

# Applying the Residential Zones

This practice note provides information and guidance to councils about:

- the purposes and features of the residential zones
- how to apply the residential zones
- the schedules to the residential zones.

## The reformed zones

In July 2013 amendments to residential zones were introduced into the *Victoria Planning Provisions (VPP)*. This included:

- the introduction of three new zones, the General Residential Zone (GRZ), Neighbourhood Residential Zone (NRZ) and Residential Growth Zone (RGZ) to replace the Residential 1, 2 and 3 zones
- reforms to the Mixed Use, Low Density and Township Zones
- consequential changes, including changes to Clauses 54, 55 and 56 'ResCode' to ensure consistency between the reformed residential zones and the VPP.

The Department of Transport, Planning and Local Infrastructure website contains detailed information on Amendments V8 and VC100.

## A suite of residential zones

The residential zones are a suite of statutory tools for a planning authority to implement state and local policies and strategies for housing and residential growth in their planning scheme to better plan for residential development.

Strategic use of the residential zones can give greater clarity about the type of development that can be expected in a residential area, allow a broader range of activities to be considered and better manage growth.

The six residential zones are:

- Mixed Use Zone (MUZ) enables new housing and jobs growth in mixed use areas
- Residential Growth Zone (RGZ) enables new housing growth and diversity
- General Residential Zone (GRZ) enables moderate housing growth and diversity while respecting urban character
- Neighbourhood Residential Zone (NRZ) restricts housing growth in areas identified for urban preservation

- Township Growth Zone (TZ) enables moderate housing growth while respecting urban character in small towns
- Low Density Residential Zone (LDRZ) enables low density housing.

The table on page 3 provides details about each of the residential zones, their potential application and key planning requirements.

There are other zones in the VPP that allow residential development including the Commercial 1 Zone, Comprehensive Development Zone, Activity Centre Zone, Capital City Zone and the Docklands Zone.

## Applying the residential zones

Applying the residential zones should be underpinned by clearly expressed planning policies in the planning scheme. The State Planning Policy Framework (SPPF) and Local Planning Policy Framework (LPPF) in the planning scheme should be the starting point for deciding whether the council's strategic objectives are still valid and sound, or whether new strategic work is required. Alternatively, a council may have undertaken relevant strategic planning for their residential areas.

### Plan Melbourne

Plan Melbourne is the Victorian Government's vision for the city to 2050. Application of the residential zones will be required to implement its strategic directions.

### State Planning Policy Framework

The SPPF provides a context for spatial planning and decision making by planning and responsible authorities. The SPPF in conjunction with relevant policies in the LPPF provide key guidance for planning authorities to implement residential zones within a municipality.

### Local Planning Policy Framework

The reforms made to the residential zones in July 2013 provide more flexibility and discretion allowing permit applications for a broad range of uses. Councils may wish to create or amend existing local policies to assist in the exercise of this discretion and fully implement their strategic objectives.

A council should consider whether a local policy is necessary to help establish realistic expectations about how land in an area may be used and developed, and provide a sound basis for making consistent, strategic decisions. Refer to Planning Practice Note 8: Writing a Local Planning Policy for more guidance on using local planning policies.

## Strategic Planning

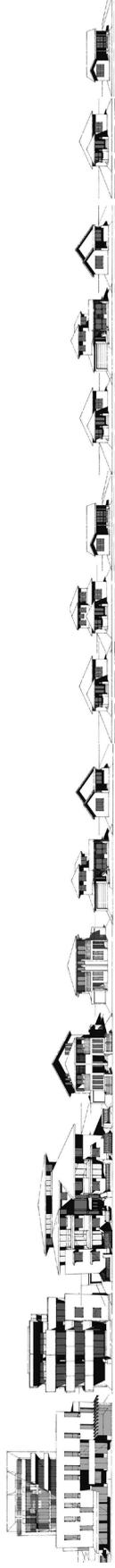
Sound strategic planning for residential areas is essential to ensuring that land use and development achieves the desired outcomes for an area. It can help ensure that:

