City Plan code template

This code template supports the preparation of a development application against either the acceptable outcome(s) or performance outcome(s) contained in the code. Development assessment rules are outlined in **Section 5.3.3** of the City Plan.

Please note:

For assessment against the overall outcomes, refer to the appropriate code.

Note: The whole of the planning scheme is identified as the assessment benchmark for impact assessable development. This specifically includes assessment of impact assessable development against this strategic framework. The strategic framework may contain intentions and requirements that are additional to and not necessarily repeated in zone, overlay or other codes. In particular, the performance outcomes in zone codes address only a limited number of aspects, predominantly related to built form. Development that is impact assessable must also be assessed against the overall outcomes of the code as well as the strategic framework.

9.3.14 Multiple accommodation code

9.3.14.1 Application

This code applies to assessing material change of use for development for Multiple dwellings, Short-term accommodation, Resort complexes, Residential care, Retirement facilities and Rooming accommodation uses up to 32 metres in height where indicated within **Part 5 Tables of assessment**.

When using this code, reference should be made to **Section 5.3.2,** and, where applicable, **Section 5.3.3,** in **Part 5**.

9.3.14.2 Purpose

(1) The purpose of the Multiple accommodation code is to encourage high quality, attractive, well designed developments that promote a high standard of living for residents and make a positive contribution to the character of the city.

(2) The purpose of the code will be achieved through the following overall outcomes:

- (a) Development is designed to create attractive, high-quality visually appealing buildings and protect the privacy and amenity of the occupants of the dwelling and neighbouring residential premises.
- (b) Development is designed and orientated to promote a safe environment within the site, adjoining streets and public realm.
- (c) Development is complemented by high-quality landscaping that contributes to the desired character of the area.
- (d) Development is designed to promote safe and convenient pedestrian and vehicle access to and from the site.
- (e) Development supports the provision of diversity of housing for various types of households within the city to meet the needs of existing and future residents.

(f) Development is designed to add visual interest to the streetscape, to contribute positively to the local and wider city character and image, and to achieve a high quality urban design, with highly functional, accessible, attractive, memorable and sustainable buildings and spaces.

(g) Multiple dwellings, Short-term accommodation, Resort complexes, Residential care, Retirement facilities and Rooming accommodation uses up to 32 metres in height, promote a high standard of living and care for residents through their design, recreation facilities and location.

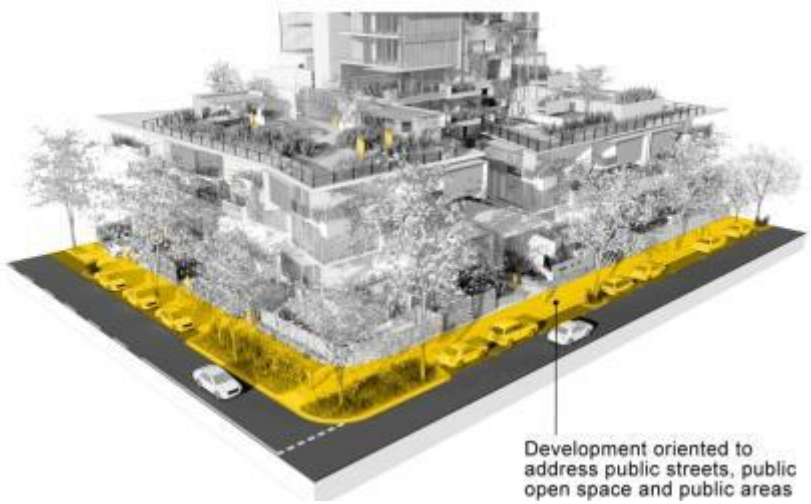
(h) Residential care facilities and retirement facilities are provided with self contained services and recreational facilities to meet the needs of residents.

