

**Division 14: Residential Accommodation Code****About the Residential Accommodation Code**

- The Residential Accommodation Code regulates different types of Multiple dwelling, including townhouses, units and apartments, Retirement village and Dual occupancy developments, whether they are Self assessable, Code assessable or Impact assessable.
- The Code regulates the scale, siting, density and design of development.

**(1) Residential Accommodation Code**

The provisions in this division comprise the Residential Accommodation Code. They are;

- (i) The Purpose of the Residential Accommodation Code – Section (2); and
- (ii) The Specific Outcomes, Probable Solutions and Acceptable Solutions for Residential Accommodation development – Table 6.14.1.

**(2) The Purpose of the Residential Accommodation Code**

The purpose of the Residential Accommodation Code is to achieve the following overall outcomes

Dual Occupancy, Multiple Dwelling and Retirement Village development;

- (i) Is of a scale and design that compliments the residential areas in which they are located;
- (ii) Prevents unacceptable environmental and amenity impacts on surrounding premises;
- (iii) Utilise standards that result in safe, pleasant and practical living environments;
- (iv) Enhance the local streetscape and character of the areas in which they are located; and
- (v) Multiple Dwelling and Retirement Village developments are located close to community, recreational, social and emergency services.

TABLE 6.14.1 RESIDENTIAL ACCOMMODATION CODE

Specific outcomes (S) for Code and Impact assessable development and Impact assessable development	Probable Solutions (P) for Code and Impact assessable development; and Acceptable Solutions (A) for Self assessable development. (where Self assessable development does not meet the Acceptable Solutions in the applicable codes, it requires Code assessment. Refer to Section 1.2.9).
<i>All Residential Accommodation</i>	
<b>Site and Location</b>	
<p><b>S1</b> Development is located on land that is suitable for the use and of an area sufficient area to accommodate the requirements of this Code, whilst having regard to the following;</p> <p>(i) The existing development on the site;</p> <p>(ii) The existing and proposed amenity of the Zone/Area/Precinct; and</p> <p>(iii) The topography of the site.</p>	<p><b>P1.1</b> Dual Occupancy development is located;</p> <p>(i) On lots with a minimum lot size of 600 m<sup>2</sup> and a minimum primary road frontage of 15m in the Town – Residential Accommodation Precinct; or</p> <p>(ii) On lots with a minimum lot size of 800 m<sup>2</sup> where located outside the Town-Residential Accommodation Precinct .</p> <p><b>P1.2</b> Multiple Dwelling and Retirement Village development is located on lots with a:</p> <p>(i) Minimum lot size of 700 m<sup>2</sup> in the Town – Residential Accommodation Precinct; or</p> <p>(ii) Minimum lot size of 1000 m<sup>2</sup> where located outside the Town-Residential Accommodation Precinct; and</p> <p>(iii) Minimum primary road frontage of 20m.</p> <p><b>P1.3</b> Multiple Dwellings and Retirement Villages have a maximum site cover as follows;</p> <p>(i) 50% for all parts of a building or buildings one storey in height; and</p> <p>(ii) 40% for all parts of a building or buildings two storeys in height; and</p> <p>(iii) 35% for all parts of a building or buildings more than 2 storeys in height.</p>
<b>Development Density</b>	
<p><b>S2</b> The development density is consistent with the Overall Outcomes of the Zone and Area/Precinct in which the site is situated.</p>	<p><b>P2.1</b> For Dual Occupancies the maximum number of dwelling units on a site is as follows:</p> <p>(i) <b>Town Zone - Residential Accommodation Precinct:</b> 1 dwelling unit per 300m<sup>2</sup> of site area; and</p> <p>(ii) <b>Other Zones:</b> - 1 dwelling unit per 400m<sup>2</sup> of site area.</p> <p><b>P2.2</b> For Multiple Dwellings and Retirement Villages the maximum number of dwelling units on a site is as follows;</p> <p>(i) <b>Town Zone - Residential Accommodation Precinct:</b> 1 dwelling unit per 200m<sup>2</sup> of site area; and</p> <p>(ii) <b>Other Zones:</b> 1 dwelling unit per 400m<sup>2</sup> of site area.</p> <p><b>P2.3</b> Dwelling units have a minimum area of 60m<sup>2</sup>, excluding garages.</p>

