

## 6.2.17 Environmental Management and Conservation Zone Code

### 6.2.17.1.Purpose

- (1) The purpose of the zone is to provide for areas identified as supporting significant biological diversity and ecological integrity.
- (2) The local government purpose is to provide areas of land for the permanent preservation and protection of areas of environmental and cultural values, including national parks, environmental parks and beach protection buffer areas from development that degrades its natural state or adversely affects its landscape, cultural heritage, or conservation values.
- (3) The purpose of the code will be achieved through the following overall outcomes:
  - (a) Areas identified as having significant values for biological diversity, water catchment, ecological functioning, beach protection or coastal management, and historical or cultural values are protected from development.
  - (b) Low intensity development based on appreciation of the significant values of the area may be facilitated where a demonstrated community need exists and is consistent with a management plan for the area.
  - (c) Uses which do not compromise the significant values of the area, such as ecotourism and outdoor recreation, may be supported where a demonstrated community need exists and the use does not detrimentally affect the environmental values of the area.
  - (d) Natural features such as creeks, gullies, waterways, wetlands and native vegetation are protected and appropriate buffers are established.
  - (e) Adverse impacts on ecological features and processes are avoided.
  - (f) Structures that are not designed to be relocated or sacrificed if threatened by natural hazards are inappropriate.
  - (g) Lot 22 MCH803497 remains an undeveloped urban development area until satisfactory resolution of outstanding conflicting issues relating to:
    - (i) the environmental significance of the site;
    - (ii) water availability and supply for the Cooloola Coast;
    - (iii) the site's susceptibility to natural hazards;
    - (iv) the potential for development of the site whilst maintaining its natural values;
    - (v) the need for further urban development at the Cooloola Coast to service projected population; and
    - (vi) other State interests;
 enabling Council to determine a preferred, sensitive development for the site, in accordance with sound town planning and urban design principles, and best management practices for water and sewerage reticulation, water conservation, waste disposal and construction methods.

### 6.2.17.2.Assessment Benchmarks for Assessable Developments and Requirements for Accepted Development

Table 6. 27 Environmental management and conservation zone code

Performance Outcomes	Acceptable Outcomes
<b>Section 1 General</b>	
<b>PO1</b> Development does not result in any loss or damage to the environmental values of the area.	<b>AO1.1</b> Development is for environmental management or conservation purposes.
<b>Section 2 Advertising devices</b>	
<b>PO2</b> Advertising devices: (a) are of a scale and appearance that reflect the intended character of the zone; and (b) maintain the safety of pedestrian and transport networks.	<b>AO2.1</b> No Acceptable Outcome specified.
<b>Section 3 For development affected by one or more overlays</b>	
<b>Flood hazard</b>	
<b>PO3</b> Development siting and layout responds to flooding potential and maintains personal safety at all times.	<b>AO3.1</b> New buildings are: (a) not located within the overlay area; or (b) building floor levels of habitable rooms must be at or above the flood hazard level.

