9.3.4 Childcare centre code

9.3.4.1 Application

1. This code applies to assessing a material change of use if:
2. 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) or a neighbourhood plan (section 5.9); or
3. impact assessable development for a childcare centre or a use of a similar nature.
4. When using this code, reference should be made to section 1.5 and section 5.3.3.

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

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;
* crime prevention through environmental design, guidance is provided in the Crime prevention through environmental design planning scheme policy;
* design for the reduction of graffiti, guidance is provided in the Graffiti prevention planning scheme policy;
* noise impact assessment, guidance is provided in the Noise impact assessment planning scheme policy;
* the selection of planting species, guidance is provided in the Planting species planning scheme policy.

Editor’s note—A childcare centre will also need to comply with the relevant Queensland Government legislation.

9.3.4.2 Purpose

1. The purpose of the Childcare centre code is to assess the suitability of development to which this code applies.
2. The purpose of the code will be achieved through the following overall outcomes:
3. Development is located and designed to be conveniently accessible to users and maintains traffic safety.
4. Development is compatible with the residential character and amenity of the zone and is sited and designed to minimise adverse impacts on the amenity of nearby residential dwellings.
5. Development 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.

9.3.4.3 Performance outcomes and acceptable outcomes

Table 9.3.4.3.A—Performance outcomes and acceptable outcomes

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| Performance outcomes | Acceptable outcomes |
| PO1  Development that is not located in the Community facilities zone or a zone in the centre zones category:   1. must have good accessibility and be co-located with or in close proximity to other facilities; 2. be located to minimise the introduction of non-local traffic into minor residential streets. | AO1.1  Development not in the Community facilities zone or a zone in the centre zones category, if located in a newly developing area or outer suburban area, is adjacent to community focal points including shopping centres, community facilities such as major public transport interchanges, libraries and churches, useable parkland, schools or sporting grounds. |
| AO1.2  Development not in the Community facilities zone or a zone in the centre zones category, if located in a built up inner or middle suburban area is:   1. close to other community facilities; or 2. within the premises of educational establishments; or 3. within a work site that does not pose a risk to the health and safety of children. |
| AO1.3  Development not in the Community facilities zone or a zone in the centre zones category is not located on a minor road. |
| PO2  Development is of a nature, scale, design and construction that prevents adverse impacts on the amenity of nearby sensitive uses. | AO2.1  Development is on a site located in one of the following:   1. Principal centre zone; or 2. Major centre zone; or 3. District centre zone; or 4. High density residential zone; or 5. Medium density residential zone; or 6. Low-medium density residential zone; or 7. Community facilities zone. |
| AO2.2  Hours of operation (including deliveries) for a childcare centre are limited to between 7am and 7pm. |
| PO3  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 (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, any succeeding guidelines, or other relevant state or federal guidelines, statutory measures or standards. | AO3  Development is on a site that has not previously been used for an industrial purpose or a notifiable activity (as defined in Schedule 3 of the *Environmental Protection Act 1994*) 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*). |
| PO4  Development incorporates deep planting that:   1. is open to the sky with access to light and rainfall; 2. is established in the natural ground with no underground development; 3. uses large subtropical tree species that at maturity are complementary in scale and height to the building form; 4. balances hardstand areas and provides shade and informal recreation spaces that are directly accessible from building tenancies or the street frontage. | AO4.1  Development has a development footprint that allows a minimum of 10% of the site to be provided for deep planting with a minimum dimension of 4m in any direction. |
| AO4.2  Development ensures that if deep planting is provided in different parts of the site, each deep planting area has a minimum area of 25m2. |
| AO4.3  Development incorporates trees in deep planting areas that:   1. have a minimum height of 4m and a 3m spread at the time of planting; 2. are capable of growing to a minimum canopy diameter of 8m and a minimum height of 15m within 5 years of planting; 3. are subtropical tree species consistent with the Planting species planning scheme policy. |
| PO5  Development ensures that deep planting areas are positioned to maximise existing site features. | AO5.1  Development ensures that deep planting is located to retain and surround any existing large trees on site. |
