

6.2.3 High density residential zone code

6.2.3.1 Application

This code applies to assessable development:-

- (a) within the High density residential zone as identified on the zoning maps contained within **Schedule 2 (Mapping)**; and
- (b) identified as requiring assessment against the High density residential zone code by the tables of assessment in **Part 5 (Tables of assessment)**.

6.2.3.2 Purpose

- (1) The purpose of the high density residential zone is to provide for:-
 - (a) high density multiple dwellings; and
 - (b) community uses, and small-scale services, facilities and infrastructure, to support local residents.
- (2) The overall outcomes of the High density residential zone code seeks to ensure:-
 - (a) development is provided in a medium to higher-rise building format, predominantly comprising multi-unit residential uses, to accommodate a mix of both visitors and permanent residents;
 - (b) allocated precincts along the Esplanade at Scarness, Torquay and Urangan are consolidated as vibrant, well-designed and visually attractive mixed use tourist nodes. In addition to supporting higher density residential accommodation, a range of retail, commercial and entertainment activities are provided in these allocated precincts to service the needs of both visitors and surrounding residents;
 - (c) multi-storey development ensures that there is no unreasonable loss of amenity for surrounding development;
 - (d) development is well-designed, visually attractive and maintains a high level of residential amenity for the residents of that development;
 - (e) development is provided with the full range of urban services to support the needs of the community;
 - (f) residential development encourages and facilitates urban consolidation⁶;
 - (g) the scale, density and layout of development facilitates an efficient land use pattern that supports walkable neighbourhoods that are well connected to employment nodes, centres, open space and recreational areas, community services and educational opportunities;
 - (h) development does not adversely impact on the continued safe operation, viability and maintenance of existing infrastructure or compromise the future provision of planned infrastructure; and

⁶ Editor's note - the planned density for development in the High density residential zone is identified in Table SC3.1.3 (Planned density and demand generation rate for a trunk infrastructure network) of Schedule 3 Local Government infrastructure plan mapping and tables.

- (i) development in **Precinct HDR1 (Hervey Bay tourism nodes)** provides for the establishment of tourist facilities and services to complement visitor accommodation and enhance the attractiveness of tourist nodes.

6.2.3.3 Assessment benchmarks

Table 6.2.3.3.1 Assessment benchmarks for assessable development

Performance outcomes		Acceptable outcomes	
Residential uses			
PO1	Development provides a range of medium to high density residential dwelling choices and multi-storey forms including hostels, multiple dwellings, residential care facilities, retirement facilities and short-term accommodation.	AO1	No acceptable outcome provided.
Non-residential uses			
PO2	Development may provide for limited non-residential uses including community uses, emergency services, parks, sales offices, shops (limited to corner stores) and utility installations which:- (a) directly support the day-to-day needs of the community; (b) are of a small scale and low intensity; (c) are compatible with the local residential character and amenity of the area; (d) wherever possible, are co-located with other non-residential uses in the zone; (e) are accessible to the population they serve and are located on the major road network rather than local residential streets; and (f) do not have a significant detrimental impact on the amenity of surrounding residents, having regard to hours of operation, generation of odours, noise, waste products, dust, traffic, electrical interference, lighting and visual impacts.	AO2	No acceptable outcome provided.
General			
PO3	Development maintains a high level of residential 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.	AO3	No acceptable outcome provided.
PO4	Unless otherwise specified in a precinct, development has a medium to higher-rise built form that is compatible with the intended scale and character of the streetscape and surrounding area, with a maximum building height of 20.0m above ground level.	AO4	No acceptable outcome provided.
PO5	Multi-storey development ensures that there is no unreasonable loss of amenity for surrounding development, having regard to:- (a) microclimate impacts, including the extent and duration of any overshadowing; (b) privacy and overlooking impacts; (c) impacts upon views and vistas; and (d) building massing and scale relative to its surroundings.	AO5	No acceptable outcome provided.
PO6	Development is designed and located in a manner which makes a positive contribution to the streetscape and is sympathetic to the intended scale and character of surrounding development.	AO6	No acceptable outcome provided.