- use and development in residential areas fits into the overall strategic planning of the municipality
- housing development is consistent with the housing needs and housing strategies
- new housing demand, growth and diversity can be accommodated
- in identified areas housing growth may be restricted or moderated
- in identified areas new development respects and preserves existing neighbourhood character
- planning for residential areas takes into account matters such as access to infrastructure, transport, employment, commercial and community facilities, heritage, environmental constraints, and hazards such as bushfire and contaminated land
- the most appropriate residential zone is used to achieve strategic planning objectives.

Many councils have already undertaken strategic planning and resource management studies for their residential areas and used this work to articulate strategic objectives in their Municipal Strategic Statements (MSS). New strategic work may not be required if existing policies address the key residential land use issues in the municipality and adequately reflect the planning outcomes that the council wants to achieve.

# Residential Zones

MUZ	GRZ	NRZ	TZ	LDRZ
MIXED USE ZONE	GENERAL RESIDENTIAL ZONE	NEIGHBOURHOOD RESIDENTIAL ZONE	TOWNSHIP ZONE	LOW DENSITY RESIDENTIAL ZONE



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?	<b>High and medium density housing</b> A mixture of townhouses and apartment style housing up to three storeys, and higher where appropriate.	<b>Medium density housing</b> A mixture of townhouses and apartments with underground car parking.	<b>Single dwellings and some medium density housing</b> A mixture of single dwellings, dual occupancies with some villa units and in limited circumstances town houses, where appropriate.	<b>Single dwellings and dual occupancies under some circumstances</b>	<b>Single dwellings and some medium density housing</b> A mixture of single dwellings, dual occupancies, villa units and town houses.	<b>Single dwellings</b>
DOES THE ZONE SET A MAXIMUM BUILDING HEIGHT FOR HOUSING?	<b>No</b> But a maximum building height can be specified.	<b>Yes, 13.5 metres</b> But a higher or lower maximum building height can be set by a council.	<b>Yes, 9 metres</b> But a higher or lower maximum building height can be set by a council.	<b>Yes, 8 metres mandatory</b> Can be varied by council with approval from the Minister for Planning.	<b>Yes, 9 metres</b> But a higher or lower maximum building height can be set by a council.	<b>No</b>
CAN A PERMIT BE GRANTED TO EXCEED THE MAXIMUM BUILDING HEIGHT?	<b>Yes</b> When approved by a council.	<b>Yes</b> Except when a higher or lower maximum building height has been set which cannot be exceeded.	<b>Yes</b> Except when a higher or lower maximum building height has been set which cannot be exceeded.	<b>No</b> Except when a higher or lower maximum building height has been set which cannot be exceeded.	<b>Yes</b> Except when a higher or lower maximum building height has been set which cannot be exceeded.	<b>No</b>
IS A STRUCTURE PLAN OR DESIGN FRAMEWORK REQUIRED FOR THE ZONE TO BE APPLIED?	<b>No</b> The preferred future use of land and built form may be specified if necessary.	<b>No</b> The preferred future built form may be specified if necessary.	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>

If the MSS objectives and local policies no longer provide clear guidance for decision making, or there are strategic gaps, new strategic work may be required. Before commencing new strategic work, the planning authority should review the policy components of the planning scheme and other relevant studies.

## Principles and criteria for applying the residential zones

The following tables can assist councils in identifying principles and criteria to apply the residential zones when preparing a planning scheme amendment.

