



ACT
Government

Part E

Zone Policies

E4 – Community Facility
Zone Policy

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Application

The Community Facility Zone Policy applies to all development in a community facility zone.

Land Use Table

The following table identifies permissible land uses and development types in community facility zone.

The uses listed require development approval unless they meet the ‘exempt development’ definition of the *Planning Act 2023*. Development and land use types listed are defined in the Territory Plan Dictionary.

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 specific locations.

Land Use / Development Type
Ancillary use
Business agency
Community activity centre
Community garden
Community housing
Community theatre
Complementary use
Consolidation
Cultural facility
Demolition
Early childhood education and care
Educational establishment
Emergency services facility
Health facility
Hospital
Indoor recreation facility
Minor road
Minor use
Office
Outdoor recreation facility
Parkland
Place of worship
Public agency
Religious associated use
Residential care accommodation
Retirement village

Sign

Social enterprise

Subdivision

Supportive housing

Temporary use

Varying a lease

Veterinary clinic

Policy Outcomes

Development proposals in a community facility zone will be assessed having regard to the policy outcomes to be achieved for the zone.

CFZ – Community Facility Zone

1. Facilitate social sustainability and inclusion through providing accessible sites for key government and non-government facilities and services for individuals, families and communities.
2. Provide accessible sites for civic life and allow community organisations to meet the needs of the Territory's various forms of community.
3. Protect social and community uses from competition from other uses.
4. 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.
5. Encourage adaptable and affordable housing for persons in need of residential support or care.
6. Safeguard the amenity of surrounding residential areas against unacceptable adverse impacts including from traffic, parking, noise or loss of privacy.
7. Promote active living and active travel.
8. Provide safe pedestrian and cycling access to community facilities to promote active living.

Assessment Outcomes

Consistent with the zone policy outcomes, development proposals in a community facility zone must demonstrate that they are consistent with the assessment outcomes stated below.

In demonstrating compliance with the assessment outcomes, consideration is to be given to the relevant design guides and may be given to planning technical specifications which may serve as a benchmark. While all assessment outcomes are to be met, not all outcomes are covered by design guidance and/or planning technical specifications.

Where a proposed development complies with relevant provisions in the design guide and/or planning technical specification and the development comprehensively addresses the assessment outcome, further assessment regarding that assessment outcome will not be required.

Where a design guide applies to a development, the proposal must demonstrate that it is consistent with the relevant guidance. More information is available in the design guide. Given the nature of the design guides, different design responses are possible to meet the same assessment outcomes.

The Territory Planning Authority may consider advice or written support from a referral entity to demonstrate compliance with a relevant assessment outcome. Where endorsement from an entity is noted as a planning technical specification, entity referral may be required.

The assessment outcomes for proposed development in a community facility zone are:

Assessment outcomes – Community Zones	
Urban Structure and Natural Systems	<ol style="list-style-type: none"> 1. Biodiversity connectivity is maintained across the landscape. 2. Loss of native habitat and biodiversity is avoided and/or minimised. 3. The health and functionality of waterways and catchments is maintained, including through application of water sensitive urban design principles.
Site and Land Use	<ol style="list-style-type: none"> 4. The functionality and usability of the development is appropriate for its intended purpose/use. 5. The proposed use and scale of development are appropriate to the site and zone. 6. Adverse impacts of development on surrounding uses (both within a site and on adjoining sites) is minimised and residential amenity protected.
Access and Movement	<ol style="list-style-type: none"> 7. The functionality and layout of the development is accessible and adaptable, while achieving good connections with the surrounding area. This includes consideration of traffic flow, passive surveillance and active travel. 8. Access to, from and within the site permits safe and legible movement while catering for all users (including pedestrians). This includes consideration of vehicle manoeuvrability and access routes.
Public Space and Amenity	<ol style="list-style-type: none"> 9. The development (including the design of outdoor spaces) achieves reasonable solar access and microclimate conditions to public areas and streets to support their use by the community. 10. Any advertising or signs are suitable for their context and do not have a detrimental impact on the surrounding area (for instance due to size or light emission).
Built Form and Building Design	<ol style="list-style-type: none"> 11. The height, bulk and scale of the development is appropriate, noting the desired zone policy outcomes. 12. Reasonable solar access to dwellings and private open space within a block and on adjoining residential blocks is achieved. This includes solar access into main living spaces within a dwelling. 13. The internal size, scale and layout of dwellings provide for a comfortable living environment that meets the changing needs of residents. This includes consideration of cross-ventilation and energy efficiency. 14. Reasonable levels of privacy to dwellings and private open space within a block and on adjoining residential blocks is achieved.
Sustainability and Environment	<ol style="list-style-type: none"> 15. Sufficient planting area, canopy trees, deep soil zones and water sensitive urban design measures are provided to enhance living infrastructure, support healthy tree growth and minimise stormwater runoff. 16. Urban heat island effects are reduced through limiting impervious surfaces, selection of building materials and provision of canopy trees and plants. 17. Threats to biodiversity such as noise, light pollution, invasive species incursion or establishment, chemical pollution, or site disturbance are avoided or minimised through good design.

Assessment outcomes – Community Zones

18. Minimise cut and fill to protect natural hydrological function and limit soil erosion and site disturbance.
19. Waste is appropriately managed on site without having a detrimental impact on residents and the surrounding area.
20. The development considers and addresses site constraints, including heritage, natural features, topography, infrastructure and utilities.
21. Environmental risks, including noise, bushfire, flooding, contamination, air quality or hazardous materials are appropriately considered for the development on the site.

Parking, Services and Utilities

22. The development provides electric vehicle parking and access to charging locations.
23. The development provides appropriate end-of-trip facilities.
24. Vehicle and bicycle parking sufficiently caters for the development while minimising visual impacts from the street or public space. This includes consideration of parking location, dimensions and number of spaces provided.
25. The site is appropriately serviced in terms of infrastructure and utility services and any associated amenity impacts are minimised.

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.

Development proposals in a community facility zone must meet the following requirements:

Control	Assessment requirement
Community housing	1. Community Housing is only permitted where it is in conjunction with a place of worship, religious associated use or supportive housing.
Adaptability	2. For Supportive Housing and Retirement Village all dwellings must comply with Class 'C' of Australian Standard AS4299 – <i>Adaptable Housing</i> . For supportive housing, the applicability of this control is limited to the dwelling only.
Gas connections	3. No new gas network connections are allowed to all new or existing Class 1-2 buildings as classified under the National Construction Code including redevelopments.