

SC6.5 Planning scheme policy for environmental and vegetation offsets

SC6.5.1 Purpose

The purpose of this planning scheme policy is to:-

- (a) provide advice about achieving outcomes in the Biodiversity areas, waterways and wetlands overlay code where any permanent, irreversible loss of identified ecological values or ecosystem function may occur;
- (b) provide advice about achieving outcomes in the Vegetation management code where the loss of vegetation occurs; and
- (c) identify information that may be required to support a development application where involving the restoration of an area/s of environmental significance, due to the loss of ecological values, ecosystem function and/or vegetation.

Editor's note—**section SC6.3.8 (Rehabilitation and revegetation)** of the **Planning scheme policy for development works** provides advice on preparing a rehabilitation plan and undertaking revegetation works and should be read in conjunction with this planning scheme policy.

SC6.5.2 Application

This planning scheme policy applies to assessable development in urban localities², which:-

- (a) requires assessment against the Biodiversity areas, waterways and wetlands overlay code or the Vegetation management code;
- (b) is likely to have an adverse impact on ecologically important areas³ or other native vegetation because there is no feasible alternative to avoid, minimise or mitigate the damage; and
- (c) is not otherwise subject to the Federal Biodiversity Offset Policy under *the Environmental Protection and Biodiversity Conservation Act 1999* or the Queensland Biodiversity Offset Policy⁴ under the *Sustainable Planning Act 2009*.

Note—the Biodiversity areas, waterways and wetlands overlay code, the Vegetation management code and this planning scheme policy do not apply to 'Exempt vegetation clearing' as defined in **Schedule 1 (Definitions)**.

SC6.5.3 Advice about achieving outcomes in the Biodiversity areas, waterways and wetlands overlay code

The following is advice for achieving outcomes in the Biodiversity areas, waterways and wetlands overlay code relating to matters of State ecological significance (MSES), matters of local ecological significance and local wetlands, where any permanent loss of identified ecological values or ecosystem processes may occur:-

- (a) **Appendix SC6.5A (Schedule of Fraser Coast environmental rehabilitation sites)** identifies a list of priority areas currently within Council ownership and/or trusteeship that provide significant opportunities for ecological restoration; however other reserves or private property may also be considered appropriate by Council;

² For the purposes of this planning scheme policy, 'urban localities' include the urban area, urban expansion area and future urban area identified on Strategic framework maps SFM-001 and SFM-001a in **Schedule 2 (Mapping)**.

³ Ecologically important areas are defined in **Schedule 1 (Definitions)** and are identified on the Biodiversity areas, waterways and wetlands overlay maps in **Schedule 2 (Mapping)**. For the purposes of this planning scheme policy they include:-

- (a) a natural waterway or wetland, including associated buffers; and,
- (b) habitat for flora and/or fauna species of local ecological significance.

The loss of ecologically important areas includes permanent loss or irreversible degradation of an area.

⁴ Environmental offsets in accordance with the Queensland Biodiversity Offset Policy may be required outside of urban localities if permanent loss or damage of ecological values occur.

- (b) Compliance with performance outcomes PO2 and PO3 of **Table 8.2.3.3.1 (Criteria for assessable development – Areas of ecological significance and nature conservation)** of the Biodiversity areas, waterways and wetlands overlay code may be demonstrated (in part) or aided by the submission of:-
- (i) an ecological assessment report prepared by a competent person in accordance with the **Planning scheme policy for information that the Council may require**, that:-
 - (A) demonstrates that every effort to avoid or minimise adverse impacts on ecologically important areas or vegetation, including the redesign or resiting of buildings, has been exhausted; and
 - (B) identifies the ecosystem and habitat values that will suffer permanent or irreversible loss as a result of the development;
 - (ii) a rehabilitation proposal to undertake ecological restoration within an appropriate lot listed in **Appendix SC6.5A (Schedule of Fraser Coast environmental rehabilitation sites)** or an alternative location approved by Council (e.g. land managed as part of the Community Environment Program) to mitigate the loss of ecosystem function; and
 - (iii) a rehabilitation plan if one does not already exist. A rehabilitation plan must be prepared by a competent person and in accordance with section **SC6.3.8 (Rehabilitation and revegetation)** of the **Planning scheme policy for development works**.

Note—the applicant must enter into a rehabilitation agreement with Council regarding the area to be rehabilitated and works to be undertaken, prior to the issue of a development approval. The applicant will be responsible for all costs associated with the identification, implementation and management of the rehabilitation area, although contracting this work to a third party organisation may be acceptable.

SC6.5.4 Advice about achieving outcomes in the Vegetation management code

The following is advice for achieving outcomes in the Vegetation management code relating to the clearing of vegetation where the loss of native vegetation occurs:-

- (a) **Appendix SC6.5A (Schedule of Fraser Coast environmental rehabilitation sites)** identifies a list of priority areas currently within Council ownership and/or trusteeship that will provide significant opportunities for rehabilitation; however other reserves or private property may also be considered appropriate by Council.
- (b) Compliance with performance outcome PO1 of **Table 9.4.5.3.1 (Criteria for assessable development)** of the Vegetation management code may be demonstrated (in part) or aided by the submission of:-
 - (i) an assessment report that demonstrates why it is not feasible or practicable to retain the vegetation (such as building re-design) and identifies the number, type, location and species of vegetation to be removed as a result of the development; and
 - (ii) a rehabilitation proposal to replace vegetation at a minimum rate of two new plants for the removal of one plant within a lot listed in **Appendix SC6.5A (Schedule of Fraser Coast environmental rehabilitation sites)**. An alternative location may be approved by Council, such as another reserve within proximity of the subject site, where rehabilitation will mitigate the loss of the vegetation and reinstate amenity and/or habitat values, preferably within the urban areas of the Fraser Coast.