| AO5.2  Development has deep planting that is co-located with existing deep planting or existing large trees on adjoining sites to create contiguous deep-planting areas. |
| PO6  Development has a landscape design that contributes positively to the subtropical character, amenity and microclimate of the site, maximising passive cooling and heating within the site. | AO6  Development has a minimum of 25% of all trees capable of growing above the height of the eaves of the building at maturity. |
| PO7  Development ensures that conflicts between pedestrians and vehicles are minimised both on site and off site. | AO7.1  Development has car parking areas for set-down and pick-up that are located so as to be visible from the road and to maintain the amenity of the street and adjacent properties. |
| AO7.2  Development has separate accessible, safe and clearly visible pedestrian access for carers to drop off and collect children that is provided to the entrance of the building from the footpath and the car parking area. |
| PO8  Development clearly delineates property ownership in terms of public areas, semi-public areas and private areas to make unauthorised access more apparent. | AO8  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 and communal areas; 2. defining different uses and ownerships 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 and orientation of buildings and use of active frontages; 4. ensuring publicly accessible areas such as car parks, pathways 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 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. |
| PO9  Development minimises opportunities for graffiti and vandalism through access control, canvas reduction and easy maintenance selection. | AO9  Development incorporates graffiti and vandalism prevention techniques in its layout, building or structure design and landscaping, by:   1. denying access to potential canvases 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. |
| PO10  Development is of a nature and scale which does not result in noise emissions that exceed the following criteria:   1. LAeq,adj,T emitted from the development is not greater than the rating background level plus 3 at the sensitive use.   Where T is:   1. Day (7am to 6pm): 11 hr; 2. Evening (6pm to 10pm): 4 hr; 3. Night (10pm to 7am): 9hr.   Where LAeq,adj,Tis the A-weighted equivalent continuous sound pressure level during measurement time T, adjusted for tonal and impulsive noise characteristics, determined in accordance with the methodology described in the Noise impact assessment planning scheme policy.  Note—Rating background level is to be determined in accordance with the methodology described in the Noise impact assessment planning scheme policy.  Note—A noise impact assessment report prepared in accordance with the methodology described in the Noise impact assessment planning scheme policy can assist in demonstrating achievement of this performance outcome. | AO10.1  Development provides a 2m high acoustic fence and a minimum 2m wide landscaped buffer along any boundary adjoining land in a zone in the Residential zones category. |
| AO10.2  Development ensures mechanical plant or equipment is acoustically screened from adjoining sensitive uses.  Note—Mechanical plant includes generators, motors, compressors and pumps, for example air-conditioning, refrigeration or coldroom motors. |
| AO10.3  Development does not operate before 7am or after 7pm. |
| PO11  Development is located to achieve the air quality (planning) criteria in Table 9.3.4.3.B and odour criteria in Table 9.3.4.3.C.  Note—An air quality impact report prepared in accordance with the Air quality planning scheme policy can assist in demonstrating achievement of this performance outcome. | AO11  Development for a child care centre is located at least 150m from a spray painting workshop.  Note—This distance is to be measured between the building containing the spray painting workshop and the property boundary of the sensitive use. |

Table 9.3.4.3.B—Air quality (planning) criteria

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| Pollutant | Averaging time | Health outcome protected | Criteria including background (µg/m³) | Criteria including background (ppm) |
| Particulate matter less than 10µm (PM10) | 24 hours | Health and wellbeing | 50 | - |
| Particulate matter less than 2.5µm (PM2.5) | 24 hours | Health and wellbeing | 25 | - |
|  | Annual | Health and wellbeing | 8 | - |
| Acetone | 1 hour | Health and wellbeing | 22,000 | 9.2 |
| Benzene | Annual | Health and wellbeing | 10 | 0.003 |
| Cumene (isopropyl benzene) | 1 hour | Odour | 21 | 0.004 |
| 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 |
| MDI (diphenylmethane diisocyanate) | 1 hour | USEPA extremely toxic | 0.04 | - |
| 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 |
| 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 |

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 for all pollutants in the above table, or the maximum concentration from dispersion modelling if no background concentration is available.

Table 9.3.4.3.C—Odour criteria

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| Pollutant | Averaging time | Health outcome protected | Criteria (odour units-OU) |
| Odour | 1 hour | Odour | 0.5OU for tall stacks |
| Odour | 1 hour | Odour | 2.5OU 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.