### Multiple dwelling and short-term accommodation code

#### Application

1. This code applies to assessing development for:
   1. Multiple dwelling; or
   2. Short-term accommodation.
2. When using this code, reference should be made to Part 5.

#### Purpose

1. The purpose of the Multiple dwelling and short-term accommodation code is to ensure that Multiple dwellings and short-term accommodation uses are appropriately located, designed and operated.
2. The purpose of the code will be achieved through the following overall outcomes:
   1. development is compatible with and complementary to surrounding development, with regard to scale, bulk, and streetscape patterns;
   2. structure planning is undertaken for larger developments to ensure connectivity and integration with adjoining uses and the wider neighbourhood;
   3. development does not adversely impact on the natural features on the site;
   4. the design of development creates a pleasant living environment and is appropriate for the tropical climate of the region;
   5. the impacts of a development on adjoining premises are managed;
   6. development promotes alternative housing options, including a mix of population densities within residential areas;
   7. infill development is encouraged, whilst maintaining the existing character of residential areas.

#### Criteria for assessment

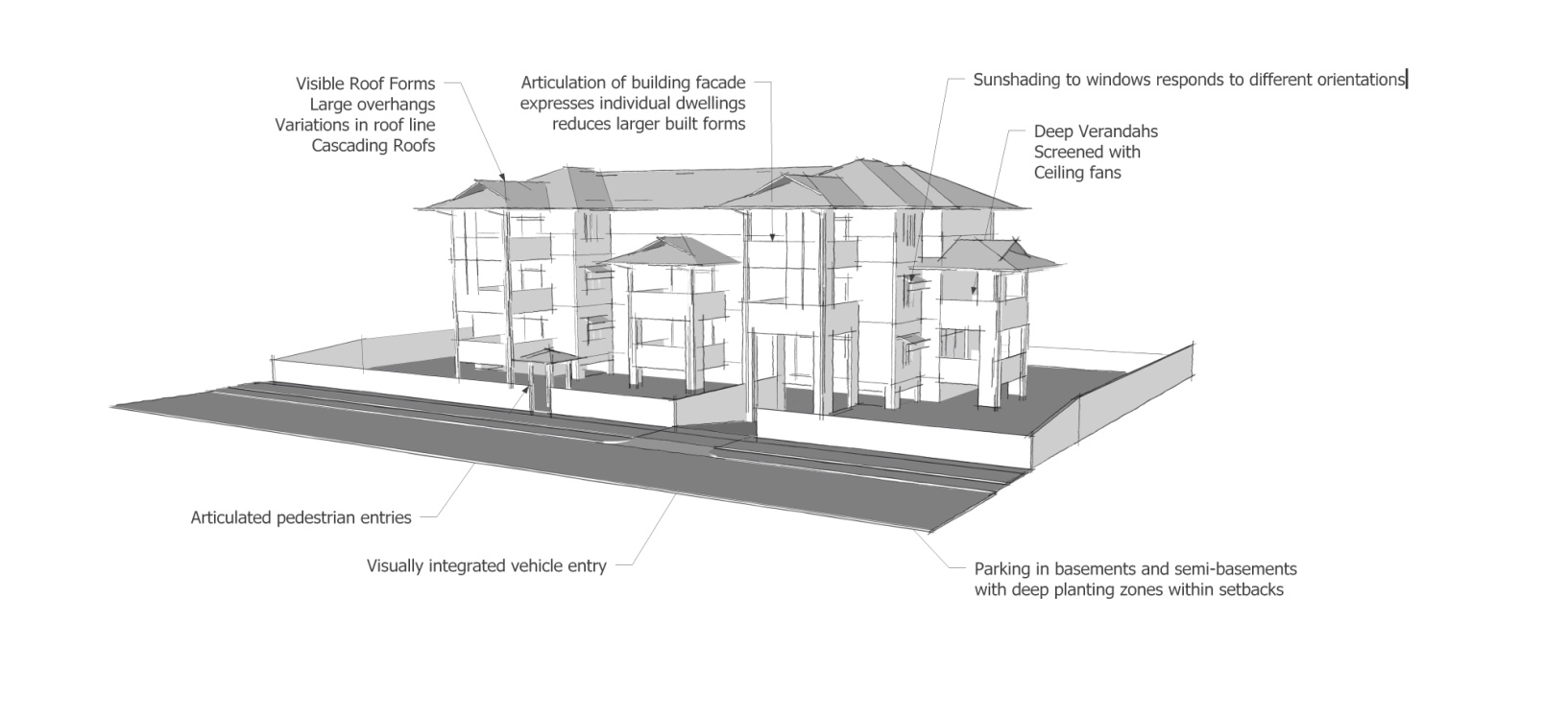
Part A - Criteria for assessable development