**Table 1 Principles for applying the residential zones**

RESIDENTIAL ZONE			PRINCIPLES IN APPLYING ZONES
Zone	Purpose	Likely application	Principles can be deduced from the purposes of the zones (and should be considered together)*
MUZ	Enables new housing and jobs growth in mixed use areas	In areas with a mix of residential and non-residential development.  In local neighbourhood centres undergoing renewal and around train stations, where appropriate.	<ul style="list-style-type: none"> <li>• Areas encouraging a range of residential, commercial, industrial and other uses</li> <li>• Areas to provide for housing at higher densities and higher built form that responds to the existing or preferred neighbourhood character</li> </ul>
RGZ	Enables new housing growth and diversity in appropriate locations	In appropriate locations near activities areas, town centres, train stations and other areas suitable for increased housing activity such as smaller strategic redevelopment sites	<ul style="list-style-type: none"> <li>• Locations offering good access to services, transport and other infrastructure</li> <li>• Areas which provide a transition between areas of more intensive use and development and areas of restricted housing growth</li> <li>• Areas where there is mature market demand for higher density outcomes</li> </ul>
GRZ	Respects and preserves neighbourhood character while allowing moderate housing growth and diversity	In most residential areas where moderate growth and diversity of housing that is consistent with existing neighbourhood character is to be provided	<ul style="list-style-type: none"> <li>• Areas with a diversity of housing stock, diversity of lot sizes and a more varied neighbourhood character</li> <li>• Areas where moderate housing growth and housing diversity is encouraged</li> </ul>

RESIDENTIAL ZONE			PRINCIPLES IN APPLYING ZONES
Zone	Purpose	Likely application	Principles can be deduced from the purposes of the zones (and should be considered together)*
NRZ	Restricts housing growth in areas identified for urban preservation	In areas where single dwellings prevail and change is not identified, such as areas of recognised neighbourhood character, heritage environmental or landscape significance	<ul style="list-style-type: none"> <li>• Areas with a neighbourhood character that is sought to be retained</li> <li>• Areas where more than 80% of lots currently accommodate detached dwellings</li> <li>• Areas with Neighbourhood Character Overlays</li> <li>• Residential areas with Heritage Overlays (such as larger heritage precincts, rather than individually recognised heritage sites)</li> <li>• Areas of identified environmental or landscape significance.</li> <li>• Areas which may not have good supporting transport infrastructure or other infrastructure, facilities and services and are not likely to be improved in the medium to longer term</li> </ul>
TZ	Provides for residential and other uses in small towns. Enables modest housing growth Likely application	In townships	<ul style="list-style-type: none"> <li>• Areas in small towns for residential development and educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs</li> <li>• Areas with Neighbourhood Character Overlays or policies</li> </ul>
LDRZ	Enables low density housing	On the fringe of urban areas and townships where sewerage may not be available	<ul style="list-style-type: none"> <li>• Areas for low-density residential development.</li> </ul>

\*Other principles and criteria may be required by councils to suit local circumstances.

Table 2 Criteria for applying the NRZ, GRZ and RGZ

Criteria*		Applicable to:		
		Neighbourhood Residential Zone (low levels of residential change)	General Residential Zone (moderate levels of residential change)	Residential Growth Zone (high levels of residential change)
<b>Strategic</b>				
1	Adopted housing and development strategy (not required for conversion only to GRZ)	Yes	No	Yes
2	Identified in Activities Area structure plan / policy	No	No	Yes
3	Brownfield/urban renewal site/ area	No	No	Yes
4	Commercial or industrial land for redevelopment not in Activities Area (strategic justification for rezoning required)	No	Yes	Yes
<b>Context</b>				
5	Good access to transport choices (including walkability, public transport, cycling, road access)	No	No	Yes
6	Good access to employment options	No	No	Yes
7	Good access to local shopping	No	No	Yes
8	Good access to local community services	No	No	Yes
<b>Character</b>				
9	Level of development activity (existing and desired)	Low	Low/Moderate	High
10	Identified areas for growth and change (such as evidenced through DDO or similar)	No	No	Yes
11	Retention of identified neighbourhood character (such as evidenced through HO, NCO, DDO, significant intactness)	Yes	Yes	No
12	Heritage areas which impose significant constraints on increased housing development	Yes	Yes	No
13	Existing landscape or environmental character/ constraints (evidenced through SLO, ESO, local policy)	Yes	Yes	No
<b>Constraints</b>				
14	Risk associated with known hazard (evidenced through BMO, LSIO or EMO for fire, flood and landslip or other constraints identified through EPA hazard buffers or similar)	High	Low	Low

\*There is no specific weighting to the criteria. This should be applied by councils to suit local circumstances.

