

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 |
| Co-housing | sign |
| community activity centre | single dwelling housing (where not exempt development or code track assessable) |
| consolidation | secondary residence |
| demolition | special dwelling |
| development specified as additional merit track development in a suburb precinct code for land shown on the relevant suburb precinct map | subdivision |
| guest house | supportive housing |
| health facility | temporary use |
| home business | varying a lease (where not prohibited, code track or impact track assessable) |
| minor road | |
| minor use | |
| multi-unit housing | |

| MINIMUM ASSESSMENT TRACK IMPACT Development application required and assessed in the impact track | |
|---|--|
| 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 |

| | |
|-------------------------------|--|
| 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 *ancillary* or *minor use*. For example, a *car park* alone is prohibited, but could be considered if it is ancillary to a *child care centre* which is an assessable development under the merit track.