



## 6.1.2 Community Facilities Zone

### Purpose Statement

The purpose of the *Community Facilities Zone* is to provide for community-related uses, activities and facilities, whether publicly or privately owned, including, for example—

- (a) Educational Establishments; and
- (b) Hospitals; and
- (c) transport and telecommunication networks; and
- (d) Utility Installations.

### Local Purpose Statement


The *Community Facilities Zone* identifies land used, or intended to be used, for a range of community purposes. The specific purpose of various areas of land has been differentiated through the designation of the following precincts:

- (1) ***Air Services Precinct***. This precinct is intended to support the provision of air services to the community including airports, heliports and associated terminal infrastructure, storage and maintenance facilities. The use of land in the precinct may also include purposes that are directly associated with the conveying of goods or people by air such as Warehouses, logistics terminals, Food and Drink Outlets and Offices.
- (2) ***Cemetery Precinct***. This precinct is intended to accommodate a Cemetery and associated services. The precinct may also accommodate a Crematorium, Place of Worship and other uses relating to interment of bodies or ashes after death.
- (3) ***Community Services Precinct***. This precinct is intended to support the provision of core community services including Council offices, community halls, Clubs and Childcare Centres. Land within the precinct is generally located proximate to land in other zones and therefore the nature of land use within this precinct must be compatible with surrounding existing and intended land uses.
- (4) ***Education Precinct***. This precinct is intended to support a range of land uses that provide educational services such as kindergartens, pre-schools, schools, TAFE colleges, universities and training facilities. The precinct is also intended to accommodate uses that are ancillary to educational facilities such as sporting facilities, the provision of food and drink, Offices and community gathering places.
- (5) ***Emergency Services Precinct***. This precinct is intended to support the provision of Emergency Services, including police, fire, rural fire, ambulance and SES stations/depots.
- (6) ***Health Care Precinct***. This precinct is intended to support the provision of medical, paramedical, alternative therapies and general health care treatment to the community.

**Local Purpose Statement (continued)**

- (7) **Operational and Utility Services Precinct:** This precinct is intended to provide land for the location of vital infrastructure and land uses such as water treatment plants, sewerage treatment plants, major stormwater infrastructure, telecommunications installations, power generation and transmission infrastructure and works and storage depots.
- (8) **Transport Precinct:** This precinct is intended to accommodate uses associated with the transport of people across the Shire, other than by air. Uses may include ferry terminals, bus terminals and facilities for the storage or maintenance of public transport infrastructure.

**Table 6.1.2 – Standard Outcomes for the Community Facilities Zone**

<b>5. Built Form and Development Design</b>	
	Note – In accordance with Section 3.1(11), where development does not comply with one or more of the Standard Outcomes under this theme, Merit Outcomes MO1.1 to MO1.2 (1. General theme) and MO5.1 to MO5.7 (5. Built Form and Development Design theme), become assessment benchmarks. Section 3.6 provides further guidance.
<b>SO1</b>	All buildings and structures comprise an <u>overall height</u> of no greater than: <ul style="list-style-type: none"> <li>(a) three (3) <u>storeys</u> and 12 metres where adjoining land in the <i>Centre Zone</i> or the <i>Low-Medium Density Residential Zone</i> where located on Thursday Island (other than in Tamwoy Town or Rose Hill); or</li> <li>(b) one (1) <u>storey</u> and 5.5 metres where in the <i>Cemetery Precinct</i>; or</li> <li>(c) two (2) <u>storeys</u> and 8.5 metres where paragraphs (a) and (b) do not apply.</li> </ul>
<b>SO2</b>	Development does not exceed a <u>site cover</u> of: <ul style="list-style-type: none"> <li>(a) 10% in the <i>Cemetery Precinct</i>;</li> <li>(b) 60% in the <i>Education Precinct</i>; and</li> <li>(c) 80% in any other precinct.</li> </ul>
<b>SO3</b>	Buildings are <u>setback</u> from a <u>front boundary</u> as follows: <ul style="list-style-type: none"> <li>(a) built to boundary where fronting Douglas Street (Thursday Island); or</li> <li>(b) a minimum of 0 metres and a maximum of three (3) metres where adjoining land in the <i>Centre Zone</i> and paragraph (a) does not apply; or</li> <li>(c) a minimum of three (3) metres where located in the <i>Community Services Precinct</i>, the <i>Education Precinct</i>, the <i>Emergency Services Precinct</i> or the <i>Health Care Precinct</i> and paragraphs (a) and (b) do not apply; or</li> <li>(d) a minimum of three (3) metres where located in the <i>Transport Precinct</i>; or</li> <li>(e) a minimum of five (5) metres where located in the <i>Air Services Precinct</i>, the <i>Cemetery Precinct</i> or the <i>Operational and Utility Services Precinct</i>.</li> </ul>
<b>SO4</b>	Buildings are <u>setback</u> from any <u>side boundary</u> and any <u>rear boundary</u> as follows: <ul style="list-style-type: none"> <li>(a) a minimum of three (3) metres in the <i>Community Services Precinct</i> where adjoining land is located in the <i>Low Density Residential Zone</i> or the <i>Low-Medium Density Residential Zone</i>; or</li> <li>(b) a minimum of one (1) metre in the <i>Community Services Precinct</i> where paragraph (a) does not apply; or</li> <li>(c) a minimum of 10 metres where located in the <i>Cemetery Precinct</i>; or</li> <li>(d) a minimum of three (3) metres where located in the <i>Education Precinct</i> or the <i>Transport Precinct</i>; or</li> <li>(e) a minimum of five (5) metres where located in the <i>Air Services Precinct</i>, the <i>Cemetery Precinct</i> or the <i>Operational and Utility Services Precinct</i>.</li> </ul>



