

Division 12 Community Facilities Code

12.1 Overall Outcomes

- (1) The overall outcomes are the purpose of this code.
- (2) The overall outcomes sought by the Community Facilities Code are the following:-
 - (a) The siting and physical form of buildings and other **structures** are appropriate to the desired character and environmental values of the area in which they are situated;
 - (b) Appropriate recreational facilities are provided and maintained for use by the children of those people engaged in the use of the **community facilities**;
 - (c) Acceptable levels of natural light, natural ventilation and privacy for the occupants of adjoining premises are not compromised by the development;
 - (d) Safe, convenient and adequate infrastructure is available to the premises;
 - (e) Safe, convenient and adequate facilities addressing the following aspects of development are provided on **site**:-
 - (i) passenger set-down facilities;
 - (ii) potable water supply and power;
 - (iii) waste storage, recycling and disposal; and
 - (iv) equitable access.

12.2 Compliance with the Community Facilities Code

- (1) Self assessable development that complies with the acceptable solutions of the Development Requirements *Table 6.1.12A – Assessment Criteria for Self Assessable Development* contained in Section 12.4 complies with the Community Facilities Code;
- (2) Assessable development that is consistent with the specific outcomes of the Development Requirements *Table 6.1.12B – Assessment Criteria for Assessable Development* contained in Section 12.4 complies with the Community Facilities Code.

12.3 Development Requirements

The development requirements of this code relate to the following elements:-

- (1) Development Site Area Limitations
- (2) Building Setbacks and Buffers
- (3) Passenger Set-Down Facilities
- (4) Pedestrian Access
- (5) Disabled Access to Outdoor Areas
- (6) Artificial Lighting
- (7) Children's Play Areas
- (8) Infrastructure Provision
- (9) On-Site Waste Storage, Recycling and Disposal Facilities

12.4 Development Requirements Tables

Table 6.1.12A: Assessment Criteria for Self Assessable Development

Acceptable Solutions For Self Assessable Development	
Development Site Area Limitations	
AS 1	The overall development site has an area of no less than 2,000m ² .
Building Setbacks and Buffers	
AS 2.1	Unless a more extensive buffer is required under an applicable acceptable solution in another code within this planning scheme which is applicable ¹ to the particular development site , a landscaped buffer constructed to the standard prescribed in <i>Planning Scheme Policy PSP30 Landscape Design</i> , and having a width of no less than 3m, is provided between the road boundary to the site and:- <ol style="list-style-type: none"> (1) all buildings and structures, (other than freestanding retaining walls); and (2) on-site car parking, set-down, pick-up or service vehicle standing areas. For the purposes of this provision, the road boundary includes any identified probable future land acquisition line . <p style="text-align: center;">AND</p> AS 2.2 Unless a greater setback is required by an applicable acceptable solution in another code within this planning scheme which is applicable ¹ to the particular development site , a setback of no less than 6m is provided between any building or structure , (other than freestanding retaining walls and fences), and the road boundary to the site . For the purposes of this provision, the road boundary includes any identified probable future land acquisition line . <p style="text-align: center;">AND</p>

Acceptable Solutions For Self Assessable Development

AS 2.3 Unless a greater setback is required by an applicable acceptable solution in another code within this **planning scheme** which is applicable¹ to the particular development **site**, a setback of no less than 10m is provided between any building or **structure**, (other than freestanding retaining walls and fences), and any boundary to the development **site** which abuts land within a Residential A, Residential B, Special Residential, Park Residential or Future Urban zone.

AND

AS 2.4 Unless more extensive buffering is required by another code within this **planning scheme** which is applicable¹ to the particular development **site**, a landscaped buffer having a width of no less than 5m is provided and maintained on-site for the full length of, and adjacent to, those boundaries of the development **site** which abut land that is, at the time that application is made to construct the **community facilities** on the land, used for residential accommodation, or is within a Residential A, Residential B, Special Residential, Park Residential or Future Urban zone.

