

6.2.67 Sport and recreation zone code



Photograph 6.2.67-1
Example of a Sport and recreation zone located at Metricon Stadium Carrara. Photograph by Scott Burrows. Stadium design by Populous.

6.2.67.1 Application

This code applies to assessing all development in the Sport and recreation zone.

When using this code, reference should be made to **Section 5.3.2** and, where applicable, **Section 5.3.3**, in **Part 5**.

Where development is identified in the **Bond University precinct** or **Bundall equestrian area precinct**, additional outcomes will apply to assessment.

Note: To the extent there is any inconsistency with the outcomes applying to the whole of the zone, the precinct outcomes will prevail.

6.2.67.2 Purpose

- (1) The purpose of the Sport and recreation zone code 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. It includes structures, such as clubhouses, gymnasiums, public swimming pools, tennis courts, and other infrastructure to support recreational and sporting activities.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) Land uses –
 - (i) are typically active recreational uses, such as tennis courts, football grounds, swimming pools, parks and indoor sport and recreation facilities;
 - (ii) include large sporting facilities such as the Gold Coast Turf Club and Metricon Stadium;
 - (iii) support social, cultural and civic uses and needs, including temporary uses such as festivals, circuses or community evacuation centres in times of need;
 - (iv) in urban areas include supporting development such as clubs, function/conference facilities, tourist attractions, tourist accommodation and a limited range of shops and food and drink outlets (with a GFA of up to 150m²) where these uses support or complement the primary sport and recreation use of the land and acceptable standards of amenity are maintained for nearby sensitive uses;
 - (v) do not affect the amenity of adjacent areas, particularly residential areas; and
 - (vi) do not compromise the active recreation function of the zone.

(b) **Amenity -**

Development achieves a level of amenity reasonably expected in the local context, acknowledging active recreation and sporting activities are intended to occur in these parts of the city's greenspace network, having regard to:

- (i) the qualities of the locality;
- (ii) built form and scale;
- (iii) noise, privacy, safety, glare, odour, light and wind; and
- (iv) traffic, parking, servicing and hours of operation.

(c) Character consists of –

- (i) large, active recreation areas that are developed with high quality facilities that support the City's recreation and sporting pursuits; and
- (ii) well maintained open space areas that positively contribute to the City's green space network.

(de) Built form –

- (i) has a building height and structure height that does not exceed that indicated on the Building height overlay map;
- (ii) for outdoor pole lights is of a height that allows for a flexible range of recreational activities while not impacting on the amenity of the open space area or nearby sensitive land uses;
Note: The designated height on the Building height overlay map may not be achievable when taking into consideration outcomes, such as, but not limited to aviation restrictions, setbacks and site cover.
- (iii) is flexible, adaptable and multi-use to support the wide range of social, cultural and civic uses and needs envisaged in the zone;
- (iv) has limited site cover to protect the recreational function of open space areas; and
- (v) is setback to minimise impacts on adjoining uses and reduce visual dominance.

(ee) Lot design –

- (i) allows land to be used for a variety of sporting and recreational activities.

(fe) Variations in the zone are –

- (i) **Bond University precinct;** and
- (ii) **Bundall equestrian area precinct.**

(3) The purpose of the **Bond University precinct** will be achieved through the following additional overall outcomes:

- (a) Development will be sporting facilities with ancillary structures, buildings and rooming accommodation buildings.
- (b) Development provides and retains high quality open and communal space to address the needs of staff, students and residents of Bond University.
- (c) Growth does not exceed the capacity of the current Bond University infrastructure agreement.

(4) The purpose of the **Bundall equestrian area precinct** will be achieved through the following additional overall outcomes:

- (a) The Bundall equestrian area is a racing and events precinct, providing a venue for outdoor events and the Gold Coast Show, while retaining and enhancing its role as a regional centre for horseracing and related equine activities. Outdoor events, including temporary uses may occur where acceptable standards of amenity are maintained for nearby sensitive uses.
- (b) Supporting development consists of a limited range of Shops, Service industry premises, and Medium-rise permanent residential and Short-term accommodation where they do not conflict with the long-term operation of the Benowa re-pump facility.

