

6.2.154 Community facilities zone code



Photograph 6.2.154-1
Example of a Community use located at Helensvale. Photograph by John Mills.

6.2.154.1 Application

This code applies to assessing all development in the Community facilities zone.

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

6.2.154.2 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) Land uses –
 - (i) include a range of community-related activities and associated facilities such as Educational establishments, Cemeteries, Hospitals, Libraries, Community halls, government offices, police and fire stations and other community related uses;
 - (ii) can include supporting business activities, such as cafes and markets where they complement and do not conflict with the intended use of the site; and
 - (iii) that do not provide a community benefit through a community related activity are avoided.
 - (b) **Amenity –**
Development achieves a level of amenity reasonably expected in the local context, acknowledging the intent for a large range of community-related and supporting business activities to be established, having regard to:
 - (i) the qualities of the locality;
 - (ii) built form, scale and visual amenity;
 - (iii) noise, privacy, safety, glare, odour and light; and
 - (iv) traffic, parking, servicing and hours of operation.

Comment [MU3 - CP1]: Theme: Built form and urban design – the importance of a well-designed city; Item 9 – Built form improvements

- (c) Character consists of –
- (i) purpose built buildings and structures that vary in scale, access and function based on the nature of the use.
- (ed) Built form –
- (i) is flexible, adaptable and multi-use to support a range of social, cultural and civic uses and needs, including temporary uses such as festivals or community evacuation centres in times of need;
 - (ii) is of a ~~height and~~ density that allows for a range of community uses while not impacting on the amenity of nearby residential uses;
 - (iii) has a building height and structure height that does not exceed that indicated on the Building height overlay map;
 - (iiiiv) is setback from road frontages to provide public open space and off street parking;
 - (ivv) is setback from side and rear boundaries to protect the amenity of adjoining residences; and
 - (vi) maintains a ~~medium~~ site cover that is consistent with the planned character and does not present an appearance of bulk and, maximises opportunities for landscaping and provides adequate space for services and utilities. ~~to reduce the visual dominance of buildings and provide an adequate area for landscaped public open space.~~
- Note:** The designated height on the Building height overlay map may not be achievable when taking into consideration outcomes, such as, but not limited to aviation restrictions, setbacks and site cover.
- (de) Lot design –
- (i) allows land to be used for a variety of community related uses.

Comment [MU2 - CP2]: Theme: Height and density - creating a sustainable city shape;
Item 1&2 – Building height overlay map and new building height categories

Comment [CB3]: Theme: Other land use changes – improving clarity, consistency and alignment within the City Plan;
Item 32 – Minor administrative and editorial improvements

Comment [MU2 - CP4]: Theme: Height and density - creating a sustainable city shape;
Item 1&2 – Building height overlay map and new building height categories

6.2.154.3 Specific benchmarks for assessment

Part A applies to accepted development subject to requirements.

Part B applies to assessable development.

PART A – ACCEPTED DEVELOPMENT SUBJECT TO REQUIREMENTS

Table 6.2.154-1: Community facilities zone code – for accepted development subject to requirements

Required outcomes			
Setbacks	RO1		
		Setbacks are as follows:	
	Setback	Minimum distances measured in metres (m)	
	Front	6m	
	Side and rear (where not sharing a boundary with a residential zoned lot)	Building height	Setback
		up to 4.5m	1.5m
		between 4.5m – 7.5m	2.0m
exceeding 7.5m	an extra 0.5m is added for every 3m in height or part thereof over 7.5m		
Side and rear (where sharing a boundary with a residential zoned lot)	Building height	Setback	
	up to 4.5m	2m	
	between 4.5m – 7.5m	2.5m	
exceeding 7.5m	an extra 0.5m is added for every 3m in height or part thereof over 7.5m		
Site cover	RO2		

Required outcomes

Site cover does not exceed 50%.

Height

RO3

Building height and structure height does not exceed that shown on the **Building height overlay map**.

~~Building height does not exceed 11.5m or that shown on the **Building height overlay map**.~~

~~AND~~

~~Structures do not exceed a height of 11.5m or that shown on the **Building height overlay map**.~~

Density

RO4

Residential density is one dwelling house per lot.

