

**PART 6
LOCAL AREA PLANS**

**DIVISION 2
LOCAL AREA PLANS**

**CHAPTER 22
SOUTH STRADBROKE**

PART 6, DIVISION 2 CHAPTER 22

LOCAL AREA PLANS SOUTH STRADBROKE ISLAND

1.0 INTENT

The purpose of this Local Area Plan (LAP) is to provide for the detailed planning and management for the whole of South Stradbroke Island so that it will continue to be recognised for its relatively undisturbed environment and opportunities to provide nature based recreation for the region. This LAP seeks to ensure the:

effective management of South Stradbroke Island and its surrounds, so that any impacts are sustainable;
conservation of any open space area of environmental, ecological, cultural heritage or visual significance in their natural state; and
preservation of resources on and surrounding South Stradbroke Island associated with public recreation.

For the purposes of this LAP, reference to **the Island** means the entire area of South Stradbroke Island, included within the LAP.

2.0 APPLICATION

- 2.1 This LAP applies to all development subject to the Planning Scheme and located within the LAP area, as indicated in **South Stradbroke Island LAP Map 22.1 - Boundary**.
- 2.2 The Table of Development, indicated in **Clause 6.0**, identifies the level of assessment for development occurring within this LAP area.
- 2.3 The codes that may be relevant to the assessment of development in this LAP area are listed in **Clause 7.0**.
- 2.4 It should be noted that self assessable development is consistent with the intent and Desired Environmental Outcomes (DEOs) of this LAP and therefore need only comply with the acceptable solutions of the **South Stradbroke LAP Place Code** contained in **Clause 8.0** and any other acceptable solutions identified in the relevant codes explicitly referred to in **Subclause 7.1**.

3.0 DESIRED ENVIRONMENTAL OUTCOMES

- 3.1 The conservation of areas with environmental, ecological or visual significance in a natural state in the South Stradbroke LAP area (refer to **DEO.Ecol.1**).
- 3.2 The protection and enhancement of the cultural values of South Stradbroke Island, to both traditional owners and contemporary residents and recreational users (refer to **DEO.Soc.4**).
- 3.3 The management and maintenance of the Broadwater, the seaway and its foreshores, as important public recreation resources (refer to **DEO.Econ.4**).

4.0 LOCAL AREA FEATURES

4.1 Context

South Stradbroke Island has the high scenic and environmental qualities that are typical of sand islands in the region. South Stradbroke Island is a barrier sand island. Together with the other sand islands to the north, extending as far as Fraser Island, South Stradbroke Island, it forms part of a geomorphological complex of world importance.

The relatively undeveloped character of the Island means that it is of considerable importance for its vegetation communities and as wildlife habitat. The Island forms part of a major habitat system identified in the Gold Coast City **Nature Conservation Strategy**.

Its location in the Broadwater, close to the urban areas of the city, means that it is capable of attracting large number of recreational visitors, by way of small private boats or tourist launches. The Island's beaches, its isolated nature and the limited range of accommodation facilities are also attractions for visitors and tourists.

The core matters and valuable features of the Island are detailed below.

4.2 Land Use and Development

Council now has trusteeship of the conservation parks on the Island and the future management will reflect a more integrated approach.

The recreational experiences on the Island provide a feeling of isolation or wilderness, yet it is close to a main population centre. With its natural beauty, the Island still provides a location for inexpensive family holidays and accommodates many uses including boat clubs, a safe anchorage and tourist resorts.

The decrease in camping options on the mainland coast and the availability of beach front camping areas on the Island, have both resulted in increasing population pressures on the Island's camping grounds. In addition, the relatively easy access to and the seasonal nature of recreation on the Island, further exacerbate population pressure issues.

There is evidence to suggest that the increasing visitor, vehicle and boat numbers are close to, and possibly already exceeding, the sustainability of the Island's land and water environment.

There are few permanent residents on the Island.

The ease of access, for those with a boat, is valued because it facilitates enjoyment of the Island. Conversely, the Island's comparative isolation has assisted its survival in a relatively natural state.

Access on the Island itself is also valued because it is principally a safe pedestrian environment.

4.3 Valuable Features

Diverse flora and fauna and cultural heritage matters are particularly important, as all of Moreton Bay is an internationally recognised area for water birds (particularly waders in the Broadwater) and several critically important feeding and roosting areas are located near popular anchorages on the Island. In addition, there are a number of significant and endangered species and habitats that are vulnerable to human activities and need to be adequately protected. The diversity of South Stradbroke Island is reflected not only in its flora and fauna, but also in its range of indigenous cultural features. including:

- mammals, including the golden swamp wallaby, bandicoots and flying foxes;
- the reptile population, including numerous types of lizards, carpet snakes, red-bellied black snakes, brown snakes, death adders and the green tree snake;

- the bird life, including jabiru, quail, pheasant, coucal, rainbow bee-eater, noisy friar bird, pale-headed rosella, rainbow lorikeet, brahmyn kite, osprey, spangled drongo and several varieties of native doves and honey-eaters;
- several feeding areas for the wader birds protected under the **RAMSAR Treaty** for international migratory birds;
- vegetation confined to the dunes, the bayside inner-tidal community and the Island itself, ranges from spinifex, black wattle, banksia and snake vine, to several species of mangrove and sedges; and
- in particular, species with conservation values on the Island include the swamp orchid, cabbage tree palms, corkwoods, brush muttonwood, dune cypress and the golden swamp wallaby.

The impacts of the semi permanent nature of the Island, by accretion and erosion processes, can also be seen in several places on the Island's shore line.

Waste management and water supply matters are also significant issues on the Island, particularly in relation to the peak times of visitors associated with the seasonal nature of the recreational activities. Waste management has particular issues, generally associated with the disposal of both waste and sewage, using other than best practice approaches. Water supply has particular issues associated with the increasing demands upon the water table and the possibility of permanent damage sustained on the flora and fauna, associated with the level of the aquifer.

Lastly, bushfire risk and its capacity to inflict serious and permanent damage on the populations and species of flora and fauna on the Island are important issues, particularly in relation to the capacity of emergency services to respond to a serious fire.

