

9.3.2 Community and recreation activities code

9.3.2.1 Application

This code applies to:

- (1) accepted development subject to requirements and assessable development identified as requiring assessment against the Community and recreation activities code in the tables of assessment in Part 5 of this Planning Scheme; and
- (2) impact assessable development for a *Community or recreation activity* listed in Schedule 1.1 or an undefined use of a similar nature.

When using this code, reference should be made to section 5.3.2 and, where applicable, section 5.3.3, in Part 5.

9.3.2.2 Purpose

The purpose of the Community and recreation activities code is to ensure that *Community and recreation activities* are located, designed and operated in a manner that provides maximum community benefit, a safe and comfortable environment for all users and protects the amenity of surrounding areas, and does not adversely impact the natural environment.

The purpose of this code will be achieved through the following overall outcomes:

- (1) Development is commensurate with the purpose and overall outcomes of the zone in which it is located.
- (2) *Community and recreation activities* are located and designed to be conveniently accessible to users.
- (3) Development is located on a site that is suitable for a *community and recreation activity*.
- (4) Development is collocated or integrated with other *community activities* or *recreation activities* in order to create community hubs.
- (5) The health and safety of all users is not compromised by incompatible land use activities or poor design.
- (6) *Community and recreation activities* are designed to complement and be sympathetic to the built form character and environment of the surrounding area.
- (7) *Community and recreation activities* are located, designed, operated and maintained to limit and mitigate any detrimental impacts on nearby residential amenity.
- (8) *Community and recreation activities* generate traffic on access roads that is within the capacity of the road system and consistent with the types of traffic and frequency of traffic movement existing on the access roads.

9.3.2.3 Assessment benchmarks

Table 9.3.2.1 – Community and recreation activities code:

- **Assessment benchmarks for assessable development and**
- **Requirements for accepted development**

Performance outcomes	Acceptable outcomes
Amenity and safety	
<p>PO 1 Outdoor lighting enhances safety and maintains the amenity of the surrounding area without creating obtrusive light emissions either directly or by reflection.</p>	<p>AO 1.1 Outdoor lighting is designed, installed, operated and maintained in accordance with the parameters and requirements of <i>Australian Standard 4282-1997 Control of the Obtrusive Effects of Outdoor Lighting</i>.</p>
<p>PO 2 Development does not adversely impact on the existing or future amenity of adjoining and nearby land uses, including, but not limited to the impacts of:</p> <p>(a) air pollution; and (b) noise; and (c) vibration; and (d) odour; and (e) dust; and (f) lack of privacy; and (g) other emissions.</p>	<p>AO 2.1 Development achieves the air quality design objectives set out in the <i>Environmental Protection (Air) Policy 2008</i>.</p> <p>AO 2.2 Development achieves the acoustic quality objectives for sensitive receptors set out in the <i>Environmental Protection (Noise) Policy 2008</i>.</p> <p>AO 2.3 Development does not involve Environmentally Relevant Activities (ERAs).</p> <p>AO 2.4 Vibrations produced on-site do not exceed the maximum acceptable levels identified in Australian Standard <i>AS 2670.2 Evaluation of human exposure to whole of body vibration, Part 2: continuous and shock induced vibration in buildings (1-80Hz)</i>.</p> <p>AO 2.5 Odour emissions produced on-site cannot be detected beyond the boundaries of the <i>site</i>.</p> <p>AO 2.6 Where food or cooking odour is released:</p> <p>(a) exhaust vents are separated from adjacent uses by a minimum distance of six metres horizontally; and (b) odour is discharged vertically and directed away from the adjacent uses.</p> <p>AO 2.7 Impacts from dust produced on-site do not extend beyond the boundaries of the <i>site</i>.</p> <p>AO 2.8 Development on a <i>site</i> that has a common boundary with an existing <i>sensitive land use</i>, or a lot in the Low density residential zone, Medium density residential zone, Community facilities zone, Mixed-use zone or Rural residential zone:</p>

