

3.2.5 Low Density Residential Zone

Table 3.2.5 – Categorisation Table for Material Change of Use in the Low Density Residential Zone

Categories of Development and Assessment	Requirements for Accepted Development and Assessment Benchmarks for Assessable Development	
<u>Caretaker’s Accommodation</u>		
Assessable Development – Code Assessment	5	Merit Outcomes (1. General; 4. Amenity and Privacy; 5. Built Form and Development Design; 9. Infrastructure and Services; 10. Land Constraints; 11. Land Use; 12. Landscaping; and 14. Parking Access and Transport)
<u>Community Residence</u>		
<p>1. Accepted Development, where complying with the requirements in Schedule 6, Section 6 of the Regulation.</p> <p>2. Assessable Development – Code Assessment, where paragraph 1 does not apply.</p>	6.1.5	Low Density Residential Zone Standard Outcomes, where paragraph 2 applies.
	6.2.1	Accommodation Activities Standard Outcomes, where paragraph 2 applies.
	6.3.1	Landscaping Standard Outcomes, where paragraph 2 applies.
	6.3.2	Parking, Access and Transport Standard Outcomes, where paragraph 2 applies.
	6.3.5	Works, Services and Infrastructure Standard Outcomes, where paragraph 2 applies.
	5	Merit Outcomes, to the extent prescribed pursuant to Section 3.1(11), where paragraph 2 applies.

Categories of Development and Assessment	Requirements for Accepted Development and Assessment Benchmarks for Assessable Development	
<u>Dual Occupancy</u>		
Assessable Development – Code Assessment	6.1.5	Low Density Residential Zone Standard Outcomes
	6.2.1	Accommodation Activities Standard Outcomes
	6.3.1	Landscaping Standard Outcomes
	6.3.2	Parking, Access and Transport Standard Outcomes
	6.3.5	Works, Services and Infrastructure Standard Outcomes
	5	Merit Outcomes, to the extent prescribed pursuant to Section 3.1(11)
<u>Dwelling House</u>		
Accepted Development	-	
<u>Dwelling Unit</u>		
Assessable Development – Code Assessment	5	Merit Outcomes (1. General; 4. Amenity and Privacy; 5. Built Form and Development Design; 9. Infrastructure and Services; 10. Land Constraints; 11. Land Use; 12. Landscaping; and 14. Parking Access and Transport)
<u>Food and Drink Outlet</u>		
Assessable Development – Code Assessment	5	Merit Outcomes (1. General; 4. Amenity and Privacy; 5. Built Form and Development Design; 9. Infrastructure and Services; 10. Land Constraints; 11. Land Use; 12. Landscaping; and 14. Parking Access and Transport)

Categories of Development and Assessment	Requirements for Accepted Development and Assessment Benchmarks for Assessable Development
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Home-Based Business

<p>1. Accepted Development, where complying with all Standard Outcomes of the identified requirements.</p> <p>2. Assessable Development – Code Assessment, where paragraph 1 does not apply.</p>	6.1.5	Low Density Residential Zone Standard Outcomes
	6.2.2	Home-Based Business Standard Outcomes
	6.3.1	Landscaping Standard Outcomes, where paragraph 2 applies.
	6.3.2	Parking, Access and Transport Standard Outcomes, where paragraph 2 applies.
	6.3.5	Works, Services and Infrastructure Standard Outcomes, where paragraph 2 applies.
	5	Merit Outcomes, to the extent prescribed pursuant to Section 3.1(11), where paragraph 2 applies.

Landing

<p>Assessable Development – Code Assessment</p>	5	Merit Outcomes (1. General; 4. Amenity and Privacy; 5. Built Form and Development Design; 9. Infrastructure and Services; 10. Land Constraints; 11. Land Use; 12. Landscaping; and 14. Parking Access and Transport)
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Non-Resident Workforce Accommodation

