

9.3 Use codes

9.3.1 Accommodation activities code

9.3.1.1 Application

This code applies to assessing material change of use development applications for development involving the following *Accommodation activities* uses in all zones:

- (a) *Dwelling house (secondary dwelling)*;
- (b) *Dwelling house (small lot)*;
- (c) *Dual occupancy*;
- (d) *Caretaker's accommodation*;
- (e) *Non-resident workforce accommodation*;
- (f) *Multiple dwelling*;
- (g) *Relocatable home park*;
- (h) *Residential care facility*;
- (i) *Retirement facility*;
- (j) *Rural workers accommodation*; and
- (k) *Tourist park*.

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

9.3.1.2 Purpose

- (1) The purpose of the Accommodation activities code is to ensure that *Accommodation activities* uses are designed, located and operated to maintain and protect the amenity of residents and amenity expectations of neighbourhoods,
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) the type, location, scale, density and setbacks of *accommodation activities* is consistent with the character and amenity of the applicable zone;
 - (b) *buildings* and *structures* associated with a dwelling house and caretaker's accommodation uses are compatible in terms of the built form and scale with surrounding development;
 - (c) *dwelling house* development on *small lots* ensures that the amenity of occupants and neighbours is not compromised;
 - (d) *accommodation activities* incorporate crime prevention through environmental design principles and promote casual surveillance of the street;
 - (e) *Accommodation activities* are provided with appropriate service areas to ensure that occupants daily activities can be undertaken, whilst not prejudicing the residential amenity and streetscape of the locality;
 - (f) *Accommodation activities* are provided with appropriate levels of landscaping, private open space and/or communal open space;
 - (g) *Retirement facility* and *Residential care facility* uses are provided with appropriate on site access and mobility opportunities to utilise communal open space;
 - (h) *Tourist parks* support and enhance the caravan and recreation vehicle tourist industry; and
 - (i) *Rural workers accommodation* is subordinate to the primary use of the premises for *rural activities* and is appropriate for the accommodation of permanent and/or temporary rural workers.

9.3.1.3 Assessment benchmarks

Part A - Criteria for accepted and assessable development

Table 9.3.1.1 - Accommodation activities code

Performance Outcomes	Acceptable Outcomes
For accepted, accepted subject to requirements and assessable development (code, code (fast tracked) and impact)	
Dwelling House (Second Dwelling)	
<p>PO1 An additional dwelling on the same site as a dwelling house:</p> <ul style="list-style-type: none"> (a) is located on a site with sufficient area to accommodate the dwelling house and the additional dwelling ; (b) maintains an acceptable level of residential amenity for occupants of the additional dwelling , the dwelling house and the adjoining land; (c) has a built form that is integrated with the dwelling house; and (d) is occupied by a relative of one of the occupants of the dwelling house. 	<p>AO1 An additional <i>dwelling</i>:</p> <ul style="list-style-type: none"> (a) is located on a lot with a minimum site area of 800m²; (b) is attached to the dwelling house by: <ul style="list-style-type: none"> i. sharing a common wall; or ii. a garage/carport; or iii. breezeway/walkway/covered patio. (c) has a maximum gross floor area of 50m² or 50% of the gross floor area of the existing dwelling house, whichever is the lesser; (d) is located on the same lot as the dwelling house; (e) includes building materials that are compatible and/or consistent with the primary dwelling house; (f) includes a roof pitch that is consistent with the primary dwelling house; and (g) provides a minimum of one (1) additional car parking space.
Dwelling House (Small Lot)	
Site Coverage	
<p>PO2 <i>Buildings on small lots</i> must include an appropriate balance of building form and open space.</p>	<p>AO2 <i>Site cover</i> is a maximum of 60% of the total site area.</p>
Building Height	
<p>PO3 All <i>buildings</i> must be limited in height to complement the local neighbourhood character and to protect the residential amenity of adjoining lots.</p>	<p>AO3 <i>Buildings and structures</i> have a maximum <i>building height</i> of 8.5 metres and not more than 2 storeys above natural <i>ground level</i>.</p>
Setbacks	
<p>PO4 <i>Dwelling houses</i> on small lots must provide for sufficient setbacks from boundaries to:</p> <ul style="list-style-type: none"> (a) protect and enhance the residential amenity and streetscape; (b) ensure separation of <i>habitable rooms</i> and private open space from adjoining <i>dwellings</i>; (c) limit overshadowing of private open space on adjoining sites; and (d) variation of front setbacks to the streetscape. 	<p>AO4.1 <i>Buildings and structures</i> have a minimum <i>setback</i> of 4.5 metres from the <i>primary road frontage</i>, measured to the wall.</p> <p>Note- except where varied by A05.2.</p> <p>AO4.2 Eaves, window hoods and decks, porches, patios and upper level covered balconies, including support structures and ancillary <i>structures</i> of open construction have a minimum setback of 3.0 metres from the <i>primary road frontage</i>.</p> <p>Note- open construction includes screening that has openings which make it no more than 50% opaque and</p>

