



Part 6 Local Area Plans

Division 2 Local Area Plans

Chapter 24 Springbrook

1.0 Intent

To provide a statement of values and land use planning direction for the conservation and limited development of the Springbrook Plateau area. The Springbrook Plateau has been identified as a unique location within the Gold Coast City, valuable for its geology and topography, ecological significance, landscape and scenic character, agricultural land for its water supply catchment function. It has a recognised role in relation to tourism, recreation, and rural living. A major portion of the Springbrook area is covered by the Springbrook National Park that has been awarded World Heritage listing. The Springbrook National Park is included in the **Central Eastern Rainforest Reserves of Australia (CERRA)**.

2.0 Application

- 2.1 This Local Area Plan (LAP) applies to all development subject to the Planning Scheme and located within the LAP area, as indicated in **Springbrook LAP Map 24.1 – 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 **Springbrook 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 the topographical and geological features of the Springbrook Plateau and its surrounding scarp and slopes, and protection of the nature conservation values of the Springbrook LAP area, including the maintenance of its biodiversity and the viability of its wildlife habitat areas (refer to **DEO Ecol.1**).
- 3.2 The protection of the quality and quantity of water supply to the Hinze Dam catchment and Little Nerang Dam catchment from the Springbrook Plateau (refer to **DEO Ecol.2**).
- 3.3 The concentration of commercial services and tourist facilities on the Springbrook Plateau into the village areas and identified commercial nodes (refer to **DEO Econ.3**).

4.0 Local Area Features

The Springbrook Plateau ranges between 500 and 1000 metres in elevation above sea level. It extends 9.5kms from north to south, and 3.5kms from east to west at its widest point. The plateau contains internationally significant rainforest habitat areas. It is also characterised by some of the most spectacular mountain scenery in South East Queensland. The area is a component of the Mt Warning caldera, a unique geological and topographical feature of scientific and landscape interest.

The Plateau supports a small rural population. Its proximity to and easy access from the urban areas on the coast means it is an important destination for visitor and tourists.

The Springbrook Plateau has very high values for nature conservation. Its national park areas are of world heritage significance. The entire plateau is contained within the 'large habitat systems' designation of the Gold Coast City **Nature Conservation Strategy**. The Plateau and surrounding slopes support rainforests and eucalypt forests. These ecosystems exhibit very high biodiversity and contain rare, vulnerable and endangered flora and fauna. While extensive areas on the Plateau have been cleared for agricultural purposes, some of this land now supports regrowth vegetation, and important habitat linkages exist.



The Springbrook Plateau is located entirely within the water catchment area for the Hinze and Little Nerang Dams, which is the principal water supply for the City. The high rainfall experienced by the plateau contributes to the water supply. The high proportion of indigenous vegetation cover and the low intensity development on the Plateau are important factors affecting the high water quality of this catchment.

The Plateau plays an important part in the tourism and recreation attractions of the Gold Coast City region. As a prominent part of the landscape, it is very important for the City Image as it can be seen from many parts of the City and is part of the 'green behind the gold'. The tourist features on the Plateau include waterfalls, extensive views, walking trails, rainforest and other-nature based attractions. Tourism infrastructure is limited to guesthouses, cafes, teahouses, small shops and other services. The Springbrook area is considered to have outstanding potential for the development of appropriate ecotourism opportunities.

The Plateau supports a small amount of agricultural activity. While the traditional agricultural base of dairying has declined, there is some diversification occurring in terms of flower cultivation and other new crops. These activities are an important economic resource for the Plateau's community. They also contribute to the landscape character of the Plateau and may have further linkages with tourism activities, including farm home stays and nursery visits.

Residential settlement on the Plateau is small and dispersed. It comprises former farms and the subdivision of former farmland into four hectare lots. There are two separate village areas, both of which are relatively dispersed. One has approximately 80 dwellings, while the other has approximately 30 dwellings. The two villages are potential focal points for tourist and recreational services on the Plateau. There are significant numbers of allotments that are as yet undeveloped in both these village areas. The villages and the rural lots offer distinctive lifestyle choices for rural living.

5.0 Land Use Precincts

The Springbrook LAP has been divided into two precincts. These precincts have distinctive characteristics, and are a reflection of existing land use patterns and the preferred future development pattern for this local area. Accordingly, the planning requirements within each precinct vary.