South Stradbroke Island is significant for indigenous heritage to both the Kombumeri and Quandamooka groups.

5.0 PRECINCTS

The Island is to be managed on a sustainable basis and as a total management unit, which can be subdivided into precincts. These are:

- Precinct 1: Seaway
- Precinct 2: South Currigee Conservation Area
- Precinct 3: North Currigee
- Precinct 4: Central Conservation Area
- Precinct 5: Couran Tourist
- Precinct 6: Northern Conservation and Access Area
- Precinct 7: Tiplers Passage
- Precinct 8: Jumpinpin
- Precinct 9: North West Conservation Area.

The precincts and their areas are depicted on **South Stradbroke Island Lap Map 22.2 - Precincts**.

The rationale for these precincts includes the core matters and valuable features, identified in this LAP. In particular, the following characteristics were of major importance in determining the precincts:

- vegetation type and regional ecological significance;
- water bird habitat characteristics;
- accessibility;
- recreational settings, pressures and densities; and
- other land use and tenure issues.

The individual precincts are defined and described in the following sub clauses.

5.1 Precinct 1: Intent for Seaway

The Seaway Precinct is located on the southern tip of the Island. The intent for this precinct is to protect the natural systems and to manage the erosion activity, at the interface of the Island with the seaway.

The seaway was formed to create the navigable passage between the Southport Spit and South Stradbroke Island. This precinct is an area required to ensure the long term stability of the seaway.

The most important features of this precinct include the inherent lack of stability of the Island, particularly in the unvegetated area behind the Seaway and the provision of the open areas for migrating and nesting bird populations. Both of these features dictate the levels of accessibility to the precinct, as they require limited access and interference from human activities for their sustainability, because they are particularly fragile.

Processes to increase the stability of the area and to protect the habitats relating to the migrating and nesting bird populations include:

- vegetation programs - establishment of vegetation in areas of instability will be given relative priority;
- limited pedestrian access - pedestrian connections will be formalised to confine patterns of usage to identified and designated paths;
- limited vehicle access - vehicle access to this area, except for emergency and servicing requirements, is not encouraged. The encouragement of the use of the intertidal zone, for access for emergency vehicles, will further reduce the impacts of service and emergency vehicles; and
- contained camping area - the recreation use in this precinct will be formalised into one camping area, with minimum facilities for surf riders and day visitors. Recreational pursuits, that require infrastructure beyond toilet and shower facilities, are not compatible with this precinct.

5.2 Precinct 2: Intent for South Currigee Conservation

The intent for this precinct is to ensure its continued management for recreation activity, while protecting its important topographical and nature conservation values.

The South Currigee Conservation Precinct is located from the northern boundary of the Seaway Precinct generally to the south of Roe's Camp. The most important natural features in this precinct, include the fragile dune and vegetation systems and the groundwater, both of which need to be protected.

Other features of this precinct include its high accessibility due to its proximity to marinas, private moorings and boat ramps and an existing camping ground. It should also be recognised that this precinct has regional significance, as it has one of the few remaining waterfront camping grounds still available in the region.

This precinct is intended to remain in a predominantly natural state, with the dunes to be progressively stabilised. Some moderate recreational activities may occur, but at a sustainable level within the natural environment.

Processes to increase the stability of the area and to protect the natural habitats include:

- revegetation - dune stability is to be enhanced with progressive revegetation. Wallabies may need to be excluded from areas of revegetation to obtain maximum benefit. The development and implementation of vegetation strategies should also address the approaching senescence of the she-oaks planted during earlier revegetation programs;
- South Currigee camping ground - this area should support a moderate level of recreational activity. Groundwater monitoring in the vicinity of the camping ground is required to understand the impacts of septic and sullage water disposal from the camping grounds;
- pedestrian access - pedestrian connections to the ocean beach should be rationalised and formalised to confine patterns of usage to identified and designated paths; and
- limited vehicle access - vehicle access to this area, unless for emergency and servicing requirements, is not encouraged.

5.3 Precinct 3: Intent for North Currigee

The intent for this precinct is to limit and contain the existing residential settlement of Currigee into three distinct nodes and to manage the impacts of residential and recreation activity on the dunes and other natural systems of the local area. The North Currigee Precinct is located between the northern boundary of the South Currigee Conservation Precinct and the southern boundary of the Central Conservation Precinct (to the north of Currigee). The limited residential development on the Island is confined principally to the settlement of Currigee, which is included in this precinct.

The most important natural feature of this precinct is the significant dune formations behind the Currigee residential area, which are under threat due to human pressures.

Other features include the small concentrated settlement of Currigee, beach landing points and anchorages and a camping ground. Currigee is the principal source of vehicles on the Island and the area is characterised somewhat by access routes, for both vehicles and pedestrians. The building character of the settlement reflects the holiday-home nature of the vast majority of dwellings.

The beachfront camping ground is to be retained.

Processes to protect the significant dune formations and to prevent adverse impacts occurring from the settlement of Currigee include:

- moderate vehicle access - the need for small lot owners to move equipment and supplies from boats to their dwelling is recognised. Therefore, there is a need for localised vehicle access, between the beach landing points and anchorages in proximity to the dwelling areas and the individual allotments;
- restriction of beach traffic - beach traffic is to be restricted to emergency vehicles only;
- moderate pedestrian access - the numerous pedestrian tracks across the Island are to be rationalised into one clearly defined access way, between each of the three residential nodes and the ocean beach;
- contained residential areas - the residential settlement in this precinct will be restricted to its existing extent. To minimise any impacts on the dune formations, further residential development will not be supported by Council. Waste disposal within this precinct will also need to be reviewed. Groundwater monitoring, in the vicinity of the residential settlement, is required to understand the impacts of septic and sullage water disposal from the residential development;
- restriction of landscaping - exotic vegetation around dwellings is not to be encouraged nor areas of lawn, as they require water and attract wallabies;
- boat access - for the purposes of this LAP, the principal form of access to the Island and between one Island location and another, along the Broadwater is to be by boat. With the principal means of movement being boats, access infrastructure investment should be predominantly in marine-based infrastructure;

- reducing bushfire risk - due to the proximity of the residential settlement to the natural areas, this is one of the areas where protection of life and property from fire is a critical issue. Adequate measures should be undertaken in relation to development to reduce the risk of bushfire;
- limitation of domestic pets - domestic pets are incompatible with the conservation values of this area. In addition, fences are not prominent in the settlement and this precludes adequate control of domestic pets; and
- North Currigee camping ground - this area should support a moderate level of recreational activity. Groundwater monitoring, in the vicinity of the camping ground, is required to understand the impacts of septic and sullage water disposal from the camping grounds.

