

Part 9 Development codes

9.4 Other development codes

9.4.1 Advertising device code

Part A—Criteria for self-assessable and assessable development

Table Error! No text of specified style in document..1—Advertising device code: self-assessable and assessable development

Performance outcomes	Acceptable outcomes	Comments
For self-assessable and assessable development		
Visual amenity and safety of movement network		
PO1 An advertising device is designed and located: (a) to be compatible and visually integrate with the built form and streetscape; (b) to be safe for pedestrians, cyclists and vehicular traffic; (c) to not distract motorists so as to cause a traffic hazard.	AO1.1 An advertising device is designed and located to comply with Table 9.4.1.3.2—Standards for signs.	Performance Outcome The proposed development aligns with the performance outcome PO1. Refer to section of the report for more details.
	AO1.2 An advertising device is not animated and does not revolve or flash.	Complies – The sign is not animated and does not revolve or flash.
	AO1.3 An off-premises sign complies with Table 9.4.1.3.4— Maximum face area for an on-premises freestanding sign.	The sign is located in a Community Facilities Zone in which Table 9.4.1.3.3 allows 0.5m ² per metre of frontage or 20m ² , whichever is smaller. The proposed sign has a total proposed face area of 36m ² which exceeds the maximum allowance. However, the proposed development aligns with the performance outcome PO1. Refer to section of the report for more details.
	AO1.4	AO1.4 Not Applicable The development is for an off premises sign.

Performance outcomes	Acceptable outcomes	Comments
	<p>An on-premises freestanding sign complies with Table 9.4.1.3.4— Maximum face area for an on-premises freestanding sign.</p>	
<p>PO2 An advertising device does not create visual clutter.</p>	<p>AO2.1 An advertising device is designed and located to comply with Table 9.4.1.3.2—Standards for signs.</p>	<p>Performance Outcome The proposed development aligns with the performance outcome PO1. Refer to section of the report for more details.</p>
	<p>AO2.2 No more than two free standing advertising devices are erected per 100 metre road frontage of a premises: (a) where in: (i) the Centre zone, other than in the Neighbourhood centre precinct; (ii) the Low impact industry zone; (iii) the Medium impact industry zone; (iv) the Mixed use zone; (v) the Specialised centre zone; (b) with a separation distance of at least 60 metres from another freestanding sign on the same road frontage, or 200 metres if either sign has an electronic component.</p>	<p>Not Applicable AO2.2 The proposed development is in the Community Facilities zone. Complies AO2.3 The proposed sign is not located within 500 metres of another existing or approved off-premises sign, with a maximum of three off-premises signs in the same direction of travel in any five kilometres. Refer to section 3 for more details. AO2.4 Complies Refer to section 3 of the report for more detail. Not bunting is proposed</p>
	<p>AO2.3 An off-premises sign is not located within 500 metres of another existing or approved off-premises sign, with a maximum of three off-premises signs in the same direction of travel in any five kilometres in: (a) the Community facilities zone; (b) the Emerging community zone;</p>	

Performance outcomes	Acceptable outcomes	Comments
	(c) the Environmental management and conservation zone; (d) the Recreation and open space zone; (e) land in a residential zone category; (f) the Rural zone; (g) the Rural residential zone. AO2.4 An advertising device does not include bunting.	
For assessable development only		
Off-premises sign		
PO3 The view of a building entrance or an existing advertising device from a road is not obscured by a new off-premises sign.	AO3 No acceptable outcome provided.	PO3 Complies The sign is located on a Community Facilities zoned lot and does not cover a building entrance.

6.2.2 Community facilities zone code

Table 6.2.2.3.1–Community facilities zone code - accepted development (subject to requirements) and assessable development

