

Tasmanian Planning Scheme

Fact Sheet 3 – Residential Zones

The Tasmanian Planning Scheme provides for housing across 14 zones. These are the General Residential, Inner Residential, Low Density Residential, Rural Living, Village, Urban Mixed Use, Local Business, General Business, Central Business, Rural, Agricultural, Landscape Conservation, Environmental Management and Major Tourism Zones.

What is the purpose of the three main residential zones –General Residential, Inner Residential and Low Density Residential?

Clause 8.0 - General Residential Zone

The General Residential Zone is the most common residential zone in our urban areas. It provides for a range of housing types in areas where infrastructure services, such as reticulated water and sewerage systems, are available and can accommodate growth.

The General Residential Zone of the Tasmanian Planning Scheme is very similar to the General Residential Zone of the Kingborough Interim Scheme 2015. Some of the development rules are different and will provide a greater deal of flexibility. In terms of subdivision potential, the provisions will be similar.

Clause 9.0 - Inner Residential Zone

The Inner Residential Zone is intended for inner urban areas in proximity to the main activity centres and along the key transit corridors. In Kingborough, we have Inner Residential zoned areas along Channel Highway between the Kingston CBD and north of Bunnings near the Algona Roundabout. There is also Inner Residential zoned land in Whitewater Park Estate and in Huntingfield. The development standards in the Inner Residential Zone aim to achieve a higher density residential development with residential amenities focused on its walkability or ease of access to public transport, local services, and shops.

The Inner Residential Zone of the Tasmanian Planning Scheme is very similar to the Inner Residential Zone of the Kingborough Interim Scheme 2015. Some of the development rules are different and will provide a greater deal of flexibility. In terms of subdivision potential, the provisions will be similar.

Clause 10.0 - Low Density Residential Zone

The Low Density Residential Zone provides for larger residential blocks in both urban and semi-urban areas of Kingborough. The Low Density Residential Zone in the urban areas of Kingston provides for larger lots which are often constrained in terms of their topography, vegetation cover, access etc. Examples include the outer areas of Kingston and Blackmans Bay, Margate and Snug. The Low Density Residential Zone in smaller residential settlements like Coningham, Woodbridge,



Middleton, Gordon, Alonnah, Adventure Bay, and Dennes Point provide for residential blocks that are constraint because of limited infrastructure services or environmental constraints.

There Low Density Residential Zone of the Tasmanian Planning Scheme is very similar to the Low Density Residential Zone of the Kingborough Interim Scheme 2015. Some of the development rules are different and will provide a greater deal of flexibility. One of the key changes in the Low Density Residential Zone relates to the minimum lot size requirements.

- The Kingborough Interim Planning Scheme have three subareas within the Low Density Zone with varying minimum lot sizes: Area A - 2,500sqm, Area B - 5,000sqm, and Area C - 1,000sqm. Multiple Dwellings are only possible in Area C.
- Under the Tasmanian Planning Scheme, the Low Density Residential Zone will not have subcategories and a minimum lot size of 1,500sqm will apply across the zone. The exception to the rule will be in areas where a Specific Area Plan will apply which may have its own minimum lot size requirements.
- Additionally, the Tasmanian Planning permits Multi Dwelling Development in any part of the Low Density Residential (unless a Specific Area Plan applies that limit the development of multi-unit development).

Some of the Low Density areas in Kingborough may also require provisions that are unique to Kingborough and for that reason, there are areas where the state wide Low Density Residential Zone provisions will operate in conjunction with Specific Area Plans that are unique to Kingborough.

What are the main differences expected for the residential zones in the Tasmanian Planning Scheme?

Even though there are similarities between the three main residential zones of the Tasmanian Planning Scheme and those of the Kingborough Interim Planning Scheme 2015, there are some development controls that are different such as setbacks and maximum heights etc.

In terms of the residential zoning application in Kingborough, it will remain very similar to that of the Kingborough Interim Planning Scheme 2015, however some key strategic changes are expected. For example, some Low Density Residential zoned areas in the municipality that previously were limited in terms of reticulated services (for example Margate and Snug) will be rezoned General Residential. For some landowners, this may present an opportunity to subdivide their land as the General Residential Zone has a lower minimum lot size requirement.

