



# Information sheet

## Sunshine Coast Planning Scheme 2014

### Community residence

This information sheet has been prepared to provide a summary of the requirements for a community residence under the *Planning Regulation 2017* and the *Sunshine Coast Planning Scheme 2014*, including when a development approval is required to be obtained from Council.

#### What is a community residence?

Under the *Planning Regulation 2017*, a 'community residence' means the use of premises for residential accommodation for:

- (i) no more than;
  - (a) 6 children, if the accommodation is provided as part of a program or service under the *Youth Justice Act 1992*; or
  - (b) 6 persons who require assistance or support with daily living needs; and
- (ii) no more than 1 support worker.

It includes a building or structure that is reasonably associated with the above use.

#### Does a community residence require development approval?

Under Schedule 6, Part 2, Section 6 of the *Planning Regulation 2017*, a material change of use of premises for a community residence does **not** require development approval from Council, if:

- (a) the premises are included in a prescribed zone under a local categorising instrument; (e.g. the *Sunshine Coast Planning Scheme 2014*); and
- (b) no more than 7 support workers attend the residence in a 24-hour period; and
- (c) at least 2 car parks are provided on the premises for use by residents and visitors; and
- (d) at least 1 of the car parks stated in (c) is suitable for persons with disabilities; and
- (e) at least 1 car park is provided on the premises for use by support workers.

### What is a prescribed zone?

A prescribed zone under the *Sunshine Coast Planning Scheme 2014* means any of the following zones:

- Low density residential zone
- Medium density residential zone
- High density residential zone
- Tourist accommodation zone
- Local centre zone
- District centre zone
- Major centre zone
- Principal centre zone
- Community facilities zone
- Environmental management and conservation zone
- Rural zone or
- Rural residential zone.

### What is a 'support worker'?

A support worker is a person who provides day to day care and support for the residents in the community residence. This may include a person who:

- helps with personal care
- helps with household chores (such as cooking and cleaning)
- organises transport and recreation
- teaches new skills or
- provides general care and companionship.

A support worker does not include a person who performs other intermittent specialist or professional services, for example:

- provides specialist care (such as a doctor or allied health professional) on an intermittent basis, even if the care is provided at the community residence
- performs professional work (such as managing staff rostering, compliance management or staff supervision) with little or no direct support provided to the residents themselves

- performs case planning, transition planning, or intervention planning; or a person providing occasional direct support to someone in relation to specialist interventions or
- performs statutory or court-ordered functions such as a person carrying out court-ordered supervision of a resident.

## When does a community residence require development approval?

Should the community residence not meet the requirements of Schedule 6 of the *Planning Regulation 2017* (as detailed earlier), the proposed material change of use of premises becomes assessable development requiring either code assessment or impact assessment against the *Sunshine Coast Planning Scheme 2014*.

‘Assessable development requiring code assessment’ means that a development approval is required to be obtained from Council. The development application is assessed against the planning scheme codes that are applicable to the material change of use.

‘Assessable development requiring impact assessment’ also means that a development approval is required to be obtained from Council. However, in this case, the development application is assessed against the entire planning scheme (to the extent relevant) and public notification of the application must be undertaken by the applicant.

## What other approvals are required for a community residence?

It is important to note that all community residences must obtain a development approval for building work (i.e. a ‘building approval’), even if there is no development approval required for the material change of use under Schedule 6 of the *Planning Regulation 2014*. In the Sunshine Coast region, building approvals are issued by private building certifiers.

## Need further information?

For further information about the requirements for community residence development, the *Sunshine Coast Planning Scheme 2014* is available on Council’s website. Alternatively, you may contact Council directly with your enquiry.

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### Disclaimer

The contents of this information sheet deals with technical matters in a summary way only and has been prepared to assist the community to understand the *Sunshine Coast Planning Scheme 2014*. Please refer to the *Sunshine Coast Planning Scheme 2014* for further detail.

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