

# NEW AND IMPROVED RESIDENTIAL ZONES FOR VICTORIA

	<b>ACZ</b>	<b>CDZ</b>	<b>MUZ</b>	<b>RGZ</b>	<b>GRZ</b>	<b>NRZ</b>	<b>TZ</b>	<b>LDZ</b>
	<b>ACTIVITY CENTRE ZONE</b> EXISTING	<b>COMPREHENSIVE DEVELOPMENT ZONE</b> EXISTING	<b>MIXED USE ZONE</b> IMPROVED	<b>RESIDENTIAL GROWTH ZONE</b> NEW	<b>GENERAL RESIDENTIAL ZONE</b> NEW	<b>NEIGHBOURHOOD RESIDENTIAL ZONE</b> NEW	<b>TOWNSHIP ZONE</b> IMPROVED	<b>LOW DENSITY RESIDENTIAL ZONE</b> IMPROVED
WHAT IS THE ROLE OF THE ZONE?	Enables consolidated community services, shops, offices and housing in Activity Centres.	Enables a range of uses and development including new housing and jobs growth in redevelopment areas.	Enables new housing and jobs growth in mixed use areas.	Enables new housing growth and diversity.	Respect and preserve urban character while enabling modest housing growth and housing diversity.	Restricts housing growth in areas identified for urban preservation.	Provides for residential and other uses in small towns. Enables modest housing growth.	Enables low density housing.
WHERE WILL IT BE USED?	In Melbourne's Activity Centres and major regional town centres.	Redevelopment sites such as former industrial land, underutilised urban areas and identified urban renewal locations where significant change is sought.	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 modest 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, environmental or landscape significance.	In townships.	On the fringe of urban areas and townships where sewerage may not be available.
DOES RESCODE APPLY?	<b>No</b>	<b>No</b> However, ResCode can be applied to precincts, where appropriate.	<b>Yes</b> (up to 3 storeys)	<b>Yes</b> (up to 3 storeys)	<b>Yes</b>	<b>Yes</b>	<b>Yes</b>	<b>No</b>
WHAT SORT OF HOUSING CAN BE EXPECTED?	<b>High density housing</b> Generally higher density housing above retail and commercial developments in most areas. Some low to medium rise housing in other peripheral areas.	<b>High and medium density housing</b> Generally high and medium density apartment style housing, possibly above retail and commercial uses, where appropriate.	<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 town houses, where appropriate.	<b>Single dwellings and dual occupancies</b> Predominantly single dwellings with some dual occupancies. A council can allow more than two dwellings in specified areas, where appropriate.	<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>No</b> But a maximum building height can be specified.	<b>No</b> But a maximum building height can be specified.	<b>Yes, 12.5 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, 9 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>No</b>
CAN A PERMIT BE GRANTED TO EXCEED THE MAXIMUM BUILDING HEIGHT?	<b>Yes</b> When approved by a council.	<b>Yes</b> When approved by a council.	<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>Yes</b> The preferred future built form must be specified.	<b>Yes</b> A comprehensive development plan must be incorporated.	<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>