

**19.5 PROPOSED ENVIRONMENTAL MAJOR AMENDMENT PACKAGE (04/19)****Objective Reference:****Authorising Officer:** David Jeanes, Acting General Manager Community & Customer Services**Responsible Officer:** Chris Vize, Acting Group Manager City Planning & Assessment**Report Author:** Jodi Poulsen, Principal Environmental Strategic Planner**Attachments:**

1. EMAP 0419 Pause Notice and Response
2. EMAP 0419 Pause Notice 11 Dec 19
3. Methodology WCP Map to City Plan
4. EMAP 0119 Amended May 2020
5. Corridors OM008
6. Corridors MI OM007
7. Cover Page OM007, OM008 (Amended 0520)
8. MSES OM008
9. MSES MI OM007

The Council is satisfied that, pursuant to Section 275(1) of the *Local Government Regulation 2012*, the information to be received, discussed or considered in relation to this agenda item is:

- (g) *any action to be taken by the local government under the Planning Act, including deciding applications made to it under that Act.*

**PURPOSE**

To seek direction from Council on matters raised by the former Department of State Development, Manufacturing, Infrastructure and Planning (DSDMIP) in its second notice, dated 11 December 2019, to change and pause the timeframe of the proposed Environmental Major Amendment Package (04/19), adopted by Council at its General Meeting on 20 February 2019.

**BACKGROUND**

Council resolved at its General Meeting on 10 October 2018 to commence a major amendment to City Plan to integrate the outcomes of the Wildlife Connection Plan (WCP). At the General Meeting of 20 February 2019 Council subsequently resolved, pursuant to the Minister's Guidelines and Rules, to submit the proposed Environmental Major Amendment Package (04/19) to the former Queensland Minister for State Development, Manufacturing, Infrastructure and Planning (the Minister) for the purpose of completing a State interest review.

In accordance with the Council resolution of 20 February 2019, the submitted amendment package included amendments to:

- Part 5 Tables of Assessment 5.9.1 Assessment benchmarks for overlays (Environmental significance overlay).
- Part 8 Overlays, 8.2.4 Environmental significance overlay code.
- Schedule 2 Mapping Table SC2.1.1 Overlay maps OM-007 and OM-008 Environmental significance overlay.

On 29 March 2019, DSDMIP issued a 'Notice of advice to change and pause the timeframe of a proposed amendment' under section 17.3 of Chapter 2, Part 4 of the Minister's Guidelines and

Rules. This notice advised Council to either make changes to the proposed amendments or to provide further information on the proposed amendments to demonstrate how they appropriately integrate State interests.

At its General Meeting on 6 November 2019, Council considered the matters raised in this notice and resolved to respond to the former Department of State Development, Manufacturing, Infrastructure and Planning as outlined in Attachment 1.

## ISSUES

On 11 December 2019 the former Department issued a second 'Notice of advice to change and pause the timeframe of a proposed amendment' under section 17.3 of Chapter 2, Part 4 of the Minister's Guidelines and Rules (refer to Attachment 2). This notice included two outstanding matters and one new matter for Council to make further changes to appropriately integrate State interests. These can be summarised as:

- Further detail in the overlay mapping to clearly identify core habitat and each corridor category.
- Inclusion of each corridor category in the administrative definitions of City Plan.
- Changes to the Strategic Framework to ensure that where Matters of Local Environmental Significance (MLES) corridors are identified over areas also mapped as Key Resource Areas (KRA), future land use and development decisions consider and balance all State interests.

Council officers have reviewed the outstanding matters and determined that the requested changes require further consideration by Council. Both the matters raised and recommended responses are summarised and discussed in the section below.

### Specific requested changes requiring further Council consideration

*Policy amendment: Amendment to the mapping is required to ensure that the values to which the policy applies can be clearly identified in the mapping*

The proposed changes to the environmental significance overlay (ESOL) map seek to incorporate the mapping from the *Wildlife Connections Plan (WCP)* in accordance with the methodology endorsed by Council at its General Meeting on 10 October 2018. A copy of the methodology is included as Attachment 3.

In preparing the proposed ESOL maps to reflect the Council resolution, core habitat and corridors as reflected in the WCP were grouped into two categories:

- Core habitat, established corridors and regional riparian corridors.
- Enhancement corridors, stepping stone corridors and foreshore corridors.

The proposed broad grouping of corridors on the ESOL maps was intended to minimise the number of corridor types shown and improve usability of the proposed ESOL maps. In responding to the State in November 2019, officers advised that amending the maps as outlined in the first pause notice would result in an overly complex and multi-layered overlay map. In addition, it was also noted that if applicants did require any additional guidance in determining which corridor category may be applicable to their property, they could readily access the WCP mapping on Council's online Red-E-Map.

The State has not accepted Council's position and requested again in its latest pause notice that the proposed ESOL maps be further amended to clearly differentiate the different corridor categories

so users can more readily apply the corridor widths and buffers outlined in the proposed amendment to the ESOL code.

