

6.2.12 Community Facilities Zone Code

6.2.12.1 Application

This code applies to development where the code is identified as applicable in the table of assessment for the Community facilities zone and development is within the Community facilities zone as identified on the zoning maps contained within Schedule 2.

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

6.2.12.2 Purpose

The purpose of the Community facilities zone is to provide for community-related uses, activities and facilities, whether publicly or privately owned, including, for example:

- (a) educational establishments; and
- (b) hospitals; and
- (c) transport and telecommunication networks; and
- (d) utility installations.

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

- (1) The Community facilities zone accommodates community related facilities that are owned and/or operated by private enterprise or federal, state or local government agencies.
- (2) Community uses, are located in highly accessible locations and the built form is consistent and in keeping with the existing scale, height, amenity and character of surrounding development.
- (3) The long term viability of Community facilities are protected by ensuring proposed developments do not limit the ongoing operation of existing community facilities or prejudice the establishment of new community facilities.
- (4) Development provides opportunity for co-location of community activities and facilities in order to create identifiable community nodes.
- (5) Other complementary uses (not defined as community facilities) may occur within the zone, where community-related activities and facilities remain the dominant use and continue to effectively meet the needs of the community.
- (6) Development provides for an efficient pattern of development that creates walkable, permeable and legible communities that are integrated with active transport networks (such as the existing road network, cycleway and pedestrian footpath networks) and are well connected to activity centres, employment nodes, open space and recreation areas and community facilities. Development provides for a high level of amenity that is complementary to the built form typology and landscape character of the community facilities zone.
- (7) Development is undertaken in an orderly and sequential manner to facilitate connection to the existing infrastructure network whilst being compatible with planned network upgrades and expansions.
- (8) Ecologically significant features including waterways, wetlands and significant vegetation are retained and buffered from the impacts of development or where appropriate, vegetation is integrated within the development to ensure the long term protection of these features.
- (9) Development is located and designed to achieve ecological sustainability by ensuring that the proposed development incorporates the objectives and principles of energy efficiency, water conservation, water quality management and the principles Crime Prevention through Environment Design (CPTED).
- (10) Places, buildings or items of heritage character or heritage significance are protected and enhanced by development to preserve the historic character, amenity and identity of the locality

- (11) Development responds to land constraints such as topography, bushfire and does not impact on the flood capacity or impede the flood conveyance function of land. Development is not located where it will increase the number of people or structures at risk of natural hazards.
- (12) Where development is **not** consistent with the purpose and intent of the Community facilities zone, overriding community need will need to be demonstrated as well as valid planning justification provided as to why the proposed use cannot be reasonably established in a more appropriate zone.

Temporary uses are supported in the zone. Refer to **Table 1.7.1 – Temporary use limitations** under section **1.7 Local government administrative matters**.

Consistent development within the Community facilities zone includes the following:

<ul style="list-style-type: none"> • Battery storage facility • Caretaker's accommodation • Cemetery • Club • Childcare centre • Community care centre • Community residence • Community use • Dwelling house • Educational Establishment • Emergency services • Environment facility 	<ul style="list-style-type: none"> • Food and drink outlet • Function facility • Funeral parlour • Health care service • Home-based business • Hospital • Indoor sport and recreation • Nature-based tourism • Outdoor sport and recreation park • Park 	<ul style="list-style-type: none"> • Place of worship • Relocatable home park • Renewable energy facility • Residential care facility • Retirement facility • Substation • Telecommunications facility • Theatre • Tourist attraction • Tourist park • Utility installation
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Inconsistent development within the Community facilities zone includes the following:

<ul style="list-style-type: none"> • Adult store • Agricultural supplies store • Air service • Animal husbandry • Animal keeping • Aquaculture • Bar • Brothel • Bulk landscape supplies • Car wash • Crematorium • Cropping • Detention facility • Dual occupancy • Dwelling unit • Extractive industry • Garden centre • Hardware and trade supplies • High impact industry • Hotel 	<ul style="list-style-type: none"> • Intensive animal industry • Intensive horticulture • Landing • Low impact industry • Major electricity infrastructure • Major sport, recreation and entertainment facility • Marine industry • Market • Medium impact industry • Motor sport facility • Multiple dwelling • Nightclub entertainment facility • Office • Outdoor sales • Outstation • Parking station • Permanent plantation • Port services 	<ul style="list-style-type: none"> • Research and technology industry • Resort complex • Roadside stall • Rooming accommodation • Rural industry • Rural workers' accommodation • Sales office • Service industry • Service station • Shop • Shopping centre • Short-term accommodation • Showroom • Special industry • Transport depot • Veterinary service • Warehouse • Wholesale nursery • Winery • Workforce accommodation
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Development listed as an inconsistent use can be considered on its merits where it reflects the purpose and intent of the planning scheme.

6.2.12.3 Assessment benchmarks

Part A—Criteria for accepted and assessable development

Table 6.2.12.1—Community facilities zone code

Performance Outcome	Acceptable Outcome
For accepted, accepted subject to requirements and assessable development (code, code (fast tracked) and impact)	
Building Height	
PO1 A low-rise built form is maintained having regard to: (a) overshadowing and privacy of accommodation activities and land in a Residential zone category; (b) building character and appearance; and (c) the height of buildings on adjoining premises.	AO1 Development has a maximum building height of 9.5 metres above natural ground level and no more than two storeys.
Gross Floor Area	
PO2 The scale and bulk of built form is complementary to existing development in the locality.	AO2 Development has a maximum gross floor area of 50% of the site area.
Site Cover	
PO3 The site coverage of all buildings and structures does not result in a built form that is bulky and visually intrusive.	AO3 Site cover is a maximum of: (a) for a single storey building - 50% of the total site area; or (b) for a 2 or more storey building - 40% of the total site area.
Setbacks	
PO4 Building setbacks are appropriate having regard to: (a) efficient use of the site; (b) overshadowing; (c) privacy and overlooking; (d) building character and appearance; and (e) the primary road frontage setbacks of adjoining premises.	AO4.1 Buildings and structures have a minimum setback of 6 metres to the primary road frontage. OR AO4.2 Buildings and structures have a road frontage setback equal to or greater than the setback of an existing building on the premises. AO4.3 Buildings and structures have a minimum side and rear boundary clearance of 2.5 metres. Where adjoining land in a Residential Zone category AO4.4 Buildings and structures have a minimum side and rear boundary clearance of 3 metres.
For assessable development (code, code (fast tracked) and impact)	
Building Appearance	
PO5 Development must be complementary to and integrate with the existing character and visual amenity of the area.	AO5 Building services and equipment are screened so as not to be visible from the road and other public areas or adjoining residences.
Landscaping	
PO6 Landscaping is provided to contribute to the visual amenity of the premises and local area.	AO6.1 A minimum of one shade tree is provided for every six car parking spaces. AO6.2

