

## 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> |   |                     |  |
| <b>PO1</b>                         | The duration of the use of premises for a <i>sales office</i> :-<br>(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<br>(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. | <b>AO1</b>          | Where a display dwelling, display village or estate sales office, the use operates for a maximum period of 2 years.<br><br><b>OR</b><br>Where a dwelling offered as a prize, the use operates for a maximum period of 3 months.              |
| <b>PO2</b>                         | 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.   | <b>AO2</b>          | 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. |
| <b>PO3</b>                         | The hours of operation of the <i>sales office</i> does not adversely affect the amenity of nearby residential premises.   | <b>AO3</b>          | The hours of operation of the <i>sales office</i> do not commence before 8.00am or extend later than 6.00pm.   |
| <b>PO4</b>                         | The number of employees engaged in the operation of the <i>sales office</i> does not adversely affect the amenity of nearby residential premises.   | <b>AO4</b>          | 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.<br><br><b>OR</b><br>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.   |
| <b>Landscapes</b>                    |   |                                  |  |
| <b>PO5</b>                           | The <i>sales office</i> incorporates site landscapes and fencing that:-<br>(a) provides an attractive landscape setting for the enjoyment and appreciation of staff and visitors;<br>(b) integrates the development into the surrounding landscape;<br>(c) effectively defines and screens <i>private open space</i> and service areas; and<br>(d) protects the amenity of adjoining dwellings. | <b>AO5.1</b><br><br><b>AO5.2</b> | Private and <i>public open space</i> areas are turfed and landscaped.<br><br>A 1.8 metre high solid screen fence is provided to each side and rear boundary that has residential uses adjoining. |
| <b>Parking and Access</b>            |   |                                  |  |
| <b>PO6</b>                           | 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.   | <b>AO6</b>                       | 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.  |
| <b>Public Convenience Facilities</b> |   |                                  |  |
| <b>PO7</b>                           | The <i>sales office</i> provides appropriate public convenience facilities for users of the <i>sales office</i> .   | <b>AO7</b>                       | Public toilet facilities are provided for a display village comprising 4 or more display dwellings.  |