9.3.5 Community facilities code

9.3.5.1 Application

1. This code applies to assessing a material change of use if:
2. accepted development subject to compliance with identified requirements, where acceptable outcomes of this code are identified requirements in a table of assessment for a material change of use ([section 5.5](Part5Lowdensityresidential.docx)) or a neighbourhood plan ([section 5.9](Part5LocalPlan.docx)); or
3. assessable development where this code is an applicable code identified in the assessment benchmarks column of a table of assessment for a material change of use ([section 5.5](Part5Lowdensityresidential.docx)) or a neighbourhood plan ([section 5.9](Part5LocalPlan.docx)); or
4. impact assessable development for a use in the community facilities activity group or a use of a community nature.
5. When using this code, reference should be made to [section 1.5](Part1.docx#Part1Pt5) and [section 5.3.3](Part5TablesOfAssessmentIntro.docx#Part533).

Note—The following purpose, overall outcomes, performance outcomes and acceptable outcomes comprise the assessment benchmarks of this code.

Note—Development involving a residential component including [multiple dwelling](Definitions.docx#Multiple), [residential care facility](Definitions.docx#ResidentialCare) or on-site student accommodation as part of an [educational establishment](Definitions.docx#EducEstab), is also assessed against the [Multiple dwelling code](MultipleDwellingCode.docx) and any prescribed secondary code.

Note—[Community facilities](Definitions.docx#CommunityFacilities) is a defined activity group listed in [Table SC1.1.2](Definitions.docx#TableSC112A) in Schedule 1 that applies to uses in the [Community facilities zone](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/city-plan-2014-mapping). When the term [community facilities](Definitions.docx#CommunityFacilities) is used within this code it means any of the above uses to which this code is applicable.

Note—Uses within some zone precincts of the [Community facilities zone](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/city-plan-2014-mapping) are regulated by Queensland Government legislation and are not subject to planning and development control under the planning scheme. For example, development controls for major sports stadiums such as Suncorp Stadium are regulated under the [Major Sports Facilities Act 2001](http://www.legislation.qld.gov.au/LEGISLTN/CURRENT/M/MajorSpFacA01.pdf); and land designated for development such as schools and [hospitals](Definitions.docx#Hospital) under Section 35 of [the Act](http://eplan.brisbane.qld.gov.au/CP/Appendix1IndexGlossary#theAct)  is accepted development, to the extent that the development would otherwise be accepted development subject to compliance with identified acceptable outcomes, or assessable development, under the planning scheme. Details of designations for development are identified in [Schedule 5 Designation of premises for development](Schedule5Designations.docx). Where planning control of the relevant Community facilities zone precinct is relinquished by the relevant legislation or governing authority, the planning scheme provides a default position for describing and assessing the development outcomes being sought in the [Community facilities zone](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/city-plan-2014-mapping).

Note—Where this code includes performance outcomes or acceptable outcomes that relate to:

* air quality assessment, guidance is provided in the [Air quality planning scheme policy](AirQualityPSP.docx);
* crime prevention through environmental design, guidance is provided in the [Crime prevention through environmental design planning scheme policy;](CrimePreventionPSP.docx)
* design for the reduction of graffiti, guidance is provided in the [Graffiti prevention planning scheme policy](GraffitiPreventionPSP.docx);
* noise impacts assessment, guidance is provided in the [Noise impact assessment planning scheme policy](NoiseImpactAssessmentPSP.docx);
* preparing a park master plan or park management plan, guidance is provided in the [Park management plan planning scheme policy](ParkManagementPSP.docx);
* refuse and recycling, guidance is provided in the [Refuse planning scheme policy](RefusePSP.docx);
* transport, access, parking or servicing provisions, guidance is provided in the [Transport, access, parking and servicing planning scheme policy.](TransportAccessParkingPSP.docx)

