

Tasmanian Planning Scheme

Fact Sheet 12 – Clause 11.0 Rural Living Zone

The Tasmanian Planning Scheme manages rural living areas by upholding the Rural Living Zone which is currently also operating under the Kingsborough Interim Plannings Scheme. The zone facilitates residential use or development on spacious lots within a rural environment. The zone is prevalent in areas such as Leslie Vale, Sandfly, Allens Rivulet, outer areas of Margate, Kettering, Woodbridge, Middleton, Gordon and a couple of smaller coastal settlements on Bruny Island.

What are the key changes to the Rural Living Zone?

Currently, the Rural Living Zone is inconsistently applied through interim planning scheme, with different standards and minimum lot sizes across Tasmania. The Kingborough Interim Planning Scheme also utilises the Environmental Living Zone, in rural areas that contain natural values.

Even though there are similarities between the [Rural Living Zone](#) in the Tasmanian Planning Scheme and the Rural Living Zone of the Kingborough Interim Planning Scheme, there are some development controls that are different such as setbacks and the provisions relating to subdivision.

Land uses

In addition to residential uses, the Rural Living Zone will continue to allow for land uses such as general retail and hire, resource development and processing, manufacturing and processing, vehicle fuel sales and service, visitor accommodation, veterinary centres, places of worship, art and craft centres, domestic animal breeding, boarding or training, childcare centres and emergency services.

Subdivision potential

In terms of subdivision potential, the Rural Living Zone will continue to provide a variety of minimum lot sizes to accommodate a range of existing situations. The Kingborough Interim Planning Scheme 2015 provides for 2 subareas with different minimum lots size requirements:

- Area A – with a minimum lot size requirement of 2.5ha
- Area B – with a minimum lot size requirement of 5ha.

The Tasmanian Planning Scheme will have four sub-areas where different minimum lot sizes are provided:

- Area A - with a minimum lot size requirement of 1ha;
- Area B - with a minimum lot size requirement of 2ha;
- Area C - with a minimum lot size requirement of 5ha; and
- Area D with a minimum lot size requirement of 10ha.

