

## Part 8 Overlays

### 8.2 Overlay codes

#### 8.2.2 Biodiversity areas overlay code

##### 8.2.2.1 Application

- (1) This code applies to self-assessable, compliance assessable and assessable development for which the Biodiversity areas overlay code is identified in the assessment criteria column in Table 5.10.2.1–Biodiversity areas overlay map OM-02.00 in Part 5–Tables of assessment.
- (2) When using this code, reference should be made to section 5.3.2—Determining the level of assessment and, where applicable, section 5.3.3.—Determining the assessment criteria located in Part 5–Tables of assessment.

##### 8.2.2.2 Purpose

- (1) The purpose of the code is to:
  - (a) connect biodiversity corridors;
  - (b) protect and enhance habitat values and ecosystem functions;
  - (c) protect scenic amenity values.
- (2) The purpose of the code will be achieved through the following overall outcomes:
  - (a) Development protects and enhances:
    - (i) habitat values and biodiversity corridors;
    - (ii) native vegetation in the primary vegetation management area;
    - (iii) native trees and native habitat trees in the secondary vegetation management area;
    - (iv) wildlife habitat and movement;
    - (v) landscape values.

**8.2.2.3 Criteria for assessment**

**Part A—Criteria for self-assessable and assessable development**

**Table 8.2.2.3.1—Biodiversity areas overlay code: self-assessable and assessable development**

Performance outcomes	Acceptable outcomes	Comments
<b>For self-assessable and assessable development</b>		
<b>Biodiversity corridors</b>		
<p><b>PO1</b>            Development in a Biodiversity corridor identified on Biodiversity areas overlay map—OM-02.02 is designed and located to:</p> <ul style="list-style-type: none"> <li>(a) provide for habitat links;</li> <li>(b) facilitate safe wildlife movement;</li> <li>(c) facilitate wildlife refuge;</li> <li>(d) enhance habitat values;</li> <li>(e) rehabilitate degraded areas with native vegetation.</li> </ul> <p>Note—Compliance with this performance outcome is to be demonstrated by a detailed ecological assessment report prepared in accordance with Part 2 of planning scheme policy 3—Environmental management.</p>	<p><b>AO1</b>            Development is located outside a Biodiversity corridor identified on Biodiversity areas overlay map—OM-02.02.</p>	<p><b>Performance outcome</b></p> <p>Approximately 90 per cent of the subject site is identified within the biodiversity corridor on map OM.02.02, including the existing neighbourhood centre. Therefore any form of development at the subject site will inevitably be within the identified biodiversity corridor.</p> <p>The proposal has been designed to provide for habitat links, by avoiding significant habitat values and waterways, and providing breaks in building facades. The proposed design represents a superior outcome to that approved at the site as further habitat movement can be facilitated through the site due to building design.</p> <p>Significant landscaping works are proposed on-site to enhance habitat values to the rear of buildings and rehabilitate degraded areas.</p>

