

6.4 Community facilities and open space zone category

6.4.1 Sport and recreation zone code

6.4.1.1 Application

This code applies to development where the code is identified as applicable in the categories of development and assessment.

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

6.4.1.2 Purpose

- (1) The purpose of the Sport and recreation zone code is to provide for a range of organised activities that include sport, cultural and educational activities where the uses require a level of built infrastructure.

It includes built structures, such as clubhouses, gymnasiums, public swimming pools and tennis courts, and infrastructure to support the activities, safe access and essential management, where required to meet community needs.

- (2) The particular purpose of the code is to ensure:

- (a) residents have convenient access to sport and recreation activities which are safe, attractive and appropriate for the community's needs; and
- (b) development minimises impacts on surrounding land.

- (3) The purpose of the zone will be achieved through the following overall outcomes:

- (a) local, district, regional and specialised sports parks provide for a variety of formal sporting activities and a range of training and competition infrastructure;
- (b) development directly supports the primary recreational function of the site or provides for the co-location of a complementary and compatible community-related activity;
- (c) development does not restrict public access and does not detract from the primary function of the site for sport and recreation activities;
- (d) development provides for safe and convenient internal pedestrian and cyclist pathways and external connections to existing and proposed public transport infrastructure and surrounding activities wherever possible;
- (e) design of built form and public spaces facilitates safe and secure environments and discourages antisocial behaviour;
- (f) facilities are sited, designed and operated to minimise adverse impacts on surrounding land; and
- (g) adverse impacts on any ecological values are avoided where land includes or adjoin natural habitats such as bushland, wetlands or waterways, or act as a buffer between natural and developed areas.

- (4) The purpose of the zone will also be achieved by the following additional outcomes for particular precincts:

Balgal Beach golf course precinct:

- (a) development of the precinct maintains the golf course and other outdoor recreational facilities and provides an integrated mix of residential and small-scale tourist accommodation;
- (b) reconfiguration facilitates a range of lot sizes to accommodate dwelling houses typically on lots with an average size of 600m²;
- (c) the ultimate development of the entire precinct does not result in more than 590 residential lots for dwelling house purposes;
- (d) tourist-oriented development may also occur in the form of small-scale, low-rise accommodation and support facilities;
- (e) building scale and massing limits the impact on the natural character of Balgal Beach; and
- (f) development of the precinct does not compromise the efficient and orderly provision of infrastructure.

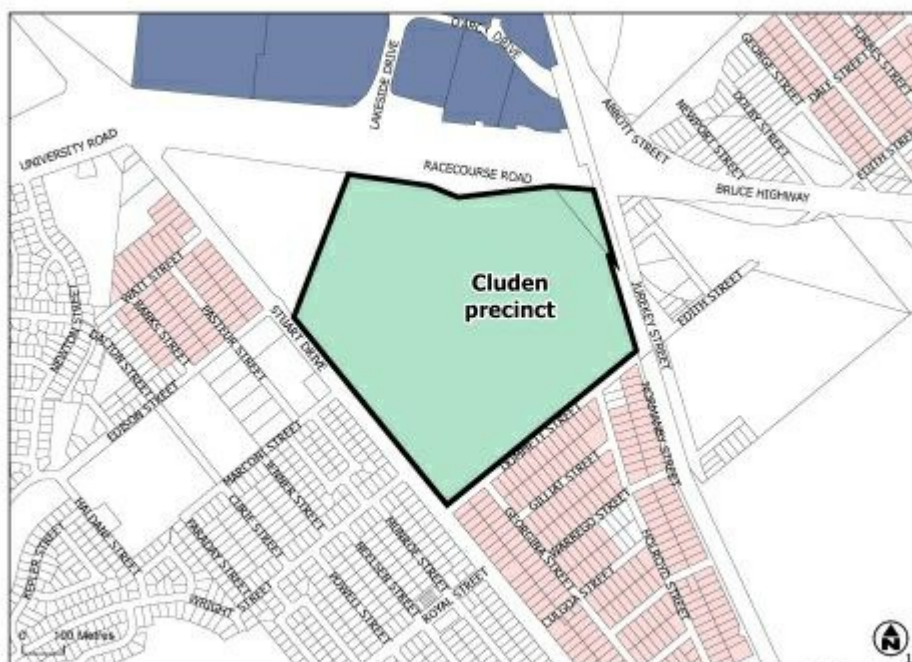


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Figure 6.149 - Balgal Beach golf course precinct

Cluden precinct:

- (a) Development facilitates the ongoing operation of the Cluden racecourse and is directly associated with or ancillary to horse racing.



