

# THE KINGBOROUGH INTERIM PLANNING SCHEME 2015

## *Fact Sheet No. 13*

### ***Community Purpose Zone***

#### ***Purpose of the Community Purpose Zone***

The Community Purpose zone provides for the identification of land that is used for key community facilities and services that cannot be appropriately be included in the surrounding or adjoining zone. It encompasses a range of uses such as: community services, community meeting and entertainment, education and sport and recreation.

The main purposes of the zone are:

- ❖ To provide for key community facilities and services where those facilities and services are not appropriate for inclusion as an associated activity within another zone.
- ❖ To ensure land required for future public use is protected from inappropriate use or development.
- ❖ To encourage multi-purpose, flexible and adaptable social infrastructure to respond to changing and emerging community needs.

There are no local area objectives and desired future character statements contained within the Scheme that are relevant to the Community Purpose zone.

#### ***Allowable uses in the Community Purpose Zone***

The types of activities that can occur are controlled through the Table of Uses section that sets out a range of uses that are allowable and any further qualification if required. The Use Classes are defined in Part B - 8.0 of the Scheme. The allowable uses for the Community Purpose zone are as follows:

<b>No Permit Required</b>	
<b>Use Class</b>	<b>Qualification</b>
Natural and cultural values management	
Passive recreation	
Utilities	Only if minor utilities
<b>Permitted</b>	
<b>Use Class</b>	<b>Qualification</b>
Business and professional services	Only if office for a community-based organisation
Community meeting and entertainment	
Crematoria and cemeteries	
Educational and occasional care	
Emergency services	
Hospital services	
Sports and recreation	
Tourist operation	Only if visitor centre
<b>Discretionary</b>	
<b>Use Class</b>	<b>Qualification</b>
Business and professional services	
Custodial facility	
Food Services	
General retail and hire	
Recycling and waste disposal	Only if existing or a waste transfer station

Residential	Only if residential aged care, respite centre or retirement village, or multiple dwellings for the aged or community housing
Tourist operation	Except if permitted
Utilities	Except if no permit required
Vehicle parking	Only if a public car park
<b>Prohibited</b>	
<b>Use Class</b>	<b>Qualification</b>
All other uses	

Although the use table sets out the 'status' of a use as 'No Permit Required' or 'Permitted', it is important to note that a use deemed as 'No Permit Required' may require a permit where a performance criterion is relied upon, including Code provisions and the requirement for a planning permit under a Code, for example. Similarly, a 'Permitted' application may be deemed as Discretionary where it relies upon a performance criterion of the Scheme. This status is usually able to be interpreted by the applicant, however, there are incidences where the determination may be required by planning staff upon initial assessment of the application.

There are standards set out for the zone that are used to guide development within the zone. These include standards relating to both use and development, for example, non-residential use, residential building and works, non-dwelling building and works and subdivision. In particular, the standards provide guidance on matters relevant to the Community Purpose zone and generally as follows (indicative of *Acceptable Solution* only – variation may be allowable under a *Performance Criteria*):

Minimum lot size	Subdivision is for the purpose of providing lots for public open space, a riparian or littoral reserve or utilities
Minimum lot frontage	15 metres (except for an internal lot)
Front setbacks	No less than 6 metres if fronting Channel Highway No less than 3 metres if fronting any other street
Building setback from a residential zone	No less than 3m or half the height of the wall, whichever is the greater
Building setback for buildings for sensitive use	Must be sufficient to provide a separation distance from land zoned Rural Resource no less than 100m
Height	10 metres
Site coverage	N/a

For a full set of standards for the Community Purpose Zone, please refer to chapter 17.0 of the Kingborough Interim Planning Scheme 2015. The zone provisions specify the *acceptable solutions* and *performance criteria* for each issue. The status of an application as 'No Permit Required', 'Permitted' or 'Discretionary' will further depend upon whether an application relies upon a *performance criteria* and it's general compliance with any relevant standards contained in the Scheme.

It is important to note that a number of Codes are contained within the Scheme which can also apply to use and/or development in addition to the zone standards, which may be relevant to your property. For further information on the Code application and where it applies, please refer to Fact Sheet No. 4 – *What is a Code?* These standards apply in conjunction with the zone provisions and prevail where there is any conflict.

If your property is located within an area defined by a Specific Area Plan, you should also refer to the standards contained within the relevant Specific Area Plan at the end of the Scheme. These standards apply in conjunction with the zone and code standards, however, prevail over both zone and code provisions where there is any conflict.