Performance Outcomes	Acceptable Outcomes
	<p>does not include walls.</p> <p>AO4.3 For a corner allotment, <i>buildings</i> and <i>structures</i> have a minimum setback of 3.0 metres from the <i>secondary frontage</i>.</p> <p>AO4.4 <i>Buildings</i> shall be setback from the side and rear boundaries no less than:</p> <ul style="list-style-type: none"> (a) 1.2 metres, measured from the outermost projection of that part of the <i>building</i>, which is 4.5 metres or less above <i>ground level</i>; (b) 2 metres, measured from the outermost projection of that part of the building which is greater than 4.5 metres but not greater than 7.5 metres above <i>ground level</i>; (c) 2 metres, plus 0.5 metres for every three metres or part thereof, measured from the outermost projection of that part of the building, which is greater than 7.5 metres above <i>ground level</i>. <p>Note- the abovementioned setbacks may be reduced by the horizontal dimension of eaves, fascias, gutters, downpipes, sunhoods and/or privacy screens which extend beyond the outermost face of the external wall of the building. The setback encroachment must not to exceed 0.6 metres.</p> <p>AO4.5 Built to boundary walls:</p> <ul style="list-style-type: none"> (a) the <i>building</i> is built to one side boundary only; (b) have a maximum height of 3.5 metres; (c) have a maximum setback of 150mm from the side boundary; (d) have a maximum length of 8.0 metres (e) where a built to boundary, the wall is punctuated by a wall setback from the boundary, for a length less than 3.0 metres, this length is to be included in the maximum 8.0 metre length; (f) the aggregate length of built to boundary walls does not exceed 50% of the length of the boundaries; and (g) must be a rendered finish. <p>AO4.6 Rain water tanks that are located wholly below ground may be located within the front, side and rear boundary setbacks.</p>
Built Form	
<p>PO5 The <i>building</i> must be oriented to the street to facilitate casual surveillance, provide visual interest and to ensure good quality urban design outcomes.</p>	<p>AO5.1 The building has a door, <i>habitable room</i> window or balcony that faces the <i>primary road frontage</i> and <i>secondary road frontage</i> (where applicable).</p>