Advisory note

Accepted development identified in the assessment tables as subject to requirements must comply with all the nominated requirements in this and other applicable codes.

Comment [MU2 - CP5]: Theme:
Height and density - creating a sustainable city shape;
Item 1&2 – Building height overlay map and new building height categories

PART B – ASSESSABLE DEVELOPMENT BENCHMARKS

Table 6.2.154-2: Community facilities zone code – for assessable development

Performance outcomes	Acceptable outcomes																									
Setbacks																										
PO1 Setbacks: (a) assist in the protection of adjacent amenity; (b) allow for access around the building; (c) contribute to the streetscape character; (d) allow development to align with adjacent buildings; and (e) allow for on-site car parking.	AO1 Setbacks are as follows:																									
	<table border="1"> <thead> <tr> <th>Setback</th> <th colspan="2">Minimum distances measured in metres (m)</th> </tr> </thead> <tbody> <tr> <td>Front</td> <td colspan="2">6m</td> </tr> <tr> <td rowspan="3">Side and rear (where not sharing a boundary with a residential zoned lot)</td> <td>Building height</td> <td>Setback</td> </tr> <tr> <td>up to 4.5m</td> <td>1.5m</td> </tr> <tr> <td>between 4.5m – 7.5m</td> <td>2.0m</td> </tr> <tr> <td>exceeding 7.5m</td> <td colspan="2">an extra 0.5m is added for every 3m in height or part thereof over 7.5m</td> </tr> <tr> <td rowspan="3">Side and rear (where sharing a boundary with a residential zoned lot)</td> <td>Building height</td> <td>Setback</td> </tr> <tr> <td>up to 4.5m</td> <td>2m</td> </tr> <tr> <td>between 4.5m – 7.5m</td> <td>2.5m</td> </tr> <tr> <td>exceeding 7.5m</td> <td colspan="2">an extra 0.5m is added for every 3m in height or part thereof over 7.5m</td> </tr> </tbody> </table>	Setback	Minimum distances measured in metres (m)		Front	6m		Side and rear (where not sharing a boundary with a residential zoned lot)	Building height	Setback	up to 4.5m	1.5m	between 4.5m – 7.5m	2.0m	exceeding 7.5m	an extra 0.5m is added for every 3m in height or part thereof over 7.5m		Side and rear (where sharing a boundary with a residential zoned lot)	Building height	Setback	up to 4.5m	2m	between 4.5m – 7.5m	2.5m	exceeding 7.5m	an extra 0.5m is added for every 3m in height or part thereof over 7.5m
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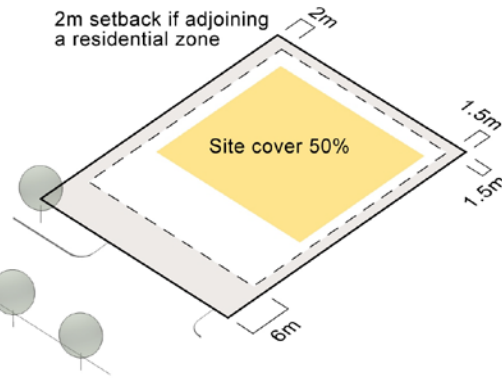


Figure 6.2.154-1
Illustration showing Community facility setback and site cover outcomes.

Amenity	
PO2 Development achieves a level of amenity reasonably expected in the local context, having regard to: (a) the qualities of the locality; (b) built form, scale and visual amenity; (c) noise, privacy, safety, glare, odour and light; and (d) traffic, parking, servicing and hours of operation.	AO2 No acceptable outcome provided.
Site cover	
PO32	AO32

Comment [MU3 - CP6]: Theme: Built form and urban design – the importance of a well-designed city; Item 9 – Built form improvements

Performance outcomes	Acceptable outcomes
<p>Site cover:</p> <ul style="list-style-type: none"> (a) reduces built form dominance; (b) provides space for public open space areas; and (c) contributes to a built form that is compatible with development in the surrounding area. 	<p>Site cover does not exceed 50%.</p>

