

9.3.3 Community activities code

9.3.3.1 Application

This code applies to assessable development identified as requiring assessment against the Community activities code by the tables of assessment in **Part 5 (Tables of assessment)**.

9.3.3.2 Purpose and overall outcomes

- (1) The purpose of the Community activities code is to ensure community activities are appropriately located to maximise community benefit and are designed in a manner which meets the needs of users and protects the amenity of surrounding premises.
- (2) The purpose of the Community activities code will be achieved through the following overall outcomes:-
 - (a) a community activity is established in a manner that maximises community benefit;
 - (b) where practicable, a community activity is integrated and co-located with other community activities;
 - (c) a child care centre is located in a convenient location close to residential communities or major employment nodes;
 - (d) the health and safety of children at a child care centre is not compromised by incompatible land use activities or poor design;
 - (e) community activities are designed to provide a pleasant living environment for those who use them and where providing essential infrastructure, are resilient to flood events;
 - (f) the operation of a community activity does not have an adverse impact on the amenity of adjoining residential premises.

9.3.3.3 Assessment benchmarks

Table 9.3.3.3.1 Assessment benchmarks for assessable development

Performance outcomes		Acceptable outcomes	
CHILD CARE CENTRES			
<i>Location and site suitability</i>			
PO1	The child care centre is co-located with other compatible community activities or business uses so as to maximise accessibility.	AO1	The child care centre is located within 400m of, or is integrated with, another compatible community activity. OR The child care centre is located on a conveniently accessible site. OR The child care centre is located in an activity centre.
PO2	The child care centre is located on a road which is accessible and safe but which is not predominately used by local residential traffic.	AO2	The child care centre is located on a site with access and frontage to a collector street. Editor's note—collector streets are identified in the Transport and parking code.

Performance outcomes		Acceptable outcomes	
PO3	The child care centre is located on a site that is capable of accommodating a well-designed and integrated facility, incorporating:- (a) required buildings and structures, including equitable access; (b) private motor vehicle access, parking and manoeuvring; (c) on-site landscaping; and (d) any necessary buffering.	AO3	The child care centre is located on a site having:- (a) a slope of not more than 10%; (b) a regular shape; and (c) a minimum area of 1,500m ² .
Pedestrian safety			
PO4	All on-site parking and vehicle manoeuvring areas are located and designed to minimise conflicts between private motor vehicles and pedestrians.	AO4	Convenient, safe and clearly visible pedestrian access is available within and to the site which does not cross access driveways.
GENERAL			
Location and site suitability			
PO5	The community activity use is located:- (a) conveniently to the population that it is intended to serve; and (b) in an area that is intended for a community activity use.	AO5	The community activity use is located within the Community facilities zone. OR The community activity use is located within a centre zone. OR The community activity is located in another urban zone adjacent to another compatible community activity.
PO6	The community activity is located on a site that is capable of accommodating a well-designed and integrated facility.	AO6	No acceptable outcome provided.
PO7	The community activity is located and designed to ensure that users are not exposed to unacceptable levels of noise, unhealthy air emissions contaminants or other nuisance.	AO7	The community activity is located on a site where:- (a) soils are not contaminated by pollutants which represent a health or safety risk to users; (b) maximum concentrations of air pollutants are less than those recommended by the National Health and Medical Research Council; and (c) noise levels from external sources (measured at the maximum L ₁₀ [1 hour]) are less than:- (i) 35dB(A) within buildings; and (ii) 55dB(A) when measured at the centre of any outdoor activity area.
PO8	Where the community activity is located adjacent to an electricity transmission line easement it incorporates adequate setbacks to protect the health and wellbeing of users.	AO8	The community activity is set back from the most proximate boundary of an electricity transmission line easement as follows:- (a) a 20m separation distance for transmission lines up to 132kV; (b) a 30m separation distance for transmission lines between 133kV and 275kV; and (c) a 40m separation distance for transmission lines greater than 275kV.
Design and layout			
PO9	The scale of buildings and structures used for the community activity is appropriate for its setting having regard to the location of the community activity	AO9	Where a standalone use and not located in a centre zone, the community activity has a maximum site cover of 50%.

Performance outcomes		Acceptable outcomes	
	and the nature and scale of surrounding development.		OR Where not a standalone use or located in a centre zone—no acceptable outcome provided.
PO10	The layout and design of the community activity provides a safe and secure environment for all users and incorporates crime prevention through environmental design (CPTED) principles.	AO10	No acceptable outcome provided.
PO11	The community activity provides non-discriminatory access to:- (a) the use from adjoining roads and public areas; and (b) community activity uses on adjoining sites.	AO11	Changes of level between sites and at the site boundary allow access to the community activity from the road and to adjoining community activities in accordance with <i>Australian Standard AS1428 – Design for Access and Mobility</i> .
Protection of residential amenity			
PO12	The community activity does not impose unreasonable adverse impacts on any surrounding residential area, including by way of noise, light and odour nuisance.	AO12.1	Where adjoining a residential use, a 1.8m high solid acoustic screen fence and a 2m wide landscaped buffer strip is provided along the full length of all common site boundaries.
		AO12.2	Intrusive outdoor activities are located and orientated away from residential premises.
		AO12.3	Any building is set back a minimum of 3m from all site boundaries adjoining a residential use or land included in a residential zone.
		AO12.4	Waste bin storage areas are enclosed and screened from the street frontage.
Services and utilities			
PO13	An appropriate level of water and sewerage infrastructure is provided to the community activity so as to:- (a) allow for the efficient functioning of the facility; and (b) maintain acceptable public health and environmental standards.	AO13	The community activity is connected to the reticulated water supply and sewerage network. OR Where a reticulated water supply and sewerage network is not available:- (a) satisfactory alternative means of potable water supply is provided; and (b) an adequate standard of on-site effluent treatment and disposal is provided.
Recommended flood level			
PO14	The functioning of a community activity that is essential community service infrastructure is maintained during and immediately after flood and storm tide inundation events. Editor's note—essential community service infrastructure is defined in Schedule 1 (Definitions) .	AO14.1	A community activity that is essential community service infrastructure is:- (a) located in an area that is above the recommended flood levels identified in Table 9.3.3.2 (Recommended flood level for a community activity that is essential community service infrastructure) ; and (b) located and designed to ensure any components of the infrastructure that are likely to fail to function or may result in contamination when inundated by floodwaters (e.g. electrical switchgear and motors, water supply pipeline air valves) are: (i) located above the recommended flood level; or

Performance outcomes		Acceptable outcomes	
		AO14.2	(ii) designed and constructed to exclude floodwater intrusion/infiltration. A community activity that is emergency services and shelters, police facilities and hospitals, and associated facilities has an emergency rescue area above the recommended flood level in Table 9.3.3.3.2 for that activity.

Table 9.3.3.3.2 Recommended flood level for a community activity that is essential community service infrastructure

Type of community activity	Recommended flood level
Emergency service facilities (refer to note)	0.2% average recurrence interval (ARI)
Emergency shelters	In accordance with the <i>Design guidelines for Queensland public cyclone shelters</i> (available at www.hpw.qld.gov.au)
Hospitals and associated facilities	0.2% ARI
Police facilities (refer to note)	0.5% ARI
School facilities	0.5% ARI
Stores of valuable records or items of historic or cultural significance	0.5% ARI

Note—some police and emergency services facilities (e.g. water police and search and rescue operations) are dependent on direct water access. The recommended flood levels do not apply to these aspects but other operational areas should be located above the recommended flood level to the greatest extent feasible.