



Community facilities

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Introduction

Purpose of the guideline

This guideline outlines the standards for the planning and provision of community facilities in Priority Development Areas (PDAs) in Queensland. This guideline should be read in conjunction with the provisions of PDA development schemes, interim land use plans (ILUPs) and other relevant PDA guidelines. A development scheme or ILUP may specify a different standard or specific response.

Developers will make contributions towards community facilities which may comprise land, GFA, a monetary contribution or a combination of these in accordance with the EDQ infrastructure funding framework.

Alternative, innovative solutions that meet the PDA-wide criteria or related provisions of the Interim Land Use Plans (ILUPs), and have the agreement of the relevant State or Local Government agency, are encouraged.

The guideline should be read in conjunction with:

- » relevant PDA Guidelines including:
 - ⌘ Guideline 7 Neighbourhood Planning and Design
 - ⌘ Guideline 9 Centres
 - ⌘ Guideline 12 Park, Planning and Design
 - ⌘ Guideline 14 Environment and Natural Resource Sustainability
- » relevant PDA Practice Notes and Case Studies
- » documents prepared and/or approved by the MEDQ including:
 - ⌘ infrastructure schedules and agreements
 - ⌘ community development strategies
 - ⌘ context plans
- » local and state government social and infrastructure guidelines.



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Principles

The MEDQ is committed to creating vibrant and inclusive communities. Community facilities, which enable new and existing residents to participate in community life, form an essential component of this vision. The following principles are to guide the planning and design of community facilities for Priority Development Areas. Development applications must provide information as to how the development will address these principles.

Sustainability

Community facilities contribute to the health and wellbeing of individuals and communities and strengthen positive environmental, social and economic outcomes for current and future generations. Consideration should be given to innovative ways to operate and finance community facilities.

Innovation and value for money

- » Demonstrate how innovation, efficiency and value for money will maximise the use of resources required to meet community needs and deliver sustainable outcomes, through:
 - ⓓ utilising partnerships and formal agreements between public, private and community organisations and landowners
 - ⓓ facilitating early delivery of facilities and services (as opposed to contributing land only)
 - ⓓ co-locating facilities and sharing resources and space
 - ⓓ multi-purpose and multi-functional spaces and places that can be used for a wide range of community uses and can be adapted to changing community uses over time
 - ⓓ efficient use of land
 - ⓓ innovative design



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Early provision

- » Early provision of facilities is expected to meet the needs of incoming residents, facilitate service delivery in the formative stages of the community and contribute to a sense of place and belonging. This is particularly important in Greenfield development areas and in locations where there is limited access to existing facilities and services.

Community hubs and precincts

- » Co-location of facilities including open space is to be actively considered, in hubs and precincts to provide the community access to multiple services in a single location that facilitates enhanced and integrated service delivery and provides a focus for community activity.

Optimising accessibility

- » Design, location and management of community facilities ensures safe, inclusive and convenient access for communities and individuals of all user groups and levels of ability. Community facilities should be located in highly visible locations in centres within walkable catchments, with good access to public transport, shops and meeting places and spaces to encourage social gathering and community building.

Facilities network meets identified needs

- » Community facilities in a PDA contribute to a broader network and hierarchy of facilities. The nature and distribution of facilities in a PDA:
 - ⓓ contribute to equitable provision across the network,
 - ⓓ are provided at an appropriate scale in a hierarchy of centres
 - ⓓ address deficiencies, needs and priorities in the PDA and its surrounding community
 - ⓓ re-use under-utilised spaces and places, where available, as focal points for community activity.



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Standards - planning, design and provision

Planning

Sites for State government facilities should be agreed directly with the relevant department. Local community services and facilities should reflect local needs and, in many cases, local councils will be able to inform these needs. In all PDA project areas the following land requirements should be provided for community facilities. These will be secured as a condition of a development approval.

