

6.2.7 Recreation and open space zone code

6.2.7.1 Application

This code applies to assessing material change of use and building work for development in the Recreation and open space zone.

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

6.2.7.2 Purpose

- (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, or 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 **local government purpose** of the code is to establish a publicly accessible network of open space in the towns of Somerset Region that provides for:
 - a) active and passive recreation areas;
 - b) recreation activities and limited community facilities; and
 - c) the conservation of important natural features and processes.
- (3) The purpose of the Recreation and open space zone will be achieved through the following **overall outcomes**:
 - a) A range of publicly accessible recreation activities, including *indoor sport and recreation, outdoor sport and recreation, park* and other low-intensity uses that meet the needs of the Somerset Region community are provided;
 - b) Uses such as *caretaker's accommodation, clubs and community uses and food and drink outlets* may be established in the zone where demonstrated to be:
 - (i) ancillary to recreation activities and, where centre activities, consistent with the development of the Somerset Region town centres network; and
 - (ii) subordinate in scale to the predominant use of the site;
 - c) Temporary uses such as markets or outdoor entertainment events are of a scale that can be reasonably accommodated by the existing open space facilities;
 - d) The predominant low rise built form and very low intensity scale of development in the zone is maintained, which assists in providing a visual contrast to the more intensively developed parts of the town;
 - e) The design and siting of recreation activities mitigates potential impacts on the amenity of *adjoining premises* and the character of the surrounding locality;
 - f) Important natural features and processes, including habitat for flora and fauna and riparian corridors and natural drainage functions are conserved and protected from inappropriate development;
 - g) Land included in the zone is generally subject to a higher level of flooding risk and is protected from inappropriate development that increases the numbers of people or structures from this risk. Development also responds to other land constraints, including landslide and bushfire risks;
 - h) Connections to the broader open space network, including local and regional parks and corridors are facilitated for the use and enjoyment of residents and visitors;
 - i) Development conserves and sensitively integrates with historic places or items of cultural heritage significance;
 - j) Development is serviced by the following infrastructure:
 - (i) the reticulated water supply network;
 - (ii) either the reticulated sewerage network or a sustainable on-site effluent treatment and disposal system that maintains environmental and water quality values; and

- (iii) stormwater drainage, electricity, gas and telecommunications services as appropriate; and
- k) Development is designed to incorporate sustainable practices including maximising energy efficiency, water conservation and active transport.

6.2.7.3 Assessment benchmarks

Part A—

Requirements for accepted development and assessment benchmarks for assessable development

Table 6.2.7.3—

Requirements for accepted development and assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes
For accepted development subject to requirements and assessable development	
Building height	
PO1 <i>Building height.</i> (a) maintains a predominant low-medium rise built form; and (b) complements development in the surrounding locality.	AO1 <i>Building height does not exceed two storeys and 8.5 metres above ground level.</i>
Building setbacks	
PO2 Building setbacks: (a) maintain a coherent streetscape; and (b) manage potential impacts on the amenity enjoyed by development on <i>adjoining premises</i> .	AO2.1 Buildings and structures are setback a minimum 10 metres from the <i>primary street frontage</i> of the site. AO2.2 Buildings and structures are setback a minimum 6 metres from side and rear boundaries of the site.
For assessable development	
Building scale	
PO3 Building scale: (a) maintains a very low intensity scale of development; and (b) remains subordinate to the predominant open space character of the zone.	AO3 <i>Site cover does not exceed 20 percent.</i>
Natural environment and hazards	
PO4 The ecological values of the site are protected and risks to development from natural hazards are minimised through the appropriate siting and design of all buildings and structures, having regard to: (a) regulated or remnant vegetation; (b) biodiversity corridors and networks; (c) bushfire risk; and (d) flooding risk.	AO4 No acceptable outcome provided.
Amenity	

Performance outcomes	Acceptable outcomes
<p>PO5 The design, location and operation of development does not result in any undue adverse impact on the amenity of the locality, having regard to:</p> <ul style="list-style-type: none"> (a) hours of operation; (b) lighting; (c) noise; (d) dust, odour and other airborne emissions; (e) public health and safety; (f) traffic generation; (g) the use of <i>advertising devices</i>; (h) visual amenity; and (i) overlooking and privacy. 	<p>AO5 No acceptable outcome provided.</p>
<p>PO6 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) <i>advertising devices</i>; (f) visual amenity; (g) privacy; (h) odour; or (i) emissions. 	<p>AO6 No acceptable outcome provided.</p>