



PLANNING SCHEME Information sheet

Residential category zones

This information sheet explains the Residential Category zones and how these zones are used to regulate development.

How many residential category zones are included in the Planning Scheme?

There are three Residential Category zones in the new planning scheme named as follows:

1. Low Density Residential zone;
2. Low-Medium Density Residential zone;
3. Medium Density Residential zone.

What does a Residential Category zone mean for development?

Zones and their corresponding zone codes assist in regulating development for specific lots and areas in the planning scheme area. Zone codes are located within Part 6 of the planning scheme.

If land is now included in one of these residential category zones when previously the land was in a non-residential zone, the zone change will not impact on existing lawfully established development. For more information regarding existing uses and rights protected refer to the information sheet on this topic.

If a site is located within a Residential Category zone then development on the site may require Council approval. To determine if development needs approval reference should be made to the Tables of Assessment contained within Part 5 of the planning scheme. Part 5 of the planning scheme determines the categories of development and assessment, and also the assessment benchmarks for development.

In addition to zones, it is also important that overlay maps and zone precinct maps are viewed to determine whether they exist over the site and result in development constraints or opportunities and to determine whether there are additional development assessment requirements.

Residential category zones – a snapshot

Low Density Residential zone

This zone provides for residential neighbourhoods comprising accommodation activities in the form of detached dwellings as the preferred and dominant land use within the zone. Other accommodation options may be appropriate only if they provide for the long-term stay of residents and they are designed to be consistent with the character of the neighbourhood. The zone provides for a limited range of compatible non-residential uses which support the residential area.

Urban form in the zone is characterised by low rise buildings, low site cover, and low dwelling densities. The development of lots in the zone results in lots having an area of at least 600 square metres and at least 20 metres frontage. Generally lots sizes in the a neighbourhood may vary between 600 square metres and 1200 square metres.

Examples of predominant potential land uses in the zone (where in compliance with relevant codes) include: dwelling houses, community residence, dual occupancy, home based business, other accommodation activities designed to be consistent with the character of the zone and surrounding uses, park, child care centre, shop (general corner store) and the like.

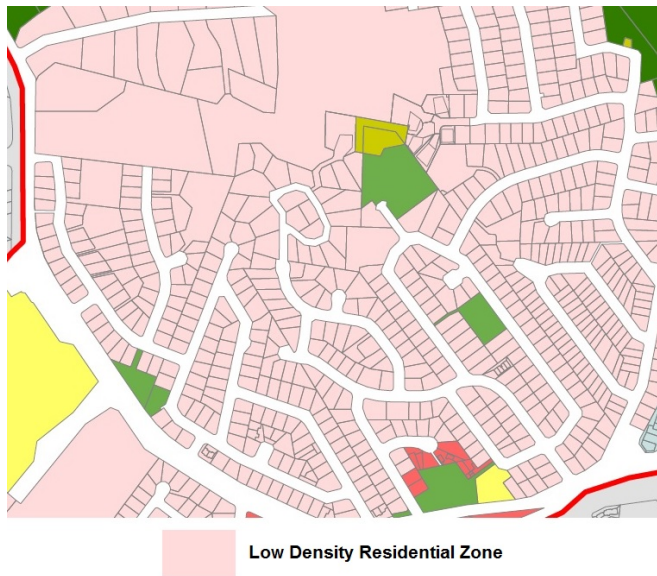


Figure 1: Example of Low Density Residential zone



Figure 2: Example of low density residential zone built form

Low-Medium Density Residential zone

This zone provides for the development of residential neighbourhoods comprising a mixture of different long-term accommodation activities as the preferred and dominant land use within the zone. The zone also provides for a limited range of compatible non-residential uses which support the residential area.

Urban form in the zone is characterised by low rise buildings, low site cover, and low to medium dwelling densities. This zone aims for development of lots having an area of at least 300 square metres and at least 10 metres frontage. Generally there might be a mixture of lot sizes in the neighbourhood varying between 300 square metres and 1200 square metres.

