### 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**