

THE KINGBOROUGH INTERIM PLANNING SCHEME 2015

Fact Sheet No. 12

Village Zone

Purpose of the Village Zone

The Village zone provides mainly for small rural centres with a mix of residential, community services and low impact commercial activities that support the function of the settlement. A broader range of activities can occur in these areas than might normally be associated with a conventional residential zone.

The main purposes of the zone are:

- ❖ To provide for small rural centres with a mix of residential, community services and commercial activities.
- ❖ To provide for residential and associated development in small communities.
- ❖ To ensure development is accessible by walking and cycling.
- ❖ To allow for a small shopping precinct that may include supermarket, tourism related business and a range of shops and rural services.
- ❖ To allow for office based employment provided that it supports the viability of the centre and the surrounding area and maintains an active street frontage.
- ❖ To provide for the efficient utilization of existing reticulated services in serviced villages.

There are a number of local area objectives and desired future character statements contained within the Scheme that are relevant to the Village zone. These provide for specific objectives or outcomes for individual localities to maintain the existing character of an area and reflect any relevant local area or structure plans etc.

Allowable uses in the Village 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 Village 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
Business and professional services	
Educational and occasional care	Only if a kindergarten, primary school, child care centre or day respite facility
Emergency services	
Food services	
General retail and hire	
Visitor accommodation	Only if bed and breakfast establishment, holiday cabin or holiday unit

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Discretionary	
Use Class	Qualification
Bulky goods sales	
Community meeting and entertainment	
Crematoria and cemeteries	Only if for cemeteries
Domestic animal breeding, boarding or training	
Educational and occasional care	Except if permitted
Emergency services	Only if a fire station
Equipment and machinery sales and hire	
Hospital services	
Hotel industry	
Recycling and waste disposal	Only if a waste transfer station
Research and development	
Residential	Except if permitted
Resource processing	Except if abattoir or sawmilling
Service industry	
Sports and recreation	
Storage	
Tourist operation	
Transport depot and distribution	
Utilities	Except if no permit required
Vehicle fuel sales and service	
Vehicle parking	Only if a public car park
Visitor accommodation	Except if permitted
Prohibited	
Use Class	Qualification
All other uses	

Although the use table sets out the 'status' of a use as '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 use and development, for example, non-residential use, visitor accommodation, a local shop, residential building and works, non-dwelling building and works and subdivision. In particular, the standards provide guidance on matters relevant to the Village zone and generally as follows (indicative of *Acceptable Solution* only – variation may be allowable under a *Performance Criteria*):

Minimum lot size	No less than 600 sqm and no more than 1000 sqm (except balance lot)
Minimum lot frontage	15 metres (except for an internal lot)
Front setbacks	No more than 5 metres No less than 2 metres
Side setbacks	2 metres or half the height of the wall, whichever is greater
Rear setbacks	2 metres or half the height of the wall, whichever is greater
Height	8.5 metres
Site coverage	N/a

For a full set of standards for the Village Zone, please refer to chapter 16.0 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 its 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.