

Tasmanian Planning Scheme

Residential Areas

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, Agriculture, Landscape Conservation, Environmental Management and Major Tourism Zones.

What is the purpose of the three main residential zones and how are they different from those in the Kingborough Interim Planning Scheme (KIPS2015)?

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 similar to the General Residential Zone of the KIPS2015. For that reason, most of the land zoned General Residential under the KIPS2015 is proposed to be zoned General Residential under the Kingborough Draft LPS, for example, Kingston, Kingston Beach and Blackmans Bay that are close to public transport and other supporting services.

The General Residential Zone has been increased in Margate and Snug which are currently zoned Low Density Residential under the KIPS2015. The reason for the zoning change is because of the increase in service capacity afforded by the recent upgrade of the Blackmans Bay Wastewater Treatment Plant.

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 higher density residential development, with residential amenities focused on 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 greater flexibility. In terms of subdivision potential, the provisions will be similar.

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 urban areas provides for larger lots that are constrained in 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 provides for larger residential blocks that are



constrained because of limited infrastructure services or environmental constraints. The 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 greater flexibility. One of the key changes in the Low Density Residential Zone relates to the minimum lot size requirements.

- The Kingborough Interim Planning Scheme has three sub-areas within the Low Density Residential 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 Scheme permits Multi-Dwelling Development in any part of the Low Density Residential Zone (unless a Specific Area Plan applies that limits 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 statewide Low Density Residential Zone provisions will operate in conjunction with Specific Area Plans that are unique to Kingborough.

