

## 23.0 Environmental Management Zone

### 23.1 Zone Purpose

The purpose of the Environmental Management Zone is:

- 23.1.1 To provide for the protection, conservation and management of land with significant ecological, scientific, cultural or scenic value.
- 23.1.2 To allow for compatible use or development where it is consistent with:
- (a) the protection, conservation and management of the values of the land; and
  - (b) applicable reserved land management objectives and objectives of reserve management plans.

### 23.2 Use Table

Use Class	Qualification
<b>No Permit Required</b>	
Natural and Cultural Values Management	
Passive Recreation	
<b>Permitted</b>	
Community Meeting and Entertainment	If an authority under the <i>National Parks and Reserve Management Regulations 2019</i> is granted by the Managing Authority, or approved by the Director-General of Lands under the <i>Crown Lands Act 1976</i> .
Educational and Occasional Care	If an authority under the <i>National Parks and Reserve Management Regulations 2019</i> is granted by the Managing Authority, or approved by the Director-General of Lands under the <i>Crown Lands Act 1976</i> .
Emergency Services	If an authority under the <i>National Parks and Reserve Management Regulations 2019</i> is granted by the Managing Authority, or approved by the Director-General of Lands under the <i>Crown Lands Act 1976</i> .
Food Services	If an authority under the <i>National Parks and Reserve Management Regulations 2019</i> is granted by the Managing Authority, or approved by the Director-General of Lands under the <i>Crown Lands Act 1976</i> .
General Retail and Hire	If an authority under the <i>National Parks and Reserve Management Regulations 2019</i> is granted by the Managing Authority, or approved by the Director-General of Lands under the <i>Crown Lands Act 1976</i> .

Use Class	Qualification
Pleasure Boat Facility.	If an authority under the <i>National Parks and Reserve Management Regulations 2019</i> is granted by the Managing Authority, or approved by the Director-General of Lands under the <i>Crown Lands Act 1976</i> .
Research and Development	If an authority under the <i>National Parks and Reserve Management Regulations 2019</i> is granted by the Managing Authority, or approved by the Director-General of Lands under the <i>Crown Lands Act 1976</i> .
Residential	If: (a) for reserve management staff accommodation; and (b) an authority under the <i>National Parks and Reserve Management Regulations 2019</i> is granted by the Managing Authority, or approved by the Director-General of Lands under the <i>Crown Lands Act 1976</i> .
Resource Development	If: (a) for grazing; and (b) an authority under the <i>National Parks and Reserve Management Regulations 2019</i> is granted by the Managing Authority, or approved by the Director-General of Lands under the <i>Crown Lands Act 1976</i> .
Sports and Recreation	If an authority under the <i>National Parks and Reserve Management Regulations 2019</i> is granted by the Managing Authority, or approved by the Director-General of Lands under the <i>Crown Lands Act 1976</i> .
Tourist Operation	If an authority under the <i>National Parks and Reserve Management Regulations 2019</i> is granted by the Managing Authority, or approved by the Director-General of Lands under the <i>Crown Lands Act 1976</i> .
Utilities	If: (a) for minor utilities; and (b) an authority under the <i>National Parks and Reserve Management Regulations 2019</i> is granted by the Managing Authority, or approved by the Director-General of Lands under the <i>Crown Lands Act 1976</i> .
Visitor Accommodation	If an authority under the <i>National Parks and Reserve Management Regulations 2019</i> is granted by the Managing Authority, or approved by the Director-General of Lands under the <i>Crown Lands Act 1976</i> .
<b>Discretionary</b>	
Community Meeting and Entertainment	If not listed as Permitted.

Use Class	Qualification
Educational and Occasional Care	If not listed as Permitted.
Emergency Services	If not listed as Permitted.
Extractive Industry	
Food Services	If not listed as Permitted.
General Retail and Hire	If not listed as Permitted.
Pleasure Boat Facility	If not listed as Permitted.
Research and Development	If not listed as Permitted.
Resource Development	If not listed as Permitted.
Resource Processing	
Sports and Recreation	If not listed as Permitted.
Tourist Operation	If not listed as Permitted.
Utilities	If not listed as Permitted.
Vehicle Parking	
Visitor Accommodation	If not listed as Permitted.
<b>Prohibited</b>	
All other uses	