9.3.14.3 Specific benchmarks for assessment

Table 9.3.14-1: Multiple accommodation code – for assessable development

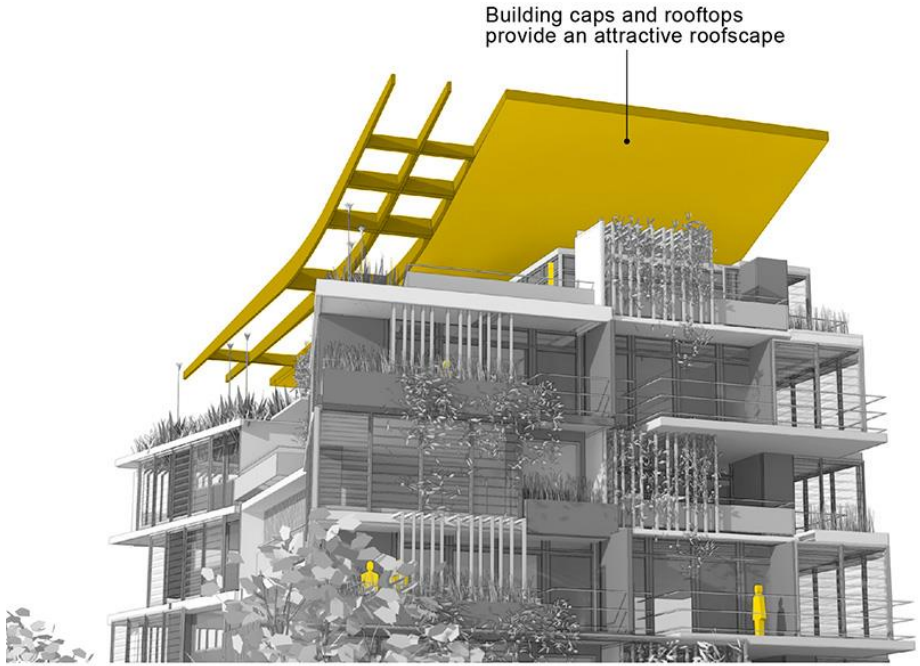
Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? **If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome**	Internal use
Road frontage			
PO1 The site has sufficient frontage to ensure that: (a) safe and convenient vehicular and pedestrian access can be provided; and (b) adequate landscaping is provided adjacent to the road frontage.	**AO1** The minimum road frontage is 20m.	Compliant, as the site has road frontages that significantly exceed 20m in width.	
PO2 The use is not established on a rear lot.	**AO2** No acceptable outcome is provided.	Compliant.	
Design and appearance			
PO3 All buildings and ancillary structures are designed to: (a) contribute to the envisaged urban character of the local area; (b) promote casual surveillance of public streets, public open space and public areas; (c) add visual interest to the streetscape;	**AO3.1** All development is oriented so as to address public streets, public open space and public areas.	Compliant, as the proposed development has been designed in a matter to overlook the Imelda Way and Karingal Drive street frontages along with the internal watercourse that is to be celebrated by the proposal.	
	AO3.2 Buildings located on a street corner are to address both street frontages.	Not applicable.	
	AO3.3 All visible walls are articulated, or otherwise architecturally treated, to	Compliant, as the proposed development has been designed to accommodate a variety of dwelling designs that each possess extensive articulation and varying architectural	

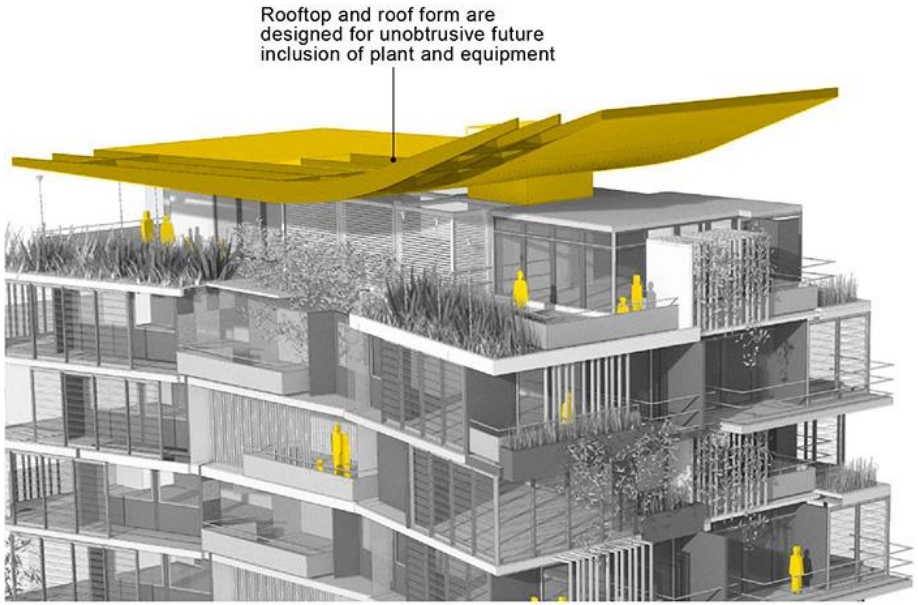
Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? **If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome**	Internal use
(d) enable differentiation between buildings; and (e) avoid stark or austere appearance.	create visual interest and to avoid a broad expanse of featureless wall.	features.	
	AO3.4 The building design and materials visually integrate with the prevailing or intended character of the area.	Compliant, as the proposed development's building design accommodates a form, scale and layout that is in keeping with the intended character for the area.	
	AO3.5 The degree of reflection (both heat and light) of any reflective glass does not exceed 20%. **Note: this provision does not apply to class 1A and class 10A buildings.**	Able to comply subject to relevant and reasonable conditions of approval.	