9.3.5.2 Purpose

1. The purpose of the Community facilities code is to assess the suitability of development on land in the [Community facilities zone](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/city-plan-2014-mapping) and of development for [community facilities](Definitions.docx#CommunityFacilities) in other zones.
2. The purpose of the code will be achieved through the following overall outcomes:
3. Development is of a design, siting, construction and built form that is suited to the facility, in accordance with the particular operational, functional and locational requirements of community services and facilities.
4. Development is integrated or co-located with other [community facilities](Definitions.docx#CommunityFacilities) where possible to create a multifunctional service hub.
5. Development provides co-location of facilities in metropolitan parks with sport and recreation premises to create multipurpose facilities that can be used for a wide range of recreation and community purposes and adapted to meet changing community demands over time.
6. Development that may limit the ongoing operation and expansion of existing uses or prejudice development of new facilities appropriate to the specific nature of the particular [Community facilities zone](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/city-plan-2014-mapping) precinct is excluded.
7. Development ensures that the level of public and active transport, or private vehicular accessibility and car parking, for users of the facility is appropriate to the purpose, and where possible, the use is clustered within or in close proximity to centres well-serviced by public and active transport.
8. Development:
9. is appropriately located according to the type of proposed use;
10. is highly accessible and preferably integrated and co-located with complementary uses where possible;
11. is of a scale, height and bulk that provides a high level of amenity;
12. is generally consistent with the character of the area;
13. transitions sensitively to surrounding uses;
14. is supported by complementary uses of appropriate scale and purpose to directly serve the employees and activities of the zone precinct, and which do not compromise the commercial, retail or community service role and function of nearby centre activities.
15. Development for major government facilities and services is of a form suitably specific to the facility in recognition of the particular operational, functional and locational requirements of the use.
16. Development impacts are considered in relation to the community benefit that the facility or service will provide to the broader community.
17. Buildings and structures in the particular zone precincts are varied to present a variety of building forms, materials and facade treatments.
18. Development complements the prevailing scale, built form and streetscape of the zone or zone precinct and surrounding areas.
19. Development achieves satisfactory standards in managing the potential adverse impacts on the health, safety and [amenity](Definitions.docx#Amenity) of adjoining [sensitive uses](Definitions.docx#SensitiveUse), predominantly through maintaining adequate buffering between these land uses.
20. Development achieves a satisfactory standard of environmental performance by integrating into development principles of innovative, sustainable and efficient design, construction and operation, to encourage water conservation and responsiveness to climate.
21. Road, rail, public transport and active transport connectivity and accessibility between community facilities and key destinations is maximised, to ensure efficient and safe movement of people and goods, and a high level of accessibility for employees and visitors or patrons of the special purpose.
22. Development for a sensitive use is compatible with nearby existing uses that have the potential for off-site air emissions, considers the health and wellbeing of occupants and does not adversely impact on the continued operation of those existing uses.