Performance Outcomes	Acceptable Outcomes
	<p>AO5.2 All <i>dwelling</i>s have a visible entry from the <i>primary road frontage</i>.</p>
<p>PO6 The <i>building</i> is designed and sited to achieve an acceptable level of privacy for the occupants of the <i>dwelling</i> and neighbouring <i>dwelling</i>s.</p>	<p>AO6.1 Any <i>habitable room</i> window that directly faces a habitable window of another <i>dwelling</i> has one or more of the following characteristics:</p> <ul style="list-style-type: none"> (a) has a sill height of 1.7 metres above floor level; (b) has fixed obscure glazing in any part of the window below 1.7 metres above floor level; (c) has the view from the <i>habitable room</i> window screened by a structure not greater than 1.8 metres in height that has openings which make it no more than 50 per cent transparent. <p>AO6.2 Where direct views exist into the private open space of an adjoining dwelling from, <i>habitable room</i> windows, balconies, verandahs, terraces, decks and other communal or public areas this view is obscured or screened by:</p> <ul style="list-style-type: none"> (a) privacy screens that have openings which make it no more than 50% transparent.
<p>PO7 Building design, detailing and finishes must incorporate the articulation of roofs, building footprints and fragmentation of building bulk and appearance to:</p> <ul style="list-style-type: none"> (a) add visual interest to the streetscape; (b) provide differentiation between buildings by means of articulation; and (c) maximise the amenity of adjoining residences. 	<p>AO7 The length of a wall does not exceed 15 metres in one plane, without being offset by a minimum of 1.0 metre of building articulation which could be achieved by either decks, balconies, verandahs and/or other projections.</p>
<p>PO8 The building is oriented to ensure that garages, bathrooms, toilets and laundries do not dominate the streetscape.</p>	<p>AO8.1 The opening to the garage must not exceed a width of 6.0 metres.</p> <p>AO8.2 Bathroom, laundry and toilet windows do not face the street, unless they are obscured by glass or screened by privacy screens that have openings which make it no less than 50% transparent.</p>
Services	
<p>PO9 Service facilities are:</p> <ul style="list-style-type: none"> (a) provided to meet the needs of residents (b) are sited and designed in an unobtrusive and convenient manner; and (c) are appropriately screened from public view. 	<p>AO9 Service facilities include:</p> <ul style="list-style-type: none"> (a) an open air clothes drying facility that is a minimum of 10m² and located in an external, ventilated and convenient location that is screened from the streetscape or public view; (b) a waste and recycling bin storage area that is sited more than 6 metres from the

Performance Outcomes	Acceptable Outcomes
	road frontage and capable of accommodating two waste bins.
Private Open Space	
<p>PO10 Private open space must have sufficient area to:</p> <p>(a) suit the recreation needs of residents;</p> <p>(b) provide for service functions such as clothes drying.</p>	<p>AO10.1 Private open space is provided for each dwelling which comprises:</p> <p>(a) a minimum area of 25m² with no part having a minimum dimension of less than 3 metres;</p> <p>(b) an eastern or northern orientation; and</p> <p>(c) is directly accessible from a living area.</p> <p>AO10.2 Decks, balconies, verandahs or covered ground level recreation areas such as patios comprise at least 15% of the total private open space area.</p> <p>AO10.3 The slope of the private open space is not more than 1 in 10.</p>
Landscaping	
<p>PO11 Landscaping must be provided to soften the visual effects of the built environment, screen driveways from adjoining properties and add visual interest to the street frontage.</p>	<p>AO11.1 A landscaped area with an average width of 900mm is provided between the driveway and side boundary.</p> <p>AO11.2 Existing street trees are to be retained.</p> <p>AO11.3 A minimum of 30% of the <i>site</i> is to contain functional landscaped open space areas (inclusive of private open space).</p>
Caretaker's Accommodation	
<p>PO12 The provision of <i>Caretaker's accommodation</i> does not compromise the role, function and operation of the zone.</p>	<p>AO12.1 <i>Caretaker's accommodation</i> comprises a <i>dwelling</i> with a maximum <i>gross floor area</i> of 100m².</p> <p>AO12.2 <i>Caretaker's accommodation</i> must be located where non- residential activities are carried out on the site and the use has a demonstrated need for a caretaker to be on site on a permanent basis.</p> <p>AO12.3 Only one <i>Caretaker's accommodation</i> is established on a site.</p>
Multiple dwellings, Dual Occupancy, Retirement facility, Residential care facility or Non-resident workforce accommodation (where for more than one dwelling and in an Urban Area)	
Built form	
<p>PO13 The building must be oriented to the street to facilitate casual surveillance, provide visual interest and to ensure good urban design outcomes.</p>	<p>AO13.1 The building has a door, <i>habitable room</i> window or balcony that faces the <i>primary road frontage</i>, and <i>secondary road frontage</i> (where applicable).</p>

