


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?	High and medium density housing A mixture of townhouses and apartment style housing up to three storeys, and higher where appropriate.	Medium density housing A mixture of townhouses and apartments with underground car parking.	Single dwellings and some medium density housing A mixture of single dwellings, dual occupancies with some villa units and in limited circumstances town houses, where appropriate.	Single dwellings and dual occupancies under some circumstances	Single dwellings and some medium density housing A mixture of single dwellings, dual occupancies, villa units and town houses.	Single dwellings
DOES THE ZONE SET A MAXIMUM BUILDING HEIGHT FOR HOUSING?	No But a maximum building height can be specified.	Yes, 13.5 metres But a higher or lower maximum building height can be set by a council.	Yes, 9 metres But a higher or lower maximum building height can be set by a council.	Yes, 8 metres mandatory Can be varied by council with approval from the Minister for Planning.	Yes, 9 metres But a higher or lower maximum building height can be set by a council.	No
CAN A PERMIT BE GRANTED TO EXCEED THE MAXIMUM BUILDING HEIGHT?	Yes When approved by a council.	Yes Except when a higher or lower maximum building height has been set which cannot be exceeded.	Yes Except when a higher or lower maximum building height has been set which cannot be exceeded.	No Except when a higher or lower maximum building height has been set which cannot be exceeded.	Yes Except when a higher or lower maximum building height has been set which cannot be exceeded.	No
IS A STRUCTURE PLAN OR DESIGN FRAMEWORK REQUIRED FOR THE ZONE TO BE APPLIED?	No The preferred future use of land and built form may be specified if necessary.	No The preferred future built form may be specified if necessary.	No	No	No	No

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