

6.2.16 Community Purposes Zone Code

6.2.16.1.Purpose

- (1) The purpose of the zone is to provide for community related activities and facilities whether under public or private ownership. These may include 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 is to:
 - (a) retain and reserve appropriate land throughout the region to accommodate activities which have a specific public function that are essential for the wellbeing of the community; and
 - (b) provide for the location of those public infrastructure services and facilities and the protection of such uses from intrusion by incompatible uses.
- (3) The purpose of the code will be achieved through the following overall outcomes:
 - (a) The viability of existing uses in the zone is protected by excluding development that could limit the ongoing operation of such uses or prejudice appropriate new activities.
 - (b) Existing community uses are intended to continue and intensify if necessary having regard to road and other infrastructure capacity and the amenity of surrounding areas.
 - (c) The Aerodrome Precinct is maintained for the exclusive use of air services and industries or businesses with a direct association with the provision of air services.
 - (d) Development is provided with appropriate infrastructure and services.
 - (e) Development recognises and conserves the cultural heritage values of existing Local Heritage places.
 - (f) Development is established where the impacts of natural hazards are avoided or safely managed.

6.2.16.2.Assessment Benchmarks for Assessable Developments and Requirements for Accepted Development

Table 6. 25 Community purposes zone code

Performance Outcomes	Acceptable Outcomes
Section 1 General	
PO1 (a) Other than in the Aerodrome Precinct, development is a municipal, government or education facility; or (b) In the Aerodrome Precinct, development is for aviation related activities only.	AO1.1 No Acceptable Outcome specified.
PO2 The efficiency and safety of the road network is not compromised.	AO2.1 Access is designed and constructed in accordance with the standards contained in Planning Scheme Policy 1: Development Standards.
Section 2 Advertising devices	
PO3 Advertising devices: (a) are of a scale and appearance that reflect the intended character of the zone; and (b) maintain the safety of pedestrian and transport networks.	AO3.1 Advertising devices do not occur unless on the same premises and in direct association with a lawful business or community activity. and AO3.2 The combined maximum signface area does not exceed 2m ² per site. and AO3.3 The maximum height does not exceed 2.4m above ground level.

Performance Outcomes	Acceptable Outcomes
	<p>AO3.4 The advertising device is wholly contained within the boundaries of the lot.</p> <p>and</p> <p>AO3.5 The advertising device is not a moving sign.</p>
Section 3 For development affected by one or more overlays	
Flood hazard	
<p>PO4 Development siting and layout responds to flooding potential and maintains personal safety at all times.</p>	<p>AO4.1 New buildings are:</p> <p>(a) not located within the overlay area; or</p> <p>(b) building floor levels of habitable rooms must be at or above the flood hazard level.</p> <p>and</p> <p>AO4.2 Signage is provided on site indicating the position and path of all safe evacuation routes off the site.</p> <p>Editor's Note:</p> <ol style="list-style-type: none"> 1. Building work in a designated flood hazard overlay area must meet the requirements of the relevant building assessment provisions under the <i>Building Act 1975</i>. 2. Gympie Regional Council has made resolutions under section 13 of the <i>Building Regulation 2006</i> designating a flood hazard management areas and the level to which habitable rooms of buildings must be built. This information, as well as the Final Report for Gympie Regional Flood Study (February 2012) is available by contacting Council on 1300 307 800. 3. Determining theoretical flood lines for major floods involves making a number of assumptions. The flood lines on the plans represent a best estimate based on information available for each catchment at that time, and may be changed as more information becomes available.
<p>PO5 Development is resilient to flood events by ensuring design and built form account for the potential risks of flooding.</p>	<p>Residential buildings:</p> <p>AO5.1 Dwelling houses are not constructed as single storey slab on ground.</p> <p>and</p> <p>AO5.2 Only non-habitable rooms (e.g. garages, laundries) are located on the ground floor of other residential development.</p> <p>and</p> <p>AO5.3 Screening is used to ensure that the understorey is not visible from the street.</p> <p>and</p> <p>AO5.4 Orientation to the street is achieved by ensuring that the stairs to the dwelling and at least one habitable room overlook the street.</p> <p>and</p> <p>AO5.5 Ground floors are constructed using resilient building materials and allow for the flow through of flood water.</p> <p>Non-residential buildings:</p> <p>AO5.6 Non-residential buildings and structures:</p>

Performance Outcomes	Acceptable Outcomes
	<p>(a) orient to the street by activating the street frontage through ground floor commercial uses or urban design treatments such as recess wall treatments, screening and/or landscaping; and</p> <p>(b) allow for the flow through of flood water on the ground floor.</p> <p>and</p> <p>AO5.7 Resilient building materials are used in accordance with the relevant building assessment provisions.</p>
<p>PO6 Development directly, indirectly and cumulatively avoids any significant increase in water flow, velocity or flood level, and does not increase the potential for flood damage either on site or other properties.</p>	<p>AO6.1 Works associated with the proposed development do not:</p> <p>(a) involve a net increase in filling greater than 50m³; or</p> <p>(b) result in any reductions of on site flood storage capacity and contain within the subject site any changes to depth/duration/velocity of flood waters; or</p> <p>(c) change flood characteristics outside the subject site in ways that result in:</p> <p>(i) loss of flood storage;</p> <p>(ii) loss of/changes to flow paths;</p> <p>(iii) acceleration or retardation of flows; or</p> <p>(iv) any reduction in flood warning times anywhere else in the floodplain.</p>
<p>PO7 Development avoids the release of hazardous materials into floodwaters.</p>	<p>AO7.1 Materials manufactured or stored on site are not hazardous in nature.</p> <p>or</p> <p>AO7.2 Hazardous materials and any associated manufacturing equipment are located above the adopted flood level.</p>
<p>PO8 Community infrastructure is able to function effectively during and immediately after flood events.</p>	<p>AO8.1 Any components of the infrastructure that are likely to fail to function or may result in contamination when inundated by flood water (e.g. electrical switchgear and motors, water supply pipeline air valves) are designed and constructed to avoid floodwater intrusion/infiltration.</p> <p>and</p> <p>AO8.2 Substations in flood prone areas ensure that the sensitive electrical equipment on site (e.g. transformers, control cabinets, neutral earth reactors and switch gear) are located 300mm above 1% AEP flood levels.</p>

