

Zone: Recreation and Open Space

This Code applies to development where the Code is identified as applicable in the table of assessment for the Recreation and Open Space Zone and development is within the Recreation and Open Space Zone as identified on the Zoning maps contained within Schedule 2.

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

PURPOSE

The purpose of the Recreation and Open Space Zone is to provide for a range of sporting, recreation, leisure, cultural and education activities.

It may provide for local, district, regional scale parks that serve the recreation needs of residents and visitors and may include areas for conservation of natural values.

Areas such as parks, playing fields and playgrounds are generally accessible to the public. However, access may be limited in certain areas at certain times.

Where required to meet community needs, development may include structures such as shelters, amenity facilities, picnic tables, clubhouses, gymnasiums, swimming pools, tennis courts and other infrastructure to support recreational or sporting activities.

The overall outcomes sought for the Recreation and Open Space Zone Code are as follows:

1. Local, district, regional and specialised sports parks provide for a variety of formal sporting activities and a range of training and competition infrastructure.
2. Development does not restrict public access and does not detract from the primary function of the site for sport and recreation activities.
3. Biodiversity and passive recreation values of protected areas are conserved;
4. Provision of a system of public open space, and embellishments appropriate to meet the outdoor recreational needs of Western Downs residents and visitors alike;
5. Facilitate informal sport and recreation activities consistent with community need and expectations.
6. Development provides for an efficient pattern of development that creates walkable, permeable and legible communities that are integrated with active transport networks (such as the existing road network, cycleway and pedestrian footpath networks) and are well connected to activity centres, employment nodes, open space and recreation areas and community facilities.
Development provides for a high level of amenity that is complementary to the built form typology and landscape character of the Recreation and Open Space Zone.
8. Development is undertaken in an orderly and sequential manner to facilitate connection to the existing infrastructure network whilst being compatible with planned network upgrades and expansions.
9. Ecologically significant features including waterways, wetlands and significant vegetation are retained and buffered from the impacts of development or where appropriate, vegetation is integrated within the development to ensure the long-term protection of these features.
10. Development is located and designed to achieve ecological sustainability by ensuring that the proposed development incorporates the objectives and principles of energy efficiency, water conservation, water quality management and the principles Crime Prevention through Environment Design (CEPTED).
11. Places, buildings or items of heritage character or heritage significance are protected and enhanced by development to preserve the historic character, amenity and identity of the locality
12. Development responds to land constraints such as topography, bushfire and does not impact on the flood capacity or impede the flood conveyance function of land. Development is not located where it will increase the number of people or structures at risk of natural hazards.
13. Where development is not consistent with the purpose and intent of the Recreation and Open Space Zone, overriding community need will need to be demonstrated as well as valid planning justification provided as to why the proposed use cannot be reasonably established in a more appropriate Zone.

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WE WOULD LIKE TO SEE

<p>Emergency services</p>	<p>Environment facility</p>	<p>Hospital</p>	<p>Park</p>	<p>Place of worship</p>	<p>Utility installation</p>
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WE WILL CONSIDER

<p>Food and drink outlet</p>	<p>Funeral parlour</p>	<p>Nature-based tourism</p>	<p>Relocatable home park</p>	<p>Residential care facility</p>	<p>Substation</p>
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WE WOULD PREFER NOT TO SEE

<p>Air services</p>	<p>Animal keeping</p>	<p>Detention facility</p>	<p>Outdoor sales</p>	<p>Sales office</p>	<p>Service station</p>
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AS PART OF YOUR DEVELOPMENT WE WILL ASSESS

<p>Building height</p> <p>Maximum of 8.5m above natural ground level.</p>	<p>Setbacks</p>	<p>Site cover</p> <p>Maximum 10% of the total site area</p>
<p>Landscaping</p>	<p>Amenity protection</p>	<p>Water quality management</p>

FOR MORE INFORMATION

Visit: www.wdrc.qld.gov.au
 Contact: Planning Dept on (07) 4679 4000
 Email: info@wdrc.qld.gov.au
 and request an appointment with a Planning Officer

The contents of this information sheet have been prepared in order to assist residents to understand the Western Downs Planning Scheme 2017 incorporating Amendment 1. This information is a general overview only. For full details in relation to the applicable provisions of the Planning Scheme that affect proposed development, please refer to the Western Downs Planning Scheme 2017 incorporating Amendment 1.