To resolve this issue, it is proposed to show matters of environmental significance on two separate map layers as follows:

ESOL Map Layer 1: Matters of State Environmental Significance (MSES); and

ESOL Map Layer 2: Matters of Local Environmental Significance (MLES): This will include existing areas of MLES and the proposed following additional areas included in this amendment package:

- core habitat
- established corridors
- regional riparian corridors
- coastal foreshore corridors, enhancement corridors and stepping stone corridors

It should also be noted that currently the existing ESOL map in City Plan integrates Matters of State Environmental Significance (MSES) and MLES into one layer. The issue with this approach is that where the MSES layer sits directly above the MLES layer, only the MSES layer is shown. Creating two separate map layers as discussed above, with one showing MSES and the other MLES, will address this matter in the future. However, at this stage it is important to note the attached proposed ESOL mapping does not identify those areas of existing MLES masked by existing MSES except where within a proposed corridor. This matter will be resolved prior to the current amendment being placed on public consultation.

Importantly, in creating two separate map layers and responding to the State's latest notice, Council is not changing or amending its currently adopted policy position with regard to how the WCP is incorporated into City Plan. It is also recognised that making this simple change is likely to improve usability once the proposed amendment is implemented. Copies of the amended ESOL maps are included in Attachment 5.

*Policy Amendment: Provide detail in the administrative definitions of City Plan to clearly describe each corridor category.*

In its pause notice of March 2019, the DSDMIP requested a definition of MLES be included in the administrative definitions in Schedule 1 of City Plan. In response, Council proposed to simply include the State Planning Policy's definition of MLES. However, in its latest pause notice, the DSDMIP has requested the inclusion of additional information be included to better reflect the values of the MLES as identified in the proposed ESOL mapping. In particular, the DSDMIP has suggested that the definition of MLES include specific information on corridor type, function and width as set out in Council's WCP.

With the proposed changes to the ESOL map to reflect the various corridor categories discussed above, it is considered appropriate to further refine the definition of MLES. As suggested by the DSDMIP, this information can be readily extracted from the section of Council's WCP which describes corridor descriptions and locations. As with the creation of two separate map layers, incorporating additional information into the administrative definition of MLES in Schedule 1 of City Plan does not change or amend Council's currently adopted policy position with regards to how the WCP is incorporated into City Plan.

*Policy Amendment: Ensure the Strategic Framework clarifies the priority of Key Resource Areas*

A new issue identified by the State that was not included in its original pause notice from March 2019 seeks to ensure the Strategic Framework in City Plan provides further clarity regarding how

future land use and development decisions consider and balance all State interests within Key Resource Areas (KRAs). In particular, the department has proposed additional wording be considered for inclusion in the Strategic Framework of City Plan which places greater emphasis on the regional significance of the resource whilst recognising the need to minimise impacts on scenic amenity and the natural environment.

The DSDMIP has proposed the following amendments, highlighted in italics to part a) 3.2 Strategic Intent, 3.2.3 Economic Growth:

Key extractive resource areas and their haul routes will be protected from development that may reduce their current or future use and productivity. *The development of extractive resources is appropriately considered to support productive use of resources and to ensure economical supply of construction materials.*

The DSDSMIP has also suggested the following amendment, highlighted in italics to b) 3.4 Theme: economic development 3.4.1.11 Mineral and extractive resources:

3) Extractive resource operations mentioned in (1) are *designed and* managed to minimise impacts on scenic amenity and the natural environment.

Recognising the intent of the KRA designation as reflected in the State Planning Policy and City Plan the proposed changes, whilst questionably falling outside the scope of the current proposed amendment, do not raise any specific concerns. However, if Council determines not to support the requested change to the KRA provisions in the Strategic Framework, it needs to recognise that the Minister may condition the changes as outlined above be made prior to public consultation.

#### General Minor Changes/Minor Requests for Information

The State interest review also identified a small error in the amendment package in Table 5.9.1 - Assessment benchmarks for overlays part (6), where the term 'urban area' has been used. The term that should have been used is 'urban purpose'.

#### Additional matter – South West Victoria Point Local Plan

Local area planning of the South West Victoria Point Local Plan (SWVPLP) area is well advanced, with more refined investigations undertaken with regard to ecological values and corridors. A proposed amendment to City Plan to incorporate the SWVPLP has been adopted by Council and is also undergoing State interest review. It is considered more appropriate for any changes to the proposed ESOL maps as a result of the more refined investigations, including the identification of core habitat and corridors, to be considered as part of the SWVPLP amendment. Accordingly, it is recommended that this area be removed from the current Environmental Major Amendment Package (04/19).

#### Summary

As outlined in this report, the matters as set out in the DSDMIP second pause notice, dated 11 December 2019 can be readily addressed without changing or amending Council's currently adopted policy position with regard to how the WCP is incorporated into City Plan. An updated version of the proposed Environmental Major Amendment Package (04/19) incorporating the changes as discussed in this report is included as Attachments 4 and 5.

In resubmitting the revised Environmental Major Amendment Package (04/19) to the Treasurer, Minister for Infrastructure and Planning (the Minister). It is further recommended that the Minister be advised that Council will not consider any further requests to change the proposed amendment

prior to public notification. Should the Minister seek further changes to the major amendment package, these changes should be directed through Ministerial conditions.

