

6.2.12 Special purpose zone code

6.2.12.1 Application

- (1) This code applies to assessing development in the Special purpose zone.
- (2) When using this code, reference should be made to Part 5.

6.2.12.2 Purpose

- (1) The purpose of the Special purpose zone code is to provide for public uses that are owned or operated by a government statutory authority, government owned corporations, local government or private organisation in the course of a public utility undertaking, such as a defence establishment, airport sea ports, rail line, rail station, or the provision of water supply, sewerage, electricity, gas, telecommunications, transport, drainage or other like services.
- (2) Development is buffered from encroachment by incompatible uses.
- (3) The zone may also provide for special development areas.
- (4) The local government purpose of the code is to:
 - (a) implement the policy direction set in the Strategic Framework, in particular:
 - (i) Theme 6 : Infrastructure and transport, Element 3.9.2 – Energy, Element 3.9.3 – Water and waste management, Element 3.9.4 – Transport, Element 3.9.5 – Information technology.
 - (b) facilitate the on-going operation of public utilities.
- (5) The purpose of the code will be achieved through the following overall outcomes:
 - (a) Special uses and works that are owned or operated by federal, state or local government are facilitated.
 - (b) Development is located appropriately for the type of special purpose and is generally consistent in scale, height and bulk with that of surrounding development.
 - (c) Special purpose uses are protected by excluding development that could limit the on-going operation of existing special purpose uses or prejudice appropriate new activities.

6.2.12.3 Criteria for assessment

Table 6.2.12.3.a – Special purpose zone code – assessable development

| Performance outcomes | Acceptable outcomes |
|---|---|
| For self-assessable and assessable development | |
| <p>PO1 The height of all buildings and structures must be in keeping with the intended character of the area, in particular the height of buildings must not detrimentally affect the amenity of any land containing uses associated with the following:</p> <ol style="list-style-type: none"> (a) the Accommodation activity group; (b) the Sensitive land use activity group. | <p>AO1 Buildings and structures are not more than 8.5 metres and 2 storeys in height.</p> <p>Note – Height is inclusive of roof height.</p> |
| <p>PO2 Buildings and structures are setback to maintain the character of the surrounding area, in particular setbacks must not detrimentally affect the amenity of any land use associated with:</p> <ol style="list-style-type: none"> (a) the Accommodation activity group; | <p>AO2 Buildings and structures are setback not less than:</p> <ol style="list-style-type: none"> (a) 6 metres from any road frontage(s); (b) 4.5 metres from any side or rear boundaries common with any land use associated with |

| Performance outcomes | Acceptable outcomes |
|---|---|
| (b) the Sensitive land use activity group. | the Accommodation activity group; (c) 6 metres from any side or rear boundaries common with any land use associated with the Sensitive land use activity group. |
| <p>PO3 Areas used for vehicle parking are setback to ensure that a high standard of amenity is provided to the streetscape and any land use associated with the Accommodation activity group and/or the Sensitive land use activity group.</p> | <p>AO3 Areas used for vehicle parking are setback not less than: (a) 2 metres from any road frontage(s); (b) 4.5 metres from any side or rear boundaries common with any land use associated with the Accommodation activity group and / or the Sensitive land use activity group. (c) 1 metre from any other boundary.</p> |
| <p>PO4 The setbacks for areas used for vehicle parking are provided with landscape planting and other visual screening to enhance the appearance of the site and to provide a buffer to any land associated with the Accommodation activity group and/or the Sensitive land use activity group.</p> | <p>AO4.1 The setback areas nominated in AO3 within this code are provided with landscape planting that: (a) provides an effective visual screen; (b) is maintained at all times.</p> <p>AO4.2 Common boundaries with any land use associated with the Accommodation activity group and / or the Sensitive land use activity group are provided with a minimum 1.8 metre high screen fence or wall constructed of durable materials.</p> |
| For assessable development | |
| <p>PO5 The establishment of uses is consistent with the outcomes sought for the Special purpose zone and protects the zone from the intrusion of inconsistent uses.</p> | <p>AO5 Uses identified in Table 6.2.12.3.b are not established in the Special purpose zone.</p> |
| <p>PO6 Buildings and structures adjacent to any land use associated with the Accommodation activity group and/or the Sensitive activity group are designed and operated to maintain the character and amenity of the surrounding area taking into account: (a) noise; (b) dust; (c) light; (d) odours; (e) electrical interference; (f) appearance; (g) streetscape.</p> | <p>AO6 No acceptable outcomes are prescribed.</p> |
| <p>PO7 All lots must be of suitable dimensions to accommodate the intended land use.</p> | <p>AO7 No acceptable outcomes are prescribed.</p> |

| Performance outcomes | Acceptable outcomes |
|--|--|
| <p>PO8 Surplus land to be disposed of for other purposes must comply with the minimum lot size and dimensions specified in the equivalent zone to the intended likely land use.</p> <p>Note – If surplus land is to be used for Low density residential land use purposes, the proposed lot reconfiguration must comply with the Performance Outcome specified in the Low density residential zone.</p> | <p>A08 No acceptable outcomes are prescribed.</p> |

Table 6.2.12.3.b — Inconsistent uses within the Special purpose zone

| Inconsistent uses | | |
|--|--|--|
| <ul style="list-style-type: none"> • Adult store • Agricultural supplies store • Air services • Animal husbandry • Animal keeping • Aquaculture • Bar • Brothel • Bulk landscape supplies • Caretaker's accommodation • Cemetery • Child care centre • Club • Community care centre • Community residence • Community use • Crematorium • Cropping • Detention facility • Dual occupancy • Dwelling house • Dwelling unit • Educational establishment • Emergency services • Environment facility • Extractive industry • Food and drink outlet | <ul style="list-style-type: none"> • Function facility • Funeral parlour • Garden centre • Hardware and trade supplies • Health care services • High impact industry • Home based business • Hospital • Hotel • Indoor sport and recreation • Intensive animal industry • Intensive horticulture • Low impact industry • Major sport, recreation and entertainment facility • Marine industry • Market • Medium impact industry • Motor sport facility • Multiple dwelling • Nature-based tourism • Nightclub entertainment facility • Non-resident workforce accommodation • Outdoor sales • Outstation • Outdoor sport and recreation | <ul style="list-style-type: none"> • Permanent plantation • Place of worship • Port services • Relocatable home park • Research and technology industry • Residential care facility • Resort complex • Retirement facility • Roadside stall • Rooming accommodation • Rural industry • Rural workers accommodation • Service industry • Service station • Shop • Shopping centre • Short-term accommodation • Showroom • Special industry • Theatre • Tourist attraction • Tourist park • Veterinary services • Warehouse • Wholesale nursery • Winery |

Note - This table does not imply that all other uses not listed in the table are automatically consistent uses within the zone. Assessable development must still demonstrate consistency through the assessment process.