; or</i>

	<p>(c) <i>justified in accordance with the relevant regional land use strategy, or supported by more detailed local strategic analysis consistent with the relevant regional land use strategy and endorsed by the relevant council; and</i></p> <p>(d) <i>is currently connected, or the intention is for the future lots to be connected, to a reticulated water supply service and a reticulated sewerage system,</i></p> <p><i>Note: The Future Urban Zone may be used for future urban land for residential use and development where the intention is to prepare detailed structure/precinct plans to guide future development.</i></p>
	The site is has a mixed use but given the commercial options available under the zone the General Residential zone is considered more appropriate for the area.
GRZ 3	<i>The General Residential Zone should not be applied to land that is highly constrained by hazards, natural values (i.e. threatened vegetation communities) or other impediments to developing the land consistent with the zone purpose of the General Residential Zone, except where those issues have been taken into account and appropriate management put into place during the rezoning process.</i>
	NA

3.58.3 Recommendation

The site should be zoned General Residential.

3.59 Site #59 - 59 Punchbowl Road, Punchbowl

Description:

Site No. 59	
Volume	16055
Folio	10
PID	6888346
Address	59 Punchbowl Road, Punchbowl
Name/Use	Shop and dwelling
Size	706m ²
Owner	KM Thomas
Zone	Local Business
Overlays	No overlays
Infrastructure	Fully serviced
Approvals	No recent approvals
Access	Off Punchbowl Road

Photo:



3.59.1 Appropriateness of Local Business Zone

The following looks at whether or not the site meets the purpose of the Local Business Zone and if it is able to meet the zone application guidelines.

<p><i>LBZ 1</i></p>	<p><i>The Local Business Zone should be applied to land within urban settlements which provides, or is intended to provide, for the business, commercial and community functions within:</i></p> <ul style="list-style-type: none"> <i>a) local shopping strips; or</i> <i>b) town centres for some smaller settlements.</i>
	<p>According to our records there are no approvals for use or development of the site. The business is vacant and the site has continually been used for both residential and commercial purposes. Although the property at 57 Punchbowl Road is also zoned Local Business, with a recent approval to facilitate a future use for the commercial portion of the property to include a cafe, it is recommended that the zone be changed to the surrounding general residential zone. The similar status applies to this site as the properties are not viable as a 'local shopping strip'.</p>
<p><i>LBZ 2</i></p>	<p><i>The Local Business Zone may be applied to:</i></p> <ul style="list-style-type: none"> <i>a) Local Centres and the lower order Minor or Neighbourhood Centres in the Activity Centre Network under the Southern Tasmania Regional Land Use Strategy;</i> <i>b) Local or Minor Centres and the Neighbourhood or Rural Town Centres in the Regional Activity Centre Hierarchy under the Regional Land Use Strategy of Northern Tasmania; and</i> <i>c) the main retail and business areas of Local Service Centres and Localities in the activity centres description in the Cradle Coast Regional Land Use Strategy.</i>
	<p>The site has an isolated Local Business Zone and is surrounded by land developed and used for the single dwellings and zoned General Residential.</p>

LBZ 3	<i>The Local Business Zone may be used for groups of local shops and businesses in existing residential areas where there is a strategic intention to maintain such uses, and the provisions of the surrounding residential zone are not appropriate.</i>
	The site is "stand alone" therefore the application of the zone is not considered appropriate.
LBZ 4	<i>The Local Business Zone should not be used for individual, isolated local shops or businesses within residential areas, unless:</i> a) <i>they are a use, or are of a scale, that is more appropriate for the Local Business Zone and there is an intention to maintain the use; or</i> b) <i>there is a strategic intention to expand the existing retail or business area in this locality consistent with the relevant regional land use strategy, or supported by more detailed local strategic analysis consistent with the relevant regional land use strategy and endorsed by the relevant council.</i>
	The site is "stand alone" therefore the application of the zone is not considered appropriate.