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets either the performance outcome or overall outcome	Internal use
 **Figure 9.3.14-1** Illustration showing Multiple accommodation outcomes where all development is oriented so as to address public streets, public open space and public areas			

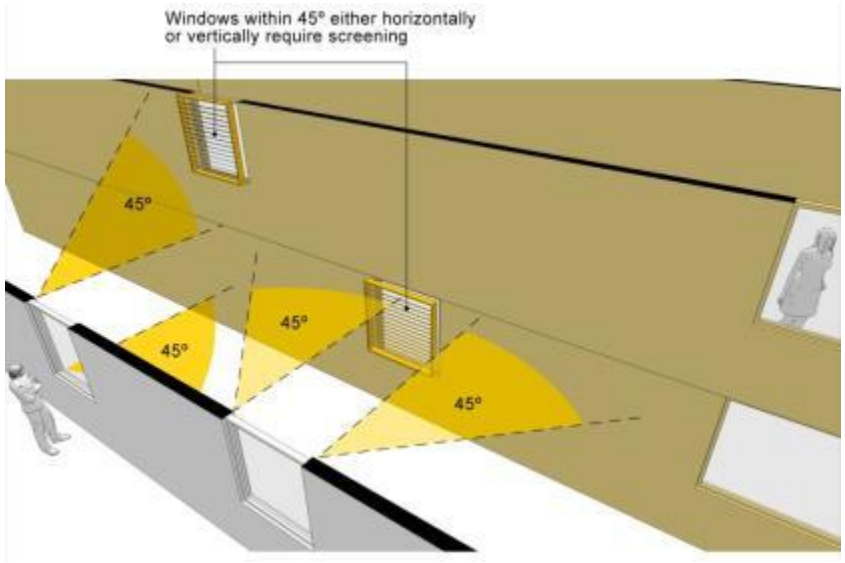
Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets either the performance outcome or overall outcome	Internal use
 **Figure 9.3.14-2** Illustration showing Multiple accommodation outcomes where all visible walls are articulated to create visual interest and the building design and materials visually integrate with the prevailing or intended character of the area			
PO4 Building form, orientation and articulation promotes sub-tropical design excellence and innovation, through: (a) optimising orientation to the north; (b) incorporation of generous outdoor living spaces; (c) privacy and utility of open space; (d) building articulation and ventilation; and (e) shading and climate protection.	**AO4** No acceptable outcome is provided.	Compliant, as the proposed development's form, orientation and articulation has been designed to facilitate the construction of a high quality, modern residential infill development.	

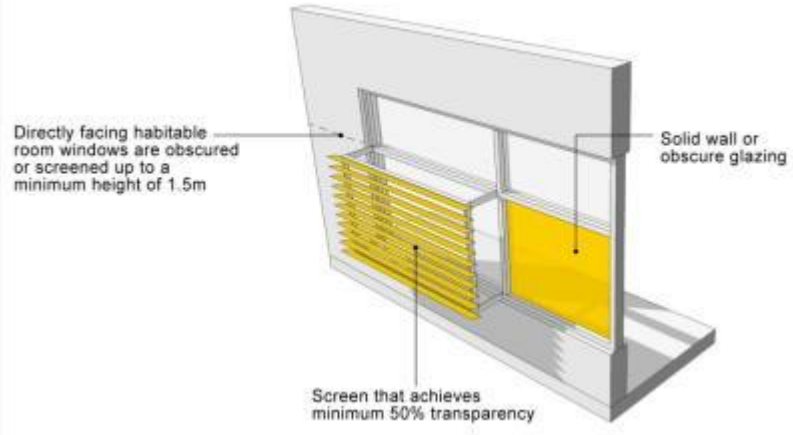
Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? **If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome**	Internal use
Roof form for buildings with 3 or more storeys			
PO5 Building caps and rooftops are provided to contribute an attractive roofscape that enhances the architectural distinction of the building and effectively screens service structures, plant and equipment. **Note: building height incorporates allowance for plant and equipment, attractive building caps and rooftop features.**	**AO5.1** Building caps and rooftops are provided to contribute an attractive roofscape that enhances the architectural distinction of the building	Compliant, with the roofline structures being designed to support the overall contemporary appearance of the proposal.	
	AO5.2 Service structures, lift motor rooms and mechanical plant are: (a) designed as an architectural feature of the building; (b) incorporated into the roof form; or (c) screened effectively.	Compliant, with these installations able to be accommodated.	
	AO5.3 The rooftop and roof form is designed to enable future inclusion of plant and equipment such as satellite dishes/telecommunications facilities in an unobtrusive manner.	Compliant, with the roofline structure being designed to support future installations as required.	
	AO5.4 Where rooftops are used for open space, plant and equipment is visually and acoustically screened from the communal open space and the open space area is integrated into an attractive roofscape to enhance the architectural distinction of the building.	Not applicable.	