AND

AS 2.5 A solid screen fence having a height of not less than 2m above finished ground level is provided for the full length of, and adjacent to, those boundaries of the development **site** identified as AS 2.4.

Passenger Set-Down Facilities

AS 3 Passenger set-down and pick-up areas² provided in association with **community facilities** are:-

- (1) fully contained within the development **site**;
- (2) in a location which is visible from the vehicle access points to the development **site**; and
- (3) signposted to indicate their intended purpose.

Pedestrian Access

AS 4.1 Direct and clearly defined pedestrian access pathways constructed to the standard required for use by physically disabled people under *Australian Standard AS 1428.1 (2001) Design for Access and Mobility* are provided between the entry points to each of the community service facilities provided on the land and:-

- (1) the frontage to the development **site**;
- (2) designated passenger pick-up and set-down points on the **site**; and
- (3) on-site car parking facilities set aside for use by physically disabled people.

AND

AS 4.2 The pedestrian access pathways prescribed under AS 4.1 are, except for those locations where the pathway crosses an internal roadway, barrier separated from roadways and other vehicle access paths.

Disabled Access to Outdoor Areas

AS 5.1 Access for physically disabled persons is provided to, and within, those outdoor areas³ of the development **site** that are normally accessible to people without disabilities.

AND

AS 5.2 The disabled access required under AS 5.1 is constructed to the standard prescribed in *Australian Standard AS 1428.1 (2001) Design for Access and Mobility*.

Artificial Lighting

AS 6 The pedestrian entry point to the land and all designated pedestrian pathways on the development **site** are, for those hours of twilight and darkness that the on-site facilities are in use, illuminated to a level no less than that prescribed under *Australian Standard AS 1158.3.1 (1999) Road Lighting – Pedestrian Area (Category P) Lighting – Performance and Installation Design Requirements*.

AS 7 Artificial lighting within the overall development **site** is directed and shielded in such a manner as not to exceed the "recommended maximum values of light technical parameters for the control of obtrusive light" given in Table 2.1 of *Australian Standard AS 4282 (1997) Control of Obtrusive Effects of Outdoor Lighting*. For purposes of that table, "curfewed hours" are taken to be those hours between 10pm and 7am on the following day.

Children's Play Areas

AS 8 A fully fenced play area incorporating the following characteristics is provided on the development **site** immediately adjacent to each on-site building used for other than purely storage purposes:-

- (1) an area of no less than 50m², exclusive of any on-site landscaped buffers required by this or any other applicable code, vehicle standing areas or internal roadways;
- (2) directly accessible from a public area of the adjacent on-site building;
- (3) adjacent to, and directly accessible to, a room or other space containing toilet facilities and drinking water outlet points;
- (4) observable in its entirety by a person seated within a public area of the adjacent on-site building;
- (5) enclosed by construction no less effective in terms of restricting access by children under 5 years of age than a barrier complying with *Australian Standard AS 1926.1 (1993) Swimming Pool Safety*; and
- (6) separated from adjacent land which, at the time that application to construct the **community facilities** on the land is made, is either used for residential accommodation, or within a Residential A, Residential B, Special Residential or Future Urban zone, by construction having a noise reduction level of no less than that provided by a 2m high solid masonry wall.

