

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	
<p>PO1 The site has sufficient area to accommodate:</p> <ul style="list-style-type: none"> (a) buildings and structures; (b) setbacks; (c) access, parking, manoeuvring and circulation; (d) pedestrian access; (e) landscaping. 	<p>AO1.1 The site has a minimum area of 1,000m².</p>
<p>PO2 The site is conveniently accessible to vehicular traffic.</p>	<p>AO2.1 The site has access to a higher order road.</p>
Design	
<p>PO3 The siting of buildings and structures on the site does not adversely impact on the amenity of adjoining premises and the locality.</p>	<p>AO3.1 Buildings and structures are set back not less than 6 metres from the road frontage/s.</p>
	<p>AO3.2 Development is integrated with existing streetscapes and/or adjoining compatible developments to create an attractive character and functional layout.</p>
	<p>AO3.3</p>

Performance outcomes	Acceptable outcomes
	<p>Loading areas, waste and recyclable material storage and other service areas are screened from street view.</p>
<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>
<p>Safety</p>	
<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>
<p>Landscaping</p>	
<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>
<p>Amenity</p>	
<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>