

NATC – Natural character

The relevant area specific zone chapter provisions apply in addition to this chapter.

Objective

NATC-O1 Natural character.

- (1) The natural character of the coastal environment is protected from inappropriate subdivision, use and development.
- (2) The natural character of wetlands, and lakes and rivers and their margins are protected from inappropriate subdivision, use and development.

Policies

NATC-PI Recognising natural character.

- (1) Recognise the following natural elements, patterns, processes and experiential qualities which contribute to natural character:
 - (a) Areas or waterbodies in their natural states or close to their natural state;
 - (b) Coastal or freshwater landforms and landscapes;
 - (c) Coastal or freshwater physical processes, including the movement of water and sediment;
 - (d) Biodiversity;
 - (e) Biological processes and patterns;
 - (f) Water flows and levels, and water quality; and
 - (g) The experience of the above elements, patterns and processes.

NATC-P2 Protecting the natural character qualities of the coastal environment.

- (1) Recognise and provide for preservation of the attributes of Outstanding Natural Character Areas and High Natural Character Areas as set out in SCHED4 – Natural character areas from inappropriate subdivision, use and development by:
 - (a) Managing the adverse effects of subdivision, use and development;
 - (b) Avoiding significant adverse effects of subdivision, use and development;
 - (c) Avoiding subdivision, use and development within areas of outstanding natural character, where it would damage, diminish or compromise natural character;
 - (d) Avoiding activities that damage the functioning of coastal dune systems;
 - (e) Requiring appropriate building setbacks from riparian and coastal margins;
 - (f) Ensuring that activities are carried out in a way that maintains or enhances water quality in the coastal environment;
 - (g) Enabling and concentrating development within existing settlements to avoid development sprawling along the coastline;
 - (h) Recognising farming operations; and
 - (i) Avoiding the establishment of new plantation forestry.

NATC-P3 Protecting the natural character of wetlands, and lakes and rivers and their margins.

- (1) Protect the natural character qualities of wetlands, and lakes and rivers and their margins from inappropriate subdivision, use and development by:
- (a) Ensuring that location, intensity, scale and form of subdivision, use and development are appropriate;
 - (b) Minimising, to the extent practicable, indigenous vegetation clearance and earthworks disturbance;
 - (c) Encouraging any new activities to consolidate within, and around, existing developments or, where the natural character and landscape values have already been compromised, to avoid development sprawling; and
 - (d) Requiring appropriate setbacks of activities from wetlands, lakes and rivers.

Rules

Land use – activities

NATC-R1	Earthworks – within a High Natural Character Area or Outstanding Natural Character Area	
All zones	<p>(1) Activity status: PER</p> <p>Where:</p> <ul style="list-style-type: none"> (a) Earthworks for the maintenance of existing tracks, fences or drains within a High Natural Character Area or Outstanding Natural Character Area. 	<p>(2) Activity status where compliance not achieved: RDIS</p> <p>Council’s discretion is restricted to the following matters:</p> <ul style="list-style-type: none"> (a) For areas within the coastal environment, whether avoidance of adverse effects from earthworks on the attributes of the identified landscape or natural character is achieved in the first instance, and if avoidance is not achievable, remedied or otherwise mitigated; and (b) For areas outside the coastal environment, the extent to which adverse effects from earthworks on the attributes of the identified landscape or natural character area are avoided, remedied or mitigated.
NATC-R2	Earthworks – within a High Natural Character Area or Outstanding Natural Character Area	
All zones	<p>(1) Activity status: PER</p> <p>Where:</p> <ul style="list-style-type: none"> (a) Earthworks that meet all of the following standards: <ul style="list-style-type: none"> (i) Earthworks are completed within a 12 month period 	<p>(2) Activity status where compliance not achieved: RDIS</p> <p>Council’s discretion is restricted to the following matters:</p> <ul style="list-style-type: none"> (a) For areas within the coastal environment, whether avoidance of adverse effects from earthworks on the attributes of

	(ii) Earthworks do not exceed the following areas and volumes:	<p>the identified landscape or natural character is achieved in the first instance, and if avoidance is not achievable, remedied or otherwise mitigated; and</p> <p>(b) For areas outside the coastal environment, the extent to which adverse effects from earthworks on the attributes of the identified landscape or natural character area are avoided, remedied or mitigated.</p>							
	<table border="1"> <thead> <tr> <th>Landscape area</th> <th>Area (m²)</th> <th>Volume (m³)</th> </tr> </thead> <tbody> <tr> <td>High Natural Character Area</td> <td rowspan="2">50</td> <td rowspan="2">250</td> </tr> <tr> <td>Outstanding Natural Character Area</td> </tr> </tbody> </table>		Landscape area	Area (m ²)	Volume (m ³)	High Natural Character Area	50	250	Outstanding Natural Character Area
	Landscape area		Area (m ²)	Volume (m ³)					
High Natural Character Area	50	250							
Outstanding Natural Character Area									
<p>(iii) The height of the resulting cut or batter face in stable ground does not exceed 1.5 metres;</p> <p>(iv) The maximum slope of the resulting cut or batter face in stable ground does not exceed 1:2 (1 metre vertical to 2 metres horizontal);</p> <p>(v) Areas exposed by the earthworks are re-vegetated to achieve 80% ground cover within 2 months of completing the earthworks;</p> <p>(vi) Sediment is retained on the site through implementation and maintenance of erosion and sediment controls; and</p> <p>(vii) There is no diversion or change to natural water flows, water bodies or established drainage paths and does not enter waterways, open drains or overland flowpaths.</p>									

Subdivision

NATC-R3	Subdivision	
All zones	<p>(1) Activity status: DIS</p> <p>Activity specific condition:</p> <p>(a) Subdivision of any land containing any of the following areas:</p> <p>(i) High Natural Character Area; or</p> <p>(ii) Outstanding Natural Character Area;</p>	<p>(2) Activity status where compliance not achieved: n/a</p>