

THE KINGBOROUGH INTERIM PLANNING SCHEME

2015

Fact Sheet No. 6

General Residential Zone

Purpose of the General Residential Zone

The General Residential zone is applied to most of the existing urban settled areas in Kingston and Blackmans Bay where housing and related uses predominate. Some other activities can occur in this zone, such as parks, visitor accommodation, home business or local shops for example, but these uses must be compatible with residential amenity.

The main purposes of the zone are:

- ❖ To provide for residential use or development that accommodates a range of dwelling types at suburban densities, where full infrastructure services are available or can be provided.
- ❖ To provide for compatible non-residential uses that primarily serve the local community.
- ❖ To provide for the efficient utilization of services.
- ❖ To implement the Regional Settlement Strategy and the Greater Hobart Residential Strategy.
- ❖ To encourage residential development that respects the neighbourhood character, natural landscape and provides a high standard of residential amenity.
- ❖ To encourage urban consolidation and greater housing choice through a range of housing types and residential densities.

A number of local area objectives and desired future character statements are contained within the Scheme that are relevant to both Kingston and Blackmans Bay. 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 General Residential 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 General Residential 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	
Residential	Only if single dwelling Only if home-based business with no more than 1 non-residential worker/employee, no more than 1 commercial vehicle and a floor area no more than 30m ² .
Utilities	Only if minor utilities
Permitted	
Use Class	Qualification
Residential	Except if no permit required Except if home-based business with more than 1 non-residential worker/employee, more than 1 commercial vehicle or a floor area more than 30m ² .
Visitor accommodation	

Discretionary	
Use Class	Qualification
Business and professional services	Only if a consulting room, medical centre, veterinary surgery or child health clinic and not displacing a residential use
Community meeting and entertainment	Only if church, art and craft centre or public hall
Educational and occasional care	Except if no permit required
Emergency services	
Food services	Only if not displacing a residential use
General retail and hire	Only if a local shop and not displacing a residential use
Residential	Except if no permit required or permitted
Sports and recreation	
Utilities	Except if no permit required
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 General Residential zone and generally as follows (indicative of *Acceptable Solution* only – variation may be allowable under a *Performance Criteria*):

Minimum lot size	Varies for the General Residential Zone
Minimum lot frontage	Varies for the General Residential Zone
Front setbacks	Generally 4.5 metres but varies according to adjoining development
Side setbacks	To be contained within specified building envelope as per the Scheme
Rear setbacks	4 metres
Height	8.5 metres
Site coverage	50%

For a full set of standards for the General Residential Zone, please refer to chapter 10.0 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.