

## 27.0 Community Purpose Zone

### 27.1 Zone Purpose

The purpose of the Community Purpose Zone is:

27.1.1 To provide for key community facilities and services including health, educational, government, cultural and social facilities.

27.1.2 To encourage multi-purpose, flexible and adaptable social infrastructure.

### 27.2 Use Table

Use Class	Qualification
<b>No Permit Required</b>	
Natural and Cultural Values Management	
Passive Recreation	
Utilities	If for minor utilities.
<b>Permitted</b>	
Business and Professional Services	If for: (a) medical centre; (b) a community-based organisation; (c) government offices; or (d) funeral parlour.
Community Meeting and Entertainment	
Crematoria and Cemeteries	If for a cemetery.
Educational and Occasional Care	
Emergency Services	
Hospital Services	
Residential	If for: (a) a residential care facility, respite centre, retirement village or assisted housing; or (b) accommodation for staff or students of a use on the site.

Use Class	Qualification
Tourist Operation	If for a visitor centre.
<b>Discretionary</b>	
Business and Professional Services	If not listed as Permitted.
Custodial Facility	If for alterations or extensions to an existing Custodial Facility.
Food Services	
General Retail and Hire	If for a market.
Recycling and Waste Depot	If for alterations or extension to an existing Recycling and Waste Depot.
Sports and Recreation	
Tourist Operation	If not listed as Permitted.
Utilities	If not listed as No Permit Required.
Vehicle Parking	
<b>Prohibited</b>	
All other uses	

## 27.3 Use Standards

### 27.3.1 Non-residential use

Objective:	That non-residential use does not cause an unreasonable loss of amenity to residential zones.	
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>	
<b>A1</b> Hours of operation of a use, excluding Emergency Services, Hospital Services, Natural and Cultural Values Management, Passive Recreation or Utilities, within 50m of a General Residential Zone, Inner Residential Zone or Low Density Residential Zone, must be within the hours of: (a) 8.00am to 8.00pm Monday to Friday; (b) 9.00am to 6.00pm Saturday; and	<b>P1</b> Hours of operation of a use, excluding Emergency Services, Hospital Services, Natural and Cultural Values Management, Passive Recreation or Utilities, within 50m of a General Residential Zone, Inner Residential Zone or Low Density Residential Zone, must not cause an unreasonable loss of amenity to an adjacent residential use having regard to: (a) the timing, duration or extent of vehicle	

<p>(c) 10.00am to 5.00pm Sunday and public holidays.</p>	<p>movements; and (b) noise, lighting or other emissions.</p>
<p><b>A2</b> External lighting for a use, excluding Natural and Cultural Values Management, Passive Recreation and Utilities and flood lighting of Sports and Recreation facilities, on a site within 50m of a General Residential Zone, Inner Residential Zone, or Low Density Residential Zone, must:</p> <p>(a) not operate between 9:00pm and 6:00am, excluding any security lighting; and</p> <p>(b) if for security lighting, must be baffled so that direct light does not extend into the adjoining property.</p>	<p><b>P2</b> External lighting for a use, excluding Natural and Cultural Values Management, Passive Recreation and Utilities and flood lighting of Sports and Recreation facilities, within 50m of a General Residential Zone, Inner Residential Zone, and Low Density Residential Zone, must not cause an unreasonable loss of amenity to the residential zones, having regard to:</p> <p>(a) the level of illumination and duration of lighting; and</p> <p>(b) distance to habitable rooms of an adjacent dwelling.</p>
<p><b>A3</b> Flood lighting of Sports and Recreation facilities on a site within 50m of a General Residential Zone, Inner Residential Zone or Low Density Residential Zone, must not operate between 9.00pm and 6.00am.</p>	<p><b>P3</b> Flood lighting of Sports and Recreation facilities on a site within 50m of a General Residential Zone, Inner Residential Zone or Low Density Residential Zone, must not cause an unreasonable loss of amenity to the residential zone, having regard to:</p> <p>(a) the necessity of floodlighting for the Sports and Recreation use;</p> <p>(b) the frequency of the Sports and Recreation event;</p> <p>(c) whether the event is of a special nature;</p> <p>(d) the duration of the event; and</p> <p>(e) any lighting required to set up and pack up for the event.</p>

<p><b>A4</b></p> <p>Commercial vehicle movements and the unloading and loading of commercial vehicles for a use, excluding Emergency Services or Hospital Services, within 50m of a General Residential Zone, Inner Residential Zone or Low Density Residential Zone, must be within the hours of:</p> <p>(a) 7.00am to 6.00pm Monday to Friday; and</p> <p>(b) 9.00am to 5.00pm Saturday, Sunday and public holidays.</p>	<p><b>P4</b></p> <p>Commercial vehicle movements and the unloading and loading of commercial vehicles for a use, excluding Emergency Services or Hospital Services, within 50m of a General Residential Zone, Inner Residential Zone or Low Density Residential Zone, must not cause an unreasonable loss of amenity to the residential zone having regard to:</p> <p>(a) the time and duration of commercial vehicle movements;</p> <p>(b) the number and frequency of commercial vehicle movements;</p> <p>(c) the size of commercial vehicles involved;</p> <p>(d) manoeuvring by the commercial vehicles, including the amount of reversing and associated warning noise;</p> <p>(e) any noise mitigation measures between the vehicle movement areas and the residential zone; and</p> <p>(f) the existing levels of amenity.</p>
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## 27.4 Development Standards for Buildings and Works