Centres hierarchy and zoning	Community facility sites	Population triggers	Site area
Major centre	Major community centre / hub	1:30,000	1.5ha
	Sporting facilities	1:30,000	1.8ha
District centre	District community centre / hub	1:20,000	1ha
	District sporting facilities	1:30,000	1.8ha
Neighbourhood centre	Local community centre / hub	1:6,000	0.5ha
Urban living zone	Neighbourhood house / meeting room	1:2,000	0.075ha

Notes:

- » The community centre / hub sites provide for the establishment of multipurpose hubs and/or stand alone facilities to be established at different levels of the centres hierarchy.
- » Major, district and neighbourhood community centres / hubs are assumed to perform a 'neighbourhood house / meeting room' level function where they are provided and therefore reduce the number of neighbourhood houses / meeting room sites required to be provided.
- » Sporting facility sites may comprise swimming, aquatic and/or indoor sports facilities. A 1.8ha major sporting facility site is assumed to provide for an equivalent of one district level facility site.
- » Sites to be provided for state government facilities in PDAs are determined in consultation with state government agencies, guided by the considerations in Appendix 1.

More detailed planning through community development strategies, context planning and/or detailed design may result in the endorsement of innovative and alternative solutions and should also consider:

- » the purpose and principals of this guideline
- » the broader planning considerations for community facilities in Appendix 1.

Where a Development Scheme for a PDA requires a community development strategy it is expected that a developer will prepare and implement a strategy in conjunction with a whole of site material change of use application and/or an application requiring a context plan to be prepared. The community development strategy is to include a:

- » Community facilities plan and program to guide future development decisions and implementation, including the early provision and longer term sequencing of community facilities and services and exploration of alternative and innovative solutions such as schools as community hubs.
- » Community development program including key objectives, initiatives and targets, implementation mechanisms and resources, with a rationale and justification for any implementation charge offsets proposed.

Note: The MEDQ may determine that the proposed development is of a nature or scale that does not warrant a community development strategy. Applicants should discuss this requirement with the MEDQ in pre-application meetings.

Design

The design of community facilities will be guided by the function, the place, PDA requirements and guidelines, and the requirements of government and community organisations. A community facility should also be guided by its location, the make-up of its community, the physical environment, climate and local culture. Some factors to consider are:

- » contribution to the public domain and sense of place - integration with streets and footpaths, connection with adjoining buildings and spaces, creation of small public spaces to avoid unused spaces, contribution to public safety;
- » response to the environmental context - incorporate or reflect local cultural places or natural features, enhance local landscapes, reflect vernacular built form, materials;
- » visibility and accessibility - connectivity signage for way-finding, signage to identify uses of a facility, adequate lighting; and
- » function - flexible design that also considers the needs of people with disabilities, children, young people and older people, adequate storage for multiple uses, car parking, bicycle storage.



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Appendix 1 - Planning considerations for community facilities

These standards are indicative only and are generally from the South East Queensland Regional Plan (SEQRP) Implementation Guideline No.5 Social Infrastructure Planning.


Facility or service	Hierarchy of provision planning considerations	Number of facilities (population triggers)	Indicative site/facility area
Aged care/respice	Local	1:7,000 - 10,000	Site: 1,500 - 2,000m ² GFA: 500m ²
	District/LGA/Regional	1:20,000 - 100,000	Site: 3,000 - 5,000m ²
Ambulance	District - depends on a range of factors including current and projected population, planned future development, hazard and risk assessment, road network, incident profile for area.	1:25,000 Consider response time profile, case load per day, proximity to existing ambulance stations and other health services	Site: 3,000m ²
Art gallery	Regional	1:30,000 - 150,000	GFA: 400 - 1,500m ² Site: 1,000 - 5,000m ²
Cemetery/crematorium	Local Council/private	1:50,000 - 200,000	1,500m ² per 1,000 people
Community centres/civic centres	Neighbourhood (Council/private) Community meeting room/ neighbourhood house	1:2,000 - 3,000	GFA: 200 - 300m ² Site: 500 - 750m ²
	Local (Council/private/ community/state) Community centre/multi-purpose hall	1:6,000 - 10,000	GFA: 600 - 800m ² (hall - 400m ²) Site: 5,000m ² (hall - 2,000m ²)
	District centre (State/ council) Multi-purpose community centre and/or neighbourhood centre	1:20,000 - 50,000	GFA: 1,000m ² Site: 10,000m ²
	Major centre (Council) Civic Centre	1:30,000 - 120,000	GFA: 2,000 - 5,000m ² Site: 15,000m ²

