

Division 11—Recreation and Entertainment Code

12.11.1 Recreation and Entertainment Code

- (1) The provisions in this division comprise the Recreation and Entertainment Code.
- (2) They include—
- compliance with the Recreation and Entertainment Code (section 12.11.2);
 - overall outcomes for the Recreation and Entertainment Code (section 12.11.3); and
 - specific outcomes and probable solutions as follows—
 - effects of development – general (section 12.11.4).

12.11.2 Compliance with the Recreation and Entertainment Code

Development that, in the local government's opinion is consistent with the specific outcomes in section 12.11.4 complies with the Recreation and Entertainment Code.

12.11.3 Overall Outcomes for the Recreation and Entertainment Code

- (1) The overall outcomes are the purpose of the Recreation and Entertainment Code.

NOTE 12.11.3A

Sub-section (1) provides the link between the overall outcomes sought for the code and the IPA code assessment rules which refer to the 'purpose' of the code [see IPA s.3.5.13(2)].

- (2) The overall outcomes sought for the Recreation and Entertainment Code are the following—
- (a) Recreation and entertainment uses and works—
- (i) are undertaken in a manner which does not cause a nuisance or disturbance to the occupiers or users of other nearby land, particularly nearby residents and other sensitive receptors;
 - (ii) provide reasonable buffers between incompatible uses and zones or Sub
 - (iii) Areas provide for the convenient, safe and efficient movement of vehicles and pedestrians within the site as well as to and from the site;

- (iv) maintain a safe and secure environment;
- (v) screen unsightly elements;
- (vi) conserve places of cultural significance or streetscape value;
- (vii) ensure adequate provision is made for waste storage, treatment and disposal; and
- (viii) do not adversely affect the operational airspace of RAAF Base Amberley or Archerfield Aerodrome.

- (b) The character, scale, height and intensity of development are—
- (i) commensurate with the intent of the zone or Sub Area in which the development is proposed and operational airspace for RAAF Base Amberley and Archerfield Aerodrome;
 - (ii) compatible with the physical characteristics of the site and its surrounds; and
 - (iii) compatible with the desired character of the local area.

12.11.4 Effects of Development – General

NOTE 12.11.4A

The specific outcomes which are sought to apply generally to recreation and entertainment uses are set out below.

Effects on Amenity

Specific Outcomes

- (1) (a) The recreation and entertainment use and its scale, design and character does not adversely impact on, and is compatible with the existing and likely future amenity of the nearby area having regard to—
- (i) noise;
 - (ii) hours of operation;
 - (iii) traffic;
 - (iv) the location and design of parking areas;
 - (v) lighting;
 - (vi) signage;
 - (vii) visual amenity;
 - (viii) privacy; and



- (ix) odour and emissions.
- (b) Buildings and temporary structures are sited to maintain a physical and visual separation from the road frontage of the site and from any buildings on adjoining sites.
- (c) Ancillary storage of goods or materials in open areas are either—
 - (i) screened from view from the road or nearby land; or
 - (ii) presented in a manner that does not detract from the visual amenity of the area.
- (d) Landscape buffers include screen fences, walls or mounding where the emission of noise, light or the visual effects of the use warrant additional screening.

(2) Probable Solutions – for sub-section (1)

- (a) Building setbacks for recreation and entertainment uses conform to those specified for the relevant zone or Sub Area.
- (b) Where no building setback provisions are specified—
 - (i) the frontage boundary setback of buildings is consistent with that of buildings on adjoining sites; or
 - (ii) the frontage boundary setback is six (6) metres or half the height of the building whichever is the greater.
- (c) Landscape buffers of a minimum width of ten (10) metres are provided to side and rear boundaries where the site abuts land in a Residential Zone.
- (d) Unless otherwise specified in the relevant zone or Sub Area, the hours of operation for the use are from 7.00 a.m. to 10.00 p.m.

