

6.2.5 Environmental management zone code

6.2.5.1 Application

- (1) This code applies to assessing development in the Environmental management zone.
- (2) When using this code, reference should be made to Part 5.

6.2.5.2 Purpose

- (1) The purpose of the Environmental management zone code is to recognise environmentally sensitive areas and constrained land and provide for houses on lots and other low impact activities where suitable.

These areas are protected from intrusion of any urban, suburban, centre, rural or industrial land use.

- (2) The local government purpose of the code is to protect and buffer areas of environmental significance and constrained land from inappropriate development.
- (3) The purpose of the code will be achieved through the following overall outcomes:
 - (a) development is limited to a low scale that does not result in adverse impacts on areas of environmental significance;
 - (b) lot reconfiguration, other than boundary realignments and amalgamation, do not occur;
 - (c) adverse impacts on natural systems, both on-site and on adjoining land are minimised through the location, design and management of development;
 - (d) development reflects and responds to the natural features and environmental values of the area;
 - (e) visual impacts are minimised through the location and design of development;
 - (f) development does not adversely affect water quality or habitat connectivity;
 - (g) development reflects and responds to the natural features and constraints of the land.

Environmental management precinct 1 – Residential

- (4) In addition to 6.2.5.2(3), the overall outcomes sought for the precinct are:
 - (a) the precinct provides for dwelling houses that are located, designed and managed to avoid adverse impacts on areas of ecological significance.

Environmental management precinct 2 – Russell Heads

- (5) In addition to 6.2.5.2(3), the overall outcomes sought for the precinct are:
 - (a) development provides for the maintenance of existing dwelling houses and retains the low scale residential character of Russell Heads;
 - (b) vacant sites within the precinct accommodate a single dwelling house;
 - (c) development does not increase the density of the precinct beyond one dwelling house per lot to minimise the exposure of people and property to unacceptable risk from natural hazards;
 - (d) infrastructure is provided at a standard that is safe and efficient and meets the needs of development.

6.2.5.3 Criteria for assessment

Part A - Criteria for self-assessable and assessable development

Table 6.2.5.3.a – Environmental management zone code – self-assessable and assessable development

Performance outcomes	Acceptable outcomes
For self-assessable and assessable development	
Height	
<p>PO1 The height of all buildings and structures is in keeping with the natural characteristics of the site. Buildings and structures are low rise and not unduly visible from external sites.</p> <p>Note – A visual impact assessment may be required where a proposed development exceeds the height stated in AO1.1. Planning scheme policy – Landscape values provides guidance on undertaking a visual impact assessment.</p> <p>Note – The setbacks stated in AO2.1 and AO2.2 correspond with the height stated in AO1.1. Where a proposed development exceeds the height stated in AO1.1, the proposed development will also be assessed against PO2.</p>	<p>AO1.1 Buildings and structures are not more than 8.5 metres and 2 storeys in height.</p> <p>Note – Height is inclusive of the roof height.</p>
Setbacks	
<p>PO2 Buildings and structures are set back to: (a) maintain the character and amenity of the area; (b) achieve separation from neighbouring buildings and from road frontages.</p>	<p>AO2.1 Buildings and structures are set back not less than 6 metres from all boundaries.</p> <p>or</p> <p>AO2.2 Within Environmental management precinct 2 – Russell Heads, buildings and structures are set back not less than 1.5 metres from side boundaries and 3 metres from river and road frontage boundaries.</p>
For assessable development	
Uses and other development	
<p>PO3 Development is consistent with the purpose and overall outcomes sought for the zone.</p>	<p>AO3.1 No acceptable outcomes are provided.</p>
Site coverage	
<p>PO4 The site coverage of all buildings and structures and associated services does not have an adverse effect on the environmental or scenic values of the site.</p>	<p>PO4.1 No acceptable outcomes are provided.</p>
Site constraints	
<p>PO5 Development is located, designed, operated and managed to respond to the characteristics, features and constraints of the site and its surrounds.</p>	<p>AO5.1 Buildings, structures and associated access, infrastructure and private open space are sited: (a) within areas of the site which are already cleared; or</p>