Facility or service	Hierarchy of provision planning considerations	Number of facilities (population triggers)	Indicative site/facility area
Community health precincts, hubs, centres and services	Community health centre	1:20,000 - 30,000	GFA: 2,000 - 4,000m ² Site: up to 1.6ha
	Community care hub	1:30,000 - 100,000	GFA: 4,000 - 8,000m ² Site: 1.6 - 3.2ha
	Community care precinct	1:100,000 - 300,000	GFA: 8,000-10,000m ² Site: 3.2 - 4ha including parking
Correctional services	Regional	Imprisonment rate is 177 persons per 100,000	Prison site: approx. 600ha Offices: rented space 200 - 350m ² for area office
Courthouses	Expand existing facilities - centralisation policy		
Exhibition/convention centre		1:50,000 - 200,000	Area depends on number of floors, parking, capacity required for performances.
Fire and rescue	Depends on response time and incident history, proximity to existing facilities and population forecasts.	Over 25,000 people	Site: 3,000-4,000m ² (auxiliary station) 3,000-6,000m ² (permanent station) 10,000-20,000m ² (permanent with specialist facilities)
Hospital - public	Based on local planning and needs analysis	Likely to serve a catchment of over 100,000 people	10-15ha depending on level of service.
Kindergartens		1:7,500 - 10,000	1,500-2,000m ²
Libraries	Branch library	1:15,000 - 30,000	Minimum 150m ²
	Central library	1:30,000 - 150,000	37-49m ² per 1,000 people
Museum		1:30,000 - 120,000	

Facility or service	Hierarchy of provision planning considerations	Number of facilities (population triggers)	Indicative site/facility area
Out-of-school-hours care		Part of primary schools	15.25m ² per child indoor and outdoor
Performing arts spaces		30,000 - 50,000	Site: 3,000m ² minimum
Police	<ul style="list-style-type: none"> » main road location preferred but ingress and egress must offer left & right turns » security important » best location in town centre/shopping centre 	1:20,000 - 30,000	Police Station Site: 4,000 - 5,000m ² GFA varies according to local needs - shopfronts, rented space, stations
Postal services	Post box Centres	1:300 Depends on volumes of mail compared to population and existing outlets.	Business delivery centres: 2,800-4,000m ² Retail outlets: GFA 150-300m ²
Primary schools - state		1:3,000 dwellings	6.5 - 7.0ha GFA: 5,500m ² for 625 P-7 students
Primary schools - non-state		1:11,000 dwellings	3.5ha for 650 students
Religious facilities	Variations depend on type of organisation		
Secondary schools - state		1:8,000 dwellings	12ha GFA: 16,870m ² for 1,500 students
Secondary schools - non-state		1:17,000 dwellings	8ha for 900 students
Sporting facilities (including swimming, aquatic and/or indoor sports facilities).	District	1:>30,000	1.8 ha

Facility or service	Hierarchy of provision planning considerations	Number of facilities (population triggers)	Indicative site/facility area
TAFE college	District	1:over 50,000	3-12ha depending on training type Classroom 2m ² per student Automotive training 18m ² per student
	Regional/Local Government/Area-wide	1:over 150,000	
University		Over 250,000 people	Varies - main campuses, satellite campus, partnerships.
Youth centre/service	Local	1:10,000 - 20,000	Min: 200m ² GFA (house)
	District	1:20,000 - 50,000	Min GFA 600 - 1,000m ² Site: 5,000 - 10,000m ² for open space or adjoin local open space.





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