## **STRATEGIC IMPLICATIONS**

### **Legislative Requirements**

The Environmental Major Amendment Package (04/19) will be undertaken in accordance with the requirements of the Minister's Guidelines and Rules, a statutory document under the *Planning Act 2016* and *Planning Regulation 2017*.

### **Risk Management**

Undertaking amendments to City Plan will ensure the document remains current and consistent with community expectations. Mandatory public consultation requirements for major planning scheme amendments will also ensure the community is given the opportunity to provide feedback on any proposed changes.

### **Financial**

The proposed amendments to City Plan will be funded as part of the operating budget of the City Planning and Assessment Group.

### **People**

The staff resourcing required to make the proposed amendments to City Plan will be primarily drawn from the Strategic Planning Unit of the City Planning and Assessment Group and the Spatial Business Information Systems Unit of the Corporate Services Group.

### **Environmental**

The proposed amendments are a critical component of ensuring the outcomes of the Wildlife Connections Plan are able to be achieved in accordance with Council's resolution.

### **Social**

Implementing the Wildlife Connections Plan will provide a social benefit; providing recreational opportunities, including shade and open space and connecting people with nature.

### **Human Rights**

There are no known human rights implications associated with this report.

### **Alignment with Council's Policy and Plans**

Redland City Council's Corporate Plan 2018-2023 establishes a commitment to promoting:

*"A diverse and healthy natural environment, with an abundance of native flora and fauna and rich ecosystems, will thrive through our awareness, commitment and action in caring for the environment.*

- 1. Redlands' natural assets including flora, fauna, habitats, biodiversity, ecosystems and waterways are managed, maintained and monitored.*
- 2. Threatened species are maintained and protected, including the vulnerable koala species."*

Council understands that key to the delivery of this outcome is the maintenance of sufficient wildlife habitat across the city to support the ecological functions of the flora and fauna that live within or migrate through Redlands Coast.

The primary purpose of the proposed amendment package is to ensure that City Plan aligns with Council's current strategic policy position related to the ongoing protection, management and enhancement of these important connections, which is expressed through the Wildlife Connections Plan.

## CONSULTATION

Consulted	Consultation Date	Comments/Actions
Principal Planning Officer, Planning Development Services (SEQ South), Formerly Department of State Development, Manufacturing, Infrastructure and Planning	15 May 2020	Discussed proposed response to DSDMIP notice
Senior Planning Officer Planning and Development Services (SEQ South) Queensland Treasury (Planning Group)	15 May 2020	Discussed proposed response to DSDMIP notice

## OPTIONS

### Option One

That Council resolves as follows:

1. To respond to the Queensland Treasury (Planning Group) to address requested changes and provide requested information in response to the notice given under Chapter 2, Part 4, Section 17.3 of the Minister's Guidelines and Rules for Environmental Major Amendment Package (04/19), as set out in Attachments 4 and 5.
2. To submit the revised Environmental Major Amendment Package (04/19), as set out in Attachments 4 and 5 to the Queensland Treasury (Planning Group).
3. To advise the Minister that should any further changes be required to the revised Environmental Major Amendment Package (04/19), these changes should be directed through Ministerial conditions prior to public consultation.
4. That this report and attachments remain confidential until such time that the amendment is released for public consultation, subject to maintaining the confidentiality of legally privileged, private and commercial in confidence information and subject to Council and Ministerial approval and details published in accordance with legislative requirements.

### Option Two

That Council resolves as follows:

1. To respond to the Queensland Treasury (Planning Group) to address requested changes and provide requested information in response to the notice given under Chapter 2, Part 4, Section 17.3 of the Minister's Guidelines and Rules for Environmental Major Amendment Package (04/19), with alternative responses to those in Attachments 4 and 5, as directed by Council.

2. To submit the revised Environmental Major Amendment Package (04/19), as set out in Attachments 4 and 5 to the Queensland Treasury (Planning Group), subject to amendments.
3. That this report and attachments remain confidential until such time that the amendment is released for public consultation, subject to maintaining the confidentiality of legally privileged, private and commercial in confidence information and subject to Council and Ministerial approval and details published in accordance with legislative requirements.

### **Option Three**

That Council resolves as follows:

1. To not proceed with the Environmental Major Amendment Package (04/19).
2. To advise the Queensland Treasury (Planning Group) that Council has resolved not to proceed with the Environmental Major Amendment Package (04/19).
3. That the report and attachments be released as soon as practical after this resolution is published, subject to maintaining the confidentiality of legally privileged, private and commercial in-confidence information.

