

Victoria's New Residential Zones

A comparison of the new Residential Growth, General Residential and Neighbourhood Residential Zones against the old Residential 1 Zone.

	Residential 1 Zone	Residential Growth Zone	General Residential Zone	Neighbourhood Residential Zone
Development restricted to two dwellings unless specified by schedule	✗	✗	✗	✓
Maximum mandatory height capped at 8 metres unless specified by schedule*	✗	✗	✗	✓
Maximum mandatory height can be specified by schedule, otherwise Rescode applies*	✗	✗	✓	✗
Maximum mandatory height capped at 13.5 metres unless specified by schedule*	✗	✓	✗	✗
Minimum lot size for subdivision can be applied by schedule	✗	✗	✗	✓
Multiple schedules may vary Rescode requirements	✗	✓	✓	✓
Multiple schedules may vary application requirements	✗	✓	✓	✓
Schedule can require a permit for single dwelling regardless of the size of the lot	✗	✗	✗	✓
Rescode Standard B 9 (permeability) can be varied by schedule	✗	✓	✓	✓
Rescode Standard B 13 (landscaping) can be varied by schedule	✗	✓	✓	✓
Rescode Standard B 18 (wall height) can be varied by schedule	✗	✓	✓	✓
Protection of neighbourhood character heavily prioritised in Purpose of the zone	✗	✗	✓	✓
New four storey developments assessed against ResCode	✗	✓	✓	✓
Transitional Provisions for four storey developments being assessed under Rescode	N/A	✓	✓	✓
Transitional Provisions for maximum number of dwellings and maximum building height	N/A	✗	✗	✓

*Exemption available for sloping sites