3.59.2 Appropriateness of the General Residential Zone

The purpose of the General Residential Zone is:

- 8.1.1 To provide for residential use or development that accommodates a range of dwelling types where full infrastructure services are available or can be provided.
- 8.1.2 To provide for the efficient utilisation of available social, transport and other service infrastructure.
- 8.1.3 To provide for non-residential use that:
- 8.1.3 To provide for non-residential use that:
 - (a) primarily serves the local community; and
 - (b) does not cause an unreasonable loss of amenity through scale, intensity, noise, activity outside of business hours, traffic generation and movement, or other off site impacts.
- 8.1.4 To provide for Visitor Accommodation that is compatible with residential character.

GRZ 1	<i>The General Residential Zone should be applied to the main urban residential areas within each municipal area which:</i> (a) <i>are not targeted for higher densities (see Inner Residential Zone); and</i> (b) <i>are connected, or intended to be connected, to a reticulated water supply service and a reticulated sewerage system.</i>
	The commercial portion of the site has been vacant for some time. It is recommended that the site be rezoned to the surrounding General Residential zoning is more appropriate and meets (a). The zone does allow for use as a Local shop and Food services if a future use of the commercial portion is sought.
GRZ 2	<i>The General Residential Zone may be applied to green-field, brown-field or grey-field areas that have been identified for future urban residential use and development if:</i> (a) <i>within the General Residential Zone in an interim planning scheme;</i> (b) <i>within an equivalent zone under a section 29 planning scheme; or</i>

	<p>(c) <i>justified in accordance with the relevant regional land use strategy, or supported by more detailed local strategic analysis consistent with the relevant regional land use strategy and endorsed by the relevant council; and</i></p> <p>(d) <i>is currently connected, or the intention is for the future lots to be connected, to a reticulated water supply service and a reticulated sewerage system,</i></p> <p><i>Note: The Future Urban Zone may be used for future urban land for residential use and development where the intention is to prepare detailed structure/precinct plans to guide future development.</i></p>
	The site is has a mixed use but given the commercial options available under the zone the General Residential zone is considered more appropriate for the area.
GRZ 3	<i>The General Residential Zone should not be applied to land that is highly constrained by hazards, natural values (i.e. threatened vegetation communities) or other impediments to developing the land consistent with the zone purpose of the General Residential Zone, except where those issues have been taken into account and appropriate management put into place during the rezoning process.</i>
	NA

3.59.3 Recommendation

The site should be zoned General Residential.

3.60 Site #60 - 46-48 Faulkner Road, Ravenswood

Description:

Site No.60	
Volume	136286
Folio	2
PID	2013243923
Address	46-48 Faulkner Road, Ravenswood
Name/Use	Service Station
Size	1,217m ²
Owner	I Ali
Zone	Local Business
Overlays	Potentially contaminated
Infrastructure	Fully serviced
Approvals	No recent approvals
Access	Off Faulkner Road

Photo:



3.60.1 Appropriateness of Local Business Zone

The following looks at whether or not the site meets the purpose of the Local Business Zone and if it is able to meet the zone application guidelines.

<p>LBZ 1</p>	<p><i>The Local Business Zone should be applied to land within urban settlements which provides, or is intended to provide, for the business, commercial and community functions within:</i></p> <ul style="list-style-type: none"> <i>a) local shopping strips; or</i> <i>b) town centres for some smaller settlements.</i>
	<p>The use of the site of service station continues. It serves the local area and is considered a viable spot zoning.</p>
<p>LBZ 2</p>	<p><i>The Local Business Zone may be applied to:</i></p> <ul style="list-style-type: none"> <i>a) Local Centres and the lower order Minor or Neighbourhood Centres in the Activity Centre Network under the Southern Tasmania Regional Land Use Strategy;</i> <i>b) Local or Minor Centres and the Neighbourhood or Rural Town Centres in the Regional Activity Centre Hierarchy under the Regional Land Use Strategy of Northern Tasmania; and</i> <i>c) the main retail and business areas of Local Service Centres and Localities in the activity centres description in the Cradle Coast Regional Land Use Strategy.</i>
	<p>The site has an isolated Local Business Zone and is surrounded by land developed and used for the single dwellings and zoned General Residential. As the site is potentially contaminated it is considered appropriate to retain the zone at this time.</p>
<p>LBZ 3</p>	<p><i>The Local Business Zone may be used for groups of local shops and businesses in existing residential areas where there is a strategic intention to maintain such uses, and the provisions of the surrounding residential zone are not appropriate.</i></p>
	<p>The site is "stand alone" therefore the application of the zone is not considered appropriate.</p>