## Implementing strategic objectives

A planning authority may need to use a number of VPP tools to successfully implement residential policy objectives. There are circumstances where more than one zone or overlay will be needed to deliver the desired outcome. Councils should think laterally about the mix of policies and controls required to achieve their objectives, and be prepared to consider using a range of tools.

In deciding which residential zone should apply, the following principles should be considered:

- the zone should support and give effect to the SPPF
- the zone should broadly support all relevant policy areas in the MSS (for example, economic, housing, environmental and infrastructure policy)
- the rationale for applying the zone should be clearly discernible in the LPPF
- the zone should be applied in a way that is consistent with its purpose
- the zone should give effect to any adopted housing strategy
- a balanced approach being utilised, promoting residential growth, moderate residential change and limited residential change to provide outcomes which achieve reasonable housing choice and diversity in a municipality
- the requirements of any applicable Minister's Direction must be met.

A planning authority may choose to apply all six residential zones to residential land in a municipality, but this may not be appropriate in all circumstances. Where the new residential zones are sought to be applied by a planning authority, and to achieve a balanced approach and reasonable housing choice and diversity outcomes, the Residential Growth, General Residential and Neighbourhood Residential Zones should be applied simultaneously.

## The residential zones in summary

### Mixed Use Zone (MUZ) Clause 32.04

The Mixed Use Zone enables new housing and jobs growth in mixed use areas. The zone provides for a range of residential, commercial, industrial and other uses and provides for housing at higher densities that responds to the neighbourhood character.

The zone is flexible because there is no default building height limit and planning authorities can specify different objectives, decision guidelines and building and design requirements to suit a range of strategic outcomes. The Mixed Use Zone may be appropriate for areas:

- planned for more intense and diverse residential development on sites well located in relation to activity centres, employment and public transport
- brownfield or urban renewal sites
- planned for apartment style development.

### Key attributes of the Mixed Use Zone

- Supports residential development. A permit is not required to use land for a dwelling. The land use Accommodation which includes uses such as Group accommodation, Residential hotel and Retirement village requires a permit.
- Exempts the development of one dwelling on a lot of 300 square metres or more. Other works and outbuildings normal to a dwelling are exempt if requirements are met.
- Allows a permit application for the construction and extension of two or more dwellings on a lot.
- Allows uses such as Food and drink premises, Medical centre, Office, Place of worship and Shop without a permit if conditions are met.
- Allows applications to be made for a variety of uses such as Industry, Retail premises and Warehouse.
- Prohibits uses such as Adult sex

bookshop, Brothel, Materials recycling and Transfer station

- Allows a schedule to specify objectives, application requirements, decision guidelines, a maximum building height and siting and design requirements to suit local circumstances.
- Allows a local maximum building height to be specified that cannot be exceeded.
- Includes amenity requirements for buildings on lots abutting land in a Neighbourhood Residential Zone, General Residential Zone, Residential Growth Zone or Township Zone.

### Using the schedule to the Mixed Use Zone

The Ministerial Direction – The Form and Content of Planning Schemes sets out the form and content requirements for all schedules.

### Summary of the Mixed Use Zone Schedule

- Allows the use of multiple schedules. Councils with more than one schedule will require a number suffix for all the Mixed Use Zone Schedules, for example MUZ1, MUZ2 and MUZ3.
- Allows the specification of different standards to Clause 54 or 55 for:
  - minimum street setbacks
  - site coverage
  - permeability
  - landscaping
  - side and rear setbacks
  - walls on boundaries
  - private open space
  - front fence height.
- Allows a maximum building height requirement in metres for any building to be specified.
- Exempts specified uses, buildings and works from the notice requirements of section 52 of the *Planning and Environment Act 1987*.

