

6.6.2. Sport and recreation zone code

6.6.2.1. Application

This code applies to the assessment of development if it is identified as an applicable code for development, as specified in the assessment benchmarks column in the tables of assessment located in Part 5 of the planning scheme.

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

All subject matter in this code is applicable to the development assessment, unless the following circumstance arises:

- (1) The heading of a specific benchmarks for assessment table specifies otherwise; or
- (2) A heading within a specific benchmarks for assessment table specifies that the outcomes apply to a specific type of development or to development at a specific location; or
- (3) A performance outcome or acceptable outcome specifies that the outcomes apply to a specific type of development or to development at a specific location.

In the circumstance where point (2) or point (3) above arises the following applies:

- (1) the development assessment outcomes apply only to the type of development specified or only to development at the location specified; and
- (2) the development must still be assessed against all other general subject matter of the code (for example, assessment benchmarks including but not limited to those relating to built form, appearance, or general land use).

6.6.2.2. Purpose

The purpose of the sport and recreation zone code is:

- (1) to identify the desired character and amenity for the zone and to protect it from incompatible development;
- (2) to provide for the development of organised and informal uses within the recreation activities group that have relatively low impacts, as the preferred and dominant land use within the zone;
- (3) to provide for the development of buildings, structures and infrastructure which support uses within the recreation activities group;
- (4) to provide for the development of a limited range of uses from within other activity groups where they have low impacts and they are compatible with and support uses within the recreation activities group; and
- (5) to facilitate the achievement of the overall outcomes sought for the zone.

6.6.2.3. Overall outcomes

The purpose of the code will be achieved through the following overall outcomes:

- (1) the development is:
 - (a) a use within the recreation activities group which has relatively low impacts and serves the needs of the community; or
 - (b) a use which:
 - (i) is compatible with and supports a use within the recreation activities group; or
 - (ii) does not compromise the development of a use within the recreation activities group at the site; and
- (2) the development of a use within the recreation activities group is a preferred use within the zone in the following circumstances:
 - (a) it is an environment facility; or

- (b) it is indoor sport and recreation; or
- (c) it is outdoor sport and recreation; or
- (d) it is a park;
- (3) the development of a use within the recreation activities group, which is likely to have a significant adverse impact on sensitive land use, does not occur within the zone unless there is appropriate design and siting to minimise adverse impacts on amenity;
- (4) the development of a use that is not within the recreation activities group occurs within the zone only in the following circumstances:
 - (a) it is a caretaker's accommodation; or
 - (b) it is a club which is small in scale and has minimal impacts on land use in the immediate surrounding area; or
 - (c) it is a market; or
 - (d) it is a use within the special activities group which is an essential component of infrastructure servicing the community; and
- (5) the development of a use that is not within the recreation activities group, which is likely to have a significant adverse impact on sensitive land use, does not occur within the zone;
- (6) the development of a use that is not within the recreation activities group does not undermine the viability, role or function of a nearby centre;
- (7) the development is compatible with an urban form that is characterised by:
 - (a) low rise buildings;
 - (b) low building site cover;
 - (c) appealing streetscapes and public places; and
- (8) the appearance of development provides visual interest and contributes to a high level of visual amenity when viewed from the street, public places, and the surrounding area; and
- (9) the development is provided with adequate infrastructure and essential services.

6.6.2.4. Specific benchmarks for assessment

Table 6.6.2.4.1 – Outcomes for development that is accepted subject to requirements and assessable development

| Performance outcomes | Acceptable outcomes |
|--|---|
| Built form | |
| PO1 The height and bulk of buildings and structures are consistent with the intended character of the zone and do not adversely impact the character or amenity of the streetscape, adjoining sites or surrounding area. | AO1.1 Building height and the height of structures (other than lighting structures) does not exceed the following: <ul style="list-style-type: none"> (a) 8.5 metres above ground level where the ground has a slope less than fifteen (15) per cent; or (b) ten (10) metres above ground level where the ground has a slope equal to or greater than fifteen (15) per cent. AO1.2 The height of lighting structures does not exceed twenty-five (25) metres above ground level. AO1.3 |

