

Division 12—Community Use Code

12.12.1 Community Use Code

(1) The provisions in this division comprise the Community Use Code.

(2) They are—

- compliance with the Community Use Code (section 12.12.2);
- overall outcomes for the Community Use Code (section 12.12.3); and
- specific outcomes and probable solutions as follows—
 - effects of development – general (section 12.12.4).

12.12.2 Compliance with the Community Use Code

Development that, in the local government's opinion is consistent with the specific outcomes in section 12.12.4 complies with the Community Use Code.

12.12.3 Overall Outcomes for the Community Use Code

(1) The overall outcomes are the purpose of the Community Use Code.

NOTE 12.12.3A

Sub-section (1) provides the link between the overall outcomes sought for the code and the IPA code assessment rules which refer to the 'purpose' of the code [see IPA s.3.5.13(2)].

(2) The overall outcomes sought for the Community Use Code are the following—

- (a) Community uses—
- (i) are undertaken in a manner which does not cause a nuisance or disturbance to the occupiers or users of other nearby land, particularly nearby residents and other sensitive receptors;
 - (ii) are integrated and co-located, particularly in Centres, to contribute to a community focal point and reduce multiple trips;
 - (iii) are located within areas that are well serviced by existing or proposed public transport;
 - (iv) where possible, avoid areas prone to flooding, bushfires or landslip;

- (v) provide reasonable buffers between incompatible uses and zones or Sub Areas;
- (vi) provide for the convenient, safe and efficient movement of vehicles and pedestrians within the site as well as to and from the site;
- (vii) maintain a safe and secure environment;
- (viii) conserve places of cultural significance or streetscape value;
- (ix) screen unsightly elements;
- (x) ensure adequate provision is made for waste storage, treatment and disposal; and
- (xi) do not adversely affect the operational airspace of RAAF Base Amberley or Archerfield Aerodrome.

(b) The character, scale, height and intensity of development are—

- (i) commensurate with the intent of the zone or Sub Area in which the development is proposed and the operational airspace of RAAF Base Amberley and Archerfield Aerodrome;
- (ii) compatible with the physical characteristics of the site and its surrounds; and
- (iii) compatible with the desired character of the local area.

12.12.4 Effects of Development – General

NOTE 12.12.4A

The specific outcomes which are sought to apply generally to community uses are set out below.

Effects on Amenity

Specific Outcomes

- (1)
- (a) The community use and its scale, design and character does not impose unreasonable adverse impacts on and is compatible with the existing and likely future amenity of the nearby area having regard to—
- (i) noise;



- (ii) hours of operation;
 - (iii) traffic;
 - (iv) the location and design of parking areas;
 - (v) lighting;
 - (vi) signage;
 - (vii) visual amenity;
 - (viii) privacy; and
 - (ix) odour and emissions.
- (b) Community uses are provided with safe and convenient pedestrian access from existing and proposed public transport infrastructure and other public areas.
- (c) Buildings and temporary structures are sited to maintain a physical and visual separation from the road frontage of the site and from any buildings on adjoining sites.
- (d) Large expanses of blank walls are avoided, particularly where such walls are likely to be visually prominent.
- (e) Ancillary storage of goods or materials in open areas are either—
- (i) screened from view from the road or nearby land; or
 - (ii) presented in a manner that does not detract from the visual amenity of the area.
- (2)
- (d) Landscape buffers of a minimum width of ten (10) metres are provided to the side and rear boundaries where the site—
- (i) abuts land in a Residential Zone; and
 - (ii) where the use is other than a use for the purposes outlined in sub section (2)(c)(ii) above.
- (e) Landscape buffers include screen fences, walls or mounding where the emission of noise, light or the visual effects of the use warrant additional screening.
- (f) Unless otherwise specified in the relevant zone or Sub Area, the hours of operation for the use are from 7.00 a.m. to 10.00 p.m.

