

**6.2.20 Special purpose zone code**

**6.2.20.1 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.

**6.2.20.2 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, rail station, or the provision of water supply, sewerage, electricity, gas, telecommunications, transport, drainage or other like services.

Development is buffered from encroachment by incompatible uses.

The zone may also provide for special development areas.

- (2) The local government purpose of the code is to facilitate the on-going operation of public utilities.
- (3) 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 proposed and is generally consistent in scale, height and bulk with that of surrounding development;
  - (c) development reflects and responds to the natural features and constraints of the land;
  - (d) development does not affect the operational aspects of the Port of Cairns.

**6.2.20.3 Criteria for assessment**

Part A - Criteria for self-assessable and assessable development

**Table 6.2.20.3.a –Special purpose zone code – self-assessable and assessable development**

Performance outcomes	Acceptable outcomes
<b>For self-assessable and assessable development</b>	
<b>Height</b>	
<p><b>PO1</b> The height of all buildings and structures is in keeping with the intended character of the area and the height of buildings does not adversely affect the amenity of residential neighbourhoods.</p> <p>Note – A visual impact assessment may be required where a proposed development exceeds the height stated in AO1.1. Planning scheme policy – Landscape values provides guidance on undertaking a visual impact assessment.</p> <p>Note – The setbacks stated in AO2.1 correspond with the height stated in AO1.1. Where a proposed development exceeds the height stated in AO1.1, the proposed development will also be assessed against PO2.</p>	<p><b>AO1.1</b> Buildings and structures are not more than 8.5 metres in height.</p> <p>Note – Height is inclusive of the roof height.</p>

Performance outcomes	Acceptable outcomes
<b>Setbacks</b>	
<p><b>PO2</b> Buildings and structures are set back to ensure that they are compatible with the character of the area and do not adversely affect other uses, particularly sensitive land uses.</p>	<p><b>AO2.1</b> Buildings and structures are set back not less than: (a) 6 metres from the road frontage/s; (b) 4.5 metres from side and rear boundaries.</p>
<p><b>PO3</b> Car parking areas are set back from the boundaries of the site to ensure a high standard of amenity and to ensure that the amenity of residential land, residential uses and sensitive land uses are protected.</p>	<p><b>AO3.1</b> Car parking areas are set back not less than 2 metres from all boundaries.</p>
<p><b>PO4</b> The setbacks to car parking areas are landscaped to enhance the amenity of the site and to provide a buffer to residential land, residential uses and sensitive land uses.</p>	<p><b>AO4.1</b> The setback between the road frontage/s and the car parking area is landscaped in accordance with the Landscaping code.</p> <p><b>AO4.2</b> The setback between the boundary with land included in a residential zone and the car parking area is landscaped in accordance with the Landscaping code to provide a buffer to the residential land.</p> <p>Note – Refer to the definition of Residential zones contained in Schedule 1.2.</p>
<b>For assessable development</b>	
<b>Uses and other development</b>	
<p><b>PO5</b> Development is consistent with the purpose and overall outcomes sought for the zone.</p>	<p><b>AO5.1</b> No acceptable outcomes are provided.</p>
<b>Site constraints</b>	
<p><b>PO6</b> Development is located, designed, operated and managed to respond to the characteristics, features and constraints of the site and its surrounds.</p> <p>Note - Planning scheme policy – Site assessments provides guidance on identifying the characteristics, features and constraints of a site and its surrounds.</p>	<p><b>AO6.1</b> No acceptable outcomes are provided.</p>