Performance outcomes	Acceptable outcomes	Comments
For accepted development (subject to requirements) and assessable development		
Land use		
<p>PO1 A use in the Community facilities zone is for uses identified in:</p> <ul style="list-style-type: none"> a. section 6.2.2.2(3)(d)(i) overall outcomes for the Community purposes precinct; or b. section 6.2.2.2(3)(e)(i) overall outcomes for the Infrastructure precinct; or c. section 6.2.2.2(3)(f)(i) overall outcomes for the Education precinct. 	<p>AO1 A use in the Community facilities zone is for uses identified in:</p> <ul style="list-style-type: none"> a. section 6.2.2.2(3)(d)(i) overall outcomes for the Community purposes precinct; or b. section 6.2.2.2(3)(e)(i) overall outcomes for the Infrastructure precinct; or c. section 6.2.2.2(3)(f)(i) overall outcomes for the Education precinct. 	<p>Not Applicable</p> <p>The proposed development does not Include any uses.</p>
Community purposes precinct and Education precinct only		
Food and drink outlet or Shop		
<p>PO2 A Food and drink outlet or Shop:</p> <ul style="list-style-type: none"> a. is small scale; b. protects residential amenity; c. directly serves the needs of: <ul style="list-style-type: none"> i. a Community activity or Emergency services in the Community purposes precinct; or ii. an Education establishment in the Education precinct. 	<p>AO2 A Food and drink outlet or Shop:</p> <ul style="list-style-type: none"> a. has a maximum gross floor area of 200m² per tenancy; b. has a direct association with: <ul style="list-style-type: none"> i. a Community activity or Emergency services in the Community purposes precinct; or ii. an Education establishment in the Education precinct; c. does not have a drive through facility. 	<p>Not Applicable</p> <p>The proposed development does not Include any uses.</p>

Design		
Building height and interface with a residential zone category land		
<p>PO3 A building has a height that:</p> <ul style="list-style-type: none"> a. is consistent with the intended character for the precinct; b. has regards to the functional requirements of the use; c. is responsive to the topography of the site; d. avoids overshadowing of premises in a residential zone category; e. transitions to land in the residential zone category to protect: <ul style="list-style-type: none"> i. visual amenity; ii. privacy. 	<p>AO3 A building, other than an existing lawful building, has a maximum height of 8.5 metres where within 15 metres of the boundary of an adjoining lot in the residential zone category.</p>	<p>Not Applicable</p> <p>The proposed development does not include any building work.</p>
Boundary clearance		
<p>PO4 A building or structure has a boundary clearance that:</p> <ul style="list-style-type: none"> a. is compatible with the adjoining premises; b. allows for the separation of buildings necessary to ensure the impacts on amenity and privacy are minimised; c. provides access to natural light and ventilation; d. provides an area for landscaping; e. enhances the visual aesthetic. 	<p>AO4 A building or structure, other than an existing lawful building, has a minimum:</p> <ul style="list-style-type: none"> a. road boundary clearance of 6 metres. b. side and rear boundary clearances of 3 metres. 	<p>Performance Outcome</p> <p>The proposed development is for Operational Works being an Advertising Device and the setbacks of the structure are adequately addressed under the Advertising Devices code.</p>
Service areas, parking and storage		
<p>PO5</p>	<p>AO5</p>	<p>Not Applicable</p>

<p>Plant, equipment, services and outdoor storage of materials do not detract from the streetscape or character of the zone or the precinct.</p>	<p>Plant, equipment, services and outdoor storage of materials not visible from a road or public open space.</p>	<p>The proposed development is for an Advertising Device.</p>
<p>PO6 Development ensures vehicles entrances, servicing and parking are designed and located to minimise disruption to building frontages, pedestrian environment and to reduce the visual impact on the streetscape.</p>	<p>AO6 A development:</p> <ol style="list-style-type: none"> locates parking areas underground or behind the building; screens plant, equipment, services and outdoor storage of materials from public view; site with more than one street frontage use the rear lane and/or streets, with lesser pedestrian activity, for vehicular access to basements and parking areas; ensures vehicle entrances are minimised in height, width, and shared use of vehicular access points are utilised where possible. 	<p>Not Applicable The proposed development is for an Advertising Device.</p>
<p>Amenity</p>		
<p>General emissions</p>		
<p>PO7 Development protects the intended amenity for the zone and precinct and an adjoining premises in a residential zone category by having regard to:</p> <ol style="list-style-type: none"> noise emissions; air emissions; light emission; radiation emissions; vibration emissions. 	<p>AO7 Development complies with the following emissions standard of planning scheme policy 3 – Environmental management:</p> <ol style="list-style-type: none"> Table 3.2.1.1–Noise emission standards for the protection of residential amenity where adjoining a residential zone category; Table 3.2.1.2–Noise emission standards for the protection of general amenity; Table 3.2.2.1–Air emission standards; Table 3.2.3.1–Light emission standards; section 3.2.4–Radiation emission standards; Table 3.2.5.1–Preferred weighted rms value for continuous and impulsive vibration acceleration (m/s²) 1/80Hz. 	<p>Not Applicable The proposed development is for an Advertising Device.</p>
<p>Reverse amenity</p>		