5.4 Precinct 4: Intent for Central Conservation

The principal intent for this precinct is to conserve and protect its important nature conservation values. The Central Conservation Precinct extends generally from the northern boundary of the North Currigee Precinct to the east west road at Couran. All of the area of this precinct is included in the Conservation Park. This precinct incorporates the highest conservation values on the Island.

The most important features of this precinct include (in addition to the areas of high conservation value on the Island itself): the mangrove islands and sandbanks with high ecological significance, the wader bird habitats, the endangered and vulnerable species, and the most complete communities on the Island.

This precinct needs to be protected from inappropriate activities, so as to preserve all of the above valuable features.

Processes to increase the stability of the area, and to protect the highly significant conservation values and endangered and vulnerable species, include:

- inclusion of land in the Conservation Park - one of the factors which will continue to sustain the level of ecological significance in the precinct is the high degree of public ownership, the large sized freehold parcels, and the land use constraints. Any proposal to increase the amount of land in the Conservation Park will be encouraged. In particular, any proposal to incorporate Council owned land in the Conservation Park will be encouraged;
- limited accessibility - the level of vehicle accessibility is to be sufficient only to provide adequate bushfire management. Pedestrian access is not to be facilitated or encouraged;
- limited recreational activities - activities such as camping, which may prejudice the endangered or threatened species, are not considered to be appropriate; and
- continued improvements - as the area is of such significance, due to its high landscape and character values, based on both the diversity of the communities and their relatively intact nature, that they are to be maintained at this or an improved level.

5.5 Precinct 5: Intent for Couran Tourist

The intent for this precinct is to manage the extensive resort development activities present in the area and to protect and enhance its nature conservation values. The Couran Tourist Precinct is located on the northern boundary of the Central Conservation Precinct and on the western side of the Island.

This precinct is similar to the Central Conservation Precinct in that it contains important areas of ecological significance and both endangered and vulnerable species. However, a large, intensive tourist resort has recently been developed on the western coast of the Island. This precinct has other commitments for tourist and residential development.

Processes to protect the areas of significant flora and fauna, and to minimise the impacts of tourism on the habitats, include:

- recognising instability - the area in this precinct has experienced considerable instability in the past, and any future development should proceed on the basis that instability is inherent in this area. Site hardening activities are not considered appropriate in this area;
- reducing bushfire risk - due to the proximity of the tourist resort to the natural areas, this is one of the areas where protection of life and property from fire is a critical issue. Adequate measures should be undertaken, in relation to development, to reduce the risk of bushfire;
- reducing impacts from any development - in the future, landowners will be required to demonstrate that any development is in accordance with best environmental practices which preserve and enhance the environmental values identified for the precinct. In particular, groundwater monitoring in the vicinity of the development is required in order to understand the impacts of septic and sullage water disposal, before development is approved;
- limited accessibility - access within the precinct is to be restricted to emergency and maintenance motor vehicles and a single people transport vehicle only, with no other motor vehicle to be approved. The level of vehicle accessibility is to be sufficient only to provide adequate bushfire management. Pedestrian access is not to be facilitated or encouraged, particularly from the south;
- boat access - access to this precinct is to be by boat only and the harbour is to be open for public access. The movement of visitors by motor vehicle from other parts of the Island is not encouraged; and
- activities associated with the resort, recreation and tourist activities are to proceed within appropriate, sustainable performance standards. For future development, these standards will be incorporated as part of the conditions of approval for development.

5.6 Precinct 6: Intent for Northern Conservation and Access

The intent for this precinct is to provide for limited recreational use, to protect the nature conservation values of the area, and to rehabilitate existing land fill areas. The Northern Conservation and Access Precinct is located to the north of the Central Conservation Precinct and to the south of the Jumpinpin Precinct, and incorporates the ocean beach and the western foreshore. It provides a natural backdrop and contrast to the intensive usage incorporated in the Tiplers Passage Precinct.

The most important natural features of this area include the dunal systems and the ocean beach on the eastern side of the Island. The ocean beaches on the Island provide an alternative to the ocean beaches on the mainland for recreational activities.

An additional feature of this precinct are a number of landfill sites.

Processes to protect and enhance the natural habitats include:

- restriction of the introduction of exotic species - this area has links to leasehold areas and needs to be protected from the introduction of exotic species;
- rehabilitation - a number of landfill sites are located in this area and are required to be rehabilitated;
- limited development - this precinct has a predominantly natural appearance, and power generation and waste management infrastructure are incompatible with its intent;
- limited vehicle access - the use of private vehicles in this precinct is to be discouraged. However, to reduce bushfire risk, emergency and service vehicles will be allowed on

designated tracks. The tracks designated for emergency and service vehicle use that have access to the beach across the dunes will have sustainable impacts and will not compromise the dunes;

- limited pedestrian access - pedestrian access will be restricted to east-west tracks, from high intensity use areas to the ocean beach. The level of pedestrian accessibility will not be allowed to compromise the environmental value of this precinct;
- moderate recreational activities - this precinct will be able to accommodate only low impact day tripping recreational activities. Supervised swimming areas will be considered in this area on a peak season basis only, and only in partnership with tourist operators;
- constrained camping grounds - camping shall be encouraged in designated areas, and will be managed to ensure compatibility with the conservation values and relative instability of the area; and
- limited structures - structures will be limited to signage which reflects conservation and interpretive functions, and rubbish bins.

5.7 Precinct 7: Intent for Tiplers Passage

The intent for this precinct is to accommodate tourist and recreational activity, while protecting the area's natural features and nature conservation values. The Tiplers Passage Precinct is located on the western coast of South Stradbroke Island and incorporates both land and water areas. The precinct is surrounded by the North West Conservation Precinct to the west, and the Northern Conservation and Access Precinct to the east.

