

6.5.7. Specialised centre zone code

6.5.7.1. Application

This code applies to the assessment of development if it is identified as an applicable code for development, as specified in the assessment benchmarks column in the tables of assessment located in Part 5 of the planning scheme.

When using this code, reference should be made to section 5.3.2 and where applicable, section 5.3.3 located in Part 5 of the planning scheme.

All subject matter in this code is applicable to the development assessment, unless the following circumstance arises:

- (1) The heading of a specific benchmarks for assessment table specifies otherwise; or
- (2) A heading within a specific benchmarks for assessment table specifies that the outcomes apply to a specific type of development or to development at a specific location; or
- (3) A performance outcome or acceptable outcome specifies that the outcomes apply to a specific type of development or to development at a specific location.

In the circumstance where point (2) or point (3) above arises the following applies:

- (1) the development assessment outcomes apply only to the type of development specified or only to development at the location specified; and
- (2) the development must still be assessed against all other general subject matter of the code (for example, assessment benchmarks including but not limited to those relating to built form, appearance, or general land use).

6.5.7.2. Purpose

The purpose of the specialised centre zone code is:

- (1) to identify the desired character and amenity for the zone and to protect it from incompatible development;
- (2) to provide for the development of specialised centres comprising a mixture of different uses from within the business activities group;
- (3) to provide for the development of a limited range and mix of uses from within other activities groups only if they are compatible with and do not compromise the development of preferred land uses and they do not undermine the role and function of other centres, centre category zoned areas or industry category zoned areas;
- (4) to enable specialised centres to strengthen and maintain their special role and function in the network of centres for the planning scheme area; and
- (5) to facilitate the achievement of the overall outcomes sought for the zone.

6.5.7.3. Overall outcomes

The purpose of the code will be achieved through the following overall outcomes:

- (1) the development is:
 - (a) a use from within the business activities group; or
 - (b) a use that is compatible with uses from within the business activities group, which due to its characteristics and special requirements (such as those relating to transport, lot size, and built form) is not preferred or cannot be easily provided for in other zones;
- (2) the development of a use within the business activities group is a preferred use within the zone in the following circumstances:
 - (a) it is an agricultural supplies store; or
 - (b) it is a car wash; or
 - (c) it is a funeral parlour; or

- (d) it is a garden centre; or
 - (e) it is hardware and trade supplies; or
 - (f) it is outdoor sales; or
 - (g) it is a sales office; or
 - (h) it is a service station; or
 - (i) it is a showroom; or
 - (j) it is veterinary services;
- (3) if the development is a use from within the business activities group and it is bulk landscape supplies, the development occurs within the zone only if the site has suitable characteristics and there is appropriate design and siting to ensure that there are no adverse impacts on any sensitive land use or on other development in the immediate area;
- (4) the development of a use that is not within the business activities group occurs within the zone only in the following circumstances:
- (a) it is compatible with and does not compromise the development of the preferred uses identified in Overall Outcome (2);
 - (b) it does not undermine the viability, role or function of other centres, centre category zoned areas or industry category zoned areas;
 - (c) it is designed to integrate with development in the immediate area;
 - (d) it is consistent with the built form and appearance of development in the immediate area;
 - (e) it is located at a site adjoining an appropriate road in the planning scheme road hierarchy; and
 - (f) the use:
 - (i) is emergency services; or
 - (ii) is an environment facility; or
 - (iii) is a food and drink outlet which primarily services the following:
 - (A) workers or customers of other business in the zone; or
 - (B) the convenience needs of travellers along major transport routes; or
 - (iv) is indoor sport and recreation; or
 - (v) is a low impact industry; or
 - (vi) is a park; or
 - (vii) is a landing; or
 - (viii) is a service industry; or
 - (ix) is from within the special activities group and it is an essential component of infrastructure servicing the community;
- (5) the development is compatible with an urban form that is characterised by:
- (a) low to moderate building heights;
 - (b) moderate site cover; and
 - (c) use of vegetation screening and buffering between development and any adjoining sensitive land use;
- (6) the appearance of development results in a high level of visual amenity when viewed from the street, public places, and the surrounding area; and
- (7) the development is provided with adequate infrastructure and essential services.

6.5.7.4. Specific benchmarks for assessment

Table 6.5.7.4.1 – Outcomes for development that is accepted subject to requirements and assessable development

Performance outcomes		Acceptable outcomes	
Built Form			
PO1 The height and bulk of buildings and structures are consistent with the intended character of the zone and do not adversely impact the character or amenity of the streetscape, adjoining sites and surrounding area.		AO1.1 Building height does not exceed twelve (12) metres above ground level. AO1.2 Site cover does not exceed fifty (50) per cent.	
PO2 The design and siting of buildings and structures does not adversely impact the amenity of the streetscape or adjoining sites having regard to the following: (a) minimisation of potential sources of nuisance; (b) enhancing the ability to soften the visual impact of large expanses of building walls by the provision of areas for the planting of dense screening vegetation; (c) provision of and maintenance of access to natural light and ventilation; and (d) provision of and maintenance of privacy for any habitable buildings.		AO2.1 There is a 1.8 metre high screen fence located along all common lot boundaries where adjoining a residential category zone or a township zone. AO2.2 Buildings have a setback from road frontage lot boundaries in accordance with the following: (a) a setback from the primary road frontage lot boundary of at least six (6) metres; and (b) a setback from a secondary road frontage lot boundary of at least three (3) metres. AO2.3 Buildings or structures have a setback from all common side and rear lot boundaries with a lot located in a residential category zone or a township zone in accordance with the following: (a) at any point where the 'outermost projection height' is between two (2) metres and 4.5 metres, a setback of at least five (5) metres; or (b) at any point where the 'outermost projection height' is greater than 4.5 metres, a setback of at least five (5) metres plus 0.3 of a metre for every additional metre or part thereof in height over 4.5 metres. AO2.4 If adjoining a residential category zone or a township zone, any windows that have direct views into adjoining residential buildings are provided with fixed screening that is a maximum of seventy-five (75) per cent transparent to obscure views into the adjoining residential building and to maintain privacy for those residents.	
Appearance			
PO3 The development is designed in a manner that contributes to a high level of visual amenity		AO3.1 The development has a pedestrian entry point at or visible from the primary road frontage.	