Noise

Specific Outcomes

- (3)
- (a) Unreasonable levels of noise are not transmitted to noise-sensitive places, including existing and future residential areas.
- (b) A reduction in noise impacts is achieved by—
- (i) regulating the hours of operation;
 - (ii) locating noisy operations at sufficient distance from noise sensitive places;
 - (iii) orienting access points, carparking, night lit facilities and other major noise sources to minimise impacts on the amenity of nearby areas;
 - (iv) incorporating noise attenuating features into the design, construction and layout of buildings and use areas (e.g. fencing, mounding, minimising openings); and
 - (v) appropriately locating and enclosing noisy plant and equipment (e.g. airconditioning).
- (2) **Probable Solutions – for sub-section (1)(a) and (c)**
- (a) Building setbacks for community uses conform to those as specified for the relevant zone or Sub Area.
- (b) Where no building setback provisions are specified—
- (i) the frontage boundary setback of buildings is consistent with that of buildings on adjoining sites; or
 - (ii) the frontage boundary setback is six (6) metres or half the height of the building whichever is the greater.
- (c) Landscape buffers of a minimum width of four (4) metres are provided to the side and rear boundaries where the site—
- (i) abuts land in a Residential Zone; and
 - (ii) is used for a gallery, museum or neighbourhood centre.



NOTE 12.12.4B

- (1) In some cases, further information, such as a noise assessment, will need to be submitted to the local government for consideration as part of the development assessment process.
- (2) Further information on the requirements for a noise assessment are contained in Planning Scheme Policy 2—Information Local Government May Request.

Outdoor Lighting

NOTE 12.12.4C

- (1) A Lighting Plan should be submitted to the local government for consideration as part of the development assessment process.
- (2) Further information on the requirements for a lighting plan are contained in Planning Scheme Policy 2—Information Local Government May Request.

(4)

Specific Outcome

- (a) Outdoor Lighting is—
 - (i) designed, installed and operated to maintain the amenity of the area;
 - (ii) located, utilised and focused to efficiently light a desired area while minimising lighting overspill;
 - (iii) located such that mature planting does not reduce its effectiveness;
 - (iv) integrated into the total design with building, landscaping, signage, streetscape and public space design;
 - (v) used to illuminate buildings and areas that may be susceptible to criminal activity but avoids light overspill which may detract from the amenity of nearby areas (particularly residential uses) or contribute to hazardous traffic conditions;
 - (vi) appropriately placed to avoid shadows and glare which might put pedestrians at risk (e.g. shielded light at eye level);
 - (vii) not directed onto the street or adjoining properties;
 - (viii) downward directed;

- (ix) appropriately shielded at its source;
- (x) provided to vehicular, cyclist and pedestrian movement areas, including roads, paths and carparks, in order to provide visibility and safety at night; and
- (xi) provided for entry ways and includes point-to-point lighting for pedestrian walkways.

- (b) Particular attention is given to the lighting of sites which are situated within 6km of the Amberley Air Base runway, so as not to cause distraction or interference with a pilot's visibility while in control of approaching or departing aircraft.

NOTE 12.12.4D

In respect to lighting issues relating to the Amberley Air Base, refer to—

- (a) Table 11.4.2, section 11.4.9 (Defence Facilities), Part 11 (Overlays) of this planning scheme; and
- (b) State Planning Policy 1/02 – Development in the Vicinity of Certain Airports and Aviation Facilities.

(5)

Probable Solutions – for sub-section (4)

- (a) Illumination levels parallel to and at a distance of 1.5 metres outside the boundary of the lot do not exceed 8 lux in either the vertical or horizontal plane for a height of 10 metres above ground level.
- (b) Security lighting is designed, installed and operated consistent with *Australian Standard AS 4282 (1997) – Control of the Obtrusive Effects of Outdoor Lighting*.
- (c) Principal pedestrian and bicycle movement routes and public spaces are lit to the minimum *Australian Standard of AS1158 (Public Lighting Code)*.
- (d) Configuration of lights in straight parallel lines 500m – 1000m long, flare plumes, upward shining lights and flashing or sodium (yellow) lighting are avoided within 6km of the RAAF Base Amberley runway.



