

## **CFZ - Community Facility Zone**

### **Zone Objectives**

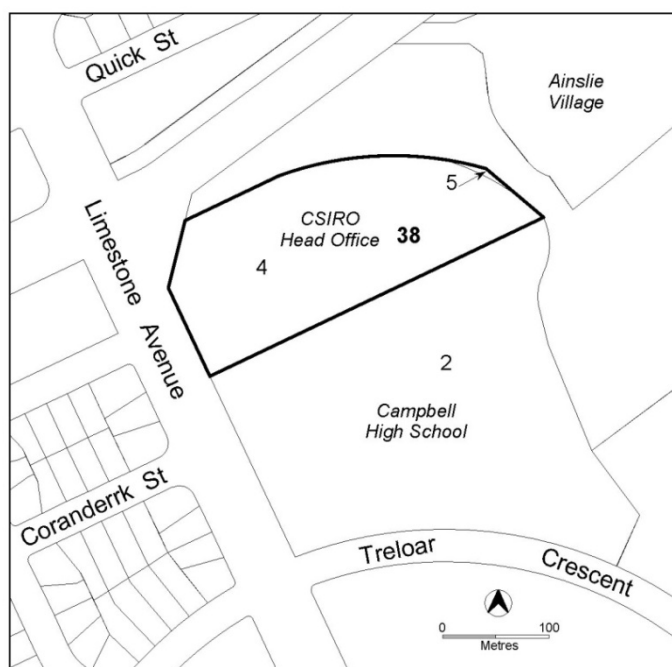
- a) To facilitate social sustainability and inclusion through providing accessible sites for key government and non-government facilities and services for individuals, families, and communities.
- b) To provide accessible sites for civic life and allow community organisations to meet the needs of the Territory's various forms of community.
- c) To protect these social and community uses from competition from other uses.
- d) To 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.
- e) To encourage adaptable and affordable housing for persons in need of residential support or care.
- f) To safeguard the amenity of surrounding residential areas against unacceptable adverse impacts including from traffic, parking, noise or loss of privacy.

## CFZ – Community Facility Zone Development Table

<b>EXEMPT DEVELOPMENT</b>	
Development approval is not required, but building approval may be required. On leased land, development must be authorised by a lease.	
Exempt development identified in section 20 and schedule 1 of the Planning and Development Regulation 2008.	
<b>ASSESSABLE DEVELOPMENT</b>	
Development application required. On leased land, development must be authorised by a lease.	
<b>MINIMUM ASSESSMENT TRACK CODE</b>	
Development application required and assessed in the code track	
<b>Development</b>	
<b>MINIMUM ASSESSMENT TRACK MERIT</b>	
Development application required and assessed in the merit track, unless specified in schedule 4 of the Planning and Development Act 2007 (as impact track)	
<b>Development</b>	
ancillary use	office
business agency	outdoor recreation facility
child care centre	parkland
community activity centre	place of worship
community theatre	public agency
consolidation	religious associated use
cultural facility	residential care accommodation
demolition	retirement village
educational establishment	sign
emergency services facility	subdivision
health facility	supportive housing
hospital	temporary use
indoor recreation facility	varying a lease (where not code track or impact track assessable)
minor use	
Specific areas have additional developments that may be approved subject to assessment. These areas and the additional developments are listed below	
Site identifier	Additional development
Campbell Section 38 Blocks 4 and 5 (Figure 1)	scientific research establishment
Richardson Section 450 Block 1 (Figure 2)	agriculture
<b>MINIMUM ASSESSMENT TRACK IMPACT</b>	
Development application required and assessed in the impact track	
1. a development that is not exempt or prohibited and is not code track or merit track development (see sections 132, 135, 136 <i>Planning and Development Act 2007</i> ).	
2. development specified in schedule 4 <i>Planning and Development Act 2007</i> (s123(b) of the <i>Planning and Development Act</i> ) and not listed as a prohibited development in this table.	
3. development that is authorised by a lease and listed as a prohibited development in this table (s137 <i>Planning and Development Act</i> ).	

4. development declared or made impact track development under sections 123, 124 <i>Planning and Development Act 2007</i> .	
5. varying a lease to authorise a use in the impact track.	
<b>PROHIBITED DEVELOPMENT</b>	
Development listed below is prohibited development except where it is listed elsewhere in this development table.	
agriculture	mining industry
airport	mobile home park
animal care facility	multi-unit housing
animal husbandry	municipal depot
aquatic recreation facility	nature conservation area
boarding house	offensive industry
bulk landscape supplies	overnight camping area
car park	pedestrian plaza
caretakers residence	place of assembly
caravan park/camping ground	plant and equipment hire establishment
cemetery	plantation forestry
civic administration	playing field
club	produce market
communications facility	public transport facility
COMMERCIAL ACCOMMODATION USE	railway use
corrections facility	recyclable materials collection
craft workshop	recycling facility
defence installation	relocatable unit
development listed under "area specific prohibited development" below for the land specified	restaurant
drink establishment	road
drive-in cinema	sand and gravel extraction
farm tourism	scientific research establishment
financial establishment	serviced apartment
freight transport facility	service station
funeral parlour	SHOP
general industry	single dwelling housing
group or organised camp	special dwelling
habitable suite	stock/sale yard
hazardous industry	store
hazardous waste facility	tourist facility
home business	transport depot
incineration facility	vehicle sales
indoor entertainment facility	veterinary hospital
industrial trades	warehouse
land fill site	waste transfer station
land management facility	woodlot
light industry	variation of a lease to add a use listed as "prohibited development" in this development table.
liquid fuel depot	zoological facility
MAJOR UTILITY INSTALLATION	

Area specific prohibited development	
Site identifier	Use
Land specified as “prohibited for supportive housing and retirement village” in a suburb precinct code. Suburb precinct codes are contained within the Territory Plan.	supportive housing retirement village
GRANTING LEASES	
A lease cannot be granted that would authorise one or more of the developments listed as prohibited above. In addition a lease cannot be granted for one or more developments listed in the table headed “area specific prohibited development” for the land specified.	
RELEVANT CODE	
Development proposals in the community facility zone must comply with the Community Facility Zone Development Code.	
NOTE ABOUT ANCILLARY AND MINOR USE	
Some uses that would otherwise be prohibited may be assessed under the merit track if they can be defined as <i>ancillary</i> or <i>minor use</i> . For example, a <i>car park</i> alone is a prohibited use, but could be considered if it is ancillary to a <i>child care centre</i> which is an assessable development under the merit track.	



**Figure 1** Campbell, Section 38 Blocks 4 and 5



**Figure 2**      **Richardson, Section 450 Block 1**