Performance Outcomes	Acceptable Outcomes
	<p>and</p> <p><b>AO3.2</b> Signage is provided on site indicating the position and path of all safe evacuation routes off the site.</p> <p>Editor's Note:</p> <ol style="list-style-type: none"> <li>1. Building work in a designated flood hazard overlay area must meet the requirements of the relevant building assessment provisions under the <i>Building Act 1975</i>.</li> <li>2. Gympie Regional Council has made resolutions under section 13 of the <i>Building Regulation 2006</i> designating a flood hazard management areas and the level to which habitable rooms of buildings must be built. This information, as well as the Final Report for Gympie Regional Flood Study (February 2012) is available by contacting Council on 1300 307 800.</li> <li>3. Determining theoretical flood lines for major floods involves making a number of assumptions. The flood lines on the plans represent a best estimate based on information available for each catchment at that time, and may be changed as more information becomes available.</li> </ol>
<p><b>PO4</b> Development is resilient to flood events by ensuring design and built form account for the potential risks of flooding.</p>	<p><b>Residential buildings:</b></p> <p><b>AO4.1</b> Dwelling houses are not constructed as single storey slab on ground.</p> <p>and</p> <p><b>AO4.2</b> Only non-habitable rooms (e.g. garages, laundries) are located on the ground floor of other residential development.</p> <p>and</p> <p><b>AO4.3</b> Screening is used to ensure that the understorey is not visible from the street.</p> <p>and</p> <p><b>AO4.4</b> Orientation to the street is achieved by ensuring that the stairs to the dwelling and at least one habitable room overlook the street.</p> <p>and</p> <p><b>AO4.5</b> Ground floors are constructed using resilient building materials and allow for the flow through of flood water.</p> <p><b>Non-residential buildings:</b></p> <p><b>AO4.6</b> Non-residential buildings and structures:</p> <ol style="list-style-type: none"> <li>(a) orient to the street by activating the street frontage through ground floor commercial uses or urban design treatments such as recess wall treatments, screening and/or landscaping; and</li> <li>(b) allow for the flow through of flood water on the ground floor.</li> </ol> <p>and</p> <p><b>AO4.7</b> Resilient building materials are used in accordance with the relevant building assessment provisions.</p>

Performance Outcomes	Acceptable Outcomes
<p><b>PO5</b> Development directly, indirectly and cumulatively avoids any significant increase in water flow, velocity or flood level, and does not increase the potential for flood damage either on site or other properties.</p>	<p><b>AO5.1</b> Works associated with the proposed development do not:</p> <ul style="list-style-type: none"> <li>(a) involve a net increase in filling greater than 50m<sup>3</sup>; or</li> <li>(b) result in any reductions of on site flood storage capacity and contain within the subject site any changes to depth/duration/velocity of flood waters; or</li> <li>(c) change flood characteristics outside the subject site in ways that result in: <ul style="list-style-type: none"> <li>(i) loss of flood storage;</li> <li>(ii) loss of/changes to flow paths;</li> <li>(iii) acceleration or retardation of flows; or</li> <li>(iv) any reduction in flood warning times anywhere else in the floodplain.</li> </ul> </li> </ul>
<p><b>PO6</b> Development avoids the release of hazardous materials into floodwaters.</p>	<p><b>AO6.1</b> Materials manufactured or stored on site are not hazardous in nature.</p> <p>or</p> <p><b>AO6.2</b> Hazardous materials and any associated manufacturing equipment are located above the adopted flood level.</p>
<p><b>PO7</b> Community infrastructure is able to function effectively during and immediately after flood events.</p>	<p><b>AO7.1</b> Any components of the infrastructure that are likely to fail to function or may result in contamination when inundated by flood water (e.g. electrical switchgear and motors, water supply pipeline air valves) are designed and constructed to avoid floodwater intrusion/infiltration.</p> <p>and</p> <p><b>AO7.2</b> Substations in flood prone areas ensure that the sensitive electrical equipment on site (e.g. transformers, control cabinets, neutral earth reactors and switch gear) are located 300mm above 1% AEP flood levels.</p> <p>Note: A flood study report prepared by a suitably qualified engineer may need to be provided, demonstrating the achievement of this requirement.</p> <p>and</p> <p><b>AO7.3</b> Development for any of the uses identified in column 1 of Table 6.28 - Minimum flood levels is located above the flood level specified in column 2 of Table 6.28 - Minimum flood levels.</p> <p>Note: A flood study report prepared by a suitably qualified engineer may need to be provided, demonstrating the achievement of this requirement.</p>

