



Part E

Zone Policies

E1 – Residential Zones
Policy

Table of Contents

Application.....	1
Land Use Table	1
Policy Outcomes	2
Assessment Outcomes	4
Urban Structure and Natural Systems.....	4
Site and Land Use	4
Access and Movement	4
Public Space and Amenity	4
Built Form and Building Design	5
Sustainability and Environment.....	5
Parking, Services and Utilities.....	5
Assessment Requirements	6
Distribution of uses - apartments.....	6
Secondary residences	6
Co-housing.....	6
Home business.....	6
Height of buildings – RZ3, RZ4 and RZ5	6
Number of storeys – RZ1 and RZ2	6
Site coverage – single dwellings	6
Site coverage – multi-unit housing – RZ1 and RZ2	7
Site coverage – multi-unit housing – RZ3, RZ4 and RZ5	7
Housing density and minimum block areas - multi-unit housing – RZ1	7
Housing density and minimum block areas - multi-unit housing on surrendered residential blocks - RZ1	7
Housing density and minimum block areas – supportive housing and community housing - RZ1	7

Housing density and minimum block areas - multi-unit housing on standard blocks - RZ2	7
Redevelopment	7
Gas connections.....	7

Application

The Residential Zones Policy applies to all development in a residential zone (RZ1 to RZ5 inclusive).

Land Use Table

The following table identifies permissible land uses and development types (marked ‘Y’) in residential zones.

The uses listed require development approval unless they meet the ‘exempt development’ definition of the *Planning Act 2023*. Development and land use types listed are defined in the Territory Plan Dictionary.

Uses not listed in the table are prohibited. Development of prohibited uses may be considered under certain limited circumstances as outlined under Part 7.3 of the *Planning Act 2023*.

District policies specify additional types of development and land uses that are permissible or prohibited in specific locations.

Land Use / Development Type	RZ1	RZ2	RZ3	RZ4	RZ5
Ancillary use	Y	Y	Y	Y	Y
Boarding house	Y	Y	Y	Y	Y
Co-housing	-	Y	Y	Y	Y
Community activity centre	Y	Y	Y	Y	Y
Community garden	Y	Y	Y	Y	Y
Community housing	Y	Y	Y	Y	Y
Consolidation	Y	Y	Y	Y	Y
Demolition	Y	Y	Y	Y	Y
Early childhood education and care	Y	Y	Y	Y	Y
Guest house	Y	Y	Y	Y	Y
Health facility	Y	Y	Y	Y	Y
Home business	Y	Y	Y	Y	Y
Home occupation	Y	Y	Y	Y	Y
Minor road	Y	Y	Y	Y	Y
Minor use	Y	Y	Y	Y	Y
Multi-unit housing	Y	Y	Y	Y	Y
Parkland	Y	Y	Y	Y	Y

Land Use / Development Type	RZ1	RZ2	RZ3	RZ4	RZ5
Residential care accommodation	Y	Y	Y	Y	Y
Retirement village	Y	Y	Y	Y	Y
Secondary residence	Y	Y	Y	Y	Y
Service reticulation	Y	Y	Y	Y	Y
Sign	Y	Y	Y	Y	Y
Single dwelling housing	Y	Y	Y	Y	Y
Social enterprise	-	-	-	Y	Y
Subdivision	Y	Y	Y	Y	Y
Supportive housing	Y	Y	Y	Y	Y
Temporary use	Y	Y	Y	Y	Y
Varying a lease	Y	Y	Y	Y	Y
Veterinary clinic	Y	Y	Y	Y	Y

Policy Outcomes

Development proposals in residential zones will be assessed having regard to the policy outcomes to be achieved for the relevant zone/s.

All residential zones

1. Residential zones are primarily for residential developments but permit other development that complements residential uses and streetscapes.
2. Development should be of a scale and nature that recognises and responds to the zone hierarchy.
3. Facilitate development that is resilient to climate change, is sensitive to biodiversity, has good solar access, is energy efficient and promotes sustainable water use and water sensitive urban design, as well as encouraging active living and active travel.

