Assessment against the BCC Biodiversity Areas Overlay Code (Relevant Sections Only)

Performance outcomes	Acceptable outcomes	Response
Section C – If a site is wholly or partly in the High ecological significance sub-category or the High ecological significance strategic sub-category.		
PO4 Development ensures that ecological features and ecological processes, koala habitat trees, areas of strategic biodiversity value, waterways and wetlands within the High ecological significance sub-category or the High ecological significance strategic sub-category are protected, conserved and restored to ensure the area's long-term viability. Note— Where proposing development within the High ecological significance sub-category, the High ecological significance strategic sub-category, the General ecological significance sub-category or the General ecological significance strategic sub-category, refer to section 8.2.4.1 Application of this code with regard to satisfying the Purpose of the code and this performance outcome. The proposed solution must provide the same level of service without significant disruption of biodiversity values or outcomes.	**AO4.1** Development (a) ensures that the development footprint, including roads, services, stormwater management infrastructure, any associated filling or excavation works and any fire management access and buffers, are located wholly outside the High ecological significance sub-category or the High ecological significance strategic sub-category; or (b) complies with AO4.2, AO4.3 and AO4.4. **AO4.2** Development ensures that the development footprint, design and layout are informed by an ecological assessment which: (a) identifies and evaluates biodiversity values, ecological features including significant vegetation communities listed in Table 8.2.4.3.B, significant flora species listed in Table 8.2.4.3.C, or significant fauna species listed in Table 8.2.4.3.D), koala habitat trees, areas of strategic biodiversity value, waterways and wetlands; (a) identifies the likely impacts of the development to biodiversity; (b) outlines how any potential impacts on biodiversity will be avoided and mitigated. Note—Guidance on completing an ecological assessment, development design and identifying koala habitat are included in the Biodiversity areas planning scheme policy. **AO4.3** Development ensures that the development footprint, design and layout conserved ecological features (including significant vegetation communities listed in Table 8.2.4.3.B, significant flora species listed in Table 8.2.4.3.C, or significant fauna species listed in Table 8.2.4.3.D), koala habitat trees and wetlands in a spatial configuration which: (a) conserves areas within the High ecological significance sub-category that connect habitat or areas of strategic biodiversity value which have the capacity to connect habitat upon being restored; (b) maximises the size and consolidates areas to be conserved for biodiversity purposes on site and in combination with adjoining sites;	**Complies with PO** The Proposed Development results in the establishment of new lots, new road within areas mapped to support the HES and HESS sub-category. The vast majority of areas subject to development impacts have been situated within areas of the Site that have been subject to partial historical disturbance and modification or are contained within areas previously approved for subdivision. All proposed development is located outside of identified riparian areas and has been separated by 30 meters from the waterway centreline. This is in line with the average corridor width for urban species moving through Cabbage Tree Creek corridor. The retention and enhancement of much of the remnant vegetation within the HES/HESS corridor associated with Cabbage Tree Creek will allow for the retention of numerous mature native trees, that provide a suitable connection for fauna moving through the site. This retained vegetation will be enhanced as part of assisted natural regeneration efforts. The proposed development design will retain and promote connections to the existing green links retained through parklands and along Cabbage Tree Creek. This will form part of a strategic stepping-stone and green space linkage in the locality. Through the retention and restoration of the remnant vegetation patch in the north and eastern portion of the Site, the Proposed Development will meaningfully and positively contribute to the landscape ecological processes, while facilitating both urban ecological functions (e.g. fauna movement and foraging) and improving urban design outcomes through the provision of shade and green space, reducing urban heat island effects. This design maintains connectivity to off-site habitats and limits fragmentation or the creation of nodes which limited ecological value. **Attached VFMP** identifies trees inside the HESS areas will be retained and removed as a result of the proposed development. Proposed impacts are considered to be minor, short term and recoverable through the provision of restoration and landscaping works.

