



Part 7 Codes

Division 2 Specific Development Codes

Chapter 22 Low Rise Apartment Building

1.0 Purpose

This code seeks to ensure that:

- Low Rise Apartment Buildings provide quality living for residents, whilst contributing to the orderly development of the City and the distinctive character of those areas where this form of development is envisaged;
- Low Rise Apartment Buildings are built to a low rise scale that complements the City's townscape objectives, whilst minimising any adverse impacts on the surrounding area;
- Low Rise Apartment Buildings contribute to the development of an interesting and attractive streetscape; and
- a range of medium density accommodation choices are made available that meet the needs of the City's existing and future households, whilst providing a high level of amenity and convenience for residents.

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 a Low Rise Apartment Building indicated as code or impact assessable in the Table of Development of the domain or Local Area Plan (LAP) within which the Low Rise Apartment Building development is proposed.
- 2.2 Performance Criteria PC1-PC16 apply to all development subject to this code.

3.0 Development Requirements

Performance Criteria	Acceptable Solutions
Development that is Code Assessable or Impact Assessable	
Road Frontage	
<p>PC1 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; d) sufficient on street car parking spaces can be provided. 	<p>AS1 The road frontage for the Low Rise Apartment Building development is a minimum of 20 metres.</p>
Building Design	
<p>PC2 The building must be designed and sited to ensure adequate natural daylight in north facing habitable rooms and principal open space areas, to allow their enjoyment during the majority of the daylight hours.</p>	<p>AS2.1 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 over a portion of their surface.</p> <p>AS2.2 North facing windows to living areas and principal open space areas of neighbouring dwellings do not have sunlight reduced to less than the above three hours.</p>



Performance Criteria	Acceptable Solutions
<p>PC3 The building is designed and sited to achieve an acceptable level of privacy for the occupants of the dwelling and neighbouring dwellings.</p>	<p>AS3.1 All habitable room windows are not directly facing and within ten metres of a habitable room window of another dwelling unit.</p> <p>AS3.2.1 All habitable room windows have a sill height not less than 1.7 metres, and are not directly facing and within three metres of an access way, footway or communal open space area.</p> <p>OR</p> <p>AS3.2.2 Fixed obscured glazing is fitted to all habitable room windows to a height of 1.7 metres above floor level.</p> <p>AS3.3 The view from the habitable room window is screened by a structure not greater than 1.8 metres in height which has openings that make it not greater than 25% transparent.</p> <p>AS3.4 A direct view exists into the private open space of adjoining dwelling/s, and the outlook from windows, landing stairs, terraces, decks and other private communal or public areas is obscured or screened by privacy screens which have openings that make them not greater than 25% transparent.</p> <p>Note: <i>'Not directly facing' means an angle greater than 45%.</i></p>
Private Open Space	
<p>PC4 All dwellings must be provided with sufficiently sized and suitably located outdoor private open space for the reasonable recreational needs of residents.</p>	<p>AS4.1.1 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. <p>OR</p> <p>AS4.1.2 The dwelling is located entirely above ground floor level, the private open space consists of a balcony or roof area open to the sky, and is a minimum area of 8m² and a minimum dimension of two metres, directly accessible from a living room.</p>
Communal Open Space	
<p>PC5 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>AS5.1 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) is readily accessible to residents; d) has a maximum gradient not exceeding one in ten; e) is designed and located so that it is subject to informal surveillance from dwellings on the site; f) is clearly delineated from any private areas of the site.