Table 9.3.15.3.a – Multiple dwelling and short-term accommodation code – assessable development

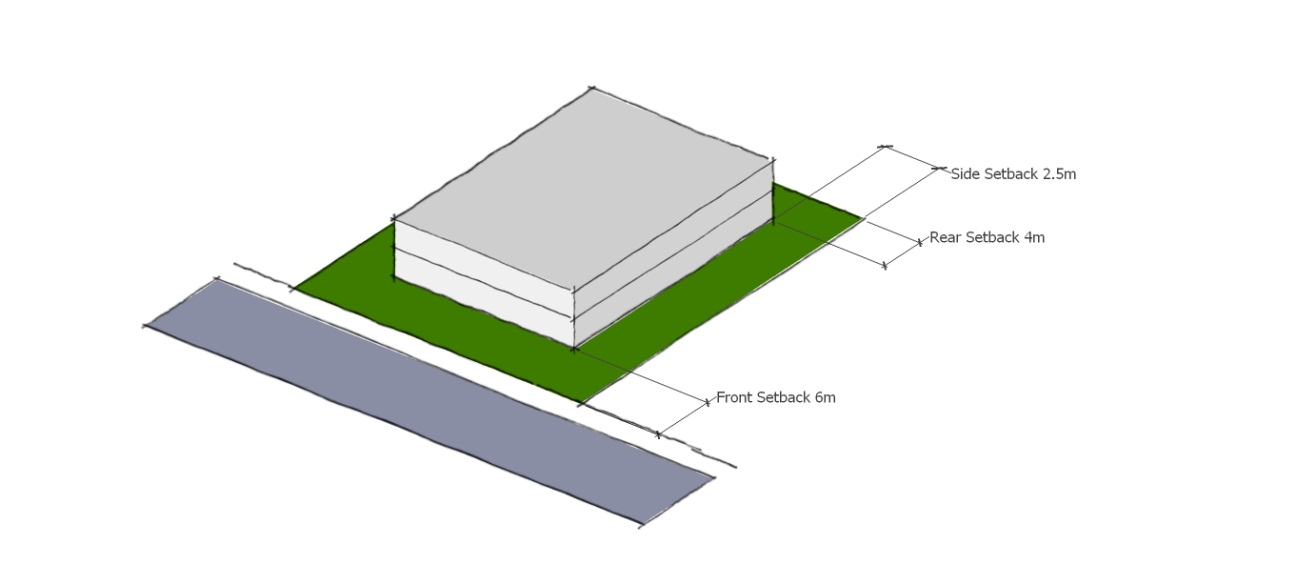
| Performance outcomes | Acceptable outcomes | Applicant response |
| --- | --- | --- |
| **For assessable development** | | |
| **Site requirements** | | |
| **PO1**  The site has sufficient area and frontage to accommodate:  (a) buildings and structures;  (b) setbacks;  (c) access, parking, manoeuvring and circulation;  (d) pedestrian access;  (e) landscaping;  (f) recreational areas and facilities. | **AO1.1**  The site has a minimum area of 800m2. |  |
| **AO1.2**  The site has a minimum frontage of 15 metres. |  |
| **Design** | | |
| **PO2**  Development is designed to:  (a) maximise the separation between buildings;  (b) provide adequate landscaping that contributes to establishing an attractive and safe streetscape and a high standard of amenity and privacy for residents;  (c) provide and open space around buildings for recreational opportunities;  (d) reduce the bulk of buildings. | **AO2.1**  The site cover is not more than 40%. |  |
| **AO2.2**  The GFA of development is not more than the maximum provided in Table 9.3.15.3.b. |  |
| **PO3**  Development has a tropical design and includes:  (a) structural elements and building materials of varying scales and textures;  (b) roof forms and eave overhangs shading of windows and walls;  (c) awnings and other sun protection devices to shade windows and walls and minimise solar heat loads.  Note – Figure 9.3.15.3.a provides visual guidance on meeting this outcome. | **AO3.1**  No acceptable outcomes are provided. |  |
| **PO4**  Development is designed to:  (a) maximise cross-breezes to dwellings;  (b) promote access to breeze and natural light. | **AO4.1**  Buildings are oriented on site to:  (a) allow prevailing south-east and north-east breezes to penetrate the development;  (b) maximise the exposure of individual dwelling units to prevailing winds or cross-breezes. |  |
| **AO4.2**  Each dwelling has openings to at least two different aspects. |  |
| **AO4.3**  Each dwelling has access to a covered, outside area for the drying of clothes. |  |
| **AO4.4**  Dwellings are not located on both sides of an enclosed central corridor (i.e. not double banked). |  |
| **PO5**  Development reduces the appearance of building bulk through siting and the incorporation of design features including:  (a) balconies;  (b) variation in building form;  (c) roof features;  (d) the use of curves, steps, recesses, projections or variation in plan and elevation. | **AO5.1**  Development reduces building bulk by:  (a) ensuring changes in façade occur not less than every 15 metres;  (b) ensuring the minimum distance between buildings on a site is not less than 6 metres;  (c) the use of curves, steps, recesses, projections or variations in plan and elevation;  (d) the provision of articulated or separated balconies;  (e) variation in building colours, materials and textures. |  |
| **AO5.2**  Buildings have a roof height not less than 3 metres. |  |
| **AO5.3**  Rooflines are broken up and include features that reduce the overall bulk and add scale (such as cascading roof levels, gables, skillions or variations in pitch). |  |
| **AO5.4**  The length of any continuous eave line does not exceed 15 metres. |  |
| **PO6**  Development is sited so that the setback from boundaries:  (a) maintain the character and amenity of the streetscape and surrounding area  (b) retains daylight access for adjoining premises;  (c) provides privacy and amenity for residents and occupants on site and on adjoining premises;  (d) provides for appropriate landscaping. | **AO6.1**  Buildings and structures are set back not less than 6 metres from a road frontage. |  |
| **AO6.2**  Buildings and structures are set back not less than 4 metres to the rear boundary. |  |
| **AO6.3**  The side boundary setback for buildings and structures is:  (a) for buildings of 1 or 2 storeys, not less than 2 metres for the entire building; or  (b) for buildings of 3 and 4 storeys, not less than 3 metres for the entire building; or  (c) for buildings greater than 4 storeys in height no acceptable outcomes are provided.  Note – Figure 9.3.15.3.b and Figure 9.3.15.3.c provide guidance on meeting the outcomes. |  |
| **Amenity** | | |
| **PO7**  Development is designed to provide amenity for residents whilst maintaining the visual and acoustic privacy of adjoining sensitive land uses. | **AO7.1**  Where habitable rooms directly oppose habitable rooms in residential buildings within 2 metres at ground floor level or within 9 metres above ground floor level or overlook a sensitive land use:  (a) sill heights are a minimum of 1.5 metres above floor level; or  (b) fixed obscured glazing for any part of the window below 1.5 metres above floor level; or  (c) fixed external screens are provided to reduce overlooking; or  (d) in the case of screening for the ground floor level, fencing to a height of 1.8 metres above ground level is provided. |  |
