9.3.15 Outdoor sport and recreation code

9.3.15.1 Application

1. This code applies to assessing a material change of use if:
2. accepted development subject to compliance with identified requirements, where acceptable outcomes of this code are identified requirements in a table of assessment for a material change of use (section 5.5), a neighbourhood plan (section 5.9) or an overlay (section 5.10); or
3. assessable development where this code is an applicable code identified in the assessment benchmarks column of a table of assessment for a material change of use (section 5.5), a neighbourhood plan (section 5.9) or an overlay (section 5.10); or
4. impact assessable development for outdoor sport and recreation or a use of a similar nature.
5. When using this code, reference should be made to section 1.5 and section 5.3.3.

Note—The following purpose, overall outcomes, performance outcomes and acceptable outcomes comprise the assessment benchmarks of this code.

Note—

* Where on land to which a park management plan in the Park management plan planning scheme policy applies, development can be assessed against PO2/AO2. In all other circumstances development is assessed against the performance outcomes and acceptable outcomes for the relevant park zone precinct section.
* Where on land in the Emerging community zone, development is either assessed against the park zone precinct that aligns with the intended future function of the site or otherwise is assessed against the performance outcomes and acceptable outcomes for the Local zone precinct.
* Where on land in the Community purposes zone precinct in the Community facilities zone, development is either assessed against the Park zone precinct that applies to any adjoining land in the Open space zone or Sport and recreation zone, or otherwise is assessed against the performance outcomes and acceptable outcomes for the Local park zone precinct section.
* Where on land in the Education purposes zone precinct of the Community facilities zone, development is assessed against the District zone precinct.
* Where on land in the Major sports venue zone precinct of the Community facilities zone, development is assessed against the Metropolitan zone precinct.

Note—Where this code includes performance outcomes or acceptable outcomes that relate to:

* crime prevention through environmental design, guidance is provided in the Crime prevention through environmental design planning scheme policy;
* park master plans, guidance is provided in the relevant park management plan in the Park management plan planning scheme policy.

Editor's note— For a proposal to be accepted development subject to compliance with identified requirements, it must meet all the identified acceptable outcomes of this code and any other applicable code. Where it does not meet all identified acceptable outcomes, the proposal becomes assessable development and a development application is required. Where a development application is triggered, only the specific acceptable outcomes that the proposal fails to meet need to be assessed against the corresponding assessable acceptable outcomes or performance outcomes and relevant overall outcomes. Other identified acceptable outcomes that are met are not assessed as part of the development application.

9.3.15.2 Purpose

1. The purpose of the Outdoor sport and recreation code is to assess the suitability of development to which this code applies.
2. The purpose of the code will be achieved through the following overall outcomes:
3. Development locates a new use on a site which does not adversely affect the amenity of local residents, their neighbourhood or the capacity of the road system.
4. Development is sited and designed to reduce adverse impacts on the surrounding area given the nature of the use and level of facility.
5. Development ensures that the level of activities including ancillary development is consistent with the relevant zone precinct intent.
6. Development ensures that the use of the sport and recreation facilities is maximised including through compatible mixed uses.

9.3.15.3 Performance outcomes and acceptable outcomes

Table 9.3.15.3—Performance outcomes and acceptable outcomes

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| Performance outcomes | Acceptable outcomes |
| PO1Development creates a safe environment by incorporating the key elements of crime prevention through environmental design. | AO1Development incorporates the key elements of crime prevention through environmental design in its layout, building or structure design and landscaping by:1. facilitating casual surveillance opportunities and including good sightlines to publicly accessible areas such as car parks, pathways, public toilets and communal areas;
2. defining different uses and ownerships through design and restricting access from non-residential uses into private residential dwellings;
3. promoting safety and minimising opportunities for graffiti and vandalism through exterior building design, orientation of buildings and the use of active frontages;
4. ensuring publicly accessible areas such as car parks, pathways, public toilets and communal areas are well lit;
5. including way-finding cues;
6. minimising predictable routes and entrapment locations near public spaces such as car parks, public toilets and communal areas.