Performance Outcome	Acceptable Outcome
	<p>A minimum planting space of 1.2m² is provided for every shade tree.</p> <p>AO6.3 A landscape buffer with a minimum width of 1 metre is provided to all vehicle movement and car parking areas adjacent to buildings and site boundaries.</p> <p>Where adjoining a Dwelling or a use in the Residential Zone category AO6.4 A 2 metre minimum landscape buffer is provided along the shared boundary.</p>
Non-Discriminatory Access	
<p>PO7 Non-discriminatory access must be provided to the building from the road.</p>	<p>AO7 Changes of level between the road and the building must comply with Australian Standard <i>AS1428—Design for access and mobility</i>.</p>
Amenity Protection	
<p>PO8 Development must not detract from the amenity of the local area, having regard to:</p> <ul style="list-style-type: none"> (a) noise; (b) traffic; (c) lighting; (d) advertising devices; (e) visual amenity; (f) privacy; (g) odour; or (h) emissions. 	<p>AO8 No acceptable outcome.</p>
<p>PO9 Development must take into account and seek to ameliorate any existing negative environmental impacts, having regard to:</p> <ul style="list-style-type: none"> (a) noise; (b) hours of operation; (c) traffic; (d) lighting; (e) advertising devices; (f) visual amenity; (g) privacy; (h) odour; or (i) emissions. 	<p>AO9 No acceptable outcome.</p>
<p>Where adjoining land in a Residential Zone category PO10 Development must not detract from the amenity of the local area having regard to operating hours.</p>	<p>Where adjoining land in a Residential Zone category AO10.1 Loading and unloading of goods is restricted to between the following hours:</p> <ul style="list-style-type: none"> (a) 7.00am and 6.00pm Monday to Friday; (b) 8.00am and 5.00pm Saturdays. <p>AO10.2 No unloading or loading occurs on Sundays and public holidays.</p>
Water Quality Management	
<p>PO11 Development protects environmental values and facilitates the achievement of water quality objectives for Queensland waters.</p>	<p>AO11 No acceptable outcome.</p>

Performance Outcome	Acceptable Outcome
PO12 Development achieves the stormwater management design objectives specified in Table 6.2.12.2 – Construction Phase - Stormwater Management Design Objectives.	AO12 Development achieves objectives as specified in Table 6.2.12.2 – Construction Phase - Stormwater Management Design Objectives.
PO13 Land for urban purposes is located in areas which avoid or minimise the disturbance to natural drainage, areas subject to erosion risk and groundwater.	AO13 No acceptable outcome.
PO14 Land for urban purpose is located, designed, constructed and managed to avoid impacts arising from altered stormwater quality or flow.	AO14 No acceptable outcome.

Table 6.2.12.2—Construction Phase – Stormwater Management Design Objectives

Issue		Design Objectives
Drainage control	Temporary drainage works	<ol style="list-style-type: none"> Design life and design storm for temporary drainage works: <ul style="list-style-type: none"> Disturbed area open for <12 months - 1 in 2-year ARI event. Disturbed area open for 12-24 months - 1 in 5-year ARI event. Disturbed area open for >24 months - 1 in 10-year ARI event. Design capacity excludes minimum 150mm freeboard. Temporary culvert crossing - minimum 1 in 1-year SRI hydraulic capacity.
Erosion control	Erosion control measures	<ol style="list-style-type: none"> Minimise exposure of disturbed soils at any time. Divert water run-off from undisturbed areas around disturbed areas. Determine the erosion risk rating using local rainfall erosivity, rainfall depth, soil-loss rate or other acceptable methods. Implement erosion control methods corresponding to identified erosion risk rating.
Sediment control	Sediment control measures Design storm for sediment control basins Sediment basin dewatering	<ol style="list-style-type: none"> Determine appropriate sediment control measures using: <ul style="list-style-type: none"> potential soil loss rate, or monthly erosivity, or average monthly rainfall Collect and drain stormwater from disturbed soils to sediment basin for design storm event: <ul style="list-style-type: none"> design storm for sediment basin sizing is 80th% five-day event or similar Site discharge during sediment basin dewatering: <ul style="list-style-type: none"> TSS < 50 mg/L TSS, and Turbidity not >10% receiving waters turbidity, and pH 6.5–8.5
Water quality	Litter and other waste, hydrocarbons and other contaminants	<ol style="list-style-type: none"> Avoid wind-blown litter; remove gross pollutants. Ensure there is no visible oil or grease sheen on released waters.

Issue		Design Objectives
		3. Dispose of waste containing contaminants at authorised facilities.
Waterway stability and flood flow management	Changes to the natural waterway hydraulics and hydrology	1. For peak flow for the 1-year and 100-year ARI event, use constructed sediment basins to attenuate the discharge rate of stormwater from the site.