

## 9.3.10 Multi-unit residential uses code

### 9.3.10.1 Application

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)**.

### 9.3.10.2 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 landscaping and well designed and useable communal and private open space areas;
  - (d) a multi-unit residential use provides a high standard of privacy and amenity for residents; and
  - (e) a multi-unit residential use incorporates and is supported by infrastructure and services commensurate with the scale of the use and its location.

### 9.3.10.3 Assessment benchmarks

**Table 9.3.10.3.1 Assessment benchmarks for assessable development**

Performance outcomes		Acceptable outcomes	
<i>Site layout and relationship of buildings to site features</i>			
<b>PO1</b>	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.	<b>AO1</b>	No acceptable outcome provided.  Editor's note—the preparation of a site analysis plan may assist in establishing compliance with the performance outcome.
<b>PO2</b>	The multi-unit residential use is located on a site which has an area and dimensions capable of accommodating a well-designed and integrated multi-unit development incorporating:- (a) vehicle access, parking and manoeuvring areas; (b) communal and private open space areas and landscaping; and (c) any necessary buffering to incompatible uses or sensitive environments.	<b>AO2.1</b>  <b>AO2.2</b>	The multi-unit residential use is located on a lot having a minimum area of 800m <sup>2</sup> .  The multi-unit residential use is not located on a hatchet shaped lot.

Performance outcomes		Acceptable outcomes	
<b>Building response to sub-tropical climate</b>			
<b>PO3</b>	<p>The multi-unit residential use incorporates passive design responses that acknowledge and reflect the region's sub-tropical climate.</p> <p>Editor's note—the publication <i>Subtropical Design in South East Queensland – A Handbook for Planners, Developers and Decision Makers</i>, prepared by the Centre for Subtropical Design, provides guidance about the application of sub-tropical design principles.</p>	<b>AO3</b>	No acceptable outcome provided.
<b>Relationship of buildings to streets, public spaces and private open space</b>			
<b>PO4</b>	<p>The multi-unit residential use is sited and designed to:-</p> <p>(a) provide a visibly clear pedestrian entrance to and from the building; and</p> <p>(b) minimise the potential for pedestrian and vehicular conflict.</p>	<b>AO4</b>	<p>The building is sited and designed such that:-</p> <p>(a) the main pedestrian entrance to the building (or group of buildings) is located on the primary street frontage;</p> <p>(b) pedestrian access to the entrance of the building(s) or individual dwellings is easily discerned; and</p> <p>(c) vehicular access to the site is separate from the pedestrian access.</p>
<b>PO5</b>	<p>The multi-unit residential use is sited and designed to:-</p> <p>(a) address and provide a semi-active frontage to the street, adjacent parkland or other public areas;</p> <p>(b) promote casual surveillance of public and semi-public spaces;</p> <p>(c) contribute to a residential character; and</p> <p>(d) achieve a high level of amenity for dwellings within the site.</p>	<b>AO5</b>	<p>The building is sited and designed such that:-</p> <p>(a) street and parkland frontages of the site comprise "semi-active uses/spaces" such as habitable rooms, common recreation areas (indoor and outdoor) and landscaped areas, to facilitate casual surveillance; and</p> <p>(b) the number of dwellings, rooming units, windows and balconies of habitable rooms that address adjoining streets, communal recreation areas and open spaces is optimised.</p>
<b>PO6</b>	<p>The multi-unit residential use is designed to ensure that car parking areas, services and mechanical plant do not visually dominate the site or surrounding area.</p>	<p><b>AO6.1</b></p> <p><b>AO6.2</b></p>	<p>Any car parking area or other associated structures are integrated into the design of the development such that:-</p> <p>(a) they are screened from view from frontages to streets, parks and adjoining land;</p> <p>(b) they are not located between the building and the street address except uncovered visitor parking spaces; and</p> <p>(c) a basement car parking area does not protrude above the adjacent ground level by more than 1m.</p> <p>Services and mechanical plant, including individual air conditioning equipment for dwellings or rooming units, is visually integrated into the design and finish of the building or effectively screened from view.</p>
<b>Building mass and composition</b>			
<b>PO7</b>	<p>The multi-unit residential use is sited and designed in a manner which:-</p> <p>(a) minimises building mass and scale;</p> <p>(b) provides visual interest through building articulation and architectural design features; and</p>	<b>AO7.1</b>	<p>Where a standalone multi-unit residential use, the site cover of all buildings on a site does not exceed:-</p> <p>(a) 50% if 1 storey; and</p> <p>(b) 40% if 2 or more storeys.</p>