Performance Outcomes	Acceptable Outcomes
	<p>AO13.2 All <i>dwelling</i>s have a visible entry from the <i>primary road frontage</i>.</p>
<p>PO14 The building is designed and sited to achieve an acceptable level of privacy for the occupants of the dwelling and neighbouring dwellings.</p>	<p>AO14.1 Any habitable room that directly faces a habitable window of another dwelling and has one or more of the following characteristics: (a) has a sill height of 1.7 metres above floor level (b) has fixed obscure glazing in any part of the window below 1.7 metres above floor level (c) has the view from the habitable room window screened by a structure not greater than 1.8 metres in height that has openings which make it no more than 50% transparent.</p> <p>AO14.2 Where direct views exist into the private open space of an adjoining dwelling from, windows, landing stairs, terraces, decks and other private communal or public areas this view is: (d) obscured or screened by privacy screens that have openings which make it no more than 50% transparent.</p>
Private open space	
<p>PO15 Private open space is conveniently located and of a practical size that meets the needs of residents, having regard to: (a) liveability; (b) recreation; (c) privacy; (d) outdoor entertaining; (e) landscaping; (f) amenity; (g) outlook; and (h) climate.</p>	<p>AO15.1 Private open space is provided for each dwelling which comprises: (d) a minimum area of 25m² with no part having a minimum dimension of less than 3 metres; (e) has an eastern or northern orientation; and (f) is directly accessible from a living area.</p> <p>AO15.2 Decks, balconies, verandahs or covered ground level recreation areas such as patios, comprise at least 15% of the total private open space area.</p> <p>Where for multiple dwellings and where dwelling are above ground level AO15.3 Private open space may be provided in the form of a balcony having a minimum area of 8m² and a minimum dimension of 2 metres and that is directly accessible from a living area.</p>
Multiple dwellings, Retirement facility, Residential care facility or Non-resident workforce accommodation (where for more than one dwelling and in an Urban Area)	
Landscaping and communal open space	
<p>PO16 Landscaped open space contributes to the character and amenity of the site and locality.</p>	<p>AO16.1 A minimum of 15% of the <i>site</i> area is provided as landscaped open space.</p>

Performance Outcomes	Acceptable Outcomes
	<p>AO16.2 Acoustic screening is provided adjacent to any vehicle movement or vehicle parking areas along the side or rear boundary.</p> <p>AO16.3 A 1 metre wide vegetated buffer and 1.8 metre screen fence is provided adjacent to any movement or parking areas along the side or rear boundary.</p>
<p>PO17 Communal open space for recreation is provided where dwellings do not have access to <i>ground level</i> private open space.</p>	<p>AO17 Where <i>dwellings</i> do not have access to ground level private open space, communal open space is provided in accordance with the following: (a) one area of 50m²; (b) a minimum dimension of 5 metres; and (c) must include recreational facilities such as a shaded and landscaped barbecue area.</p>
Refuse storage and collection	
<p>PO18 Refuse storage and collection facilities are located in areas that: (a) provide reasonable standards of amenity for residents; (b) maintain the amenity of adjoining premises;</p>	<p>AO18.1 Refuse storage is located for convenient use and designed such that it: (a) is an outdoor area that is: (i) no closer than 3 metres to any frontage or <i>dwelling</i> and 1.5 metres to any other <i>site</i> boundary; (ii) enclosed on three sides with a screen wall extending 0.2 metres above the height of the refuse bin storage; or (iii) screened by dense mature planting.</p> <p>AO18.2 Where for 10 or more <i>dwelling</i> units a communal refuse storage area is provided (for a bulk refuse bin) and is serviced by a private contractor.</p>
Services and equipment	
<p>PO19 Service facilities are provided to meet the needs of residents and are sited and designed in an unobtrusive and convenient manner.</p>	<p>AO19.1 Each dwelling is provided with an open air clothes drying facility that is a minimum of 8m² and located in an external, ventilated and convenient location that is screened from the streetscape or public view.</p> <p>Note- clothes drying areas are to be provided in addition to private open space or communal open space areas.</p> <p>AO19.2 All equipment ancillary to any <i>buildings</i> or <i>structures</i> are located or screened so as not to be viewed from the road or public open space.</p> <p>Note- Equipment does not include solar panels for electricity generation or water heating and does not include antennae and the like.</p>
Retirement facility or residential care facility	

