



Part 6 Local Area Plans

Division 2 Local Area Plans

Chapter 13 East Coomera/Yawalpah Conservation

1.0 Intent

The purpose of this Local Area Plan (LAP) is to provide planning and management provisions that protect the environmental and Aboriginal cultural heritage values of the area, whilst facilitating some rural activities and low impact tourist and recreational development that is compatible with, and complementary to, the enjoyment of the area's natural assets. Accordingly, this LAP seeks to:

- protect, rehabilitate and enhance the existing natural features of the area;
- ensure that any development undertaken within the area has no adverse impacts on the environmental values of the adjoining Moreton Bay Marine Park and Ramsar Site;
- facilitate opportunities for ecologically sustainable tourism and recreation ventures that provide improved access to and enjoyment of Southern Moreton Bay and its environs;
- protect the scenic amenity values of the area; and
- protect the agricultural values of those parts of the area that are not of conservation significance but are significant to the local sugar cane industry.

At the time of preparing this LAP, the Department of Environment and Heritage was in the process of formulating the **Regional Coastal Management Plan** for South East Queensland. The requirements resulting from that plan and the information obtained as part of the plan preparation process are likely to warrant a further review of this 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 East Coomera/Yawalpah LAP Map 13.1 – 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 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 **East Coomera/Yawalpah Conservation 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 protection of indigenous cultural heritage values and enhancement of the existing ecological and landscape values within the LAP area, in particular:
 - its biological diversity and the habitat value of its floristic communities, particularly those that support rare, vulnerable or endangered species;
 - the protection and enhancement of the ecological values of the Moreton Bay Marine Park and Ramsar Site;
 - the facilitation of ecologically sustainable development that supports the environmental values of the area by providing improved access to natural areas, increased understanding of natural processes, and increased opportunities for recreational pursuits;
 - the protection of the area's scenic amenity and landscape character values (refer to **DEO Ecol.1**).

4.0 Local Area Features

The Coomera/Yawalpah Conservation Area comprises relatively flat to undulating coastal lowlands and wetlands that adjoin the Moreton Bay Marine Park which, in this area, includes reserves for fisheries purposes and wetlands of international significance that form part of the Moreton Bay Ramsar Site. The LAP area is generally fringed by tidal wetlands (except in the west and adjacent to



Tooraneedin Village), and it contains two coastal ridges that define the centrally located McCoy's Creek catchment.

Similar mainland coastal areas of South East Queensland have largely been developed for either urban land uses or agriculture and, in this context, the remaining lowland eucalypt, casuarina and melaleuca communities within the LAP area are regionally significant in terms of habitat and biological diversity. They are also of significance in protecting the environmental values of the adjacent tidal wetland systems.

Accordingly, the LAP area forms part of one of five 'large habitat systems' designated in the Nature Conservation Strategy as being the 'crucial cornerstones' of the strategy. The particular large habitat system is the Coastal Islands and Estuarine Areas, and the general intent is to maintain the function and integrity of the existing vegetation cover. The LAP area also adjoins areas designated by the Nature Conservation Strategy as 'major linkages', being along the Pimpama and Coomera Rivers and a westward extension of the McCoy's Creek corridor.

The area's location on the edge of the Marine Park and in close proximity to the major urban areas of the City and Brisbane means that it is well positioned to attract tourists and nature-based recreational visitors, as envisaged by the City's Tourism Strategy. Its unique physical features also make it a valuable landscape and character element within the local area that provides a green backdrop to the urban areas of Hope Island and frames the cane lands to the north.

4.1 Land Use and Development

Conservation of the area's ecological and landscape values is of paramount importance and development should only be permitted where it does not compromise those values and where it is supportive of them, in terms of enhancing the natural environment or the visitor's enjoyment of it. Any development undertaken should therefore ensure that it does not impact upon significant vegetation, or compromise water quality or visual amenity and character.

The most appropriate form of development is nature-based tourist and recreational development that broadens the range of opportunities for enjoyment of the natural environment and the visitor's understanding and appreciation of it. This may include tourist accommodation development where it is at low densities and designed not to intrude upon the natural landscape. Accordingly, ecotourism facilities and other forms of nature-based tourist accommodation, in the least environmentally sensitive locations, are appropriate. Kingfisher Bay Resort on Fraser Island and Couran Cove on South Stradbroke Island are two examples of the theme and mix of development that is most suitable. The desired form of development includes tourist accommodation, tourist shops, recreation facilities and resort housing in an integrated, environmentally themed, low density development.

Where able to be developed within the environmental guidelines contained in this LAP, other tourist and recreational facilities may also be satisfactory in areas, where the natural vegetation has previously been substantially removed. In addition, single detached dwellings and associated development may be permitted on individual allotments that do not have high conservation values. However, the tree clearing requirements of Council's **Vegetation Management Local Law No. 6** and **Specific Development Code 36 – Vegetation Management** will be rigidly applied, and property owners will be encouraged to conserve native vegetation through the application of the voluntary incentives and management principles contained in Council's **Nature Conservation Strategy**.

Residential development choices are therefore limited to either tourist accommodation or rural living, and residential development of a conventional suburban nature is not envisaged, with the exception of the area bounded by Tooraneedin Road, Coleman Road and Yawalpah Road. Development within these areas shall be in accordance with the approved **Master Plan** for the **Coomera Waters Development**.

Accordingly, the area will not provide schools or other services normally expected in the urban areas. At all times, a rural or park living character will be maintained. Residential development must therefore be clearly recognisable as being of a similar nature and character to that in the rural/nature conservation areas of the city, perhaps with small, scattered pockets of park living development, adjacent to areas set aside for nature conservation purposes. Similarly, tourist accommodation must be designed and located to facilitate small pockets of development that blend into the natural landscape.