### **OFFICER'S RECOMMENDATION**

That Council resolves as follows:

1. **To respond to the Queensland Treasury (Planning Group) to address requested changes and provide requested information in response to the notice given under Chapter 2, Part 4, Section 17.3 of the Minister's Guidelines and Rules for Environmental Major Amendment Package (04/19), as set out in Attachments 4 and 5.**
2. **To submit the revised Environmental Major Amendment Package (04/19), as set out in Attachments 4 and 5 to the Queensland Treasury (Planning Group).**
3. **To advise the Minister that should any further changes be required to the revised Environmental Major Amendment Package (04/19), these changes should be directed through Ministerial conditions prior to public consultation.**
4. **That this report and attachments remain confidential until such time that the amendment is released for public consultation, subject to maintaining the confidentiality of legally privileged, private and commercial in confidence information and subject to Council and Ministerial approval and details published in accordance with legislative requirements.**



Page no(s)	Detail of change	State interests	State comment/s	Council response
		<p>SPP State Interest - Biodiversity</p> <ul style="list-style-type: none"> <li>(5) Viable koala populations in South East Queensland are protected by conserving and enhancing koala habitat extent and condition.</li> </ul>	<p>The area of Redland is entirely contained within a Priority Koala Assessable Development Area and subject to the provisions of Schedule 10, Part 10 and Schedule 11 of the Planning Regulation 2017 (Planning Regulation).</p> <p>It appears that the proposed changes to the level of assessment table have not considered Schedule 10 and Schedule 11 of the Planning Regulation where the current habitat mapping extends into Conservation, Open Space and Rural Zones.</p> <p><b>Request for further information</b></p> <p>Please confirm whether the changes to the level of assessment table have taken into consideration Schedule 10, Part 10 and Schedule 11 of the Planning Regulation.</p> <p><b>Request for change</b></p> <p>Please include a note in the level of assessment for Operational Work involving clearing of native vegetation to advise that development may be:</p> <ul style="list-style-type: none"> <li>Prohibited if in a bushland habitat area and located within specific zones in accordance with Schedule 10, Part 10 of the Planning Regulation, or</li> <li>Assessable against the applicable Assessment Benchmarks within Schedule 11 of the Planning Regulation if in a bushland habitat area and located within specific zones.</li> </ul>	<p>Assessment Benchmarks for Overlays – Environmental significance overlay (noting further comments below with respect to the Rural Zone (in inside the Urban Footprint).</p> <p><b>Response to DSDMIP comment</b></p> <p>Noted. Response to further comments with respect to the Rural Zone (in inside the Urban Footprint) provided below.</p> <p><b>Draft Council Officers' response</b></p> <p>The proposed amendments do not alter the interaction between the Planning Regulation and the City Plan. The City Plan already sets a level of assessment for vegetation clearing, dependent on the relevant zone and area of proposed clearing.</p> <p>It is also important to note that the trigger for making vegetation clearing assessable is not related to the use. That is, even if a use is not made assessable development in the City Plan, operational works approval may still be required for the clearing of native vegetation (depending on the zone and area of clearing to be undertaken).</p> <p>The City Plan's tables of assessment Table 5.10.1 already includes an Editor's note that "Referral or approval under the Sustainable Planning Act 2009 and Water Act 2000 may also be required. "</p> <p>Suggested change:</p> <p>The Editor's note be amended to:  "Referral or approval under the Planning Act or Regulation 2017 and Water Act 2000 may also be required."</p> <p><b>DSDMIP preliminary comments</b></p> <p>DSDMIP accepts the proposed update to the tables of assessment Editor's note, subject to the following recommended wording:</p> <p>"Prohibition, referral or approval of proposed operational work under the <i>Planning Act 2016</i>, Planning Regulation 2017 and/or Water Act 2000 may apply."</p> <p><b>Response to DSDMIP comment</b></p> <p>Change made as per DSDMIP recommendation.</p>