Comment [MU3 - CP1]: Theme: Built form and urban design – the importance of a well-designed city;
Item 9 – Built form improvements

Comment [Amend-2]: Theme: Height and density - creating a sustainable city shape;
Item 1 & 2 – Building height overlay map and new building height categories

Comment [MU2 - CP3]: Theme: Height and density - creating a sustainable city shape;
Item 1 & 2 – Building height overlay map and new building height categories

Comment [MU2 - CP4]: Theme: Height and density - creating a sustainable city shape;
Item 1 & 2 – Building height overlay map and new building height categories

Comment [MU2 - CP5]: Theme: Height and density - creating a sustainable city shape;
Item 1 & 2 – Building height overlay map and new building height categories

Comment [Amend-6]: Theme: Other land use changes – improving clarity, consistency and alignment within the City Plan;
Item 32 – Minor administrative and editorial improvements

6.2.67.3 Specific benchmarks for assessment

Part A applies to accepted development subject to requirements.

Part B applies to assessable development.

PART A – ACCEPTED DEVELOPMENT SUBJECT TO REQUIREMENTS

Table 6.2.67-1: Sport and recreation zone code – for accepted development subject to requirements

Required outcomes													
Setbacks	RO1 Setbacks are as follows:												
	<table border="1"> <thead> <tr> <th>Setback</th> <th>Minimum distances measured in metres (m)</th> </tr> </thead> <tbody> <tr> <td>Front</td> <td>10m</td> </tr> <tr> <td>Side and rear</td> <td>6m</td> </tr> </tbody> </table>	Setback	Minimum distances measured in metres (m)	Front	10m	Side and rear	6m						
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RO2 Bundall equestrian area precinct Setbacks are as follows:													
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Site cover	RO3 Site cover does not exceed 25%.												
Height	RO4 Building height and structure height does not exceed 11.5m or that shown on the Building height overlay map .												
	AND Structures do not exceed 11.5m or that shown on the Building height overlay map.												
	OR Outdoor pole lights up to 30m in height are located more than 100m from sensitive land uses.												
Density	RO5 Bundall equestrian area precinct Density does not exceed that shown on the Residential density overlay map .												
	RO6 Bond University precinct Development does not result in the cumulative capacity of the university exceeding 10,000 equivalent full time students and staff based on the calculations from the 13 March 1989 Development Deed being:												
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Comment [Amend-7]: Theme: Other land use changes – improving clarity, consistency and alignment within the City Plan;
Item 32 – Minor administrative and editorial improvements

Comment [MU2 - CP8]: Theme: Height and density - creating a sustainable city shape;
Item 1 & 2 – Building height overlay map and new building height categories

Required outcomes

Note: A reconciliation table is to be provided to Council identifying the proposed and total equivalent full time students and staff in the precinct at the completion of any building work (excluding minor building work) undertaken on the site.

Note: The reference to 'equivalent persons' in the table does not take the meaning applied under the National Construction Code (NCC) and is only intended to be used in demonstrating compliance with this required outcome.

Advisory note

Accepted development identified in the assessment tables as subject to requirements must comply with all the nominated requirements in this and other applicable codes.

PART B – ASSESSABLE DEVELOPMENT BENCHMARKS

Table 6.2.67-2: Sport and recreation zone code – for assessable development

Performance outcomes	Acceptable outcomes												
Setbacks													
PO1 Setbacks: (a) assist in the protection of adjacent amenity; and (b) reduce visual dominance of the built form from the road or adjoining dwellings.	AO1.1 Setbacks are as follows:												
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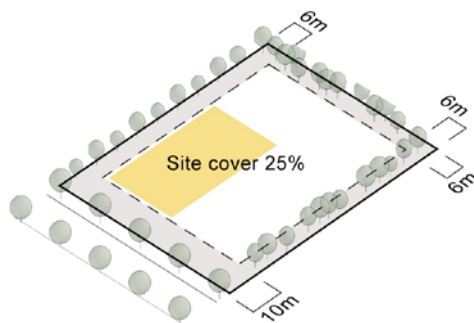


Figure 6.2.67-1
Illustration showing Sport and recreation zone setbacks and site cover outcomes

Performance outcomes	Acceptable outcomes
Site cover	
PO2 Site cover: (a) reduces the dominance of buildings and structures; and (b) reflects the open space needs for the proposed sport and recreational activity.	AO2 Site cover does not exceed 25%.
PO3 Bundall equestrian area precinct Development reflects a built form that is consistent with a raceway and allows for significant ground level open space.	AO3 Bundall equestrian area precinct Site cover does not exceed 40%.

