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Ms Rebekah Pentland MP  
Member for Bass

By email: [rebekah.pentland@parliament.tas.gov.au](mailto:rebekah.pentland@parliament.tas.gov.au)

Dear Ms Pentland

Thank you for your Constituency Question in relation to lot sizes allowed under residential zoning, including lots to be provided under the Huntingfield subdivision being developed by Homes Tasmania.

Huntingfield is located within the Kingborough municipality, which currently operates under the Kingborough Interim Planning Scheme 2015. The Huntingfield Housing Land Supply Order Specific Area Plan provides rules that are applicable to the Huntingfield site only, providing the Kingborough Council with the discretion to approve smaller lot sizes provided certain Performance Criteria are met.

The City of Launceston is now operating under the statewide Tasmanian Planning Scheme which has commenced within 25 of the 29 local government areas in the state. The Tasmanian Planning Scheme provides councils with the discretion to approve smaller lot sizes, provided certain Performance Criteria are met. An application for subdivision that is assessed under the Performance Criteria has no specified minimum lot size requirement, allowing councils the ability to determine what it considers to be a sufficient useable area and dimension that is suitable for the intended use.

Our Government is committed to further improvements to residential standards across Tasmania, with the State Planning Office having recently consulted on a review to the planning controls for urban housing and residential development, including consultation with local governments. The [Improving Residential Standards Project in Tasmania](#) project will now develop recommendations that will inform future amendments to the State Planning Provisions within the Tasmanian Planning Scheme, including for subdivisions.

Thank you again for your Constituency Question and for your interest in Tasmania's planning system.

Yours sincerely

A handwritten signature in blue ink, appearing to read "Felix Ellis".

Hon Felix Ellis MP  
**Minister for Housing and Planning**

10/10/2024