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- **Assessment benchmarks for assessable development and**
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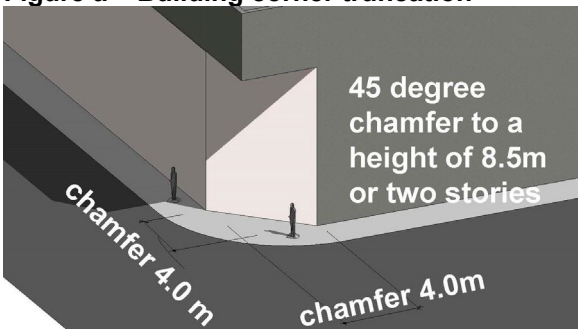
Performance outcomes	Acceptable outcomes
	(a) has a 1.8-metre-high solid fence provided along the entire common boundary; and (b) screens all noise emitting devices, such as air-conditioning equipment, pumps and ventilation fans; and (c) ensures areas where work could be undertaken outdoors are not located between the side and/or rear wall of the building and the common boundary; and (d) ensures outdoor dining, entertainment or smoking areas are not located between the side and/or rear wall of the building and the common boundary.
<p>PO 3 Development ensures that the location and design of building services and equipment is not a dominant feature of the <i>streetscape</i>.</p>	<p>AO 3.1 Building services and equipment including plant, refrigeration, air-conditioning and ventilation equipment, fire egress and control rooms and telecommunications satellite dishes are not located on any <i>front building line</i> that faces a road.</p>
<p>PO 4 Buildings and structures are designed to avoid the creation of long expanses of blank walls and are articulated through the use of one or more of the following: variation in texture, colour, finishes, or a regular placement of doors and windows.</p>	<p>AO 4.1 Where the length of any wall of a building or structure is greater than 20 metres the wall is articulated at a minimum of 10 metre intervals.</p>
<p>PO 5 Development at street intersections is designed to reduce pedestrian movement conflicts and emphasise the importance and prominence of corner buildings that contribute to a distinctive and attractive centre.</p>	<p>AO 5.1 Buildings adjacent to a street intersection emphasise the prominence of the intersection by:</p> <ul style="list-style-type: none"> (a) providing a 4 metre by 4 metre corner truncation that is dedicated as road reserve (refer Figure a); and (b) incorporating a 45 degree building chamfer, abutting the corner truncation, for the first 8.5 metres in height, measured from <i>ground level</i>, or two <i>storeys</i> (Refer Figure a). <p>Figure a – Building corner truncation</p> 
<p>Built form and scale</p>	

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Performance outcomes	Acceptable outcomes
<p>PO 6 Buildings, other structures and open space activities are designed and located to:</p> <ul style="list-style-type: none"> (a) be of a height, size, bulk and form consistent with the existing or preferred character of the area; and (b) located to minimise conflict with surrounding existing or future residential premises; and (c) ensure the efficient use of the <i>site</i>; and (d) ensure the comfort and safety of visitors and employees; and (e) provide for and maintain a sense of open space between buildings and other structures. 	<p>AO 6.1 The <i>development footprint</i>, excluding <i>landscaping</i>:</p> <ul style="list-style-type: none"> (a) is <i>setback</i> from side and rear boundaries that adjoin the Low density residential, Medium density residential, Mixed use or Township zone, in accordance with the following: <ul style="list-style-type: none"> (i) 3 metres for a <i>child care centre</i>; or a <i>place of worship</i> use; or (ii) 15 metres for a <i>motor sport facility, outdoor sport and recreation facility, park</i> or <i>major sport, recreation and entertainment facility</i> use; or (iii) 6 metres for all other uses not otherwise listed above. (b) is <i>setback</i> 20 metres for side and rear boundaries that adjoin the Rural residential zone; or (c) is <i>setback</i> 3 metres for side and rear boundaries that adjoin any other zone. <p>AO 6.2 Development is <i>setback</i> 6 metres from any <i>road frontage</i>.</p> <p>AO 6.3 <i>Site cover</i> is not greater than:</p> <ul style="list-style-type: none"> (a) 5 per cent in the following zones: <ul style="list-style-type: none"> • Rural residential; or • Open space; or (b) 25 per cent in the Sport and recreation zone; or (c) 50 per cent in the following zones: <ul style="list-style-type: none"> • Low density residential; or • Township; or (d) 60 per cent in the following zones: <ul style="list-style-type: none"> • Medium density residential; or • Mixed use; or • Local centre; or • 70 per cent in the Principal centre zone; or (e) 75 per cent in the following zones: <ul style="list-style-type: none"> • Low impact industry; or • Medium Impact industry; or • Special industry; or • Community facilities; or • Special purpose. <p>AO 6.4</p>

