

Planning and Design Code Land Use Zone

The subject site is located within the '**Recreation Zone**', which seeks a range of accessible recreational facilities.

Development should be associated with or ancillary to the primary purpose of structured, unstructured, active and / or passive recreational facilities.

The Zone seeks a high quality landscaped urban realm with built form achieving a high visual amenity, especially along public roads and open space. Buildings should be designed and sited to manage visual impacts and achieve setbacks of 8 metres to a public road and allotments zoned for residential use (i.e. the residential allotments to the east and west of the site). Importantly, buildings adjacent residential development should mitigate both impacts of visual massing (i.e. bulk and scale) and overshadowing. Buildings near the boundary should be staggered in height to reduce visual impacts.

The site is also subject to several traffic related overlays which, depending on the design and proposal, will result in additional requirements (in relation to built-form outcomes) and referrals (DIT).

In addition to the above any proposal would be subjected to the applicable assessment criteria relating to noise, traffic, appropriateness of use, access, waste disposal, design etc.

The design should have architectural merit, should ensure impacts on adjacent properties (particularly residential) are minimised, will ensure additional traffic can be accommodated on site and does not impact the road network within the locality and incorporates appropriate WSUD and landscaping treatments.

Whilst the Code suggests 4.5 spaces per 100m² of total floor area should be provided for a '*Indoor recreation facility*', given the site has a number of existing uses sufficient on-site vehicle parking should be provided to meet the needs of the development. When considering a reduced on-site rate, the availability of on-street car parking and the provision of shared use of other parking areas should be considered.

Access should be designed to allow safe entry and exit to and from a site to meet the needs of development and minimise traffic flow interference associated with access movements along adjacent State Maintained Roads.

It is likely a proposed 'development' of this nature would require Public Notification, and if receiving representations would be considered by the Marion Council Assessment Panel. The applicant (especially if Council) could also seek the Minister be the relevant Authority – it is noted however the Minister in the past has declined stating CAP is the appropriate decision maker.