

PART E5: PARKS AND RECREATION ZONES POLICY

1.1 Zone Maps

Maps, including maps that identifies land use zones, are published on the Territory Planning Authority's website.

This Parks and Recreation Zones Policy applies to all development in in a Parks and Recreation zone (PRZ1 and PRZ2).

1.2 Land Use Table

The following table identifies permissible land uses and development types (marked 'Y') in Parks and Recreation zones.

The uses listed require development approval unless they meet the 'exempt development' provisions of the *Planning (Exempt Development) Regulation 2023*. Development and land use types listed are defined in the dictionary at Part G of the Territory Plan.

Uses not listed in the table are prohibited. Development of prohibited uses may be considered under certain limited circumstances as outlined under Part 7.3 of the *Planning Act 2023*.

District policies specify additional types of development and land uses that are permissible or prohibited in districts.

Development Type	PRZ1	PRZ2
Ancillary use	Y	Y
Aquatic recreation facility	Y	Y
Carpark	-	Y
Club	-	Y
Communications facility	Y	Y
Community activity centre	Y	Y
Complementary Use	Y	Y
Consolidation	Y	Y
Demolition	Y	Y
Distribution reservoir	Y	Y
Educational establishment	-	Y
Guest house	-	Y
hotel	-	Y
Indoor recreation facility	-	Y
Major electricity storage facility	Y	Y
Major electricity sub-station	Y	Y
Major gross pollutant trap	Y	Y

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Major pump station	Y	Y
Major road	Y	Y
Major service conduits	Y	Y
Minor road	Y	Y
Minor use	Y	Y
Motel	-	Y
Municipal depot	Y	-
Outdoor recreation facility	Y	Y
Parkland	Y	Y
Playing field	Y	Y
Power generation station	Y	Y
Public agency	-	Y
Sign	Y	Y
Subdivision	Y	Y
Temporary use	Y	Y
Treatment plant	Y	Y
Urban lake, pond and/or retardation basin	Y	Y
Utility hydrogen production facility	Y	Y
Varying a lease where not prohibited.	Y	Y
Water storage dam	Y	Y

1.3 Policy Outcomes

Development proposals in Parks and Recreation zones will be assessed having regard to the policy outcomes to be achieved for the relevant zone.

PRZ1 – Urban Open Space Zone

The fundamental desired outcome for the PRZ1 zone is to provide an appropriate quality, quantity and distribution of parks and open spaces that will contribute to the recreational and social needs of the community.

Other important desired outcomes to be achieved in the PRZ1 zone:

1. Establish a variety of settings that will support a range of recreational and leisure activities as well as protect flora and fauna habitats and corridors, natural and cultural features, and landscape character.
2. Allow for stormwater drainage and the protection of water quality, stream flows and stream environs in a sustainable, environmentally responsible manner and which provides opportunities for the community to interact with and interpret the natural environment.
3. Allow for ancillary uses that support the care, management and enjoyment of these open spaces including park maintenance depots, small-scale community activity centres.
4. Promote development that does not unacceptably affect the landscape or scenic quality of the area, adequacy of open space for other purposes, or users, access to open space, or amenity of adjoining residents.
5. Provide for integrated land and water planning and management.
6. Provide safe pedestrian and cycling access to urban open space to promote active living.

PR22 – Restricted Access Recreation Zone

The fundamental desired outcome for the PR22 zone is to accommodate facilities that will meet the recreational needs and demands of the community and are appropriately located for the potential users of the facility.

Other important desired outcomes to be achieved in the PR22 zone:

1. Provide for a range of sport and recreation facilities and users, whether in public or private ownership that may be commercial in nature.
2. Safeguard the amenity of adjoining development so that it is not unacceptably affected by the operation of sport and recreation facilities, particularly in terms of noise, traffic, parking, privacy, and outside lighting at night.
3. Promote design and landscaping of development that is compatible with the surrounding landscape.
4. Provide safe pedestrian and cycling access to recreation facilities to promote active living.

1.4 Assessment requirements

Assessment requirements set the mandatory development controls within specific zones or for specific development types.

District policies also contain assessment requirements. Assessment requirements in district policies will prevail where inconsistencies occur.

All development proposals in Parks and Recreation zones will be assessed against the following requirements:

Control	Assessment requirement	Reference
Nil		

1.5 Assessment outcomes

Development proposals in the Parks and Recreation zones will be assessed having regard to the following assessment outcomes:

- 1) The stated policy outcomes.
- 2) For a proposed development that is:
 - a) defined as being at precinct scale or urban design developments
 - b) exceeding one hectare
 - c) comprise more than 1,000m² of public or common space or
 - d) required to seek advice from the Design Review Panel
 - e) sufficient consideration of and response to the Urban Design Guide has been undertaken.
- 3) The functionality and usability of the development for its intended purpose/use.
- 4) Bulk and scale are controlled to limit impacts on surrounding land and streetscape.
- 5) New development is sufficiently setback from property boundaries and other buildings or structures (including other buildings and structures on the site) on site to limit impacts on streetscape and surrounding properties. Ancillary structures should be considered in this context and how the development interacts with its surrounds.

- 6) Site constraints including noise, bushfire, flooding, contamination or hazardous materials.
- 7) A suitable level of passive surveillance from the development to publicly accessible spaces is provided.
- 8) Living infrastructure and permeable surfaces addresses impacts of urban heat and water infiltration.
- 9) Impacts on and connections with the natural environment.
- 10) Vehicle and bicycle parking, including dimensions and number of spaces, manoeuvrability, access and egress, safety for users and pedestrians, and the visual impact to the street or public places.
- 11) End-of-trip facilities provisions.
- 12) Accessibility and adaptability provisions.
- 13) Water sensitive urban design (WSUD) provisions.
- 14) Minimisation of cut and fill.
- 15) Serviceability in terms of infrastructure and utility services.
- 16) Suitability of any advertising or signs.
- 17) Consistency with the Crown lease.
- 18) Any applicable Statement of Environmental Effects.

1.6 Development compliance provisions

Where a proposed development complies with a relevant provision in the technical specifications and the technical specification comprehensively addresses the outcome, further assessment regarding those specific provisions will not be required.

The Territory Planning Authority may consider endorsement or written support from an entity or utility service provider to demonstrate compliance with an outcome that relates to services or utilities.