

Table 5.5.3 High density residential zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Residential activities		
Caretaker's accommodation	Accepted subject to requirements	<ul style="list-style-type: none"> • Caretaker's accommodation code
Dual occupancy	Accepted If:- (a) not located in Precinct HDR1 (Hervey Bay tourism nodes); and (b) not forming part of a mixed use building.	Not applicable
	Code assessment If forming part of a mixed use building.	<ul style="list-style-type: none"> • Multi-unit residential uses code (Table 9.3.10.3.1 and Table 9.3.10.3.4) • High density residential zone code • Transport and parking code
Dwelling house	Accepted	Not applicable
Dwelling unit	Code assessment	<ul style="list-style-type: none"> • Multi-unit residential uses code (Table 9.3.10.3.1 and Table 9.3.10.3.4) • High density residential zone code • Transport and parking code
Home based business	Accepted If involving a home based child care service licensed under the <i>Child Care Act 2002</i> .	Not applicable
	Accepted subject to requirements If not otherwise specified.	<ul style="list-style-type: none"> • Home based business code
<ul style="list-style-type: none"> • Multiple dwelling • Residential care facility • Retirement facility • Rooming accommodation • Short-term accommodation 	Code assessment If not exceeding a building height of:- (a) 20.0m; or (b) 26.0m in Precinct HDR1 (Hervey Bay tourism nodes).	<ul style="list-style-type: none"> • Multi-unit residential uses code (if multiple dwelling, rooming accommodation or short-term accommodation) OR <ul style="list-style-type: none"> • Residential care facility and retirement facility code (if residential care facility or retirement facility) AND <ul style="list-style-type: none"> • High density residential zone code • Landscaping code • Transport and parking code • Works, services and infrastructure code
Tourist park	Accepted subject to requirements If Self-contained recreational vehicle ground within an existing Tourist park.	<ul style="list-style-type: none"> • Relocatable home park and tourist park code (Table 9.3.12.3.2).
	Code assessment If:- (a) involving a material increase in the intensity or scale of an existing tourist park; and (b) Not otherwise specified.	<ul style="list-style-type: none"> • Relocatable home park and tourist park code • High density residential zone code • Landscaping code • Transport and parking code • Works, services and infrastructure code
Business activities		
Adult store	Accepted subject to requirements If:- (a) located in Precinct HDR1 (Hervey Bay tourism nodes); and (b) located within an existing building.	<ul style="list-style-type: none"> • Business uses code
Food and drink outlet	Accepted If:- (a) located in Precinct HDR1 (Hervey Bay tourism nodes); (b) located within an existing building; and (c) not incorporating a drive-through facility.	Not applicable

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	Code assessment If not otherwise specified.	<ul style="list-style-type: none"> • Business uses code (Table 9.3.1.3.1 and Table 9.3.1.3.2) • High density residential zone code • Transport and parking code
Office	Accepted If:- (a) located in Precinct HDR1 (Hervey Bay tourism nodes); (b) the GLFA of the use does not exceed 200m ² ; and (c) located within an existing building.	Not applicable
	Code assessment If:- (a) located in Precinct HDR1 (Hervey Bay tourism nodes); (b) the GLFA of the use does not exceed 200m ² ; and (c) not otherwise specified.	<ul style="list-style-type: none"> • Business uses code (Table 9.3.1.3.1 and Table 9.3.1.3.2) • High density residential zone code • Transport and parking code
Sales office	Accepted subject to requirements	<ul style="list-style-type: none"> • Sales office code
Shop	Accepted If:- (a) located in Precinct HDR1 (Hervey Bay tourism nodes); (b) the GLFA of the use does not exceed 400m ² ; and (c) located within an existing building.	Not applicable
	Code assessment If:- (a) located in Precinct HDR1 (Hervey Bay tourism nodes); and (b) the gross leasable floor area of the use exceeds 400m ² .	<ul style="list-style-type: none"> • Business uses code (Table 9.3.1.3.1 and Table 9.3.1.3.2) • High density residential zone code • Transport and parking code
	Code assessment If:- (a) not located in Precinct HDR1 (Hervey Bay tourism nodes); and (b) a corner store.	<ul style="list-style-type: none"> • Business uses code (Table 9.3.1.3.1 and Table 9.3.1.3.2) • High density residential zone code • Transport and parking code
Shopping centre	Code assessment If:- (a) located in Precinct HDR1 (Hervey Bay tourism nodes); and (b) any shop tenancy does not exceed a GLFA of 400m ² .	<ul style="list-style-type: none"> • Business uses code (Table 9.3.1.3.1 and Table 9.3.1.3.2) • High density residential zone code • Transport and parking code
Veterinary services	Code assessment If located in Precinct HDR1 (Hervey Bay tourism nodes).	<ul style="list-style-type: none"> • Business uses code (Table 9.3.1.3.1 and Table 9.3.1.3.2) • High density residential zone code • Transport and parking code
Entertainment activities		
<ul style="list-style-type: none"> • Bar • Club • Hotel 	Code assessment If located in Precinct HDR1 (Hervey Bay tourism nodes).	<ul style="list-style-type: none"> • Business uses code (Table 9.3.1.3.1 and Table 9.3.1.3.2 and Table 9.3.1.3.6) • High density residential zone code • Multi-unit residential uses code (if involving short-term accommodation) • Transport and parking code
Function facility	Code assessment If:-	<ul style="list-style-type: none"> • Business uses code (Table 9.3.1.3.1 and Table 9.3.1.3.2 and Table 9.3.1.3.6)

