

Division 20 Estate Sales Office Code

20.1 Overall Outcomes

- (1) The overall outcomes are the purpose of this code.
- (2) The overall outcomes sought by the Estate Sales Office Code are the following:-
 - (a) The siting and physical form of the **estate sales office** are appropriate to the desired character and environmental values of the area in which it is situated;
 - (b) Acceptable levels of natural light, natural ventilation and privacy for the occupants of adjoining premises are provided and maintained as appropriate for the adjacent land use;
 - (c) Safe, convenient and adequate on-site parking facilities are provided on the premises;
 - (d) The establishment and operation of an interim land use, namely the temporary use of premises for the sale of land 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 on which the premises are situated; and
 - (e) Safe, convenient and adequate infrastructure is available to the premises.

20.2 Compliance with the Estate Sales Office Code

- (1) Self assessable development that complies with the acceptable solutions of the Development Requirements *Table 6.1.20A – Assessment Criteria for Self Assessable Development* contained in Section 20.4 complies with the Estate Sales Office Code.
- (2) Assessable development that is consistent with the specific outcomes of the Development Requirements *Table 6.1.20B – Assessment Criteria for Assessable Development* contained in Section 20.4 complies with the Estate Sales Office Code.

20.3 Development Requirements

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

- (1) Boundary Setbacks
- (2) Ancillary External Lighting
- (3) Car Parking
- (4) Infrastructure Provision
- (5) Hours of Operation and Extent of Operating Period
- (6) On-Site Advertising for the Estate Sales Office

20.4 Development Requirements Tables

Table 6.1.20A: Assessment Criteria for Self Assessable Development

Acceptable Solutions For Self Assessable Development	
Boundary Setbacks	
AS 1	The greater of the following are maintained for all building work comprising the estate sales office :- <ol style="list-style-type: none"> (1) the boundary clearances prescribed in acceptable solutions A1 and A2 contained with Part 12' of the <i>Queensland Development Code</i> as if the estate sales office was a detached house; and (2) the distance nominated in the applicable acceptable solutions of any other code identified in the assessment table for this particular form of development or any overlay code relevant to the land. For purposes of this provision, the property boundary includes any identified probable future land acquisition line .
Ancillary External Lighting	
AS 2	The illumination resulting from ancillary external lighting does not exceed the "recommended maximum values of light technical parameters for the control of obtrusive light" give in Table 2.1 of <i>Australian Standard AS 4282-1997</i> . For the purposes of that table, "curfewed hours" are taken to be those hours between 10pm and 7am on the following day.
Car Parking	
AS 3	5 car parking ² spaces in addition to those required for any other on-site uses are provided on site .
Infrastructure Provision	
AS 4.1	Each estate sales office has access to a reticulated community water supply system which satisfies the requirements of <i>Planning Scheme Policy PSP28 Civil Infrastructure Design</i> or is provided with rainwater storage tanks having a storage capacity of no less than 22,500 litres. This rainwater storage capacity is in addition to any water storage required for any other uses on the land or required for bushfire fighting purposes.
AND	

