

## 28.0 Recreation Zone

### 28.1 Zone Purpose

The purpose of the Recreation Zone is:

- 28.1.1 To provide for active and organised recreational use and development ranging from small community facilities to major sporting facilities.
- 28.1.2 To provide for complementary uses that do not impact adversely on the recreational use of the land.
- 28.1.3 To ensure that new major sporting facilities do not cause unreasonable impacts on adjacent sensitive uses.

### 28.2 Use Table

Use Class	Qualification
<b>No Permit Required</b>	
Natural and Cultural Values Management	
Passive Recreation	
Sports and Recreation	If not for a major sporting facility.
Utilities	If for minor utilities.
<b>Permitted</b>	
Sports and Recreation	Except if No Permit Required.
<b>Discretionary</b>	
Community Meeting and Entertainment	
Crematoria and Cemeteries	If for alterations or extensions to an existing crematorium or cemetery.
Domestic Animal Breeding, Boarding or Training	If for animal training.
Educational and Occasional Care	
Emergency Services	
Food Services	

Use Class	Qualification
General Retail and Hire	If for: (a) clothing, equipment or souvenirs for a Sports and Recreation use; or (b) a market.
Motor Racing Facility	
Pleasure Boat Facility	
Tourist Operation	
Utilities	If not listed as No Permit Required.
Vehicle Parking	
Visitor Accommodation	If for a camping and caravan park or overnight camping area.
<b>Prohibited</b>	
All other uses	

## 28.3 Use Standards

### 28.3.1 Sports and Recreation and Discretionary uses

Objective:	That uses do not cause an unreasonable loss of amenity to residential zones.	
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>	
<p><b>A1</b></p> <p>Hours of operation for Sports and Recreation and uses listed as Discretionary, excluding Emergency Services or Visitor Accommodation, must be within the hours of:</p> <p>(a) 8.00am to 10.00pm if within 50m of a General Residential Zone, Inner Residential Zone or Low Density Residential Zone; or</p> <p>(b) 6.00am to midnight otherwise.</p>	<p><b>P1</b></p> <p>Hours of operation for Sports and Recreation and uses listed as Discretionary, excluding Emergency Services or Visitor Accommodation, must not cause an unreasonable loss of amenity to adjacent sensitive uses having regard to:</p> <p>(a) the timing, duration or extent of vehicle movements;</p> <p>(b) noise, lighting or other emissions;</p> <p>(c) the nature and intensity of the proposed use;</p> <p>(d) the characteristics and frequency of any emissions generated;</p> <p>(e) the existing levels of amenity; and</p> <p>(f) set up, testing and removal of event related equipment.</p>	

<p><b>A2</b></p> <p>Flood lighting of Sports and Recreation facilities within 50m of a General Residential Zone, Inner Residential Zone or Low Density Residential Zone, must not operate between 11.00pm and 7.00am.</p>	<p><b>P2</b></p> <p>Flood lighting of Sports and Recreation facilities within 50m of a General Residential Zone, Inner Residential Zone or Low Density Residential Zone, must not cause an unreasonable loss of amenity to the residential zone, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the necessity of floodlighting for the Sports and Recreation use;</li> <li>(b) the frequency of the Sports and Recreation event;</li> <li>(c) whether the event is of a special nature;</li> <li>(d) the duration of the event;</li> <li>(e) any lighting required to set up and pack up for the event.</li> </ul>
<p><b>A3</b></p> <p>Commercial vehicle movements and the unloading and loading of commercial vehicles for Sports and Recreation and uses listed as Discretionary, excluding Emergency Services, within 50m of a General Residential Zone, Inner Residential Zone, or Low Density Residential Zone, must be within the hours of:</p> <ul style="list-style-type: none"> <li>(a) 7.00 am to 6.00 pm Monday to Friday; and</li> <li>(b) 8.00 am to 5.00 pm Saturday, Sunday or public holidays.</li> </ul>	<p><b>P3</b></p> <p>Commercial vehicle movements and the unloading and loading of commercial vehicles for Sports and Recreation and uses listed as Discretionary, excluding Emergency Services, within 50m of a General Residential Zone, Inner Residential Zone or Low Density Residential Zone, must not cause an unreasonable loss of amenity to the residential zone, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the time and duration of commercial vehicle movements;</li> <li>(b) the number and frequency of commercial vehicle movements;</li> <li>(c) the size of commercial vehicles involved;</li> <li>(d) manoeuvring by the commercial vehicles, including the amount of reversing (including associated warning noise);</li> <li>(e) any noise mitigation measures between the vehicle movement areas and the residential zone; and</li> <li>(f) the existing levels of amenity.</li> </ul>