9.3.5.3 Performance outcomes and acceptable outcomes

Table 9.3.5.3.A—Performance outcomes and acceptable outcomes

|  |  |
| --- | --- |
| Performance outcomes | Acceptable outcomes |
| Section A—If for accepted development subject to compliance with identified requirements (acceptable outcomes only) or assessable development | |
| PO1  Development ensures that the hours of operation are:   1. consistent with reasonable community expectations for the use and are consistent with the purpose of the zone or zone precinct; 2. controlled so that the community facility does not impact on the [amenity](Definitions.docx#Amenity) of: 3. a residence within the building where the use is located; 4. nearby [sensitive uses](Definitions.docx#SensitiveUse). | AO1.1  Development for a non-residential use has hours of operation, including the use of indoor activity areas and private open space, which are limited to 7am to 6pm. |
| AO1.2  Development has hours of operation for delivery vehicles which are limited to 7am to 6pm Monday to Saturday, excluding public holidays. |
| PO2  Development ensures that noise generated does not exceed the noise (planning) criteria in [Table 9.3.5.3.B](CommunityCode.docx#table9353b) and night-time noise criteria in [Table 9.3.5.3.C](CommunityCode.docx#table9353c) at a sensitive zone or [sensitive use](Definitions.docx#SensitiveUse).  Note—A noise impact assessment report prepared in accordance with the [Noise impact assessment planning scheme policy](NoiseImpactAssessmentPSP.docx) can assist in demonstrating achievement of this performance outcome.  Note—Where the development involves an activity regulated by the [Entertainment Venues and Events Local Law](https://www.brisbane.qld.gov.au/laws-permits/local-laws/register-local-laws-notices), the operating noise levels and requirements may be specified on a permit or approval issued under that law. | AO2.1  Development:   1. does not involve amplified music entertainment; 2. is conducted wholly within an enclosed building and does not involve external activity, dining or entertainment areas; 3. provides a 2m high [acoustic fence](Definitions.docx#Acousticfence) along any boundary with land in a residential zone; 4. ensures mechanical plant or equipment is [acoustically screened](Definitions.docx#Acousticallyscreened) from adjoining sensitive uses.   Note—Mechanical plant includes generators, motors, compressors and pumps such as air-conditioning, refrigeration or coldroom motors. |
| AO2.2  Development does not generate noise that is clearly audible and creates a disturbance within a [dwelling](Definitions.docx#Dwelling) or its associated balcony or patio. |
| PO3  Development:   1. avoids or minimises air emissions; 2. complies with the following criteria at a sensitive zone or sensitive use: 3. air quality planning criteria in [Table 9.3.5.3.D](CommunityCode.docx#table9353d); 4. odour criteria in [Table 9.3.5.3.E](CommunityCode.docx#table9353e).   Note—An air quality impact report prepared in accordance with the [Air quality planning scheme policy](AirQualityPSP.docx) can assist in demonstrating achievement of this performance outcome. | AO3.1  Development:   1. does not involve activities that generate air emission, including odour, dust, fumes or smoke beyond the site; 2. where cooking or food odour is released, exhaust is discharged vertically and directed away from a sensitive use, and vents are separated by the following distances: 3. a minimum of 6m horizontally from a sensitive use; 4. a minimum of 2m above a thoroughfare or roof with regular foot traffic. |
| AO3.2  Development ensures that all vents for a below-ground car park are separated from a sensitive use in accordance with [AS 1668.2-2012 The use of ventilation and air-conditioning in buildings – Mechanical ventilation in buildings.](http://infostore.saiglobal.com/store/Details.aspx?productID=1600277) |
| PO4  Development for a sensitive use is located to achieve the air quality (planning criteria in [Table 9.3.5.3.D](#table9353d) and odour criteria in [Table 9.3.5.3.E](#table9353e).  Note–An air quality impact report prepared in accordance with the [Air quality planning scheme policy](AirQualityPSP.docx) can assist in demonstrating achievement of this performance outcome. | AO4  Development for a sensitive use is located at least 150m from a spray painting workshop.  Note–This distance is to be measured between the building constraining the spray painting workshop and the property boundary of the sensitive use. |
| PO5  Development for air conditioning, refrigeration and other mechanical plant, vents, exhausts and refuse and recycling storage areas are compatible in appearance and arrangement with nearby premises to ensure adverse amenity impacts associated with the development are ameliorated. | AO5  Development ensures that air conditioning, refrigeration and other mechanical plant, vents, exhausts and refuse and recycling storage areas are:   1. located so that they are not visually obtrusive when viewed from the street; 2. screened from an adjacent [sensitive use](Definitions.docx#SensitiveUse). |
| PO6  Development for [outdoor lighting](Definitions.docx#OutdoorLighting) must not have an adverse impact on any person, activity or fauna because of light emissions, either directly or by reflection. | AO6.1  Development provides for [outdoor lighting](Definitions.docx#OutdoorLighting) with technical parameters, design, installation, operation and maintenance of outdoor lighting that comply with the requirements of [AS 4282-1997 Control of the obtrusive effects of outdoor lighting](http://infostore.saiglobal.com/store/details.aspx?ProductID=312880).  Note—The effects of [outdoor lighting](Definitions.docx#OutdoorLighting) should be mitigated where windows of habitable rooms of nearby dwellings will be illuminated beyond maximum permissible values outlined in [AS 4282-1997 Control of the obtrusive effects of outdoor lighting](http://infostore.saiglobal.com/store/details.aspx?ProductID=312880). |
| AO6.2  Development ensures that floodlighting is restricted to the type that gives no upward component of light where mounted horizontally, that is a full cut off luminar. |
| PO7  Development within the City core and City frame as identified in [Figure a](TransportCode.docx#Figurea) of the [Transport, access, parking and servicing code](TransportCode.docx) provides for car parking spaces at rates to discourage private car use and encourage walking, cycling and the use of public transport. | AO7  Development within the City core and City frame as identified in [Figure a](TransportCode.docx#Figurea) of the [Transport, access, parking and servicing code](TransportCode.docx) provides for on-site parking spaces at maximum parking rates in compliance with the standards in the [Transport, access, parking and servicing planning scheme policy.](TransportAccessParkingPSP.docx) |
| PO8  Development outside the City core and City frame area as identified in [Figure a](TransportCode.docx#Figurea) of the [Transport, access, parking and servicing code](TransportCode.docx) provides for a number of on-site car parking spaces that accommodate design peak car parking demands without overflow parking onto adjacent properties or adjacent streets. | AO8  Development:   1. outside the City core and City frame as identified in [Figure a](TransportCode.docx#Figurea) of the [Transport, access, parking and service code](TransportCode.docx) provides for on-site car parking in compliance with the standards in the [Transport, access, parking and servicing planning scheme policy](TransportAccessParkingPSP.docx); or 2. for which no parking standard is identified in the [Transport, access, parking and servicing planning scheme policy](TransportAccessParkingPSP.docx), does not result in on-street parking. |
| PO9  Development provides adequate facilities for bicycles. | AO9  Development provides for cyclist facilities in accordance with the standards in the Transport, access, parking and servicing planning scheme policy. |
