9.3.19 Rooming accommodation code

9.3.19.1 Application

1. This code applies to assessing a material change of use if:
2. accepted development subject to compliance with identified requirements, where acceptable outcomes of this code are identified requirements in a table of assessment for a material change of use (section 5.5) or a neighbourhood plan (section 5.9); or
3. assessable development where this code is an applicable code identified in the assessment benchmarks column of a table of assessment for a material change of use (section 5.5) or a neighbourhood plan (section 5.9); or
4. impact assessable development for rooming accommodation or a use of a similar nature.
5. When using this code, reference should be made to section 1.5 and section 5.3.3.

Note—The following purpose, overall outcomes, performance outcomes and acceptable outcomes comprise the assessment benchmarks of this code.

Editor's note— For a proposal to be accepted development subject to compliance with identified requirements, it must meet all the identified acceptable outcomes of this code and any other applicable code. Where it does not meet all identified acceptable outcomes, the proposal becomes assessable development and a development application is required. Where a development application is triggered, only the specific acceptable outcomes that the proposal fails to meet need to be assessed against the corresponding assessable acceptable outcomes or performance outcomes and relevant overall outcomes. Other identified acceptable outcomes that are met are not assessed as part of the development application.

Note—If involving a new premises or an existing premises with an increase in gross floor area, where in the Low density residential zone, the Character residential zone or the Low-medium density residential zone (where a maximum of 5 occupants is proposed), the Dwelling house code or the Dwelling house (small lot) code are also applicable residential use codes.

Note—Other legislation or licensing requirements may also be applicable to rooming accommodation. For example, both the *Residential Services (Accreditation) Act 2002* and the *Residential Tenancies and Rooming Accommodation Act 2008* have legislative requirements in relation to rooming accommodation.

Note—Where this code includes performance outcomes or acceptable outcomes that relate to:

* Air quality assessment, guidance is provided in the Air quality planning scheme policy;
* noise impact assessment, guidance is provided in the Noise impact assessment planning scheme policy;
* transport, access, parking or servicing, guidance is provided in the Transport, access, parking and servicing planning scheme policy.

9.3.19.2 Purpose

1. The purpose of the Rooming accommodation code is to assess the suitability of development to which this code applies.
2. The purpose of the code will be achieved through the following overall outcomes:
3. Development accommodating 6 persons or more is located in an area identified for higher residential density or within easy walking distance of high-frequency public transport, a higher education campus or teaching hospital.
4. Development located in the Low density residential zone or Character residential zone:
5. accommodates 5 persons or less;
6. contains no more than 1 dwelling on each lot;
7. has the appearance of premises occupied by a single household and used for domestic residential purposes;
8. is consistent with the amenity and residential density expectations of the relevant zone.
9. Development provides on-site vehicle parking at a rate appropriate to the use, occupant demand and the location.
10. Development minimises impacts on the amenity of neighbouring residential dwellings and other sensitive uses.
11. Development is compatible with nearby existing uses that have the potential for off-site air emissions, considers the health and wellbeing of occupants and does not adversely impact on the continued operation of those existing uses.

9.3.19.3 Performance outcomes and acceptable outcomes

Table 9.3.19.3.A—Performance outcomes and acceptable outcomes

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| Performance outcomes | Acceptable outcomes |
| Section A—If for accepted development subject to compliance with identified requirements (acceptable outcomes only) or assessable development accommodating 5 persons or less |
| PO1Development does not:1. detrimentally impact on the amenity of any adjacent dwelling or sensitive use;
2. exceed anticipated residential density;
3. exceed infrastructure demand assumptions.
 | AO1Development:1. in the Low density residential zone or the Character zone precinct of the Character residential zone accommodates no more than 5 persons on a lot at any one time;
2. in any other zone accommodates not more than 5 persons in a dwelling at any one time.
 |
| PO2Development:1. in the Low density residential zone and the Character zone precinct of the Character residential zone maintains the pattern of single dwellings on individual lots;
2. is consistent with the anticipated form, bulk and scale of residential development in the immediate vicinity;
3. maintains the appearance of a residential use of premises occupied by 1 household.
 | AO2.1If in the Low density residential zone or the Character residential zone precinct of the Character residential zone, development accommodates no more than 1 dwelling on a lot.Note—The Dwelling house code and Dwelling house (small lot) code enable a dwelling house and a secondary dwelling to be accommodated on a lot at one time. No other combination of 2 dwellings is accommodated.  |
| AO2.2Development involving a Class 1a building or a building that would be so defined if not for the rooming accommodation use, provides no more than:1. 1 meter box;
2. 1 letter box;
3. 3 bins.

