

6.2.9 Community Facilities Zone Code

6.2.9.1 Application

This code applies to assessable development:

- (a) within the Community facilities zone as identified on the zone maps contained in Schedule 2: Mapping; and
- (b) identified as requiring assessment against the Community facilities zone code by the tables of assessment in Part 5 (Tables of assessment).

6.2.9.2 Purpose

The purpose of the Community facilities zone is to:

- (a) 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;
- (b) provide a clear community benefit; and,
- (c) maintain the integrity and water quality of the Murray-Darling Basin Catchment.

6.2.9.3 Overall Outcomes

The overall outcomes sought for the Community facilities zone code are as follows:

- (a) special uses and works that are owned or operated by federal, state or local government, which may include municipal services, public utilities, low-cost housing and transport networks are all generally supported in the Community facilities zone;
- (b) facilities are located in highly accessible locations and are generally consistent in scale, height and bulk with that of surrounding developments;
- (c) development is designed to incorporate sustainable practices including maximising energy efficiency, water conservation and transport use;
- (d) development is supported by the necessary transport infrastructure and is designed to provide and promote safe and efficient public transport use, as well as encouraging walking and cycling;
- (e) adverse impacts on natural features and processes, both on-site and at adjoining areas are avoided. Any unavoidable impacts are minimised through effective location, design, operation and management of the facility;
- (f) the viability of special facilities is protected by excluding development that could limit the ongoing operation of those existing facilities, or that could prejudice appropriate new activities at the facility;
- (g) the form of the development is specific to the facility, in recognition of particular operational, functional and locational needs that are specific to the use therein; and,

- (h) the use of land is maximised to ensure the community gains maximum social, environmental and economic benefit.

6.2.9.4 Assessment benchmarks

Table 6.2.9.4.1: Benchmarks for accepted development subject to requirements and assessable development

COMMUNITY FACILITIES ZONE CODE	
for all the Community facilities zone:	
PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
PLANNING	
<i>Use, density and built form</i>	
PO 1 Scale Development is at a scale sufficient to: (a) adequately contain all activities associated with the use at the site; (b) not prejudice the operation and viability of other uses or activities in the Community facilities zone or other zones; and (c) have all car parking and manoeuvring needs met on site.	
PO 2 Location <i>Community purpose activities</i> are conveniently connected to the Principal, Major, District or Township centres. <i>Uses other than Community purpose activities (Community facilities)</i> are located so as: (a) not to prejudice the consolidation of like non-community uses in other more appropriate areas; (b) not to impact adversely on the continuing function and operation of community facilities activities in the zone. (c) to be co-located with other non-community uses wherever possible; (d) to be accessible for, and provide a service to, the local population; and (e) to be located on the major road network rather than local residential streets. Note: Non-community uses are any uses that are not associated with a Community activities use.	

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
PO 3 Density and site coverage The density of residential uses associated with a hospital or educational establishment does not impact adversely on the residential amenity of adjoining lots. The site area available for mixed use (<i>Accommodation activities</i> in combination with other activities) is sufficient to allow for a high standard of residential amenity.	For all uses: AO 3.1 Site coverage, not including paths, residential outbuildings and carports shall not exceed 60% of the premises. For Accommodation activities: AO 3.2 No more than one <i>dwelling</i> is permitted per 200 m² of site area.
PO 4 Setbacks Building setbacks: (a) enhance the appearance and character of streets and buildings; (b) provide for adequate daylight for habitable rooms and open space areas on and adjoining the site; (c) are sufficient to minimise loss of privacy, overshadowing and overlooking of adjoining premises; and (d) provide adequate separation and buffering between residential and non-residential premises.	Where there is one adjoining zone: AO 4.1 Setbacks conform to the setbacks required within the adjoining zone. Where there is more than one adjoining zone: AO 4.2 Setbacks conform to the setbacks of the zone that has the greatest length of boundary adjoining the particular area of the Community facilities zone within which the development is proposed.
PO 5 Height The height of buildings is compatible with, and complementary to, the existing character of the Community facilities zone, and does not unduly reduce privacy or sunlight on adjoining land.	AO 5.2 Where a building or structure is within 100 m of an aerodrome or airport, the height of the building or structure does not exceed 7.5 m.
PO 6 Separation from incompatible land uses Adequate separation distances are provided between uses in the Rural residential zone (and also uses outside the zone) to ensure: (a) the future viability of surrounding uses; (b) infrastructure items are protected from incompatible development; (c) an appropriate standard of amenity and public safety; and (d) conflict arising from incompatible uses is minimised.	
PO 7 Buffers Adequate buffers are provided to protect community purpose uses from agricultural, transport and industrial activities. Note: A Community facilities use has a category of assessment other than Impact Assessment in the Community facilities zone. Note: Refer to <i>SC6.2 Planning scheme policy – Landscaping</i> for guidance on designing and establishing landscape buffers.	

