

## **RZ3 – Urban Residential Zone**

### **Zone Objectives**

- a) Create a wide range of affordable and sustainable housing choices to accommodate population growth and meet changing household and community needs in locations that create a transition area between low and higher density housing areas
- b) Ensure development respects and contributes to the neighbourhood and landscape character of residential areas whilst carefully managing change in suitable locations
- c) Provide increased opportunities for medium density residential development, particularly in areas close to commercial and employment centres
- d) Achieve developments with a high standard of residential amenity
- 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 energy efficiency and conservation and sustainable water use

## RZ3 - Urban Residential Zone Development Table

| <b>EXEMPT DEVELOPMENT</b><br>Development approval not required, may need building approval  |  |
|---|--|
| 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.                           |  |

| <b>ASSESSABLE DEVELOPMENT</b><br>Development application required  |   |
|--|---|
| <b>MINIMUM ASSESSMENT TRACK<br/>CODE</b><br>Development application required and assessed in the Code Track  |   |
| Development  | Code  |
| Single dwelling housing (in areas not covered by Section 20 and Schedule 1 of the Planning and Development Regulation 2008)  | Residential Zones – Single Dwelling Housing Development Code  |
| <b>MINIMUM ASSESSMENT TRACK<br/>MERIT</b><br>Development application required and assessed in the Merit Track, unless specified in Schedule 4 of the Planning and Development Act 2007 as Impact Track) or listed as prohibited in the Site Specific section below |   |
| Development  | Code  |
| Ancillary use  | Residential Zones - Multi Unit Housing Development Code   |
| Boarding house   |   |
| Child care centre  |   |
| Community activity centre  |   |
| Consolidation  |   |
| Demolition   |   |
| Habitable Suite  |   |
| Guest house  |   |
| Health facility  |   |
| Home business  |   |
| Minor use  |   |
| Multi-unit housing   |   |
| Parkland   |   |
| Relocatable unit   |   |
| Residential care accommodation   |   |
| Retirement complex   |   |
| Sign   | Signs General Code  |
| Single dwelling housing (where not exempt development or code track assessable)  | Residential Zones – Single Dwelling Housing Development Code  |
| Special dwelling   | Residential Zones – Single Dwelling Housing Development Code<br>Residential Zones - Multi Unit Housing Development Code   |
| Subdivision  | Future Urban Area Residential Subdivision Development Code<br>Residential Zones – Single Dwelling Housing Development Code<br>Residential Zones - Multi Unit Housing Development Code |
| Supportive housing   | Residential Zones - Multi Unit Housing Development Code   |
| Temporary use  |   |

Specific areas have additional developments that may be approved subject to assessment.  
These areas and the additional developments are listed below

| Site Identifier  | Additional Development   | Code |
|--|--|------|
| No additional development identified                               |  |      |
| MINIMUM ASSESSMENT TRACK<br>IMPACT                                 |  |      |
| Development application required and assessed in the Impact Track. |  |      |
| 1.   | A development that is not an Exempt, Code Track or Merit Track development where the development is allowed under an existing lease, (see Section 134 of the Planning and Development Act 2007). |      |
| 2.   | A development that would be permissible under the National Capital Plan but which is listed as prohibited in this Table  |      |
| 3.   | Development specified in Schedule 4 of the Planning and Development Act 2007 and not listed as prohibited development in this Table.   |      |
| 4.   | Development declared under Section 123 and Section 124 of the Planning and Development Act 2007 and not listed as prohibited development in this Table.  |      |
| 5.   | Any development not listed in this Table.  |      |

### PROHIBITED DEVELOPMENT

A development application can not be made

Development listed below is prohibited development except where it is an ancillary use, minor use or temporary use as defined in Volume 2 Section 3 – Definitions.

|                               |  |
|-------------------------------|--|
| Agriculture                   | Mobile home park                       |
| Airport                       | Motel                                  |
| Animal care facility          | Municipal depot                        |
| Animal husbandry              | Nature conservation area               |
| Aquatic recreation facility   | Offensive industry                     |
| Bulk landscape supplies       | Office                                 |
| Car park                      | Outdoor recreation facility            |
| Caretakers residence          | Overnight camping area                 |
| Caravan park/camping ground   | Pedestrian plaza                       |
| Cemetery                      | Place of assembly                      |
| Civic administration          | Place of worship                       |
| Club                          | Plant and equipment hire establishment |
| Communications facility       | Plantation forestry                    |
| Community theatre             | Playing field                          |
| Commercial accommodation unit | Produce market                         |
| Corrections facility          | Public agency                          |
| Craft workshop                | Public transport facility              |
| Cultural facility             | Railway use                            |
| Defence installation          | Recyclable materials collection        |
| Drink establishment           | Recycling facility                     |
| Drive-in cinema               | Religious associated use               |
| Educational establishment     | Restaurant                             |
| Emergency services facility   | Sand and gravel extraction             |
| Farm tourism                  | Scientific research establishment      |
| Freight transport facility    | Serviced apartment                     |
| Funeral parlour               | Service station                        |
| General industry              | SHOP                                   |
| Group or organised camp       | Stock/sale yard                        |
| Hazardous industry            | Store                                  |
| Hazardous waste facility      | Tourist facility                       |
| Hospital                      | Tourist resort                         |

Hotel  
 Incineration facility  
 Indoor entertainment facility  
 Indoor recreation facility  
 Industrial trades  
 Land fill site  
 Land management facility  
 Light industry  
 Liquid fuel depot  
 MAJOR UTILITY INSTALLATION  
 Mining industry

Transport depot  
 Vehicle sales  
 Veterinary hospital  
 Warehouse  
 Waste transfer station  
 Woodlot  
 Zoological facility

Specific areas have additional developments that are prohibited. These areas and the additional developments are listed below

| Site Identifier | Development |
|-----------------|-------------|
|                 |             |

### OTHER CODES

#### PRECINCT CODES

Where a proposal is within an area covered by one of the following Precinct Codes, that Code applies in addition to any specified Development Code:

Inner North Precinct Code

#### GENERAL CODES

The following General Codes may be called up by Development or Precinct Codes as relevant considerations in assessing a Development Application:

|   |  |
|---|--|
| Access and Mobility                                     | Parking and Vehicular Access             |
| Bicycle Parking   | Planning for Bushfire Risk Mitigation    |
| Crime Prevention Through Environmental Design           | Residential Boundary Fences              |
| Home Business   | Signs                                    |
| Community and Recreation Facilities Location Guidelines | Water Use and Catchment                  |
| Communications Facilities and Associated Infrastructure | Water Ways: Water Sensitive Urban Design |