

## TASMANIAN PLANNING SCHEME – RESIDENTIAL DEVELOPMENT

The Tasmanian Planning Scheme provides for housing across 14 Zones. These are the General Residential, Inner Residential, Low Density Residential, Rural Living, Village, Urban Mixed Use, Local Business, General Business, Central Business, Rural, Agricultural, Landscape Conservation, Environmental Management, and Major Tourism Zones.

The Tasmanian Planning Scheme builds on the work of *Planning Directive PD4.1 – Standards for Residential Development in the General Residential (PD4.1)* by providing consistent standards for residential development in all relevant zones across the State.

### What improvements does the Tasmanian Planning Scheme bring for residential development?

The Tasmanian Planning Scheme builds on the work of PD4.1 and ensures the standards for consideration of new houses are consistent across the State. This means equity and fairness for building a house in any location in the State.

As a consequence of PD4.1, there is already a high degree of commonality between the provisions in the General Residential Zone across interim planning schemes.

The Tasmanian Planning Scheme extends the commonality to all residential zones.

PD4.1, which Councils have been operating with in the General Residential Zone, will continue to be in place but the standards have been amended to remove unnecessary requirements such as having outdoor living space directly accessible from a living room and the requirement for a percentage of windows to be facing in a northerly direction for dwellings.

Importantly, the density requirements for housing in the State will now be the same, with each zone having standardised minimum lot sizes, again ensuring equity across the State.

The Tasmanian Planning Scheme provides for housing in 14 zones, with five of these zones providing a No Permit Required pathway for a single house. These zones include the General Residential, Inner Residential, Low Density Residential, Rural Living and Village zones.

This means if the house complies with the Acceptable Solutions in the development standards in these zones and applicable codes, no planning approvals are necessary.

In addition, the Tasmanian Planning Scheme provides clarity regarding the codes, which apply to specific zones. Clear policy intent has been to avoid undermining the purpose

of key urban development zones by the inappropriate application of codes.

To enhance liveability, these residential zones also allow a range of small-scale business and retail uses to activate and encourage walkability within our communities. The zone requirements also ensure appropriate amenity is maintained by ensuring any business and retail uses are of an appropriate scale for the residential zone.

### How is local character protected in the residential zones?

Local character will also be protected through the Tasmanian Planning Scheme through the application of the Local Historic Heritage Code and local area objectives. There are also opportunities for specific area plans to manage the unique areas of the State.

While the Tasmanian Planning Scheme provides for standardised requirements for residential development across the State, they do not dictate the design of our urban areas.

Homeowners, builders and designers remain free to design a variety of housing types and designs within the standardised requirements.

### What is the purpose of the three main residential zones?

The three main residential zones include the General Residential Zone, Inner Residential Zone and the Low Density Residential Zone.

There is a clear graduation between the requirements of the three main residential

zones from higher density as characterised in the Inner Residential Zone, through to the Low Density Residential Zone.

The General Residential Zone is the common residential zone in our urban areas. It provides for a range of housing types in areas where full infrastructure services, such as reticulated water and sewerage systems, are available.

The permitted minimum lot size of 450m<sup>2</sup> in the General Residential Zone matches that in all Southern Interim Planning Schemes and aims to provide for the efficient use of land and infrastructure.

The Inner Residential Zone is intended for inner urban areas in proximity to the main activity centres and along the key transit corridors.

The development standards in the Inner Residential Zone are based on those in PD4.I, but aim to achieve a higher density residential development with residential amenity focussed on its walkability or ease of access to public transport, local services, parks and the main activity centres.

The permitted minimum lots size in the Inner Residential Zone of 200m<sup>2</sup> is largely consistent with all interim planning schemes that currently use this zone.

The Low Density Residential Zone provides for our residential areas where there are constraints to development that limit the density, location or form of development. Such constraints may include limited infrastructure services or environmental constraints.

The Low Density Residential Zone development standards provide greater

setbacks and a larger permitted minimum lot size of 1500m<sup>2</sup>.

## 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:

Planning Policy Unit, Department of Justice  
GPO Box 825 HOBART TAS 7001  
Ph (03) 6166 1429  
email [planning.unit@justice.tas.gov.au](mailto:planning.unit@justice.tas.gov.au)

Enquiries on the public exhibition and assessment process should be directed to:

The Tasmanian Planning Commission  
Level 3, 144 Macquarie Street, Hobart  
GPO Box 1691 HOBART TAS 7001  
Ph (03) 6165 6828  
email [tpc@planning.tas.gov.au](mailto:tpc@planning.tas.gov.au)

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