

## TASMANIAN PLANNING SCHEME – RURAL LIVING AREAS

Tasmanians have always valued the ability to live in a rural setting and is an attractive lifestyle choice for many in our community, including hobby farmers. Under the Tasmanian Planning Scheme, there will be greater certainty and consistency for these areas.

### How does the Tasmanian Planning Scheme manage rural living areas?

Under the Tasmanian Planning Scheme, the Rural Living Zone will continue to provide for residential use or development on large lots in a rural setting.

The Rural Living Zone is one of the 23 standard zones in the Tasmanian Planning Scheme, and provides for the transition from the three core residential zones (General Residential, Inner Residential and Low Density Residential zones) through to the rural zones (Rural and Agriculture zones).

Currently, the Rural Living Zone is inconsistency applied through interim planning schemes, with different standards and minimum lot sizes across the State. Interim planning schemes also utilise the Environmental Living Zone, which is applied to some former rural living areas that contain natural values.

The Tasmanian Planning Scheme makes a break from the current situation by providing clarity and consistency for our rural living areas.

The Rural Living Zone provides for the application of four minimum lot sizes, which planning authorities may chose based upon the existing or desired pattern of development in the particular area:

- Rural Living A 1ha;
- Rural Living B 2ha;
- Rural Living C 5ha; or
- Rural Living D 10ha.

Future and current owners of land in the Rural Living Zone will now also have clarity regarding the service infrastructure expectations for land in this zone, such as reticulated water and sewerage.

Unlike the current situation in interim planning schemes, the Tasmanian Planning Scheme actively reduces potential land use conflict between housing and farming by requiring a house to be setback 200m from an Agriculture Zone.

The Tasmanian Planning Scheme also includes the recalibration of the interim planning scheme Environmental Living Zone. The Environmental Living Zone was first

used in interim planning schemes, and it provides for residential development in areas characterised by native vegetation cover and other landscape values. This established competing priorities between residential development and the protection of natural and landscape values.

The Tasmanian Planning Scheme avoids the competing priorities of the Environmental Living Zone through the creation of the Landscape Conservation Zone.

The Landscape Conservation Zone instead provides a clear priority for the protection of landscape values with residential development largely being discretionary.

The Rural Living Zone provides for areas where residential development is the priority and the variety of minimum lot sizes is appropriate to provide for the range of existing situations.

## 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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