

6.5. Other category zone codes

6.5.1. Community facilities zone code

6.5.1.1. Application

This code applies to the assessment of development if it is identified as an applicable code for development, as specified in the assessment benchmarks column in the tables of assessment located in Part 5 of the planning scheme.

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

All subject matter in this code is applicable to the development assessment, unless the following circumstance arises:

- (1) The heading of a specific benchmarks for assessment table specifies otherwise; or
- (2) A heading within a specific benchmarks for assessment table specifies that the outcomes apply to a specific type of development or to development at a specific location; or
- (3) A performance outcome or acceptable outcome specifies that the outcomes apply to a specific type of development or to development at a specific location.

In the circumstance where point (2) or point (3) above arises the following applies:

- (1) the development assessment outcomes apply only to the type of development specified or only to development at the location specified; and
- (2) the development must still be assessed against all other general subject matter of the code (for example, assessment benchmarks including but not limited to those relating to built form, appearance, or general land use).

6.5.1.2. Purpose

The purpose of the community facilities zone code is:

- (1) to identify the desired character and amenity for the zone and to protect it from incompatible development;
- (2) to provide for the development of uses from within the community activities group (whether under public or private ownership);
- (3) to provide for the development of ancillary uses and other activities where they support preferred land use or they are compatible with and do not limit or compromise the ability to develop preferred land use within the zone;
- (4) to provide for the management of impacts on adjoining sensitive land uses;
- (5) to facilitate the achievement of the overall outcomes sought for the zone.

6.5.1.3. Overall outcomes

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

- (1) the development is:
 - (a) a use from within the community activities group; or
 - (b) a use that is not within the community activities group which:
 - (i) services the needs of the community; and
 - (ii) the use:
 - (A) is compatible with and supports a preferred use from within the community activities group at the site; or
 - (B) does not limit or compromise the development of a preferred use from within the community activities group;

- (2) the development of a use from within the community activities group is a preferred use within the zone in the following circumstances:
- (a) it is a child care centre; or
 - (b) it is a club; or
 - (c) it is a community care centre; or
 - (d) it is a community use; or
 - (e) it is an education establishment;
 - (f) it is a hospital; or
 - (g) it is an outstation; or
 - (h) it is a place of worship;
- (3) the development of a use that is not from within the community activities group occurs within the zone only in the following circumstances:
- (a) it is compatible with and does not limit or compromise the development of a use from within the community activities group at the site;
 - (b) it has relatively low impacts;
 - (c) it is designed to integrate with development in the immediate area;
 - (d) it is consistent with the built form and appearance of development in the immediate area; and
 - (e) the use:
 - (i) is a caretaker's accommodation; or
 - (ii) is a cemetery; or
 - (iii) is an environment facility; or
 - (iv) is a landing; or
 - (v) is a park; or
 - (vi) is a parking station; or
 - (vii) is from within the special activities group and it is an essential component of infrastructure servicing the community;
- (4) the development contributes to a high level of amenity;
- (5) the development is compatible with an urban form that is characterised by:
- (a) low building heights and low site cover; and
 - (b) appealing streetscapes and public places;
- (6) the development of any use that generates frequent public visitation and a large amount of public visitation is highly accessible and is well located in relation to public and active transport networks; and
- (7) the development is provided with adequate infrastructure and essential services.

6.5.1.4. Specific benchmarks for assessment

Table 6.5.1.4.1 – Outcomes for development that is accepted subject to requirements and assessable development

