

RZ5 - High Density Residential Zone

Zone Objectives

- a) Create a wide range of affordable and sustainable housing choices within a high density residential environment to accommodate population growth and meet changing household and community needs
- b) Provide increased opportunities for high density residential development, particularly in areas close to commercial and employment centers and along major transport corridors
- c) Create an attractive and vibrant living environment with a high standard of residential amenity in a highly urbanised setting
- d) Provide opportunities for home based employment consistent with residential amenity
- e) Provide for a limited range of small-scale facilities to meet local needs consistent with residential amenity
- f) Promote energy efficiency and conservation and sustainable water use

RZ5 - High Density Residential Zone Development Table

EXEMPT DEVELOPMENT	
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.	

ASSESSABLE DEVELOPMENT	
Development application required	
MINIMUM ASSESSMENT TRACK CODE	
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
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) 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 Residential Zones - Multi Unit Housing Development Code
Subdivision	Future Urban Area Residential Subdivision Development Code Residential Zones - Single Dwelling Housing Development Code 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 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 identified as prohibited development 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	Mining industry
Airport	Mobile home park
Animal care facility	Motel
Animal husbandry	Municipal depot
Aquatic recreation facility	Nature conservation area
Bulk landscape supplies	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	Playing field
Corrections facility	Produce market
Craft workshop	Public agency
Cultural facility	Public transport facility
Defence installation	Railway use
Drink establishment	Recyclable materials collection
Drive-in cinema	Recycling facility
Educational establishment	Religious associated use
Emergency services facility	Restaurant
Farm tourism	Sand and gravel extraction
Freight transport facility	Scientific research establishment
Funeral parlour	Serviced apartment
General industry	Service station
Group or organised camp	SHOP
Hazardous industry	Stock/sale yard
Hazardous waste facility	Store

Hospital
 Hotel
 Incineration facility
 Indoor entertainment facility
 Indoor recreation facility
 Industrial trades
 Land fill site
 Land management facility
 Light industry
 Liquid fuel depot

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

MAJOR UTILITY INSTALLATION

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:

No Codes identified

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