

6.2.13 Recreation and Open Space Zone

6.2.13.1 Application

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.

6.2.13.2 Purpose

The purpose of the Recreation and open space zone is to provide for -

- (a) a variety of cultural, educational, leisure, recreation and sporting uses and activities, including, for example -
 - (i) parks, playgrounds or playing fields for the use of residents and visitors; and
 - (ii) parks, or other areas, for the conservation of natural areas; and
- (b) facilities and infrastructure to support the uses and activities stated in paragraph (a).

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 (CPTED).
- (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.

Temporary uses are supported in the zone. Refer to **Table 1.7.1 - Temporary use limitations** under section **1.7 Local government administrative matters**.

Consistent development within the Recreation and open space zone includes the following:

<ul style="list-style-type: none"> • Caretaker's accommodation • Cemetery • Child care centre • Club • Community care centre • Community residence • Community use • Dwelling house • Educational establishment 	<ul style="list-style-type: none"> • Emergency services • Environment facility • Food and drink outlet • Function facility • Funeral parlour • Health care services • Home based business • Hospital • Indoor sport and recreation • Nature-based tourism • Outdoor sport and recreation 	<ul style="list-style-type: none"> • Park • Place of worship • Relocatable home park • Residential care facility • Retirement facility • Substation • Telecommunications facility • Theatre • Tourist attraction • Tourist park • Utility installation
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Inconsistent development within the Recreation and open space zone includes the following:

<ul style="list-style-type: none"> • Adult store • Agricultural supplies store • Air services • Animal husbandry • Animal keeping • Aquaculture • Bar • Brothel • Bulk landscape supplies • Car wash • Crematorium • Cropping • Detention facility • Dual occupancy • Dwelling unit • Extractive industry • Garden centre • Hardware and trade supplies • High impact industry • Hotel • Intensive animal industry 	<ul style="list-style-type: none"> • Intensive horticulture • Landing • Low impact industry • Major electricity infrastructure • Major sport, recreation and entertainment facility • Marine industry • Market • Medium impact industry • Motor sport facility • Multiple dwelling • Nightclub entertainment facility • Non-resident workforce accommodation • Office • Outdoor sales • Outstation • Parking station • Permanent plantation • Port services • Renewable energy facility 	<ul style="list-style-type: none"> • Research and technology industry • Resort complex • Roadside stall • Rooming accommodation • Rural industry • Rural workers' accommodation • Sales office • Service industry • Service station • Shop • Shopping centre • Short-term accommodation • Showroom • Special industry • Transport depot • Veterinary services • Warehouse • Wholesale nursery • Winery
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Development listed as an inconsistent use can be considered on its merits where it reflects the purpose and intent of the planning scheme.

6.2.13.3 Assessment benchmarks

Part A - Criteria for accepted and assessable development

Table 6.2.13.1 - Recreation and Open Space zone code

Performance Outcomes	Acceptable Outcomes
For accepted, accepted subject to requirements and assessable development (code, code (fast tracked) and impact)	
Building Height	
<p>PO1 Building height has regard to:</p> <ul style="list-style-type: none"> (a) the relevant features and prevailing character of the surrounding landscape; and (b) the role and function of the open space / recreation area. 	<p>AO1 Development has a maximum building height of 8.5 metres above natural ground level.</p>
Site Cover	
<p>PO2 Buildings and structures are of a scale that complements the character and amenity of the open space and recreation area.</p>	<p>AO2 Site cover is a maximum of 10% of the total site area.</p>
Setbacks	
<p>PO3 Building setbacks are appropriate having regard to:</p> <ul style="list-style-type: none"> (a) overshadowing; (b) privacy and overlooking; (c) building character and appearance; and (d) the primary road frontage setbacks of adjoining premises. 	<p>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.</p> <p>AO3.3 Buildings and structures have a minimum side and rear boundary clearance of 6 metres.</p>
Landscaping	
<p>PO4 Landscaping is provided to:</p> <ul style="list-style-type: none"> (a) create opportunities for multiple use of the open space/recreation area; (b) lessen the visual impact of buildings and structures from the street and adjoining land uses; and (c) provide sun shading. 	<p>AO4.1 A minimum of one shade tree is provided for every ten car parking spaces.</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>
For assessable development (code, code (fast tracked) and impact)	
Advertising Devices	
<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:</p> <ul style="list-style-type: none"> (a) identifies the name of the sporting venue, forthcoming events and/or directional information; and

Performance Outcomes	Acceptable Outcomes
	<p>(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</p> <p>Advertising devices along the road frontage are not illuminated.</p>
Business activities and Community activities	
<p>PO6</p> <p>Business activities, limited to Food and drink outlet and Shop are of a scale that:</p> <ul style="list-style-type: none"> (a) meet the needs of the open space recreation area; (b) do not negatively impact the character and amenity of the area; (c) is compatible with surrounding development; and (d) does not compromise the viability of the Western Downs activity centre network. 	<p>AO6</p> <p>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>
<p>PO7</p> <p>Where adjoining land in a Residential zone category</p> <p>Development must not detract from the amenity of the local area having regard to operating hours.</p>	<p>AO7</p> <p>Where adjoining land in a Residential zone category</p> <p>Operating hours are restricted to between 7.00am and 10.00pm.</p>
Amenity Protection	
<p>PO8</p> <p>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)</p> <p>Lighting to sporting fields is to be provided in accordance with Australian Standards AS/NZS2560.2.3 and AS/NZS4282.</p>
<p>PO9</p> <p>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; (g) privacy; (h) odour; or (i) emissions. 	<p>AO9 (In partial compliance of PO9)</p> <p>Lighting to sporting fields is to be provided in accordance with Australian Standards AS/NZS2560.2.3 and AS/NZS4282.</p>

Performance Outcomes	Acceptable Outcomes
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 6.2.13.2 - 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.

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 are 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"> 1. Determine appropriate sediment control measures using: <ul style="list-style-type: none"> • potential soil loss rate, or • monthly erosivity, or • average monthly rainfall 2. 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 3. 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"> 1. Avoid wind-blown litter; remove gross pollutants. 2. Ensure there is no visible oil or grease sheen on released waters. 3. 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"> 1. 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.