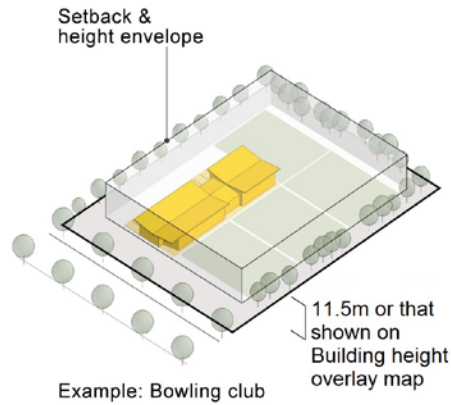


Figure 6.2.67-2
Illustration showing Sport and recreation zone setback and height outcomes for a bowling club example

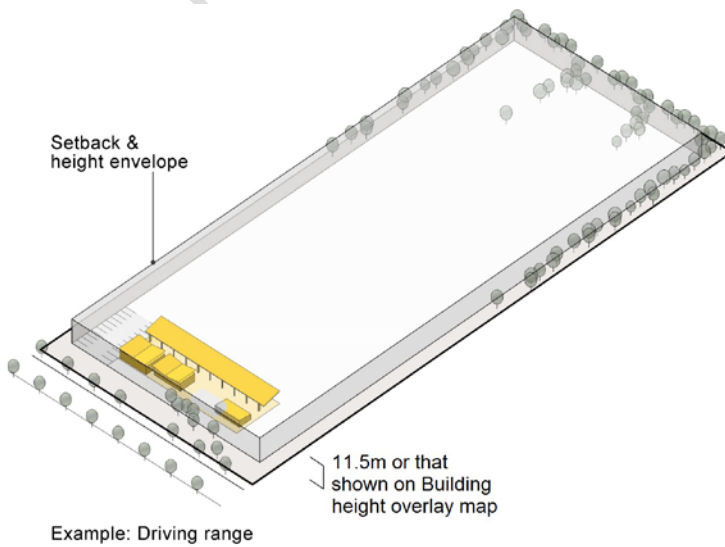


Figure 6.2.67-3
Illustration showing Sport and recreation zone setback and height outcomes for a driving range example

Performance outcomes	Acceptable outcomes
Height	
<p>PO4</p> <p>Building height and structure height does not exceed that shown on the Building height overlay map.</p> <p>OR</p> <p>Outdoor pole lights up to 30m in height are located more than 100m from sensitive land uses. Development is of a height that:</p> <p>(a) allows for the effective operation of the use; and</p> <p>(b) does not significantly impact on adjacent uses.</p>	<p>AO4</p> <p>No acceptable outcome provided. Building height does not exceed 11.5m or that shown on the Building height overlay map.</p> <p>AND</p> <p>Structures do not exceed 11.5m or that shown on the Building height overlay map.</p> <p>OR</p> <p>Outdoor pole lights up to 30m in height are located more than 100m from sensitive land uses.</p>

Comment [MU2 - CP9]: Theme: Height and density - creating a sustainable city shape; Item 1 & 2 – Building height overlay map and new building height categories

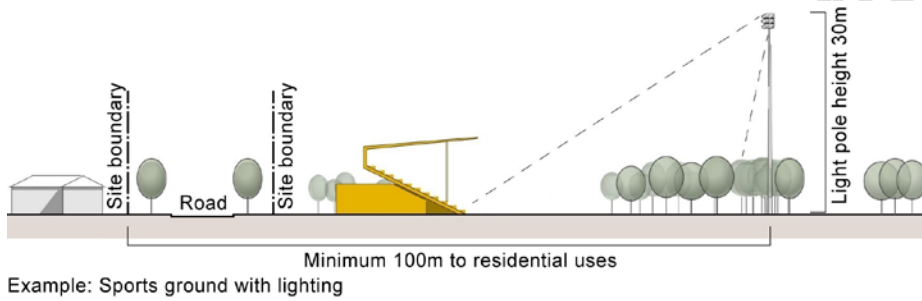


Figure 6.2.67-4
Illustration showing Sport and recreation zone setback and height outcomes for a sports ground with lighting example