Table 9.3.2.1 – Community and recreation activities code:

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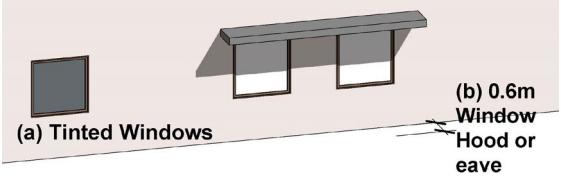
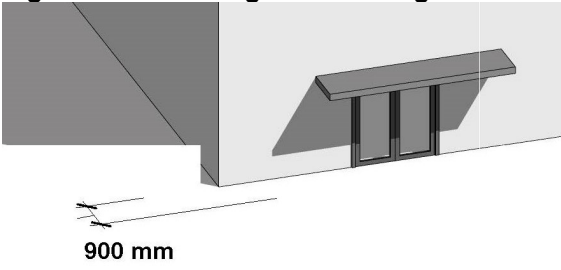
Performance outcomes	Acceptable outcomes
	<p><i>Building height</i> is not greater than:</p> <ul style="list-style-type: none"> (a) 10.5 metres and two <i>storeys</i>, in the following zones: <ul style="list-style-type: none"> • Rural; or • Rural residential; or (b) 10.5 metres, in Local centre zone: or (c) 15 metres and a maximum 8.5 metres <i>podium</i> height, in the Principal centre zone: or (d) Six metres in the Open space zone; or (e) 8.5 metres in all other zones.
Environmental management and ecological sustainability	
<p>PO 7 Development results in energy efficient buildings that respond to local climatic conditions.</p>	<p>AO 7.1 Development incorporates:</p> <ul style="list-style-type: none"> (a) window tints (Refer Figure b); or (b) window hoods or eaves that protrude at least 0.6 metres from the window, measured perpendicular to the window (Refer Figure b). <p>AO 7.2 Doors incorporate sun and rain shelter, such as overhangs or awnings, that protrude at least 0.9 metres, measured perpendicular to the door (Refer Figure c).</p> <p>Figure b – Climatic solutions</p>  <p>Figure c – Overhangs and awnings</p> 

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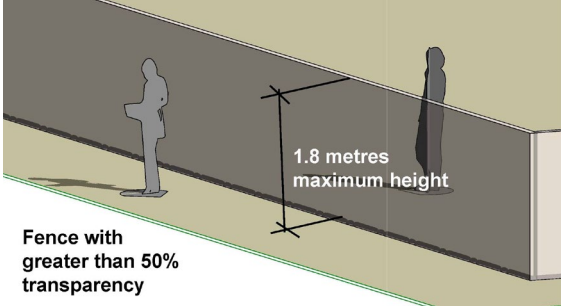
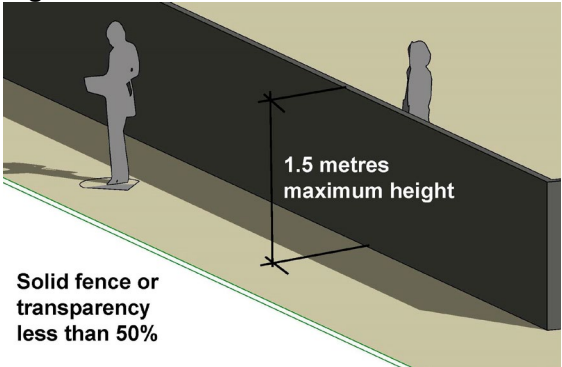
Performance outcomes	Acceptable outcomes
Fences and gates	
<p>PO 8 Fencing must:</p> <ul style="list-style-type: none"> (a) contribute positively to the character of the <i>streetscape</i>; and (b) enable casual surveillance of the street; and (c) enable use of private open space; and (d) enhance the amenity of the <i>site</i>; and (e) provide buffering from potentially incompatible adjacent uses nearby; and (f) protect the privacy of adjoining and nearby premises; and (g) be constructed of high quality materials; and (h) provide for adequate sight lines. 	<p>AO 8.1 A fence that is constructed forward of any <i>front building line</i> that faces a <i>road frontage</i> (including <i>front building lines</i> that face both <i>road frontages</i> on a corner lot):</p> <ul style="list-style-type: none"> (a) has a height, measured from <i>ground level</i>, that is not greater than: <ul style="list-style-type: none"> (i) 1.8 metres where the fence is at least 50 per cent transparent (Refer Figure d); or (ii) 1.5 metres where the fence is solid or not greater than 50 per cent transparent (Refer Figure e); and (b) does not incorporate solid steel sheeting such as Colorbond or Zincaneal above 1.5 metres in height (Refer Figure f). (c) incorporates detailing or indentations where the fence is greater than 10 metres in length in any direction. <p>Figure d – Fences with greater than 50% transparency</p>  <p>Fence with greater than 50% transparency</p> <p>Figure e – Solid fences</p>  <p>Solid fence or transparency less than 50%</p> <p>Figure f – Solid sheeting</p>

