

6.2.7.1 Community facilities zone code

6.2.7.1.1 Application

This code applies to development where the code is identified as applicable in categories of assessment and development.

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

6.2.7.1.2 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:
 - (a) educational establishments;
 - (b) hospitals;
 - (c) transport and telecommunication networks; and
 - (d) utility installations.
- (2) The purpose of the zone will be achieved through the following overall outcomes:
 - (a) development is generally consistent in scale, height and bulk with that of surrounding development;
 - (b) development is sited, designed and operated in a way that does not adversely impact on the amenity of adjoining properties through buffering and appropriate design, siting and operation of facilities and infrastructure;
 - (c) other complementary uses may occur within this zone, where community-related activities and facilities remain the primary use and continue to effectively meet community needs;
 - (d) community facilities are in highly accessible locations and are designed to promote safe and efficient public use through walking and cycling;
 - (e) adverse impacts on areas of environmental significance, natural features and processes are avoided;
 - (f) development is designed to incorporate sustainable practices including maximising energy efficiency and water conservation;
 - (g) development responds to land constraints, including but not limited to topography, bushfire and flooding, former mining activities and land contamination; and

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 - (h) The purpose of the zone will also be achieved through the following additional overall outcomes for particular precinct:
 - (i) hospital and health care services precinct:

- A. development provides for hospital uses and a range of health care, allied health and medical support services; and
- B. Short-term accommodation for visitors associated with patients is supported.

6.2.7.1.3 Specific benchmarks for assessment

Table 6.2.7.1.3 — Accepted development subject to requirements and assessable development

Performance outcomes	Acceptable outcomes	Applicant's response
Built form - where involving building work		
PO1 Built form is of a height that: (a) is low-medium rise and visually unobtrusive; (b) protects surrounding residential amenity and minimises overshadowing and overlooking where adjoining an existing residential use or a Residential zone.	AO1 Building height does not exceed 8.5m or 12m where in the Hospital and health care services precinct.	
PO2 Front building setbacks and orientation provide for an attractive streetscape that is compatible with existing characteristics of the local area.	AO2.1 Buildings have their main facade and entry facing the primary street frontage.	
	AO2.2 Front boundary setbacks for buildings are: (a) within 20% of the average front setback of adjoining buildings; or (b) where there are no adjoining buildings, 6m.	
PO3 Development minimises the bulk of buildings to assist integration with surrounding development and character of the locality.	AO3 Walls are articulated so that they do not exceed in length of 15m without a change in plane of at least 1m depth.	
Amenity		
PO4 Development provides adequate separation and buffering from any adjoining residential premises or land in a zone in which residential activities can occur, so that residential privacy and amenity is not adversely affected.	AO4.1 New buildings are set back 3m or half the height of that part of the building, whichever is the greater, from any boundary shared with a residential use or land in a zone in which residential activities can occur.	

PO5	A04.2 Where development adjoins a residential use or land in a zone in which residential activities can occur: (a) a 1.8m high solid screen fence is provided along that common boundary; or (b) a landscaped buffer with a minimum width of 2m and consisting of dense screen planting is provided along that common boundary. Editor's note—Refer also to the Landscaping Code.	
	A04.3 Windows that have a direct view into an adjoining residential use are provided with fixed screening that is a maximum of 50% transparent to obscure views and maintain privacy for residents.	
	A04.4 Plant, waste and air-conditioning equipment is screened from view of the road or adjoining residential activity.	
PO6 The amenity of the locality is not unreasonably affected as a result of development.	A05 Hours of operation are limited to: (a) 7:00 to 18:00 daily; or (b) 6:00 to 22:00 daily where not adjoining an existing residential use or land within the General residential zone. Editor's note—Hours of operation do not apply in the Hospital and health care services precinct.	
PO6 Outdoor lighting does not adversely affect the amenity of adjoining properties or create a traffic hazard on adjacent roads.	A06.1 Light emanating from any source complies with <i>Australian Standard AS4282 Control of the Obtrusive Effects of Outdoor Lighting</i> as amended.	
	A06.2 Outdoor lighting is provided in accordance with <i>Australian Standard AS1158.1.1 Road Lighting – Vehicular Traffic (Category V) Lighting – Performance and Installation Design Requirements</i> as amended.	

