

6.4 Community facilities and open space zone category

6.4.1 Sport and recreation zone code

6.4.1.1 Application

This code applies to development where the code is identified as applicable in the categories of development and assessment.

When using this code, reference should be made to section 5.3.2 and where applicable, section 5.3.3 located in Part 5.

6.4.1.2 Purpose

- (1) The purpose of the Sport and recreation zone code is to provide for a range of organised activities that include sport, cultural and educational activities where the uses require a level of built infrastructure.
It includes built structures, such as clubhouses, gymnasiums, public swimming pools and tennis courts, and infrastructure to support the activities, safe access and essential management, where required to meet community needs.
- (2) The particular purpose of the code is to ensure:
 - (a) residents have convenient access to sport and recreation activities which are safe, attractive and appropriate for the community's needs; and
 - (b) development minimises impacts on surrounding land.
- (3) The purpose of the zone will be achieved through the following overall outcomes:
 - (a) local, district, regional and specialised sports parks provide for a variety of formal sporting activities and a range of training and competition infrastructure;
 - (b) development directly supports the primary recreational function of the site or provides for the co-location of a complementary and compatible community-related activity;
 - (c) development does not restrict public access and does not detract from the primary function of the site for sport and recreation activities;
 - (d) development provides for safe and convenient internal pedestrian and cyclist pathways and external connections to existing and proposed public transport infrastructure and surrounding activities wherever possible;
 - (e) design of built form and public spaces facilitates safe and secure environments and discourages antisocial behaviour;
 - (f) facilities are sited, designed and operated to minimise adverse impacts on surrounding land; and
 - (g) adverse impacts on any ecological values are avoided where land includes or adjoin natural habitats such as bushland, wetlands or waterways, or act as a buffer between natural and developed areas.
- (4) The purpose of the zone will also be achieved by the following additional outcomes for particular precincts:

Balgal Beach golf course precinct:

- (a) development of the precinct maintains the golf course and other outdoor recreational facilities and provides an integrated mix of residential and small-scale tourist accommodation;
- (b) reconfiguration facilitates a range of lot sizes to accommodate dwelling houses typically on lots with an average size of 600m²;
- (c) the ultimate development of the entire precinct does not result in more than 590 residential lots for dwelling house purposes;
- (d) tourist-oriented development may also occur in the form of small-scale, low-rise accommodation and support facilities;
- (e) building scale and massing limits the impact on the natural character of Balgal Beach; and
- (f) development of the precinct does not compromise the efficient and orderly provision of infrastructure.



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Figure 6.149 – Balgal Beach golf course precinct

(a) Development facilitates the ongoing operation of the Cluden racecourse and is directly associated with or ancillary to horse racing.

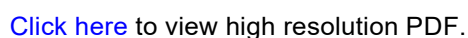


Figure 6.150 – Cluden precinct

- (a) the precinct accommodates the development of a motor sport facility, which will fulfil an important role as a required motorsport destination and training ground for driver education;
- (b) the intrusion of incompatible uses, or uses which may be more appropriately accommodated in other zones, is avoided to protect the availability of land in the precinct for motor sport facility purposes;
- (c) the impacts of development are managed to ensure public health and safety;
- (d) development is safe and legible, and designed to establish safe and efficient movement systems;
- (e) development is avoided in environmental corridors and the water resource catchment area to maintain ecological processes, biodiversity values and the quality of waterways; and
- (f) development provides adequate new infrastructure to support new uses, including roads, stormwater, water and sewer infrastructure; and-
- (g) development does not compromise petroleum pipeline infrastructure, and the risks and hazards to people and property associated with petroleum pipeline infrastructure are not further increased through development.

Editor's note – Conditions of approval or infrastructure agreements will be used (as appropriate) to ensure that infrastructure is provided.

