

## 6.0 DEVELOPMENT AND CHANGE

### 6.1 REQUESTS FOR DEVELOPMENT ON RESERVES

Reserves are created principally for the provision and preservation of open space and natural areas. Some buildings and structures such as changing rooms, toilets, clubrooms, car parks and fences are considered necessary for the enjoyment and full utilisation of reserves and are allowed for in the Reserves Act 1977.

The landscape character of a reserve contributes to and enhances the City's environment and impacts on reserve users, reserve neighbours and people passing by. While certain activities and buildings are permitted on reserves it is important to ensure that the effects of any structure or use does not impact negatively on reserve values, reserve users and reserve neighbours.

When considering an application to develop or change part of a reserve, Council will take into account the existing character of the reserve, including:

- The existing and potential use of the reserve.
- The natural and built environment.
- The surrounding landscape and the use of neighbouring land.
- The purpose and classification of the reserve under the Reserves Act 1977 and the management objectives stated in the current Reserve Management Plan.

#### Objectives:

- *To protect and enhance the open space, landscape and historical values of the reserve while providing adequate facilities for recreation and play.*
- *To ensure that development is appropriate to the reserve and that new developments complement and enhance the existing character of the reserve.*
- *To provide and maintain well designed and appropriately located buildings and structures in the reserve to improve utilisation and add to the enjoyment of the reserve by its users.*
- *To ensure that all reserve facilities are provided and maintained to an appropriate standard that meets public health and safety requirements and contributes to the attractiveness of the reserve.*
- *To ensure the costs associated with any development by/for a specific user group are met by that group.*

#### Policies:

- 6.1.1 The number of buildings and structures on environmental reserves will be limited to a level which facilitates the safe and appropriate use, protects the open space

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and natural amenity values, while being compatible with the purpose and classification of the reserve.

- 6.1.2 Public safety, public benefit and the character of the environment should be taken into account when planning the development of buildings, structures and associated landscaping.
- 6.1.3 The construction of any new buildings or extensions to existing buildings is not permitted unless anticipated in the current Environmental Reserves Management Plan and may be subject to a review or amendment to the Management Plan.
- 6.1.4 The design of the proposal shall be subject to Council approval and shall be in keeping with and complement the surroundings. Buildings and structures shall be placed with regard to reserve values, views and proximity to access points.
- 6.1.5 Exterior colour schemes of buildings and structures shall be approved by Council. The painting and creation of murals (not advertising) on buildings and structures may be considered on submission of a copy of the design and proposed colour scheme to Council.
- 6.1.6 The development shall be designed in a way that limits the opportunity for vandalism.
- 6.1.7 The development will be designed, where practical and feasible, to meet the current national standard and design criteria for access for people with disabilities.
- 6.1.8 The lease or licence to occupy agreement will define the obligations of the building owners on reserve land when the building is no longer required or the club has disbanded. These include removal or disposal of the building and facilities, or on-selling of the building to an approved recreational activity. Any outcome of this will be to the approval of Council.
- 6.1.9 Development plans are required for all development proposals for structures, facilities or buildings on environmental reserves (including alterations and extensions to existing buildings) and will include an assessment of effects. In particular the proposal should address how adverse effects on the values of the reserve will be avoided, remedied or mitigated. The development plan shall include:
- (a) The location and design of proposed buildings, structures and landscaping including any car parking, lighting, fences and signage and the extent of the area required.
  - (b) Details of the size, scale, visual impact and relationship of the proposal to the surroundings.
  - (c) Any new building requirements as part of the development, or the changed use of existing buildings. Indicate any alterations required for existing buildings.
  - (d) Details of any known or potential liabilities associated with any existing building or structure being added to or modified.
  - (e) Any likely effects (adverse or otherwise) of the proposal on the landscape, environment and reserve users or reserve neighbours including visibility into and through the reserve and public safety.
  - (f) Details of any change or removal of any existing trees or vegetation.

- (g) Details of any drainage and earthworks required and disruption to drainage patterns. Full restoration of disturbed landform during construction and landscaping and compliance with relevant legislation is the responsibility of the applicant.
- (h) Details of any change or disruption to network utility infrastructure and details of infrastructure required as part of the development.
- (i) Details of any specific landscaping requirements - species, screening or shelter.
- (j) Consideration of existing users (both formal and informal) and the impact of this proposal on them. Any issues of public access, thoroughfare and egress on reserves and into any buildings and the loss of any open space including during construction phase.
- (k) Details of any discussions with existing user groups.
- (l) Anticipated user numbers and the times of use.
- (m) Details of anticipated life of the structure and future maintenance requirements.
- (n) Details as to who will be responsible for all future maintenance and insurance for the buildings and structures. Acknowledgement of the club or group's responsibility if or when the building is no longer required or if the club disbands.
- (o) Details of the anticipated completion date and any plans to stage the development.
- (p) Any other matters arising as determined by Council.



## **7.0 FUTURE DEVELOPMENT**

A Reserve Management Plan is developed to reflect current reserve use and reserve values. A Management Plan should also highlight anticipated future development or change to the reserve and the likely impact a development will have on reserve users, reserve values and reserve neighbours. Any development not anticipated in, or meeting the policies of the current Reserve Management Plan, will require an amendment to the Management Plan.

Any future development at Environmental Reserves shall only be to the extent which is in accordance with the overall management objectives and policies and subject to meeting the requirements defined in 6.1 - Requests for Development on Reserves.

Before any development is implemented, it must be established that there is a need for such development and that what is proposed will be of benefit to the environmental reserve and to those using it.