2.3.10 Overall Outcomes for the Open Space Zone

The overall outcomes are the purpose of the Open Space Zone. The overall outcomes are as follows –

a) Parks and recreational facilities are available for the recreational use and enjoyment of the coastal townships community.
b) Open space areas make a positive contribution to the community and the amenity of the area.
c) Buildings and recreational activities are located to minimise any conflict with adjoining residential development.
d) Open space and park areas retain and enhance the environmental and landscape values of the locality.
e) Drainage, overland flow paths and wetland areas are protected.

2.3.10.1 Development Principles

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTION/S
Land Use	
PC1 The following are uses are inconsistent with the overall outcomes of the Open Space Zone and are not included in this zone: a) any Residential use (except Caretaker's Residence and Display Home); b) any Rural use; c) any Commercial use; d) any Industrial use; e) any Community use (except Community and Cultural Facilities, Indoor Recreation and Outdoor Recreation); and f) Shipping Container Storage.	No acceptable solution specified.
General Requirements	
PC2 The parkland focuses on the values of the area – eg. the recreational, cultural, educational, habitat, ecological or landscape values.	No acceptable solution specified.
PC3 The nature and type of noise generated does not impact on residential amenity.	**AS3.1** The activities conducted at the park do not involved motorised activities.
Siting and design	
PC4 Height of buildings is in keeping with the open space character of the area.	No acceptable solution specified.
PC5 Buildings are setback to ensure they do not dominate the open space character of the site.	**AS5.1** Buildings are set back: - not less than 10 metres from the frontage to a State Controlled Road; **or** - at least 6 metres from any other road frontage.
PC6 Buildings and recreational activities are located to minimise any conflict with adjoining residential development.	**AS6.1** Where the site adjoins land in a residential zone (including the Park Residential and Low Density Residential zones) a landscape buffer of at least 5.0 metres is provided between the site and the common boundary between the two

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTION/S
	zones.
PC7 Car parking and service areas are appropriately located to ensure they do not impact on the open space character of the area.	**AS7.1** Car parking areas are setback: - at least 6.0 metres from any road frontage; - 5.0 metres from any boundary with land included in a residential zone. **AS7.2** The setback between the road frontage and the car park area is landscaped. **AS7.3** The setback between the car park area and any adjoining residential land is landscaped to provide a buffer to the residential land/use.
Howard Undermining	
PC8 Underground mining has occurred in parts of Howard – future development is located on sites which have not been mined or if the site has been mined, it is capable of accommodating the proposed development.	**AS8.1** Development does not occur on sites identified as potentially mined properties on the Planning Scheme Overlay Maps.