

Part D

Zones

32.0 Particular Purpose Zone 1 - Urban Growth Zone

32.1 Zone Purpose

32.1.1 Zone Purpose Statements

- 32.1.1.1 To identify non-urban land intended to be largely converted to urban use and development in the future.
- 32.1.1.2 To ensure that the development of the identified non-urban land does not compromise its potential for future urban use and development.
- 32.1.1.3 To support a land release program of rezoning of non-urban land into urban land in accordance with the Greater Hobart Settlement Strategy (Southern Tasmania Regional Land Use Strategy 2010–2035).

32.1.2 Local Area Objectives

There are no local area objectives for this zone.

32.1.3 Desired Future Character Statements

There are no desired future character statements for this zone.

32.2 Use Table

No Permit Required	
Use Class	Qualification
Natural and cultural values management	
Permitted	
Use Class	Qualification
Residential	Only if a single dwelling or home-based business.
Resource development	Only if agricultural use except for controlled environment agriculture.
Utilities	Only if minor utilities
Discretionary	

Use Class	Qualification
Passive recreation	
Utilities	Except if permitted
Prohibited	
Use Class	Qualification

32.3 Use Standards

There are no use standards in this zone.

32.4 Development Standards for Buildings and Works

32.4.1 Buildings and Works

Objective:	
To ensure that development does not prejudice the efficient future utilisation of land for urban development.	
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Development must comply with any of the following:</p> <p>(a) be for an addition to an existing dwelling, an ancillary dwelling or a home based business;</p> <p>(b) be for a single dwelling and is on a lot no more than 2,000 m² in size;</p> <p>(c) be of a temporary nature able to be readily removed prior to the development of the land for urban purposes.</p>	<p>P1</p> <p>Development must not preclude or hinder the effective and efficient future subdivision and development of the land to urban densities.</p>

32.5 Development Standards for Subdivision

32.5.1 Subdivision

Objective:
To ensure that subdivision of land not in accordance with a Specific Area Plan does not prejudice the efficient future utilisation of land for urban development.

Acceptable Solutions	Performance Criteria
<p>A1</p> <p>No Acceptable Solution.</p>	<p>P1</p> <p>Subdivision of land must satisfy either of the following:</p> <ul style="list-style-type: none"> (a) be to provide for public open space, a public reserve, or a Utilities use class by or on behalf of the State Government, a Council, a statutory authority, or a corporation all the shares of which are held by or on behalf of the State or by a statutory authority. (b) be for the excision of an existing dwelling provided that the lot design and layout does not preclude or hinder the effective and efficient future subdivision and development of the land to urban densities.