

Zone: Community Facilities

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.

PURPOSE

The purpose of the Community Facilities Zone is to provide for community related activities and facilities whether under public or private ownership.

These may include the provision for municipal services, public utilities, government installations, hospitals and schools, transport and telecommunication networks and community infrastructure of an artistic, social or cultural nature.

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 is 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.

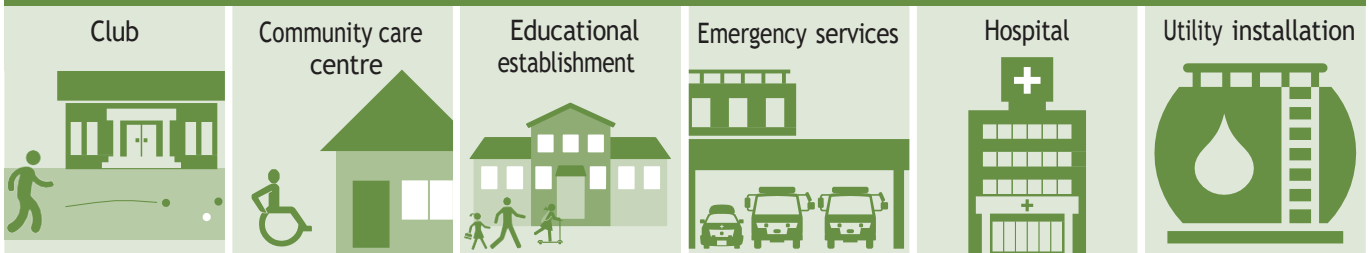
Development provides for a high level of amenity that is complementary to the built form typology and landscape character of the Community Facilities Zone.

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 (CEPTED).
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. 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.

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WE WOULD LIKE TO SEE



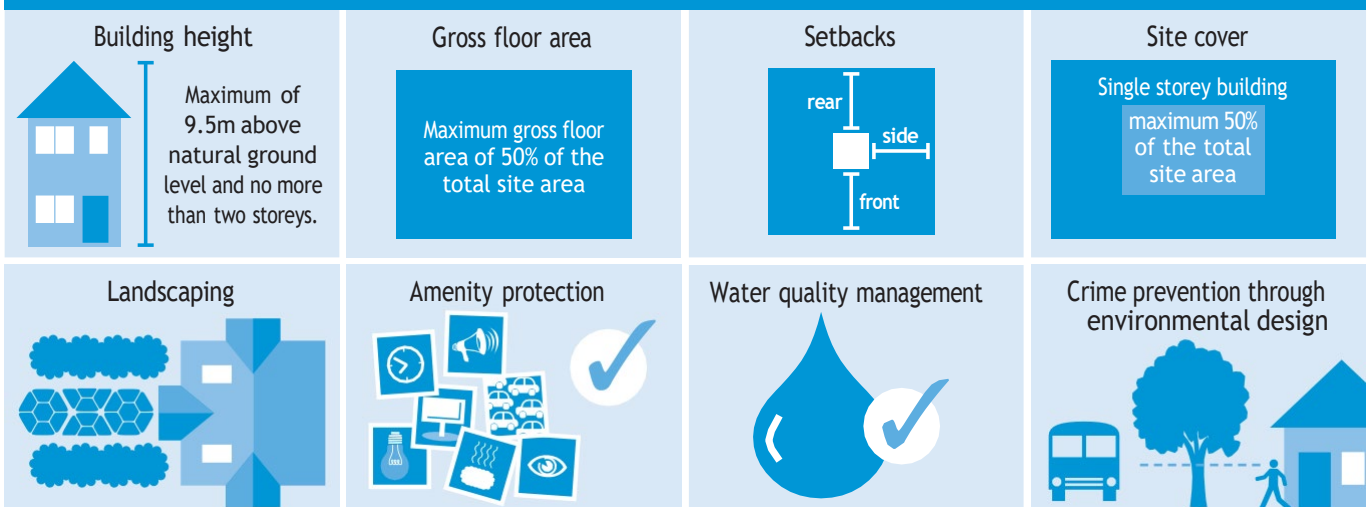
WE WILL CONSIDER



WE WOULD PREFER NOT TO SEE



AS PART OF YOUR DEVELOPMENT WE WILL ASSESS



FOR MORE INFORMATION

Visit: www.wdrc.qld.gov.au
 Contact: Planning Dept on (07) 4679 4000
 Email: info@wdrc.qld.gov.au
 and request an appointment with a Planning Officer

The contents of this information sheet have been prepared in order to assist residents to understand the Western Downs Planning Scheme 2017 incorporating Amendment 1. This information is a general overview only. For full details in relation to the applicable provisions of the Planning Scheme that affect proposed development, please refer to the Western Downs Planning Scheme 2017 incorporating Amendment 1.

