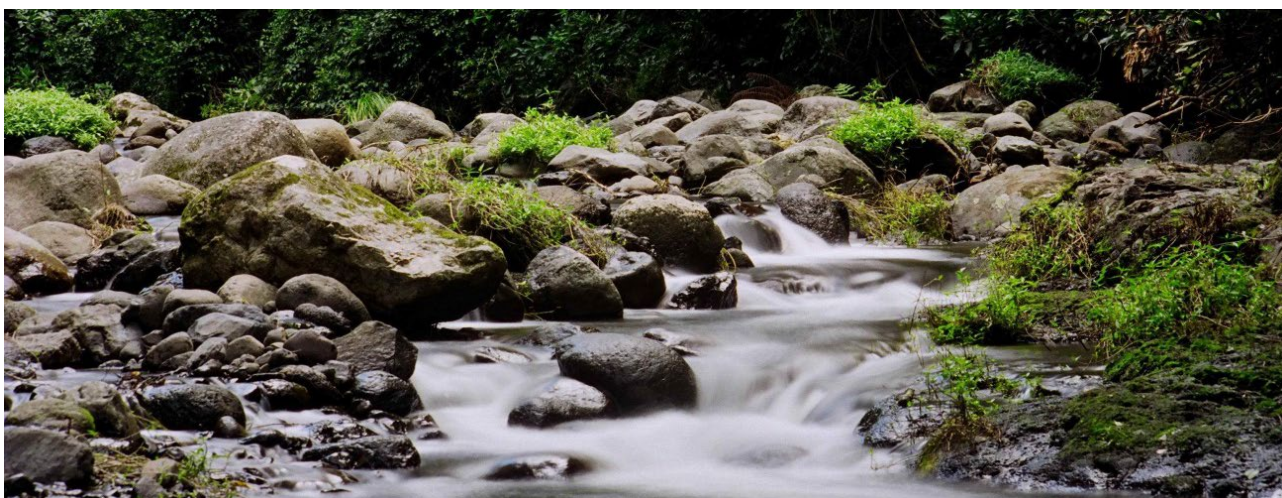


6.2.2 Conservation Zone Code



6.2.2.1 Application

This code applies to development:

- (1) within the Conservation Zone as identified on the zone maps contained in **Schedule 2 Mapping**; and
- (2) identified as requiring assessment against the Conservation Zone Code by the tables of assessment in **Part 5 Tables of Assessment**.

6.2.2.2 Purpose and Overall Outcomes

- (1) The purpose of the Conservation Zone is to provide for the management, protection and restoration of areas that support one or more of the following:
 - (a) biological diversity;
 - (b) ecological integrity;
 - (c) naturally occurring landforms;
 - (d) coastal processes.
- (2) The purpose of the Conservation Zone Code will be achieved through the following overall outcomes:
 - (a) **Development:**
 - (i) minimises impacts on the natural environment and complements the bushland and natural landscape setting;
 - (ii) supports the management, protection and restoration of land of significant environmental value and natural landscape value and where in public ownership, facilitate the enjoyment of conservation areas by visitors;
 - (iii) maintains a high level of amenity;
 - (b) **Land uses:**
 - (i) are intended to facilitate the conservation, interpretation, restoration and appreciation of areas of significant environmental value and natural landscape value;
 - (ii) can include Environment facility and Nature-based tourism only where impacts on the natural environment are minimised;
 - (iii) involving *residential activities* are limited to Caretaker's accommodation;
 - (iv) can include Telecommunications facility only where the use cannot be located in another nearby zone and the use minimises impacts on the natural environment;
 - (v) are limited to:
 - (A) the uses listed as a consistent use in column 1 of **Table 6.2.2.2.1 - Consistent Uses and Potentially Consistent Uses in the Conservation Zone**; or
 - (B) the uses listed as potentially consistent uses in column 2 of **Table 6.2.3.2.1 - Consistent Uses and Potentially Consistent Uses in the Conservation Zone** having regard to such

matters as its impact, scale and intensity, built form and consistency with the character of the zone.

