

6.2.18 Limited development (landscape residential) zone code

6.2.18.1 Application

- (1) This code applies to assessable development:-
 - (a) within the Limited development (landscape residential) zone as identified on the zoning maps contained within **Schedule 2 (Mapping)**; and
 - (b) identified as requiring assessment against the Limited development (landscape residential) zone code by the tables of assessment in **Part 5 (Tables of assessment)**.
- (2) All provisions in this code are assessment benchmarks for applicable assessable development.

6.2.18.2 Purpose and overall outcomes

- (1) The purpose of the Limited development (landscape residential) zone code is to ensure land which is located in an urban or rural residential setting but which has been determined to be unsuitable for *urban purposes* due to the presence of one or more of the following constraints:-

- (a) flooding;
- (b) *ecologically important areas*;
- (c) *steep land* or landslide hazard;
- (d) access limitations; and
- (e) an amenity deficiency caused by proximity to a major transport corridor or facility;

is appropriately developed having regard to the constraints of the *site*. Such constraints pose severe restrictions on the ability of the land to be developed for urban or rural residential purposes.

- (2) The purpose of the Limited development (landscape residential) zone will be achieved through the following overall outcomes:-
 - (a) development provides for a very limited range of activities that are of a low intensity, generally non-urban nature and compatible with the nature of the constraints present on the land;
 - (b) *dwelling houses* may be established in the zone only where a suitable building *site* can be identified which maintains the safety of people, buildings and works, having regard to the physical constraints of the land;
 - (c) *home based businesses* that integrate work and family and are compatible with local residential amenity may also establish in the zone in conjunction with a *dwelling house*;
 - (d) development does not result in the creation of any additional lots to those existing at the commencement of the planning scheme;
 - (e) development is designed and sited to sensitively respond to the physical characteristics and constraints of land, including flooding, *steep land*, landslide hazard and bushfire hazard, where applicable;
 - (f) development avoids adverse impacts on *ecologically important areas*, including creeks, gullies, *waterways*, *wetlands*, coastal areas, habitats and *vegetation* through location, design, operation and management;
 - (g) development provides for *infrastructure* and services that are commensurate with the very limited range of small scale and low-key activities that are expected to occur in the zone;
 - (h) development does not adversely impact on existing or planned future *infrastructure*; and
 - (i) development provides for the following:-
 - (i) a use listed as a consistent use in column 1 of **Table 6.2.18.2.1 (Consistent uses and potentially consistent uses in the Limited development (landscape**

- residential) zone)** to occur in the Limited development (landscape residential) zone; and
- (ii) a use listed as a potentially consistent use in column 2 of **Table 6.2.18.2.1** to occur in the Limited development (landscape residential) zone only where further assessment has determined that the use is appropriate in the zone having regard to such matters as its location, nature, scale and intensity.

Note—a use not listed in **Table 6.2.18.2.1** is an inconsistent use and is not intended to occur in the Limited development (landscape residential) zone.

Table 6.2.18.2.1 Consistent uses and potentially consistent uses in the Limited development (landscape residential) zone

Column 1 Consistent Uses	Column 2 Potentially Consistent Uses
Residential activities	
<i>Dwelling house</i>	None
Business activities	
<i>Home based business (where other than a high impact home based business activity)</i>	None
Community activities	
<i>Community use (where located on Council owned or controlled land and undertaken by or on behalf of the Council)</i>	None
Sport and recreation activities	
<i>Park</i>	None
Rural activities	
<i>Animal husbandry (where involving the grazing of livestock only and located outside the Urban growth management boundary)</i>	(a) <i>Animal husbandry</i> (where other than as specified in column 1) (b) <i>Cropping</i> (other than forestry for wood production)
Other activities	
<i>Utility installation (where a local utility)</i>	None