

29.0 Environmental Management Zone

29.1 Zone Purpose

29.1.1 Zone Purpose Statements

29.1.1.1 To provide for the protection, conservation and management of areas with significant ecological, scientific, cultural or aesthetic value, or with a significant likelihood of risk from a natural hazard.

29.1.1.2 To only allow for complementary use or development where consistent with any strategies for protection and management.

29.1.1.3 To facilitate passive recreational opportunities which are consistent with the protection of natural values in bushland and foreshore areas.

29.1.1.4 To recognise and protect highly significant natural values on private land.

29.1.1.5 To protect natural values in un-developed areas of the coast.

29.1.2 Local Area Objectives

Local Area Objectives	Implementation Strategy
There are no Local Area Objectives for this Zone.	

29.1.3 Desired Future Character Statements

Desired Future Character Statements	Implementation Strategy
There are no Desired Future Character Statements for this zone.	

29.2 Use Table

No Permit Required	
Use Class	Qualification
Natural and cultural values management	
Passive recreation	
Permitted	
Use Class	Qualification
Community meeting and entertainment	Only if a reserve management plan applies
Educational and occasional care	Only if a reserve management plan applies
Emergency services	Only if a reserve management plan applies
Food services	Only if a reserve management plan applies
General retail and hire	Only if a reserve management plan applies
Pleasure boat facility	Only if a reserve management plan applies
Research and development	Only if a reserve management plan applies
Residential	Only if a reserve management plan applies
Sports and recreation	Only if a reserve management plan applies.
Tourist operation	Only if a reserve management plan applies
Utilities	Only if a reserve management plan applies
Vehicle parking	Only if a reserve management plan applies
Visitor accommodation	Only if a reserve management plan applies
Discretionary	
Use Class	Qualification
Community meeting and entertainment	Except if permitted

Education and occasional care	Except if permitted Only if at 31-45 Nubeena Crescent, Taroona (folio of the Register volume 203333 folio 1)
Emergency services	Except if permitted
Extractive Industry	Only in Conservation Area, Regional Reserve or Public Reserve under the <i>Crown Lands Act 1976</i> .
Pleasure boat facility	Except if permitted
Port and shipping	Only if existing facility
Research and development	Except if permitted
Residential	Except if permitted Only if for bushfire hazard management on land known as 81 Channel Highway, Taroona (folio of the Register volume 198412 folio 1) and directly associated with and subservient to a Residential use on land known as 83 Channel Highway, Taroona (folio of the Register volume 167539 folio 1).
Resource development	Only if for grazing of animals on native pasture or existing non-native pasture. Only if marine farming shore facility or other facility dependant on a coastal location.
Resource processing	Only if dependant on a coastal location.
Sports and recreation	Except if permitted
Tourist operation	Except if permitted
Utilities	Except if Permitted.
Vehicle parking	
Visitor accommodation	Except if Permitted.
Prohibited	
Use Class	Qualification
All other uses	

29.3 Standards

29.3.1 Use Standards for Reserved Land

Objective:	
To provide for use consistent with any strategies for the protection and management of reserved land.	
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Use is undertaken in accordance with a reserve management plan.</p>	<p>P1</p> <p>Use must satisfy all of the following:</p> <p>(a) be complementary to the use of the reserved land;</p> <p>(b) be consistent with any applicable objectives for management of reserved land provided by <i>the National Parks and Reserves Management Act 2002</i>;</p> <p>(c) not have an unreasonable impact upon the amenity of the surrounding area through commercial vehicle movements, noise, lighting or other emissions that are unreasonable in their timing, duration or extent.</p>

29.4 Development Standards for Buildings and Works

29.4.1 Building Height

Objective:	
To ensure that building height contributes positively to the landscape and does not result in unreasonable impact on residential amenity of adjoining land.	
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Building height comply with any of the following:</p> <p>(a) as proscribed in an applicable reserve management plan;</p> <p>(b) be no more than 7.5 m.</p>	<p>P1</p> <p>Building height must satisfy all of the following:</p> <p>(a) be consistent with any Desired Future Character Statements provided for the area or, if no such statements are provided, have regard to the landscape of the area;</p>

	<p>(b) be sufficient to prevent unreasonable adverse impacts on residential amenity on adjoining lots by:</p> <ul style="list-style-type: none"> (i) overlooking and loss of privacy; (ii) visual impact when viewed from adjoining lots, due to bulk and height; <p>(c) be reasonably necessary due to the slope of the site or for the functional requirements of infrastructure.</p>
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29.4.2 Setback

Objective:	
To maintain desirable characteristics of the landscape, protect amenity of adjoining lots, avoid land use conflict and fettering of use on nearby rural land and protect environmental values on adjoining land zoned Environmental Living and adjoining land in the World Heritage Area.	
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Building setback from frontage must comply with any of the following:</p> <ul style="list-style-type: none"> (a) as proscribed in an applicable reserve management plan; (b) be no less than 30 m. 	<p>P1</p> <p>Building setback from frontage must satisfy all of the following:</p> <ul style="list-style-type: none"> (a) be consistent with any Desired Future Character Statements provided for the area or, if no such statements are provided, have regard to the landscape; (b) minimise adverse impact on the landscape as viewed from the road; (c) be consistent with the prevailing setbacks of existing buildings on nearby lots; (d) minimise loss of native vegetation within the front setback where such vegetation makes a significant contribution to the landscape as viewed from the road.
<p>A2</p> <p>Building setback from side and rear boundaries must comply with any of the following:</p> <ul style="list-style-type: none"> (a) as proscribed in an applicable reserve management plan; 	<p>P2</p> <p>Building setback from side and rear boundaries must satisfy all of the following:</p>

