2.4.5 Overall Outcomes for the Special Purposes Zone

The overall outcomes are the purpose of the Special Purposes Zone. The overall outcomes are as follows –

a) Community facilities are provided to support the local community and tourists eg. police and ambulance services.
b) The built form and design of community facilities is consistent with the character of the Island.
c) Community uses retain and enhance the environmental and/or landscape values of the locality.

2.4.5.1 Development Principles

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTION/S
Land Use	
PC1 The following uses are inconsistent with the overall outcomes for the Special Purposes Zone and are not located in this zone: a) any Residential use (except Accommodation Building in SP1 & SP3, Caretaker's Residence, Display Home, Motel in SP3 in the Medical Place Precinct, Multiple Residential in SP1 & SP3 if not in the Medical Place Precinct, and Retirement Village in SP8); b) any Rural use; c) Car Park in SP6 & SP8; d) Funeral Parlour in SP1 to SP6 & SP8; e) Licensed Premises; f) Local Shop; g) Medical Centre in SP1, SP2, SP4 to SP8; h) Office in SP5 to SP8; i) Outdoor Sales Premises; j) Restaurant in SP5 to SP8; k) Shop in SP3 in the Medical Place Precinct and SP5 to SP8; l) Shopping Centre; m) Showroom; n) Temporary Estate Sales Office; o) Veterinary Facility; p) any Industrial use; q) Cemetery in SP1 to SP6 & SP8; r) Child Care Centre in SP3, SP5 to SP7; s) Community and Cultural Facilities in SP5 and SP6; t) Correctional Facility in SP1 and SP3 to SP8;	No acceptable solution specified.

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTION/S
u) Educational Facility in SP5 to SP7; v) Hospital in SP1, SP4 to SP7; w) Indoor Recreation in SP5 to SP8; x) Outdoor Recreation in SP5 to SP8; y) Passenger Terminal in SP3, SP5 to SP8; and z) Shipping Container Storage. .	
Location	
PC2 Community uses are conveniently located to serve the local residents and tourists.	**AS2.1** Community uses are located within the townships of Orchid Beach and Happy Valley.
General Requirements	
PC3 Building design is sympathetic to the natural setting and is unobtrusive when viewed from the key vantage points (such as the beach).	Where assessable development (AS3.1 to AS3.3 applies)– **AS3.1** The external finishes of buildings (including walls, windows, door frames, roofs, fascias and gutters) are of muted and subdued colours. **AS3.2** The external finishes of buildings uses non-reflective building materials. **AS3.3** Buildings are designed to incorporate at least one of the following character features – a) verandahs; b) eaves; c) sun shading devices, d) recesses; e) variation in materials and/or colours; or f) pitched roofs.
PC4 The siting of buildings, driveways and carparking must be sympathetic to the topography and minimise the disruption to the natural profile.	Where assessable development (AS4.1 to AS4.5 applies) – **AS4.1** On steep sloping sites (greater than 15%), buildings are designed to step down the slope. **AS4.2** On steep sloping sites (greater than 15%) development must be suspended above natural ground level with the use of poles, stumps or stilts. **AS4.3** Development must not require major earthworks (cut and fill in excess of 0.5m in height) to construct building pads on steep slopes (slopes greater than 15%). **AS4.4** Driveways on steep slopes (greater than 15%) must be constructed with palette surface. **AS4.5** Wherever possible and on sites with steep slopes, carparking areas will be located adjoining the street frontage.
PC5 Development is sympathetic to the environment values of Fraser Island and adequate buffering is provided between development and adjacent National Parks.	No acceptable solution specified.