

Division 17 Display Home Code

17.1 Overall Outcomes

- (1) The overall outcomes are the purpose of this code.
- (2) The overall outcomes sought by the Display Home Code are the following:-
 - (a) Having regard to the subsequent intended use of a **display home** for residential purposes, the siting and physical form of **display homes** are appropriate to the desired character and environmental values of the areas in which they are situated;
 - (b) Acceptable levels of natural light, natural ventilation and privacy for subsequent occupants of the premises and the occupants of adjoining premises are provided and maintained;
 - (c) Safe, convenient and adequate on-site parking facilities are provided on each premises for both display and subsequent residential purposes;
 - (d) Safe, convenient and adequate infrastructure is available to the premises;
 - (e) To allow the ready use of the premises for residential purposes, without requiring significant modification works, once its use for display purposes has ceased; and
 - (f) The establishment and operation of an interim land use, namely the use of residential premises for display purposes on a commercial basis, in such a manner as not to have a significant adverse effect on the desired or established character of the area in which the premises are situated.

17.2 Compliance with the Display Home Code

- (1) Self assessable development that complies with the acceptable solutions of the Development Requirements *Table 6.1.17A – Assessment Criteria for Self Assessable Development* contained in Section 17.4 complies with the Display Home Code;
- (2) Assessable development that is consistent with the specific outcomes of the Development Requirements *Table 6.1.17B – Assessment Criteria for Assessable Development* contained in Section 17.4 complies with the Display Home Code.

17.3 Development Requirements

The development requirements of this code relate to the following elements:-

- (1) The Elements identified in the Detached House Code
- (2) More than one Display Home on a Single Lot
- (3) Hours of Operation and Extent of Operating Period for Display Purposes
- (4) Car Parking
- (5) On-Site Advertising for the Display Home

17.4 Development Requirements Tables

Table 6.1.17A: Assessment Criteria for Self Assessable Development

Acceptable Solutions For Self Assessable Development	
The Elements Identified in the Detached House Code	
AS 1	The display home incorporates all of the acceptable solutions of the Detached House Code other than any acceptable solutions relating solely to car parking facilities.
Hours of Operation and Extent of Operating Period for Display Purposes	
AS 2	The display home does not open to the public on Christmas Day, Good Friday, ANZAC Day or outside of the hours of 8am to 6pm on any other day.
AS 3.1	A display home which forms part of a cluster of 4 or more display homes does not continue to operate for display purposes for any longer than the earlier of:- <ol style="list-style-type: none"> (1) 3 years from the date that the first of the display homes is opened to public inspection; and (2) 12 months from the date that any dwelling unit between the display homes of any one cluster commences use for residential purposes.
OR	
AS 3.2	A display home which does not form part of a cluster of 4 or more display homes does not continue to operate for display purposes any longer than 18 months from the date that it is opened to the public for display purposes.
Car Parking	
AS 4	5 car parking spaces ¹ exclusive of those required under this planning scheme for other concurrent uses on the land, are provided on the site for every dwelling unit operating as a display home .

Acceptable Solutions For Self Assessable Development	
On-Site Advertising for the Display Home	
AS 5	Signage associated with the promotion of any display home :-
(1)	is limited in its content to:-
(a)	one or more of the following details about the display home and its associated facilities:-
(i)	the builder's name, professional qualifications and contact details; and
(ii)	the size, style, price, list of inclusions and variations available for the display home ; and
(b)	the time, or times, during which the display home will be open for inspection;
(2)	other than directional signage ² regulated through Council's Local Law 7 , is wholly contained within the development site of the display home to which the signage relates;
(3)	is limited to one sign only for each display home on the development site ;
(4)	does not exceed 4m ² in aggregate face area;
(5)	does not exceed 1.8m in overall height above natural ground surface ;
(6)	does not incorporate any moving, rotating or animated parts;
(7)	does not present the view of an unpainted surface to an adjoining property, road or other public place;
(8)	is removed from the development site prior to the display home to which the signage refers ceasing to be used for display purposes;
(9)	is not fixed to trees or shrubs; and
(10)	if illuminated by artificial lighting, is lit by static illumination only.