NOTE 12.12.4E

For a device on how to meet aviation safety requirements, refer to CASA Guideline -- "Lighting in the Vicinity of Aerodromes, Advice to Lighting Designers".

Public Toilets

(6)

Specific Outcome

Public toilet facilities are provided and designed for use by all members of the community, including people with disabilities, parents and young children.

(7)

Probable Solutions – for sub-section (6)

- (a) Public toilet facilities are provided in accordance with the provisions of the *Standard Building Regulation*.
- (b) Where wall hung urinals are provided, at least one such urinal is to be designed for use by young children and installed in accordance with the manufacturer's specification.
- (c) At least one wash basin, with a rim height not exceeding 600mm, is provided per room for use by young children.

NOTE 12.12.4F

Where the use involves the congregation of a large number of people, a separate parents' room may be required, with chairs and a table for use for the feeding and changing of babies.

Hearing Aid Loops

(8)

Specific Outcome

A hearing aid loop system for the benefit of people with impaired hearing is provided where a community use contains an auditorium.

Co-Location, Multi and Joint Use of Community Uses

(9)

Specific Outcomes

- (a) Community uses are co-located with, or close to other community uses or with recreation or entertainment uses, to create a community focal point.
- (b) Community uses are located adjacent to established community focal points, including shopping centres and other community facility nodes.
- (c) Community uses are located within areas that are well serviced by existing or proposed public transport.

- (d) Multi use opportunities and joint use arrangements for community use facilities are maximised with consideration to sharing facilities between different user groups and after hours use.

Building Height

(10)

Specific Outcome

The height of buildings and other structures for community uses conform to those as specified for the relevant zone or Sub Area.

(11)

Probable Solution – for sub-section (10)

Where no building height provisions are specified, buildings are limited to one (1) storey in height, unless appropriate with—

- (a) the scale of adjoining development;
- (b) the extent of fall across the site;
- (c) the character and amenity of the area and the overall townscape; and
- (d) the operational airspace of RAAF Base Amberley and Archerfield Aerodrome.

Carparking

(12)

Specific Outcomes

- (a) The design and arrangement of access, carparking and vehicle movements on the site is safe and convenient.
- (b) The carparking area is—
 - (i) integrated with the public access points of any building on the site; and
 - (ii) located to provide shared use of carparking areas with adjoining land uses or other community uses, where possible.

NOTE 12.12.4G

The detailed provisions regarding the design and layout of parking areas and the number of spaces are contained in the Parking Code – refer Part 12, division 9.

(13)

Safety and Security

Specific Outcomes

- (a) Community uses and works are designed and managed to ensure that users are aware of how to safely gain access to and move around and within the premises, with a particular emphasis on vulnerable groups, vulnerable elements and vulnerable settings.