Some parts of the LAP area are designated on **Overlay Map OM2 – Good Quality Agricultural Land**, to preserve the ongoing viability of good quality agricultural land together with its associated rural economic activities. Agricultural pursuits in these areas should reflect environmental best practice, and incorporate local endemic vegetation buffers to wetland systems and stormwater detention ponds.

A water reclamation plant is proposed adjacent to the north-west corner of the LAP area, as part of the implementation of the Council's **Northern Wastewater Strategy**. In accordance with that strategy, it is possible that artificial wetlands will be constructed within the LAP area as part of the reclaimed water reuse component of the strategy. It is intended that these wetlands utilise highly treated reclaimed water to restore previously cleared and drained wetland areas to a natural condition, thereby improving the existing environmental values of such areas.

With all forms of development, core considerations will be the potential for adverse environmental impacts. Proposals will be required to demonstrate no impact on significant vegetation and best practice standards for stormwater and waste management. Bushfire management plans will also be necessary, and will be required to demonstrate not only how fire risk will be mitigated but also how the role of fire in sustaining natural ecosystems will be accommodated.

4.2 Valuable Features

Significant vegetation communities and other valuable features within the LAP area are described below.

4.2.1 Marine Wetlands

Marine wetlands occupy the inter-tidal area below the highest astronomical tide level. Most of these areas are included within the Moreton Bay Marine Park and are managed by the Department of Environment and Heritage and, where included in reserves for fisheries purposes, also by the Department of Primary Industries.

Valuable vegetation communities include mangroves, seagrass beds and salt marsh communities. These areas provide feeding and nursery grounds for fish and crustacea and, in the case of seagrass beds, are feeding areas for other species such as turtles and dugong. The sustainable management of these areas is of fundamental importance to the commercial and recreational fishing industry. The marine wetland systems are also of importance as feeding and roosting areas for a wide variety of birds, including migratory species protected under international agreements.

4.2.2 Terrestrial Wetlands

The major terrestrial wetland communities comprise sedge and paperbark swamps and casuarina (swamp oak) forests. These areas are highly significant for conservation, particularly where they are contiguous with the tidal wetland systems. In this regard, they support the functioning of the tidal wetlands by detaining and filtering overland water flows, supplying organic materials and nutrients, providing habitat continuity and diversity, and offering food and shelter to a wide range of fauna species. These areas also provide habitat to a number of rare or threatened fauna and flora species. Paperbark forests are also a major source of pollen and nectar and, as such, provide a major food source for a wide variety of species. Some of these areas will also accommodate expansion of tidal areas in the future, in the event of sea level rises.

4.2.3 Eucalypt Forests

Eucalypt forests within the LAP area mainly comprise bloodwood open, mixed melaleuca/eucalypt open and blackbutt open forests. These forests support ecologically valuable and poorly conserved vegetation communities, and provide important natural linkages between the coastal systems and forested areas to the west.

4.2.4 Landscape Elements

The landscape character of the area can essentially be summarised as that of a natural area comprising mangrove lined waterways, backed by low forested ridges, within a predominant rural setting. The area does not contain any features of regional visual significance, but the forested ridges and the mangrove and riparian vegetation are locally significant landscape and character features that reinforce topographic relief and provide a green backdrop to other parts of the City. The most significant of these landscape features are probably Diamond Head and the associated ridgeline along Coleman Road. These areas should be protected from visually intrusive development.



Within the LAP area, they are elevated viewpoints that facilitate views across the adjacent flat terrain and waterways. Other shorter views exist into areas of natural beauty. These viewpoints should be preserved and retained, wherever possible, for the benefit of the broader community.

4.2.5 Agricultural Land

A portion of the area is of significance to the Rocky Point Mill Cane Area and, as such, should be retained for sugar cane production. Good quality agricultural land in close proximity to the major urban centres is becoming increasingly scarce, and should be protected from development that compromises its agricultural potential, as required by **State Planning Policy 1/92**.

4.2.6 Indigenous Cultural Heritage

Assessments of Indigenous Cultural Heritage already undertaken demonstrate that the LAP area contains elements of significant Aboriginal cultural heritage value. On the basis of these assessments and others undertaken in similar areas, it is highly probable that other significant sites exist in the area. Among the cultural sites or materials already identified are shell middens believed to be among the oldest on the Gold Coast, vegetated areas accessed for their Aboriginal economic values, and various stone scatters indicative of camping sites. These values need to be adequately protected and conserved as part of any development process. Moreover, those cultural values yet to be revealed by surveys need to be identified early in the process of site planning, and adequately protected and conserved as part of any development process.

5.0 Precincts

The LAP area is to be managed on a sustainable basis as a total management unit. However, to achieve the DEOs, it is necessary to divide the LAP area into seven **Environmental Management Units (EMUs)** for planning purposes. These EMUs are as follows:

- a) Tidal and Intertidal Areas
- b) Areas Fringing Tidal and Intertidal Areas
- c) High Terrestrial Conservation Significance Areas
- d) Moderate Terrestrial Conservation Significance Areas
- e) Rehabilitation Areas
- f) Sugar Cane Areas
- g) Preferred Development Areas

The environmental management units are shown on **East Coomera/Yawalpah LAP Map 13.2 – Precincts**. A statement of intent is provided for each EMU and a Table of Development prescribes the nature of any application needed to establish particular types of development within each EMU. Where a particular development type is not included in the Table of Development or is precluded from a particular EMU, such development is considered undesirable or unacceptable within the LAP area or the particular EMU, as the case may be.

