6.2.10 Open Space Zone Code

6.2.10.1. Purpose

(1) The purpose of the zone provides for informal recreation where the built form is not essential to the enjoyment of the space. The zone provides for local, district and regional scale parks which serve the recreational needs of a wide range of residents and visitors. Where required to meet community needs, development may include shelters, amenity facilities, picnic tables and playgrounds and infrastructure to support safe access and essential management.

(2) The local government purpose is to maintain and increase a network of open space, parks or buffers generally located in residential areas or in highly visible locations. The areas are available to the general public primarily for passive recreation.

(3) The purpose of the code will be achieved through the following overall outcomes:
- (a) Open space is accessible to the general public for a range of informal outdoor activities.
- (b) A range of functional and accessible open spaces, including local, district and regional scale parks and linkages are available for the use and enjoyment of residents and visitors.
- (c) Ancillary structures and buildings such as shelters, amenity facilities, picnic tables and playgrounds are provided were necessary.
- (d) Development occurs in a manner where impacts of natural hazards are avoided or safely managed.
- (e) Where open space areas include natural habitats such as bushland, wetlands or waterways, or act as a buffer between natural and developed areas, adverse impacts on ecological values are minimised.
- (f) The use of open space areas does not affect the amenity of adjacent areas, particularly residential areas.
- (g) Open space areas are planned and designed to enhance community liveability, scenic amenity and provide a retreat from developed areas.

6.2.10.2. Assessment Benchmarks for Assessable Developments and Requirements for Accepted Development

Table 6. 15 Open space zone code

Performance Outcomes		Acceptable Outcomes
Section 1 General		
PO1	Development contributes to the open space landscape character of the zone.	**AO1.1** No Acceptable Outcome specified.
PO2	The needs of the community for active and passive open space are met.	**AO2.1** Parks and open space areas provide connections to paths of adjoining sites, streets or uses and open space networks and corridors. and **AO2.2** Development provides readily accessible community, recreation and leisure activities and embellishments of a low-impact nature (e.g. trails, shelters, picnic facilities, interpretation facilities) as specified by the Priority Infrastructure Plan.
PO3	A hierarchy of open space provision is achieved to meet community needs for a range of informal outdoor activities and experiences.	**AO3.1** Public open space is provided in accordance with the Priority Infrastructure Plan.
PO4	Buildings in open space areas respect and integrate with the character of the area.	**AO4.1** Buildings and structures have a building height not exceeding 8.5m.

Performance Outcomes	Acceptable Outcomes
PO5 The efficiency and safety of the road network is not compromised.	**AO5.1** Access is designed and constructed in accordance with the standards contained in Planning Scheme Policy 1: Development Standards.
Section 2 Advertising devices	
PO6 Advertising devices: (a) are of a scale and appearance that reflect the intended character of the zone; and (b) maintain the safety of pedestrian and transport networks.	**AO6.1** The advertising device is a building sign or fence sign. and **AO6.2** The maximum height of the advertising device does not exceed the building height of any building on the site. and **AO6.3** The advertising device is wholly contained within the boundaries of the lot.
Section 3 For development affected by one or more overlays	
Flood hazard	
PO7 Development siting and layout responds to flooding potential and maintains personal safety at all times.	**AO7.1** New buildings are: (a) not located within the overlay area; or (b) building floor levels of habitable rooms must be at or above the flood hazard level. and **AO7.2** Signage is provided on site indicating the position and path of all safe evacuation routes off the site. Editor's Note: 1. Building work in a designated flood hazard overlay area must meet the requirements of the relevant building assessment provisions under the *Building Act 1975*. 2. Gympie Regional Council has made resolutions under section 13 of the *Building Regulation 2006* designating a flood hazard management areas and the level to which habitable rooms of buildings must be built. This information, as well as the Final Report for Gympie Regional Flood Study (February 2012) is available by contacting Council on 1300 307 800. 3. Determining theoretical flood lines for major floods involves making a number of assumptions. The flood lines on the plans represent a best estimate based on information available for each catchment at that time, and may be changed as more information becomes available.
PO8 Development is resilient to flood events by ensuring design and built form account for the potential risks of flooding.	**Residential buildings:** **AO8.1** Dwelling houses are not constructed as single storey slab on ground. and **AO8.2** Only non-habitable rooms (e.g. garages, laundries) are located on the ground floor of other residential development. and **AO8.3** Screening is used to ensure that the understorey is not visible from the street. and **AO8.4** Orientation to the street is achieved by ensuring that the stairs to the dwelling and at least one habitable room overlook the street.

Performance Outcomes	Acceptable Outcomes
	and **AO8.5** Ground floors are constructed using resilient building materials and allow for the flow through of flood water. **Non-residential buildings:** **AO8.6** Non-residential buildings and structures: (a) orient to the street by activating the street frontage through ground floor commercial uses or urban design treatments such as recess wall treatments, screening and/or landscaping; and (b) allow for the flow through of flood water on the ground floor. and **AO8.7** Resilient building materials are used in accordance with the relevant building assessment provisions.
PO9 Development directly, indirectly and cumulatively avoids any significant increase in water flow, velocity or flood level, and does not increase the potential for flood damage either on site or other properties.	**AO9.1** Works associated with the proposed development do not: (a) involve a net increase in filling greater than $50m^3$; or (b) result in any reductions of on site flood storage capacity and contain within the subject site any changes to depth/duration/velocity of flood waters; or (c) change flood characteristics outside the subject site in ways that result in: (i) loss of flood storage; (ii) loss of/changes to flow paths; (iii) acceleration or retardation of flows; or (iv) any reduction in flood warning times anywhere else in the floodplain.
PO10 Development avoids the release of hazardous materials into floodwaters.	**AO10.1** Materials manufactured or stored on site are not hazardous in nature. or **AO10.2** Hazardous materials and any associated manufacturing equipment are located above the adopted flood level.
PO11 Community infrastructure is able to function effectively during and immediately after flood events.	**AO11.1** Any components of the infrastructure that are likely to fail to function or may result in contamination when inundated by flood water (e.g. electrical switchgear and motors, water supply pipeline air valves) are designed and constructed to avoid floodwater intrusion/infiltration.

