

6.2.15 Recreation and Open Space Zone Code



6.2.15.1 Application

This code applies to development:

- (1) within the Recreation and Open Space Zone as identified on the zone maps contained in **Schedule 2 Mapping**; and
- (2) identified as requiring assessment against the Recreation and Open Space Zone Code by the tables of assessment in **Part 5 Tables of Assessment**.

6.2.15.2 Purpose and Overall Outcomes

- (1) 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 and other areas for the conservation of natural areas; and
 - (b) facilities and infrastructure to support the uses and activities stated in paragraph (a).
- (2) The purpose of the Recreation and Open Space Zone Code (Where no precinct applies) will be achieved through the following overall outcomes:
 - (a) **Development:**
 - (i) facilitates active and passive recreation activities and supports community uses and infrastructure;
 - (ii) contributes to the regional open space network;
 - (iii) facilitates the co-location of activities and the multi-use of facilities, where possible;
 - (iv) does not detract from the amenity of *sensitive receivers*.
 - (b) **Land uses:**
 - (i) include *recreational activities*, provided that higher impacting uses such as *Motor sport facilities* and *Outdoor sport and recreation* (involving rifle or shooting range) are separated from *sensitive receivers*;
 - (ii) include tourism activities limited to *Environment facility* and *Tourist park* for the enjoyment and appreciation of the natural landscape;
 - (iii) include low impact *rural activities* for maintenance and community projects;
 - (iv) include *Caretaker's accommodation*, *Clubs*, *community services activities* and *Food and drink outlets* (without drive through facilities) where the use is demonstrated to be:
 - (A) ancillary to recreation activities on the site; and
 - (B) subordinate in scale to the primary use of the site;
 - (v) are limited to:

- (A) the uses listed as a consistent use in column 1 of **Table 6.2.15.2.1 Consistent Uses and Potentially Consistent Uses in the Recreation and Open Space Zone (Where no precinct applies)**; or
 - (B) the uses listed as potentially consistent uses in column 2 of **Table 6.2.15.2.1 Consistent Uses and Potentially Consistent Uses in the Recreation and Open Space Zone** where further assessment has determined that the use is appropriate in the zone having regard to such matters as its location, impact, scale and intensity, built form and consistency with the character of the zone;
 - (vi) where not listed in **Table 6.2.15.2.1 Consistent Uses and Potentially Consistent Uses in the Recreation and Open Space Zone (Where no precinct applies)** are inconsistent uses and are not intended to occur in the zone;
- (c) **Character:**
- (i) consists of:
 - (A) safe and accessible public areas in a natural, urban or rural location, with facilities and infrastructure consistent with the setting, to allow for their recreation and enjoyment by the local community and visitors; and
 - (B) natural and undeveloped land, open space and areas that manage overland flow and stormwater, which may or may not be easily accessible;
 - (ii) involves development that contributes to creating a vibrant and active community, with attractive and functional buildings, streets and public spaces that:
 - (A) provide for the enjoyment and safety of people; and
 - (B) complements the design of surrounding development;
 - (C) consists of development that is predominately low-rise and of a low to medium intensity that does not detract from the amenity of nearby *sensitive receivers*;
- (d) **Built form:**
- (i) where possible, is designed to be flexible, adaptable and multi-use to support the variety of uses envisaged in the zone;
 - (ii) complements the scale, height and bulk of surrounding development;
 - (iii) enhances the streetscape character by:
 - (A) locating and designing buildings to address the street and public spaces; and
 - (B) designing attractive building facades;
 - (iv) is designed to provide a safe and comfortable pedestrian experience through:
 - (A) designing development that supports the efficient movement of people to streets, public spaces and neighbouring uses; and
 - (B) incorporating design elements that provide opportunities for casual surveillance of streets and public spaces;
 - (v) is designed to ensure outdoor storage, utility, service and loading areas are hidden from public view to maintain the amenity of the street and public spaces;
 - (vi) is designed to protect the amenity of nearby *sensitive receivers*;
 - (vii) maintains views to significant landscape features, such as ridgelines.
- (e) **Lot design:**
- (i) allows land to be used for a variety of community, recreation and open space related uses.

Table 6.2.15.2.1 - Consistent Uses and Potentially Consistent Uses in the Recreation and Open Space Zone (Where no precinct applies)

Column 1 Consistent Uses	Column 2 Potentially Consistent Uses
Recreational Activities	
<i>Indoor sport and recreation</i> <i>Outdoor sport and recreation (excluding rifle or shooting range)</i> <i>Park</i>	<i>Major sport, recreation and entertainment facility</i> <i>Motor sport facility</i> <i>Outdoor sport and recreation*</i>