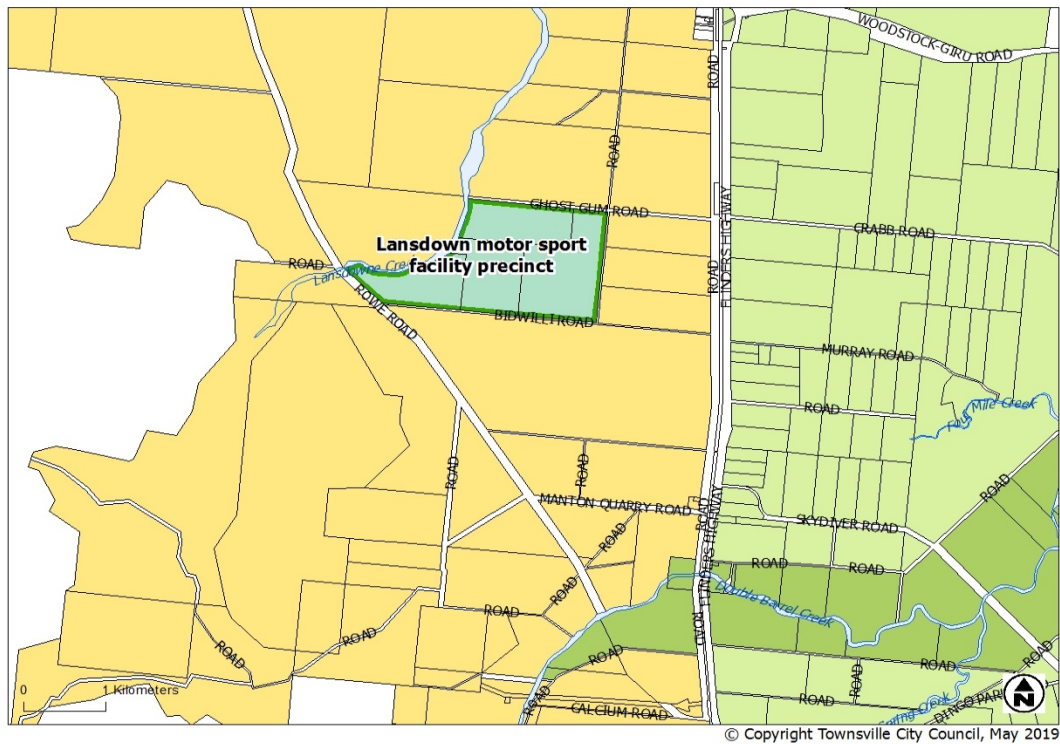


Figure 6.151 – Lansdown motor sport facility precinct

6.4.1.3 Assessment benchmarks

Table 6.4.1.3 - Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes
For accepted development subject to requirements and assessable development	
Built form	
PO1 Development does not substantially exceed the height of existing buildings in the area or is designed to sympathetically transition from lower rise neighbouring buildings.	AO1 Building height does not exceed 3 storeys.
PO2 Building setbacks and orientation provide for an attractive streetscape that is compatible with existing characteristics of the local area.	AO2 Buildings are set back from street and road frontages: <ul style="list-style-type: none"> (a) within 20% of the average front setback of adjoining buildings; or (b) where there are no adjoining buildings, 6m.
PO3 Development minimises the bulk of buildings to assist integration with surrounding development.	AO3 Walls are articulated so that they do not exceed a length of 15m without a change in plane of at least 0.75m depth.

Table 6.4.1.3-Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes
For accepted development subject to requirements and assessable development	
Amenity	
PO4 Development provides adequate separation, buffering and screening from residential uses and land within a residential zone so that adverse impacts on privacy and amenity are minimised.	AO4.1 Buildings and structures are set back 6m or half of the building height, whichever is greater from any boundary shared with a residential use or land within a residential zone.
	AO4.2 Site access and parking, servicing or outdoor storage areas are setback 6m from any boundary shared with a residential use or land within a residential zone.
	AO4.3 Where buildings, parking, servicing or outdoor storage areas are located within 15m of any boundary shared with an residential use or land within a residential zone, the following is provided: <ul style="list-style-type: none"> (a) a minimum 1.8m high solid screen fence; or (b) a landscaped buffer area consisting of dense screen planting of a minimum 3m width. Editor's note —Landscaping is to be provided to a standard specified in the Landscape code.
	AO4.4 Windows that have a direct view into an adjoining residential use are provided with fixed screening that is a maximum of 50% transparent to obscure views and maintain privacy for residents.
PO5 Refuse storage areas and storage of goods or materials in open areas is presented in a manner that does not detract from the visual amenity of the local area.	AO5 The open area used for the storage of refuse, vehicles, machinery, goods and materials on the site is: <ul style="list-style-type: none"> (a) located no closer than 3m from any boundary; and (b) are screened from view by a 1.8m high solid screen fence.

Table 6.4.1.3-Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes
For accepted development subject to requirements and assessable development	
Caretaker's accommodation	
PO6 Development does not compromise the effective operation of the primary use.	AO6 No more than one (1) caretaker's accommodation unit is provided on the site.

Table 6.4.1.3-Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes
For accepted development subject to requirements and assessable development	
Community use and club	
PO7 Adequate lockable storage space is provided on-site to meet the needs of users.	AO7 At least one (1) lockable storage space of a minimum of 4m ² is provided for each room or area that can be hired out or used by community organisations or the public.

Table 6.4.1.3-Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes
For assessable development	
Uses	
PO8 The site predominantly accommodates sport and recreational activities and facilitates optimum use of the land for the intended sport or recreational purpose.	No acceptable outcome is nominated.
PO9 Non-recreation uses occur only where they: (a) directly support the primary function of the site; or (b) are a compatible community-related activity.	No acceptable outcome is nominated.
PO10 Development does not impede public access to and use of facilities.	No acceptable outcome is nominated.
PO11 Buildings, structures and use areas are designed to ensure efficient use of buildings and facilities, and provide for multiple or shared use of facilities where practicable.	No acceptable outcome is nominated.

