

Reformed Residential Zones

Residential Growth Zone

Changes to the Residential Growth Zone

What is the Residential Growth Zone?

Land that is suitable primarily for residential purposes is generally included in one of the three residential zones – the Neighbourhood Residential Zone, the General Residential Zone, or the Residential Growth Zone.

The Residential Growth Zone is applied to land identified as suitable for increased residential development, such as urban renewal sites, and locations offering good access to services and transport. These areas include activity centres and town centres.

Why are changes being made?

Changes are being made to the residential zones in response to the independent Managing Residential Development Advisory Committee's recommendations to the Minister for Planning.

The changes are the first step towards ensuring a consistent state-wide approach to residential development. The revised zones will improve housing diversity and choice across all council areas, while protecting the open and garden character of more sensitive residential areas.

Summary of key changes

- A new requirement for relevant design objectives to be specified in the schedule to the zone
- Allowing for the maximum building height to be increased where applicable flood levels affect residential land
- Updating the exempt development provisions

Note: The discretionary maximum building height of 13.5 metres will be retained. Councils are still able to set an alternative mandatory maximum height in the schedule to the zone, but it must be at least 13.5 metres

Are there transitional provisions?

There are no transitional provisions included in the changes to the Residential Growth Zone. Any planning permit applications lodged before the changes are implemented will be assessed under the new controls.

More information

You can check the zoning of your property by using the Government's [Planning Maps Online](#) tool, or by contacting your local council.

You should contact your local council for any specific advice about the planning controls that apply to your land, or advice on developing your property.



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