Performance Criteria	Acceptable Solutions
Building Appearance	
<p>PC6</p> <p>All buildings and ancillary structures must be designed to:</p> <ul style="list-style-type: none"> a) contribute to the urban character of the local area; b) add visual interest to the streetscape; c) enable differentiation between buildings by means of articulation; d) avoid stark or austere appearance. 	<p>AS6.1</p> <p>The building design and materials used visually integrate with the prevailing or proposed character of the area.</p> <p>AS6.2</p> <p>The building is adjacent to a road and oriented to face that road.</p> <p>AS6.3</p> <p>The building facade is designed and treated to avoid a stark or austere appearance.</p> <p>AS6.4</p> <p>The horizontal length of any wall in a single plane, irrespective of any projections such as balconies or offsets of less than one metre, does not exceed 15 metres, unless a separation of at least 25 metres is provided.</p> <p>AS6.5</p> <p>The degree of reflection (both heat and light) of any reflective glass does not exceed 20%.</p> <p>AS6.6</p> <p>The design of carports and/or garages is compatible with the main building design in terms of structure, roof form, detailing, materials and colours.</p> <p>AS6.7</p> <p>The fence is designed and constructed to complement the building and existing streetscape, and to allow an outlook from the site to the street.</p>
<p>PC7</p> <p>The topmost storey and rooftop of the building, together with all service equipment and plant rooms, must be designed and treated so as to visually integrate with, and complement, the design and finish of the rest of the building.</p>	<p>AS7</p> <p>No acceptable solution provided.</p>
<p>PC8</p> <p>The ground floor facade and entrance area of the building must be designed to:</p> <ul style="list-style-type: none"> a) provide a high degree of visual interest; b) emphasise a human scale; c) provide an identifiable entry to the building and the site that includes a clearly marked building name. 	<p>AS8</p> <p>No acceptable solution provided.</p>
Pedestrian Access	
<p>PC9</p> <p>Access ways and footway systems within the site must provide for safe and convenient access.</p>	<p>AS9.1</p> <p>The main pedestrian access from the street to the building is easily identified.</p> <p>AS9.2</p> <p>The vehicular access to the site is separate from the pedestrian access.</p> <p>AS9.3</p> <p>Design features are used to delineate areas of potential conflict between vehicles and pedestrians.</p>



Performance Criteria	Acceptable Solutions
Building Services – Refuse Storage	
<p>PC10 Refuse storage areas must be designed and located to provide convenient access for collectors, while being screened from view and positioned to avoid nuisance to neighbours.</p>	<p>AS10.1 The refuse storage area is located in the basement; OR AS10.2 The refuse storage area is located within the required setback to the frontage, and is designed as follows: a) no closer than three metres to any frontage and 1.5 metres to any other site boundary; b) enclosed on three sides with a screen wall extending 0.2 metres above the height of the refuse receptacles; c) screened by dense planting and mounding.</p>
Building Services – Mail Boxes	
<p>PC11 Mail collection facilities must be designed and located to provide convenient access, while minimising their visual impact on the streetscape.</p>	<p>AS11.1.1 A single group of mailboxes is provided that is: a) abutting and perpendicular to the frontage of the site; b) incorporated into an entry feature; and c) readily accessible. OR AS11.1.2 A single group of mailboxes is provided in the basement at a convenient unsecured point that is immediately accessible by motor vehicle. OR AS11.1.3 A single group of mailboxes is provided within the foyer, in close proximity to the entry of the building, where that entry is readily accessible from the footpath.</p>
Building Services – Mechanical Equipment	
<p>PC12 All mechanical equipment must be located and housed so as to not cause disturbance to residents within or adjacent to the development.</p>	<p>AS12.1 The mechanical equipment, including air conditioning plant and swimming pool pumps, is incorporated within the building. OR AS12.2 The mechanical equipment, including air conditioning plant and swimming pool pumps, is housed external to the principal building and: a) is contained within a solid structure; b) located no closer than 1.5 metres to any site boundary.</p>
Amenity Protection	
<p>PC13 All communal indoor and outdoor recreational facilities must be designed and located to reduce external impacts on the amenity of neighbouring premises.</p>	<p>AS13 No acceptable solution provided.</p>



Performance Criteria	Acceptable Solutions
Haulage Routes	
<p>PC14</p> <p>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>AS14.1.1</p> <p>The development is not 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.</p> <p>OR</p> <p>AS14.1.2</p> <p>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 attenuation has been conducted as part of the development.</p>
<p>PC15</p> <p>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>AS15.1</p> <p>A dual water reticulation system is designed and constructed in accordance with relevant sections of Planning Scheme Policy 11 – Land Development Guidelines.</p> <p>AS15.2</p> <p>The development is connected to Council’s potable water and recycled water supply reticulation systems at any points nominated by Council.</p>
<p>PC16</p> <p>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>AS16</p> <p>Reduced infiltration gravity sewers are designed and constructed in accordance with the relevant sections of Planning Scheme Policy 11 – Land Development Guidelines.</p>