

## Division 9 – Assessment Criteria for the Open Space Zone

### 5.20 Open Space Zone

The provisions in this division comprise the assessment criteria for the Open Space Zone. They are:

- Overall outcomes for the Open Space Zone (section 5.21);
- Specific outcomes, acceptable solutions and probable solutions for the Open Space Zone (section 5.22).

### 5.21 Overall Outcomes for the Open Space Zone

- (a) The overall outcomes for the Open Space Zone together with the overall outcomes for all Planning Areas are the purpose of the Planning Area Code.
- (b) The overall outcomes sought for the Open Space Zone are the following:
  - (i) Open space areas are of sufficient size, dimension, quality and quantity to cater for the needs of the community they serve, having regard to the character and function of the open space area;
  - (ii) A diverse range of recreational opportunities are provided, such as Civic and Cultural Spaces, Parks with Active and Passive Areas and Bushland and Conservation Areas;
  - (iii) The cultural, environmental, recreational and scenic value of the open space is protected;
  - (iv) The multi-purpose use of open space areas is encouraged;
  - (v) Open space areas are well connected with pedestrian and bike paths to encourage useability and maximise accessibility;
  - (vi) Where residential uses are developed they are to be in conjunction with another use suitable within the zone;
  - (vii) The green space and sport and recreation function and character of the Centenary Lakes Precinct is maintained, enhanced and protected from inappropriate uses that challenge the integrity of function and character.

### 5.22 Specific Outcomes and Acceptable/Probable Solutions for the Open Space Zone

The specific outcomes sought for the Open Space Zone are included in column 1 of table 5.6. Acceptable solutions for self-assessable development and probable solutions for code assessable development are included in column 2 of table 5.6.

<b>Table 5.6</b> <b>Open Space Zone (Part 5 Division 9)</b> <b>Note:</b> Figure 5.10 on page 222 outlines the Centenary Lakes Precinct within the Open Space Zone.	
<b>Column 1</b> <b>Specific outcomes</b>	<b>Column 2</b> <b>Acceptable solutions (if self-assessable)</b> <b>Probable solutions (if code assessable)</b>
<b>Consistent Uses</b>	
<b>SO1</b> The following defined uses are consistent uses and are located in the Open Space Zone:  Accommodation Building where not in the Centenary Lakes Precinct Agriculture Animal Husbandry (Non-Intensive) Car Parking Facility Caravan Park where not in the Centenary Lakes Precinct Caretaker's Residence Child Care Centre where not in the Centenary Lakes Precinct Display Home where not in the Centenary Lakes Precinct Educational Establishment Entertainment and Recreation (Indoors)	<b>S1.1</b> No solution provided.

Table 5.6

## Open Space Zone (Part 5 Division 9)

**Note:** Figure 5.10 on page 222 outlines the Centenary Lakes Precinct within the Open Space Zone.

Column 1 Specific outcomes	Column 2 Acceptable solutions (if self-assessable) Probable solutions (if code assessable)
Entertainment and Recreation (Outdoors) Forest Practice Hotel where not in the Centenary Lakes Precinct Local Utility Major Utility Market Multiple Dwellings where not in the Centenary Lakes Precinct Park Place of Worship where using an existing building Restaurant where not in the Centenary Lakes Precinct Shop Special Care Facility where not in the Centenary Lakes Precinct Take Away Food Outlet Telecommunication Facility	
<b>Inconsistent Uses</b>	
<b>S02</b> The following defined uses are inconsistent uses and are not located within the Open Space Zone:  Accommodation Building where in the Centenary Lakes Precinct Animal Husbandry (Intensive) Aquaculture Caravan Park where in the Centenary Lakes Precinct Car Wash Cemetery Child Care Centre where in the Centenary Lakes Precinct Corrective Institution Dependent Person's Accommodation Display Home where in the Centenary Lakes Precinct Dual Occupancy Dwelling House Estate Sales Office Extractive Industry Fuel Depot Funeral Parlour General Industry Home Based Business Hospital Hotel where in the Centenary Lakes Precinct	<b>S2.1</b> No solution provided.