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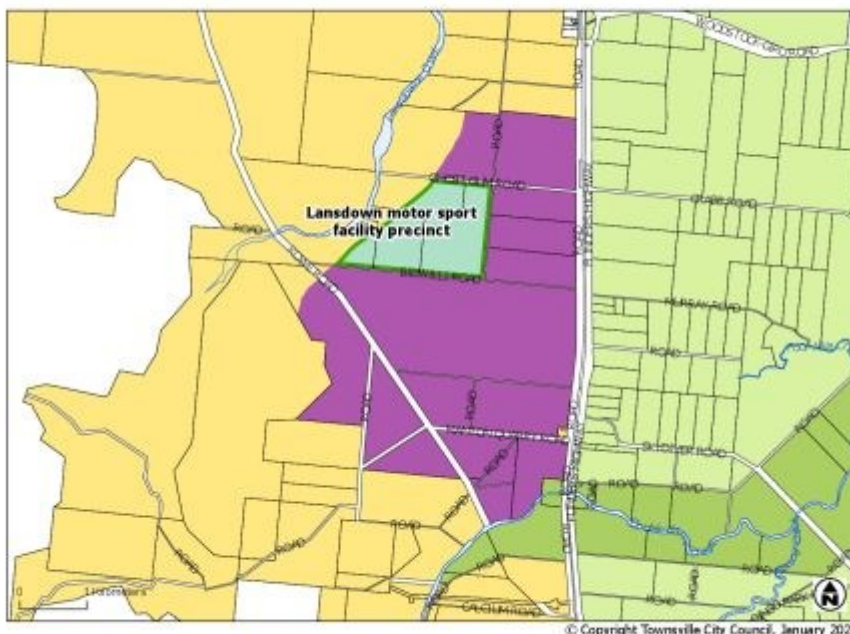
Figure 6.150 - Cluden precinct

Lansdown motor sport facility precinct:

- (a) the precinct accommodates the development of a motor sport facility, which will fulfil an important roles as a required motor sport destination and training ground for driver education ;
- (b) the intrusion of incompatible uses, or uses which may be more appropriately accommodated in other zones, is avoided to protect the availability of land in the precinct for motor sport facility purposes;
- (c) the impacts of development are managed to ensure public health and safety;
- (d) development is safe and legible, and designed to establish safe and efficient movement systems;
- (e) development is avoided in environmental corridors and the water resource catchment area to maintain ecological processes, biodiversity values and the quality of waterways;
- (f) development provides adequate new infrastructure to support new uses, including roads, stormwater, water and sewer infrastructure;

Editor's note - Conditions of approval or infrastructure agreements will be used (as appropriate) to ensure that infrastructure is provided.

- (g) development does not compromise petroleum pipeline infrastructure, and the risks and hazards to people and property associated with petroleum pipeline infrastructure are not further increased through development; and
- (h) development avoids impacts on groundwater.



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Figure 6.161 - Lansdown motor sport facility precinct

6.4.1.3 Assessment benchmarks

Table 6.4.1.3 - Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes
For accepted development subject to requirements and assessable development	
Built form	

<p>PO1 Development does not substantially exceed the height of existing buildings in the area or is designed to sympathetically transition from lower rise neighbouring buildings.</p>	<p>AO1 Building height does not exceed 3 storeys.</p>
<p>PO2 Building setbacks and orientation provide for an attractive streetscape that is compatible with existing characteristics of the local area.</p>	<p>AO2 Buildings are set back from street and road frontages: (a) within 20% of the average front setback of adjoining buildings; or (b) where there are no adjoining buildings, 6m.</p>
<p>PO3 Development minimises the bulk of buildings to assist integration with surrounding development.</p>	<p>AO3 Walls are articulated so that they do not exceed a length of 15m without a change in plane of at least 0.75m depth.</p>

Table 6.4.1.3-Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes
For accepted development subject to requirements and assessable development	
Amenity	
<p>PO4 Development provides adequate separation, buffering and screening from residential uses and land within a residential zone so that adverse impacts on privacy and amenity are minimised.</p>	<p>AO4.1 Buildings and structures are set back 6m or half of the building height, whichever is greater from any boundary shared with a residential use or land within a residential zone.</p>
	<p>AO4.2 Site access and parking, servicing or outdoor storage areas are setback 6m from any boundary shared with a residential use or land within a residential zone.</p>
	<p>AO4.3 Where buildings, parking, servicing or outdoor storage areas are located within 15m of any boundary shared with an residential use or land within a residential zone, the following is provided:</p> <ul style="list-style-type: none"> (a) a minimum 1.8m high solid screen fence; or (b) a landscaped buffer area consisting of dense screen planting of a minimum 3m width. <p>Editor's note—Landscaping is to be provided to a standard specified in the Landscape code.</p>
	<p>AO4.4 Windows that have a direct view into an adjoining residential use are provided with fixed screening that is a maximum of 50% transparent to obscure views and maintain privacy for residents.</p>
<p>PO5 Refuse storage areas and storage of goods or materials in open areas is presented in a manner that does not detract from the visual amenity of the local area.</p>	<p>AO5 The open area used for the storage of refuse, vehicles, machinery, goods and materials on the site is:</p> <ul style="list-style-type: none"> (a) located no closer than 3m from any boundary; and (b) are screened from view by a 1.8m high solid screen fence.