| PO10  Development must be serviced adequately with regard to water supply and waste disposal, and water supply must meet the stated standard of service for the intended use and fire fighting purposes. | AO10  Development ensures that all lots are:   1. provided with reticulated water supply and sewerage; or 2. provided with appropriate on-site sewerage, where the development does not provide access to reticulated sewer for all lots. |
| If for a [childcare centre](Definitions.docx#Childcare) | |
| PO11  Development does not expose children to levels of soil contamination in excess of the health-based investigation levels outlined in the [National environmental protection measure for assessment of site contamination](http://www.scew.gov.au/nepms/assessment-site-contamination) (incorporating Schedule B (7a)).  Note—This can be demonstrated by the preparation of a Stage 1 Preliminary investigation report that complies with the [Draft guidelines for the assessment and management of contaminated land in Queensland](http://www.ehp.qld.gov.au/land/contaminated-land/), any succeeding guidelines, or other relevant state or federal guidelines, statutory measures or standards. | AO11  Development is on a site that has not previously been used for industrial purposes or a notifiable activity (as defined in Schedule 3 of the [Environmental Protection Act 1994](http://www.legislation.qld.gov.au/LEGISLTN/CURRENT/E/EnvProtA94.pdf)) as demonstrated by a site history investigation report conducted by a suitably qualified person (as defined under Section 381 of the [Environmental Protection Act 1994](http://www.legislation.qld.gov.au/LEGISLTN/CURRENT/E/EnvProtA94.pdf)). |
| Section B—If for assessable development | |
| PO12  Development on a site within a [Community facility zone](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/city-plan-2014-mapping) precinct must be protected for public use, and where a community facility use ceases, its replacement must be another community facility or a community facility integrated with another development.  Editor’s note—For example, premises formerly used as a school may be adapted to accommodate an arts or cultural services hub. | AO12  Development of an existing community facility within a [Community facility zone](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/city-plan-2014-mapping) precinct may be transitioned to another type of use within the [community facility activity group](Definitions.docx#CommunityFacilities), where a demonstrable need of the community will be fulfilled. |
| PO13  Development for a community facility which is purpose-built on public land delivers buildings or structures that are designed as multipurpose community hubs where possible, rather than stand-alone or single-use facilities to:   1. create a sense of place, belonging and community, and to provide a focal point for community activity; 2. increase efficiencies in built form; 3. provide a better return on infrastructure costs where enabling service providers to share facilities over an increased span of operating hours; 4. facilitate adaptation of the building or infrastructure to respond to changing community needs. | AO13  No acceptable outcome is prescribed. |
| PO14  Development design must be consistent with the reasonable expectations for built form, site layout and landscape design of development on surrounding land. | AO14  Development is of a scale, height and bulk that is not greater than that of surrounding development. |
| PO15  Development has a building form that is varied and building bulk that is reduced by design elements such as awnings, recesses and projections, and a range of materials, colours and textures. | AO15  No acceptable outcome is prescribed. |
| PO16  Development does not impose adverse visual amenity impacts on surrounding [sensitive uses](Definitions.docx#SensitiveUse). | AO16.1  Development has a 2m wide landscaped buffer provided between boundaries with residential uses and vehicle movement and parking areas. |
| AO16.2  Development has a building [setback](Definitions.docx#Setback) from a site boundary with a residential premises of a minimum of 3m, or half the height of the building at that point, whichever is greater. |
| AO16.3  Development has a 2m high [acoustic fence](Definitions.docx#Acousticfence) and screen landscaping provided along a site boundary adjoining a [sensitive use](Definitions.docx#SensitiveUse). |
| PO17  Development ensures that building siting and design achieves a pleasant and manageable environment by allowing passage of cooling breezes and employing sun control devices to reduce glare, shade buildings and maintain comfortable indoor temperatures. | AO17.1  Development is orientated to allow good access to sunlight and breezes. |
| AO17.2  Development has window placement and an internal layout which allows for cross ventilation.  Note—North- or north-east facing windows, balconies or decks may provide lesser levels of privacy than would otherwise be allowed by this code, where passive solar design is improved. |
| PO18  Development provides for vehicular accessways that are designed and located to:   1. minimise on-site and off-site safety conflicts between pedestrians and vehicles; 2. ensure efficient pedestrian or vehicular ingress to or egress from the premises; 3. reduce the visual impact on the streetscape. | AO18.1  Development has buildings and activity areas located to prevent potentially hazardous vehicular or pedestrian movements. |
| AO18.2  Development ensures that the location of [access ways](file:///\\ad\groups\CPS\CPED\CPBranch\C_PConf\PUBLICATIONS_Sandbox\2017_07_Planning%20Act_Amendment\Amended%20Docs_UAT\Part%209%20-%20Development%20codes\Definitions.docx#AccessWay) maintain the integrity, quality and primacy of footpaths. |
| AO18.3  Development provides convenient, safe and clearly visible pedestrian access to the site. |
| PO19  Development ensures that on-site car parking is located so as to ensure that employee, patron and visitor car parking associated with the use:   1. does not dominate the frontage of the premises; 2. maintains the amenity of the street and adjacent properties.   Note—On-site parking areas are provided for staff, patrons and visitors in accordance with the [Transport, access, parking and servicing planning scheme policy.](TransportAccessParkingPSP.docx) | AO19  Development ensures that car parking:   1. is provided below or at the rear of a primary building for the use and is not within the front [setback](Definitions.docx#Setback) of the site; 2. where forward of the building line, car parking is integrated with high quality landscaping. |
| PO20  Development ensures servicing, storage and refuse and recycling collection areas are:   1. unobtrusive; 2. located and managed so that adverse impacts on nearby sensitive uses, neighbouring properties and public domain are minimised. | AO20  Development reduces the visual impacts of loading bays, site storage and access points for refuse and recycling collection by:   1. buffering with appropriate landscaping; 2. locating service areas away from public spaces, primary street frontages and sensitive uses.   Note—Refer to the [Refuse planning scheme policy](RefusePSP.docx) for further guidance. |
| PO21  Development ensures that [outdoor lighting](Definitions.docx#OutdoorLighting) contributes to pedestrian safety and amenity while minimising light nuisance and light spill. | AO21  Development provides a lighting system in accordance with [AS 4282-1997 Control of the obtrusive effects of outdoor lighting](http://infostore.saiglobal.com/store/details.aspx?ProductID=312880), while still being a minimum of 20lux at footpath level. |
| PO22  Development ensures that direct overlooking to adjoining residential [dwellings](Definitions.docx#Dwelling) is minimised by building layout, location and design of windows, balconies and screening devices. | AO22  Development ensures that windows, balconies, verandahs, terraces or decks that have a direct view into windows of habitable rooms in an adjoining residential [dwelling](Definitions.docx#Dwelling), are screened by:   1. fixed opaque glazing; or 2. fixed external screens; or 3. fencing, but only if the overlooking is from the ground storey. |
