

Zone: Low-medium Density Residential

Your guide to navigating the Whitsunday Regional Council Planning Scheme.

PURPOSE

The Low-medium density residential zone is to provide for a compatible mix of low and medium density residential dwelling types, predominantly for permanent living, including dwelling houses, dual occupancies and multiple dwellings (such as townhouses, villas, terraces and row houses).



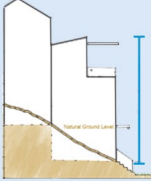
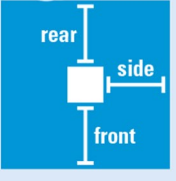
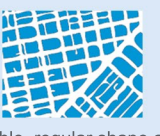
PREFERRED USES

		Dwelling house
		Dual Occupancy
		Multiple Dwelling, short term accommodation or care facilities.

LEVELS OF ASSESSMENT

ACCEPTED	CODE ASSESSABLE
Dual occupancy Dwelling house Home based business Sales office	Multiple dwelling Relocatable home park Residential care facility Retirement facility Rooming accommodation Short term accommodation Tourist park Shop Child care centre Community care centre If use not stated here, development is not preferred in this zone and is therefore impact assessable.

AS PART OF YOUR DEVELOPMENT WE WILL ASSESS

Min lot size and frontage for dwelling  Minimum Area 450m² Minimum depth 20m Minimum frontage 15m	Building Height  12m above natural ground level where not in Airlie Beach Precinct	Home based business  GFA m² Total area, bedrooms, number of customers, car parking	Building design and articulation  Multiple dwellings	Setbacks  rear, side, front
Min lot size for dual occupancy and multiple dwellings  Minimum Area 800m² Minimum frontage 15m	Flood immunity  300mm Finished floor level is 300mm above defined flood level	Amenity and Privacy 	Natural hazards 	Subdivisions  Legible, regular shape and responsive to environmental constraints.

The contents of this information sheet have been prepared in order to assist residents to understand the Whitsunday Planning Scheme. This information is a general overview only. For full details in relation to the applicable provisions of the planning scheme that affect proposed development, please refer to the Whitsunday Planning Scheme.

FOR MORE INFORMATION

Visit the Whitsunday Planning Scheme on Councils website; or

Contact: Strategic Planning on 1300 972 753

Email: info@whitsundayrc.qld.gov.au