Note—Building classifications are defined in the National Construction Code. A Class 1a building is a dwelling house, townhouse, row house or similar. Rooming accommodation of less than 300m2 gross floor area is defined as a Class 1b building. |
| PO3Development:1. accommodates residents' vehicles on site;
2. does not result in overflow resident parking on the street.
 | AO3Development provides a minimum of 2 on-site parking spaces.Note—Vehicle parking may be provided in tandem. Note—This car parking rate is for development that accommodates 5 persons or less where in a zone in the residential zones category. Car parking rates for rooming accommodation in other circumstances are included in the Transport, access, parking and servicing planning scheme policy. |
| PO4Development provides a readily accessible refuse and recycling storage space that is not visible from the public realm or any adjacent dwelling or sensitive use. | AO4Development provides storage for 3 bins:1. located under or behind a structure or a building; or
2. if located forward of the building line, within a storage space with a minimum dimension of 1.8m width and 0.7m depth;
3. screened from view of adjacent streets or public spaces by a 1.5m high permanent screen.

Note—Screening must be permanently fixed and durable and incorporate solid or translucent sheeting, perforated or slatted panels or fixed louvres that have a maximum of 25% openings, with a maximum opening dimension of 50mm. |
| PO5Development provides:1. acceptable standards of health, safety and amenity for residents;
2. for the safe evacuation of occupants.
 | AO5.1Development provides:1. hygienic and adequately sized and configured kitchen, dining, sanitary and laundry facilities;
2. adequately sized common areas and bedrooms;
3. storage facilities;
4. vermin control;
5. adequate ventilation to habitable rooms;
6. emergency telephone access.

Note—Compliance with this acceptable outcome can be achieved by satisfying the requirements of MP 5.7 - Residential Services Building Standard of the Queensland Development Code. These requirements are applicable to all rooming accommodation including otherwise exempted services. |
| AO5.2Development provides:1. an early warning system;
2. emergency lighting;
3. safe and secure paths of travel to exits;
4. emergency escape exits;
5. protected exit paths;
6. exit signage;
7. portable fire extinguishers;
8. fire hose reels;
9. fire-fighting water supply;
10. smoke hazard management;
11. sprinkler systems.

Note—Compliance with this acceptable outcome can be achieved by satisfying the requirements of MP 2.1 - Fire Safety in Budget Accommodation Buildings of the Queensland Development Code. These requirements will vary depending on the proposed gross floor area.  |
| PO6Development including associated site works such as retaining walls, filling and excavation ensures that if a surface or roof-water drainage system connection is required to be made through an adjoining property, the surface or roof-water drainage system is managed to prevent water seepage, concentration of run-off or ponding on an adjoining property.Note—The Queensland Development Code outlines requirements for surface and roof-water drainage systems for Class 1 buildings and Class 10 buildings and structures where a surface or roof-water drainage connection is not required to be made through an adjoining property. | AO6Development including associated site works such as retaining walls, filling and excavation ensures that if a surface or roof-water drainage system connection is required to be made through an adjoining property, the owner of the adjoining property has provided a written permission for the connection. |
| Section B—If for accepted development subject to compliance with identified requirements (acceptable outcomes only) or assessable development accommodating:1. 6 persons or more in a zone in the Residential zones category;
2. Any number of persons in any other zone
 |
| PO7Development is located on a site within a walking catchment of:1. high-frequency public transport (services every 15 minutes or less); or
2. an educational establishment where a higher education campus (e.g. university or technical institute); or
3. a teaching hospital.
 | AO7.1Development is located in:1. a zone in the centre zones category; or
2. the High density residential zone; or
3. the Medium density residential zone; or
4. the Low-medium density residential zone; or
5. the Major health care zone precinct of the Community facilities zone; or
6. the Mixed use zone; or
7. the Major education and research facility zone precinct of the Specialised centre zone.
 |
| AO7.2Development is located within 800m walking distance of a dedicated public pedestrian access point of an educational establishment where a higher education campus (e.g. university or technical institute). |
| PO8Development ensures that noise from the use does not exceed the following criteria:1. LAeq,adj,T emitted from rooming accommodation is not greater than the rating background level plus 3 at a sensitive use;