Table 6.4.1.3-Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes
For accepted development subject to requirements and assessable development	
Caretaker's accommodation	
<p>PO6 Development does not compromise the effective operation of the primary use.</p>	<p>AO6.1 No more than one (1) caretaker's accommodation unit is provided on the site.</p>
	<p>AO6.2 The caretaker's accommodation unit has a gross floor area of no more than 70m².</p>

Table 6.4.1.3-Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes
For accepted development subject to requirements and assessable development	
Community use and club	
PO7 Adequate lockable storage space is provided on-site to meet the needs of users.	AO7 At least one (1) lockable storage space of a minimum of 4m ² is provided for each room or area that can be hired out or used by community organisations or the public.

Table 6.4.1.3-Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes
For assessable development	
Uses	
PO8 The site predominantly accommodates sport and recreational activities and facilitates optimum use of the land for the intended sport or recreational purpose.	No acceptable outcome is nominated.
PO9 Non-recreation uses occur only where they: (a) directly support the primary function of the site; or (b) are a compatible community-related activity.	No acceptable outcome is nominated.
PO10 Development does not impede public access to and use of facilities.	No acceptable outcome is nominated.
PO11 Buildings, structures and use areas are designed to ensure efficient use of buildings and facilities, and provide for multiple or shared use of facilities where practicable.	No acceptable outcome is nominated.

Table 6.4.1.3-Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes
For assessable development	
Amenity	
<p>PO12 Development maintains a high level of general amenity within the site and for surrounding areas, having regard to:</p> <ul style="list-style-type: none"> (a) noise; (b) hours of operation; (c) traffic; (d) visual impact; (e) signage; (f) odour and emissions; (g) lighting; (h) access to sunlight; (i) privacy; and (j) outlook. <p>Editor's note—Applicants may be required to engage specialists to provide detailed investigations into the above matters in order to demonstrate compliance with this performance criterion.</p>	No acceptable outcome is nominated.
<p>PO13 Landscaping is provided to enhance the appearance of the development, screen unsightly components, create an attractive on-site environment and provide shading.</p>	No acceptable outcome is nominated.

Table 6.4.1.3-Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes
For assessable development	
Crime prevention through environmental design	
<p>PO14 Development facilitates the security of people and property having regard to:</p> <ul style="list-style-type: none"> (a) opportunities for casual surveillance and sight lines; (b) exterior building design that promotes safety; (c) adequate lighting; (d) appropriate signage and wayfinding; (e) minimisation of entrapment locations; and (f) building entrances, loading and storage areas that are well lit and lockable after hours. <p>Editor's note—Applicants should have regard to Crime Prevention through Environmental Design Guidelines for Queensland.</p>	No acceptable outcome is nominated.

Table 6.4.1.3-Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes
For assessable development	
Accessibility	
<p>PO15 Convenient and legible connections are provided for pedestrians and cyclists to and from the site, particularly having regard to linkages with existing and proposed public transport infrastructure, the open space network, centres and other community-related activities.</p>	No acceptable outcome is nominated.
<p>PO16 Safe and convenient pedestrian and cyclist circulation is provided for as an integrated component of the site layout.</p>	No acceptable outcome is nominated.

Table 6.4.2.3-Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes
For assessable development	
Protection of natural values	
<p>PO17 The site layout and design responds sensitively to on-site and surrounding topography, drainage patterns, ecological values by:</p> <ul style="list-style-type: none"> (a) minimising earthworks; (b) maximising retention of natural drainage patterns; (c) ensuring existing drainage capacity is not reduced; (d) maximising the retention or enhancement of existing vegetation and ecological corridors; and (e) providing buffers to protect the ecological functions of waterways. 	No acceptable outcome is nominated.

Table 6.4.1.3-Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes
<p>Additional benchmarks for assessable development in precincts</p> <p>Note - Where acceptable outcomes in this section vary from those provided earlier in this code, the precinct-based acceptable outcomes take precedence.</p>	
<p>Balgal Beach golf course precinct</p>	
<p>PO18 Development does not reduce the area dedicated to the golf course and other outdoor recreational uses or reduce its amenity or functionality.</p>	No acceptable outcome is nominated.
<p>PO19 Reconfiguration of a lot does not result in more than 590 lots or detached dwelling house purposes across the entire precinct.</p>	No acceptable outcome is nominated.
<p>PO20 Reconfiguration creates lots that have sufficient area and dimension to facilitate residential development.</p>	<p>AO20 Lots have an average size of 600m².</p>
<p>PO21 Tourist-oriented development is small-scale and low rise.</p>	<p>AO21 Building height does not exceed 2 storeys.</p>
<p>PO22 Design and articulation for tourism-oriented development contributes to the natural character of the locality through tropical architectural design elements and the natural setting of buildings within the landscape.</p>	No acceptable outcome is nominated.
<p>PO23 Development is within the capacity of available infrastructure and is supported by adequate infrastructure, including:</p> <ul style="list-style-type: none"> (a) connection to reticulated water and sewage networks; (b) connection to stormwater drainage system; and (c) constructed roads. 	<p>No acceptable outcome is nominated.</p> <p>Editor's note - Council will request an overall area/precinct-scale structure plan - comprising land use, infrastructure, staging, urban design for the entire precinct before development takes place.</p>

Table 6.4.1.3-Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes
<p>Additional benchmarks for assessable development in precincts</p> <p>Note-Where acceptable outcomes in this section vary from those provided earlier in this code, the precinct-based acceptable outcomes take precedence.</p>	
<p>Balgal Beach golf course precinct</p>	
<p>PO18 Development does not reduce the area dedicated to the golf course and other outdoor recreational uses or reduce its amenity or functionality.</p>	No acceptable outcome is nominated.
<p>PO19 Reconfiguration of a lot does not result in more than 590 lots or detached dwelling house purposes across the entire precinct.</p>	No acceptable outcome is nominated.

