### Special purpose zone code

#### 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)**.

#### Purpose and overall outcomes

1. The purpose of the Special purpose zone code is to:-
   1. recognise and facilitate industrial development of a regional, state and national significance within the Port of Bundaberg and Bundaberg State Development Area;
   2. facilitate and maintain linkages to the Port of Bundaberg and major freight routes;
   3. ensure that incompatible development does not encroach on or prejudice development within the Port of Bundaberg and the State Development Area; and
   4. ensure that development complements the role of the Port of Bundaberg as an economic, freight and logistics hub, and is consistent with the preferred development intent of the precincts within the Port of Bundaberg Land Use Plan and the State Development Area Development Scheme.

Editor’s note—the Material change of use of premises regulated by the Bundaberg State Development Area Development Scheme is administered by the Coordinator–General. In this area, the planning scheme only regulates development for reconfiguring a lot, building work and operational work, and then, only if the area is not Strategic Port Land.

Editor’s note—development on Strategic Port Land not regulated by the Bundaberg State Development Area Development Scheme is regulated by the Port of Bundaberg Land Use Plan and is administered by the Port Authority.

1. The purpose of the code will be achieved through the following overall outcomes:
   1. the Port of Bundaberg and Bundaberg State Development Area accommodate a wide range of large­scale industry uses, particularly those which support or have a nexus with the Port;
   2. development associated with other non­industrial uses is consistent with the preferred development intent of the precincts within the State Development Area or the Port of Bundaberg Land Use Plan, and is limited in extent;
   3. development maintains public health and safety and avoids or mitigates significant adverse environmental or amenity impacts;
   4. development provides for the efficient use of land, with lot sizes that cater for a range of large format industrial uses and discourage take up of land for smaller scale activities better suited to other zones;
   5. development provides for efficient and effective transport networks that maximise accessibility within and to the Port of Bundaberg and the Bundaberg State Development Area;
   6. development encourages and facilitates the efficient provision and safe operation of physical and social infrastructure; and
   7. areas within the Bundaberg State Development Area that are intended for an urban purpose are limited to the urban areas identified in the Development Scheme for the Bundaberg State Development Area.

#### Specific benchmarks for assessment

1. No performance outcomes or acceptable outcomes are provided. Development is required to demonstrate compliance with the purpose and overall outcomes of this code.