Note— the applicant must enter into a rehabilitation agreement with Council regarding the area to be rehabilitated and works to be undertaken, prior to the issue of a development approval. The rehabilitation agreement will include a schedule of species and planting specifications (such as size and number), as well as maintenance requirements. The applicant will be responsible for all costs associated with the identification, implementation and management of the rehabilitation area, although contracting this work to a third party organisation may be acceptable.

Appendix SC6.5A Schedule of Fraser Coast environmental rehabilitation sites

Location	Lot/Plan	Address	Area (ha)
Petrie Park Tiaro	202 MCH5330, 2 SP178905 (part of)	Van Doorn Road, Tiaro	15
Craignish Dundowran foreshore	161 MCH2506, 237 MCH4092, 209 MCH4444, 53 SP131584, 112 RP222315, 1 RP222315, 26 MCH5295, 53 RP224701, 39 RP902272, 53 RP8533888, 5 RP190573, 27 RP213303, 52 RP224701, 52 RP8533888, 94 SP147570 and road reserves	Esplanade, Craignish and Dundowran Beach	62
Allerton Road Enviro Levy lot	1 RP859765	Allerton Road, Booral	24
Mathiesen Road Enviro Levy lots	261 M37876, 262 M37876, 17 M37876 and road reserve	204-242 River Heads Road and 124-166 Mathiesen Road, Booral	48
Burrum Heads Road Beelbi Creek Enviro Levy lots and reserves	2 RP212432, 61 CK1108, 60 CP900876	Pialba-Burrum Heads Road, Beelbi Creek	134
Teddington reserves and Council owned freehold	130 MCH5203, 9 MCH2356, 131 MCH2614, 88 W39987, 1 RP134329, 3 RP134329, 2 RP134330, 1 RP134331, 4 RP134330, 2 RP134372, 2 RP134371, 1 RP134506, 4 RP134328, 2 RP134328, 2 RP134327, 1 RP134373 and road reserves	Teddington and Sandy Creek, Magnolia	563
Cassava Dams reserve land	199 MCH812153	Churchill Mine Road, Burgowan	2,860
Stockyard Creek Reserve	192 MCH4428	56 Old Walligan Road, Walligan	17
River Heads Reserve	500 RP229173	55 Seafarer Drive, River Heads	18
Martins Creek Reserve	1003 SP184675	Lorikeet Avenue, Toogoom	16
North Head Mary River	56 SP145093, 95 SP119901 and road reserves	North Esplanade, River Heads and Sheridan Street, River Heads	683
Round Island	1 MCH2821	Shelly Bank, Great Sandy Strait	1
Hervey Bay Foreshore (Esplanade)	220 SP185042, 110 MCH4291, 108 MCH4289, 210 SP226997, 215 SP235162	Charlton Esplanade, Hervey Bay	15km linear area
Poona reserves	27 MCH5499, 94 MCH5498, 84 MCH4331, 9 SP168334, 901 SP178944, 903 RP899098, 904 RP899098, 900 SP179263, 902 RP899098, 905 SP179264, 906	Boronia Drive, Poona and Livistonia Drive, Poona	175

Location	Lot/Plan	Address	Area (ha)
	SP179264, 907 SP179265, 909 RP906981, 908 RP906982		
Pulgul Creek reserves	194 MCH4537, 237 MCH5021	Esplanade, Urangan	22
Maria Creek Howard	29 RP13675, 30 RP13675, 7 RP13676, 5 RP13663 and road reserve	Thomas, James, William and Maria St, Howard	6
Sawmill Road	117 RP222315, 502 RP867435	Sawmill Road, Dundowran Beach	10
Cheelii Lagoons	502 SP113098, 505 SP169208, 504 SP169208, 200 SP200627	Ivor Drive, Burrum Heads	8
Nikenbah rifle range reserve	195 MCH4548, 265 MCH5244	Old Rifle Range Road, Sunshine Acres	203
Dundowran showgrounds reserve	199 SP235071	127 Dundowran Road, Walligan	300
Burrum River reserves Howard	43 CK3339, 66 CK2673, 57 CP859068 and road reserve	River Road, Howard	24
Black Swamp Creek	3 RP847425	Maryborough Hervey Bay Road, Susan River	26
Pioneer Park	136 MCH4636 35 MCH4510	Sunrise Drive/Gympie Road, Tinana	26.88
Moolyir Creek	6 U50017	Moolyir Street, Urangan	0.658
Parraweena Park	Part of Lot 227 SP235162	Esplanade, Pt Vernon	0.4
Eli Creek	170 and 171 MCH2799	Martin Street and Esplanade, Eli Creek	11.3