- (b) The design of the community use or works increases people's awareness of their environment and potential risks to their safety.
- (c) Buildings, spaces and infrastructure are designed to assist legibility (i.e. orientation and navigation through a site or area), reducing the need to depend on signs in order for a person to find their way around.
- (d) The layout minimises the potential for crime, vandalism and fear and enhances personal safety and the individual's perception of personal safety.
- (e) An easy to understand pedestrian network is provided so that people can easily find their way through, and connections to, important destinations.
- (f) The design of areas, buildings, accessways and spaces enables people to find building entrances and exits as well as services such as public transport, phones and public toilets without undue signage.
- (g) Community uses provide unimpeded sightlines, particularly along pedestrian/bicycle routes.
- (h) Community uses encourage informal surveillance from surrounding buildings and land uses.
- (i) Front fences and walls enable some outlook from buildings to the street to achieve safety and surveillance.
- (j) Visibility is provided into spaces where risk to personal safety is perceived to be high, including stairwells, elevators, carparks, lobby entrances and bicycle parking facilities.
- (k) The design of community uses or works avoids—
 - (i) 'blind' corners (including on stairs, in corridors or other situations where movement can be predicted);
 - (ii) sudden changes of grade on pathways which reduce sightlines;
 - (iii) concealment points (unless they can be secured after hours); and
- (iv) pedestrian tunnels, except that where unimpeded sightlines or the absence of concealment points cannot be reasonably achieved, hardware (such as security mirrors) and good lighting is provided to restore visibility.
- (l) All barriers (including landscaping features) along principal bicycle and pedestrian routes are visually permeable (i.e. can be easily seen through) to reduce concealment points.
- (m) Windows, verandahs, balconies and activities in buildings are directed (where possible) to overlook pedestrian routes, open space areas and carparks.
- (n) Signposted, emergency telephones or alarms are provided along identified, vulnerable or isolated bicycle and pedestrian routes.
- (o) Uses and works promote the security of the property by clearly defining ownership, boundaries and legitimate use of private, semi-private and public/community space.
- (p) Landscaping, building features, changes of level and low to medium height fencing is used to delineate ownership boundaries.
- (q) Where possible, round-the-clock informal surveillance is promoted through a mix of uses which are compatible with neighbouring land uses.
- (r) Potential concealment points adjacent to main pedestrian routes are eliminated.
- (s) Where a concealment point is unavoidable, aids to visibility such as convex mirrors and good lighting are provided.
- (t) The design of the use avoids the creation of concealment points such as—
 - (i) dark areas adjacent to main/designated pedestrian routes;
 - (ii) dead-end alleyways;
 - (iii) indentations in fencing or walls;



- (iv) gaps in the streets such as entrances to interior courtyards and recessed doorways; and
- (v) areas that are isolated after dark.
- (u) Building design removes, as much as is possible, the opportunity and incentive to commit crime and improves personal perception and the physical reality of a useable, comfortable and safe environment.
- (v) Buildings are designed and constructed, including through the location of windows, to support informal surveillance of adjacent open space and other vulnerable areas.

NOTE 12.12.4H

- (1) Organised or mechanical surveillance may be appropriate in some circumstances as an adjunct (but not as a substitute for) informal surveillance.
- (2) Organised or mechanical surveillance would generally only be considered appropriate in connection with vulnerable uses, features or areas as defined in this planning scheme.

Waste Storage and Removal

(14)

Specific Outcomes

Areas and receptacles for the storage and removal of waste are—

- (a) designed, located and screened, where necessary, so as not to present an unsightly appearance, when viewed from a street or public 'right of way';
- (b) designed and located to facilitate access by the Local Government's waste removal vehicles; and

- (c) covered, contained and managed so as not to attract wildlife (particularly birds or bats), that are likely to affect the operational airspace within 8km of RAAF Base Amberley.

NOTE 12.12.4I

In respect to waste storage and removal issues relating to the Amberley Air Base, refer to—

- (a) Map OV7B;
- (b) State Planning Policy 1/02 – Development in the Vicinity of Certain Airports and Aviation Facilities; and
- (c) Table 11.4.2, section 11.4.9 (Defence Facilities), Part 11 (Overlays) of this planning scheme.

Natural Disasters

(15)

Specific Outcomes

Key elements of community infrastructure, including emergency services, hospitals, nursing homes, child care facilities and stores of valuable records or items of historic and cultural significance (e.g. galleries, museums, libraries and archives)—

- (a) avoid areas prone to flooding, bushfires and landslip (see Part 11); and
- (b) are able to function effectively during and immediately after natural hazard events.

(16)

Probable Solution – for sub-section (15)

Key elements of community infrastructure are sited and designed to avoid areas prone to flooding, bushfires and landslip as set out in the State Planning Policy and associated Guidelines for Natural Disaster Mitigation.

