



Part 7 Codes

Division 2 Specific Development Codes

Chapter 6 Attached Dwellings and Medium Density Detached Dwellings

1.0 Purpose

The purpose of this code is to ensure that the form of Attached Dwellings and Medium Density Detached Dwellings comprises a range of medium density accommodation choices, including terraces, row houses and duplexes, of a scale that complements the City's townscape objectives, whilst minimising any adverse impacts on the surrounding area.

The code also seeks to ensure that Attached Dwellings and Medium Density Detached Dwellings provide quality living and recreational facilities, while contributing to the convenience of residents and the distinctive character of those areas where this form of development is envisaged.

This code also seeks to promote development that is more sustainable. This is to be facilitated through the design and provision of water and sewerage infrastructure to and within allotments that:

- reduces consumption of potable water by implementing measures that enable the sustainable use of recyclable water for non-potable uses;
- is cost effective over its life cycle; and
- minimises the potential for stormwater and ground water to enter the City's wastewater system.

2.0 Application

2.1 This code applies to development for the purposes of Attached Dwellings indicated as code or impact assessable in the Table of Development of the domain or Local Area Plan (LAP) within which the Attached Dwelling development is proposed. This code also applies to development for the purposes of Detached Dwellings indicated as code or impact assessable in the Table of Development of the domain or Local Area Plan (LAP) within which the development is proposed, where the overall residential density of the development exceeds RD1.

Note: *This code also applies to a development application predominantly for 'Attached Dwellings' that includes a number of individual Detached Dwellings as a part of the same development complex.*

2.2 Performance Criteria PC1-PC17 apply to all assessable development subject to this code.

3.0 Development Requirements

Performance Criteria	Acceptable Solutions	How does the proposal comply with the Acceptable Solution or Performance Criteria?	Internal Use: Has compliance with the Acceptable Solution/ Performance Criteria been demonstrated? Is a request for further information required?
Development that is Code Assessable or Impact Assessable			
Building Setback			
PC1	AS1		



Performance Criteria	Acceptable Solutions	How does the proposal comply with the Acceptable Solution or Performance Criteria?	Internal Use: Has compliance with the Acceptable Solution/ Performance Criteria been demonstrated? Is a request for further information required?
<p>All buildings must provide for setbacks from the street frontage which are appropriate to the efficient use of the site and the streetscape character.</p>	<p>The building is set back the minimum distance required by the relevant domain or LAP precinct.</p>		
<p>PC2 All buildings must provide for setbacks from side and rear boundaries to ensure that there is:</p> <ul style="list-style-type: none"> a) no significant loss of amenity to residents on adjoining sites; b) no significant reduction in daylight to private open space and habitable rooms in dwellings on adjacent sites; c) adequate sunlight to the majority of useable open space areas within the premises. <p>No side setback is necessary where an attached dwelling abuts another attached dwelling.</p>	<p>AS2.1 The Attached Dwellings and Medium Density Detached Dwellings and associated outbuildings have walls on the zero lot-line and have a maximum height of 3.5 metres, unless they:</p> <ul style="list-style-type: none"> a) abut a higher existing or simultaneously constructed wall; b) abut a side or rear lane (in which case the maximum height shall be 5.5 metres). <p>AS2.2.1 New boundary walls are to match the length of the neighbouring boundary wall.</p> <p>OR</p> <p>AS2.2.2 Where no existing boundary walls abut the development, new boundary walls shall be a maximum of 15 metres in length.</p> <p>AS2.2.3 No side setback is necessary where an attached dwelling abuts another attached dwelling.</p>		
<p>Road Frontage</p>			
<p>PC3 The site must have sufficient frontage to ensure that:</p> <ul style="list-style-type: none"> a) safe and convenient vehicular access can be provided; b) adequate landscaping is provided adjacent to the road frontage; c) the crossover or driveway is proportional to the property frontage; 	<p>AS3.1.1 The attached dwelling development consists of two units, and the road frontage is at least 15 metres.</p> <p>OR</p> <p>AS3.1.2 The attached dwelling development consists of more than two units, and has a road frontage of at least 20 metres.</p>		



