

6.2.2 Community facilities zone code

6.2.2.1 Application

- (1) This code applies to assessing development in the Community facilities zone.
- (2) When using this code, reference should be made to Part 5.

6.2.2.2 Purpose

- (1) The purpose of the Community facilities zone code is to provide for community related activities and facilities whether under public or private ownership.
These may include the provision of municipal services, public utilities, government installations, hospitals and schools, transport and telecommunication networks and community infrastructure of an artistic, social or cultural nature.
- (2) The local government purpose of the code is to:
 - (a) implement the policy direction set in the Strategic Framework, in particular:
 - (i) Theme 1 : Settlement pattern, Element 3.4.3 Activity centres.
 - (ii) Theme 4 : Strong communities and identity, Element 3.7.2 – Social planning and infrastructure, Element 3.7.3 – Active communities, Element 3.7.4 – Sense of place, community and identity, Element 3.7.6 – Arts and culture
 - (b) provide for the development of uses that meet the economic, community and social needs of the community.
- (3) The purpose of the code will be achieved through the following overall outcomes:
 - (a) Development is located in publicly accessible locations and is generally consistent in scale, height and bulk with that of surrounding development.
 - (b) Development is designed to provide and promote safe and efficient public use, walking and cycling;
 - (c) Facilities are in accessible locations, are supplied with necessary infrastructure and are well integrated with surrounding land uses;
 - (d) Community facilities are protected by excluding development that could limit the on-going operation of existing community uses or prejudice appropriate new activities;
 - (e) Development is provided with a level of infrastructure that is appropriate to the use;
 - (f) Development is of a form specific to the operational requirements of the facility.

Note—Where a community facility ceases or redevelopment occurs, the limited number of sites within the Community facilities zone must be protected for public rather than private use. Not every site within the Community facilities zone is appropriate for every use within the community facilities activity group. However, where a use that is described as suitable within a particular Community facilities zone ceases, its replacement may be another community facility. For example, a premises formerly used as a school, may be transitioned to accommodate an arts and / or cultural services hub.

6.2.2.3 Criteria for assessment

Table 6.2.2.3.a – Community facilities zone – assessable development

Performance outcomes	Acceptable outcomes
For self-assessable and assessable development	
<p>PO1 The height of buildings and structures is compatible with the character of the area and must not detrimentally impact on amenity of the area.</p>	<p>A01 Buildings and structures are not more than 8.5 metres and two storeys in height. Note - Height is inclusive of the roof height.</p>
<p>PO2 Buildings and structures are setback to ensure that they are compatible with the character of the area and do not adversely affect other uses,</p>	<p>A02 Buildings and structures are setback not less than: (a) 8 metres from the frontage of a State-</p>

Performance outcomes	Acceptable outcomes
<p>particularly residential uses.</p>	<p>controlled road, existing or proposed arterial road, existing or proposed sub-arterial road, as identified on the Transport network overlay maps contained in Schedule 2;</p> <p>(b) 6 metres from any other road frontage(s);</p> <p>(c) 6 metres from a boundary with land in a Residential zone;</p> <p>(d) 3 metres from a boundary in any other zone.</p>
<p>PO3 Areas used for vehicle parking are setback to ensure a high standard of amenity and to ensure the protection of the amenity of the:</p> <p>(a) the streetscape;</p> <p>(b) any land use associated with the Accommodation activity group and/or the Sensitive land use activity group.</p>	<p>AO3 Areas used for vehicle parking are setback not less than:</p> <p>(a) 6 metres from any road frontage(s);</p> <p>(b) 3 metres from any side or rear boundaries common with any land use associated with the Accommodation activity group and / or the Sensitive land use activity group.</p> <p>(c) 2 metres from any other side or rear boundary.</p>
<p>PO4 The setbacks for areas used for vehicle parking are provided with landscape planting and other visual screening to enhance the appearance of the site and to provide a buffer to any land associated with the Accommodation activity group and/or the Sensitive land use activity group.</p>	<p>AO4.1 The setback areas nominated in AO3 of this code are provided with landscape planting that:</p> <p>(a) provides an effective visual screen;</p> <p>(b) is maintained at all times.</p> <p>AO4.2 Common boundaries with any land use associated with the Accommodation activity group and / or the Sensitive land use activity group are provided with a minimum 1.8 metre high screen fence and/or wall that is constructed of durable materials.</p>
For assessable development	
<p>PO5 The establishment of uses is consistent with the outcomes sought for the Community facilities zone and protects the zone from the intrusion of inconsistent uses.</p>	<p>AO5 Uses identified in Table 6.2.2.3.b. are not established in the Community facilities zone.</p>
<p>PO6 Buildings and structures adjacent to any land use associated with the Accommodation activity group and/or the Sensitive activity group are designed and operated to maintain the character and amenity of the surrounding area taking into account:</p> <p>(a) noise;</p> <p>(b) dust;</p> <p>(c) light;</p> <p>(d) odours;</p> <p>(e) electrical interference;</p> <p>(f) appearance;</p> <p>(g) streetscape.</p>	<p>AO6 No acceptable outcomes are prescribed.</p>
<p>PO7 All lots must be of suitable dimensions to accommodate the intended land use.</p>	<p>AO7 No acceptable outcomes are prescribed.</p>

Table 6.2.2.3.b - Inconsistent uses within the Community facilities zone

Inconsistent uses		
<ul style="list-style-type: none"> • Adult store • Agricultural supplies store • Animal husbandry • Animal keeping • Aquaculture • Brothel • Bulk landscape supplies • Cropping • Detention facility • Extractive industry • Hardware and trade supplies • High impact industry • Hotel • Intensive animal industry • Intensive horticulture 	<ul style="list-style-type: none"> • Low impact industry • Major electricity infrastructure • Marine industry • Medium impact industry • Motor sport facility • Multiple dwelling • Nightclub entertainment facility • Non-resident workforce accommodation • Outstation • Permanent plantation • Port services • Renewable energy facility, being a wind farm • Research and technology industry 	<ul style="list-style-type: none"> • Resort complex • Rural industry • Rural workers accommodation • Service station • Shopping centre • Showroom • Special industry • Tourist attraction • Transport depot • Veterinary services • Warehouse • Wholesale nursery • Winery

Note - This table does not imply that all other uses not listed in the table are automatically consistent uses within the zone. Assessable development must still demonstrate consistency through the assessment process.