



4.5.18 Short Term Accommodation Code

Purpose

The purpose of this Code is to:

- ensure that Short Term Accommodation is consistent with the desired character and amenity of the area; and
- ensure that an acceptable level of facilities is provided for guests and short term residents of Short Term Accommodation.

Applicability

This Code applies to assessable development for a Material Change of Use for Short Term Accommodation.

Elements of the Code

Site Requirements

PERFORMANCE CRITERIA		ACCEPTABLE SOLUTIONS	
P1	A Site for Short Term Accommodation 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 and short term residents.	A1.1	The Site has a minimum area of 1000 m ² . AND The Site has a Road Frontage of 25 metres.

Location and Amenity

PERFORMANCE CRITERIA		ACCEPTABLE SOLUTIONS	
P2	Short Term Accommodation is located in areas which offer convenience to residents, and is designed to be compatible with the locality and surrounding area in which it is located.	A2.1	Short Term Accommodation is conveniently located in established areas in close proximity to public transport, Shopping Facilities and health care services.



Site Layout

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS
<p>P3 The siting of Buildings is compatible with the desired character of the area and contributes to the streetscape and amenity of the area.</p>	<p>A3.1 Landscaping is provided within the Setback areas to provide a buffer to adjoining uses and privacy for guests.</p>
<p>P4 The building bulk is reduced through effective design and materials.</p>	<p>A4.1 The overall length of any Building does not exceed 30 metres.</p> <p>A4.2 The length of any continuous wall plane does not exceed 15 metres.</p> <p>A4.3 Building bulk is reduced by balconies, patios, recesses and variations in exterior building materials and colours.</p> <p>A4.4 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 Planning Scheme Policy No 2 – Building Design and Architectural Elements.</p>
<p>P5 The development addresses the street Frontage to enhance the amenity of the streetscape.</p>	<p>A5.1 The Building has balconies and patios that face the Main Street Frontage, and remain unenclosed.</p> <p>A5.2 Perimeter fencing to any street Frontage complies with any specific fencing requirements detailed in the relevant Planning Area Code.</p>



<p>P6 Short Term Accommodation does not adversely affect the privacy or liveability of adjoining development, and achieves a pleasant living environment for residents.</p>	<p>A6.1 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 one or more fixed external screens or other suitable elements that avoid overlooking.</p> <p>A6.2 Screening is provided where any windows, balconies or patios overlook other windows, balconies or patios of other units within the development.</p>
<p>P7 Vehicle parking areas and driveways are safe, convenient and have minimal impacts on adjoining development.</p>	<p>A7.1 Vehicle parking areas are located under or behind the Building so they are not visually prominent from the street.</p> <p>A7.2 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>A7.3 The driveway is a minimum of 2 metres from the side or rear boundary.</p> <p style="text-align: center;">AND</p> <p>1.5 metre landscaped screen is provided along the side or rear boundary adjacent to the driveway with Landscaping planted in an area clear of underground services.</p>



<p>P8 The Short Term Accommodation does not adversely impact on the natural environment.</p>	<p>A8.1 The siting and design of the development ensures the retention of existing mature vegetation on the Site.</p> <p>A8.2 Where removal of mature vegetation is required for siting of the new Building/s, replacement advanced mature vegetation is planted on Site.</p> <p>A8.3 The siting of Short Term Accommodation minimises cut unless required for a basement or semi-basement car park.</p>
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Landscaping and Recreational Areas

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS
<p>P9 Landscaping and Recreation Areas are provided to meet the reasonable requirements of guests or short term residents.</p>	<p>A9.1 Landscaping and Recreation Areas must be provided at a minimum rate of:</p> <ul style="list-style-type: none"> • 5 m² per bed for dormitory accommodation; and • 10 m² per Private Room. <p style="text-align: center;">AND</p> <p>At least 50% of the total Landscaping and Recreation Area required above is provided as one communal area, having a minimum dimension of 6 metres.</p> <p>A9.2 In addition, each 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>A9.3 In the case where more than 20 Bed Spaces are contained in the Short Term Accommodation, a recreational facility such as a swimming pool, unlit tennis court or unlit volleyball court is provided.</p> <p>A9.4 Any swimming pool located within the front setback is a minimum of 3 metres from the Main Street frontage.</p> <p>A9.5 No suspended or above ground swimming pool structures are located within the 6 metre setback to the Main Street frontage.</p>



Facilities and Services

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS
<p>P10 Sufficient services and facilities are provided for the requirements of the guests or short term residents, and are provided in convenient locations for their use.</p>	<p>A10.1 In the case of boarding houses, hostels and dormitory accommodation, an external clothes drying area of 30 m² is provided for use by all guests. The external clothes drying area/s is screened from view form public viewing points.</p> <p>A10.2 In the case of Private Room accommodation, an internal communal mechanical drying facility may be provided.</p> <p>A10.3 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>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>