



3347 Huon Hwy



Figure 1. Site location and existing zoning

Planning Authority response	<p>The purpose of the particular purpose zone is to provide for boat and ship building activities alongside education, recreation and tourism activities. It is not clear how the introduction of additional allowable uses such as Business and Professional Services, Residential, and Storage would be consistent with the purpose of the zones. Whilst it is recognised that having a building in this location remain vacant is not in the community or town's interest, <u>such significant changes to the use table of a particular purpose zone requires detailed strategic analysis</u> and potentially other changes to the provisions in the zone before consideration of approval by the Planning Authority could occur.</p>
-----------------------------	--

HUO-P3.2.1 Local Area Objectives – Franklin Evaporators	Inconsistencies between the Use Table and the Zone Purpose/Local Area Objectives
<p>(a) the former industrial site, Franklin Evaporators (folio of the Register 45212/1), to become a tourism drawcard with a range of uses that complement and benefit from proximity to established boat building facilities and the Huon River.</p> <p>(b) To provide for a range of complementary uses.</p>	<ul style="list-style-type: none"> • The Local Area Objectives for the Franklin Evaporators site emphasises the need for uses that complement established boat building facilities. • The existing Use Table includes very limited opportunity for “a range of uses that <u>complement and benefit from proximity</u> to established boat building facilities and the Huon River”. • Rather than complementing established boat building facilities, the existing Use Table primarily allows for activities that replicate and compete with them.

Use Class	Qualification	Suggested Additional Use Classes
No Permit Required		
Natural and Cultural Values Management		
Passive Recreation		
Permitted		
Educational and Occasional Care	If not for a childcare centre, day respite facility, kindergarten and primary school.	
General Retail and Hire	If related to boating or shipping.	
Manufacturing and Processing	If related to boat or ship building.	
Service Industry	If for the cleaning, maintenance or repair of boats or ships.	
Sports and Recreation	If for an outdoor recreation facility.	
Discretionary		
Community Meeting and Entertainment		Bulky Goods Sales
Food Services		Business and Professional Services
General Retail and Hire	If not for department store or supermarket.	Equipment and Machinery Sales and Hire
Hotel Industry	If located on Folio of the Register 172539/1.	Manufacturing and Processing
Pleasure Boat Facility		Residential
Port and Shipping		Service Industry
Research and Development		Sports and Recreation
Resource Processing		Storage
Tourism Operation		
Visitor Accommodation	If located on Folio of the Register 172539/1.	
Prohibited		
All other uses		