



4.2 Codes for Localities

4.2.1 World Heritage Areas and Environs Locality Code

Purpose

The purpose of this Code is to facilitate the achievement of the following outcomes for the World Heritage Areas and Environs Locality:

- protect the values of the WTWHA and the GBRWHA;
- ensure that any development is undertaken in a sensitive and sympathetic manner and that future activities associated with any development protect the environmental values of the World Heritage Areas (WHA's);
- ensure that any development occurring immediately adjacent to the WTWHA provides for an effective buffer to the Area to ensure the protection of the high ecological values of the Area and any environmental values of adjacent land;
- facilitate any future land use aspirations of the local Indigenous communities which are compatible with achieving the other planning outcomes for the Locality; and
- ensure that Roads within the WTWHA are retained as scenic drives.

Applicability

This Code applies to assessable development in the World Heritage Areas and Environs Locality and also applies to assessable development on land which is partially in the World Heritage Areas and Environs Locality and partially within an adjoining Locality, for:

- Material Change of Use;
- Reconfiguring a Lot;
- Operational Work Associated with Reconfiguring a Lot;
- Operational Work – Filling or Excavation not associated with a Material Change of Use;
- Operational Work – Engineering Works not associated with a Material Change of Use;
- Operational Work – Placing an Advertising Device on Premises not associated with a Material Change of Use; and
- Building Work other than Minor Building Work not associated with a Material Change of Use.



Elements of the Code

General Requirements

PERFORMANCE CRITERIA		ACCEPTABLE SOLUTIONS	
P1	Buildings and structures complement the Height of surrounding development and are subservient to the surrounding environment and in keeping with the unique character of the Locality.	A1.1	In the Conservation Planning Area in this Locality the maximum Height of Buildings/structures is 6.5 metres and 2 storeys. In addition, the roof or any ancillary roof features do not exceed a maximum Height of 3.5 metres.
P2	Development is connected to sustainable on Site infrastructure services.	A2.1	Water storage tank/s with a capacity to service the proposed use, including fire fighting capacity and Access to the tank/s for fire trucks. Tank/s to be fitted with a 50 mm ball valve with a camlock fitting and installed and connected prior to occupation and sited so as to be visually unobtrusive. Water storage tanks are to be fitted with screening at the inlet to prevent the intrusion of leaves and insects.
		A2.2	On any roof exceeding 100m ² , gutters are installed and the flow diverted to a storage tank.
		A2.3	An environmentally acceptable and energy efficient power supply is constructed and connected prior to occupation and sited so as to be visually unobtrusive.
P3	Onsite wastewater does not adversely impact on the environmental quality of the water and soil resources or the amenity of residents, through the implementation of best environmental practice.		No Acceptable Solution. (Information that the Council may request to demonstrate compliance with the Performance Criteria is outlined in Planning Scheme Policy No 10 – Reports and Information the Council May Request, for code and impact assessable development).



<p>P4 Landscaping of development Sites complements the existing character of the Locality.</p>	<p>A4.1 Landscaping utilises only native species and complies with the requirements of Planning Scheme Policy No 7 – Landscaping.</p> <p>AND</p> <p>All of the existing Landscaping to be retained and all of the proposed Landscaping is 100% endemic or native species and the details are provided on a Landscape Plan.</p>
<p>P5 Development Sites are provided, in an ecologically sustainable manner, with efficient and safe vehicle Access and manoeuvring areas on Site.</p>	<p>A5.1 Vehicular Access with a maximum width of 4 metres is sited in an approved location, following the contours of the Site, avoiding large tree specimens or significant vegetation and habitat corridors and is constructed and maintained to a minimum gravel standard of 75 mm of road base on a compacted soil surface.</p> <p>A5.2 Vehicular Access is constructed prior to the construction of the development. The alignment of the vehicular Access is sited clear of significant vegetation, any Watercourse or steep slopes.</p>
<p>P6 Site Access driveways and Roads within the Locality are retained as safe, slow speed, scenic drives.</p>	<p>A6.1 Site Access driveways and existing or proposed Roads comply with the relevant requirements of Planning Scheme Policy No 6 – FNQROC Development Manual and are maintained as low speed gravel Roads to maintain the scenic drive experience and to discourage the use of Roads by through-traffic.</p>



