

## 6.2.9 Sport and Recreation Zone Code

### 6.2.9.1. Purpose

- (1) The purpose of the zone is to provide for a range of organised activities that includes sport, cultural and educational activities where the uses require a level of built infrastructure. Where required to meet community needs development may include built structures, such as clubhouses, gymnasiums, public swimming pools and tennis courts, and infrastructure to support the activities, safe access and essential management.
- (2) The local government purpose is to maintain and increase land and facilities suitable for indoor and outdoor sports, active recreation and associated facilities and uses.
- (3) The purpose of the code will be achieved through the following overall outcomes:
  - (a) Areas for active sport and recreational pursuit such as playing fields, equestrian facilities, public swimming pools and outdoor courts make an important contribution to community liveability and are protected from intrusion of sensitive land uses that could compromise the operational capacity of established facilities.
  - (b) Sport and recreation areas make an important contribution to community liveability.
  - (c) Appropriate infrastructure is provided, including the necessary transport infrastructure to provide and promote safe and efficient public transport use.
  - (d) Development occurs in a manner where impacts of natural hazards are avoided or safely managed.
  - (e) Adverse impacts on ecological values are minimised where sport and recreation areas include natural habitats such as bushland, wetlands or waterways, or act as a buffer between natural and developed areas.
  - (f) Development recognises and conserves the cultural heritage values of existing Local Heritage places.

### 6.2.9.2. Assessment Benchmarks for Assessable Developments and Requirements for Accepted Development

Table 6. 14 Sport and recreation zone code

Performance Outcomes	Acceptable Outcomes
<b>Section 1 General</b>	
<b>PO1</b> The function and character of existing or future recreational activities is protected through ensuring the operational capacity is not compromised or restricted through potential reverse amenity effects from sensitive land uses.	<b>AO1.1</b> No Acceptable Outcome specified.
<b>PO2</b> Development for uses other than sport and recreation is of a subordinate scale to and complements the primary sport and recreation use of the site.	<b>AO2.1</b> No Acceptable Outcome specified.
<b>PO3</b> The amenity of the local area is not adversely affected.	<b>AO3.1</b> The building setback from a boundary adjoining a residential zone is a minimum of 15m. and <b>AO3.2</b> Buildings are set back not less than 6m from street frontages. and <b>AO3.3</b> New building plant or air-conditioning equipment is located central to the building and screened from view of the street or adjoining residential uses. and

Performance Outcomes	Acceptable Outcomes
	<p><b>AO3.4</b> Fixed site lighting complies with Australian standard AS4282 Fixed <i>site</i> lighting complies with Australian Standard AS4282 <i>Control of the Obtrusive Effects of Outdoor Lighting</i>.</p>
<p><b>PO4</b> Development is adequately serviced.</p>	<p><b>AO4.1</b> Development is connected to reticulated water and sewerage where available.</p> <p>or</p> <p><b>AO4.2</b> Where not available:</p> <p>(a) on site water storage is provided through tank storage with capacity to meet the estimated demands as a potable supply and for fire fighting purposes; and</p> <p>(b) on-site sewage treatment is provided which complies with AS/NZ 1546:2001; AS/NZ1547:2000; Plumbing and Drainage Act 2002 and Queensland plumbing and wastewater code.</p> <p>Editor's Note—The on-site wastewater is to be verified by a competent person and verification submitted to Council with the development and plumbing application.</p>
<p><b>PO5</b> The efficiency and safety of the road network is not compromised by inappropriate access arrangements.</p>	<p><b>AO5.1</b> The principal access to the development is to be from a higher order road (being an urban collector or above).</p> <p>and</p> <p><b>AO5.2</b> Access is designed and constructed in accordance with the standards contained in Planning Scheme Policy 1: Development Standards.</p>
<p><b>PO6</b> Refuse storage areas are:</p> <p>(a) conveniently located for use and collection; and</p> <p>(b) are of useable size; and</p> <p>(c) avoid adverse impacts on neighbours and occupants; and</p> <p>(d) are screened from view within the site, adjoining properties and the street.</p>	<p><b>AO6.1</b> No Acceptable Outcome specified.</p>
<p><b>Section 2 Advertising devices</b></p>	
<p><b>PO7</b> Advertising devices:</p> <p>(a) are of a scale and appearance that reflect the intended character of the zone; and</p> <p>(b) maintain the safety of pedestrian and transport networks.</p>	<p><b>AO7.1</b> The advertising device is a building sign or fence sign.</p> <p>and</p> <p><b>AO7.2</b> The maximum height of the advertising device does not exceed the building height of any building on the site.</p> <p>and</p> <p><b>AO7.3</b> The advertising device is wholly contained within the boundaries of the lot.</p>