Outdoor Lighting

NOTE 12.11.4B

- (1) A Lighting Plan should be submitted to the local government for consideration as part of the development assessment process.
- (2) Further information on the requirements for a Lighting Plan are contained in Planning Scheme Policy 2—Information Local Government May Request.

(3) Specific Outcome

- (a) Outdoor lighting is—
 - (i) designed, installed and operated to maintain the amenity of the area;
 - (ii) located, utilised and focused to efficiently light a desired area while minimising lighting overspill;
 - (iii) located such that mature planting does not reduce its effectiveness;
 - (iv) integrated into the total design with building, landscaping, signage, streetscape and public space design;
 - (v) used to illuminate buildings and areas that may be susceptible to criminal activity but avoids light overspill which may detract from the amenity of nearby areas (particularly residential uses) or contribute to hazardous traffic conditions;
 - (vi) appropriately placed to avoid shadows and glare which might put pedestrians at risk (e.g. shielded light at eye level);
 - (vii) not directed onto the street or adjoining properties;
 - (viii) downward directed;
 - (ix) appropriately shielded at its source;
 - (x) provided to vehicular and pedestrian movement areas, including roads, paths and carparks, in order to provide visibility and safety at night; and
 - (xi) provided for entry ways and includes point-to-point lighting for pedestrian walkways.
- (b) Particular attention is given to the lighting of sites which are situated within 6km of the Amberley Air Base runway, so as not to cause distraction or interference with a pilot's visibility while in control of approaching or departing aircraft.



NOTE 12.11.4C

Refer to—

- (a) Table 11.4.2, section 11.4.9 (Defence Facilities), Part 11 (Overlays) of this planning scheme; and
- (b) State Planning Policy 1/02 – Development in the Vicinity of Certain Airports and Aviation Facilities.

(4) Probable Solutions – for sub-section (3)

- (a) Illumination levels parallel to and at a distance of 1.5 metres outside the boundary of the lot do not exceed 8 lux in either the vertical or horizontal plane for a height of 10 metres above ground level.
- (b) Security lighting is designed, installed and operated consistent with *Australian Standard AS 4282 (1997) – Control of the Obtrusive Effects of Outdoor Lighting*.
- (c) Principal pedestrian and bicycle movement routes and public spaces are lit to the minimum Australian Standard of *AS1158 (Public Lighting Code)*.
- (d) Configurations of lights in straight parallel lines 500m – 1000m long, flare plumes, upward shining lights and flashing or sodium (yellow) lighting are avoided within 6km of the RAAF Base Amberley runway.

NOTE 12.11.4D

For advice on how to meet aviation safety requirements refer to CASA Guideline – “Lighting in the Vicinity of Aerodromes, Advice to Lighting Designers”.

Noise

(5) Specific Outcomes

- (a) Unreasonable levels of noise are not transmitted to noise-sensitive places, including existing and future residential areas.
- (b) A reduction in noise impacts is achieved by—
 - (i) regulating the hours of operation;
 - (ii) locating noisy operations at sufficient distance from noise sensitive places;

- (iii) orienting access points, carparking, night lit facilities, spectator areas and other major noise sources to minimise impacts on the amenity of nearby areas;
- (iv) incorporating noise attenuating features into the design, construction and layout of buildings and use areas; and
- (v) appropriately locating and enclosing noisy plant and equipment (e.g. air conditioning).

NOTE 12.11.4E

- (1) In some cases, further information such as a noise assessment will need to be submitted to the local government for consideration as part of the development assessment process.
- (2) Further information on the requirements for a noise assessment are contained in Planning Scheme Policy 2—Information Local Government May Request.

Carparking

Specific Outcome

(6)

- (a) The design and arrangement of access, carparking and vehicle movements on the site is safe and convenient.
- (b) The carparking area is—
 - (i) integrated with the public access points of any building on the site; and
 - (ii) located to provide shared use of carparking areas with adjoining land uses or other recreation and entertainment uses, where possible.