<p>PO20 Reconfiguration creates lots that have sufficient area and dimension to facilitate residential development.</p>	<p>AO20 Lots have an average size of 600m².</p>
<p>PO21 Tourist-oriented development is small-scale and low rise.</p>	<p>AO21 Building height does not exceed 2 storeys.</p>
<p>PO22 Design and articulation for tourism-oriented development contributes to the natural character of the locality through tropical architectural design elements and the natural setting of buildings within the landscape.</p>	<p>No acceptable outcome is nominated.</p>
<p>PO23 Development is within the capacity of available infrastructure and is supported by adequate infrastructure, including:</p> <ul style="list-style-type: none"> (a) connection to reticulated water and sewage networks; (b) connection to stormwater drainage system; and (c) constructed roads. 	<p>No acceptable outcome is nominated. Editor's note-Council will request an overall area/precinct-scale structure plan - comprising land use, infrastructure, staging, urban design for the entire precinct before development takes place.</p>

Lansdown motor sport facility precinct

Table 6.4.1.3-Accepted development subject to requirements and assessable development (Part)

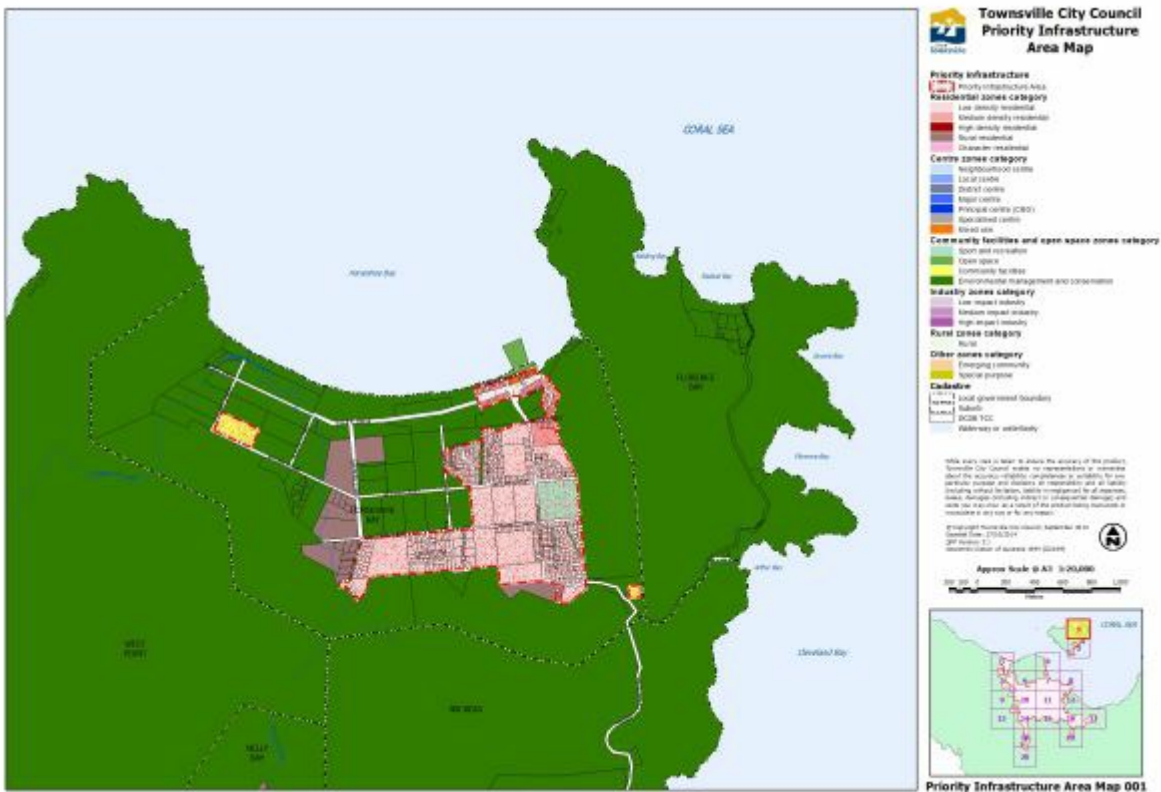
Performance outcomes	Acceptable outcomes
Additional benchmarks for assessable development in precincts	
<p>Note - Where acceptable outcomes in this section vary from those provided earlier in this code, the precinct-based acceptable outcomes take precedence.</p>	
Lansdown motor sport facility precinct	
<p>PO24 A motor sport facility is established in accordance with Figure 6.162 Lansdown concept plan.</p>	No acceptable outcome is nominated.
<p>PO25 To maintain the natural environmental values, ecological processes and the quality of waterways development does not establish within the areas identified as 'environmental corridors' and 'water resource catchment area' as shown on Figure 6.162 Lansdown concept plan.</p>	No acceptable outcome is nominated.
<p>PO26 Development is supported by adequate infrastructure, including:</p> <ul style="list-style-type: none"> (a) connection to reticulated water and sewage networks; (b) connection to a stormwater drainage system; and (c) constructed roads. 	<p>No acceptable outcome is nominated</p> <p>Editor's note - In accordance with the Act, council may seek to secure the necessary infrastructure through conditions of approval or infrastructure agreements.</p>
<p>PO27 Development does not cause noise nuisance to nearby sensitive land uses.</p> <p>Editor's note - Sensitive land uses are those uses defined by the <i>Planning Regulation 2017</i>.</p>	<p>AO27 Development achieves the noise generation levels set out in the Environmental Protection (Noise) Policy 2008 and the <i>Department of Environment and Heritage Protection Planning for Noise Control Guideline</i>.</p>
<p>PO28 Development does not:</p> <ul style="list-style-type: none"> (a) affect the long-term operation of a high pressure gas pipeline; and (b) adversely impact the safety of people and property. 	<p>AO28.1 Development does not occur within 100m of a high-pressure gas pipeline.</p>
	<p>AO28.2 Development involving the use, manufacturing or storage of hazardous chemicals does not occur within 300m of a high-pressure gas pipeline.</p>
<p>PO29 Development protects the water quality, ecological values, hydrological processes and other environmental values of any surface water or groundwater.</p>	<p>No acceptable outcome is nominated.</p> <p>Editor's note - Applicants should also have regard to Part 9.3.2 Healthy waters code for guidance on how to demonstrate compliance with this performance outcome.</p> <p>To demonstrate compliance with this performance outcome, council may request that a ground and surface water resource assessment be undertaken by a qualified professional.</p>



