7.2.13.8 Moreton Island settlements neighbourhood plan code

7.2.13.8.1 Application

1. This code applies to assessing a material change of use, reconfiguring a lot, operational work or building work in the Moreton Island settlements neighbourhood plan area if:
2. accepted development subject to compliance with identified requirements, where acceptable outcomes AO1, AO2.1, AO2.2, AO3 and AO4 of this code are identified requirements in a table of assessment for a neighbourhood plan ([section 5.9](MoretonIslandSettlementsTOA.docx)); or
3. assessable development where this code is an applicable code identified in the assessment benchmarks column of a table of assessment for a neighbourhood plan ([section 5.9](MoretonIslandSettlementsTOA.docx)); or
4. impact assessable development.
5. Land in the Moreton Island settlements neighbourhood plan is identified on the [NPM-013.8 Moreton Island settlements map](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/city-plan-2014-mapping) and includes the following precincts:
6. Bulwer precinct (Moreton Island settlements neighbourhood plan/NPP-001);
7. Cowan Cowan precinct (Moreton Island settlements neighbourhood plan/NPP-002);
8. Tangalooma precinct (Moreton Island settlements neighbourhood plan/NPP-003);
9. Kooringal precinct (Moreton Island settlements neighbourhood plan/NPP-004).
10. When using this code, reference should be made to [section 1.5](Part1.docx#Part1Pt5), [section 5.3.2](Part5TablesOfAssessmentIntro.docx#Part532) and [section 5.3.3](Part5TablesOfAssessmentIntro.docx#Part533).

Note—The following purpose, overall outcomes, performance outcomes and acceptable outcomes comprise the assessment benchmarks of this code.

Note—This neighbourhood plan includes a table of assessment. Refer to [Table 5.9.47.A](MoretonIslandSettlementsTOA.docx), [Table 5.9.47.B](MoretonIslandSettlementsTOA.docx#Table5647B), [Table 5.9.47.C](MoretonIslandSettlementsTOA.docx#Table5647C) and [Table 5.9.47.D](MoretonIslandSettlementsTOA.docx#Table5647D).