| PO23  Development must create a safe environment by incorporating the key elements of crime prevention through environmental design. | AO23.1  Development incorporates the key elements of crime prevention through environmental design in its layout, building or structure design and landscaping by:   1. facilitating casual surveillance opportunities and including good sightlines to publicly accessible areas such as car parks, pathways, public toilets and communal areas; 2. defining different uses and private and public ownership through design and restricting access from non-residential uses into private residential dwellings; 3. promoting safety and minimising opportunities for graffiti and vandalism through exterior building design, orientation of buildings and the use of active frontages; 4. ensuring publicly accessible areas such as car parks, pathways, public toilets and communal areas are well lit; 5. including way-finding cues; 6. minimising predictable routes and entrapment locations near public spaces such as car parks, public toilets, ATMs and communal areas.   Note—For guidance in achieving the key elements of crime prevention through environmental design refer to the [Crime prevention through environmental design planning scheme policy](CrimePreventionPSP.docx). |
| AO23.2  Development ensures that fencing adjoining waterway corridors, parkland and cycling and walking routes is low and visually permeable, with:   1. a maximum height of 1.2m, and at least 50% transparent; or 2. a maximum height of 0.9m if less than 50% transparent. |
| PO24  Development minimises the potential for graffiti and vandalism through access control, canvas reduction and easy maintenance selection. | AO24  Development incorporates graffiti and vandalism prevention techniques in its layout, building or structure design and landscaping by:   1. denying access to potential canvas through access control techniques; 2. reducing potential canvases through canvas reduction techniques; 3. ensuring graffiti can be readily and quickly removed through easy maintenance selection techniques.   Note—For guidance on graffiti and vandalism prevention techniques refer to the [Graffiti prevention planning scheme policy](GraffitiPreventionPSP.docx). |
| If for community facilities in zones other than the [Community facilities zone](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/city-plan-2014-mapping)  Note—The performance outcomes and acceptable outcomes described below provide further assessment benchmarks for community facilities in specific zones to which this code is applicable. To the extent of any contrary direction or inconsistency with the general code provisions listed above, these more specific performance outcomes and acceptable outcomes prevail. | |
| PO25  Development must be located to minimise the introduction of non-local traffic into residential streets which are minor roads. | AO25  Development is not located on a [minor road](Definitions.docx#MinorR). |
| If for community facilities in the [Emerging community zone](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/city-plan-2014-mapping) or where impact assessable in any other zone | |
| PO26  Development ensures that the community facility is co-located with or in close proximity to other community facilities, centre uses or focal points such as public transport interchanges or public open space. | AO26.1  Development located in newly developing areas or outer suburban areas ensures that the community facility is located:   1. on a site identified for that purpose on an approved structure plan, master plan or park management plan; or 2. adjacent to community focal points such as [shopping centres](Definitions.docx#ShopCentre), major public transport interchanges, parkland, schools or sporting grounds. |
| AO26.2  Development located in a built-up inner or middle-suburban area ensures that the community facility is:   1. co-located with another community facility; or 2. located within 500m of a centre or other community facility. |
| PO27  Development must be on a site with high accessibility. | AO27.1  Development:   1. provides convenient and safe walking and cycling access from nearby public transport infrastructure and other public areas; or 2. is located in a high-use area such as a commercial building, [shopping centre](Definitions.docx#ShopCentre) and other centre localities. |
| AO27.2  Development ensures that the community facility is easily identifiable to facilitate ease of access by patrons. |
| If for community facilities in the [Emerging community zone](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/city-plan-2014-mapping) | |
| PO28  Development that is a [club](Definitions.docx#Club), [community care centre](Definitions.docx#CommunityCare), [community use](Definitions.docx#CommunityUse), [educational establishment](Definitions.docx#EducEstab), [emergency services](Definitions.docx#EmergServ) or [place of worship](Definitions.docx#PlaceofWorship) is encouraged to establish and contribute to a vital and contained community. | AO28  Development including a [club](Definitions.docx#Club), [community care centre](Definitions.docx#CommunityCare), [community use](Definitions.docx#CommunityUse), [educational establishment](Definitions.docx#EducEstab), [emergency services](Definitions.docx#EmergServ) or [place of worship](Definitions.docx#PlaceofWorship) is located in accordance with a subdivision plan developed through a coordinated and integrated structure planning process. |
| If for a [community use](Definitions.docx#CommunityUse) in the [Open space zone](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/city-plan-2014-mapping) or [Sport and recreation zone](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/city-plan-2014-mapping) | |
| PO29  Development with [community use](Definitions.docx#CommunityUse) activities requiring permanent facilities or infrastructure is located only in district or metropolitan [parks](Definitions.docx#Park) or recreation facilities where it is compatible with and complements the sporting, leisure and recreation experiences of community users. | AO29  Development with facilities or infrastructure for [community use](Definitions.docx#CommunityUse) activities:   1. is located within district or metropolitan [parks](Definitions.docx#Park) or recreation facilities; 2. demonstrates a nexus with any existing sporting, leisure and recreation activities on a site. |
| PO30  Development with permanent structures and buildings for the [community use](Definitions.docx#CommunityUse) and associated outdoor recreation infrastructure is of a scale, bulk and location compatible with the surrounding area. | AO30  Development with buildings or structures associated with the [community use](Definitions.docx#CommunityUse) is designed and located in accordance with a park master plan or park management plan adopted in the [Park management plan planning scheme policy](ParkManagementPSP.docx), or where no plan exists:   1. is a minimum distance of 15m from any boundary to a residential premises; 2. does not exceed a height of 9.5m. |
| If for [emergency services](Definitions.docx#EmergServ) in the [Environmental management zone](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/city-plan-2014-mapping) or [Rural zone](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/city-plan-2014-mapping) | |
| PO31  Development with an [emergency services](Definitions.docx#EmergServ) use is located to facilitate efficient access and emergency responses. | AO31  Development ensures that an [emergency services](Definitions.docx#EmergServ) use is located:   1. on a suburban or arterial road; 2. to support existing concentrations of centre activity uses or residential uses. |