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Figure 6.162 – Lansdown concept plan

Priority Infrastructure Area Map 001



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6.4.2 Open Space zone code

6.4.2.1 Application

This code applies to development where the code is identified as applicable in the categories of development and assessment.

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

6.4.2.2 Purpose

- (1) The purpose of the Open space zone code provides for informal recreation where the built form is not essential to the enjoyment of the space.
It may provide 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 particular purpose of the code is to ensure:
 - (a) residents have convenient access to parks and opportunities for informal outdoor recreation that are safe, attractive and appropriate for the community's needs; and
 - (b) places that contribute to the visual amenity and character of the city are protected; and
 - (c) the environmental and drainage functions of open space are protected.
- (3) The purpose of the zone will be achieved through the following overall outcomes:
 - (a) open space is accessible to the general public for a range of informal outdoor recreation activities at local, district and regional levels;
 - (b) development directly supports the primary recreational function of the site or provides for the co-location of a complementary and compatible community-related activity;
 - (c) development does not restrict public access and does not detract from the site's primary open space function, visual quality or cultural values;
 - (d) land within the zone is generally free from buildings other than ancillary structures which enhance the utility and enjoyment of the open space and buildings required for small-scale clubs and community facilities;
 - (e) development provides for safe and convenient internal pedestrian and cyclist pathways and external connections to existing and proposed public transport infrastructure and surrounding activities wherever possible;
 - (f) facilities are sited, designed and operated to minimise adverse impacts on surrounding land;
 - (g) design of built form and public spaces facilitates safe and secure environments and discourages antisocial behaviour;
 - (h) the drainage functions of open space are protected and development is compatible with these functions; and
 - (i) adverse impacts on any ecological values are avoided where land includes or adjoin natural habitats such as bushland, wetlands or waterways, or act as a buffer between natural and developed areas;
- (4) The purpose of the zone will also be achieved through the following additional overall outcomes for particular precincts:

Riverway precinct:

- (a) development in Pioneer Park and Riverway is subordinate to, and does not compromise, its primary role and function as a pedestrian-focussed recreational and open space area; and
- (b) connections between Pioneer Park and Riverway and Thuringowa central major centre are reinforced, including the creation of an active entry precinct along Village Boulevard.



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Figure 6.151 - Riverway precinct

6.4.2.3 Assessment benchmarks

Table 6.4.2.3-Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes
For accepted development subject to requirements and assessable development	
Built form	
PO1 Built form: (a) is limited in scale and extent; (b) is visually unobtrusive and maintains the open, parkland character; and (c) does not restrict access to utility or enjoyment of the open space.	AO1.1 Building height does not exceed 1 storey.
	AO1.2 Buildings do not exceed a site cover of 5%.
	AO1.3 Buildings are set back 10m from any site boundary.

Table 6.4.2.3-Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes
For accepted development subject to requirements and assessable development	
Community use and club	
PO2 Adequate lockable storage space is provided on-site to meet the needs of users.	AO2 At least one (1) lockable storage space of a minimum of 4m ² is provided for each room or area that can be hired out or used by community organisations or the public.