5.1 Environmental Management Unit 1 Intent for Tidal and Intertidal Areas

The Tidal and Intertidal Areas comprise waterways and wetlands up to the level of the highest astronomical tide. Most of these areas are contained within the Moreton Bay Marine Park and also represent Wetland Reserves or Fish Habitat Reserves declared pursuant to the provisions of the **Fisheries Act 1994**. Management of such areas rests with the state government and, in particular, the Department of Environment and Heritage and the Department of Primary Industries. Areas included within EMU 1 that are not contained within the Marine Park are intended to be managed in a similar manner to that of the adjoining Marine Park area.

The management intent for areas within the Marine Park is clearly expressed through the provisions of the Marine Parks (Moreton Bay) Zoning Plan. The tidal areas of McCoy's Creek are included within the Protection Zone of that plan, being a designation that affords the highest level of protection to the area's environmental values. Other areas are included within the Conservation Zone where the intent is to preserve the natural environment to the greatest possible extent, while facilitating some recreational activities. Some activities may only be undertaken subject to, and in accordance with, a Marine Park Permit or an approval granted under the **Fisheries Act 1994**. In all areas designated Tidal and Intertidal Areas, the intent will be to preclude all forms of development other than basic access facilities that meet the requirements of the state government. Council will not support any proposals for dredging, or similar works, in such areas or in adjacent waterways of conservation significance, such as the northern arm of the Coomera River.



5.2 Environmental Management Unit 2 Intent for Areas Fringing Tidal and Intertidal Areas

The continued viability of the marine wetlands relies not only upon the protection of the immediate vegetation community but also upon the preservation and enhancement of buffers around it. Those parts of the LAP area designated as areas Fringing Tidal and Intertidal Areas are intended to accommodate such buffers.

Accordingly, EMU 2 extends landward from the line of inundation resulting from the highest astronomical tide to a distance determined by Council as necessary to adequately facilitate the planning intent for the EMU. The actual width of areas included in this EMU will therefore vary, according to the particular circumstances, but will generally be at least 100 metres.

EMU 2 is intended to insulate intertidal areas from the effects of development, to accommodate the natural coastal processes of erosion and accretion, to facilitate expansion of marine wetlands as the result of 'greenhouse' influences, to help stabilise the foreshores, and to protect the visual amenity of the foreshores. Areas included in this designation are to be rehabilitated (if necessary) as part of the development process and dedicated as public open space. All existing local endemic vegetation is to be retained.

5.3 Environmental Management Unit 3 Intent for High Terrestrial Conservation Significance Areas

High Terrestrial Conservation Significance Areas represent land that contains particularly valuable terrestrial ecological communities, which, because of their integrity, diversity, habitat value and ecological role in adjacent wetland processes, warrant conservation in their natural state. Such areas generally expand upon the marine wetland systems by providing more complete open space corridors. Areas contained within this designation include the melaleuca and mixed paperbark/eucalypt communities of the McCoy's Creek and Pimpama River corridors.

It is intended that EMU 3 areas be protected in their natural state and rehabilitated (if necessary) as part of the development process. These areas will generally be required to be dedicated as public open space or otherwise adequately protected for conservation purposes. They present opportunities for nature based recreation and education, but will require active management to maintain and enhance their environmental values. All existing local endemic vegetation is to be retained, and development limited to low impact access facilities.

5.4 Environmental Management Unit 4 Intent for Moderate Terrestrial Conservation Significance Areas

Areas designated as Moderate Terrestrial Conservation Significance generally have one or more of the following environmental attributes:

- landscape significance as highly visible forested ridges;
- remnant bushland containing examples of poorly conserved vegetation communities;
- melaleuca communities, including areas of regrowth, where natural processes can be assisted through active management to restore regionally significant habitat;
- isolated fragments of remnant bushland with local habitat or landscape value; and
- natural vegetation communities buffering or otherwise forming part of corridors associated with wetland systems.

It is intended that areas included in EMU 4 will be predominantly retained in their natural state but that some environmentally sensitive development will be permitted, where it can be demonstrated that other values within the LAP area will not be threatened. Amongst other things, this generally means that the EMU's habitat value will not be significantly diminished, its biological diversity and significant floristic communities will not be threatened, its scenic quality will not be compromised and that development will not adversely impact upon adjoining or nearby areas of conservation value. Natural bushland areas will normally be maintained under conservation agreements and the like.

5.5 Environmental Management Unit 5 Intent for Rehabilitation Areas

Rehabilitation Areas comprise areas of tidal wetlands that have been previously disturbed and terrestrial areas, where opportunities exist to restore connectivity between vegetation remnants of conservation significance. These areas therefore offer significant opportunities to enhance existing environmental values.



It is intended that EMU 5 areas be rehabilitated to their original natural condition, through the planting of local endemic vegetation and, where necessary, through the restoration of original hydrological conditions. The rehabilitation of any tidal wetland areas would only be undertaken with the approval of relevant state government authorities. Terrestrial rehabilitation should seek to achieve a continuous canopy of local endemic vegetation that allows for the movement of wildlife and the interchange of pollen and seeds. Where EMU 5 areas extend over a road, works must be undertaken to facilitate the safest possible passage of wildlife via underpasses and the like. Low impact, small scale development may be appropriate within this EMU where other building sites do not exist and the broader planning intent can be satisfactorily implemented.

5.6 Environmental Management Unit 6 Intent for Sugar Cane Areas

Sugar Cane Areas represent areas of good quality agricultural land that do not support significant vegetation communities and that have the potential to be cultivated for the production of sugar cane.