Acceptable Solutions For Self Assessable Development	
Infrastructure Provision	
AS 9.1	The overall development site has direct vehicular access ⁴ to a dedicated road constructed to a standard which satisfies the requirements of <i>Planning Scheme Policy PSP28 Civil Infrastructure Design</i> .
AND	
AS 9.2	The development is directly connected to a Council maintained stormwater drainage system which satisfies the requirements of <i>Planning Scheme Policy PSP28 Civil Infrastructure Design</i> .
AND	
AS 9.3	The development has direct access to a reticulated community potable water supply.
AND	
AS 9.4	The development has direct access to a reticulated community electricity supply and a landline telecommunication facility.
On-Site Waste Storage, Recycling and Disposal Facilities	
AS 10.1	Waste storage and bin washout facilities of a size adequate to accommodate a 3m ³ industrial bin and a single 240 litre wheelie bin for recyclables and meeting the acceptable construction standards outlined in <i>Planning Scheme Policy PSP 16 Construction Standards for Bin Washout Facilities, Shared Carwash Facilities and Waste Receptacle Storage Areas</i> are provided on the development site .
AND	
AS 10.2	The waste storage and bin washout facility is located:-
(1)	clear of the buffers and road boundary clearance identified in the "Building Setbacks and Buffers" element of this code;
(2)	within 20m walking distance of the primary waste generating activity on the land; and
(3)	within part of an on-site service area ⁵ which is directly accessible by an industrial refuse collection vehicle ⁶ .
AND	
AS 10.3	The waste storage and bin washout facility is screened from public areas of the development site and adjoining land by a screen fence having a ratio of obscure area to open area of not less than 10 to 1.

Table 6.1.12B: Assessment Criteria for Assessable Development

Specific Outcomes for Assessable Development	Probable Solutions
Development Site Area Limitations	
SO 1 The overall development site is of a size which adequately accommodates the siting and use of the buildings and other associated facilities comprising the community facilities while maintaining the established or desired character of the area.	PS 1 The overall development site has an area of no less than 2,000m ² .
Building Setbacks and Buffers	
SO 2 All buildings, other structures , on-site parking facilities and service vehicle standing and manoeuvring areas are located on the development site , and are buffered from adjacent land uses, in a manner which:- <ul style="list-style-type: none"> (1) does not adversely impact on the existing or desired streetscape for the area; (2) is in keeping with the desired or established character of the area; (3) does not result in significant loss of amenity to uses on adjacent land, or land in the general vicinity of the site, having regard to:- <ul style="list-style-type: none"> (a) overshadowing; (b) privacy and overlooking; and (c) natural light and ventilation; and (4) does not result in adverse effects on the safe and efficient operation of the vehicle carriageways and pedestrian thoroughfares within the frontage road. 	PS 2.1 Unless a more extensive buffer is required under another code within this planning scheme which is applicable ⁷ to the particular development site , a landscaped buffer constructed to the standard prescribed in <i>Planning Scheme Policy PSP30 Landscape Design</i> , and having a width of no less than 3m, is provided between the road boundary to the site and:- <ul style="list-style-type: none"> (1) all buildings and structures, (other than freestanding retaining walls); and (2) on-site car parking, set-down, pick-up or service vehicle standing areas. For purposes of this provision, the road boundary includes any identified probable future land acquisition line . <p style="text-align: center;">AND</p> PS 2.2 Unless a greater setback is required under another code within this planning scheme which is applicable ⁷ to the particular development site , a setback of not less than 6m is provided between any building or structure , (other than freestanding retaining walls and fences), and the road boundary to the site . For purposes of this provision, the road boundary includes any identified probable future land acquisition line . <p style="text-align: center;">AND</p>

