

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>			
PO1	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.	AO1	The community activity use is located within the Community facilities zone. OR The community activity use is located within a <i>centre zone</i> . OR The community activity is located in another <i>urban zone</i> adjacent to another compatible community activity.
PO2	The community activity is located on a <i>site</i> that is capable of accommodating a well-designed and integrated facility.	AO2	No acceptable outcome provided.
PO3	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.	AO3	The community activity is located on a <i>site</i> 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

Performance Outcomes		Acceptable Outcomes	
			hour) are less than:- (i) 48dB(A) within buildings; and (ii) 55dB(A) when measured at the centre of any outdoor <i>use area</i> .
PO4	Where the community activity is located adjacent to an electricity transmission line, it incorporates adequate setbacks to protect the health and wellbeing of users.	AO4	The community activity is set back from the most proximate boundary of an electricity transmission line easement as follows:- (a) a 20 metre separation distance for transmission between 33kV and 132kV; (b) a 30 metre separation distance for transmission lines between 133kV and 275kV; and (c) a 40 metre separation distance for transmission lines greater than 275kV.
Scale and Siting of Buildings and Structures			
PO5	The scale and siting of buildings and structures used for the community activity:- (a) is appropriate, having regard to its location and setting, and the nature and scale of surrounding development; and (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.	AO5.1	<i>In partial fulfilment of Performance Outcome PO5</i> 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%. OR Where not a standalone use or where located in a <i>centre zone</i> —no acceptable outcome provided.
		AO 5.2	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.
Protection of Residential Amenity			
PO6	The community activity does not impose unreasonable adverse impacts on any surrounding residential area, including by way of noise, light and odour nuisance.	AO6.1	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.
		AO6.2	Intrusive outdoor activities are located and orientated away from residential premises.
Recommended Flood Level for Essential Community Infrastructure			
PO7	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. Editor's note— <i>essential community infrastructure</i> is defined in Schedule 1 (Definitions) .	AO7.1	A community activity that is <i>essential community infrastructure</i> :- (a) is located and constructed in accordance with the recommended flood levels specified in Table 8.2.7.3.3 (Flood levels and flood immunity requirements for development and infrastructure) in the Flood hazard overlay code; and (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:- (i) located above the recommended

Performance Outcomes		Acceptable Outcomes	
		A07.2	<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>