

# PART E1: RESIDENTIAL ZONES POLICY

## 1.1 Zone Maps

Maps, including maps that identifies land use zones, are published on the Territory Planning Authority’s website.

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

## 1.2 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’ provisions of the *Planning (Exempt Development) Regulation 2023*. Development and land use types listed are defined in the dictionary at Part G of the Territory Plan.

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 districts.

Land Use / Development Type	RZ1	RZ2	RZ3	RZ4	RZ5
ancillary use	Y	Y	Y	Y	Y
boarding house	Y	Y	Y	Y	Y
build-to-rent development	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
residential care accommodation	Y	Y	Y	Y	Y
retirement village	Y	Y	Y	Y	Y

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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

### 1.3 Policy Outcomes

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

The desired policy outcomes to be achieved for residential zones are:

#### **All residential zones**

The desired outcomes to be achieved for 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, has good solar access, is energy efficient, with sustainable water use as well as encouraging active living and active travel.

#### **RZ1 – Suburban Zone**

The fundamental desired outcome for the RZ1 zone is to achieve and/or maintain low density residential neighbourhoods in suburban areas.

Other important desired outcomes to be achieved in the RZ1 zone:

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

#### **RZ2 – Suburban Core Zone**

The fundamental desired outcome for the RZ2 zone is to facilitate development or redevelopment of sites within reasonable proximity to local services to achieve a mix of low to medium density housing.

Other important desired outcomes to be achieved in the RZ2 zone:

1. Provide for a range of housing choices where the housing is low rise and contains a mix of single dwelling and multi-unit development.
2. Provide opportunities for redevelopment by enabling a limited extent of change in density.

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### **RZ3 – Urban Residential Zone**

The fundamental desired outcome for the RZ3 zone is to facilitate development or redevelopment of sites to achieve medium density housing.

Other important desired outcomes to be achieved in the RZ3 zone:

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

### **RZ4 – Medium Density Residential Zone**

The fundamental desired outcome for the RZ4 zone is to facilitate development or redevelopment of sites to achieve a distinctively medium density housing character.

Other important desired outcomes to be achieved in the RZ4 zone:

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

### **RZ5 – High Density Residential Zone**

The fundamental desired outcome for the RZ5 zone is to facilitate development or redevelopment of sites to achieve high density housing and, where the development triggers the requirement for referral to the Design Review Panel, the development must be designed in a manner that demonstrates design excellence.

Note: Design excellence is demonstrated through the response to the advice provided by the Design Review Panel that the development meets the principles set out in Design Principles for the ACT, August 2019.

Other important desired outcomes to be achieved in the RZ5 zone:

1. 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.
2. Provide for a range of housing choices where multi-unit developments, typically of a larger scale, are provided for a range of dwelling types.
3. Provide opportunities for redevelopment by enabling changes to the original pattern of subdivision.
4. Provide opportunities for redevelopment by enabling change.

## 1.4 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 will be assessed against the following requirements:

Control	Assessment requirement	Reference
Site coverage – for single dwellings (including secondary residence developments)	<ol style="list-style-type: none"> <li>1. Site coverage is a maximum of:                             <ol style="list-style-type: none"> <li>a) For <i>large blocks</i>: 40% of the block area</li> <li>b) For <i>mid-sized blocks</i>: 60% of the block area</li> <li>c) For <i>compact blocks</i>: 70% of the block area</li> </ol> </li> </ol>	
Site coverage – for multi-unit housing in RZ1 and RZ2 zones	<ol style="list-style-type: none"> <li>2. Site coverage is a maximum of 45% of the block area.</li> </ol>	
Site coverage – for multi-unit housing in RZ3 zones	<ol style="list-style-type: none"> <li>3. Site coverage is a maximum of 65% of the block area.</li> </ol>	
Site coverage – for multi-unit housing in RZ4 and RZ5 zones	<ol style="list-style-type: none"> <li>4. Site coverage is a maximum of 80% of the block area.</li> </ol>	
<p><u>Notes:</u></p> <ul style="list-style-type: none"> <li>• For the above controls, refer to definition of site coverage in the Territory Plan Dictionary.</li> <li>• Basements are included to the calculation of site coverage for the purpose of this assessment requirement.</li> <li>• The remainder of the site coverage (i.e. the uncovered part) should be used to maximise site open space and deep root planting areas to maximise tree canopy coverage and to provide for usable outdoor space for residents.</li> </ul>		
Housing density and minimum block areas (excluding secondary residence developments)	<ol style="list-style-type: none"> <li>5. Multi-unit housing – for blocks in RZ1:                             <ol style="list-style-type: none"> <li>a) Minimum block area for more than one dwelling: 800m<sup>2</sup></li> <li>b) Maximum number of dwellings per block: 2</li> </ol> </li> </ol>	
	<ol style="list-style-type: none"> <li>6. Multi-unit housing – for surrendered blocks in RZ1:                             <ol style="list-style-type: none"> <li>a) Minimum block area for more than one dwelling: 700m<sup>2</sup></li> <li>b) Maximum number of dwellings per block: 2</li> </ol> </li> </ol>	
	<ol style="list-style-type: none"> <li>7. Supportive housing and community housing in RZ1:                             <ol style="list-style-type: none"> <li>a) Minimum block area for more than one dwelling: 600m<sup>2</sup></li> <li>b) Maximum number of dwellings per block: 1 additional dwelling for every 250m<sup>2</sup> over the minimum</li> </ol> </li> </ol>	
	<ol style="list-style-type: none"> <li>8. Multi-unit housing – for blocks in RZ2:                             <ol style="list-style-type: none"> <li>a) Minimum block area for more than one dwelling: 700m<sup>2</sup></li> <li>b) Maximum number of dwellings per block: 1 additional dwelling for every 250m<sup>2</sup> over the minimum</li> </ol> </li> </ol>	
	<ol style="list-style-type: none"> <li>9. Multi-unit adaptable housing in RZ2:                             <ol style="list-style-type: none"> <li>a) Minimum block area for more than one dwelling: 600m<sup>2</sup></li> <li>b) Maximum number of dwellings per block: 1 additional for every 250m<sup>2</sup> over the minimum and all dwelling are built to be adaptable</li> </ol> </li> </ol>	