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Performance outcomes	Acceptable outcomes	Response
	(c) provides connectivity between areas to be conserved for biodiversity purposes on site and in combination with adjoining sites; (d) minimises the edge-to-area ratio of areas to be conserved for biodiversity purposes to limit edge effects; (e) minimises fragmentation by infrastructure; (f) includes a single development footprint plan for each new residential lot to be created which is i. 1,000m^2 where in the Low density residential zone, the Low-medium density residential zone, the Medium density residential zone, High density residential cone or the Character residential zone; or ii. 2,500m^2 where in the Environmental management zone, the Conservation Zone, the Emerging Community zone, the Rural zone or the Rural residential zone, as shown in Figure a. (g) excludes filling or excavation from areas to be conserved for biodiversity, except where it is directly associated with habitat restoration. Note—Guidance on development design is included in the Biodiversity areas planning scheme policy.	The proposal will continue facilitating existing urban ecological functions throughout the site. The retention of fringing mature trees in the north and east will assist with reducing urban heat island effects and will be complimented with additional native planting and landscaping within the Site.
	AO4.4 Development is designed to minimise edge effects by locating land uses compatible with the long-term preservation of biodiversity adjacent to areas within the High ecological significance sub-category or the High ecological significance strategic sub-category, including: (a) esplanade roads and pathways; (b) landscaping or habitat restoration areas consisting of local indigenous plant species; (c) open space land uses; (d) employee or communal recreation areas; (e) stormwater management infrastructure where adopting water sensitive urban design solutions. Note—Guidance on development design to minimise edge effects is included in the Biodiversity areas planning scheme policy.	

Performance outcomes	Acceptable outcomes	Response
If a site is wholly or partly in the High ecological significance sub-category or the High ecological significance strategic sub-category, where involving a new road		
PO5 Development for a road is designed and constructed to facilitate the safe movement of native fauna.	**AO5** Development incorporates location-specific wildlife movement solutions, on any roads which dissect an area within the High ecological significance sub-category or the High ecological significance strategic sub-category. Note—Guidance on wildlife movement infrastructure is included in the Infrastructure design planning scheme policy.	**Complies with PO5** The proposed development avoids much of the mapped HES/HESS where practical. However, the establishment of a new road turn-around and detention basin access will require the removal of native vegetation. The Proposed Development uses this road frontage to separated and discourage fauna movement within the development footprint due to the potential for interaction with vehicles and limited space. The retained vegetation area along the eastern corridor will be subject to restoration and encourage fauna movement as part of the Proposed Development. The establishment of pet exclusion fences at the interface between the new lots and the retained vegetation in the north and east of the Site will limit the interaction of native fauna and pets in these lots. While the BDNP does not identify the need for road connections corridors, the Applicant will contribute to the surrounding networks and continue the Cabbage Tree Creek Park network. The eastern corner is to be retained and enhanced by the proposed development will be the focus for safe fauna movement. As noted in above, the isolation provides limited habitat value or amenity as it trends south-west and connectivity is severed through the presence of recent and proposed residential developments.
If a site is wholly or partly in the General ecological significance sub-category or the General ecological significance strategic sub-category		
PO6 Development ensures that ecological features and ecological processes, koala habitat trees, areas of strategic biodiversity value and wetlands within the General ecological significance sub-category or the General ecological significance strategic sub-category area are protected, conserved and	**AO6.1** Development: **a.** ensures that the development footprint including roads, services, stormwater management infrastructure, any associated filling or excavation works and any fire management access and buffers, are located wholly outside the General ecological significance sub-category or the General ecological significance strategic sub-category; or b. Complies with AO6.2 and AO6.3	**Complies with PO** The Proposed Development results in the establishment of new lots, new road within areas mapped to support the GES and GESS sub-category. The vast majority of areas subject to development impacts have been situated within areas of the Site that have been subject to partial historical disturbance and modification or are contained within areas previously approved for subdivision. Potential connections to this patch have been proposed, suitable for average urban mobile species moving through surrounding urban ecological corridors.