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
PO 8 Outbuildings The amenity of surrounding urban areas is to be maintained, and outbuildings are not used for activities not associated with a community facilities use. Note: A community facility use has a category of assessment other than Impact Assessment in the Community facilities zone.	AO 8.1 Outbuildings are to be located a minimum of 15 m from the boundary fronting the public road and a minimum of 5 m from any other boundary; and AO 8.2 Outbuildings for community facilities uses may be up to 4.2 m in height and 120 m² floor area. AO 8.3 The combined site coverage of all outbuildings is not to exceed 15% of the remaining site area available without buildings already constructed upon it.
Amenity	
Advertising signage – refer to the Operational works advertising devices code	
Heritage places – in addition, refer to the Heritage overlay code where mapped in the SPP Cultural heritage mapping or listed in the Cultural heritage and character places policy	
PO 9 General amenity Uses established in the Community facilities zone: (a) do not impact adversely on the amenity of the Community facilities zone or other adjoining zones; and (b) do not prejudice the landscape values of the town.	
PO 10 Building appearance Buildings are designed to a high aesthetic standard. Service spaces and facilities are designed and sited in an unobtrusive and convenient manner.	AO 10.1 Mechanical equipment and water tanks, material or equipment storage areas and areas where work takes place are located or screened so as not to be visible from the road or public open space. Note: Mechanical equipment includes air conditioners and other plant equipment. It does not include solar panels for electricity generation or water heating and does not include antennas.
PO 11 Pedestrian Comfort Development is to provide for the comfort and varying physical abilities of all people visiting, working or residing in the Community facilities zone.	AO 11.1 All commercial buildings are to have an awning: (a) spanning the width of the entry to the building; and (b) providing a significant sheltered area at the front of the building protecting pedestrians from the weather. AO 11.2 All buildings must provide disabled access from the principal street frontage without interfering with existing footpath levels.

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
	AO 11.3 Footpaths are provided for the full length of the site frontage. Note: Commercial buildings provide space for business, centre, community, or entertainment activities.
PO 12 Neighbourhood character The design of development recognises and responds to the surrounding area or neighbourhood. Note: Cultural heritage refers to indigenous and non-indigenous cultural heritage.	AO 12.1 The development reflects the predominant elements of the surrounding urban area, including the positioning of buildings on their site, and the general form and materials of the surrounding buildings. Note: Where it is proposed that the development will substantially deviate from the predominant surrounding urban fabric, sufficient justification shall be given to explain the deviation. The Cultural heritage and character places policy give guidelines for integrating new development into the existing streetscape and surroundings.
PO 13 Cultural heritage The physical integrity and significance of cultural heritage discovered during development are retained. Note: Cultural heritage refers to indigenous and non-indigenous cultural heritage.	AO 13.1 Protection of cultural heritage is achieved by demonstrated agreement with the appropriate aboriginal or cultural heritage body responsible for the care of that heritage.
Landscaping, privacy and fencing	
<i>Landscaping – refer to the Operational works landscaping code</i>	
PO 14 Landscaping Street trees and landscaping at the site shall: (a) contribute positively to the built form and the street; (b) be visually pleasing and create an attractive environment; (c) be located to take account of the direction of the breezes and sun; (d) be located to give privacy and buffering from or for any incompatible uses, (e) be located to avoid interference with electricity lines and other infrastructure; and (f) maintain sightlines at intersections for traffic.	AO 14.1 Landscaping around sporting grounds is planted to a minimum width of 2 m using species which will provide an effective screen of at least 1.5 m height within two years of planting. AO 14.2 Landscaping around other community and recreation activities is to occur within building setbacks to a minimum width of 1.5 m along the front boundary and 1 m along the side and rear boundaries. AO 14.3 Landscaping around airfields does not use features or vegetation that would attract birds. AO 14.4 A minimum 2 m wide vegetated buffer is provided to any vehicle movement and parking area that adjoins a boundary with an accommodation activity; and AO 14.5 Shade trees are to be planted on the edges of car parks and are to reach a mature height of at least 3 m within four years of planting.

