



Part 7 Codes

Division 2 Specific Development Codes

Chapter 14 Display Homes and Estate Sales Offices

1.0 Purpose

This code supports the establishment and operation of Display Homes and Estate Sales Offices for the sale of new property developments. It also seeks to ensure that Display Homes or Estate Sales Offices are able to be located within an estate or a residential development.

The code also ensures that the siting, scale and design of the Display Home or Estate Sales Office is appropriate to the existing or intended character of the local area. It also facilitates the operation of these uses for a temporary duration, for the period required between construction and completion of sales within an estate or a residential development project.

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 Display Homes or Estate Sales Offices indicated as self assessable, code assessable or impact assessable in the Table of Development of the domain or Local Area Plan (LAP) in which the Display Home or Estate Sales Office development is proposed.

2.2 Performance Criteria PC1-PC9 apply to all code and impact assessable development subject to this code. For development identified as self assessable, only the acceptable solutions to Performance Criteria PC1-PC6 apply.

3.0 Development Requirements

Performance Criteria	Acceptable Solutions
Development that is Self Assessable, Code Assessable or Impact Assessable	
Fencing	
PC1 The Display Home or Estate Sales Office must be suitably screened or buffered to protect the amenity and privacy of residents in neighbouring properties.	AS1 An opaque screen fence is at least 1.8 metres in height, and separates the Display Home or Estate Sales Office from adjoining residential properties.
Facility Provision	
PC2 The Estate Sales Office must be provided with suitable water supply and waste disposal services.	AS2 The Estate Sales Office is provided with the same water supply and waste disposal services as would be expected for a dwelling in the relevant domain or LAP.
Location	
PC3 The Estate Sales Office must be located to service the development of one estate.	AS3 The Estate Sales Office is located within or adjacent to the estate it promotes.



Performance Criteria	Acceptable Solutions
<p>PC4 The Display Home must be located in a current or intended residential area to enable its use as a residential dwelling upon cessation of its use as a Display Home.</p>	<p>AS4 The Display Home is located in a residential area.</p>
<p>Management of the Use</p>	
<p>PC5 The Display Home or Estate Sales Office must have a limited number of employees on the site.</p>	<p>AS5 No more than two employees are permanently engaged in the operation of the use at any one time.</p>
<p>PC6 The hours of operation of the Display Home or Estate Sales Office must not affect the amenity of adjoining land uses.</p>	<p>AS6 The Display Home or Estate Sales Office operates between the hours of 8am and 8pm on any given day.</p>
<p>Development that is Code Assessable or Impact Assessable</p>	
<p>Building Appearance</p>	
<p>PC7 The size and appearance of the Display Home or Estate Sales Office must complement the existing or intended style and character of the surrounding local area, having regard to: a) roof forms; b) building materials, colours; c) building bulk.</p>	<p>AS7 The building design maintains a residential character.</p>
<p>PC8 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>AS8.1 A dual water reticulation system is designed and constructed in accordance with relevant sections of Planning Scheme Policy 11 – Land Development Guidelines. AS8.2 The development is connected to Council’s potable water and recycled water supply reticulation systems at any points nominated by Council.</p>
<p>PC9 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>AS9 Reduced infiltration gravity sewers are designed and constructed in accordance with the relevant sections of Planning Scheme Policy 11 – Land Development Guidelines.</p>