



REFORMED ZONES FOR VICTORIA

REFORMED RESIDENTIAL ZONES

JULY 2013

Victoria's planning zones have been reformed to ensure they are relevant and adequately reflect the aspirations of all Victorians.

The new residential zones are:

- The Residential Growth Zone
- The General Residential Zone
- The Neighbourhood Residential Zone

The existing Mixed Use Zone, Township Zone and Low Density Residential Zone have been changed to align them with the features of the new residential zones.

The new residential zones will replace the Residential 1, Residential 2 and Residential 3 Zones.

Reformed residential zones give greater clarity about the type of development that can be expected in any residential area.

New residential zones, together with existing zones such as the Activity Centre Zone, Comprehensive Development Zone and Mixed Use Zone give councils much better tools to identify where existing urban character will be protected.

Reformed residential zones also assist in identifying appropriate areas where urban densification will occur.

Key features

- setting a mandatory building height of 8 metres in the Neighbourhood Residential Zone (Rec 5)
- improved purpose statements for the zones (Rec 10)
- testing draft criteria to guide the application of the new zones (Rec 18)
- restricting non-residential uses in the Neighbourhood Residential Zone and the General Residential Zone
- allowing small-scale complementary commercial uses in the Residential Growth Zone.



Next steps

The three new residential zones were introduced into the *Victoria Planning Provisions* on 1 July 2013 and councils have 12 months to introduce the new zones.

Councils will consider their existing strategic plans, housing strategies and related work in the application of the zones. The Department of Transport, Planning and Local Infrastructure will assist councils with this process.

Consultation

A Reformed Zones Ministerial Advisory Committee was established to consider all submissions and to advise the Minister for Planning on the zone reforms. A total of 917 submissions related to residential zones.

The Committee has now reported on the residential zones. This report is available on the DTPLI website at www.dpcd.vic.gov.au/planning/reszones

ISBN 978-1-921940-55-2

Published by the Victorian Government Department of Transport, Planning and Local Infrastructure Melbourne, July 2013.

Unless indicated otherwise, this work is made available under the terms of the Creative Commons Attribution 3.0 Australia licence. To view a copy of this licence, visit <http://creativecommons.org/licenses/by/3.0/au>. It is a condition of this Creative Commons Attribution 3.0 Licence that you must give credit to the original author who is the State of Victoria. Attribution should be given as follows: Reformed Zones for Victoria, State of Victoria through the Department of Planning and Community Development 2013.

Authorised by the Victorian Government, 1 Spring Street, Melbourne.

This publication may be of assistance to you but the State of Victoria and its employees do not guarantee that the publication is without flaw of any kind or is wholly appropriate for your particular purposes and therefore disclaims all liability for any error, loss or other consequence which may arise from you relying on any information in this publication.