## 23.3 Use Standards

### 23.3.1 Discretionary Uses

Objective:	That uses listed as Discretionary recognise and reflect the relevant values of the reserved land.	
Acceptable Solutions		Performance Criteria
<b>A1</b> No Acceptable Solution.		<b>P1</b> A use listed as Discretionary must be consistent with the values of the land, having regard to: <ul style="list-style-type: none"> <li>(a) the significance of the ecological, scientific, cultural or scenic values;</li> <li>(b) the protection, conservation, and management of the values;</li> <li>(c) the specific requirements of the use to operate;</li> <li>(d) the location, intensity and scale of the use;</li> <li>(e) the characteristics and type of the use;</li> <li>(f) traffic and parking generation;</li> <li>(g) any emissions and waste produced by the use;</li> <li>(h) the measures to minimise or mitigate impacts;</li> <li>(i) the storage and handling of goods, materials and waste; and</li> <li>(j) the proximity of any sensitive uses.</li> </ul>

## 23.4 Development Standards for Buildings and Works

### 23.4.1 Development area

Objective:	That the development area is: (a) compatible with the values of the site and surrounding area; and (b) minimises disturbance of the site.
Acceptable Solutions	Performance Criteria
<b>A1</b> The development area must: (a) be not more than 500m <sup>2</sup> ; (b) be in accordance with an authority under the <i>National Parks and Reserve Management Regulations 2019</i> granted by the Managing Authority or the <i>Nature Conservation Act 2002</i> ; or (c) be in accordance with an approval of the Director-General of Lands under the <i>Crown Lands Act 1976</i> .	<b>P1</b> The development area must not cause an unreasonable impact on the values of the site and surrounding area, having regard to: (a) the design, siting, scale and type of development; (b) the operation of the use; (c) the impact of the development on the values of the site and surrounding area; (d) the need for the development to be located on the site; (e) how any significant values are managed; and (f) any protection, conservation, remediation or mitigation works.

### 23.4.2 Building height, setback and siting

Objective:	That the design and siting of buildings responds appropriately to the values of the site and surrounding area.
Acceptable Solutions	Performance Criteria
<b>A1</b> Building height must: (a) be not more than 6m; (b) be in accordance with an authority under the <i>National Parks and Reserve Management Regulations 2019</i> granted by the Managing Authority or <i>Nature Conservation Act 2002</i> ; or (c) be in accordance with an approval of the Director-General of Lands under the <i>Crown Lands Act 1976</i> .	<b>P1</b> Building height must be compatible with the values of the site and surrounding area, having regard to: (a) the bulk and form of proposed buildings; (b) the height, bulk and form of existing buildings; (c) the topography of the site; (d) the appearance when viewed from roads and public places; and (e) the character of the surrounding area.

<p><b>A2</b></p> <p>Buildings must have a setback from all boundaries:</p> <ul style="list-style-type: none"> <li>(a) not less than 10m;</li> <li>(b) not less than the existing building for an extension;</li> <li>(c) in accordance with an authority under the <i>National Parks and Reserve Management Regulations 2019</i> granted by the Managing Authority and/or <i>Nature Conservation Act 2002</i>; or</li> <li>(d) be in accordance with an approval of the Director-General of Lands under the <i>Crown Lands Act 1976</i>.</li> </ul>	<p><b>P2</b></p> <p>Buildings must be sited to be compatible with the values of the site and surrounding area, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the bulk and form of proposed buildings;</li> <li>(b) the height, bulk and form of existing buildings;</li> <li>(c) the topography of the site;</li> <li>(d) the appearance when viewed from roads and public places;</li> <li>(e) the retention of vegetation;</li> <li>(f) the safety of road users; and</li> <li>(g) the character of the surrounding area.</li> </ul>
<p><b>A3</b></p> <p>Buildings for a sensitive use must be separated from an adjoining Rural Zone or Agriculture Zone:</p> <ul style="list-style-type: none"> <li>(a) not less than 200m; or</li> <li>(b) where an existing building for a sensitive use on the site is within 200m of that boundary, not less than the existing building.</li> </ul>	<p><b>P3</b></p> <p>Buildings for a sensitive use must be sited to not conflict or interfere with an agricultural use in the Rural Zone or Agriculture Zone, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the size, shape and topography of the site;</li> <li>(b) the prevailing setbacks of any existing buildings for sensitive uses on adjoining properties;</li> <li>(c) the existing and potential use of land in the adjoining zone; and</li> <li>(d) any proposed attenuation measures.</li> </ul>

#### 23.4.3 Exterior finish

Objective:	That exterior finishes are not prominent and blend with the character of the site and surrounding area.	
Acceptable Solutions		Performance Criteria
<p><b>A1</b></p> <p>Exterior building finishes must:</p> <ul style="list-style-type: none"> <li>(a) be coloured using colours with a light reflectance value not more than 40% in dark natural tones of grey, green or brown;</li> <li>(b) be in accordance with an authority under <i>National Parks and Reserve Management Regulations 2019</i> granted by the Managing Authority or the <i>Nature Conservation Act 2002</i>; or</li> <li>(c) be in accordance with an approval of the Director-General of Lands under the <i>Crown Lands Act 1976</i>.</li> </ul>		<p><b>P1</b></p> <p>Exterior building finishes must be compatible with the character of the site and surrounding area, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the topography of the site;</li> <li>(b) the existing vegetation;</li> <li>(c) the dominant colours of the vegetation and surrounding area;</li> <li>(d) the nature of the development;</li> <li>(e) the nature of the exterior finishes;</li> <li>(f) the appearance when viewed from roads and public places; and</li> <li>(g) the character of the surrounding area.</li> </ul>

