

RZ3 – Urban Residential Zone

Zone Objectives

- a) Create a wide range of affordable and sustainable housing choices to accommodate population growth and meet changing household and community needs in locations that create a transition area between low and higher density housing areas
- b) Ensure development respects and contributes to the neighbourhood and landscape character of residential areas whilst carefully managing change in suitable locations
- c) Provide increased opportunities for medium density residential development, particularly in areas close to commercial and employment centres
- d) Achieve developments with a high standard of residential amenity
- e) Provide opportunities for home based employment consistent with residential amenity
- f) Provide for a limited range of small-scale facilities to meet local needs consistent with residential amenity
- g) Promote energy efficiency and conservation and sustainable water use

RZ3 - Urban Residential Zone Development Table

EXEMPT DEVELOPMENT	
Development approval not required, may need building approval 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	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 road	
Minor use	
Multi-unit housing	
Parkland	
Relocatable unit	
Residential care accommodation	
Retirement Village	
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 listed as prohibited 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 listed elsewhere in the Development Table.

Agriculture	MAJOR UTILITY INSTALLATION
Airport	Mining industry
Animal care facility	Mobile home park
Animal husbandry	Motel
Aquatic recreation facility	Municipal depot
Bulk landscape supplies	Nature conservation area
Car park	Offensive industry
Caretakers residence	Office
Caravan park/camping ground	Outdoor recreation facility
Cemetery	Overnight camping area
Civic administration	Pedestrian plaza
Club	Place of assembly
Communications facility	Place of worship
Community theatre	Plant and equipment hire establishment
Commercial accommodation unit	Plantation forestry
Corrections facility	Playing field
Craft workshop	Produce market
Cultural facility	Public agency
Defence installation	Public transport facility
Drink establishment	Railway use
Drive-in cinema	Recyclable materials collection
Educational establishment	Recycling facility
Emergency services facility	Religious associated use
Farm tourism	Restaurant
Freight transport facility	Sand and gravel extraction
Funeral parlour	Scientific research establishment
General industry	Serviced apartment
Group or organised camp	Service station
Hazardous industry	SHOP
Hazardous waste facility	Stock/sale yard
Hospital	Store
Hotel	Tourist facility

Incineration facility	Tourist resort
Indoor entertainment facility	Transport depot
Indoor recreation facility	Vehicle sales
Industrial trades	Veterinary hospital
Land fill site	Warehouse
Land management facility	Waste transfer station
Light industry	Woodlot
Liquid fuel depot	Zoological facility
Major road	
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:	
Inner North Precinct Code	
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