

## TASMANIAN PLANNING SCHEME – BUSINESS AND COMMERCIAL ZONES

The Tasmanian Planning Scheme includes a suite of six zones that broadly provide for business and commercial activities. These consist of the Local Business Zone, General Business Zone, Central Business Zone, Commercial Zone, Urban Mixed Use Zone and Village Zone. These zones align with those established under Planning Directive No.1 (PDI) and used in Interim Planning Schemes.

Together, the six business and commercial zones deliver the activity centre hierarchy across Tasmania as well as reflect the centre's functions.

### What is the purpose of the business and commercial zones?

The three main business zones comprise the Local Business, General Business and Central Business zones and represent the core zones for delivering the activity centre hierarchy and reflect Tasmania's main business and retail centres.

The Local Business Zone represents the lowest order business zone and provides the functions for the local shopping strips and the town centres of smaller settlements.

The General Business Zone provides for the main suburban shopping centres and rural town centres.

The Central Business Zone is aimed at the primary activity centres which service the State or region. It provides for the concentration of higher order commercial, business, community and administrative functions in CBD city areas.

The Commercial Zone provides for the large floor area commercial businesses and service industry, mainly in the form of Bulky Goods Sales, service industry and warehousing. These uses normally require high levels of vehicle access and customer parking areas. General Retail and Hire is Discretionary in the Commercial Zone in recognition of the need to mainly focus these uses within the Business Zones.

The Urban Mixed Use Zone and the Village Zone represent the mixed use type zones for urban areas which are similar in intent to those under PDI.

The Urban Mixed Use Zone is applied to mainly metropolitan areas which have, or are desired to have, a genuine mix of uses where no particular use predominates.

The Village Zone provides for the smaller rural centres where there is an unstructured mix of residential, commercial activities and community type services and where there is a desire to maintain this mix.

## What improvements have been made to the business and commercial zones in the Tasmanian Planning Scheme?

Similar to all other zones in the Tasmanian Planning Scheme, the business and commercial zones have been drafted to provide a clear and consistent set of standards across the State.

The Tasmanian Planning Scheme addresses the considerable variation that exists in Interim Planning Schemes for use and development standards across the business and commercial zones.

Additional improvements include:

- providing a clear grading of planning rules across business and commercial zones with requirements such as building height varying to reflect the characteristics and functions of the zone;
- removing excessive regulations on how business can operate, including providing for a range of No Permit Required uses to reflect the purpose of the zones such as Business and Professional Services, Food Services and General Retail and Hire; and
- providing for small-scale food and beverage manufacturers across the business and commercial zones such as breweries, distilleries, cideries, bakeries and confectionaries;
- providing considerable scope for housing in the form of shop-top housing in the three main business zones to foster activity and vibrancy within our business and retail centres; and
- requirements to promote active street frontages and address crime prevention and safety matters.

Furthermore, there have been considerable improvements in the way that issues such as parking and signs are managed through codes in the Tasmanian Planning Scheme for the business and commercial zones. These include:

- avoiding excessive regulation through the codes, without compromising sensible, practical and workable planning requirements; and
- providing flexibility for councils to nominate areas which are exempt from the need to provide on-site car parking to make better use of key business and retail floor space and encourage other forms of transport.

## What are the requirements in the business and commercial zones?

The Tasmanian Planning Scheme includes a high degree of similarity between the standards in the three business zones, including the Use Tables.

There are also many similarities between the three business zones and the Commercial Zone and Urban Mixed Use Zone. It is mainly the numerical values in the standards that differ between the zones, for example building height. This is intentional to provide a clear grading of zones to reflect

characteristics and functions of each group of centres.

This approach acknowledges that similar types of uses generally occur across the business zones with the key differences being the scale and intensity of the use. The use standards in the zones also reflect this approach.

The Village Zone is intentionally different to the other business and commercial zones to reflect the differences between the urban and rural settings in which the zones will be applied.

The three main business zones, the Commercial Zone and the Urban Mixed Use Zone include requirements on hours of operation, external lighting and commercial vehicle movements, but only for areas at the interface with residential zones. This approach allows a large proportion of the zones to be unhindered by these requirements, while also protecting residential amenity at the interface.

The Village Zone extends the requirements on hours of operation, external lighting and commercial vehicle movements to the entirety of the zone, which reflects the higher proportion of residences that are likely to occur in the zone.

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.

Below is summary of the key Permitted numerical standards for the six zones:

Standard	Local Business Zone	General Business Zone	Central Business Zone	Commercial Zone	Urban Mixed Use Zone	Village Zone
Building Height	9m	12m or 8.5m if adjoining residential zone	20m* or 8.5m if adjoining residential zone	12m or 8.5m if adjoining residential zone	10m or 8.5m if adjoining residential zone	8.5m
Front Setback	0m or consistent with adjoining buildings	0m or consistent with adjoining buildings	0m or consistent with adjoining buildings	5.5m or consistent with existing or adjoining buildings	3m or consistent with existing or adjoining buildings	4.5m or consistent with existing or adjoining buildings
Side & Rear Setback	4m or half wall height if adjoining residential zone	5m or half wall height if adjoining residential zone	6m or half wall height if adjoining residential zone	4m or half wall height if adjoining residential zone	3m or half wall height	3m or half wall height
Site coverage	nil	nil	nil	nil	nil	50%
Min. Lot Size	200m <sup>2</sup>	100m <sup>2</sup>	45m <sup>2</sup>	1000m <sup>2</sup>	300m <sup>2</sup>	600m <sup>2</sup>
Min. Building Area	10m x 12m	nil	nil	15m x 20m	10m X 15m	10m x 15m
Min. Frontage	3.6m	3.6m	3.6m	20m	3.6m	10m

\* Where justified, more detailed height controls can be provided through the Local Provisions Schedule, e.g. Hobart CBD.

## Where can I get more information about the Tasmanian Planning Scheme?

General information about the Tasmanian Planning Scheme and the preparation of Local Provisions Schedules can be found on the [Tasmanian Planning Reform website](#).

General enquiries about the preparation of the Tasmanian Planning Scheme should be directed to:

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GPO Box 825 HOBART TAS 7001  
Ph (03) 6166 1429  
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Enquiries on the public exhibition and assessment process should be directed to:

The Tasmanian Planning Commission  
Level 3, 144 Macquarie Street, Hobart  
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