Note—For guidance in achieving the key elements of crime prevention through environmental design, refer to the Crime prevention through environmental design planning scheme policy. |
| If a park management plan applies |
| PO2Development is in compliance with reasonable community expectations as expressed in community engagement during the park management planning processes. | AO2Development is in compliance with a park management plan in the Park management plan planning scheme policy. |
| If in a Local zone precinct, where a park management plan does not apply |
| PO3Development ensures that an outdoor sport and recreation use in a publicly or privately owned facility is not be intensified and does not adversely impact the amenity of local residents. | AO3No acceptable outcome is prescribed. |
| PO4Development ensures that the amenity of an adjoining residential zone is maintained and is consistent with reasonable community expectations for the use of a park in a Local zone precinct. | AO4Development ensures that the hours of operation are restricted to 7am to 7pm. |
| PO5Development ensures that the nature and type of lighting used is within the reasonable community expectations for a park in a Local zone precinct. | AO5 Development ensures that no lighting is provided for outdoor sport and recreation activities. |
| PO6Development ensures that the operation and servicing of the facility does not impose unreasonable adverse impacts on the surrounding residential area. | AO6Development provides for refuse collection from the kerbside. |
| PO7Development ensures that facility or activity preparation does not impose unreasonable adverse impacts on the surrounding residential area. | AO7Development ensures that the hours of operation for facility or activity preparation are restricted to 7am to 7pm. |
| PO8Development ensures that no permanent buildings are constructed. | AO8No acceptable outcome is prescribed. |
| PO9Development for minor ancillary facilities which support the outdoor sport and recreation use, such as player dug-outs, a timekeeper’s box or an umpire’s chair tower, does not increase usage and is of a scale and bulk compatible with the surrounding area. | AO9Development ensures that ancillary facilities:1. are set back a minimum of 10m from any boundary to a residential zone;
2. do not involve expansion of sports fields, courts, circuits, tracks or pools;
3. do not involve the erection of outdoor lighting for sports fields, courts, circuits, tracks or pools.
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| If in a District zone precinct, where a park management plan does not apply |
| PO10Development for any intensification of outdoor sport and recreation maintains the amenity of an adjoining residential area. | AO10No acceptable outcome is prescribed. |
| PO11Development ensures that the amenity of an adjoining residential zone is maintained and is consistent with reasonable community expectations for the use of a district park. | AO11Development ensures that the hours of operation are restricted to 7am to 10pm. |
| PO12Development ensures that:1. the nature and type of lighting for outdoor sport and recreation activities is intended for training and lower level infrequent competition not including elite level;
2. the nature and type of amenity and crime prevention lighting used must be within the reasonable community expectations for a district park in the District zone precinct.
 | AO12Development provides outdoor lighting which is in compliance with:1. AS 4282-1997 Control of the obtrusive effects of outdoor lighting;
2. AS 2560-2007 Sports lighting Part 2.3: Specific applications—Lighting for football (all codes);
3. AS/NZS 1158 Set:2010 Lighting for roads and public spaces.
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| PO13Development ensures that the operation and servicing of a facility does not impose unreasonable adverse impacts on the surrounding residential area. | AO13No acceptable outcome is prescribed. |
| PO14Development ensures facility or activity preparation does not impose unreasonable adverse impacts on the surrounding residential area. | AO14Development ensures that the hours of operation for facility or activity preparation are restricted to 6am to 7pm. |
| PO15Development ensures that the facility does not impose unreasonable adverse amenity impacts on the surrounding residential area in terms of its location of buildings, vehicle access areas or operation. | AO15.1Development ensures that the building setback from a boundary with a residential zone is a minimum of 15m or half the height of the building, whichever is the greater. |
| AO15.2Development involving vehicle movement or car parking areas which abut a boundary with a residential zone provide:1. a 1.8m high, gap free, solid screen fence between car parks and vehicle movement areas and adjacent residential dwellings;
