

Division 39 Veterinary Hospital Code

39.1 Overall Outcomes

- (1) The overall outcomes are the purpose of this code.
- (2) The overall outcomes sought by the Veterinary Hospital Code are the following:-
 - (a) The siting of a **veterinary hospital** is appropriate to the desired character and environmental values of the area in which it is situated;
 - (b) The activities associated with the operation of a **veterinary hospital** are conducted in a controlled environment which isolates any potential noise nuisance from uses on adjacent land;
 - (c) Safe, convenient and adequate infrastructure is available to the premises; and
 - (d) Acceptable levels of amenity for occupants of adjoining premises are provided and maintained.

39.2 Compliance with the Veterinary Hospital Code

Assessable development that is consistent with the specific outcomes of the Development Requirements *Table 6.1.39 – Assessment Criteria for Assessable Development* contained in Section 39.4 complies with the Veterinary Hospital Code.

39.3 Development Requirements

The development requirements of this code relate to the following elements:-

- (1) Boundary Setbacks
- (2) Sound Isolation
- (3) Infrastructure Provision
- (4) Construction Standards and Building Appearance
- (5) Public Access Times
- (6) Supervision of Operations
- (7) Artificial Lighting

39.4 Development Requirements Table

Table 6.1.39: Assessment Criteria for Assessable Development

Specific Outcomes for Assessable Development	Probable Solutions
Boundary Setbacks	
SO 1 All buildings and other structures are located on the site in a manner which:- <ol style="list-style-type: none"> (1) does not adversely impact on the existing or desired streetscape for the area; (2) is in keeping with the desired or established character of the area; (3) does not result in significant loss of amenity to uses on adjacent land, or land in the general vicinity of the site; and (4) does not result in adverse effects on the safe and efficient operation of the vehicle carriageways and pedestrian thoroughfares within the frontage road. 	PS 1 Unless greater setbacks are prescribed under another code within this planning scheme which is applicable' to the particular development site :- <ol style="list-style-type: none"> (1) a road boundary clearance of no less than 6m; and (2) side and rear boundary clearances of no less than those which apply to adjacent development having frontage to the same road as the veterinary hospital; are maintained for all buildings and structures (other than freestanding retaining walls and fences) on the land. For purposes of this provision, the property boundary includes any identified probable future land acquisition line .
Sound Isolation	
SO 2 All activities necessarily associated with the treatment of animals in a veterinary hospital are undertaken within an environment incorporating sufficient controls to ensure that adjacent premises are not adversely affected by an unreasonable noise nuisance resulting from those activities.	PS 2 All activities associated with the keeping and treatment of animals in a veterinary hospital are undertaken within a fully enclosed building incorporating sound control measures sufficient to ensure that no noise resulting from the operation of the veterinary hospital exceeds the background noise level measured at any existing noise sensitive place . For purposes of this provision, an existing noise sensitive place is either a noise sensitive place which is in existence or a facility necessarily associated with that land use that is under construction, at the time that application to establish the veterinary hospital on the land is made.

Specific Outcomes for Assessable Development	Probable Solutions
Infrastructure Provision	
<p>SO 3 The development site has access to infrastructure capable of adequately catering for the reasonable everyday demand of the development in regard to:-</p> <ol style="list-style-type: none"> (1) road access; (2) stormwater drainage; (3) water supply; (4) electricity supply; (5) telecommunications; and (6) effluent disposal. 	<p>There is no probable solution under this element regarding effluent disposal, stormwater drainage or water supply to serve the facility.</p> <p>PS 3.1 The development site has direct vehicular access² to a dedicated road constructed to a standard which satisfies the requirements of <i>Planning Scheme Policy PSP28 Civil Infrastructure Design</i>.</p> <p>AND</p> <p>PS 3.2 The development has direct access to a reticulated community electricity supply and a landline telecommunication facility.</p>
Construction Standards and Building Appearance	
<p>SO 4 Those parts of the veterinary hospital in which animals are housed or treated are constructed in a manner which:-</p> <ol style="list-style-type: none"> (1) allows those parts of the facility to be readily cleaned and disinfected on a regular basis; and (2) is self-draining. 	<p>PS 4.1 The floor of each section of the veterinary hospital in which animals undergo surgical procedures is so graded as to be completely self-draining to a grated waste within that section.</p> <p>AND</p> <p>PS 4.2 The roof, wall and suspended floor elements of those sections of the veterinary hospital in which animals are housed or undergo surgical procedures are constructed of materials that will not degrade, due to the necessary disinfection and washing procedures for these areas, to the extent necessary to require replacement of non-sacrificial material within a 10 year period.</p>
<p>SO 5 All buildings and other structures comprising the veterinary hospital have an appearance which:-</p> <ol style="list-style-type: none"> (1) does not adversely impact on the existing or desired streetscape for the area; and (2) is in keeping with the desired or established character of the area. 	<p>PS 5 No solution provided.</p>
Public Access Times	
<p>SO 6 Times for public access to any of the facilities comprising the veterinary hospital are regulated in such a manner as not to have a significant adverse effect on the desired or established character of the area.</p>	<p>PS 6 No solution provided.</p>
Supervision of Operations	
<p>SO 7 The operation of the veterinary hospital is supervised to the extent necessary to ensure:-</p> <ol style="list-style-type: none"> (1) the safekeeping and wellbeing of all animals housed within the facility; (2) the effective operation of the facility; and (3) the preservation of a reasonable level of amenity for uses on adjacent land; <p>during those hours that any animal is housed within the facility.</p>	<p>PS 7 A person employed in the operation of the veterinary hospital is present on the development site at all times that any animal is housed within the facility.</p>
Artificial Lighting	
<p>SO 8 Artificial lighting necessarily associated with the use of the veterinary hospital is operated in such a manner as not to cause unreasonable disturbance to any person or animal on adjacent land.</p>	<p>PS 8 Artificial lighting associated with the operation of the veterinary hospital is directed and shielded in such a manner as not to exceed the "recommended maximum value of light technical parameters for the control of obtrusive light" given in Table 2.1 of <i>Australian Standard AS 4282 (1997) Control of Obtrusive Effects of Outdoor Lighting</i>. For purposes of that table, "curfewed hours" are taken to be those hours between 10pm and 7am on the following day.</p>

¹ Those codes identified in the assessment table and any overlay code relevant to the land.

² Physical attributes of vehicle access crossings are set out in detail in the Access and Parking Code.