	<p>A6.2 Existing Roads adjacent to a development Site are upgraded and regularly maintained to an all weather standard in accordance with the relevant requirements of Planning Scheme Policy No 6 – FNQROC Development Manual, to provide for the volumes of traffic now and in the future without compromise to corridors, habitat values, flora and fauna linkages and scenic values.</p> <p>HOWEVER</p> <p>Where existing Roads/tracks are 4 wheel drive only, upgrading to facilitate conventional vehicles and an increase in through-traffic does not occur.</p>
<p>P7 Development minimises the loss of native vegetation and has minimal impacts on the habitat of native animals and on the environment².</p>	<p>A7.1 The elements of development and Access to the site are included in a Designated Development Area (DDA).</p> <p>A7.2 Development is sited where a Clearing is limited to a maximum area of 700 m² of a Site (The 700m² area of Clearing does not include an access driveway.)</p> <p>AND</p> <p>No fences or barriers are Erected which compromise or alienate habitat values, (in particular the Southern Cassowary), or vegetation connectivity and any fences or barriers are constructed with a top wire of plain wire with any barbed wire confined to the lower strands.</p>

² Vegetation clearing is required to be undertaken in accordance with Local Law – Vegetation Management.



Protecting the Values of the WTWHA

Protection of the Wet Tropics Biodiversity – General

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS
<p>P8 Any development within the WTWHA is undertaken in accordance with the requirements of the Wet Tropics Management Plan 1998 (WTMP)³.</p>	<p>No Acceptable Solution.</p> <p>(Information that the Council may request to demonstrate compliance with the Performance Criteria is outlined in Planning Scheme 10 – Reports and Information the Council May Request, for code and impact assessable development).</p>
<p>P9 Flora which comprises a distinctive plant community is protected in accordance with the WTMP³.</p>	<p>No Acceptable Solution.</p> <p>(Information that the Council may request to demonstrate compliance with the Performance Criteria is outlined in Planning Scheme Policy No 10 – Reports and Information the Council May Request, for code and impact assessable development).</p>
<p>P10 Fauna which comprise unique animal communities is protected in accordance with the WTMP³.</p>	<p>No Acceptable Solution.</p> <p>(Information that the Council may request to demonstrate compliance with the Performance Criteria is outlined in Planning Scheme Policy No 10 – Reports and Information the Council May Request, for code and impact assessable development).</p>
<p>P11 Habitat connectivity of forests and other vegetation communities is maintained and protected.</p>	<p>A11.1 Development is sited so as to ensure vegetation/habitat connectivity is maintained and protected.</p>

³Applicants are advised that in accordance with the Wet Tropics World Heritage Protection and Management Act 1993, further permits and/or approvals may be required in accordance with the Wet Tropics Management Plan 1998.



<p>P12 Rehabilitation of natural processes on a disturbed Site is undertaken to improve the environmental integrity of the area.</p>	<p>No Acceptable Solution.</p> <p>(Information that the Council may request to demonstrate compliance with the Performance Criteria is outlined in Planning Scheme Policy No 10 – Reports and Information the Council May Request, for code and impact assessable development).</p>
<p>P13 Water quality including groundwater, Watercourses and water catchments are protected and, if necessary, enhanced.</p>	<p>No Acceptable Solution.</p> <p>(Information that the Council may request to demonstrate compliance with the Performance Criteria is outlined in Planning Scheme Policy No 10 – Reports and Information the Council May Request, for code and impact assessable development).</p>
<p>P14 Building form, materials and colours are compatible with the natural surroundings.</p>	<p>A14.1 The exterior finishes and colours of Building/s are non reflective and complement the colours of the surrounding vegetation and viewshed.</p> <p>A14.2 The development incorporates building design features and architectural elements detailed in Planning Scheme Policy No 2 – Building Design and Architectural Elements.</p>
<p>P15 Development is subservient to and in harmony with, the environment and low key in character and scale.</p>	<p>A15.1 The development is comprised of a number of small scale Buildings strategically sited to reduce the visual impact of development and to provide opportunities to appreciate the surrounding environment.</p> <p>A15.2 Connectivity between Buildings is provided to facilitate easy manoeuvrability within the Site for guests and staff.</p>



