

9.3.11 Multi-unit residential uses code

9.3.11.1 Application

- (1) This code applies to assessable development identified as requiring assessment against the Multi-unit residential uses code by the tables of assessment in **Part 5 (Tables of assessment)**.
- (2) All provisions in this code are assessment benchmarks for applicable assessable development.

9.3.11.2 Purpose and overall outcomes

- (1) The purpose of the Multi-unit residential uses code is to ensure multi-unit residential uses are of a high quality design which appropriately responds to local character, environment and amenity considerations.
- (2) The purpose of the Multi-unit residential uses code will be achieved through the following overall outcomes:-
 - (a) a multi-unit residential use is visually attractive, with a built form which addresses the street and integrates with surrounding development;
 - (b) a multi-unit residential use incorporates building design that responds to the region's sub-tropical climate as well as the character of the particular local area;
 - (c) a multi-unit residential use incorporates high quality landscapes and well designed and useable communal and *private open space* areas that provide visual relief to the built form; and
 - (d) a multi-unit residential use provides a high standard of privacy and amenity for residents.

9.3.11.3 Performance outcomes and acceptable outcomes

Table 9.3.11.3.1 Performance outcomes and acceptable outcomes for assessable development

Performance Outcomes		Acceptable Outcomes	
Site Layout and Relationship of Buildings to Site Features			
PO1	The multi-unit residential use is sited and designed so as to:- (a) take account of its setting and site context; (b) create an attractive living environment for residents; and (c) make a positive contribution to the character of the street and local area.	AO1	No acceptable outcome provided.
PO2	The multi-unit residential use is located on a <i>site</i> which has an area and dimensions capable of accommodating a well-designed and integrated multi-unit residential development incorporating:- (a) vehicle <i>access</i> , parking and manoeuvring areas; (b) communal and <i>private open space</i> areas and landscapes; and (c) any necessary buffering to incompatible uses or sensitive environments.	AO2.1 AO2.2	The multi-unit residential use is located on a lot having a minimum area of 800m ² . The multi-unit residential use is not located on a hatchet/battle axe lot or a lot otherwise relying upon <i>access</i> via an easement.
Relationship of Buildings to Streets, Public Spaces and Private Open Space			
PO3	The multi-unit residential use is sited and designed to:- (a) provide a visibly clear pedestrian entrance to and from the building;	AO3	The building is sited and designed such that:- (a) the main pedestrian entrance to the building (or group of buildings) is

Performance Outcomes		Acceptable Outcomes	
	and (b) minimise the potential for pedestrian and vehicular conflict.		located on the primary street <i>frontage</i> ; (b) access from the street to the entrance of the building(s) or individual dwellings is easily discerned; and (c) vehicular access to the <i>site</i> is separate from the pedestrian access.
PO4	The multi-unit residential use is sited and designed to:- (a) address and provide a semi-active frontage to the street, adjacent parkland and other public areas; (b) promote casual surveillance of public and semi-public spaces; (c) contribute to a residential character; and (d) achieve a high level of amenity for dwellings within the <i>site</i> .	AO4	The building is sited and designed such that:- (a) street and parkland frontages comprise “semi-active uses/spaces” such as habitable rooms of <i>dwellings</i> or <i>rooming units</i> , common recreation areas (indoor and outdoor) and landscaped areas, to facilitate casual surveillance; and (b) the number of <i>dwellings</i> , <i>rooming units</i> , windows and balconies of habitable rooms that address adjoining streets, communal recreation areas and open spaces is maximised.
PO5	The multi-unit residential use is designed to screen car parking areas, services and mechanical plant.	AO5.1	Any car parking area or other associated structures are integrated into the design of the development such that:- (a) they are screened from view from frontages to streets, parks and adjoining land; (b) they are not located between the building and the street address; and (c) a <i>basement</i> or undercroft car parking area does not protrude above the adjacent ground level by more than 1 metre.
		AO5.2	Services and mechanical plant, including individual air conditioning equipment for <i>dwellings</i> or <i>rooming units</i> , is visually integrated into the design and finish of the building or effectively screened from view.
Residential Density			
PO6	A multi-unit residential use has a <i>residential density</i> that is compatible with the intent of the zone and the preferred character for the local area in which it is located.	AO6	Except where otherwise specified in a structure plan or local plan code, the site density for a multi-unit residential use:- (a) is between 30 and 50 <i>equivalent dwellings</i> per hectare where in the Medium density residential zone, District centre zone or Local centre zone and the Height of buildings and structures overlay provides for a <i>building height</i> of 8.5 metres; (b) is between 50 and 80 <i>equivalent dwellings</i> per hectare where in the Medium density residential zone, District centre zone or Local centre zone and the Height of buildings and structures overlay provides for a <i>building height</i> exceeding 8.5 metres; and (c) is not less than 80 <i>equivalent dwellings</i> per hectare where in the High density residential zone, Tourist accommodation zone, Major centre