Table 5.6

## Open Space Zone (Part 5 Division 9)

**Note:** Figure 5.10 on page 222 outlines the Centenary Lakes Precinct within the Open Space Zone.

Column 1 Specific outcomes	Column 2 Acceptable solutions (if self-assessable) Probable solutions (if code assessable)
Landscape Supply Centre Landscape Supply Production Marina Medical Centre Motor Vehicle Repair Station Multiple Dwellings where in the Centenary Lakes Precinct Office Place of Worship where not using an existing building Recycling Yard Relocatable Home Park Restaurant where in the Centenary Lakes Precinct Retail Showroom Retirement Village Roadside Stall Rural Service Industry Rural Worker's Dwelling Sales or Hire Yard Service Industry Service Station Special Care Facility where in the Centenary Lakes Precinct Special Industry Storage Facility Surgery Transport Depot Vehicle Sales and Service Veterinary Establishment Warehouse Winery	
<b>Building Design</b>	
<b>S03</b> Building form, scale and bulk positively contributes to the amenity of the surrounding landscape, in particular that of adjoining streetscapes and lots, and incorporates traditional design elements.	<b>S3.1</b> Site cover does not exceed 40% of the total site area.  <b>S3.2</b> (a) Length of wall, irrespective of recesses or projections, do not exceed 30.0 metres  Or (b) Building bulk is reduced through: (i) Significant recesses and projections in the horizontal and vertical planes; and (ii) Elements of a finer scale than the main structural framing of the building.  <b>S3.3</b> Building utilities such as lift motor rooms and telecommunications equipment are designed as architectural features of the building.

Table 5.6

## Open Space Zone (Part 5 Division 9)

**Note:** Figure 5.10 on page 222 outlines the Centenary Lakes Precinct within the Open Space Zone.

Column 1 Specific outcomes	Column 2 Acceptable solutions (if self-assessable) Probable solutions (if code assessable)
	<p><b>S3.4</b> Exterior elements of the building are rendered or painted in a range of compatible colours.</p> <p><b>S3.5</b> Buildings are constructed from high quality materials.</p> <p><b>S3.6</b> Buildings incorporate large decks, sun shading devices and other building features traditionally used in the design of Queensland houses.</p> <p><b>S3.7</b> The main face of the building directly addresses the street.</p> <p><b>S3.8</b> Buildings are orientated to be parallel to the alignment of the street or streets that they abut.</p> <p><b>S3.9</b> Glass does not exceed a maximum degree of reflection of both heat and light of 20%.</p>
<b>Building Height</b>	
<p><b>SO4</b> Building heights do not result in the use appearing out of character with the surrounding built landscape nor detract from the amenity of adjoining or surrounding existing or future residential uses through direct overlooking of private areas, blocking or significantly impinging upon the penetration of desirable natural light and breezes or impeding significant view corridors.</p>	<p><b>S4.1</b> Building height does not exceed 12.0 metres and three storeys.</p> <div style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <p><b>Note:</b> A greater building height may be appropriate for an indoor entertainment use where a greater ceiling height is required for functional purposes.</p> </div> <p><b>S4.2</b> Building height above natural ground level does not exceed 8.5 metres and two storeys where located within 10.0 metres of a Residential or Rural Residential Zone.</p>
<b>Centenary Lakes Precinct</b>	
<p><b>SO5</b> Uses in the Centenary Lakes Precinct maintain and enhance the Precinct's green space and sport and recreation function and character.</p>	<p><b>S5.1</b> No solution provided.</p>
<b>Commercial Facilities</b>	
<p><b>SO6</b> Limited, small scale commercial facilities are established where they clearly satisfy a demonstrated user need and operate in a manner that is ancillary to either an Entertainment &amp; Recreation (Indoors) or Entertainment &amp; Recreation (Outdoors) use on the land.</p>	<p><b>S6.1</b> Not more than one (1) commercial use is established on site.</p> <p><b>S6.2</b> Commercial uses do not occupy more than 250m<sup>2</sup> or 25% of the total gross floor area, whichever is the lesser.</p>
<b>Environmental Nuisance</b>	
<p><b>SO7</b> The amenity of uses is protected from the impacts of dust, odour, chemicals</p>	<p><b>S7.1</b> No solution provided.</p>

