

**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**

| Performance outcomes  | Acceptable outcomes  |
|---|--|
| <b>For assessable development</b>   |  |
| <b>Site requirements</b>  |  |
| <p><b>PO1</b><br/>The site has sufficient area and frontage to accommodate:</p> <ul style="list-style-type: none"> <li>(a) buildings and structures;</li> <li>(b) setbacks;</li> <li>(c) access, parking, manoeuvring and circulation;</li> <li>(d) pedestrian access;</li> <li>(e) landscaping;</li> <li>(f) recreational areas and facilities.</li> </ul> | <p><b>AO1.1</b><br/>The site has a minimum area of 800m<sup>2</sup>.</p> <p><b>AO1.2</b><br/>The site has a minimum frontage of 15 metres.</p> |

| Performance outcomes  | Acceptable outcomes  |
|---|--|
| <b>Design</b>   |  |
| <p><b>PO2</b><br/>Development is designed to:</p> <ul style="list-style-type: none"> <li>(a) maximise the separation between buildings;</li> <li>(b) provide adequate landscaping that contributes to establishing an attractive and safe streetscape and a high standard of amenity and privacy for residents;</li> <li>(c) provide and open space around buildings for recreational opportunities;</li> <li>(d) reduce the bulk of buildings.</li> </ul>                        | <p><b>AO2.1</b><br/>The site cover is not more than 40%.</p> <p><b>AO2.2</b><br/>The GFA of development is not more than the maximum provided in Table 9.3.15.3.b.</p>   |
| <p><b>PO3</b><br/>Development has a tropical design and includes:</p> <ul style="list-style-type: none"> <li>(a) structural elements and building materials of varying scales and textures;</li> <li>(b) roof forms and eave overhangs shading of windows and walls;</li> <li>(c) awnings and other sun protection devices to shade windows and walls and minimise solar heat loads.</li> </ul> <p>Note – Figure 9.3.15.3.a provides visual guidance on meeting this outcome.</p> | <p><b>AO3.1</b><br/>No acceptable outcomes are provided.</p>   |
| <p><b>PO4</b><br/>Development is designed to:</p> <ul style="list-style-type: none"> <li>(a) maximise cross-breezes to dwellings;</li> <li>(b) promote access to breeze and natural light.</li> </ul>   | <p><b>AO4.1</b><br/>Buildings are oriented on site to:</p> <ul style="list-style-type: none"> <li>(a) allow prevailing south-east and north-east breezes to penetrate the development;</li> <li>(b) maximise the exposure of individual dwelling units to prevailing winds or cross-breezes.</li> </ul> <p><b>AO4.2</b><br/>Each dwelling has openings to at least two different aspects.</p> <p><b>AO4.3</b><br/>Each dwelling has access to a covered, outside area for the drying of clothes.</p> <p><b>AO4.4</b><br/>Dwellings are not located on both sides of an enclosed central corridor (i.e. not double banked).</p> |
| <p><b>PO5</b><br/>Development reduces the appearance of building bulk through siting and the incorporation of design features including:</p> <ul style="list-style-type: none"> <li>(a) balconies;</li> <li>(b) variation in building form;</li> <li>(c) roof features;</li> <li>(d) the use of curves, steps, recesses, projections or variation in plan and elevation.</li> </ul>   | <p><b>AO5.1</b><br/>Development reduces building bulk by:</p> <ul style="list-style-type: none"> <li>(a) ensuring changes in façade occur not less than every 15 metres;</li> <li>(b) ensuring the minimum distance between buildings on a site is not less than 6 metres;</li> <li>(c) the use of curves, steps, recesses, projections or variations in plan and elevation;</li> <li>(d) the provision of articulated or separated balconies;</li> <li>(e) variation in building colours, materials and textures.</li> </ul> <p><b>AO5.2</b><br/>Buildings have a roof height not less than 3 metres.</p>                     |