28.3.2 Sports and Recreation - major sporting facilities

Objective:	That major sporting facilities do not cause an unreasonable loss of amenity to residential zones.	
<b>Acceptable Solutions</b>		<b>Performance Criteria</b>
<p><b>A1</b></p> <p>Extensions to an existing major sporting facility within 100m of a General Residential Zone, Inner Residential Zone or Low Density Residential Zone, must not increase spectator capacity.</p>	<p><b>P1</b></p> <p>A major sporting facility within 100m of a General Residential Zone, Inner Residential Zone or Low Density Residential Zone, must not cause an unreasonable loss of residential amenity having regard to:</p> <ul style="list-style-type: none"> <li>(a) the surrounding uses, their character and amenity;</li> <li>(b) impacts associated with existing facilities;</li> <li>(c) frequency and scale of events;</li> <li>(d) traffic, parking and the availability of public transport;</li> <li>(e) likely noise generation;</li> <li>(f) the arrival and departure of crowds; and</li> <li>(g) any proposed mitigation measures.</li> </ul>	

## 28.4 Development Standards for Buildings and Works

### 28.4.1 Building height, setback and siting

Objective:	<p>That building height, bulk, form and siting:</p> <ul style="list-style-type: none"> <li>(a) does not cause unreasonable loss of amenity to adjacent properties; and</li> <li>(b) minimises opportunities for crime and anti-social behaviour through setback of buildings.</li> </ul>
Acceptable Solutions	Performance Criteria
<p><b>A1</b></p> <p>Building height must be not more than 10m.</p>	<p><b>P1</b></p> <p>Building height must not cause unreasonable loss of amenity to adjacent properties, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the topography of the site;</li> <li>(b) the height, bulk and form of existing buildings on the site and adjacent properties;</li> <li>(c) the bulk and form of proposed buildings;</li> <li>(d) the requirements of the proposed use;</li> <li>(e) sunlight to private open space and windows of habitable rooms of dwellings on adjoining properties;</li> <li>(f) the privacy of the private open space and windows of habitable rooms of dwellings on adjoining properties;</li> <li>(g) any overshadowing of adjacent public places; and</li> <li>(h) if an existing major sporting facility, the impact of the proposed height on existing development in the surrounding area.</li> </ul>
<p><b>A2</b></p> <p>Buildings must have a setback from a frontage of:</p> <ul style="list-style-type: none"> <li>(a) not less than 5m; or</li> <li>(b) not more or less than the maximum and minimum setbacks of the buildings on adjoining properties,</li> </ul> <p>whichever is the lesser.</p>	<p><b>P2</b></p> <p>Buildings must have a setback from a frontage that is compatible with the streetscape and minimises opportunities for crime and anti-social behavior, having regard to:</p> <ul style="list-style-type: none"> <li>(a) providing for small variations in building alignment to break up long building façades;</li> <li>(b) providing for variations in building alignment to provide for a forecourt or space for public use, such as outdoor dining or landscaping;</li> <li>(c) the avoidance of concealment spaces;</li> <li>(d) the ability to achieve passive surveillance; and</li> <li>(e) the availability of lighting.</li> </ul>

<p><b>A3</b></p> <p>Buildings must have a setback from side and rear boundaries adjoining a General Residential Zone, Inner Residential Zone or Low Density Residential Zone not less than:</p> <p>(a) 3m; or</p> <p>(b) half the wall height of the building, whichever is the greater.</p>	<p><b>P3</b></p> <p>Buildings must be sited to not cause an unreasonable loss of amenity to adjoining properties in a General Residential Zone, Inner Residential Zone or Low Density Residential Zone, having regard to:</p> <p>(a) overshadowing and reduction in sunlight to habitable rooms of dwellings and private open space of dwellings;</p> <p>(b) overlooking and reduction of privacy to adjoining properties; or</p> <p>(c) visual impacts caused by the apparent scale, bulk or proportions of the building when viewed from the adjoining property.</p>
<p><b>A4</b></p> <p>Air extraction, pumping, refrigeration systems, compressors or generators must be separated a distance of not less than 10m from a General Residential Zone, Inner Residential Zone or Low Density Residential Zone<sup>1</sup>.</p>	<p><b>P4</b></p> <p>Air conditioning, air extraction, pumping, heating or refrigeration systems, compressors or generators within 10m of a General Residential Zone, Inner Residential Zone or Low Density Residential Zone, must be designed, located, baffled or insulated to not cause an unreasonable loss of amenity to sensitive uses, having regard to:</p> <p>(a) the characteristics and frequency of any emissions generated;</p> <p>(b) the nature of the proposed use;</p> <p>(c) the topography of the site; and</p> <p>(d) any mitigation measures proposed.</p>

28.4.2 Outdoor storage areas

<p>Objective:</p>	<p>That outdoor storage areas do not detract from the appearance of the site or surrounding area.</p>
<p><b>Acceptable Solutions</b></p>	<p><b>Performance Criteria</b></p>
<p><b>A1</b></p> <p>Outdoor storage areas, excluding for the display of goods for sale, must not be visible from any road or public open space adjoining the site.</p>	<p><b>P1</b></p> <p>Outdoor storage areas, excluding for the display of goods for sale, must be located, treated or screened to not cause an unreasonable loss of visual amenity.</p>

<sup>1</sup> An exemption applies for air conditioners and heat pumps in this zone – see Table 4.6.

