

9.3.14 Sales Office Code



9.3.14.1 Application

This code applies to development identified as requiring assessment against the Sales Office Code by the tables of assessment in **Part 5 Tables of Assessment**.

9.3.14.2 Purpose

- (1) The purpose of the Sales Office Code is to ensure a *Sales office* reflects a legitimate and temporary need for the display and/or sale of development in a way that:
- (a) protects the amenity of the surrounding area; and
 - (b) does not preclude longer term intended outcomes for development in the zone.

Editor's Note - A prize home being open to the public for a period not exceeding 8 weeks is defined as a *Temporary use*. See - 1.7 Local Government Administrative Matters.

- (2) The purpose of the code will be achieved through the following overall outcomes:

- (a) A *Sales office*:
 - (i) is appropriately sited and operated according to the surrounding existing and planned uses;
 - (ii) is of a scale and intensity that is compatible with the surrounding area;
 - (iii) does not adversely impact upon the character and amenity of the surrounding area;
 - (iv) integrates visually with the surrounding built and natural environment;
 - (v) provides a high standard of privacy and amenity for neighbours;
 - (vi) has adequate and safe vehicle access and parking; and
 - (vii) is operated for a temporary duration only that reflects a legitimate need for the display and/or sale of development.

9.3.14.3 Assessment Benchmarks

Table 9.3.14.3.1— Criteria for Assessable Development

Performance Outcomes	Acceptable Outcomes
Siting and Location	
<p>PO1 A Sales office is appropriately located to service land or premises that are: for sale (estate office); or (1) on display (display home / display village); or (2) able to be won as a prize (prize home).</p>	<p>AO1 A <i>Sales office</i> is only carried out on the same premises, or adjacent to the land or building(s), being displayed, raffled or sold.</p>

Performance Outcomes	Acceptable Outcomes
Intensity and Amenity	
<p>PO2 A Sales office in a residential zone or the Rural Zone is small scale, of a low intensity and does not adversely affect the amenity of the area.</p>	<p>AO2 The number of employees engaged in the operation of a <i>Sales office</i> in a <i>residential zone</i> or the Rural Zone at any one time does not exceed: (1) 3 employees where a <i>dwelling</i> is offered as a prize; or (2) 2 employees otherwise.</p>
<p>PO3 A Sales office has operating hours that are compatible with the nature and type of use on adjoining premises.</p>	<p>AO3 A <i>Sales office</i> has operating hours that are limited to: (1) 8am to 5pm Monday to Saturday; and (2) 10am to 5pm on Sundays and public holidays.</p>
<p>PO4 The visual appearance of development is consistent with the intended built form character of the relevant zone.</p>	<p>AO4 No Acceptable Outcome is prescribed.</p>
Duration	
<p>PO5 The duration of the use of premises for a <i>Sales office</i>: (1) in the case of a <i>display dwelling, display village</i> or <i>estate sales office</i> does not extend beyond a reasonable period required to construct and complete sales within the development or the applicable stage of the development; or (2) in the case of <i>dwelling</i> offered as a prize, does not extend beyond a reasonable period of time to allow for promotion of the prize.</p>	<p>AO5.1 Where a <i>display home, display village</i> or <i>estate sales office</i>, the use operates for a maximum period of: (1) 2 years; or (2) not greater than 2 years beyond the date of sealing of plans of the last stage of the estate.</p>
	<p>AO5.2 Where a <i>prize home</i>, the use operates for a maximum period of 6 months.</p>
Screening	
<p>PO6 A <i>Sales office</i> is screened by fencing to the property boundaries to protect the amenity of adjoining <i>sensitive receivers</i>.</p>	<p>AO6 A <i>Sales office</i> provides a 1.8 metre high solid screen fence along all common property boundaries adjoining <i>sensitive receivers</i>.</p>