

6.2.13 Recreation and Open Space Zone Code

Table 6.2.13.1 - Recreation and Open Space zone code

Performance Outcomes	Acceptable Outcomes	Proposed Solution Explanation of how the development addresses the Acceptable Outcome and/or Performance Outcome.
For accepted, accepted subject to requirements and assessable development (code, code (fast tracked) and impact)		
Building height		
PO1 Building height has regard to: (a) the relevant features and prevailing character of the surrounding landscape; and (b) the role and function of the open space / recreation area.	AO1 Development has a maximum building height of 8.5 metres above natural ground level.	
Site cover		
PO2 Buildings and structures are of a scale that complements the character and amenity of the open space and recreation area.	AO2 Site cover is a maximum of 10% of the total site area.	
Setbacks		
PO3 Building setbacks are appropriate having regard to: (a) overshadowing; (b) privacy and overlooking; (c) building character and appearance; and (d) the primary road frontage setbacks of adjoining premises.	AO3.1 Buildings and structures have a minimum setback of 10 metres to the road frontage. OR	
	AO3.2 Buildings and structures have road frontage setback equal to or greater than the setback of an existing building on the premises.	
	AO3.3 Buildings and structures have a minimum side and rear boundary clearance of 6 metres.	
Landscaping		
PO4 Landscaping is provided to: (a) create opportunities for multiple use of the	AO4.1 A minimum of one shade tree is provided for every ten car parking spaces.	

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<p>open space/recreation area;</p> <p>(b) lessen the visual impact of buildings and structures from the street and adjoining land uses; and</p> <p>(c) provide sun shading.</p>	<p>AO4.2 A minimum planting space of 1.2m² is provided for every shade tree.</p>	
	<p>AO4.3 Where adjoining land in a Residential zone category or a residential use A landscape buffer with a minimum width of 2 metres is provided along the length of the shared boundary.</p>	
<p>For assessable development (code, code (fast tracked) and impact)</p>		
<p>Advertising devices</p>		
<p>PO5 Where for Outdoor sport and recreation Advertising devices do not cause significant detrimental impact on the visual amenity of the local area and primarily convey information relevant to the Outdoor sport and recreation use.</p>	<p>Where for Outdoor sport and recreation AO5.1 Advertising devices have the following characteristics: (a) identifies the name of the sporting venue, forthcoming events and/or directional information; and (b) not greater than 20% of the sign area is devoted to commercial advertising.</p>	
	<p>Where the site fronts a State-controlled Road AO5.2 Advertising devices along the road frontage are not illuminated.</p>	
<p>Business activities and community activities</p>		
<p>PO6 Business activities, limited to Food and drink outlet and Shop are of a scale that: (a) meet the needs of the open space recreation area; (b) do not negatively impact the character and amenity of the area;</p>	<p>AO6 Food and drink outlet and Shop development is restricted to a maximum gross floor area of 50m² within the open space / recreation area and these uses must only be in operation when the primary use is occurring on the site.</p>	

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<p>(c) is compatible with surrounding development; and</p> <p>(d) does not compromise the viability of the Western Downs activity centre network.</p>		
<p>PO7 Where adjoining land in a Residential zone category Development must not detract from the amenity of the local area having regard to operating hours.</p>	<p>AO7 Where adjoining land in a Residential zone category Operating hours are restricted to between 7.00am and 10.00pm.</p>	
Amenity protection		
<p>PO8 Development must not detract from the amenity of the local area, having regard to:</p> <ul style="list-style-type: none"> (a) noise; (b) hours of operation; (c) traffic; (d) lighting; (e) advertising devices; (f) visual amenity; (g) privacy; (h) odour; or (i) emissions. 	<p>AO8 (In partial compliance of PO8) Lighting to sporting fields is to be provided in accordance with Australian Standards AS/NZS2560.2.3 and AS/NZS4282.</p>	
<p>PO9 Development must take into account and seek to ameliorate any existing negative environmental impacts, having regard to:</p> <ul style="list-style-type: none"> (a) noise; (b) hours of operation; (c) traffic; (d) lighting; (e) advertising devices; (f) visual amenity; 	<p>AO9 (In partial compliance of PO9) Lighting to sporting fields is to be provided in accordance with Australian Standards AS/NZS2560.2.3 and AS/NZS4282.</p>	

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(g) privacy; (h) odour; or (i) emissions.		
Water quality management		
PO10 Development protects environmental values and facilitates the achievement of water quality objectives for Queensland waters.	AO10 No acceptable outcome.	
PO11 Development achieves the storm water management design objectives specified in Table 6.2.12.2 - Construction Phase - Stormwater Management Design Objectives	AO11 Development achieves objectives as specified in Table 6.2.13.2 - Construction Phase - Stormwater Management Design Objectives	
PO12 Land for urban purposes is located in areas which avoid or minimise the disturbance to natural drainage, areas subject to erosion risk and groundwater.	AO12 No acceptable outcome.	
PO13 Land for urban purpose is located, designed, constructed and managed to avoid impacts arising from altered stormwater quality or flow.	AO13 No acceptable outcome.	

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Table 6.2.13.2 - Construction Phase - Stormwater Management Design Objectives

Issue		Design Objectives
Drainage control	Temporary drainage works	<ol style="list-style-type: none"> Design life and design storm for temporary drainage works: <ul style="list-style-type: none"> Disturbed area open for < 12 months - 1 in 2-year ARI event. Disturbed area open for 12-24 months - 1 in 5-year ARI event. Disturbed area open for >24 months - 1 in 10-year ARI event. Design capacity excludes minimum 150mm freeboard. Temporary culvert crossing - minimum 1 in 1-year SRI hydraulic capacity.
Erosion control	Erosion control measures	<ol style="list-style-type: none"> Minimise exposure of disturbed soils at any time. Divert water run-off from undisturbed areas around disturbed areas. Determine the erosion risk rating using local rainfall erosivity, rainfall depth, soil-loss rate or other acceptable methods. Implement erosion control methods corresponding to identified erosion risk rating.
Sediment control	Sediment control measures Design storm for sediment control basins Sediment basin dewatering	<ol style="list-style-type: none"> Determine appropriate sediment control measures using: <ul style="list-style-type: none"> potential soil loss rate, or monthly erosivity, or average monthly rainfall Collect and drain stormwater from disturbed soils to sediment basin for design storm event: <ul style="list-style-type: none"> design storm for sediment basin sizing is 80th% five-day event or similar Site discharge during sediment basin dewatering: <ul style="list-style-type: none"> TSS < 50 mg/L TSS, and Turbidity not >10% receiving waters turbidity, and pH 6.5–8.5
Water quality	Litter and other waste, hydrocarbons and other contaminants	<ol style="list-style-type: none"> Avoid wind-blown litter; remove gross pollutants. Ensure there is no visible oil or grease sheen on released waters. Dispose of waste containing contaminants at authorised facilities.
Waterway stability and flood flow management	Changes to the natural waterway hydraulics and hydrology	<ol style="list-style-type: none"> For peak flow for the 1-year and 100-year ARI event, use constructed sediment basins to attenuate the discharge rate of stormwater from the site.