

6.2.14 Open space zone code

6.2.14.1 Application

- (1) This code applies to assessable development:-
 - (a) within the Open space zone as identified on the zoning maps contained within **Schedule 2 (Mapping)**; and
 - (b) identified as requiring assessment against the Open space zone code by the tables of assessment in **Part 5 (Tables of assessment)**.
- (2) All provisions in this code are assessment benchmarks for applicable assessable development.

6.2.14.2 Purpose and overall outcomes

- (1) The purpose of the Open space zone code is to provide open space and *park* functions and those uses which are associated with the safe and comfortable public use of those areas. The zone may also accommodate open space required for drainage or amenity purposes. 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 Open space zone code will be achieved through the following overall outcomes:-
 - (a) development predominantly provides for *parks* and other small scale and low intensity recreation activities that primarily cater for the informal active recreation needs of residents and visitors;
 - (b) limited other uses which are *ancillary* to and support the use and enjoyment of open space may also be established in the zone;
 - (c) open space may be also used for temporary or periodic uses, such as *markets* or outdoor entertainment events, where these uses are of a scale that can be reasonably accommodated by the existing open space facilities and do not unduly impact on the amenity and character of the surrounding area and the recreational capacity of *parks*;
 - (d) existing and planned open space is protected from the intrusion of incompatible uses that may compromise or conflict with the primary use of the open space for small scale and low intensity recreation activities;
 - (e) where practicable, areas of open space are connected to other parts of the broader regional open space network including land in the Sport and recreation zone and the Environmental management and conservation zone;
 - (f) development provides a high level of amenity and mitigates the potential for land use conflicts with existing and planned development in the locality;
 - (g) the scale, intensity and built form of development is compatible with the existing and intended scale and character of the *streetscape* and surrounding area;
 - (h) activities established in the zone make a positive contribution to the image of the Sunshine Coast by incorporating a high quality of built form and landscape design;
 - (i) development is located, designed and operated to be responsive to the Sunshine Coast's sub-tropical climate and minimises the consumption of energy and water;
 - (j) development protects and enhances the informal character and amenity of open space;
 - (k) development avoids any adverse impacts on *ecologically important areas*, including creeks, gullies, *waterways*, *wetlands*, coastal areas, habitats and *vegetation* through location, design, operation and management;

- (l) development is designed and sited to sensitively respond to the physical characteristics and constraints of land, including flooding, *steep land*, landslide hazard and bushfire hazard, where applicable;
- (m) development encourages public transport accessibility and use and provides for pedestrian, cycle and vehicular movement networks that maximise connectivity, permeability and ease of movement within and to open space areas;
- (n) development provides for *infrastructure* and services that are commensurate with the location and setting of the open space and the nature and scale of development that is intended to occur in the zone;
- (o) development does not adversely impact on the continued operation, viability and maintenance of existing *infrastructure* or compromise the future provision of planned *infrastructure*; and
- (p) development provides for the following:-
 - (i) a use listed as a consistent use in column 1 of **Table 6.2.14.2.1 (Consistent uses and potentially consistent uses in the Open space zone)** to occur in the Open space zone; and
 - (ii) a use listed as a potentially consistent use in column 2 of **Table 6.2.14.2.1** to occur in the Open space zone only where further assessment has determined that the use is appropriate in the zone having regard to such matters as its location, nature, scale and intensity.

Note—a use not listed in **Table 6.2.14.2.1** is an inconsistent use and is not intended to occur in the Open space zone.

Table 6.2.14.2.1 Consistent uses and potentially consistent uses in the Open space zone

Column 1 Consistent Uses	Column 2 Potentially Consistent Uses
Residential activities	
<i>Caretaker's accommodation</i>	None
Business activities	
(a) <i>Food and drink outlet</i> (where located on Council owned or controlled land, conducted in association with an open space or sport and recreation use on the same <i>site</i> and having a <i>gross leasable floor area</i> not exceeding 100m ²)	<i>Food and drink outlet</i> (where other than as specified in column 1)
(b) <i>Market</i>	
Community activities	
(a) <i>Community use</i> (where located on <i>Council</i> owned or controlled land and undertaken by or on behalf of the <i>Council</i>)	None
(b) <i>Emergency services</i>	
Sport and recreation activities	
(a) <i>Outdoor sport and recreation</i> (where located on <i>Council</i> owned or controlled land and undertaken by or on behalf of the <i>Council</i> or a <i>not-for-profit organisation</i>)	<i>Outdoor sport and recreation</i> (where other than as specified in column 1)
(b) <i>Park</i>	
Other activities	
(a) <i>Environment facility</i> (where located on <i>Council</i> owned or controlled land, undertaken by or on behalf of the <i>Council</i>)	None
(b) <i>Utility installation</i> (where a <i>local utility</i>)	