Performance Outcomes		Acceptable Outcomes	
			zone or Principal centre zone.
Building Massing and Composition			
PO7	The multi-unit residential use is sited and designed in a manner which:- (a) maximises the retention of existing <i>vegetation</i> and allows for spaces and landscapes between buildings; (b) allows sufficient area at ground level for communal open space, site facilities, resident and visitor parking, landscapes and maintenance of a residential <i>streetscape</i> ; and (c) demonstrates 3 dimensional modelling that reduces:- (i) the scale and bulk of the building; and (ii) the appearance of continuous blank walls.	AO7.1	Except where otherwise specified in a structure plan or local plan code, the <i>site cover</i> of all buildings on a <i>site</i> does not exceed:- (a) 50% if 1 <i>storey</i> ; and (b) 40% if 2 or more <i>storeys</i> . Note—where a multi unit residential use is provided above the podium level of a <i>mixed use building</i> in a <i>centre zone</i> or the Tourist accommodation zone, the <i>site cover</i> requirements of Section 9.3.1 (Business uses and centre design code) apply.
		AO7.2	Buildings above 4 <i>storeys</i> in height are not wider than they are high.
		AO7.3	The building incorporates vertical and horizontal articulation such that no unbroken elevation is longer than 15 metres.
		AO7.4	The building incorporates most or all of the following design features:- (a) variations in plan shape, such as curves, steps, recesses, projections or splays; (b) variations in vertical profile, with steps or slopes at different levels; (c) variations in the treatment and patterning of windows, sun protection and shading devices, or other elements of a facade treatment at a finer scale than the overall building structure; (d) balconies, verandahs or terraces; and (e) planting, particularly on podiums, terraces and low level roof decks.
		AO7.5	Existing mature trees are retained and incorporated into the design of the development wherever practicable.
PO8	The multi-unit residential use is sited and designed so as to:- (a) provide amenity for users of the premises whilst preserving the visual and acoustic privacy of adjoining and nearby properties; (b) provide adequate distance from adjoining uses; (c) preserve any existing <i>vegetation</i> that will buffer the proposed building; (d) allow for landscapes to be provided between buildings and street <i>frontages</i> and between neighbouring buildings; (e) maintain the visual continuity and pattern of buildings and landscape elements within the street; and (f) protect the structural integrity of the canal/ <i>waterway</i> /waterbody profile and revetment wall where	AO8	Except where otherwise specified in a structure plan or local plan code, buildings and structures comply with the minimum boundary <i>setbacks</i> in Table 9.3.11.3.2 (Minimum boundary setbacks for multi-unit residential uses) . Note—where a multi-unit residential use is provided above the podium level of a <i>mixed use building</i> in a <i>centre zone</i> or the Tourist accommodation zone, the boundary <i>setback</i> requirements of Section 9.3.1 (Business uses and centre design code) apply.

Performance Outcomes		Acceptable Outcomes	
	located on a lot fronting a canal or artificial waterway.		
PO9	The multi-unit residential use is in a building which has a top level and roof form that is shaped to:- (a) provide an articulated and visually attractive skyline silhouette; and (b) screen mechanical plants from view.	AO9	No acceptable outcome provided.
Privacy			
PO10	The multi-unit residential use ensures that <i>dwelling</i> s, <i>rooming units</i> , <i>private open spaces</i> and adjoining residential uses are provided with a reasonable level of privacy.	AO10.1	Non-habitable room windows of one <i>dwelling</i> or <i>rooming unit</i> are not located opposite windows of another <i>dwelling</i> or <i>rooming unit</i> unless views are controlled by screening devices, distance, landscapes or design of the opening.
		AO10.2	Where habitable room windows look directly at habitable room windows in an adjacent <i>dwelling</i> or <i>rooming unit</i> within 2 metres at the ground <i>storey</i> , or 9 metres at levels above the ground <i>storey</i> , privacy is protected by:- (a) window sill heights being a minimum of 1.5 metres above floor level; or (b) fixed translucent glazing being applied to any part of a window below 1.5 metres above floor level; or (c) fixed external screens; or (d) if at ground level, screen fencing to a minimum height of 1.8 metres.
		AO10.3	The outlook from windows, balconies, stairs, landings, terraces and decks or other private, communal or public areas is screened where direct view is available into <i>private open space</i> of an existing <i>dwelling</i> .
Open Space and Landscapes			
PO11	The multi-unit residential use provides communal and <i>private open space</i> and landscapes such that residents have sufficient area to engage in communal activities, enjoy private and semi-private spaces, and accommodate visitors.	AO11.1	A 2 metre wide landscape strip is provided along the full length of the street <i>frontage</i> (excluding driveways and pathways).
		AO11.2	For development involving 10 or more <i>dwelling</i> s, at least 10% of the area of the <i>site</i> is provided as communal open space, exclusive of required landscape strips and clothes drying areas.
		AO11.3	Each ground floor <i>dwelling</i> or <i>rooming unit</i> has a courtyard or similar <i>private open space</i> area directly accessible from the main living area which is not less than 20m ² in area with a minimum dimension of 3.5m.
		AO11.4	Each <i>dwelling</i> or <i>rooming unit</i> above ground level has a balcony or similar <i>private open space</i> area directly accessible from the main living area which is not less than 12m ² in area with a minimum dimension of 3.0m.
		AO11.5	A minimum 1.8 metre high solid screen