#### 23.4.4 Vegetation management

Objective:	That the site contributes to the values of the surrounding area by restricting vegetation removal.	
Acceptable Solutions		Performance Criteria
<b>A1</b> Building and works must: <ul style="list-style-type: none"> <li>(a) be located on land where the native vegetation cover has been lawfully removed; or</li> <li>(b) be in accordance with an authority under <i>National Parks and Reserve Management Regulations 2019</i> granted by the Managing Authority or the <i>Nature Conservation Act 2002</i>.</li> </ul>		<b>P1</b> Building and works must be located to minimise native vegetation removal and the impact on values of the site and surrounding area, having regard to: <ul style="list-style-type: none"> <li>(a) the extent of native vegetation to be removed;</li> <li>(b) any proposed remedial, mitigation or revegetation measures;</li> <li>(c) provision for native habitat for native fauna;</li> <li>(d) the management and treatment of the balance of the site or native vegetation areas; and</li> <li>(e) the type, size and design of development.</li> </ul>

### 23.5 Development Standards for Subdivision

#### 23.5.1 Lot design

Objective:	That each lot: <ul style="list-style-type: none"> <li>(a) has an area and dimensions appropriate for use and development in the zone; and</li> <li>(b) is provided with appropriate access to a road.</li> </ul>	
Acceptable Solutions		Performance Criteria
<b>A1</b> Each lot, or a lot proposed in a plan of subdivision, must be: <ul style="list-style-type: none"> <li>(a) required for public use by the Crown, a council, or a State authority;</li> <li>(b) required for the provision of Utilities;</li> <li>(c) for the consolidation of a lot with another lot, provided each lot is within the same zone;</li> <li>(d) in accordance with an authority under the <i>National Parks and Reserve Management Regulations 2019</i> granted by the Managing Authority or <i>Nature Conservation Act 2002</i>; or</li> <li>(e) in accordance with an approval of the Director-</li> </ul>		<b>P1</b> Each lot, or a lot proposed in a plan of subdivision, must have sufficient useable area and dimensions suitable for its intended use, having regard to: <ul style="list-style-type: none"> <li>(a) the relevant Acceptable Solutions for development of buildings on the lots;</li> <li>(b) existing buildings and the location of intended buildings on the lot;</li> <li>(c) the ability to retain vegetation and protect the values of the land on each lot;</li> <li>(d) the topography of the site;</li> <li>(e) the presence of any natural hazards;</li> <li>(f) the need for the subdivision; and</li> </ul>

General of Lands under the <i>Crown Lands Act 1976</i> .	(g) any advice of the managing authority.
<b>A2</b> No Acceptable Solution.	<b>P2</b> Each lot, or a lot proposed in a plan of subdivision, must be provided with a frontage or legal connection to a road by a right of carriageway, that is sufficient for the intended purpose, having regard to: <ul style="list-style-type: none"> <li>(a) the number of other lots which have the land subject to the right of carriageway as their sole or principal means of access;</li> <li>(b) the anticipated nature of vehicles likely to access the site;</li> <li>(c) the topography of the site;</li> <li>(d) the pattern of development in the area; and</li> <li>(e) the ability for emergency services to access the site,</li> </ul> and must have a frontage of not less than 3.6 m.
<b>A3</b> Each lot, or a lot proposed in a plan of subdivision, must be provided with a vehicular access from the boundary of the lot to a road in accordance with the requirements of the road authority.	<b>P3</b> Each lot, or a lot proposed in a plan of subdivision, must be provided with reasonable vehicular access to a boundary of a lot, or building area on the lot, if any, having regard to: <ul style="list-style-type: none"> <li>(a) the topography of the site;</li> <li>(b) the length of the access;</li> <li>(c) the distance between the lot or building area and the carriageway;</li> <li>(d) the nature of the road and the traffic;</li> <li>(e) any vegetation removal; and</li> <li>(f) the protection of values on the site.</li> </ul>

#### 23.5.2 Services

Objective:	That each lot provides for appropriate wastewater disposal.
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>
<b>A1</b> No Acceptable Solution.	<b>P1</b> Each lot, or a lot proposed in a plan of subdivision, must be capable of accommodating an on-site wastewater management system adequate for the intended use and development of the land, which minimises any environmental impacts.