The most important natural features of this precinct are the natural habitats, in particular, the wader bird and fish habitats.

This precinct is and will continue to be the focus of both recreational and tourist uses on the Island. This precinct is to be the northern-most limit for tourist traffic.

Processes to increase the conservation of natural habitats in the area, and to manage the recreation and tourism activities, include:

- monitoring and management of the environment - environmental monitoring will be conducted in relation to a number of activities that occur within the precinct area. There will be monitoring of land and water based impacts of tourist and recreation activities. In addition, there will be monitoring of dredging activities. Dredging should only occur where there is no possibility of impacting on existing or potential seagrass meadows. Dredging is incompatible in areas of known feeding and roosting for wader birds. The environmental values of the Island will not be compromised by the operations of club based leaseholders, particularly in terms of water quality from septic tanks, bilges and sullage from moored vessels;
- moderating visitor numbers - the total number of people visiting the Island is to be limited based on seasons;
- contained camping grounds - the number of camping grounds shall be limited and they will each be contained within specified areas. These limitations affect both club based leases and the Council camping grounds;
- high marine craft access and activities - accessibility of the precinct for a wide range of marine craft is to be preserved. Private recreational craft and commercial marine operators will continue to operate in this area. A wide range of water sports and water craft are to be accommodated in the area;
- revegetation and rehabilitation - foreshore rehabilitation is required to remove erosion protection structures and exotic plants. Beach replenishment of eroded areas is required;
- limited pedestrian access - pedestrian access is to be rationalised into two or three paths, leading to a single access way across the Island to the ocean beach;

- limited vehicle access - due to the increased need for emergency vehicles to the wharf at the South Stradbroke Island Resort, a separate vehicle access to the ocean beach is to be retained, if the results of the monitoring shows it is sustainable for the fore dunes;
- limited development and activities - it is intended that no further recreational or tourism developments are to be established in the area;
- improved landscape and built form - the landscaping in this area will be designed to cope with the high level of seasonal visitation and low levels of watering and nutrient, and will enhance and protect the natural environment. The built form will be encouraged to improve and gradually develop a local style which reflects the nature-based holiday setting. It should also reflect the Island's re-positioning away from the lowest end of the domestic market into a family-oriented sector; and
- domestic pets - domestic pets are incompatible with the values of this area.

5.8 Precinct 8: Intent for Jumpinpin

The intent for this precinct is to protect its nature conservation values. The Jumpinpin Precinct is located to the north of the northern boundaries of the North West Conservation Precinct and the Northern Conservation and Access Area, and encompasses the northern tip of the Island.

This precinct is most recognised for its prime conservation values. The most important natural features of this precinct include the moving sand banks and channels, and the wader bird habitats which incorporate open areas for migrating and nesting bird populations.

Significant measures must be taken for the protection of the habitats in this precinct.

Processes to ensure the conservation and protection of the habitats relating to the migrating and nesting bird populations and the moving sand banks and channels include:

- limitation of structures - structures other than for the purposes of signs associated with interpretive and management functions are not appropriate in this area, as it is one of the least stable areas of the Island and should be recognised as a 'no go' area;
- limited activities - due to the fragility of the open areas which are used by migrating and nesting bird populations and wading birds, there should be limited human access. In addition, recreation and tourism activities will be limited to low impact day tripping activities, with camping restricted to campsites. Dredging is also incompatible with the values of this precinct;
- contained camping grounds - camping will be contained within the specified camping site, so as to minimise any negative impacts from camping on the relatively fragile environment. Any water supply or sewage disposal facilities will be in accordance with appropriate environmental standards;
- relative instability - the nature and mobile character of this area is to be recognised and reinforced, through appropriate signage; and
- limited accessibility - the level of vehicle accessibility is to be sufficient to provide adequate bushfire management. Pedestrian access is not to be facilitated. Access to areas, identified as critical habitats to particular species will be restricted from time to time.

5.9 Precinct 9: Intent for North West Conservation

The intent for this precinct is to conserve and protect its important nature conservation values. The North West Conservation Precinct is located along the western coastline of the Island, between the Couran Tourist Precinct and the Jumpinpin Precinct.

This precinct is a particularly significant area in which birds and fish breed and feed.

Processes to protect the habitats within this precinct, in relation to the bird and fish populations, include:

- recreational activities - with the exception of recreational fishing, recreation and tourism activities are incompatible. In particular, dredging is to be avoided;
- accessibility - there are currently only low levels of accessibility from small craft to this area and this is to be preserved; and
- development - any structures other than for the purposes of navigational aids are not encouraged within this undeveloped area.

6.0 SOUTH STRADBROKE ISLAND LOCAL AREA PLAN TABLE OF DEVELOPMENT

Note: This table must be read in conjunction with the explanation provided in Part 6, Division 1, Chapter 2 - Using Local Area Plans

A: MATERIAL CHANGE OF USE			
EXEMPT	SELF ASSESSABLE	CODE ASSESSABLE	IMPACT ASSESSABLE
Precinct 1 - Seaway			
Conservation (natural area management) Low-Impact Telecommunications Facility Park	Temporary use	Public Convenience in compliance with an adopted management plan Telecommunications Facilities n.e.i.	Recreation Facility
Precinct 2 - South Currigee Conservation Area and Precinct 6 - Northern Conservation Area			
Conservation (natural area management) Low-Impact Telecommunications Facility Park	Temporary Use	Camping Ground in compliance with an adopted management plan Public Convenience In Compliance With An Adopted Management Plan Telecommunications Facilities n.e.i.	Recreation Facility
Precinct 3 - North Currigee			
Conservation (natural area management) Park	Temporary Use	Camping Ground in compliance with an adopted Management Plan Public Convenience In compliance with an adopted Management Plan Telecommunications Facilities n.e.i.	Detached Dwelling Recreation Facility
Precinct 4 - Central Conservation Area			
Conservation (natural area management) Low-Impact Telecommunications Facility Park	Temporary Use	Telecommunications Facilities n.e.i.	
Precinct 5 - Couran Tourist Area			
Conservation (natural area management) Low-Impact	Temporary Use	Camping Ground in compliance with an adopted management	Detached Dwelling Recreation Facility Tourist Resort