Column 1 Consistent Uses	Column 2 Potentially Consistent Uses
Community Service Activities	
Club Community use Emergency services	
Infrastructure Activities	
Major electricity infrastructure Substation Telecommunications facility Utility installation (where minor utility installation)	Renewable energy facility
Tourism Activities	
Environment facility Tourist park (not exceeding 50 tourist accommodation sites)	Tourist park*
Commercial Activities	
Food and drink outlet (where not exceeding 200m ² GFA and not involving a drive-through facility) Market Outdoor sales (where involving a livestock saleyard) Parking station	Food and drink outlet (not involving a drive-through facility on Tamborine Mountain)*
Residential Activities	
Caretaker's accommodation	
Rural Activities	
Animal husbandry Cropping Permanent plantation	

*other than as specified in column 1

(3) The purpose of the **Recreation and Open Space Zone - Passive Recreation Precinct** will be achieved through the following overall outcomes:

(a) **Development:**

- (i) provides for low-impact informal or non-organised forms of recreational activity which are carried out in an ecologically sustainable manner in a natural environment;
- (ii) protects the integrity of open space and reserve areas with respect to their nature conservation values, scenic and landscape amenity values and recreational value to the community;
- (iii) does not detract from the amenity of *sensitive receivers*; and
- (iv) contributes to the regional open space network.

(b) **Land Uses:**

- (i) include low-scale and low intensity *recreational activities*, including *Park* and small-scale *Outdoor sport and recreation*;
- (ii) include tourism activities limited to *Environment facility* for the enjoyment and appreciation of the natural landscape;
- (iii) include low impact rural activities for maintenance and community projects;
- (iv) include *Caretaker's accommodation* where the use is demonstrated to be:
 - (A) ancillary to passive recreation activities on the site; and
 - (B) subordinate in scale to the primary use of the site;
- (v) are limited to:
 - (A) the uses listed as a consistent use in column 1 of **Table 6.2.15.2.2 Consistent Uses and Potentially Consistent Uses in the Recreation and Open Space Zone - Passive Recreation Precinct**; or

- (B) the uses listed as potentially consistent uses in column 2 of **Table 6.2.15.2.2 Consistent Uses and Potentially Consistent Uses in the Recreation and Open Space Zone - Passive Recreation Precinct** where further assessment has determined that the use is appropriate in the zone having regard to such matters as its location, impact, scale and intensity, built form and consistency with the character of the zone;
- (vi) where not listed in **Table 6.2.15.2.2 Consistent Uses and Potentially Consistent Uses in the Recreation and Open Space Zone - Passive Recreation Precinct**, are inconsistent uses and are not intended to occur in the zone;
- (c) **Character:**
- (i) consists of:
- (A) land in a natural or rural location, with limited facilities and infrastructure consistent with the setting, to allow for their recreation and enjoyment by the local community and visitors; and
- (B) natural and undeveloped land, areas with scenic amenity or nature conservation values and areas that manage overland flow and stormwater, which may or may not be easily accessible;
- (d) **Built form:**
- (i) complements the bushland and natural landscape setting;
- (ii) is located and designed to:
- (A) protect areas of significant environmental value;
- (B) minimise the removal of vegetation and natural habitat areas;
- (C) minimise modifications to the natural landform.
- (e) **Lot Design:**
- (i) allows land to be used for a variety of passive recreation and open space related uses.

Table 6.2.15.2.2 - Consistent Uses and Potentially Consistent Uses in the Recreation and Open Space Zone - Passive Recreation Precinct

Column 1 Consistent Uses	Column 2 Potentially Consistent Uses
Recreational Activities	
<i>Park</i>	<i>Outdoor sport and recreation</i>
Infrastructure Activities	
<i>Major electricity infrastructure Substation Telecommunications facility Utility installation (where minor utility installation)</i>	<i>Renewable energy facility</i>
Tourism Activities	
<i>Environment facility</i>	
Residential Activities	
<i>Caretaker's accommodation</i>	
Rural Activities	
<i>Animal husbandry Cropping Permanent plantation</i>	


**other than as specified in column 1*

6.2.15.3 Assessment Benchmarks

Table 6.2.15.3.1—Accepted and Assessable Development for Recreation and Open Space Zone (Where no precinct applies) and Recreation and Open Space Zone (Passive Recreation Precinct)

Performance Outcomes	Acceptable Outcomes						
Setbacks							
<p>PO1 Building setbacks: (1) assist in the protection of the amenity of adjacent land; and (2) reduce the visual dominance of the built form from the road or adjoining dwellings.</p> <p><i>Note - Where setbacks are required in this code or other codes, the higher numerical standard prevails.</i></p>	<p>AO1 Building setbacks are as follows:</p> <table border="1"> <thead> <tr> <th>Setback</th> <th>Minimum Distances Measured in Metres (m)</th> </tr> </thead> <tbody> <tr> <td>Front boundary</td> <td>10m</td> </tr> <tr> <td>Side and rear boundary</td> <td>10m</td> </tr> </tbody> </table> <p><i>Note - Where setbacks are required in this code or other codes, the higher numerical standard prevails.</i></p>	Setback	Minimum Distances Measured in Metres (m)	Front boundary	10m	Side and rear boundary	10m
Setback	Minimum Distances Measured in Metres (m)						
Front boundary	10m						
Side and rear boundary	10m						
Height							
<p>PO2 Development is of a low rise character that does not affect the amenity of adjacent areas, particularly land included in a <i>residential zone</i>.</p>	<p>AO2 Building height (excluding <i>infrastructure activities</i> and lighting towers) does not exceed 2 storeys with a maximum height of 8.5m.</p>						