Performance outcomes	Acceptable outcomes
<p>when viewed from the street, public places, and the surrounding area by incorporating elements including but not limited to the following:</p> <ul style="list-style-type: none"> (a) emphasis on entry points; (b) orientation to the street and any public places; (c) inclusion of buildings, structures or vegetation to screen any material stockpiles, waste storage areas, and building plant from view of the street or other public places; (d) inclusion of vegetation to soften the visual impact of any large unarticulated building walls when viewed from residential category zones and scenic transport routes; and (e) inclusion of vegetation between buildings and lot boundaries that adjoin major transport routes; and (f) external building walls having variations in textures, materials and colours. 	<p>AO3.2</p> <p>Any material stockpiles or waste storage areas are screened from view of the street and adjoining public places by one or more of the following:</p> <ul style="list-style-type: none"> (a) a solid screen fence; or (b) a wall; or (c) dense vegetation. <p>AO3.3</p> <p>Any building plant:</p> <ul style="list-style-type: none"> (a) is screened from view of the street by one or more of the following: <ul style="list-style-type: none"> (i) a solid screen fence, or (ii) a roof design feature; or (iii) a wall; or (iv) dense vegetation; or (b) is located within, underneath or central to the building so as to not be visible from the street. <p>AO3.4</p> <p>There is a densely vegetated buffer area having a depth of at least five (5) metres from the lot boundary, located along all common lot boundaries where adjoining any residential category zone or a township zone.</p> <p>AO3.5</p> <p>There is a densely vegetated area having a depth of at least five (5) metres from the lot boundary, located along all lot boundaries which adjoin an identified scenic transport route on an overlay map.</p> <p>AO3.6</p> <p>The densely vegetated areas specified in AO3.4 and AO3.5 comply with the following:</p> <ul style="list-style-type: none"> (a) there is a minimum of two (2) rounded canopy trees for every five (5) linear metres or part thereof of the length of the road frontage lot boundary; and (b) there is a minimum of two (2) shrubs for every three (3) linear metres or part thereof of the length of the road frontage lot boundary; and (c) any established native tree species having a height exceeding two (2) metres, or a trunk diameter of thirty (30) centimetres are retained within vegetation area.

Performance outcomes	Acceptable outcomes
	<p>AO3.7</p> <p>There is a vegetated area having a depth of at least two (2) metres from the lot boundary, located along all road frontage lot boundaries (other than a boundary adjoining an identified scenic transport route on an overlay map), excluding the access driveway.</p> <p>AO3.8</p> <p>External building walls have at least three (3) variations, with the variations consisting of one or more of the following:</p> <ul style="list-style-type: none"> (a) changes in surface textures; or (b) changes in materials; or (c) changes in colours.

Table 6.5.7.4.2 - Additional outcomes for assessable development

Performance outcomes	Acceptable outcomes
Land use	
<p>PO4</p> <p>The use:</p> <ul style="list-style-type: none"> (a) is a preferred use for the zone (as identified in the overall outcomes for the zone); or (b) is identified in the overall outcomes for the zone and is compatible with and does not limit or compromise the development of a preferred use for the zone. 	No acceptable outcome is nominated.
<p>PO5</p> <p>Development does not undermine the viability, role or function of other centres, centre category zoned areas or industry category zoned areas.</p>	No acceptable outcome is nominated.
<p>PO6</p> <p>The use appropriately integrates with any established uses in the immediate area.</p>	No acceptable outcome is nominated.
<p>PO7</p> <p>The use is located, designed and operated in a manner that maintains public safety.</p>	No acceptable outcome is nominated.
<p>PO8</p> <p>The development of a use from within the special activities group, which is likely to have high impact on land use in the immediate area, occurs only if the location has suitable characteristics and there is appropriate design, siting and operational measures to minimise adverse impacts on other land use.</p>	No acceptable outcome is nominated.
Appearance	

Performance outcomes	Acceptable outcomes
<p>PO9</p> <p>Large expanses of blank unarticulated building walls are broken up by use of fenestration, recesses, wall offsets, balconies, projections, or other building design features so that the development has an appearance which provides visual interest and contributes to a high level of visual amenity when viewed from the street, public places, and the surrounding area.</p>	<p>No acceptable outcome is nominated.</p>
Infrastructure	
<p>PO10</p> <p>Safe, accessible, robust and reliable infrastructure relating to access and parking, energy supply, roads, roof and allotment drainage, sewage and wastewater treatment and disposal, stormwater management, telecommunications, and water supply, is adequately provided for the development in accordance with best practice and endorsed standards for the location, and relative to the needs of the development.</p>	<p>AO10.1</p> <p>The development complies with the requirements of the Development Works Code.</p>