Table 5.6

## Open Space Zone (Part 5 Division 9)

**Note:** Figure 5.10 on page 222 outlines the Centenary Lakes Precinct within the Open Space Zone.

Column 1 Specific outcomes	Column 2 Acceptable solutions (if self-assessable) Probable solutions (if code assessable)
and other environmental nuisances.	
<b>Inclusive Design</b>	
<b>SO8</b> Uses cater for, or can readily be adapted to cater for, persons with disabilities.	<b>S8.1</b> Entrances to the site from roads and footpaths incorporate suitably graded ramps, handrails, tactile paving and other design features to enable unassisted entrance for persons with disabilities.  <b>S8.2</b> One (1) lift is installed for each building which exceeds 8.5 metres above ground level and two (2) lifts are installed for each building which exceeds 32.5 metres above ground level.
<b>Open Space</b>	
<b>SO9</b> Large areas of open space are provided in prominent locations within the site to support the greenspace character of the zone.	<b>S9.1</b> No solution provided.
<b>Pedestrian Network</b>	
<b>SO10</b> A safe, convenient and inclusive network of pedestrian paths and bikeways link all areas of the site.	<b>S10.1</b> No solution provided.
<b>Personal and Property Safety</b>	
<b>SO11</b> Buildings and spaces are designed in accordance with the following core principles of Crime Prevention Through Environment Design (CPTED): (a) Facilitation of casual surveillance; (b) Minimisation of concealed areas; (c) Illumination of public areas, in particular paths of movement; and (d) Creation of legible space and buildings.	<b>S11.1</b> Buildings front onto public areas and contain windows and/or doors that facilitate casual surveillance.  <b>S11.2</b> Clear sightlines are created between public and high use private areas.  <b>S11.3</b> Lighting is provided in all areas, including paths, accessible to the public.  <b>S11.4</b> Entries to buildings are: (a) clearly identifiable from the street; (b) distinguished from the balance of the building facade; (c) well lit; (d) appropriately signposted; and (e) free from areas providing concealment.  <b>S11.5</b> Parking and loading areas are: (a) well lit; (b) overlooked by windows; (c) located to maximise sightlines; and (d) capable of being locked after hours.

Table 5.6

## Open Space Zone (Part 5 Division 9)

**Note:** Figure 5.10 on page 222 outlines the Centenary Lakes Precinct within the Open Space Zone.

Column 1 Specific outcomes	Column 2 Acceptable solutions (if self-assessable) Probable solutions (if code assessable)
<b>Screening and Fences</b>	
<b>SO12</b> Screening and fences:  (a) are constructed from materials compatible with the buildings and site facilities;  (b) assist in highlighting entrances and provide visual interest to the streetscape; and  (c) enabling outlook from buildings to the street for safety and surveillance purposes.	<b>S12.1</b> Fencing abutting public areas has a height of no greater than 1.2 metres.  <b>S12.2</b> For fencing that abuts a road where the control of environmental nuisances such as noise is important, fences have a height of no greater than 1.8 metres.  <b>S12.3</b> For every 5.0 metres of fence length, a recess capable of containing suitable plantings is provided.
<b>Site Area and Dimensions</b>	
<b>SO13</b> The site has sufficient area and dimensions to accommodate required buildings and structures, vehicular access, manoeuvring and parking and landscaped open space.	<b>S13.1</b> No solution provided.
<b>Site Configuration</b>	
<b>SO14</b> Buildings and spaces are configured on site in a manner that optimises both reciprocal amenity and functionality and interaction between the public and private domains.	<b>S14.1</b> Buildings are setback 6.0 metres from the primary road alignment and 3.0 metres from a secondary road alignment.  <b>S14.2</b> Buildings are setback 10.0 metres from a rear boundary.  <b>S14.3</b> Buildings are setback 10.0 metres from a side boundary.  <b>S14.4</b> Outdoor storage and utility areas are located behind buildings or screened through the use of enclosures, fencing and the like.
<b>Site Facilities</b>	
<b>SO15</b> Non discriminatory facilities that adequately cater for anticipated user needs are provided within the site.	<b>S15.1</b> The following facilities are provided on site commensurate with the anticipated demands of site users and in a manner that is publicly accessible, accessible for disabled persons and safe:  (a) Toilets;  (b) Shade areas;  (c) Seating areas;  (d) Rubbish bins; and  (e) Potable water sources.
<b>Waste Management</b>	
<b>SO16</b> Refuse collection and recycling bins and storage facilities are:	<b>S16.1</b> No solution provided.