Performance outcomes		Acceptable outcomes	
	(c) allows sufficient area at ground level for communal open space, site facilities, resident and visitor parking, landscaping and maintenance of a residential streetscape.	<b>AO7.2</b>	<p><b>OR</b></p> <p>Where forming part of a mixed use development, the site cover of all buildings on a site does not exceed:-</p> <p>(a) 70% for that part of a building not exceeding 8.5m in height; and</p> <p>(b) 40% for that part of a building exceeding 8.5m in height.</p> <p>The building incorporates most or all of the following design features:-</p> <p>(a) vertical and horizontal articulation such that no unbroken elevation is longer than 15m;</p> <p>(b) variations in plan shape, such as curves, steps, recesses, projections or splays;</p> <p>(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;</p> <p>(d) balconies, verandahs or terraces; and</p> <p>(e) planting, particularly on podiums, terraces and low level roof decks.</p>
<b>PO8</b>	The multi-unit residential use is sited and designed so as to:- (a) provide amenity for users of the premises whilst preserving the privacy of adjoining and nearby properties; (b) provide adequate separation distance from adjoining uses; (c) preserve any existing vegetation that will buffer the proposed building; (d) allow for landscaping to be provided between buildings and street frontages and between neighbouring buildings; and (e) maintain the visual continuity and pattern of buildings and landscape elements within the street.	<b>AO8</b>	<p>Buildings and structures comply with the minimum boundary setbacks specified in:-</p> <p>(a) <b>Table 9.3.10.3.5 (Minimum boundary setbacks for multi-unit residential uses)</b>; and</p> <p>(b) if on a site with frontage to the Esplanade, Dayman Street (Pulgul Street to James Street) or Pulgul Street (The Esplanade to Dayman Street), <b>Table 9.3.10.3.6 (Minimum street frontage setbacks for Hervey Bay Esplanade streets)</b>.</p> <p>Note—the minimum street frontage setbacks specified in <b>Table 9.3.10.3.6</b> do not apply to sites fronting the Esplanade that are included in Precinct HDR1 (Hervey Bay tourism nodes) of the High density residential zone.</p>
<b>PO9</b>	The multi-unit residential use is in a building which has a top level and roof form that is shaped to reduce the apparent bulk of the building and provide a visually attractive skyline silhouette.	<b>AO9</b>	No acceptable outcome provided.
<b>Privacy and amenity</b>			
<b>PO10</b>	The multi-unit residential use ensures that dwellings, rooming units, private open spaces and adjoining residential uses are provided with a reasonable level of privacy.	<b>AO10.1</b>	Non-habitable room windows of one dwelling or rooming unit are not located opposite the non-habitable room windows of another dwelling or rooming unit unless views are controlled by screening devices, distance, landscaping or design of the opening.
		<b>AO10.2</b>	Where habitable room windows look directly at habitable room windows in an adjacent dwelling or rooming unit within 2m at the ground storey or 9m at levels above the ground storey, privacy is