Table 6.4.2.3-Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes
For assessable development	
Uses	
PO3 Land predominantly accommodates parks and any development facilitates optimum enjoyment and use of the land for informal recreation purposes.	No acceptable outcome is nominated.
PO4 Other than at Riverway precinct, non-recreational uses occur only where: (a) they directly support the primary function of the site or are a compatible community-related activity; and (b) have a built form that is limited in scale and extent.	No acceptable outcome is nominated.
PO5 Development does not impede public access to and use of facilities.	No acceptable outcome is nominated.
PO6 Development does not detract from the site's visual quality or cultural values.	No acceptable outcome is nominated.
PO7 Development is compatible with any drainage function of the land and does not interfere with that function.	No acceptable outcome is nominated.

Table 6.4.2.3-Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes
For assessable development	
Amenity	
<p>PO8 Development maintains a high level of amenity within the site and for surrounding areas, having regard to:</p> <ul style="list-style-type: none"> (a) noise; (b) hours of operation; (c) traffic; (d) visual impact; (e) signage; (f) odour and emissions; (g) lighting; (h) access to sunlight; (i) privacy; and (j) outlook. <p>Editor's note—Applicants may be required to engage specialists to provide detailed investigations into the above matters in order to demonstrate compliance with this performance criterion.</p>	No acceptable outcome is nominated.
<p>PO9 Landscaping is provided to enhance the appearance of the development and assist in its integration with the open space setting.</p>	No acceptable outcome is nominated.

Table 6.4.2.3-Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes
For assessable development	
Crime prevention through environmental design	
<p>PO10 Development facilitates the security of people and property having regard to:</p> <ul style="list-style-type: none"> (a) opportunities for casual surveillance and sight lines; (b) exterior building design that promotes safety; (c) adequate lighting; (d) appropriate signage and wayfinding; (e) minimisation of entrapment locations; and (f) building entrances, loading and storage areas that are well lit and lockable after hours. <p>Editor's note—Applicants should have regard to Crime Prevention through Environmental Design Guidelines for Queensland.</p>	No acceptable outcome is nominated.

Table 6.4.2.3-Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes
For assessable development	
Accessibility	
PO11 Convenient and legible connections are provided for pedestrians and cyclists to and from the site, particularly having regard to linkages with existing and proposed public transport infrastructure, other parts of the open space network, sport and recreational activities, centres and community-related activities.	No acceptable outcome is nominated.

Table 6.4.2.3-Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes
For assessable development	
Protection of natural values	
PO12 The site layout and design responds sensitively to on-site and surrounding topography, drainage patterns and ecological values by: <ul style="list-style-type: none"> (a) minimising earthworks; (b) maximising retention of natural drainage patterns; (c) ensuring existing drainage capacity is not reduced; (d) maximising the retention or enhancement of existing vegetation and ecological corridors; and (e) providing buffers to protect the ecological functions of waterways. 	No acceptable outcome is nominated.

Table 6.4.2.3-Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes
Additional benchmarks for assessable development in precincts	
Note —Where acceptable outcomes in this section vary from those provided earlier in this code, the precinct-based acceptable outcomes take precedence.	
Riverway precinct	
PO13 Leisure focussed shops and dining uses are established along Village Boulevard opposite High Range Drive, creating an active link to the town centre heart precinct and a gateway feature for Riverway. This gateway area may incorporate a residential component in the form of shop top housing.	No acceptable outcome is nominated.

6.4.3 Community facilities zone code

6.4.3.1 Application

This code applies to development where the code is identified as applicable in the categories of development and assessment.

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

6.4.3.2 Purpose

- (1) The purpose of the Community facilities zone code is to provide for community-related activities and facilities whether under public or private ownership.
These may include the provision of municipal services, public utilities, government installations, hospitals and schools, transport and telecommunication networks and community infrastructure of an artistic, social or cultural nature.
- (2) The particular purpose of the code is to ensure:
 - (a) the effective location, design and operation of a wide variety of community-related activities and facilities so that these facilities adequately meet the needs of current and future users; and
 - (b) community-related activities and facilities are provided in a safe, accessible and attractive environment, and minimise impacts on surrounding land uses.
- (3) The purpose of the zone will be achieved through the following overall outcomes:
 - (a) the zone primarily accommodates a variety of community-related activities and facilities such as community uses, educational establishments, emergency services, places of worship and utility installations in a manner that best meets community needs;
 - (b) other complementary uses may occur within the zone, where community-related activities and facilities remain the dominant use and continue to effectively meet community needs;
 - (c) development does not prejudice the ongoing operation and expansion of community activities and facilities;
 - (d) where appropriate, development enables the co-location of community-related activities and facilities;
 - (e) development facilitates improved accessibility by walking, cycling and public transport, and facilitates easy access by all members of the community, including older and less mobile people and people with disabilities;
 - (f) unless separation is required due to safety and operational requirements of the use, integration with surrounding areas is strengthened through built form and site layout;
 - (g) buildings provide for an attractive, pedestrian friendly environment at street level;
 - (h) design of built form and public spaces facilitates safe and secure environments and discourages antisocial behaviour; and
 - (i) development is sited, designed and operated to minimise adverse impacts on surrounding land.
- (4) The purpose of the zone will also be achieved through the following additional overall outcomes for particular precincts:

Picnic Bay community facilities precinct:

- (a) the intersection of Birt Street and Nelly Bay Road creates a gateway to Picnic Bay. Built form and streetscape treatments at this intersection reinforces this gateway function;
- (b) development of this precinct supports a transition from the existing landfill uses to form a more community-focussed hub including uses such as education, open space, recreation and other community facilities; and
- (c) design of built form and public spaces is of high quality and is consistent with the low density Magnetic Island character.