### 5. Built Form and Development Design (continued)

Note – In accordance with Section 3.1(11), where development does not comply with one or more of the Standard Outcomes under this theme, Merit Outcomes MO1.1 to MO1.2 (1. General theme) and MO5.1 to MO5.7 (5. Built Form and Development Design theme), become assessment benchmarks. Section 3.6 provides further guidance.

**SO5**

The built environment is:

- (a) orientated in a manner that is responsive to solar patterns, to maximise amenity for on-site residents, employees and visitors;
- (b) designed to protect internal and external spaces from impacts associated with external heat and sunlight;
- (c) designed to provide protection for residents, employees and visitors in times of rainfall;
- (d) designed to promote opportunities for outdoor living and provide for a merging of the external and internal environments;
- (e) designed to provide an attractive, interesting and distinct character for Torres Shire;
- (f) designed to be responsive to the unique character of Torres Shire, including improving the attractiveness of outdoor living; and
- (g) responsive to the natural environment and uses the natural environment as a feature within designs.

Note – Planning Scheme Policy 1 - Torres Shire Design Guideline provides guidance in demonstrating compliance with the above design principles.

Note – SO5 is not applicable to the determination of whether development is Accepted Development.

**SO6**

The built environment:

- (a) is designed to provide opportunities for casual surveillance of the surrounding area, particularly public spaces such as footpaths and parks, while also providing surveillance opportunities of key internal areas of a site from public spaces;
- (b) avoids creating locations that are attractive or suited to the conducting of criminal activities;
- (c) provides for the appropriate definition of public, semi public and private spaces;
- (d) includes lighting and signage that promotes safety and visibility of people;
- (e) promotes a merging of external and internal activities to provide activation and safety in key precincts such as commercial centres or community areas; and
- (f) is designed in a manner that discourages criminal and anti-social behaviour.

Note – Planning Scheme Policy 1 - Torres Shire Design Guideline provides guidance in demonstrating compliance with the above design principles.

Note – SO6 is not applicable to the determination of whether development is Accepted Development.



### 11. Land Use

Note – In accordance with Section 3.1(11), where development does not comply with one or more of the Standard Outcomes under this theme, Merit Outcomes MO1.1 to MO1.2 (1. General theme) and MO11.1 to MO11.5 (11. Land Use theme), become assessment benchmarks. Section 3.6 provides further guidance.

**SO7**

Any Food and Drink Outlet:

- (a) is provided in association with a community purpose;
- (b) is intended to primarily service demand generated by this other use; and
- (c) provides a maximum gross floor area of 250m<sup>2</sup>.



### 11. Land Use (continued)

Note – In accordance with Section 3.1(11), where development does not comply with one or more of the Standard Outcomes under this theme, Merit Outcomes MO1.1 to MO1.2 (1. General theme) and MO11.1 to MO11.5 (11. Land Use theme), become assessment benchmarks. Section 3.6 provides further guidance.

**SO8**

Any Office located in the *Community Facilities Zone* is used by tenants who provide a community service.

Note – Examples of an Office that provides a community service include (but are not limited to) Council and governmental offices accessed by the community and Offices provided for the administrative functions of another use that supports a community service.



### 4. Amenity and Privacy

Note – In accordance with Section 3.1(11), where development does not comply with one or more of the Standard Outcomes under this theme, Merit Outcomes MO1.1 to MO1.2 (1. General theme) and MO4.1 to MO4.3 (4. Amenity and Privacy theme), become assessment benchmarks. Section 3.6 provides further guidance.

**SO9**

Where adjoining land in the *Low Density Residential Zone* or the *Low-Medium Density Residential Zone*, the common boundary is improved with a 1.8 metre high screen fence.



### 12. Landscaping

Note – In accordance with Section 3.1(11), where development does not comply with one or more of the Standard Outcomes under this theme, Merit Outcomes MO1.1 to MO1.2 (1. General theme) and MO12.1 to MO12.5 (12. Landscaping theme), become assessment benchmarks. Section 3.6 provides further guidance.

**SO10**

A minimum of 10% of the site area is provided as soft landscaping, unless the site adjoins land in the *Centre Zone*.

Note – Where the site adjoins land in the *Centre Zone*, SO10 does not apply and no minimum is applicable.



### 10. Land Constraints

Note – In accordance with Section 3.1(11), where development does not comply with one or more of the Standard Outcomes under this theme, Merit Outcomes MO1.1 to MO1.2 (1. General theme) and MO10.1 to MO10.3 (10. Land Constraints theme), become assessment benchmarks. Section 3.6 provides further guidance.

**SO11**

Development is not located on land that is the subject of a former mining activity.

Note – Sites of former mining activity are identified in the Queensland Government's GeoResGlobe.