

Division 15 – Assessment Criteria for the Special Use Zone

5.38 Special Use Zone

The provisions in this division comprise the assessment criteria for the Special Use Zone. They are:

- Overall outcomes for the Special Use Zone (section 5.39);
- Specific outcomes, acceptable solutions and probable solutions for the Special Use Zone (section 5.40).

5.39 Overall Outcomes for the Special Use Zone

- The overall outcomes for the Special Use Zone together with the overall outcomes for all Planning Areas are the purpose of the Planning Area Code.
- The overall outcomes sought for the Special Use Zone are the following:
 - This zone provides for uses that focus on the provision of community services and community infrastructure such as railway lines, water treatment plants, educational establishments and healthcare facilities;
 - These uses are appropriately located to maximise the functionality of the use while minimising the adverse impact on the amenity of the area;
 - The cost effective use and provision of services and infrastructure is promoted;
 - Development enhances the appearance of the built form, having regard to the constraints of the site such as shape and size, access points, topography, views, environment, landscaping and character of the area.

5.40 Specific Outcomes and Acceptable/Probable Solutions for the Special Use Zone

The specific outcomes sought for the Special Use Zone are included in column 1 of table 5.17. Acceptable solutions for self-assessable development and probable solutions for code assessable development are included in column 2 of table 5.17.

Table 5.17	
Special Use Zone (Part 5 Division 15)	
Column 1	Column 2
Specific outcomes	Acceptable solutions (if self-assessable) Probable solutions (if code assessable)
Consistent Uses	
<p>SO1 The following defined uses are consistent uses and are located within the Special Uses Zone:</p> <ul style="list-style-type: none"> Accommodation Building Agriculture Animal Husbandry (Intensive) Animal Husbandry (Non-Intensive) Aquaculture Caravan Park Caretaker's Residence Cemetery Child Care Centre Corrective Institution Educational Establishment Entertainment and Recreation (Indoors) Entertainment and Recreation (Outdoors) Extractive Industry Forest Practice Fuel Depot Funeral Parlour General Industry Hospital 	<p>S1.1 No solution provided.</p>

Table 5.17	
Special Use Zone (Part 5 Division 15)	
Column 1	Column 2
Specific outcomes	Acceptable solutions (if self-assessable) Probable solutions (if code assessable)
Local Utility Major Utility Marina Market Motor Vehicle Repair Station Multiple Dwellings Office Park Place of Worship where using an existing building Restaurant Rural Worker’s Dwelling Special Care Facility Take Away Food Outlet Telecommunication Facility Transport Depot	
Inconsistent Uses	
SO2 The following defined uses are inconsistent uses and are not located within the Special Use Zone: Car Parking Facility Car Wash Dependent Person’s Accommodation Display Home Dual Occupancy Dwelling House Estate Sales Office Home Based Business Hotel Landscape Supply Centre Landscape Supply Production Medical Centre Place of Worship except where using an existing building Recycling Yard Relocatable Home Park Retail Showroom Retirement Village Roadside Stall Rural Service Industry Sales or Hire Yard Service Industry Service Station Shop Special Industry Storage Facility Surgery Vehicle Sales and Service	S2.1 No solution provided.

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Column 1 Specific outcomes	Column 2 Acceptable solutions (if self-assessable) Probable solutions (if code assessable)
Veterinary Establishment Warehouse Winery	
Building Design	
<p>SO3 Building form, scale and bulk positively contributes to the amenity of the surrounding landscape, in particular that of adjoining streetscapes and lots, and incorporates traditional design elements.</p>	<p>S3.1 Site cover does not exceed 40% of the total site area</p> <p>S3.2 (a) Length of wall, irrespective of recesses or projections, do not exceed 30.0 metres</p> <p>Or</p> <p>(b) Building bulk is reduced through:</p> <p>(i) Significant recesses and projections in the horizontal and vertical planes; and</p> <p>(ii) Elements of a finer scale than the main structural framing of the building.</p> <p>S3.3 Building utilities such as lift motor rooms and telecommunications equipment are designed as architectural features of the building.</p> <p>S3.4 Exterior elements of the building are rendered or painted in a range of compatible colours.</p> <p>S3.5 Buildings are constructed from high quality materials.</p> <p>S3.6 Buildings incorporate large decks, sun shading devices and other building features traditionally used in the design of Queensland houses.</p> <p>S3.7 The main face of the building directly addresses the street.</p> <p>S3.8 Buildings are orientated to be parallel to the alignment of the street or streets that they abut.</p> <p>S3.9 Glass does not exceed a maximum degree of reflection of both heat and light of 20%.</p>
Building Height	
<p>SO4 Building heights do not result in the use appearing out of character with the surrounding built landscape nor detract from the amenity of adjoining or surrounding existing or future residential uses through direct overlooking of private areas, blocking or significantly impinging upon the penetration of desirable natural light and breezes or impeding significant view corridors.</p>	<p>S4.1 Building height does not exceed 12.0 metres and three storeys.</p> <div style="border: 1px solid black; padding: 5px; margin: 5px 0;"> <p>Note: A greater building height may be appropriate for infrastructure or facilities where required for functional purposes.</p> </div> <p>S4.2 Building height above natural ground level does not exceed 8.5 metres and two storeys where located within 10.0 metres of a Residential or Rural Residential Zone.</p>

