

9.3.18 Sales office code

9.3.18.1 Application

- (1) This code applies to assessing development for a Sales office if:
 - (a) assessable development where the code is an applicable code identified in the assessment criteria column of a table of assessment; or
 - (b) impact assessable development.
- (2) When using this code, reference should be made to Part 5.

9.3.18.2 Purpose

- (1) The purpose of the Sales office code is to assess the suitability of development to which this code applies.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) Facilitate the use of one or more buildings or dwellings as temporary sales offices (or display village) in new residential developments;
 - (b) Ensure the use:
 - (i) has a limited duration of operation;
 - (ii) maintains the character and amenity of the surrounding area.

9.3.18.3 Criteria for assessment

Table 9.3.18.3.a – Sales office code –assessable development

Performance outcomes	Acceptable outcomes
For self-assessable and assessable development	
<p>PO1 The sales office does not adversely impact on the character and amenity of the surrounding area.</p>	<p>AO1 The sales office: (a) has been approved and constructed as a dwelling; (b) is conducted between the hours of 8.00am and 6.00pm; (c) is staffed by not more than two employees.</p>
<p>PO2 The sales office operates for a limited duration to promote and sell dwelling houses within the residential subdivision.</p>	<p>AO2.1 A sales office inside a dwelling reverts to its primary use of a dwelling within two years of the use commencing.</p> <p>or</p> <p>AO2.2 A sales office inside a demountable building, caravan or similar temporary structure is removed from the site within two years of the use commencing.</p>
<p>PO3 Signage for the use is discrete and does not adversely impact on the character and amenity of the surrounding area.</p>	<p>AO3 Signage associated with the use: (a) is limited to one sign per sales office; (b) has a surface area no greater than 1m²; (c) is less than 1.8 metres in height above ground level; (d) is not illuminated; (e) is located on-site or on a fence facing a primary road frontage.</p>

Performance outcomes	Acceptable outcomes
<p>PO4 Adequate car parking is provided to cater for the demand generated by the scale and nature of the sales offices and/or display village.</p>	<p>AO4.1 Where 3 or more sales offices form a display village, a consolidated, signed off-street parking area is provided within 50 metres of the sales office.</p> <p>AO4.2 The car parking area is surfaced with an all-weather material to prevent ponding of stormwater, mud and dust nuisances.</p> <p>AO4.3 Side and rear boundaries to the car parking area (or site) are provided with a 1.8 metre high screen fence.</p> <p>AO4.4 The car parking area reverts to its pre-development state following the cessation of the use.</p>