9.3.22 Short-term accommodation code

9.3.22.1 Application

1. This code applies to assessing a material change of use if:
2. 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
3. impact assessable development for short-term accommodation or a use of a similar nature.
4. 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.

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.

9.3.22.2 Purpose

1. The purpose of the Short-term 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 is located in areas of high accessibility to public transport and major social, cultural, tourist and leisure facilities.
4. Development is designed and sited to minimise impacts on the amenity of a nearby residential dwelling or other sensitive use.
5. 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.

9.3.22.3 Performance outcomes and acceptable outcomes

Table 9.3.22.3.A—Performance outcomes and acceptable outcomes

|  |  |
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| Performance outcomes | Acceptable outcomes |
| PO1  Development is located on a site with high accessibility to:   1. a principal, major or district centre; 2. high-frequency public transport with services every 15 minutes or less; 3. long-distance transport routes; 4. social, cultural, tourist and leisure facilities and shopping facilities. | AO1  Development is on a site located in one of the following:   1. Principal centre zone; or 2. Major centre zone; or 3. District centre zone; or 4. High density residential zone. |
| PO2  Development, including parking, is of a nature, scale, layout, design and construction that do not cause adverse impact on the amenity of nearby sensitive uses. | AO2.1  Development:   1. is on a site located in one of the following: 2. Principal centre zone; or 3. Major centre zone; or 4. District centre zone; or 5. High density residential zone; or 6. does not generate noise that is clearly audible and creates a disturbance within a nearby sensitive use, including a dwelling or its associated balconies/patios, between 7pm and 6am. |
| AO2.2  Development ensures that where food or cooking odour is released, exhaust vents are discharged vertically and directed away from the sensitive use and separated from sensitive uses by the following distances:   1. minimum of 6m horizontally from a sensitive use; 2. minimum of 2m above a thoroughfare or roof with regular foot traffic. |
| PO3  Development is of a nature and scale which does not result in noise emissions that exceed the following criteria:  LAeq,adj,Temitted from short-term accommodation is not greater than the rating background level plus 3 at a sensitive use.  Where T is:   * Day (7am to 6pm): 11hr * Evening (6pm to 10pm): 4hr * Night (10pm to 7am): 9hr.   Where LAeq,adj,Tis the A-weighted equivalent continuous sound pressure level during measurement time T, adjusted for tonal and impulsive noise characteristics, 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.  Note—A noise impact assessment report prepared in accordance with the Noise impact assessment planning scheme policy can assist in demonstrating achievement of this performance outcome. | AO3.1  Development 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 cold room motors. |
| AO3.2  Development:   1. provides a 2m high acoustic fence along a boundary with a sensitive use; 2. ensures car parking areas used at night are acoustically screened from adjoining residential dwellings. |
| PO4  Development is located to achieve the air quality (planning) criteria in Table 9.3.22.3.B and odour criteria in Table 9.3.22.3.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. | AO4  Development 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. |

Table 9.3.22.3.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 9.3.22.3.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.