Performance Outcomes	Acceptable Outcomes
	and **AO11.2** Substations in flood prone areas ensure that the sensitive electrical equipment on site (e.g. transformers, control cabinets, neutral earth reactors and switch gear) are located 300mm above 1% AEP flood levels. Note: A flood study report prepared by a suitably qualified engineer may need to be provided, demonstrating the achievement of this requirement. and **AO11.3** Development for any of the uses identified in column 1 of Table 6.16 - Minimum flood levels is located above the flood level specified in column 2 of Table 6.16 - Minimum flood levels. Note: A flood study report prepared by a suitably qualified engineer may need to be provided, demonstrating the achievement of this requirement.
Heritage and neighbourhood character	
PO12 Existing Local Heritage Places (identified as Heritage Character – Local on the Heritage and Neighbourhood Character Overlay Map) are conserved.	**AO12.1** Development incorporates the retention and productive reuse of a Local Heritage Place (identified as Heritage Character – Local on the Heritage and Neighbourhood Character Overlay Map).
Potential and actual acid sulfate soils	
PO13 Where development involves: (a) excavating or otherwise removing 100m^3 or more of soil or sediment, or (b) filling of land with more than 500m^3 of material with an average depth of 0.5m or greater, the disturbance of potential or actual acid sulfate soils is avoided or appropriately managed to mitigate the release of acid and metal contaminants. Editor's Note: Excavating or otherwise removing more than 1,000m^3 of soil or sediment or using more than 1,000m^3 of material as fill triggers referral to the Chief Executive administering the *Land Act 1994* as an advice agency.	**AO13.1** The disturbance of acid sulfate soils is avoided by: (a) not excavating or otherwise removing soil or sediment identified as containing acid sulfate soils; (b) not permanently or temporarily extracting groundwater that results in the aeration of previously saturated acid sulfate soils; (c) not undertaking filling that results in actual acid sulfate soils being moved below the watertable or previously saturated acid sulfate soils being aerated. or **AO13.2** The disturbance of acid sulfate soils avoids the release of acid or associated metal contaminants by: (a) neutralising existing acidity and preventing the generation of acid and associated metal contaminants; and (b) preventing the release of surface or groundwater flows containing acid or associated metal contaminants into the environment.

Performance Outcomes	Acceptable Outcomes
Conservation significant areas	
PO14 Development avoids or minimises adverse impacts on areas of conservation significance.	**AO14.1** Development occurs outside the overlay area. or **AO14.2** Development is compatible with the values of the conservation significant area. or **AO14.3** Where development within a conservation significant area is unavoidable, measures are incorporated to protect and retain the ecological values and underlying ecosystem processes within or adjacent to the development site to the greatest extent practicable. and **AO14.4** Buffer areas are to be maintained or where possible rehabilitated. Editor's Note: This buffer does not apply to equipment such as pumps that are necessary to access water.
Bushfire	
PO15 Development maintains the safety of people and property, including the function of community infrastructure, during and immediately after bushfire events.	**AO15.1** Development is not located in areas identified as a High or Medium bushfire hazard area. or **AO15.2** Road access for fire-fighting appliances and firebreaks are provided through a perimeter road that separates the use from areas of bushfire hazard and that road has a minimum cleared width of 20 metres; and **AO15.3** For a development requiring MCU involving new or existing buildings with a gross floor area greater than 50m^2 where a reticulated water supply is not available and a water tank is provided for the purpose of household water supply, one tank within 100m of each class 1, 2, 3 or 4 building has: (a) fire brigade tank fittings; and (b) if the buildings are in a high or medium risk area identified in the bushfire hazard overlay, the building's take off connection from the tank is at a level that allows 5,000 litres to be dedicated for fire fighting purposes.

Performance Outcomes	Acceptable Outcomes
PO16 Public safety and the environment are not adversely affected by the detrimental impacts of bushfire on hazardous materials manufactured or stored in bulk.	**AO16.1** No Acceptable Outcome specified

Table 6. 16 Minimum flood levels

Column 1 **Development for Material Change of Use**	**Column 2** **Minimum flood level**
Emergency services, such as Police, Ambulance and Fire Brigade facilities and emergency shelters	0.2% AEP flood level
Hospital	0.2% AEP flood level
Utility installation, being a water treatment plant	0.2% AEP flood level
Major electricity infrastructure	0.5% AEP flood level
Utility installation, being a sewage treatment plant	0.5% AEP flood level
Residential care facility and Retirement facility	0.5% AEP flood level
Special industry, such as a Power station	0.2% AEP flood level
Community uses , such as stores of valuable records or items of historic or cultural significance (e.g. galleries and libraries)	0.5% AEP flood level
Medium impact industry, such as a regional fuel storage and distribution facility	0.5% AEP flood level
Warehouse being a food storage warehouse	0.5% AEP flood level