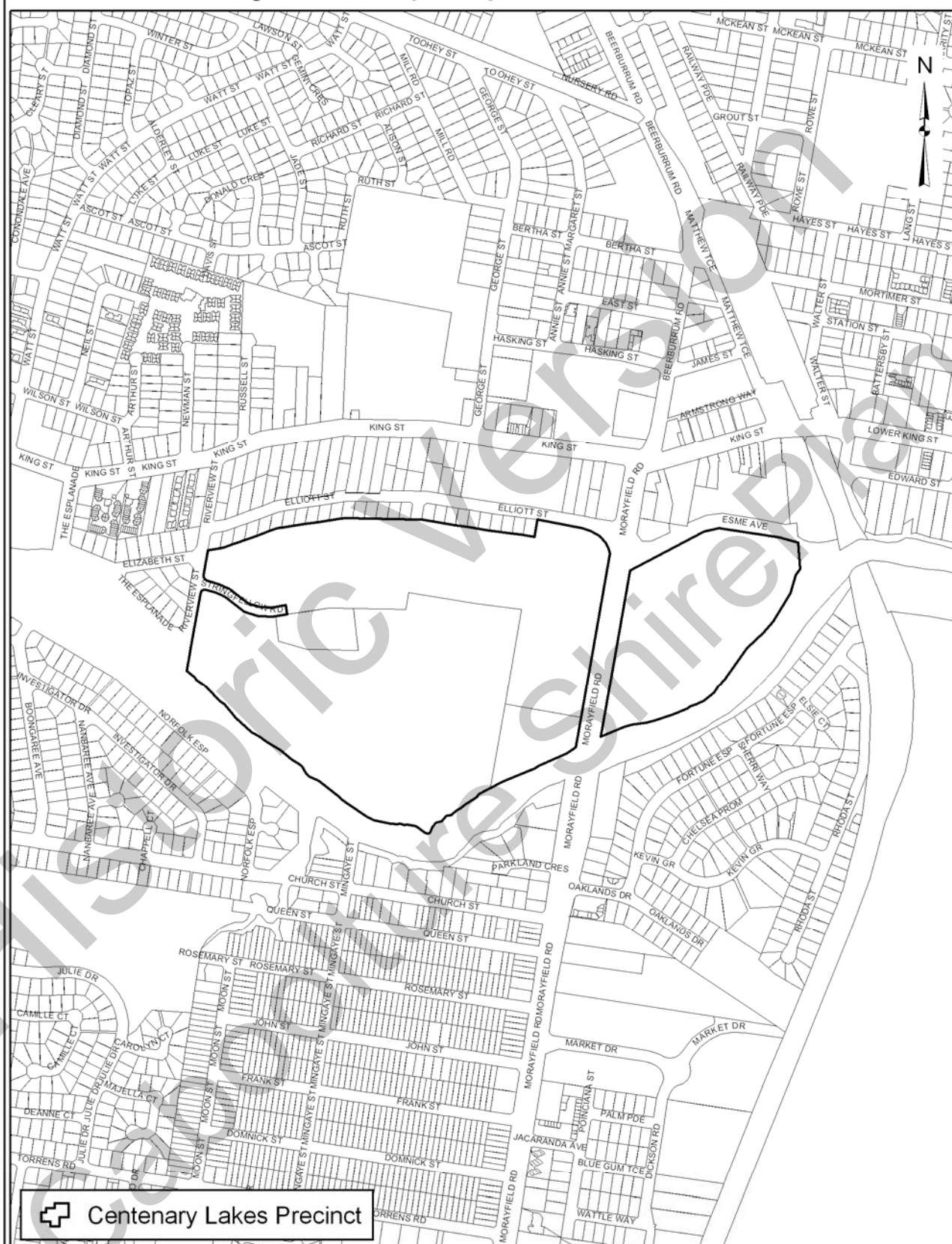
Table 5.6

## Open Space Zone (Part 5 Division 9)

**Note:** Figure 5.10 on page 222 outlines the Centenary Lakes Precinct within the Open Space Zone.

<b>Column 1</b> <b>Specific outcomes</b>	<b>Column 2</b> <b>Acceptable solutions (if self-assessable)</b> <b>Probable solutions (if code assessable)</b>
<p>(a) provided for site users; and</p> <p>(b) integrated with the surrounding development and do not impact upon the residential amenity of the site.</p> <p><b>Note:</b> Recycling bins are not compulsory for industrial and commercial premises</p> <p><b>Note:</b> The design of the site is to take into account the requirements of Council's policy Supply of Refuse and Recycling Services for Residential and Commercial Service.</p>	

**Figure 5.10: Open Space Zone Precinct**



**Disclaimer:** While every care is taken to ensure the accuracy of this data, Caboolture Shire Council and the Dept Of Natural Resources and Mines make no representations or warranties about its accuracy, reliability, completeness, or suitability for any particular purpose and disclaims all responsibility and all liability (including without limitation, liability in negligence) for all expenses, losses, damages (including indirect or consequential damage) and costs which might be incurred as a result of the data being inaccurate or incomplete in any way and for any reason.

Scale: 1:10,000

0      100      200                  400

Metres

Datum: Geocentric Datum of Australia  
Projection: Map Grid of Australia, Zone 56

Caboolture ShirePlan  
Effective 12 December 2005