NOTE 12.11.4F

The detailed provisions regarding the design and layout of parking areas and the number of spaces are contained in the Parking Code – refer Part 12, division 9.

Multi and Joint Use of Facilities

Specific Outcome

Multi use opportunities and joint use arrangements for recreation and entertainment facilities are maximised with consideration to—

(7)

- (a) sharing facilities between different user groups;



- (b) facilitating the co-location of different recreational settings; and
- (c) facilitating the co-location with other community facilities to create a community focal point.

Building Design, Height and Placement

(8) Specific Outcomes

- (a) The design, placement and height of buildings and other structures ensures—
 - (i) buildings generally remain subservient to and do not dominate the open landscape;
 - (ii) buildings maintain the visual prominence of any significant landmarks and conserve important view corridors;
 - (iii) public access is generally not diminished, unless the land or facilities are privately owned or leased;
 - (iv) buildings are not significantly affected by flooding or stormwater drainage;
 - (v) buildings are sympathetic and respectful to places of cultural significance or streetscape value;
 - (vi) effective community safety measures are incorporated;
 - (vii) large expanses of blank wall are avoided, particularly where visually prominent; and
 - (viii) the maintenance of the safety of the operational airspace for RAAF Base Amberley.
- (b) Obsolete and extraneous buildings are removed or screened from view.
- (c) Attention is given to the design of roof forms and the placement of plant and equipment on sites with sloping topography or where recreation or entertainment uses are readily viewed from above.

Where no building height provisions are specified, buildings are limited to one (1) storey in height, unless appropriate with—

- (i) the scale of adjoining development;
- (ii) the extent of fall across the site;
- (iii) the character and amenity of the area and the overall townscape; and
- (iv) the operational airspace of RAAF Base Amberley and Archerfield Aerodrome.

Public Toilets

(10) Specific Outcome

Public toilet facilities are provided and designed for use by all members of the community, including people with disabilities, parents and young children.

(11) Probable Solutions – for sub-section (10)

- (a) Public toilet facilities are provided in accordance with the provisions of the *Standard Building Regulation*.
- (b) Where wall hung urinals are provided, at least one such urinal is to be designed for use by young children and installed in accordance with the manufacturer’s specification.
- (c) At least one wash basin, with a rim height not exceeding 600mm, is provided per room for use by young children.
- (d) Where the use involves a theatre, cinema or sporting venue, the number of closet pans provided for female spectators or patrons is double that stated in Part F2 of the Building Code of Australia.

NOTE 12.11.4G

Where the use involves the congregation of a large number of people, a separate parents’ room may be required, with chairs and a table for use for the feeding and changing of babies.

(9) Probable Solutions – for sub-section 8(a)

- (a) Building heights for recreation and entertainment uses conform to those as specified for the relevant zone or Sub Area.



- Hearing Aid Loops**
- (12) **Specific Outcome**
A hearing aid loop system for the benefit of people with impaired hearing is provided where a recreation or entertainment use contains an auditorium.
- Vegetation and Landscaping**
- (13) **Specific Outcomes**
- (a) Historic plantings and mature vegetation are conserved, where possible.
- (b) The historic layout of formal parks and gardens is conserved, where possible.
- (c) Important elements of cultural fabric (e.g. historic walls and fences and indigenous scarred trees, midden sites, etc) are conserved, where possible.
- (d) Riparian vegetation is conserved where possible.
- NOTE 12.11.4H**

(1) The Local Government may require a Landscaping Plan to be prepared.

