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### High density residential zone code

#### Application

This code applies to development:-

1. within the High density residential zone as identified on the zone maps contained in **Schedule 2 (Mapping)**; and

1. identified as requiring assessment against the High density residential zone code by the tables of assessment in **Part 5 (Tables of assessment)**.

#### Purpose and overall outcomes

1. The purpose of the High density residential zone code is to provide for high density residential uses for permanent residents and visitors in close proximity to the activity centres of Bundaberg and Bargara, supported by community uses, facilities, infrastructure and a range of retail, commercial and entertainment activities to service the needs of both visitors and surrounding residents.
2. The purpose of the High density residential zone code will be achieved through the following overall outcomes:-
	1. development provides a range of higher density residential dwelling choices in multi-storey, generally medium rise, formats;
	2. mixed use development is facilitated in the zone to help create vibrant and active streets and public spaces;
	3. non-residential uses that occur as part of a mixed use development may provide for a range of activities that:-
		1. complement tourist accommodation and enhance the attractiveness and function of the area as a visitor destination; and
		2. offer food, shopping, entertainment and personal services to residents and visitors;
	4. other non-residential activities may also be established in the zone, where such activities provide for the day to day needs of the immediate residential community and do not detract from the residential amenity and character of the area, having regard to such matters as the location, nature, scale and intensity of the development;
	5. development encourages and facilitates urban consolidation and the efficient provision and use of physical and social infrastructure;
	6. the scale, density and layout of development facilitates an efficient land use pattern that supports compact, safe and walkable neighbourhoods that are connected to employment nodes, activity centres, open space and recreational areas, community services and facilities, educational opportunities and transport options;
	7. residential and mixed use development has a medium-rise built form that is compatible with, and is sympathetic to, the existing and intended scale and character of the surrounding area, with non-residential built forms subservient to residential built forms in the locality;
	8. development is designed and located in a manner which makes a positive contribution to the streetscape and maintains a high level of residential amenity; and
	9. development provides and maintains a high level of residential amenity, safety and design quality and is set amongst attractive landscaped grounds.

#### Specific benchmarks for assessment

Table 6.2.3.3.1 Benchmarks for assessable development

| **Performance outcomes** | **Acceptable outcomes** | **Compliance / Representations**  |
| --- | --- | --- |
| ***Residential uses*** |
| **PO1**Development provides for a compatible mix of higher density residential activities catering for both permanent residents and tourists and visitors. | **AO1**Development provides for the following residential activities to occur in the High density residential zone:-Caretaker’s accommodation;Dual occupancy (where forming part of a mixed use building);Dwelling house;Dwelling unit;Multiple dwelling;Residential care facility;Resort complex;Retirement facility;Rooming accommodation; orShort-term accommodation. | 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. |
| ***Mixed use development and non-residential uses*** |
| **PO2**Where mixed use development is proposed, active, non-residential uses are provided at street level such as small-scale shops and food and drink outlets (e.g. cafes and restaurants) and residential uses are located above or behind street level active, non-residential uses. | **AO2**No acceptable outcome provided. | Click and provide your representations. |
| **PO3**The type, scale and intensity of business activities in mixed use development does not undermine the Bundaberg Region activity centre network, and primarily service the needs of residents and visitors in the immediate neighbourhood  | **AO3**Development ensures:shops or offices, have a gross leasable floor area not exceeding 400m2; andin the case of a shopping centre, gross leasable floor area does not exceed 1,200m2 for all tenancies and 400m2 for any single tenancy. | Click and provide your representations. |
| **PO4**Non-residential activities not forming part of a mixed use development may also be established in the High density residential zone, provided that these activities:-directly support the day to day needs of the immediate residential community;are of a small-scale and low intensity;are compatible with the prevailing residential character and amenity of the local area;wherever possible, are co-located with other non-residential uses; andare accessible to the population they serve and are located on the major road network rather than local residential streets.  | **AO4**No acceptable outcome provided.  | Click and provide your representations. |
| ***Building height and built form*** |
| **PO5**1. Residential development and mixed use buildings have a maximum building height:-
	1. up to 6 storeys and 20m in Bundaberg; and
	2. in accordance with the building height limits for Bargara identified in **Figure 6.2.3 (Bargara Building Heights)**.
2. Non-residential development has a maximum building height of 2 storeys and 8.5m.
 | **AO5**No acceptable outcome provided. | Click and provide your representations. |
| **PO6**Development has a built form and scale that is compatible with the existing and intended residential character of the area, positively contributes to the streetscape and maintains or provides a high level of residential amenity.Note—in assessing whether development maintains or provides a high level of residential amenity, the assessment manager will consider both the potential impacts on the amenity of nearby residents and premises, and the residential amenity for future residents of the proposed development, having regard to (amongst other things):-1. adequate day light and ventilation to habitable rooms, the extent and duration of any overshadowing and other microclimatic impacts;
2. privacy and overlooking impacts; and
3. building mass and scale as seen from neighbouring premises, and from the street.
 | **AO6**No acceptable outcome provided.  | Click and provide your representations. |
| **PO7**Development is sited and designed in a manner which is responsive to the sub-tropical climate and is sympathetic to the scale and character of surrounding development, including the Queensland ‘coastal beach’ vernacular where located in Bargara.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. These principles are considered to have relevance and applicability to development in the Bundaberg region. | **AO7**No acceptable outcome provided. | Click and provide your representations. |
| ***Residential density*** |
| **PO8**Development encourages urban consolidation and facilitates a compact land use pattern that increases the number of people living close to services and facilities, maximises the efficient use of infrastructure and maintains a high level of residential amenity, within a medium rise environment and consistent with available or planned infrastructure capacity. | **AO8**Development provides for a maximum net residential density of 110 equivalent dwellings per hectare. | Click and provide your representations. |
| ***Amenity*** |
| **PO9**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. | **AO9**No acceptable outcome provided.  | Click and provide your representations. |
| ***Infrastructure and services*** |
| **PO10**Development is provided with urban services to support the needs of the community, including parks, reticulated water, sewerage, stormwater drainage, sealed roads, pathways, electricity and telecommunication infrastructure. | **AO10**No acceptable outcome provided. | Click and provide your representations. |
| **PO11**Development does not adversely impact on the continued operation, viability and maintenance of existing infrastructure or compromise the future provision of planned infrastructure. | **AO11**No acceptable outcome provided. | Click and provide your representations. |