<p>P16 Interpretation and education associated with WHA's are encouraged.</p>	<p>A16.1 The scale and character of interpretive facilities and educational facilities reflects the importance of maintaining the environmental values of the area as the dominant feature and not the built environment.</p> <p>A16.2 Interpretive facilities and educational facilities are of high quality and contribute to the visitor's experience to the area.</p>
---	---



Commercial Development – North of the Daintree River to Rykers Creek, Cape Tribulation

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS
P17 Commercial development north of the Daintree River to Rykers Creek at Cape Tribulation protects the environmental values of the WTWHA and is consistent with the character of the area.	A17.1 No new commercial uses involving Bed Spaces are established.

Protecting the Values of the GBRWHA

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS
P18 Development proposed on a Site which interfaces with the GBRWHA minimises impacts.	No Acceptable Solution. (Information that the Council may request to demonstrate compliance with the Performance Criteria is outlined in Planning Scheme Policy No 10 – Reports and Information the Council May Request, for code and impact assessable development).
P19 The critical habitat of species, including migratory species, and ecological communities which are an integral part of the GBRWHA system are protected from adverse impacts associated with development.	No Acceptable Solution. (Information that the Council may request to demonstrate compliance with the Performance Criteria is outlined in Planning Scheme Policy No 10 – Reports and Information the Council May Request, for code and impact assessable development).
P20 The environmental values and undeveloped character of Snapper Island and Low Isles are protected and sustained.	No Acceptable Solution. (Information that the Council may request to demonstrate compliance with the Performance Criteria is outlined in Planning Scheme Policy No 10 – Reports and Information the Council May Request, for code and impact assessable development).



<p>P21 The recreational activities on Snapper Island and Low Isles remain low key and informal.</p>	<p>No Acceptable Solution.</p> <p>(Information that the Council may request to demonstrate compliance with the Performance Criteria is outlined in Planning Scheme Policy No 10 – Reports and Information the Council May Request, for code and impact assessable development).</p>
<p>P22 The human impacts on Snapper Island and Low Isles are minimised.</p>	<p>No Acceptable Solution.</p> <p>(Information that the Council may request to demonstrate compliance with the Performance Criteria is outlined in Planning Scheme Policy No 10 – Reports and Information the Council May Request, for code and impact assessable development).</p>

Protection of Scenic Amenity and Natural Values

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS
<p>P23 Development does not adversely impact on areas of sensitive natural vegetation, foreshore areas, Watercourses and areas of tidal inundation which contribute to the Scenic Amenity and natural values of the Locality⁴.</p>	<p>No Acceptable Solution.</p> <p>(Information that the Council may request to demonstrate compliance with the Performance Criteria is outlined in Planning Scheme Policy No 10 – Reports and Information the Council May Request, for code and impact assessable development).</p>

Indigenous Interests

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS
<p>P24 The land use aspirations in any Indigenous Land Use Agreement (ILUA) are acknowledged and facilitated.</p>	<p>A24.1 Development is consistent with any ILUA relating to the land and the relevant provisions of the Planning Scheme.</p>

⁴ The Environmental Protection Agency is a Concurrence Agency for assessable development within a Coastal Management District.



THIS PAGE SHOULD BE BLANK