<p>1. Accepted Development, where:</p> <p>(a) located within an existing building previously used for <u>residential purposes</u>; and</p> <p>(b) any building work is limited to <u>minor building work</u>.</p> <p>2. Accepted Development, where involving a single <u>dwelling</u>.</p> <p>3. Assessable Development – Code Assessment, where paragraphs 2 and 3 do not apply.</p>	5	Merit Outcomes (1. General; 4. Amenity and Privacy; 5. Built Form and Development Design; 9. Infrastructure and Services; 10. Land Constraints; 11. Land Use; 12. Landscaping; and 14. Parking Access and Transport), where paragraph 3 applies.
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Categories of Development and Assessment	Requirements for Accepted Development and Assessment Benchmarks for Assessable Development	
Office		
Assessable Development – Code Assessment	5	Merit Outcomes (1. General; 4. Amenity and Privacy; 5. Built Form and Development Design; 9. Infrastructure and Services; 10. Land Constraints; 11. Land Use; 12. Landscaping; and 14. Parking Access and Transport)
Park		
Accepted Development	-	
Place of Worship		
Assessable Development – Code Assessment	5	Merit Outcomes (1. General; 4. Amenity and Privacy; 5. Built Form and Development Design; 9. Infrastructure and Services; 10. Land Constraints; 11. Land Use; 12. Landscaping; and 14. Parking Access and Transport)
Sales Office		
<p>1. Accepted Development, where:</p> <p>(a) the use will be established for a period not exceeding two (2) years; and</p> <p>(b) complying with all Standard Outcomes of the identified requirements.</p> <p>2. Assessable Development – Code Assessment, where:</p> <p>(a) the use will be established for a period not exceeding two (2) years; and</p> <p>(b) not complying with all Standard Outcomes of the identified requirements for Accepted Development.</p>	6.1.5	Low Density Residential Zone Standard Outcomes
	6.3.1	Landscaping Standard Outcomes
	6.3.2	Parking, Access and Transport Standard Outcomes
	6.3.5	Works, Services and Infrastructure Standard Outcomes
	5	Merit Outcomes, to the extent prescribed pursuant to Section 3.1(11), where paragraph 2 applies.
Shop		
Assessable Development – Code Assessment	5	Merit Outcomes (1. General; 4. Amenity and Privacy; 5. Built Form and Development Design; 9. Infrastructure and Services; 10. Land Constraints; 11. Land Use; 12. Landscaping; and 14. Parking Access and Transport)

Categories of Development and Assessment	Requirements for Accepted Development and Assessment Benchmarks for Assessable Development
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Short-Term Accommodation

<p>1. Accepted Development, where:</p> <p>(a) located within an existing building previously used for <u>residential purposes</u>; and</p> <p>(b) any building work is limited to <u>minor building work</u>.</p> <p>2. Accepted Development, where involving a single <u>dwelling</u>.</p> <p>3. Assessable Development – Code Assessment, where paragraphs 2 and 3 do not apply.</p>	<p style="text-align: center; font-size: 24pt; font-weight: bold;">5</p>	<p>Merit Outcomes (1. General; 4. Amenity and Privacy; 5. Built Form and Development Design; 9. Infrastructure and Services; 10. Land Constraints; 11. Land Use; 12. Landscaping; and 14. Parking Access and Transport), where paragraph 3 applies.</p>
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Tourist Park

<p>Assessable Development – Code Assessment</p>	<p style="text-align: center; font-size: 24pt; font-weight: bold;">5</p>	<p>Merit Outcomes (1. General; 4. Amenity and Privacy; 5. Built Form and Development Design; 9. Infrastructure and Services; 10. Land Constraints; 11. Land Use; 12. Landscaping; and 14. Parking Access and Transport)</p>
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Any use

<p>Assessable Development – Impact Assessment, where:</p> <p>(a) a use that is not listed in this table; or</p> <p>(b) a use listed in this table and not meeting the description listed under the Category of Development and Assessment heading; or</p> <p>(c) an undefined use.</p>	<p style="text-align: center; font-size: 24pt; font-weight: bold;">5</p>	<p>Merit Outcomes (1. General; 4. Amenity and Privacy; 5. Built Form and Development Design; 9. Infrastructure and Services; 10. Land Constraints; 11. Land Use; 12. Landscaping; and 14. Parking Access and Transport)</p>
	<p style="text-align: center; font-size: 24pt; font-weight: bold;">4</p>	<p>Strategic Outcomes</p>

Editor's note – The above Categories of Development and Assessment apply unless otherwise prescribed in the Act or the Regulation.