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets either the performance outcome or overall outcome	Internal use
 **Figure 9.3.14-3** Illustration showing Multiple accommodation outcomes for building caps and rooftops			

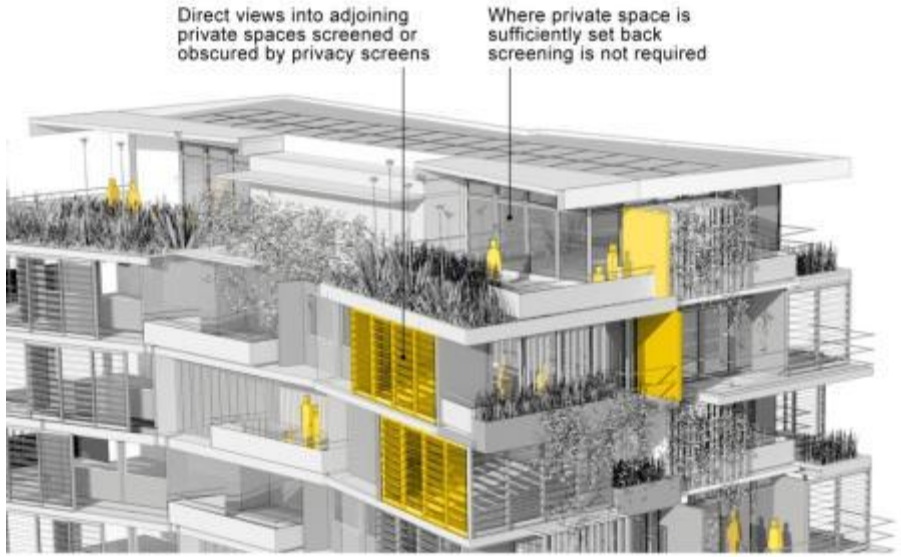
Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets either the performance outcome or overall outcome	Internal use
 **Figure 9.3.14-4** Illustration showing Multiple accommodation outcomes for rooftop and roof form			
Ground floor and entry requirements for buildings with 3 or more storeys			
PO6 The ground floor entrance area is easily identifiable and built to a human scale.	**AO6** No acceptable outcome provided	Compliant, with the design of the proposed 3 storey townhouses promoting pedestrian access points at the ground level of the buildings.	
Privacy			

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? **If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome**	Internal use
PO7 The building is designed to achieve an acceptable level of privacy for the occupants of the dwelling and neighbouring dwellings.	**AO7.1** Habitable room windows do not directly face : (a) a habitable room window of another building within 10m; and (b) an access way, footpath or communal open space area within 3m. OR Habitable room windows: (a) Have a fixed obscure glazing in any part of the window below 1.5m above floor level; (b) Have privacy screens that cover a minimum of 50% window view. **Note: 'directly face' means an angle within 45° either horizontally or vertically.**	Compliant, subject to adherence with relevant and reasonable conditions of approval.	
	AO7.2 Where a direct view exists into the private open space of an adjoining dwelling, the outlook from windows, stairwells, terraces, decks and other private, communal or public areas, is obscured or screened by privacy screens.	Compliant, subject to adherence with relevant and reasonable conditions of approval.	

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets either the performance outcome or overall outcome	Internal use
 **Figure 9.3.14-5** Illustration showing Multiple accommodation design privacy outcomes where windows and doors are appropriately obscured by screening.			

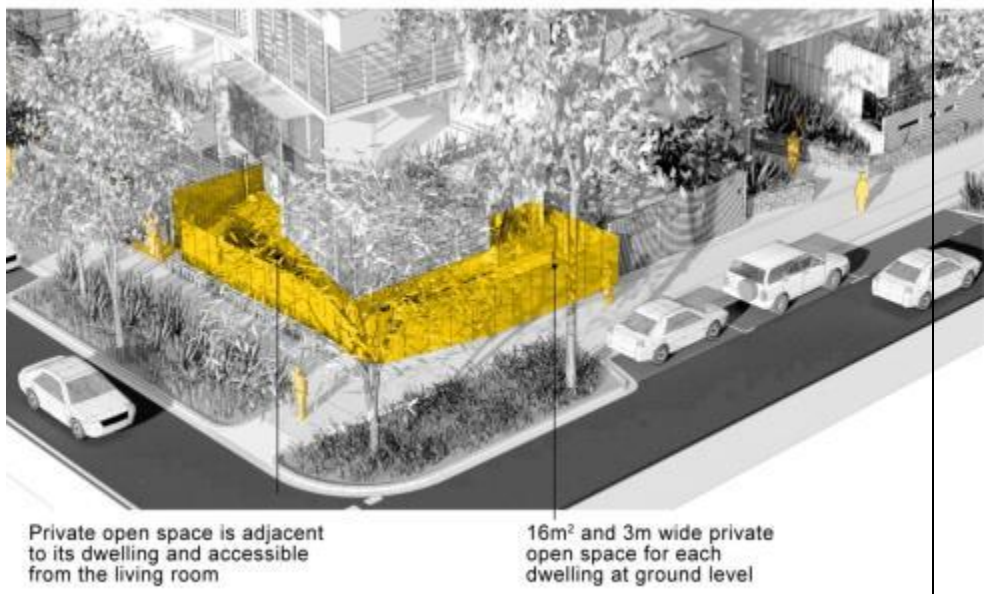
Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets either the performance outcome or overall outcome	Internal use
 **Figure 9.3.14-6** Illustration showing Multiple accommodation outcomes for privacy			