Precinct 1 Village Areas

Precinct 2 Rural and Nature Conservation.

These precincts are shown on **Springbrook LAP Map 24.2 – Precincts**.

5.1 Precinct 1 Intent for Village Areas

Close residential settlement on the Plateau is to be limited to the two designated village areas, while tourist and commercial establishments are to be concentrated into the three designated tourist commercial nodes in and adjacent to the village areas.

The existing landscape of the Plateau is to be protected, and future developments are to enhance the recognised landscape character.

Buildings constructed at Springbrook are to be in keeping with the predominant village character. All advertising signs must be designed to be complementary to the character of the Springbrook area.

The characteristics that make Springbrook attractive to tourists are not to be compromised. Where appropriate, these may be complemented by suitable development.

Development at Springbrook must not have an adverse impact on the water quality of either Hinze or Little Nerang Dams.

5.2 Precinct 2 Intent for Rural and Nature Conservation

The greater part of this precinct is to be maintained for nature conservation purposes. The central and upper parts of the Plateau are indicated for rural use, with some large nature conservation link areas to be maintained. The northern approach and access to the Plateau has been identified as a potential bushfire hazard area.

It is intended to preserve both the valuable natural areas of the Springbrook Plateau and the linkages between those areas, and to encourage the rehabilitation of links between important natural areas.

Any further development at Springbrook must not have an adverse impact on the water quality of either Hinze or Little Nerang Dams.



It is intended to preserve the character of the rural areas and, in particular, the predominantly cleared areas, as an important asset for residents of, and visitors to, the Springbrook Plateau. The existing landscape of the Plateau is to be protected, and future developments are to enhance the recognised landscape character.

Buildings constructed at Springbrook are to be in keeping with the predominantly natural character of the area and must not detract from that character. All advertising signs must be designed to be complementary to the character of the Springbrook area.

The characteristics that make Springbrook attractive to tourists are not to be compromised. Where appropriate, these may be complemented by suitable development.

Measures that protect both people and property from bushfire risks are promoted.

6.0 Springbrook 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 – Village Areas			
Conservation (natural area management) Family Day Care Home Low-Impact Telecommunications Facility Minor Change in the scale or intensity of an existing lawful use Open Sports Ground Park Private Recreation n.e.i. Public Utility Special Accommodation	Detached Dwelling Home Office Private Recreation where lighting is proposed	Bed and Breakfast Caretaker’s Residence Community Purposes Family Accommodation Home Occupation Telecommunications Facility n.e.i.	Attached Dwellings and Medium Density Detached Dwellings Cafe Child Care Centre Commercial Services Community Care Centre Convenience Shop Educational Establishment Hostel Accommodation Market Medical Centre Minor Tourist Facility Office Place of Worship Restaurant Retail Plant Nursery Service Station Service Industry Shop Take-Away Food Premises Tavern Tourist Cabin Veterinary Clinic



Exempt	Self Assessable	Code Assessable	Impact Assessable
Precinct 2 – Rural and Nature Conservation			
<p>Agriculture 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 Open Sports Ground Park Private Recreation n.e.i. Public Utility Special Accommodation</p>	<p>Animal Husbandry Detached Dwelling Farm Stay Home Occupation Private Recreation where lighting is proposed Stall Temporary Use</p>	<p>Bulk Garden Supplies Bed and Breakfast Caretaker's Residence Community Purposes Family Accommodation Farm Forestry Rural Industry Telecommunications Facility n.e.i.</p>	<p>Commercial Ground Water Extraction Refuse Transfer Station Retail Plant Nursery Any use listed below that occurs on a site included in Precinct 2 and not identified on Overlay Map OM 2 - Good Quality Agricultural Land:</p> <ul style="list-style-type: none"> ▪ Aquaculture ▪ Cafe ▪ Ecotourism Facility ▪ Kennel ▪ Market ▪ Minor Tourist Facility ▪ Tourist Cabin ▪ Veterinary Hospital

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 due to the inclusion of a partial storey, and the GFA of the partial third 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)
	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 Code 16 – Steep Slopes or Unstable Soils	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 Constraint Code 16 – Steep Slopes or Unstable Soils are proposed	
	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	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	



Exempt	Self Assessable	Code Assessable	Impact Assessable
	<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>	
			<p>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</p>