Performance Criteria	Acceptable Solutions	How does the proposal comply with the Acceptable Solution or Performance Criteria?	Internal Use: Has compliance with the Acceptable Solution/ Performance Criteria been demonstrated? Is a request for further information required?
d) sufficient on-street car parking spaces can be provided.			
Building Design			
<p>PC4 The building must be designed and sited to ensure adequate natural daylight into north facing habitable rooms and principal open space areas to allow occupants enjoyment during the majority of the daylight hours.</p>	<p>AS4.1 Windows to north facing living areas and principal open space areas receive at least three hours of sun between 9am and 5pm on 21 June.</p>		
<p>PC5 The building is designed and sited to achieve an acceptable level of privacy for the occupants of the dwelling and neighbouring dwellings.</p>	<p>AS5.1.1 All habitable room windows are not directly facing, and within: a) ten metres of a habitable room window of another dwelling; b) three metres of an access way, footway or communal open space area.</p> <p>OR</p> <p>AS5.1.2 A habitable room window directly faces and is within either ten metres of a habitable room window of another dwelling or three metres of an access way, footway or communal open space area, 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>OR</p> <p>AS5.1.3 A habitable room window faces and is within</p>		



Performance Criteria	Acceptable Solutions	How does the proposal comply with the Acceptable Solution or Performance Criteria?	Internal Use: Has compliance with the Acceptable Solution/ Performance Criteria been demonstrated? Is a request for further information required?
	<p>ten metres of a habitable room window of another dwelling, and is offset from the edge of one window to the edge of the other by a distance sufficient to limit views into the adjacent windows.</p> <p>AS5.2 A direct view exists into the private open space of an adjoining dwelling, and the outlook from windows, landing stairs, terraces, decks and other private communal or public areas is obscured or screened by privacy screens that have openings which make it not less than 50% transparent.</p>		
Covered Car Parking Space			
<p>PC6 The covered car parking space must be located and designed to:</p> <ul style="list-style-type: none"> a) aesthetically complement the main dwelling; b) ensure it does not dominate the street frontage; c) have minimal adverse effect on the amenity, likely amenity and character of the neighbourhood. 	<p>AS6.1.1 The covered car parking space is set back in accordance with the frontage setback requirements specified in the relevant domain or LAP.</p> <p>OR</p> <p>AS6.1.2 The covered car parking space is underground and located within the frontage setback, and the structure extends no more than one metre above natural ground level.</p>		
Communal Open Space			
<p>PC7 Developments with more than five dwellings on a lot must provide communal open space that is:</p> <ul style="list-style-type: none"> a) useable; b) clearly defined; c) a safe and attractive living environment. 	<p>AS7 The communal open space is at least 25% of the site area and:</p> <ul style="list-style-type: none"> a) is provided in addition to private open space areas; b) has a minimum dimension of ten metres; c) has a maximum gradient not exceeding one in ten; d) is designed and located so that it is subject to informal surveillance from dwellings on the site; 		



Performance Criteria	Acceptable Solutions	How does the proposal comply with the Acceptable Solution or Performance Criteria?	Internal Use: Has compliance with the Acceptable Solution/ Performance Criteria been demonstrated? Is a request for further information required?
	e) Is separated from any private areas by a fence or landscaping.		
Private Open Space			
<p>PC8 All dwellings must be provided with sufficiently sized and suitably located outdoor private open space for the reasonable recreational needs of residents.</p>	<p>AS8 The private open space:</p> <ul style="list-style-type: none"> a) has a minimum area of 25m²; b) has a minimum width of five metres; c) is located adjacent to each dwelling unit; d) is accessible from the living room; e) has a maximum gradient not exceeding one in ten; and f) is sufficiently screened for privacy. 		
Building Appearance			
<p>PC9 The building must be designed to:</p> <ul style="list-style-type: none"> a) add visual interest to the streetscape; b) provide differentiation between buildings by means of articulation; c) avoid stark or austere appearance. 	<p>AS9.1 The building comprises three or more Attached Dwellings and Medium Density Detached Dwellings, and no more than two adjacent dwellings have external walls in the same vertical plane, or are offset by less than one metre.</p> <p>AS9.2.1 There are more than four dwellings, and the alignment of the internal access way is not visually continuous in a linear form viewed from the road frontage.</p> <p>OR</p> <p>AS9.2.2 Visual relief is provided by pavement treatments and landscape elements.</p>		
<p>PC10 Buildings are to have a human scale built form.</p>	<p>AS10.1 The number of Attached Dwellings and Medium Density Detached Dwellings in the one continuous building does not exceed four.</p> <p>AS10.2</p>		