Table 6.1.17B: Assessment Criteria for Assessable Development

Specific Outcomes for Assessable Development	Probable Solutions
The Elements Identified in the Detached House Code	
SO 1 Since the display home will subsequently be used as a detached house , it is developed in such a manner as to satisfy all of the specific outcomes of the Detached House Code other than the specific outcomes for car parking facilities.	PS 1 The display home incorporates all of the acceptable solutions of the Detached House Code other than any acceptable solutions relating solely to car parking facilities.
More than One Display Home on a Single Lot	
SO 2 Where more than one display home is established on a single lot, each such display home is sited in a manner which does not unduly compromise any future subdivision of the land to allow each display home to occupy a separate lot.	PS 2 No solution provided.
Hours of Operation and Extent of Operating Period for Display Purposes	
SO 3 Access to the display home by members of the public is arranged in such a manner as to:-	PS 3.1 The display home does not open to the public on Christmas Day, Good Friday, ANZAC Day or outside of the hours of 8am to 6pm on any other day.
(1) not have a significant adverse effect on the desired or established residential character of the area;	AND
(2) not encourage excessive vehicular traffic to or from the site of the display home during twilight hours; and	PS 3.2 A display home which forms part of a cluster of 4 or more display homes does not continue to operate for display purposes for any longer than the earlier of:-
(3) not encourage excessive vehicular traffic to or from the site of the display home over an extended period of time.	(1) 3 years from the date that the first of the display homes is opened to public inspection; and
	(2) 12 months from the date that any dwelling unit between the display homes of any 1 cluster commences use for residential purposes.
	OR
	PS 3.3 A display home which does not form part of a cluster of 4 or more display homes does not continue to operate for display purposes any longer than 18 months from the date that it is opened to the public for display purposes.
Car Parking	
SO 4 Sufficient space is available to accommodate the likely parking demand of on-site sales staff, visitors to the site and other concurrent users of the site .	PS 4 5 car parking spaces ¹ , exclusive of those required under this planning scheme for other concurrent uses on the land, are provided on the site for every dwelling unit operating as a display home .

Specific Outcomes for Assessable Development	Probable Solutions
On-Site Advertising for the Display Home	
<p>SO 5 The form, extent and location of signage associated with any display home allows for the reasonable commercial needs of the developers of housing stock while:-</p> <ol style="list-style-type: none"> (1) minimising any potential adverse effects on adjacent residential premises; (2) minimising any potential distracting effect on vehicular traffic in the vicinity of the signage; (3) minimising any potential for visual clutter; (4) taking into account the rights of all users of public areas in terms of access and safety; (5) not having a significant adverse effect on the desired or established character, streetscape and environmental values of the area; and (6) being subservient to the desirable characteristics of the built and natural environment of its immediate surrounds. 	<p>PS 5 Signage associated with the promotion of any display home:-</p> <ol style="list-style-type: none"> (1) is limited in its content to:- <ol style="list-style-type: none"> (a) one or more of the following details about the display home and its associated facilities:- <ol style="list-style-type: none"> (i) the builder's name, professional qualifications and contact details; and (ii) the size, style, price, list of inclusions and variations available for the display home; (b) the time, or times, during which the display home will be open for inspection; (2) other than directional signage² regulated through Council's Local Law 7, is wholly contained within the development site of the display home to which the signage relates; (3) is limited to one sign only for each display home on the development site; (4) does not exceed 4m² in aggregate face area; (5) does not exceed 1.8m in overall height above natural ground surface; (6) does not incorporate any moving, rotating or animated parts; (7) does not present the view of an unpainted surface to an adjoining property, road or other public place; (8) is removed from the development site prior to the display home to which the signage refers ceasing to be used for display purposes; (9) is not fixed to trees or shrubs; and (10) if illuminated by artificial lighting, is lit by static illumination only.

¹ Physical attributes of parking facilities are set out in detail in the Access and Parking Code.

² **Council's Local Law 7. – Control of Advertising** allows, under certain circumstances, the erection of off-premises directional signs for groups of **display homes**