

6.2.1.4 High density residential zone code

- (1) The purpose of the High density residential zone code is to provide for higher density multiple dwellings supported by community uses and small-scale services and facilities that cater for local residents.
- (2) The local government purpose of the code is to:
 - (a) Implement the policy direction set in the Strategic Framework, in particular:
 - (i) Theme 2: Brisbane's outstanding lifestyle and Element 2.2 – Brisbane's housing and accommodation choices;
 - (ii) Theme 5: Brisbane's CityShape, Element 5.3 – Brisbane's Major Centres and Element 5.8 – Brisbane's Growth Nodes on Selected Transport Corridors.
 - (b) Provide for a range of well-designed, location-responsive, high density, medium to high rise multiple dwellings of up to 15 storeys, in well-located parts of the city, suited to a diverse community and capitalising on the High density residential zone's strategic location and amenity and proximity to key destinations.
 - (c) Provide for complementary residential accommodation options that support nearby destinations.
 - (d) Ensure development occurs on appropriately sized and configured lots.
 - (e) Provide for multiple dwellings supported by compatible small-scale non-residential uses that are positioned along identified active frontages or individually located.

Note—Land in the High density residential zone is contained in either the Up to 15 storeys zone precinct or the Up to 8 storeys zone precinct.

Note—As neighbourhood planning is undertaken by the Council, where it is intended that high density residential development should predominate, the High density residential zone may be applied to further lands in the inner city or within reasonable walking distance of public transport stops along growth transport corridors and surrounding significant centres and destinations.

Note—A dwelling house is not to be identified on the Neighbourhood character overlay in the High density residential zone (i.e a dwelling house built in 1946 or before in this zone is not protected from removal or demolition). A dwelling house and other buildings in the High density residential zone are not protected from removal and demolition unless located on land within the Heritage overlay, Pre-1911 building overlay or Commercial character building overlay or where a hostel.

- (3) The purpose of the code will be achieved through overall outcomes for:
 - (a) development location and uses;
 - (b) development form;
 - (c) the following zone precincts:
 - (i) Up to 8 storeys zone precinct;
 - (ii) Up to 15 storeys zone precinct.
- (4) Development location and uses overall outcomes are:
 - (a) Development provides for high density multiple dwellings to predominate.
 - (b) Development facilitates intensive urban consolidation and the highly efficient use of physical and social infrastructure.
 - (c) Development supports the creation of a walkable neighbourhood that optimises the potential for residents to live within walking distance of and be well connected to high frequency public transport, nearby centres, employment, recreational and educational opportunities and community facilities and reduces vehicle-based trip making to journeys to work, shops or centres.
 - (d) Development for a new dwelling house or dual occupancy is not accommodated.
 - (e) Development is not required to be responsive to or to provide a sensitive transition to a lower density building, including a dwelling house on an adjoining site within the High density residential zone, unless it is specifically intended that such a building remain in the zone, for example, a site within the Heritage overlay or where a specific neighbourhood plan provision applies.