A: MATERIAL CHANGE OF USE			
EXEMPT	SELF ASSESSABLE	CODE ASSESSABLE	IMPACT ASSESSABLE
Telecommunications Facility Park		plan Public Convenience In Compliance With An Adopted Management Plan Telecommunications Facilities n.e.i.	
Precinct 7 - Tipplers Passage			
Conservation (natural area management) Low-Impact Telecommunications Facility Park	Temporary Use	Camping Ground in compliance with an adopted management plan Public Convenience in Compliance With An Adopted Management Plan Telecommunications Facilities n.e.i.	Detached Dwelling Recreation Facility Tourist Resort
Precinct 8 - Jumpinpin			
Conservation (natural area management) Low-Impact Telecommunications Facility Park	Temporary Use	Camping Ground in compliance with an adopted management plan Public Convenience in Compliance With An Adopted Management Plan Telecommunications Facilities n.e.i.	
Precinct 9 - North West Conservation Precinct			
Conservation (natural area management) Low-Impact Telecommunications Facility Park	Temporary Use	Telecommunications Facilities n.e.i.	

B: MATERIAL CHANGE OF USE OVERLAY PROVISIONS			
EXEMPT	SELF ASSESSABLE	CODE ASSESSABLE	IMPACT ASSESSABLE
Material Change of Use involving Building Work that:			
			exceeds one storey in height.
			exceeds a residential density of one dwelling per 8,000m ² of site area
	is located in a Medium or High Potential Bushfire Hazard Area as identified on Overlay Map OM10 - Potential Bushfire Hazard Areas and complies with the Acceptable Solutions of	is located in a Medium or High Potential Bushfire Hazard Area as identified on Overlay Map OM10 - Potential Bushfire Hazard Areas and alternative solutions to the Acceptable	

B: MATERIAL CHANGE OF USE OVERLAY PROVISIONS			
EXEMPT	SELF ASSESSABLE	CODE ASSESSABLE	IMPACT ASSESSABLE
Material Change of Use involving Building Work that:			
	Constraint Code 2 - Bushfire Management Areas.	Solutions of Constraint Code 2 - Bushfire Management Areas are proposed.	
	is on a site identified on Overlay Map OM13 - Building Setback Line from Canals and Waterways as being affected by a waterway setback building setback and is in compliance with the Acceptable Solutions of Constraint Code 3 - Canals and Waterways	is on a site identified on Overlay Map OM13 - Building Setback Line from Canals and Waterways as being affected by a waterway building setback and alternative solutions to the Acceptable Solutions of Constraint Code 3 - Canals and Waterways are proposed	
		is on or adjoins a site listed on the Queensland Heritage Register (Queensland Heritage Act 1992) or the Register of the National Estate (Australian Heritage Commission Act 1975) or the National Trust of Queensland list	
		is within or adjoins an allotment containing places, sites, or landscapes of indigenous cultural heritage significance listed on the Queensland Heritage Register - Cultural Records (Landscapes Queensland and Queensland Estate) Act 1987; OR is located on land which is the subject of a native title claim; OR is located on land that is known to the owner of the land and/or the developer to be of indigenous cultural heritage value	
			would result in a residential dwelling being located within 500 metres of a lot containing an extractive industry operation or

B: MATERIAL CHANGE OF USE OVERLAY PROVISIONS			
EXEMPT	SELF ASSESSABLE	CODE ASSESSABLE	IMPACT ASSESSABLE
Material Change of Use involving Building Work that:			
			resource (hard rock quarrying) or within 200 metres of a lot containing an extractive industry operation or resource (sand and gravel operations) as defined on Overlay Map OM23 - Extractive Resources

C: OPERATIONAL WORK - CHANGES TO GROUND LEVEL			
EXEMPT	SELF ASSESSABLE	CODE ASSESSABLE	IMPACT ASSESSABLE
Operational Work that involves extraction, excavation or fill that:			
		exceeds a volume of 100 cubic metres of fill or excavation or is closer than 20 metres from the allotment boundary	
	is on a site located on a Medium or High Potential Bushfire Hazard Area as identified on Overlay Map OM10 - Potential Bushfire Hazard Areas , and complies with the Acceptable Solutions of Constraint Code 2 - Bushfire Management Areas	is on a site located in a Medium or High Potential Bushfire Hazard Area as identified on Overlay Map OM10 - Potential Bushfire Hazard Areas , and alternative solutions to the Acceptable Solutions of Constraint Code 2 - Bushfire Management Areas are proposed	
	is on a site identified on Overlay Map OM13 - Building Setback Line from Canals and Waterways as being affected by a waterway building setback, and is in compliance with the Acceptable Solutions of Constraint Code 3 - Canals and Waterways	is on a site identified on Overlay Map OM13 - Building Setback Line from Canals and Waterways as being affected by waterway building setback, and	

C: OPERATIONAL WORK - CHANGES TO GROUND LEVEL			
EXEMPT	SELF ASSESSABLE	CODE ASSESSABLE	IMPACT ASSESSABLE
Operational Work that involves extraction, excavation or fill that:			
		alternative solutions to the Acceptable Solutions of Constraint Code 3 - Canals and Waterways are proposed is within or adjoins an allotment containing places, sites, or landscapes of indigenous cultural heritage significance listed on the Queensland Heritage Register - Cultural Records (Landscapes Queensland and Queensland Estate) Act 1987 ; OR is located on land which is the subject of a native title claim; OR is located on land that is known to the owner of the land and/or the developer to be of indigenous cultural heritage value	

D: OPERATIONAL WORK - ADVERTISING DEVICES			
EXEMPT	SELF ASSESSABLE	CODE ASSESSABLE	IMPACT ASSESSABLE
	Advertising Device that is not internally illuminated nor animated, and where the total area of signage per street frontage does not exceed the following, for each precinct: Precinct 1: 1m ² Precinct 2: 1m ² Precinct 3: 0.6m ² Precinct 4: 1m ² Precinct 5: 5m ² Precinct 6: 1m ² Precinct 7: 5m ² Precinct 8: 1m ² Precinct 9: 1m ²	Advertising Device n.e.i.	