Table 6.4.1.3-Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes
For assessable development	
Amenity	
<p>PO12 Development maintains a high level of general amenity within the site and for surrounding areas, having regard to:</p> <ul style="list-style-type: none"> (a) noise; (b) hours of operation; (c) traffic; (d) visual impact; (e) signage; (f) odour and emissions; (g) lighting; (h) access to sunlight; (i) privacy; and (j) outlook. <p>Editor's note—Applicants may be required to engage specialists to provide detailed investigations into the above matters in order to demonstrate compliance with this performance criterion.</p>	No acceptable outcome is nominated.
<p>PO13 Landscaping is provided to enhance the appearance of the development, screen unsightly components, create an attractive on-site environment and provide shading.</p>	No acceptable outcome is nominated.

Table 6.4.1.3-Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes
For assessable development	
Crime prevention through environmental design	
<p>PO14 Development facilitates the security of people and property having regard to:</p> <ul style="list-style-type: none"> (a) opportunities for casual surveillance and sight lines; (b) exterior building design that promotes safety; (c) adequate lighting; (d) appropriate signage and wayfinding; (e) minimisation of entrapment locations; and (f) building entrances, loading and storage areas that are well lit and lockable after hours. <p>Editor's note—Applicants should have regard to Crime Prevention through Environmental Design Guidelines for Queensland.</p>	No acceptable outcome is nominated.

Table 6.4.1.3-Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes
For assessable development	
Accessibility	
PO15 Convenient and legible connections are provided for pedestrians and cyclists to and from the site, particularly having regard to linkages with existing and proposed public transport infrastructure, the open space network, centres and other community-related activities.	No acceptable outcome is nominated.
PO16 Safe and convenient pedestrian and cyclist circulation is provided for as an integrated component of the site layout.	No acceptable outcome is nominated.

Table 6.4.2.3-Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes
For assessable development	
Protection of natural values	
PO17 The site layout and design responds sensitively to on-site and surrounding topography, drainage patterns, ecological values by: <ul style="list-style-type: none"> (a) minimising earthworks; (b) maximising retention of natural drainage patterns; (c) ensuring existing drainage capacity is not reduced; (d) maximising the retention or enhancement of existing vegetation and ecological corridors; and (e) providing buffers to protect the ecological functions of waterways. 	No acceptable outcome is nominated.

Performance outcomes	Acceptable outcomes
Additional benchmarks for assessable development in precincts Note - Where acceptable outcomes in this section vary from those provided earlier in this code, the precinct-based acceptable outcomes take precedence.	
Balgol Beach golf course precinct	
PO18 Development does not reduce the area dedicated to the golf course and other outdoor recreational uses or reduce its amenity or functionality.	No acceptable outcome is nominated.
PO19 Reconfiguration of a lot does not result in more than 590 lots or detached dwelling house purposes across the entire precinct.	No acceptable outcome is nominated.
PO20 Reconfiguration creates lots that have sufficient area and dimension to facilitate residential development.	AO20 Lots have an average size of 600m ² .
PO21 Tourist-oriented development is small-scale and low rise.	AO21 Building height does not exceed 2 storeys.
PO22 Design and articulation for tourism-oriented development contributes to the natural character of the locality through tropical architectural design elements and the natural setting of buildings within the landscape.	No acceptable outcome is nominated.
PO23 Development is within the capacity of available infrastructure and is supported by adequate infrastructure, including: <ul style="list-style-type: none"> (a) connection to reticulated water and sewage networks; (b) connection to stormwater drainage system; and (c) constructed roads. 	No acceptable outcome is nominated. Editor's note - Council will request an overall area/precinct-scale structure plan - comprising land use, infrastructure, staging, urban design for the entire precinct before development takes place.
Lansdown motor sport facility precinct	
PO24 <u>A motor sport facility is established in accordance with Figure 152 Lansdown concept plan.</u>	<u>No acceptable outcome is nominated.</u>
PO25 <u>To maintain the natural environmental values, ecological processes and the quality of waterways development does not establish within the areas identified as 'environmental corridors and 'water resource catchment area; as show on Figure 152 Lansdown concept plan.</u>	<u>No acceptable outcome is nominated.</u>
PO26 <u>Development is supported by adequate infrastructure, including:</u> <ul style="list-style-type: none"> <u>(a) connection to reticulated water and sewage networks;</u> <u>(b) connection to a stormwater drainage system; and</u> <u>(c) constructed roads.</u> 	<u>No acceptable outcome is nominated</u> Editor's note – <u>In accordance with the Act, council may seek to secure the necessary infrastructure through conditions of approval or infrastructure agreements.</u>

