

**STRLUS UGB Updates - Stage 1: Identified Sites (March 2023)**

<b>Site: East Derwent Highway, Risdon</b>	
Municipality	Clarence
Area	74.0 ha (approx.)
Current Zoning(s)	Local Business, Rural Living Zone B, Community Purpose
Current Use(s)	Prison Complex, Tavern, Holiday Cabins, Retirement Living, Vacant Land
Reason for Inclusion within the UGB	Logical extension. The land forms part of the existing urban footprint.



Site: Rokeby Hills – Tranmere - Droughty Point	
Municipality	Clarence
Area	300 ha (approx.)
Current Zoning(s)	Low Density Residential, Open Spcae, Landscape Conservation, Utilities
Current Use(s)	Residential, vacant, water infrastructure
Reason for Inclusion within the UGB	Anomaly. Removal of the UGB is consistant with similar locations within the municipality which are fully surrounded by urban development, namely; Natone Hill, Gordons Hill and Rosny Hill.

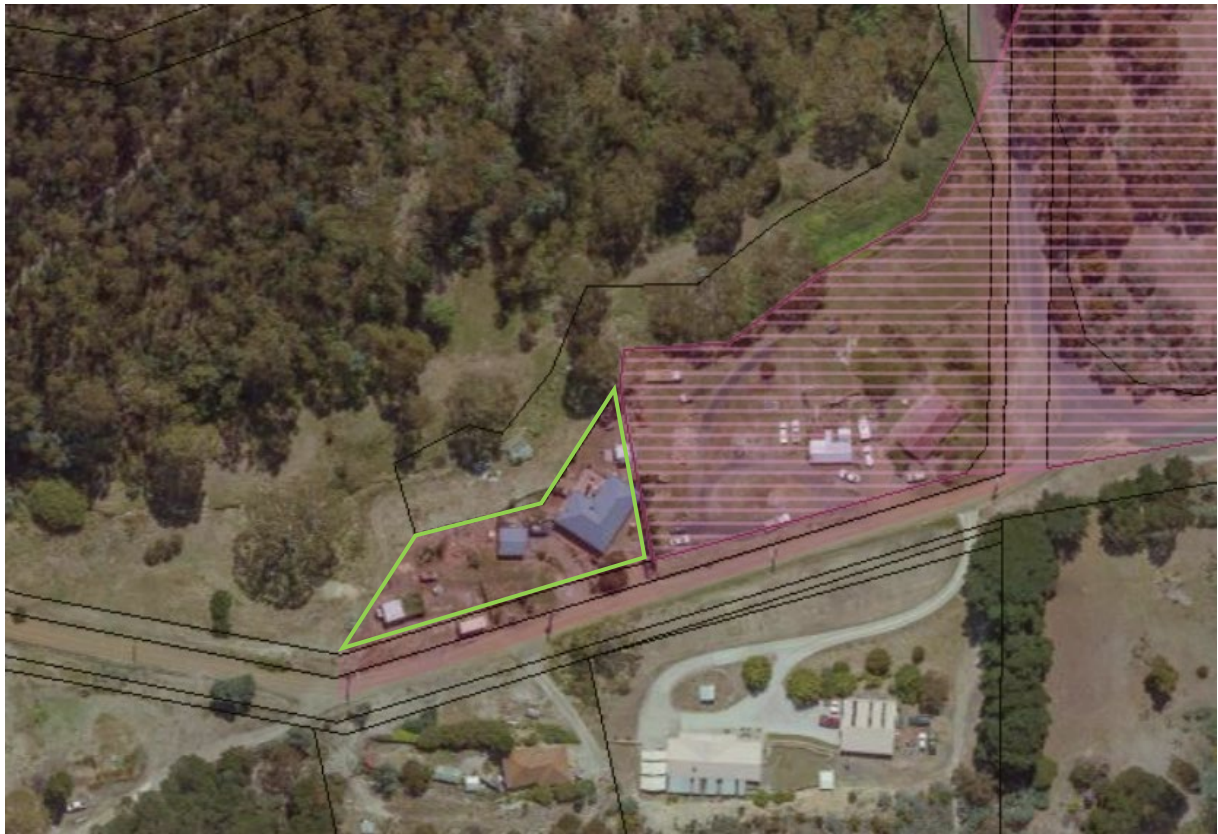




<b>Site: Spring Farm Estate, Kingston</b>	
Municipality	Kingborough
Area	8.50 ha
Current Zoning(s)	General Residential
Current Use(s)	Residential
Reason for Inclusion within the UGB	Anomaly/correction. Already zoned for residential use and fully developed.



