Table 5.5.9—Medium density residential zone

Medium density residential zone		
Use	**Categories of development and assessment**	**Assessment benchmarks**
Childcare centre	**Assessable development - Code assessment**	
	• In all circumstances.	• Medium density residential zone code • Transport, access and parking code • Infrastructure services code
Community care centre	**Assessable development - Code assessment - Fast tracked**	
	• If complying with the assessment benchmarks of the applicable codes.	• Medium density residential zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment	
	• In all other circumstances.	• Medium density residential zone code • Transport, access and parking code • Infrastructure services code
Community use	**Assessable development - Code assessment - Fast tracked**	
	• If complying with the assessment benchmarks of the applicable codes.	• Medium density residential zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment	
	• In all other circumstances.	• Medium density residential zone code • Transport, access and parking code • Infrastructure services code
Dual occupancy	**Assessable development - Code assessment - Fast tracked**	
	• If complying with the assessment benchmarks of the applicable codes.	• Medium density residential zone code • Accommodation activities code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment	
	• In all other circumstances.	• Medium density residential zone code • Accommodation activities code • Transport, access and parking code • Infrastructure services code
Dwelling house	**Accepted development subject to requirements**	
	• If complying with the assessment benchmarks of the applicable codes.	• Medium density residential zone code • Accommodation activities code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment	
	• In all other circumstances.	• Medium density residential zone code • Accommodation activities code

Medium density residential zone		
Use	**Categories of development and assessment**	**Assessment benchmarks**
		• Transport, access and parking code • Infrastructure services code
Dwelling unit	**Accepted development subject to requirements**	
	• Where for minor building work or involves no building work; and • If complying with the assessment benchmarks of the applicable codes.	• Medium density residential zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment	
	• In all other circumstances.	• Medium density residential zone code • Transport, access and parking code • Infrastructure services code
Food and drink outlet	**Assessable development - Code assessment**	
	• Where associated with a mixed use development as identified on Zoning Map-ZM-043.	• Medium density residential zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Impact assessment	
	• In all other circumstances.	• The planning scheme
Health care service	**Accepted development subject to requirements**	
	• Where for minor building work or involves no building work; and • If complying with the assessment benchmarks of the applicable codes.	• Medium density residential zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment - Fast tracked	
	• If complying with the assessment benchmarks of the applicable codes.	• Medium density residential zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment	
	• In all other circumstances.	• Medium density residential zone code • Transport, access and parking code • Infrastructure services code
Home-based business	**Accepted development subject to requirements**	
	• If complying with the assessment benchmarks of the applicable codes.	• Medium density residential zone code • Home-based business code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment	
	• In all other circumstances.	• Medium density residential zone code • Home-based business code • Transport, access and parking code • Infrastructure services code
Multiple dwelling	**Assessable development - Code assessment - Fast tracked**	

Medium density residential zone		
Use	**Categories of development and assessment**	**Assessment benchmarks**
	• Where for 3 units or more; and • If complying with the assessment benchmarks of the applicable codes.	• Medium density residential zone code • Accommodation activities code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment	
	• In all other circumstances.	• Medium density residential zone code • Accommodation activities code • Transport, access and parking code • Infrastructure services code
Office	**Assessable development - Code assessment**	
	• Where associated with a mixed use development as identified on Zoning Map-ZM-043.	• Medium density residential zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Impact assessment	
	• In all other circumstances.	• The planning scheme
Park	**Accepted development**	
	• Development approval is not required.	
Residential care facility	**Assessable development - Code assessment**	
	• In all circumstances.	• Medium density residential zone code • Accommodation activities code • Transport, access and parking code • Infrastructure services code
Retirement facility	**Assessable development - Code assessment**	
	• In all circumstances.	• Medium density residential zone code • Accommodation activities code • Transport, access and parking code • Infrastructure services code
Sales office	**Accepted development subject to requirements**	
	• If complying with the assessment benchmarks of the applicable codes.	• Medium density residential zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment	
	• In all other circumstances.	• Medium density residential zone code • Transport, access and parking code • Infrastructure services code
Shop	**Assessable development - Code assessment**	
	• Where associated with a mixed use development as identified on Zoning Map-ZM-043.	• Medium density residential zone code • Transport, access and parking code • Infrastructure services code

Medium density residential zone		
Use	**Categories of development and assessment**	**Assessment benchmarks**
	Assessable development - Impact assessment	
	• In all other circumstances.	• The planning scheme
Utility installation	Assessable development - Code assessment - Fast tracked	
	• If involving a material increase in the intensity and scale of an existing utility installation; and • Where for the treatment of water, sewerage or waste; and • If complying with the assessment benchmarks of the applicable codes.	• Medium density residential zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Impact assessment	
	• In all other circumstances.	• The planning scheme
Assessable development - Impact assessment		
1. Any other uses not listed in this table, or 2. Any use listed in this table and not meeting the description listed in the Categories of development and assessment column, or 3. Any other defined use.		• The planning scheme