

3.2.6 Low-Medium Density Residential Zone

Table 3.2.6 – Categorisation Table for Material Change of Use in the Low-Medium 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	<table border="1"> <tr> <td data-bbox="735 510 842 741">5</td> <td data-bbox="842 510 1316 741">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)</td> </tr> </table>	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)
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>	6.1.6	Low-Medium 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	6.1.6	Low-Medium 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	6.1.6	Low-Medium 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>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	
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>	6.1.6	Low-Medium 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		
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)
Multiple Dwelling		
Assessable Development – Code Assessment	6.1.6	Low-Medium 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)

Categories of Development and Assessment	Requirements for Accepted Development and Assessment Benchmarks for Assessable Development
<u>Non-Resident Workforce Accommodation</u>	
<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>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>
<u>Office</u>	
<p>Assessable Development – Code Assessment</p>	<p>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>
<u>Park</u>	
<p>Accepted Development</p>	<p>-</p>
<u>Place of Worship</u>	
<p>Assessable Development – Code Assessment</p>	<p>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>
<u>Relocatable Home Park</u>	
<p>Assessable Development – Code Assessment</p>	<p>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>

Categories of Development and Assessment	Requirements for Accepted Development and Assessment Benchmarks for Assessable Development	
<u>Residential Care Facility</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>Retirement Facility</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>Rooming Accommodation</u>		
Assessable Development – Code Assessment	6.1.6	Low-Medium 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).

Categories of Development and Assessment	Requirements for Accepted Development and Assessment Benchmarks for Assessable Development	
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>	<p>6.1.6</p> <p>6.3.1</p> <p>6.3.2</p> <p>6.3.5</p> <p>5</p>	<p>Low-Medium Density Residential Zone Standard Outcomes</p> <p>Landscaping Standard Outcomes</p> <p>Parking, Access and Transport Standard Outcomes</p> <p>Works, Services and Infrastructure Standard Outcomes</p> <p>Merit Outcomes, to the extent prescribed pursuant to Section 3.1(11), where paragraph 2 applies.</p>
Shop		
<p>Assessable Development – Code Assessment</p>	<p>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>
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>6.1.6</p> <p>6.2.1</p> <p>6.3.1</p> <p>6.3.2</p> <p>6.3.5</p> <p>5</p>	<p>Low-Medium Density Residential Zone Standard Outcomes, where paragraph 3 applies.</p> <p>Accommodation Activities Standard Outcomes, where paragraph 3 applies.</p> <p>Landscaping Standard Outcomes, where paragraph 3 applies.</p> <p>Parking, Access and Transport Standard Outcomes, where paragraph 3 applies.</p> <p>Works, Services and Infrastructure Standard Outcomes, where paragraph 3 applies.</p> <p>Merit Outcomes, to the extent prescribed pursuant to Section 3.1(11), where paragraph 3 applies.</p>

Categories of Development and Assessment	Requirements for Accepted Development and Assessment Benchmarks for Assessable Development	
Tourist Park		
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)
Any use		
Assessable Development – Impact Assessment , where: <ul style="list-style-type: none"> (a) a use that is not listed in this table; or (b) a use listed in this table and not meeting the description listed under the Category of Development and Assessment heading; or (c) an undefined use. 	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)
	4	Strategic Outcomes (all)

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