

THE KINGBOROUGH INTERIM PLANNING SCHEME 2015

Fact Sheet No. 7

Inner Residential Zone

Purpose of the Inner Residential Zone

The Inner Residential zone applies to targeted areas for increasing densification because of proximity to services and facilities and high frequency of public transport. All forms of residential use are permitted but discretionary uses may be more limited than in the General Residential Zone due to proximity to the main commercial areas. The zone is applied to existing urban areas close to the commercial centre of Kingston. Some other activities can occur in this zone, such as Child care centre, medical centre and local shop, but these uses must be compatible with residential amenity.

The main purposes of the zone are:

- ❖ To provide for a variety of residential uses and dwelling types close to services and facilities in inner urban and historically established areas, which uses and types respect the existing variation and pattern in lot sizes, set back and height.
- ❖ To provide for compatible non-residential uses that primarily serve the local community.
- ❖ To encourage residential development at higher densities in locations within walkable distance of services, facilities, employment and high frequency public transport corridors.
- ❖ To encourage residential development at higher densities in locations that offer good access to services and employment including activity centres and public open spaces.

A local area objective and desired future character statement is contained within the Scheme that is relevant to the Inner Residential zone. This seeks to ensure that land is utilised efficiently for residential purposes and encourages a higher density of residential development.

Allowable uses in the Inner 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 Inner 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 medical centre or consulting rooms
Community meeting and entertainment	Only if church, art and craft centre or public hall
Educational and occasional care	Only if child care centre, day respite facility, employment training centre or kindergarten
Emergency services	
Food services	Only if not displacing a residential use
General retail and hire	Only if a local shop
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 Inner 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 Inner Residential Zone
Minimum lot frontage	Varies for the Inner 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	3 metres
Height	9.5 metres
Site coverage	50%

For a full set of standards for the Inner Residential Zone, please refer to chapter 11.0 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.