			<p>The proposed amendment appears to have been drafted in the context that development would provide for a corridor rather than protecting an existing one. Provisions to protect and enhance the MLES values should be included.</p> <p><b>Request for change</b></p> <p>Please consider fit for purpose provisions in the purpose statement, Overall Outcomes (OOs) and Performance Outcomes (POs) of the Environmental Significance Code so that future development:</p> <ul style="list-style-type: none"> <li>• avoids adverse impacts on the proposed MLES, or</li> <li>• minimises adverse impacts where it is demonstrated that they cannot be reasonably avoided, or</li> <li>• requires an offset for a significant residual impact on proposed MLES that remains following minimisation where permitted by the <i>Environmental Offsets Act 2014</i>.</li> </ul> <p>In particular:</p> <ol style="list-style-type: none"> <li>1. Include new assessment benchmark provisions for accepted development (subject to requirements). An example of a similar assessment benchmark provision is the below extract from <i>Logan Planning Scheme 2015</i> (Image 1)</li> </ol> <table border="1" data-bbox="1694 1234 2249 1598"> <thead> <tr> <th>Performance outcomes</th> <th>Acceptable outcomes</th> </tr> </thead> <tbody> <tr> <td colspan="2"><b>For accepted development (subject to requirements) and assessable development</b></td> </tr> <tr> <td colspan="2"><b>Biodiversity corridors</b></td> </tr> <tr> <td> <b>PO1</b>                      Development in a Biodiversity corridor identified on Biodiversity areas overlay map-OM-02.02 is designed and located to:                     <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> <small>Note—Compliance with this performance outcome to be demonstrated by a detailed ecological assessment report prepared in accordance with Part 2 of planning scheme policy 3—Environmental management.</small> </td> <td> <b>AO1</b>                      Development is located outside a Biodiversity corridor identified on Biodiversity areas overlay map-OM-02.02.                 </td> </tr> </tbody> </table> <p>Image 1 - Extract from <i>Logan Planning Scheme 2015</i> relating to Biodiversity corridor performance and acceptable outcomes</p> <ol style="list-style-type: none"> <li>2. Review and consider amending the current PO 13-17 and correlating Acceptable Outcomes (AO) (Image 2) to reflect the intent of proposed amendment. AO14.1 is of</li> </ol>	Performance outcomes	Acceptable outcomes	<b>For accepted development (subject to requirements) and assessable development</b>		<b>Biodiversity corridors</b>		<b>PO1</b> Development in a Biodiversity corridor identified on Biodiversity areas overlay map-OM-02.02 is designed and located to: <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> <small>Note—Compliance with this performance outcome to be demonstrated by a detailed ecological assessment report prepared in accordance with Part 2 of planning scheme policy 3—Environmental management.</small>	<b>AO1</b> Development is located outside a Biodiversity corridor identified on Biodiversity areas overlay map-OM-02.02.	<p><b>Draft Council Officers' response</b></p> <p>The Environmental Significance Overlay code has been further reviewed and amended.</p> <p>Amendments have been made to the:</p> <ul style="list-style-type: none"> <li>• Purpose statement (overall outcomes) of the Code</li> <li>• PO4 and AO4 (requiring development to “avoid” areas of MLES – corridors)</li> <li>• AO14 – to ensure buffer distances are in accordance with WCP</li> </ul> <p>A copy of the revised Major Amendment – Environment including additional changes to the Environmental Significance Overlay code are included in Attachment 3</p> <p><b>DSDMIP preliminary comments</b></p> <p>The proposed amendments to the Environmental Significance (ES) Overlay Code have been reviewed individually below.</p> <p><b>Response to DSDMIP comment</b></p> <p>Individual comments noted. Amendments to the Environmental Significance Overlay code are provided in accordance with the draft response provided above.</p>
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Consider including additional provisions that protect the proposed corridors from fragmentation and encroachment (Image 3) and require development to consider wildlife movement (Image 4).</p> <table border="1"> <tbody> <tr> <td><b>PO3</b> Development within the Hinterland to Coast Critical Corridors as identified on the Environmental significance – biodiversity areas overlay map is located and designed to: (a) provide corridors of sufficient dimensions and characteristics that will enable adequate movement of fauna through the site; (b) protect in situ matters of environmental significance and associated buffers; (c) protect in situ vegetation identified on the Environmental significance – vegetation management overlay map and habitat for native flora and fauna; (d) link matters of environmental significance, existing corridors and/or conservation estate/reserves on adjacent properties; (e) maintain and improve upon the regional connectivity of the Hinterland to Coast Critical Corridors; and (f) allow for the rehabilitation of disturbed, cleared or modified areas that form part of the Hinterland to Coast Critical Corridors.</td> <td><b>AO3.1</b> No acceptable outcome provided.</td> </tr> </tbody> </table> <p>Image 3 - Example of Biodiversity corridor PO &amp; AO from Gold Coast PS.</p> <table border="1"> <thead> <tr> <th colspan="2">For assessable development</th> </tr> </thead> <tbody> <tr> <th colspan="2">Wildlife movement</th> </tr> <tr> <td><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: (a) generating minimal additional night time traffic; (b) minimising the risk of injury or death to wildlife by vehicular traffic; (c) incorporating practices or measures to minimise disruption, injury or death during construction; (d) providing that a road or accessway has a low design speed; (e) providing fauna-friendly fencing. <small>Note—Compliance with the performance outcome is to be demonstrated by a detailed ecological assessment report prepared in accordance with Part 2 of the planning scheme policy 3—Environmental management</small></td> <td><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: (a) the Queensland Government Fauna Sensitive Road Design Manual Volume 2: Preferred Practices; (b) the Queensland Government Koala-sensitive Design Guideline.</td> </tr> </tbody> </table> <p>Image 4 - Example of Biodiversity corridor PO &amp; AO from Logan PS.</p>	Corridors and enhancement planting		<b>PO13</b> Development contributes to the restoration of waterway or land based ecological corridors, where they would significantly enhance the health and resilience of habitat and wildlife on and near the site.	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<b>PO16</b> Enhancement plantings and landscaping utilise endemic native species which replicate or complement the composition of the habitat it is connected to, unless this would increase bushfire risk.	No acceptable outcome is nominated. Editor's note—Guidance to assist applicants is contained within the Queensland Government's Regional Ecosystem Mapping																							
<b>PO17</b> Where clearing occurs, it is sequenced and undertaken in a manner that provides opportunities for fauna to vacate affected land.	No acceptable outcome is nominated. Editor's note—it is likely that a wildlife habitat management plan, prepared by an ecologist with suitable experience may be needed to address survival and ongoing access to habitat trees during construction and operation of the development.																							
<b>PO3</b> Development within the Hinterland to Coast Critical Corridors as identified on the Environmental significance – biodiversity areas overlay map is located and designed to: (a) provide corridors of sufficient dimensions and characteristics that will enable adequate movement of fauna through the site; (b) protect in situ matters of environmental significance and associated buffers; (c) protect in situ vegetation identified on the Environmental significance – vegetation management overlay map and habitat for native flora and fauna; (d) link matters of environmental significance, existing corridors and/or conservation estate/reserves on adjacent properties; (e) maintain and improve upon the regional connectivity of the Hinterland to Coast Critical Corridors; and (f) allow for the rehabilitation of disturbed, cleared or modified areas that form part of the Hinterland to Coast Critical Corridors.	<b>AO3.1</b> No acceptable outcome provided.																							
For assessable development																								
Wildlife movement																								
<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: (a) generating minimal additional night time traffic; (b) minimising the risk of injury or death to wildlife by vehicular traffic; (c) incorporating practices or measures to minimise disruption, injury or death during construction; (d) providing that a road or accessway has a low design speed; (e) providing fauna-friendly fencing. <small>Note—Compliance with the performance outcome is to be demonstrated by a detailed ecological assessment report prepared in accordance with Part 2 of the planning scheme policy 3—Environmental management</small>	<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: (a) the Queensland Government Fauna Sensitive Road Design Manual Volume 2: Preferred Practices; (b) the Queensland Government Koala-sensitive Design Guideline.																							

