

APPENDIX C CODE RESPONSES

Prepared by

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Home-based business code

Performance outcomes	Acceptable outcomes	Comments
For accepted development (subject to requirements) and assessable development		
Scale and amenity		
<p>PO1 A Home-based business is compatible with the residential character of the area.</p>	<p>AO1 A Home-based business is limited to a business activity that would otherwise be classified as:</p> <ul style="list-style-type: none"> a. a family day care service; or b. a Home-based food and drink business; <ul style="list-style-type: none"> i. selling a single line of food or drink products; ii. selling non-potentially hazardous food and drink products; or c. Service industry; or d. where conducted entirely within a dwelling or ancillary building: <ul style="list-style-type: none"> i. Health care service other than a Pharmacotherapy clinic; or ii. Office; or iii. Shop, limited to the provision of personal services; or iv. Short-term accommodation being a bed and breakfast or farm stay; or e. Outdoor sport and recreation (other than equestrian tutelage), limited to outdoor sporting tutelage in an existing facility; or f. Outdoor sport and recreation, limited to equestrian tutelage that has a boundary clearance of a minimum of 30 metres from the boundary of an adjoining lot. 	<p>Performance Outcome The proposed development will seek a Performance outcome. Please refer to <i>Section 6</i> of the Town Planning Report for further details.</p>
<p>PO2 A Home-based business is:</p> <ul style="list-style-type: none"> a. subordinate to the use of the dwelling house; 	<p>AO2 A Home-based business:</p> <ul style="list-style-type: none"> a. is operated by a person who is permanently residing in the dwelling house; b. does not include any: 	<p>Complies The proposed development is for a Home-based business that is operated by a person who is permanently residing in the Dwelling house and is for the wholesale of engine parts only.</p>

<p>b. compatible with the intended character of the zone and precinct.</p>	<p>i. use involving hiring out materials, goods, appliances or vehicles stored on-premises; or ii. repair or maintenance of a motor vehicle, an Industry activity or an environmentally relevant activity; c. being for guest accommodation, complies with the following: i. the maximum number of bedrooms used to accommodate guests does not exceed three bedrooms; ii. meals are not served for gain to other than paying guests of the use.</p>	
<p>PO3 A Home-based business does not adversely affect the amenity of the area having regard to: a. number of non-resident employees or contractors; b. customer visitation; c. loading and unloading of vehicles; d. customer parking; e. impact of vehicles; f. visual amenity of a streetscape; g. noise emissions; h. outdoor lighting; i. for equestrian tutelage: i. boundary clearances; ii. dust. j. air emissions and odours.</p>	<p>AO3 A Home-based business: a. does not involve any of the following: i. more than one non-resident employee or contractor in the Low density residential zone (other than the Acreage precinct), Low-medium density residential zone and Medium density residential zone; or ii. more than two non-resident employees or contractors in the Low density residential zone - Acreage precinct and all other zones; or iii. customer visitation outside of the hours of 7am to 6pm Monday to Saturday other than for guest accommodation; or iv. loading or unloading of a vehicle outside of the hours of 7am to 6pm Monday to Saturday; or v. more than three non-resident motor vehicles being parked at one time for a Home-based business that is guest accommodation; or vi. more than two non-resident motor vehicles being parked at one time for a Home-based business that is not guest accommodation; or</p>	<p>Can Comply The proposed Home-based business will be able to comply with the relevant requirements. It is expected that reasonable and relevant conditions will be attached to any development approval.</p>

- vii. the use or visitation by a vehicle larger than a small rigid vehicle; or
- viii. the generation of more than 16 vehicle trips per day; or
- ix. the display of goods that are visible from a road frontage or an adjoining premises; or
- x. more than one advertising device; or
- xi. an advertising device with more than one side; or
- xii. an advertising device that is larger than 0.5m² in area; or
- xiii. an illuminated, moving, flashing or rotating advertising device; or
- xiv. noise emissions at the boundary of the premises that exceed those specified with Table 9.3.4.3.2 - Noise levels;
- b. where for outdoor sporting tutelage or equestrian tutelage, does not involve the use of outdoor lighting;
- c. where for equestrian tutelage:
 - i. any enclosure or training area has a boundary clearance of a minimum of 30 metres from an adjoining lot boundary;
 - ii. any training area is surfaced with a material that limits dust generation (such as coarse sand or chip sawdust mix);
- d. where for a Home-based food and drink business, does not involve:
 - i. emissions of odour, dust or other air pollutants that do not comply with the air emissions standards outlined in Planning scheme policy 3 - Environmental management;
 - ii. pose risk to the health of surrounding residents through the sale of hazardous food or drink products;
 - iii. a wholesale business providing food and drink to a third party customer.