Performance outcomes		Acceptable outcomes	
		AO10.3	protected by:- (a) window sill heights being a minimum of 1.5m above floor level; or (b) fixed opaque glazing being applied to any part of a window below 1.5m above floor level; or (c) fixed external screens; or (d) if at ground level, screen fencing to a minimum height of 1.8m.  For development up to and including 3 storeys in height, 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 private open space of an existing dwelling.
PO11	Noise from external noise sources does not unreasonably impact upon residents of the multi-unit residential use.	AO11	No acceptable outcome provided.  Editor's note—an acoustic assessment report prepared in accordance with the <b>Planning scheme policy for information the Council may require</b> may assist in establishing compliance with the performance outcome.
PO12	Noise from communal open space areas, service areas or plant and equipment does not unreasonably impact upon residents of the multi-unit residential use or on neighbouring residential premises or other noise sensitive use.	AO12	No acceptable outcome provided.  Editor's note—an acoustic assessment report prepared in accordance with the <b>Planning scheme policy for information the Council may require</b> may assist in establishing compliance with the performance outcome.
PO13	The multi-unit residential use does not diminish residential amenity due to unreasonable impacts of artificial illumination.	AO13	Glare conditions or excessive 'light spill' into dwellings, rooming units, adjacent sites and public spaces is avoided or minimised through measures such as:- (a) the use of building design and architectural elements or landscape treatments to block or reduce excessive light spill to locations where it would cause a nuisance to residents or the general public; and (b) the alignment of driveways and servicing areas to minimise vehicle headlight impacts on residential accommodation and private open space.
<b>Open space and landscaping</b>			
PO14	The multi-unit residential use provides communal and private open space such that residents have sufficient area to engage in communal activities, enjoy private and semi-private spaces, and accommodate visitors.	AO14.1  AO14.2  AO14.4	At least 25% of the site area is provided as communal open space inclusive of required buffer strips and clothes drying areas.  Each ground floor dwelling or rooming unit has a courtyard or similar private open space area directly accessible from the main living area and complying with the following minimum areas and dimensions respectively:- (a) 10m <sup>2</sup> and 2.5m for a studio or rooming unit; (b) 18m <sup>2</sup> and 2.5m for a 1 bedroom unit; and (c) 20m <sup>2</sup> and 3.0m for a 2 or more bedroom unit.  Each dwelling or rooming unit above

Performance outcomes		Acceptable outcomes	
			ground floor level has a balcony or similar private open space area directly accessible from the living area and complying with the following minimum areas and dimensions respectively:- (a) 4.5m <sup>2</sup> and 1.7m for a studio or rooming unit; (b) 5.5m <sup>2</sup> and 2.1m for a 1 bedroom unit; and (c) 8m <sup>2</sup> and 2.4m for a 2 or more bedroom unit.
<b>PO15</b>	Landscaping provided in conjunction with the multi-unit residential use:- (a) enhances privacy between dwellings, rooming units and private open space on the site and adjoining development; (b) assists in providing microclimatic control to buildings, communal and private open space; (c) makes a positive contribution to the streetscape and incorporates existing significant vegetation wherever possible; and (d) maintains opportunities for casual surveillance of public and semi-public areas.	<b>AO15.1</b>	Existing significant vegetation is retained and integrated within the landscaping concept for new development.
		<b>AO15.2</b>	Where provided, street trees are located between footpaths and the street or parking lanes.
		<b>AO15.3</b>	On-site landscaping is provided in accordance with the following:- (a) a minimum 2m wide densely planted landscaped buffer strip is provided along the full frontage of the site (not otherwise occupied by buildings or driveways); (b) planting areas are provided on top of podium levels; (c) storage and utility areas are completely screened by vegetation or built screens, except for access ways to these areas; (d) landscape planting utilises locally endemic and/or other native species as specified in the <b>Planning scheme policy for development works</b> ; and (e) within neighbourhood character areas, non-native/endemic species that form part of the landscape character of an area or place are used.
<b>PO16</b>	Fences and walls used in landscaping for the multi-unit residential use:- (a) assist the development to address the street; (b) enable the use of private open space 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 unreasonably impact upon the amenity of the site or surrounding areas.	<b>AO16.1</b>	Unless required to ameliorate traffic noise or headlight glare, high solid fences or walls are avoided along street frontages.
		<b>AO16.2</b>	Fences and walls along a front boundary, or a common boundary to a park or similar public open space, have a maximum height of not more than:- (a) 1.8m if 50% transparent; or (b) 1.2m if solid.
		<b>AO16.3</b>	Front fences and walls are setback behind the 2m wide landscaping strip.
		<b>AO16.4</b>	Where not adjoining a park or similar public open space, a minimum 1.8m high