Table 6.2.15.3.2 — Assessable Development - for Recreation and Open Space Zone (Where no precinct applies)

Performance Outcomes	Acceptable Outcomes
Built Form and Urban Design	
<p>PO1 Where possible, development is designed to facilitate the co-location of activities and the multi-use of facilities.</p>	<p>AO1 No Acceptable Outcome is prescribed.</p>
<p>PO2 Pedestrian access to and within areas used for <i>recreational activities</i> is clearly defined and safe, and separated from vehicular access.</p>	<p>AO2 No Acceptable Outcome is prescribed.</p>
<p>PO3 Development maintains and protects important views to significant landscape features, such as ridgelines.</p>	<p>AO3 Development: (1) protects the views from public places of significant landscapes features; (2) avoids building on a ridgeline; and (3) does not obstruct the views to a ridgeline from a road. Refer to Figure 1.</p> <div style="text-align: center;">  <p>Figure 1</p> </div>
<p>PO4 The design and location of development: (1) is of a scale and height that is compatible with any adjacent <i>residential activities</i> or land in a</p>	<p>AO4 No Acceptable Outcome is prescribed.</p>

Performance Outcomes	Acceptable Outcomes
<p><i>residential zone</i>;</p> <p>(2) ensures buildings are visually interesting through articulation and variation to the external appearance;</p> <p>(3) provides opportunities for casual surveillance and clearly defined building entrances;</p> <p>(4) minimises excavation and fill and other modifications to the natural landform;</p> <p>(5) maximises the retention of vegetation and provides landscaping between buildings;</p> <p>(6) prevents overlooking and maintains the privacy of nearby <i>residential activities</i> or land in a <i>residential zone</i>; and</p> <p>(7) facilitates safe and efficient vehicular access.</p>	
Reconfiguration of a Lot	
<p>PO5 Reconfiguring a lot creates lots of an appropriate size, dimension and configuration to accommodate land uses consistent with the zone.</p>	<p>AO5 Reconfiguring a lot complies with the standards in Table 9.4.6.3.2 - Minimum Lot Size and Design.</p>

Table 6.2.15.3.3 — Assessable Development - for Recreation and Open Space Zone - Passive Recreation Precinct

Performance Outcomes	Acceptable Outcomes
Built Form and Urban Design	
<p>PO1 Development associated with public visitation for passive recreation purposes ensures that:</p> <p>(1) visitation and facilities will not result in adverse impacts on the character and amenity of any adjoining land;</p> <p>(2) visitor facilities are located where access is via a road with an appropriate design capacity;</p> <p>(3) visitor facilities are located such that buffering is retained to any adjoining residential area;</p> <p>(4) the nature conservation values, integrity and ecological functioning of the open space and recreation reserve area are maintained and protected.</p>	<p>AO1 No Acceptable Outcome is prescribed.</p>
<p>PO2 The design and location of development:</p> <p>(1) is low scale and subordinate to the open space or natural character of the landscape;</p> <p>(2) ensures the visual impact of buildings is minimised through a design that allows the natural setting to remain the dominant feature of the land;</p> <p>(3) provides opportunities for casual surveillance and clearly defined building entrances;</p> <p>(4) minimises excavation and fill and other modifications to the natural landform;</p> <p>(5) maximises the retention of vegetation;</p> <p>(6) prevents overlooking and maintains the privacy of nearby <i>residential activities</i> or land in a <i>residential zone</i>; and</p>	<p>AO2 No Acceptable Outcome is prescribed.</p>

Performance Outcomes	Acceptable Outcomes
(7) facilitates safe and efficient vehicular access.	
<p>PO3 Development provides a benefit to and satisfies a community need of the local residents and provides for social interaction.</p>	<p>A03 No Acceptable Outcome is prescribed.</p>
<p>PO4 Development maintains and protects important views to significant landscape features, such as ridgelines.</p>	<p>A04 Development: (1) protects the views from public places of significant landscapes features; (2) avoids building on a ridgeline; and (3) does not obstruct the views to a ridgeline from a road. Refer to Figure 1.</p>  <p style="text-align: center;">Figure 1</p>
Reconfiguration of a Lot	
<p>PO5 Reconfiguring a lot creates lots of an appropriate size, dimension and configuration to accommodate land uses consistent with the zone.</p>	<p>A05 Reconfiguring a lot complies with the standards in Table 9.4.6.3.2 - Minimum Lot Size and Design.</p>