



Part 7 Codes

Division 2 Specific Development Codes

Chapter 24 Office

1.0 Purpose

This code seeks to provide for the development and operation of premises including Offices, commercial services, and the Office component of a mixed use development, both within integrated commercial centres and as stand alone buildings. This code also seeks to ensure that Offices function effectively and efficiently, whilst providing a pleasant appearance that contributes positively to the character of the local area.

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 Office indicated as self assessable, code assessable or impact assessable in the Table of Development of the domain or Local Area Plan (LAP) within which the Office is proposed.

2.2 Performance Criteria PC1-PC10 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-PC7 apply.

3.0 Development Requirements

Performance Criteria	Acceptable Solutions
Development that is Self Assessable, Code Assessable or Impact Assessable	
Building Comfort and Amenity	
PC1 All buildings must provide adequate weather protection and be conducive to the comfort of building users.	AS1.1 The degree of reflection (both heat and light) of any reflective glass does not exceed 20%. AS1.2 The glass area does not exceed 60% of the total area of the external wall. AS1.3 Where the building is located within a commercial area and where awnings from the principal building are provided, these are cantilevered or suspended a minimum width of 1.5 metres over the adjoining footway within the road reserve area for the full frontage of the building.
Building Services – Mechanical Equipment	
PC2 All mechanical equipment must be located and housed so as to not cause disturbance to residents within or adjacent to the Office building.	AS2.1.1 The mechanical equipment, including air conditioning plants, is incorporated within the building. OR AS2.1.2 The mechanical equipment, including air conditioning plants, is housed external to the principal building and: <ol style="list-style-type: none"> a) is contained within a solid structure; b) is located no closer than 1.5 metres to any site boundary.



Performance Criteria	Acceptable Solutions
Building Services – Refuse Storage	
<p>PC3 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>AS3.1.1 The refuse storage area is in the basement. OR AS3.1.2 The refuse storage area is located within the required setback to the frontage, and is designed as follows:</p> <ol style="list-style-type: none"> 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 planting and mounding at least 1.8 metres in height.
Visual Amenity	
<p>PC4 All car parking areas must not be visually intrusive or the dominant feature of any individual development.</p>	<p>AS4 The car parking area is provided at ground level and is located to the side or the rear of the main building on the site.</p>
Landscape Buffer	
<p>PC5 The Office development must not adversely affect the amenity of adjacent premises.</p>	<p>AS5 The site adjoins a residential lot or public open space area, and the building or structure is set back a minimum of two metres from the common boundary with the residential lot or public open space, and the setback area includes:</p> <ol style="list-style-type: none"> a) a landscaped buffer area consisting of screen planting at least 1.8 metres in height; b) a screen fence at least 1.8 metres in height.
Access	
<p>PC6 The design and arrangement of access, car parking and vehicle movements on the site must facilitate the safe and convenient use by guests, visitors and commercial tenancies on the site.</p>	<p>AS6.1 Main pedestrian access to the building can be identified from the street. AS6.2 Vehicular access and pedestrian access to the building form two corridors which are separated by a landscape or streetscape feature.</p>
Loading Bays/Service Area	
<p>PC7 Facilities for the loading and unloading of goods and the general servicing of the building must:</p> <ol style="list-style-type: none"> a) be provided to meet the needs of the development; b) be in locations readily accessible from all commercial tenancies on the site; c) provide a clear separation between public access areas. 	<p>AS7 An area for loading and unloading of goods and the general servicing of the building is provided at the side or rear of the building, and is separated from the public access areas.</p>



Performance Criteria	Acceptable Solutions
Development that is Code Assessable or Impact Assessable	
Building Appearance	
<p>PC8</p> <p>The Office building 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) differentiate between buildings by means of articulation; d) avoid stark or austere appearance. 	<p>AS8.1</p> <p>The building design and materials used, visually integrate with the prevailing or proposed character of the area.</p> <p>AS8.2</p> <p>The building facade is designed and articulated with design indentations or window openings.</p> <p>AS8.3</p> <p>The fence is designed to complement the building and existing streetscape, and to allow an outlook from the site to the street.</p>
<p>PC9</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>AS9.1</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>AS9.2</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>PC10</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>AS10</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>