

5.4.6. Residential category zones

Table 5.4.6.1 — Low density residential zone

Use column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
If the circumstances for impact assessment (as specified at the end of this table) do not apply to the development, then the following are the circumstances for accepted, accepted subject to requirements, and code assessment		
Accommodation activities		
<ul style="list-style-type: none"> Dwelling house 	Accepted	Not applicable
<ul style="list-style-type: none"> Caretaker's accommodation Dwelling unit 	Accepted subject to requirements	Zone code: <ul style="list-style-type: none"> Low density residential zone code Development codes: <ul style="list-style-type: none"> Accommodation activities code General development code Development works code
<ul style="list-style-type: none"> Dual occupancy 	Accepted subject to requirements	Zone code: <ul style="list-style-type: none"> Low density residential zone code Development codes: <ul style="list-style-type: none"> General development code Development works code
<ul style="list-style-type: none"> Home based business 	Accepted If it is for home based child care service.	Not applicable
	Accepted subject to requirements If it does not comply with the circumstance for accepted.	Zone code: <ul style="list-style-type: none"> Low density residential zone code Development codes: <ul style="list-style-type: none"> Accommodation activities code General development code Development works code
Business activities		
<ul style="list-style-type: none"> Sales office 	Accepted subject to requirements	Zone code: <ul style="list-style-type: none"> Low density residential zone code Development codes: <ul style="list-style-type: none"> General development code Development works code

Use column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
Recreation activities		
<ul style="list-style-type: none"> Environment facility Park 	Accepted	Not applicable
Special activities		
<ul style="list-style-type: none"> Landing 	Accepted	Not applicable
<ul style="list-style-type: none"> Major electricity infrastructure 	Accepted If it is the installation, erection or replacement of a transmission structure or transmission line within an existing easement in which a transmission structure and transmission line has already been erected.	Not applicable
<ul style="list-style-type: none"> Substation 	Accepted If it is the augmentation of an existing substation and there is no increase in height or proportion of the site utilised.	Not applicable
<ul style="list-style-type: none"> Telecommunications facility 	Accepted If it is aerial cabling for broadband purposes.	Not applicable
<ul style="list-style-type: none"> Utility installation 	Accepted subject to requirements If it is not one of the following: (a) a mail depot; or (b) a water supply treatment plant; or (c) a sewage treatment plant; or (d) a waste transfer station; or (e) a waste landfill.	Zone code: <ul style="list-style-type: none"> Low density residential zone code Development codes: <ul style="list-style-type: none"> General development code Development works code
Impact assessment		
<ul style="list-style-type: none"> Any other use or undefined use not listed in this table Any use listed in the table and not complying with the circumstance described in the categories of development and assessment column Any use involving a new building which has a height which exceeds the following: (a) 8.5 metres above ground level where 	Impact assessment	The planning scheme, to the extent relevant.

Use column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
<p>the ground has a slope less than fifteen (15) per cent; or</p> <p>(b) ten (10) metres above ground level where the ground has a slope equal to or greater than fifteen (15) per cent.</p>		

Editor's note – The above categories of development and assessment apply unless otherwise prescribed in the Regulation.

Table 5.4.6.2 — Low-medium density residential zone

Use column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
If the circumstances for impact assessment (as specified at the end of this table) do not apply to the development, then the following are the circumstances for accepted, accepted subject to requirements, and code assessment		
Accommodation activities		
<ul style="list-style-type: none"> Dwelling house 	Accepted	Not applicable
<ul style="list-style-type: none"> Caretaker's accommodation Dwelling unit 	Accepted subject to requirements	Zone code: <ul style="list-style-type: none"> Low-medium density residential zone code Development codes: <ul style="list-style-type: none"> Accommodation activities code General development code Development works code
<ul style="list-style-type: none"> Dual occupancy 	Accepted subject to requirements	Zone code: <ul style="list-style-type: none"> Low-medium density residential zone code Development codes: <ul style="list-style-type: none"> General development code Development works code
<ul style="list-style-type: none"> Home based business 	Accepted If it is for home based child care service.	Not applicable
	Accepted subject to requirements If it does not comply with the circumstance for being accepted.	Zone code: <ul style="list-style-type: none"> Low-medium density residential zone code Development codes: <ul style="list-style-type: none"> Accommodation activities code General development code Development works code
Business activities		
<ul style="list-style-type: none"> Sales office 	Accepted subject to requirements	Zone code: <ul style="list-style-type: none"> Low-medium density residential zone code Development codes: <ul style="list-style-type: none"> General development code Development works code
Recreation activities		

Use column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
<ul style="list-style-type: none"> Environment facility Park 	Accepted	Not applicable
Special activities		
<ul style="list-style-type: none"> Landing 	Accepted	Not applicable
<ul style="list-style-type: none"> Major electricity infrastructure 	Accepted If it is the installation, erection or replacement of a transmission structure or transmission line within an existing easement in which a transmission structure and transmission line has already been erected.	Not applicable
<ul style="list-style-type: none"> Substation 	Accepted If it is the augmentation of an existing substation and there is no increase in height or proportion of the site utilised.	Not applicable
<ul style="list-style-type: none"> Telecommunications facility 	Accepted If it is aerial cabling for broadband purposes.	Not applicable
<ul style="list-style-type: none"> Utility installation 	Accepted subject to requirements If it is not one of the following: (a) a mail depot; or (b) a water supply treatment plant; or (c) a sewage treatment plant; or (d) a waste transfer station; or (e) a waste landfill.	Zone code: <ul style="list-style-type: none"> Low-medium density residential zone code Development codes: <ul style="list-style-type: none"> General development code Development works code
Impact assessment		
<ul style="list-style-type: none"> Any other use or undefined use not listed in this table Any use listed in the table and not complying with the circumstance described in the categories of development and assessment column Any use involving a new building which has a height which exceeds the following: <ul style="list-style-type: none"> (a) 8.5 metres above ground level where the ground has a 	Impact assessment	The planning scheme, to the extent relevant.