Performance Outcomes	Acceptable Outcomes
Mobility and access	
<p>PO20 The use is located on land that has a gradient conducive to aided mobility.</p>	<p>AO20 The following areas are provided with a slope of 1 in 14 or less:</p> <ul style="list-style-type: none"> (a) pedestrian movement areas; (b) private open space; (c) communal open space; and (d) communal clothes drying facilities.
<p>PO21 The pedestrian movement system:</p> <ul style="list-style-type: none"> (a) enables residents to easily navigate the <i>site</i> on foot or with the assistance of mobility aids; (b) provides non-discriminatory access; (c) incorporates covered or protected walkways, particularly those linking dwelling units with communal facilities; (d) provides landscaped and comfortable vantage points to rest, socialise and observe surrounding activities; (e) provides a variety of circulation options; and (f) links with external pedestrian paths. 	<p>AO21 Pedestrian movement areas:</p> <ul style="list-style-type: none"> (a) provide continuous access from all <i>dwelling</i> entries to the <i>primary road frontage</i>; (b) have a minimum width of 2 metres tapered to 3.5 metres when combined with a seating area; (c) comply with <i>AS1428.1-4: 2010 - Design for Access and Mobility</i>; (d) have a firm, level, well drained non-slip surface; (e) provide handrails where there are grade changes or other areas of potential risk to pedestrians; and (f) provide a covered principal walkway that links all on-site communal facilities (g) dense landscaping is a minimum of 30% of the <i>site</i> is to contain functional landscaped open space areas (inclusive of private open space).
Non-resident workforce accommodation	
Character	
<p>PO22 The roof form of <i>non-resident workforce accommodation</i> is consistent with the predominant character of roof forms exhibited in the locality.</p>	<p>AO22.1 The <i>non-resident workforce accommodation</i> includes one or more of the following roof types with a pitch of 20 degrees or greater:</p> <ul style="list-style-type: none"> (a) skillion; (b) gable; (c) hipped; (d) pitched. <p>AO22.2 The <i>non-resident workforce accommodation</i> includes eaves with a minimum width of 600mm.</p>
Landscaping	
<p>PO23 Landscaped open space meets the private and communal recreation needs of <i>non-resident workers</i> and contributes to the protection and enhancement of local character.</p>	<p>AO23.1 A minimum of 20% of the front setback area of the premises is landscaped with drought tolerant vegetation with a minimum width of:</p> <ul style="list-style-type: none"> (a) 2 metres to the road frontage boundary; and (b) 1 metre to all side boundaries. <p>AO23.2 Where adjoining a sensitive receptor, a solid fence having a minimum height of 1.8 metres is provided along all side and rear boundaries.</p>
Rehabilitation	
PO24	AO24

