

### 9.3.13 Multiple dwelling, short term accommodation and retirement facility code

#### 9.3.13.1 Application

- (1) This code applies to assessing development for a Multiple dwelling, short term accommodation, residential care facility or retirement facility if:
  - (a) assessable development where the code is an applicable code identified in the assessment criteria column of a table of assessment for a material change of use; or
  - (b) impact assessable development.
- (2) When using this code, reference should be made to Part 5.

#### 9.3.13.2 Purpose

- (1) The purpose of the Multiple dwelling, short term accommodation and retirement facility code is to assess the suitability of development to which this code applies.
- (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) master 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 development on adjoining premises are managed.

#### 9.3.13.3 Criteria for assessment

Table 9.3.13.3.a – Multiple dwelling, short term accommodation and retirement facility code – assessable development

Performance outcomes	Acceptable outcomes
For assessable development	
<p><b>PO1</b> The site has sufficient area and frontage to:</p> <ol style="list-style-type: none"> <li>(a) accommodate the scale and form of buildings considering site features;</li> <li>(b) achieve communal open space areas and private outdoor spaces;</li> <li>(c) deliver viable areas of deep planting and landscaping to retain vegetation and protect or establish tropical planting;</li> <li>(d) achieve safe and convenient vehicle and pedestrian access;</li> <li>(e) accommodate on-site car parking and manoeuvring for residents, visitors and service providers.</li> </ol>	<p><b>AO1.1</b> The site has a minimum area of 1000m<sup>2</sup>.</p> <p><b>AO1.2</b> The site has a minimum frontage of 25 metres.</p>
<p><b>PO2</b> Development for large-scale multiple dwellings, short term accommodation and retirement villages contributes to the neighbourhood structure and integrates with the existing neighbourhood through:</p> <ol style="list-style-type: none"> <li>(a) the establishment and extension of public streets and pathways;</li> <li>(b) the provision of parks and other public</li> </ol>	<p><b>AO2</b> Development on a site 5,000m<sup>2</sup> or greater is in accordance with a structure plan.</p> <p>Note – Guidance on preparing a structure plan is provided within Planning scheme policy SC6.14 – Structure planning.</p>

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<p>spaces as appropriate to the scale of the development;</p> <p>(c) inclusion of a mix of dwelling types and tenures and forms;</p> <p>(d) buildings that address the street;</p> <p>(e) building height and setback transitions to adjoining development of a lower density or scale.</p>											
<p><b>PO3</b> Development ensures that the proportion of buildings to open space is:</p> <p>(a) in keeping with the intended form and character of the local area and immediate streetscape;</p> <p>(b) contributes to the modulation of built form;</p> <p>(c) supports residential amenity including access to breezes, natural light and sunlight;</p> <p>(d) supports outdoor tropical living;</p> <p>(e) provides areas for deep tropical planting and / or for the retention of mature vegetation.</p>	<p><b>AO3.1</b> The site cover is not more than 40%.</p> <p><b>AO3.2</b> The development has a gross floor area of not more than:</p> <table border="1" data-bbox="810 719 1402 1010"> <thead> <tr> <th>Zone</th> <th>Maximum GFA</th> </tr> </thead> <tbody> <tr> <td>Low-medium density residential</td> <td>0.8 x site area</td> </tr> <tr> <td>Medium density residential</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 acceptable outcome specified</td> </tr> </tbody> </table>	Zone	Maximum GFA	Low-medium density residential	0.8 x site area	Medium density residential	1.2 x site area	Tourist accommodation	1.2 x site area	All other zones	No acceptable outcome specified
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<p><b>PO4</b> Development is sited so that the setback from boundaries:</p> <p>(a) provides for natural light, sunlight and breezes;</p> <p>(b) minimises the impact of the development on the amenity and privacy of neighbouring residents;</p> <p>(c) provides for adequate landscaping.</p>	<p><b>AO4.1</b> Buildings and structures are set back not less than 6 metres from a road frontage.</p> <p><b>AO4.2</b> Buildings and structures are setback not less than 4 metres to the rear boundary.</p> <p><b>AO4.3</b> The side boundary setback for buildings and structures is:</p> <p>(a) for buildings up to 2 storeys not less than 2.5 metres for the entire building;</p> <p>(b) for buildings up to 3 storeys not less than 3.5 metres for the entire building.</p>										
<p><b>PO5</b> Building depth and form must be articulated to</p> <p>(a) ensure that the bulk of the development is in keeping with the form and character intent of the area;</p> <p>(b) provide adequate amenity for residents in terms of natural light and ventilation.</p> <p>Note – Planning scheme policy SC6.1 – Building design and architectural elements provides guidance on reducing building bulk.</p>	<p><b>AO5.1</b></p> <p>(a) The maximum length of a wall in any direction is 30 metres with substantial articulation provided every 15 metres.</p> <p>(b) The minimum distance between buildings on a site is not less than 6 metres;</p> <p><b>AO5.2</b> The length of any continuous eave line does not exceed 18 metres.</p>										
<p><b>PO6</b> Development reduces the appearance of building bulk, ensures a human-scale, demonstrates variations in horizontal and vertical profile and</p>	<p><b>AO6.1</b> Development incorporates a number of the following design elements:</p> <p>(a) balconies;</p>										