- Allows permit application requirements and decision guidelines to be specified.

### Residential Growth Zone (RGZ) Clause 32.07

The Residential Growth Zone enables new housing growth and allows greater diversity in appropriate locations while providing certainty about the expected built form outcomes.

The Residential Growth Zone may be appropriate for:

- areas planned for increased housing growth and density
- the provision of increased or predominate medium density housing
- land near activities areas, train stations and town centres
- redevelopment sites, brownfield or urban renewal sites.

### Key attributes of the Residential Growth Zone

- Supports residential development. A permit is not required to use land for a dwelling. The land use Accommodation which includes uses such as Group accommodation, Residential hotel and Retirement village requires a permit.
- Exempts the development of one dwelling on a lot of 300 square metres or more. Other works and outbuildings normal to a dwelling are exempt if requirements are met.
- Allows a permit application for the construction and extension of two or more dwellings on a lot.
- Allows uses such as Food and drink premises, Medical centre, Place of worship and Shop without a permit if conditions are met.
- Allows applications to be made for some non-residential uses such as Convenience restaurant, Office, Shop and Service station.
- Prohibits uses such as Bottle shop, Industry, Nightclub, Warehouse and many retail uses.

- Allows a schedule to specify application requirements, decision guidelines, siting and design requirements and a maximum building height for a dwelling or residential building.
- Encourages up to four storey residential development (and complementary non-residential uses) by setting a discretionary height limit of 13.5 metres.

### Using the schedule to the Residential Growth Zone

The Ministerial Direction – The Form and Content of Planning Schemes sets out the form and content requirements for all schedules.

### Summary of the Residential Growth Zone Schedule

- Allows the use of multiple schedules. Councils with more than one schedule will require a number suffix for all the Residential Growth Zone Schedules, for example RGZ1, RGZ2 and RGZ3.
- Allows the specification of different standards to Clause 54 or 55 for:
  - minimum street setbacks
  - site coverage
  - permeability
  - landscaping
  - side and rear setbacks
  - walls on boundaries
  - private open space
  - front fence height.
- Allows a maximum building height requirement in metres for buildings used as a dwelling or a residential building to be specified.
- Allows permit application requirements and decision guidelines to be specified.

### General Residential Zone (GRZ) Clause 32.08

The General Residential Zone enables moderate housing growth and diversity. In the suite of residential zones, the role of the General Residential Zone sits between the

Residential Growth Zone, which enables housing growth and diversity, and the Neighbourhood Residential Zone which favours existing neighbourhood character and restricts housing growth.

The General Residential Zone may be appropriate for:

- most residential areas where moderate growth and diversity of housing will occur consistent with neighbourhood character
- areas with a diversity of housing stock, diversity of lot sizes and a more varied neighbourhood character.

### Key attributes of the General Residential Zone

- Supports residential development. A permit is not required to use land for a dwelling. The land use Accommodation which includes uses such as Group accommodation, Residential hotel and Retirement village requires a permit.
- Exempts the development of one dwelling on a lot of 300 square metres or more unless specified differently in a schedule to the zone. Other works and outbuildings normal to a dwelling are exempt if requirements are met.
- Allows a permit application for the construction and extension of two or more dwellings on a lot.
- Allows non-residential uses such as Medical centre and Place of worship without a permit if conditions are met.
- Allows applications to be made for some non-residential uses such as Convenience restaurant, Store, Take-away food premises and Service station.
- Prohibits uses such as Industry, Nightclub, Office, Warehouse and most retail premises.
- Allows a schedule to specify application requirements, decision guidelines, siting and design requirements and a maximum building height for a dwelling or residential building.