LBZ 4	<p><i>The Local Business Zone should not be used for individual, isolated local shops or businesses within residential areas, unless:</i></p> <p><i>a) they are a use, or are of a scale, that is more appropriate for the Local Business Zone and there is an intention to maintain the use; or</i></p> <p><i>b) there is a strategic intention to expand the existing retail or business area in this locality consistent with the relevant regional land use strategy, or supported by more detailed local strategic analysis consistent with the relevant regional land use strategy and endorsed by the relevant council.</i></p>
	The site is considered to meet the standard (a).

3.60.2 Recommendation

The current zone is to be retained.

3.61 Site #61 - 63-67 Ravenswood Road, Ravenswood

Description:

Site No. 61	
Volume	20590
Folio	3 & 4
PID	6924909
Address	65-67 Ravenswood Road, Ravenswood
Name/Use	Local shopping centre of 5 shops
Size	721m ² +726m ²
Owner	GGD Howell
Zone	Local Business
Overlays	Potentially contaminated
Infrastructure	Fully serviced
Approvals	No recent approvals
Access	Ravenswood

Photos:



3.61.1 Appropriateness of Local Business Zone

The following looks at whether or not the site meets the purpose of the Local Business Zone and if it is able to meet the zone application guidelines.

LBZ 1	<i>The Local Business Zone should be applied to land within urban settlements which provides, or is intended to provide, for the business, commercial and community functions within:</i> a) <i>local shopping strips; or</i> b) <i>town centres for some smaller settlements.</i>
	The building was constructed in 1970 and has continued to be used since that time. While the tenancies have not all continually been used the zoning status of the site accords with a).
LBZ 2	<i>The Local Business Zone may be applied to:</i> a) <i>Local Centres and the lower order Minor or Neighbourhood Centres in the Activity Centre Network under the Southern Tasmania Regional Land Use Strategy;</i> b) <i>Local or Minor Centres and the Neighbourhood or Rural Town Centres in the Regional Activity Centre Hierarchy under the Regional Land Use Strategy of Northern Tasmania; and</i> c) <i>the main retail and business areas of Local Service Centres and Localities in the activity centres description in the Cradle Coast Regional Land Use Strategy.</i>
	The isolated Local Business Zone is considered to comply with b) and the current zoning is appropriate.
LBZ 3	<i>The Local Business Zone may be used for groups of local shops and businesses in existing residential areas where there is a strategic intention to maintain such uses, and the provisions of the surrounding residential zone are not appropriate.</i>
	The site meets this provision as it represents a cluster of local shops.
LBZ 4	<i>The Local Business Zone should not be used for individual, isolated local shops or businesses within residential areas, unless:</i> a) <i>they are a use, or are of a scale, that is more appropriate for the Local Business Zone and there is an intention to maintain the use; or</i> b) <i>there is a strategic intention to expand the existing retail or business area in this locality consistent with the relevant regional land use strategy, or supported by more detailed local strategic analysis consistent with the relevant regional land use strategy and endorsed by the relevant council.</i>
	The site is considered to meet a).

3.61.2 Recommendation

The current Local Business zone is to be retained.

3.62 Site #62 - 24 Mulgrave Street, South Launceston

Description:

Site No. 62	
Volume	117345
Folio	1

PID	6625327
Address	24 Mulgrave Street, South Launceston
Name/Use	Mulgrave Street Newsagency
Size	245m ²
Owner	SW Beams & JL Beams
Zone	Local Business
Overlays	No
Infrastructure	Fully Serviced
Approvals	No recent approvals
Access	No vehicle access

Photo:



3.62.1 Appropriateness of Local Business Zone

The following looks at whether or not the site meets the purpose of the Local Business Zone and if it is able to meet the zone application guidelines.