It is intended that the agricultural value of these areas be protected and that they be utilised for sugar cane production. This intent supports **State Planning Policy 1/92 (Development and Conservation of Agricultural Land)** and a commitment by Council and state government to ensure the long term viability of the local sugar cane industry. Any primary production in these areas will be required to ensure that no adverse impacts result to the environmental values of the LAP area.

Single dwelling houses may be appropriate within this EMU where other house sites do not exist and the broader planning intent can be satisfactorily achieved.

5.7 Environmental Management Unit 7 Intent for Preferred Development Areas

These areas are less subject to development constraints and are therefore the preferred location for development that meets the planning intent of this LAP.

It is intended that these areas be developed in an environmentally sensitive manner to ensure minimal impact on the values of the LAP area. All development will be required to complement the planning intent of this LAP and to afford a high level of protection to the identified valuable features. Wherever possible, rehabilitation of the site, with local endemic native flora, should be undertaken to supplement existing natural areas and, in particular, to add wildlife corridors and other features that enhance the habitat values on the site.

6.0 East Coomera/Yawalpah Conservation 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
EMU 1 – Tidal and Intertidal Areas			
Conservation (natural area management) Low-Impact Telecommunications Facility Park Public Utility	Temporary Use	Telecommunications Facility n.e.i.	
EMU 2 – Areas Fringing Tidal and Intertidal Areas			
Conservation (natural area management) Low-Impact Telecommunications Facility Park Public Utility	Temporary Use	Telecommunications Facility n.e.i.	



Exempt	Self Assessable	Code Assessable	Impact Assessable
EMU 3 – High Terrestrial Conservation Significance Areas			
Conservation (natural area management) Low-Impact Telecommunications Facility Park Public Utility	Temporary Use	Telecommunications Facility n.e.i.	
EMU 4 – Moderate Terrestrial Conservation Significance Areas			
Conservation (natural area management) Family Day Care Home Home Office Low-Impact Telecommunications Facility Minor Change in the scale or intensity of an existing lawful use Park Public Utility	Temporary Use	Bed and Breakfast Caretaker's Residence Detached Dwelling Family Accommodation Home Occupation Telecommunications Facility n.e.i.	Cafe Ecotourism Facility Minor Tourist Facility Private Recreation Restaurant Tourist Cabins
EMU 5 – Rehabilitation Areas			
Conservation (natural area management) Family Day Care Home Office Low-Impact Telecommunications Facility Minor Change in the scale or intensity of an existing lawful use Park Public Utility	Temporary Use	Bed and Breakfast Caretaker's Residence Detached Dwelling Family Accommodation Home Occupation Telecommunications Facility n.e.i.	Ecotourism Facility Farm Forestry Minor Tourist Facility Private Recreation Restaurant Tourist Cabins
EMU 6 – Sugar Cane Areas			
Where occurring on a site not identified on OM2 - Good Quality Agricultural Land:			
Conservation (natural area management) Family Day Care Home Home Office Low-Impact Telecommunications Facility Minor Change in the scale or intensity of an existing lawful use Park Public Utility	Agriculture Animal Husbandry Detached Dwelling Temporary Use	Bed and Breakfast Caretaker's Residence Family Accommodation Farm Forestry Farm Stay Home Occupation Telecommunications Facility n.e.i. Wholesale Nursery	Aquaculture Ecotourism Facility Minor Tourist Facility Rural Industry



Exempt	Self Assessable	Code Assessable	Impact Assessable
Where occurring on a site identified on OM2 - Good Quality Agricultural Land:			
Conservation (natural area management) Family Day Care Home Home Office Low-Impact Telecommunications Facility Minor Change in the scale or intensity of an existing lawful use Park Public Utility	Agriculture Detached Dwelling Temporary Use	Farm Stay Home Occupation Telecommunications Facility n.e.i.	Aquaculture Rural Industry

EMU 7 – Preferred Development Areas

Conservation (natural area management) Family Day Care Home Home Office Low-Impact Telecommunications Facility Minor Change in the scale or intensity of an existing lawful use Park Public Utility	Agriculture Animal Husbandry Detached Dwelling Temporary Use	Bed and Breakfast Caretaker's Residence Family Accommodation Farm Forestry Farm Stay Home Occupation Telecommunications Facility n.e.i. Wholesale Nursery	Aquaculture Cafe Caravan Park Ecotourism Facility Indoor Recreation Facility Kennels Minor Tourist Facility Private Recreation Resort Hotel Restaurant Retail Nursery Rural Industry Tourist Cabins Tourist Facility Tourist Shop
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B: Material Change of Use Overlay Provisions

Exempt	Self Assessable	Code Assessable	Impact Assessable
Material Change of Use involving Building Work that:			
		exceeds two storeys in height level due to the inclusion of a partial third storey and the GFA of the partial storey does not exceed 50% of the GFA of the storey immediately below	exceeds two storeys in height (except for a partial third storey with less than 50% of the GFA of the storey immediately below)
			exceeds two dwellings per lot
	is located on a site nominated as a Medium, High or Very High Risk Area on Overlay Map 16 – Areas of Unstable Soils and Areas of Potential Land Slip Hazard , and complies with the Acceptable Solutions of Constraint	is located on a site nominated as a Medium, High or Very High Risk Area on Overlay Map 16 – Areas of Unstable Soils and Areas of Potential Land Slip Hazard , and alternative solutions to the Acceptable Solutions of	



Exempt	Self Assessable	Code Assessable	Impact Assessable
	<p>Code 16 – Steep Slopes or Unstable Soils</p>	<p>Constraint Code 16 – Steep Slopes or Unstable Soils are proposed</p>	
	<p>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 complies with the Acceptable Solutions of Constraint Code 2 – Bushfire Management Areas</p>	<p>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</p>	
	<p>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</p>	<p>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</p>	
		<p>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</p>	
		<p>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 and/or the developer to be of indigenous cultural heritage value</p>	