- (f) Development creates a wide choice in housing form and size, providing housing adaptability to meet the needs of a diverse population and respond to residents' changing life cycle needs.
 - (g) Development for housing types other than a multiple dwelling including a hostel, residential care facility or retirement facility, provide housing diversity and enable people to find suitable accommodation through their life cycle needs and support urban consolidation and meet amenity expectations of residents.
 - (h) Development for short-term accommodation meets the needs of visitors to nearby destinations such as hospitals.
 - (i) Development meets the building height requirements of the Multiple dwelling code or an applicable neighbourhood plan.
 - (j) Development for a dwelling unit may occur as part of a non-residential use.
 - (k) Development reflects and supports the level of comfort, quiet, privacy and safety (including impacts of glare, odour, light, noise, traffic, parking, servicing and hours of operation) reasonably expected within a high density predominantly permanent residential environment.
 - (l) Development for an active frontage use on land within the Active frontages in residential zones overlay is to comply with the Active frontages in residential zones overlay code.
 - (m) Development for commercial character building activities on land within the Commercial character building overlay is to comply with the Commercial character building (activities) overlay code.
 - (n) Development for a small scale non-residential use which is a community care centre, community use, health care services, office, shop or veterinary services (together with any associated caretaker's accommodation or dwelling unit) where not on land within the Commercial character building overlay or the Active frontages in residential zones overlay, is to:
 - (i) have a gross floor area of less than 250m²;
 - (ii) serve local residents' day-to-day needs;
 - (iii) not undermine the viability of a nearby centre.
 - (o) Development which would result in the co-location of new non-residential uses only occurs along an active frontage identified on the Active frontages in residential zones overlay map or where located in two or more adjoining commercial character buildings.
 - (p) Development for a home-based business may only operate in a dwelling house, dual occupancy or multiple dwelling and is of a scale and nature that protects the amenity of adjoining residents.
 - (q) Development for any other non-residential use serves a local community facility need only such as a child care centre or a substation.
- (5) Development form overall outcomes are:
- (a) Development for a residential building is of a height, bulk, scale and form which is tailored to its specific location and to the characteristics of the site within the High density residential zone and the relevant zone precinct and is consistent with the location-specific provisions in a relevant neighbourhood plan.
 - (b) Development provides for a building to have a building height and bulk that responds to:
 - (i) the local context including local neighbourhood identity, topography, views, the mix of surrounding uses, proximity to transport corridors and centres, the location of surrounding heritage buildings, parks and environmental features;
 - (ii) site characteristics including the shape, frontage, size, orientation and slope.
 - (c) Development provides for a building that incorporates a height and setback that:
 - (i) provides a sensitive transition at the edge of the High density residential zone or zone precinct and adjoining lower density zones or zone precincts;
 - (ii) responds to the existing and intended uses and built form in each particular adjoining zone.
 - (d) Development provides for setbacks which suitably buffer a residential use from an activity in an adjoining non-residential zone.

- (e) Development provides for buildings to be predominantly well-spaced towers, set within a landscaped space with relatively low site coverage.
 - (f) Development supports a subtropical character by ensuring that:
 - (i) building form, spacing, orientation and design ensure dwellings are well designed and sensitive to the city's climate;
 - (ii) residents on the site, as well as residents of existing or future dwellings on adjoining sites, have sufficient privacy and reasonable access to daylight, sunlight and breezes to enable the intended use of indoor and outdoor spaces.
 - (g) Development provides extensive quality private and communal open space and landscaping, including deep planting, that soften the dominance of buildings, provide breathing space and encourage outdoor living.
 - (h) Development provides for a building to:
 - (i) take advantage of attractive views and aspects;
 - (ii) address and interface with the street and other adjoining public space, including via habitable uses at ground level (with parking located below buildings) in order to provide surveillance and encourage activation of parks and streets.
 - (i) Development provides for a residential dwelling that fronts a heavily trafficked road or other noise source to be:
 - (i) suitably located and oriented on the site;
 - (ii) designed and finished to minimise noise intrusion while maintaining some opportunities for interface with and surveillance of the street.
 - (j) Development responds to land constraints, mitigates any adverse impacts on environmental values and addresses other specific characteristics, as identified by overlays affecting the site or in codes applicable to the development.
- (6) Up to 8 storeys zone precinct overall outcomes are:
- (a) Development of a residential building is predominantly 5 to 8 storeys in height, in a very well-located part of the city, including the inner city, clustered around significant centres and high frequency public transport nodes.
 - (b) Development responds to local characteristics, such as protection of view corridors, reinforces a green landscape character and responds to the surrounding character and architecture by having a lower building height and/or a smaller bulk than in the Up to 15 storeys zone precinct.
- (7) Up to 15 storeys zone precinct overall outcomes are:
- (a) Development that provides a residential building has the greatest height and density in the city outside of the Principal centre zone.
 - (b) Development that provides a residential building is predominantly 9 to 15 storeys in height, in a very well-located part of the city, including close to the City Centre, clustered around significant centres and high frequency public transport nodes, often in hill top locations or with river views.