Page no(s)	Detail of change	State interests	State comment/s	Council response
<b>City Plan mapping changes</b>				
Section 8.2.4 Environmental Significance Overlay Code	<p><b>8.2.4.2 Purpose</b></p> <p>(1) The purpose of the environmental significance overlay code is to manage development to avoid or minimise and mitigate significant impacts on matters of national, state and local environmental significance.</p> <p>(2) The purpose of the code will be achieved through the following overall outcomes:</p> <p>(a) areas of high biodiversity or ecological significance (including Core Habitat, regional riparian and established corridors) are retained and protected;</p> <p>(b) development maximises the retention of native vegetation and significant habitat features;</p> <p>(c) development minimises the loss of koala habitat;</p> <p>(d) impacts on matters of state or local ecological significance are minimised and mitigated;</p> <p>(e) development does not cause substantial fragmentation of habitat areas;</p> <p>(f) opportunities for safe and viable wildlife movement within and between habitat areas are facilitated;</p> <p>(g) impacts on matters of State or local environmental significance are minimised and mitigated;</p> <p>(h) landscaping and planting is undertaken in a manner that contributes to the ecological values of the site; and</p> <p>(i) where they occur, significant residual impacts on matters of local environmental significance or another prescribed environmental matter in accordance with section 15(4) of the <i>Environmental Offsets Act 2014</i>, may need to be offset.</p>	<p>SPP State Interest – Biodiversity</p> <ul style="list-style-type: none"> <li>(3) Matters of local environmental significance are identified and development is located in areas that avoid adverse impacts; where adverse impacts cannot be reasonably avoided, they are minimised.</li> <li>(4) Ecological processes and connectivity is maintained or enhanced by avoiding fragmentation of matters of environmental significance.</li> </ul> <p>In addition, with respect to the new proposed changes to the ES Overlay Code, DSDMIP highlights the 'The guiding principles' as contained in Part C of the SPP.</p>	<p>A review of the proposed Overlay Maps (OM) 007 and 008 indicates two main categories and six (potential) sub-categories of environmentally significant areas, as follows:</p> <ol style="list-style-type: none"> <li>MLES (Blue layer) <ol style="list-style-type: none"> <li>Enhancement</li> <li>Stepping Stone</li> <li>Coastal Foreshore</li> </ol> </li> <li>MLES (Red) <ol style="list-style-type: none"> <li>Core Habitat</li> <li>Established</li> <li>Regional Riparian Corridor</li> </ol> </li> </ol> <p>In reviewing the functionality of the OMs when using the Proposed Amendment –8.2.4 Environmental Significance Overlay Code, it appears the detail included in the Wildlife Connections Plan, being the different categories of wildlife corridors, has not been completely transferred to the proposed statutory documents.</p> <p>In particular, the intent of each category and/or potential sub-categories are not articulated in Purpose and Overall outcomes the proposed overlay code.</p> <p><b>Request for change</b></p> <p>It is suggested the functionality of the code relating to proposed mapping changes would be improved by:</p> <ol style="list-style-type: none"> <li>identifying MLES (Red) as a 'Primary Environmental Corridor' and MLES (Blue) as a 'Secondary Environmental Corridor'</li> <li>identifying the three potential sub-categories under the Primary and Secondary Environmental Corridors.</li> <li>detailing the intent of each category in the Purpose and Overall outcomes the proposed ES overlay code.</li> </ol> <p>Identifying the sub-categories may require mapping changes to OM-007 and OM-008.</p> <p>Further to the above, the council is encouraged to review the terminology used in the Purpose of the ES Overlay Code (Core Habitat, Regional Riparian Corridors, etc.) to ensure alignment with the terminology used in Section 3.5- Theme:</p>	<p><b>Response to DSDMIP comment</b></p> <p>Recommended changes to the Environmental Significance overlay maps are not being proposed. It was decided to group the corridor categories as shown on the maps provided to DSDMIP to limit visual clutter and improve usability. Amending the maps as DSDMIP have suggested would result in a complex multi-layered overlay map. In addition, if adopted, the amended overlay would be accessible on Council's online Red-E-Map, where users can also view the WCP mapping to determine which corridor category is applicable to their property, so the benefit of DSDMIPs proposed changes is nominal.</p>