LBZ 1	<p><i>The Local Business Zone should be applied to land within urban settlements which provides, or is intended to provide, for the business, commercial and community functions within:</i></p> <p><i>a) local shopping strips; or</i></p> <p><i>b) town centres for some smaller settlements.</i></p>
	<p>The site appears to have been constructed with two shops in 1900 and while now only one tenancy has been used as such since. The area has a mixed use character, with the LGH and associated buildings and The Charles complex of Hotel and offices are all within 5 minutes walk to the east and north, commercial uses along Howick Street to the north west, and residential to the east, west and south.</p>
LBZ 2	<p><i>The Local Business Zone may be applied to:</i></p> <p><i>a) Local Centres and the lower order Minor or Neighbourhood Centres in the Activity Centre Network under the Southern Tasmania Regional Land Use Strategy;</i></p>

	<p>b) <i>Local or Minor Centres and the Neighbourhood or Rural Town Centres in the Regional Activity Centre Hierarchy under the Regional Land Use Strategy of Northern Tasmania; and</i></p> <p>c) <i>the main retail and business areas of Local Service Centres and Localities in the activity centres description in the Cradle Coast Regional Land Use Strategy.</i></p>
	The site has an isolated Local Business Zone and is immediately surrounded by land developed and used for the single dwellings and zoned Inner Residential. The surrounding land is to be zoned general residential which would cause the existing use to be prohibited. A retention of the zone is therefore recommended.
LBZ 3	<i>The Local Business Zone may be used for groups of local shops and businesses in existing residential areas where there is a strategic intention to maintain such uses, and the provisions of the surrounding residential zone are not appropriate.</i>
	The site is "stand alone" but in a mixed area and does not impact on the amenity of the area.
LBZ 4	<p><i>The Local Business Zone should not be used for individual, isolated local shops or businesses within residential areas, unless:</i></p> <p>a) <i>they are a use, or are of a scale, that is more appropriate for the Local Business Zone and there is an intention to maintain the use; or</i></p> <p>b) <i>there is a strategic intention to expand the existing retail or business area in this locality consistent with the relevant regional land use strategy, or supported by more detailed local strategic analysis consistent with the relevant regional land use strategy and endorsed by the relevant council.</i></p>
	The site is "stand alone" but the long standing nature of the use and the context of the site warrant retention of the zone at this stage.

3.62.2 Recommendation

The site is to retain its Local Business zoning.

3.63 Site #63 - 2 Dilston Road, Dilston

Description:

Site No. 23	
Volume	172761
Folio	1
PID	127060
Address	2 Dilston Road, Dilston (consists of 2 and 8 Dilston Road)
Name/Use	Once known as Bohemian Restaurant
Size	4512m ²
Owner	JJ & E Rainbird
Zone	Local Business with portion of Rural Living
Overlays	No overlays
Infrastructure	Reticulated water
Approvals	In 1997 was valued as a House and Restaurant.

	Current valuation Dwelling BA0186/2003 converted building to a dwelling only.
Access	Dilston Road

Photo:



3.23.1 Appropriateness of Local Business Zone

The following looks at whether or not the site meets the purpose of the Local Business Zone and if it is able to meet the zone application guidelines.

The purpose of the Local Business Zone is:

- 14.1.1 To provide for business, retail, administrative, professional, community and entertainment functions which meet the needs of a local area.
- 14.1.2 To ensure that the type and scale of use and development does not compromise or distort the activity centre hierarchy.
- 14.1.3 To encourage activity at pedestrian levels with active frontages and shop windows offering interest and engagement to shoppers.
- 14.1.4 To encourage Residential and Visitor Accommodation use if it supports the viability of the activity centre and an active street frontage is maintained.

