



6.2 Uses

6.2.1 Accommodation Activities

Note – These Standard Outcomes apply to the extent they are identified as requirements or assessment benchmarks in the Categorisation Tables in Part 3. These Standard Outcomes relate to Caretaker's Accommodation, Community Residence, Dual Occupancy, Dwelling Unit, Hotel, Multiple Dwelling, Rooming Accommodation and Short-Term Accommodation.

Table 6.2.1a – Standard Outcomes for Accommodation Activities

<p>5. Built Form and Development Design</p> <p> Note – In accordance with Section 3.1(11), where development does not comply with one or more of the Standard Outcomes under this theme, Merit Outcomes MO1.1 to MO1.2 (1. General theme) and MO5.1 to MO5.7 (5. Built Form and Development Design theme), become assessment benchmarks. Section 3.6 provides further guidance.</p>	
SO1	<p>Development relates to a land area that meets or exceeds the applicable minimum <u>site</u> area listed below:</p> <ul style="list-style-type: none"> (a) <u>Dual Occupancy</u>: 500m² (b) <u>Multiple Dwelling</u>: 800m² (c) <u>Rooming Accommodation</u>: 800m² (d) <u>Short-Term Accommodation</u>, where involving more than one <u>dwelling</u>, <u>room</u> or <u>suite</u>: 800m² <p>Note – This outcome does not apply to any land use not listed above.</p>
<p>4. Amenity and Privacy</p> <p> Note – In accordance with Section 3.1(11), where development does not comply with one or more of the Standard Outcomes under this theme, Merit Outcomes MO1.1 to MO1.2 (1. General theme) and MO4.1 to MO4.3 (4. Amenity and Privacy theme), become assessment benchmarks. Section 3.6 provides further guidance.</p>	
SO2	<p>Where a <u>habitable room</u> window is located within three metres of another <u>habitable room</u> window, one of the following treatments is applied:</p> <ul style="list-style-type: none"> (a) the line of sight between the windows, measured from the wall within which the window is located, is at an angle of 45 degrees or less; or (b) one of the windows has a minimum sill height of 1.5 metres; or (c) one of the windows has opaque glazing to a height of 1.5 metres; or (d) one of the windows has a fixed privacy screen. <p>Note – SO2 applies to <u>habitable room</u> windows that are existing and proposed and are on the <u>site</u> or an adjoining <u>site</u>.</p>
SO3	<p>A <u>dwelling/room/suite</u> is provided with an area of private open space that:</p> <ul style="list-style-type: none"> (a) meets or exceeds the applicable minimum area and dimensions specified in Table 6.2.1b; (b) is used exclusively by the residents of the <u>dwelling/room/suite</u>; (c) is for open space purposes and does not include any area for development servicing or vehicular parking/manoeuvring; (d) where located on the <u>ground level</u> of the building, includes a minimum of 20% <u>soft landscaping</u>; and (e) provides facilities for clothes drying.

4. Amenity and Privacy (continued)



Note – In accordance with Section 3.1(11), where development does not comply with one or more of the Standard Outcomes under this theme, Merit Outcomes MO1.1 to MO1.2 (1. General theme) and MO4.1 to MO4.3 (4. Amenity and Privacy theme), become assessment benchmarks. Section 3.6 provides further guidance.

SO4

Development for Multiple Dwelling, Rooming Accommodation or Short-Term Accommodation involving more than five dwellings/rooms provides a communal open space area that:

- (a) meets or exceeds the applicable minimum area and dimensions specified in **Table 6.2.1b**;
- (b) is for open space purposes and does not include any area for development servicing or vehicular parking/manoeuvring; and
- (c) where located at ground level, includes a minimum of 20% soft landscaping.

Table 6.2.1b – Open Space Areas

Qualification	Minimum Area	Minimum Dimension
Private Open Space		
<u>Dual Occupancy</u> , where located at <u>ground level</u>	30m ²	3 metres
<u>Multiple Dwelling</u> , where located at <u>ground level</u>	30m ²	3 metres
Otherwise	12m ²	3 metres
Communal Open Space		
<u>Multiple Dwelling</u>	5m ² per <u>dwelling</u> or 50m ² (whichever is lesser)	5 metres
Otherwise	5m ² per <u>dwelling/room/suite</u> or 30m ² (whichever is lesser)	5 metres