Performance outcomes	Acceptable outcomes
<p>Note – Planning scheme policy – Site assessments provides guidance on identifying the characteristics, features and constraints of a site and its surrounds.</p>	<p>(b) within areas of the site which are environmentally degraded; (c) to minimise additional vegetation clearing.</p> <p>AO5.2 Buildings and structures and associated infrastructure are not located on slopes greater than 1 in 6 (16.6%) or on a ridgeline.</p>
<p>PO6 Buildings and structures are responsive to steep slope through innovative construction techniques so as to:</p> <p>(a) maintain the geotechnical stability of slopes; (b) minimise cut and/or fill; (c) minimise visual impacts; (d) minimise the overall height of development.</p>	<p>AO6.1 Where development on land steeper than 1 in 6 (16.6%) cannot be avoided, development follows the natural contours of the site.</p> <p>AO6.2 Access and vehicle manoeuvring and parking areas are constructed and maintained to:</p> <p>(a) minimise erosion; (b) minimise cut and fill; (c) follow the natural contours of the site.</p>
Amenity	
<p>PO7 The exterior finishes of buildings and structures are consistent with the surrounding natural environment.</p>	<p>AO7.1 The exterior finishes and colours of buildings and structures are non-reflective and are moderately dark to darker shades of olive green, brown, green, blue, or charcoal;</p> <p>or</p> <p>AO7.2 The development is not visible external to the site.</p>
<p>PO8 Development does not adversely affect the amenity of the zone and adjoining land uses in terms of traffic, noise, dust, odour, lighting or other physical or environmental impacts.</p>	<p>AO8.1 No acceptable outcomes are provided.</p>
Density	
<p>PO9 The density of development ensures that the environmental and scenic amenity values of the site and surrounding area are not adversely affected.</p>	<p>AO9.1 The maximum residential density is one dwelling house per lot.</p>
Lot reconfiguration	
<p>PO10 Lot reconfiguration results in no additional lots, except where associated with a lease exceeding 10 years and associated with an existing or approved Telecommunications facility.</p>	<p>AO10.1 No acceptable outcomes are provided.</p>

Performance outcomes	Acceptable outcomes
Additional requirements for Environmental management precinct 2 – Russell Heads	
Water supply	
<p>PO11 An adequate, safe and reliable supply of potable, firefighting and general use water is provided.</p>	<p>AO11.1 No acceptable outcomes are provided.</p>
Treatment and disposal of effluent	
<p>PO12 Provision is made for the treatment and disposal of effluent to ensure that there are no adverse impacts on water quality and no adverse ecological impacts as a result of the system or as a result of increasing the cumulative effect of systems in the locality.</p>	<p>AO12.1 The effluent disposal system: (a) meets the requirements of Section 33 of the <i>Environmental Protection Policy (Water) 1997</i>; (b) is designed in accordance with the <i>Plumbing and Drainage Act (2002)</i>.</p>
Stormwater quality	
<p>PO13 Development is planned, designed, constructed and operated to avoid or minimise adverse impacts on stormwater quality in natural and developed catchments by: (a) achieving stormwater quality objectives; (b) protecting water environmental values; (c) maintaining waterway hydrology.</p>	<p>AO13.1 No acceptable outcomes are provided.</p>
Wastewater discharge	
<p>PO14 Discharge of wastewater to waterways, or off site: (a) meets best practice environmental management; (b) is treated to: (i) meet water quality objectives for its receiving waters; (ii) avoid adverse impact on ecosystem health or waterway health; (iii) maintain ecological processes, riparian vegetation and waterway integrity; (iv) offset impacts on high ecological value waters.</p>	<p>AO14.1 No acceptable outcomes are provided.</p>
Electricity supply	
<p>PO15 Development is provided with a source of power that will meet its energy needs.</p>	<p>AO15.1 A connection is provided from the premises to the electricity distribution network; or AO15.2 The premises is connected to the electricity distribution network in accordance with the Design Guidelines set out in Section D8 of the Planning scheme policy – FNQROC Regional Development Manual.</p>

Performance outcomes	Acceptable outcomes
Telecommunications	
<p>PO16 Development is connected to a telecommunications service approved by the relevant telecommunication regulatory authority.</p>	<p>AO16.1 The development is connected to telecommunications infrastructure in accordance with the standards of the relevant regulatory authority.</p>
Trade waste	
<p>PO17 Where relevant, the development is capable of providing for the storage, collection treatment and disposal of trade waste such that:</p> <ul style="list-style-type: none"> (a) off-site releases of contaminants do not occur; (b) the health and safety of people and the environment are protected; (c) the performance of the wastewater system is not put at risk. 	<p>AO17.1 No acceptable outcomes are provided.</p>