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		-
Dwelling house	Accepted	Not applicable
Caretaker's accommodationDwelling unit	Accepted subject to requirements	Zone code:Low density residential zone code
		 Development codes: Accommodation activities code General development code Development works code
Dual occupancy	Accepted subject to requirements	Zone code:Low density residential zone code
		Development codes:General development codeDevelopment works code
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:Low density residential zone code
		 Development codes: Accommodation activities code General development code Development works code
Business activities		
Sales office	Accepted subject to requirements	Zone code:Low density residential zone code
		Development codes:General development codeDevelopment works code

Use column		f development and ment column	Assessment benchmarks for assessable development and requirements for accepted development column
Recreation activitie	s		
Environment facilPark	ity Accepted		Not applicable
Special activities			
Landing	Accepted		Not applicable
Major electricity infrastructure	replacement of structure or trai an existing eas transmission st	lation, erection or a transmission nsmission line within ement in which a rructure and ne has already been	Not applicable
Substation		tion and there is no ght or proportion of	Not applicable
Telecommunication facility	•	bling for broadband	Not applicable
Utility installation	or (c) a sewage t	of the following: ot; or oply treatment plant; reatment plant; or nsfer station; or	 Zone code: Low density residential zone code Development codes: General development code Development works code
Impact assessment			
 Any other use or undefined use not in this table Any use listed in the and not complying the circumstance described in the categories of development and assessment colur Any use involving building which ha height which excer following: (a) 8.5 metres about the selection 	t listed the table g with a new s a eeds the bye	sment	The planning scheme, to the extent relevant.

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Use column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
the ground has a 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.

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		
Dwelling house	Accepted	Not applicable
Caretaker's accommodationDwelling unit	Accepted subject to requirements	 Zone code: Low-medium density residential zone code Development codes: Accommodation activities code General development code
Dual occupancy	Accepted subject to requirements	 Development works code Zone code: Low-medium density residential zone code Development codes: General development code Development works code
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: Low-medium density residential zone code
		 Development codes: Accommodation activities code General development code Development works code
Business activities		
Sales office	Accepted subject to requirements	 Zone code: Low-medium density residential zone code
		Development codes:General development codeDevelopment works code
Recreation activities		

Table 5.4.6.2 — Low-medium density residential zone

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Use column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
Environment facilityPark	Accepted	Not applicable
Special activities	·	
Landing	Accepted	Not applicable
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
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
Telecommunications facility	Accepted If it is aerial cabling for broadband purposes.	Not applicable
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: Low-medium density residential zone code Development codes: General development code Development works code
Impact assessment		
 Any other use or undefined use not listed in this table Any use listed in the table 	Impact assessment	The planning scheme, to the extent relevant.
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 the ground has a 		

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		
Dwelling house	Accepted	Not applicable
Caretaker's accommodationDwelling unit	Accepted subject to requirements	 Zone code: Medium density residential zone code
		 Development codes: Accommodation activities code General development code Development works code
Dual occupancy	Accepted subject to requirements	 Zone code: Medium density residential zone code
		Development codes:General development codeDevelopment works code
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: Medium density residential zone code
		 Development codes: Accommodation activities code General development code Development works code
 Multiple dwelling Residential care facility Retirement facility 	Code assessment	 Zone code: Medium density residential zone code
 Rooming accommodation Short-term accommodation Tourist park 		 Development codes: Accommodation activities code General development code
		Development works code
Resort complex	Code assessment	Zone code:

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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.	Medium density residential zone code
		Development codes:
		Accommodation activities code
		General development code
		Development works code
Business activities		
Sales office	Accepted subject to	Zone code:
	requirements	Medium density residential zone code
		Development codes:
		General development code
		Development works code
Centre activities		
Health care services	Code assessment	Zone code:
Office	lf:	Medium density residential
	(a) it is located in the Major Centre Commercial Transition	zone code
	Precinct; and	Development codes:
	(b) it is within and existing building.	General development code
		Development works code
Community activities		
Child care centre	Code assessment	Zone code:
Community use	If:	Medium density residential
	(a) it is located in the Major Centre	zone code
	Commercial Transition Precinct; and	Development codes:
	(b) it is within and existing building.	 General development code
		 Development works code
Recreation activities	1	
Environment facilityPark	Accepted	Not applicable
Special activities		•
Landing	Accepted	Not applicable
Major electricity	Accepted	Not applicable
infrastructure	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	

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Use column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
	erected.	
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
Telecommunications facility	Accepted If it is aerial cabling for broadband purposes.	Not applicable
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: Medium density residential zone code Development codes: General development code Development works code
Impact assessment		
 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) twelve (12) metres above ground level; or (b) the height limits identified for the specific locations shown on the following figures: (i) Figure 6.7.3.4.1.1 – Farnborough Road Height Limits; (ii) Figure 6.7.3.4.1.2 – Yeppoon Height Limits; 	Impact assessment	The planning scheme, to the extent relevant.

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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 Cooee Bay Heigh Limits.		

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