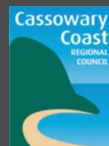




Environmental Management and Conservation Zone



KNOW YOUR ZONE

Cassowary Coast Regional Council
Planning Scheme Information Card

Expectations for land in the zone

Land in this zone includes the forested hillslopes that are the backdrop to the Region as well as creeks, rivers and pockets of vegetated land. This land is generally held in large lots containing high value vegetation and may owned privately or Reserves and National Parks.

Development should occur where vegetation clearing is not required and any development should be about providing environmentally responsible accommodation facilities and low-key recreational activities that provide access to the environmental values of the land. Subdivision of land is not likely to be supported in this zone.

Tourism activities may occur where they:

- Are for short-term / holiday accommodation.
- Do not include a permanent residential component.
- Minimise impacts on environmental and scenic values.
- Minimise impacts on agricultural land.
- Are not located on a coastal headland.



Uses we would like to see



Dwelling House



Animal Husbandry



Permanent Plantation



Roadside Stall



Caretaker's
Accommodation



Nature-Based
Tourism



Home Based
Business



Environment
Facility*



Cropping



Lodges, Cabins, Huts
& Tented Camps



Tourist Park, Camping
Grounds, Holiday Cabins



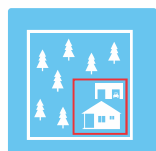
Wholesale Nursery

* Environment Facility includes Nature Based Attractions, Walking Tracks, Seating, Shelters, Board Walks, Observation Decks and Bird Hides.

Uses we could consider



Your Application Should Address



Developable Area



= Development Envelope

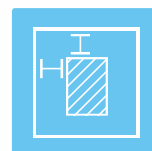
Development is limited to existing cleared areas of the site. The development envelope for all residential activities on the site is a maximum of 800m². Residential activities including dwellings, sheds, swimming pool, on site sewerage infrastructure and disposal areas are contained within the development envelope.

The maximum combined Gross Floor Area of all buildings located within the development envelope is 400m².



Building Height

Maximum 9.5m
Maximum 2 Storeys



Set Backs



Car Parking
Traffic & Access

Bed & Breakfast:
1 space per room/cabin
plus existing parking

READ: Part 5.5.2 Environmental Management & Conservation Zone Table of Assessment
Part 6.2.2 Environmental Management & Conservation Zone Code
Part 9.4.7 Reconfiguring a Lot Code.

CONTACT DETAILS FOR MORE INFORMATION:

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