Table 5.5.2─Low-medium 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 |
| Care co-located uses (activity group) | Assessable development—Code assessment |
| If located on the site of and associated with and subordinate to a residential care facility or retirement facility, where the cumulative gross floor area (existing and proposed) on the site for all uses in the activity group does not exceed 800m2 or 10% of the site area, whichever is the lesser | Retirement and residential care facility codeLow-medium density residential zone codePrescribed secondary code |
| Dual occupancy | Assessable development—Code assessment |
| If no greater than:1. 3 storeys and 11.5m in building height in the Up to 3 storeys zone precinct; or
2. 3 storeys and 11.5m in building height in the 2 or 3 storey mix zone precinct, where the site has frontage to a road with a reserve width of 15.5m or more and any part of the site is within 400m walking distance of a dedicated public pedestrian access point of a railway or busway station; or
3. 2 storeys and 9.5m in building height

Editor’s note—Section 1.7.7 applies where the maximum building height is specified in storeys and the development includes a space that is situated between one floor level and the floor level next above, or if there is no floor above, the ceiling or roof above, that contains only a bathroom, shower room, laundry, water closet or other sanitary compartment. | Dual occupancy codeLow-medium density residential zone codePrescribed secondary 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 Low-medium 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. 3 storeys and 11.5m in building height in the Up to 3 storeys zone precinct; or
2. 3 storeys and 11.5m in building height in the 2 or 3 storey mix zone precinct, where the site has frontage to a road with a reserve width of 15.5m or more and any part of the site is within 400m walking distance of a dedicated public pedestrian access point of a railway or busway station; or
3. 2 storeys and 9.5m in building height

Editor’s note—Section 1.7.7 applies where the maximum building height is specified in storeys and the development includes a space that is situated between one floor level and the floor level next above, or if there is no floor above, the ceiling or roof above, that contains only a bathroom, shower room, laundry, water closet or other sanitary compartment. | Multiple dwelling codeLow-medium 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 |
| Relocatable home park | Assessable development—Code assessment |
| If on the site of an existing relocatable home park or tourist park | Tourist park and relocatable home park codeLow-medium density residential zone codePrescribed secondary code |
| Residential care facility | Accepted development, subject to compliance with identified requirements |
| If involving a residential care facility in an existing retirement facility premises, with no increase in gross floor area, where complying with all acceptable outcomes in section A of the Retirement and residential care facility code | Not applicable |
| Assessable development—Code assessment |
| If involving a residential care facility in an existing retirement facility premises, with no increase in gross floor area, where not complying with all acceptable outcomes in section A of the Retirement and residential care facility code | Retirement and residential care facility code—purpose, overall outcomes and section A outcomes only |
| If no greater than:1. 3 storeys and 11.5m in building height in the Up to 3 storeys zone precinct; or
2. 3 storeys and 11.5m in building height in the 2 or 3 storey mix zone precinct, where the site has frontage to a road with a reserve width of 15.5m or more and any part of the site is within 400m walking distance of a dedicated public pedestrian access point of a railway or busway station; or
3. 2 storeys and 9.5m in building height

Editor’s note—Section 1.7.7 applies where the maximum building height is specified in storeys and the development includes a space that is situated between one floor level and the floor level next above, or if there is no floor above, the ceiling or roof above, that contains only a bathroom, shower room, laundry, water closet or other sanitary compartment. | Retirement and residential care facility codeLow-medium density residential zone codePrescribed secondary code |
| Retirement facility | Accepted development, subject to compliance with identified requirements |
| If involving a retirement facility in an existing residential care facility premises, with no increase in gross floor area, where complying with all acceptable outcomes in section A of the Retirement and residential care facility code | Not applicable |
| Assessable development—Code assessment |
| If involving a retirement facility in an existing residential care facility premises, with no increase in gross floor area, where not complying with all acceptable outcomes in section A of the Retirement and residential care facility code | Retirement and residential care facility code—purpose, overall outcomes and section A outcomes only |
| If no greater than:1. 3 storeys and 11.5m in building height in the Up to 3 storeys zone precinct; or
2. 3 storeys and 11.5m in building height in the 2 or 3 storey mix zone precinct, where the site has frontage to a road with a reserve width of 15.5m or more and any part of the site is within 400m walking distance of a dedicated public pedestrian access point of a railway or busway station; or
3. 2 storeys and 9.5m in building height

