

## 6.2 Zone codes

### 6.2.1 Community facilities zone code

#### 6.2.1.1 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.

#### 6.2.1.2 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 purpose of the code will be achieved through the following overall outcomes:
  - (a) development is located in 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) development is in accessible locations;
  - (d) development is supplied with necessary infrastructure and is well integrated with surrounding land uses;
  - (e) development is of a form specific to the operational requirements of the facility;
  - (f) development reflects and responds to the natural features and constraints of the land.

#### 6.2.1.3 Criteria for assessment

Part A – Criteria for self-assessable and assessable development

**Table 6.2.1.3.a - Community facilities zone code – self-assessable and assessable development**

Performance outcomes	Acceptable outcomes
<b>For self-assessable and assessable development</b>	
<b>Height</b>	
<p><b>PO1</b> The height of all buildings and structures is compatible with the character of the area and does not adversely affect the amenity of the area.</p> <p>Note – A visual impact assessment may be required where a proposed development exceeds the height stated in AO1.1. Planning scheme policy – Landscape values provides guidance on undertaking a visual impact assessment.</p> <p>Note – The setbacks stated in AO2.1 correspond with the height stated in AO1.1. Where a proposed development exceeds the height stated in AO1.1, the proposed development will also be assessed against PO2.</p>	<p><b>AO1.1</b> Buildings and structures are not more than 8.5 metres and 2 storeys in height.</p> <p>Note – Height is inclusive of the roof height.</p>

Performance outcomes	Acceptable outcomes
<b>Setbacks</b>	
<p><b>PO2</b> Buildings and structures are set back to ensure that they are compatible with the amenity of the area and do not adversely affect other uses.</p>	<p><b>AO2.1</b> Buildings and structures are set back not less than: (a) 10 metres from the frontage to a State-controlled road or existing or proposed Sub-arterial road, as identified on the Transport network overlay maps contained in Schedule 2; (b) 6 metres from the frontage to any other road; (c) 3 metres from all other boundaries.</p>
<p><b>PO3</b> Car parking areas are set back from the boundaries of the site to ensure that they do not dominate the character of the site.</p>	<p><b>AO3.1</b> Car parking areas are set back not less than: (a) 2 metres from the road frontage/s of the site; (b) 2 metres from side and rear boundaries.</p>
<p><b>PO4</b> Setbacks to car parking areas are landscaped to enhance the amenity of the site and to provide a buffer to adjacent residential land, residential uses and other sensitive sites.</p>	<p><b>AO4.1</b> The setback between the road frontage/s and the car parking area is landscaped in accordance with the Landscaping code.</p> <p><b>AO4.2</b> The setback between the boundary with land included in a Residential zone and the car parking area is landscaped in accordance with the Landscaping code to provide a buffer to the residential land.</p> <p>Note – Refer to the definition of Residential zones contained in Schedule 1.2.</p>
<b>For assessable development</b>	
<b>Uses and other development</b>	
<p><b>PO5</b> Development is consistent with the purpose and overall outcomes sought for the zone.</p>	<p><b>AO5.1</b> No acceptable outcomes are provided.</p>
<b>Site constraints</b>	
<p><b>PO6</b> Development is located, designed, operated and managed to respond to the characteristics, features and constraints of the site and its surrounds.</p> <p>Note – Planning scheme policy – Site assessments provides guidance on identifying the characteristics, features and constraints of a site and its surrounds.</p>	<p><b>AO6.1</b> No acceptable outcomes are provided.</p>