

Division 7 – Display Home and Estate Sales Office

7.22 Display Home and Estate Sales Office Code

The provisions in this division comprise the Display Home and Estate Sales Office Code. They are:

- Compliance with the Display Home and Estate Sales Office Code (section 7.23);
- Overall outcomes of the Display Home and Estate Sales Office Code (section 7.24);
- Specific outcomes, acceptable solutions and and probable solutions for the Display Home and Estate Sales Office Code (section 7.25).

7.23 Compliance with the Display Home and Estate Sales Office Code

Development that is consistent with the specific outcomes in section 7.25 complies with the Display Home and Estate Sales Code.

7.24 Overall Outcomes of the Display Home and Estate Sales Office Code

- The overall outcomes are the purpose of the Display Home and Estate Sales Office Code.
- The overall outcomes sought for the Display Home and Estate Sales Office Code are:
 - display homes and/or estate sales offices are established, on a temporary basis, in locations which maximise their exposure within the associated residential estate; and
 - any adverse affects on adjoining residential properties and areas resulting from the operation of the uses are minimised.

7.25 Specific Outcomes and Acceptable/Probable Solutions for the Display Home and Estate Sales Office Code

The specific outcomes sought for the Display Home and Estate Sales Office Code are included in column 1 of table 7.9. Acceptable solutions for self-assessable development and probable solutions for code assessable development are included in column 2 of table 7.9.

Note: This Code contains three parts for display homes and estate sales office both collectively and individually.

Table 7.9	
Display Home and Estate Sales Office Code (Part 7 Division 7)	
Column 1	Column 2
Specific outcomes	Acceptable solutions (if self-assessable) Probable solutions (if code assessable)
Part 1 – General Requirements	
This part applies to: <ul style="list-style-type: none"> • Display Homes; and • Estate Sales Offices. 	
Hours of Operation	
SO1 The hours of operation are suited to the character and amenity of the locality.	S1.1 The hours of operation are limited to between 8:00am and 6:00pm.
Impact of On-site Activities	
SO2 The impact on adjoining properties of the activities conducted on the site is minimised.	S2.1 The use of the display home and/or estate sales office is limited to activities directly related to the marketing and sales of the homes and allotments within the residential estate. S2.2 No more than three (3) employees work within the display home or estate sales office.
Location	
SO3 Display homes are located in close proximity to complementary land uses, and estate sales offices are co-located with display homes.	S3.1 The display home and any associated estate sales office, are co-located on an arterial or collector road. S3.2 The development is established at the entrance of a new residential estate

Table 7.9	
Display Home and Estate Sales Office Code (Part 7 Division 7)	
Column 1	Column 2
Specific outcomes	Acceptable solutions (if self-assessable) Probable solutions (if code assessable)
	and only serves one (1) estate.
Screening/Fences	
<p>SO4 Screening is provided to improve amenity for users on the site and residents of adjoining properties and to contribute positively to the streetscape through:</p> <p>(a) being constructed of materials compatible with the buildings and site facilities;</p> <p>(b) ensuring the non-residential use is not unnecessarily highlighted by the provision of fencing that is of a style or type not commonly found in newly developing residential areas; and</p> <p>(c) ensuring that when viewed from the street the Display Home or Estate Sales Office has the appearance of a dwelling house by not being located behind a high front fence.</p>	<p>S4.1 A one point eight (1.8) metre high solid screen fence is provided along the rear and side boundaries of the site tapering down to no greater than one point two (1.2) metres in height between the Building Line or Setback and the street frontage of the site.</p> <p>S4.2 No fence is provided along the street frontage of the site.</p>
Part 2	
This part applies to Display Homes only	
Facilities	
<p>SO5 Suitable on-site facilities are provided for users of the site.</p>	<p>S5.1 No solution provided.</p>
Lighting	
<p>SO6 Lighting emanating from the proposed development does not have a detrimental impact on neighbouring properties.</p>	<p>S6.1 No solution provided.</p>
Part 3	
This part applies to Estate Sales Offices only	
Car Parking	
<p>SO7 Sufficient on-site car parking is provided to cater for the needs of workers and visitors.</p>	<p>S7.1 One (1) car park for every employee in addition to six (6) visitor car parks.</p> <p>Note: On-site car parking must be designed and constructed in accordance with AS2890.1 – Parking Facilities – Off Street Car Parking.</p>
Size and Scale	
<p>SO8 The size and scale of the Estate Sales Office is consistent with the dominant built form of the surrounding area.</p>	<p>S8.1 The gross floor area of the estate sales office does not exceed:</p> <p>(a) 80m² in a Residential A, Residential B, Rural or Rural Residential zone; or</p> <p>(b) 100m² in any other zone.</p>