

RZ2 – Suburban core zone

Zone objectives

- a) Provide for the establishment and maintenance of residential areas where the housing is low rise and contains a mix of single dwelling and multi-unit development that is low to medium density in character particularly in areas close to facilities and services in commercial centres
- b) Provide opportunities for redevelopment by enabling a limited extent of change with regard 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) Contribute to the support and efficient use of existing social and physical infrastructure and services in residential areas close to commercial centres
- e) Ensure 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
- f) Provide opportunities for home based employment consistent with residential amenity
- g) Provide for a limited range of small-scale facilities to meet local needs consistent with residential amenity
- h) Promote good solar access
- i) Promote energy efficiency and conservation
- j) Promote sustainable water use
- k) Promote active living and active travel
- l) Encourage an attractive, safe, well-lit and connected pedestrian environment with convenient access to public transport

RZ2 – Suburban core 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 | |
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| 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 |

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| 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. | |