



Part 7 Codes

Division 2 Specific Development Codes

Chapter 17 Farm Forestry

1.0 Purpose

This code is intended to ensure that the development of Farm Forestry activities on private and public land is undertaken in a sustainable manner, consistent with industry best practice, and that the protection of the natural environment and residential amenity of the surrounding area is taken into consideration. It also facilitates:

- the production and limited processing of timber as a renewable resource, while maintaining protection of the health of the ecological values and functions of the ecological systems of the Gold Coast and landscape values of the hinterland; and
- a diverse range of rural economic activities.

2.0 Application

2.1 This code applies to development for the purpose of Farm Forestry indicated as code or impact assessable in the Table of Development of the domain or Local Area Plan (LAP) within which the development is proposed.

2.2 Performance Criteria PC1-PC9 apply to all development subject to this code.

3.0 Development Requirements

Performance Criteria	Acceptable Solutions
Development that is Code Assessable or Impact Assessable	
Land Suitability	
<p>PC1 The Farm Forestry and associated activities must be sited so that topographical features on the site can reasonably support the activity.</p>	<p>AS1 The Farm Forestry activity is located on land that does not exceed a gradient of 36%.</p>
Setbacks	
<p>PC2 The Farm Forestry and associated activities must provide for setbacks from all boundaries, appropriate for the separation from neighbouring properties, having regard to:</p> <p>a) human health and safety; b) risk to property.</p>	<p>AS2.1 The Farm Forestry activity is not located within 50 metres of a residential dwelling.</p> <p>AS2.2 The Farm Forestry activity and associated buildings and structures are set back not less than 20 metres from any boundary of the property.</p> <p>AS2.3 Machinery for initial on-site processing of materials is located on the site, and not closer than 100 metres to any neighbouring dwelling.</p> <p>AS2.4 The Farm Forestry activity is setback not less than 100 metres from any boundary of the property in an area identified as a High Potential Bushfire Hazard Area on Overlay Map OM10 – Potential Bushfire Hazard Areas.</p>



Performance Criteria	Acceptable Solutions
	<p>AS2.5</p> <p>The Farm Forestry activity is setback not less than 100 metres from any boundary of the property where the activity is identified as a high fire hazard forest type or in a high fire hazard landscape area. These are defined as follows: mixed or monoculture eucalypt, acacia, cypress pine, exotic pine, etc., plantations without a regularly slashed/grazed understorey that is greater than 45cm in average height.</p>
<p>Siting</p>	
<p>PC3</p> <p>The Farm Forestry and associated activities must be sited to complement the surrounding natural landscapes, environmental values and rural area, having regard to:</p> <ul style="list-style-type: none"> a) natural water systems; b) local native flora and fauna; c) ecologically significant areas including wildlife corridors. 	<p>AS3.1</p> <p>The Farm Forestry is located to avoid damage to protected vegetation (as regulated in Specific Development Code 36 – Vegetation Management), ecologically significant areas and habitat trees.</p>
<p>Design and Construction</p>	
<p>PC4</p> <p>The design, layout and construction of the Farm Forestry must ensure that any on-site or off-site environmental impacts are minimised during establishment, having regard to the:</p> <ul style="list-style-type: none"> a) adjoining land uses and residential amenity; b) topography of the site; c) sediment and erosion control; d) natural water systems; e) remnant vegetation; f) ecologically significant areas. 	<p>AS4.1</p> <p>The plan of development demonstrates the Farm Forestry activities and road construction do not result in soil disturbance and erosion, through the utilisation of one or more of the following methods:</p> <ul style="list-style-type: none"> a) trash retention; b) contour banks; c) strip or spot cultivation; d) cultivating on the contour; e) placement of roads along ridgelines (avoiding steep slopes); f) interception of runoff from exposed areas; g) retention of vegetation in gullies, waterway corridors and steep slopes; h) stabilisation and rehabilitation of disturbed areas; i) scheduling earthworks in dry seasons. <p>AS4.2</p> <p>Internal roads are designed and constructed in accordance with Planning Scheme Policy 11 – Land Development Guidelines and:</p> <ul style="list-style-type: none"> a) are stable; b) minimise the number of watercourse crossings; c) have a maximum gradient of 15% when used for ongoing management. <p>AS4.3</p> <p>A Farm Forestry Development Plan has been prepared based on the format presented in Appendix A of the Private Forestry Model Planning Framework (LGAQ, 2002).</p>