RZ1 – Suburban Zone

1. Achieve and/or maintain low density residential neighbourhoods in suburban areas.
2. Provide for a range of housing choices that meet changing household and community needs.
3. Limit the extent of change that can occur particularly with regard to the residential density and original pattern of subdivision.
4. Ensure development respects valued features of the neighbourhood and landscape character of the area and does not have unreasonable negative impacts on neighbouring properties.

R22 – Suburban Core Zone

1. Facilitate development or redevelopment of sites within reasonable proximity to local services to achieve a mix of low to medium density housing.
2. Provide for a range of housing choices where the housing is low rise and contains a mix of single dwelling and multi-unit housing.
3. Provide opportunities for redevelopment by enabling a limited extent of change in density.

R23 – Urban Residential Zone

1. Facilitate development or redevelopment of sites to achieve medium density housing.
2. Provide for a range of housing choices where the housing contains a mix of single dwelling and multi-unit housing.
3. Provide opportunities for redevelopment by enabling changes to the residential density and original pattern of subdivision.
4. Provide opportunities for redevelopment by enabling change.

R24 – Medium Density Residential Zone

1. Facilitate development or redevelopment of sites to achieve a distinctively medium density housing character in a manner that demonstrates design excellence.
2. Provide for a range of housing choices where the housing contains a mix of single dwelling and multi-unit housing.
3. Provide opportunities for redevelopment by enabling changes to residential density and the original pattern of subdivision.
4. Provide opportunities for redevelopment by enabling change.

R25 – High Density Residential Zone

1. Facilitate development or redevelopment of sites to achieve high density housing in a manner that demonstrates design excellence.
2. Provide for the establishment and maintenance of residential areas where the housing is generally high density in character, particularly in areas with very good access to facilities and services and/or frequent public transport services.
3. Provide for a range of housing choices where multi-unit housing, typically of a larger scale, are provided for a range of dwelling types.
4. Provide opportunities for redevelopment by enabling changes to the original pattern of subdivision.
5. Provide opportunities for redevelopment by enabling change.

Assessment Outcomes

Consistent with the zone policy outcomes, development proposals in residential zones must demonstrate that they are consistent with the assessment outcomes stated below.

In demonstrating compliance with the assessment outcomes, consideration is to be given to the relevant design guides and may be given to planning technical specifications which may serve as a benchmark. While all assessment outcomes are to be met, not all outcomes are covered by design guidance and/or planning technical specifications.

Where a proposed development complies with relevant provisions in the design guide and/or planning technical specification and the development comprehensively addresses the assessment outcome, further assessment regarding that assessment outcome will not be required.

Where a design guide applies to a development, the proposal must demonstrate that it is consistent with the relevant guidance. More information is available in the design guide. Given the nature of the design guides, different design responses are possible to meet the same assessment outcomes.

The Territory Planning Authority may consider advice or written support from a referral entity to demonstrate compliance with a relevant assessment outcome. Where endorsement from an entity is noted as a planning technical specification, entity referral may be required.

The assessment outcomes for proposed development in residential zones are:

Assessment outcomes – Residential Zones	
Urban Structure and Natural Systems	<ol style="list-style-type: none">1. Biodiversity connectivity is maintained across the landscape.2. Loss of native habitat and biodiversity is avoided and/or minimised.3. The health and functionality of waterways and catchments is maintained, including through application of water sensitive urban design principles
Site and Land Use	<ol style="list-style-type: none">4. The functionality and usability of the development is appropriate for its intended purpose/use.5. The proposed use and scale of development are appropriate to the site and zone.6. Adverse impacts of development on surrounding uses (both within a site and on adjoining sites) is minimised and residential amenity protected. This includes between residential uses and between non-residential and residential uses
Access and Movement	<ol style="list-style-type: none">7. The functionality and layout of the development is accessible and adaptable, while achieving good connections with the surrounding area. This includes consideration of traffic flow and passive surveillance.8. The development encourages active travel through safe and convenient access to the active travel network.9. Access to, from and within the site permits safe and legible movement while catering for all users (including pedestrians). This includes consideration of vehicle manoeuvrability and access routes.
Public Space and Amenity	<ol style="list-style-type: none">10. The development (including the design of outdoor spaces) achieves reasonable solar access and microclimate conditions to public areas and streets to support their use by the community.11. Private open space and communal open space provides sufficient space and facilities for residents and visitors to recreate and relax, as well as providing area for service functions. Spaces are readily accessible for a range of activities.