Use column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
slope less than fifteen (15) per cent; or (b) ten (10) metres above ground level where the ground has a slope equal to or greater than fifteen (15) per cent.		

Editor's note – The above categories of development and assessment apply unless otherwise prescribed in the Regulation.

Table 5.4.6.3 — Medium density residential zone

Use column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
If the circumstances for impact assessment (as specified at the end of this table) do not apply to the development, then the following are the circumstances for accepted, accepted subject to requirements, and code assessment		
Accommodation activities		
<ul style="list-style-type: none"> Dwelling house 	Accepted	Not applicable
<ul style="list-style-type: none"> Caretaker's accommodation Dwelling unit 	Accepted subject to requirements	Zone code: <ul style="list-style-type: none"> Medium density residential zone code Development codes: <ul style="list-style-type: none"> Accommodation activities code General development code Development works code
<ul style="list-style-type: none"> Dual occupancy 	Accepted subject to requirements	Zone code: <ul style="list-style-type: none"> Medium density residential zone code Development codes: <ul style="list-style-type: none"> General development code Development works code
<ul style="list-style-type: none"> Home based business 	Accepted If it is for home based child care service.	Not applicable
	Accepted subject to requirements If it does not comply with the circumstance for being accepted.	Zone code: <ul style="list-style-type: none"> Medium density residential zone code Development codes: <ul style="list-style-type: none"> Accommodation activities code General development code Development works code
<ul style="list-style-type: none"> Multiple dwelling Residential care facility Retirement facility Rooming accommodation Short-term accommodation Tourist park 	Code assessment	Zone code: <ul style="list-style-type: none"> Medium density residential zone code Development codes: <ul style="list-style-type: none"> Accommodation activities code General development code Development works code
<ul style="list-style-type: none"> Resort complex 	Code assessment	Zone code:

Use column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
	If it is located in the Rosslyn Bay Accommodation Precinct.	<ul style="list-style-type: none"> Medium density residential zone code Development codes: <ul style="list-style-type: none"> Accommodation activities code General development code Development works code
Business activities		
<ul style="list-style-type: none"> Sales office 	Accepted subject to requirements	Zone code: <ul style="list-style-type: none"> Medium density residential zone code Development codes: <ul style="list-style-type: none"> General development code Development works code
Centre activities		
<ul style="list-style-type: none"> Health care services Office 	Code assessment If: (a) it is located in the Major Centre Commercial Transition Precinct; and (b) it is within an existing building.	Zone code: <ul style="list-style-type: none"> Medium density residential zone code Development codes: <ul style="list-style-type: none"> General development code Development works code
Community activities		
<ul style="list-style-type: none"> Child care centre Community use 	Code assessment If: (a) it is located in the Major Centre Commercial Transition Precinct; and (b) it is within an existing building.	Zone code: <ul style="list-style-type: none"> Medium density residential zone code Development codes: <ul style="list-style-type: none"> General development code Development works code
Recreation activities		
<ul style="list-style-type: none"> Environment facility Park 	Accepted	Not applicable
Special activities		
<ul style="list-style-type: none"> Landing 	Accepted	Not applicable
<ul style="list-style-type: none"> Major electricity infrastructure 	Accepted If it is the installation, erection or replacement of a transmission structure or transmission line within an existing easement in which a transmission structure and transmission line has already been	Not applicable

Use column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
	erected.	
<ul style="list-style-type: none"> Substation 	Accepted If it is the augmentation of an existing substation and there is no increase in height or proportion of the site utilised.	Not applicable
<ul style="list-style-type: none"> Telecommunications facility 	Accepted If it is aerial cabling for broadband purposes.	Not applicable
<ul style="list-style-type: none"> Utility installation 	Accepted subject to requirements If it is not one of the following: (a) a mail depot; or (b) a water supply treatment plant; or (c) a sewage treatment plant; or (d) a waste transfer station; or (e) a waste landfill.	Zone code: <ul style="list-style-type: none"> Medium density residential zone code Development codes: <ul style="list-style-type: none"> General development code Development works code
Impact assessment		
<ul style="list-style-type: none"> Any other use or undefined use not listed in this table Any use listed in the table and not complying with the circumstance described in the categories of development and assessment column Any use involving a new building which has a height which exceeds the following: <ul style="list-style-type: none"> (a) twelve (12) metres above ground level; or (b) the height limits identified for the specific locations shown on the following figures: <ul style="list-style-type: none"> (i) Figure 6.7.3.4.1.1 – Farnborough Road Height Limits; (ii) Figure 6.7.3.4.1.2 – Yeppoon Height Limits; (iii) Figure 6.7.3.4.1.3 	Impact assessment	The planning scheme, to the extent relevant.

Use column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
– Rosslyn Bay Height Limits; (iv) Figure 6.7.3.4.1.4 Cooe Bay Height Limits.		

Editor's note – The above categories of development and assessment apply unless otherwise prescribed in the Regulation.