

6.2.16 Community facilities zone code

6.2.16.1 Application

- (1) 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)**.
- (2) All provisions in this code are assessment benchmarks for applicable assessable development.

6.2.16.2 Purpose and overall outcomes

- (1) The purpose of the Community facilities zone code is to:-
 - (a) provide for a range of community activities and other activities at varying degrees of scale and intensity which meet the social, educational, spiritual, cultural, creative, health or *infrastructure* related needs of the Sunshine Coast's existing and future communities; and
 - (b) provide for the effective operation of, and public accessibility to, community related activities.
- (2) The purpose of the Community facilities zone code will be achieved through the following overall outcomes:-
 - (a) development caters predominantly 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, 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 tourist parks*;
 - (b) a limited range of allied and compatible uses are provided to fulfil *ancillary* functions required for community facilities to function effectively;
 - (c) community facilities and associated uses are located to optimise their accessibility, operational efficiency and benefit to the public;
 - (d) development accommodates the specific operational, functional and locational needs of the particular use, whilst being of a scale, appearance and intensity that is compatible with existing and intended development in adjacent zones;
 - (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) 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 community facilities;
 - (g) activities established in the zone make a positive contribution to the image of the Sunshine Coast by incorporating a high quality of built form and landscape design;
 - (h) development is located, designed and operated to be responsive to the Sunshine Coast's sub-tropical climate and minimises the consumption of energy and water;
 - (i) development avoids as far as practicable, or where avoidance is not practicable, minimises and otherwise mitigates, adverse impacts on *ecologically important areas*,

including creeks, gullies, *waterways*, *wetlands*, coastal areas, habitats and *vegetation* through location, design, operation and management;

- (j) development is designed and sited to sensitively respond to the physical characteristics and constraints of land, including flooding, *steep land*, landslide hazard and bushfire hazard, where applicable;
- (k) development is provided with a level of *infrastructure* and essential services that is commensurate with the location, nature, scale and intensity of the use; and
- (l) development is located and designed to maximise the efficient extension and safe operation of *infrastructure*.

Editor's note—a table of consistent and potentially consistent uses has not been provided for the Community facilities zone owing to the significant variations in the range of activities that may be considered appropriate to establish on a particular *site* or area included in the zone.