

6.2.78 Open space zone code



Photograph 6.2.78-1
Example of an Open space zone located in Surfers Paradise Foreshore. Photograph by Remco Jansen.

6.2.78.1 Application

This code applies to assessing all development in the Open space zone.

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

6.2.78.2 Purpose

- (1) The purpose of the Open space zone code is to provide for local, district, and regional scale parks that 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 purpose of the code will be achieved through the following overall outcomes:

- (a) Land uses –

- (i) include passive and active recreational activities which are complemented by community gardens, animal exercise areas, cafes, tourist shop and markets;
- (ii) support social, cultural and civic uses and needs, including temporary uses such as festivals, circuses or community evacuation centres in times of need;
- (iii) such as indoor sport and recreation, outdoor sport and recreation, nature based tourism, clubs, tourist attractions and camping grounds are supported where they do not compromise the open space character and are compatible with surrounding development;
- (iv) do not affect the amenity of adjacent areas, particularly residential areas;
- (v) do not compromise the informal recreation function of the zone;
- (vi) include the protection and rehabilitation of matters of environmental significance on-site; and

- (vii) do not detract from the contribution open space areas make to the city's scenic amenity and image.

(b) **Amenity –**

Development achieves a level of amenity reasonably expected in the local context, acknowledging passive and active recreation 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) safe and accessible public areas in a natural or urban location with an appropriate level of facilities consistent with its setting to allow for informal recreational activities and enjoyment by the local community;
- (ii) well maintained open space areas that positively contribute to the City's green space network; and
- (iii) intact and degraded matters of environmental significance that are intended to be protected and rehabilitated.

(ed) Built form –

- (i) has a building height and structure height that does not exceed that indicated on the Building height overlay map;

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.

- ~~(i) 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;~~
- (ii) is flexible, adaptable and multi-use to support the wide range of social, cultural and civic uses and needs envisaged in the zone.
- (iii) has limited site cover to protect the recreational function of open space areas;
- (iv) is setback to minimise impacts on adjoining uses and reduce visual dominance; and
- (v) is setback from matters of environmental significance on-site.

(ee) Lot design –

- (i) preserves the open space character for informal recreation activities; and
- (ii) protects intact and degraded matters of environmental significance.

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

Comment [MU2 - CP2]: 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

6.2.78.3 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 6.2.78-1: Open space zone code – for accepted development subject to requirements

Required outcomes		
Setbacks	RO1	
	Setbacks are as follows	
	Setback	Minimum distances measured in metres (m)
	Front	10m
	Side and rear	6m

Required outcomes

Site cover **RO2**
Site cover does not exceed 10%.

Height **RO3**
Building height and structure height does not exceed that shown on the **Building height overlay map**.
~~Building height does not exceed 11.5m.~~
AND
~~Structures do not exceed a height of 11.5m.~~

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.

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

Draft for Public Consultation

PART B – ASSESSABLE DEVELOPMENT BENCHMARKS

Table 6.2.78-2: Open space 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 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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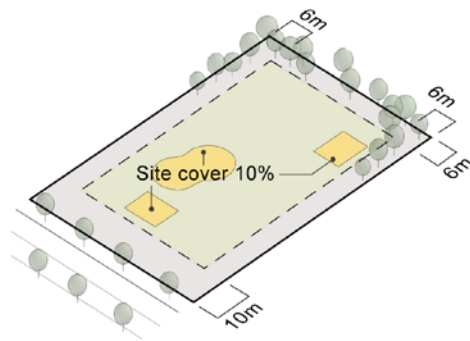


Figure 6.2.78-1
Illustration showing Open space zone setbacks and site cover outcomes

Site cover	
PO2 Site cover: (a) reduces the dominance of buildings and structures; and (b) preserves the use of open space areas for a range of recreational activities.	AO2 Site cover does not exceed 10%.

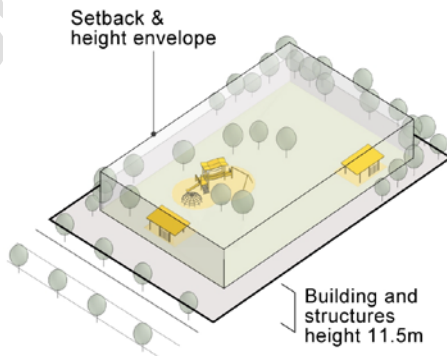


Figure 6.2.78-2
Illustration showing Open space zone setbacks and height outcomes

Height	
PO3 Building height and structure height does not exceed that shown on the Building height overlay map . The height of buildings and structures do not exceed	AO3 No acceptable outcome provided.

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

Performance outcomes	Acceptable outcomes
11.5m.	
Lot design (for subdivision only)	
PO4 New lots are not created. Note: this provision does not apply to land that is to be dedicated to Council or State for open space or infrastructure purposes.	AO4 No acceptable outcome provided.
Amenity	
PO5 Development achieves a level of amenity reasonably expected in the local context, acknowledging passive and active recreation activities are intended to occur in these parts of the city's greenspace network, having regard to: (a) the qualities of the locality; (b) built form and scale; (c) noise, privacy, safety, glare, odour, light and wind; and (d) traffic, parking, servicing and hours of operation.	AO5 No acceptable outcome provided.

Comment [MU3 - CP6]: Theme: Built form and urban design – the importance of a well-designed city;
Item 9 – Built form improvements