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
	Note: Refer to <i>SC6.2 Planning scheme policy – Landscaping</i> for guidance on designing and establishing landscape works. Note: Landscape works within, or directly adjacent to, a state-controlled road corridor require approval from the Department of Transport and Main Roads in accordance with the <i>Transport Infrastructure Act 1994</i> and the Department of Transport and Main Roads <i>Road Landscape Manual</i>.
PO 15 Fencing Where uses other than <i>Accommodation activities</i> adjoin <i>Accommodation activities</i>, fencing provides separation for privacy.	<i>For uses other than Accommodation activities:</i> AO 15.1 Fencing is provided along all boundaries shared with <i>Accommodation activities</i>. AO 15.2 The constructed fence is to consist of a 1.8 m high solid structure.
Avoiding nuisance	
PO 16 Operating hours Uses are operated in a manner that ensures the local amenity is protected.	<i>For Business and Industry activities:</i> AO 16.1 Uses are operated between the hours of 7.00 am and 8.00 pm. <i>For Recreation activities:</i> AO 16.2 Uses are operated between the hours of 7.00 am and 11.00 pm. <i>For all other activities:</i> AO 16.3 No solution specified.
PO 17 Delivery of goods The loading and unloading of goods occur at the appropriate times to protect the amenity of the area and surrounding areas.	AO 17.1 Where within 100 m of sensitive land uses loading and unloading of goods occurs: • 7:00 am to 6:00 pm Monday to Friday, • 8:00 am to 5:00 pm Saturday AO 17.2 No loading or unloading occurs on Sundays or Public Holidays. Note: Sensitive land uses are defined in the State Planning Policy.
PO 18 Noise emissions Noise emissions from premises do not cause a nuisance to adjoining properties or sensitive land uses.	Note: Sensitive land uses are defined in the State Planning Policy.
PO 19 Lighting Lighting is designed in a manner that ensures ongoing amenity and safety in the activity area, whilst ensuring surrounding areas are protected from undue glare or lighting overspill.	AO 19.1 All lighting does not exceed 8.0 lux at 1.5 m beyond the boundary of the site.

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
PO 20 Refuse storage Refuse storage areas are: (a) located in convenient and unobtrusive positions; (b) screened from the street and adjoining uses; and (c) capable of being serviced by a waste collector if required to be emptied on site.	AO 20.1 Refuse storage areas are located behind the front building line and are screened from view from the street and any adjoining residential uses by a 1.8 m high screen fence of maximum transparency of 50%. AO 20.2 Service vehicle access and manoeuvring areas for waste collection are to be provided on-site in accordance with the <i>Capricorn Municipal Development Guidelines</i> .
ENGINEERING	
<i>Earthworks – refer to the Operational works excavation or filling code</i>	
<i>Infrastructure – refer to the Operational works infrastructure code</i>	
Erosion Control	
PO 21 Construction activities Both erosion control and silt collection measures are undertaken to ensure the protection of environmental values during construction.	AO 21.1 During construction, soil erosion and sediment are managed in accordance with the <i>Capricorn Municipal Development Guidelines</i> .
Provision of services	
PO 22 Electricity supply Premises are provided with a supply of electricity adequate for the activity.	AO 22.1 Premises are connected to the reticulated electricity infrastructure. The connection is to be approved by the relevant energy regulatory authority; and/or AO 22.2 Renewable energy systems contribute to the supply and use of electricity to and from the grid.
PO 23 Gas supply Where a reticulated gas supply is available: (a) premises are provided with a supply of reticulated gas adequate for the activity; and (b) access to reticulated infrastructure is to be maintained for maintenance and replacement purposes.	AO 23.1 Where available, premises are connected to Council's reticulated gas system.
PO 24 Water supply To ensure the provision of a potable and fire-fighting water supply: (a) premises are provided with a supply and volume of water adequate for the activity; and (b) access to reticulated water infrastructure is to be maintained for maintenance and replacement purposes.	AO 24.1 Premises are connected to Council's reticulated water system, or AO 24.2 Premises have an approved water allocation as provided by the relevant agency and have a rainwater tank connected to the premises with a minimum capacity of 45 000 litres. AO 24.3 No buildings are constructed over water supply infrastructure including trunk mains and manholes.

