* + 1. Community facilities zone code

# 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.

# Purpose

1. 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—
   1. educational establishments; and
   2. hospitals; and
   3. transport and telecommunication networks; and
   4. utility installations.
2. The purpose of the code will be achieved through the following overall outcomes:
   1. development is located in accessible locations and is generally consistent in scale, height and bulk with that of surrounding development;
   2. development is designed to provide and promote safe and efficient public use, walking and cycling;
   3. development is in accessible locations;
   4. development is supplied with necessary infrastructure and is well integrated with surrounding land uses;
   5. development is of a form specific to the operational requirements of the facility;
   6. development reflects and responds to the natural features and constraints of the land.

# Assessment benchmarks and requirements

**Table 6.2.1.3.a - Community facilities zone code – assessment benchmarks for assessable development and requirements for accepted development**

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| **Performance outcomes** | **Acceptable outcomes** | **Applicant response** |
| **For accepted development subject to requirements and assessable development** | | |
| **Height** | | |
| **PO1**  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.  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.  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. | **AO1.1**  Buildings and structures are not more than 8.5 metres and 2 storeys in height.  Note – Height is inclusive of the roof height. |  |
| **Setbacks** | | |
| **PO2**  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. | **AO2.1**  Buildings and structures are set back not less than:   1. 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; 2. 6 metres from the frontage to any other road; 3. 3 metres from all other boundaries. |  |
| **PO3**  Car parking areas are set back from the boundaries of the site to ensure that they do not dominate the character of the site. | **AO3.1**  Car parking areas are set back not less than:   1. 2 metres from the road frontage/s of the site; 2. 2 metres from side and rear boundaries. |  |

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| **Performance outcomes** | **Acceptable outcomes** | **Applicant response** |
| **PO4**  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. | **AO4.1**  The setback between the road frontage/s and the car parking area is landscaped in accordance with the Landscaping code. |  |
| **AO4.2**  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.  Note – Refer to the definition of Residential zones contained in Schedule 1.2. |  |
| **For assessable development** | | |
| **Uses and other development** | | |
| **PO5**  Development is consistent with the purpose and overall outcomes sought for the zone. | **AO5.1**  No acceptable outcomes are provided. |  |
| **Site constraints** | |  |
| **PO6**  Development is located, designed, operated and managed to respond to the characteristics, features and constraints of the site and its surrounds.  Note – Planning scheme policy – Site assessments provides guidance on identifying the characteristics, features and constraints of a site and its surrounds. | **AO6.1**  No acceptable outcomes are provided. |  |