## Using the schedule to the General Residential Zone

The Ministerial Direction – The Form and Content of Planning Schemes sets out the form and content requirements for all schedules.

### Summary of the General Residential Zone Schedule

- Allows the use of multiple schedules. Councils with more than one schedule will require a number suffix for all the General Residential Zone Schedules, for example GRZ1, GRZ2 and GRZ3.
- Allows a permit requirement to be specified for the construction or extension of one dwelling on a lot between 300 square metres and 500 square metres.
- Allows the specification of different standards to Clause 54 or 55 for:
  - minimum street setbacks
  - site coverage
  - permeability
  - landscaping
  - side and rear setbacks
  - walls on boundaries
  - private open space
  - front fence height.
- Allows a maximum building height requirement in metres for buildings used as a dwelling or a residential building to be specified.
- Allows permit application requirements and decision guidelines to be specified.

### Neighbourhood Residential Zone (NRZ) Clause 32.09

The Neighbourhood Residential Zone restricts housing growth and protects an identified neighbourhood character. The likely application of the Neighbourhood Residential Zone is in areas where single dwellings prevail and change is not identified.

The Neighbourhood Residential Zone may be appropriate for:

- areas where single dwellings prevail and change is not identified, such as areas of recognised neighbourhood character, heritage, environmental or landscape significance
- areas which may not have good supporting transport infrastructure or other infrastructure, facilities and services and are not likely to be improved in the medium to longer term
- areas where constraints and natural or other hazards should limit housing growth and diversity.

### Key attributes of the Neighbourhood Residential Zone

- Supports limited residential development. A permit is not required to use land for a dwelling. The land use Accommodation which includes uses such as Group accommodation, Residential hotel and Retirement village requires a permit.
- Includes a purpose to implement neighbourhood character policy and adopted neighbourhood character guidelines. Character studies and policies that are not part of a planning scheme have limited statutory weight however they may be deemed as seriously entertained documents for the purpose of decision making by responsible authorities.
- Exempts the development of one dwelling on a lot of 300 square metres or more. Other works and outbuildings normal to a dwelling are exempt if requirements are met. A schedule to the zone can specify a different threshold.
- Restricts dwelling development to a maximum of two dwellings on a lot, with the ability for councils to vary this limit through a schedule to the zone (the minimum can be less or more than two dwellings).
- Allows non-residential uses such as Medical centre and Place of worship without a permit if conditions are met.

- Allows applications to be made for some non-residential uses such as Convenience restaurant, Store, Take-away food premises and Service station.
- Prohibits uses such as Industry, Nightclub, Office, Warehouse and most retail premises.
- Allows a schedule to specify application requirements, decision guidelines, siting and design requirements, number of dwellings on a lot, permit thresholds for construction and extension of single dwellings and maximum building height for a dwelling or residential building.
- walls on boundaries
- private open space
- front fence height.
- Allows a maximum number of dwellings allowed on a lot to be specified. The number can be one or higher.
- Allows a maximum building height requirement in metres for buildings used as a dwelling or a residential building to be specified.
- Allows permit application requirements and decision guidelines to be specified.

### Using the schedule to the Neighbourhood Residential Zone

The Ministerial Direction – The Form and Content of Planning Schemes sets out the form and content requirements for all schedules.

### Summary of the Neighbourhood Residential Zone Schedule

- Allows the use of multiple schedules. Councils with more than one schedule will require a number suffix for all the Neighbourhood Residential Zone Schedules, for example NRZ1, NRZ2 and NRZ3.
- Allows a minimum subdivision area to be specified.
- Allows a threshold area (in square metres) to be specified for the construction or extension of one dwelling on a lot.
- Allows a threshold area (in square metres) to be specified for the construction or extension of a front fence within three metres of a street where there is one dwelling on a lot.
- Allows the specification of different standards to Clause 54 or 55 for:
  - minimum street setbacks
  - site coverage
  - permeability
  - landscaping
  - side and rear setbacks

### Township Zone (TZ) Clause 32.05

The Township Zone provides for residential and other uses in small towns and enables moderate housing growth.