Density													
<p>PO5</p> <p>Bundall equestrian area precinct</p> <p>Density:</p> <p>(a) is consistent with the character of the Bundall equestrian area; and</p> <p>(b) provides for medium to high density development where it can be comfortably accommodated and supports mixed uses.</p>	<p>AO5</p> <p>Bundall equestrian area precinct</p> <p>Density does not exceed that shown on Residential density overlay map.</p>												
<p>PO6</p> <p>Bond University precinct</p> <p>Development does not result in the cumulative capacity of the university exceeding 10,000 equivalent full time students and staff based on the calculations from the 13 March 1989 Development Deed being:</p> <table border="1"> <thead> <tr> <th>Type of land use</th> <th>Calculation of equivalent full time students and staff (persons)</th> </tr> </thead> <tbody> <tr> <td>Student housing on campus</td> <td>1.0 equivalent persons per bed</td> </tr> <tr> <td>University campus buildings (other than commercial/tourist uses)</td> <td>0.015 equivalent persons per square metre of net usable floor space</td> </tr> <tr> <td>Research park – laboratories and actual research facilities</td> <td>0.22 equivalent persons per square metre of net laboratory/research floor area</td> </tr> <tr> <td>Research park – officer and administration areas</td> <td>0.015 equivalent persons per square metre of gross floor area</td> </tr> <tr> <td>Commercial/tourist areas on campus</td> <td>The number of equivalent persons determined by application of Council's adopted policy in that</td> </tr> </tbody> </table>	Type of land use	Calculation of equivalent full time students and staff (persons)	Student housing on campus	1.0 equivalent persons per bed	University campus buildings (other than commercial/tourist uses)	0.015 equivalent persons per square metre of net usable floor space	Research park – laboratories and actual research facilities	0.22 equivalent persons per square metre of net laboratory/research floor area	Research park – officer and administration areas	0.015 equivalent persons per square metre of gross floor area	Commercial/tourist areas on campus	The number of equivalent persons determined by application of Council's adopted policy in that	<p>AO6</p> <p>Bond University precinct</p> <p>No acceptable outcome provided.</p>
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Performance outcomes	Acceptable outcomes
<p>regard</p> <p>Note: A reconciliation table is to be provided to Council identifying the proposed and total equivalent full time students and staff in the precinct at the completion of any building work (excluding minor building work) undertaken on the site.</p> <p>Note: The reference to 'equivalent persons' in the table does not take the meaning applied under the National Construction Code (NCC) and is only intended to be used in demonstrating compliance with this performance outcome.</p>	
<p>Amenity</p>	
<p>PO7</p> <p>Development achieves a level of amenity reasonably expected in the local context, acknowledging active recreation and sporting activities are intended to occur in these parts of the city's greenspace network, having regard to:</p> <p>(a) the qualities of the locality;</p> <p>(b) built form and scale;</p> <p>(c) noise, privacy, safety, glare, odour, light and wind; and</p> <p>(d) traffic, parking, servicing and hours of operation.</p>	<p>AO7</p> <p>No acceptable outcome provided.</p>
<p>Amenity Landscaping</p>	
<p>PO87</p> <p>Bundall equestrian area precinct</p> <p>Extensive areas of ground level landscaping are provided to a standard, which promotes a pleasant, attractive and functional pedestrian environment.</p>	<p>AO87.1</p> <p>Bundall equestrian area precinct</p> <p>At least 20% of the site is landscaped at ground level.</p> <p>AO87.2</p> <p>Bundall equestrian area precinct</p> <p>An area 3m wide adjoining any street frontage is landscaped and integrated at the same level as the footpath.</p>
<p>Lot design (for subdivision only)</p>	
<p>PO98</p> <p>Lots are of a size and configuration that allow for a range of sporting and recreational activities.</p>	<p>AO98.1</p> <p>Minimum lot size is 4,000m².</p> <p>AO98.2</p> <p>Minimum road frontage is 25m.</p>

Comment [MU3 - CP10]: Theme: Built form and urban design – the importance of a well-designed city; Item 9 – Built form improvements

Comment [MU3 - CP11]: Theme: Built form and urban design – the importance of a well-designed city; Item 8 – Community Benefit Bonus Elements Policy Removal