Table 5.5.4—High density residential zone

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| Use | Categories of development and assessment | Assessment benchmarks |
| Any prescribed accepted development | Accepted development |
| Development approval is not required | Not applicable |
| Caretaker’s accommodation | Accepted development, subject to compliance with identified requirements |
| If complying with all acceptable outcomes in the Caretaker’s accommodation code | Not applicable |
| Assessable development—Code assessment |
| If not complying with all acceptable outcomes in the Caretaker’s accommodation code | Caretaker’s accommodation code |
| Dwelling house | Accepted development |
| If identified in schedule 6, part 2 of the Regulation | Not applicable |
| Note—Where an overlay applies, a dwelling house may become assessable development. Refer to section 5.10.Note—All dwelling houses in the High density residential zone may become assessable development as the Dwelling house character overlay applies to all land within this zone. The relevant assessment benchmarks identified in section 5.10 are the Dwelling house code or the Dwelling house (small lot) code. |
| Home-based business | Accepted development, subject to compliance with identified requirements |
| If complying with all acceptable outcomes in the Home-based business code | Not applicable |
| Assessable development—Code assessment |
| If not complying with all acceptable outcomes in the Home-based business code | Home-based business code |
| Multiple dwelling | Assessable development—Code assessment |
| If no greater than:1. the building height specified in a relevant neighbourhood plan;
2. where a neighbourhood plan does not specify building height:
3. 8 storeys in the Up to 8 storeys zone precinct; or
4. 15 storeys in the Up to 15 storeys zone precinct
 | Multiple dwelling codeHigh density residential zone codePrescribed secondary code |
| Park | Accepted development, subject to compliance with identified requirements |
| If complying with all acceptable outcomes in the Park code | Not applicable |
| Assessable development—Code assessment |
| If not complying with all acceptable outcomes in the Park code | Park code |
| Residential care facility | Assessable development—Code assessment |
| If no greater than:1. the building height specified in a relevant neighbourhood plan;
2. where a neighbourhood plan does not specify building height:
3. 8 storeys in the Up to 8 storeys zone precinct; or
4. 15 storeys in the Up to 15 storeys zone precinct
 | Multiple dwelling codeResidential care facility codeHigh density residential zone codePrescribed secondary code |
| Retirement facility | Assessable development—Code assessment |
| If no greater than:1. the building height specified in a relevant neighbourhood plan;
2. where a neighbourhood plan does not specify building height:
3. 8 storeys in the Up to 8 storeys zone precinct; or
4. 15 storeys in the Up to 15 storeys zone precinct
 | Multiple dwelling codeHigh density residential zone codePrescribed secondary code |
| Rooming accommodation | Accepted development, subject to compliance with identified requirements |
| If involving an existing premises with no increase in gross floor area, where:1. accommodating 5 persons or less;
2. complying with all acceptable outcomes in section A of the Rooming accommodation code
 | Not applicable |
| Assessable development—Code assessment |
| If involving an existing premises with no increase in gross floor area, where:1. accommodating 5 persons or less;
2. not complying with all acceptable outcomes in section A of the Rooming accommodation code
 | Rooming accommodation code—purpose, overall outcomes and section A outcomes only |
| If involving an existing premises with no increase in gross floor area, where accommodating 6 persons or more | Rooming accommodation code—purpose, overall outcomes and section B outcomes onlyHigh density residential zone codePrescribed secondary code |
| If involving a new premises or an existing premises with an increase in gross floor area where accommodating 6 persons or more and no greater than:1. the building height specified in a relevant neighbourhood plan;
2. where a neighbourhood plan does not specify building height:
3. 8 storeys in the Up to 8 storeys zone precinct; or
4. 15 storeys in the Up to 15 storeys zone precinct
 | Multiple dwelling codeRooming accommodation code—purpose, overall outcomes and section B outcomes onlyHigh density residential zone codePrescribed secondary code |
| Short-term accommodation | Assessable development—Code assessment |
| If no greater than:1. the building height specified in a relevant neighbourhood plan;
2. where a neighbourhood plan does not specify building height:
3. 8 storeys in the Up to 8 storeys zone precinct; or
4. 15 storeys in the Up to 15 storeys zone precinct
 | Multiple dwelling codeShort-term accommodation codeHigh density residential zone codePrescribed secondary code |
| Utility installation where sewage pump station or water pump station | Accepted development, subject to compliance with identified requirements |
| If complying with all acceptable outcomes in section A of the Special purpose code | Not applicable |
| Assessable development—Code assessment |
| If not complying with all acceptable outcomes in section A of the Special purpose code | Special purpose code—purpose, overall outcomes and section A outcomes only |
| Impact assessment |
| Any other use not listed in this table.Any use listed in this table and not meeting the description listed in the "Categories of development and assessment" column.Any other undefined use. | The planning scheme |

Note—Prescribed accepted development that is not assessable under the planning scheme is identified in section 5.3.4.

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

Editor’s note—The default category of assessment is impact assessment unless otherwise prescribed in the Regulation.