Exempt	Self Assessable	Code Assessable	Impact Assessable
			would result in a residential dwelling being 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 Map OM23 – Extractive Resources
	is on a site identified on the Domain Maps as being affected by Future Road Requirement and complies with the Acceptable Solutions of Constraint Code 4 – Car Parking, Access and Transport Integration	is on a site identified on the Domain Maps as being affected by Future Road Requirement and alternative solutions to the Acceptable Solutions of Constraint Code 4 – Car Parking, Access and Transport Integration are proposed	

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 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 and/or the developer to be of indigenous cultural heritage value	



D: Operational Work – Advertising Device

Exempt	Self Assessable	Code Assessable	Impact Assessable
	Advertising Device that is: a) not illuminated, nor animated, and where the total area of signage per street frontage does not exceed 0.6m ² in any precinct (or EMU); b) not visible from any State-controlled road	Advertising Devices 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:			
	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 ; OR 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	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 alternate solutions to the Acceptable Solutions of Specific Development Code 36 – Vegetation Management are proposed; OR results in the removal of, or damage to, vegetation that is equal to, or in excess of, four metres in height, and alternate solutions to the Acceptable Solutions of Specific Development Code 36 – Vegetation Management are proposed	results in the removal of, or damage to, vegetation over which a Vegetation Protection Order has been made by Council



G: Reconfiguring a Lot

Exempt	Self Assessable	Code Assessable	Impact Assessable
Reconfiguring a Lot that:			
		results in no lots with an area less than 20 hectares; OR 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	results in one or more lots with an area less than 20 hectares
			would create the 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 Map OM23 – Extractive Resources

7.0 Relevant Codes

Codes relevant for development assessment in the East Coomera/Yawalpah Conservation 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 the East Coomera/Yawalpah Conservation LAP area.

Place Code	Specific Development Codes	Constraint Codes
East Coomera / Yawalpah Conservation LAP Place Code	2 Advertising Devices 4 Animal Husbandry 13 Detached Dwellings 34 Temporary Use 36 Vegetation Management 38 Working From Home	2 Bushfire Management Areas 3 Canals and Waterways 4 Car Parking, Access and Transport Integration 8 Flood Affected Areas 10 Nature Conservation 16 Steep Slopes or Unstable Soils



7.2 Material Change of Use

The following codes apply to development that is code or impact assessable **Material Change of Use** in the East Coomera/Yawalpah Conservation LAP area.

Place Code	Specific Development Codes	Constraint Codes
East Coomera / Yawalpah Conservation LAP Place Code	4 Animal Husbandry 6 Attached Dwellings and Medium Density Detached Dwellings 7 Bed and Breakfast Tourist Accommodation 9 Caravan Parks 10 Caretaker's Residence 13 Detached Dwellings 14 Display Homes and Estate Sales Offices 15 Ecotourism Facility 16 Family Accommodation 17 Farm Forestry 18 Farm Stay 20 Kennels 21 Landscape Work 23 Low Rise Commercial Tourist Accommodation 25 Private Recreation 27 Retail and Related Establishments 29 Rural Industry 21 Landscape Work 33 Telecommunications Facilities 35 Tourist Cabins 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 13 Road Traffic Noise Management 14 Sediment and Erosion Control 16 Steep Slopes or Unstable Soils 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 East Coomera/Yawalpah Conservation LAP area.

Place Code	Specific Development Codes	Constraint Codes
East Coomera / Yawalpah Conservation 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 5 Cultural Heritage (Historic) 6 Cultural Heritage (Indigenous) 8 Flood Affected Areas 9 Natural Wetland Areas and Natural Waterways 10 Nature Conservation 14 Sediment and Erosion Control 16 Steep Slopes or Unstable Soils



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 East Coomera/Yawalpah Conservation LAP area.

Place Code	Specific Development Codes	Constraint Codes
East Coomera / Yawalpah Conservation 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 14 Sediment and Erosion Control 16 Steep Slopes or Unstable Soils

7.5 Operational Work – Vegetation Clearing

The following codes apply to development that is code assessable **Operational Work – Vegetation Clearing** in the East Coomera/Yawalpah Conservation LAP area.

Place Code	Specific Development Codes	Constraint Codes
East Coomera / Yawalpah Conservation 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 14 Sediment and Erosion Control 16 Steep Slopes or Unstable Soils

7.6 Reconfiguring a Lot

The following codes apply to development that is code or impact assessable **Reconfiguring a Lot** in the East Coomera/Yawalpah Conservation LAP area.

Place Code	Specific Development Codes	Constraint Codes
East Coomera / Yawalpah Conservation 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 13 Road Traffic Noise Management 14 Sediment and Erosion Control 16 Steep Slopes or Unstable Soils 17 Unsewered Land



8.0 East Coomera/Yawalpah Conservation LAP Place Code

8.1 Purpose

This Place Code seeks to maintain and enhance the open landscape character, natural features and the low population density settlement pattern of the East Coomera/Yawalpah Conservation LAP area. The code seeks to:

- maintain and enhance the recognised rural landscape quality;
- maintain important habitat areas and wildlife corridors within the domain;
- ensure the retention and productive use of the identified areas of Good Quality Agricultural Land and other natural resources; and
- ensure tourist and rural residential activity takes place at very low densities.

8.2 Application

8.2.1 The East Coomera/Yawalpah Conservation LAP Place Code applies to development indicated as self, code or impact assessable in the East Coomera/Yawalpah Conservation LAP Table of Development at **Clause 6.0** of this LAP.