Exempt	Self Assessable	Code Assessable	Impact Assessable
	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
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Operational Work that involves extraction, excavation or fill that:

		Precinct 1 exceeds a volume of 20 cubic metres of fill or excavation or is closer than two metres from the allotment boundary	
		Precinct 2 exceeds a volume of 500 cubic metres of fill or excavation, or is closer than 50 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
	<p>Advertising Device that is:</p> <p>a) not illuminated, nor animated, and where the total area of signage per street frontage does not exceed the following for each precinct: Precinct 1 1m² Precinct 2 2m²;</p> <p>b) not visible from any State-controlled road</p>	<p>Advertising Devices n.e.i.</p>	

E: Operational Work – Infrastructure and Landscape Work

Exempt	Self Assessable	Code Assessable	Impact Assessable
<p>Minor Landscape Work</p>		<p>Landscape Work n.e.i.</p>	
<p>Landscape Work associated with a Detached Dwelling or a Caretaker's Residence</p>		<p>Works for Infrastructure</p>	

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 alternate solutions to the Acceptable Solutions of Specific Development Code 36 – Vegetation Management are proposed;</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 alternate solutions to the Acceptable Solutions of Specific Development Code 36 – Vegetation Management are proposed</p>	<p>results in the removal of, or damage to, vegetation over which a Vegetation Protection Order has been made by Council</p>



G: Reconfiguring a Lot

Exempt	Self Assessable	Code Assessable	Impact Assessable
Reconfiguring a Lot that:			
		<p>Precinct 1 results in no lots with an area less than 2,000m²; 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.</p>	<p>Precinct 1 results in one or more lots with an area less than 2,000m²</p>
		<p>Precinct 2 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</p>	<p>Precinct 2 results in one or more lots with an area less than 20 hectares</p>
			<p>Precincts 1 and 2 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</p>



7.0 Relevant Codes

Codes relevant for development assessment in the Springbrook 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 Springbrook LAP area.

Place Code	Specific Development Codes	Constraint Codes
Springbrook LAP Place Code	2 Advertising Devices 4 Animal Husbandry 13 Detached Dwellings 18 Farm Stay 25 Private Recreation 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 Springbrook LAP area.

Place Code	Specific Development Codes	Constraint Codes
Springbrook LAP Place Code	4 Animal Husbandry 6 Attached Dwellings and Medium Density Detached Dwellings 7 Bed and Breakfast Tourist Accommodation 10 Caretaker's Residence 12 Child Care Centres 13 Detached Dwellings 15 Ecotourism Facility 16 Family Accommodation 17 Farm Forestry 18 Farm Stay 20 Kennels 21 Landscape Work 23 Low Rise Commercial Tourist Accommodation 24 Office 25 Private Recreation 27 Retail and Related Establishments 29 Rural Industry 33 Telecommunications Facilities 35 Tourist Cabins 38 Working From Home 39 Works for Infrastructure	1 Gold Coast Airport and Aviation Facilities 2 Bushfire Management Areas 3 Canals and Waterways 4 Car Parking, Access and Transport Integration 5 Cultural Heritage (Historic) 6 Cultural Heritage (Indigenous) 7 Dam Catchment Areas 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 Springbrook LAP area.

Place Code	Specific Development Codes	Constraint Codes
Springbrook 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) 7 Dam Catchment Areas 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 Springbrook LAP area.

Place Code	Specific Development Codes	Constraint Codes
Springbrook 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) 7 Dam Catchment Areas 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 Springbrook LAP area.

Place Code	Specific Development Codes	Constraint Codes
Springbrook LAP Place Code	36 Vegetation Management	5 Cultural Heritage (Historic) 6 Cultural Heritage (Indigenous) 7 Dam Catchment Areas 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 Springbrook LAP area.

Place Code	Specific Development Codes	Constraint Codes
Springbrook 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	1 Gold Coast Airport and Aviation Facilities 2 Bushfire Management Areas 3 Canals and Waterways 4 Car Parking, Access and Transport Integration 5 Cultural Heritage (Historic) 6 Cultural Heritage (Indigenous) 7 Dam Catchment Areas 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 15 Service Roads (Pacific Motorway) 16 Steep Slopes or Unstable Soils 17 Unsewered Land

8.0 Springbrook 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 Springbrook 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 rural residential activity takes place at very low densities.