The likely application of the Township Zone is in residential areas of small towns where moderate growth and diversity of housing will occur that is consistent with neighbourhood character.

### Key attributes of the Township Zone

- Supports residential development in townships. A permit is not required to use land for a dwelling. The land use Accommodation which includes uses such as Group accommodation, Residential hotel and Retirement village requires a permit.
- Exempts the development of one dwelling on a lot of 300 square metres or more. Other works and outbuildings normal to a dwelling are exempt if requirements are met.
- Allows a permit application for the construction and extension of two or more dwellings on a lot.
- Allows non-residential uses such as Medical centre and Place of worship without a permit if conditions are met.
- Allows applications to be made for some non-residential uses such as, Place of assembly, Retail premises, Industry and Warehouse.

- Prohibits uses such as Brothel, Intensive animal husbandry, Motor racing track and Saleyard.
- Allows a schedule to specify application requirements, decision guidelines, siting and design requirements and a maximum building height for a dwelling or residential building.

### Using the schedule to the Township Zone

The Ministerial Direction – The Form and Content of Planning Schemes sets out the form and content requirements for all schedules.

### Summary of the Township Zone Schedule

- Allows the use of multiple schedules. Councils with more than one schedule will require a number suffix for all Township Zone Schedules, for example TZ1, TZ2 and TZ3.
- Allows a permit requirement to be specified for the construction or extension of one dwelling on a lot between 300 square metres and 500 square metres.
- Allows the specification of different standards to Clause 54 or 55 for:
  - minimum street setbacks
  - site coverage
  - permeability
  - landscaping
  - side and rear setbacks
  - walls on boundaries
  - private open space
  - front fence height.
- Allows a maximum building height requirement in metres for a dwelling or a residential building to be specified.
- Allows permit application requirements and decision guidelines to be specified.

### Low Density Residential Zone (LDRZ) Clause 32.03

The Low Density Residential Zone enables the lowest density of housing in the suite of residential zones. It may be appropriate for:

- residential areas on the fringe of urban areas and townships
- areas planned for larger residential lots containing a maximum of one or two dwellings
- areas where sewerage may not be available or areas where larger residential lots (to a minimum of 2 hectares) are connected to reticulated sewerage.

### Key attributes of the Low Density Residential Zone

- A permit is not required to use land for a single dwelling on a lot. The use of land for two dwellings requires a permit and the use of land for more than two dwellings is prohibited.
- Allows a permit application for the construction and extension of two or more dwellings on a lot.
- Allows an application to be made to subdivide a lot to a minimum of 0.2 hectares where reticulated sewerage is connected or to a minimum of 0.4 hectares where not connected to reticulated sewerage.
- Allows limited non-residential uses such as Medical centre without a permit if conditions are met.
- Allows applications to be made for some non-residential uses such as Food and drink premises, Place of assembly, Service station and store.
- Prohibits uses such as Industry, Nightclub, Office, Warehouse and most retail premises.
- Allows a schedule to specify a minimum subdivision area and permit threshold for the construction of outbuildings.

## Summary of the Low Density Residential Zone Schedule

- Allows the use of multiple schedules.  
Councils with more than one schedule will require a number suffix for all Low Density Residential Zone Schedules, for example LDRZ1, LDRZ2 and LDRZ3.
- Allows a minimum subdivision area to be specified for land.

## More information

More information is available at  
[www.dtpli.vic.gov.au/planning](http://www.dtpli.vic.gov.au/planning)

Planning Practice Note 4: Writing a Municipal Strategic Statement

Planning Practice Note 8: Writing a Local Planning Policy

Planning Practice Note 10: Writing Schedules

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