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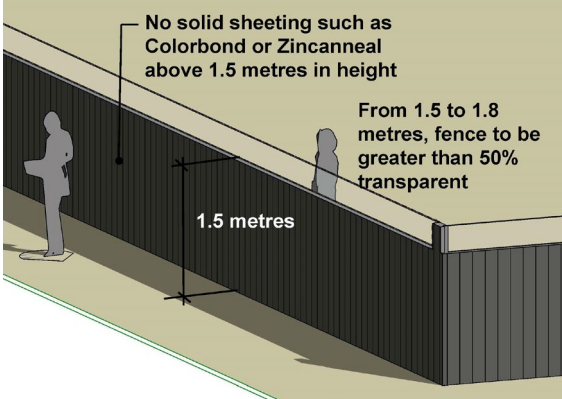
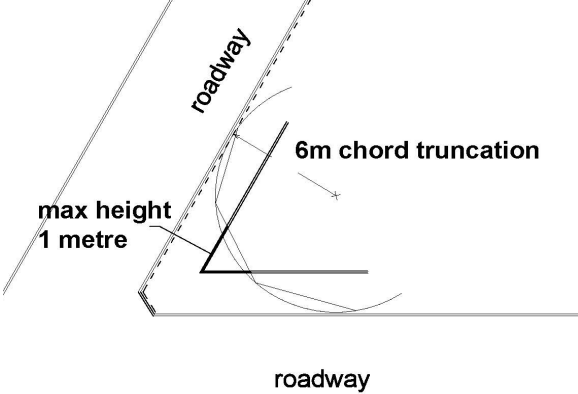
Performance outcomes	Acceptable outcomes
	 <p>AO 8.2 The height of side or rear boundary fences must not be greater than 1.8 metres, measured from <i>ground level</i>.</p> <p>AO 8.3 Where a sensitive land use is proposed adjacent to an existing lawfully established non-residential use a 1.8-metre-high solid screen fence must be erected along all common boundaries.</p> <p>AO 8.4 Fences on a corner lot and, within a truncation made by three equal chords of a 6 metre radius curve at the corner of the two <i>road frontages</i>, are not greater than 1 metre in height, measured from <i>ground level</i> (Refer Figure g).</p> <p>Figure g – Corner truncation</p> 
<p>PO 9 Gates do not open beyond the lot boundary</p>	<p>AO 9.1 Gates located on a lot boundary do not open outward onto the street or an <i>adjoining property</i>.</p>

