

9.3.20 Rooming accommodation code

9.3.20.1 Application

- (1) This code applies to assessing development for Rooming accommodation.
- (2) When using this code, reference should be made to Part 5.

9.3.20.2 Purpose

- (1) The purpose of the Rooming accommodation code is to ensure that Rooming accommodation uses are appropriately located, designed and operated.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) rooming accommodation is compatible with and complementary to surrounding development, with regard to scale, bulk, and streetscape patterns;
 - (b) rooming accommodation is located to ensure residents have convenient access to an activity centre and the public transport network;
 - (c) the design of rooming accommodation creates a pleasant living environment and is appropriate for the tropical climate of the region;
 - (d) the impacts of rooming accommodation on adjoining premises is managed.

9.3.20.3 Criteria for assessment

Part A - Criteria for assessable development

Table 9.3.20.3.a – Rooming accommodation code – assessable development

Performance outcomes	Acceptable outcomes
For assessable development	
Site requirements	
<p>PO1 The site has sufficient area and frontage to accommodate:</p> <ol style="list-style-type: none"> (a) buildings and structures; (b) setbacks; (c) access, parking, manoeuvring and circulation; (d) pedestrian access; (e) landscaping; (f) recreational areas and facilities. 	<p>AO1.1 The site has a minimum area of 800m².</p> <p>AO1.2 The site has a minimum frontage of 15 metres.</p> <p>AO1.3 The site cover is not more than 50%.</p>
<p>PO2 The development is located in areas which offer convenience to residents.</p>	<p>AO2.1 The development is located within 200 metres of land within a Centre zone or a public transport route.</p> <p>Note – Refer to the definition of Centre zone contained in Schedule 1.2.</p>
Design	
<p>PO3 The building design ensures building bulk is reduced through articulation and other design measures and achieves a tropical character and vernacular through:</p> <ol style="list-style-type: none"> (a) verandahs or balconies; (b) the use of structural elements and building materials of varying scales and textures; 	<p>AO3.1 No acceptable outcomes are provided.</p>

Performance outcomes	Acceptable outcomes
<ul style="list-style-type: none"> (c) variations in exterior colours; (d) variations in the size and patterning of windows; (e) the use of awnings and other sun protection devices; (f) variation to roof and building lines; (g) recesses on building plane. 	
<p>PO4 The overall scale, proportions and rhythm of the development:</p> <ul style="list-style-type: none"> (a) responds to traditional subdivision patterns; (b) is respectful to the streetscape pattern. 	<p>AO4.1 No acceptable outcomes are provided.</p>
Setbacks	
<p>PO5 Development is sited so that the setback from boundaries:</p> <ul style="list-style-type: none"> (a) retains daylight access for adjoining properties; (b) provides privacy for adjoining properties; (c) provides required space for deep planting to side and rear boundaries. 	<p>AO5.1 Buildings and structures are set back not less than 6 metres from a road frontage.</p> <p>AO5.2 The rear boundary set back is a minimum of 4 metres.</p> <p>AO5.3 The side boundary setback is:</p> <ul style="list-style-type: none"> (a) for buildings of 1 or 2 storeys, not less than 2.5 metres for the entire building; (b) for buildings of 3 or 4 storeys, not less than 3.5 metres for the entire building; (c) for buildings with 5 or more storeys, not less than 4.5 metres for the entire building.
Amenity	
<p>PO6 Privacy between dwelling units on the site and adjoining sites is achieved by building design and the location of windows and outdoor open spaces to prevent overlooking into habitable rooms or private open space areas.</p>	<p>AO6.1 Where habitable rooms look directly into habitable rooms in residential buildings within 2 metres at ground floor level or within 9 metres above ground floor level, privacy is protected by:</p> <ul style="list-style-type: none"> (a) sill heights being 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; or (d) in the case of screening for the ground floor level, fencing to a height of 1.8 metres above ground level.
<p>PO7 The development addresses the road frontage to facilitate casual surveillance and to enhance the amenity of the streetscape.</p>	<p>AO7.1 The development has balconies, windows and verandahs that face the street.</p> <p>AO7.2 Visual privacy is provided to dwelling units at ground level that face the street through:</p> <ul style="list-style-type: none"> (a) screening; (b) planting.

Performance outcomes	Acceptable outcomes
	<p>AO7.3 Fences and walls to road frontages are limited to: (a) 1.2 metres in height if solid; or (b) 1.5 metres in height if 30% permeable; or (c) 1.8 metres in height if 50% permeable.</p> <p>AO7.4 Where the front fence is lower than the side boundary fence, it is tapered to the maximum height of the side boundary fence at or behind the front building line.</p> <p>AO7.5 Street fences that exceed 10 metres in length are articulated or detailed to provide visual interest.</p>
<p>PO8 Open space and recreational facilities are provided to meet the requirements of residents.</p>	<p>AO8.1 Open space is provided at the minimum rate of 5m² per bed.</p> <p>AO8.2 At least 40% of the total open space required is contained in one area.</p> <p>AO8.3 Balconies, verandahs, covered walkways or other parts of the building/s do not encroach on this area.</p> <p>AO8.4 Open space is: (a) screened by landscaping or fencing to maintain privacy; (b) exclusive of driveways, car parking, garbage collection points, clothes drying areas and other utilities.</p> <p>AO8.5 Where more than 20 beds are contained in the rooming accommodation, a recreational facility is provided.</p>
Safety	
<p>PO9 Safety of users of the development and surrounding community is considered and incorporated into the design of the facility.</p> <p>Note – Planning scheme policy – Crime prevention through environmental design (CPTED) provides guidance on appropriate design responses.</p>	<p>AO9.1 No acceptable outcomes are provided.</p>

Performance outcomes	Acceptable outcomes
Landscaping	
<p>PO10 Landscaping contributes to establishing an attractive and safe streetscape and a high standard of amenity and privacy for residents.</p>	<p>AO10.1 A landscaped area not less than 2 metres wide is provided and maintained within the site along the front boundary.</p>
	<p>AO10.2 A landscaped area not less than 2 metres wide is provided and maintained within the site along the side and rear boundaries.</p>