

## **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. Building approval may be required.<br>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)  |   |
| <b>ASSESSABLE DEVELOPMENT</b>  |   |
| Development application required.<br>On leased land, development must be authorised by a lease.  |   |
| <b>MINIMUM ASSESSMENT TRACK<br/>CODE</b>   |   |
| Development listed below requires a development application and is assessed in the code track  |   |
| <b>Development</b>   |   |
| No development identified  |   |
| <b>MINIMUM ASSESSMENT TRACK<br/>MERIT</b>  |   |
| 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.                |   |
| <b>Development</b>   |   |
| 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) |
| minor road   |   |
| <b>MINIMUM ASSESSMENT TRACK<br/>IMPACT</b>   |   |
| Development listed below requires a development application and is assessed in the impact track  |   |
| 1. Development that is not: <ol style="list-style-type: none"> <li>a. Exempt code track or merit track development; or</li> <li>b. Prohibited development other than development that is permitted under s137 of the Planning and Development Act 2007.</li> </ol> |   |
| 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   | mobile home park  |
| airport   | multi-unit housing  |
| animal care facility  | municipal depot   |
| animal husbandry  | nature conservation area  |
| aquatic recreation facility   | offensive industry  |
| boarding house  | overnight camping area  |
| bulk landscape supplies   | pedestrian plaza  |
| car park  | place of assembly   |
| caretakers residence  | plant and equipment hire establishment  |
| caravan park/camping ground   | plantation forestry   |
| cemetery  | playing field   |
| civic administration  | produce market  |
| club  | public transport facility   |
| communications facility   | railway use   |
| COMMERCIAL ACCOMMODATION USE  | recyclable materials collection   |
| corrections facility  | recycling facility  |
| craft workshop  | restaurant  |
| defence installation  | sand and gravel extraction  |
| development in a location and of a type identified in a precinct map as additional prohibited development | scientific research establishment   |
| drink establishment   | secondary residence   |
| drive-in cinema   | serviced apartment  |
| farm tourism  | service station   |
| financial establishment   | SHOP  |
| freight transport facility  | single dwelling housing   |
| funeral parlour   | special dwelling  |
| general industry  | stock/sale yard   |
| group or organised camp   | store   |
| hazardous industry  | tourist facility  |
| hazardous waste facility  | transport depot   |
| home business   | varying a lease to add a use listed as "prohibited development" in this development table |
| incineration facility   | vehicle sales   |
| indoor entertainment facility   | veterinary hospital   |
| industrial trades   | warehouse   |
| land fill site  | waste transfer station  |
| land management facility  | woodlot   |
| light industry  | zoological facility   |
| liquid fuel depot   |   |
| major road  |   |

## 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.