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<p>supports streetscape character.</p>	<p>(b) verandahs; (c) terraces; (d) recesses.</p> <p><b>AO6.2</b> Development reduces building bulk by: (a) variation in building colours, materials and textures; (b) the use of curves, recesses, projections or variations in plan and elevation; (c) recession and projection of rooflines and the inclusion of interesting roof forms, such as cascading roof levels, gables, skillions or variations in pitch; (d) use of sun-shading devices and other façade features; (e) use of elements at a finer scale than the main structural framing of the building.</p>
<p><b>PO7</b> Development provides a building that must define the street to facilitate casual surveillance and enhance the amenity of the street through: (a) orientation to the street; (b) front boundary setback; (c) balconies and windows to provide overlooking and casual surveillance; (d) building entrances.</p>	<p><b>AO7.1</b> Development provides a building that is not set back further than 2m beyond the minimum required street front setback.</p> <p><b>AO7.2</b> Development provides balconies and windows from the primary living area that face and overlook the street or public space.</p>
<p><b>PO8</b> Buildings exhibit tropical design elements to support Douglas Shire’s tropical climate, character and lifestyle.</p>	<p><b>AO8.1</b> Development has floor to ceiling heights of 2.7 metres;</p> <p><b>AO8.2</b> Buildings include weather protection and sun shading to all windows to all external doors and windows of habitable rooms.</p> <p><b>AO8.3</b> Development incorporates deep recesses, eaves and sun-shading devices</p> <p><b>AO8.4</b> Western orientated facades are shaded using building and landscape elements, such as adjustable screens, awnings or pergolas or dense tropical planting.</p> <p><b>AO8.5</b> Individual dwelling units are not located on both sides of an enclosed central corridor (i.e. not double banked).</p>
<p><b>PO9</b> Development minimises direct overlooking between buildings through appropriate building layout, location and the design of windows and balconies or screening devices.</p> <p>Note—Siting and building separation is used to minimise</p>	<p><b>AO9.1</b> Development where the dwelling is located within 2 metres at ground level or 9 metres above ground level of a habitable room window or private open space of an existing dwelling house, ensures habitable rooms and any private outdoor spaces have:</p>