Performance outcomes		Acceptable outcomes	
			solid screen fence is provided and maintained along the full length of any side or rear boundary.
<b>Services and utilities</b>			
<b>PO17</b>	Development is provided with infrastructure, services and utilities appropriate to its location and setting and commensurate with its needs.	<b>AO17.1</b>	<p>Where available, development is provided with:-</p> <p>(a) a connection to stormwater drainage, electricity, gas and telecommunications services at no cost to the Council, including provision by way of dedicated road, public reserve or as a minimum by way of easements to ensure continued access is available to these services;</p> <p>Editor's note—the provision of telecommunications infrastructure is regulated in accordance with Federal Government legislation.</p> <p>(b) reticulated sewerage where the development is within a sewerage service area. Where the development is not within a sewerage service area, an on-site treatment and disposal system is provided that complies with the requirements of the <i>Plumbing and Drainage Act 2003</i>; and</p> <p>Note—the sewerage service area is shown on the Plans for Trunk Infrastructure – Wastewater.</p> <p>(c) reticulated water where the development is within a water supply service area. Where the development is not within a water supply service area, development is provided with adequate on-site rainwater collection.</p> <p>Note—the water supply service area is shown on the Plans for Trunk Infrastructure – Water Supply.</p>
		<b>AO17.2</b>	Infrastructure is planned, designed and constructed in accordance with Council's Priority Infrastructure Plan, and the <b>Planning scheme policy for development works</b> , or where applicable, the requirements of the service provider.
<b>PO18</b>	Development near or over the Council's stormwater infrastructure and/or sewerage and water infrastructure:- (a) protects the infrastructure from physical damage; and (b) allows ongoing necessary access for maintenance purposes.	<b>AO18</b>	Development that will involve building or operational work near or over the Council's stormwater infrastructure and/or sewerage and water infrastructure complies with the <b>Planning scheme policy for development works</b> .
<b>PO19</b>	Development achieves sufficient stormwater and water quality outcomes during and after the construction phase.	<b>AO19</b>	Stormwater and water quality outcomes comply with the stormwater design objectives of <b>Table 9.3.10.3.7 (Construction Phase – stormwater management design objectives)</b> and <b>Table 9.3.10.3.8 (Post Construction Phase – stormwater management</b>

Performance outcomes		Acceptable outcomes	
			design objectives).
<b>Site facilities and waste management</b>			
<b>PO20</b>	Adequate communal clothes drying facilities are provided where dwellings or rooming units are not provided with individual drying facilities.	<b>AO20</b>	Where dwellings or rooming units are not provided with individual clothes drying facilities, one or more outdoor communal clothes drying areas are provided in an accessible location, equipped with robust clothes lines.
<b>PO21</b>	Refuse disposal areas are located in convenient and unobtrusive positions and are capable of being serviced by the Council's cleansing contractor.	<b>AO21.1</b>	The multi-unit residential use provides for the on-site storage of refuse.
		<b>AO21.2</b>	Refuse disposal areas and storage areas are screened by a solid fence or wall having a minimum height of 1.2m.
		<b>AO21.3</b>	Refuse storage areas are not directly visible from the road.
<b>Fire services in community title developments</b>			
<b>PO22</b>	Hydrants are located in positions that will enable fire services to access water safely, effectively and efficiently.	<b>AO22.1</b>	Residential streets and common access ways within a common private title should have hydrants placed at intervals of no more than 120 metres and at each intersection. Hydrants may have a single outlet and be situated above or below ground.
		<b>AO22.2</b>	Commercial and industrial streets and access ways within streets serving commercial properties such as factories, warehouses and offices should be provided with above or below ground fire hydrants at not more than 90 metre intervals and at each street intersection. Above ground fire hydrants should have dual valved outlets.
<b>PO23</b>	Road widths and construction within the development are adequate for fire emergency vehicle to gain access to a safe working area close to dwellings and near water supplies whether or not on-street parking spaces are occupied.	<b>AO23</b>	Road access minimum clearances of 3.5 metres wide and 4.8 metres high are provided for safe passage of emergency vehicles.
<b>PO24</b>	Hydrants are suitably identified so that fire services can locate them at all hours.	<b>AO24</b>	Hydrants are identified as specified in 'Identification of street hydrants for firefighting purposes' available under 'Publications' on the Department of Transport and Main Roads website <a href="http://www.tmr.qld.gov.au/~media/busind/techstdpubs/trum/125Amend18.pdf">www.tmr.qld.gov.au/~media/busind/techstdpubs/trum/125Amend18.pdf</a>

