

6.2.21 Specialised centre zone code

6.2.21.1 Application

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

6.2.21.2 Purpose

- (1) The purpose of the Specialised centre zone code provides for one (or more) specialised uses.
- (2) The local government purpose of the code is to provide a focus for specialised activities and facilitate the effective on-going operation of these activities in particular precincts.
- (3) The purpose of the code will be achieved through the following overall outcomes:
 - (a) development provides for specific mix or type of activities;
 - (b) development complements the hierarchy of centres;
 - (c) development reflects and responds to the natural features and constraints of the land.

Specialised centre precinct 1 – Hospitals and allied medical

- (4) In addition to 6.2.21.2(3), the overall outcomes sought for the precinct are:
 - (a) a range of activities that support and strengthen the precinct as a place of medical and allied health activities are facilitated;
 - (b) supporting uses including education and research uses, staff accommodation, short term accommodation and limited centre activities and community uses that support employees and visitors are facilitated;
 - (c) development provides clear legibility within the precinct and identifies points of arrival/destinations at key public areas;
 - (d) development is designed to encourage public transport accessibility and walking and cycling.

Specialised centre precinct 2 – Showgrounds and major sports

- (5) In addition to 6.2.21.2(3), the overall outcomes sought for the precinct are:
 - (a) a wide variety of activities, including temporary uses, that are normally associated with regional showgrounds and major sporting facilities are facilitated;
 - (b) it is recognised that temporary uses may occasionally result in significant impacts in terms of attracting large volumes of people, noise and night time lighting amenity impacts.

Specialised centre precinct 3 – James Cook University

- (6) In addition to 6.2.21.2(3), the overall outcomes sought for the precinct are:
 - (a) a wide variety of activities associated with the university and its designation are facilitated;
 - (b) buildings and structures are located and designed to transition in height and their intended uses to the surrounding residential neighbourhoods to maintain the amenity of the surrounding area;
 - (c) the establishment of land uses is consistent with the Community infrastructure designation, Smithfield Local Plan or the continued and improved use of the land as a tertiary institution.

6.2.21.3 Criteria for assessment

Part A - Criteria for self-assessable and assessable development

Table 6.2.21.3.a –Specialised centre zone code – self-assessable and assessable development

Performance outcomes	Acceptable outcomes
For self-assessable and assessable development	
Height	
<p>PO1 The height of buildings is compatible with the character of the area and does not adversely affect the amenity of the area.</p> <p>Note – The building height overlay code provides outcomes for height within Precinct 1 – Hospitals and allied medical.</p> <p>Note – A visual impact assessment may be required where a proposed development exceeds the height stated in AO1.1, AO1.2, AO1.3 or AO1.4. Planning scheme policy – Landscape values provides guidance on undertaking a visual impact assessment.</p>	<p>AO1.1 Within Specialised centre precinct 2 - Showgrounds and major sports, buildings and structures are not more than 10 metres in height.</p> <p>Note – Height is inclusive of the roof height.</p> <p>AO1.2 Within Specialised centre precinct 2 - Showgrounds and major sports, structures for lighting are not more than 25 metres in height and do not include telecommunications facilities or low impact telecommunications facilities.</p> <p>Note – Height is inclusive of the roof height.</p> <p>AO1.3 Within Specialised centre precinct 2 – Showgrounds and major sports, structures for lighting are designed, constructed and operated in a manner which complies with: (a) AS4282-1997 Control of the obtrusive effects of outdoor lighting; (b) AS2560-2007 Sports lighting.</p> <p>AO1.4 Within Specialised centre precinct 3 – James Cook University, buildings and structures are not more than 15 metres in height.</p> <p>Note – Height is inclusive of the roof height.</p>
For assessable development	
Uses and other developments	
<p>PO2 Development is consistent with the purpose and overall outcomes sought for the zone and the outcomes sought for the relevant precinct.</p>	<p>AO2.1 No acceptable outcomes are provided.</p>
Site constraints	
<p>PO3 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>AO3.1 No acceptable outcomes are provided.</p>
Setbacks	

Performance outcomes	Acceptable outcomes
<p>PO4 Front building setbacks are consistent with the prevailing setbacks in the street.</p>	<p>AO4.1 No acceptable outcomes are provided.</p>
<p>PO5 Side and rear building setbacks: (a) are appropriate to the scale of the development and the character of the locality; (b) are sufficient to minimise overshadowing and overlooking of adjoining premises; (c) provide adequate separation and buffering from sensitive land uses.</p>	<p>AO5.1 No acceptable outcomes are provided.</p>
Amenity	
<p>PO6 Built form and scale is consistent with the role, function and character of the Specialised centre, and provides an appropriate interface with the scale and character of any nearby residential areas.</p>	<p>AO6.1 No acceptable outcomes are provided.</p>
<p>PO7 Any loading/unloading areas and outdoor storage areas are screened from public view or adjacent sensitive land uses.</p>	<p>AO7.1 Outdoor loading/unloading and storage areas are sited or screened so they are: (a) not visible from any off-site public place; (b) not located adjacent to premises used for a sensitive land use.</p>