Assessment outcomes – Residential Zones

	<ul style="list-style-type: none">12. Reasonable levels of active ground floor interface and passive surveillance to public spaces and streets is achieved.13. Any advertising or signs are suitable for their context and do not have a detrimental impact on the surrounding area (for instance due to size or light emission).
Built Form and Building Design	<ul style="list-style-type: none">14. The height, bulk and scale of the development is appropriate, noting the desired zone policy outcomes and the streetscape. This includes consideration of building envelope and setbacks.15. Reasonable solar access to dwellings and private open space within a block and on adjoining residential blocks is achieved. This includes solar access into main living spaces within a dwelling.16. Reasonable levels of privacy to dwellings and private open space within a block and on adjoining residential blocks is achieved.17. The dwelling mix and the internal size, scale and layout of dwellings in multi-unit housing provide for a comfortable living environment that meets the changing needs of residents. This includes consideration of cross-ventilation and energy efficiency.18. Courtyard walls and fences do not have an adverse impact on the streetscape.
Sustainability and Environment	<ul style="list-style-type: none">19. Sufficient planting area, canopy trees, deep soil zones and water sensitive urban design measures are provided to enhance living infrastructure, support healthy tree growth and minimise stormwater runoff.20. Urban heat island effects are reduced through limiting impervious surfaces and provision of canopy trees and plants.21. Threats to biodiversity such as noise, light pollution, invasive species incursion or establishment, chemical pollution, or site disturbance are avoided or minimised through good design.22. Minimise cut and fill to protect natural hydrological function and limit soil erosion and site disturbance.23. The development considers and addresses site characteristics, including heritage, natural features, topography, infrastructure and utilities.24. Environmental risks, including noise, bushfire, flooding, contamination, air quality or hazardous materials are appropriately considered for the development on the site.
Parking, Services and Utilities	<ul style="list-style-type: none">25. The development provides electric vehicle parking and access to charging locations in multi-unit housing.26. The development provides appropriate end-of-trip facilities in multi-unit housing which includes secure bicycle parking.27. Vehicle and bicycle parking sufficiently caters for the development while minimising visual impacts from the street or public space. This includes consideration of parking location, dimensions and number of spaces provided.28. Waste is appropriately managed on site without having a detrimental impact on residents and the surrounding area.29. The site is appropriately serviced in terms of infrastructure and utility services and any associated amenity impacts are minimised.

Assessment Requirements

Assessment requirements set the mandatory development controls within specific zones or for specific development types.

District policies also contain assessment requirements. Assessment requirements in district policies will prevail where inconsistencies occur.

Development proposals in residential zones must meet the following requirements:

Control	Assessment requirement
Distribution of uses - apartments	1. No new apartments are permitted in RZ1.
Secondary residences	2. A secondary residence is developed only in association with single dwelling housing. 3. The maximum dwelling size* of a secondary residence is 90m ² . *For the purpose of this requirement, dwelling size is the floor area measured to the outside face of external walls (including internal walls between the living areas and garage) but excludes the garage. 4. The minimum block size for a secondary residence is 500m ² . 5. Maximum of one secondary residence per block.
Co-housing	6. The minimum block size for a co-housing development is 1,050m ² .
Home business	7. At least 1 worker who genuinely lives on the lease is employed at any one time by the home business operating from the lease. 8. A home business does not, or is unlikely to, cause pollution, create a health hazard or present danger which is prohibited under any relevant Territory legislation and/or Code of Practice (as may vary from time to time).
Height of buildings – RZ3, RZ4 and RZ5	9. Maximum height of building is: a) RZ3 – 10.5m. b) RZ4 – 12.5m. c) RZ5 – 21.5m.
Number of storeys – RZ1 and RZ2	10. RZ1: Maximum 2 storeys. 11. RZ2: Maximum 2 storeys.
Site coverage – single dwellings	12. Site coverage for single dwellings (including a secondary residence) is a maximum of: a) For large blocks: 40% of the block area. b) For mid-sized blocks*: 60% of the block area. c) For compact blocks: 70% of the block area. * Includes blocks identified in a district technical specification as being subject to mid-size block provisions. 13. For single dwellings on blocks created through the subdivision of an original residential block, site coverage is a maximum of: a) In RZ1 and RZ2: 45% of the block area. b) In RZ3, RZ4 and RZ5: 50% of the block area.

Note: Single dwelling includes all associated roofed Class 10 buildings.

Control	Assessment requirement
Site coverage – multi-unit housing – RZ1 and RZ2	14. Site coverage for multi-unit housing in RZ1 and RZ2 is a maximum of 45% of the original block area.
Site coverage – multi-unit housing – RZ3, RZ4 and RZ5	15. Site coverage for multi-unit housing in RZ3, RZ4 and RZ5 is a maximum of 50% of the original block area.
Housing density and minimum block areas – multi-unit housing – RZ1	<p>16. For multi-unit housing in RZ1 (excluding secondary residence developments):</p> <ul style="list-style-type: none"> a) Minimum block area for more than one dwelling: 800m². b) Maximum number of dwellings per standard block: 2. c) Maximum number of dwellings per non-standard blocks where the crown lease explicitly permits 2 dwellings: 2. <p>Note: this does not apply to blocks for which the crown lease does not specify the number of dwellings permitted or permits more than 2 dwellings.</p>
Housing density and minimum block areas – multi-unit housing on surrendered residential blocks – RZ1	<p>17. For multi-unit housing on a surrendered residential block in RZ1 (excluding secondary residence developments):</p> <ul style="list-style-type: none"> a) Minimum block area for more than one dwelling: 700m². b) Maximum number of dwellings per block: 2.
Housing density and minimum block areas – supportive housing and community housing – RZ1	<p>18. For supportive housing and community housing in RZ1:</p> <ul style="list-style-type: none"> a) Minimum block area for more than one dwelling: 600m². b) Maximum number of dwellings per block: 1 additional dwelling for every 250m² (or part thereof) over the minimum.
Housing density and minimum block areas – multi-unit housing on standard blocks – RZ2	<p>19. For multi-unit housing on a standard block in RZ2 (excluding secondary residence developments):</p> <ul style="list-style-type: none"> a) Minimum block area for more than one dwelling: 700m². b) Maximum number of dwellings per block: 1 additional dwelling for every 250m² (or part thereof) over the minimum. <p>20. For multi-unit adaptable housing on a standard block in RZ2 (excluding secondary residence developments):</p> <ul style="list-style-type: none"> a) Minimum block area for more than one dwelling: 600m². b) Maximum number of dwellings per block: 1 additional for every 250m² (or part thereof) over the minimum and all dwelling are built to be adaptable. <p>21. Irrespective of above requirements, for RZ2 blocks with a street frontage less than 20m wide (measured at the property boundary), the maximum number of dwellings per block is 3.</p>
Redevelopment	22. Where a lawfully constructed building already exceeds the maximum set by an assessment requirement (such as site coverage, building height or number of storeys), a new building or additions / alterations may be permitted to the same maximum as the existing building provided there are no additional adverse impacts on adjoining properties including, but not limited to, solar access.
Gas connections	23. No new gas network connections are allowed to all new or existing developments including redevelopments.