



4.5.14 Multi-Unit Housing/Holiday Accommodation/Retirement Facility Code

Purpose

The purpose of this Code is to:

- ensure that Multi-Unit Housing/Holiday Accommodation/Retirement Facilities are compatible and complementary with surrounding development, with regard to scale, bulk, appearance and streetscape;
- ensure that Multi-Unit Housing/Holiday Accommodation/Retirement Facilities do not adversely impact on the natural environment;
- ensure that Multi-Unit Housing/Holiday Accommodation/Retirement Facilities are located in appropriate locations and separated from incompatible noise and hazards; and
- ensure that the design of Multi-Unit Housing/Holiday Accommodation/Retirement Facilities creates a pleasant living environment and is appropriate for the tropical climate of Far North Queensland.

Applicability

This Code applies to assessable development for a Material Change of Use for Multi-Unit Housing/Holiday Accommodation/Retirement Facility.

Elements of the Code

Multi-Unit Housing/Holiday Accommodation/Retirement Facility

Site Requirements

PERFORMANCE CRITERIA		ACCEPTABLE SOLUTIONS	
P1	A Site for Multi-Unit Housing/Holiday Accommodation/Retirement Facilities has sufficient area and dimensions to accommodate the Buildings/structures, open space, car parking and associated vehicular Access, Landscaping and recreation facilities for the enjoyment of guests.	A1.1	The Site has a minimum area of 1000 m ² . AND The Site has a minimum Road Frontage of 25 metres.



Site Layout

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS
<p>P2 The building bulk is reduced through effective design and materials.</p>	<p>A2.1 The overall length of any Building does not exceed 30 metres.</p> <p>A2.2 The length of any continuous wall plane does not exceed 15 metres.</p> <p>A2.3 Building bulk is reduced by balconies, patios, recesses and variations in exterior building materials and colours.</p> <p>A2.4 Elevations provide visual interest through building elements, exterior colours, textures and materials.</p> <p style="text-align: center;">AND</p> <p>Buildings are designed in accordance with the requirements of the Planning Scheme Policy No 2 – Building Design and Architectural Elements.</p>
<p>P3 The development addresses the Main Street Frontage to facilitate casual surveillance and to enhance the amenity of the streetscape.</p>	<p>A3.1 The Building has balconies, windows or patios that face the Main Street Frontage, and remain unenclosed.</p> <p>A3.2 Perimeter fencing to any street Frontage complies with any specific fencing requirements detailed in the relevant Planning Area Code.</p>
<p>P4 The development does not adversely affect the privacy or liveability of adjoining development, and achieves a pleasant living environment for residents.</p>	<p>A4.1 Windows and openings of Habitable Rooms do not overlook Habitable Rooms of adjoining developments.</p> <p style="text-align: center;">OR</p> <p>Where Habitable Rooms overlook Habitable Rooms of adjoining developments, privacy is protected by fixed external screens or other suitable elements to avoid overlooking.</p> <p>A4.2 Screening is provided where any windows, balconies or patios overlook other windows, balconies or patios of other Dwelling Units/Private Rooms within the development.</p>



<p>P5 Vehicle parking areas and driveways are safe, convenient and have minimal impacts on adjoining development.</p>	<p>A5.1 Vehicle parking areas are located under or behind the Building so they are not visually prominent from the street.</p> <p>A5.2 The car parking area is:</p> <ul style="list-style-type: none"> • illuminated at night; • well ventilated to avoid fumes being trapped; • screened from adjoining development; • 60% covered. <p>A5.3 The driveway is a minimum of 2 metres from the side or rear boundary.</p> <p style="text-align: center;">OR</p> <p>A minimum of 1 metre with an average of 1.5 metre Landscaping screen is provided along the side or rear boundary adjacent to the driveway.</p>
<p>P6 Development does not adversely impact on the natural environment⁴³.</p>	<p>A6.1 The siting of Multi-Unit Housing/Holiday Accommodation minimises cut unless required for a basement or semi-basement car park.</p>

⁴³ Vegetation clearing is required to be undertaken in accordance with Local Law – Vegetation Management.



