

Table 5.5.4 - High density residential zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Dwelling house Dwelling unit Editor's note —This category of development and assessment may be altered by the Water resource catchment, Flood hazard, Coastal environment and Landslide hazard overlays. Refer to Table 5.9.1 . Landing Editor's note —Landings are separately regulated under the Prescribed Tidal Works Code. Park	Accepted development	
		No assessment benchmarks apply
Dual occupancy Editor's note —This category of development and assessment may be altered by the Water resource catchment, Flood hazard, Coastal environment and Landslide hazard overlays. Refer to Table 5.9.1 .	Accepted development	
	If not involving a street or common access way within a common private title.	No assessment benchmarks apply
	Accepted development subject to requirements	
	Otherwise	Works code
Major electricity infrastructure Substation Utility installation	Accepted development	
	If provided by a public sector entity	No assessment benchmarks apply
Telecommunications facility	Accepted development	
	If aerial cabling for broadband purposes	No assessment benchmarks apply
Sales office	Accepted development subject to requirements	
		High density residential zone code
Home based business	Accepted development subject to requirements	
	If: (a) the gross floor area does not exceed 60m ² ; and (b) the use is contained within an existing domestic outbuilding or dwelling.	High density residential zone code

Educational establishment	Accepted development subject to requirements	
	If: (a) in the Flinders Street West precinct; (b) within an existing building; and (c) not involving more than minor building work.	High density residential zone code Works code
	Assessable development - Code assessment	
	Otherwise	High density residential zone code Healthy waters code Landscape code Transport impact, access and parking code Works code
Child care centre Community use Health care services Office Service industry Shop	Assessable development - Code assessment	
	If: (a) the gross floor area does not exceed 250m ² ; and (b) the use is located on the ground floor. Editor's note —The gross floor area threshold is calculated for a new use or an extension to an existing use. It is not the cumulative total of the existing use and the additional gross floor area forming part of the development application.	High density residential zone code Healthy waters code Landscape code Transport impact, access and parking code Works code
	Assessable development - Code assessment	
Bar Food and drink outlet (where not involving a drive through facility)	Accepted development subject to requirements	
	If: (a) the use is located on the ground or the first floor levels; (b) within an existing building; and (c) the gross floor area does not exceed 250m ² . Editor's note—The gross floor area threshold is calculated for a new use or an extension to an existing use. It is not the cumulative total of the existing use and the additional gross floor area forming part of the development application.	High density residential zone code Works code
	Assessable development - Code assessment	
	If: (a) not accepted development subject to requirements; and (b) the use is located on the ground or the first floor levels.	High density residential zone code Healthy waters code Landscape code Transport impact, access and parking code Works code
Low impact industry	Assessable development - Code assessment	
	If: (a) for a brewery; and (b) the use is located on the ground floor level; and (c) in the Palmer Street Precinct	High density residential zone code Healthy waters code Landscape code Transport impact, access and parking code Works code

Multiple dwelling Residential care facility Resort complex Retirement facility Rooming accommodation	Assessable development - Code assessment	
	If: (a) building height does not exceed 12 storeys; and (b) is not located in the Archer Street precinct.	High density residential zone code Healthy waters code Landscape code Transport impact, access and parking code Works code
Short term accommodation	Assessable development - Code assessment	
	If: (a) building height does not exceed 12 storeys;	High density residential zone code Healthy waters code Landscape code Transport impact, access and parking code Works code
Community care centre Emergency services Function facility Market	Assessable development - Code assessment	
		High density residential zone code Healthy waters code Landscape code Transport impact, access and parking code Works code
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

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