



Part 7 Codes

Division 2 Specific Development Codes

Chapter 27 Retail and Related Establishments

1.0 Purpose

This code seeks to ensure that Retail and Related Establishments, including a shop, a shopping centre development, take-away food premises, fast food premises, convenience shop, showroom, tourist shop, cafe, restaurant or service industry (Group A), are designed to make a positive contribution to the character of the area in which they are located and meet the needs of their catchment 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 Retail and Related Establishments indicated as self, code or impact assessable in the Table of Development of the domain or Local Area Plan (LAP) within which Retail and Related Establishments are 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 Amenities	
PC1 All buildings must be conducive to the comfort of all building users.	AS1.1 The building does not contain glass exceeding a maximum degree of reflection of both heat and light of 20%. AS1.2 The glass area of the building does not exceed 60% of the total area of the external wall. AS1.3 The building is located within a commercial area and provides awnings which 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	
PC2 Where a building exceeds two storeys in height a high level of convenience must be experienced by building users.	AS2.1 The building exceeds two storeys in height, and escalators provide access, in both directions, to all storeys.



Performance Criteria	Acceptable Solutions
Landscape Buffers	
<p>PC3 All buildings and ancillary structures must ensure that a reasonable standard of amenity is maintained for any adjoining residential activities or parkland.</p>	<p>AS3 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> <ul style="list-style-type: none"> a) a landscape buffer area consisting of screen planting at least 1.8 metres in height; b) screen fences at least 1.8 metres in height.
Building Services – Refuse Storage	
<p>PC4 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>AS4 The refuse storage area is located within the required setback to the frontage or rear of the site, and is designed as follows:</p> <ul 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 dense planting and mounding.
Car Park Areas and Visual Amenity	
<p>PC5 All car parking areas must not be visually intrusive or the dominant feature of any individual development.</p>	<p>AS5 The car park area is provided at ground level, and is located to the side or the rear of the main building on the site.</p>
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 and visitors.</p>	<p>AS6.1 Public access areas of the site are clearly separated from any area set aside for servicing the building.</p> <p>AS6.2 Vehicular access to the site is separate from pedestrian access, and the location of any car park areas is clearly integrated with the public access points of the building.</p>
Public Convenience Facilities	
<p>PC7 All developments which cater for larger numbers of persons or for the general public must provide public convenience facilities within buildings.</p>	<p>AS7.1 Public toilet facilities are accessible during the trading hours of the relevant use.</p> <p>AS7.2 The development has a gross floor area exceeding 4,000m², and a drinking water fountain is provided for use by the general public in a readily accessible location.</p>



Performance Criteria	Acceptable Solutions
Development that is Code Assessable or Impact Assessable	
Building Appearance	
<p>PC8 All buildings and ancillary structures must demonstrate a high standard of design and finish which:</p> <ul style="list-style-type: none"> a) will contribute to the urban character of the local area; b) adds visual interest to the streetscape; c) differentiates between buildings; d) avoids stark or austere appearances. 	<p>AS8.1 The building's massing and proportions, materials, patterns, textures and colours visually integrate with the prevailing or proposed character of the area.</p> <p>AS8.2 The building facade is detailed and articulated with design indentations or window openings.</p>
<p>PC9 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 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 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 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 Reduced infiltration gravity sewers are designed and constructed in accordance with the relevant sections of Planning Scheme Policy 11 – Land Development Guidelines.</p>