

## 9.3.4 Community activities code

### 9.3.4.1 Application

- (1) 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)**.
- (2) All provisions in this code are assessment benchmarks for applicable assessable development.

### 9.3.4.2 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 neighbourhood character and 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 another community activity use;
  - (c) buildings exceeding the predominant height of surrounding residential development minimises adverse impacts to neighbourhood character and amenity, through appropriate building design and physical separation; and
  - (d) the operation of a community activity does not have an adverse impact on the amenity of adjoining residential premises.

### 9.3.4.3 Performance outcomes and acceptable outcomes

**Table 9.3.4.3.1 Performance outcomes and acceptable outcomes for assessable development**

| Performance Outcomes                 |  | Acceptable Outcomes |   |
|--------------------------------------|--|---------------------|---|
| <i>Location and Site Suitability</i> |  |                     |   |
| <b>PO1</b>                           | The community activity use is located:-<br>(a) conveniently to the population that it is intended to serve; and<br>(b) in an area that is intended for a community activity use. | <b>AO1</b>          | The community activity use is located within the Community facilities zone.<br><br><b>OR</b><br><br>The community activity use is located within a <i>centre zone</i> .<br><br><b>OR</b><br><br>The community activity is located in another <i>urban zone</i> adjacent to another compatible community activity.   |
| <b>PO2</b>                           | The community activity is located on a <i>site</i> that is capable of accommodating a well-designed and integrated facility.   | <b>AO2</b>          | No acceptable outcome provided.   |
| <b>PO3</b>                           | 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.    | <b>AO3</b>          | The community activity is located on a <i>site</i> where:-<br>(a) soils are not contaminated by pollutants which represent a health or safety risk to users;<br>(b) maximum concentrations of air pollutants are less than those recommended by the National Health and Medical Research Council; and<br>(c) noise levels from external sources (measured at the maximum L <sub>10</sub> [1 |

| Performance Outcomes  |  | Acceptable Outcomes |   |
|---|--|---------------------|---|
|   |  |                     | hour) are less than:-<br>(i) 48dB(A) within buildings; and<br>(ii) 55dB(A) when measured at the centre of any outdoor <i>use area</i> .   |
| <b>PO4</b>  | Where the community activity is located adjacent to an electricity transmission line, it incorporates adequate setbacks to protect the health and wellbeing of users.  | <b>AO4</b>          | The community activity is set back from the most proximate boundary of an electricity transmission line easement as follows:-<br>(a) a 20 metre separation distance for transmission between 33kV and 132kV;<br>(b) a 30 metre separation distance for transmission lines between 133kV and 275kV; and<br>(c) a 40 metre separation distance for transmission lines greater than 275kV.   |
| <b>Scale and Siting of Buildings and Structures</b>                   |  |                     |   |
| <b>PO5</b>  | The scale and siting of buildings and structures used for the community activity:-<br>(a) is appropriate, having regard to its location and setting, and the nature and scale of surrounding development; and<br>(b) provides adequate separation from residential uses and land in a <i>residential zone</i> , so that adverse impacts on visual amenity, privacy and solar access are minimised. | <b>AO5.1</b>        | <i>In partial fulfilment of Performance Outcome PO5</i><br><br>Where a standalone use and not located in a <i>centre zone</i> , the community activity has a maximum <i>site cover</i> of 50%.<br><br><b>OR</b><br><br>Where not a standalone use or where located in a <i>centre zone</i> —no acceptable outcome provided.   |
|   |  | <b>AO 5.2</b>       | Where adjoining a residential use or land included in a <i>residential zone</i> , buildings and structures are <i>setback</i> from the corresponding <i>site</i> boundary a minimum distance equal to the height of the building or structure.  |
| <b>Protection of Residential Amenity</b>                              |  |                     |   |
| <b>PO6</b>  | The community activity does not impose unreasonable adverse impacts on any surrounding residential area, including by way of noise, light and odour nuisance.  | <b>AO6.1</b>        | Where adjoining a residential use or land included in a <i>residential zone</i> , a minimum 1.8 metre high solid acoustic screen fence and a 2 metre wide landscape strip is provided along the full length of all common <i>site</i> boundaries.   |
|   |  | <b>AO6.2</b>        | Intrusive outdoor activities are located and orientated away from residential premises.   |
| <b>Recommended Flood Level for Essential Community Infrastructure</b> |  |                     |   |
| <b>PO7</b>  | The functioning of a community activity that is <i>essential community infrastructure</i> is maintained during and immediately after flood and storm tide inundation events.<br><br>Editor's note— <i>essential community infrastructure</i> is defined in <b>Schedule 1 (Definitions)</b> .   | <b>AO7.1</b>        | A community activity that is <i>essential community infrastructure</i> :-<br>(a) is located and constructed in accordance with the recommended flood levels specified in <b>Table 8.2.7.3.3 (Flood levels and flood immunity requirements for development and infrastructure)</b> in the Flood hazard overlay code; and<br>(b) ensures that any components of the <i>infrastructure</i> that are likely to fail or function, or may result in contamination when inundated by floodwaters (e.g. electrical switchgear and motors, water supply pipeline air valves), are:-<br>(i) located above the recommended |

| Performance Outcomes |  | Acceptable Outcomes |   |
|----------------------|--|---------------------|---|
|                      |  | <b>A07.2</b>        | <p>flood level; or</p> <p>(ii) designed and constructed to exclude floodwater intrusion/infiltration.</p> <p><i>Essential community infrastructure</i> that is <i>emergency services</i> and shelters, police facilities and hospitals and associated facilities has an emergency rescue area above the <i>probable maximum flood (PMF)</i> or <i>probable maximum storm tide (PMST)</i>.</p> |