E: OPERATIONAL WORK - INFRASTRUCTURE AND LANDSCAPE WORK			
EXEMPT	SELF ASSESSABLE	CODE ASSESSABLE	IMPACT ASSESSABLE
Minor Landscape Work		Landscape Work n.e.i.	
Landscape Work associated with a detached dwelling or a Caretaker's Residence.		Works for Infrastructure	

F: OPERATIONAL WORK - VEGETATION CLEARING			
EXEMPT	SELF ASSESSABLE	CODE ASSESSABLE	IMPACT ASSESSABLE
Vegetation Clearing that:			
	<p>results in the removal of, or damage to, vegetation that is equal to, or in excess of, 40 centimetres in girth (circumference) measured at 1.3 metres above average ground level and complies with the Acceptable Solutions of Specific Development Code 36 - Vegetation Management;</p> <p>OR</p> <p>results in the removal of, or damage to, vegetation that is equal to, or in excess of, four metres in height and complies with the Acceptable Solutions of Specific Development Code 36 - Vegetation Management</p>	<p>results in the removal of, or damage to, vegetation that is equal to, or in excess of, 40 centimetres in girth (circumference) measured at 1.3 metres above average ground level and complies with the Acceptable Solutions of Specific Development Code 36 - Vegetation Management;</p> <p>OR</p> <p>results in the removal of, or damage to, vegetation that is equal to, or in excess of, four metres in height and complies with the Acceptable Solutions of Specific Development Code 36 - Vegetation Management</p>	

G: RECONFIGURING A LOT			
EXEMPT	SELF ASSESSABLE	CODE ASSESSABLE	IMPACT ASSESSABLE
Reconfiguring a Lot that:			
		<p>results in no lots with an area less than 8,000m²</p> <p>OR</p> <p>entails only a Community Title Subdivision (including Standard Format Plans and/or Volumetric Lots) or a Volumetric Lot within a building, or a leasehold subdivision of an existing or approved development</p>	<p>results in at least one lot with an area less than 8,000m²</p>
			would create the

G: RECONFIGURING A LOT			
EXEMPT	SELF ASSESSABLE	CODE ASSESSABLE	IMPACT ASSESSABLE
Reconfiguring a Lot that:			
			potential for a residential dwelling to be located within 500 metres of a lot containing an extractive industry operation or resource (hard rock quarrying) or within 200 metres of a lot containing an extractive industry operation or resource (sand and gravel operations) as defined on Overlay Map23 - Extractive Resources .

7.0 RELEVANT CODES

Codes relevant for development assessment in the South Stradbroke Island LAP are listed below. The Place Code applies in all cases. A Specific Development Code will only apply if that specific development is proposed. A Constraint Code will only apply where the proposed development is directly impacted by the constraint that is the subject of that code.

7.1 Self Assessable Development

The following codes apply to development that is self assessable in South Stradbroke Island LAP area.

PLACE CODE	SPECIFIC DEVELOPMENT CODES	CONSTRAINT CODES
South Stradbroke Island LAP Place Code	2 Advertising Devices 34 Temporary Use 36 Vegetation Management	2 Bushfire Management Areas 3 Canals and Waterways 4 Car Parking, Access and Transport Integration 8 Flood Affected Areas 10 Nature Conservation 11 Ocean Front Land

7.2 Material Change of Use

The following codes apply to development that is code or impact assessable **Material Change of Use**

PLACE CODE	SPECIFIC DEVELOPMENT CODES	CONSTRAINT CODES
South Stradbroke Island LAP Place Code	4 Animal Husbandry 5 Aquaculture 6 Attached Dwellings and Medium Detached Dwellings 13 Detached Dwellings 21 Landscape Work 33 Telecommunications Facilities 37 Vegetation Management 38 Working from Home 39 Works for Infrastructure	2 Bushfire Management Areas 3 Canals and Waterways 4 Car Parking, Access and Transport Integration 5 Cultural Heritage (Historic) 6 Cultural Heritage (Indigenous) 8 Flood Affected Areas 9 Natural Wetland Areas and Natural Waterways 10 Nature Conservation 11 Ocean Front Land

PLACE CODE	SPECIFIC DEVELOPMENT CODES	CONSTRAINT CODES
		13 Road Traffic Noise Management 14 Sediment and Erosion Control 17 Unsewered Land

7.3 Operational Work - Changes to Ground Level

The following codes apply to development that is self or code assessable **Operational Work - Changes to Ground Level** - extracting gravel, rock, sand or soil from the place where it occurs naturally or excavating or filling that materially affects premises or their use in the South Stradbroke Island LAP area.

PLACE CODE	SPECIFIC DEVELOPMENT CODES	CONSTRAINT CODES
South Stradbroke Island LAP Place Code	11 Changes to Ground Level and Creation of New Waterbodies	2 Bushfire Management Areas 3 Canals and Waterways 4 Car Parking, Access and Transport Integration 6 Cultural Heritage (Indigenous) 8 Flood Affected Areas 9 Natural Wetland Areas and Natural Waterways 10 Nature Conservation 11 Ocean Front Land 14 Sediment and Erosion Control

7.4 Operational Work - Advertising Devices, Landscape Work and Infrastructure

The following codes apply to development that is code assessable **Operational Work - Advertising Devices** (placing an Advertising Device on premises), **Landscape Work** (undertaking Landscape Work in on, over or under premises that materially affects premises or their use) or **Infrastructure** (undertaking Works for Infrastructure) in the South Stradbroke Island LAP area.

PLACE CODE	SPECIFIC DEVELOPMENT CODES	CONSTRAINT CODES
South Stradbroke Island LAP Place Code	2 Advertising Devices 21 Landscape Work 39 Works for Infrastructure	2 Bushfire Management Areas 3 Canals and Waterways 4 Car Parking, Access and Transport Integration 5 Cultural Heritage (Historic) 6 Cultural Heritage (Indigenous) 8 Flood Affected Areas 9 Natural Wetland Areas and Natural Waterways 10 Nature Conservation 11 Ocean Front Land 14 Sediment and Erosion Control

7.5 Operational Work - Vegetation Clearing

The following codes apply to development that is code assessable **Operational Work - Vegetation** in the South Stradbroke Island LAP area.