Height

<p>PO43</p> <p>Building height and structure height does not exceed that shown on the Building height overlay map.</p> <p>Development is of a height that:</p> <ul style="list-style-type: none"> (a) promotes the intended character of the zone; (b) does not impact on the amenity of neighbouring uses; and (c) accommodates a range of community related uses intended in the zone. 	<p>AO43</p> <p>No acceptable outcome provided. Building height does not exceed 11.5m or that shown on the Building height overlay map.</p> <p>AND</p> <p>Structures do not exceed a height of 11.5m or that shown on the Building height overlay map.</p>
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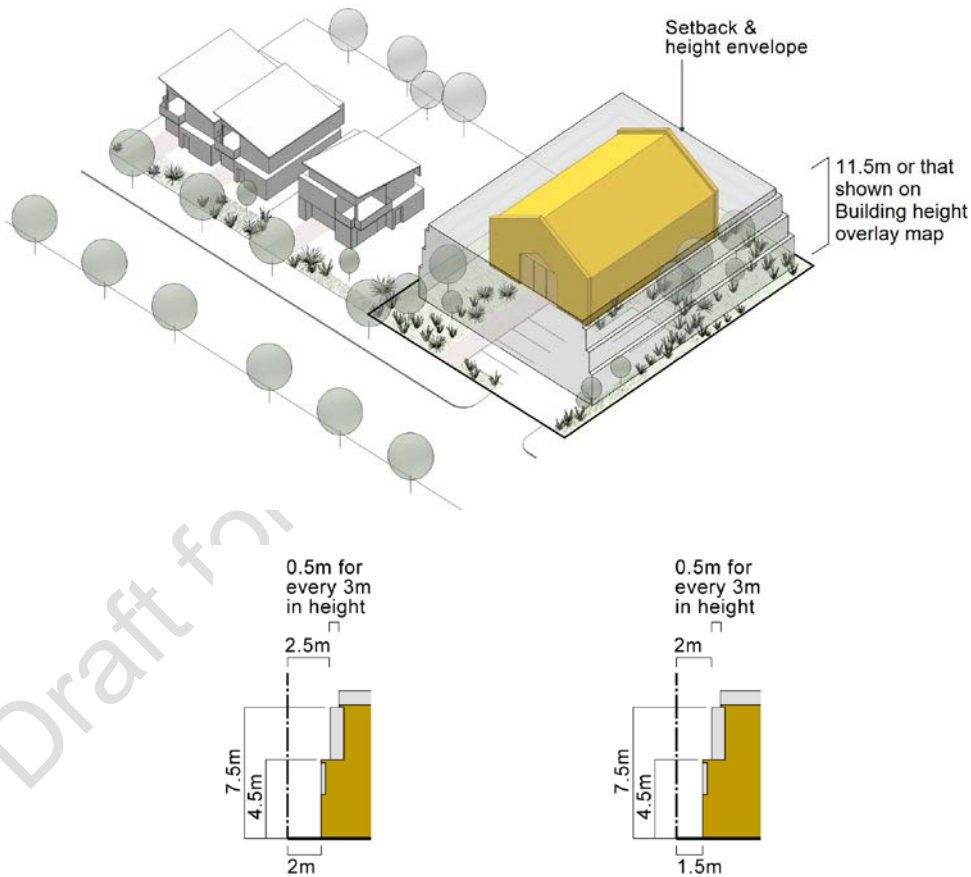


Figure 6.2.154-2
Illustration showing Community facility setback and height outcomes

Density

<p>PO54</p> <p>Low density is allowed where the accommodation complements the intended use of the site for a community</p>	<p>AO54</p> <p>Residential density is one dwelling house per lot.</p>
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Performance outcomes	Acceptable outcomes
related use.	
Lot design (for subdivision only)	
PO65 Lots are of a size and configuration that support the intended mix of community related uses expected in the zone.	AO65.1 Minimum lot size is 1,000m ² .
	AO65.2 Minimum road frontage is 20m.

Draft for Public Consultation