Landscaping and Open Space

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS
<p>P7 The development provides a functional and usable Landscaping and Recreation Area for the use of guests.</p>	<p>A7.1 Landscaping and Recreation Areas must be provided at a minimum rate of:</p> <ul style="list-style-type: none"> • 30 m² for the first bedroom of each Dwelling Unit; plus • 15 m² for each additional bedroom of each Dwelling Unit; or • 15 m² for each Private Room. <p style="text-align: center;">AND</p> <p>A minimum of 4 metres by 4 metres of Landscaping and Recreation Area is provided for each Dwelling Unit which is directly accessible from a habitable living room.</p> <p style="text-align: center;">OR</p> <p>At least 50% of the total Landscaping and Recreation Area required for all Dwelling Units/Private Rooms specified above is provided as one communal area, having a minimum dimension of 6 metres.</p> <p>A7.2 Each Dwelling Unit/Private Room is provided with a private roofed balcony, or patio with a minimum area of 6 m² and a minimum depth of 2 metres.</p> <p>In the case of each Dwelling Unit if the private roofed balcony, or patio is directly accessible to the private open space area required in A7.1 above, the area of the balcony, or patio can be used in the calculation of the private open space area up to a maximum area of 6 m² for each Dwelling Unit.</p>



	<p>A7.3 Any swimming pool, including surrounding coping or paving, located within the front Setback is Setback a minimum of 3 metres from the Main Street Frontage.</p> <p style="text-align: center;">AND</p> <p>No suspended or above ground swimming pool structures are located within the 6 metre Setback to the Main Street Frontage.</p>
<p>P8 The development provides residents with a range of on Site services and facilities.</p>	<p>A8.1 A communal clothes drying area of 30 m² is provided in a central location.</p> <p style="text-align: center;">OR</p> <p>Each Dwelling Unit has its own clothes drying area designated in their private open space and screened from view from public vantage points and other Dwelling Units on Site or on adjacent Sites.</p> <p>A8.2 A refuse bin storage area is provided and located for convenient use by all guests and is readily accessible to waste management contractors.</p> <p style="text-align: center;">AND</p> <p>The refuse bin storage area is screened from view from public Roads, is roofed and drained to sewer and has a hose and hose cock attached to provide for cleaning.</p>

Retirement Facility – Additional Provisions

Location and Amenity

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS
<p>P9 Retirement Facilities are located in areas which offer convenience to residents, and are designed to be compatible with the locality and surrounding area in which they are located.</p>	<p>A9.1 Retirement Facilities are conveniently located in established areas in close proximity to public transport, Shopping Facilities and health care services.</p>



Design Layout

PERFORMANCE CRITERIA		ACCEPTABLE SOLUTIONS	
P10	Retirement Facilities are designed to provide for the amenity and security of residents ⁴⁴ .	A10.1	The Retirement Facility incorporates covered walkways wide enough to accommodate wheelchairs and ramps, where necessary, which provide on Site weather protection between all areas of the complex.
		A10.2	Decorative perimeter security fencing and gates are provided to ensure the safety and security of residents and the fencing complies with the relevant Planning Area Code.
		A10.3	Security screens are provide on all Dwelling Units or residential rooms to ensure the safety and security of residents, while allowing for the capture of prevailing breezes.
P11	The internal layout of the Retirement Facility and the location of the Retirement Facility allows for the safe evacuation of residents in an emergency and provides for emergency services to efficiently Access the Site.	A11.1	The design of the Retirement Facility ensures that external circulation and Access and egress points on the Site facilitate the evacuation of the Site in an efficient manner.
		A11.2	The Site of the Retirement Facility is not prone to inundation and all circulation pathways throughout the Site are constructed above 3.2 metres AHD.
		A11.3	The location and Site of the Retirement Facility are readily accessible to emergency vehicles.

⁴⁴ Retirement Facilities are required to be designed in accordance with the requirements of the Aged Care Act 1997 or any other relevant legislation.



Ancillary Facilities

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS
P12 Retirement Facilities provides residents with a range of on Site services and facilities.	A12.1 Retirement Facilities incorporate a range of ancillary services and facilities, such as: lounge areas, library/reading room, TV games/recreation room, pharmacy, hairdresser, convenience store and the like.