7.2.13.8.2 Purpose

1. The purpose of the Moreton Island settlements neighbourhood plan code is to provide finer grained planning at a local level for the Moreton Island settlements neighbourhood plan area.
2. The purpose of the Moreton Island settlements neighbourhood plan code will be achieved through overall outcomes including overall outcomes for each precinct of the neighbourhood plan area.
3. The overall outcomes for the neighbourhood plan area are:
4. The community's strong care and concern for their settlements contributes to the sense of character throughout the island.
5. Development protects and enhances the Aboriginal and European cultural heritage values present on the island.
6. Development only proceeds where there are no threats or potential threats of serious or irreversible damage and any environmental impacts can be reliably mitigated.
7. The natural values of the settlements are protected by using ecological sustainability principles, minimising interference with ecological systems, maintaining biodiversity and accommodating natural processes.
8. Development includes best-practice construction, landscaping and site development practices to minimise any physical disturbance of soils, the water cycle and nutrient values in or near the settlements.
9. Natural habitats in or adjacent to the settlements are protected by minimising site clearance, reinstating native vegetation and using native species from island seed stock when landscaping.
10. Development does not occur in foreshore habitats or erosion prone areas.
11. Power generation using fossil fuels that causes pollution and adverse noise impacts is not consistent with the outcomes sought.
12. Development is of a height, scale and form which is consistent with the amenity and character, community expectations and infrastructure assumptions intended for the relevant precinct, sub-precinct or site and is only developed at a greater height, scale and form where there is both a community need and an economic need for the development.
13. Development in settlements is based on:
14. protecting water quality, both underground and on the surface, ensuring groundwater remains free from any contamination caused by human habitation;
15. the capability of the watertable to absorb sewage while maintaining adequate water quality for natural processes and water supply given that the aquifer in the settlements is both the sewage disposal system and a source of water for human consumption;
16. the capacity and type of construction of roads, tracks and parking areas in and around the settlements, to ensure there is no further extension, major stabilisation, construction or maintenance;
17. the capacity to economically dispose of refuse in a manner that supports a sustainable environment;
18. the retention and preservation of native vegetation that should also be used to support land surface stability;
19. the preservation of natural land forming processes and the prevention of beach erosion;
20. low-rise, small-scale buildings and associated built form.
21. Bulwer precinct (Moreton Island settlements neighbourhood plan/NPP-001) overall outcomes are:
22. Bulwer acts as the main access to the national park and functions as a service point providing basic services and facilities for visitors and the resident population for the northern part of the island.
23. Visitor accommodation comprises [home-based business](Definitions.docx#HomeBasedBus) in the form of bed-and-breakfast style establishments, dispersed through the community.
24. [Nature-based tourism](Definitions.docx#NatureBasedTour) is consistent with the outcomes sought in this precinct. Small-scale [tourist park](Definitions.docx#Touristpark) and [short-term accommodation](Definitions.docx#Shortterm) in the form of accommodation such as cabins, huts and tented camps which:
25. are in keeping with the special character and values of the settlement;
26. have minimal impact on the natural environment that are also consistent with the outcomes sought in this precinct. Resort complex activities are not consistent with the outcomes sought in this precinct.
27. Cowan Cowan precinct (Moreton Island settlements neighbourhood plan/NPP-002) overall outcomes are:
28. Built form characterised by detached [dwellings](Definitions.docx#Dwelling) are interspersed appropriately throughout the natural setting to complement the remote, ‘get away’ character of the precinct.
29. Services and facilities for this precinct are provided by other settlements and from the mainland.
30. Visitor accommodation comprises [home-based business](Definitions.docx#HomeBasedBus) in the form of bed-and-breakfast establishments and homestay accommodation activities, dispersed through the community.
31. [Nature-based tourism](Definitions.docx#NatureBasedTour) is consistent with the outcomes sought in this precinct. Small-scale [tourist park](Definitions.docx#Touristpark) and [short-term accommodation](Definitions.docx#Shortterm) in the form of accommodation such as cabins, huts and tented camps which:
32. are in keeping with the special character and values of the settlement;
33. have minimal impact on the natural environment and are also consistent with the outcomes sought in this precinct. Resort complex activities are not consistent with the outcomes sought in this precinct.
34. Tangalooma precinct (Moreton Island settlements neighbourhood plan/NPP-003) overall outcomes are:
35. The tourist resort of Tangalooma is the centre for tourism on Moreton Island.
36. Tourist-related development comprises a wide range of services and infrastructure, as well as a variety of accommodation types for visitors and staff.
37. Access to this precinct is by ferry, or by aircraft using the airstrip at Cowan Cowan.
38. Kooringal precinct (Moreton Island settlements neighbourhood plan/NPP-004) overall outcomes are:
39. Kooringal has significant shoreline habitat areas, in particular mangrove areas, seagrass beds, salt marsh, tidal flats and sandy beaches.
40. This precinct functions predominantly as a residential area comprising detached [dwellings](Definitions.docx#Dwelling) including some holiday homes.
41. Kooringal is a service area supplying basic fuel, food and provisions for the southern part of the island and additional provisions and services for residents and visitors are supplied from the mainland.
42. The precinct supports a fishing industry in the near vicinity and oyster farming on leases just north of Kooringal and at Toulkerrie.
43. Visitor accommodation comprises [home-based business](Definitions.docx#HomeBasedBus) activities in the form of bed-and-breakfast style establishments, dispersed through the community.
44. [Nature-based tourism](Definitions.docx#NatureBasedTour) is consistent with the outcomes sought in this precinct. Small-scale [tourist park](Definitions.docx#Touristpark) and [short-term accommodation](Definitions.docx#Shortterm) in the form of accommodation such as cabins, huts and tented camps which:
45. are in keeping with the special character and values of the settlement;
46. have minimal impact on the natural environment and are also consistent with the outcomes sought in this precinct. Resort complex activities are not consistent with the outcomes sought in this precinct.