Where T is:Day (7am to 6pm): 11hrEvening (6pm to 10pm): 4hrNight (10pm to 6am): 9hrNote—Where LAeq,adj,T is the adjusted A-weighted equivalent continuous sound pressure level during measurement time T, determined in accordance with the methodology described in the Noise impact assessment planning scheme policy. Note—Rating background level is to be determined in accordance with the methodology described in the Noise impact assessment planning scheme policy. | AO8.1Development:1. is on a site located in one of the following zones:
2. Principal centre zone;
3. Major centre zone;
4. District centre zone;
5. High density residential zone;
6. Medium density residential zone;
7. Low-medium density residential zone;
8. does not emit noise from communal recreation, dining or cooking areas that is clearly audible and disturbing within a nearby sensitive use.
 |
| AO8.2Development provides a 2m high acoustic fence along a boundary between on-site car parking areas and adjoining sensitive uses. |
| AO8.3Development ensures mechanical plant or equipment is acoustically screened from adjoining sensitive uses.Note—Mechanical plant includes generators, motors, compressors and pumps such as air-conditioning, refrigeration or coldroom motors.  |
| PO9Development protects the visual amenity of the immediate vicinity, public realm and any adjacent dwelling or sensitive use. | AO9Development including mechanical plant, refuse and recycling areas, vents and exhausts is not visible from:1. a street or public space;
2. an adjacent dwelling or sensitive use.

Note—Mechanical plant includes generators, motors, compressors and pumps such as air-conditioning, refrigeration or coldroom motors. |
| PO10Development is of a nature and scale which does not result in an odour or air emission that causes an unreasonable impact on the occupier of a nearby sensitive use.Note—The matters considered in assessing unreasonable impacts include the characteristics, nature, amount, intensity, frequency and duration of the emissions and whether the emissions could be reasonably expected in the area.  | AO10.1Development where not in a zone in the centre zones category or the Mixed use zone:1. does not involve activities that generate air emissions, including odour, dust, fumes or smoke beyond the site;
2. where cooking or food odour is released, exhaust is discharged vertically and directed away from a sensitive use, and vents are separated by the following distances:
3. a minimum of 6m horizontally from a sensitive use;
4. a minimum of 2m above a thoroughfare or roof with regular foot traffic.
 |
| AO10.2Development ensures that vents and exhausts for a below ground car park are separated by a minimum 15m from a sensitive use. |
| PO11Development is located to achieve the air quality (planning) criteria in Table 9.3.19.3.B and odour criteria in Table 9.3.19.3.C.Note—An air quality impact report prepared in accordance with the Air quality planning scheme policy can assist in demonstrating achievement of this performance outcome. | AO11Development is located at least 150m from a spray painting workshop.Note—This distance is to be measured between the building containing the spray painting workshop and the property boundary of the sensitive use. |
| PO12Development for outdoor lighting:1. does not have an adverse impact on any person, activity or fauna because of light emissions, either directly or by reflection;
2. ensures that the external appearance of the premises is similar to adjoining premises with lighting that does not impact adversely on the amenity of the immediate vicinity and the public realm.
 | AO12Development provides for outdoor lighting:1. with technical parameters, design, installation, operation and maintenance which comply with the requirements of AS 4282-1997 Control of the obtrusive effects of outdoor lighting;
2. which maintains a minimum of 20lux at the footpath level where in a zone in the centre zones category or the Mixed use zone.