PLACE CODE	SPECIFIC DEVELOPMENT CODES	CONSTRAINT CODES
South Stradbroke Island LAP Place Code	36 Vegetation Management	2 Bushfire Management Areas 5 Cultural Heritage (Historic) 6 Cultural Heritage (Indigenous)

		9 Natural Wetland Areas and Natural Waterways 10 Nature Conservation 11 Ocean Front Land 14 Sediment and Erosion Control
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7.6 Reconfiguring a Lot

The following codes apply to development that is code or impact assessable **Reconfiguring a Lot** in South Stradbroke Island LAP area.

PLACE CODE	SPECIFIC DEVELOPMENT CODES	CONSTRAINT CODES
South Stradbroke Island LAP Place Code	11 Changes to Ground Level and Creation of New Waterbodies 21 Landscape Work 28 Reconfiguring a Lot 36 Vegetation Management 39 Works for Infrastructure	2 Bushfire Management Areas 3 Canals and Waterways 4 Car Parking, Access and Transport Integration 5 Cultural Heritage (Historic) 6 Cultural Heritage (Indigenous) 8 Flood Affected Areas 9 Natural Wetland Areas and Natural Waterways 10 Nature Conservation 11 Ocean Front Land 13 Road Traffic Noise Management 14 Sediment and Erosion Control 17 Unsewered Land

8.0 SOUTH STRADBROKE ISLAND LAP PLACE CODE

8.1 Purpose

This Place Code seeks to ensure that the scale and density of all development, in particular the construction of resort and tourist facilities, is consistent with the desired built form character for the developed areas, can be visually integrated with the natural setting of South Stradbroke Island and is environmentally sustainable.

8.2 Application

8.2.1 South Stradbroke Island LAP Place Code applies to development indicated as self, code or impact assessable in South Stradbroke Island LAP Table of Development at **Clause 6.0** of this LAP.

8.2.2 Performance Criteria PC1-PC32 apply to all code and impact assessable development in this LAP. For development identified as self assessable in **Clause 6.0**, only the Acceptable Solutions to Performance Criteria PC1-PC6 apply.

8.3 Development Requirements

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS
DEVELOPMENT THAT IS SELF ASSESSABLE, CODE ASSESSABLE OR IMPACT ASSESSABLE	
BUILDING HEIGHT	
PC1 All buildings must be limited in height to complement the surrounding built form, landscape work and terrain.	AS1 The maximum building height is one storey.
PC2 All structures must be limited to a height consistent	AS2 The maximum height for all structures does not

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS
with their intended use and conform with surrounding built form, landscape work and terrain.	exceed R.L.8 metres on AHD.
ACCOMMODATION DENSITY	
PC3 All hotels, other tourist accommodation establishments and all residential dwelling developments must have an accommodation density consistent with the low rise, conservation character of South Stradbroke Island.	AS3.1 The maximum residential density does not exceed one dwelling per 8,000m ² . OR AS3.2 The maximum residential density does not exceed one dwelling per lot
SITE COVERAGE	
PC4 The building bulk of individual developments must be consistent with the role of South Stradbroke Island as an environmentally significant area.	AS4 The site coverage of any development does not exceed 10%.
BUILDING SETBACK	
PC5 All buildings must provide for setbacks from the street frontage and the side and rear boundaries which maintain a substantial physical and visual separation from the road frontage of the site and from any buildings on adjoining sites.	AS5.1 The minimum frontage setback to any street is six metres. AS5.2 The minimum building setback from any side or rear boundary is 1.5 metres.
VEHICULAR CROSSINGS	
PC6 Vehicular crossings associated with the development must be designed and constructed to ensure: <ul style="list-style-type: none"> a) a safe footpath environment; b) safe vehicular access to the property; c) appropriate hydraulic performance of the stormwater infrastructure; d) no damage to vehicle or road infrastructure; e) minimal loss of on-street parking spaces; f) continued amenity of the neighbourhood. 	AS6 The vehicular crossing is provided and designed in accordance with Part 10, Division 1 - Standard Drawings: <ul style="list-style-type: none"> • Drawing No. 59213 (Rural Access with Pipe Crossing); • Drawing No. 59217 (Driveway and Verges Low Density Residential); • Drawing No. 59218 (Driveways Industrial, Commercial and Multi-Unit Residential). <p><i>Note: All vehicular crossings require an approval in accordance with Local Law No 11 - Roads and Malls.</i></p>
DEVELOPMENT THAT IS CODE ASSESSABLE OR IMPACT ASSESSABLE	
SITING	
PC7 All buildings and associated structures must be designed and sited to complement the natural landscapes and topographical features of the surrounding area, to contribute to the adopted landscape theme for the site, to reduce potential conflicts between uses having regard to by a site analysis, prepared in accordance with Planning Scheme Policy 17 - Site Analysis.	AS7 No acceptable solution provided.
PC8 The layout of the site must provide a clear separation between the public access areas and the areas set aside for servicing the building	AS8 No acceptable solution provided.
BUILDING APPEARANCE AND DESIGN	
PC9 The design and construction of buildings and ancillary structures must be visually integrated with the natural setting, and shall be compatible with the environmental qualities of the Island.	AS9 All buildings and structures use appropriate stylistic features, devices and materials, finishes and colours, to contribute to the predominantly natural character of the precinct area.