**Table 9.3.10.3.2 Assessment benchmarks for assessable development – additional requirements for rooming accommodation or short-term accommodation**

Performance outcomes		Acceptable outcomes	
<b>PO1</b>	The rooming accommodation or short-term accommodation use is provided with sufficient kitchen, dining, laundry and common room facilities to accommodate the needs of residents and staff.	<b>AO1</b>	No acceptable outcome provided.

**Table 9.3.10.3.3 Assessment benchmarks for assessable development – additional requirements for non-resident workforce accommodation or rural workers accommodation if located in the Rural zone<sup>7</sup>**

<b>Performance outcomes</b>		<b>Acceptable outcomes</b>	
<b>PO1</b>	The non-resident workforce accommodation or rural workers accommodation use is sited and designed to:- (a) provide amenity for users of the premises; (b) avoid conflicts with residents and rural activities on surrounding properties; and (c) maintain the visual continuity and pattern of buildings and landscape elements within the locality.	<b>AO1</b>	The non-resident workforce accommodation or rural workers accommodation use is setback at least:- (a) 20m from any site frontage; and (b) 50m from any other site boundary.
<b>PO2</b>	The scale, design and external finish of buildings:- (a) complements the rural and/or natural character of the area and integrates with the surrounding natural landscape; and (b) incorporates colours and finishes that allow the buildings to blend in with the natural and rural landscape.	<b>AO2</b>	No acceptable outcome provided.

<sup>7</sup> For these particular uses, where there is inconsistency between the assessment benchmarks in this table and the assessment benchmarks contained elsewhere in this code, the provisions in this table will prevail to the extent of the inconsistency.



**Table 9.3.10.3.4 Assessment benchmarks for assessable development – additional requirements for mixed use development**

Performance outcomes		Acceptable outcomes	
<b>PO1</b>	Where the multi-unit residential use forms part of a mixed use building or development, residents are provided with reasonable levels of privacy and security.	<b>AO1.1</b>	Entry areas for the residents of and visitors to dwellings or rooming units are provided separately from entrances for other building users and provide for safe entry from streets, car parking areas and servicing areas.
		<b>AO1.2</b>	Clearly marked, safe and secure parking areas are provided for residents and visitors which are separate from parking areas provided for other building users.
		<b>AO1.3</b>	Security measures are installed such that other building users do not have access to areas that are intended for the exclusive use of residents of and visitors to residential accommodation.

**Table 9.3.10.3.5 Minimum boundary setbacks for multi-unit residential uses**

Column 1 Building height	Column 2 Boundary type	Column 3 Minimum setback
Up to 8.5m	Side	2m
	Front (primary) <sup>A</sup>	6m
	Front (secondary)	3m
	Rear	2m
8.5m up to 16m	Side	4m
	Front (primary) <sup>A</sup>	6m
	Front (secondary)	4m
	Rear	6m
16m up to 21m	Side	6m
	Front (primary) <sup>A</sup>	6m
	Front (secondary)	6m
	Rear	6m
21m and above	Side	8m
	Front (primary) <sup>A</sup>	6m
	Front (secondary)	6m
	Rear	8m

<sup>A</sup> Note—Table 9.3.10.3.6 below specifies alternative front boundary setbacks for certain streets in Hervey Bay in accordance with acceptable outcome AO8(b).