8.2 Application

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

8.2.2 Performance Criteria PC1-PC28 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	
PC1 All buildings must be of a height that is in keeping with the predominantly rural character of the surrounding area. Building height must not result in a significant loss of visual amenity.	AS1.1 The building is not more than 8.5 metres in height and has a maximum of two storeys. OR AS1.2 The height of buildings in each precinct does not exceed the maximums shown on Springbrook LAP – Maximum Building Height .



Performance Criteria	Acceptable Solutions
Accommodation Density	
<p>PC2</p> <p>Accommodation density must be low, to maintain and enhance the quality of rural landscape, farm land, nature conservation values, natural landscapes and the hinterland scenic backdrop.</p>	<p>AS2.1</p> <p>The dwelling density does not exceed one detached dwelling per lot.</p> <p>OR</p> <p>AS2.2</p> <p>The site exceeds one detached dwelling per lot and a Material Change of Use development permit for a family accommodation and/or a caretaker's residence has been granted.</p>
Site Coverage	
<p>PC3</p> <p>The site coverage of development must be in accordance with the function of the precinct and its relationship with surrounding precincts.</p>	<p>AS3</p> <p>The site coverage of any development does not exceed 50% in Precinct 1 or 10% in Precinct 2.</p>
Building Setback	
<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; the separation from neighbouring properties and from frontages to roads. 	<p>AS4.1.1</p> <p>In Precinct 2, the building is set back not less than six metres from the frontage and at least three metres from any other boundary.</p>
Vehicular Crossings	
<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</p> <p>Driveways are designed and constructed in accordance with relevant sections of Planning Scheme Policy 11 – Land Development Guidelines.</p>
Development that is Code Assessable or Impact Assessable	
Building Height	
<p>Precinct 2</p> <p>PC6</p> <p>Building height must be limited to complement the existing village character and to protect the amenity of residential dwellings on the site and on adjoining lots.</p>	<p>Precinct 2</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, is not more than 11.5 metres in height, and has a maximum height of three storeys.</p>
Siting	
<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>AS7.1</p> <p>Buildings are not sited in visually prominent locations. Buildings are not visible against the skyline, nor do they interrupt scenic views from roads or lookouts on the Plateau or from roads outside the plateau.</p> <p>AS7.2</p> <p>No buildings are sited within the designated Nature Conservation Areas or Nature Conservation Link Areas shown on Springbrook LAP Map 24.3 – Land Management.</p>



Performance Criteria	Acceptable Solutions
	<p>AS7.3 Except for the purposes of constructing a dwelling or other building, vegetation is not removed from allotments in the Rural Areas (shown on Springbrook LAP Map 24.3 – Land Management), and reasonable steps are taken to site the dwelling or building in a location which minimises the amount of vegetation to be removed.</p> <p>AS7.4 Where a building adjoins a National Park area, a vegetated buffer of a suitable width is to be retained or established.</p>
Building Appearance	
<p>PC8 All buildings are designed so that their scale and relative visual prominence must not dominate the Springbrook landscape. It is recognised that the residents' and visitors' perceptions of the mountain atmosphere of Springbrook are created by a blending of climate, natural features, scenery, quietness, and the sense of anticipation created by closed vegetation and the topography of the plateau.</p>	<p>AS8.1 Buildings associated with rural activities, including plant nurseries, are of a small scale and have low to medium visual prominence.</p> <p>AS8.2 Small scale tourist facilities, such as craft shops, cafes and bed and breakfast accommodation establishments, are designed so they are oriented toward a natural setting and promote the landscape characteristics of the plateau.</p> <p>AS8.3 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 further than 15 metres without a clear break in the elevation or plane.</p>
<p>PC9 The architectural style of new buildings must complement the history, character and environment of the Springbrook Plateau.</p>	<p>AS9 Styles used are any of the following:</p> <ol style="list-style-type: none"> contemporary Australian architecture that emphasises traditional materials, namely timber, corrugated iron and glass; interpretations of traditional Australian architecture, pre 1940; or small scale, unobtrusive buildings in modern chalet or cottage styles.
<p>PC10 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 Springbrook Plateau, such as timber, tin and stone.</p>	<p>AS10.1 Colours used for the dominant parts of the building are muted tones of greys, greens and browns.</p> <p>AS10.2 Colours which are highly reflective or those 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>AS10.3 The use of unpainted bricks as the dominant material, especially in combination with tiled roofs, is avoided.</p>
Advertising Devices	
<p>PC11 All signage erected on Springbrook for identification and advertising purposes is low key in style and complementary to the rural and natural character of the Springbrook landscape. Careful consideration must be given to the siting of the sign, in relation to the road and roadside vegetation, the size of the sign, the appearance of the sign, the materials used in the sign and the colour of the sign, so as not to compromise the low key rural character of the Springbrook Plateau.</p>	<p>AS11.1 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>AS11.2 The typeface on the sign is not taller than 30 centimetres.</p>