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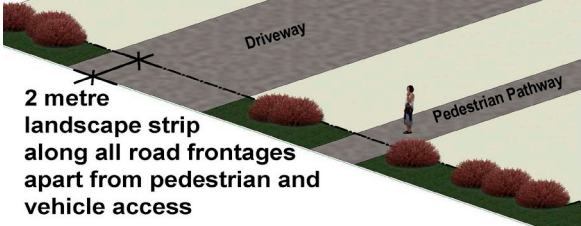
Performance outcomes	Acceptable outcomes
Landscaping	
<p>PO 10 <i>Landscaping</i> treatments enhance the amenity and character of area and soften the visual dominance of hard surface areas buildings.</p>	<p>AO 10.1 A densely planted 2-metre-deep landscape strip is provided along the full width of all <i>road frontages</i> of the <i>site</i>, excluding vehicle and pedestrian access points (Refer Figure h).</p> <p>Figure h – Landscaping along road frontages</p>  <p>The diagram illustrates a road frontage with a 2-metre wide landscape strip of bushes and grass. A driveway and a pedestrian pathway are shown as excluded areas from the landscaping strip. A person is standing on the pedestrian pathway for scale.</p> <p>2 metre landscape strip along all road frontages apart from pedestrian and vehicle access</p> <p>AO 10.2 Where development has a common boundary to an <i>existing sensitive land use</i>, or a lot in the:</p> <ul style="list-style-type: none"> • Low density residential zone; or • Medium density residential zone; or • Rural residential zone; or • Township Zone <p>a densely planted landscape strip is provided along the entire common boundary and is:</p> <p>(a) at least 2 metres in width; or (b) at least 5 metres in width if the proposed use is:</p> <ul style="list-style-type: none"> • <i>major sport, recreation and entertainment facility</i>; or • <i>motor sport facility</i>; or • <i>outdoor sport and recreation</i>.
Steep Slopes or Unstable Soils	
<p>PO 11 Development must adequately address the constraints of steeply sloping or unstable land.</p>	<p>AO 11.1 Building work is not undertaken on land that has a maximum slope greater than 15 per cent.</p> <p>AO 11.2 Building work undertaken on a slope greater than 10 per cent does not involve cut and/or fill greater than:</p> <p>(a) 1.0 metre in height or depth at any point; and (b) 50m³ in total volume.</p> <p>AO 11.3</p>

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Performance outcomes	Acceptable outcomes
	<p>Areas between a building's floor and the <i>ground level</i>, or between outdoor deck areas and the <i>ground level</i>, are screened from public view by using lattice or similar screening or <i>landscaping</i>.</p> <p>AO 11.4 Driveways are not steeper than 20 per cent.</p>
Storage and waste management	
<p>PO 12 Storage areas for equipment, goods, materials, and refuse containers are:</p> <p>(a) located on-site; and (b) screened from the street and any <i>adjoining land</i> that is located in a Low density residential zone, Medium density residential zone, Mixed use zone or Rural residential zone; and (c) adequately sized to accommodate the refuse generated on-site; and (d) conveniently accessible to collection and delivery vehicles; and (e) designed and equipped to be kept clean and dust free at all times.</p>	<p>AO 12.1 Refuse container storage areas are:</p> <p>(a) located on-site; and (b) not located within any required <i>setback</i> or <i>landscaping</i> areas; and (c) not located within a <i>flood hazard area</i>; and (d) screened from public view, by a solid fence or wall that is 1.8 metres in height, measured from <i>ground level</i>; and (e) provided on an imperviously sealed pad that drains to an approved waste disposal system; and (f) provided with a tap; and (g) large enough to accommodate at least one standard commercial refuse bin of a size appropriate to the nature and scale of the refuse generated by the use.</p> <p>AO 12.2 Other outdoor storage areas (other than areas adjacent to the street designed for the display of goods to the public for sale) are:</p> <p>(a) not located within any of the required <i>setback</i> area; and (b) in an enclosed area or otherwise screened from view from the street, other public areas and <i>adjoining properties</i>.</p> <p>AO 12.3 Materials stored on-site that are capable of generating air contaminants either by wind or when disturbed, are managed by:</p> <p>(a) being wholly enclosed in a building or storage bins; or (b) a program to suppress material so it cannot become airborne.</p>

