

6.6. Recreation category zone codes

6.6.1. Open space zone code

6.6.1.1. 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).

6.6.1.2. Purpose

The purpose of the open space 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 informal recreation activities on a range of local, district and regional scale parks and other open space areas, as the preferred and dominant land use within the zone;
- (3) to provide for the development of some organised uses within the recreation activities group if they have low impacts;
- (4) to provide for the development of buildings, structures and infrastructure which support the use of parks and other open space for informal recreation and for uses within the recreation activities group;
- (5) to provide for the development of a limited range of uses within other activity groups where they have low impacts and they are compatible with and support uses within the recreation activities group; and
- (6) to establish one (1) precinct within the zone where particular development outcomes are specified, and the precinct is identified as follows:
 - (a) the Yeppoon Foreshore Tourism and Recreation Precinct; and
- (7) to facilitate the achievement of the overall outcomes sought for zone.

6.6.1.3. 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;
- (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 which is small in scale and has minimal impacts on land use in the immediate surrounding area; or
 - (c) it is outdoor sport and recreation which has minimal impacts on land use in the immediate surrounding area; 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;
- (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;
- (5) the development of a use that is not within the recreation activities group, which has a significant adverse impact on sensitive land use, does not occur within the zone;
- (6) 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
- (7) 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;
- (8) the development is provided with adequate infrastructure and essential services; and

Where located in the Yeppoon Foreshore Tourism and Recreation Precinct

Note: The overall outcomes of the Yeppoon Foreshore Tourism and Recreation Precinct are additional to those of the zone and take precedence in the event of a conflict.

- (9) the development of a use within the recreation activities group is a preferred use within the precinct in the following circumstances:
 - (a) it is an environment facility; or
 - (b) it is indoor sport and recreation which is small in scale and has minimal impacts on land use in the immediate area; or
 - (c) it is outdoor sport and recreation which has minimal impacts on land use in the immediate area; or
 - (d) it is a park;
- (10) the development of a use within the business activities group, centre activities group, community activities group, or entertainment activities group occurs within the precinct only in the following circumstances:

- (a) the use provides for the leisure, entertainment or information needs of the community, tourists and visitors;
- (b) the use does not compromise the preferred use of the precinct for public recreation purposes;
- (c) the use is small in scale;
- (d) the use has minimal impacts on land use in the immediate surrounding area;
- (e) the use does not undermine the viability, role or function of a nearby centre; and
- (f) the use:
 - (i) is a bar; or
 - (ii) is a community use; or
 - (iii) is a food and drink outlet; or
 - (iv) is a function facility;
- (11) the development of a use within the accommodation activities group (other than caretaker's accommodation) does not occur within the precinct.

6.6.1.4. Specific benchmarks for assessment

Table 6.6.1.4.1 – 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 low-rise character of the zone, and they 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; or (c) the height limits identified for the specific locations shown on Figure 6.6.1.4.1.1 – Yeppoon Foreshore Tourism and Recreation Precinct Height Limits. AO1.2 The height of lighting structures does not exceed twenty-five (25) metres above ground level. AO1.3 Site cover does not exceed the following: <ul style="list-style-type: none"> (a) ten (10) per cent; or (b) the site cover limits identified for the specific locations shown on Figure 6.6.1.4.1.2 – Yeppoon Foreshore Tourism and Recreation Precinct Site Cover Limits. |

Performance outcomes

Acceptable outcomes

Figure 6.6.1.4.1.1 – Yeppoon Foreshore Tourism and Recreation Precinct Height Limits