2. a minimum 2m wide vegetated buffer adjacent to the boundary.
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| PO16Development ensures that the principle of co-location is applied to public buildings, structures and use areas to ensure the efficient use of the site. | AO16No acceptable outcome is prescribed. |
| PO17Development ensures that:1. all buildings, structures and ancillary facilities, such as player dug-outs, the timekeeper’s box or an umpire’s seat, support the outdoor sport and recreation use and are compatible in scale, bulk, design and character with the surrounding area;
2. the total development footprint of all built structures for an outdoor sport and recreation use does not exceed 10% of all land within a District zone precinct.
 | AO17Development ensures that all buildings:1. are located a minimum distance of 15m from any boundary to a residential zone;
2. have a maximum height of 9.5m;
3. have a maximum gross floor area of:
4. 800m2 clubhouse facilities including change rooms, office space, storage, kitchen/canteen and community meeting space;
5. 300m2 for stand-alone change rooms;
6. 80m2 for stand-alone ancillary structures, such as maintenance or storage facilities.
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| If in a Metropolitan zone precinct, where a park management plan does not apply |
| PO18Development for any intensification of outdoor sport and recreation uses acknowledges the amenity of adjoining residential areas. | AO18No acceptable outcome is prescribed. |
| PO19Development ensures that the amenity of an adjoining residential zone is maintained and is consistent with reasonable community expectations for the use of a metropolitan park in the Metropolitan zone precinct. | AO19Development ensures that the hours of operation are restricted to 7am to 10pm. |
| PO20Development ensures that the nature and type of lighting for outdoor sport and recreation activities, amenity and crime prevention are within the reasonable community expectations for a metropolitan park in the Metropolitan zone precinct. | AO20Development provides outdoor lighting which is in compliance with:1. AS 4282-1997 Control of the obtrusive effects of outdoor lighting;
2. AS 2560-2007 Sports lighting Part 2.3-2007: Specific applications—Lighting for football (all codes);
3. AS/NZS 1158 Set:2010 Lighting for roads and public spaces.
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| PO21Development ensures that the operation and servicing of a facility does not impose unreasonable adverse impacts on the surrounding residential area. | AO21No acceptable outcome is prescribed. |
| PO22Development ensures that facility or activity preparation does not impose unreasonable adverse impacts on the surrounding residential area. | AO22Development ensures that the hours of operation for facility or activity preparation are restricted to 5am to 7pm. |
| PO23Development ensures that the facility does not impose unreasonable adverse amenity impacts on the surrounding residential area in terms of its location of buildings, vehicle access areas or operation. | AO23.1Development ensures that the building setback from a boundary with a residential zone is a minimum of 15m or half the height of the building, whichever is the greater. |
| AO23.2Development with vehicle movement or car parking areas that abuts a boundary with a residential zone provides:1. a 1.8m high, gap free, solid screen fence between car parks and vehicle movement areas and adjacent residential dwellings;
2. a minimum 2m wide vegetated buffer adjacent to the boundary.
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| PO24Development ensures the principle of co-location is applied to public buildings, structures and use areas to ensure efficient use of the site. | AO24No acceptable outcome is prescribed. |
| PO25Development ensures that:1. all buildings, structures and ancillary facilities, such as player dug-outs, the timekeeper’s box or an umpire’s seat, support the outdoor sport and recreation use and are compatible in scale, bulk, design and character with the surrounding area;
2. the total development footprint of all built structures for an outdoor sport and recreation use does not exceed 10% of all land within the Metropolitan zone precinct.
 | AO25Development ensures that buildings:1. are located a minimum distance of 15m from any boundary to a residential zone;
2. have a maximum height of 9.5m;
3. have a maximum gross floor area of:
4. 800m2 for clubhouse facilities including change rooms, office space, storage, kitchen or canteen and community meeting space;
5. 300m2 for stand-alone change rooms;
6. 80m2 for stand-alone ancillary structures, such as maintenance or storage facilities.
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