Performance Criteria	Acceptable Solutions
	<p>AS11.3 Internally illuminated or animated advertising devices are not used.</p> <p>Precinct 1</p> <p>AS11.4 All signs are consistent with the provisions for the Village Domain set out in Specific Development Code 2 – Advertising Devices.</p> <p>Precinct 2</p> <p>AS11.5 All signs are consistent with the provisions for the Rural Domain set out in Specific Development Code 2 – Advertising Devices.</p>
Landscape Work	
<p>PC12 Landscaping proposals for new development must clearly contribute to the protection and enhancement of the existing dominant visual features of the Plateau.</p>	<p>AS12 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>PC13 The nature conservation values of the Springbrook Plateau must be enhanced by landscape work and revegetation initiatives.</p>	<p>AS13.1 Local native vegetation species are used in both landscape work and revegetation initiatives for the land included in the Nature Conservation and Nature Conservation Link Areas (shown on Springbrook LAP Map 24.3 – Land Management).</p> <p>AS13.2 At least 75% of each allotment within the designated Nature Conservation and Nature Conservation Link Areas (shown on Springbrook LAP Map 24.3 – Land Management) remains in a naturally vegetated state.</p> <p>AS13.3 Except for the purposes of constructing a dwelling or other building, vegetation is not removed from allotments in the Rural Areas (shown on Springbrook LAP Map 24.3 – Land Management).</p>
<p>PC14 The preservation of habitat links and the development of new habitat linkages, as indicated on the Springbrook LAP Map 24.3 – Land Management, must be encouraged.</p>	<p>AS14.1 Nature Conservation Link Areas, shown on Springbrook LAP Map 24.3 – Land Management, form part of any landscape work plan for a proposed new use.</p> <p>AS14.2 Within the designated Nature Conservation and Nature Conservation Link Areas, vegetation is conserved along watercourses and on land with slopes greater than 20% for stable soils and 15% for unstable soil.</p> <p>AS14.3 Degraded areas within the Nature Conservation Areas and along linkages are to be rehabilitated, and the regeneration of forest cover on former pasture land is proposed, particularly where regenerated areas will form part of habitat links.</p>
<p>PC15 The water quality and water supply values of the Springbrook Plateau must not be compromised by landscape work and revegetation initiatives.</p>	<p>AS15 All developments minimise the extent of impervious surfaces (which result in high volume stormwater run off) adjacent to watercourses.</p>



Performance Criteria	Acceptable Solutions
Subdivision of Land	
<p>PC16 Subdivision of land is restricted, so as to not promote increased development density on the Springbrook Plateau, in order to protect nature conservation values and maintain its water quality and water supply values.</p>	<p>AS16 Land within the designated Nature Conservation and Nature Conservation Link Areas (see Springbrook LAP Map 24.3 – Land Management) is not subdivided, except where this is to achieve the public reservation or protection of such areas, and where building sites resulting from the subdivision do not lie within the Nature Conservation or Nature Conservation Link Areas.</p>
<p>PC17 Subdivision of land is restricted so as to not promote increased development density in the identified Bushfire Risk areas on the Springbrook Plateau, shown on Springbrook LAP Map 24.3 – Land Management.</p>	<p>AS17.1.1 New development in the designated Bushfire Risk Area does not include further subdivision into small allotments. OR AS17.1.2 New development in the designated Bushfire Risk Area includes the amalgamation of existing lots into larger parcels.</p>
Amenity Protection	
<p>PC18 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>In Precinct 1, the proposed use must not detract from the village residential amenity. In Precinct 2, the proposed use must not detract from the existing rural residential amenity.</p>	<p>AS18 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>
New Uses in Precinct 1	
<p>PC20 The three Village Tourist Commercial Nodes, designated on Springbrook LAP Map 24.3 – Land Management, must be favoured as the locations of freestanding commercial developments of either a local service or tourist nature.</p>	<p>AS20.1 There is 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. OR</p>



