

## 6.2.12 Community Facilities Zone Code

Table 6.2.12.1 - Community facilities zone code

Performance Outcomes	Acceptable Outcomes	Proposed Solution
<b>For accepted, accepted subject to requirements and assessable development (code, code (fast tracked) and impact)</b>		
<b>Building height</b>		
<b>PO1</b> A low-rise built form is maintained having regard to: <ul style="list-style-type: none"> <li>(a) overshadowing and privacy of accommodation activities and land in a Residential zone category;</li> <li>(b) building character and appearance; and</li> <li>(c) the height of buildings on adjoining premises.</li> </ul>	<b>AO1</b> Development has a maximum building height of 9.5 metres above natural ground level and no more than two storeys.	
<b>Gross floor area</b>		
<b>PO2</b> The scale and bulk of built form is complementary to existing development in the locality.	<b>AO2</b> Development has a maximum gross floor area of 50% of the site area.	
<b>Site cover</b>		
<b>PO3</b> The site coverage of all buildings and structures does not result in a built form that is bulky and visually intrusive.	<b>AO3</b> Site cover is a maximum of: <ul style="list-style-type: none"> <li>(a) For a single storey building - 50% of the total site area; or</li> <li>(b) For a 2 or more storey building - 40% of the total site area.</li> </ul>	
<b>Setbacks</b>		
<b>PO4</b> Building setbacks are appropriate having regard to: <ul style="list-style-type: none"> <li>(a) efficient use of the site;</li> <li>(b) overshadowing;</li> <li>(c) privacy and overlooking;</li> <li>(d) building character and appearance; and</li> <li>(e) the primary road frontage setbacks of adjoining premises.</li> </ul>	<b>AO4.1</b> Buildings and structures have a minimum setback of 6 metres to the primary road frontage.	
	<b>OR</b> <b>AO4.2</b> Buildings and structures have a road frontage setback equal to or greater than the setback of an existing building on the premises.	

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	<b>AO4.3</b> Buildings and structures have a minimum side and rear boundary clearance of 2.5 metres.	
	<b>Where adjoining land in a Residential Zone category</b> <b>AO4.4</b> Buildings and structures have a minimum side and rear boundary clearance of 3 metres	
<b>For assessable development (code, code (fast tracked) and impact)</b>		
<b>Building appearance</b>		
<b>PO5</b> Development must be complementary to and integrate with the existing character and visual amenity of the area.	<b>AO5</b> Building services and equipment are screened so as not to be visible from the road and other public areas or adjoining residences.	
<b>Landscaping</b>		
<b>PO6</b> Landscaping is provided to contribute to the visual amenity of the premises and local area.	<b>AO6.1</b> A minimum of one shade tree is provided for every six car parking spaces.	
	<b>AO6.2</b> A minimum planting space of 1.2m <sup>2</sup> is provided for every shade tree.	
	<b>AO6.3</b> 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.	
	<b>Where adjoining a Dwelling or a use in the Residential Zone category</b> <b>AO6.4</b> A 2 metre minimum landscape buffer is provided along the shared boundary.	

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<b>Non-discriminatory access</b>		
<p><b>PO7</b> Non-discriminatory access must be provided to the building from the road.</p>	<p><b>AO7</b> Changes of level between the road and the building must comply with AS1428-Design for Access and Mobility.</p>	
<b>Amenity protection</b>		
<p><b>PO8</b> Development must not detract from the amenity of the local area, having regard to:</p> <ul style="list-style-type: none"> <li>(a) noise;</li> <li>(b) traffic;</li> <li>(c) lighting;</li> <li>(d) advertising devices;</li> <li>(e) visual amenity;</li> <li>(f) privacy;</li> <li>(g) odour; or</li> <li>(h) emissions.</li> </ul>	<p><b>AO8</b> No acceptable outcome.</p>	
<p><b>PO9</b> Development must take into account and seek to ameliorate any existing negative environmental impacts, having regard to:</p> <ul style="list-style-type: none"> <li>(a) noise;</li> <li>(b) hours of operation;</li> <li>(c) traffic;</li> <li>(d) lighting;</li> <li>(e) advertising devices;</li> <li>(f) visual amenity;</li> <li>(g) privacy;</li> <li>(h) odour; or</li> <li>(i) emissions.</li> </ul>	<p><b>AO9</b> No acceptable outcome.</p>	

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<p><b>Where adjoining land in a Residential Zone category</b> <b>PO10</b> Development must not detract from the amenity of the local area having regard to operating hours.</p>	<p><b>Where adjoining land in a Residential Zone category</b> <b>AO10.1</b> Loading and unloading of goods is restricted to between the following hours: (a) 7.00am and 6.00pm Monday to Friday; (b) 8.00am and 5.00pm Saturdays.</p>	
	<p><b>AO10.2</b> No unloading or loading occurs on Sundays and public holidays.</p>	
<b>Water quality management</b>		
<p><b>PO11</b> Development protects environmental values and facilitates the achievement of water quality objectives for Queensland waters.</p>	<p><b>AO11</b> No acceptable outcome.</p>	
<p><b>PO12</b> Development achieves the storm water management design objectives specified in <b>Table 6.2.11.2 - Construction Phase - Stormwater Management Design Objectives</b></p>	<p><b>AO12</b> Development achieves objectives as specified in <b>Table 6.2.12.2 - Construction Phase - Stormwater Management Design Objectives</b></p>	
<p><b>PO13</b> Land for urban purposes is located in areas which avoid or minimise the disturbance to natural drainage, areas subject to erosion risk and groundwater.</p>	<p><b>AO13</b> No acceptable outcome.</p>	
<p><b>PO14</b> Land for urban purpose is located, designed, constructed and managed to avoid impacts arising from altered stormwater quality or flow.</p>	<p><b>AO14</b> No acceptable outcome.</p>	

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Table 6.2.12.2 - Construction Phase - Stormwater Management Design Objectives

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