

Tasmanian Planning Scheme

Business and Commercial Zones – Fact Sheet

Purpose

This fact sheet gives an overview of the zones in the Tasmanian Planning Scheme for business and commercial uses in urban areas.

What is a zone?

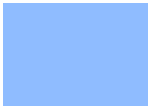

A zone groups land that has one main use or purpose in common.

What do business and commercial zones do?

Business and commercial zones identify land that is most suitable for urban businesses to locate. They are distinct from other related zones for industrial operations and for rural enterprises. There are also fact sheets for these zones.

There are six zones which support business and commercial uses in the Tasmanian Planning Scheme.

Table 1: Purposes of Business and Commercial zones

Zone	Main purpose	Examples
Local Business 	For business, retail, administrative, professional, community and entertainment functions at a local scale.	Local shopping areas in metro regions, like Upper Burnie and Newstead. Central areas of smaller towns, like Orford, Forth and Exeter.
General Business 	For business, retail, administrative, professional, community, and entertainment functions within Tasmania's main suburban and rural centres.	Central areas of major rural towns like Oatlands, Deloraine or Smithton. Main suburban centres in metro areas like Moonah and Mowbray.
Central Business	For the concentration of the higher-order business, retail, administrative, professional, community, and entertainment	Launceston, Burnie, Devonport and Hobart CBDs.

	functions within Tasmania's primary centres.	
Commercial 	For retailing, service industries, storage and warehousing that require both large areas for the sale of goods or operational requirements and high levels of vehicle access and parking for customers.	Derwent Park, Invermay, South Burnie.
Urban Mixed Use 	To provide a mix of residential, retail, community services and commercial activities in urban locations.	Devonport and Launceston CBD fringes.
Village 	To provide for small rural centres with a mix of residential, community services and commercial activities.	Westbury, Ridgely, Campania or Hagley.
Particular Purpose 	This zone can be applied to an existing business or commercial area that may not easily fit the above. The Particular Purpose Zone provides specific/unique planning rules to deliver an intended outcome.	Cambridge Park

In addition to the main zone purpose listed in the table, all the zones have additional purposes. For the local, general and central business zones, these include encouraging people to walk (pedestrian oriented development), attracting visitors using engaging and interesting shop fronts, and allowing for other uses that complement the primary commercial use. As the Commercial Zone is mainly for retailing large items, which would need a car to be transported home, there is less emphasis on walking.

The main difference between the three business zones is their scale. The Local Business Zone is intended for local shops providing for people's daily needs, like buying bread, milk or the paper. In local centres there may also be shops like a café, chemist or hairdresser.

While zoned differently, you might also find a local childcare centre or similar community use located nearby.

In the next zone up in scale, the General Business Zone, you are likely to find a supermarket or two, and specialty stores like homewares, clothing, professional offices, specialty food stores and a choice of cafes. You might also find a health centre or a library. Think of your nearest suburban shopping centre for a familiar model.

The Central Business Zone contains all this and more. Department or chain stores, head offices of organisations, the broadest choice of specialty shops, cinemas, theatres and nightclubs, and government offices. There are also apartment buildings for residents, hotels for visitors and major educational sites.

The Urban Mixed Use Zone applies to other urban areas that sit outside this graded set of centres (planners call this an activity centre hierarchy). This zone is more common in larger urban areas, and has been applied on the fringes of the business zones. This allows businesses with lesser residential impacts to merge with residential zones.

The Village Zone recognises that many of Tasmania's rural centres grew before there was a planning system. These naturally contained a mix of uses, and this is a major part of their character. The Village Zone keeps this basic feature.

The Commercial Zone is primarily for bulky goods and service industries that require a lot of space for display and storage, for example, warehouses, furniture for home and offices, cars and building products and servicing.

Where do the business and commercial zones apply?

