

## 6.2.6 Other zones category

### 6.2.6.1 Community facilities zone code

- (1) The purpose of the Community facilities zone code is to provide for community related activities and facilities whether under public or private ownership. Community related activities and facilities 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.
- (2) The local government purpose of the code is to:
  - (a) Implement the policy direction set in the Strategic Framework, in particular:
    - (i) Theme 2: Brisbane's outstanding lifestyle and Element 2.4 – Brisbane's community facilities, services, open space and recreation infrastructure;
    - (ii) Theme 4: Brisbane's highly effective transport and infrastructure networks and Element 4.2 – Brisbane's other infrastructure networks;
    - (iii) Theme 5: Brisbane's CityShape, Element 5.3 – Brisbane's Major Centres, Element 5.4 – Brisbane's Special Centres and Element 5.5 – Brisbane's Suburban Living Areas.
  - (b) Provide for the continued use of the land for community facilities identified as appropriate for the particular Community facilities zone precinct.
  - (c) Ensure that where a use within a Community facilities zone precinct ceases and is no longer fulfilling the intended purpose of the relevant zone precinct, that it is replaced with another community facility.
  - (d) Enable community facilities to play a key role in developing and maintaining community networks, services and community health and wellbeing.

Note—Land in this zone is contained in either the Cemetery zone precinct, Community purposes zone precinct, Education purposes zone precinct, Emergency services zone precinct, Health care purposes zone precinct, Major health care zone precinct or Major sports venue zone precinct.

- (3) The purpose of the code will be achieved through overall outcomes for:
  - (a) development location and uses;
  - (b) development form;
  - (c) the following zone precincts:
    - (i) Cemetery zone precinct;
    - (ii) Community purposes zone precinct;
    - (iii) Education purposes zone precinct;
    - (iv) Emergency services zone precinct;
    - (v) Health care purposes zone precinct;
    - (vi) Major health care zone precinct;
    - (vii) Major sports venue zone precinct.
- (4) Development location and uses overall outcomes are:
  - (a) Development contributes to the city being well served with community buildings, facilities, spaces and activities meeting the diversity of community needs.
  - (b) Development provides for both privately owned community facilities and community facilities that are owned or operated by federal, state or local government.
  - (c) Development that limits the ongoing operation and expansion of an existing community facility or prejudices the establishment of a new community facility appropriate to the relevant zone precinct is not accommodated.
  - (d) Development in a particular zone precinct is predominantly for community facilities that are envisaged in that zone precinct, unless an appropriate adaptation of the premises for another community facility use can be demonstrated.

Note – Where a community facility ceases or redevelopment occurs, the limited number of sites within the Community facility zone must be protected for public rather than private use. Not every site within the Community facilities zone is appropriate for every use within the community facilities activity group however where a use that is described as suitable within a particular Community facilities zone precinct ceases, its replacement may be another community facility that would typically be located in a different Community facilities zone precinct. For example, a premises formerly used as a school, and included within the Education purposes zone precinct, may be transitioned to accommodate an arts and or cultural services hub, which would usually be included within the Community purposes zone precinct.

- (e) Development for a use not anticipated in the relevant zone precinct may be accommodated where it is demonstrated that the proposal is safe, well designed, integrated with the surrounding area and offers compensatory community benefits.
  - (f) Development:
    - (i) is appropriately located according to the type of proposed use;
    - (ii) is highly accessible and preferably integrated and co-located with complementary uses where possible;
    - (iii) is of a scale, height and bulk that provides a high level of amenity;
    - (iv) is generally consistent with the character of the area;
    - (v) transitions sensitively to surrounding uses.
  - (g) Development is supported by complementary uses of an appropriate scale and purpose which directly serve the employees and activities of the relevant zone precinct and do not compromise the commercial, retail or community service role and function of nearby centre activities.
- (5) Development form overall outcomes are:
- (a) Development for a major government facility or service is of a form tailored to the particular operational, functional and locational requirements of the use.
  - (b) Development creates a variety of building forms, materials and façade treatments.
  - (c) Development manages amenity impacts (including glare, odour, light, noise, traffic, parking, servicing and hours of operation) and provides a sensitive transition between a use in the Community facilities zone and adjoining sensitive uses, predominantly by maintaining an adequate buffer between these land uses.
  - (d) Development supplies infrastructure, service and utilities at a level that is commensurate with the level of service demands generated by the use.
  - (e) Development maximises road, rail, public transport and active transport connections and accessibility between community facilities and key destinations to ensure efficient and safe movement of people and goods and a high level of accessibility for visitors, patrons and employees of the community facility use.
  - (f) Development is designed, constructed and operated to maintain the safety and security of people and property.
  - (g) Development achieves a satisfactory standard of environmental performance by adopting principles of innovative, sustainable and efficient design, construction and operation to encourage water conservation and responsiveness to climate.
  - (h) Development for a community facility that is a major economic driver, such as a hospital, consolidates its role in facilitating growth in allied fields such as medical research and product development drawing visiting research academics and clinical professionals to the region and functioning as a major employment generator.
  - (i) Development responds to land constraints, mitigates any adverse impacts on environmental values and natural features, and addresses other specific characteristics as identified by overlays affecting the sites or in a code applicable to the development.
  - (j) Development for a use other than a community facility that is provided in conjunction with a community facility use incorporates a design that allows for reasonable adaptability and expansion, where necessary, of the community facility.
- (6) Cemetery zone precinct overall outcomes are:
- (a) Development provides premises for the handling and internment of bodies after death.
- (7) Community purposes zone precinct overall outcomes are:
- (a) Development provides premises for the provision of artistic, cultural, social or community services, which may also include ancillary administration and catering facilities.
  - (b) Development for a complementary use such as a food and drink outlet, function facility, health care purpose, office or shop, where they support and enhance the primary use, may also be accommodated.
  - (c) Development for a small-scale non-residential use such as health care services, office, shop or veterinary services, where serving local residents' day-to-day needs, and not undermining the viability of nearby centres, may also be accommodated in a predominantly residential area.

- (8) Education purposes zone precinct overall outcomes are:
- (a) Development provides premises for training and instruction designed to impart knowledge and develop skills.
  - (b) Development may provide for recreation opportunities and ancillary administrative and catering functions to serve students and staff.
- (9) Emergency services zone precinct overall outcomes are:
- (a) Development provides facilities for government bodies or community organisations that respond to community needs for the protection of persons, property and the environment, offering essential emergency services and disaster management responses, as well as supporting activities such as administration and training facilities.
- (10) Health care purposes zone precinct overall outcomes are:
- (a) Development provides premises with day clinic and administrative functions that involve medical, paramedical, alternative therapies and general health care treatment for the local community.
  - (b) Development for premises for residential occupation by the elderly, young or people with disabilities, with ancillary convenience activities and allied services provided to cater for their particular needs, may be accommodated.
- (11) Major health care zone precinct overall outcomes are:
- (a) Development provides premises for medical or surgical care or treatment of patients whether or not residing on the premises including supporting administrative functions and ancillary activities servicing the needs of workers, patients and visitors such as convenience shopping and catering.
- (12) Major sports venue zone precinct overall outcomes are:
- (a) Development provides large scale premises for major sporting events and occasional recreation and entertainment activities associated with public and community group gatherings, including ancillary catering and sale of merchandise and tickets.