Performance Outcomes	Acceptable Outcomes
<b>Potential and actual acid sulfate soils</b>	
<p><b>PO8</b> Where development involves:</p> <ul style="list-style-type: none"> <li>(a) excavating or otherwise removing 100m<sup>3</sup> or more of soil or sediment, or</li> <li>(b) filling of land with more than 500m<sup>3</sup> of material with an average depth of 0.5m or greater, the disturbance of potential or actual acid sulfate soils is avoided or appropriately managed to mitigate the release of acid and metal contaminants.</li> </ul> <p>Editor's Note: Excavating or otherwise removing more than 1,000m<sup>3</sup> of soil or sediment or using more than 1,000m<sup>3</sup> of material as fill triggers referral to the Chief Executive administering the <i>Land Act 1994</i> as an advice agency.</p>	<p><b>AO8.1</b> The disturbance of acid sulfate soils is avoided by:</p> <ul style="list-style-type: none"> <li>(a) not excavating or otherwise removing soil or sediment identified as containing acid sulfate soils;</li> <li>(b) not permanently or temporarily extracting groundwater that results in the aeration of previously saturated acid sulfate soils;</li> <li>(c) not undertaking filling that results in actual acid sulfate soils being moved below the watertable or previously saturated acid sulfate soils being aerated.</li> </ul> <p>or</p> <p><b>AO8.2</b> The disturbance of acid sulfate soils avoids the release of acid or associated metal contaminants by:</p> <ul style="list-style-type: none"> <li>(a) neutralising existing acidity and preventing the generation of acid and associated metal contaminants; and</li> <li>(b) preventing the release of surface or groundwater flows containing acid or associated metal contaminants into the environment.</li> </ul>
<b>Conservation significant areas</b>	
<p><b>PO9</b> Development avoids or minimises adverse impacts on areas of conservation significance.</p>	<p><b>AO9.1</b> Development occurs outside the overlay area.</p> <p>or</p> <p><b>AO9.2</b> Development is compatible with the values of the conservation significant area.</p> <p>or</p> <p><b>AO9.3</b> Where development within a conservation significant area is unavoidable, measures are incorporated to protect and retain the ecological values and underlying ecosystem processes within or adjacent to the development site to the greatest extent practicable.</p> <p>and</p> <p><b>AO9.4</b> Buffer areas are to be maintained or where possible rehabilitated.</p> <p>Editor's Note: This buffer does not apply to equipment such as pumps that are necessary to access water.</p>
<b>Bushfire</b>	
<p><b>PO10</b> Development maintains the safety of people and property, including the function of community infrastructure, during and immediately after bushfire events.</p>	<p><b>AO10.1</b> Development is not located in areas identified as a High or Medium bushfire hazard area.</p> <p>or</p>

Performance Outcomes	Acceptable Outcomes
	<p><b>AO10.2</b> Road access for fire-fighting appliances and firebreaks are provided through a perimeter road that separates the use from areas of bushfire hazard and that road has a minimum cleared width of 20 metres;</p> <p>and</p> <p><b>AO10.3</b> For a development requiring MCU involving new or existing buildings with a gross floor area greater than 50m<sup>2</sup> where a reticulated water supply is not available and a water tank is provided for the purpose of household water supply, one tank within 100m of each class 1, 2, 3 or 4 building has:</p> <p>(a) fire brigade tank fittings; and</p> <p>(b) if the buildings are in a high or medium risk area identified in the bushfire hazard overlay, the building's take off connection from the tank is at a level that allows 5,000 litres to be dedicated for fire fighting purposes.</p>
<b>PO11</b> Public safety and the environment are not adversely affected by the detrimental impacts of bushfire on hazardous materials manufactured or stored in bulk.	<b>AO11.1</b> No Acceptable Outcome identified.

**Table 6. 28 Minimum flood levels**

Column 1 Development for Material Change of Use	Column 2 Minimum flood level
Emergency services, such as Police, Ambulance and Fire Brigade facilities and emergency shelters	0.2% AEP flood level
Hospital	0.2% AEP flood level
Utility installation, being a water treatment plant	0.2% AEP flood level
Major electricity infrastructure	0.5% AEP flood level
Utility installation, being a sewage treatment plant	0.5% AEP flood level
Residential care facility and Retirement facility	0.5% AEP flood level
Special industry, such as a Power station	0.2% AEP flood level
Community uses , such as stores of valuable records or items of historic or cultural significance (e.g. galleries and libraries)	0.5% AEP flood level
Medium impact industry, such as a regional fuel storage and distribution facility	0.5% AEP flood level
Warehouse being a food storage warehouse	0.5% AEP flood level