### Limited development zone code

#### Application

This code applies to development:-

1. within the Limited development zone as identified on the zone maps contained in **Schedule 2 (Mapping)**; and
2. identified as requiring assessment against the Limited development zone code by the tables of assessment in **Part 5 (Tables of assessment)**.

#### Purpose and overall outcomes

1. The purpose of the Limited development zone code is to identify land that is significantly affected by one or more development constraints, including, for example, constraints relating to defence requirements, flooding, historical subdivisions, land contamination, past or future mining activities or topography.

Such constraints pose severe restrictions on the ability of the land to be developed for urban purposes.

More specifically, the purpose of the Limited development zone code is to limit development on land that is subject to the following circumstances:-

* 1. land located in an urban setting but is unsuitable for such purposes due to significant flooding constraints, access limitations or exposure to adverse amenity impacts; or
  2. land subject to a historical subdivision that is unsuitable for residential purposes in its current configuration due to servicing, physical, environmental or other development constraints.

1. The purpose of the Limited development zone code will be achieved through the following overall outcomes:-
   1. development is generally limited to pre-existing uses or new uses of a low-intensity, non-urban or rural nature;
   2. individual dwelling houses may only be established in the zone under limited circumstances;
   3. where development is proposed, it is of a low-intensity and scale and is compatible with the nature of the constraints present on the site;
   4. no additional lots are created in the zone, unless for accommodating essential infrastructure, services or facilities;
   5. historical subdivisions included in the zone may only be further developed for residential purposes subject to appropriate servicing arrangements and the provision of a more contemporary and responsive subdivision pattern and layout;
   6. development predominantly has a low-rise built form and maintains the low intensity character of the zone, incorporates a high level of residential amenity, and provides for the personal health of residents and safety and protection for property;
   7. development encourages and facilitates the efficient provision and safe operation of physical and social infrastructure; and
   8. in addition to the overall outcomes for the zone generally, development in **Precinct LDZ1 (Limited residential precinct)** does not materially intensify residential activities on premises located in high flood hazard areas.

#### Specific benchmarks for assessment

**Table 6.2.16.3.1 Benchmarks for assessable development**

| **Performance outcomes** | **Acceptable outcomes** | **Compliance / Representations** |
| --- | --- | --- |
| ***Land use composition*** | | |
| **PO1**  Development in the zone is generally limited to pre-existing uses or new uses of a low-intensity, non-urban or rural nature.  Notes—such uses include animal husbandry, cropping, wholesale nursery, park, environment facility and utility installation. | **AO1**  No acceptable outcome provided. | Provide a brief description how your proposal complies with the relevant Acceptable outcome (if applicable) or a detailed analysis how compliance is achieved with the Performance outcome. |
| **PO2**  Individual dwelling houses may only be established in the zone where they are located, sited and designed to mitigate the impact of the constraints on the safety and wellbeing of residents. | **AO2**  No acceptable outcome provided. | Click and provide your representations. |
| ***Reconfiguring a lot*** | | |
| **PO3**  No additional lots are created in the zone, unless the subdivision is for the purposes of accommodating any of the following uses:-   1. emergency services; 2. water cycle management infrastructure; 3. a telecommunications facility; or 4. electricity infrastructure. | **AO3**  No acceptable outcome provided. | Click and provide your representations. |
| ***Historical subdivisions*** | | |
| **PO4**  Historical subdivisions included in the zone may only be further developed for residential purposes subject to appropriate address of the following matters:-   1. the availability and provision of supporting infrastructure and services to adequately service the development; and 2. the need to potentially reconfigure the historical subdivision pattern and layout to provide a more contemporary response to:-    * 1. physical and environmental constraints;      2. natural hazards;      3. topography;      4. on-site effluent treatment and disposal (where sewerage is not available);      5. accessibility; and      6. management of potential land use conflicts. | **AO4**  No acceptable outcome provided. | Click and provide your representations. |
| ***Building height*** | | |
| **PO5**  Development has a maximum building height of 2 storeys and 8.5m. | **AO5**  No acceptable outcome provided. | Click and provide your representations. |
| ***Amenity*** | | |
| **PO6**  Development maintains a high level of amenity and avoids or mitigates potential adverse impacts having regard to such matters as hours of operation, generation of odours, noise, waste products, dust, traffic, electrical interference, lighting, visual and privacy impacts. | **AO6**  No acceptable outcome provided. | Click and provide your representations. |
| ***Infrastructure and services*** | | |
| **PO7**  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. | **AO7**  No acceptable outcome provided. | Click and provide your representations. |
| **PO8**  Development does not adversely impact on the continued operation, viability and maintenance of existing infrastructure (including rural infrastructure) or compromise the future provision of planned infrastructure. | **AO8**  No acceptable outcome provided. | Click and provide your representations. |
| ***Additional requirements for Precinct LDZ1 (Limited residential precinct)*** | | |
| **PO9**  Development in **Precinct LDZ1 (Limited residential precinct)**:-   1. provides for the re-establishment of dwelling houses and refurbishment of existing dwelling houses on premises located in high flood hazard areas; and 2. avoids intensification of other residential activities. | **AO9**  No acceptable outcome provided. | Click and provide your representations. |