<p>(b) be no less than 30 m.</p>	<p>(a) be consistent with any Desired Future Character Statements provided for the area or, if no such statements are provided, have regard to the landscape;</p> <p>(b) be sufficient to prevent unreasonable adverse impacts on residential amenity on adjoining lots by:</p> <ul style="list-style-type: none"> (i) overlooking and loss of privacy; (ii) visual impact, when viewed from adjoining lots, through building bulk and massing.
<p>A3</p> <p>Buildings and works must be setback from land zoned Environmental Living no less than 30 m.</p>	<p>P3</p> <p>Buildings and works must be setback from land zoned Environmental Living to satisfy all of the following:</p> <ul style="list-style-type: none"> (a) there is no unreasonable impact from the development on the environmental values of the land zoned Environmental Living; (b) the potential for the spread of weeds or soil pathogens onto the land zoned Environmental Living is minimised; (c) there is minimal potential for contaminated or sedimented water runoff impacting the land zoned Environmental Living; (d) there are no reasonable and practical alternatives to developing close to land zoned Environmental Living; (e) be no less than 10m or if there is an existing building setback less than this distance, the setback must not be less than the existing building.
<p>A4</p> <p>Building setback for buildings for sensitive use (including residential use) must comply with all of the following:</p> <ul style="list-style-type: none"> (a) be sufficient to provide a separation distance from land zoned Rural Resource no less than 100 m; 	<p>P4</p> <p>Building setback for buildings for sensitive use (including residential use) must satisfy all of the following:</p> <ul style="list-style-type: none"> (a) be sufficient to prevent potential for land use conflict that would fetter resource development use of adjoining land;

<p>(b) be sufficient to provide a separation distance from land zoned Significant Agriculture no less than 200 m.</p>	<p>(b) be sufficient to provide a separation distance no less than:</p> <p>40 m from land zoned Rural Resource or if there is an existing building with a separation distance less than this distance, the separation distance must not be less than the existing building;</p> <p>80 m from land zoned Significant Agriculture or if there is an existing building with a separation distance less than this distance, the separation distance must not be less than the existing building.</p>
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29.4.3 29.4.3 Design

<p>Objective:</p>	
<p>To ensure that the location and appearance of buildings and works minimises adverse impact on natural values and on the landscape.</p>	
<p>Acceptable Solutions</p>	<p>Performance Criteria</p>
<p>A1</p> <p>The location of buildings and works must comply with any of the following:</p> <p>(a) be located on a site that does not require the clearing of native vegetation and is not on a skyline or ridgeline;</p> <p>(b) be located within a building area, if provided on the title;</p> <p>(c) be an addition or alteration to an existing building;</p> <p>(d) as prescribed in an applicable reserve management plan.</p>	<p>P1</p> <p>The location of buildings and works must satisfy all of the following:</p> <p>(a) be located in an area requiring the clearing of native vegetation only if:</p> <p>(i) there are no sites clear of native vegetation and clear of other significant site constraints such as access difficulties or excessive slope;</p> <p>(ii) the extent of clearing is the minimum necessary to provide for buildings, associated works and associated bushfire protection measures;</p> <p>(iii) the location of clearing has the least environmental impact;</p> <p>(b) be located on a skyline or ridgeline only if:</p>

	<ul style="list-style-type: none"> (i) there are no sites clear of native vegetation and clear of other significant site constraints such as access difficulties or excessive slope; (ii) there is no significant impact on the rural landscape; (iii) building height is minimised; (iv) any screening vegetation is maintained. <p>(c) be consistent with any Desired Future Character Statements provided for the area or, if no such statements are provided, have regard to the landscape.</p> <p>(d) strategies to minimise and mitigate adverse environmental impacts are identified.</p>
<p>A2</p> <p>Exterior building surfaces must be coloured using colours with a light reflectance value not greater than 40 percent.</p>	<p>P2</p> <p>Exterior building surfaces must avoid adverse impacts on the visual amenity of neighbouring land and detracting from the contribution the site makes to the landscape, views and vistas.</p>
<p>A3</p> <p>Fill and excavation must comply with all of the following:</p> <ul style="list-style-type: none"> (a) height of fill and depth of excavation is no more than 1 m from natural ground level, except where required for building foundations; (b) extent is limited to the area required for the construction of buildings and vehicular access. 	<p>P3</p> <p>Fill and excavation must satisfy all of the following:</p> <ul style="list-style-type: none"> (a) there is no adverse impact on natural values; (b) does not detract from the landscape character of the area; (c) does not impact upon the privacy for adjoining properties; (d) does not affect land stability on the lot or adjoining land.

29.5 Development Standards for Subdivision

29.5.1 Subdivision

Objective:	
To ensure subdivision of land is for the management of environmental values.	
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Subdivision must comply with any of the following:</p> <p>(a) be for the purpose of providing for public open space, a reserve, or a Utilities, Emergency services, or Community meeting and entertainment use class, by or on behalf of the State Government, a Council, a statutory authority, or a corporation all the shares of which are held by or on behalf of the State or by a statutory authority.</p> <p>(b) be for lots proscribed in an applicable reserve management plan.</p>	<p>P1</p> <p>Subdivision is for the purpose of providing a lot for an allowable use.</p>