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	(a) located in Precinct HDR1 (Hervey Bay tourism nodes); and (b) forming part of a mixed use building.	<ul style="list-style-type: none"> • High density residential zone code • Transport and parking code
Industry activities		
Service industry	Accepted If:- (a) located in Precinct HDR1 (Hervey Bay tourism nodes); and (b) located within an existing building.	Not applicable
	Code assessment If:- (a) located in Precinct HDR1 (Hervey Bay tourism nodes); and (b) not otherwise specified.	<ul style="list-style-type: none"> • Industry uses code • High density residential zone code • Transport and parking code
Community activities		
<ul style="list-style-type: none"> • Child care centre • Community care centre • Emergency services 	Code assessment	<ul style="list-style-type: none"> • Community activities code • High density residential zone code • Landscaping code • Transport and parking code • Works, services and infrastructure code
Community use	Accepted If:- (a) located on Council owned or controlled land; and (b) undertaken by or on behalf of the Council. OR If:- (a) located in Precinct HDR1 (Hervey Bay tourism nodes); and (b) located within an existing building.	Not applicable
	Code assessment If not otherwise specified.	<ul style="list-style-type: none"> • Community activities code • High density residential zone code • Landscaping code • Transport and parking code • Works, services and infrastructure code
Health care services	Accepted If:- (a) located in Precinct HDR1 (Hervey Bay tourism nodes); (b) the GLFA of the use does not exceed 400m ² ; and (c) located within an existing building.	Not applicable
	Code assessment If:- (a) located in Precinct HDR1 (Hervey Bay tourism nodes); (b) the GLFA of the use does not exceed 400m ² ; and (c) not otherwise specified.	<ul style="list-style-type: none"> • Business uses code (Table 9.3.1.3.1 and Table 9.3.1.3.2) • High density residential zone code • Transport and parking code
Recreation activities		
Indoor sport and recreation	Code assessment If located in Precinct HDR1 (Hervey Bay tourism nodes).	<ul style="list-style-type: none"> • Business uses code (Table 9.3.1.3.1 and Table 9.3.1.3.2) • High density residential zone code • Transport and parking code
Park	Accepted	Not applicable

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
<i>Other activities</i>		
Parking station	Code assessment If located in Precinct HDR1 (Hervey Bay tourism nodes).	<ul style="list-style-type: none"> • High density residential zone code • Landscaping code • Transport and parking code • Works, services and infrastructure code
Utility installation	Accepted If a local utility.	Not applicable
<i>All other defined uses</i>		
All other defined uses listed in Schedule 1 (Definitions)	Impact Assessment	<ul style="list-style-type: none"> • The planning scheme
<i>Undefined uses</i>		
Any use not defined in Schedule 1 (Definitions)	Impact assessment	<ul style="list-style-type: none"> • The planning scheme