### 27.4.1 Building height

<p>Objective:</p>	<p>That building height:</p> <p>(a) is compatible with the streetscape; and</p> <p>(b) does not cause an unreasonable loss of amenity to adjoining residential properties.</p>
Acceptable Solutions	Performance Criteria
<p><b>A1</b></p> <p>Building height must be not more than 10m.</p>	<p><b>P1</b></p> <p>Building height must be compatible with the streetscape and character of development existing on established properties in the area, having regard to:</p> <p>(a) the topography of the site;</p> <p>(b) the height, bulk and form of existing buildings on the site and adjacent properties;</p> <p>(c) the bulk and form of proposed buildings;</p> <p>(d) the apparent height when viewed from the road and public places;</p> <p>(e) any overshadowing of adjoining properties or public places; and</p> <p>(f) the need to locate the building on the site.</p>

27.4.2 Setback

Objective:	<p>That building setback:</p> <ul style="list-style-type: none"> <li>(a) is compatible with the streetscape; and</li> <li>(b) does not cause an unreasonable loss of residential amenity to adjoining residential zones.</li> </ul>
Acceptable Solutions	Performance Criteria
<p><b>A1</b></p> <p>Buildings must have a setback from a frontage of:</p> <ul style="list-style-type: none"> <li>(a) not less than 5m; or</li> <li>(b) not more or less than the maximum and minimum setbacks of the buildings on adjoining properties,</li> </ul> <p>whichever is the lesser.</p>	<p><b>P1</b></p> <p>Buildings must have a setback from a frontage that is compatible with the streetscape, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the topography of the site;</li> <li>(b) the setbacks of buildings on adjacent properties;</li> <li>(c) the height, bulk and form of existing and proposed buildings; and</li> <li>(d) the safety of road users.</li> </ul>
<p><b>A2</b></p> <p>Buildings must have a setback from side and rear boundaries adjoining a General Residential Zone, Inner Residential Zone or Low Density Residential Zone not less than:</p> <ul style="list-style-type: none"> <li>(a) 3m; or</li> <li>(b) half the wall height of the building,</li> </ul> <p>whichever is the greater.</p>	<p><b>P2</b></p> <p>Buildings must be sited to not cause an unreasonable loss of amenity to adjoining properties within a General Residential Zone, Inner Residential Zone or Low Density Residential Zone, having regard to:</p> <ul style="list-style-type: none"> <li>(a) overshadowing and reduction in sunlight to habitable rooms and private open space of dwellings;</li> <li>(b) overlooking and reduction of privacy to adjoining properties; or</li> <li>(c) visual impacts caused by the apparent scale, bulk or proportions of the building when viewed from the adjoining property.</li> </ul>

<p><b>A3</b> Air extraction, pumping, refrigeration systems, compressors or generators must be separated a distance of not less than 10m from a General Residential Zone, Inner Residential Zone, or Low Density Residential Zone<sup>1</sup>.</p>	<p><b>P3</b> Air conditioning, air extraction, pumping, heating or refrigeration systems, compressors or generators within 10m of a General Residential Zone, Inner Residential Zone, or Low Density Residential Zone, must be designed, located, baffled or insulated to not cause an unreasonable loss of amenity to sensitive uses, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the characteristics and frequency of emissions generated;</li> <li>(b) the nature of the proposed use;</li> <li>(c) the topography of the site and location of adjoining sensitive uses; and</li> <li>(d) any proposed mitigation measures.</li> </ul>
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27.4.3 Fencing

<p>Objective:</p>	<p>That fencing:</p> <ul style="list-style-type: none"> <li>(a) is compatible with the streetscape; and</li> <li>(b) provides for passive surveillance.</li> </ul>
Acceptable Solutions	Performance Criteria
<p><b>A1</b> No Acceptable Solution.<sup>2</sup></p>	<p><b>P1</b> A fence (including a free-standing wall) within 4.5m of a frontage must:</p> <ul style="list-style-type: none"> <li>(a) provide for security and privacy while allowing for passive surveillance of the road; and</li> <li>(b) be compatible with the streetscape, having regard to: <ul style="list-style-type: none"> <li>(i) its height, design, location and extent;</li> <li>(ii) the topography of the site; and</li> <li>(iii) traffic volumes on the adjoining road.</li> </ul> </li> </ul>

<sup>1</sup> An exemption applies for air conditioners and heat pumps in this zone – see Table 4.6.

<sup>2</sup> An exemption applies to fences in this zone – see Table 4.6.