Performance outcomes		Acceptable outcomes	
Built form			
PO1		AO1.1	

Performance outcomes	Acceptable outcomes
<p>The height and bulk of buildings and structures are consistent with the intended character of the zone and do not adversely impact the character or amenity of the streetscape, adjoining sites and surrounding area.</p>	<p>Building height and the height of structures does not exceed the following:</p> <ul style="list-style-type: none"> (a) 8.5 metres above ground level where the ground has a slope less than fifteen (15) per cent; or (b) ten (10) metres above ground level where the ground has a slope equal to or greater than fifteen (15) per cent. <p>AO1.2 Site cover does not exceed fifty (50) per cent.</p>
<p>PO2</p> <p>The design and siting of buildings and structures does not adversely impact the amenity of the streetscape or adjoining sites having regard to the following:</p> <ul style="list-style-type: none"> (a) minimisation of potential sources of nuisance; (b) provision of and maintenance of access to natural light and ventilation; (c) integration with and consideration of the design and siting of any buildings and structures located on adjoining sites or public places; and (d) provision of and maintenance of privacy for any habitable buildings. 	<p>AO2.1</p> <p>There is a 1.8 metre high screen fence located along all common lot boundaries with an adjacent centre category zone, industry category zone, special purpose zone or a use within the business activities group, centre activities group, entertainment activities group, industrial activities group or special activities group.</p> <p>AO2.2</p> <p>There is a 1.8 metre high screen fence located along all common lot boundaries where adjoining a residential category zone or a township zone.</p> <p>AO2.3</p> <p>Buildings have a setback from road frontage lot boundaries of at least six (6) metres.</p> <p>AO2.4</p> <p>Buildings or structures have a setback from side and rear lot boundaries in accordance with the following:</p> <ul style="list-style-type: none"> (a) at any point where the 'outermost projection height' is between two (2) metres and 4.5 metres, a setback of at least three (3) metres; or (b) at any point where the 'outermost projection height' is greater than 4.5 metres, a setback of at least three (3) metres plus 0.3 of a metre for every additional metre or part thereof in height over 4.5 metres. <p>AO2.5</p> <p>If the distance separating a window of a habitable room, a balcony or a patio is less than three (3) metres at ground level or nine (9) metres at levels above the ground level storey, of a window of a habitable room or a balcony or</p>

Performance outcomes	Acceptable outcomes
	<p>a patio of an adjacent building, privacy is protected by utilising the following:</p> <ul style="list-style-type: none"> (a) window sill heights a minimum of 1.5 metres above floor level; or (b) fixed opaque glazing in any part of the window below 1.5 metres above floor level; or (c) fixed external screens; or (d) in the case of screening for a ground floor level, fencing to a height of 1.5 metres above ground floor level.
Appearance	
<p>PO3</p> <p>The development is designed in a manner that contributes to a high level of visual amenity when viewed from the street, public places, and the surrounding area by incorporating elements including but not limited to the following:</p> <ul style="list-style-type: none"> (a) emphasis on entry points; (b) orientation to the street and any public places; (c) inclusion of walls, structures or vegetation to screen any material stockpiles, waste storage areas, and building plant from view of the street or other public places; and (d) inclusion of vegetation to soften the impact of any large unarticulated building walls when viewed from residential category zones. 	<p>AO3.1</p> <p>Fencing provided between the primary road frontage lot boundary and the front building line is a maximum height of 1.2 metres.</p> <p>AO3.2</p> <p>The development has a pedestrian entry point at or visible from the primary road frontage.</p> <p>AO3.3</p> <p>Any material stockpiles and waste storage areas are screened from view of the street by one or more of the following:</p> <ul style="list-style-type: none"> (a) a solid screen fence; or (b) a wall; or (c) dense vegetation. <p>AO3.4</p> <p>Any building plant:</p> <ul style="list-style-type: none"> (a) is screened from view of the street by one or more of the following: <ul style="list-style-type: none"> (i) a solid screen fence, or (ii) a roof design feature; or (iii) a wall; or (iv) dense vegetation; or (b) is located within, underneath or central to the building so as to not be visible from the street. <p>AO3.5</p> <p>There is a densely vegetated buffer area having a depth of at least three (3) metres from the lot boundary, located along all common lot boundaries where adjoining any residential category zone or a township zone.</p>

Table 6.5.1.4.2 – Additional outcomes for assessable development

Performance outcomes	Acceptable outcomes
Land use	
PO4 The use is: (a) a preferred use for the zone (as identified in the overall outcomes for the zone); or (b) another use identified in the overall outcomes that: (i) is compatible with and supports a preferred use for the zone; or (ii) does not limit or compromise the development of a preferred use for the zone.	No acceptable outcome is nominated.
PO5 The use appropriately integrates with any established uses in the immediate area.	No acceptable outcome is nominated.
PO6 The use is located, designed and operated in a manner that maintains public safety.	No acceptable outcome is nominated.
PO7 The development of a use that generates frequent public visitation and a large amount of public visitation: (a) is highly accessible; and (b) is well located in relation to public and active transport networks.	No acceptable outcome is nominated.
Appearance	
PO8 Large expanses of blank unarticulated building walls are broken up by use of fenestration, recesses, wall offsets, balconies, projections, or other building design features so that the development has an appearance which provides visual interest and contributes to a high level of visual amenity when viewed from the street, public places, and the surrounding area.	No acceptable outcome is nominated.
Infrastructure	
PO9 Safe, accessible, robust and reliable infrastructure relating to access and parking, energy supply, roads, roof and allotment drainage, sewage and wastewater treatment and disposal, stormwater management, telecommunications, and water supply, is adequately provided for the development in accordance with best practice and endorsed standards for the location, and relative to the needs of the development.	AO9.1 The development complies with the requirements of the Development Works Code.