Performance outcomes	Acceptable outcomes	Response
restored to ensure the area's long-term viability.	**AO6.2** Development ensures that the development footprint, design and layout are informed by an ecological assessment which: a. identifies and evaluates biodiversity values, ecological features (including significant vegetation communities listed in Table 8.2.4.3.B, significant flora species listed in Table 8.2.4.3.C, or significant fauna species listed in Table 8.2.4.3.D), koala habitat trees, areas of strategic biodiversity value, waterways and wetlands; b. identifies the likely impacts of the development to biodiversity; **c.** outlines how any potential impacts on biodiversity will be avoided and mitigated.	The retention and enhancement of much of the remnant vegetation within the GES/GESS patch to the north of the site will allow for the retention of numerous mature native trees, that provide a suitable connection for fauna moving through the site. This retained vegetation will be enhanced as part of assisted natural regeneration efforts. The proposed development design will retain and promote connections to the existing green links retained through parklands and along Cabbage Tree Creek. This will form part of a strategic stepping-stone and green space linkage in the locality. Through the retention and restoration of the remnant vegetation patch in the north and eastern portion of the Site, the Proposed Development will meaningfully and positively contribute to the landscape ecological processes, while facilitating both urban ecological functions (e.g. fauna movement and foraging) and improving urban design outcomes through the provision of shade and green space, reducing urban heat island effects. This design maintains connectivity to off-site habitats and limits fragmentation or the creation of nodes which limited ecological value. **Attached VFMP** identifies trees inside the GES/GESS areas that will be retained and removed as a result of the proposed development. Proposed impacts are considered to be minor, short term and recoverable through the provision of restoration and landscaping works.
	AO6.3 Development ensures that the development footprint, design and layout conserves ecological features (including significant vegetation communities listed in Table 8.2.4.3.B, significant flora species listed in Table 8.2.4.3.C, or significant fauna species listed in Table 8.2.4.3.D), koala habitat trees, waterways and wetlands in a spatial configuration which: a. maximises the size and consolidates areas of strategic biodiversity value to be conserved for biodiversity purposes on site and in combination with adjoining sites; b. maximises connectivity between areas to be conserved for biodiversity purposes on site and with adjoining sites; c. minimises the edge-to-area ratio of areas to be conserved for biodiversity purposes to limit edge effects; d. minimises fragmentation by infrastructure; e. includes a single development footprint plan for each new residential lot to be created which is: i. 1000m2 or less where on a lot in the Low density residential zone, the Low-medium density residential zone, the Medium density residential zone, or the Character residential zone; or ii. 2500m2 or less where on a lot in the Environmental management zone, the Conservation zone, the Emerging community zone, the Rural zone or the Rural residential zone; f. excludes filling or excavation from areas to be conserved for biodiversity except where it is directly associated with habitat restoration or revegetation works.	

Performance outcomes	Acceptable outcomes	Response
If the site is wholly or partly located in the High ecological significance sub-category, High ecological significance strategic sub-category, General ecological significance sub-category or General ecological significance strategic sub-category, other than for a dwelling house		
PO9 Development which has or is likely to have a significant residual impact on a matter of State environmental significance or a matter of local environmental significance, after all reasonable on-site mitigation measures have been or will be undertaken, provides an environmental offset. Note— Environmental offsets are provided in compliance with the Queensland environmental offsets framework and the Offsets Planning Scheme Policy.	**AO9** No acceptable outcome is prescribed.	**Complies with PO9** The proposed development overlays areas mapped HESS, GES and GESS High ecological significance strategic sub-category area. Areas for retention will be held and rehabilitated under a covenant agreement. Areas that cannot be retained will be offset in accordance with the Offsets Planning Scheme Policy. Approximate combined on ground impact is 19,118m². Final financial calculation will be subject to detailed design. The proposed development retention, rehabilitation contribution to existing corridors and financial offset is considered to be an adequate a have a residual impact on MSES or MLES and therefore no offset is required.