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets either the performance outcome or overall outcome	Internal use
 **Figure 9.3.14-7** Illustration showing Multiple accommodation outcomes			

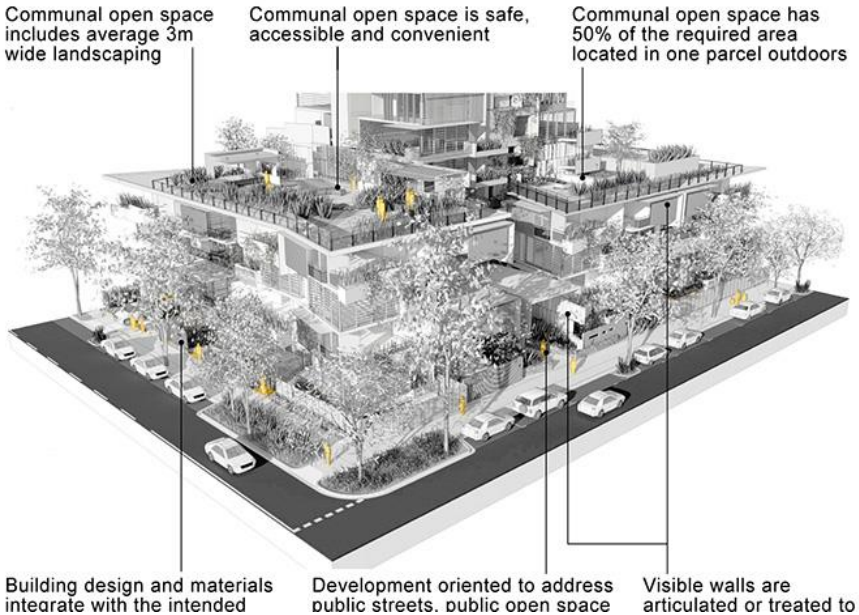
Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets either the performance outcome or overall outcome	Internal use
 **Figure 9.3.14-8** Illustration showing Multiple accommodation outcomes for privacy			

