

THE KINGBOROUGH INTERIM PLANNING SCHEME

2015

Fact Sheet No. 10

Environmental Living Zone

Purpose of the Environmental Living Zone

The Environmental Living zone mainly provides for residential options in rural areas and is generally applied to unserviced, residential 'bush blocks' that contain native vegetation. This vegetation contributes to overall biodiversity and/or landscape values (that may not be otherwise reserved or protected). This may occur on land that is remote from, or close to major urban centres – it is the natural values that are the primary criteria. Some activities, other than residential, can occur in this zone, but these uses must be compatible with the rural residential amenity and respect the environmental values present.

The main purposes of the zone are:

- ❖ To provide for residential use or development in areas where existing natural and landscape values are to be retained. This may include areas not suitable or needed for resource development or agriculture and characterized by native vegetation cover, and where services are limited and residential amenity may be impacted on by nearby or adjacent rural activities.
- ❖ To ensure development is reflective and responsive to the natural or landscape values of the land.
- ❖ To provide for the management and protection of natural and landscape values, including skylines and ridgelines.
- ❖ To protect the privacy and seclusion that residents of this zone enjoy.
- ❖ To provide for limited community, tourism and recreational uses that do not impact on natural values or residential amenity.
- ❖ To encourage passive recreational opportunities through the inclusion of pedestrian, cycling and horse trail linkages.
- ❖ To avoid land use conflict with adjacent Rural Resource or Significant Agriculture zoned land by providing for adequate buffer areas.

There are no local area objectives and desired future character statements contained within the Scheme that are relevant to the Environmental Living zone.

Allowable uses in the Environmental Living Zone

The types of activities that can occur are controlled through the Table of Uses section that sets out a range of uses that are allowable and any further qualification if required. The Use Classes are defined in Part B - 8.0 of the Scheme. The allowable uses for the Environmental Living zone are as follows:

No Permit Required	
Use Class	Qualification
Educational and occasional care	Only if for home-based child care in accordance with a licence under the Child Care Act 2001
Natural and cultural values management	
Passive recreation	
Utilities	Only if minor utilities
Permitted	
Use Class	Qualification
Residential	Only if single dwelling or home-based business
Visitor accommodation	

July 2015

Discretionary	
Use Class	Qualification
Community meeting and entertainment	Only if church, art and craft centre or public hall
Emergency services	Only if a fire station
Food services	Only if a restaurant or café associated with the tourist use of the site at 1005 Adventure Bay Road, Adventure Bay (CT143862/10)
Resource development	Only if agricultural use or crop production on predominantly cleared land
Sports and recreation	
Tourist operation	Only if booking office or visitor centre at 1005 Adventure Bay Road, Adventure Bay (CT143862/10)
Utilities	Except if no permit required
Prohibited	
Use Class	Qualification
All other uses	

Although the use table sets out the 'status' of a use, a 'No Permit Required' or 'Permitted', it is important to note that a use deemed as 'No Permit Required' may require a permit where a performance criterion is relied upon, including Code provisions and the requirement for a planning permit under a Code, for example. Similarly, a 'Permitted' application may be deemed as Discretionary where it relies upon a performance criterion of the Scheme. This status is usually able to be interpreted by the applicant, however, there are incidences where the determination may be required by planning staff upon initial assessment of the application.

There are standards set out for the zone that are used to guide development within the zone. These include standards relating to both uses and development, for example, non-residential use, visitor accommodation, residential building and works, non-dwelling building and works and subdivision. In particular, the standards provide guidance on matters relevant to the Environmental Living zone and generally as follows (indicative of *Acceptable Solution* only – variation may be allowable under a *Performance Criteria*):

Minimum lot yield (performance criteria only)	1 lot per 10 hectares Except Bruny Island – 1 lot per 20 hectares
Minimum lot frontage	40 metres (except internal lot)
Front setbacks	30 metres
Side setbacks	30 metres
Rear setbacks	30 metres
Height	7.5 metres
Site coverage	Combined gross floor area of buildings must be no more than 300 sqm

For a full set of standards for the Environmental Living Zone, please refer to chapter 14.0 of the Kingborough Interim Planning Scheme 2015. The zone provisions specify the *acceptable solutions* and *performance criteria* for each issue. The status of an application as 'No Permit Required', 'Permitted' or 'Discretionary' will further depend upon whether an application relies upon a *performance criteria* and it's general compliance with any relevant standards contained in the Scheme.

It is important to note that a number of Codes are contained within the Scheme which can also apply to use and/or development in addition to the zone standards, which may be relevant to your property. For further information on the Code application and where it applies, please refer to Fact Sheet No. 4 – *What is a Code?* These standards apply in conjunction with the zone provisions and prevail where there is any conflict.

If your property is located within an area defined by a Specific Area Plan, you should also refer to the standards contained within the relevant Specific Area Plan at the end of the Scheme. These standards apply in conjunction with the zone and code standards, however, prevail over both zone and code provisions where there is any conflict.