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Figure 6.152 - Picnic Bay community facilities precinct

6.4.3.3 Assessment benchmarks

Table 6.4.3.3-Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes
For accepted development subject to requirements and assessable development – where involving a new building or expansion to an existing building	
Built form	
PO1 Development does not substantially exceed the height of existing buildings in the area.	AO1 Building height does not exceed 3 storeys.
PO2 Building setbacks and orientation provide for an attractive streetscape that is compatible with existing characteristics of the local area.	AO2 Buildings have their main face to the street and are set back from that frontage: <ul style="list-style-type: none"> (a) within 20% of the average front setback of adjoining buildings; or (b) where there are no adjoining buildings, 6m.
PO3 Development minimises the bulk of buildings to assist integration with surrounding development.	AO3 Walls are articulated so that they do not exceed in length of 15m without a change in plane of at least 0.75m depth.

Table 6.4.3.3-Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes
For accepted development subject to requirements and assessable development – where involving a new building or expansion to an existing building	
Amenity	
PO4 Development provides adequate separation, buffering and screening from residential uses and land within a residential zone so that adverse impacts on privacy and amenity are minimised.	AO4.1 Buildings are set back 6m or half the height of that part of the building, whichever is the greater, from any boundary shared with a residential use or land within a residential zone.
	AO4.2.1 A 1.8m high solid screen fence is provided along all boundaries shared with a residential use or land within a residential zone. OR AO4.2.2 A landscaped buffer with a minimum width of 3m and consisting of dense screen planting is provided along all boundaries shared with a residential use or land within a residential zone. Editor's note —landscaping is to be provided to a standard specified in Section 9.3.3 Landscape code.
	AO4.3 Windows that have a direct view into an adjoining residential use are provided with fixed screening that is a maximum of 50% transparent to obscure views and maintain privacy for residents.

Table 6.4.3.3-Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes
For accepted development subject to requirements and assessable development	
General	
PO5 Where provided, outdoor lighting does not adversely affect the amenity of adjoining properties or create a traffic hazard on adjacent roads.	AO5.1 Light emanating from any source complies with <i>Australian Standard AS 4282 Control of the Obtrusive Effects of Outdoor Lighting</i> .
	AO5.2 Outdoor lighting is provided in accordance with <i>Australian Standard AS1158.1.1 – Road Lighting – Vehicular Traffic (Category V) Lighting – Performance and Installation Design Requirements</i> .
PO6 Refuse storage areas and storage of goods or materials in open areas is presented in a manner that does not detract from the visual amenity of the local area.	AO6 The open area used for the storage of refuse, vehicles, machinery, goods and materials used on the site is: <ul style="list-style-type: none"> (a) located no closer than 3m from any boundary; and (b) are screened from view by a 1.8m high solid screen fence.

Table 6.4.3.3-Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes
For accepted development subject to requirements and assessable development	
Caretaker’s accommodation	
PO7 Development does not compromise the effective operation of the primary use.	AO7.1 No more than one (1) caretaker’s accommodation unit is provided on the site.
	AO7.2 The caretaker’s accommodation unit has a gross floor area of no more than 70m ² .

Table 6.4.3.3-Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes
For accepted development subject to requirements and assessable development	
Community uses and clubs	
PO8 Adequate lockable storage space is provided on-site to meet the needs of users.	AO8 At least one (1) lockable storage space of a minimum of 4m ² is provided for each room or area that can be hired out or used by community organisations or the public.

Table 6.4.3.3-Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes
For assessable development	
Uses	
<p>PO9 The site accommodates community-related activities or facilities in a manner that safely and efficiently meet community needs.</p>	No acceptable outcome is nominated.
<p>PO10 Other uses occur on a site where they:</p> <p>(a) support or are otherwise complementary to the community-related activities or facilities on the site; and</p> <p>(b) are subordinate to those activities or facilities.</p>	No acceptable outcome is nominated.
<p>PO11 Development does not prejudice the ongoing operation and expansion of existing uses on the site.</p>	No acceptable outcome is nominated.
<p>PO12 Development facilitates opportunities for appropriate co-location of community-related activities or facilities.</p>	No acceptable outcome is nominated.

Table 6.4.3.3-Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes
For assessable development	
Amenity	
<p>PO13 Development maintains a level of amenity appropriate to the use and minimises impacts on surrounding land, having regard to:</p> <p>(a) noise;</p> <p>(b) hours of operation;</p> <p>(c) traffic;</p> <p>(d) visual impact;</p> <p>(e) signage;</p> <p>(f) odour and emissions;</p> <p>(g) lighting;</p> <p>(h) access to sunlight;</p> <p>(i) privacy; and</p> <p>(j) outlook.</p> <p>Editor's note—Applicants may be required to engage specialists to provide detailed investigations into the above matters in order to demonstrate compliance with this performance outcome.</p>	No acceptable outcome is nominated.
<p>PO14 Landscaping is provided to enhance the appearance of the development, screen unsightly components, create an attractive on-site environment and provide shading.</p>	No acceptable outcome is nominated.

