

## 5.5.8 Low Density Residential Zone

Table 5.5.8.1 - Low Density Residential Zone - (Where no precinct applies)

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
<b>All uses</b>	Accepted	
	If a <i>local utility</i>	Not applicable
<b>Animal keeping</b>	Accepted subject to requirements	
	If; (1) a cattery; (a) not exceeding 10 cats; and (b) not involving the boarding of cats; or (2) an aviary.	Animal Keeping Code
	Code assessment	
	If a cattery; (1) not exceeding 20 cats; and (2) does not involve the boarding of cats.	Animal Keeping Code General Development Provisions Code
<b>Child care centre</b>	Code Assessment	
	If obtaining access from a <i>higher order road</i>	Low Density Residential Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code
<b>Community residence</b>	Accepted	
		Not applicable
<b>Dual occupancy</b>	Accepted subject to requirements	
	If: (1) on a lot 1000m <sup>2</sup> or greater; or (2) on a corner lot 800m <sup>2</sup> or greater with legal dual road access	Low Density Residential Zone Code Dual Occupancy Code
	Code assessment	
	If on a lot 700m <sup>2</sup> or greater	Low Density Residential Zone Code Dual Occupancy Code
	Impact assessment	
	If not Accepted subject to requirements or Code assessment	The Planning Scheme
<b>Dwelling house</b>	Accepted subject to requirements	
		Dwelling House Code
<b>Emergency services</b>	Code assessment	

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
		Low Density Residential Zone Code Earthworks, Construction and Water Quality Code Infrastructure Design Code Parking and Access Code General Development Provisions Code
<b>Home based business</b>	Accepted subject to requirements	
	If not involving <i>Industrial activities</i> other than <i>minor industrial activities</i>	Home Based Business Code
<b>Major electricity infrastructure</b>	Accepted	
	Where proposed as underground infrastructure	Not applicable
<b>Multiple Dwelling</b>	Code assessment	
	If involving 3 <i>dwelling units</i>	Low Density Residential Zone Code Medium Density Residential Code Earthworks, Construction and Water Quality Code Infrastructure Design Code Parking and Access Code Landscaping Code General Development Provisions Code
<b>Park</b>	Accepted	
		Not applicable
<b>Residential Care Facility</b>	Code assessment	
	If involving 10 bedrooms or less	Low Density Residential Zone Code Medium Density Residential Uses Code Earthworks, Construction and Water Quality Code Parking and Access Code Infrastructure Design Code Landscaping Code General Development Provisions Code
<b>Retirement facility</b>	Code assessment	
	If involving 10 bedrooms or less	Low Density Residential Zone Code Medium Density Residential Uses Code Earthworks, Construction and Water Quality Code Parking and Access Code Infrastructure Design Code Landscaping Code General Development Provisions Code
<b>Sales office</b>	Code assessment	

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
		Low Density Residential Zone Code Sales Office Code Earthworks, Construction and Water Quality Code Parking and Access Code General Development Provisions Code
Short-term accommodation	Accepted	
	If involving a <i>holiday home</i>	Not applicable
Substation	Code assessment	
		Low Density Residential Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code
Telecommunications facility	Code assessment	
		Telecommunications Facility Code Earthworks, Construction and Water Quality Code General Development Provisions Code
Utility installation	Accepted	
	If involving a <i>minor utility installation</i>	Not applicable
	Impact assessment	
	If not Accepted	The Planning Scheme
Impact assessment		
Any other use not listed in the table		The Planning Scheme
Any other use in this table and not meeting the description listed in the categories of development and assessment column.		
Any other undefined use		

**Editor's note:**

- (1) *The above categories of development and assessment apply unless otherwise prescribed within the Act or the Regulation; and*
- (2) *Uses may be subject to requirements, standards and approvals specified in other laws. Compliance with the requirements of the planning scheme does not, on its own, provide authorisation for a use to be conducted. Potential operators should conduct a due diligence assessment prior to the commencement of a use.*

**Table 5.5.8.2 - Low Density Residential Zone - Mountain Residential Precinct**

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
<b>All uses</b>	Accepted	
	If a <i>local utility</i>	Not applicable
<b>Animal keeping</b>  <i>Editor's Note - Please refer to the Local Laws for additional animal keeping requirements.</i>	Accepted subject to requirements	
	If involving; (1) a cattery: (a) not exceeding 20 cats; and (b) not involving the boarding of cats; or (2) an aviary not exceeding 200m <sup>2</sup> GFA; or (3) a stable; or (4) outdoor horse training tracks or arenas.	Animal Keeping Code
	Code assessment	
	If; (1) not Accepted subject to requirements; and (2) not involving a kennel.	Animal Keeping Code General Development Provisions Code
<b>Community residence</b>	Accepted	
		Not applicable
<b>Dwelling house</b>	Accepted subject to requirements	
		Dwelling House Code
<b>Emergency services</b>	Code assessment	
		Low Density Residential Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Parking and Access Code
<b>Home based business</b>	Accepted subject to requirements	
	If not involving <i>Industrial activities</i> other than <i>minor industrial activities</i>	Home Based Business Code
<b>Major electricity infrastructure</b>	Accepted	
	Where proposed as underground infrastructure	Not applicable
<b>Park</b>	Accepted	
		Not applicable
<b>Short-term accommodation</b>	Accepted	
	If involving a <i>holiday home</i>	Not applicable
<b>Substation</b>	Code assessment	

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
		Low Density Residential Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Landscaping Code Parking and Access Code
<b>Telecommunications facility</b>	Code assessment	
		Earthworks, Construction and Water Quality Code General Development Provisions Code Telecommunications Facility Code
<b>Utility installation</b>	Accepted	
	If involving a <i>minor utility installation</i>	Not applicable
	Impact assessment	
	If not Accepted	The Planning Scheme
Impact assessment		
Any other use not listed in the table		The Planning Scheme
Any other use in this table and not meeting the description listed in the categories of development and assessment column.		
Any other undefined use		

*Editor's note;*

- (3) *The above categories of development and assessment apply unless otherwise prescribed within the Act or the Regulation; and*
- (4) *Uses may be subject to requirements, standards and approvals specified in other laws. Compliance with the requirements of the planning scheme does not, on its own, provide authorisation for a use to be conducted. Potential operators should conduct a due diligence assessment prior to the commencement of a use.*