<p>PO4 A Home-based business does not adversely affect the health and safety of persons having regard to:</p> <ul style="list-style-type: none">a. regulated waste; orb. flammable or combustible materials.	<p>AO4 A Home-based business does not involve:</p> <ul style="list-style-type: none">a. regulated wastes as defined by the Environmental Protection Regulation 2008; orb. flammable or combustible liquids as defined by AS1940-2004 - The storage and handling of flammable and combustible liquids.	<p>Complies The proposed development will be able to comply with the relevant standards. It is expected that this will be conditioned as part of any development approval.</p>
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Servicing, access and parking code

Performance outcomes	Acceptable outcomes	Comments
For accepted development (subject to requirements) and assessable development		
Provision of parking spaces for vehicles		
<p>PO1 Vehicle parking, loading and servicing and pick up/set down areas are provided that satisfy the expected demand for the number and type of vehicles likely to be generated by a use having regard to:</p> <ul style="list-style-type: none"> a. the particular circumstances of the premises including the: <ul style="list-style-type: none"> i. nature, intensity and hours of operation of the use; ii. desirability of providing a car park and attracting vehicles to the premises; iii. maximum number of employees and customers to be on the premises at any one time; iv. size, levels and dimensions of the premises; b. the proximity of the premises to an existing or future Parking station, other available car park or public transport facility. 	<p>AO1 Vehicle parking, vehicle washing, loading and servicing and pick up/set down areas are provided:</p> <ul style="list-style-type: none"> a. for a use listed in Table 9.4.7.3.2 - Vehicle parking and servicing, to comply with columns 2 to 5 of Table 9.4.7.3.2 - Vehicle parking and servicing; b. for a use not listed in Table 9.4.7.3.2 - Vehicle parking and servicing, in accordance with a car parking assessment report to be provided to the local government and prepared in accordance with Part 2 of Planning scheme policy 5 - Infrastructure. <p>Editor's note - For building work, Car parking for people with a disability is to be provided in accordance with Table D3.5 - Carparking spaces for people with a disability in the Building Code of Australia.</p>	<p>Complies The proposed development complies with Table 9.4.7.3.2.</p>
<p>PO2 Development with a security gate provides accessible visitor vehicle parking in front of the security gate where:</p> <ul style="list-style-type: none"> a. for an Accommodation activity; or b. not for an Accommodation activity, access to car parking areas is obstructed during hours of operation. 	<p>AO2 Development with a security gate provides visitor vehicle parking that complies with Table 9.4.7.3.4 - Visitor parking spaces for uses incorporating a security gate.</p>	<p>Not Applicable The proposed development does not incorporate a security gate.</p>
<p>PO3 A car park not being a Parking station provides free and unobstructed access for the use by</p>	<p>AO3 A use, other than a Residential activity or a Parking station, provides vehicle parking that:</p>	<p>Complies The proposed development will provide car parking that is kept and maintained exclusively for car parking and is accessible and non-</p>

<p>employees and visitors during the normal hours of operation of the use.</p>	<ul style="list-style-type: none"> a. is kept, used and maintained exclusively for car parking; b. is accessible to all employees and visitors during the normal hours of operation of the use with no encumbrance, fee or charge; c. does not have a gate, door or similar device that restricts vehicular access by employees or visitors. 	<p>access restricted during normal hours of operation.</p>
<p>Provision of motorcycle parking</p>		
<p>PO4 Motorcycle parking is provided that is safe and functional.</p>	<p>AO4 Motorcycle parking is provided to comply with section 2.4.7 of AS2890.1:2004 - Parking facilities - Off street car parking.</p>	<p>Can Comply There is sufficient area on site for the provision of motorcycle parking if required.</p>
<p>Provision of bicycle parking</p>		
<p>PO5 Bicycle parking facilities are provided that:</p> <ul style="list-style-type: none"> a. satisfy the likely demand for bicycle parking; b. are functional; c. are located close to a pedestrian entry to a building. 	<p>AO5 Bicycle parking facilities comply with:</p> <ul style="list-style-type: none"> a. the rate specified in column 7 of Table 9.4.7.3.2 - Vehicle parking and servicing; b. AS2890.3-1993 - Bicycle parking facilities. 	<p>Not Applicable Bicycle parking is not required to be provided.</p>
<p>Provision of vehicle manoeuvring area</p>		
<p>PO6 Development provides a safe and functional vehicle manoeuvring area.</p>	<p>AO6 Development provides a vehicle manoeuvring area that:</p> <ul style="list-style-type: none"> a. enables vehicles to enter and exit the site in a forward motion where the development: <ul style="list-style-type: none"> i. is non-residential development; or ii. is for five or more dwellings; b. accommodates the design vehicle specified in Table 9.4.7.3.5 - Design vehicle for a manoeuvring area; c. complies with section 3.4.4.10 - Manoeuvring areas of Planning scheme policy 5 - Infrastructure. 	<p>Complies The proposed development provides a safe and functional vehicle manoeuvring area.</p>
<p>Vehicle washing bay</p>		

