

6.2.18 Special Purpose Zone Code



6.2.18.1 Application

This code applies to development:

- (1) within the Special Purpose Zone as identified on the zone maps contained in **Schedule 2 Mapping**; and
- (2) identified as requiring assessment against the Special Purpose Zone Code by the tables of assessment in **Part 5 Tables of Assessment**.

6.2.18.2 Purpose and Overall Outcomes

(1) The purpose of the Special Purpose Zone is to:

- (a) provide for public facilities and infrastructure that are publicly or privately owned or operated; and
- (b) ensure that incompatible uses do not encroach on the public facilities and infrastructure.

Editor's Note - *The Scenic Rim Planning Scheme does not apply to the following development of the below land contained within the Special Purposes Zone:*

- (i) *Material change of use in the Bromelton State Development Area, which is required under section 84 of the State Development and Public Works Organisation Act 1971, to be assessed by the Coordinator-General against the provisions of the Development Scheme for the Bromelton State Development Area;*
- (ii) *All development in the Defence Land (Kokoda Barracks, Canungra), which is regulated under the Commonwealth Defence Act 1903; and*
- (iii) *All development in the Palen Creek Correctional Centre, Palen Creek, which has been declared a prison under the Corrective Services Act 2006 and the Correctional Services Regulations 2006.*

(2) The purpose of the **Special Purpose Zone Code** will be achieved through the following overall outcomes:

(a) **Development:**

- (i) facilitates activities and uses that are owned or operated by a government entity including defence establishments, water supply storage and correctional facilities;

(3) The purpose of the **Special Purposes Zone - Bromelton State Development Area Precinct** will be achieved through the following overall outcomes:

(a) **Development:**

- (i) protects the role and function of the Bromelton State Development Area as an industrial area of regional, state and national significance for multi-modal freight and logistic operations, manufacturing and warehousing facilities, and industries reliant on rail access;
- (ii) does not compromise the ability for rail-dependent industries to obtain safe and efficient access to the road and rail network;
- (iii) provides for large lots to accommodate large scale rail-related industries or industries that require separation distances or other specialist needs;
- (iv) provides for low impact rural and agricultural activities on large lots, which remain compatible with the industrial development expected to occur in the Bromelton State Development Area.

(b) **Land uses:**

- (i) are regulated under the Development Scheme for the Bromelton State Development Area and are not subject to the planning scheme;

(c) **Lot design:**

- (i) allows for the efficient operation of Bromelton as an industrial area of regional, state and national significance;
- (ii) facilitates the preferred uses identified in the Development Scheme for the Bromelton State Development Area;
- (iii) provides for large lots to accommodate industrial activities and any necessary separation distances; and
- (iv) provides for the creation of limited additional lots in the rural areas of the Bromelton State Development Area.

(4) The purpose of the **Special Purposes Zone - Bulk Water Storage Precinct** will be achieved through the following overall outcomes:

(a) **Development:**

- (i) located in the Maroon, Moogerah and Wyaralong dam sites primarily facilitates the bulk storage and distribution of water, including water for human consumption;
- (ii) facilitates *tourism* and *recreational activities* (whether on the water or on the lands adjacent to the water storages) that are consistent with, and do not compromise the primary role of the precinct;

(b) **Land uses:**

- (i) primarily include bulk water storage facilities and associated *infrastructure activities* (excluding *Air service*);
- (ii) include *recreational activities* (excluding *Motor sport facility*) and *tourism activities* (excluding *Resort complex*), and low impact *rural activities* where they do not compromise the primary use of the land for the bulk storage and distribution of water;
- (iii) are limited to:
 - (A) the uses listed as a consistent use in column 1 of **Table 6.2.18.2.1 Consistent Uses and Potentially Consistent Uses in the Special Purposes Zone - Bulk Water Storage Precinct**; or
 - (B) the uses listed as potentially consistent uses in column 2 of **Table 6.2.18.2.1 Consistent Uses and Potentially Consistent Uses in the Special Purposes Zone - Bulk Water Storage Precinct** where further assessment has determined that the use is appropriate in the zone having regard to such matters as its location, impact, scale and intensity, built form and consistency with the character of the zone.
- (iv) where not listed in **Table 6.2.18.2.1 Consistent Uses and Potentially Consistent Uses in the Special Purposes Zone - Bulk Water Storage Precinct** or are inconsistent uses and are not intended to occur in the zone;

(c) **Character:**

- (i) consists of dams for the storage of water and supporting infrastructure, and surrounding catchment areas that are predominantly retained in a natural state;
- (ii) ensures natural features (such as waterways, vegetation and bushland) remains visually dominant over built form;
- (iii) involves low-rise and low-medium intensity development that caters for a variety of water and land-based recreational pursuits and maintains the amenity of the surrounding area;

(d) **Built form:**

- (i) is low-rise and of small to medium scale;
- (ii) complements the bushland or natural landscape setting;
- (iii) is designed and located to not detract from the amenity of adjoining premises;

(e) **Lot design:**

- (i) primarily supports the use of the land for the bulk storage and distribution of water.