<p>PO27</p> <p>Development does not cause noise nuisance to nearby sensitive land uses.</p> <p><u>Editor's note</u> – Sensitive land uses are those uses defined by the Planning Regulation 2017.</p>	<p>AO27</p> <p>Development achieves the noise generation levels set out in the Environmental Protection (Noise) Policy 2008.</p>
<p>PO28</p> <p>Development does not:</p> <p>(a) affect the long term operation of a high pressure gas pipeline; and</p> <p>(b) adversely impact the safety of people and property.</p>	<p>AO20.1</p> <p>Development does not occur within 100m of a high pressure gas pipeline.</p>
	<p>AO20.2</p> <p>Development involving the use, manufacturing or storage of hazardous chemicals does not occur within 300m of a high pressure gas pipeline.</p>

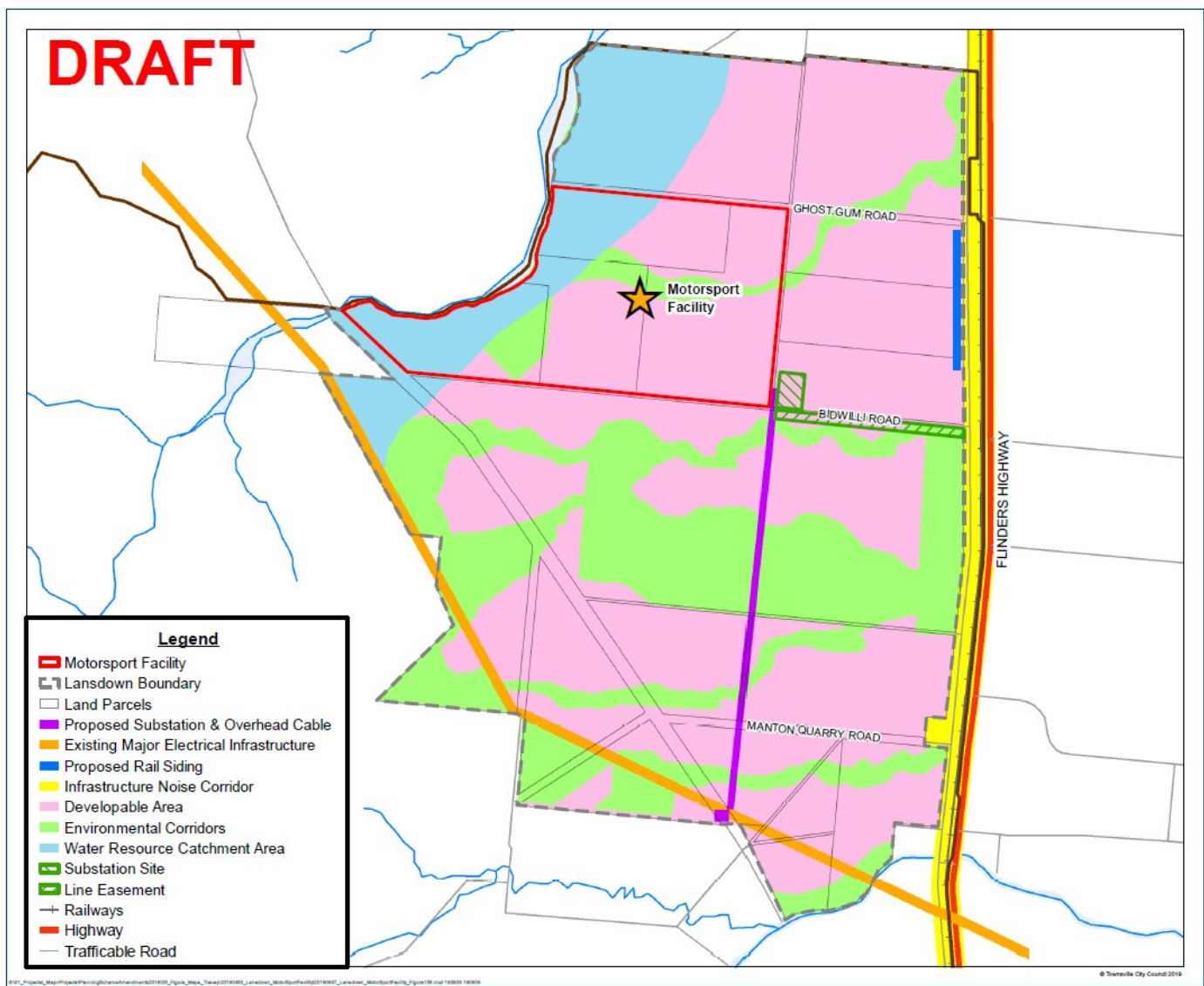


Figure 152 – Lansdown concept plan