Performance Outcomes	Acceptable Outcomes
<p>The agricultural and/or environmental capacity of the site is reinstated and/or enhanced to ensure that the:</p> <p>(a) sustainable productivity of the land is protected; and</p> <p>(b) the character and amenity of the site and surrounds is reinstated.</p>	<p>The site is rehabilitated following cessation of the <i>non-resident workforce accommodation</i> use.</p>
Rural Workers Accommodation	
<p>PO25</p> <p>The <i>Rural workers accommodation</i> is directly associated with an agricultural based rural activity on the same <i>premises</i> and is commensurate with the scale of the primary agricultural operations.</p>	<p>AO25.1</p> <p>The <i>Rural workers accommodation building</i> is limited to the accommodation of one rural worker for every 100 hectares and up to a maximum of ten rural workers.</p> <p>AO25.2</p> <p>The agricultural based rural activity is a minimum of 100 hectares in area. In order to establish Rural workers accommodation it must be demonstrated that there is a need for rural workers to be accommodated on site.</p>
<p>PO26</p> <p><i>Rural workers accommodation</i> is provided with amenities commensurate with the needs of the employees and the permanent or seasonal nature of the employment.</p>	<p>AO26.1</p> <p>The <i>Rural workers accommodation</i> is for permanent occupation and is fully self-contained.</p> <p>OR</p> <p>AO26.2</p> <p>The <i>Rural workers accommodation</i> is for seasonal occupation (up to 3 months), is in an approved structure and shares facilities with an existing <i>Dwelling house</i> or <i>Caretaker's residence</i>.</p> <p>AO26.3</p> <p>The <i>Rural workers accommodation</i> is located within 100 metres of the <i>Dwelling house</i> or <i>Caretaker's residence</i>.</p>
Relocatable Home Park and Tourist Parks	
<p>PO27</p> <p><i>Tourist park</i> accommodation is located:</p> <p>(a) in proximity to a centre zone; or</p> <p>(b) is on a scenic route in an urban area.</p>	<p>AO27</p> <p>No acceptable outcome.</p>
Size, scale and setbacks	
<p>PO28</p> <p>The use provides suitable levels of buffering, amenity, privacy, and recreation areas commensurate with the reasonable expectations of visitors and residents having regard to the nature of the accommodation use, and the character of the locality.</p>	<p>AO28.1</p> <p>A <i>Tourist park</i> or <i>Relocatable home park</i> is located on a <i>site</i> with a minimum area of 1 hectare.</p> <p>AO28.2</p> <p>The <i>site cover</i> for <i>buildings</i>, <i>roofed structures</i> or <i>relocatable homes</i> is a maximum of 40% of</p>

Performance Outcomes	Acceptable Outcomes
	the total site area.
	<p>AO28.3 The development complies with the provision in Table 9.3.1.2 with respect to:</p> <ul style="list-style-type: none"> (a) minimum <i>site</i> area for each accommodation type; (b) <i>setbacks</i> to internal road frontages; (c) distances to amenities; (d) distance from refuse storage areas; and (e) minimum area for communal recreation. <p>AO28.4 The <i>Relocatable home park</i> provides communal recreation facilities for the exclusive use of residents. Facilities include but are not limited to, children's play equipment, swimming pools and barbeque areas.</p>
<p>PO29 <i>Tourist parks</i> provide a variety of accommodation types to meet the diversity of tourists visiting the Western Downs and in particular promote caravan and recreation vehicle based tourism.</p>	<p>AO29 <i>Tourist parks</i> provide a minimum of 3 caravan/ recreation vehicle site for every 1 relocatable home or cabin accommodation types.</p>

Table 9.3.1.2 - Tourist park and relocatable home requirements

Aspects	Type of Accommodation			
	Relocatable home park	Tourist Park		
	Relocatable home	Caravan/RV*	Cabin	Tent
Minimum site area (m ²)	200	100	150	50
Minimum setback from any internal road frontage of a site to the nearest point of any vehicle or structure (m)	1.5	1.5	1.5	N/A
Minimum distance to any toilet abluion building on the land (m)	20	20	20	20
Maximum distance to any amenity building providing toilet, laundry and abluion facility (m)	100	100	100	100
Minimum distance to any bulk storage refuse bin (m)	50	50	50	50
Minimum recreation space(percentage of total site area)	10 per cent			

*Recreation Vehicle.