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Performance outcomes	Acceptable outcomes
<p>PO 13 Development does not release liquid waste or other potential contaminants</p>	<p>AO 13.1 Development provides for the on-site collection, treatment and disposal of liquid waste and other potential contamination sources.</p> <p>AO 13.2 Development provides for spills to be wholly contained and retained on-site for subsequent removal and disposal by an approved means.</p> <p>AO 13.3 Roof water is directed away from areas of potential contamination.</p>
Traffic, access and parking	
<p>PO 14 The design and layout of vehicle parking, loading, crossover and access areas:</p> <p>(a) provides safe and efficient vehicular and pedestrian movement; and</p> <p>(b) enables the loading and unloading of goods and waste to occur wholly within the <i>site</i>; and</p> <p>(c) does not impact on street parking; and</p> <p>(d) prevents the loss of on-street parking.</p>	<p>AO 14.1 All vehicle manoeuvring and parking areas provided as part of the development are sealed with a material that will reduce the amount of dust generated by vehicle movements.</p> <p>AO 14.2 All loading and unloading facilities, including loading docks, receiving areas and loading bays are provided on-site.</p> <p>AO 14.3 Development does not result in a reduction in the number of existing on-street parking spaces, loading bays or taxi zones.</p>
<p>PO 15 On-site car parking does not dominate the frontage of the premises and maintain the amenity of the street and adjacent properties.</p>	<p>AO 15.1 On-site car parking is not located between the building and the <i>primary road frontage</i>.</p>
Provisions specific to certain uses	
<p>PO 16 <i>Child care centres or educational establishments</i> are located on a suitable <i>site</i> that is not subject to high levels of passing heavy traffic.</p>	<p>AO 16.1 <i>Child care centres or educational establishments</i> are not developed fronting the Barkly Highway.</p>
<p>PO 17 Parks are located, designed, constructed and embellished to deliver the Desired Standards of Service for public <i>park</i> infrastructure as described in the Priority infrastructure plan.</p>	<p>AO 17.1 Development for a <i>park</i> is provided in accordance with Part 4: Local government infrastructure plan.</p>
<p>PO 18 <i>Parks</i> are predominantly open in landscape character and are readily maintainable by Council.</p>	<p>AO 18.1 The maximum combined <i>development footprint</i> for all new and existing buildings and structures does not exceed 250m² or 5 per cent of the <i>Park</i> area, whichever is less.</p> <p>AO 18.2 The <i>building height</i> of all buildings and structures within a <i>park</i> does not exceed 6m.</p>

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Performance outcomes	Acceptable outcomes
Provisions specific to the Open space and Sport and Recreation zones	
PO 19 The <i>site</i> layout responds sensitively to on-site native vegetation.	AO 19.1 All existing native trees are retained.
PO 20 <i>Landscaping:</i> (a) Reduces the visual and environmental impact of hard surface areas; and (b) Achieves maximum on-site rainwater infiltration and minimises additional burden on drainage infrastructure.	AO 20.1 A minimum of 80 per cent of the area of the <i>site</i> incorporates <i>soft landscaping</i> .

Table 9.3.2.2 – Community and recreation activities code:

- **Assessment benchmarks for assessable development only**

Performance outcomes	Acceptable outcomes
Amenity and safety	
PO 1 Development incorporates key elements of Crime Prevention Through Environmental Design (CPTED) to enhance safety of the <i>site</i> , adjoining streets and surrounding area.	AO 1.1 Development design and layout provides: <ul style="list-style-type: none"> (a) opportunities for casual surveillance and sightlines; and (b) exterior building designs which promote safety; and (c) adequate identification of uses and ownership; and (d) adequate lighting; and (e) appropriate way-finding mechanisms (e.g. signage); and (f) prevention of entrapment locations; and (g) prevention of access to roof areas and other premises.
PO 2 Development is located, designed, orientated and constructed to prevent any adverse impacts on the development that may be caused by noise, odour, lighting and dust emissions from existing lawful uses, including <i>Industry activities</i> and <i>rural activities</i> .	No Acceptable outcome is prescribed.
Ancillary activities	
PO 3 Any <i>office</i> and administration functions or retail sales conducted on the <i>site</i> are ancillary and subordinate to the <i>community activity</i> .	AO 3.1 The area used for <i>office</i> and administration functions is limited to 10 per cent of the total <i>gross floor area</i> on-site or 50m ² , whichever is less. AO 3.2 The area used for on-site retail sales of goods is limited to 5 per cent of the total <i>gross floor area</i> on-site or 25m ² , whichever is less.