Performance Outcomes		Acceptable Outcomes	
			fence is provided and maintained along the full length of any side or rear boundary.
PO12	Landscapes provided in conjunction with the multi-unit residential use:- (a) enhance privacy between <i>dwelling</i> s, <i>rooming units</i> and <i>private open space</i> on the <i>site</i> and <i>adjoining premises</i> ; (b) assist in providing microclimatic control to buildings, communal and <i>private open space</i> ; (c) make a positive contribution to the <i>streetscape</i> ; and (d) maintain opportunities for casual surveillance of public and semi-public spaces.	AO12	No acceptable outcome provided.
PO13	Fences and walls used in landscapes for the multi-unit residential use:- (a) assist the development to address the street; (b) enable the use of <i>private open space</i> abutting the street; (c) provide an acoustic barrier for traffic noise; (d) highlight site and building entrances; (e) maintain safety and opportunities for casual surveillance; and (f) do not unduly impact upon the amenity of the <i>site</i> or surrounding areas.	AO13.1 AO13.2 AO13.3	Unless required to ameliorate traffic noise or headlight glare, high solid fences or walls are avoided along street <i>frontages</i> . Front fences and walls have a maximum height of not more than:- (a) 1.8 metres if 50% transparent; or (b) 1.2 metres if solid. Front fences and walls are setback behind the 2 metre wide landscape strip.
Clothes Drying Facilities			
PO14	Communal clothes drying facilities are provided where <i>dwelling</i> s or <i>rooming units</i> are not provided with individual drying facilities.	AO14	Where individual clothes drying facilities are not provided for each <i>dwelling</i> or <i>rooming unit</i> , one or more outdoor clothes drying areas fitted with robust clothes lines are provided in accessible locations to meet the clothes drying needs of residents.
PO15	Where individual clothes drying areas are provided on balconies, they do not adversely impact on the amenity of public places or neighbouring residential premises.	AO15	Individual clothes drying areas are concealed or screened from public view.
Additional Requirements for Rooming or Short Term Accommodation			
PO16	Except where in the form of a serviced apartment or self-contained accommodation, the <i>rooming accommodation</i> or <i>short-term accommodation</i> use is provided with sufficient kitchen, dining, laundry and common room facilities to accommodate the needs of residents and staff.	AO16	No acceptable outcome provided.
Additional Requirements for Mixed Use Development			
PO17	Where the multi-unit residential use forms part of a <i>mixed use building</i> or development, the development provides residents with reasonable privacy and security.	AO17.1 AO17.2	Entry areas for the residents of, and visitors to, <i>dwelling</i> s or <i>rooming units</i> are provided separately from entrances for other building users and provide for safe entry from streets, car parking areas and servicing areas. Clearly marked, safe and secure parking areas are provided for residents and

Performance Outcomes		Acceptable Outcomes	
		AO17.3	<p>visitors which is separate from parking areas provided for other building users.</p> <p>Security measures are installed such that building users do not have access to areas that are intended for the exclusive use of residents of, and visitors to, residential accommodation.</p>

Table 9.3.11.3.2 Minimum boundary setbacks for multi-unit residential uses

Column 1 Building height (above ground level) for that part of a building up to:-	Column 2 Boundary type	Column 3 Minimum setback in metres (m)
8.5 metres	Front (primary)	6m
	Front (secondary)	4m
	Side	2m
	Rear	2m (or 4.5m to a canal or artificial waterway)
12 metres	Front (primary)	6m
	Front (secondary)	4m
	Side	3m
	Rear	6m
16 metres	Front (primary)	6m
	Front (secondary)	4m
	Side	4m
	Rear	6m
22 metres	Front (primary)	6m
	Front (secondary)	6m
	Side	7m
	Rear	6m
37.5 metres	Front (primary)	6m
	Front (secondary)	6m
	Side	8m
	Rear	8m