<p>PO7 A vehicle washing bay does not cause environmental harm.</p>	<p>AO7 A vehicle washing bay provides that run off is discharged to: a. a grassed area or permeable landscape area; or b. the sewerage system.</p>	<p>Not Applicable No vehicle washing bay is proposed.</p>
<p>Car park access</p>		
<p>PO8 Vehicular access to a car parking area has sufficient queuing space to ensure a vehicle does not queue on a road, cycleway or footpath.</p>	<p>AO8 Vehicular queuing space to a car parking area: a. does not provide a turning movement, intersecting aisle or a speed hump in a queuing area; b. complies with Table 9.4.7.3.3 - Queuing spaces; c. complies with Table 9.4.7.3.6 - Queuing requirements for particular uses.</p>	<p>Not Applicable The proposed development does not incorporate any vehicular queuing spaces to a car parking area.</p>
<p>Access and driveways</p>		
<p>PO9 A driveway is safe, functional and does not adversely affect infrastructure.</p>	<p>AO9 A driveway is designed and constructed to comply with section 3.4.5 - Design standards for access and driveways of Planning scheme policy 5 - Infrastructure.</p>	<p>Can Comply The proposed development will be able to provide a safe, functional driveway and does not adversely affect infrastructure.</p>
<p>Design and construction of a car parking area</p>		
<p>PO10 A car parking area is designed to: a. provide easy way finding for pedestrians, cyclists and motorists; b. provide appropriately sized and line marked spaces in accordance with relevant Australian standards; c. provide a convenient and safe pedestrian network; d. provide safe and efficient vehicle circulation; e. provide a progressive reduction in the speed environment in moving between the road and a parking space;</p>	<p>AO10 A car parking area is designed and constructed in accordance with section 3.4.6 - Design standards for car parking of Planning scheme policy 5 - Infrastructure.</p>	<p>Can Comply The proposed development will be able to provide car parking that complies with the relevant design standards.</p>

<ul style="list-style-type: none"> f. provide a safe sight distance at a potential conflict point; g. provide for efficient and simple parking space search patterns; h. provide for uncongested public transport and service vehicle movements through the premises; i. keeps a heavy vehicle out of a parking aisle; j. ensure no heavy vehicle reverses across a pathway; k. prevent parking off a circulation road; l. prevent an adverse impact on the safety and efficiency of the existing or planned movement network; m. prevent a motorist from reversing on a road; n. prevent an unnecessary space that encourages illegal parking; o. address safety of users through appropriate lighting; p. be appropriately landscaped; q. be surfaced so as to be useable in all weather conditions; r. manage stormwater flows. 		
Waste management		
<p>PO11 Development layout provides for refuse servicing which:</p> <ul style="list-style-type: none"> a. is located wholly within the site; b. is clearly defined, safe and easily accessible; c. is designed to contain potential adverse impacts of servicing within the site; d. does not detract from the aesthetics or amenity of the surrounding area. 	<p>AO11.1 Development ensures that an on-site service bay for refuse collection is designed:</p> <ul style="list-style-type: none"> a. to cater for the relevant refuse collection vehicle in Planning scheme policy 9 - Waste management; b. to ensure that the refuse collection vehicle can enter and exit the site in a forward motion; c. to be located away from street frontages and screened from adjoining premises. <p>AO11.2 Development provides on-site refuse collection and associated on-site vehicle manoeuvring areas which are designed in compliance with the service</p>	<p>Not Applicable The proposed development is for a Home-based business. It is considered that an on-site service bay for refuse collection is not required.</p>

	area design standards in Planning scheme policy 5 - Infrastructure.	
For assessable development		
Vehicle queuing		
<p>PO12 Queuing associated with a drive through facility (including Service stations and Car washes) does not cause blockages to traffic on the road network. Note - Planning scheme policy 5 - Infrastructure provides guidelines on how to achieve this outcome.</p>	<p>AO12 No acceptable outcome provided.</p>	<p>Not Applicable The proposed development is not for a drive through facility.</p>