Page no(s)	Detail of change	State interests	State comment/s	Council response		
			<p>environment and heritage of the Strategic framework.</p> <p>In addition, the council is encouraged to ensure alignment between the 'Major ecological corridors (Mainland only) corridors shown on SFM-001: Strategic framework maps and the 'MLES - Core Habitat/Established/Regional Riparian Corridors' shown on OM-007.</p>			
	<table border="1" data-bbox="400 577 1133 802"> <tr> <td data-bbox="400 577 765 802"> <p><b>PO4</b> Connections between habitat areas, particularly <b>Regional Riparian and Established wildlife habitat corridors</b>, are retained so that movement of key species and normal gene flow between populations is not inhibited or made less safe. Connections may include both continuous corridors and "stepping stone" patches and refuges.</p> </td> <td data-bbox="765 577 1133 802"> <p><b>No acceptable outcome is nominated.</b></p> <p><b>AO4</b> Development occurs outside of mapped <b>Regional Riparian and Established wildlife habitat corridors</b>.</p> </td> </tr> </table>	<p><b>PO4</b> Connections between habitat areas, particularly <b>Regional Riparian and Established wildlife habitat corridors</b>, are retained so that movement of key species and normal gene flow between populations is not inhibited or made less safe. Connections may include both continuous corridors and "stepping stone" patches and refuges.</p>	<p><b>No acceptable outcome is nominated.</b></p> <p><b>AO4</b> Development occurs outside of mapped <b>Regional Riparian and Established wildlife habitat corridors</b>.</p>	<p>SPP State Interest – Biodiversity</p> <ul style="list-style-type: none"> <li>(3) Matters of local environmental significance are identified and development is located in areas that avoid adverse impacts; where adverse impacts cannot be reasonably avoided, they are minimised.</li> <li>(4) Ecological processes and connectivity is maintained or enhanced by avoiding fragmentation of matters of environmental significance.</li> </ul> <p>In addition, with respect to the new proposed changes to the ES Overlay Code, DSDMIP highlights the 'The guiding principles' as contained in Part C of the SPP.</p>	<p>The proposed amendments to PO4 and AO4 is generally supported. It is noted Environmental Significance Overlay Maps OM-007 and OM-008 are not referenced in the PO or AO, nor are all the MLES categories included.</p> <p>As AO4 is currently drafted, it only applies to 'Regional Riparian and Established wildlife habitat corridors', meaning development could occur in any of the other mapped areas.</p> <p><b>Request for change</b></p> <p>It is recommended additional AOs be added to describe the intended quantitative outcomes for all categories of mapped MLES on OM-007, noting this includes:</p> <ol style="list-style-type: none"> <li>MLES (Blue layer) <ol style="list-style-type: none"> <li>Enhancement</li> <li>Stepping Stone</li> <li>Coastal Foreshore</li> </ol> </li> <li>MLES (Red) <ol style="list-style-type: none"> <li>Core Habitat</li> <li>Established</li> <li>Regional Riparian Corridor</li> </ol> </li> </ol> <p>PO 4 is recommended to appropriately and clearly describe the intended qualitative performance outcomes for both 'Blue' and 'Red' categories of MLES and/or relevant sub-categories.</p> <p>In addition to comments about the proposed amendment to PO4, the council is encouraged to review other performance outcomes and/or acceptable outcome that may be affected by the proposed amendments. For example, as PO3 references 'core habitat' is currently drafted, it may be interpreted to only apply with the MLES (Red) - Core Habitat category.</p>	
<p><b>PO4</b> Connections between habitat areas, particularly <b>Regional Riparian and Established wildlife habitat corridors</b>, are retained so that movement of key species and normal gene flow between populations is not inhibited or made less safe. Connections may include both continuous corridors and "stepping stone" patches and refuges.</p>	<p><b>No acceptable outcome is nominated.</b></p> <p><b>AO4</b> Development occurs outside of mapped <b>Regional Riparian and Established wildlife habitat corridors</b>.</p>					