8.2.2 Performance Criteria PC1-PC26 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-PC5 apply.

8.3 Development Requirements

Performance Criteria	Acceptable Solutions
Development that is Self Assessable, Code Assessable or Impact Assessable	
Building Height	
<p>PC1 All buildings must be of a height which is in keeping with the predominantly rural character of the surrounding area. Building height must not result in a significant loss of visual amenity.</p>	<p>AS1.1 The building has a maximum of two storeys. OR AS1.2 The height of buildings in each precinct does not exceed the maximums shown on East Coomera/Yawalpah LAP – Maximum Building Height.</p>
Accommodation Density	
<p>PC2 Accommodation density must be low to maintain and enhance the quality of rural landscape, farmland, nature conservation values, natural landscapes and the scenic coastal and estuarine environment.</p>	<p>AS2.1.1 The dwelling density is one detached dwelling per lot. OR AS2.1.2 The gross dwelling density for any site does not exceed four dwellings per hectare of land above the highest astronomical tide level, provided that land, included in EMU 1, 2, 3, 4 or 5, is secured for conservation purposes, in accordance with the intent for such areas. Note: Areas within EMU 1 are excluded from the calculation of residential density.</p>
Site Coverage	
<p>PC3 The site coverage of development must be consistent with the low density rural and nature conservation character of the surrounding area.</p>	<p>AS3.1.1 The site coverage of all buildings does not exceed 10% of the total site. OR</p>



Performance Criteria	Acceptable Solutions
	<p>AS3.1.2</p> <p>The development is for a detached dwelling, located within a lot that has been created by a residential subdivision approval (i.e. the lot is intended to be serviced by sewerage reticulation) and the development complies with the conditions of the subdivision approval and any subsequent operational works approval. Except where the earlier approval specifies otherwise, the site coverage does not exceed 50%.</p>
<p>Building Setback</p>	
<p>PC4</p> <p>All buildings must provide for setbacks from the street frontage and the side and rear boundaries of the site which are appropriate for:</p> <ol style="list-style-type: none"> the efficient use of the site; the rural character of the area; and the separation from neighbouring properties and from frontages to roads. 	<p>AS4.1.1</p> <p>The building is set back not less than ten metres from the frontage and at least three metres from any other boundary.</p> <p>OR</p> <p>AS4.1.2</p> <p>The development is for a detached dwelling, located within a lot that has been created by a residential subdivision approval (i.e. the lot is intended to be serviced by sewerage reticulation) and the development complies with the conditions of the subdivision approval and any subsequent operational works approval. Except where the earlier approval specifies otherwise, the frontage setback is not less than 6 metres and all other setbacks are not less than 1.5 metres.</p>
<p>Vehicular Crossings</p>	
<p>PC5</p> <p>Vehicular crossings associated with the development must be designed and constructed to ensure:</p> <ol style="list-style-type: none"> a safe footpath environment; safe vehicular access to the property; appropriate hydraulic performance of the stormwater infrastructure; no damage to vehicle or road infrastructure; minimal loss of on-street parking spaces; continued amenity of the neighbourhood. 	<p>AS5.1</p> <p>Driveways are designed and constructed in accordance with relevant sections of Planning Scheme Policy 11 – Land Development Guidelines.</p>
<p>Development that is Code Assessable or Impact Assessable</p>	
<p>Building Height</p>	
<p>PC6</p> <p>All buildings must be of a height which is in keeping with the predominantly rural character of the surrounding area. Building height must not result in a significant loss of visual amenity.</p>	<p>AS6</p> <p>The building is set back at least 15 metres from the front boundary and at least ten metres from all other site boundaries, and is not more than 11.5 metres in height and has a maximum height of three storeys.</p>
<p>Siting</p>	
<p>PC7</p> <p>All buildings must be sited to complement the natural landscapes and topographical features of the site and the surrounding rural area, having regard to:</p> <ol style="list-style-type: none"> significant views and vistas; natural water systems; remnant vegetation; a site analysis, prepared in accordance with Planning Scheme Policy 17 – Site Analysis. 	<p>AS7</p> <p>No acceptable solution provided.</p>



Performance Criteria	Acceptable Solutions
<p>PC8 All buildings must not be sited within EMU 1, EMU 2 or EMU 3 areas.</p>	<p>AS8 No acceptable solution provided.</p>
Building Appearance	
<p>PC9 All buildings must be designed so that their scale and relative visual prominence does not dominate the East Coomera/Yawalpah Conservation landscape. It is recognised that residents' and visitors' perceptions of the rural and natural atmosphere of East Coomera/Yawalpah Conservation are created by a blending of climate, natural features and scenery.</p>	<p>AS9.1 Buildings, associated with rural activities, including plant nurseries, are of a small scale and have low to medium visual prominence.</p> <p>AS9.2 Small scale tourist facilities are designed to be oriented toward a natural setting and promote the landscape characteristics of the East Coomera/Yawalpah area.</p> <p>AS9.3 All parts of all buildings are located below the predominant tree line.</p> <p>AS9.4 Buildings are sited to avoid disruption to any significant view from a public place within the LAP area, and to ensure that they do not impact upon the naturalness of views of the LAP area from outside.</p> <p>AS9.5 The location of any building is determined on the basis of a visual impact assessment submitted by the applicant and the need to retain any significant trees on the site.</p> <p>AS9.6 Buildings (including their roof lines) are designed to reflect the natural topographic features of the site, as shown in Figures 1 – 4, within Planning Scheme Policy 1 – Additional Information Required for Code and Impact Assessable Applications Within LAP Areas for East Coomera/Yawalpah, Burleigh Ridge, Currumbin Hill and Guragunbah.</p>
<p>PC10 The architectural style of new buildings must complement the character and environment of the East Coomera/Yawalpah Conservation area and its landscapes.</p>	<p>AS10.1 Styles used are any of the following: a) contemporary Australian architecture which emphasises traditional materials, namely, timber, corrugated iron and glass; b) small scale, unobtrusive buildings in modern chalet or cottage styles.</p> <p>AS10.2 Buildings are light framed and articulated to reduce any impression of bulk. In order to reduce the scale of larger buildings, no single length of external wall extends greater than 15 metres without a clear break in the elevation or plane.</p>
<p>PC11 The colours of buildings and all external surface treatment (including brick) must be compatible and blend with the dominant colours of the natural landscape. Preference is given to those materials which best fit into the landscape character of the East Coomera/Yawalpah Conservation plateau, such as timber, tin and stone.</p>	<p>AS11.1 Colours used for the dominant parts of the building are muted tones of greys, greens, and browns.</p> <p>AS11.2 Colours which are highly reflective or which are not commonly represented in the local landscape are not used, and combinations of many colours or motifs painted on exterior surfaces are avoided.</p> <p>AS11.3 The use of unpainted bricks as the dominant material, especially in combination with tiled roofs, is avoided.</p>