Acceptable Solutions For Self Assessable Development	
AS 4.2	Each estate sales office has direct vehicular access ³ to a dedicated road constructed to a standard which satisfies the requirements of the <i>Planning Scheme Policy 28 Civil Infrastructure Design</i> .
AND	
AS 4.3	Each estate sales office has access to a reticulated community electricity supply and a landline telecommunication facility.
AND	
AS 4.4	Unless the development site has an area in excess of 4,000m ² , all buildings and other roofed structures comprising the estate sales office are directly connected to a Council maintained stormwater drainage system ⁴ .
Hours of Operation and Extent of Operating Period	
AS 5.1	The estate sales office does not operate on Christmas Day, Good Friday, ANZAC Day or outside of the hours of 8am to 6pm on any other day.
AND	
AS 5.2	The estate sales office does not continue to operate for any longer than the earlier of:-
	(1) 3 years from the commencement of the use; and
	(2) when more than 90% of the allotments or titles in the subdivision or development have been sold or otherwise alienated from the control of the initial developer.
On-Site Advertising for the Estate Sales Office	
AS 6	Signage associated with the identification and operation of an estate sales office :-
(1)	is limited in its content to:-
(a)	one or more of the following details about the estate on which the estate sales office is erected:-
(i)	the name of the estate;
(ii)	the marketing agent's name and contact details;
(iii)	physical features of the estate; and
(iv)	price range for land or house and land packages on the estate; and
(b)	the time or times that the estate sales office will be open for business;
(2)	other than directional signage ⁵ regulated through Council's Local Law 7 , is wholly contained within the confines of land on which the estate sales office is established;
(3)	is limited to one sign only;
(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 estate sales office ceasing use for land sales purposes on that land;
(9)	is not fixed to trees or shrubs; and
(10)	if illuminated by artificial lighting, is lit by static illumination only.

Table 6.1.20B: Assessment Criteria for Assessable Development

Specific Outcomes for Assessable Development	Probable Solutions
Boundary Setbacks	
SO 1 All buildings and other structures are located on the site in a manner which:-	PS 1 The greater of the following are maintained for all building work comprising the estate sales office :-
(1) does not adversely impact on the existing or desired streetscape for the area;	(1) the boundary clearances prescribed in acceptable solutions A1 and A2 contained with Part 12 ¹ of the <i>Queensland Development Code</i> as if the estate sales office was a detached house ; and
(2) is in keeping with the desired or established character of the area;	(2) the distance nominated in any other code identified in the assessment table for this particular form of development or any overlay code relevant to the land.
(3) does not result in significant loss of amenity to uses on adjacent land, or land in the general vicinity of the site , having regard to:-	For purposes of this provision, the property boundary includes any identified probable future land acquisition line .
(a) overshadowing;	
(b) privacy and overlooking;	
(c) natural light and ventilation; and	
(4) does not result in adverse effects on the safe and efficient operation of the vehicle carriageways and pedestrian thoroughfares within the frontage road.	