## 28.5 Development Standards for Subdivision

### 28.5.1 Lot design

Objective:	<p>That each lot:</p> <ul style="list-style-type: none"> <li>(a) has an area and dimensions appropriate for use and development in the zone; and</li> <li>(b) is provided with appropriate access to a road.</li> </ul>
Acceptable Solutions	Performance Criteria
<p><b>A1</b></p> <p>Each lot, or lot proposed in a plan of subdivision, must:</p> <ul style="list-style-type: none"> <li>(a) be required for public use by the Crown, a council or a State authority;</li> <li>(b) be required for the provision of Utilities; or</li> <li>(c) be for the consolidation of a lot with another lot, provided each lot is within the same zone.</li> </ul>	<p><b>P1</b></p> <p>Each lot, or lot proposed in a plan of subdivision, must have sufficient useable area and dimensions suitable for its intended use, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the relevant requirements for development of buildings on the lots;</li> <li>(b) existing buildings and the location of intended buildings on the lot;</li> <li>(c) the topography of the site;</li> <li>(d) the presence of any natural hazards; and</li> <li>(e) the pattern of development existing on established properties in the area.</li> </ul>
<p><b>A2</b></p> <p>Each lot, or lot proposed in a plan of subdivision, excluding those for public open space, a riparian or littoral reserve or Utilities, must have a frontage not less than 3.6m.</p>	<p><b>P2</b></p> <p>Each lot, or lot proposed in a plan of subdivision, must be provided with a frontage or legal connection to a road by a right of carriageway, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the number of other lots which have the land subject to the right of carriageway as their sole or principal means of access;</li> <li>(b) the topography of the site;</li> <li>(c) the functionality and useability of the frontage;</li> <li>(d) the anticipated nature of vehicles likely to access the site;</li> <li>(e) the ability to manoeuvre vehicles on the site;</li> <li>(f) the ability for emergency services to access the site; and</li> <li>(g) the pattern of development existing on established properties in the area.</li> </ul>

<p><b>A3</b></p> <p>Each lot, or a lot proposed in a plan of subdivision, must be provided with a vehicular access from the boundary of the lot to a road in accordance with the requirements of the road authority.</p>	<p><b>P3</b></p> <p>Each lot, or a lot proposed in a plan of subdivision, must be provided with reasonable vehicular access to a boundary of a lot or building area on the lot, if any, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the topography of the site;</li> <li>(b) the length of the access;</li> <li>(c) the distance between the lot or building area and the carriageway;</li> <li>(d) the nature of the road and the traffic; and</li> <li>(e) the pattern of development existing on established properties in the area.</li> </ul>
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28.5.2 Services

<b>Objective:</b>	That the subdivision of land provides services for the future use and development of the land.	
	<b>Acceptable Solutions</b>	<b>Performance Criteria</b>
	<p><b>A1</b></p> <p>Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must:</p> <ul style="list-style-type: none"> <li>(a) be connected to a full water supply if the frontage of the lot is within 30m of a full water supply service; or</li> <li>(b) be connected to a limited water supply service if the frontage of the lot is within 30m of a connection to a limited water supply service, unless a regulated entity advises that the lot is unable to be connected to the relevant water supply service.</li> </ul>	<p><b>P1</b></p> <p>No Performance Criterion.</p>
	<p><b>A2</b></p> <p>Each lot, or a lot proposed in a plan of subdivision, excluding those for public open space, a riparian or littoral reserve or Utilities, must have a connection to a reticulated sewerage system.</p>	<p><b>P2</b></p> <p>Each lot, or a lot proposed in a plan of subdivision, excluding those for public open space, a riparian or littoral reserve or Utilities, must be capable of accommodating an on-site wastewater treatment system adequate for the future use and development of the land.</p>

<p><b>A3</b></p> <p>Each lot, or a lot proposed in a plan of subdivision, excluding those for public open space, a riparian or littoral reserve or Utilities, must be capable of connecting to a public stormwater system.</p>	<p><b>P3</b></p> <p>Each lot, or a lot proposed in a plan of subdivision, excluding those for public open space, a riparian or littoral reserve or Utilities, must be capable of accommodating an on-site stormwater management system adequate for the future use and development of the land, having regard to:</p> <ul style="list-style-type: none"><li>(a) the size of the lot;</li><li>(b) topography of the site;</li><li>(c) soil conditions;</li><li>(d) any existing buildings on the site;</li><li>(e) any area of the site covered by impervious surfaces; and</li><li>(f) any watercourse on the land.</li></ul>
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