Table 6.2.18.2.1 - Consistent Uses and Potentially Consistent Uses in the Special Purposes Zone - Bulk Water Storage Precinct

Column 1 Consistent Uses	Column 2 Potentially Consistent Uses
Residential Activities	
<i>Caretaker's accommodation</i>	
Recreational Activities	
<i>Indoor sport and recreation Major sport, recreation and entertainment facility Outdoor sport and recreation Park</i>	
Community Services Activities	
<i>Club Community use Emergency services</i>	
Infrastructure Activities	
<i>Landing Major electricity infrastructure Renewable energy facility Substation Telecommunications facility Utility installation</i>	
Tourism Activities	
<i>Environment facility Nature based tourism Short term accommodation Tourist attraction Tourist park</i>	
Commercial Activities	
<i>Market</i>	
Rural Activities	
<i>Animal husbandry Cropping Permanent plantation</i>	

* other than as specified in column 1

6.2.18.3 Assessment Benchmarks

Table 6.2.18.3.1— Assessable Development - Bromelton State Development Area Precinct (BSDA)

Performance Outcomes	Acceptable Outcomes
Lot Design	
PO1 Reconfiguring a lot creates lots of an appropriate size, dimensions and arrangement which ensures intended uses can be conducted in a manner consistent with the purpose and overall outcomes of the zone.	AO1 Reconfiguring a Lot complies with the requirements of Table 9.4.6.3.2 - Minimum Lot Size and Design.
Infrastructure and Services	
PO2 Development: (1) does not interfere with or adversely impact upon any existing, planned or adjacent infrastructure; (2) does not place an adverse loading on any existing	AO2 No Acceptable Outcome is prescribed.

Performance Outcomes	Acceptable Outcomes
or planned infrastructure; and (3) is extended only where it can be readily supported by appropriate infrastructure.	

Table 6.2.18.3.2 - Accepted and Assessable Development - Bulk Water Storage Precinct

Performance Outcomes	Acceptable Outcomes
Height	
PO1 Development is of a height that: (1) is low rise; and (2) does not detract from the amenity and privacy of adjoining premises.	AO1 Building height (excluding <i>infrastructure activities</i>) does not exceed 2 storeys with a maximum height of 8.5m.

Table 6.2.18.3.3 - Assessable Development - Bulk Water Storage Precinct

Performance Outcomes	Acceptable Outcomes
Built Form and Design	
PO1 Development encourages and facilitates the co-location and multi-use of sport and recreational facilities.	AO1 No acceptable outcome is prescribed.
PO2 Pedestrian access to and within areas used for <i>recreational activities</i> is clearly defined and safe, and separated from vehicular access.	AO2 No acceptable outcome is prescribed.
PO3 The <i>gross floor area</i> of the development: (1) results in a building scale that is compatible with surrounding development; (2) does not present an appearance of bulk to adjacent properties, roads or other areas in the vicinity of the site; (3) maximises the retention of existing vegetation and allows for landscaping between buildings; and (4) facilitates vehicular access.	AO3 No acceptable outcome is prescribed.
PO4 Development: (1) utilises, where possible, existing cleared areas of the land; (2) minimises excavation and fill and other modifications to the landform; (3) where effluent treatment is required, provides for the sustainable on-site treatment and disposal of effluent; and (4) provides opportunities for <i>recreational and tourism activities</i> that are consistent with the primary role of the precinct, being for bulk storage and distribution of water, including water for human consumption.	AO4 No acceptable outcome is prescribed.

Performance Outcomes	Acceptable Outcomes
Amenity	
<p>PO5 Development maintains and protects important views to significant landscape features, such as ridgelines.</p>	<p>A05 Development: (1) protects the views from public places of significant landscapes features; (2) avoids building on a ridgeline; and (3) does not obstruct the views to a ridgeline from a road. Refer to Figure 1.</p> <div data-bbox="810 524 1417 786" data-label="Image"> </div> <p>Figure 1.</p>
Infrastructure and Services	
<p>PO6 Development: (1) does not interfere with or adversely impact upon any existing, planned or adjacent infrastructure; (2) does not place an adverse loading on any existing or planned infrastructure; and (3) is extended only where it can be readily supported by appropriate infrastructure.</p>	<p>A06 No Acceptable Outcome is prescribed.</p>
Reconfiguration of a Lot	
<p>PO7 Reconfiguring a lot creates lots of an appropriate size, dimension and configuration to accommodate land uses consistent with the purpose and overall outcomes of the zone.</p>	<p>A07 No Acceptable Outcome is prescribed.</p>