

22.07 APARTMENT DEVELOPMENTS OF FIVE OR MORE STOREYS

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C142

This policy applies to an application for an apartment development of five or more storeys (excluding a basement).

22.07-1 Policy Basis

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To ensure building setbacks and separation achieve adequate daylight into habitable rooms.

To ensure living rooms achieve reasonable outlook and adequate daylight.

To ensure living rooms achieve a greater level of privacy and higher levels of daylight compared to bedrooms.

To ensure reasonable future development opportunities and potential amenity impacts of adjoining sites is considered.

22.07-2 Building setback and separation

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Objectives

- To allow adequate daylight to living rooms and bedrooms.
- To provide opportunities for open space and landscaping areas.
- To ensure buildings are located and designed to reduce overlooking into habitable rooms and private open space areas.
- To provide a reasonable outlook from living areas.
- To ensure the reasonable future development opportunities of adjoining sites.
- To ensure the amenity impacts on adjoining sites are considered.

Policy

It is policy to assess applications against the following performance measures:

- A building should meet the minimum building setback requirements to the side or rear boundary, a lane or another building within the same site specified in Tables 1, 2 and 3.
- A building separation is not required where there is no outlook from a living room to a side or rear boundary, provided it does not affect the reasonable future development opportunities of the adjoining site.
- Where an existing residential development on an adjoining site does not meet the distances specified in Tables 1, 2 and 3, a new development should be sited to achieve a comparable adequate setback (from a minimum of one metre and a maximum of three metres). The building setback requirements apply from the first level of residential use.
- Where a continuous street wall is encouraged under the relevant place-based control, no building separation is required, to the extent necessary to comply with that control.

These performance measures should ordinarily be met. Proposals that do not meet these performance measures may still meet the objectives of this policy.

Table 1 Building setbacks to the side or rear boundary

Building height	Living room or Main balcony outlook to boundary	Bedroom outlook to boundary
Up to 4 storeys or 12 metres	6 metres	3 metres
5-8 storeys or up to 25 metres	9 metres	4.5 metres
9 or more storeys or over 25 metres	12 metres	6 metres

Note: A setback between buildings is measured from glazing line to glazing line of habitable rooms or the external edge of any balcony, whichever is the lesser.

Table 2 Building setbacks to a lane

Building height	Living room or Main balcony outlook	Bedroom outlook
2 storeys or 9 metres	0 metres (from boundary)	0 metres (from boundary)
3-8 storeys or up to 25 metres	6 metres (from lane centre line)	3 metres (from lane centre line)
9 or more storeys or over 25 metres	9 metres (from lane centre line)	6 metres (from lane centre line)

Note: A setback between the building and the lane is measured from glazing line to property boundary or the external edge of the balcony to property boundary, whichever is the lesser.

Table 3 Building separation from another building within a site

Building height	Living room or Main balcony outlook to Living room or Main balcony outlook	Bedroom outlook to bedroom outlook	Living room /Main balcony outlook to bedroom outlook	Living room /Main balcony outlook to no outlook	Bedroom outlook to no outlook
Up to 4 storeys and 12 metres	12 metres	6 metres	9 metres	6 metres	3 metres
5-8 storeys and up to 25 metres	18 metres	9 metres	13.5 metres	9 metres	4.5 metres
9 or more storeys and over 25 metres	24 metres	12 metres	18 metres	12 metres	6 metres

Note: Separation between buildings on the same site is measured from glazing line or the external edge of the balcony to the glazing line or external edge of the balcony, whichever is the lesser.

22.07-3 Light wells

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Objective

To ensure adequate daylight is provided to bedrooms serviced by a lightwell and to protect the privacy of occupants without relying solely on screening.

Policy

It is policy to assess applications against the following performance measures:

- Light wells should meet minimum width and area dimensions specified in Table 4 and:
 - Provide daylight access to bedrooms only.
 - Be painted in a light reflective colour.
- Lightwells should be staggered to avoid direct overlooking into existing bedroom windows in separate dwellings.

These performance measures should ordinarily be met. Proposals that do not meet these performance measures may still meet the objectives of this policy.

Table 4 Light well dimensions

	Minimum width	Minimum area
Up to 4 storeys or 12 metres	2 metres	9 sqm
5-8 storeys or up to 25 metres	4.5 metres	29 sqm
9 or more storeys or over 25 metres	6 metres	51 sqm

Note: The light well requirements apply from the first level of residential use. The light well minimum width and area dimensions may be varied for buildings containing multiple levels of non-residential uses.

22.07-4 Application requirements

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An application for an apartment development must be accompanied by the following information, as appropriate:

- An assessment of the reasonable future development opportunities for adjoining sites.

22.07-5 Decision guidelines

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Before deciding on an application, in addition to the decision guidelines in Clause 58 Apartment Development, the responsible authority must consider, as appropriate:

- The reasonable future development opportunities of adjoining sites.
- Whether existing developments have reasonably incorporated access to daylight on their own site.