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<p>privacy screening requirements.</p>	<p>(a) an offset from the habitable room or private open space of the existing dwelling to limit direct outlook; or</p> <p>(b) sill heights a minimum of 1.5m above floor level; or</p> <p>(c) fixed obscure glazing in any part of the window below 1.5m above floor level; or</p> <p>(d) fixed external screens; or</p> <p>(e) in the case of screening for a ground floor level unit, fencing to a minimum 1.8m above the ground storey floor level.</p> <p><b>AO9.2</b> Development where a direct view is available from balconies, terraces, decks or roof decks into windows of habitable rooms, balconies, terraces or decks in an adjacent existing dwelling house, is screened from floor level to a height above 1.5m above floor level.</p> <p><b>AO9.3</b> Development provides screening devices that are solid translucent screens, perforated or slatted panels or fixed louvres that have a maximum of 25% openings, with a maximum opening dimension of 50mm, and that are permanent and durable.</p> <p>Note—The screening device is offset a minimum of 0.3m from the wall around any window.</p> <p>Note—Screening devices are hinged or otherwise attached to facilitate emergency egress</p>
<p><b>PO10</b> Development provides accessible and functional landscaping and recreation area for the benefit of residents/guests.</p>	<p><b>AO10</b> A minimum of 35% of the site is allocated as landscaping and recreation area.</p>
<p><b>PO11</b> Landscaping must contribute positively to the amenity of the area, streetscape and public spaces.</p>	<p><b>AO11</b> Development provides landscaping as follows:</p> <p>(a) A dense landscape planting strip of at least 2 metres width suitable for deep planting is provided and maintained along all street frontages;</p> <p>(b) A dense landscape planting strip of at least 1.5 metres width suitable for deep planting is provided along all side and rear boundaries.</p>
<p><b>PO12</b> The landscaping and recreation area provides for functional communal open space for all developments exceeding five dwellings on one site.</p>	<p><b>AO12.1</b> Communal open space is provided at:</p> <p>(a) a minimum of 5% of site area of 50m<sup>2</sup> whichever is the greater; and</p> <p>(b) a minimum dimension of 5 metres.</p> <p><b>AO12.2</b> Development provides communal open space that:</p> <p>(a) is consolidated into one useable space;</p> <p>(b) where communal open space exceeds 100m<sup>2</sup>, the communal open space may be</p>

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	<p>split into two, and so forth incrementally.</p> <p><b>AO12.3</b> Communal open space: (a) is a minimum of 50% open to the sky; (b) achieves 25% shading by trees in 5 years; (c) does not include vehicle driveways and manoeuvring; (d) does not contain surface structures such as rainwater tanks, fire hydrants, transformers or water boosters.</p> <p><b>AO12.4</b> Communal open space is designed to provide for a range of facilities, typically including some, or all, of the following elements: (a) seating; (b) barbecue; (c) play equipment; (d) swimming pool; (e) communal clothes drying; (f) vegetable garden.</p> <p><b>AO12.5</b> Development involving 5 or fewer dwellings on one lot can allocate additional private open space to a ground storey dwelling instead of providing communal open space.</p>
<p><b>PO13</b> Development must provide attractive and functional private open space for residents and guests.</p>	<p><b>AO13.1</b> Development provides private open space which: (a) for ground storey dwellings, comprises of a minimum area of 35m<sup>2</sup> with a minimum dimension of 3 metres; (b) for dwellings above ground storey, comprises of a balcony with minimum area of 12m<sup>2</sup> and a minimum dimension of 3 metres.</p> <p><b>AO13.2</b> Development provides private open space areas that are: (a) directly accessible from internal primary living area of the dwelling (not bedrooms); (b) provided with a screened area of 2m<sup>2</sup> minimum dimension capable of screening air conditioning plant, private clothes drying etc... (c) provided with adjustable, moveable or operable privacy screening where appropriate.</p> <p><b>AO13.3</b> Development provides balconies that are located to the front or rear of the building except where adequate building separation can be achieved to maintain privacy.</p> <p><b>AO13.4</b> Where secondary balconies are provided to a</p>