Performance Criteria	Acceptable Solutions
Advertising Devices	
<p>PC12 All signage erected on East Coomera/Yawalpah Conservation for identification and advertising purposes must be low key in style and complementary to the rural and natural character of the East Coomera/Yawalpah Conservation landscape.</p>	<p>AS12.1 Advertising devices do not extend above the ground greater than 1.5 metres, do not have a horizontal dimension greater than two metres, and do not have a surface area exceeding 1.5m².</p> <p>AS12.2 The typeface on the sign is not taller than 30cm.</p> <p>AS12.3 Internally illuminated or animated advertising devices are not used.</p> <p>AS12.4 All signs are consistent with the provisions for the Rural Domain set out in Specific Development Code 2 – Advertising Devices.</p>
Landscape Work	
<p>PC13 The nature conservation values of the East Coomera/Yawalpah Conservation area are enhanced by landscape work and revegetation initiatives. All landscape work must be designed and sited to maintain a predominant rural character and to maximise the area's natural, open space character.</p>	<p>AS13.1 Local native vegetation species are used in landscape works and revegetation initiatives.</p> <p>AS13.2 Except for the purposes of constructing a dwelling or other building, vegetation is not removed from allotments.</p> <p>AS13.3 All fencing is of an open nature and designed to facilitate the passage of wildlife.</p>
<p>PC14 Landscaping proposals for new development must clearly contribute to the protection and enhancement of the existing dominant visual features of the area.</p>	<p>AS14.1 Roadside vegetation is maintained and enhanced by landscape work. The clearing of roadside vegetation (apart from provision of safe driveway access) is avoided in any development.</p> <p>AS14.2 All roads are designed to reflect a rural character and do not incorporate traditional kerb and channelling or other elements indicative of urban residential streets.</p>
Lot Size (For Subdivision Only)	
<p>PC15 Subdivision of land is restricted so as to not promote increased development density on the East Coomera/Yawalpah Conservation area in order to protect and rehabilitate nature conservation values and to maintain its water quality and water supply values.</p>	<p>AS15.1.1 The minimum lot size is no less than 20 hectares. OR</p> <p>AS15.1.2 The minimum lot size is not less than 4,000m², in association with an approval for a hinterland subdivision, consistent with the provisions of Specific Development Code 28 – Reconfiguring a Lot.</p>
Amenity Protection	
<p>PC16 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>AS16 No acceptable solution provided.</p>



Performance Criteria	Acceptable Solutions
<p>PC17</p> <p>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>AS17</p> <p>No acceptable solution provided.</p>
<p>Tourism Uses</p>	
<p>PC18</p> <p>Tourism uses that are based on the rural and nature conservation attributes of East Coomera are favoured in this LAP. In particular, ecotourism initiatives are to be promoted.</p>	<p>AS18.1.1</p> <p>The development of ecotourism facilities based on the LAP area's natural features and nature conservation values.</p> <p>OR</p> <p>AS18.1.2</p> <p>The development of bed and breakfast style accommodation establishments, operating as freestanding developments, where these are of a small scale in keeping with the built environment, tourism and signage objectives of this LAP.</p> <p>OR</p> <p>AS18.1.3</p> <p>The development of motels and guesthouses, where these are associated with ecotourism facilities.</p>
<p>Residential Use</p>	
<p>PC19</p> <p>Residential development must be designed and located to promote a low density living environment, and to deliver a consistently high standard of residential amenity that complements the predominant rural and nature conservation character of the LAP area.</p>	<p>AS19.1</p> <p>Residential development is not located within a 1,000 metre radius of the proposed Pimpama Water Reclamation Facility.</p> <p>AS19.2</p> <p>Residential development is located within EMU 7 or in EMU 6, where it is associated with an agricultural use.</p> <p>AS19.3</p> <p>Residential development does not take the form of a conventional suburban estate.</p>
<p>Environmental Considerations</p>	
<p>PC20</p> <p>Management, site planning and development must ensure implementation of the desired environmental outcome for the LAP and the planning intent for each EMU.</p>	<p>AS20.1</p> <p>All areas in EMU 1 will be dedicated to the Crown and managed by the state government for conservation purposes.</p> <p>AS20.2</p> <p>Land within EMU 2 is retained in its natural condition and, where vegetation has been previously removed, rehabilitated to form a natural buffer in keeping with the planning intent for such areas. Any rehabilitation works include at least those required by AS20.8. All land in these areas will be dedicated to Council for environmental park purposes, as part of any development proposal.</p>