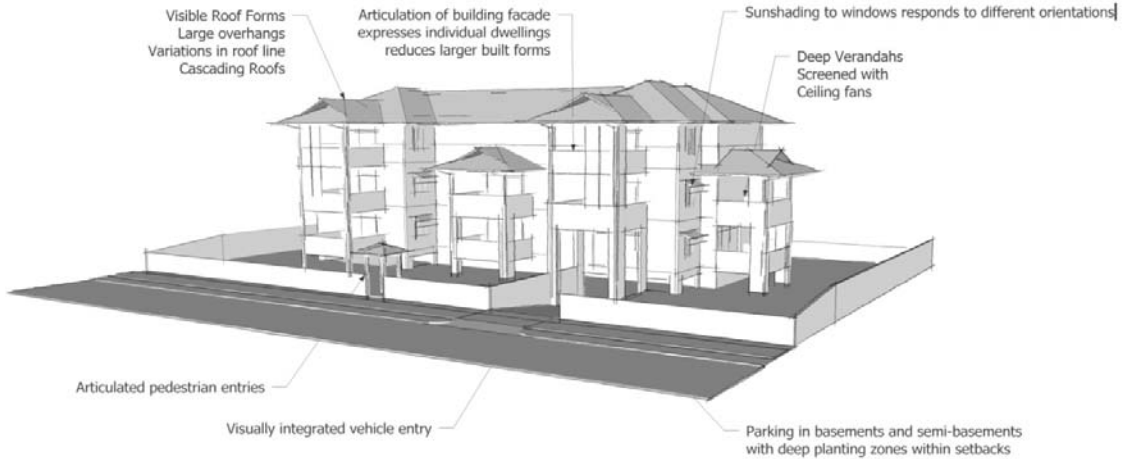
| Performance outcomes  | Acceptable outcomes   |
|---|---|
|   | <p><b>AO5.3</b><br/>Rooflines are broken up and include features that reduce the overall bulk and add scale (such as cascading roof levels, gables, skillions or variations in pitch).</p> <p><b>AO5.4</b><br/>The length of any continuous eave line does not exceed 15 metres.</p>  |
| <p><b>PO6</b><br/>Development is sited so that the setback from boundaries:</p> <ul style="list-style-type: none"> <li>(a) maintain the character and amenity of the streetscape and surrounding area</li> <li>(b) retains daylight access for adjoining premises;</li> <li>(c) provides privacy and amenity for residents and occupants on site and on adjoining premises;</li> <li>(d) provides for appropriate landscaping.</li> </ul> | <p><b>AO6.1</b><br/>Buildings and structures are set back not less than 6 metres from a road frontage.</p> <p><b>AO6.2</b><br/>Buildings and structures are set back not less than 4 metres to the rear boundary.</p> <p><b>AO6.3</b><br/>The side boundary setback for buildings and structures is:</p> <ul style="list-style-type: none"> <li>(a) for buildings of 1 or 2 storeys, not less than 2 metres for the entire building; or</li> <li>(b) for buildings of 3 and 4 storeys, not less than 3 metres for the entire building; or</li> <li>(c) for buildings greater than 4 storeys in height no acceptable outcomes are provided.</li> </ul> <p>Note – Figure 9.3.15.3.b and Figure 9.3.15.3.c provide guidance on meeting the outcomes.</p> |
| <b>Amenity</b>  |   |
| <p><b>PO7</b><br/>Development is designed to provide amenity for residents whilst maintaining the visual and acoustic privacy of adjoining sensitive land uses.</p>   | <p><b>AO7.1</b><br/>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:</p> <ul style="list-style-type: none"> <li>(a) sill heights are a minimum of 1.5 metres above floor level; or</li> <li>(b) fixed obscured glazing for any part of the window below 1.5 metres above floor level; or</li> <li>(c) fixed external screens are provided to reduce overlooking; or</li> <li>(d) in the case of screening for the ground floor level, fencing to a height of 1.8 metres above ground level is provided.</li> </ul>  |
| <p><b>PO8</b><br/>Development addresses the road frontage to facilitate casual surveillance and to enhance the amenity of the streetscape.</p> <p>Note - Alternative solutions will be considered for developments on State Controlled Roads and future State Controlled Roads when required by the Queensland government.</p>  | <p><b>AO8.1</b><br/>Development incorporates balconies, windows or verandahs that face the street.</p> <p><b>AO8.2</b><br/>Fences and walls to road frontages are not more than:</p> <ul style="list-style-type: none"> <li>(a) 1.2 metres in height if less than 50% transparent; or</li> <li>(b) 1.5 metres in height if greater than 50% transparency.</li> </ul> <p><b>AO8.3</b><br/>Front boundary fences that exceed 10 metres in</p>   |

| Performance outcomes  | Acceptable outcomes  |
|---|--|
|   | length are articulated to enhance the streetscape.   |
| <p><b>PO9</b><br/>Development provides a functional private outdoor living area for each dwelling.</p>  | <p><b>AO9.1</b><br/>Each dwelling, has a private and functional outdoor living area:<br/>(a) that has a minimum dimension of not less than 3 metres;<br/>(b) that is directly accessed from internal living spaces (not bedrooms).</p>   |
| <p><b>PO10</b><br/>Development provides accessible and functional communal recreation area for the benefit of residents.</p>  | <p><b>AO10.1</b><br/>Development involving:<br/>(a) 6 dwellings or more not less than 35% of the site area is provided as communal recreational area; or<br/>(b) 5 dwellings or less no acceptable outcomes are provided.</p> <p><b>AO10.2</b><br/>The design of the communal recreation area is designed so that:<br/>(a) at least 50% of the communal recreation area has a minimum dimension of not less than 5 metres;<br/>(b) paved or sealed areas do not exceed 30% of the required communal recreation area.</p> |
| <b>Safety</b>   |  |
| <p><b>PO11</b><br/>Safety of users of the development and the surrounding community is considered and incorporated into the design.</p> <p>Note - Planning scheme policy – Crime prevention through environmental design (CPTED) provides guidance on appropriate design responses.</p> | <p><b>AO11.1</b><br/>No acceptable outcomes are provided.</p>  |
| <b>Landscaping</b>  |  |
| <p><b>PO12</b><br/>Landscaping contributes to establishing an attractive and safe streetscape and a high standard of amenity and privacy for adjoining premises and for residents.</p>  | <p><b>AO12.1</b><br/>A landscaped area not less than 1.5 metres wide is provided and maintained within the site along all street boundaries.</p> <p>Note – Landscaping is provided in accordance with the Landscaping code.</p> <p><b>AO12.2</b><br/>A landscaped area not less than 2 metres wide is provided and maintained within the site along the side and rear boundaries.</p> <p>Note – Landscaping is provided in accordance with the Landscaping code.</p>   |
| <b>Facilities</b>   |  |
| <p><b>PO13</b><br/>Waste and recyclable material storage areas are:<br/>(a) convenient and accessible to residents and waste and recyclable material collection</p>   | <p><b>AO13.1</b><br/>Waste and recyclable material storage areas:<br/>(a) are located on site;<br/>(b) are sited and designed to be unobtrusive and</p>  |

