



COMMUNITY & RECREATIONAL FACILITIES



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4.3.8 Community and Recreational Facilities Planning Area Code

Purpose

The purpose of this Code is to facilitate the achievement of the following outcomes for the Community and Recreational Facilities Planning Area:

- accommodate community facilities such as schools, churches, community centres, State and Local Government facilities and major public utility depots or operations which are important to a locality or to the Shire, in locations which are convenient and accessible to the communities which the facilities serve;
- ensure that any expansion or redevelopment of community facilities is in keeping with the purpose and character of the facility and reflect contemporary community needs;
- ensure that areas are available for active sport and recreational pursuits, including facilities for commercial recreation;
- provide opportunities for sporting clubs using playing fields to establish club facilities;
- ensure that the use of recreational or club facilities does not affect the amenity of adjacent areas, particularly residential or environmental areas, through the sensitive design and siting of facilities and through buffering of facilities from sensitive land uses;
- ensure that areas and facilities are available to the general public and visitors to the Shire for recreational use and enjoyment;
- ensure that a range of functional open spaces, including local and district parks, major areas of parkland with a Shire-wide focus and open space links are provided for the use and enjoyment of residents of, and visitors to, the Shire; and
- ensure that the use of parkland does not affect the amenity of adjacent areas, particularly residential areas.

Applicability

This Code applies to assessable development in the Community and Recreational Facilities Planning Area for:

- Material Change of Use;
- Reconfiguring a Lot;
- Operational Work Associated with Reconfiguring a Lot;
- Operational Work – Filling or Excavation not associated with a Material Change of Use;
- Operational Work – Engineering Works not associated with a Material Change of Use; and
- Operational Work – Placing an Advertising Device on Premises not associated with a Material Change of Use.



Elements of the Code

Consistent and Inconsistent Uses

PERFORMANCE CRITERIA		ACCEPTABLE SOLUTIONS	
P1	The establishment of uses is consistent with the outcomes sought for the Community and Recreational Facilities Planning Area.	A1.1	Uses identified as inconsistent uses in the Assessment Table are not established in the Community and Recreational Facilities Planning Area.

Building/Structure Siting

PERFORMANCE CRITERIA		ACCEPTABLE SOLUTIONS	
P2	Buildings/structures are Setback to ensure that they are compatible with the character of the area and do not adversely affect other uses, particularly residential uses.	A2.1	Buildings are Setback not less than: <ul style="list-style-type: none"> • a minimum of 8 metres from a State-Controlled Road; or • in other cases, a minimum of 6 metres from the Main Street Frontage; • 4 metres from any secondary Road Frontage; and • 3 metres from side and rear boundaries.

Site Access and Car Parking

PERFORMANCE CRITERIA		ACCEPTABLE SOLUTIONS	
P3	Car parking areas are Setback from the boundaries of the Site to ensure a high standard of amenity and to ensure that the amenity of adjacent residential land, residential uses or other sensitive Sites is protected.	A3.1	Car parking areas are Setback; <ul style="list-style-type: none"> • 6 metres from the Road Frontage/s of the Site; and • 3 metres from any other Site boundary.
P4	The Setbacks to car parking areas are landscaped to enhance the amenity of the Site and to provide a buffer to adjacent residential land, residential uses and other sensitive Sites.	A4.1	The Setback between the Road Frontage/s and the car parking area is landscaped with Dense Planting.



Night Lighting

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS
<p>P5 Night lighting of playing fields and club facilities do not adversely affect the amenity of adjacent areas or uses.</p>	<p>A5.1 Where the Site adjoins land included in a Residential 1, Residential 2 or Tourist and Residential Planning Area or land developed partially or wholly for residential purposes, illumination levels parallel to and at a distance of 1.5 metres outside the Site for a Height of 10 metres do not exceed 8 lux in either the vertical or horizontal plane.</p> <p style="text-align: center;">OR</p> <p>Where regional standard facilities require a lux level of 100 – 200 lux shielding mechanisms and the correct design and positioning of the lights ensure minimal spillage to adjacent land.</p>

Landscaping

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS
<p>P6 Landscaping is functional, provides visual interest and form, incorporates native vegetation, provides screening and enhances the visual appearance of the development and provides for useable public recreation/congregation areas, where appropriate.</p>	<p>A6.1 All Site boundary Setback areas are provided with Dense Planting for a minimum distance of 2 metres or as specified above in A3.1.</p> <p style="text-align: center;">OR</p> <p>A greater distance specified in a Land Use Code.</p>



Sloping Sites

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS
<p>P7 Building/structures are designed and sited to be responsive to the constraints of sloping Sites.</p>	<p>A7.1 Building/structures are Erected on land with a maximum slope not exceeding 15%.</p> <p style="text-align: center;">OR</p> <p>Development proposed to be Erected on land with a maximum slope between 15% and 33% is accompanied by a Geotechnical Report prepared by a qualified engineer at development application stage.</p> <p style="text-align: center;">OR</p> <p>Development proposed to be Erected on land with a maximum slope above 33% is accompanied by a Specialist Geotechnical Report prepared by a qualified engineer at development application stage which includes sign-off that the Site can be stabilised.</p> <p style="text-align: center;">AND</p> <p>Any Building/structures proposed to be Erected on land with a maximum slope above 15% are accompanied by an additional Geotechnical Report prepared by a qualified engineer at building application stage.</p> <p>(Information that the Council may request as part of the Geotechnical Report are outlined in Planning Scheme Policy No 10 – Reports and Information the Council May Request, for code and impact assessable development.)</p>



<p>P8 The building style and construction methods used for development on sloping Sites are responsive to the Site constraints.</p>	<p>A8.1 A split level building form is utilised.</p> <p>A8.2 A single plane concrete slab is not utilised.</p> <p>A8.3 Any voids between the floor of the Building and Ground Level, or between outdoor decks and Ground Level, are screened from view by using lattice/batten screening and/or Landscaping.</p>
<p>P9 Development on sloping land minimises any impact on the landscape character of the surrounding area.</p>	<p>A9.1 Buildings/structures are sited below any ridgelines and are sited to avoid protruding above the surrounding tree level.</p>
<p>P10 Development on sloping land ensures that the quality and quantity of stormwater traversing the Site does not cause any detrimental impact to the natural environment or to any other Sites.</p>	<p>A10.1 All stormwater drainage discharges to a lawful point of discharge and does not adversely affect downstream, upstream, underground stream or adjacent properties.</p>



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