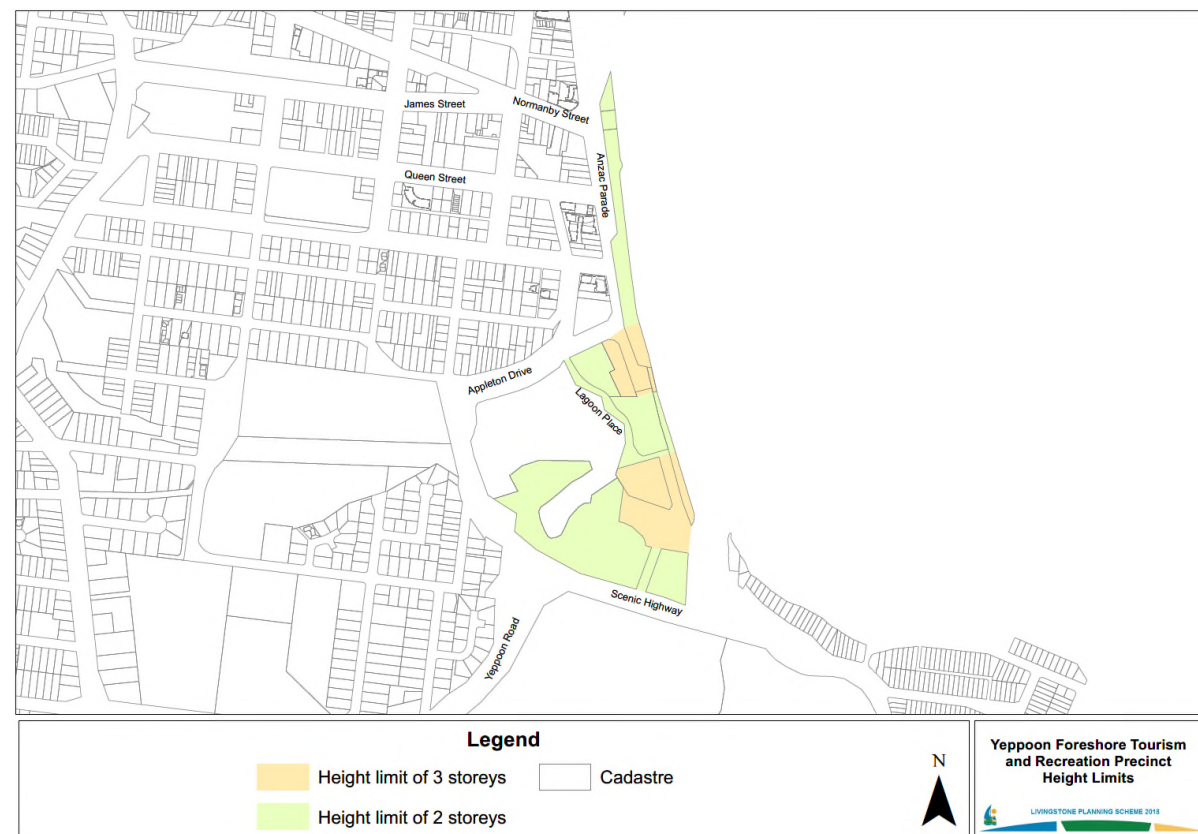
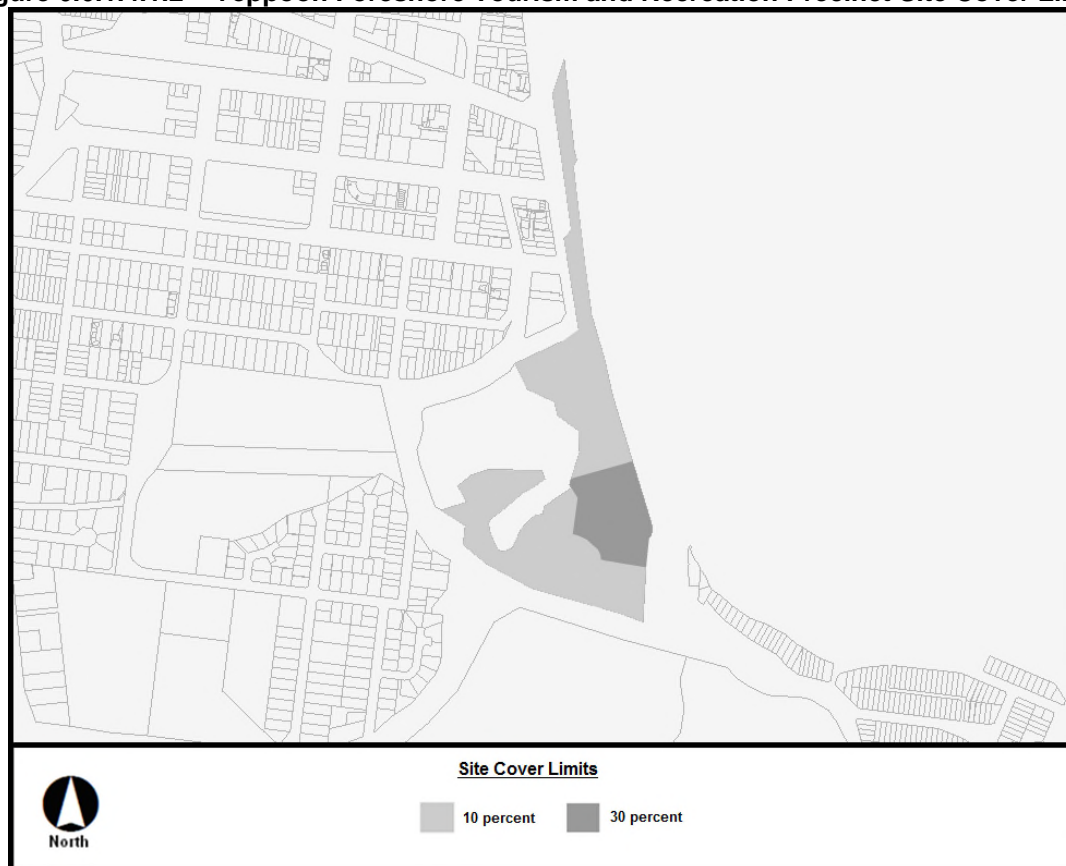