| Performance outcomes | Acceptable outcomes |
|---|---|
| | Site cover does not exceed thirty (30) per cent. |
| <p>PO2</p> <p>The design and siting of buildings and structures does not adversely impact the character or amenity of the streetscape or adjoining sites having regard to the following:</p> <ul style="list-style-type: none"> (a) minimisation of potential sources of nuisance; (b) provision of access to natural light and ventilation; and (c) integration with and consideration of the design and siting of any buildings and structures located on adjoining sites or public places. | <p>AO2.1</p> <p>Buildings or structures having an 'outermost projection height' exceeding two (2) metres have a setback from road frontage boundaries of at least six (6) metres.</p> <p>AO2.2</p> <p>Buildings or structures have a setback from all common side and rear lot boundaries with a lot located in a residential category zone or a township zone in accordance with the following:</p> <ul style="list-style-type: none"> (a) at any point where the 'outermost projection height' is between two (2) metres and 4.5 metres, a setback of at least ten (10) metres; or (b) at any point where the 'outermost projection height' is greater than 4.5 metres, a setback of at least ten (10) metres plus 0.3 of a metre for every additional metre or part thereof in height over 4.5 metres. <p>AO2.3</p> <p>If not adjoining a residential category zone or a township zone, buildings or structures have a setback from side and rear lot boundaries in accordance with the following:</p> <ul style="list-style-type: none"> (a) at any point where the 'outermost projection height' is between two (2) metres and 4.5 metres, a setback of at least five (5) metres; or (b) at any point where the 'outermost projection height' is greater than 4.5 metres, a setback of at least five (5) metres plus 0.3 of a metre for every additional metre or part thereof in height over 4.5 metres. <p>AO2.4</p> <p>If the distance separating a window of a habitable room or a balcony or a patio is less than three (3) metres at ground level or nine (9) metres at levels above the ground level storey, of a window of a habitable room or a balcony or a patio of an adjacent building, privacy is protected by utilising the following:</p> <ul style="list-style-type: none"> (a) window sill heights a minimum of 1.5 metres above floor level; or (b) fixed opaque glazing in any part of the window below 1.5 metres above floor level; or (c) fixed external screens; or (d) in the case of screening for a ground floor level, fencing to a height of 1.5 metres above ground floor level. |

| Performance outcomes | Acceptable outcomes |
|---|--|
| Appearance | |
| <p>PO3</p> <p>The development is designed in a manner that contributes to a high level of visual amenity when viewed from the street, public places, and the surrounding area by incorporating elements including but not limited to the following:</p> <ul style="list-style-type: none"> (a) emphasis on entry points; (b) orientation to the street and any public places; (c) inclusion of structures or vegetation to screen any waste storage areas and building plant from view of the street; (d) inclusion of vegetation to screen any large unarticulated walls. | <p>AO3.1</p> <p>The development has a pedestrian entry point at or visible from the primary road frontage.</p> <p>AO3.2</p> <p>Any waste storage areas are screened from view of the street by one or more of the following:</p> <ul style="list-style-type: none"> (a) a solid screen fence; or (b) a wall; or (c) dense vegetation. <p>AO3.3</p> <p>Any building plant is screened from view of the street by one or more of the following:</p> <ul style="list-style-type: none"> (a) a solid screen fence, or (b) a roof design feature; or (c) a wall; or (d) dense vegetation. <p>AO3.4</p> <p>There is a densely vegetated buffer area having a depth of at least five (5) metres from the lot boundary, located along all common lot boundaries where adjoining any residential category zone or a township zone.</p> |

Table 6.6.2.4.2 – Additional outcomes for assessable development

| Performance outcomes | Acceptable outcomes |
|---|-------------------------------------|
| Land use | |
| <p>PO4</p> <p>The use is a preferred use (as identified in the overall outcomes for the zone) or is another use identified in the overall outcomes for the zone which is compatible with and supports preferred uses for the zone.</p> | No acceptable outcome is nominated. |
| <p>PO5</p> <p>The use contributes to the development of high quality recreation areas and facilities which adequately serve the needs of the community.</p> | No acceptable outcome is nominated. |
| <p>PO6</p> <p>The use appropriately integrates with any established preferred uses (as identified in the overall outcomes for the zone) and other sensitive land use in the immediate area.</p> | No acceptable outcome is nominated. |
| <p>PO7</p> <p>The use does not compromise the development of preferred uses (as identified in the overall</p> | No acceptable outcome is nominated. |

| Performance outcomes | Acceptable outcomes |
|---|---|
| outcomes for the zone) at the site. | |
| P08 The development of a use that is not within the recreation activities group occurs only if: (a) it is small in scale; and (b) it does not undermine the viability, role or function of a nearby centre. | No acceptable outcome is nominated. |
| Infrastructure | |
| P09 Safe, accessible, robust and reliable infrastructure relating to access and parking, energy supply, roads, roof and allotment drainage, sewage and wastewater treatment and disposal, stormwater management, telecommunications, and water supply, is adequately provided for the development in accordance with best practice and endorsed standards for the location, and relative to the needs of the development. | AO9.1 The development complies with the requirements of the Development Works Code. |