



## Part 7 Codes

### Division 2 Specific Development Codes

#### Chapter 16 Family Accommodation

##### 1.0 Purpose

This code seeks to provide a Family Accommodation dwelling, in association with another dwelling, intended for occupation by a member of the immediate family or persons associated with the immediate family.

This code also seeks to promote a variety of alternative living arrangements in existing and new residential areas.

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 Family Accommodation indicated as code assessable or impact assessable in the Table of Development of the domain or Local Area Plan (LAP) in which the Family Accommodation is proposed.

2.2 Performance Criteria PC1-PC10 apply to all development subject to this code.

##### 3.0 Development Requirements

Performance Criteria	Acceptable Solutions
<b>Development that is Code Assessable or Impact Assessable</b>	
<b>Siting</b>	
PC1 The Family Accommodation must be sited in close proximity to that of the primary dwelling.	AS1.1.1 The Family Accommodation is attached to or included within the primary dwelling. OR AS1.1.2 The Family Accommodation is a detached dwelling located within ten metres of the primary dwelling.
<b>Privacy</b>	
PC2 The siting of the Family Accommodation must have regard to the privacy of the occupants of: <ol style="list-style-type: none"> <li>a) the Family Accommodation;</li> <li>b) the primary dwelling;</li> <li>c) dwellings on neighbouring allotments.</li> </ol>	AS2.1.1 There are no direct views between the living areas of the Family Accommodation and the primary dwelling. OR AS2.1.2 There is a direct view into the living areas of the primary dwelling, but it is obscured or screened. AS2.2.1 There are no direct views between the living areas of the Family Accommodation and any neighbouring dwellings. OR AS2.2.2 There is a direct view into the living areas of any neighbouring dwellings, but it is obscured or screened.



Performance Criteria	Acceptable Solutions
<b>Building Appearance</b>	
<p>PC3 The Family Accommodation must be designed and constructed to complement the primary dwelling on the site, having regard to the architectural style, materials, colours and finish of the primary dwelling.</p>	<p>AS3 The architectural style, colours and materials of the Family Accommodation are the same as the primary dwelling.</p>
<b>Neighbourhood Character</b>	
<p>PC4 The Family Accommodation and the primary dwelling must present as a single dwelling to the street frontage.</p>	<p>AS4 The primary dwelling and the Family Accommodation are aligned so as to present as not more than one dwelling from the street frontage.</p>
<b>Gross Floor Area</b>	
<p>PC5 The GFA of the Family Accommodation must not compromise the role of the primary dwelling.</p>	<p>AS5.1.1 The site is not in the Detached Dwelling or Residential Choice Domain or Low Residential Density Precinct of a Local Area Plan and the maximum GFA of the Family Accommodation does not exceed 50% of GFA of the primary dwelling. OR AS5.1.2 The site is in the Detached Dwelling or Residential Choice Domain or Low Residential Density Precinct of a Local Area Plan and the maximum GFA of the Family Accommodation does not exceed 80m<sup>2</sup>.</p>
<b>Access</b>	
<p>PC6 The access to the Family Accommodation and the primary dwelling must be designed to facilitate safe and convenient vehicular and pedestrian movement within the site.</p>	<p>AS6.1 The Family Accommodation shares its driveway and vehicle crossover with the primary dwelling. AS6.2 The Family Accommodation shares a pedestrian path with the primary dwelling. OR AS6.3 A separate pedestrian access path is provided for the Family Accommodation.</p>
<b>Function of Use</b>	
<p>PC7 The Family Accommodation must only be occupied as an ancillary use to the primary dwelling on the site.</p>	<p>AS7 No more than one Family Accommodation, to be used as a single functional household, is established on the site.</p>
<b>Facility Provisions</b>	
<p>PC8 The Family Accommodation must be provided with suitable water supply and waste disposal services.</p>	<p>AS8 The Family Accommodation is provided with the same water supply and waste disposal services as would be expected for a dwelling in the relevant domain or LAP.</p>
<p>PC9 For premises identified on <b>Overlay Map OM25 – Future Water Innovations</b> 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>AS9.1 A dual water reticulation system is designed and constructed in accordance with relevant sections of <b>Planning Scheme Policy 11 – Land Development Guidelines</b>. AS9.2 The development is connected to Council's potable water and recycled water supply reticulation systems at any points nominated by Council.</p>
<p>PC10 For premises identified on <b>Overlay Map OM25 – Future Water Innovations</b> as being within the Pimpama-Coomera Water Future Master Plan Area, sewerage infrastructure must be designed to minimise inflow and infiltration.</p>	<p>AS10 Reduced infiltration gravity sewers are designed and constructed in accordance with the relevant sections of <b>Planning Scheme Policy 11 – Land Development Guidelines</b>.</p>