Examples of predominant potential land uses in the zone (where in compliance with relevant codes) include: dwelling houses, community residence, dual occupancy, home based business, other accommodation activities designed to be consistent with the character of the zone and surrounding uses, park, child care centre, shop (general corner store) and the like. There may be circumstances where low-rise multiple dwellings develop depending on the characteristics of the site and surrounding area.

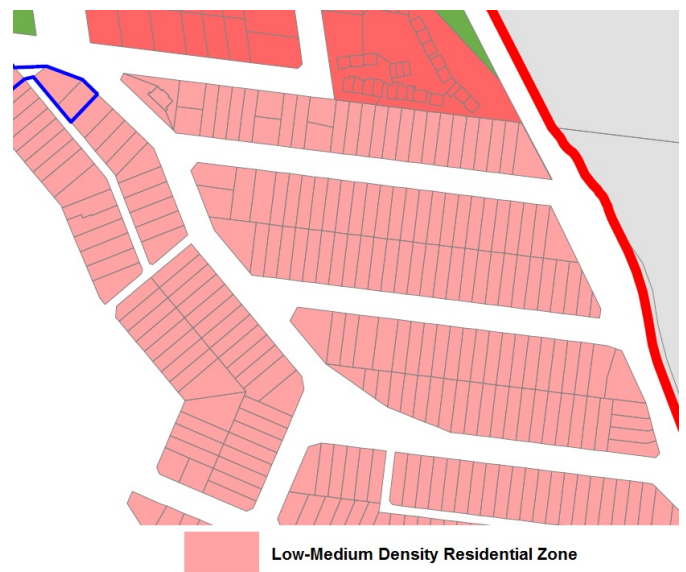


Figure 3: Example of Low-Medium Density Residential zone



Figure 4: Example of low-medium density residential built form

Medium Density Residential zone

This zone provides for the development of residential neighbourhoods comprising a mixture of different accommodation activities which provide for the both the long-term and short-term stay of residents and visitors as the preferred and dominant land use within the zone. The zone also provides for a limited range of compatible non-residential uses which support the residential area.

Urban form in the zone is characterised by low to medium rise buildings, moderate site cover, and medium dwelling densities. Lot sizes are at least 1000 square metres to provide for the development of multiple dwellings and other higher density accommodation activities.

Examples of potential uses in the zone include: multiple dwellings, residential care facility, retirement facility, rooming accommodation, short-term accommodation, tourist park, child care centre, park, shop (general corner store) and the like.

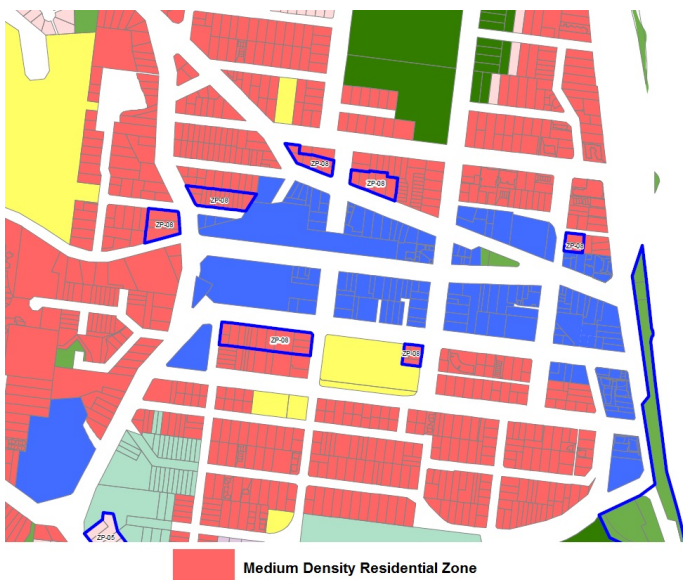


Figure 5: Example of Medium Density Residential zone



Figure 6: Example of Medium Density Residential zone built form

Disclaimer: The content of this information sheet is a summary and has been prepared to assist the reader to understand the Planning Scheme. This advice given does not bind or fetter the Council in any way in exercising its statutory responsibilities in assessing any development application which might be made to the Council. Please refer to the full Livingstone Planning Scheme 2018 document on Council's website for further detail.