LBZ 1	<i>The Local Business Zone should be applied to land within urban settlements which provides, or is intended to provide, for the business, commercial and community functions within:</i> a) <i>local shopping strips; or</i> b) <i>town centres for some smaller settlements.</i>
	The land is not in an urban setting or local shopping strip. Records note it has been used only as a dwelling since 2000. The local business zone

	appears to have historically been applied because of the operation of the restaurant
LBZ 2	<i>The Local Business Zone may be applied to:</i> a) <i>Local Centres and the lower order Minor or Neighbourhood Centres in the Activity Centre Network under the Southern Tasmania Regional Land Use Strategy;</i> b) <i>Local or Minor Centres and the Neighbourhood or Rural Town Centres in the Regional Activity Centre Hierarchy under the Regional Land Use Strategy of Northern Tasmania; and</i> c) <i>the main retail and business areas of Local Service Centres and Localities in the activity centres description in the Cradle Coast Regional Land Use Strategy.</i>
	If the restaurant was still operating the Local Business zone may have been appropriate under b) but this is no longer applicable.
LBZ 3	<i>The Local Business Zone may be used for groups of local shops and businesses in existing residential areas where there is a strategic intention to maintain such uses, and the provisions of the surrounding residential zone are not appropriate.</i>
	The zone is no longer applicable as the property has been altered to a dwelling (note BA0186/2003).
LBZ 4	<i>The Local Business Zone should not be used for individual, isolated local shops or businesses within residential areas, unless:</i> a) <i>they are a use, or are of a scale, that is more appropriate for the Local Business Zone and there is an intention to maintain the use; or</i> b) <i>there is a strategic intention to expand the existing retail or business area in this locality consistent with the relevant regional land use strategy, or supported by more detailed local strategic analysis consistent with the relevant regional land use strategy and endorsed by the relevant council.</i>
	The site does not justify the application of the Local Business zone.

3.23.1 Appropriateness of Rural Living Zone

The following looks at whether or not the site meets the purpose of the Rural Living Zone and if it is able to meet the zone application guidelines.

The purpose of the Rural Living Zone is:

- 11.1.1 To provide for residential use or development in a rural setting where:
 - (a) services are limited; or
 - (b) existing natural and landscape values are to be retained.
- 11.1.2 To provide for compatible agricultural use and development that does not adversely impact on residential amenity.
- 11.1.3 To provide for other use or development that does not cause an unreasonable loss of amenity, through noise, scale, intensity, traffic generation and movement, or other off site impacts.
- 11.1.4 To provide for Visitor Accommodation that is compatible with residential character.

RLZ 1	The Rural Living Zone should be applied to:
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	<p>(a) <i>residential areas with larger lots, where existing and intended use is a mix between residential and lower order rural activities (e.g. hobby farming), but priority is given to the protection of residential amenity; or</i></p> <p>(b) <i>land that is currently a Rural Living Zone within an interim planning scheme or a section 29 planning scheme,</i></p> <p><i>unless RLZ 4 below applies.</i></p>
	<p>The site is primarily zoned Local Business but has been recognised as a single dwelling since 2003. A corner of the site is zoned Rural living which is the zone of adjoining land on this eastern side of John Lees Drive. The site has an area of 4512m², again similar to adjoining parcels . A change in zoning will ensure the existing residential amenity is protected.</p>
RLZ 2	<p><i>The Rural Living Zone should not be applied to land that is not currently within an interim planning scheme Rural Living Zone, unless:</i></p> <p>(a) <i>consistent with the relevant regional land use strategy, or supported by more detailed local strategic analysis consistent with the relevant regional land use strategy and endorsed by the relevant council; or</i></p> <p>(b) <i>the land is within the Environmental Living Zone in an interim planning scheme and the primary strategic intention is for residential use and development within a rural setting and a similar minimum allowable lot size is being applied, such as, applying the Rural Living Zone D where the minimum lot size is 10 ha or greater.</i></p>
	<p>Part of the site is zoned Rural Living and a change to the major part of the property will allow consistency for the site and surrounding area.</p>
RLZ 3	<p><i>The differentiation between Rural Living Zone A, Rural Living Zone B, Rural Living Zone C or Rural Living Zone D should be based on :</i></p> <p>(a) <i>a reflection of the existing pattern and density of development within the rural living area; or</i></p> <p><i>further strategic justification to support the chosen minimum lot sizes consistent with the relevant regional land use strategy, or supported by more detailed local strategic analysis consistent with the relevant regional land use strategy and endorsed by the relevant council.</i></p>
	<p>The surrounding zoning will be Rural Living Zone A and it seems logical for this site to fall into this category also.</p>

3.63.3 Recommendation

It is recommended that the zoning be altered to Rural Living.