| **PO8**  Development addresses the road frontage to facilitate casual surveillance and to enhance the amenity of the streetscape.  Note - Alternative solutions will be considered for developments on State Controlled Roads and future State Controlled Roads when required by the Queensland government. | **AO8.1**  Development incorporates balconies, windows or verandahs that face the street. |  |
| **AO8.2**  Fences and walls to road frontages are not more than:  (a) 1.2 metres in height if less than 50% transparent; or  (b) 1.5 metres in height if greater than 50% transparency. |  |
| **AO8.3**  Front boundary fences that exceed 10 metres in length are articulated to enhance the streetscape. |  |
| **PO9**  Development provides a functional private outdoor living area for each dwelling. | **AO9.1**  Each dwelling, has a private and functional outdoor living area:  (a) that has a minimum dimension of not less than 3 metres;  (b) that is directly accessed from internal living spaces (not bedrooms). |  |
| **PO10**  Development provides accessible and functional communal recreation area for the benefit of residents. | **AO10.1**  Development involving:   1. 6 dwellings or more not less than 35% of the site area is provided as communal recreational area; or 2. 5 dwellings or less no acceptable outcomes are provided. |  |
| **AO10.2**  The design of the communal recreation area is designed so that:  (a) at least 50% of the communal recreation area has a minimum dimension of not less than 5 metres;  (b) paved or sealed areas do not exceed 30% of the required communal recreation area. |  |
| **Safety** | | |
| **PO11**  Safety of users of the development and the surrounding community is considered and incorporated into the design.  Note - Planning scheme policy – Crime prevention through environmental design (CPTED) provides guidance on appropriate design responses. | **AO11.1**  No acceptable outcomes are provided. |  |
| **Landscaping** | | |
| **PO12**  Landscaping contributes to establishing an attractive and safe streetscape and a high standard of amenity and privacy for adjoining premises and for residents. | **AO12.1**  A landscaped area not less than 1.5 metres wide is provided and maintained within the site along all street boundaries.  Note – Landscaping is provided in accordance with the Landscaping code. |  |
| **AO12.2**  A landscaped area not less than 2 metres wide is provided and maintained within the site along the side and rear boundaries.  Note – Landscaping is provided in accordance with the Landscaping code. |  |
| **Facilities** | | |
| **PO13**  Waste and recyclable material storage areas are:  (a) convenient and accessible to residents and waste and recyclable material collection services;  (b) located and designed to mitigate adverse impacts:  (i) within the site;  (ii) on adjoining properties;  (iii) to the street. | **AO13.1**  Waste and recyclable material storage areas:  (a) are located on site;  (b) are sited and designed to be unobtrusive and screened from view from the street frontage;  (c) are imperviously sealed roofed and bunded, and contain a hose down area draining to Council’s sewer network;  (d) are of a sufficient size to accommodate bulk (skip) bins;  (e) have appropriate access and sufficient on site manoeuvrability area for waste and recyclable material collection services.  Note – The Environmental performance code contains requirements for waste and recyclable material storage. |  |
| **Services** | | |
| **PO14**  Services structures and mechanical plant (including air conditioners) are located, screened or incorporated as part of the building form to minimise adverse impacts on amenity. | **AO14.1**  Services structures and mechanical plant are located or screened to not be visible from:  (a) public spaces;  (b) adjoining properties. |  |
| **AO14.2**  Mechanical plant is not located on balconies or adjacent to other liveable areas. |  |
| **AO14.3**  Services and mechanical plant are located in building recesses or adjacent to service areas such as parking and driveway areas. |  |
| **Additional requirements for multiple dwellings** | | |
| **PO15**  Development for Multiple dwellings provides a secure storage area for each dwelling. | **AO15.1**  A secure storage area is provided for each dwelling that:  (a) has a minimum space of 2.5m2;  (b) has a minimum height of 2 metres;  (c) is weather proof;  (d) has immunity to the 1% AEP inundation event. |  |