<b>Site: 240 Abbotsfield Road, Claremont (part)</b>	
Municipality	Glenorchy
Area	0.16 ha
Current Zoning(s)	General Residential
Current Use(s)	House and adjoining land, portion of larger parcel zoned landscape Conservation
Reason for Inclusion within the UGB	Anomaly/correction. Already zoned and used for residential purposes.





<b>Site: 28 Jackson Street, Glenorchy (part)</b>	
Municipality	Glenorchy
Area	0.39 ha
Current Zoning(s)	General Residential
Current Use(s)	Vacant land, residential portion or larger title zoned Landscape Conservation
Reason for Inclusion within the UGB	Anomaly/correction. Already zoned for residential use and connected to existing road network.



<b>Site: 73A, 73B and 73C Russell Road, Claremont</b>	
Municipality	Glenorchy
Area	0.94 ha
Current Zoning(s)	Low Density Residential
Current Use	Residential comprising balance of existing residential properties (73B and 73C) and vacant land (73A)
Reason for Inclusion within the UGB	Anomaly/correction. Already zoned for residential use comprising balance land for existing residential properties.





<b>Site: Main Road and Henry Streets, Sorell</b>	
Municipality	Sorell
Area	1.9 ha
Current Zoning(s)	Light Industrial and Open Space
Current Use	Landscape and rural supplies, construction and open space
Reason for Inclusion within the UGB	Anomaly/correction. Already used for urban purposes and directly adjacent to UGB.



<b>Site: Henry Street, Sorell</b>	
Municipality	Sorell
Area	6.5 ha
Current Zoning(s)	Utilities, Rural and Community Purpose
Current Use	Landscape and rural supplies, construction and open space
Reason for Inclusion within the UGB	Anomaly/correction. Already used for urban purposes and adjacent to UGB.





<b>Site: Tasman Highway, Sorell</b>	
Municipality	Sorell
Area	1.0 ha
Current Zoning(s)	Utilities
Current Use	Former road quarry site.
Reason for Inclusion within the UGB	Anomaly. Privately owned former quarry site. Part of urban footprint.



<b>Site: Tasman Highway, Sorell</b>	
Municipality	Sorell
Area	6.6 ha
Current Zoning(s)	Utilities
Current Use	Road Reserve
Reason for Inclusion within the UGB	Correction. Amendment to reflect recently constructed road infrastructure.





<b>Site: Main Road, Sorell</b>	
Municipality	Sorell
Area	33.5 ha
Current Zoning(s)	Rural
Current Use	Poultry Farm
Reason for Inclusion within the UGB	Logical extension. A change in management practices at the Poultry Farm may allow for areas of the site to be used for industrial or light industrial purposes.



<b>Site: Brighton Road, Brighton</b>	
Municipality	Brighton
Area	62.0 ha
Current Zoning(s)	Industrial, Environmental Management, Rural, Utilities
Current Use	Industrial, Residential, Vacant, Roads
Reason for Inclusion within the UGB	Logical extension. Connects industrial estate with southern edge of existing urban area.





<b>Site: Ashgrove Crescent, Old Beach</b>	
Municipality	Brighton
Area	7.0 ha
Current Zoning(s)	General Residential, Rural Living
Current Use	Residential, vacant land
Reason for Inclusion within the UGB	Logical extension. Already zoned and developed for residential use. Located immediately adjacent to land identified for potential future expansion of the UGB (refer Brighton Structure Plan August 2018 - Site 9: Old Beach Quarry).

