

6.2.232 Special purpose zone code



Photograph 6.2.232-1
Example of a Special purpose zone located at Sanctuary Cove, Hope Island. Photograph by Remco Jansen.

6.2.232.1 Application

This code applies to assessing all development in the **Special purpose zone**.

When using this code, reference should be made to **Section 5.3.2** and, where applicable, **Section 5.3.3**, in **Part 5**.

Note: The Gold Coast Airport/Southern Cross University is a Specialist centre in the network of centres.

Note: Most land contained within the Special purpose zone is regulated by other legislation or is not subject to planning and development control under the City Plan. Examples include:

- Gold Coast Airport which is primarily regulated by the *Airports Act 1996* and its own master plan created under that Act;
- State road corridors which are primarily regulated by the *Transport Infrastructure Act 1994*;
- Numinbah Correctional Centre which has been declared a prison under the *Corrective Services Act 2006* and the *Correctional Services Regulation 2006* (also designated as Community Infrastructure);
- Defence training land in Clagiraba and Lower Beechmont which are Defence Practice Areas regulated under the *Defence Act 1903*.

In addition, many public utility sites are listed as Land Designated as Community Infrastructure in Schedule 5 and are therefore exempt development. Examples include water cycle management (water and waste water) and waste management infrastructure, the light rail corridor and heavy rail extension corridors, and 'operating works' under the *Electricity Act 1994* for specified Transmission Lines.

In these instances where this City Plan does not currently have an active role, the zone provides a default position for describing desired development outcomes in the event that the other relevant legislation or designation is relinquished or repealed.

Despite this, the zone does have an active role in some instances. Examples include:

- for supporting or interim land uses that are not regulated by other development legislation;
- for some utilities that are not designated for Community Infrastructure and are assessable development such as Utility installations for landfill or waste transfer stations which are Impact assessable;
- for operational works and building works in some of the Special development area precinct sites identified in this zone.

6.2.23.2 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 corporation, local government or private organisation in the course of a public utility undertaking, such as a defence establishment, airport, sea port, rail line, railway 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 purpose of the code will be achieved through the following overall outcomes:

(a) Land uses:

- (i) consist of mainly government owned or partnered utilities and key infrastructure that service the City;
- (ii) can include supporting uses that service the immediate workforce and complement the operation of the site; and
- (iii) can include interim land uses that do not compromise the intended use of the site.

(b) Character consists of:

- (i) public utilities and infrastructure of varying scales, built form and access depending on the intended use of the site.

(c) Built form:

- (i) has a building and structure height that does not exceed the height shown on the Building height overlay map, with the exception of freestanding telecommunication towers;

~~is of a height that does not have a negative impact on the intended use of the site or on the amenity of nearby sensitive land uses and land zoned for sensitive land uses;~~

- (ii) is sufficiently setback to ensure the use does not negatively impact on the amenity of any nearby sensitive land uses and land zoned for sensitive land uses;
- (iii) maintains a site cover that is consistent with the intended use of the site; and
- (iv) maintains a scale and appearance that is consistent with the intended amenity and use of the site.

Note: The designated height on the Building height overlay map may not be achievable when taking into consideration outcomes, such as, but not limited to aviation restrictions, setbacks and site cover.

Note: Guidance on the height of freestanding telecommunication towers is provided in the Telecommunications and broadcasting facilities code.

(d) Lot design:

- (i) does not compromise the intended use of the site.

(e) Variations in the zone are:

- (i) the **Special development areas precinct** is used to identify land which is regulated by other legislation.

Special development areas precinct

(5) The overall outcome for the Special development areas precinct is:

- (a) to clearly identify land that is regulated by other legislation; and
- (b) to link these identified sites to 'Part 10 Other plans' of this City Plan to provide greater detail regarding their respective regulating legislation.

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