These zones can occur across many parts of Tasmania. However, they are applied to fit the circumstances. For example, the Flinders municipality does not apply the Central Business Zone in their area, while the Hobart municipality is less likely to need a Village Zone than a Commercial Zone.

Can anything else happen in business and commercial zones?

We want our centres to be alive with people going about their daily business, working, shopping, studying, and relaxing. The experience of lockdown reminded everyone how important centres are to us.

Business zones, therefore, support a wide number of compatible uses, with some limitations. These zones will allow residential and visitor accommodation if they support the viability of the centre and if the street level use encourages pedestrians. This is called 'active street frontage'. Most residential and visitor accommodation must therefore be above the street front, or to the rear of a site.

The use tables for each zone spell out exactly what uses are permitted and what conditions need to be met.

The Commercial Zone has the least number of compatible uses. In particular, residential use is prohibited in most commercial areas. This acknowledges that residential uses are likely to be impacted by the uses that occur in this zone. A small number of councils allow houses in commercial zones. This often reflects the existing character of an area or a desire to transition to a mix of uses.

Do I need a planning permit?

Table two is a condensed version of the use tables that appear in the Tasmanian Planning Scheme.

The * sign indicates that there is a qualification to the use. For example, for resource processing it's okay to have a brewery or cidery, but not an abattoir. Consult the Tasmanian Planning Scheme for the detail of these qualifications.

Table 2: Condensed use tables for business zones

	Local Business Zone	General Business Zone	Central Business Zone
No Permit Required	Business and professional services Food services General and retail hire Cultural values management Passive recreation Residential* Utilities*	Business and professional services Food services General and retail hire Cultural values management Passive recreation Residential* Utilities*	Business and professional services Food services General and retail hire Cultural values management Passive recreation Residential* Utilities*
Permitted	Bulky Goods Sales Community Meeting and Entertainment Educational and Occasional Care Emergency Services Hotel Industry	Bulky Goods Sales Community Meeting and Entertainment Educational and Occasional Care Emergency Services Hotel Industry	Bulky Goods Sales Community Meeting and Entertainment Educational and Occasional Care Emergency Services Hotel Industry

	Research and development Residential* Visitor accommodation* Pleasure Boat Facility*	Research and development Residential* Visitor accommodation* Pleasure Boat Facility*	Research and development Residential* Visitor accommodation* Sport and recreation
Discretionary	Equipment and Machinery Sales and Hire Manufacturing and Processing Residential* Resource processing* Service industry Sports and recreation Storage Tourist operation Transport depot and distribution Utilities Vehicle service and fuel sales Vehicle parking Visitor accommodation*	Custodial facility* Equipment and Machinery Sales and Hire Hospital services Manufacturing and Processing Residential* Resource processing* Service industry Sports and recreation Storage Tourist operation Transport depot and distribution Utilities Vehicle service and fuel sales Vehicle parking Visitor accommodation*	Custodial facility* Equipment and Machinery Sales and Hire Hospital services Manufacturing and Processing* Residential* Resource processing* Service industry* Sports and recreation* Storage* Transport depot and distribution* Utilities* Vehicle service and fuel sales Vehicle parking Visitor accommodation*
Prohibited	All other uses	All other uses	All other uses

What can I build?

The development standards across the three main business zones, the Commercial Zone and the Urban Mixed Use Zone consistently include requirements on building height, building setbacks, building design, fencing, outdoor storage areas and subdivision.

The Commercial Zone includes requirements for landscaping at the frontage, while the three main business zones and the Urban Mixed Use Zone have requirements for dwellings specifying minimum requirements for private open space and storage areas.

The Village Zone includes requirements for multiple dwellings and site coverage which reflect the zone being located in smaller rural centres.

For more information

If you want more information about a specific block in a business or commercial area and what you can build, contact your council.

To read the details of zone provisions, read clauses twelve to seventeen of the Tasmanian Planning Scheme, on www.planningtasmania.tas.gov.au

If you have general questions about the business and commercial zones, contact:

State Planning Office

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