Performance Criteria	Acceptable Solutions	How does the proposal comply with the Acceptable Solution or Performance Criteria?	Internal Use: Has compliance with the Acceptable Solution/ Performance Criteria been demonstrated? Is a request for further information required?
<p>No more than 20 Attached Dwellings and Medium Density Detached Dwellings are developed on the site.</p>			
<p>Provision of Rear Laneways</p>			
<p>PC11 In Greenfield developments and major redevelopments in existing areas, the development design incorporates rear laneway access for each dwelling.</p>	<p>AS11 Where the development includes at least ten Attached Dwellings and Medium Density Detached Dwellings, the design provides for rear laneway access to each dwelling.</p>		
<p>Internal Pedestrian Access and Circulation</p>			
<p>PC12 Internal access way and footway systems provide for the safe and convenient access of pedestrians.</p>	<p>AS12 Footways are provided within or adjacent to access ways to connect all Attached Dwellings and Medium Density Detached Dwellings with communal open space and to the external roads.</p>		
<p>Haulage Routes</p>			
<p>PC13 The development must ensure that noise mitigation measures are utilised to minimise noise impact generated by extractive industry haulage vehicles, when located adjacent to a known haulage route.</p>	<p>AS13 The development is located within 60 metres of an Extractive Industry Haulage Route, as shown on Planning Strategy Maps PS1 – Land Use Themes and/or PS7 – Road System, and effective noise mitigation measures have been utilised as part of the development.</p>		
<p>Fire Hydrant Installations in Community Title Developments</p>			
<p>PC14 The installation of Fire Hydrants in Community Title or similar developments ensures that these are easy to locate and use in times of emergency, and are of a standard consistent with service needs.</p>	<p>AS14 Fire Hydrant installation for the development is provided consistent with the requirements of Australian Standard AS2419.1.</p>		
<p>Building Design</p>			
<p>PC15</p>	<p>AS15</p>		



Performance Criteria	Acceptable Solutions	How does the proposal comply with the Acceptable Solution or Performance Criteria?	Internal Use: Has compliance with the Acceptable Solution/ Performance Criteria been demonstrated? Is a request for further information required?
<p>The building is designed and sited so that acceptable waste management facilities are provided for each dwelling.</p>	<p>No acceptable solution provided.</p>		
<p>PC16 For premises identified on Overlay Map OM25 – Future Water Innovations as being within the Pimpama-Coomera Water Future Master Plan Area, a dual water reticulation system must be provided to enable future conveyance to the development of recycled water for non-potable uses in addition to the conveyance of potable water.</p>	<p>AS16.1 A dual water reticulation system is designed and constructed in accordance with relevant sections of Planning Scheme Policy 11 – Land Development Guidelines.</p> <p>AS16.2 The development is connected to Council's potable water and recycled water supply reticulation systems at any points nominated by Council.</p>		
<p>PC17 For premises identified on Overlay Map OM25 – Future Water Innovations as being within the Pimpama-Coomera Water Future Master Plan Area, sewerage infrastructure must be designed to minimise inflow and infiltration.</p>	<p>AS17 Reduced infiltration gravity sewers are designed and constructed in accordance with the relevant sections of Planning Scheme Policy 11 – Land Development Guidelines.</p>		