



OLD BEACH ZONING REVIEW PROJECT

FUTURE URBAN ZONE IN PRECINCT A

FACT SHEET

What is the Future Urban Zone?

The Future Urban Zone (FUZ) is a zone within the Tasmanian Planning Scheme.

The purpose of the FUZ is:

- 30.1.1 To identify land intended for future urban use and development.
- 30.1.2 To ensure that development does not compromise the potential for future urban use and development of the land.
- 30.1.3 To support the planned rezoning of land for urban use and development in sequence with the planned expansion of infrastructure.

The FUZ is applied to land within the Greater Hobart Urban Growth Boundary as defined by the Southern Tasmanian Regional Land Use Strategy. This land has been earmarked for future residential development but requires comprehensive precinct structure planning or master planning before it can be rezoned and subdivided for residential purposes.

The FUZ acts as a 'holding' zone, protecting the designated land from premature development that could undermine its future urban potential whilst detailed planning is undertaken to address infrastructure requirements, service provisions, and environmental constraints. It also signals to infrastructure providers that the land is identified for development which may influence how they allocate resources for infrastructure upgrades.

Why Was it Applied to Precinct A?

The FUZ was specifically applied to Precinct A based on the findings of ERA's Old Beach Zoning Review Report. This report concluded that Precinct A had minimal constraints that would prevent it from being restructured to support urban densities under the General Residential zone. Such restructuring of land within the UGB is necessary for the Council to maintain a sustainable housing supply, ensuring that future residential needs can be met in a planned and orderly manner.

ERA recommended that prior to the land being rezoned to General Residential, a masterplan should be prepared to coordinate future development of the land which requires specialist inputs such as traffic, infrastructure, and natural values assessments. ERA recommended that the masterplan should form part of a planning scheme amendment and be introduced as a development framework via a 'Specific Area Plan'. This would require further subdivision and rezoning to be in accordance with the plan.

Can I still develop my land?

Yes, but there are different planning controls under the Future Urban Zone for residential development and subdivision than there was under the previous Rural Living A zone.

Those key differences in planning controls between the Rural Living A zone and the Future Urban zone primarily involve the requirement for planning approval for any development to an existing dwelling, such as renovations or new separate sheds, and the restriction on subdivision, which is limited to excising existing dwellings only.

For simple additions to an existing dwelling, a 'permitted' permit is likely required. Under the *Land Use Planning and Approvals Act 1993*, this is a straightforward process that requires Council to issue a permit without the need for advertising, provided that minimum setbacks and other requirements are met.

For new sheds or a 'granny flat' separate from an existing dwelling, a 'discretionary' permit is required. This means that Council has the authority to approve or refuse the application. When assessing such proposals, Council must ensure that the development does not undermine or conflict with any future planning of the area.

Applications for subdivision will only be approved under the FUZ where it is for an excision of an existing dwelling provided that the lot design and layout does not preclude or hinder the effective and efficient future subdivision and development of the land to urban densities. The impacts of these subdivision restrictions will be minor for most landowners in Precinct A. This is because most lots in the area previously had no subdivision potential under the Rural Living A Zone and the Urban Rural Interface Specific Area Plan, which allowed for lots as small as 5,000m²

For further information or assistance, please contact Council's planning department at (03) 6268 7041.



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