Editor’s note—Section 1.7.7 applies where the maximum building height is specified in storeys and the development includes a space that is situated between one floor level and the floor level next above, or if there is no floor above, the ceiling or roof above, that contains only a bathroom, shower room, laundry, water closet or other sanitary compartment. | Retirement and residential care facility codeLow-medium 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 |
| If involving a new premises or an existing premises with an increase in gross floor area, where:1. accommodating 5 persons or less;
2. complying with all acceptable outcomes:
3. in section A of the Rooming accommodation code;
4. AO2, AO3 and AO5 of the Dwelling house code, if not on a small lot;
5. in the Dwelling house (small lot) code, if on a small lot, excluding AO1.1, AO1.2, AO12.1, AO15, AO16, AO17.1 and AO17.2
 | 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 a new premises or an existing premises with an increase in gross floor area, where:1. accommodating 5 persons or less;
2. not complying with all acceptable outcomes:
3. in section A of the Rooming accommodation code;
4. AO2, AO3 and AO5 of the Dwelling house code, if not on a small lot;
5. in the Dwelling house (small lot) code, if on a small lot, excluding AO1.1, AO1.2, AO12.1, AO15, AO16, AO17.1 and AO17.2
 | Rooming accommodation code—purpose, overall outcomes and section A outcomes only;Dwelling house code if not on a small lot—purpose, overall outcomes and outcomes PO2/AO2, PO3/AO3 and PO5/AO5 only; orDwelling house (small lot) code if on a small lot—purpose, overall outcomes and all outcomes excluding PO1/AO1.1-AO1.2, PO12/AO12.1, PO15/AO15, PO16/AO16 and PO17/AO17.1-AO17.2 |
| If involving an existing premises with no increase in gross floor area, where:1. accommodating 6 persons or more;
2. not adjoining a dwelling house
 | Rooming accommodation code— purpose, overall outcomes and section B outcomes onlyLow-medium density residential zone codePrescribed secondary code |
| If involving a new premises or an existing premises with an increase in gross floor area, where:1. accommodating 6 persons or more;
2. not adjoining a dwelling house;
3. no greater than:
4. 3 storeys and 11.5m in building height in the Up to 3 storeys zone precinct; or
5. 3 storeys and 11.5m in building height in the 2 or 3 storey mix zone precinct, where the site has frontage to a road with a reserve width of 15.5m or more and any part of the site is within 400m walking distance of a dedicated public pedestrian access point of a railway or busway station; or
6. 2 storeys and 9.5m in building height

Editor’s note—Section 1.7.7 applies where the maximum building height is specified in storeys and the development includes a space that is situated between one floor level and the floor level next above, or if there is no floor above, the ceiling or roof above, that contains only a bathroom, shower room, laundry, water closet or other sanitary compartment. | Multiple dwelling codeRooming accommodation code— purpose, overall outcomes and section B outcomes onlyLow-medium density residential zone codePrescribed secondary code |
| Short-term accommodation | Assessable development—Code assessment |
| If in the Up to 3 storeys zone precinct or the 2 or 3 storey mix zone precinct and fronting an arterial or suburban road, where no greater than:1. 3 storeys and 11.5m in building height in the Up to 3 storeys zone precinct; or
2. 3 storeys and 11.5m in building height in the 2 or 3 storey mix zone precinct and any part of the site is within 400m walking distance of a dedicated public pedestrian access point of a railway or busway station; or
3. 2 storeys and 9.5m in building heightprescribed

Editor’s note—Section 1.7.7 applies where the maximum building height is specified in storeys and the development includes a space that is situated between one floor level and the floor level next above, or if there is no floor above, the ceiling or roof above, that contains only a bathroom, shower room, laundry, water closet or other sanitary compartment. | Multiple dwelling codeShort-term accommodation codeLow-medium density residential zone codePrescribed secondary code |
| Tourist park | Assessable development—Code assessment |
| If on the site of an existing relocatable home park or tourist park in the Up to 3 storeys zone precinct or 2 or 3 storey mix zone precinct | Tourist park and relocatable home park codeLow-medium 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 |
| Assessable development—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.