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	<p>side of a building for additional amenity or services, such as clothes drying or to articulate facades, the setback may be reduced to the minimum setback, but these areas are not included in the calculation of private open space requirements.</p> <p><b>AO13.5</b> Private open space: (a) does not include vehicle driveways and manoeuvring; (b) does not contain surface structures such as rainwater tanks, fire hydrants, transformers or water boosters.</p>
<p><b>PO14</b> Development provides front fencing and retaining walls that must:</p> <ul style="list-style-type: none"> <li>(a) facilitate casual surveillance of the street and public space;</li> <li>(b) enable use of private open space;</li> <li>(c) assist in highlighting entrances to the property;</li> <li>(d) provide a positive interface to the streetscape.</li> </ul>	<p><b>AO14.1</b> Development ensures that, where fencing is provided, the height of any new fence located on any common boundary to a street or public space is a maximum of:</p> <ul style="list-style-type: none"> <li>(a) 1.2m, where fence construction is solid or less than 50% transparent;</li> <li>(b) 1.5m, where fence construction is at least 50% transparent;</li> <li>(c) 1.8m and solid only where the site is on an arterial road or higher order road.</li> </ul> <p><b>AO14.2</b> Development incorporating solid front fences or walls that front the street or other public spaces and are longer than 10m, indentations, material variation or landscaping is provided to add visual interest and soften the visual impact</p> <p><b>AO14.3</b> Development for a retaining wall is:</p> <ul style="list-style-type: none"> <li>(a) stepped to minimise impact on the streetscape and pedestrian environment;</li> <li>(b) a maximum of 0.6m in height if directly abutting the edge of the adjoining road reserve verge</li> </ul>
<p><b>PO15</b> Development minimises light nuisances.</p>	<p><b>AO15</b> Outdoor lighting is in accordance with AS 4282-1997 Control of the obtrusive effects of outdoor lighting.</p>
<p><b>PO16</b> Waste and recyclable material storage areas are:</p> <ul style="list-style-type: none"> <li>(a) convenient and accessible to residents and waste and recyclable material collection services;</li> <li>(b) located and designed to mitigate adverse impacts: <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> </li> </ul>	<p><b>AO16</b> Waste and recyclable material storage areas:</p> <ul style="list-style-type: none"> <li>(a) are located on site;</li> <li>(b) are sited and designed to be unobtrusive and screened from view from the street frontage;</li> <li>(c) 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>

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	<p>Note - The Environmental performance code contains requirements for waste and recyclable material storage.</p>
<p><b>PO17</b> Development provides a secure storage area for each dwelling.</p>	<p><b>AO17</b> A secure storage area for each dwelling: (a) is located to enable access by a motor vehicle or be near to vehicle parking; (b) has a minimum space of 3.5m<sup>2</sup> per dwelling; (c) has a minimum height of 2 metres; (d) is weather proof; (e) is lockable; (f) has immunity to the 1% AEP inundation event.</p> <p>Note – A cupboard within a unit will not satisfy this requirement.</p>
<p><b>Additional requirements for a Retirement facility</b></p>	
<p><b>PO18</b> 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><b>AO18</b> Retirement facilities are conveniently located in established areas close to public transport, shopping facilities and health care services.</p>
<p><b>PO19</b> Retirement facilities are designed to provide for the amenity and security of residents.</p>	<p><b>AO19.1</b> The Retirement facility incorporates covered walkways wide enough to accommodate wheel chairs and ramps, and where necessary, provide on-site weather protection between all parts of the complex.</p> <p><b>AO19.2</b> Internal pathways have firm, well drained and non-slip surfaces.</p> <p><b>AO19.2</b> Security screens are provided to all dwelling units or residential rooms to ensure the safety and security of residents.</p> <p><b>AO19.3</b> An illuminated sign and site map of the layout of the development is located near the main entrance to the facility.</p>
<p><b>PO20</b> The internal layout of a Retirement facility and the location of the retirement facility allows for safe evacuation of residents in an emergency and provides emergency services to efficiently access the site.</p>	<p><b>AO20.1</b> 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.</p> <p><b>AO20.2</b> The site of a Retirement facility is not prone to inundation.</p> <p><b>AO20.3</b> The location of the Retirement facility is readily accessible to emergency vehicles.</p>

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<p><b>PO21</b> The development is designed for the needs of the age group, and to allow 'aging in place' to occur.</p>	<p><b>AO21.1</b> Development applies adaptable housing principles.</p> <p><b>AO21.2</b> A range of housing designs and sizes are provided in the development to cater for different individual and household needs.</p>