

Tennis Courts

Policy Type: Local Planning Policy Policy Owner: Director Urban Planning	Policy No. LPP 3.4 Last Review Date: 20 September 2016
---	---

Policy Objectives

To control the impacts of tennis court developments in or adjacent to residential areas.

Policy Scope

Development approval is required for the construction of domestic tennis courts. This policy provides the criteria against which such planning applications will be assessed.

Definitions / Abbreviations Used In Policy

- * Suitably qualified lighting consultant - A Member of the Illuminating Engineering Society of Australia and New Zealand or similar.
- ** Certifying and Certified – Certification by a suitably qualified lighting consultant is a two stage process. The initial Planning Application is to include an assessment of the lighting proposal to certify that it is in compliance with the relevant Australian Standard. On completion of the installation, the consultant is to confirm that the lighting conforms to the relevant Australian Standard and if not, remedial measures are to be undertaken to rectify the situation and bring about compliance with the relevant Australian Standard. The requirement for confirmation certification on completion of the installation is to be included as a condition on all Planning Approvals granted by the City.
- *** Relevant Australian Standard - Australian Standard AS.4282 – Control of the Obtrusive Effects of Outdoor Lighting. Where the application is for sport or training lighting, Australian Standard AS.2560 – Sports Lighting also applies.

Regulations Planning and Development (Local Planning Schemes) Regulations 2015

Policy Statement

1 Occupancy

- 1.1 Tennis courts constructed within the residential curtilage of a residential property or properties are to be solely used in association with the domestic enjoyment of that property, unless planning approval has been granted for the use of the tennis court in association with an approved Home Occupation, Home Business or Educational land use purpose.



2 Fencing

- 2.1 Tennis court fencing shall not exceed a height of 3.05m (grass courts) or 3.66m (hard courts).
- 2.2 Fencing shall be:
 - (a) Where located within the front setback area, visually permeable above 1.2m in height.
 - (b) Where located within 1m of an adjoining residential property, visually permeable above 1.8m in height.

3 Landscaping

- 3.1 Where a tennis court is to be located adjacent to a street boundary, landscaping may be required between the tennis court fence and the boundary line, in order to soften the impact of the tennis court fencing within the streetscape.

4 Lighting

- 4.1 Floodlighting for tennis courts shall comply with the following requirements and be certified** as being compliant with the relevant Australian Standard*** by a suitably qualified lighting consultant*:
- 4.2 A timer is to be installed in the lighting circuit to ensure that all floodlights are extinguished between the hours of 9pm and 7am.
- 4.3 In order to mitigate the impacts of the flood lighting on adjoining residential properties, screen planting may be required.

5 Use of Tennis Court

- 5.1 Approved tennis courts may be utilised for other sporting codes
- 5.2 The use of a tennis court for any purpose is to comply with the *Environmental Protection (Noise) Regulations 1997*.

6 Applications

- 6.1 Applications for the installation of tennis courts are to be made in accordance with the Regulations.
- 6.2 Where flood lighting is proposed, the following information is also required to be submitted as part of the application for planning approval:



- Independent expert advice from a suitably qualified consultant* detailing the particulars of the application, specifications of the type of floodlight and certifying** that the proposed lighting will comply with the relevant Australian Standard***
 - A full site plan to show the proposed sitting position of the floodlight columns, together with an indication of their maximum height,
 - The intended times of operation, and
 - A Management Plan to demonstrate how the adverse impacts of light pollution will be addressed in the interests of residential amenity. This should include reference to the use of an automatic timer.
- 6.3 Where any of the provisions in (1)-(3) above are not satisfied, the proposed development will be the subject of advertising in accordance with the provisions of the Regulations
- 6.4 Subject to public consultation as outlined in Clause 4.3 above, the allowable times for the flood lighting of tennis courts may be increased to 10 pm where the amenity of the adjoining residents is safeguarded.



References that may be applicable to this Policy

Legislative Requirements:	Planning and Development Act 2005 Environmental Protection (Noise) Regulations 1997 Planning and Development (Local Planning Schemes) Regulations 2015
Procedure, Process Maps, Work Instructions:	Planning Application Directorate Procedure
Other Plans, Frameworks, Documents Applicable to Policy:	Local Planning Scheme No. 6 Residential Design Codes Relevant Local Planning Policies Australian Standard AS.4282 – Control of the Obtrusive Effects of Outdoor Lighting Australian Standard AS.2560 – Sports Lighting
Delegated Authority No:	DA-020: Planning and Related Matters

ORIGIN/AUTHORITY

Planning and Development Services Committee

19/03/1991

Item No.

Reviews

Special Planning and Development Services Committee
Development and Neighbourhood Amenity Committee
Ordinary Meeting of Council
Ordinary Meeting of Council
Ordinary Meeting of Council

27/06/200
13/02/2001
15/03/2011
15/04/2014
20/09/2016

P00/1004
P00/1001
P11/3188
P14/3486
P16/3718