27.4.4 Outdoor storage areas

Objective:	That outdoor storage areas for do not detract from the appearance of the site or surrounding area.	
<b>Acceptable Solutions</b>		<b>Performance Criteria</b>
<b>A1</b>	Outdoor storage areas, excluding for the display of goods for sale, must not be visible from any road or public open space adjoining the site.	<b>P1</b> Outdoor storage areas, excluding for the display of goods for sale, must be located, treated or screened to not cause an unreasonable loss of visual amenity.

## 27.5 Development Standards for Subdivision

27.5.1 Lot design

Objective:	That each lot: (a) has an area and dimensions appropriate for use and development in the zone; and (b) is provided with appropriate access to a road.	
<b>Acceptable Solutions</b>		<b>Performance Criteria</b>
<b>A1</b>	Each lot, or lot proposed in a plan of subdivision, must: (a) have an area of not less than 600m <sup>2</sup> and: (i) be able to contain a minimum area of 10m x 15m, with a gradient not steeper than 1 in 5, clear of: a. all setbacks required by clause 27.4.2 A1 and A2; and b. easements or other title restrictions that limit or restrict development; and (ii) existing buildings are consistent with the setback required by clause 27.4.2 A1 and A2; (b) be required for public use by the Crown, a council or a State authority; (c) be required for the provision of Utilities; or (d) be for the consolidation of a lot with another lot provided each lot is within the same zone.	<b>P1</b> Each lot, or lot proposed in a plan of subdivision, must have sufficient useable area and dimensions suitable for its intended use, having regard to: (a) the relevant requirements for development of buildings on the lots; (b) existing buildings and the location of intended buildings on the lots; (c) the topography of the site; (d) the presence of any natural hazards; (e) adequate provision of private open space; and (f) the pattern of development existing on established properties in the area.

<p><b>A2</b></p> <p>Each lot, or lot proposed in a plan of subdivision, must have a frontage or legal connection to a road by a right of carriageway of not less than 10m.</p>	<p><b>P2</b></p> <p>Each lot, or lot proposed in a plan of subdivision, must be provided with a frontage or legal connection to a road by a right of carriageway, that is sufficient for the intended use, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the number of other lots which have the land subject to the right of carriageway as their sole or principal means of access;</li> <li>(b) the topography of the site;</li> <li>(c) the functionality and useability of the frontage;</li> <li>(d) the anticipated nature of vehicles likely to access the site;</li> <li>(e) the ability to manoeuvre vehicles on the site;</li> <li>(f) the ability for emergency services to access the site; and</li> <li>(g) the pattern of development existing on established properties in the area.</li> </ul>
<p><b>A3</b></p> <p>Each lot, or a lot proposed in a plan of subdivision, must be provided with a vehicular access from the boundary of the lot to a road in accordance with the requirements of the road authority.</p>	<p><b>P3</b></p> <p>Each lot, or a lot proposed in a plan of subdivision, must be provided with reasonable vehicular access to a boundary of a lot or building area on the lot, if any, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the topography of the site;</li> <li>(b) the length of the access;</li> <li>(c) the distance between the lot or building area and the carriageway;</li> <li>(d) the nature of the road and the traffic; and</li> <li>(e) the pattern of development existing on established properties in the area.</li> </ul>



27.5.2 Services

Objective:	That the subdivision of land provides services for the future use and development of the land.	
Acceptable Solutions		Performance Criteria
<p><b>A1</b></p> <p>Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must:</p> <p>(a) be connected to a full water supply service if the frontage of the lot is within 30m of a full water supply service: or</p> <p>(b) be connected to a limited water supply service if the frontage of the lot is within 30m of a limited water supply service,</p> <p>unless a regulated entity advises that the lot is unable to be connected to the relevant water supply service.</p>	<p><b>P1</b></p> <p>No Performance Criterion.</p>	
<p><b>A2</b></p> <p>Each lot, or a lot proposed in a plan of subdivision, excluding those for public open space, a riparian or littoral reserve or Utilities, must have a connection to a reticulated sewerage system.</p>	<p><b>P2</b></p> <p>Each lot, or lot proposed in a plan of subdivision, excluding those for public open space, a riparian or littoral reserve or Utilities, must be capable of accommodating an on-site wastewater treatment system adequate for the future use and development of the land.</p>	
<p><b>A3</b></p> <p>Each lot, or a lot proposed in a plan of subdivision, excluding those for public open space, a riparian or littoral reserve or Utilities, must be capable of connecting to a public stormwater system.</p>	<p><b>P3</b></p> <p>Each lot, or a lot proposed in a plan of subdivision, excluding those for public open space, a riparian or littoral reserve or Utilities, must be capable of accommodating an on-site stormwater management system adequate for the future use and development of the land, having regard to:</p> <p>(a) the size of the lot;</p> <p>(b) topography of the site;</p> <p>(c) soil conditions;</p> <p>(d) any existing buildings on the site;</p> <p>(e) any area of the site covered by impervious surfaces; and</p> <p>(f) any watercourse on the land.</p>	