Editor's note—For a proposal to be accepted development subject to compliance with identified requirements, it must meet all the identified acceptable outcomes of this code and any other applicable code. Where it does not meet all identified acceptable outcomes, the proposal becomes assessable development and a development application is required. Where a development application is triggered, only the specific acceptable outcomes that the proposal fails to meet need to be assessed against the corresponding assessable acceptable outcomes or performance outcomes and relevant overall outcomes. Other identified acceptable outcomes that are met are not assessed as part of the development application.

Table 9.3.5.3.B—Noise (planning) criteria

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| Criteria location | Intrusive noise criteria | Acoustic amenity criteria | | |
|  | Day, evening and nightLAeq,adj,Tare not greater than the RBL plus the value in this column for the relevant criteria location, where T equals:   * Day: 11hr * Evening: 4hr * Night: 9hr | Day, evening and nightLAeq,adj,T are not greater than the values in the below columns for the relevant criteria location, where T equals**:**   * Day: 11hr * Evening: 4hr * Night: 9hr | | |
| Day | Evening | Night |
| [Low density residential zone](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/city-plan-2014-mapping) boundary | 3dB(A) | 55dB(A) | 45dB(A) | 40dB(A) |
| [Low-medium density residential zone](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/city-plan-2014-mapping) boundary | 3dB(A) | 55dB(A) | 45dB(A) | 40dB(A) |
| [Medium density residential zone](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/city-plan-2014-mapping) boundary | 3dB(A) | 55dB(A) | 50dB(A) | 45dB(A) |
| [High density residential zone](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/city-plan-2014-mapping) boundary | 3dB(A) | 55dB(A) | 50dB(A) | 50dB(A) |
| [Character residential zone](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/city-plan-2014-mapping) boundary | 3dB(A) | 50dB(A) | 45dB(A) | 40dB(A) |
| [Tourist accommodation zone](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/city-plan-2014-mapping) boundary | 3dB(A) | 55dB(A) | 50dB(A) | 50dB(A) |
| At a [sensitive use](Definitions.docx#SensitiveUse) in [Principal centre zone](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/city-plan-2014-mapping) | 5dB(A) | 60dB(A) | 55dB(A) | 50dB(A) |
| At a [sensitive use](Definitions.docx#SensitiveUse) in [Major centre zone](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/city-plan-2014-mapping) | 5dB(A) | 60dB(A) | 55dB(A) | 50dB(A) |
| At a [sensitive use](Definitions.docx#SensitiveUse) in [District centre zone](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/city-plan-2014-mapping) | 5dB(A) | 60dB(A) | 55dB(A) | 50dB(A) |
| At a [sensitive use](Definitions.docx#SensitiveUse) in [Neighbourhood centre zone](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/city-plan-2014-mapping) | 5dB(A) | 55dB(A) | 50dB(A) | 50dB(A) |
| At a [sensitive use](Definitions.docx#SensitiveUse) in [Specialised centre zone](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/city-plan-2014-mapping) | 5dB(A) | 55dB(A) | 50dB(A) | 50dB(A) |
| [Emerging community zone](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/city-plan-2014-mapping) boundary | 5dB(A) | 55dB(A) | 50dB(A) | 45dB(A) |
| [Environmental management zone](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/city-plan-2014-mapping) boundary | 0dB(A) | 40dB(A) | 40dB(A) | 40dB(A) |
| [Conservation zone boundary](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/city-plan-2014-mapping) | 0dB(A) | 40dB(A) | 40dB(A) | 40dB(A) |
| At a sensitive use in [Mixed use zone](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/city-plan-2014-mapping) | 5dB(A) | 60dB(A) | 55dB(A) | 50dB(A) |
| At a sensitive use in [Rural zone](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/city-plan-2014-mapping) | 5dB(A) | 55dB(A) | 50dB(A) | 45dB(A) |
| At a sensitive use in [Rural residential zone](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/city-plan-2014-mapping) | 5dB(A) | 50dB(A) | 45dB(A) | 40dB(A) |
| At a sensitive use in [Township zone](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/city-plan-2014-mapping) | 5dB(A) | 55dB(A) | 45dB(A) | 40dB(A) |