Specific Outcomes for Assessable Development	Probable Solutions
	<p>PS 2.3 Unless a greater setback is required under another code within this planning scheme which is applicable⁷ to the particular development site, a setback of not less than 10m is provided between any building or structure, (other than freestanding retaining walls and fences), and any boundary to the development site which abuts land within a Residential A, Residential B, Special Residential, Park Residential or Future Urban zone.</p> <p style="text-align: center;">AND</p> <p>PS 2.4 Unless more extensive buffering is required under another code within this planning scheme which is applicable⁷ to the particular development site, a landscaped buffer having a width of no less than 5m is provided and maintained on site for the full length of, and adjacent to, those boundaries of the development site which abut land that is, at the time that application is made to construct the community facilities on the land, used for residential accommodation, or is within a Residential A, Residential B, Special Residential, Park Residential or Future Urban zone.</p> <p style="text-align: center;">AND</p> <p>PS 2.5 A solid screen fence having a height of not less than 2m above finished ground level is provided for the full length of, and adjacent to, those boundaries of the development site identified as PS 2.4.</p>
Passenger Set-Down Facilities	
<p>SO 3 Passenger set-down and pick-up areas associated with the operation of community facilities are provided in an appropriate location and in a manner which:-</p> <ol style="list-style-type: none"> (1) does not adversely affect vehicle or pedestrian access to or from the development site; (2) is evident to those people likely to have need of (use of) such a facility; and <p>are maintained for passenger pick-up and set-down purposes at all reasonable times.</p>	<p>PS 3 Passenger set-down and pick-up areas² provided in association with community facilities are:-</p> <ol style="list-style-type: none"> (1) fully contained within the development site; (2) in a location which is visible from the vehicle access points to the development site; and (3) signposted to indicate their intended purpose.
Pedestrian Access	
<p>SO 4 Convenient, safe and clearly visible pedestrian access paths are provided where required on the development site and to a standard which promotes their use by pedestrians in preference to the use of those areas normally traversed by vehicles.</p>	<p>PS 4.1 Direct and clearly defined pedestrian access pathways constructed to the standard required for use by physically disabled people under <i>Australian Standard AS 1428.1 (2001) Design for Access and Mobility</i> are provided between the entry points to each of the community service facilities provided on the land and:-</p> <ol style="list-style-type: none"> (1) the frontage to the development site; (2) designated passenger pick-up and set-down points on the site; and (3) on-site car parking facilities set aside for use by physically disabled people. <p style="text-align: center;">AND</p> <p>PS 4.2 The pedestrian access pathways prescribed under PS 4.1 are, except for those locations where the pathway crosses an internal roadway, barrier separated from roadways and other vehicle access paths.</p>
Disabled Access to Outdoor Areas	
<p>SO 5 Safe, dignified and equitable access for physically disabled persons is provided to and within all appropriate outdoor areas of the development site necessary to satisfy the obligations imposed under State and Federal anti-discrimination legislation.</p>	<p>PS 5.1 Access for physically disabled persons is provided to and within those outdoor areas³ of the development site that are normally accessible to people without disabilities.</p> <p style="text-align: center;">AND</p> <p>PS 5.2 The disabled access required under PS 5.1 is constructed to the standard prescribed in <i>Australian Standard AS 1428.1 (2001) Design for Access and Mobility</i>.</p>