Figure 6.6.1.4.1.2 – Yeppoon Foreshore Tourism and Recreation Precinct Site Cover Limits



| Performance outcomes | Acceptable outcomes |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>PO2</p> <p>The design and siting of buildings and structures results in a high level of on-site amenity and 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; (c) provision of open space for recreation; and (d) 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 | |
| PO3 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: <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. | AO3.1 The development has a pedestrian entry point at or visible from the primary road frontage. <p>AO3.2 Any waste storage areas are screened from view of the street by one or more of the following: <ul style="list-style-type: none"> (a) a solid screen fence; or (b) a wall; or (c) dense vegetation. </p> <p>AO3.3 Any building plant is screened from view of the street by one or more of the following: <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> |

Table 6.6.1.4.2 – Additional outcomes for assessable development

| Performance outcomes | Acceptable outcomes |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|
| Land use | |
| Outcomes applicable where not located in the Yeppoon Foreshore Tourism and Recreation Precinct | |
| PO4 The use contributes to the development of high quality recreation areas and facilities which adequately serve the needs of the community. | No acceptable outcome is nominated. |
| PO5 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. | No acceptable outcome is nominated. |
| PO6 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. | No acceptable outcome is nominated. |
| PO7 The use does not compromise the development of preferred uses (as identified in the overall outcomes for the zone) at the site. | No acceptable outcome is nominated. |
| PO8 The development of a use that is not within the recreation activities group occurs only if: | No acceptable outcome is nominated. |

| Performance outcomes | Acceptable outcomes |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| (a) it is small in scale; and (b) it does not undermine the viability, role or function of a nearby centre. | |
| Outcomes applicable where located in the Yeppoon Foreshore Tourism and Recreation Precinct | |
| PO9 The use contributes to the development of high quality recreation areas and facilities which adequately serve the needs of the community. | No acceptable outcome is nominated. |
| PO10 The use is a preferred use (as identified in the overall outcomes for the precinct) or is another use identified in the overall outcomes for the precinct which is compatible with and supports preferred uses for the precinct. | No acceptable outcome is nominated. |
| PO11 The use appropriately integrates with any established preferred uses (as identified in the overall outcomes for the precinct) and other sensitive land use in the immediate area. | No acceptable outcome is nominated. |
| PO12 The use does not compromise the development of preferred uses (as identified in the overall outcomes for the precinct) at the site. | No acceptable outcome is nominated. |
| PO13 The development of a use that is not within the recreation activities group occurs only if: (a) it is compatible with and supports the preferred use of the precinct for public recreation purposes; (b) it contributes to the development of the Yeppoon foreshore tourism and recreation precinct by providing for the convenience, leisure or information needs of the community, tourists and visitors using the precinct; (c) it is small in scale; and (d) it does not undermine the viability, role or function of a nearby centre. | AO13.1 If the development is a use that is not within the recreation activities group, the development occurs only in the following circumstances: (a) the use: (i) is a bar and it has a gross floor area that does not exceed one-thousand (1000) square metres gross floor area in cumulative total in the precinct for uses within the centre activities group or entertainment activities group; or (ii) is a club and it has a gross floor area that does not exceed four-hundred (400) square metres; or (iii) is a community use and it has a gross floor area that does not exceed four-hundred (400) square metres; or (iv) is a food and drink outlet and it has a gross floor area that does not exceed one-thousand (1000) square metres gross floor area in cumulative total in the precinct for uses within the centre activities group or entertainment activities group; or (v) is a function facility and it has a gross floor area that does not one-thousand (1000) square metres gross floor area in cumulative total in the precinct for uses within the centre activities group or |

| Performance outcomes | | Acceptable outcomes | |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|------------------------------------------------------------------------------------------------|--|
| | | entertainment activities group. | |
| Appearance | | | |
| Outcomes applicable where located in the Yeppoon Foreshore Tourism and Recreation Precinct | | | |
| PO14 Large expanses of blank unarticulated building walls are broken up by use of fenestration, recesses, wall offsets, balconies, projections, or other building design features so that the development has an appearance which provides visual interest and contributes to a high level of visual amenity when viewed from the street, public places, and the surrounding area. | | No acceptable outcome is nominated. | |
| Infrastructure | | | |
| PO15 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. | | AO15.1 The development complies with the requirements of the Development Works Code. | |