<p>PO7 Refuse storage areas and storage of goods or materials in open areas is presented in a manner that does not detract from the visual amenity of the locality.</p>	<p>A07 The open area used for the storage of refuse, vehicles, machinery, goods and materials used on the site is: (a) located no closer than 3m from any boundary; and (b) are screened from view by a 1.8m high solid screen.</p>	
Use - Caretakers accommodation		
<p>PO8 Development: (a) is ancillary to the primary use; and (b) provides adequate open space for the caretaker.</p>	<p>A08.1 No more than 1 Caretaker's accommodation unit is established on the site.</p>	
	<p>A08.2 The Caretaker's accommodation unit is a maximum of 100m² in GFA.</p>	
	<p>A08.3 Private open space area is provided which: (a) is directly accessible from a habitable room; and (b) where a balcony, a veranda or a deck, has a minimum area of 15m² with minimum horizontal dimensions of 2m.</p>	
For all assessable development		
Land use		
<p>PO9 Non-community related activities only occur where they: (a) support or are otherwise complementary, to the community related activities or facilities on the site; and (b) are subordinate to those community activities or facilities.</p>	<p>A09 Development for a Shop or Food and drink outlet is: (a) a maximum of 150m²; and (b) part of the building including community related activities.</p>	
<p>PO10 Development does not prejudice the ongoing operation and expansion of existing community related activities on the site.</p>	<p>No acceptable outcome is nominated.</p>	

<p>PO11 Development facilitates opportunities for appropriate co-location of community related activities or facilities.</p>	<p>No acceptable outcome is nominated.</p>	
<p>Design and amenity</p>		
<p>PO12 Development maintains a high level of amenity within the site and minimises impacts on surrounding areas, having regard to: (a) noise; (b) traffic and parking; (c) visual impact; (d) signage; (e) odour and emissions; (f) access to sunlight; and (g) privacy. Editor's note—Applicants may be required to engage specialists to provide detailed investigations into the above matters in order to demonstrate compliance with this performance criterion.</p>	<p>No acceptable outcome is nominated.</p>	
<p>PO13 Development must ensure safe, convenient and legible connections are provided: (a) for pedestrians and cyclists to, from and within the site; and (b) to open space, parkland, centres and community-related activities.</p>	<p>No acceptable outcome is nominated.</p>	
<p>PO14 Development is designed to achieve safety for all users having regard to: (a) maximising casual surveillance and sight lines; (b) avoiding personal concealment and entrapment locations; (c) exterior building design that promotes safety; (d) adequate lighting; (e) appropriate signage and wayfinding; and</p>	<p>No acceptable outcome is nominated.</p>	

<p>(f) building entrances, parking areas, loading and storage areas that are well lit and have clearly defined access points.</p> <p>Editor's note—Applicants may find useful guidance in the Queensland Government's <i>Crime Prevention through Environmental Design Guidelines for Queensland</i>.</p>		
<p>PO15</p> <p>Design elements contribute to an interesting and attractive streetscape and building through:</p> <p>(a) variations in material and building form to enable articulation of facades and differentiation between buildings;</p> <p>(b) modulation in the façade, horizontally or vertically;</p> <p>(c) articulation of building entrances and openings;</p> <p>(d) corner treatments to address both street frontages;</p> <p>(e) elements which assist in wayfinding and legibility; and</p> <p>(f) elements which relate to the context including surrounding buildings, parks, streets and open spaces.</p>	No acceptable outcome is nominated.	
Effects of development		
<p>PO16</p> <p>Development responds sensitively to on site and surrounding topography, waterways, drainage patterns, utility services, access, vegetation and adjoining land use, such that:</p> <p>(a) any unreasonable hazards to people or property are avoided;</p> <p>(b) any earthworks are minimised;</p> <p>(c) the retention of natural drainage line is maximised;</p> <p>(d) the retention of existing vegetation is maximised;</p>	No acceptable outcome is nominated.	

<p>(e) damage or disruption to sewer, stormwater and water infrastructure is avoided; and</p> <p>(f) there is adequate buffering, screening or separation to adjoining development.</p>		
<p>PO17</p> <p>All uses are located, designed, orientated and constructed to:</p> <p>(a) minimise noise dust, odour or other nuisance from existing lawful uses; and</p> <p>(b) minimise nuisance caused by noise, vibration and dust emissions generated from any state-controlled road, infrastructure corridor and rail network in the vicinity; and</p> <p>(c) avoid areas that may place unreasonable risk to people and property from former mining activities and contaminated land.</p> <p>Editor's note—Sites of former mining activity may be identified through the Historic Mining Permits, Resources (Mineral Occurrence and Geological Observation Data) and Abandoned Mines layers of MyMinesOnline Maps. However, proponents should be aware that the online mapping does not spatially represent all abandoned mines and their extent. Geotechnical investigation of past mining areas may reveal additional unmapped historic mine sites.</p>	<p>No acceptable outcome nominated.</p>	