Specific Outcomes for Assessable Development	Probable Solutions
Ancillary External Lighting	
<p>SO 2 <i>Ancillary</i> external lighting which is necessarily associated with the use of land as an estate sales office is operated in such a manner as not to cause unreasonable disturbance to any person or animal on adjacent land or nearby land.</p>	<p>PS 2 The illumination resulting from ancillary external lighting does not exceed the “recommended maximum values of light technical parameters for the control of obtrusive light” give in Table 2.1 of <i>Australian Standard AS 4282-1997</i>.</p> <p>For the purposes of that table, “curfewed hours” are taken to be those hours between 10pm and 7am on the following day.</p>
Car Parking	
<p>SO 3 Sufficient space is available to accommodate the likely parking demand of occupants of the estate sales office and visitors to the site.</p>	<p>PS 3 5 car parking² spaces in addition to those required for any other on-site uses are provided on site.</p>
Infrastructure Provision	
<p>SO 4 Each estate sales office has access to infrastructure capable of adequately catering for normal daily demand in regard to:-</p> <ol style="list-style-type: none"> (1) road access; (2) stormwater drainage; (3) water supply; (4) electricity supply; and (5) telecommunications. 	<p>PS 4.1 Each estate sales office has access to a reticulated community water supply system which satisfies the requirements of <i>Planning Scheme Policy PSP28 Civil Infrastructure Design</i> or is provided with rainwater storage tanks having a storage capacity of no less than 22,500 litres. This rainwater storage capacity is in addition to any water storage required for any other uses on the land or required for bushfire fighting purposes.</p> <p style="text-align: center;">AND</p> <p>PS 4.2 Each estate sales office has direct vehicular access³ to a dedicated road constructed to a standard which satisfies the requirements of <i>Planning Scheme Policy PSP28 Civil Infrastructure Design</i>.</p> <p style="text-align: center;">AND</p> <p>PS 4.3 Each estate sales office has access to a reticulated community electricity supply and a landline telecommunication facility.</p> <p style="text-align: center;">AND</p> <p>PS 4.4 Unless the development site has an area in excess of 4,000m², all buildings and other roofed structures comprising the estate sales office are directly connected to a Council maintained stormwater drainage system⁴.</p>
Hours of Operation and Extent of Operating Period	
<p>SO 5 Access to the estate sales office by staff and members of the public is arranged in such a manner as to:-</p> <ol style="list-style-type: none"> (1) not have a significant adverse effect on the desired or established character of the area; (2) not encourage excessive vehicular traffic to or from the site of the estate sales office during twilight hours; and (3) not encourage excessive vehicular traffic to or from the site of the estate sales office over an extended period of time. 	<p>PS 5.1 The estate sales office does not operate on Christmas Day, Good Friday, ANZAC Day or outside of the hours of 8am to 6pm on any other day.</p> <p style="text-align: center;">AND</p> <p>PS 5.2 The estate sales office does not continue to operate for any longer than the earlier of:-</p> <ol style="list-style-type: none"> (1) 3 years from the commencement of the use; and (2) when more than 90% of the allotments or titles in the subdivision or development have been sold or otherwise alienated from the control of the initial developer.
On-Site Advertising for the Estate Sales Office	
<p>SO 6 The form, extent and location of signage associated with the identification and operation of an estate sales office allows for the reasonable commercial needs of developers of land and housing stock while:-</p> <ol style="list-style-type: none"> (1) minimising any potential adverse effects on adjacent residential premises; (2) minimising any potential distractive effect on vehicular traffic in the vicinity of the signage; (3) minimising any potential for visual clutter; 	<p>PS 6 Signage associated with the identification and operation of an estate sales office:-</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 estate on which the estate sales office is erected:- <ol style="list-style-type: none"> (i) the name of the estate; (ii) the marketing agent’s name and contact details;

Specific Outcomes for Assessable Development	Probable Solutions
<p>(4) taking into account the rights of all users of public areas in terms of access and safety;</p> <p>(5) not having a significant adverse effect on the desired or established character, streetscape and environmental values of the area; and</p> <p>(6) being subservient to the desirable characteristics of the built and natural environment of its immediate surrounds.</p>	<p>(iii) physical features of the estate; and</p> <p>(iv) price range for land or house and land packages on the estate; and</p> <p>(c) the time or times that the estate sales office will be open for business;</p> <p>(2) other than directional signage⁵ regulated through Council's Local Law 7, is wholly contained within the confines of land on which the estate sales office is established;</p> <p>(3) is limited to one sign only;</p> <p>(4) does not exceed 4m² in aggregate face area;</p> <p>(5) does not exceed 1.8m in overall height above natural ground surface;</p> <p>(6) does not incorporate any moving, rotating or animated parts;</p> <p>(7) does not present the view of an unpainted surface to an adjoining property, road or other public place;</p> <p>(8) is removed from the development site prior to the estate sales office ceasing use for land sales purposes on that land;</p> <p>(9) is not fixed to trees or shrubs; and</p> <p>(10) if illuminated by artificial lighting, is lit by static illumination only.</p>

¹ Part 12 of the *Queensland Development Code* is entitled "Design and Siting Standards for Single Detached Housing – on lots 450m² and over".

² Physical attributes of on-site parking facilities are set out in detail in the Access and Parking Code.

³ Physical attributes of vehicular access crossings to the development **site** are set out in detail in the Access and Parking Code.

⁴ For those premises not connected to a **Council** maintained stormwater drainage system, there is a requirement under the *Standard Building Regulation 1993* to discharge roofwater in a manner which protects land, buildings and **structures** in the neighbourhood.

⁵ **Council's Local Law 7 - Control of Advertising**, allows, under certain circumstances, the erection of off-premises directional signs.