

Tasmanian Planning Scheme

Community Zones – Fact Sheet

Purpose

This fact sheet gives an overview of the zones in the Tasmanian Planning Scheme for community purpose uses in urban areas.

What is a zone?

A zone groups land that has one main use or purpose in common.

What do the community zones do?



There are three main zones in the Tasmanian Planning Scheme that permit community uses, such as health and educational facilities, outdoor recreation spaces like playgrounds, and sports grounds. These are the:

- Community Purpose Zone
- Recreation Zone
- Open Space Zone.

The three community use zones are summarised in Table 1 below.

Table 1: Summary of community use zones

Zone	Main purpose	Examples
Community Purpose	Land for community purposes, such as for: <ul style="list-style-type: none">• health facilities (e.g. hospitals, medical centres, health care-based facilities)• educational facilities (e.g. schools, universities or other education facilities)• government facilities, cultural and social facilities.	The Launceston General Hospital and North West Regional Hospital campuses, the Tasmanian Police Academy at Rokeby, various primary and high schools and colleges, churches and other places of worship, cemeteries, and public buildings like town halls and libraries.
Open Space	Land for open space purposes, such as for public parks, gardens, playgrounds and urban reserves.	Princes Square, Frederick Street, Launceston, and many urban foreshore reserves.

		
Recreation 	Land for recreational purposes, ranging from small community facilities, like children's playgrounds, to major sporting facilities.	Blundstone Arena, Derwent Street, Bellerive. Launceston Leisure and Aquatic Centre, High St Launceston.

These three zones contribute to people's health and wellbeing. A healthy community has a variety of services and facilities and recreational areas to meet its needs.

For example, hospitals, medical centres and educational facilities are important for all communities. A local children's playground is free to access, and parents might choose to walk there. While the children are playing with each other and getting exercise, their parents can chat to other parents and carers and build personal networks. A person with a chronic health condition who often can't leave home might find a film night at their local hall a welcome break, while a person with a highly stressful, people-oriented job may find the peace and quiet of nearby bushland restorative. These areas of vegetation have several functions, such as improving air quality and supporting pollination. These are called ecosystem services.

The Community Purpose Zone provides for a number of key community services and facilities. The zone generally contains hospitals, larger medical or health centres, and emergency services and educational facilities. They may also contain housing for staff and students and various types of residential care or supported housing.

The Recreation Zone contains formal recreation facilities, like local tennis courts or bowls clubs, and also some of Tasmania's major indoor and outdoor sporting facilities like Bellerive Oval (Blundstone Arena) and MyState Bank Arena (formerly the Derwent Entertainment Centre). These facilities are important for promoting health and wellbeing in the community. Some of the larger facilities also add to the range of entertainment opportunities within our communities.

The Open Space Zone might not traditionally be grouped with community facilities. It is usually applied to local suburban parks, playgrounds, urban open space corridors, walking tracks and some large areas of urban bushland or foreshore reserves. These areas provide important informal recreational opportunities in the community.

Where do community zones apply?

There are Community Purpose Zones in all local government areas in Tasmania. Uses that normally occur in these zones include:

- schools, colleges and other educational facilities
- hospitals and other major health care facilities
- some residential care and supported housing
- libraries, museums, and public art galleries
- public halls, community neighbourhood centres
- places of worship.

New areas, especially land zoned as Future Urban, may have community purpose land identified through the planning process.

There can also be community facilities in Particular Purpose Zones, which have specific use and development controls applied to them. Examples include the Royal Hobart Hospital, and the Inveresk Precinct in Launceston, including York Park, QVMAG, and the UTAS Inveresk Campus, or Southern Cross Care (Gordons Hill Rd in Lindisfarne).

There are other zones that may include community uses, such as residential zones and business and commercial zones. Local businesses and shops, for example, the proverbial corner store that sells essentials, or a small local shopping centre with a convenience store, a newsagent, bakery or a hairdresser, also contribute to a well-functioning community.

Can anything else happen in community zones?

Yes, there are range of uses that can occur in these zones, including some that support the main community uses.

A Community Purpose Zone can have a residential care facility, respite centre, retirement village or assisted housing, or accommodation for staff or students of a use on the site. A visitor centre to assist tourists may also be permitted.

There are fewer uses that are well matched to the Recreation Zone and the Open Space Zone. The Open Space Zone, in particular, has no Permitted Uses and 13 Discretionary Uses. This means that a planning application is essential when planning uses of these zones.

Do I need a planning permit?

Land in the community use zones is often not privately owned. Land in these zones is usually owned by the Crown, local government, or cultural and social service organisations, or is leased by community groups, like sport or social clubs.

The use tables for these zones in your council's Local Provisions Schedule will say what uses are No Permit Required, Permitted or Discretionary. The provision of a range of

minor infrastructure is exempt from a planning permit (if provided by the State or local council) including:

- cycle and footpaths
- playground equipment
- public art
- seating
- shelters
- public toilets
- cycle racks
- drinking fountains
- waste and recycling bins.

The closer a group's proposal is to the zone purpose, the simpler the process. For example, new change rooms and facilities for a soccer club on land in the Recreation Zone would be permitted, subject to meeting the development standards for the zone.

All permitted and discretionary uses require a planning application. Discretionary uses in the Recreation Zone include:

- retail of sports-related products
- markets
- animal training facilities
- overnight camping.

Discretionary uses in the Community Purpose Zone include:

- alterations or extensions to an existing custodial facility
- restaurants and cafes
- sporting facilities
- alterations or extension to an existing recycling and waste depot.

Larger developments have more complex assessments with more requirements to be addressed in the planning scheme. Many of the uses and developments occurring in the Community Purpose Zone involve visitors on a regular basis, and require thought about issues like traffic management, parking, signage and the impact on neighbouring land uses, especially nearby houses. Table two summarises the Permitted and Discretionary Use Classes for the three zones, and shows if there is a qualification or limit to the use.

These qualifications can be found in the full zone description of the Tasmanian Planning Scheme.

Table 2: Condensed use table for community zones

The * indicates that there is a qualification to the use class.

	Community Purpose Zone	Recreation Zone	Open Space Zone
Permitted	Business and professional services* Community meeting and entertainment Crematoriums and cemeteries Educational and occasional care Emergency services Hospital services Residential* Tourist operation*	Sport and recreation*	None
Discretionary	Business and professional services* Custodial facility* Food services General retail/hire* Recycling and waste depot* Sport and recreation Tourist operation* Utilities*	Community meeting and entertainment Crematoriums and cemeteries* Domestic animal breeding, boarding or training* Educational and occasional care Emergency services Food services	Community meeting and entertainment Crematoriums and cemeteries* Emergency services Food services General retail/hire Pleasure boat facility Resource development*

	Vehicle parking	General retail/hire* Motor racing facility Pleasure boat facility Tourist operation Utilities* Vehicle parking Visitor accommodation*	Sport and recreation Tourist operation Transport depot* Utilities* Vehicle parking Visitor accommodation*
Prohibited	All other uses	All other uses	All other uses

For more information

If you are looking for specifics about community use zoned land in your area, contact your local council.

If you want general information about community use zones and their application, you can read Sections 27, 28 and 29 of the Tasmanian Planning Scheme page in www.planningtasmania.tas.gov.au

State Planning Office

Department of Premier and Cabinet

stateplanning@dpac.tas.gov.au

1300 703 977

GPO Box 123
HOBART TAS 7001

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