Note—

* LAeq,adj,T: The adjusted A-weighted equivalent continuous sound pressure level of the development during the time period T, where T is an 11-hour day, 4-hour evening and 9-hour night, determined in accordance with the methodology described in the [Noise impact assessment planning scheme policy.](NoiseImpactAssessmentPSP.docx)
* RBL: Rating background level determined in accordance with the methodology described in the [Noise impact assessment planning scheme policy.](NoiseImpactAssessmentPSP.docx)
* Day: 7am to 6pm
* Evening: 6pm to 10pm
* Night: 10pm to 7am
* dB(A): A-weighted decibels

Table 9.3.5.3.C—Night time noise criteria

|  |  |  |  |
| --- | --- | --- | --- |
| Criteria location | Where the existing LAeq,9hr nightat the criteria location is: | Average of the highest 15 single LAmax events over a given night (10pm-7am) period is not greater than the following values at the relevant criteria location: | The absolute highest single LAmax event over a given night (10pm-7am) period is not greater than the following values at the relevant criteria location: |
| At the zone boundary of:   * [Low density residential zone](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/city-plan-2014-mapping); * [Low-medium density residential zone](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/city-plan-2014-mapping); * [Medium density residential zone](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/city-plan-2014-mapping); * [High density residential zone](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/city-plan-2014-mapping); * [Character residential zone](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/city-plan-2014-mapping); * [Tourist accommodation zone](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/city-plan-2014-mapping); * [Emerging community zone](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/city-plan-2014-mapping). | < 45dB(A) | 50dB(A) | 55dB(A) |
| 45 to 60dB(A) | LAeq,9hr night+ 5dB(A) | LAeq,9hr night+ 10dB(A) |
| > 60dB(A) | 65dB(A) | 70dB(A) |
| External to a [sensitive use](Definitions.docx#SensitiveUse) located in a:   * [Principal centre zone](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/city-plan-2014-mapping); * [Major centre zone](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/city-plan-2014-mapping); * [District centre zone](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/city-plan-2014-mapping); * [Neighbourhood centre zone](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/city-plan-2014-mapping); * [Specialised centre zone](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/city-plan-2014-mapping); * [Mixed use zone](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/city-plan-2014-mapping); * [Rural zone](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/city-plan-2014-mapping); * [Rural residential](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/city-plan-2014-mapping); * [Township zone](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/city-plan-2014-mapping). | Not applicable | 65dB(A) | 70dB(A) |

Note—

* LAmax: The A-weighted maximum sound pressure level determined in accordance with the methodology described in the [Noise impact assessment planning scheme policy.](NoiseImpactAssessmentPSP.docx)
* LAeq,9hr: The A-weighted equivalent continuous sound pressure level of the development during the night-time period 10pm to 7am, determined in accordance with the methodology described in the [Noise impact assessment planning scheme policy.](NoiseImpactAssessmentPSP.docx)
* dB(A): A-weighted decibels

