

Policy

Community Facilities Sites



Community Facilities Sites

Council's objective in developing a Community Facilities Site Policy is to ensure that social infrastructure planning is incorporated in the design of new residential areas, or the redevelopment of older residential areas. The Policy aims to ensure that sufficient, adequately located land has been set aside for community purposes.

Adopted:	26/08/1992 #174
Last reviewed:	27/09/2006 #519 28/04/2010 #105 11/07/2012 #163
Legal Authority:	Local Government Act Section 2.7 – The Role of Council

Policy:

1. Introduction:

- 1.1 This policy statement outlines the Council's position on the planning of Community Facilities Sites in residential areas, their most appropriate location, and the associated land tenure requirements.
- 1.2 Community Facilities Sites constitute buildings or areas set aside to accommodate buildings to provide a range of services and facilities for the community. Examples of community services and facilities which could be appropriate on Community Facilities Sites are contained in Appendix 1.
- 1.3 Community services are usually provided by Commonwealth, State or Local Government. Commercial developments would normally be excluded. Council will require, however, that an area of 5,000m² be set aside adjoining the neighbourhood centre to accommodate community facilities provided by the private sector. In so far as the developer agrees the site will be reserved for sale for this purpose for a period of five years. Examples of activities would be a church site or neighbourhood medical centre.

In the event that no buyer is found over the five year period Council will consider the developer's application for subdivision, provided that the developer can demonstrate a genuine attempt to sell the property.

- 1.4 Provision of Community Facilities Sites will be negotiated at the earliest possible stage of development.
- 1.5 Community Facilities Sites will be included within the 10% Public Open Space contribution as part of residential subdivision.
- 1.6 Council may consider use of Public Open Space as Community Facilities Space in accordance with section 3.10 of Council's Public Open Space Policy. Such use of Public Open Space will only be approved where it is compatible with the activities designed for the area eg. sporting club facilities on a sporting oval.

2. Community Needs:

- 2.1 The need for services and facilities will be assessed through social planning and will involve a range of community consultation techniques.
- 2.2 Needs assessment is a continuous process throughout the development of a residential area. Community Facilities Sites need to recognise this by providing sufficient development land, and sites which can be adapted to changing needs.

3. Locational Factors:

- 3.1 Council will work towards agglomeration of service provision at every opportunity. This means Community Facilities Sites are best located at district or neighbourhood centres, adjacent to commercial centres and other major nodes of activity eg. local shopping centre, high school, primary schools, adjacent to public open space etc. Community Facilities Sites are best located in such centres and on district distributor roads for ease of transportation.
- 3.2 Community Facilities Sites should be easily accessible to the general public, whilst being suited to the locational requirements of the service provided.
- 3.3 Other advantages of maximising co-location is provision of joint car parking, street lighting etc. By locating Community Facilities Sites at a district, neighbourhood, or local focal point, Council will also derive maximum usage of cycle paths, and footpaths.

4. Site Size Requirements:

- 4.1 Community Facilities Sites should be of appropriate size to meet short and long term community needs. A list of size requirements at various levels of development is contained in Appendix 2. A Community Facilities Site of less than 2000m² would be unacceptable.
- 4.2 Council reserves the right to negotiate a higher proportion of land to be developed as Community Facilities Sites where this is deemed necessary to meet the needs of the local community.

5. Site Transfer and Vesting:

Council requires security of land tenure over Community Facilities Sites provided by developers. Council will guarantee that this land will be zoned for community purposes under

the Local Authority City Planning Scheme or in certain circumstances the land may be held in trust pending sale, to allow for the purchase of land more appropriately located for the development of community facilities. Land will be transferred fee simple to be vested in Council. The costs are to be met by the developer.