

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

EXEMPT DEVELOPMENT	
Development approval is not required. Building approval may be required. On leased land, development must be authorised by a lease.	
Development identified in the Planning and Development Act 2007 as exempt (see sections 133 and 134 of the Act and section 20 and schedule 1 of the Planning and Development Regulation 2008)	
ASSESSABLE DEVELOPMENT	
Development application required. On leased land, development must be authorised by a lease.	
MINIMUM ASSESSMENT TRACK CODE	
Development listed below requires a development application and is assessed in the code track	
Development	
No development identified	
MINIMUM ASSESSMENT TRACK MERIT	
Development listed below requires a development application and is assessed in the merit track, unless specified in schedule 4 of the Planning and Development Act 2007 (as impact track) or specified as prohibited development in a precinct map.	
Development	
ancillary use	minor use
business agency	office
child care centre	outdoor recreation facility
community activity centre	parkland
community theatre	place of worship
consolidation	public agency
cultural facility	religious associated use
demolition	residential care accommodation
development in a location and of a type identified in a precinct map as additional merit track development	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)
MINIMUM ASSESSMENT TRACK IMPACT	
Development listed below requires a development application and is assessed in the impact track	
1. Development that is not: <ul style="list-style-type: none"> a. Exempt code track or merit track development; or b. Prohibited development other than development that is permitted under s137 of the Planning and Development Act 2007. 	
2. Development specified in schedule 4 of the Planning and Development Act 2007 and not listed as a prohibited use in this table.	
3. Development that is authorised by a lease and listed as a prohibited use in this table.	
4. Development declared under section 124 or section 125 of the Planning and Development Act 2007 and not listed as a prohibited development in this table.	
5. Varying a lease to add a use assessable under the impact track.	

PROHIBITED DEVELOPMENT	
Development listed below is prohibited development unless the development is identified elsewhere in this development table as assessable under the code, merit or impact track.	
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 in a location and of a type identified in a precinct map as additional prohibited development	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	varying a lease to add a use listed as "prohibited development" in this development table
indoor entertainment facility	vehicle sales
industrial trades	veterinary hospital
land fill site	warehouse
land management facility	waste transfer station
light industry	woodlot
liquid fuel depot	zoological facility
MAJOR UTILITY INSTALLATION	
RELEVANT CODE	
Development proposals must comply with the Community Facility Zone Development Code.	

NOTE ABOUT ANCILLARY, MINOR AND TEMPORARY USE

Some development that would otherwise be prohibited may be assessed under the merit track if they can be defined as *ancillary, minor or temporary use*. For example, a *car park* alone is prohibited, but could be considered if it is ancillary to a *child care centre* which is an assessable development under the merit track.

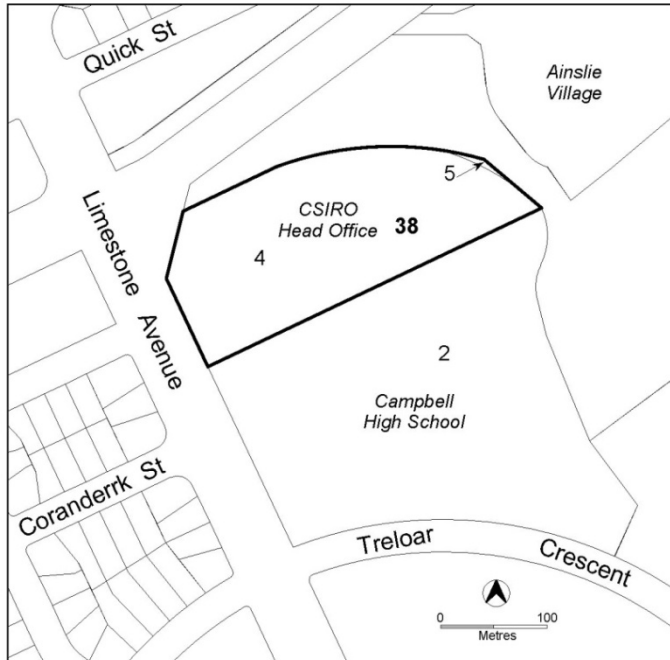


Figure 1 Campbell, Section 38 Blocks 4 and 5



Figure 2 Richardson, Section 450 Block 1