

## 6.3. Environmental category zone codes

### 6.3.1. Environmental management and conservation zone code

#### 6.3.1.1. Application

This code applies to the assessment of development if it is identified as an applicable code for development, as specified in the assessment benchmarks column in the tables of assessment located in Part 5 of the planning scheme.

When using this code, reference should be made to section 5.3.2 and where applicable, section 5.3.3 located in Part 5.

All subject matter in this code is applicable to the development assessment, unless the following circumstance arises:

- (1) The heading of a specific benchmarks for assessment table specifies otherwise; or
- (2) A heading within a specific benchmarks for assessment table specifies that the outcomes apply to a specific type of development or to development at a specific location; or
- (3) A performance outcome or acceptable outcome specifies that the outcomes apply to a specific type of development or to development at a specific location.

In the circumstance where point (2) or point (3) above arises the following applies:

- (1) the development assessment outcomes apply only to the type of development specified or only to development at the location specified; and
- (2) the development must still be assessed against all other general subject matter of the code (for example, assessment benchmarks including but not limited to those relating to built form, appearance, or general land use).

#### 6.3.1.2. Purpose

The purpose of the environmental management and conservation zone code is:

- (1) to protect land identified as supporting significant biological diversity and ecological integrity;
- (2) to protect the desired character, amenity and form for the environmental management and conservation zone;
- (3) to provide for low-impact development opportunities; and
- (4) to facilitate the achievement of the overall outcomes sought for zone.

#### 6.3.1.3. Overall outcomes

The purpose of the code will be achieved through the following overall outcomes:

- (1) the environmental management and conservation zone is characterised by the predominance of environment and landscape features conserved in its natural state;
- (2) development occurs only in the following circumstances:
  - (a) significant adverse impacts on biological diversity and ecological integrity are avoided; and
  - (b) there is a community benefit; and
  - (c) the development is predominantly nature based, it has low-impacts, and it is for, ancillary to, or associated with one or more of the following:
    - (i) recreation activities for the enjoyment and appreciation of the natural environment; or
    - (ii) ecotourism; or
    - (iii) education about biological diversity, ecological integrity or cultural features of a site; or

- (iv) cultural practices; or
  - (v) scientific practices; or
  - (vi) biodiscovery; or
  - (vii) necessary infrastructure; or
  - (viii) the conservation, protection or management of biological diversity and ecological integrity; and
- (3) the development is compatible with a form that is characterised by:
- (a) retention of the natural environment in its natural state as far as practicable;
  - (b) development being designed and sited to appropriately integrate with natural environment and landscape features of the site;
  - (c) low site coverage of any buildings and structures;
  - (d) low heights for any buildings and structures;
- (4) the development does not adversely affect on-site or off-site scenic amenity.

#### 6.3.1.4. Specific benchmarks for assessment

**Table 6.3.1.4.1 – Outcomes for development that is accepted subject to requirements and assessable development**

Performance outcomes	Acceptable outcomes
<b>Land use</b>	
<b>PO1</b> The use has a direct focus on the natural environment and it is associated with one or more of the following: <ul style="list-style-type: none"> <li>(a) biodiscovery activities; or</li> <li>(b) caretaking; or</li> <li>(c) conservation, protection or management of biological diversity and ecological integrity; or</li> <li>(d) cultural practices; or</li> <li>(e) ecotourism; or</li> <li>(f) education about biological diversity, ecological integrity or cultural features of a site; or</li> <li>(g) recreation activities for the enjoyment and appreciation of the natural environment; or</li> <li>(h) scientific practices; or</li> <li>(i) necessary infrastructure; or</li> <li>(j) the conservation, protection or management of biological diversity and ecological integrity.</li> </ul>	No acceptable outcome is nominated.
<b>PO2</b> The use has low-impacts and does not result in significant adverse impacts on the values of the site and surrounds, including but not limited to the following: <ul style="list-style-type: none"> <li>(a) large tracts and corridors of established remnant vegetation and habitat; or</li> </ul>	No acceptable outcome is nominated.

Performance outcomes	Acceptable outcomes
(b) inland and coastal waterways and wetlands; or (c) riparian vegetation; or (d) visually prominent mainland and island mountains, hills, ridges, headlands, dunes, beaches; or (e) important urban green break areas; or (f) cultural heritage features.	
<b>Built form</b>	
<b>P03</b> The scale of the development is small and is subservient to the surrounding natural environment and landscape features of the site and surrounding area.	No acceptable outcome is nominated.
<b>P04</b> The height and bulk of buildings and structures are visually unobtrusive when viewed from public places, adjoining sites or the surrounding area.	<b>A04.1</b> Building height and the height of structures does not exceed the following: (a) 8.5 metres above ground level where the ground has a slope less than fifteen (15) per cent; or (b) ten (10) metres above ground level where the ground has a slope equal to or greater than fifteen (15) per cent.  <b>A04.2</b> Buildings or structures having an 'outermost projection height' exceeding two (2) metres, have a setback from all lot boundaries of at least fifteen (15) metres.
<b>P05</b> The development has very low site coverage.	No acceptable outcome is nominated.
<b>Appearance</b>	
<b>P06</b> The development results in a high level of on-site and off-site scenic amenity having regard to the following: (a) appropriate integration with environmentally significant vegetation and habitat; (b) appropriate integration with wetlands and waterways; (c) siting buildings and structures so that there is minimal disruption to the skyline, vegetation on ridgelines and prominent slopes, or riparian vegetation; (d) use of building materials and colours that are drawn from or complement the natural landscape of the setting; (e) avoidance of the creation of extended straight lengths of new road or internal	No acceptable outcome is nominated.

Performance outcomes	Acceptable outcomes
<p>access roads that are able to be seen from public places;</p> <p>(f) avoidance of fencing, landscaping and lighting treatments that are urban in scale and appearance if the site is in a non-urban setting;</p> <p>(g) retention of mature vegetation or planting of new vegetation in building setback areas, particularly the setback areas located within the sight of major public roads and public viewer places;</p> <p>(h) location of buildings and other structures so as not to obscure or interrupt any significant views from a public viewer place to an identified significant scenic landscape feature; and</p> <p>(i) minimising the scarring of the land due to earthworks and the use of large retaining walls at highly visible locations.</p>	