(2) Refer to Planning Scheme Policy 2—Information Local Government May Request.
- Safety and Security**
- (14) **Specific Outcomes**
- (a) Recreation and entertainment uses and works are designed and managed to ensure that users are aware of how to safely gain access to and move around and within the premises, with a particular emphasis on vulnerable groups, vulnerable elements and vulnerable settings.
- (b) The design of the recreation and entertainment use or works increases people's awareness of their environment and potential risks to their safety.
- (c) Buildings, spaces and infrastructure are designed to assist legibility (i.e. ease of orientation and navigation through a site or area), reducing the need to depend on signs in order for a person to find their way around.
- (d) The layout minimises the potential for crime, vandalism and fear and enhances personal safety and the individual's perception of personal safety.
- (e) Recreation and entertainment uses provide unimpeded sightlines, particularly along pedestrian/bicycle routes.
- (f) Recreation and entertainment uses encourage informal surveillance from surrounding buildings and land uses.
- (g) Front fences and walls enable some outlook from buildings to the street to achieve safety and surveillance.
- (h) Visibility is provided into spaces where risk to personal safety is perceived to be high, including stairwells, elevators, carparks, lobby entrances and bicycle parking facilities.
- (i) The design of the recreation or entertainment use or works avoids—
- (i) 'blind' corners (including on stairs, in corridors or other situations where movement can be predicted);
- (ii) sudden changes of grade on pathways which reduce sightlines;
- (iii) concealment points (unless they can be secured after hours); and
- (iv) pedestrian tunnels, except that where unimpeded sightlines or the absence of concealment points cannot be reasonably achieved, hardware (such as security mirrors) and good lighting is provided to restore visibility.
- (j) All barriers (including landscaping features) along principal bicycle and pedestrian routes are visually permeable (i.e. can be easily seen through) to reduce concealment points.
- (k) Windows, verandahs, balconies and activities in buildings are directed (where possible) to overlook pedestrian routes, open space areas and carparks.
- (l) Signposted, emergency telephones or alarms are provided along identified, vulnerable or isolated bicycle and pedestrian routes.
- (m) Uses and works promote the security of the property by clearly defining ownership, boundaries and legitimate use of private, semi-private and public/community space.



- (n) Landscaping, building features, changes of level and low to medium height fencing is used to delineate ownership boundaries.
- (o) Where possible, round-the-clock informal surveillance is promoted through a mix of uses which are compatible with neighbouring land uses.
- (p) Potential concealment points adjacent to main pedestrian routes are eliminated.
- (q) Where a concealment point is unavoidable, aids to visibility such as convex mirrors and good lighting are provided.
- (r) The design of the use avoids the creation of concealment points such as—
 - (i) dark areas adjacent to main/designated pedestrian routes;
 - (ii) dead-end alleyways;
 - (iii) indentations in fencing or walls;
 - (iv) gaps in the streets such as entrances to interior courtyards and recessed doorways; and
 - (v) areas that are isolated after dark.
- (s) Building design removes, as much as is possible, the opportunity and incentive to commit crime and improves personal perception and the physical reality of a useable, comfortable and safe environment.

(15)

- (t) Buildings are designed and constructed, including through the location of windows, to support informal surveillance of adjacent open space and other vulnerable areas.

NOTE 12.11.4I

- (1) Organised or mechanical surveillance may be appropriate in some circumstances as an adjunct (but not as a substitute for) informal surveillance.
- (2) Organised or mechanical surveillance would generally only be considered appropriate in connection with vulnerable uses, features or areas as defined in this planning scheme.

Waste Storage and Removal

Specific Outcomes

Areas and receptacles for the storage and removal of waste are—

- (a) designed, located and screened, where necessary, so as not to present an unsightly appearance, when viewed from a street or public 'right of way';
- (b) designed and located to facilitate access by the Local Government's waste removal vehicles; and
- (c) covered, contained and managed so as not to attract wildlife (particularly birds or bats), that are likely to affect the operational airspace within 8km of RAAF Base Amberley.

NOTE 12.11.4J

In respect to waste storage and removal issues relating to the Amberley Air Base, refer to—

- (a) Map OV7B;
- (b) State Planning Policy 1/02 – Development in the Vicinity of Certain Airports and Aviation Facilities; and
- (c) Table 11.4.2, section 11.4.9 (Defence Facilities), Part 11 (Overlays) of this planning scheme.

