



6.1.7 Recreation and Open Space Zone

Purpose Statement


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).

Local Purpose Statement

The *Recreation and Open Space Zone* is intended to support the recreation, sporting and leisure needs of the local community through the provision of a range and diversity of facilities and precincts. Development within the zone is intended to accommodate outdoor activities, however indoor activities may be accommodated where these are associated with outdoor activities (such as club houses and storage areas), complementary to outdoor activities provided in the zone (such as indoor sporting facilities) or consisting of a low and small scale use that supports community activities or services. Development in the *Recreation and Open Space Zone* improves the availability of high quality recreational facilities to the community, particularly through both organised and self-directed sporting activities.

Table 6.1.7 – Standard Outcomes for the Recreation and Open Space Zone

5. Built Form and Development Design	
	Note – In accordance with Section 3.1(11), where development does not comply with one or more of the Standard Outcomes under this theme, Merit Outcomes MO1.1 to MO1.2 (1. General theme) and MO5.1 to MO5.7 (5. Built Form and Development Design theme), become assessment benchmarks. Section 3.6 provides further guidance.
SO1	All buildings and structures comprise an <u>overall height</u> of no greater than two (2) <u>storeys</u> and 8.5 metres.
SO2	Development does not exceed a <u>site cover</u> of 10%.
SO3	All buildings and structures are <u>setback</u> a minimum of 10 metres from any boundary unless, for a <u>side boundary</u> or a <u>rear boundary</u> , the adjoining land is also located within the <i>Recreation and Open Space Zone</i> , in which case the minimum <u>setback</u> is three (3) metres.

5. Built Form and Development Design (continued)



Note – In accordance with Section 3.1(11), where development does not comply with one or more of the Standard Outcomes under this theme, Merit Outcomes MO1.1 to MO1.2 (1. General theme) and MO5.1 to MO5.7 (5. Built Form and Development Design theme), become assessment benchmarks. Section 3.6 provides further guidance.

SO4

The built environment is:

- (a) orientated in a manner that is responsive to solar patterns, to maximise amenity for on-site residents, employees and visitors;
- (b) designed to protect internal and external spaces from impacts associated with external heat and sunlight;
- (c) designed to provide protection for residents, employees and visitors in times of rainfall;
- (d) designed to promote opportunities for outdoor living and provide for a merging of the external and internal environments;
- (e) designed to provide an attractive, interesting and distinct character for Torres Shire;
- (f) designed to be responsive to the unique character of Torres Shire, including improving the attractiveness of outdoor living; and
- (g) responsive to the natural environment and uses the natural environment as a feature within designs.

Note – Planning Scheme Policy 1 - Torres Shire Design Guideline provides guidance in demonstrating compliance with the above design principles.

Note – SO4 is not applicable to the determination of whether development is Accepted Development.

SO5

The built environment:

- (a) is designed to provide opportunities for casual surveillance of the surrounding area, particularly public spaces such as footpaths and parks, while also providing surveillance opportunities of key internal areas of a site from public spaces;
- (b) avoids creating locations that are attractive or suited to the conducting of criminal activities;
- (c) provides for the appropriate definition of public, semi public and private spaces;
- (d) includes lighting and signage that promotes safety and visibility of people;
- (e) promotes a merging of external and internal activities to provide activation and safety in key precincts such as commercial centres or community areas; and
- (f) is designed in a manner that discourages criminal and anti-social behaviour.

Note – Planning Scheme Policy 1 - Torres Shire Design Guideline provides guidance in demonstrating compliance with the above design principles.

Note – SO5 is not applicable to the determination of whether development is Accepted Development.

4. Amenity and Privacy



Note – In accordance with Section 3.1(11), where development does not comply with one or more of the Standard Outcomes under this theme, Merit Outcomes MO1.1 to MO1.2 (1. General theme) and MO4.1 to MO4.3 (4. Amenity and Privacy theme), become assessment benchmarks. Section 3.6 provides further guidance.

SO6

Where adjoining land is within the *Low Density Residential Zone* or the *Low-Medium Density Residential Zone*, the common boundary is improved with a 1.8 metre high screen fence to extent the subject land is used for:

- (a) Club; or
- (b) Community Use; or
- (c) Indoor Sport and Recreation; or
- (d) Outstation.

4. Amenity and Privacy (continued)



Note – In accordance with Section 3.1(11), where development does not comply with one or more of the Standard Outcomes under this theme, Merit Outcomes MO1.1 to MO1.2 (1. General theme) and MO4.1 to MO4.3 (4. Amenity and Privacy theme), become assessment benchmarks. Section 3.6 provides further guidance.

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Areas used for car parking, manoeuvring, circulation and access are not located within five (5) metres of a boundary with land in the *Low Density Residential Zone* or the *Low-Medium Density Residential Zone*.