(vi) where not listed in **Table 6.2.2.2.1 - Consistent Uses and Potentially Consistent Uses in the Conservation Zone** are inconsistent uses and are not intended to occur in the zone;

(c) Character:

- (i) consists of areas of undeveloped land having significant environmental value and natural landscape value;
- (ii) involves buildings and infrastructure that support the management, interpretation and the enjoyment of natural areas by visitors where they integrate with and protect the significant environmental values and landscape character of the zone;

(d) Built form:

- (i) complements the bushland and natural landscape setting;
- (ii) is located and designed to:
 - (A) protect areas of significant environmental value;
 - (B) minimise the removal of vegetation and natural habitat areas;
 - (C) minimise modifications to the natural landform;

(e) Lot design:

- (i) prevents the fragmentation of conservation land by preventing the creation of additional lots.

Table 6.2.2.2.1 - Consistent Uses in the Conservation Zone

| Column 1 Consistent Uses | Column 2 Potentially Consistent Uses |
|---|---|
| Recreational Activities | |
| <i>Park</i> | |
| Tourism Activities | |
| <i>Environment facility</i> <i>Nature-based tourism</i> (where involving an extension to an existing Nature-based tourism) | Nature-based tourism* |
| Residential Activities | |
| <i>Caretaker's accommodation</i> | |
| Rural Activities | |
| <i>Permanent plantation</i> <i>Animal husbandry</i> | |
| Infrastructure Activities | |
| <i>Telecommunications facility</i> | |

* other than as specified in column 1

6.2.2.3 Assessment Benchmarks

Table 6.2.2.3.1—Assessable Development

| Performance Outcomes | Acceptable Outcomes |
|----------------------|---------------------|
| Setbacks | |

| Performance Outcomes | Acceptable Outcomes | | | | | | |
|--|---|---------|--|-----------------|-----|------------------------|-----|
| <p>PO1 Building setbacks: (1) minimise the visual dominance of buildings when viewed from the road and adjoining land; and (2) reflect the low intensity character of the zone.</p> <p><i>Note - Where setbacks are required in this code or other codes, the higher numerical standard prevails.</i></p> | <p>AO1 Building setbacks are as follows:</p> <table> <tr> <th>Setback</th><th>Minimum Distances Measured in Metres (m)</th></tr> <tr> <td>Street frontage</td><td>10m</td></tr> <tr> <td>Side and rear boundary</td><td>10m</td></tr> </table> <p><i>Note - Where setbacks are required in this code or other codes, the higher numerical standard prevails.</i></p> | Setback | Minimum Distances Measured in Metres (m) | Street frontage | 10m | Side and rear boundary | 10m |
| Setback | Minimum Distances Measured in Metres (m) | | | | | | |
| Street frontage | 10m | | | | | | |
| Side and rear boundary | 10m | | | | | | |
| Height | | | | | | | |
| <p>PO2 Development height is low-rise to complement the natural landscape setting.</p> | <p>AO2 Development height does not exceed 2 storeys with a maximum height of 8.5m.</p> | | | | | | |
| Built Form and Urban Design | | | | | | | |
| <p>PO3 Built form: (1) is small scale and designed to complement the natural landscape setting; (2) minimises or avoids excavation and fill, or other modifications to the natural landform; (3) is below tree height when viewed from roads; and (4) is designed to reflect the natural character of the zone, with the use of: (a) timber or natural materials; (b) soft natural exterior colours; and (c) patterns and textures.</p> | <p>AO3 No Acceptable Outcome is prescribed.</p> | | | | | | |
| <p>PO4 Development contributes to the rehabilitation of degraded areas.</p> | <p>AO4 No Acceptable Outcome is prescribed.</p> | | | | | | |
| Land Uses | | | | | | | |
| <p>PO5 Tourism activities are: (1) limited to Environment facility and Nature based tourism; and (2) located and designed to minimise impacts on the natural environment.</p> | <p>AO5 No Acceptable Outcome is prescribed.</p> | | | | | | |
| <p>PO6 A Telecommunications facility: (1) demonstrates the use cannot be practically located in another nearby zone; and (2) is designed and located to minimise impacts on the natural environment.</p> | <p>AO6 No Acceptable Outcome is prescribed.</p> | | | | | | |
| Reconfiguration of a Lot | | | | | | | |
| <p>PO7 No additional lots are created.</p> | <p>AO7 No Acceptable Outcome is prescribed.</p> | | | | | | |