Table 9.3.5.3.D— Air quality planning criteria

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| Pollutant | Averaging time | Health outcome protected | Criteria including background (µg/m3) | Criteria including background (ppm) |
| Nitrogen dioxide | 1 hour | Health and wellbeing | 250 | 0.12 |
| Annual | Health and wellbeing | 62 | 0.03 |
| Sulfur dioxide | 1 hour | Health and wellbeing | 570 | 0.2 |
| 24 hours | Health and wellbeing | 230 | 0.08 |
| Annual | Health and wellbeing | 57 | 0.02 |
| Particulate matter (PM) as total suspended particulates (TSP) | Annual | Health and wellbeing | 90 | - |
| PM less than 10µm (PM10) | 24 hours | Health and wellbeing | 50 | - |
| PM less than 2.5µm (PM2.5) | 24 hours | Health and wellbeing | 25 | - |
| Annual | Health and wellbeing | 8 | - |
| Carbon monoxide | 8 hours | Health and wellbeing | 11,000 | 9 |
| Dust deposition as insoluble solids | Annual | Protecting aesthetic environment | 4g/m2/month | - |
| Acetaldehyde | 1 hour | Odour | 42 | 0.023 |
| Acetone | 1 hour | Health and wellbeing | 22,000 | 9.2 |
| Antimony and compounds | 1 hour | Health and wellbeing | 9 | - |
| Arsenic and compounds (as total metal content in PM10) | 1 hour | IARC Group 1 carcinogen (known human carcinogen) | 0.09 | - |
| Annual | Health and wellbeing | 6ng/m3 | - |
| Benzene | Annual | Health and wellbeing | 10 | 0.003 |
| Benzo(a)pyrene (as marker for PAH) | Annual | Health and wellbeing | 0.3ng/m3 | - |
| Beryllium and compounds | 1 hour | IARC Group 1 carcinogen (known human carcinogen) | 0.004 | - |
| Cadmium and compounds (as total metal content in PM10) | Annual | Health and wellbeing | 5ng/m3 | - |
| Chromium III compounds | 1 hour | Health and wellbeing | 9 | - |
| Chromium VI compounds | 1 hour | IARC Group 1 carcinogen (known human carcinogen) | 0.09 | - |
| Copper dusts and mists | 1 hour | Health and wellbeing | 18 | - |
| Copper fumes | 1 hour | Health and wellbeing | 3.7 | - |
| Cumene (isopropyl benzene) | 1 hour | Odour | 21 | 0.004 |
| Dioxins and furans (as TCDD TEF) | 1 hour | IARC Group 1 carcinogen (known human carcinogen) | 0.000002 | - |
| Ethyl acetate | 1 hour | Odour | 12,100 | 3.5 |
| Ethyl acrylate | 1 hour | Odour | 0.4 | 0.0001 |
| Ethyl butyl ketone | 1 hour | Health and wellbeing | 4,200 | 0.9 |
| Ethylbenzene | 1 hour | Health and wellbeing | 8,000 | 1.8 |
| Formaldehyde | 1 hour | Protecting aesthetic environment | 96 | 0.07 |
| 24 hours | Health and wellbeing | 54 | 0.04 |
| Lead and compounds (as total metal content in total suspended particulates) | Annual | Health and wellbeing | 0.5 | - |
| MDI (diphenylmethane diisocyanate) | 1 hour | USEPA extremely toxic | 0.04 | - |
| Mercury inorganic | 1 hour | Health and wellbeing | 1.8 | - |
| Annual | Health and wellbeing | 1.1 | - |
| Mercury organic | 1 hour | Health and wellbeing | 0.18 | - |
| Methyl ethyl ketone | 1 hour | Odour | 3,200 | 1.1 |
| Methyl isobutyl ketone | 1 hour | Odour | 230 | 0.05 |
| Methyl styrene | 1 hour | Odour | 140 | 0.029 |
| n-Butanol | 1 hour | Odour | 500 | 0.16 |
| n-Butyl acetate | 1 hour | Odour | 1,020 | 0.21 |
| n-Hexane | 1 hour | Health and wellbeing | 3,200 | 0.9 |
| Nickel and compounds (as total metal content in PM10) | Annual | Health and wellbeing | 0.02 | - |
| Styrene | 1 hour | Odour | 65 | 0.014 |
| 7 days | Health and wellbeing | 280 | 0.06 |
| TDI (toluene-2,4-diisocyanate; toluene-2,6-diisocyanate) | 1 hour | USEPA extremely toxic | 0.04 | - |
| Toluene | 1 hour | Odour | 958 | 0.23 |
| 24 hours | Health and wellbeing | 4,100 | 1 |
| Annual | Health and wellbeing | 410 | 0.1 |
| Xylenes (as a total of ortho, meta and para isomers) | 24 hours | Health and wellbeing | 1,200 | 0.25 |
| Annual | Health and wellbeing | 950 | 0.2 |
| Zinc chloride fumes | 1 hour | Health and wellbeing | 18 | - |
| Zinc oxide fumes | 1 hour | Health and wellbeing | 90 | - |

Note—

* Criteria that are stated in µg/m3 are to be referenced to 0° C.
* Criteria that are stated in ppm are to be expressed as volume/volume.
* Averaging times of 1 hour or less are to be presented using the 99.9th percentile concentration of the total site impact from dispersion modelling and background concentration for all pollutants in the above table, or the maximum concentration from dispersion modelling if no background concentration is available.
* Averaging times of greater than 1 hour are to be presented using the maximum concentration of the total site impact from dispersion modelling and background concentration.
* Dust deposition is the maximum allowable level from new and existing sources, calculated from annualised modelling data.
* Polycyclic aromatic compounds (PAH) are assessed as benzo(a)pyrene equivalent using potency equivalency factors as listed in the Air quality planning scheme policy.
* Dioxins and furans are assessed as 2,3,7,8-tetrachlorodibenzodioxin equivalent (TCDD) using toxic equivalency factors (TEF) as listed in the Air quality planning scheme policy.
* ng – nanograms.

Table 9.3.5.3.E—Odour criteria

|  |  |  |  |
| --- | --- | --- | --- |
| Pollutant | Averaging time | Health outcome protected | Criteria (odour units–OU) |
| Odour | 1 hour | Odour | 0.5 OU for tall stacks |
| Odour | 1 hour | Odour | 2.5 OU for ground-level and wake-affected plumes from short stacks |

Note—Odour criteria are to be evaluated using the 99.5th percentile concentration from dispersion modelling.