

### 6.5.3. Limited development zone code

#### 6.5.3.1. Application

This code applies to the assessment of development if it is identified as an applicable code for development, as specified in the assessment benchmarks column in the tables of assessment located in Part 5 of the planning scheme.

When using this code, reference should be made to section 5.3.2 and where applicable, section 5.3.3 located in Part 5 of the planning scheme.

All subject matter in this code is applicable to the development assessment, unless the following circumstance arises:

- (1) The heading of a specific benchmarks for assessment table specifies otherwise; or
- (2) A heading within a specific benchmarks for assessment table specifies that the outcomes apply to a specific type of development or to development at a specific location; or
- (3) A performance outcome or acceptable outcome specifies that the outcomes apply to a specific type of development or to development at a specific location.

In the circumstance where point (2) or point (3) above arises the following applies:

- (1) the development assessment outcomes apply only to the type of development specified or only to development at the location specified; and
- (2) the development must still be assessed against all other general subject matter of the code (for example, assessment benchmarks including but not limited to those relating to built form, appearance, or general land use).

#### 6.5.3.2. Purpose

The purpose of the limited development zone code is:

- (1) to limit development in identified areas of historical subdivision which are known to be significantly constrained due to their location and the absence of appropriate urban infrastructure and urban services;
- (2) to limit development in other identified areas of land that are known to be significantly affected by one or more development constraints;
- (3) to provide for the development of a limited range of rural activities as the preferred and dominant land use within the zone and a very limited range of other uses which are essential for the area; and
- (4) to facilitate the achievement of the overall outcomes sought for the zone.

#### 6.5.3.3. Overall outcomes

The purpose of the code will be achieved through the following overall outcomes:

- (1) development (other than for a preferred use) does not occur in the zone;
- (2) the development is a preferred use within the zone only in the following circumstances:
  - (a) if there are established sensitive land uses in immediate area, the use is small in scale and intensity and has low impacts; and
  - (b) the use:
    - (i) is animal husbandry; or
    - (ii) is cropping; or
    - (iii) is a park; or
    - (iv) is from within the special activities group and it has an essential and important role to support and service the needs of the immediate area or broader community; and
- (3) the development:

- (a) does not require access to urban infrastructure and services;
  - (b) does not limit or compromise the development or expansion of a use from within the rural activities group at the site or in the immediate area; and
  - (c) does not result in the establishment of buildings and structures unless they are clearly associated with and necessary for a park, a use within the rural activities group, or a use within the special activities group undertaken at the site; and
- (4) the development does not result in the establishment of any new uses from within the accommodation activities group, business activities group, community activities group, entertainment activities group, or industrial activities group; and
- (5) development that is likely to have a high impact on land use in the immediate area does not occur;
- (6) the development is compatible with a rural form that is characterised by:
- (a) development on lots which have appropriate areas and dimensions relative to the quality and potential of the land to be developed for uses from within the rural activities group, particularly those involved in primary production;
  - (b) buildings and structures having a height designed relative to the operational needs of the use, characteristics of the location, and the surrounding land use;
  - (c) use of vegetation screening, separation distances and buffering to manage impacts between adjoining land use;
- (7) the development maintains a reasonable level of visual amenity when viewed from the street and public places; and
- (8) development maximises the potential to undertake uses from within the rural activities group by:
- (a) not fragmenting land into small lot sizes below the minimum size and shape requirements specified in the reconfiguring a lot code; and
  - (b) amalgamating lots to create suitable sized rural lots in accordance with the minimum requirements specified in the reconfiguring a lot code.

#### 6.5.3.4. Specific benchmarks for assessment

**Table 6.5.3.4.1 – Outcomes for development that is accepted subject to requirements and assessable development**

Performance outcomes	Acceptable outcomes
<b>Land use</b>	
<b>PO1</b> The use is a preferred use for the zone (as identified in the overall outcomes for the zone).	No acceptable outcome is nominated.
<b>PO2</b> The use: (a) is small in scale and has a limited intensity; and (b) has low impacts on sensitive land use in the immediate area.	No acceptable outcome is nominated.
<b>PO3</b> A new use from within the accommodation activities group, business activities group, community activities group, entertainment activities group, or industrial activities group does not establish in the zone.	No acceptable outcome is nominated.

Performance outcomes	Acceptable outcomes
<b>Built form</b>	
<b>PO4</b> The development does not involve the construction of buildings and structures unless they are associated with and necessary for a park, a use within the rural activities group, or a use within the special activities group undertaken at the site.	No acceptable outcome is nominated.
<b>PO5</b> If buildings and structures are associated with and necessary for a park, a use within the rural activities group, or a use within the special activities group undertaken at the site, the height of the buildings and structures are consistent with the rural character of the locality and the reasonable expectations as to the operational needs of the use, and they do not adversely impact the character or amenity of the streetscape, adjoining sites or the immediate area.	<b>AO5.1</b> Building height does not exceed ten (10) metres above ground level (excluding silos and similar structures that are ancillary to the operations of a use within the rural activities group).  <b>AO5.2</b> The height of structures does not exceed twenty-five (25) metres above ground level.
<b>PO6</b> The design and siting of buildings and structures does not adversely impact the amenity of the streetscape or adjoining sites having regard to the following: (a) minimisation of potential sources of nuisance; and (b) provision of access to natural light and ventilation for habitable buildings of any sensitive land use on adjoining lots and for public places.	<b>AO6.1</b> Buildings or structures have a setback from side, rear and road frontage lot boundaries in accordance with the following: (a) at any point where where the 'outermost projection height' is between two (2) metres and 4.5 metres, a setback of at least twenty (20) metres; or (b) at any point where where the 'outermost projection height' is greater than 4.5 metres, a setback of at least twenty (20) metres plus 0.3 of a metre for every additional metre or part thereof in height over 4.5 metres.
<b>Lot size and shape</b>	
<b>PO7</b> Development does not involve the reconfiguration of a lot below the minimum size and shape requirements for lots specified in the reconfiguring a lot code.	No acceptable outcome is nominated.
<b>Appearance</b>	
<b>PO8</b> The development is designed in a manner that does not significantly adversely affect visual amenity when viewed from the street, public places, and the surrounding area.	No acceptable outcome is nominated.