Primary vegetation management area		
<p><b>PO2</b> Development in the Primary vegetation management area identified on Biodiversity areas overlay map–OM–02.01 is designed and located:</p> <p>(a) to:</p> <p>(i) protect the current extent of native vegetation; or</p> <p>(ii) achieve a net gain of native vegetation;</p> <p>(b) to rehabilitate degraded areas with native vegetation.</p> <p>Note—The Primary vegetation management area includes the locally significant vegetation identified on Biodiversity areas overlay map–OM–02.03.</p> <p>Note—Compliance with this performance outcome is to be demonstrated by a detailed ecological assessment report [for section (a)(i)] and an environmental offset report [for section (a)(ii)] prepared in accordance with Part 2 of planning scheme policy 3–Environmental management.</p>	<p><b>AO2.1</b> Development is located to avoid the need to clear any native vegetation in the Primary vegetation management area identified on Biodiversity areas overlay map–OM–02.01, unless:</p> <p>(a) if identified as a matter of local environmental significance on Biodiversity areas overlay map–OM–02.04, an offset is provided in accordance with section 3.1–Environmental offset standards in Planning scheme policy 3–Environmental management; or</p> <p>(b) if identified as a matter of State environmental significance on Biodiversity areas overlay map–OM–02.04, an offset is provided in accordance with the Queensland Environmental Offset Policy and the <i>Environmental Offsets Act 2014</i>.</p> <p>Note—Compliance with AO2.1(a) is to be demonstrated by an environmental offset report prepared in accordance with Part 2 of planning scheme policy 3–Environmental management.</p> <p>Note—Compliance with AO2.1(b) is achieved where an environmental offset is provided to the Queensland Government in accordance with conditions imposed by a referral agency under the State Development Assessment Provisions. Alternatively, compliance is also achieved where referral agency assessment was undertaken but no environmental offset condition imposed.</p>	<p><b>Complies</b> The proposed development has been designed and located to avoid the need to clear vegetation in the primary vegetation management area.</p>
	<p><b>AO2.2</b> Development rehabilitates degraded areas in accordance with the South East Queensland Ecological Restoration Framework.</p>	<p><b>Performance outcome</b> Rehabilitation of degraded areas, primarily along the minor waterway, as identified in the concept landscape plan. Rehabilitation will be undertaken with endemic species.</p>

Secondary vegetation management area		
<p><b>PO3</b></p> <p>Development in the Secondary vegetation management area identified on Biodiversity areas overlay map—OM-02.01 is designed and located to either:</p> <p>(a) protect the current extent of native trees and native habitat trees; or</p> <p>(b) achieve a net gain of native trees and native habitat trees.</p> <p>Note—Compliance with this performance outcome is to be demonstrated by a basic ecological assessment report [for paragraph (a)] and environmental offset report [for section (b)] prepared in accordance with Part 2 of planning scheme policy 3—Environmental management.</p>	<p><b>AO3</b></p> <p>Development is located to avoid the need to clear any native trees and native habitat trees in the Secondary vegetation management area identified on Biodiversity areas overlay map—OM-02.01, unless:</p> <p>(a) if identified as a matter of local environmental significance on Biodiversity areas overlay map—OM-02.04, an offset is provided in accordance with section 3.1—Environmental offset standards in Planning scheme policy 3—Environmental management; or</p> <p>(b) if identified as a matter of State environmental significance on Biodiversity areas overlay map—OM-02.04, an offset is provided in accordance with the Queensland Environmental Offset Policy and the <i>Environmental Offsets Act 2014</i>.</p> <p>Note—Compliance with AO3(a) is to be demonstrated by an environmental offset report prepared in accordance with Part 2 of planning scheme policy 3—Environmental management.</p> <p>Note—Compliance with AO3(b) is achieved where an environmental offset is provided to the Queensland Government in accordance with conditions imposed by a referral agency under the State Development Assessment Provisions. Alternatively, compliance is also achieved where referral agency assessment was undertaken but no environmental offset condition imposed.</p>	<p><b>Performance outcome</b></p> <p>The subject site is predominantly cleared with exception of minor landscaping works at the existing centre, and vegetation along the minor waterway corridor in the north west.</p> <p>Minor clearing of vegetation in the secondary vegetation management area is proposed to allow for the provision of servicing area to the rear of the supermarket.</p> <p>A net gain of native trees will be achieved through significant landscaping, particularly in areas to the rear of the proposed buildings.</p>

