

## 6.2.3 High density residential zone code

### 6.2.3.1 Application

- (1) 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)**.
- (2) All provisions in this code are assessment benchmarks for applicable assessable development.

### 6.2.3.2 Purpose and overall outcomes

- (1) The purpose of the High density residential zone code is to provide for medium and high density residential activities generally in a medium rise format, predominantly comprising multi-unit residential uses for permanent residents supported by community activities and small-scale services and facilities that cater for local residents.
- (2) The purpose of the High density residential zone code will be achieved through the following overall outcomes:-
  - (a) development provides for a mix of medium and high density residential activities including *multiple dwellings, short-term accommodation, rooming accommodation, residential care facilities and retirement facilities*;
  - (b) *home based businesses* that integrate work and family and are compatible with local residential amenity are also encouraged to establish in the zone;
  - (c) development may provide for limited other non-residential activities which:-
    - (i) directly support the day to day needs of the immediate residential community;
    - (ii) are of a small scale and low intensity;
    - (iii) are compatible with the local residential character and amenity of the area;
    - (iv) wherever possible, are co-located with other non-residential uses in the zone;
    - (v) are accessible to the population they serve and are located on the *major road* network rather than local residential streets; and
    - (vi) 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;
  - (d) development provides for an efficient pattern of land use and *infrastructure* that:-
    - (i) creates walkable and legible residential neighbourhoods that integrate with *active transport* networks and are well connected to activity centres, employment nodes, open space and recreational areas, community facilities and educational opportunities;
    - (ii) encourages and facilitates urban consolidation, public transport accessibility and use, walking and cycling; and
    - (iii) maximises the efficient extension and safe operation of *infrastructure*;
  - (e) development generally caters for a medium rise built form;
  - (f) development ensures that there is no unreasonable loss of amenity for surrounding premises having regard to:-
    - (i) microclimate impacts, including the extent and duration of any overshadowing;
    - (ii) privacy and overlooking impacts;
    - (iii) impacts upon views and vistas; and
    - (iv) building massing and scale relative to its surroundings;
  - (g) development is designed and located in a manner which makes a positive contribution to the *streetscape* and is sympathetic to the existing and intended scale and character of surrounding development;

- (h) development incorporates a high level of residential amenity, safety and design quality and is set within attractive landscaped grounds;
- (i) development is located, designed and operated to be responsive to the Sunshine Coast's sub-tropical climate and minimises the consumption of energy and water;
- (j) development avoids as far as practicable, or where avoidance is not practicable, minimises and otherwise mitigates, adverse impacts on ecologically important areas, including creeks, gullies, *waterways*, *wetlands*, coastal areas, habitats and *vegetation* through location, design, operation and management;
- (k) development is designed and sited to sensitively respond to the physical characteristics and constraints of land, including flooding, *steep land*, landslide hazard and bushfire hazard, where applicable;
- (l) development is provided with the full range of urban services to support the needs of the community, including *parks*, roads and transport corridors, pedestrian and cycle paths, reticulated water, sewerage, stormwater drainage and electricity and telecommunication infrastructure;
- (m) development does not adversely impact on the continued operation, viability and maintenance of existing *infrastructure* or compromise the future provision of planned *infrastructure*; and
- (n) development provides for the following:-
  - (i) a use listed as a consistent use in column 1 of **Table 6.2.3.2.1 (Consistent uses and potentially consistent uses in the High density residential zone)** to occur in the High density residential zone; and
  - (ii) a use listed as a potentially consistent use in column 2 of **Table 6.2.3.2.1** to occur in the High density residential zone only where further assessment has determined that the use is appropriate in the zone having regard to such matters as its location, nature, scale and intensity.

Note—a use not listed in **Table 6.2.3.2.1** is an inconsistent use and is not intended to occur in the High density residential zone.

**Table 6.2.3.2.1 Consistent uses and potentially consistent uses in the High density residential zone**

Column 1 Consistent Uses	Column 2 Potentially Consistent Uses
<b>Residential activities</b>	
(a) <i>Community residence</i> (b) <i>Dwelling house</i> (c) <i>Dwelling unit</i> (d) <i>Multiple dwelling</i> (e) <i>Office</i> (where located in Maroochydore/Kuluin local plan area in Precinct MAK LPP-2 – Wharf Street) (f) <i>Residential care facility</i> (g) <i>Retirement facility</i> (h) <i>Rooming accommodation</i> (i) <i>Short-term accommodation</i>	<i>Dual occupancy</i>
<b>Business activities</b>	
(a) <i>Home based business</i> (where other than a high impact home based business activity) (b) <i>Sales office</i> (c) <i>Shop</i> (where a <i>corner store</i> )	<i>Food and drink outlet</i>
<b>Community activities</b>	
(a) <i>Community care centre</i> (b) <i>Community use</i> (c) <i>Emergency services</i>	<i>Child care centre</i>
<b>Sport and recreation activities</b>	
<i>Park</i>	None
<b>Other activities</b>	
<i>Utility installation</i> (where a <i>local utility</i> )	None