Note—The effect of outdoor lighting is to be mitigated where a window of a habitable room of a nearby dwelling will be illuminated beyond maximum permissible values outlined in AS 4282-1997 Control of the obtrusive effects of outdoor lighting. |
| PO13Development within the City core or City frame identified in Figure a in the Transport, access, parking and servicing code, provides for car parking spaces at rates to discourage private car use and encourage walking, cycling and the use of public transport. | AO13Development within the City core or City frame as identified in Figure a in the Transport, access, parking and servicing code, provides for on-site parking spaces at parking rates in compliance with the standards in the Transport, access, parking and servicing planning scheme policy. |
| PO14Development outside the City core and City frame as identified in Figure a in the Transport, access, parking and servicing code, provides for the number of on-site parking spaces that accommodate design peak car parking demands without overflow parking onto adjoining properties or adjacent streets. | AO14Development outside the City core and City frame identified in Figure a in the Transport, access, parking and servicing code, provides for on-site car parking in compliance with the standards in the Transport, access, parking and servicing planning scheme policy. |

Table 9.3.19.3.B—Air quality (planning) criteria

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| --- | --- | --- | --- | --- |
| Pollutant | Averaging time | Health outcome protected | Criteria including background (µg/m³) | Criteria including background (ppm) |
| Particulate matter less than 10µm (PM10) | 24 hours | Health and wellbeing | 50 | - |
| Particulate matter less than 2.5µm (PM2.5) | 24 hours | Health and wellbeing | 25 | - |
| Annual | Health and wellbeing | 8 | - |
| Acetone | 1 hour | Health and wellbeing | 22,000 | 9.2 |
| Benzene | Annual | Health and wellbeing | 10 | 0.003 |
| Cumene (isopropyl benzene) | 1 hour | Odour | 21 | 0.004 |
| Ethyl acetate | 1 hour | Odour | 12,100 | 3.5 |
| Ethyl acrylate | 1 hour | Odour | 0.4 | 0.0001 |
| Ethyl butyl ketone | 1 hour | Health and wellbeing | 4,200 | 0.9 |
| Ethylbenzene | 1 hour | Health and wellbeing | 8,000 | 1.8 |
| MDI (diphenylmethane diisocyanate) | 1 hour | USEPA extremely toxic | 0.04 | - |
| Methyl ethyl ketone | 1 hour | Odour | 3,200 | 1.1 |
| Methyl isobutyl ketone | 1 hour | Odour | 230 | 0.05 |
| Methyl styrene | 1 hour | Odour | 140 | 0.029 |
| n-Butanol | 1 hour | Odour | 500 | 0.16 |
| n-Butyl acetate | 1 hour | Odour | 1,020 | 0.21 |
| n-Hexane | 1 hour | Health and wellbeing | 3,200 | 0.9 |
| Styrene | 1 hour | Odour | 65 | 0.014 |
| 7 days | Health and wellbeing | 280 | 0.06 |
| TDI (toluene-2,4-diisocyanate; toluene-2,6-diisocyanate) | 1 hour | USEPA extremely toxic | 0.04 | - |
| Toluene | 1 hour | Odour | 958 | 0.23 |
| 24 hours | Health and wellbeing | 4,100 | 1 |
| Annual | Health and wellbeing | 410 | 0.1 |
| Xylenes (as a total of ortho, meta and para isomers) | 24 hours | Health and wellbeing | 1,200 | 0.25 |
| Annual | Health and wellbeing | 950 | 0.2 |

Note—

* Criteria that are stated in µg/m³ are to be referenced to 0°C.
* Criteria that are stated in ppm are to be expressed as volume/volume.
* Averaging times of 1 hour or less are to be presented using the 99.9th percentile concentration of the total site impact from dispersion modelling and background concentration for all pollutants in the above table, or the maximum concentration from dispersion modelling if no background concentration is available.
* Averaging times of greater than 1 hour are to be presented using the maximum concentration of the total site impact from dispersion modelling and background concentration for all pollutants in the above table, or the maximum concentration from dispersion modelling if no background concentration is available.

Table 9.3.19.3.C—Odour criteria

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| --- | --- | --- | --- |
| Pollutant | Averaging time | Health outcome protected | Criteria (odour units-OU) |
| Odour | 1 hour | Odour | 0.5OU for tall stacks |
| Odour | 1 hour | Odour | 2.5OU for ground level and wake-affected plumes from short stacks |

Note—Odour criteria are to be evaluated using the 99.5th percentile concentration from dispersion modelling.