



ACT
Government

Part E

Zone Policies

E5 – Parks and Recreation
Zones Policy

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Application

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

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' definition of the *Planning Act 2023*. Development and land use types listed are defined in the Territory Plan Dictionary.

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 specific locations.

Land Use / 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
Community garden	Y	Y
Complementary Use	Y	Y
Consolidation	Y	Y
Demolition	Y	Y
Distribution reservoir	Y	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
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

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

1. Provide an appropriate quality, quantity and distribution of parks and open spaces that will contribute to the recreational and social needs of the community.
2. Establish a variety of settings that will support a range of recreational and leisure activities as well as protect flora and fauna habitats and ecological corridors, natural and cultural features, healthy natural waterways and landscape character.
3. 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 in a safe manner and interpret the natural environment.
4. Allow for ancillary uses that support the care, management and enjoyment of these open spaces including park maintenance depots, small-scale community activity centres.
5. Promote development that does not unacceptably affect the landscape or scenic quality, ecological connectivity or cultural values of the area, adequacy of open space for other purposes, or users, access to open space, or amenity of adjoining residents.
6. Provide for integrated land and water planning and management.
7. Provide safe and convenient pedestrian and cycling access to urban open space to promote active living.

PRZ2 – Restricted Access Recreation Zone

1. Accommodate facilities that will meet the recreational needs and demands of the community and are appropriately located for the potential users of the facility.
2. Provide for a range of sport and recreation facilities and users, whether in public or private ownership that may be commercial in nature.
3. 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.

PRZ2 – Restricted Access Recreation Zone

4. Promote design and landscaping of development that is compatible with the surrounding landscape.
5. Provide safe pedestrian and cycling access to recreation facilities to promote active living.

Assessment Outcomes

Consistent with the zone policy outcomes, development proposals in parks and conservation zones must demonstrate that they are consistent with the assessment outcomes stated below.

In demonstrating compliance with the assessment outcomes, consideration is to be given to the relevant design guides and may be given to planning technical specifications which may serve as a benchmark. While all assessment outcomes are to be met, not all outcomes are covered by design guidance and/or planning technical specifications.

Where a proposed development complies with relevant provisions in the design guide and/or planning technical specification and the development comprehensively addresses the assessment outcome, further assessment regarding that assessment outcome will not be required.

Where a design guide applies to a development, the proposal must demonstrate that it is consistent with the relevant guidance. More information is available in the design guide. Given the nature of the design guides, different design responses are possible to meet the same assessment outcomes.

The Territory Planning Authority may consider advice or written support from a referral entity to demonstrate compliance with a relevant assessment outcome. Where endorsement from an entity is noted as a planning technical specification, entity referral may be required.

The assessment outcomes for proposed development in parks and recreation zones are:

Assessment outcomes – Parks and Recreation Zones

- | | |
|--|---|
| Urban Structure and Natural Systems | <ol style="list-style-type: none">1. Biodiversity connectivity is maintained across the landscape.2. Loss of native habitat and biodiversity is avoided and/or minimised.3. The health and functionality of waterways and catchments is maintained, including through application of water sensitive urban design principles. |
| Site and Land Use | <ol style="list-style-type: none">4. The functionality and usability of the development is appropriate for its intended purpose/use.5. The proposed use and scale of development are appropriate to the site and zone.6. Adverse impacts of development on surrounding uses (both within a site and on adjoining sites) is minimised. |
| Access and Movement | <ol style="list-style-type: none">7. The functionality and layout of the development is well connected to the surrounding area. This includes consideration of traffic flow, passive surveillance and active travel.8. Access to, from and within the site permits safe and legible movement while catering for all users (including pedestrians). This includes consideration of vehicle manoeuvrability and access routes. |

Assessment outcomes – Parks and Recreation Zones

Public Space and Amenity	<ol style="list-style-type: none">9. The development achieves reasonable solar access and microclimate conditions to public areas and streets supports their use by the community.10. Any advertising or signs are suitable for their context and do not have a detrimental impact on the surrounding area (for instance due to size or light emission).
Built Form and Building Design	<ol style="list-style-type: none">11. The height, bulk and scale of the development is appropriate, noting the desired zone policy outcomes.12. Reasonable solar access and privacy to adjoining dwellings is achieved.
Sustainability and Environment	<ol style="list-style-type: none">13. Roofed areas and hard surfaces aim to reduce urban heat island effects and minimise stormwater run-off. This includes consideration of water sensitive urban design measures.14. Threats to biodiversity such as noise, light pollution, invasive species incursion or establishment, chemical pollution, or site disturbance are avoided or minimised through good design.15. Minimise cut and fill to protect natural hydrological function and limit soil erosion and site disturbance.16. The development considers and addresses site constraints, including heritage, natural features, topography, infrastructure and utilities.17. Environmental risks, including natural features, topography, noise, bushfire, flooding, contamination, air quality or hazardous materials are appropriately considered for the development on the site.
Parking, Services and Utilities	<ol style="list-style-type: none">18. The development provides appropriate end-of-trip facilities.19. Vehicle and bicycle parking sufficiently caters for the development while minimising visual impacts from the street or public space. This includes consideration of parking location, dimensions and number of spaces provided.20. Waste is appropriately managed on site without having a detrimental impact on the surrounding area.21. The site is appropriately serviced in terms of infrastructure and utility services and any associated amenity impacts are minimised.

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.

Development proposals in parks and recreation zones must meet the following requirements:

Control	Assessment requirement
Gas connections	<ol style="list-style-type: none">1. No new gas network connections are allowed to all new or existing Class 1-2 buildings as classified under the National Construction Code including redevelopments.