7.2.13.8.3 Performance outcomes and acceptable outcomes

Table 7.2.13.8.3.A—Performance outcomes and acceptable outcomes

|  |  |
| --- | --- |
| Performance outcomes | Acceptable outcomes |
| General | |
| PO1  Development is of a height, scale and form that achieves the intended outcome for the precinct, improves the [amenity](Definitions.docx#Amenity) of the neighbourhood plan area, contributes to a cohesive streetscape and built form character and is:   1. consistent with the anticipated density and assumed infrastructure demand; 2. aligned to community expectations about the number of [storeys](Definitions.docx#Storey) to be built; 3. proportionate to and commensurate with the utility of the site area and frontage width; 4. designed to avoid a significant and undue adverse amenity impact to adjoining development; 5. sited to enable existing and future buildings to be well separated from each other and to avoid affecting the potential development of an adjoining site.   Note—Development that exceeds the intended number of [storeys](Definitions.docx#Storey) or [building height](Definitions.docx#BuildingHeight) can place disproportionate pressure on the transport network, public space or community facilities in particular.  Note—Development that is over-scaled for its site can result in an undesirable dominance of vehicle access, parking and manoeuvring areas that significantly reduce streetscape character and amenity. | AO1  Development complies with the number of [storeys](Definitions.docx#Storey) and [building height](Definitions.docx#BuildingHeight) specified in [Table 7.2.13.8.3B](#table721383B).  Note—Neighbourhood plans will mostly specify maximum number of [storeys](Definitions.docx#Storey) where zone outcomes have been varied in relation to [building height](Definitions.docx#BuildingHeight). Some neighbourhood plans may also specify height in metres. Development must comply with both parameters where maximum number of storeys and height in metres are specified. |
| PO2  Development:   1. collects water on-site and uses it in a self-sustaining manner; 2. minimises disruption to or interference with the natural water cycle in the settlements; 3. disposes of effluent from toilets, ablutions, kitchens, laundries and stand pipes in a manner that will not impact on groundwater. | AO2.1  Development includes a rainwater collection system that has a minimum water storage capacity of 12,000L.  Note—Water supply from groundwater sources is strictly limited to emergencies and stand-by purposes only. |
| AO2.2  Development includes a sewage disposal system that achieves a minimum quality of effluent discharge to a disposal area in accordance with the following parameters:   1. biochemical oxygen demand <10mg/L; 2. suspended solids < 5mg/L; 3. total nitrogen (N03—N) <10mg/L; 4. total phosphorus (PO4—P) <10mg/L; 5. thermotolerant coliforms (E. coli/faecal coliform) <10 organisms/100ml.   Note—Effluent flows are calculated at 130L per person per day if water saving devices are used, otherwise effluent flows are calculated at 150L per person per day.  Note—For the purpose of determining whether a system complies with these criteria, it will be sufficient to provide either the manufacturer's specifications and test results from an identical system verifying compliance or a certificate from a suitably qualified engineer verifying compliance. In either case the landowner, together with the manufacturer and or suitably qualified engineer, will be responsible for any malfunction of the system or equipment, and will also be responsible for any environmental damage caused.  Note—The sludge (by products and residues) from an on-site sewage/wastewater treatment system, septic tank, treatment plant, grease trap, composting toilet, electrical toilet or chemical toilet will not be disposed of on Moreton Island, but will be suitably contained and removed from the island and disposed of on the mainland in accordance with Council requirements. |
| PO3  Development is designed and constructed so as not to interfere with natural processes including beach and land erosion. | AO3  Development does not occur in an erosion- prone area shown on the [Coastal hazard overlay map](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/city-plan-2014-mapping). |
| PO4  Development is supplied with power principally by using renewable, non-polluting energy for power generation. | AO4  Development is supplied with solar power generated on-site.  Note—A gas, petrol or diesel generator, in that order of preference are only appropriate where they are supplementary to solar power such as in emergency circumstances. Potential hazards with the storage of liquid fuels and batteries are mitigated. |
| PO5  Development provides for disposal of refuse through a refuse transfer facility.  Note—The property owner is personally responsible for ensuring that refuse of any other kind including sludge from a septic tank, waste building materials, car bodies or unwanted white goods, is taken to an approved refuse receiving facility on the mainland. | AO5  Development provides adequate on-site temporary storage of refuse generated by the use until it can be disposed of on the mainland.  Note— The term ‘refuse’ in this neighbourhood plan is residue material, including sludge from either a septic system or a composting toilet system. |
| PO6  Development is located, positioned and designed to ensure:   1. the visual and acoustic privacy of nearby residents; 2. retention of as much existing natural vegetation on-site as practicable.   Note—Sound bushfire mitigation practices are used in vegetation retention. | AO6  No acceptable outcome is prescribed. |
| PO7  Development is compatible with low density residential development and visitor accommodation in the form of [dwelling houses](Definitions.docx#DwgHse) consistent with the character of the settlement and its natural surroundings. | AO7  Development does not exceed the height of the surrounding tree canopy. |
| PO8  Development does not generate perceptible dust or smoke. | AO8  No acceptable outcome is prescribed. |
| PO9  Development does not alter the current island standards of roads and tracks. | AO9  Development does not include paving and sealing of any roads or tracks. |
| PO10  Development for a [dwelling house](Definitions.docx#DwgHse) blends with the landscape and is of a scale consistent with island settlements. | AO10  Development for a [dwelling house](Definitions.docx#DwgHse) has a maximum [gross floor area](Definitions.docx#GFA) of 200m2. |

Table 7.2.13.8.3.B—Maximum building height

|  |  |  |
| --- | --- | --- |
| Development | Building height  (number of [storeys](Definitions.docx#Storey)) | [Building height](Definitions.docx#BuildingHeight) (m) |
| Development if a [dwelling house](Definitions.docx#DwgHse) | 2 | 9.5 |