Performance Outcomes	Acceptable Outcomes
	<p>Note: A flood study report prepared by a suitably qualified engineer may need to be provided, demonstrating the achievement of this requirement.</p> <p>and</p> <p>AO8.3 Development for any of the uses identified in column 1 of Table 6.26 - Minimum flood levels is located above the flood level specified in column 2 of Table 6.26 - Minimum flood levels.</p> <p>Note: A flood study report prepared by a suitably qualified engineer may need to be provided, demonstrating the achievement of this requirement.</p>
Heritage and neighbourhood character	
<p>PO9 Existing Local Heritage Places (identified as Heritage Character – Local on the Heritage and Neighbourhood Character Overlay Map) are conserved.</p>	<p>AO9.1 Development incorporates the retention and productive reuse of a Local Heritage Place (identified as Heritage Character – Local on the Heritage and Neighbourhood Character Overlay Map).</p>
Potential and actual acid sulfate soils	
<p>PO10 Where development involves:</p> <ul style="list-style-type: none"> (a) excavating or otherwise removing 100m³ or more of soil or sediment, or (b) filling of land with more than 500m³ of material with an average depth of 0.5m or greater, the disturbance of potential or actual acid sulfate soils is avoided or appropriately managed to mitigate the release of acid and metal contaminants. <p>Editor's Note: Excavating or otherwise removing more than 1,000m³ of soil or sediment or using more than 1,000m³ of material as fill triggers referral to the Chief Executive administering the <i>Land Act 1994</i> as an advice agency.</p>	<p>AO10.1 The disturbance of acid sulfate soils is avoided by:</p> <ul style="list-style-type: none"> (a) not excavating or otherwise removing soil or sediment identified as containing acid sulfate soils; (b) not permanently or temporarily extracting groundwater that results in the aeration of previously saturated acid sulfate soils; (c) not undertaking filling that results in actual acid sulfate soils being moved below the watertable or previously saturated acid sulfate soils being aerated. <p>or</p> <p>AO10.2 The disturbance of acid sulfate soils avoids the release of acid or associated metal contaminants by:</p> <ul style="list-style-type: none"> (a) neutralising existing acidity and preventing the generation of acid and associated metal contaminants; and (b) preventing the release of surface or groundwater flows containing acid or associated metal contaminants into the environment.
Conservation significant areas	
<p>PO11 Development avoids or minimises adverse impacts on areas of conservation significance.</p>	<p>AO11.1 Development occurs outside the overlay area.</p> <p>or</p> <p>AO11.2 Development is compatible with the values of the conservation significant area.</p> <p>or</p>

Performance Outcomes	Acceptable Outcomes
	<p>AO11.3 Where development within a conservation significant area is unavoidable, measures are incorporated to protect and retain the ecological values and underlying ecosystem processes within or adjacent to the development site to the greatest extent practicable.</p> <p>and</p> <p>AO11.4 Buffer areas are to be maintained or where possible rehabilitated.</p> <p>Editor's Note: This buffer does not apply to equipment such as pumps that are necessary to access water.</p>
Bushfire	
<p>PO12 Development maintains the safety of people and property, including the function of community infrastructure, during and immediately after bushfire events.</p>	<p>AO12.1 Development is not located in areas identified as a High or Medium bushfire hazard area.</p> <p>or</p> <p>AO12.2 Road access for fire-fighting appliances and firebreaks are provided through a perimeter road that separates the use from areas of bushfire hazard and that road has a minimum cleared width of 20 metres;</p> <p>and</p> <p>AO12.3 For a development requiring MCU involving new or existing buildings with a gross floor area greater than 50m² where a reticulated water supply is not available and a water tank is provided for the purpose of household water supply, one tank within 100m of each class 1, 2, 3 or 4 building has:</p> <ul style="list-style-type: none"> (a) fire brigade tank fittings; and (b) if the buildings are in a high or medium risk area identified in the bushfire hazard overlay, the building's take off connection from the tank is at a level that allows 5,000 litres to be dedicated for fire fighting purposes.
<p>PO13 Public safety and the environment are not adversely affected by the detrimental impacts of bushfire on hazardous materials manufactured or stored in bulk.</p>	<p>AO13.1 No Acceptable Outcome identified.</p>

Table 6. 26 Minimum flood levels

Column 1 Development for Material Change of Use	Column 2 Minimum flood level
Emergency services, such as Police, Ambulance and Fire Brigade facilities and emergency shelters	0.2% AEP flood level
Hospital	0.2% AEP flood level
Utility installation, being a water treatment plant	0.2% AEP flood level
Major electricity infrastructure	0.5% AEP flood level
Utility installation, being a sewage treatment plant	0.5% AEP flood level
Residential care facility and Retirement facility	0.5% AEP flood level
Special industry, such as a Power station	0.2% AEP flood level
Community uses , such as stores of valuable records or items of historic or cultural significance (e.g. galleries and libraries)	0.5% AEP flood level
Medium impact industry, such as a regional fuel storage and distribution facility	0.5% AEP flood level
Warehouse being a food storage warehouse	0.5% AEP flood level