Performance Outcomes	Acceptable Outcomes
<b>Section 3 For development affected by one or more overlays</b>	
<b>Flood hazard</b>	
<p><b>PO8</b> Development siting and layout responds to flooding potential and maintains personal safety at all times.</p>	<p><b>AO8.1</b> 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.</p> <p>and</p> <p><b>AO8.2</b> Signage is provided on site indicating the position and path of all safe evacuation routes off the site.</p> <p>Editor's Note:</p> <ol style="list-style-type: none"> <li>1. Building work in a designated flood hazard overlay area must meet the requirements of the relevant building assessment provisions under the <i>Building Act 1975</i>.</li> <li>2. Gympie Regional Council has made resolutions under section 13 of the <i>Building Regulation 2006</i> 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.</li> <li>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.</li> </ol>
<p><b>PO9</b> Development is resilient to flood events by ensuring design and built form account for the potential risks of flooding.</p>	<p><b>Residential buildings:</b></p> <p><b>AO9.1</b> Dwelling houses are not constructed as single storey slab on ground.</p> <p>and</p> <p><b>AO9.2</b> Only non-habitable rooms (e.g. garages, laundries) are located on the ground floor of other residential development.</p> <p>and</p> <p><b>AO9.3</b> Screening is used to ensure that the understorey is not visible from the street.</p> <p>and</p> <p><b>AO9.4</b> Orientation to the street is achieved by ensuring that the stairs to the dwelling and at least one habitable room overlook the street.</p> <p>and</p> <p><b>AO9.5</b> Ground floors are constructed using resilient building materials and allow for the flow through of flood water.</p> <p><b>Non-residential buildings:</b></p> <p><b>AO9.6</b> 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</p>

Performance Outcomes	Acceptable Outcomes
	(b) allow for the flow through of flood water on the ground floor. and <b>AO9.7</b> Resilient building materials are used in accordance with the relevant building assessment provisions.
<b>PO10</b> 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.	<b>AO10.1</b> Works associated with the proposed development do not: (a) involve a net increase in filling greater than 50m <sup>3</sup> ; 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.
<b>PO11</b> Development avoids the release of hazardous materials into floodwaters.	or <b>AO11.1</b> Materials manufactured or stored on site are not hazardous in nature. <b>AO11.2</b> Hazardous materials and any associated manufacturing equipment are located above the adopted flood level.
<b>PO12</b> Community infrastructure is able to function effectively during and immediately after flood events.	<b>AO12.1</b> No Acceptable Outcome specified.
<b>Heritage and neighbourhood character</b>	
<b>PO13</b> Existing Local Heritage Places (identified as Heritage Character – Local on the Heritage and Neighbourhood Character Overlay Map) are conserved.	<b>AO13.1</b> 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).
<b>Potential and actual acid sulfate soils</b>	
<b>PO14</b> Where development involves: (a) excavating or otherwise removing 100m <sup>3</sup> or more of soil or sediment, or (b) filling of land with more than 500m <sup>3</sup> 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 <sup>3</sup> of soil or sediment or using more than 1,000m <sup>3</sup> of material as fill triggers referral to the Chief Executive	<b>AO14.1</b> 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.

Performance Outcomes	Acceptable Outcomes
administering the <i>Land Act 1994</i> as an advice agency.	<p>or</p> <p><b>AO14.2</b> The disturbance of acid sulfate soils avoids the release of acid or associated metal contaminants by:</p> <p>(a) neutralising existing acidity and preventing the generation of acid and associated metal contaminants; and</p> <p>(b) preventing the release of surface or groundwater flows containing acid or associated metal contaminants into the environment.</p>
<b>Conservation significant areas</b>	
<p><b>PO15</b> Development avoids or minimises adverse impacts on areas of conservation significance.</p>	<p>or</p> <p><b>AO15.1</b> Development occurs outside the overlay area.</p> <p><b>AO15.2</b> Development is compatible with the values of the conservation significant area.</p> <p>or</p> <p><b>AO15.3</b> 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.</p> <p>and</p> <p><b>AO15.4</b> Buffer areas are to be maintained or where possible rehabilitated.</p> <p>Editor's Note: This buffer does not apply to equipment such as pumps that are necessary to access water.</p>
<b>Bushfire</b>	
<p><b>PO16</b> Development maintains the safety of people and property, including the function of community infrastructure, during and immediately after bushfire events.</p>	<p>or</p> <p><b>AO16.1</b> Development is not located in areas identified as a High or Medium bushfire hazard area.</p> <p><b>AO16.2</b> 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;</p> <p>and</p>

Performance Outcomes	Acceptable Outcomes
	<p><b>AO16.3</b> For a development requiring MCU involving new or existing buildings with a gross floor area greater than 50m<sup>2</sup> 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:</p> <ul style="list-style-type: none"> <li>(a) fire brigade tank fittings; and</li> <li>(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.</li> </ul>
<p><b>PO17</b> Public safety and the environment are not adversely affected by the detrimental impacts of bushfire on hazardous materials manufactured or stored in bulk.</p>	<p><b>AO17.1</b> No Acceptable Outcome specified.</p>