

PART E4: COMMUNITY FACILITY ZONE POLICY

1.1 Zone Maps

Maps, including maps that identifies land use zones, are published on the Territory Planning Authority's website.

This Community Facility Zone Policy applies to all development in a Community Facility (CFZ) zone.

1.2 Land Use Table

The following table identifies permissible land uses and development types (marked 'Y') in the Community Facility zone.

The uses listed require development approval unless they meet the 'exempt development' provisions of the *Planning (Exempt Development) Regulation 2023*. Development and land use types listed are defined in the dictionary at Part G of the Territory Plan.

Uses not listed in the table are prohibited. Development of prohibited uses may be considered under certain limited circumstances as outlined under Part 7.3 of the *Planning Act 2023*.

District policies specify additional types of development and land uses that are permissible or prohibited in districts.

Development Type	CFZ
ancillary use	Y
business agency	Y
community activity centre	Y
community housing	Y
community theatre	Y
complementary use	Y
consolidation	Y
cultural facility	Y
demolition	Y
early childhood education and care	Y
educational establishment	Y
emergency services facility	Y
health facility	Y
hospital	Y
indoor recreation facility	Y
minor road	Y
minor use	Y
office	Y

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outdoor recreation facility	Y
parkland	Y
place of worship	Y
public agency	Y
religious associated use	Y
residential care accommodation	Y
retirement village	Y
sign	Y
social enterprise	Y
subdivision	Y
supportive housing	Y
temporary use	Y
varying a lease	Y
veterinary clinic	Y

1.3 Policy Outcomes

Development proposals in the Community Facility Zone will be assessed having regard to the policy outcomes to be achieved for the zone.

The policy outcomes to be achieved for the Community Facility Zone are:

CFZ – Community Facility Zone

The fundamental desired outcome for the Community Facility Zone is to facilitate social sustainability and inclusion through providing accessible sites for key government and non-government facilities and services for individuals, families and communities.

Other important desired outcomes to be achieved in the CFZ zone:

1. Provide accessible sites for civic life and allow community organisations to meet the needs of the territory's various forms of community.
2. Protect these social and community uses from competition from other uses.
3. Enable the efficient use of land through facilitating the co-location and multi-use of community facilities, generally near public transport routes and convenience services appropriate to the use.
4. Encourage adaptable and affordable housing for persons in need of residential support or care.
5. Safeguard the amenity of surrounding residential areas against unacceptable adverse impacts including from traffic, parking, noise or loss of privacy.
6. Promote active living and active travel.
7. Provide safe pedestrian and cycling access to community facilities to promote active living.

1.4 Assessment requirements

Assessment requirements set the mandatory development controls within specific zones or for specific development types.

District policies also contain assessment requirements. Assessment requirements in district policies will prevail where inconsistencies occur.

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All development proposals in the Community Facility Zone will be assessed against the following requirement:

Control	Assessment requirement	Reference
Adaptability	<p>1. For Supportive Housing, Community Housing and Retirement Village all dwellings must comply with Class 'C' of Australian Standard AS4299 – Adaptable Housing.</p> <p>For supportive housing, the applicability of this control is limited to the dwelling only.</p>	

1.5 Assessment outcomes

Development proposals in the Community Facility Zone will be assessed having regard to the following assessment outcomes:

- 1) The stated policy outcomes.
- 2) For a proposed development that is:
 - a) defined as being at precinct scale or urban design developments
 - b) exceeding one hectare
 - c) comprise more than 1,000m² of public or common space or
 - d) required to seek advice from the Design Review Panel, sufficient consideration of and response to the Urban Design Guide has been undertaken.
- 3) For residential development, demonstrates sufficient consideration of the applicable elements of the Housing Design Guide for:
 - a) land use and development
 - b) urban structure and site
 - c) building design and built form
 - d) access movement and place
 - e) sustainability and environment.
- 4) For new dwellings, development is consistent with the objectives, design criteria and design guidance within the Housing Design Guide. Important matters for assessment in this regard include:
 - a) visual privacy and interface
 - b) solar and daylight access
 - c) common circulation and spaces
 - d) apartment size and layout
 - e) ceiling heights
 - f) private open space and balconies
 - g) natural ventilation.
- 5) The functionality and usability of the development for its intended purpose/use.
- 6) Site constraints including noise, bushfire, flooding, contamination or hazardous materials.
- 7) Living infrastructure and permeable surfaces addresses impacts of urban heat and water infiltration.
- 8) Impacts on and connections with the natural environment.
- 9) Impacts of non-residential development on surrounding residential amenity.
- 10) A suitable level of passive surveillance from the development to public spaces.
- 11) Overshadowing impacts are limited to a reasonable impact on any nearby residential properties in particular for any private open space or habitable room windows.

- 12) The visual and streetscape impacts of ancillary structures including (but not limited to) fencing, courtyard walls, waste structures, letterboxes, water tanks, services, clothes drying areas and the like, are minimised where possible.
- 13) Provision of a safe environment consistent with crime prevention through environmental design principles.
- 14) Vehicle and bicycle parking, including dimensions and number of spaces, manoeuvrability, access and egress, safety for users and pedestrians, and the visual impact to the street or public places.
- 15) Electric vehicle parking and access to charging locations.
- 16) End-of-trip facilities provisions.
- 17) Accessibility and adaptability provisions.
- 18) Water sensitive urban design (WSUD) provisions.
- 19) Minimisation of cut and fill
- 20) Serviceability in terms of infrastructure and utility services.
- 21) Suitability of any advertising or signs.
- 22) Consistency with the Crown lease.
- 23) Any applicable statement of environmental effects.

1.6 Development compliance provisions

Where a proposed development complies with a relevant provision in the technical specifications and the technical specification comprehensively addresses the outcome, further assessment regarding those specific provisions will not be required.

The Territory Planning Authority may consider endorsement or written support from an entity or utility service provider to demonstrate compliance with an outcome that relates to services or utilities.