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS
ADVERTISING DEVICES	
PC10 In all precincts, signage must be minimised, and designed and located to avoid visual clutter.	AS10 All signs are consistent with the provisions of Specific Development Code 2 - Advertising Devices for development in the Public Open Space Domain .
LANDSCAPE WORK	
PC11 All land must be landscaped or managed to present a cohesive character that complements or enhances the Gold Coast City image.	AS11 A Landscape Concept Plan for the site is prepared, adopted and applied as a master document that guides the development and maintenance of the entire site to a consistent landscape theme.
PC12 The natural ecosystems on the Island must be enhanced by landscaping.	AS12.1 Exotic species are not used on the Island. AS12.2 Revegetate, wherever possible, with species endemic to the area.
PC13 Landscape work must be consistent with the management of identified environmental impacts on the Island.	AS13 All areas identified as a buffer zone to help to accommodate fluctuations of the shore line and erosion by the sea are managed consistent with Planning Policy 15 - Management of Coastal Dune Areas .
LAND RECLAMATION	
PC14 The integrity of the Broadwater, particularly in terms of its habitat values, estuarine function and scenic values, must be maintained and respected by any new development.	AS14.1 Any reclamation of land is restricted to rationalisation of the existing shoreline, with no net loss of the water area of the Broadwater. AS14.2 Sand reserves within the Broadwater are to be used for beach nourishment and dune strengthening, and not for commercial purposes.
STRUCTURES IN THE TIDAL ZONE	
PC15 Any proposal incorporating marina facilities or land reclamation must ensure that the likely affect of the proposal on at least the following matters is managed to protect the environment:	AS15 No acceptable solutions provided.
<ul style="list-style-type: none"> a) water quality in the vicinity of the site; b) hydrodynamics of the Broadwater; c) marine animals; d) marine vegetation; e) marine navigation; f) aesthetic appearance; g) public amenity. 	
PC16 Any marina or pier development must be designed to ensure there is no excessive intrusion into the Broadwater.	AS16 The erection of any building or structure on marine or pier development is limited in size to ensure minimal visual impact, and the use shall be restricted to ancillary activities associated with the operation of the marina.
LOT SIZE (FOR SUBDIVISION ONLY)	
PC17 All allotments must be of sufficient size to assist in retaining a predominantly open space character for South Stradbroke Island.	AS17.1 The minimum allotment size in is no less than 8,000m ² .
AMENITY PROTECTION	
PC18	AS18

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS
<p>The proposed use must not detract from the amenity of the local area, having regard, but not limited, to the impact of:</p> <ul style="list-style-type: none"> a) noise; b) hours of operation; c) traffic; d) lighting; e) signage; f) visual amenity; g) privacy; h) odour and emissions. 	<p>No acceptable solution provided.</p>
<p>PC19 The proposed development must take into account and seek to ameliorate any negative aspects of the existing amenity of the local area, having regard, but not limited, to the existing impact of:</p> <ul style="list-style-type: none"> a) noise; b) hours of operation; c) traffic; d) lighting; e) signage; f) visual amenity; g) privacy; h) odour and emissions. 	<p>AS19 No acceptable solution provided.</p>
<p>PC20 Motor vehicles must be discouraged on the Island.</p>	<p>AS20 No provision is made for vehicles, except for fire emergency access.</p>
<p>PC21 Ancillary activities on the site, such as storage of goods or materials in open areas, must be presented in a manner which does not detract from the visual amenity of the local area.</p>	<p>AS21.1 All open storage areas for vehicles, machinery, goods and materials used on the site are located no closer than three metres from either the main street frontage or the waterfront boundary. AS21.2 All open storage areas are effectively screened with a buffer screen or fence.</p>
<p>PC22 All developments must ensure that the water quality of the local waterways is not degraded.</p>	<p>AS22 Marine developments which are capable of berthing six vessels or more provide sewage pump out facilities to acceptable industry standards. In addition, separate facilities for disposal of other liquid wastes, including contaminated bilge water, are provided.</p>
PUBLIC CONVENIENCE FACILITIES WITHIN BUILDINGS	
<p>PC23 Commercial developments must include public convenience facilities, where there is a need for their provision.</p>	<p>AS23 Where provided, public toilet facilities are open and readily accessible to the general public during retail trading hours or other trading hours relevant to the development.</p>
BUILDING SERVICES	
<p>PC24 Adequate facilities for servicing of the development with a refuse disposal service must be provided to meet the needs of the development.</p>	<p>AS24 Provision is made for the storage of refuse on site and suitable access for the removal of refuse.</p>
ENVIRONMENTAL STANDARDS	
<p>PC25 No further building approvals will be given without imposing environmental conditions to control and improve water quality, which include monitoring of water quality and quantity.</p>	<p>AS25.1 New development proposals are accompanied by submission of complete groundwater modelling and monitoring for the Island conditions. AS25.2</p>

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS
	<p>Increased commercial and recreational water activities to prevent detrimental impacts on water quality.</p> <p>AS25.3 Prevent the discharge of raw sewage from pleasure craft using waterways adjacent to the Island is prevented.</p>
<p>PC26 Management strategies for environmental issues, such as sewage and groundwater pollution, must ensure that shock loadings can be satisfactorily managed.</p>	<p>AS26.1 Systems are designed for the peak periods of Island recreation and tourist usage, approximately 15 days per year.</p> <p>AS26.2 Environmental standards of existing camping grounds are upgraded.</p> <p>AS26.3 Limits/caps on total numbers of campers are identified.</p> <p>AS26.4 Design ensures that demands for rubbish removal during peak periods are met.</p>
<p>PC27 The locations of anchorages and landing areas are environmentally acceptable.</p>	<p>AS27 No acceptable solution provided.</p>
<p>PC28 Further fragmentation of habitat is prevented.</p>	<p>AS28.1 Appropriate buffers to protect habitats are provided in the development.</p> <p>AS28.2 Access to areas of known high habitat values is limited by design.</p> <p>AS28.3 Fire management strategies are used to achieve optimal fauna and flora conditions.</p>
	<p>AS28.4 Environmental rehabilitation projects are included in the development.</p>
<p>PC29 Groundwater resources on the Island are of a standard fit for human consumption.</p>	<p>AS29 No acceptable solution provided.</p>
<p>PC30 Pests and non-native species are controlled.</p>	<p>AS30 Revegetating areas are fenced to control wallaby population.</p>
<p>PC31 Damage by pedestrians is minimised.</p>	<p>AS31.1 Pedestrian access across dunes is designated in the development to minimise impacts.</p> <p>AS31.2 Signs are erected directing pedestrians to stay on designated access tracks.</p> <p>AS31.3 A clear set of paths and some interpretive features are provided for day trippers, where appropriate.</p>
<p>PC32 Further degradation on denuded or reclaimed land is prevented.</p>	<p>AS32 The development provides for the revegetation of denuded or reclaimed land.</p>