Specific Outcomes for Assessable Development	Probable Solutions
Artificial Lighting	
SO 6 An adequate level of illumination is provided at all times at the pedestrian access point to the development site and within those areas of the site which would ordinarily be used during hours of twilight and darkness.	PS 6 The pedestrian entry point to the land and all designated pedestrian pathways on the development site are, for those hours of twilight and darkness that the on-site facilities are in use, illuminated to a level not less than that prescribed under <i>Australian Standard AS 1158.3.1 (1999) Road Lighting – Pedestrian Area (Category P) Lighting – Performance and Installation Design Requirements</i> .
SO 7 Artificial lighting necessarily associated with the use of the community facilities is operated in such a manner as not to cause unreasonable disturbance to any person or animal on adjacent land or on land within the general vicinity of the development site .	PS 7 Artificial lighting within the overall development site is directed and shielded in such a manner as not to exceed the "recommended maximum values of light technical parameters for the control of obtrusive light" given in Table 2.1 of <i>Australian Standard AS 4282 (1997) Control of Obtrusive Effects of Outdoor Lighting</i> . For purposes of that table, "curfewed hours" are taken to be those hours between 10pm and 7am on the following day.
Children's Play Areas	
SO 8 The development accommodates the outdoor activity needs of children involved in the normal daily use of the community facilities in a manner which provides for:- (1) ready access to toilet facilities and drinking water; (2) casual observation from on-site buildings; (3) a secure play area; and (4) adequate buffering between the noise generating nature of the play area and any nearby noise sensitive land use .	PS 8 A fully fenced play area incorporating the following characteristics is provided on the development site immediately adjacent to each on-site building used for other than purely storage purposes:- (1) an area of not less than 50m ² , exclusive of any on-site landscaped buffers required by this or any other applicable code, vehicle standing areas or internal roadways; (2) directly accessible from a public area of the adjacent on-site building; (3) adjacent to, and directly accessible to, a room or other space containing toilet facilities and drinking water outlet points; (4) observable in its entirety by a person seated within a public area of the adjacent on-site building; (5) enclosed by construction no less effective, in terms of restricting access by children under 5 years of age, than a barrier complying with <i>Australian Standard AS 1926.1 (1993) Swimming Pool Safety</i> ; and (6) separated from adjacent land which, at the time that application to construct the community facilities on the land is made, is either used for residential accommodation, or within a Residential A, Residential B, Special Residential or Future Urban zone, by construction having a noise reduction level of no less than that provided by a 2m high solid masonry wall.
Infrastructure Provision	
SO 9 The overall development site has access to infrastructure capable of adequately catering for the reasonable everyday demand of the development in regard to:- (1) road access; (2) stormwater drainage; (3) water supply; (4) electricity supply; and (5) telecommunications.	PS 9.1 The overall development site has direct vehicular access ⁴ to a dedicated road constructed to a standard which satisfies the requirements of <i>Planning Scheme Policy PSP28 Civil Infrastructure Design</i> . AND PS 9.2 The development is directly connected to a Council maintained stormwater drainage system which satisfies the requirements of <i>Planning Scheme Policy PSP28 Civil Infrastructure Design</i> . AND PS 9.3 The development has direct access to a reticulated community potable water supply. AND PS 9.4 The development has direct access to a reticulated community electricity supply and a landline telecommunication facility.

Specific Outcomes for Assessable Development	Probable Solutions
On-Site Waste Storage, Recycling and Disposal Facilities	
<p>SO 10 Waste storage, recycling, disposal and bin washout facilities adequately catering for the everyday on-site activities associated with the use of the development are:-</p> <ol style="list-style-type: none"> (1) conveniently located in terms of the waste generating activities; (2) appropriately screened from children's play areas, internal thoroughfares, public areas of the development and adjacent land; (3) of sufficient size to accommodate the everyday anticipated load of the waste generating activities; (4) so located as to not have a significant adverse effect on the amenity of the users of the site or the occupants of adjacent land; and (5) readily accessible by waste collection vehicles. 	<p>PS 10.1 Waste storage and bin washout facilities of a size adequate to accommodate a 3m³ industrial bin and a single 240 litre wheelie bin for recyclables meeting the acceptable construction standards outlined in <i>Planning Scheme Policy PSP16 Construction Standards for Bin Washout Facilities, Shared Carwash Facilities and Waste Receptacle Storage Areas</i>.</p> <p style="text-align: center;">AND</p> <p>PS 10.2 The waste storage and bin washout facility is located:-</p> <ol style="list-style-type: none"> (1) clear of the buffers and road boundary clearance identified in the "Building Setbacks and Buffers" element of this code; (2) within 20m walking distance of the primary waste generating activity on the land; and (3) within part of an on-site service area⁵ which is directly accessible by an industrial refuse collection vehicle⁶. <p style="text-align: center;">AND</p> <p>PS 10.3 The waste storage and bin washout facility is screened from public areas of the development site and adjoining land by a screen fence having a ratio of obscure area to open area of not less than 10 to 1.</p>

¹ Those codes identified in the assessment table and any overlay code relevant to the land.

² Physical attributes of on-site set-down and pick-up facilities are set out in the Access and Parking Code.

³ Access for people with disabilities to, and within, buildings is dealt with in the *Building Code of Australia*.

⁴ Physical attributes of vehicle access crossings to development **sites** are set out in the Access and Parking Code.

⁵ The meaning of this term is given in the Access and Parking Code.

⁶ Service vehicle facilities are addressed in the Access and Parking Code.