<table>
<tr><th>Performance outcomes</th><th colspan="2">Acceptable outcomes</th><th>Does the proposal meet the acceptable outcome?
If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome</th><th>Internal use</th></tr>
<tr><td colspan="2">Private open space</td><td colspan="2"></td><td></td></tr>
<tr><td rowspan="11">PO8
Above ground private open spaces are directly accessible and functional area for users.</td><td colspan="2" rowspan="2">AO8
Above ground private open space for each dwelling shall:
(a) mitigate negative wind effects on intended users;
(b) be accessible from the living room; and
(c) be supplied at the following rates:</td><td rowspan="2">N/A.</td><td rowspan="2"></td></tr>
<tr></tr>
<tr><td>No. of bedrooms</td><td>Minimum balcony area</td><td></td><td></td></tr>
<tr><td>1 bedroom and studio</td><td>8m² with a minimum dimension of 2m</td><td></td><td></td></tr>
<tr><td>2 bedrooms</td><td>12m² with a minimum dimension of 2.5m</td><td></td><td></td></tr>
<tr><td>3 or more bedrooms</td><td>16m² with a minimum dimension of 3m</td><td></td><td></td></tr>
<tr><td colspan="2">OR
Bermuda Point precinct</td><td></td><td></td></tr>
<tr><td>No. of bedrooms</td><td>Minimum balcony areas</td><td></td><td></td></tr>
<tr><td>1, 2, 3 or more bedroom/studio</td><td>8m² with a minimum dimension of 2m</td><td></td><td></td></tr>
<tr><td colspan="2">OR
For residential care facilities, no acceptable outcome provided.</td><td></td><td></td></tr>
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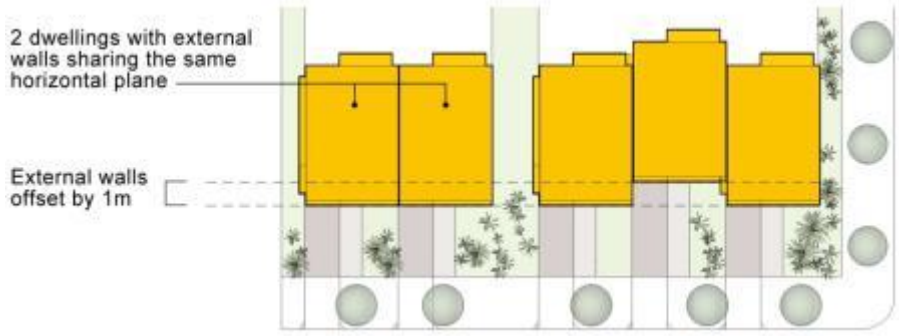
Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? **If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome**	Internal use
PO9 Ground floor private open space areas are sufficiently sized to create useable areas and assist in activating the street and/or ground floor.	**AO9** The ground floor private open space for each dwelling: (a) has a minimum area of 16m²; (b) has a minimum width of 3m; (c) is located adjacent to each dwelling unit; (d) is accessible from the living room; (e) has a maximum gradient not exceeding one in ten; and (f) is sufficiently screened or elevated for privacy without total seclusion. OR For residential care facilities, no acceptable outcome provided.	Compliant, with the proposed courtyard areas having a minimum depth dimension of 4m and a minimum area of 26m^2 for each area of private open space. The design and scale of these areas is compliant with the requirements of AO9.	

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets either the performance outcome or overall outcome	Internal use
 **Figure 9.3.14-9** Illustration showing Multiple accommodation outcomes for private open space			
Communal open space			
PO10 Where the development includes five or more dwellings, communal open space is provided on site that: (a) is accessible, useable and safe; (b) is available for the recreational use of all occupants of the development; (c) provides outdoor recreational areas required to service the open space	**AO10.1** Principal open space areas are oriented to the north and receive at least three hours of sun between 9am and 5pm on 21 June over a portion of their surface. OR **Bermuda Point precinct** Principle open space areas are orientated to the north.	Noting the scale of the proposed development, a total of 3174m^2 of communal open space has been proposed. In order to be compliant with the requirements of AO10.2, a total of 2485m^2 is required to be provided. Based on the variety of areas that have been proposed to be accommodated for use as communal open space, a variety of opportunities are created for the provision of passive and active recreation activities. Examining the broader requirements set out in PO10, the proposal is considered to comply.	

Performance outcomes	Acceptable outcomes		Does the proposal meet the acceptable outcome? **If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome**	Internal use
needs of residents or guests of the development; (d) aesthetically complements buildings on the site; (e) enhances the attractiveness of the development; (f) provides opportunities for social interaction; (g) is designed and located to reduce internal and external impacts on the amenity of residents and neighbouring premises; and (h) creates a pleasant streetscape by establishing landscaped (incorporating shade trees where practicable) areas adjoining the frontages of the development.	**AO10.2** Communal open space including any landscaped area is provided at the following rates:			
	11m^2	for every bedroom, or 10m^2 (or part thereof) of the area provided for sleeping within a short-term accommodation, hostel, or residential care facility		
	22m^2	for each one bedroom dwelling		
	35m^2	for each two bedroom dwelling		
	45m^2	for each dwelling of three or more bedrooms		
	AO10.3 The communal open space required in **AO10.2**: (a) includes a communal open space area of at least 50% of the total open space requirement in one parcel and, this parcel is outdoors and has a maximum length to breadth ratio of 2.5:1; (b) has a gradient not exceeding one in ten; (c) is clear of all non-recreational structures, including clothes hoists, driveways, water tanks, car parking			

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets either the performance outcome or overall outcome	Internal use
	and garbage receptacles; (d) is readily safe, accessible and convenient to residents; (e) includes an area being at least 10% for deep planting; (f) is designed and located so that it is subject to casual surveillance; (g) utilises hard and soft landscape treatment; (h) is clearly separated from any private areas of the site; and (i) can include indoor recreation facilities such as gymnasiums.		
 **Figure 9.3.14-10** Illustration showing Multiple accommodation outcomes for communal open space, landscaping			