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Environmental Nuisance	
S05 The amenity of uses is protected from the impacts of dust, odour, chemicals and other environmental nuisances.	S5.1 Development is separated from rural activities in accordance with Table 5.18 – Rural activities separation distances .
Inclusive Design	
S06 Uses cater for, or can readily be adapted to cater for persons with disabilities.	S6.1 Entrances to sites from roads and footpaths incorporate suitably graded ramps, handrails, tactile paving and other design features to enable unassisted entrance for persons with disabilities. S6.2 One (1) lift is installed for each building which exceeds 8.5 metres above ground level and two (2) lifts are installed for each building which exceeds 32.5 metres above ground level.
Landscaped Open Space	
S07 Large areas of landscaped open space are provided in prominent locations within sites to reduce the impact of the built form within the landscape.	S7.1 No solution provided.
Pedestrian Network	
S08 A safe, convenient and inclusive network of pedestrian paths link all areas of the site.	S8.1 No solution provided.
Personal and Property Safety	
S09 Buildings and spaces are designed in accordance with the core principles of Crime Prevention Through Environment Design (CPTED).	S9.1 Buildings front onto public areas and contain windows and or doors that facilitate casual surveillance. S9.2 Clear sightlines are created between public and high use private areas. S9.3 Lighting is provided in all areas, including paths, accessible to the public. S9.4 Entries to buildings are: (a) clearly identifiable from the street; (b) distinguished from the balance of the building facade; (c) well lit; (d) appropriately signposted; and (e) free from areas providing concealment. S9.5 Parking and loading areas are: (a) well lit; (b) overlooked by windows; (c) located to maximise sightlines; and

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	(d) capable of being locked after hours.
Screening and Fences	
<p>SO10 Screening and fences:</p> <p>(a) are constructed from materials compatible with the buildings and site facilities;</p> <p>(b) assist in highlighting entrances and provide visual interest to the streetscape; and</p> <p>(c) enabling outlook from buildings to the street for safety and surveillance purposes.</p>	<p>S10.1 Fencing abutting public areas has a height of no greater than 1.2 metres.</p> <p>S10.2 For fencing that abuts a road where the control of environmental nuisances such as noise is important, fences have a height of no greater than 1.8 metres.</p> <p>S10.3 For every 5.0 metres of fence length, a recess capable of containing suitable plantings is provided.</p>
Site Area and Dimensions	
<p>SO11 The site has sufficient area and dimensions to accommodate required buildings and structures, vehicular access, manoeuvring and parking and landscaped open space.</p>	<p>S11.1 No solution provided.</p>
Site Configuration	
<p>SO12 Buildings and spaces are configured on site in a manner that optimises both reciprocal amenity and functionality and interaction between the public and private domains.</p>	<p>S12.1 Buildings are setback 6.0 metres from the primary road alignment and 3.0 metres from a secondary road alignment.</p> <p>S12.2 Buildings are setback 10.0 metres from a rear boundary.</p> <p>S12.3 Buildings are setback 10.0 metres from a side boundary.</p> <p>S12.4 Outdoor storage and utility areas are located behind buildings or screened through the use of enclosures, fencing and the like.</p>
Waste Management	
<p>SO13 Refuse collection and recycling bins and storage facilities are:</p> <p>(a) provided for site users; and</p> <p>(b) integrated with the surrounding development and do not impact upon the residential amenity of the site.</p> <div style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <p>Note: Recycling bins are not compulsory for industrial and commercial premises</p> </div> <div style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <p>Note: The design of the site is to take into account the requirements of Council's policy Supply of Refuse and Recycling Services for Residential and</p> </div>	<p>S13.1 No solution provided.</p>

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Column 1 Specific outcomes	Column 2 Acceptable solutions (if self-assessable) Probable solutions (if code assessable)
Commercial Service.	

Table 5.18 Rural Activities Separation Distances		
Use/Activity	Minimum Separation Distance (metres)	Recommended Buffer Elements
RURAL USES AND ACTIVITIES		
Agriculture where chemical spray drift is an issue	300	Vegetation
Agriculture where odour is an issue	500	-
Agriculture where dust, smoke or ash is an issue	150	Vegetation
Agriculture where none of the above are an issue	40	Dense Vegetation
Forest Practice	30	-
Rural Service Industry	100	Visual Screening Devices
ANIMAL HUSBANDRY (INTENSIVE)		
Aquaculture	150	Vegetation
Cattery or Kennel	600	Visual Screening Devices
Feedlot	1000	Fencing Visual Screening Devices Vegetation
Piggery	1000	-
Poultry Farm	500	Visual Screening Devices

Note: The minimum separation distances relate to open buffers without suitable buffer elements. Where buffer elements are incorporated these distances may be reduced. The use of suitable buffer elements will be a major consideration for Council in determining any proposed reduction of minimum separation distances. Where a number of separation distances are required for different sensitive receptors, the largest separation distance relating to the proposed use will be required.