3.64 Site #64 - 725 John Lees Drive Dilston

Description:

Site No. 23	
Volume	40977
Folio	1

PID	26408
Address	725 John Lees Drive Dilston
Name/Use	Windermere Shop
Size	1.42 ha
Owner	NL & WJ Tresidder
Zone	Rural resource
Overlays	South western corner Scenic Management
Infrastructure	Reticulated water
Approvals	Many approvals have been granted for the site with the most recent DA0361/2012 - Construction of a building - pergola and extension to shop (vary front setback)
Access	Windermere Road

Photo:



3.64.1 Appropriateness of Rural Resource Zone

The following looks at whether or not the site meets the purpose of the Rural Resource Zone and if it is able to meet the zone application guidelines.

The purpose of the Rural Zone is:

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.

RZ 1	The Rural Zone should be applied to land in non-urban areas with limited or no potential for agriculture as a consequence of topographical, environmental or other characteristics of the area, and which is not more appropriately included within the Landscape Conservation Zone or Environmental Management Zone for the protection of specific values.
	The site is used for a Local Shop, Visitor accommodation and residence. Its minimal land area restricts its use for any agricultural pursuits. Records acknowledge the construction of a house and a shop in 1960.
RZ 2	The Rural Zone should only be applied after considering whether the land is suitable for the Agriculture Zone in accordance with the 'Land Potentially Suitable for Agriculture Zone' layer published on the LIST.
	The site has a land capability of 5
RZ 3	The Rural Zone may be applied to land identified in the 'Land Potentially Suitable for Agriculture Zone' layer, if: <ul style="list-style-type: none"> (a) it can be demonstrated that the land has limited or no potential for agricultural use and is not integral to the management of a larger farm holding that will be within the Agriculture Zone; (b) it can be demonstrated that there are significant constraints to agricultural use occurring on the land; (c) the land is identified for the protection of a strategically important naturally occurring resource which is more appropriately located in the Rural Zone and is supported by strategic analysis; (d) the land is identified for a strategically important use or development that is more appropriately located in the Rural Zone and is supported by strategic analysis; or (e) it can be demonstrated, by strategic analysis, that the Rural Zone is otherwise more appropriate for the land.
	Given the land capability, land size, continued use of the site with a shop and appropriately prominent location for the existing use, a change to an agricultural use is limited.

3.64.2 Appropriateness of Local Business Zone

The purpose of the Local Business Zone is:

14.1.1 To provide for business, retail, administrative, professional, community and entertainment functions which meet the needs of a local area.

14.1.2 To ensure that the type and scale of use and development does not compromise or distort the activity centre hierarchy.

- 14.1.3 To encourage activity at pedestrian levels with active frontages and shop windows offering interest and engagement to shoppers.
- 14.1.4 To encourage Residential and Visitor Accommodation use if it supports the viability of the activity centre and an active street frontage is maintained.