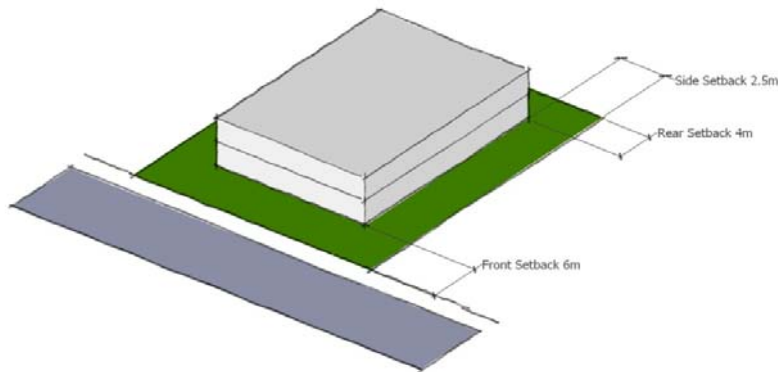
| Performance outcomes  | Acceptable outcomes  |
|---|--|
| <p>services;</p> <p>(b) located and designed to mitigate adverse impacts:</p> <ul style="list-style-type: none"> <li>(i) within the site;</li> <li>(ii) on adjoining properties;</li> <li>(iii) to the street.</li> </ul> | <ul style="list-style-type: none"> <li>(c) screened from view from the street frontage; are imperviously sealed roofed and bunded, and contain a hose down area draining to Council's sewer network;</li> <li>(d) are of a sufficient size to accommodate bulk (skip) bins;</li> <li>(e) have appropriate access and sufficient on site manoeuvrability area for waste and recyclable material collection services.</li> </ul> <p>Note – The Environmental performance code contains requirements for waste and recyclable material storage.</p> |
| Services  |  |
| <p><b>PO14</b></p> <p>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.</p>                | <p><b>AO14.1</b></p> <p>Services structures and mechanical plant are located or screened to not be visible from:</p> <ul style="list-style-type: none"> <li>(a) public spaces;</li> <li>(b) adjoining properties.</li> </ul>   |
|   | <p><b>AO14.2</b></p> <p>Mechanical plant is not located on balconies or adjacent to other liveable areas.</p>  |
|   | <p><b>AO14.3</b></p> <p>Services and mechanical plant are located in building recesses or adjacent to service areas such as parking and driveway areas.</p>  |
| Additional requirements for multiple dwellings  |  |
| <p><b>PO15</b></p> <p>Development for Multiple dwellings provides a secure storage area for each dwelling.</p>  | <p><b>AO15.1</b></p> <p>A secure storage area is provided for each dwelling that:</p> <ul style="list-style-type: none"> <li>(a) has a minimum space of 2.5m<sup>2</sup>;</li> <li>(b) has a minimum height of 2 metres;</li> <li>(c) is weather proof;</li> <li>(d) has immunity to the 1% AEP inundation event.</li> </ul>   |

**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**

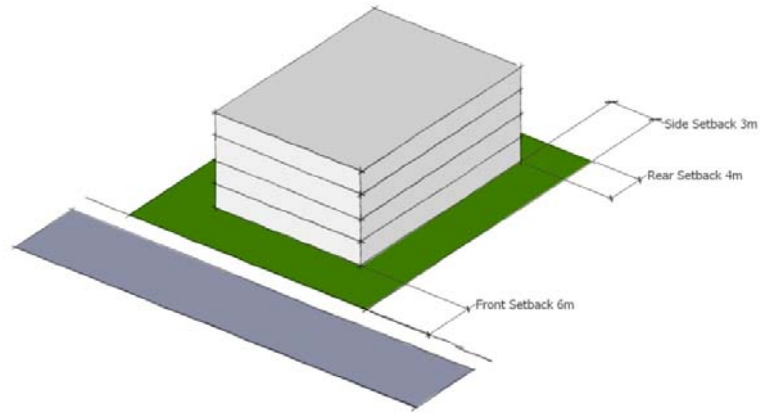


Figure 9.3.15.3.c – Setbacks – 3 or 4 storey Multiple dwellings