<b>Koala corridor</b>		
<p><b>PO4</b> Development in a Koala corridor identified on Biodiversity areas overlay map—OM—02.02 is designed and located to protect and enhance koala habitat.</p> <p>Note—Compliance with this performance outcome is to be demonstrated by a detailed ecological assessment report prepared in accordance with Part 2 of planning scheme policy 3—Environmental management.</p>	<p><b>AO4</b> Development:</p> <p>(a) is located to avoid the need to clear any native vegetation in a Koala corridor identified on Biodiversity areas overlay map—OM—02.02;</p> <p>(b) in a Koala corridor identified on Biodiversity areas overlay map—OM—02.02 rehabilitates degraded koala habitat values within the Koala corridor, in accordance with the South East Queensland Ecological Restoration Framework.</p>	<p><b>Complies</b> The proposal is not located in identified Koala corridors.</p>
<b>For assessable development</b>		
<b>Wildlife movement</b>		
<p><b>PO5</b> Development in a Biodiversity corridor or koala corridor identified on Biodiversity areas overlay map—OM—02.02 provides for the safe movement of native fauna by:</p> <p>(a) generating minimal additional night time traffic;</p> <p>(b) minimising the risk of injury or death to wildlife by vehicular traffic;</p> <p>(c) incorporating practices or measures to minimise disruption, injury or death during construction;</p> <p>(d) providing that a road or accessway has a low design speed;</p> <p>(e) providing fauna-friendly fencing.</p> <p>Note—Compliance with this performance outcome is to be demonstrated by a detailed ecological assessment report prepared in accordance with Part 2 of planning scheme policy 3—Environmental management.</p>	<p><b>AO5</b> Development in a Biodiversity corridor or koala corridor identified on Biodiversity areas overlay map—OM—02.02 provides for the safe movement of native fauna through the implementation of:</p> <p>(a) the Queensland Government Fauna Sensitive Road Design Manual Volume 2: Preferred Practices;</p> <p>(b) the Queensland Government Koala-sensitive Design Guideline.</p>	<p><b>Complies</b> The proposed development provides for the safe movement of native fauna through the implementation the Queensland Government Fauna Sensitive Road Design Manual Volume 2: Preferred Practices, including linkage improvement and mitigation of mortality risks:</p> <ul style="list-style-type: none"> <li>• Fencing to direct movement away from site;</li> <li>• Planting of vegetation enhance movement on-site; and</li> <li>• Appropriate traffic management devices within the proposed car parking areas.</li> </ul>

<b>Locally significant Melaleuca irbyana buffer area</b>		
<p><b>PO6</b> Development within the Locally significant Melaleuca irbyana buffer area identified on Biodiversity areas overlay map—OM—02.03 protects the Locally significant Melaleuca irbyana area identified on Biodiversity areas overlay map—OM—02.03 from:</p> <p>(a) edge effects; (b) adverse changes to the local hydrology.</p> <p>Note—Compliance with this performance outcome is to be demonstrated by a detailed ecological assessment report prepared in accordance with Part 2 of planning scheme policy 3—Environmental management.</p>	<p><b>AO6</b> Development within the Locally significant Melaleuca irbyana buffer area identified on Biodiversity areas overlay map—OM—02.03 provides for a vegetated buffer within 50 metres of the Locally significant Melaleuca irbyana area identified on Biodiversity areas overlay map—OM—02.03.</p>	<p><b>Complies</b> The site is not located within the irbyana buffer area.</p>
<b>Landscape values</b>		
<p><b>PO7</b> Development is designed and located to protect and enhance the landscape values of:</p> <p>(a) a ridgeline; (b) native vegetation.</p>	<p><b>AO7</b> No acceptable outcome provided.</p>	<p><b>Performance outcome</b> The subject site is not located on a ridgeline.  The proposal is designed and located to avoid native vegetation as far as practicable.</p>
<b>Lighting</b>		
<p><b>PO8</b> Development in a Biodiversity corridor or Koala corridor identified on Biodiversity areas overlay map—OM—02.02 is designed to minimise adverse light impacts on native fauna.</p>	<p><b>AO8</b> Lighting associated with development in a Biodiversity corridor or Koala corridor identified on Biodiversity areas overlay map—OM—02.02:</p> <p>(a) complies with the dark surrounds lighting levels in AS4282-1997—Control of the obtrusive effects of outdoor lighting; (b) is directed away from areas identified on Biodiversity areas overlay map—OM—02.00</p>	<p><b>Complies or can comply</b> Proposed lighting will be designed to minimise adverse light impacts, particularly to areas within the Environmental and conservation zone.</p>