RZ4 – Medium density residential zone

Zone objectives

- Provide for the establishment and maintenance of residential areas where the housing is medium rise and predominantly medium density in character and particularly in areas that have very good access to facilities and services and/ or frequent public transport services
- b) Provide opportunities for redevelopment by enabling changes 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) Ensure development and 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
- 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 good solar access
- h) Promote energy efficiency and conservation
- i) Promote sustainable water use

RZ4 – Medium density residential 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:

1. express the number of approved or lawfully erected dwellings

2. 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 use	varying a lease (where not code track or impact track assessable)
multi-unit housing	
MINIMUM ASSESSMENT TRACK IMPACT Development application required and assessed in the impact track	
 Development that is not an exempt, code track or merit track development (see section 134 of the Planning and Development Act 2007). 	
 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 123 or section 124 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

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 care tark office caretakers residence outdoor recreation facility care an 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 corrections facility public agency craft workshop public agency craft workshop public agency craft workshop public agency railway use adefence installation recyclapt acility railway use defence installation recyclaptic materials collection revelopment specified as additional recyclaptic materials collection revelopment specified as additional recyclaptic materials collection drive-in cinema restaurant educational establishment scinetific research establishment farm tourism ser	Development listed below is prohibited develo	opment except where it is listed elsewhere in
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NI2008-27

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.