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
	AO 24.4 A clear level area of a minimum of 2.5 m radius is to be maintained around existing water supply infrastructure including trunk mains and manholes for maintenance and upgrade purposes.
PO 25 Effluent disposal To ensure that public health and environmental values are preserved: (a) all premises provide for the effective treatment and disposal of effluent and other wastewater; and (b) access to reticulated infrastructure is to be maintained for maintenance and replacement purposes.	AO 25.1 Premises are connected to Council's reticulated sewerage system; or AO 25.2 Premises are connected to an on-site effluent disposal system in accordance with <i>AS/NZS 1547:2012</i>. AO 25.3 No buildings are constructed over sewerage infrastructure including trunk mains and manholes; and AO 25.4 A clear level area of a minimum of 2.5 m radius is to be maintained around existing sewerage infrastructure including trunk mains and manholes for maintenance and upgrade purposes.
Stormwater and drainage	
PO 26 Stormwater and inter-allotment drainage Stormwater is collected and discharged to: (a) protect the stability of buildings and the use of adjacent land; (b) prevent water-logging of nearby land; (c) protect and maintain environmental values; and (d) maintain access to reticulated infrastructure for maintenance and replacement purposes	AO 26.1 Stormwater and inter-allotment drainage is collected and discharged in accordance with the <i>Capricorn Municipal Development Guidelines</i>, and AO 26.2 No buildings are constructed over stormwater infrastructure including trunk mains and manholes. AO 26.3 A clear level area of a minimum of 2.5 m radius surrounding existing manholes is provided for maintenance purposes.
Roads and rail	
Infrastructure – refer to the Infrastructure overlay code for development in the proximity of, or potentially affecting State infrastructure.	
PO 27 Protection of State controlled roads Development adjacent to State controlled roads is located to ensure safe and efficient use of the highway, and maintain and enhance the integrity of the highway as a link between centres.	AO 27.1 No direct access to State-controlled roads is permitted except at existing intersections.

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
PO 28 Roads A sealed road is provided between the premises and the existing sealed road network.	AO 28.1 Roads are designed and constructed in accordance with the <i>Capricorn Municipal Development Guidelines</i> . AO 28.2 Premises have an approved access to the existing road network.
Access, parking and manoeuvring	
PO 29 Vehicle access Vehicle access is provided to a standard appropriate for the activity and the zone.	AO 29.1 Access roads are to be sealed and connect to the existing road network via a crossover designed and constructed in accordance with <i>Capricorn Municipal Development Guidelines</i> . AO 29.2 Kerb and channelling 5 m on either side of new crossovers is to be constructed or renewed. AO 29.3 Access is to be designed and constructed in accordance with the <i>Capricorn Municipal Development Guidelines</i> . Note: An 'all- weather' road is a road that remains accessible during all normal weather events but exclude continued functioning during natural hazard events such as fire and flood.
PO 30 Parking and manoeuvring Vehicle parking and service vehicle provision is adequate for the activity and ensures both safety and functionality for motorists and pedestrians.	AO 30.1 Where an existing floor area is redeveloped for an alternate use listed as accepted development or code assessable in the Community facilities zone, there are nil car parking number requirements for that existing portion of floor area. AO 30.2 All uses provide vehicle parking in accordance with Schedule 7, Parking Standards. AO 30.3 All uses provide for vehicle manoeuvring in accordance with Australian Standard AS 2890. AO 30.4 All car parking, access and manoeuvring areas are to be sealed with an impervious surface. AO 30.5 All vehicles drive forward when entering and exiting the site.

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
ENVIRONMENTAL	
Biodiversity – in addition, refer to the Biodiversity areas overlay code where mapped in the SPP mapping as MSES.	
PO 31 Air emissions Air emissions including odour from premises do not cause environmental harm or nuisance to adjoining properties or sensitive land uses.	Note: Sensitive land uses are defined in the State Planning Policy.
PO 32 Energy use Non-renewable energy use is minimised through efficient design and the adoption of alternative energy sources.	AO 32.1 Passive solar design principles are adopted in buildings to maximise energy efficiency. AO 32.2 Building design and orientation provide opportunities for the incorporation of alternative energy technologies.
PO 33 Vegetation retention Development retains vegetation not mapped as MSES where it is: (a) adjacent to watercourses and protecting water quality (riparian); (b) protecting an identified habitat; or (c) protection of soil quality and the minimisation of soil erosion; and, (d) establishment of open space corridors and networks.	Note: MSES areas are mapped on the SPP Interactive Mapping System (Plan Making).
PO 34 Pests Development avoids the introduction of non-native pest species (plant or animal), that pose a risk to ecological integrity.	AO 34.1 Development avoids the introduction of non-native pest species. AO 34.2 The threat of existing pest species is controlled by adopting pest management practices that provide for long-term ecological integrity.
PO 35 Watercourse buffers Development ensures the maintenance of riparian areas and water quality including protection from off-site transfer of sediment.	AO 35.1 A minimum 10 m wide vegetated buffer area is provided extending from the high bank of any watercourse. Buffer areas include a cover of vegetation, including grasses.
PO 36 Watercourse integrity Bank stability, channel integrity and in-stream habitat is protected from degradation and maintained or improved at a standard commensurate with pre-development environmental conditions. Development ensures that the natural surface water and groundwater hydrologic regimes of watercourses and associated buffers are maintained to the greatest extent possible.	AO 36.1 No direct interference or modification of watercourse channels, banks or riparian and in-stream habitat occurs. AO 36.2 Existing natural flows of surface and groundwater are not altered through channelisation, redirection or the interruption of flows.

