

6.2.9 Recreation and open space zone code

6.2.9.1 Application

- (1) This code applies to assessing development in the Recreation and open space zone.
- (2) When using this code, reference should be made to Part 5.

6.2.9.2 Purpose

- (1) The purpose of the Recreation and open space zone code is to provide for:
 - (a) informal recreation where the built form is not essential to the enjoyment of the space;
 - (b) local and district scale parks that serve the recreational needs of a wide range of residents and visitors
 - (c) a range of organised activities that includes sport, cultural and educational activities where the uses require a level of built infrastructure.
- (2) The local government purpose of the code is to:
 - (a) implement the policy direction set in the Strategic Framework, in particular:
 - (i) Theme 1 : Settlement pattern, Element 3.4.5 Residential areas and activities.
 - (ii) Theme 4 – Strong communities and identity, Element 3.7.3 Active communities, Element 3.7.6 – Arts and culture.
 - (b) provide land for the recreational needs to enhance liveability and the health and well-being of the Douglas community.
- (3) The purpose of the code will be achieved through the following overall outcomes:
 - (a) Areas are provided for active sport and recreation to meet community needs, including playing fields, outdoor cultural facilities, educational activities, public swimming pools and outdoor courts.
 - (b) Open space is accessible to the general public for a range of outdoor sport and recreation activities.
 - (c) A range of functional and accessible open spaces, including local and regional parks and linkages, are available for the use and enjoyment of residents and visitors.
 - (d) Ancillary structures and buildings such as shelters, amenity facilities, picnic tables and playgrounds are provided where necessary.
 - (e) Sport and recreation areas are planned and designed to enhance community liveability, scenic amenity and provide a retreat from developed areas.
 - (f) The use of sport and recreation areas does not unduly affect the amenity of adjacent areas, particularly residential areas.

6.2.9.3 Criteria for assessment

Table 6.2.9.3.a – Recreation and open space zone code – assessable development

Performance outcomes	Acceptable outcomes
For self-assessable development	
PO1 The height of buildings and structures respects the low-scale character of the area.	AO1 Buildings and structures, other than pole structures, are not more than 10 metres in height. Note – Height is inclusive of roof height.
PO2 Buildings and structures are setback to ensure that they do not detract from the open character of the site or impact on any use in the Sensitive land use activity group.	AO2 Buildings and structures are setback a minimum of: <ol style="list-style-type: none"> (a) 8 metres from a State-controlled road; (b) 6 metres from road frontages;

Performance outcomes	Acceptable outcomes
	(c) 6 metres from land within a Residential zone; or (d) 3 metres from land in any other zone.
<p>P03 Car parking areas are setback from the boundaries of the site to ensure a high standard of amenity and to ensure the amenity of adjacent sensitive uses is protected.</p>	<p>A03 Car parking areas are setback: (a) 6 metres from the road frontage of the site; (b) 3 metres from any other site boundary.</p>
<p>P04 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 or any other sensitive land uses.</p>	<p>A04 The setback between the road frontage and the car parking area is landscaped with dense planting.</p>
<p>P05 Lighting of playing fields and club facilities do not adversely impact on the amenity of adjacent areas or uses.</p>	<p>A05.1 Structures for lighting: (a) on a site greater than 5000m² are not more than 25 metres in height. (b) on a site less than 5000m² are not more than 8.5 metres in height.</p> <p>A05.2 Structures for lighting poles are designed, constructed and operated in a manner which complies with: (a) AS4282-1997 Control of the obtrusive effects of outdoor lighting; (b) AS2560-2007 Sports lighting.</p>
<p>P06 Organised sporting activities and training ensure that the hours of operation are consistent with reasonable community expectations for the use and do not impact on the amenity of nearby sensitive land uses.</p>	<p>A06.1 Hours of operation of organised sporting and training activities are limited to between 6.00am and 10.00pm.</p>
For assessable development	
<p>P07 The establishment of uses is consistent with the outcomes sought for the Recreation and open space zone and protects the zone from the intrusion of inconsistent uses.</p>	<p>A07 Uses identified in Table 6.2.9.3.b are not established in the Recreation and open space zone.</p>
<p>P08 Reconfiguration does not prejudice the use of the land for open space and recreational purposes.</p>	<p>A08 No acceptable outcomes are prescribed.</p>

Table 6.2.9.3.b — Inconsistent uses within the Recreation and open space zone

Inconsistent uses		
<ul style="list-style-type: none"> • Adult store • Agricultural supplies store • Animal husbandry • Aquaculture • Brothel • Bulk landscape supplies • Cemetery • Community care centre • Community residence • Crematorium • Cropping • Detention facility • Dual occupancy • Dwelling house • Environment facility • Extractive industry • Garden centre • Hardware and trade supplies 	<ul style="list-style-type: none"> • High impact industry • Home based business • Hospital • Hotel • Intensive animal industry • Intensive horticulture • Low impact industry • Major electricity infrastructure • Marine industry • Medium impact industry • Multiple dwelling • Non-resident workforce accommodation • Nightclub entertainment facility • Office • Outdoor sales • Outstation • Port services • Relocatable home park • Residential care facility 	<ul style="list-style-type: none"> • Renewable energy facility • Research and technology industry • Retirement facility • Rooming accommodation • Rural industry • Rural workers accommodation • Sales office • Service industry • Service station • Shopping centre • Short-term accommodation • Showroom • Special industry • Theatre • Transport depot • Veterinary services • Warehouse • Wholesale nursery • Winery

Note - This table does not imply that all other uses not listed in the table are automatically consistent uses within the zone. Assessable development must still demonstrate consistency through the assessment process.