9.3.15 Multiple dwelling and short-term accommodation code

9.3.15.1 Application

(1) This code applies to assessing development for:
   (a) Multiple dwelling; or
   (b) Short-term accommodation.

(2) When using this code, reference should be made to Part 5.

9.3.15.2 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:
   (a) development is compatible with and complementary to surrounding development, with regard to scale, bulk, and streetscape patterns;
   (b) structure planning is undertaken for larger developments to ensure connectivity and integration with adjoining uses and the wider neighbourhood;
   (c) development does not adversely impact on the natural features on the site;
   (d) the design of development creates a pleasant living environment and is appropriate for the tropical climate of the region;
   (e) the impacts of a development on adjoining premises are managed;
   (f) development promotes alternative housing options, including a mix of population densities within residential areas;
   (g) infill development is encouraged, whilst maintaining the existing character of residential areas.

9.3.15.3 Criteria for assessment

Part A - Criteria for assessable development

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

<table>
<thead>
<tr>
<th>Performance outcomes</th>
<th>Acceptable outcomes</th>
</tr>
</thead>
<tbody>
<tr>
<td>For assessable development</td>
<td></td>
</tr>
<tr>
<td>Site requirements</td>
<td></td>
</tr>
</tbody>
</table>
| **PO1** | **AO1.1**
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.
| The site has a minimum area of 800m². |
| **AO1.2** | The site has a minimum frontage of 15 metres. |
### Performance outcomes

<table>
<thead>
<tr>
<th>Design</th>
</tr>
</thead>
</table>
| **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. |
| **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. |
<table>
<thead>
<tr>
<th>Performance outcomes</th>
<th>Acceptable outcomes</th>
</tr>
</thead>
</table>
| **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 |
| **AO8.1**  
Development incorporates balconies, windows or verandahs that face the street. |
| **AO8.2**  
Fences and walls to road frontages are not more than: |
### Performance outcomes

<table>
<thead>
<tr>
<th>Controlled Roads when required by the Queensland government.</th>
<th>Acceptable outcomes</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>(a) 1.2 metres in height if less than 50% transparent; or</td>
</tr>
<tr>
<td></td>
<td>(b) 1.5 metres in height if greater than 50% transparency.</td>
</tr>
</tbody>
</table>

**AO8.3**

Front boundary fences that exceed 10 metres in length are articulated to enhance the streetscape.

<table>
<thead>
<tr>
<th>PO9 Development provides a functional private outdoor living area for each dwelling.</th>
<th>AO9.1 Each dwelling, has a private and functional outdoor living area:</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>(a) that has a minimum dimension of not less than 3 metres;</td>
</tr>
<tr>
<td></td>
<td>(b) that is directly accessed from internal living spaces (not bedrooms).</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>PO10 Development provides accessible and functional communal recreation area for the benefit of residents.</th>
<th>AO10.1 Development involving:</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>(a) 6 dwellings or more not less than 35% of the site area is provided as communal recreational area; or</td>
</tr>
<tr>
<td></td>
<td>(b) 5 dwellings or less no acceptable outcomes are provided.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>AO10.2 The design of the communal recreation area is designed so that:</th>
</tr>
</thead>
<tbody>
<tr>
<td>(a) at least 50% of the communal recreation area has a minimum dimension of not less than 5 metres;</td>
</tr>
<tr>
<td>(b) paved or sealed areas do not exceed 30% of the required communal recreation area.</td>
</tr>
</tbody>
</table>

### Safety

<table>
<thead>
<tr>
<th>PO11 Safety of users of the development and the surrounding community is considered and incorporated into the design.</th>
<th>AO11.1 No acceptable outcomes are provided.</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
</tr>
<tr>
<td>Note - Planning scheme policy – Crime prevention through environmental design (CPTED) provides guidance on appropriate design responses.</td>
<td></td>
</tr>
</tbody>
</table>

### Landscaping

<table>
<thead>
<tr>
<th>PO12 Landscaping contributes to establishing an attractive and safe streetscape and a high standard of amenity and privacy for adjoining premises and for residents.</th>
<th>AO12.1 A landscaped area not less than 1.5 metres wide is provided and maintained within the site along all street boundaries.</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Note – Landscaping is provided in accordance with the Landscaping code.</td>
</tr>
<tr>
<td></td>
<td>AO12.2 A landscaped area not less than 2 metres wide is provided and maintained within the site along the side and rear boundaries.</td>
</tr>
<tr>
<td></td>
<td>Note – Landscaping is provided in accordance with the Landscaping code.</td>
</tr>
</tbody>
</table>
### 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**

<table>
<thead>
<tr>
<th>Zone</th>
<th>Maximum GFA</th>
</tr>
</thead>
<tbody>
<tr>
<td>Low-medium density residential zone</td>
<td>0.8 x site area</td>
</tr>
<tr>
<td>Medium density residential zone</td>
<td>1.2 x site area</td>
</tr>
<tr>
<td>Tourist accommodation</td>
<td>1.2 x site area</td>
</tr>
<tr>
<td>All other zones</td>
<td>No maximum GFA is provided</td>
</tr>
</tbody>
</table>
Figure 9.3.15.3.c – Setbacks – 3 or 4 storey Multiple dwellings