

9.3.4 Bulky goods and outdoor sales code

9.3.4.1 Application

- (1) This code applies to assessing development for:
 - (a) agricultural supplies store; or
 - (b) bulk landscape supplies; or
 - (c) hardware and trade supplies; or
 - (d) outdoor sales.
- (2) When using this code, reference should be made to Part 5.

9.3.4.2 Purpose

- (1) The purpose of the Bulky goods and outdoor sales code is to ensure that development is appropriately located, designed and operated.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) uses are established in locations that complement the hierarchy of activity centres;
 - (b) the scale and use of the development contributes to a high standard of amenity of the locality;
 - (c) landscaping contributes to maintaining or establishing attractive streetscapes;
 - (d) potential offsite nuisance impacts associated with the use are minimised and there is no nuisance caused to sensitive land uses.

9.3.4.3 Criteria for assessment

Part A - Criteria for assessable development

Table 9.3.4.3.a – Bulky goods and outdoor sales code – assessable development

Performance outcomes	Acceptable outcomes
For assessable development	
Site requirements	
PO1 The site has sufficient area to accommodate: <ol style="list-style-type: none"> (a) buildings and structures; (b) setbacks; (c) access, parking, manoeuvring and circulation; (d) pedestrian access; (e) landscaping. 	AO1.1 The site has a minimum area of 1,000m ² .
PO2 The site is conveniently accessible to vehicular traffic.	AO2.1 The site has access to a higher order road.
Design	
PO3 The siting of buildings and structures on the site does not adversely impact on the amenity of adjoining premises and the locality.	AO3.1 Buildings and structures are set back not less than 6 metres from the road frontage/s.
	AO3.2 Development is integrated with existing streetscapes and/or adjoining compatible developments to create an attractive character and functional layout.
	AO3.3

Performance outcomes	Acceptable outcomes
	Loading areas, waste and recyclable material storage and other service areas are screened from street view.
<p>PO4 The design and scale of buildings and structures is compatible with the surrounding area.</p>	<p>AO4.1 Buildings have articulated and textured facades to provide visual interest, incorporating windowed facades, awnings, eaves or similar design elements.</p>
	<p>AO4.2 The main entry to the building can be identified from the street and is directly accessible to and from on-site car parking areas.</p>
Safety	
<p>PO5 Safety of users of the development and surrounding community is considered and incorporated into the design of the facility.</p> <p>Note – Planning scheme policy – Crime prevention through environmental design (CPTED) provides guidance on appropriate design responses.</p>	<p>AO5.1 No acceptable outcomes are provided.</p>
Landscaping	
<p>PO6 Landscaping contributes to establishing an attractive and safe streetscape and a high standard of amenity.</p>	<p>AO6.1 A minimum of 10% of the site is landscaped in accordance with the Landscaping code.</p>
	<p>AO6.2 A solid fence not more than 2 metres high is provided and maintained along the boundary adjoining land in any Residential zone or Community facilities zone or sensitive land uses.</p> <p>Note – Refer to the definition of Residential zones and Sensitive land use contained in Schedule 1.2.</p>
	<p>AO6.3 A landscaped area not less than 2 metres wide is provided and maintained within the site along the boundary adjoining land in any Residential zone.</p> <p>Note – Refer to the definition of Residential zones contained in Schedule 1.2.</p>
Amenity	
<p>PO7 Development does not result in a lower standard of amenity as a result of air, noise or odour emissions to properties surrounding the development.</p>	<p>AO7.1 No acceptable outcomes are provided.</p>