Landscaped Areas	
<p><b>S3</b> Sufficient landscaped areas are provided on-site;</p> <ul style="list-style-type: none"> <li>(i) To compliment any street plantings;</li> <li>(ii) To provide soft and hard landscaped areas on-site;</li> <li>(iii) To screen unsightly buildings;</li> <li>(iv) To accommodate the communal and private open space needs of residents;</li> <li>(v) To provide shaded recreational areas;</li> <li>(vi) To offer shelter to buildings with a western aspect; and</li> <li>(vii) To accommodate communal refuse storage and other services.</li> </ul>	<p><b>P3.1</b> Dual Occupancy development is provided with private open space for each dwelling unit with;</p> <ul style="list-style-type: none"> <li>(i) A minimum area of 40m<sup>2</sup>;</li> <li>(ii) A minimum dimension of 5m; and</li> <li>(iii) direct access from living areas or non habitable rooms eg laundry and has separate access for garden maintenance.</li> </ul> <p><b>P3.2</b> Multiple Dwellings and Retirement Villages have landscaped areas which comprise at least 30% of the site, of which a minimum of 15% of the site as useable landscaped areas.</p> <p><b>P3.3</b> Each dwelling unit in Multiple Dwelling and Retirement Village developments, is provided with a private open space area at ground level which;</p> <ul style="list-style-type: none"> <li>(i) Is a minimum of 25m<sup>2</sup> in area;</li> <li>(ii) Has a minimum dimension of 5m;</li> <li>(iii) Is directly accessible from the dwelling unit, ideally from living areas or non habitable rooms eg laundry;</li> <li>(iv) has separate access for garden maintenance;</li> <li>(v) contains clothes drying areas which are screened from view of adjoining roads to protect the amenity of the surrounding area; and</li> <li>(vi) is fenced or otherwise screened for privacy and the exclusive use of the dwelling unit.</li> </ul>
Car parking and Access	
<p><b>S4</b> Vehicular access to the site is safe and allows for easy vehicle manoeuvring.</p>	<p><b>P4.1</b> Access driveways and any visitor car parking is;</p> <ul style="list-style-type: none"> <li>(i) Provided with an impervious seal; and</li> <li>(ii) Located and designed so that vehicles can exit the site in a forward gear (except for dual occupancy development).</li> </ul>
<p><b>S5</b> The design and location of vehicle access and parking areas within the development;</p> <ul style="list-style-type: none"> <li>(i) Has minimal impacts upon the amenity of neighbouring residential properties; and</li> <li>(ii) Contributes to the development of an attractive residential streetscape.</li> </ul>	<p><b>P5.1</b> Vehicle parking and turning areas are screened by fencing or landscaping or a combination of both to minimise a vehicle's glare and light intrusion in to neighbouring properties.</p> <p><b>P5.2</b> Vehicle access and parking areas are located away from windows to an adjoining dwelling unit on an adjoining property.</p> <p><b>P5.3</b> Garages and carports are designed to be compatible with the overall building design in terms of height, roof form, detail, material and colours.</p> <p><b>P5.4</b> Car parking for residents which is provided between the building and the road, is provided for as garages, rather than carports.</p>
Building Design, Layout and Streetscape	
<p><b>S6</b> The development is sited and designed taking into account the relationship to adjoining premises and the street, and the locality which establishes the overall setting of the premises; having regard to the following</p> <ul style="list-style-type: none"> <li>(i) The built form of existing buildings in the surrounding area;</li> <li>(ii) Significant site features such as shade trees or vegetation that can be incorporated into the building and landscape design;</li> <li>(iii) The location and amenity of adjacent buildings; and</li> <li>(iv) The streetscape character and context.</li> </ul>	<p><b>P6.1</b> No solutions specified</p>
Site Facilities	
<p><b>S7</b> Dwelling units are provided with necessary facilities which are practical and visually attractive.</p>	<p><b>P7.1</b> Mail boxes and garbage bin enclosures are;</p> <ul style="list-style-type: none"> <li>(i) Located where they are easily accessible by all residents and service vehicles;</li> <li>(ii) Designed for efficient and convenient use; and</li> <li>(iii) Designed so as not be visually intrusive.</li> </ul>

Privacy and Safety	
<p><b>S8</b> The development provides residents and those of adjacent residential properties with visual and acoustic privacy.</p>	<p><b>P8.1</b> Direct views between habitable rooms of adjacent dwellings and dwelling units, or between habitable rooms and the private open space of adjacent dwellings and dwelling units (whether part of the development or on land adjacent to the development) are obscured by; (i) Screening that is durable, permanently fixed and has a maximum of 25% openings; or (ii) Existing dense vegetation or new planting that can achieve a 75% screening within 3 years of planting.</p>
<p><b>S9</b> Any front fences and walls provided for privacy or to define the property; (i) Allow for casual surveillance of the street; and (ii) Are compatible with the building and streetscape.</p>	<p><b>P9.1</b> Where located in the Town Zone, fences and walls along the road frontage are a maximum of; (i) 1.2m high if solid; or (ii) 1.5m high if the fence has openings which make it at least 50% transparent.</p> <p><b>P9.2</b> As an exception to P9.1 above, solid front fences and walls up to 1.8m high may be provided where; (i) The useable landscaped areas and private open space areas for Multiple Dwellings and Retirement Villages, is in front of buildings and the fence length is limited to 75% of the frontage; or (ii) The fence or wall fronts a main road and (iii) The length of the fence or wall does not exceed 15m in length without some articulation or detailing to provide visual interest.</p>
Development on sites with frontage to a Main Road	
<p><b>S10</b> Development on sites with a frontage to a main road are designed such that the negative effects of traffic noise are minimised and resident privacy is protected, having regard to; (i) Building siting; (ii) The use of front fences and walls; (iii) Internal layout of buildings; (iv) The location of communal and private open space areas</p>	<p><b>P10.1</b> Walls of buildings that face the road frontage have no openings.</p> <p><b>P10.2</b> Mature landscaping is provided along walls referred to in P10.1 above, to avoid the appearance of blank walls from the road.</p> <p><b>P10.3</b> The room layout with in dwellings is arranged to reduce the impact of noise on the rooms which are most sensitive to noise. Eg locate bathrooms, hallways, stairways, storage rooms and garages closest to the road frontage.</p> <p><b>P10.4</b> Private open space areas are not located in the building setback to the road.</p> <p><b>P10.5</b> For Multiple Dwellings and Retirement Villages, usable landscaped areas and private open space areas are only located in the building setback to the road, where resident privacy can be maintained with the use of a solid fence or wall provided in accordance with P10.2 (1) above.</p> <p><b>P10.6</b> Any walls or fences along the road frontage highlight site entrances and ensure that they are easily identifiable.</p>