

## 6.2.15 Community facilities zone code<sup>20</sup>

### 6.2.15.1 Application

This code applies to assessable development:-

- (a) within the Community facilities zone as identified on the zoning maps contained within **Schedule 2 (Mapping)**; and
- (b) identified as requiring assessment against the Community facilities zone code by the tables of assessment in **Part 5 (Tables of assessment)**.

### 6.2.15.2 Purpose

- (1) 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.
- (2) The purpose of the Community facilities zone code will be achieved through the following overall outcomes:-
  - (a) a range of activities are provided including; community activities, recreation activities and other activities at varying degrees of scale and intensity, whether under public or private ownership, which meet the social, educational, spiritual, cultural or health needs of the Fraser Coast's existing and future communities;
  - (b) development provides for the effective operation of, and public accessibility to, community related activities. These may include the provision of municipal services, public utilities, government installations, hospitals and schools, transport and telecommunication networks and community infrastructure of an artistic, social or cultural nature;
  - (c) development in the zone caters primarily for specified uses, facilities and works which include:-
    - (i) land used, owned or operated by Federal, State or local government for purposes such as air services, cemeteries, community uses, educational establishments, emergency services, public hospitals, utility installations and transport networks;
    - (ii) uses, facilities and works which by virtue of their location, intensity, combination of uses, operations or site characteristics are best managed in a use-specific land use allocation; or
    - (iii) private community services and facilities including educational establishments, places of worship, private hospitals and community uses;
  - (d) a limited range of allied and compatible uses are provided to fulfil ancillary functions required for community facilities land to function effectively;

<sup>20</sup> Editor's note—Community facilities zone annotations are identified on the zone maps in **Schedule 2 (Mapping)** and are further described in **Schedule 1 (Definitions)**. Community facilities zone annotations describe the preferred land use and development intent for premises to which the annotation applies.

- (e) development provides a high level of amenity, maintains the safety of people, buildings and works, and effectively manages the potential for land use conflict with existing and intended surrounding development;
- (f) development provides for infrastructure and services that are commensurate with its location and setting and the nature and scale of development that is intended to occur on the site; and
- (g) development does not adversely impact on the continued safe operation, viability and maintenance of existing infrastructure or compromise the future provision of planned infrastructure.

### 6.2.15.3 Assessment benchmarks

**Table 6.2.15.3.1 Assessment benchmarks for assessable development**

Performance outcomes		Acceptable outcomes	
<i>Function</i>			
<b>PO1</b>	Development in the zone provides the role and function intended for the particular Community facility zone annotations outlined in <b>Schedule 1 (Definitions)</b> .	<b>AO1</b>	No acceptable outcome provided.
<b>PO2</b>	A limited range of allied and compatible uses are provided to fulfil ancillary functions required for community facilities land to function effectively.	<b>AO2</b>	No acceptable outcome provided.
<i>General</i>			
<b>PO3</b>	Community facilities and associated uses are located to optimise their accessibility, operational efficiency and benefit to the public.	<b>AO3</b>	No acceptable outcome provided.
<b>PO4</b>	Development accommodates the specific operational, functional and locational needs of the particular use, whilst being of scale, appearance and intensity that is compatible with intended development in the surrounding area.	<b>AO4</b>	No acceptable outcome provided.
<b>PO5</b>	Existing and planned community facilities and associated uses are protected from the intrusion of incompatible uses that could limit the ongoing operation of existing community facilities or prejudice appropriate new activities.	<b>AO5</b>	No acceptable outcome provided.
<b>PO6</b>	Development is located, designed and operated to be responsive to the Fraser Coast's sub-tropical climate <sup>21</sup> and minimises the use of water and energy.	<b>AO6</b>	No acceptable outcome provided.
<b>PO7</b>	Development mitigates any adverse impacts on areas of environmental significance, including creeks, gullies, waterways, wetlands, coastal areas, habitats and vegetation through location, design, operation and management.	<b>AO7</b>	No acceptable outcome provided.
<b>PO8</b>	Development provides for pedestrian, bicycle and vehicular movement networks that maximise connectivity, permeability and ease of movement within and to the site.	<b>AO8</b>	No acceptable outcome provided.
<b>PO9</b>	Development is provided with a level of infrastructure and essential services that is commensurate with the location, nature,	<b>AO9</b>	No acceptable outcome provided.

<sup>21</sup> Editor's note—the publication *Subtropical Design in South East Queensland – A Handbook for Planners, Developers and Decision Makers*, prepared by the Centre for Subtropical Design, provides guidance about the application of sub-tropical design principles.

Performance outcomes		Acceptable outcomes	
	scale and intensity of the use.		
<b>PO10</b>	Development does not adversely impact on the continued safe operation, viability and maintenance of existing infrastructure or compromise the future provision of planned infrastructure.	<b>AO10</b>	No acceptable outcome provided.