Performance outcomes		Acceptable outcomes	
PO7	Development provides and maintains a high level of residential amenity, safety and design quality and is set amongst attractive landscaped grounds.	AO7	No acceptable outcome provided.
PO8	Development is located, designed and operated to be responsive to the Fraser Coast's sub-tropical climate ⁷ and minimises the consumption of energy and water.	AO8	No acceptable outcome provided.
PO9	Development mitigates adverse impacts on areas of environmental significance, including creeks, gullies, waterways, wetlands, coastal areas, habitats and vegetation through location, design, operation and management.	AO9	No acceptable outcome provided.
PO10	Development is provided with the full range of urban services to support the needs of the community, including parks, reticulated water, sewerage, stormwater drainage, sealed roads, pathways, electricity and telecommunication infrastructure.	AO10.1	Access to electricity and telecommunication infrastructure is available for the site.
		AO10.2	Access to reticulated water and sewerage is available.
		AO10.3	The site has direct access to a sealed gazetted road.
		AO10.4	Sufficient stormwater drainage is available at the lawful point of discharge from the site.
PO11	Development does not:- (a) adversely impact on the continued safe operation, viability and maintenance of existing infrastructure; or (b) compromise the future provision of planned infrastructure. Editor's note - The Local Government infrastructure plan identifies planned trunk infrastructure and the planned densities necessary to service development in a coordinated, efficient and financially sustainable manner.	AO11	No acceptable outcome provided.
Development in Precinct HDR1 (Hervey Bay tourism nodes)			
PO12	Development in Precinct HDR1 (Hervey Bay tourism nodes) provides for:- (a) higher density residential and mixed use development; (b) a maximum building height of 26.0m above ground level; (c) a range of non-residential uses which:- (i) complement tourist accommodation and enhance the attractiveness and function of the area as a visitor destination; and (ii) offer food, shopping, entertainment and personal services to residents and visitors including food and drink outlets, function facilities, indoor sport and recreation, offices and shops.	AO12	No acceptable outcome provided.
PO13	Development provides for uses that do not unreasonably detract from the mixed use character and amenity of the precinct, and do not compromise the viability of the Fraser Coast hierarchy of centres as described in Table 6.2.3.3.2 (Fraser Coast Hierarchy of	AO13	No acceptable outcome provided.

⁷ Editor's note—the publication *Subtropical Design in South East Queensland – A Handbook for Planners, Developers and Decision Makers*, prepared by the Centre for Subtropical Design, provides guidance about the application of sub-tropical design principles.

Performance outcomes		Acceptable outcomes	
	Centres) and spatially shown on Figure 6a .		
PO14	Development provides for accommodation for permanent residents attracted to the esplanade setting and proximity to a range of services and facilities, with the level of residential amenity commensurate with a mixed use setting.	AO14	No acceptable outcome provided.
PO15	Buildings and use areas are sited and designed to maximise activity along primary street frontages.	AO15	No acceptable outcome provided.

Table 6.2.3.3.2 Fraser Coast Hierarchy of Centres

Centre	Role and Function
Principal Activity Centre	<p>Principal Activity Centres are located at Maryborough (CBD) and Pialba in Hervey Bay. They:-</p> <ul style="list-style-type: none"> • contain the largest and most diverse concentration of urban activities; • have high population densities; and • are the key regional focus for employment and development including, government administration, cultural, entertainment, health, education and public and active transport facilities.
District (Rural and Coastal) Centres	<p>District (Rural and Coastal) Centres are located at Burrum Heads, River Heads, Tiaro and Howard. They:-</p> <ul style="list-style-type: none"> • contain a concentration of businesses and employment uses that primarily service local residents, tourism or primary production industries; and • may also contain limited retail, government services, entertainment, residential and community facilities.
District (Urban) Centres	<p>District (Urban) Centres are located at Eli Waters (Boat Harbour Drive), Doolong Flats (Rasmussen's Road), Torquay (Denmans Camp Road) and Urangan (Boat Harbour Drive and Elizabeth Street). They:-</p> <ul style="list-style-type: none"> • serve catchments of district significance within the coastal urban area; and • accommodate concentrations of employment, business, services, commercial and retail services.
Local Centres	<p>Local Centres provide for convenience and personal service shopping needs for a surrounding residential neighbourhood and typically provide local shopping, local employment, takeaway food premises and personal and community services.</p>
Specialist Activity Centres	<p>Specialist Activity Centres are located adjacent to the Hervey Bay Airport and at the Urangan Boat Harbour. They:-</p> <ul style="list-style-type: none"> • provide a wide range of retail, commercial, and entertainment facilities for visitors and convenience services for residents of the immediate surrounding area; • contain tourist accommodation, mixed use development, cafes and restaurants , with medium/high density housing also located at the Urangan Boat Harbour; • provide opportunities for industrial uses; and • function as major transport hubs.
Tourism Activity Centre	<p>Tourism Activity Centres are located on the Esplanade at Pialba, Scarness, Torquay and Urangan. They:-</p> <ul style="list-style-type: none"> • provide a wide range of retail, commercial, and entertainment facilities for visitors and convenience services for residents of the immediate surrounding area; and • contain tourist accommodation, mixed use development, medium/high density living, cafes and restaurants.