Performance Criteria	Acceptable Solutions
	<p>AS20.3 Land included in EMU 3 is retained in its natural condition and, where necessary, rehabilitated. Such land will be reserved and managed for conservation purposes, as a condition of any development approval.</p> <p>AS20.4 Development within EMU 4 is sited and designed to minimise the potential for impact upon the stated environmental attributes and upon the site's environmental values generally. Vegetation within these areas is predominantly retained and appropriately protected. Rehabilitation works are undertaken, where required by Council as a condition of development.</p> <p>AS20.5 Land within EMU 5 is predominantly rehabilitated to its original condition and managed for conservation purposes, in keeping with the stated planning intent.</p> <p>AS20.6 Agricultural pursuits conducted in EMU 6 incorporate natural buffers to areas of conservation value and appropriate stormwater treatment.</p> <p>AS20.7 Development within EMU 7 minimises its impact on the area generally and upon any valuable environmental features within and adjacent to the EMU area and, where possible, contributes to the rehabilitation of the area and to the facilitation of natural habitat linkages.</p> <p>AS20.8 Where land is to be rehabilitated, appropriate works include the removal of exotic plant species, the restoration of original hydraulic conditions, the planting of local endemic species, the provision of habitat enhancement facilities such as nesting boxes, the minimising of opportunities for the breeding of mosquitoes, and may include the construction of stormwater detention wetlands, provided this final point is undertaken in areas other than EMUs 1, 2, 3 and 4.</p> <p>AS20.9 Where significant vegetation is to be removed, an area comprising at least four times the area of the removed vegetation shall be rehabilitated so as to achieve at least 75% of the typical floristic and structural diversity of the local area within ten years.</p> <p>AS20.10 Environmental Management Plans are prepared for all areas proposed for conservation purposes. Such plans establish criteria for the sustainable management of these areas, in keeping with the intent and provisions of this LAP.</p> <p>AS20.11 Bushfire management plans are prepared and implemented to minimise fire risk and facilitate appropriate management of the natural environment.</p>



Performance Criteria	Acceptable Solutions
Indigenous Cultural Heritage	
<p>PC21 To ensure the preservation of sites, items and places of indigenous cultural heritage value.</p>	<p>AS21 Any development occurring within 500 metres of the line of inundation of the highest astronomical tide is to undertake an assessment of possible cultural heritage values.</p>
Managing Impacts on the Water Catchment	
<p>PC22 Development must be designed to minimise adverse stormwater impacts, and incorporate on-site stormwater treatment devices that provide a high level of protection to areas of conservation significance and to the water quality of downstream receiving environments. All new development must not have an adverse impact on the water quality of the McCoy's Creek Catchment and Moreton Bay.</p>	<p>AS22.1 Stormwater is not discharged directly to, or within, areas of conservation significance, without prior settling and filtering in appropriately designed detention areas.</p> <p>AS22.2 Detention areas are designed to detain and filter at least the first 20mm of runoff.</p> <p>AS22.3 There is no net increase in pollutant loads entering existing wetlands and waterways.</p> <p>AS22.4 The development uses the best available techniques (eg. detention basins and bunds) to minimise the formation of sediment laden stormwater (which could adversely affect wetlands), and to prevent the discharge of such run off waters into wetlands or associated waterways during the development construction phase.</p> <p>AS22.5 The development is provided with a sewage disposal system which is sufficient for the size, peak volume of wastewater generated and the location of the development, such that it does not cause water pollution.</p>
<p>PC23 The development must minimise the extent of impervious surfaces (which result in high volume stormwater run off) adjacent to watercourses.</p>	<p>AS23 No acceptable solution provided.</p>
<p>PC24 The proposed development must be conducted and managed so that the use of any pesticides and/or herbicides will not be detrimental to water quality.</p>	<p>AS24 No acceptable solution provided.</p>
Infrastructure Provisions	
<p>PC25 Appropriate provision must be made for water supply and sewerage services.</p>	<p>AS25.1.1 Development complies with the servicing provisions of Specific Development Code 28 – Reconfiguring a Lot as if the land were included in the Rural Domain.</p> <p>OR</p> <p>AS25.1.2 Where the residential density of tourist or residential accommodation is increased above that for the Rural Domain, a sewerage treatment facility is provided that achieves a consistently very high standard of output, or connection is made to Council's waste water treatment system.</p>



Performance Criteria	Acceptable Solutions
Managing Impacts from Agricultural Activity	
<p>PC26</p> <p>Where a sensitive receptor is proposed, adjacent to agricultural activities undertaken on a site identified on Overlay Map OM2 - Good Quality Agricultural Land, the impacts from agricultural activities including chemical spray drift, odour, noise, dust, smoke and ash must not adversely affect community public health, safety and amenity.</p> <p>Note: <i>For the purposes of PC26, Sensitive Receptor is defined as a dwelling, mobile home or caravan park, residential marina or other residential place in a residential development, a motel, hotel or hostel, a child care centre, kindergarten, school, university or other educational institution, or a medical centre or hospital.</i></p>	<p>AS26.1</p> <p>The sensitive receptor is adjacent to agricultural activity that emits noise, and a separation distance between the sensitive receptor and the agricultural land is in accordance with solutions outlined on Page 16 of the Planning Guidelines: Separating Agricultural and Residential Land Uses – August 1997 (DNR, DGLP).</p> <p>AS26.2</p> <p>The sensitive receptor is adjacent to agricultural activity that emits odour, dust, smoke, ash or chemical spray, and a separation distance between the sensitive receptor and the agricultural land is not less than 500 metres.</p>