www.dpcd.vic.gov.au/planning

REFORMED RESIDENTIAL ZONES FOR VICTORIA

JULY 2013

	MUZ	RGZ	GRZ	NRZ	TZ	LDRZ
	MIXED USE ZONE IMPROVED	RESIDENTIAL GROWTH ZONE NEW	GENERAL RESIDENTIAL ZONE NEW	NEIGHBOURHOOD RESIDENTIAL ZONE NEW	TOWNSHIP ZONE IMPROVED	LOW DENSITY RESIDENTIAL ZONE IMPROVED
WHAT IS THE ROLE OF THE ZONE?	Enables new housing and jobs growth in mixed use areas.	Enables new housing growth and diversity.	Respect and preserve urban character while enabling moderate housing growth and housing diversity.	Restricts housing growth in areas identified for urban preservation.	Provides for residential and other uses in small towns. Enables moderate housing growth.	Enables low density housing.
WHERE WILL IT BE USED?	In areas with a mix of residential and non-residential development. In local neighbourhood centres undergoing renewal and around train stations, where appropriate.	In appropriate locations near activity areas, train stations and other areas suitable for increased housing activity.	In most residential areas where moderate growth and diversity of housing is provided, it is consistent with existing neighbourhood character.	In areas where single dwellings prevail and change is not identified, such as areas of recognised neighbourhood character or environmental or landscape significance.	In townships.	On the fringe of urban areas and townships where sewerage may not be available.
DOES RESCODE APPLY?	Yes (up to and including 4 storeys)	Yes (up to and including 4 storeys)	Yes	Yes	Yes	No
WHAT SORT OF HOUSING CAN BE EXPECTED?	High and medium density housing A mixture of townhouses and apartment style housing up to three storeys, and higher where appropriate.	Medium density housing A mixture of townhouses and apartments with underground car parking.	Single dwellings and some medium density housing A mixture of single dwellings, dual occupancies with some villa units and in limited circumstances town houses, where appropriate.	Single dwellings and dual occupancies under some circumstances	Single dwellings and some medium density housing A mixture of single dwellings, dual occupancies, villa units and town houses.	Single dwellings
DOES THE ZONE SET A MAXIMUM BUILDING HEIGHT FOR HOUSING?	No But a maximum building height can be specified.	Yes, 13.5 metres But a higher or lower maximum building height can be set by a council.	Yes, 9 metres But a higher or lower maximum building height can be set by a council.	Yes, 8 metres mandatory Can be varied by council with approval from the Minister for Planning.	Yes, 9 metres But a higher or lower maximum building height can be set by a council.	No
CAN A PERMIT BE GRANTED TO EXCEED THE MAXIMUM BUILDING HEIGHT?	Yes When approved by a council.	Yes Except when a higher or lower maximum building height has been set which cannot be exceeded.	Yes Except when a higher or lower maximum building height has been set which cannot be exceeded.	No Except when a higher or lower maximum building height has been set which cannot be exceeded.	Yes Except when a higher or lower maximum building height has been set which cannot be exceeded.	No
IS A STRUCTURE PLAN OR DESIGN FRAMEWORK REQUIRED FOR THE ZONE TO BE APPLIED?	No The preferred future use of land and built form may be specified if necessary.	No The preferred future built form may be specified if necessary.	No	No	No	No

RESIDENTIAL ZONES – PROPOSED AND FINAL ZONES

JULY 2013

Proposed July 2012 Final new zone July 2013

NEIGHBOURHOOD RESIDENTIAL ZONE	Number of dwellings on a lot	Can be scheduled but minimum of two dwellings	Can be scheduled but no minimum number of dwellings
	Height limit	9m or as specified in schedule, mandatory	8 metres or as specified in schedule, mandatory
	Minimum lot size for as-of-right development of one dwelling	300 sqm, or as specified in schedule	300 sqm, or as specified in schedule
	100-metre condition for non-residential uses	Not proposed	Not proposed
	Medical centre	Allowed without a permit subject to a condition restricting size to 250 sqm	Allowed without a permit but stricter conditions placed on the use, including location on a main road, in an existing building and complying with all car parking requirements
	Zone purpose	No reference to neighbourhood character in zone's purpose	Neighbourhood character now referenced as a purpose of the zone
GENERAL RESIDENTIAL ZONE	Height limit	Rescode (9m) or as specified in schedule	Rescode (9m) or as specified in schedule
	Minimum lot size for as-of-right development of one dwelling	200 sqm, or up to 500 sqm if specified in schedule	300 sqm, or up to 500 sqm if specified in schedule
	100-metre condition for non-residential uses	Shop, food and drink premises, office to be allowed within 100m of a commercial zone	<ul style="list-style-type: none"> Food and drink premises require a permit with no conditions Shop (other than Convenience Shop) and Office prohibited
	Medical centre	Allowed without a permit subject to a condition restricting size to 250 sqm	Allowed without a permit but stricter conditions placed on the use, including location on a main road and complying with all car parking requirements
	Zone purpose	No reference to neighbourhood character in zone's purpose	Neighbourhood character now referenced as a purpose of the zone
RESIDENTIAL GROWTH ZONE	Height limit	12.5m or as specified in schedule	13.5m or as specified in schedule
	Minimum lot size for as-of-right development of one dwelling	80sqm	300sqm
	100-metre condition for non-residential uses	Small shops, food and drink premises, offices to be allowed without a permit within 100m of a commercial zone	<ul style="list-style-type: none"> Small shops and food and drink premises will be allowed without a permit, but must be on a main road Office will require a planning permit and the leasable floor area must not exceed 250 sqm
	Medical centre	Allowed without a permit subject to conditions	No change.
	Zone purpose	To provide medium density housing at increased densities	No change: To encourage diverse housing types, and provide housing at increased densities of up to and including four storeys.