Table 9.3.2.2 – Community and recreation activities code:

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Performance outcomes	Acceptable outcomes
Built form, character, design and scale	
<p>PO 4 Development incorporates graffiti-prevention measures.</p>	<p>AO 4.1 Building and <i>site</i> design incorporates a combination of the following features:</p> <ul style="list-style-type: none"> (a) shrubbery planted against walls and fences; and (b) designs with absence of natural ladders; and (c) minimal unbroken vertical service area; and (d) graffiti-deterrent surfaces.
<p>PO 5 Development:</p> <ul style="list-style-type: none"> (a) is constructed to a high standard; and (b) is easily maintained; and (c) is compatible with the streetscape and amenity of the local area. 	<p>AO 5.1 All aspects of development, including buildings, structures and parking areas are finished with high quality materials and colours that:</p> <ul style="list-style-type: none"> (a) are durable and do not require high levels of maintenance; and (b) are not mirrored or highly reflective; and (c) have regard to and maintain continuity with adjoining facades; and (d) enhance the local <i>streetscape</i> character.
<p>PO 6 Development incorporates high quality architecture and aesthetic standards.</p>	<p>AO 6.1 Building design incorporates articulation and variations in colour, parapet design and roofing heights, where possible.</p>
<p>PO 7 Buildings and other structures are designed to be attractive and achieve articulation through the use of indentations or variation in texture, colour or finishes.</p>	<p>AO 7.1 Where the length of any wall of a building exceeds 20 metres, the wall is articulated to break up the appearance of long surfaces at minimum 10 metre intervals.</p>
Environmental management and ecological sustainability	
<p>PO 8 The <i>site</i> layout responds sensitively to on-site and surrounding topography, drainage patterns and vegetation.</p>	<p>AO 8.1 Development ensures:</p> <ul style="list-style-type: none"> (a) earthworks on site are minimised; and (b) natural drainage lines are retained; and (c) existing vegetation (including street trees) is retained.
<p>PO 9 Building design, <i>site</i> layout and <i>landscaping</i> facilitates the construction of energy efficient buildings that respond to local climatic conditions.</p>	<p>AO 9.1 Building designs:</p> <ul style="list-style-type: none"> (a) maximise solar access to the north in winter; and (b) minimise solar access to the east and west in the summer; and (c) maximise access to any prevailing summer breezes; and (d) minimise exposure to prevailing winter winds.

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Performance outcomes	Acceptable outcomes
Location and <i>site</i> suitability	
<p>PO 10 Community facilities on public land are designed as multipurpose community hubs where possible, rather than standalone facilities in order to:</p> <p>(a) Enable service providers to share facilities and increase efficiency and cost effectiveness; and</p> <p>(b) Create a sense of community and provide focal points for <i>community activity</i>; and</p> <p>(c) Enable future adaption of the building to respond to changes in need.</p>	<p>No acceptable outcome is prescribed.</p>
Steep Slopes or Unstable Soils	
<p>PO 11 Where building work is undertaken on a <i>site</i> that contains or adjoins a steep slope or is subject to unstable soils, adequate protection measures are utilised to prevent the risk of land slippage or erosion.</p>	<p>AO 11.1 Where building work is undertaken on a <i>site</i> that:</p> <p>(a) is on land subject to a slope greater than 15 per cent; or</p> <p>(b) adjoins land that has a slope greater than 15 per cent; or</p> <p>(c) is subject to unstable land</p> <p>A site-specific geotechnical analysis in accordance with AGS2007 is prepared by a registered professional engineer to demonstrate that the site is not subject to landslide hazard. It must certify that:</p> <ul style="list-style-type: none"> • the stability of the site, including associated buildings and infrastructure, will be maintained over the operational life of the development; and • the site is not subject to risk of landslide activity originating from other land, including land above the site; and • the development will not increase the risk of landslide on other land; and • specific reference is made to assembly uses, essential community infrastructure, vulnerable uses or difficult to evacuate uses.