**Table 9.3.10.3.6 Minimum street frontage setbacks for Hervey Bay Esplanade streets**

Column 1 Building height	Column 2 Minimum setback from primary street frontage
Up to 11m	10m
11m up to 16m	15m
16m up to 21m	25m
21m and above	35m

**Table 9.3.10.3.7 Construction Phase – stormwater management design objectives**

Issue	Design Objectives
<b>Drainage control</b>	<p>Temporary drainage works</p> <p>1. Design life and design storm for temporary drainage works:</p> <ul style="list-style-type: none"> <li>..... Distribute area open for &lt;12 months – 1 in 2 year ARI event;</li> <li>..... Distributed area open for 12-24 months – 1 in 5 year ARI event;</li> </ul>

Issue		Design Objectives
		<ul style="list-style-type: none"> <li>..... Distributed area open for &gt;24 months – 1 in 10 year ARI event;</li> </ul> <ol style="list-style-type: none"> <li>Design capacity excludes minimum 150mm freeboard; and</li> <li>Temporary culvert crossing – minimum 1 in 1 year ARI hydraulic capacity.</li> </ol>
<b>Erosion control</b>	Erosion control measures	<ol style="list-style-type: none"> <li>Minimise exposure of disturbed soils at any time</li> <li>Divert water run-off from undisturbed areas around disturbed areas</li> <li>Determine the erosion risk rating using local rainfall erosivity, rainfall depth, soil-loss rate or other acceptable methods</li> <li>Implement erosion control methods corresponding to identified erosion risk rating</li> </ol>
<b>Sediment control</b>	Sediment control measures  Design storm for sediment control basins  Sediment basin dewatering	<ol style="list-style-type: none"> <li>Determine appropriate sediment control measures using:               <ul style="list-style-type: none"> <li>..... Potential soil loss; or</li> <li>..... Monthly erosivity; or</li> <li>..... Average monthly rainfall;</li> </ul> </li> <li>Collect and drain stormwater from disturbed soils to sediment basin for design storm event:               <ul style="list-style-type: none"> <li>..... Design storm for sediment basin sizing is 80<sup>th</sup>% five-day event or similar;</li> </ul> </li> <li>Site discharge during sediment basin dewatering:               <ul style="list-style-type: none"> <li>..... TSS &lt; 50 mg/L TSS; and</li> <li>..... Turbidity not &gt;10% receiving waters turbidity; and</li> <li>..... pH 6.5-8.5.</li> </ul> </li> </ol>
<b>Water quality</b>	Litter and other waste hydrocarbons and other contaminants	<ol style="list-style-type: none"> <li>Avoid wind-blown litter; remove grass pollutants;</li> <li>Ensure there is no visible oil or grease sheen on released waters;</li> <li>Dispose of waste containing contaminants at authorised facilities.</li> </ol>
<b>Waterway stability and flood flow management</b>	Changes to the natural waterway hydraulics and hydrology	<ol style="list-style-type: none"> <li>For peak flow for the 1 year and 100 year ARI event, use constructed sediment basins to attenuate the discharge rate of stormwater from the site.</li> </ol>

**Table 9.3.10.3.8 Post Construction Phase – stormwater management design objectives**

Climatic region	Design objectives Minimum reductions in mean annual load from unmitigated development (%)				Application
	Total suspended solids (TSS)	Total Phosphorus (TP)	Total nitrogen (TN)	Gross pollutants >5 mm	
Central Queensland (South)	85	60	45	90	Development for urban purposes within population centres greater than 3000 persons.
All	N/A	N/A	N/A	N/A	Catchments contributing to un-lined receiving waterway. Local government may not require compliance if the waterway is degraded.  For peak flow for the 1 year ARI event, use co-located storages to attenuate site discharge rate of stormwater.