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? **If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome**	Internal use
and design			
	AO10.4 The communal open space requirement determined by **AO10.2** incorporates a landscaped area which has an average width of 3m, a minimum width of 1.5m and adjoins any frontage to the site. This area: (a) is landscaped so as to be the same level as the footpath; (b) comprises 50% deep planting; (c) allows a view of the street and pedestrian entry areas; and (d) emphasises a clear pedestrian entry point to the development from the street.	The proposed communal open space areas accommodate sufficient space to adhere with the requirements of AO10.4, with this information to be detailed and confirmed at the Operational Works stage for Landscaping approval.	
	AO10.5 Where the development: (a) includes a basement podium which protrudes above ground level; or (b) where non-residential elements are provided below the residential component as part of a mixed-use development, the communal open space is provided consistent with the requirements of	N/A	

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets either the performance outcome or overall outcome	Internal use
	AO10.2 on top of the podium, roof, or on top of the non-residential elements of the development.		
	AO10.6 Where the communal open space is for a residential care facility or retirement facility, the open space is provided with outdoor facilities for the health and wellbeing of residents such as sheltered gardens, circuit walkways, gardening beds and a space of sufficient size for a resident to take a visiting family with young children.	N/A	
Additional design and appearance requirements for multiple dwellings comprising townhouses			
PO11 Multiple dwellings comprising townhouses are designed to visually integrate with the desired built form of the area as expressed by the zone and provide differentiation between buildings by means of articulation.	**AO11.1** No more than two adjacent dwellings have external walls in the same horizontal plane, unless they are offset by at least 1m.	As detailed with the expansive array of alternate townhouse designs submitted as part of the proposed plan of development, we have demonstrated adherence with the requirements set out in AO11.1.	
	AO11.2 The number of dwellings in the one continuous building does not exceed four.	The proposal complies with AO11.2 based on the number of contiguous dwellings not exceeding a total of four (4).	
 **Figure 9.3.14-11**			

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets either the performance outcome or overall outcome	Internal use
Illustration showing Multiple accommodation outcomes for additional design and appearance requirements for multiple dwellings comprising townhouses			

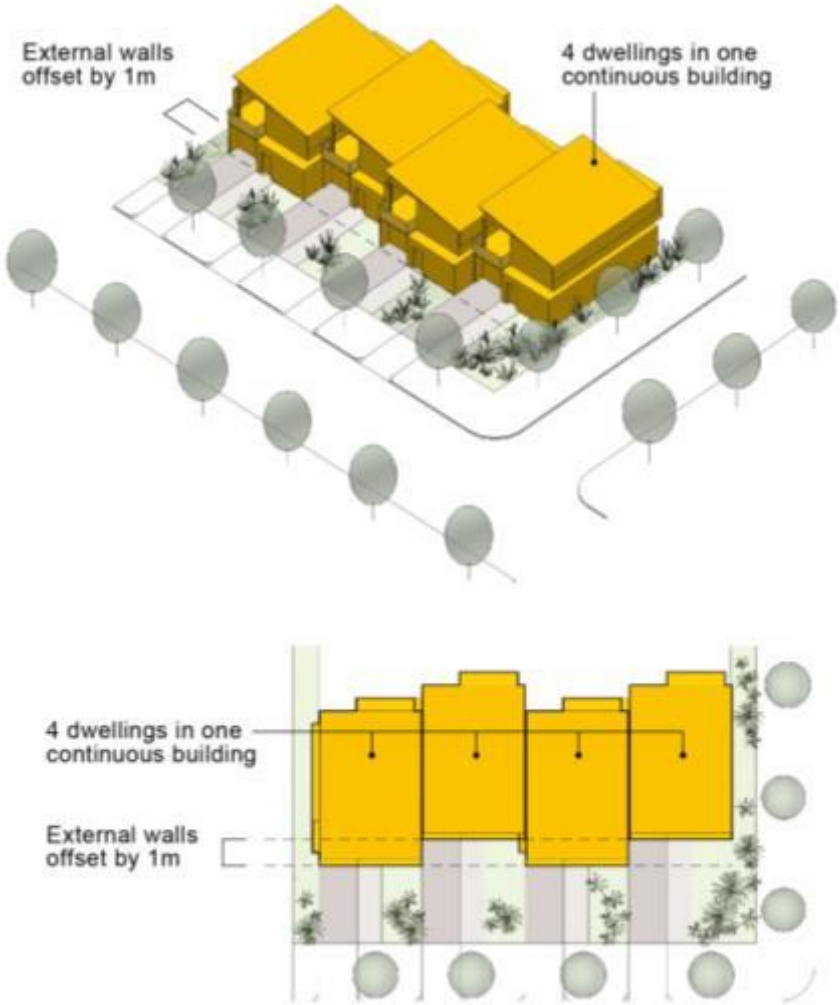
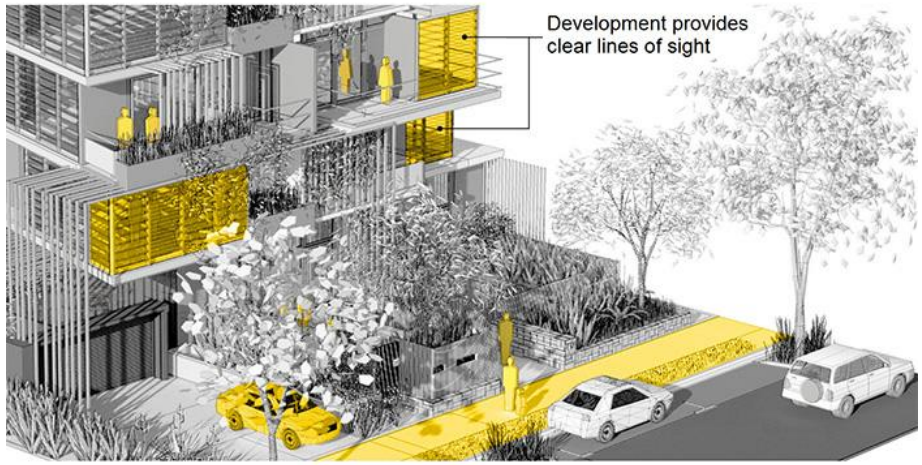
Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets either the performance outcome or overall outcome	Internal use
			

