

# Reformed Residential Zones for Victoria

On 1 July 2014 the reformed residential zones came into full effect across Victoria.

All residentially zoned land is now included in one of the reformed residential zones and the previous Residential 1, Residential 2 and Residential 3 Zones have been removed from the Victorian planning system.

The new residential zones are:

- the Residential Growth Zone
- the General Residential Zone
- the Neighbourhood Residential Zone.

Key features of the new zones include:

- setting a mandatory building height of eight metres in the Neighbourhood Residential Zone
- improved purpose statements for the zones
- restricting non-residential uses in the Neighbourhood Residential Zone and the General Residential Zone
- allowing small-scale complementary commercial uses in the Residential Growth Zone.

The new residential zones give councils a way to protect neighbourhoods with special character and heritage value from inappropriate development by directing housing growth to areas around main roads, shopping centres and transport hubs.

A number of councils are undertaking additional strategic work to refine the application of the new residential zones.

Contact your council to find out what the new zones mean for your property.

For more information go to [www.dtpli.vic.gov.au/reszones](http://www.dtpli.vic.gov.au/reszones) and [www.planmelbourne.vic.gov.au](http://www.planmelbourne.vic.gov.au)



# REFORMED RESIDENTIAL ZONES FOR VICTORIA

JULY 2014

	MUZ	RGZ	GRZ	NRZ	TZ	LDRZ
	MIXED USE ZONE IMPROVED	RESIDENTIAL GROWTH ZONE NEW	GENERAL RESIDENTIAL ZONE NEW	NEIGHBOURHOOD RESIDENTIAL ZONE NEW	TOWNSHIP ZONE IMPROVED	LOW DENSITY RESIDENTIAL ZONE IMPROVED
WHAT IS THE ROLE OF THE ZONE?	Enables new housing and jobs growth in mixed use areas.	Enables new housing growth and diversity.	Respect and preserve urban character while enabling moderate housing growth and housing diversity.	Restricts housing growth in areas identified for urban preservation.	Provides for residential and other uses in small towns. Enables moderate housing growth.	Enables low density housing.
WHERE WILL IT BE USED?	In areas with a mix of residential and non-residential development. In local neighbourhood centres undergoing renewal and around train stations, where appropriate.	In appropriate locations near activity areas, train stations and other areas suitable for increased housing activity.	In most residential areas where moderate growth and diversity of housing is provided, it is consistent with existing neighbourhood character.	In areas where single dwellings prevail and change is not identified, such as areas of recognised neighbourhood character or environmental or landscape significance.	In townships.	On the fringe of urban areas and townships where sewerage may not be available.
DOES RESCODE APPLY?	Yes (up to and including 4 storeys)	Yes (up to and including 4 storeys)	Yes	Yes	Yes	No
WHAT SORT OF HOUSING CAN BE EXPECTED?	<b>High and medium density housing</b> A mixture of townhouses and apartment style housing up to three storeys, and higher where appropriate.	<b>Medium density housing</b> A mixture of townhouses and apartments with underground car parking.	<b>Single dwellings and some medium density housing</b> A mixture of single dwellings, dual occupancies with some villa units and in limited circumstances town houses, where appropriate.	<b>Single dwellings and dual occupancies under some circumstances</b>	<b>Single dwellings and some medium density housing</b> A mixture of single dwellings, dual occupancies, villa units and town houses.	<b>Single dwellings</b>
DOES THE ZONE SET A MAXIMUM BUILDING HEIGHT FOR HOUSING?	<b>No</b> But a maximum building height can be specified.	<b>Yes, 13.5 metres</b> But a higher or lower maximum building height can be set by a council.	<b>Yes, 9 metres</b> But a higher or lower maximum building height can be set by a council.	<b>Yes, 8 metres mandatory</b> Can be varied by council with approval from the Minister for Planning.	<b>Yes, 9 metres</b> But a higher or lower maximum building height can be set by a council.	<b>No</b>
CAN A PERMIT BE GRANTED TO EXCEED THE MAXIMUM BUILDING HEIGHT?	<b>Yes</b> When approved by a council.	<b>Yes</b> Except when a higher or lower maximum building height has been set which cannot be exceeded.	<b>Yes</b> Except when a higher or lower maximum building height has been set which cannot be exceeded.	<b>No</b> Except when a higher or lower maximum building height has been set which cannot be exceeded.	<b>Yes</b> Except when a higher or lower maximum building height has been set which cannot be exceeded.	<b>No</b>
IS A STRUCTURE PLAN OR DESIGN FRAMEWORK REQUIRED FOR THE ZONE TO BE APPLIED?	<b>No</b> The preferred future use of land and built form may be specified if necessary.	<b>No</b> The preferred future built form may be specified if necessary.	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>



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