

9.3.17 Sales office code

9.3.17.1 Application

- (1) This code applies to accepted development and assessable development identified as requiring assessment against the Sales office code by the tables of assessment in **Part 5 (Tables of assessment)**.
- (2) The acceptable outcomes in **Table 9.3.17.3.1 (Requirements for accepted development and performance outcomes and acceptable outcomes for assessable development)** are requirements for applicable accepted development.
- (3) All provisions in this code are assessment benchmarks for applicable assessable development.

9.3.17.2 Purpose and overall outcomes

- (1) The purpose of the Sales office code is to ensure *sales offices* are temporary in nature and are developed in a manner which protects the amenity of surrounding premises.
- (2) The purpose of the Sales office code will be achieved through the following overall outcomes:-
 - (a) the siting, layout, design and operation of a *sales office* does not adversely impact upon the character and amenity of the surrounding area; and
 - (b) a *sales office* is operated for a temporary duration only.

9.3.17.3 Performance outcomes and acceptable outcomes

Table 9.3.17.3.1 Requirements for accepted development and performance outcomes and acceptable outcomes for assessable development

Performance Outcomes		Acceptable Outcomes	
<i>Operational Characteristics</i>			
PO1	The duration of the use of premises for a <i>sales office</i> :- (a) in the case of a display dwelling, display village or estate sales office, does not extend beyond a reasonable period required to construct and complete sales within the residential development or the applicable stage of the residential development; or (b) in the case of dwelling offered as a prize, does not extend beyond a reasonable period of time to allow for promotion of the prize.	AO1	Where a display dwelling, display village or estate sales office, the use operates for a maximum period of 2 years. OR Where a dwelling offered as a prize, the use operates for a maximum period of 3 months.
PO2	At the cessation of a <i>sales office</i> use involving temporary buildings or structures, the <i>site</i> is left in an appropriate condition.	AO2	Any temporary building or structure associated with the operation of the <i>sales office</i> is removed from the <i>site</i> within 14 days of the end of the period of operation and the <i>site</i> is left in a clean and tidy condition.
PO3	The hours of operation of the <i>sales office</i> does not adversely affect the amenity of nearby residential premises.	AO3	The hours of operation of the <i>sales office</i> do not commence before 8.00am or extend later than 6.00pm.
PO4	The number of employees engaged in the operation of the <i>sales office</i> does not adversely affect the amenity of nearby residential premises.	AO4	Where a display dwelling or estate sales office, a maximum of 2 employees are engaged in the operation of the <i>sales office</i> at any one time. OR Where a dwelling offered as a prize, a

Performance Outcomes		Acceptable Outcomes	
			maximum of 3 employees per display home are engaged in the operation of the <i>sales office</i> at any one time.
Landscapes			
PO5	The <i>sales office</i> incorporates site landscapes and fencing that:- (a) provides an attractive landscape setting for the enjoyment and appreciation of staff and visitors; (b) integrates the development into the surrounding landscape; (c) effectively defines and screens <i>private open space</i> and service areas; and (d) protects the amenity of adjoining dwellings.	AO5.1 AO5.2	Private and <i>public open space</i> areas are turfed and landscaped. A 1.8 metre high solid screen fence is provided to each side and rear boundary that has residential uses adjoining.
Parking and Access			
PO6	Sufficient on-site car parking is provided to satisfy the projected needs of the <i>sales office</i> and is appropriately designed to facilitate ease of use.	AO6	A minimum of 2 (two) on-site car parking spaces are provided for each display dwelling, estate sales office or dwelling offered as a prize.
Public Convenience Facilities			
PO7	The <i>sales office</i> provides appropriate public convenience facilities for users of the <i>sales office</i> .	AO7	Public toilet facilities are provided for a display village comprising 4 or more display dwellings.