Table 6.4.3.3-Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes
For assessable development	
Crime prevention through environmental design	
<p>PO15 Development facilitates the security of people and property having regard to:</p> <ul style="list-style-type: none"> (a) opportunities for casual surveillance and sight lines; (b) exterior building design that promotes safety; (c) adequate lighting; (d) appropriate signage and wayfinding; (e) minimisation of entrapment locations; and (f) building entrances, loading and storage areas that are well lit and lockable after hours. <p>Editor's note—Applicants should have regard to Crime Prevention through Environmental Design Guidelines for Queensland.</p>	No acceptable outcome is nominated.

Table 6.4.3.3-Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes
For assessable development	
Accessibility	
<p>PO16 Convenient and legible connections are provided for pedestrians and cyclists to and from the site, particularly having regard to linkages with existing and proposed public transport infrastructure, the open space network, centres and other community-related activities.</p>	No acceptable outcome is nominated.

Table 6.4.3.3-Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes
For assessable development	
Protection of natural values	
<p>PO17 The site layout and design responds sensitively to on-site and surrounding topography, drainage patterns, ecological values by:</p> <ul style="list-style-type: none"> (a) minimising earthworks; (b) maximising retention of natural drainage patterns; (c) ensuring existing drainage capacity is not reduced; (d) maximising the retention or enhancement of existing vegetation and ecological corridors; and (e) providing buffers to protect the ecological functions of waterways. 	No acceptable outcome is nominated.

Table 6.4.3.3-Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes
<p>Additional benchmarks for assessable development in precincts Note—Where acceptable outcomes in this section vary from those provided earlier in this code, the precinct-based acceptable outcomes take precedence.</p>	
<p>Picnic Bay community facilities precinct</p>	
<p>PO18 Development in this precinct supports a transition from the existing use as a waste facility to uses which present as a gateway feature and key community node for Picnic Bay.</p>	<p>No acceptable outcome is nominated.</p>
<p>PO19 The existing land fill site is rehabilitated to a standard that is suitable to accommodate a range of community activities.</p>	<p>No acceptable outcome is nominated.</p>
<p>PO20 Building height and massing is consistent with the low density scale of the Magnetic Island character and articulates individual buildings.</p>	<p>AO20 Building height does not exceed 2 storeys.</p>
<p>PO21 Design of buildings contribute to the creation of the local Magnetic Island character through: (a) climate-responsive design; (b) the natural setting of buildings within the landscape; and-Accepted development subject to requirements (c) maximising views to the bay.</p>	<p>No acceptable outcome is nominated.</p>
<p>PO22 Built form, landscape and streetscape treatment at the intersection of Birt Street and Nelly Bay Road reinforces a gateway statement.</p>	<p>No acceptable outcome is nominated.</p>
<p>PO23 Vehicle access points along Birt Street are minimised.</p>	<p>AO23 Access points are limited to only one either side of Birt Street within this precinct.</p>

6.4.4 Environmental management and conservation zone code

6.4.4.1 Application

This code applies to development where the code is identified as applicable in the categories of development and assessment.

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

6.4.4.2 Purpose

- (1) The purpose of the Environmental management and conservation zone code is to provide for the protection, restoration and maintenance of areas identified as supporting significant biological diversity and ecological integrity.
- (2) The particular purpose of the code is to ensure that areas of conservation value, including land in the protected estate (including council owned or controlled land held for conservation) and some privately owned land are maintained and protected from the impacts of development.
- (3) The purpose of the zone will be achieved through the following overall outcomes:
 - (a) the conservation values of the land are maintained or enhanced;
 - (b) these areas remain undeveloped apart from small-scale facilities that support conservation, low impact nature-based recreational activities on the land and essential infrastructure; and
 - (c) adverse impacts on ecological features and processes are avoided.

6.4.4.3 Assessment benchmarks

Table 6.4.4.3—Assessable development

Performance outcomes	Acceptable outcomes
For assessable development only	
PO1 Development is limited to: <ol style="list-style-type: none"> (a) development that facilitates conservation activities on the land; or (b) development that provides information or education of visitors directly connected to the values of the land; or (c) development that is ancillary to and directly supports visitation to the land for conservation or recreation purposes consistent with (a) or (b), for example through the provision of light refreshments; or (d) the establishment of infrastructure that cannot practicably be located elsewhere; or (e) the establishment of a single dwelling house or caretaker's accommodation unit. 	No acceptable outcome is nominated.
PO2 Tourist accommodation is not established.	AO2 No acceptable outcome is nominated.
PO3 The footprint of any development is minimal and built form is of a low key, low-rise scale.	AO3.1 Development occurs within existing buildings.
	AO3.2 Development does not involve any clearing of vegetation.

P04 The land is not further subdivided.	AO4 No new lots are created.
P05 Environmental values on the site are maintained or enhanced.	No acceptable outcome is nominated.

