

THE KINGBOROUGH INTERIM PLANNING SCHEME 2015

Fact Sheet No. 8

Low Density Residential Zone

Purpose of the Low Density Residential Zone

The Low Density Residential zone mainly applies to small unserviced residential settlements and existing low density residential areas and those areas where further development to higher densities is not appropriate due to existing character, environmental, landscape or infrastructure constraints. This zone is generally applied to land in the vicinity of the larger urban settlements where a lower density of development is desirable and reflects the existing settlement pattern or the land use pattern reflects a low density 'village' type of character. There was no similar zone to this in the previous Planning Scheme. Some activities, other than residential, can occur in this zone, such as parks or home business, but these uses must be compatible with the lower density residential amenity.

The main purposes of the zone are:

- ❖ To provide for residential use or development on larger lots in residential areas where there are infrastructure or environmental constraints that limit development.
- ❖ To provide for non-residential uses that are compatible with residential amenity.
- ❖ To avoid land use conflict with adjacent Rural Resource or Significant Agricultural zoned land by providing for adequate buffer areas.
- ❖ To provide for existing low density residential areas that usually do not have reticulated services and have limited further subdivision potential.

A number of local area objectives and desired future character statements are contained within the Scheme that are relevant to the Low Density Residential 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 Low Density 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 Low Density 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 or home-based business
Utilities	Only if minor utilities
Permitted	
Use Class	Qualification
Residential	Except if no permit required Only if located in Area C
Visitor accommodation	
Discretionary	
Use Class	Qualification

Community meeting and entertainment	Only if church, art and craft centre or public hall
Domestic animal breeding, boarding or training	
Educational and occasional care	Except if no permit required Only if day respite facility
Emergency services	
Residential	Only if a retirement village and located in Areas A and/or B
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, residential building and works, non-dwelling building and works and subdivision. In particular, the standards provide guidance on matters relevant to the Low Density Residential zone and generally as follows (indicative of *acceptable solution* only – variation may be allowable under a *performance criteria*):

Minimum lot size	Low Density Residential Area A – 2,500 sqm Low Density Residential Area B – 5,000 sqm Low Density Residential Area C – 1,000 sqm
Minimum lot frontage	30 metres (except internal lot)
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	25%

For a full set of standards for the Low Density Residential Zone, please refer to chapter 12.0 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 it's 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.