Table 9.3.15.3.b – Maximum gross floor area (GFA) for multiple dwellings and short-term accommodation

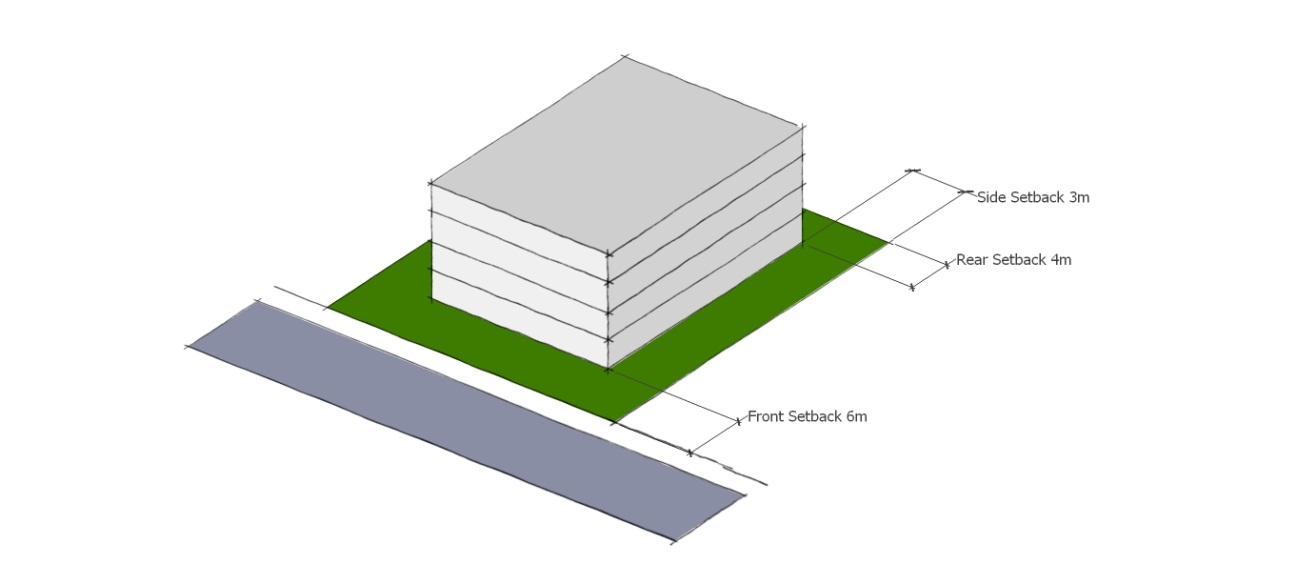
| Zone | Maximum GFA |
| --- | --- |
| Low-medium density residential zone | 0.8 x site area |
| Medium density residential zone | 1.2 x site area |
| Tourist accommodation | 1.2 x site area |
| All other zones | No maximum GFA is provided |



**Figure 9.3.15.3.a – Tropical design elements**



**Figure 9.3.15.3.b – Setbacks – 1 or 2 storey Multiple dwellings**



**Figure 9.3.15.3.c – Setbacks – 3 or 4 storey Multiple dwellings**