<i>LBZ 1</i>	<i>The Local Business Zone should be applied to land within urban settlements which provides, or is intended to provide, for the business, commercial and community functions within:</i> a) <i>local shopping strips; or</i> b) <i>town centres for some smaller settlements.</i>
	The land is not in an urban setting but has an enduring use as a local shop having been constructed in 1960.
<i>LBZ 2</i>	<i>The Local Business Zone may be applied to:</i> a) <i>Local Centres and the lower order Minor or Neighbourhood Centres in the Activity Centre Network under the Southern Tasmania Regional Land Use Strategy;</i> b) <i>Local or Minor Centres and the Neighbourhood or Rural Town Centres in the Regional Activity Centre Hierarchy under the Regional Land Use Strategy of Northern Tasmania; and</i> c) <i>the main retail and business areas of Local Service Centres and Localities in the activity centres description in the Cradle Coast Regional Land Use Strategy.</i>
	The site serves the rural/semi rural area of Windermere and Dilston where the uses promote local activity and are appropriate for the local area.
<i>LBZ 3</i>	<i>The Local Business Zone may be used for groups of local shops and businesses in existing residential areas where there is a strategic intention to maintain such uses, and the provisions of the surrounding residential zone are not appropriate.</i>
	<i>The application of the local business zone enables the existing long term uses to be permissible in the zone. A local shop is prohibited under the sites current rural zone.</i>
<i>LBZ 4</i>	<i>The Local Business Zone should not be used for individual, isolated local shops or businesses within residential areas, unless:</i> a) <i>they are a use, or are of a scale, that is more appropriate for the Local Business Zone and there is an intention to maintain the use; or</i> b) <i>there is a strategic intention to expand the existing retail or business area in this locality consistent with the relevant regional land use strategy, or supported by more detailed local strategic analysis consistent with the relevant regional land use strategy and endorsed by the relevant council.</i>
	Although the site is isolated the existing uses serve the local community as well as visitors to the area which is acknowledged as part of a tourist drive around the Tamar and facilitates economic growth in the area.

3.64.3 Recommendation

It is recommended that the zoning be altered to Local Business.

4 Northern Regional Land Use Strategy (NRLUS)

The proposed zoning changes are primarily proposed for properties established when basic provisions of groceries and possible ancillary postal/newsagent services were provided within walking distance of residential properties. At such times families probably had only one vehicle, larger supermarkets were visited once a week and weren't open for extended hours 7 days per week. As residential zones in the SPPs will allow for low impact commercial uses, provision of the residential zones helps to retain residential amenity and supports to the various scales of the business/retail hierarchy.

5 Schedule 1 Objectives of LUPAA

The proposed changes are considered to provide more consistency with current uses of land and the preferred zoning of land to particularly comply with Part 1 (b) to provide for the fair, orderly and sustainable use and development of air, land and (d) to facilitate economic development.

6 Conclusion

It is recommended to change the zoning of 28 properties as follows:

ADDRESS	EXISTING ZONE	RECOMMENDED ZONE
21-23 Holbrook St, Invermay	Local Business	General Residential
257 Invermay Rd, Invermay	Local Business	Inner Residential
27 Bryan St, Invermay	Local Business	General Residential
29 Bryan St, Invermay	Local Business	General Residential
34 Mayne St, Invermay	Local Business	General Residential
61 Herbert St, Invermay	Local Business	General Residential
138 George Town Rd, Newnham	Local Business	General Residential
63 George Town Rd, Newnham	Local Business	General Residential
97 George Town Rd, Newnham	Local Business	General Residential
39 Campbell St, Newstead	Local Business	General Residential
42 Wentworth St, Newstead	Local Business	General Residential
8 Blenheim St, Norwood	Local Business	General Residential
196 Penquite Rd, Norwood	Local Business	General Residential
187 Wellington St, Launceston	Inner Residential	Local Business
19-21 Mitchell St, Mayfield	Local Business	General Residential
1 Mangin St & 14 Foch St, Mowbray	Local Business	General Residential
111 Vermont Road, Mowbray	Local Business	General Residential
11 George Town Rd, Newnham	Local Business	General Residential
8 Tasman Highway, Waverley	Local Business	General Residential

3 Brougham St, West Launceston	Inner Residential	Local Business
346 Upper York St, West Launceston	Local Business	General Residential
12 Alma St, Youngtown	Local Business	General Residential
2A Woolven St, Youngtown	Local Business	General Residential
437 Hobart Road, Youngtown	Local Business	General Residential
57 Punchbowl Road, Punchbowl	Local Business	General Residential
59 Punchbowl Road, Punchbowl	Local Business	General Residential
2 Dilston Road, Dilston	Local Business	Rural Living Zone A
725 John Lees Drive, Dilston	Rural Living	Local Business