

RZ5 – High density residential zone

Zone objectives

- a) Provide for the establishment and maintenance of residential areas where the housing is generally high density in character particularly in areas that have very good access to facilities and services and/ or frequent public transport services
- b) Provide opportunities for redevelopment by enabling changes to the original pattern of subdivision and the density of dwellings
- c) Provide for a wide range of affordable and sustainable housing choices that meet changing household and community needs
- d) Ensure development and redevelopment is carefully managed so that it achieves a high standard of residential amenity, makes a positive contribution to the neighbourhood and landscape character of the area and does not have unreasonable negative impacts on neighbouring properties
- e) Provide opportunities for home based employment consistent with residential amenity
- f) Provide for a limited range of small-scale facilities to meet local needs consistent with residential amenity
- g) Promote good solar access
- h) Promote energy efficiency and conservation
- i) Promote sustainable water use

RZ5 – High density residential zone development table

EXEMPT DEVELOPMENT	
Development approval is not required. Building approval may be required. On leased land, development must be authorised by a lease.	
Single dwelling housing – new residential land, subject to section 20 and schedule 1 of the Planning and Development Regulation 2008.	
Exempt development identified in section 20 and schedule 1 of the Planning and Development Regulation 2008.	
ASSESSABLE DEVELOPMENT	
Development application required. On leased land, development must be authorised by a lease.	
MINIMUM ASSESSMENT TRACK CODE	
Development application required and assessed in the code track	
Development	
Single dwelling housing that complies with the relevant rules, except where exempted from requiring development approval by section 20 and schedule 1 of the Planning and Development Regulation 2008.	
Development specified as additional code track development in a suburb precinct code for land shown on the relevant suburb precinct map	
Varying a lease to do one or more of the following: <ol style="list-style-type: none"> 1. express or change the number of approved or lawfully erected dwellings 2. allow a <i>secondary residence</i> where erection of a <i>secondary residence</i> has been approved 3. remove, relocate or change easements. 	
MINIMUM ASSESSMENT TRACK MERIT	
Development application required and assessed in the merit track, unless specified in schedule 4 of the Planning and Development Act 2007 (as impact track)	
Development	
ancillary use	parkland
boarding house	residential care accommodation
child care centre	retirement village
community activity centre	sign
consolidation	single dwelling housing (where not exempt development or code track assessable)
demolition	secondary residence
development specified as additional merit track development in a suburb precinct code for land shown on the relevant suburb precinct map	special dwelling
guest house	subdivision
health facility	supportive housing
home business	temporary use
minor road	varying a lease (where not prohibited, code track or impact track assessable)
minor use	
multi-unit housing	

MINIMUM ASSESSMENT TRACK IMPACT Development application required and assessed in the impact track	
1. Development that is not: <ol style="list-style-type: none"> a. Exempt, code track or merit track development (see section 132 of the Planning and Development Act 2007); or b. Prohibited development, other than development that is permitted under s137 of the Planning and Development Act 2007. 	
2. Development specified in schedule 4 of the Planning and Development Act 2007 and not listed as a prohibited use in this table.	
3. Development that is authorised by a lease and listed as a prohibited use in this table.	
4. Development declared under section 124 or section 125 of the Planning and Development Act 2007 and not listed as a prohibited development in this table.	
5. Varying a lease to add a use assessable under the impact track.	
PROHIBITED DEVELOPMENT	
Development listed below is prohibited development except where it is listed elsewhere in this development table.	
agriculture	liquid fuel depot
airport	mining industry
animal care facility	mobile home park
animal husbandry	motel
aquatic recreation facility	municipal depot
bulk landscape supplies	nature conservation area
business agency	offensive industry
car park	office
caretakers residence	outdoor recreation facility
caravan park/camping ground	overnight camping area
cemetery	pedestrian plaza
civic administration	place of assembly
club	place of worship
communications facility	plant and equipment hire establishment
community theatre	plantation forestry
commercial accommodation unit	produce market
corrections facility	public agency
craft workshop	public transport facility
cultural facility	railway use
defence installation	recyclable materials collection
development specified as additional prohibited development in a suburb precinct code for land shown on the relevant suburb precinct map	recycling facility
drink establishment	religious associated use
drive-in cinema	restaurant
educational establishment	sand and gravel extraction
emergency services facility	scientific research establishment
farm tourism	serviced apartment
freight transport facility	service station
funeral parlour	SHOP
general industry	stock/sale yard
group or organised camp	store

hazardous industry	tourist facility
hazardous waste facility	tourist resort
hospital	transport depot
hotel	varying a lease to add a use listed as “prohibited development” in this development table.
incineration facility	vehicle sales
indoor entertainment facility	veterinary hospital
indoor recreation facility	warehouse
industrial trades	waste transfer station
land fill site	woodlot
land management facility	zoological facility
light industry	
RELEVANT CODE	
Development proposals in residential zones must comply with the Residential Zones Development Code.	
NOTE ABOUT ANCILLARY AND MINOR USE	
Some development that would otherwise be prohibited may be assessed under the merit track if they can be defined as <i>ancillary</i> or <i>minor use</i> . For example, a <i>car park</i> alone is prohibited, but could be considered if it is ancillary to a <i>child care centre</i> which is an assessable development under the merit track.	