Figure 9.3.14-12
Illustration showing Multiple accommodation outcomes for additional design and appearance requirements for multiple dwellings comprising townhouses

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? **If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome**	Internal use
Pedestrian access			
PO12 Safe and convenient access is provided for pedestrians.	**AO12.1** Pedestrian access is provided to all road frontages and is easily identified.	The design of the proposed development accommodates safe and legible movements by pedestrians through the proposed entry and exit points from Imelda Way and Karingal Drive.	
	AO12.2 Footpaths are provided to connect dwellings with communal open-space areas, external roads and public open space. OR In low-speed traffic environments, driveways are designed to be a shared space.	The design of the proposed development provides a heavy emphasis on the provision of creating a safe and legible footpath network, with connections provided to connect each dwelling to areas of communal open space and the internal watercourse.	
 **Figure 9.3.14-13** Illustration showing Multiple accommodation outcomes for pedestrian access			

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? **If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome**	Internal use
Car park areas			
PO13 The car parking area and associated structures do not dominate the street frontage of the development.	**AO13** No acceptable outcome provided.	The design of the proposed development reduces the impact of car parking areas by accommodating lock-up garages and by scattering visitor parking areas across the complex. The built form is the dominant feature of the proposal when viewed from both street frontages.	
Provision of access for multiple dwellings comprising townhouses			
PO14 Multiple dwellings, in the form of townhouse development, integrate within the overall street network.	**AO14** Pedestrian and cycle connections are provided to adjoining streets.	The design of the internal road and pedestrian network accommodates movements by pedestrian and cycle connections to both street frontages and within the site.	
Safety and security			
PO15 Building design enhances safety and security on and off the site.	**AO15.1** Above ground floor dwellings have windows or balconies that provide clear lines of sight towards private access ways, the street, and all adjacent public space.	The design of the proposed development celebrates the overlooking of the streetscape through the extensive provision of balconies and glazing treatments.	
	AO15.2 Lighting is provided to driveways, property entrances, pathways, communal service areas, car-parking areas, lobbies stairwells, steps and ramps.	Able to comply, subject to relevant and reasonable conditions.	
	AO15.3 Entrances and exits to the street are directly accessible, illuminated and highly visible from public areas.	Able to comply, subject to relevant and reasonable conditions.	
	AO15.4 Dead-end corridors, alleyways, pathways and refuse areas are secured to prevent unauthorised access.	Able to comply, subject to relevant and reasonable conditions.	

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? **If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome**	Internal use
Housing need and choice			
PO16 Development provides a mix of housing sizes and affordability outcomes to meet housing needs.	**AO16** No acceptable outcome provided.	The proposed development provides a variety of housing and demographic choices based on it accommodating both 2 and 3 bedroom options.	
 **Figure 9.3.14-14** Illustration showing Multiple accommodation outcomes where above ground floor dwellings have windows and balconies that provide clear lines of sight towards private access ways, the street, and all adjacent public space			
Services and recreational facilities for residential care facilities and retirement facilities			
PO17 A range of self-contained services and recreational facilities are provided.	**AO17** Developments that have between 11 and 25 units include a community meeting room. OR Developments that have 26 units or more include a community meeting room and	N/A.	

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets either the performance outcome or overall outcome	Internal use
	one or more of the following: (a) community vehicle; (b) on-site personal care; (c) on-site meal service; and (d) recreational facilities, in addition to the open space requirements in PO10.		