

5.5 Categories of development and categories of assessment – material change of use

The following tables identify the categories of development and categories of assessment for development in a zone for making a material change of use.

Table 5.5.1 Low density residential zone

LOW DENSITY RESIDENTIAL ZONE		
Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
Residential activities		
<i>Dual occupancy</i>	Accepted development if not located in Precinct LDR1 (Protected Housing Area).	<ul style="list-style-type: none"> Dual occupancy code
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
<i>Dwelling house</i>	Accepted development	<ul style="list-style-type: none"> Dwelling house code
<i>Dwelling unit</i>	Code assessment	<ul style="list-style-type: none"> Low density residential zone code Applicable local plan code Multi-unit residential uses code <i>Prescribed other development codes</i>
<i>Residential care facility</i>	Code assessment if not located in Precinct LDR1 (Protected Housing Area).	<ul style="list-style-type: none"> Low density residential zone code Applicable local plan code Residential care facility and retirement facility code <i>Prescribed other development codes</i>
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
<i>Retirement facility</i>	Code assessment if not located in Precinct LDR1 (Protected Housing Area).	<ul style="list-style-type: none"> Low density residential zone code Applicable local plan code Residential care facility and retirement facility code <i>Prescribed other development codes</i>
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
Business activities		
<i>Home based business</i>	Accepted development if:- (a) for a <i>home office</i> ; or (b) involving a home based child care service licensed under the <i>Child Care Act 2002</i> .	<ul style="list-style-type: none"> No requirements applicable
	Accepted development if for an activity other than a <i>high impact home based business activity</i> .	<ul style="list-style-type: none"> Home based business code
	Impact assessment if for a <i>high impact home based business activity</i> .	<ul style="list-style-type: none"> The planning scheme
<i>Sales office</i>	Accepted development	<ul style="list-style-type: none"> Sales office code
<i>Shop</i>	Code assessment if for a <i>corner store</i> .	<ul style="list-style-type: none"> Low density residential zone code Applicable local plan code Business uses and centre design code <i>Prescribed other development codes</i>
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme.
Community activities		
<i>Community care centre</i>	Code assessment	<ul style="list-style-type: none"> Low density residential zone code Applicable local plan code Community activities code <i>Prescribed other development codes</i>
<i>Community use</i>	Accepted development if:-	<ul style="list-style-type: none"> No requirements applicable

LOW DENSITY RESIDENTIAL ZONE		
Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
	(a) located on <i>Council</i> owned or controlled land; and (b) undertaken by or on behalf of the <i>Council</i> .	
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
Emergency services	Code assessment	<ul style="list-style-type: none"> Low density residential zone code Applicable local plan code Community activities code <i>Prescribed other development codes</i>
Sport and recreation activities		
Park	Accepted development	<ul style="list-style-type: none"> No requirements applicable
Other activities		
Utility installation	Accepted development if for a <i>local utility</i> .	<ul style="list-style-type: none"> No requirements applicable
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
Other defined uses		
All other uses defined in Schedule 1 (Definitions)	Impact assessment	<ul style="list-style-type: none"> The planning scheme
Undefined uses		
Any use not defined in Schedule 1 (Definitions)	Impact assessment	<ul style="list-style-type: none"> The planning scheme