

## 6.2.2 Community facilities zone code

### 6.2.2.1 Application

This code applies to assessing material change of use and building work for 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 located in Part 5.

### 6.2.2.2 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; and
  - b) hospitals; and
  - c) transport and telecommunication networks; and
  - d) utility installations.
- (2) The **local government purpose** of the code is to:
  - a) recognise the provision of a wide range of community activities and other specified uses which provide essential services that meet the social, cultural, spiritual, health, educational and lifestyle needs of the Somerset Region community;
  - b) protect land designated for community facilities from inappropriate development to ensure the ongoing provision of these services; and
  - c) manage the provision of services to the community in a manner that is complementary to the amenity of adjacent development.
- (3) The purpose of the Community facilities zone code will be achieved through the following **overall outcomes**:
  - a) Development in the zone primarily accommodates the following community facilities:
    - (i) land used for the provision of *cemeteries, clubs, community uses, educational establishments, emergency services, hospitals and health care services*, transport networks, *substations and utility installations*;
    - (ii) private community activities including *community uses, education establishments and places of worship* and other uses that provide a community service such as *residential care facilities*; and
    - (iii) limited development for recreational activities.
  - b) A predominantly low rise and low intensity scale of development is maintained in the zone, which balances the particular operational requirements of the community facility with the management of potential off-site amenity impacts in the locality;
  - c) Ancillary uses that are required to support the functional operation of community facilities are limited in scale;
  - d) Community facilities and ancillary uses are protected from development that has the potential to create land use conflict and/or limit the operational viability of the facility;
  - e) The Brisbane Valley Rail Trail is integrated into the town centres of Fernvale, Lowood, Esk and Toogoolawah and provides opportunities for the development of appropriate low-scale community facilities that are consistent with its predominant tourism and recreation focus;
  - f) Development conserves and sensitively integrates with historic places or items of cultural heritage significance;
  - g) Development is serviced by the full range of urban infrastructure networks, including the reticulated water supply, sewerage and stormwater drainage networks, road transport networks and electricity and telecommunications infrastructure, as required by the facility;
  - h) Development is designed to incorporate sustainable practices including maximising energy efficiency and water conservation;
  - i) Areas of ecological significance, including watercourses, wetlands, habitats, vegetation and bushland are retained, enhanced and buffered from the impacts of development; and

- j) Development responds to land constraints, including but not limited to topography, bushfire and flooding.

### 6.2.2.3 Assessment benchmarks

#### Part A—

#### Requirements for accepted development and assessment benchmarks for assessable development

Table 6.2.2.3—

#### Requirements for accepted development and assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes
<b>For accepted development subject to requirements and assessable development</b>	
<b>Building height</b>	
<b>PO1</b> <i>Building height:</i> (a) maintains the established low rise built form character of the town; (b) is comparable with adjacent low density residential development in the locality; and (c) does not detract from the amenity enjoyed by <i>adjoining premises</i> .	<b>AO1</b> <i>Building height</i> does not exceed two storeys and 8.5 metres above <i>ground level</i> .
<b>Building setbacks</b>	
<b>PO2</b> Building setbacks: (a) maintain a coherent streetscape; (b) make efficient use of the site for access, car parking and servicing requirements; and (c) manage potential adverse impacts on the amenity enjoyed by <i>adjoining premises</i> .	<b>AO2.1</b> Buildings and structures are setback a minimum 6 metres from the <i>primary street frontage</i> of the site.  <b>AO2.2</b> Buildings and structures are setback 2.5 metres from each side boundary of the site.  <b>AO2.3</b> Buildings and structures are setback 3 metres from the rear boundary of the site.  <b>Where the site adjoins the General residential zone (excluding the Park residential precinct):</b>  <b>AO2.4</b> Buildings and structures are setback 3 metres from the common boundary.  <b>AO2.5</b> Car parking and servicing areas incorporate a minimum 2 metre wide landscaped buffer to the common boundary.
<b>For assessable development</b>	
<b>Building scale</b>	
<b>PO3</b> Building scale:	<b>AO3</b> <i>Site cover</i> does not exceed 40 percent.

Performance outcomes	Acceptable outcomes
(a) recognises the unique and varied design requirements of community facilities; and (b) is comparable with adjacent low density residential development in the locality.	
<b>Amenity</b>	
<b>PO4</b> The design, location and operation of development does not result in any undue adverse impact on the amenity of the locality, having regard to: (a) hours of operation; (b) lighting; (c) noise; (d) dust, odour and other airborne emissions; (e) public health and safety; (f) traffic generation; (g) the use of <i>advertising devices</i> ; (h) visual amenity; and (i) overlooking and privacy.	<b>AO4</b> No acceptable outcome provided.
<b>PO5</b> Development must take into account and seek to ameliorate any existing negative environmental impacts, having regard to: (a) noise; (b) hours of operation; (c) traffic; (d) lighting; (e) <i>advertising devices</i> ; (f) visual amenity; (g) privacy; (h) odour; or (i) emissions.	<b>AO5</b> No acceptable outcome provided.