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
PO 37 Water quality The standard of effluent and/or stormwater runoff from premises ensures the quality of surface water is suitable for: (a) the biological integrity of aquatic ecosystems; (b) recreational use; (c) supply as drinking water after minimal treatment; (d) agricultural use or industrial use; and (e) minimises nuisance or harm to adjoining landowners.	AO 37.1 Stormwater systems are to be designed and constructed in accordance with the <i>Capricorn Municipal Development Guidelines</i> .
PO 38 Sloping land Development is undertaken to ensure: (a) vulnerability to landslip erosion and land degradation is minimised; and (b) that the safety of persons and property is not compromised.	AO 38.1 Development is not undertaken on slopes greater than 15%.
SAFETY AND RESILIENCE TO HAZARDS	
<i>Airport environs – refer to the Airport and aviation facilities overlay code</i> where areas are mapped in the SPP mapping as within an area of interest of an airport.	
<i>Bushfire – refer to the Bushfire hazard areas overlay code</i> where mapped in the SPP mapping as medium bushfire hazard or above.	
<i>Flooding – refer to the Flood hazard overlay code</i> where areas are mapped as within a defined flood area.	
ACCOMMODATION ACTIVITIES - additional requirements	
<i>Accommodation activities – see also the Accommodation activities use code</i>	
<i>BUSINESS ACTIVITIES - additional requirements</i> Note: Business activities (Food and drink outlet, Market, Outdoor sales) are code assessable in the Community facilities zone.	
<i>Market – see also the Market code</i>	
PO 39 Service station Service stations and <i>Accommodation activities</i> are adequately separated.	AO 39.1 Service stations do not share boundaries with Accommodation activities, except for the activity Caretaker's accommodation.
<i>CENTRE ACTIVITIES - additional requirements</i> Note: Centre activities (Caretaker's accommodation, Food and drink outlet, Sales office, Service Community facilities, Service station, Showroom) impact assessable, code assessable, accepted development subject to requirements or accepted development in the Community facilities zone.	
<i>Accommodation activities – see also the Accommodation activities use code</i>	
COMMUNITY ACTIVITIES - additional requirements	
Note: Community activities (Cemetery, Club, Community use, Crematorium, Educational establishment, Funeral parlour, Place of worship, Hospital) are code assessable, accepted development subject to requirements or accepted development in the Community facilities zone.	

PERFORMANCE OUTCOMES		ACCEPTABLE OUTCOMES	
ENTERTAINMENT ACTIVITIES - additional requirements			
Note: all entertainment activities are impact assessable in the Community facilities zone.			
INDUSTRY ACTIVITIES - additional requirements			
Note: all industry activities are impact assessable in the Community facilities zone.			
RECREATION ACTIVITIES - additional requirements			
Note: Recreation activities (Indoor sport and recreation, Major sport recreation and entertainment facility, Outdoor sport and recreation) are code assessable or accepted development subject to requirements in the Community facilities zone.			
RURAL ACTIVITIES - additional requirements			
Note: Rural activities (Cropping, Environment facility) are code assessable or accepted development subject to requirements in the Community facilities zone.			
<i>Rural activities – see also the Rural activities code</i>			
OTHER ACTIVITIES - additional requirements			
Note: Other activities (Advertising device, Air services, Emergency services, Parking station, Roads, Telecommunications facility, Utility installation) are either code assessable, accepted development subject to requirements or accepted development in the Community facilities zone.			
<i>Advertising devices – see also the Advertising devices code</i>			
PO 40 Telecommunications facility - location			
<i>Telecommunications facilities</i> must be located where there is convenient access.			
PO 41 Telecommunications facility - visual impact			
<i>Telecommunication facilities</i> are visually integrated with the landscape or townscape so as to not be visually dominant or unduly visually obtrusive.			
PO 42 Utility installation		AO 42.1	
Local <i>Utility installations</i> are positioned unobtrusively and do not have an undue adverse impact on their surroundings.		<i>Utility installations</i> have a maximum total use area of 200 m ² .	