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Control	Assessment requirement	Reference
	10. Irrespective of above requirements, for RZ2 blocks with <20m street frontage, the maximum number of dwellings per block is 3.	
Secondary residences	11. A secondary residence is developed only in association with single dwelling housing. 12. The maximum dwelling size of a secondary residence is 90m <sup>2</sup> . 13. The minimum block size for a secondary residence is 500m <sup>2</sup> . 14. Maximum of one secondary dwelling per block.	
Co-housing	15. The minimum block size for a co-housing development is 1,050m <sup>2</sup> .	
Number of storeys	16. RZ1: Maximum 2 storeys 17. Attics are not permitted where they are located directly above any 2-storey element of the dwelling. 18. RZ2: Maximum 2 storeys	
Height of buildings in RZ3, RZ4 and RZ5 zones	19. Maximum height of building is: a) RZ3 – 9.5m b) RZ4 – 12.5m c) RZ5 – 21.5m	
Apartments	No new apartments are permitted in RZ1. This does not apply to <i>manor housing</i> or <i>co-housing</i> .	

### 1.5 Assessment outcomes

Development proposals in residential zones will be assessed having regard to the following desired outcomes:

1. The stated policy outcomes (including the zone hierarchy).
2. For a proposed development that:
  - a) is defined as being at precinct scale or urban design developments
  - b) exceeding one hectare
  - c) comprises more than 1,000m<sup>2</sup> of public or common space or
  - d) required to seek advice from the Design Review Panel,
  - e) sufficient consideration of and response to the Urban Design Guide has been undertaken.
3. For residential development, demonstrates sufficient consideration of the applicable elements of the Housing Design Guide for:
  - a) land use and development
  - b) urban structure and site
  - c) building design and built form
  - d) access movement and place
  - e) sustainability and environment.
4. For new dwellings, development is consistent with the objectives, design criteria and design guidance within the Housing Design Guide. Important matters for assessment in this regard include:
  - a) visual privacy and interface
  - b) solar and daylight access
  - c) common circulation and spaces
  - d) apartment size and layout
  - e) ceiling heights
  - f) private open space and balconies
  - g) natural ventilation.

5. The functionality and usability of the development for its intended purpose/use.
6. Site constraints including noise, bushfire, flooding, contamination or hazardous materials.
7. Living infrastructure and planting area addresses impacts of urban heat and water infiltration.
8. Impacts on and connections with the natural environment.
9. Impacts of non-residential development on surrounding residential amenity.
10. Vehicle and bicycle parking, including dimensions and number of spaces, manoeuvrability, access and egress, safety for users and pedestrians, and the visual impact to the street or public places.
11. Electric vehicle parking and access to charging locations.
12. End-of-trip facilities provisions
13. Accessibility and adaptability provisions
14. Water sensitive urban design (WSUD) provisions
15. Minimisation of unnecessary cut and fill.
16. Serviceability in terms of infrastructure and utility services.
17. Suitability of any advertising or signs.
18. Consistency with the crown lease.
19. Any applicable statement of environmental effects.

## **1.6 Development compliance provisions**

Where a proposed development complies with a relevant provision in the technical specifications and the technical specification comprehensively addresses the outcome, further assessment regarding those specific provisions will not be required.

The Territory Planning Authority may consider endorsement or written support from an entity or utility service provider to demonstrate compliance with an outcome that relates to services or utilities.