Performance Criteria	Acceptable Solutions
	<p>AS20.2 There is development of motels, only where these are of a scale similar to bed and breakfast style accommodation, providing no more than five rooms.</p> <p>OR</p> <p>AS20.3 Community facilities are established at a small scale.</p> <p>OR</p> <p>AS20.4 Convenience and retail facilities are established at a small scale.</p>
<p>PC21 The two Village Residential Areas, designated on the Springbrook LAP Map 24.3 – Land Management, are based on existing villages and are the preferred location for future residential development.</p>	<p>AS21.1.1 Residential dwellings are established in the Village Residential areas.</p> <p>OR</p> <p>AS21.1.2 The establishment of Home Occupations in the Village Residential are encouraged and freestanding commercial uses in the Village Residential areas are avoided.</p> <p>OR</p> <p>AS21.1.3 The establishment of bed and breakfast style accommodation establishments are contained within a dwelling house.</p>
<p>New Uses in Precinct 2</p>	
<p>PC22 New tourist oriented recreation uses or rural uses must be established only where they may assist in the preservation of the open character of Rural Areas of the Plateau (as shown on Springbrook LAP Map 24.3 – Land Management).</p>	<p>AS22.1.1 Bed and breakfast style accommodation and small scale farm stay style accommodation in the Rural Areas, that demonstrate compliance with the landscape protection and nature conservation provisions of this LAP, are established.</p> <p>OR</p> <p>AS22.1.2 Home occupations, including small scale craft manufacture and sale, are established within the Rural Areas, with the appearance of the building remaining residential.</p> <p>OR</p> <p>AS22.1.3 Freestanding commercial establishments in the Rural Areas, other than bed and breakfast style accommodation and small scale home stay style accommodation establishments, are not established, except where it is demonstrated that the tourism intent for Springbrook will be promoted by the development.</p>
<p>PC23 New uses in the Potential Bushfire Hazard Area must be restricted to those, which minimise the exposure of people and property to bushfire danger. The Potential Bushfire Hazard Area is shown on Springbrook LAP Map 24.3 – Land Management.</p>	<p>AS23.1 Development in the Potential Bushfire Hazard Area does not include commercial components or bed and breakfast style accommodation.</p> <p>AS23.2 All new residential dwellings and other establishments in the Potential Bushfire Hazard Area are sited and designed to minimise bushfire risk.</p> <p>AS23.3 All new dwellings and other establishments in the Potential Bushfire Hazard Area include a 22,000 litre water tank and pump to be used exclusively for fire fighting purposes.</p>



Performance Criteria	Acceptable Solutions
<p>PC24</p> <p>The introduction of new community uses is encouraged only where this may assist in the preservation of the open character of Rural Areas of the Plateau (as shown on Springbrook LAP Map 24.3 – Land Management).</p>	<p>AS24.1</p> <p>The expansion of existing community facilities is achieved within the Rural Areas, in accordance with the landscape and built environment objectives of this LAP.</p> <p>AS24.2</p> <p>The establishment of new community facilities is achieved within the Rural Areas, in accordance with the landscape and built environment objectives of this LAP.</p>
<p>Managing Impacts on the Water Catchment</p>	
<p>PC25</p> <p>All new development at Springbrook must not have an adverse impact on the water quality of either Hinze or Little Nerang Dams.</p>	<p>AS25.1</p> <p>It is demonstrated that the proposed development will not cause pollution of streams through stormwater run off. 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>AS25.2</p> <p>The development incorporates techniques to treat 'first flush' stormwater (eg. detention ponds and artificial wetlands). Treatment is sufficient to remove the majority of nutrients and sediments contained within the first 15-20mm of run off.</p>
<p>PC26</p> <p>The development must minimise the extent of impervious surfaces (which results in high volume stormwater run off) adjacent to watercourses.</p>	<p>AS26</p> <p>No acceptable solution provided.</p>
<p>PC27</p> <p>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>AS27</p> <p>No acceptable solution provided.</p>
<p>Managing Impacts from Agricultural Activity</p>	
<p>PC28</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 Performance Criteria PC28, 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>AS28.1</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>AS28.2</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>