Table 9.3.2.2 – Community and recreation activities code:

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Performance outcomes	Acceptable outcomes
<p>PO 12 Development for community infrastructure:</p> <p>(a) is not at risk from the landslide hazards; or will function without impediment from a landslide; and</p> <p>(b) provides access to the infrastructure without impediment from the effects of a landslide; and</p> <p>(c) does not contribute to elevated risk of landslide to adjoining properties.</p>	<p>AO 12.1 Development involving community infrastructure includes measures identified by a site-specific geotechnical assessment prepared by a competent person that ensures:</p> <p>(a) the long-term stability of the site including associated building and infrastructure; and</p> <p>(b) access to the site will not be impeded by a landslide event; and</p> <p>(c) the community infrastructure will not be adversely affected by landslides originating from other land, including land above the site.</p>
Traffic, parking and access	
<p>PO 13 Development must be located to minimise the introduction of non-local traffic into residential streets that are minor roads.</p>	No acceptable outcome is prescribed.
<p>PO 14 The traffic and parking generated by the proposed development does not:</p> <p>(a) adversely affect the surrounding or future planned road network; and</p> <p>(b) adversely affect the amenity of the surrounding neighbourhood; and</p> <p>(c) create safety conflicts with pedestrians; and</p> <p>(d) result in an increased demand for on street car parking.</p>	<p>AO 14.1 A traffic impact assessment report is prepared by a registered professional traffic engineer that:</p> <p>(a) identifies the traffic impact, including any potential safety conflicts related to the development and on-street car parking demands; and</p> <p>(b) demonstrates the <i>site</i> has safe and convenient vehicular and pedestrian access; and</p> <p>(c) outlines mitigation measures to appropriately address the related traffic impacts.</p>
<p>PO 15 On-site parking and vehicle manoeuvring areas are located and designed to minimise conflicts between motor vehicles and pedestrians.</p>	<p>AO 15.1 Buildings and activity areas are located to prevent potentially hazardous vehicular or pedestrian movements.</p>
<p>PO 16 Development facilitates a functional overall road hierarchy and maximise the safety and efficiency of the State-controlled road network.</p>	<p>AO 16.1 Where new or upgraded road access is proposed:</p> <ul style="list-style-type: none"> If development fronts more than one road, access to the site is via the lowest order road as indicated in Major Infrastructure Overlay – Road Hierarchy Maps 1 to 11 (OM-RH-01 to OM-RH-11) <p>Note—State Controlled Roads are considered higher order than non-State Controlled Roads.</p>

Table 9.3.2.2 – Community and recreation activities code:

• **Assessment benchmarks for assessable development only**

Performance outcomes	Acceptable outcomes
Provisions specific to certain uses	
<p>PO 17 <i>Sensitive land uses</i> are located and designed to ensure that users are not exposed to unacceptable levels of noise, unhealthy air emissions, soil contamination, or other health and safety concerns.</p>	<p>AO 17.1 Development for a <i>child care centre, hospital or educational establishment</i> is:</p> <ul style="list-style-type: none"> (a) located on a <i>site</i> where maximum concentrations of air pollutants as measured at the <i>site</i> boundaries are less than those recommended by the National Health and Medical Research Council (more research required); and (b) located on a <i>site</i> that has noise levels from external sources that comply with the acoustic quality objectives for sensitive receptors as set out in the <i>Environmental Protection (Noise) Policy 2008</i>; and (c) supported by a Stage 1 Preliminary Investigation Report prepared by a suitably qualified person that demonstrates that soil contamination is not in excess of the Health-based Investigation Levels outlined in the National Environmental Protection Measure for Assessment of <i>Site Contamination</i> (incorporating Schedule B (7a)), as amended or replaced from time to time. <p>Note—this is required because there may be sites in Mount Isa that are not on the Contaminated Land Management or Environmental Management register).</p>
<p>PO 18 <i>child care centres</i> are highly accessible and co-located with or in close proximity to other appropriate community, recreation or <i>centre activities</i>.</p>	<p>AO 18.1 Development for a <i>child care centre</i> is integrated with or adjacent to community focal points including <i>educational establishments, shopping centres, community uses, hospitals, places of worship or recreation activities</i>.</p>
Provisions specific to the Open space, Sport and Recreation zones and Community facilities zone	
<p>PO 19 Non <i>Community and recreation activities</i> directly support the community facility on the <i>site</i> and are ancillary in scale and nature.</p>	<p>No acceptable outcome is prescribed.</p>