Performance Criteria	Acceptable Solutions
Operational Management	
<p>PC5 Farm Forestry activities, including site preparation, propagation, planting, cultivation, harvest and processing of timber resources, must be undertaken in accordance with best practice standards and must ensure that any on-site or off-site environmental impacts are minimised.</p>	<p>AS5.1 A management plan for the Farm Forestry activity which is prepared by a competent person:</p> <ul style="list-style-type: none"> a) has been approved by Council; b) specifies the proposed management practices of operations, including intended harvest regimes, and considers the Code of Practice – Plantations for Wood Production; c) includes rehabilitation methods and strategies following harvest; d) implements the recommendations of the plan of development on-site during site preparation, propagation, planting, cultivation and harvesting. <p>AS5.2 Management and harvesting of plantation forestry is in accordance with the Code of Practice – Plantations for Wood Production.</p> <p>AS5.3 The management plan includes a rehabilitation program for the site for implementation upon completion of the Farm Forestry activity and indicates the replanting of local native species or other suitable species for the future intended use of the site.</p>
<p>PC6 On-site timber processing associated with the Farm Forestry must be limited to ensure that any on-site or off-site environmental impacts are minimised. On-site timber processing must not include preservative treatment and charcoal production.</p>	<p>AS6.1 On-site processing is limited to the delimiting, debarking, milling and chipping of harvested logs into sawn timber and other products by temporary machinery located on the site, and the drying of such products.</p> <p>AS6.2 Tree products from other sites are not processed on the site used for Farm Forestry.</p>
Native Forest Harvest	
<p>PC7 Farm Forestry activities utilising areas of native forest must be undertaken in such a manner as not to compromise the functioning of the forest as a sustainable ecosystem.</p>	<p>AS7.1 An approved Ecological Site Assessment, which is prepared in a manner consistent Planning Scheme Policy 8 – Guidelines for Ecological Assessments during the Development Process, identifies any ecologically significant areas located on and/or adjacent to the site.</p> <p>AS7.2 Recommendations of the management plan are based on the ecological site assessment, and include:</p> <ul style="list-style-type: none"> a) species proposed for enrichment planting, and proposed pest control measures; b) proposed harvest cycle and regime; c) rehabilitation and regeneration measures. <p>AS7.3.1 The site is allowed to regenerate as forest following harvesting.</p> <p>OR</p> <p>AS7.3.2 The site is rehabilitated following harvesting, and enrichment planting is undertaken.</p> <p>AS7.4 Species planted for enrichment planting are of the same species found naturally within the existing forest.</p>



Performance Criteria	Acceptable Solutions
Visual Impacts	
<p>PC8 Farm Forestry activities and associated building or structure, equipment, machinery or tools must be sited to maintain the visual amenity of the City's rural and hinterland areas, having regard to the existing landscape character.</p>	<p>AS8.1.1 A Class 10 building is used to house any equipment, materials, machinery or tools of trade used in the Farm Forestry activities. OR AS8.1.2 A dedicated area (a Class 10 building, structure or an open area) for the storage of any equipment, materials, machinery or tools of trade used in the Farm Forestry activities is effectively screened from view.</p>
Amenity	
<p>PC9 The Farm Forestry activity must not detract from the rural residential amenity of the local area or conflict with surrounding land uses.</p>	<p>AS9.1 Machinery for initial on-site processing is used for not more than two weeks in any six month period. AS9.2 Machinery for initial on-site processing (with the exception of kilns) is not utilised outside the hours of 7am to 6pm on any day.</p>