<p>PO8 Development, being a sensitive land use, maintains the operational integrity of the government supported transport infrastructure and corridor by mitigating the adverse impacts of the infrastructure.</p>	<p>AO8 Development, being a sensitive land use, complies with the noise and vibration criteria identified in section 7– Policy for Development on Land Affected by Environmental Emissions from Transport and Transport Infrastructure prepared by Department of Transport and Main Roads where it:</p> <ol style="list-style-type: none"> shares a common boundary with government supported transport infrastructure; or is separated from a government supported transport infrastructure by only a road, access way, service or utility easement or other undeveloped land such as a park or nature reserve; or is within direct line of sight to government supported transport infrastructure; or is within 100 metres of government supported transport infrastructure. 	<p>Not Applicable The proposed development is for an Advertising Device.</p>														
<p>PO9 A sensitive land use is designed and located to mitigate any potential adverse impacts from Rural activities, Medium impact industry, High impact industry or Special industry. Note—Planning scheme policy 3– Environmental management provides guidance on how to achieve this outcome.</p>	<p>AO9 A sensitive land use is not developed within the separation distance shown in Column 1, from the use listed in Column 2 in Table 6.2.2.3.2.</p> <p>Table 6.2.2.3.2</p> <table border="1" data-bbox="835 962 1417 1273"> <thead> <tr> <th>Column 1: Separation distance</th> <th>Column 2: Use</th> </tr> </thead> <tbody> <tr> <td>1,500 metres</td> <td>Special industry</td> </tr> <tr> <td>500 metres</td> <td>High impact industry</td> </tr> <tr> <td>500 metres</td> <td>Intensive animal industry</td> </tr> <tr> <td>300 metres</td> <td>Intensive horticulture</td> </tr> <tr> <td>300 metres</td> <td>Wholesale nursery</td> </tr> <tr> <td>250 metres</td> <td>Medium impact industry</td> </tr> </tbody> </table>	Column 1: Separation distance	Column 2: Use	1,500 metres	Special industry	500 metres	High impact industry	500 metres	Intensive animal industry	300 metres	Intensive horticulture	300 metres	Wholesale nursery	250 metres	Medium impact industry	<p>Not Applicable The proposed development is for an Advertising Device.</p>
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<p>Design</p>																

Built form		
<p>PO10 A building contributes to the immediate streetscape character with highly articulated buildings and detailing by:</p> <ul style="list-style-type: none"> a. orientating the building towards the primary road frontage; b. providing a well-articulated façade; c. incorporating detailed design measures for visual aesthetics; d. integrating with public open space; e. integrating with the street; f. having a human scale at the ground floor. <p>Note—Planning scheme policy 8—Urban design provides guidelines on how to achieve this outcome.</p>	<p>AO10 No acceptable outcome provided.</p>	<p>Not Applicable The proposed development is for an Advertising Device and no building work is proposed.</p>
Crime prevention through environmental design		
<p>PO11 Development supports the safety of users by utilising crime prevention through environmental design principles by:</p> <ul style="list-style-type: none"> a. providing casual surveillance; b. providing mechanical surveillance where a vulnerable setting is created with limited opportunities for casual surveillance; c. providing easy way finding for pedestrians; d. deterring unintended and illegitimate access to premises; e. limiting the opportunities for graffiti and vandalism. <p>Note—Planning scheme policy 1—Crime prevention through environmental design outlines</p>	<p>AO11 No acceptable outcome provided.</p>	<p>Not Applicable The proposed development is for an Advertising Device.</p>

the appropriate measures to be taken into account to achieve this outcome.		
Community purposes precinct		
Land Use		
Health care service		
PO12 A Health care service is developed in conjunction with a Hospital.	AO12 No acceptable outcome provided.	Not Applicable The proposed development is for an Advertising Device.