Page no(s)	Detail of change	State interests	State comment/s	Council response															
	<p>PO14 Corridors have sufficient width to maintain viable wildlife or habitat linkages.</p> <p>AO14.1 Ecological corridors have a minimum width of 100m. Development achieves the Core Habitat and wildlife habitat corridor width and buffer-, as set out in Table 8.2.4.3.2</p> <p><b>Table 8.2.4.3.2: Wildlife habitat network width and buffer requirements</b></p> <table border="1" data-bbox="409 512 1142 646"> <thead> <tr> <th>Category</th> <th>Width requirement</th> <th>Buffer requirement</th> </tr> </thead> <tbody> <tr> <td>Core habitat area</td> <td>NA</td> <td>60m</td> </tr> <tr> <td>Regional Riparian</td> <td>400m</td> <td>50m or greater</td> </tr> <tr> <td>Established</td> <td>100m</td> <td>50m or greater</td> </tr> <tr> <td>Coastal Foreshore, Enhancement and Stepping Stone</td> <td>100m</td> <td>Up to 50m</td> </tr> </tbody> </table>	Category	Width requirement	Buffer requirement	Core habitat area	NA	60m	Regional Riparian	400m	50m or greater	Established	100m	50m or greater	Coastal Foreshore, Enhancement and Stepping Stone	100m	Up to 50m	<p>SPP State Interest – Biodiversity</p> <ul style="list-style-type: none"> <li>(3) Matters of local environmental significance are identified and development is located in areas that avoid adverse impacts; where adverse impacts cannot be reasonably avoided, they are minimised.</li> <li>(4) Ecological processes and connectivity is maintained or enhanced by avoiding fragmentation of matters of environmental significance.</li> </ul> <p>In addition, with respect to the new proposed changes to the ES Overlay Code, DSDMIP highlights the 'The guiding principles' as contained in Part C of the SPP.</p>	<p>Further to prior comments, the mapping designation for sub-categories Core habitat area, Regional riparian and Established are not separately mapped on OM-007 and 008.</p> <p>Because of this, it appears not possible for a user of the ES Overlay Code and OM-007 and 008 to determine if premises are subject to the various sub-categories, affecting the function of proposed AO14.1 and Table 8.2.4.3.2 to provide minimum corridor and buffer widths.</p> <p>AO14.1 should also be drafted to refer to each 'Category' in Table 8.2.4.3.2.</p> <p><b>Request for change</b></p> <p>Please amend AO14.1 and Table 8.2.4.3.2 to include all proposed sub-categories to include all proposed corridor widths and buffer requirements.</p>	<p><b>Response to DSDMIP comment</b> AO14.1 and Table 8.2.4.3.2 have been amended.</p>
Category	Width requirement	Buffer requirement																	
Core habitat area	NA	60m																	
Regional Riparian	400m	50m or greater																	
Established	100m	50m or greater																	
Coastal Foreshore, Enhancement and Stepping Stone	100m	Up to 50m																	
<p>Schedule 2 Mapping, SC2.5 Overlay Mapping, Environmental Significant Overlay</p>	<p><b>Summary</b> Include MLES – Enhancement/Stepping Stone/Coastal Foreshore Corridors and MLES – Core Habitat/Established/Regional Riparian Corridors</p> <p><b>Proposed amendment</b> Schedule 2 Mapping, SC2.5 Environmental Significance Overlay (OM-007 and OM-008) – changes are highlighted in red and blue.</p>	<p>SPP State Interest – Biodiversity</p> <ul style="list-style-type: none"> <li>(3) Matters of local environmental significance are identified and development is located in areas that avoid adverse impacts; where adverse impacts cannot be reasonably avoided, they are minimised.</li> <li>(4) Ecological processes and connectivity is maintained or enhanced by avoiding fragmentation of matters of environmental significance.</li> </ul>	<p>There are a number of instances where the proposed MLES for Core Habitat and Coastal Fringe overlaps existing mapped MSES (Image 5).</p> <p style="text-align: center;">Redacted for Privacy reasons</p> <p>Image 5 - Extract from proposed amendment</p> <p>However, the methodology used to map the proposed MLES values is unclear as to whether it has excluded similar existing MSES values. For instance, page 18 of the Wildlife Connections Plan states that patches of MLES for Core Habitat are based on interior areas of remnant vegetation.</p>	<p><b>Draft Council Officers' response</b></p> <p>The State has previously confirmed that MLES and MSES may occupy the same physical area, as long as the matter was not the same or substantially the same. The identification of connections through the Wildlife Connections Plan used a number of data inputs, of which remnant vegetation was one. However, the value that is mapped, is either the core habitat that the vegetation provides or the connection that vegetation provides from one core area to another.</p> <p>Recognising these facts Council is satisfied that the proposed MLES values (core habitat and corridor) are not the same or substantially the same as MSES values and therefore no further changes to the mapping are required.</p> <p><b>DSDMIP preliminary comments</b></p> <p>DSDMIP is satisfied that the mapped MLES corridors are protecting values that are substantially different to MSES values.</p> <p>However, it is recommended that the council include definitions of MLES and MSES in the planning scheme to ensure users can clearly understand the different natural values when applying offsets under the environmental offsets framework.</p>															



Page no(s)	Detail of change	State interests	State comment/s	Council response
			<p>have only be identified where the proposed corridor intersects with the current Environmental Significance Overlay Map. The council could improve the connectivity in the undeveloped areas within the Urban Footprint within the Emerging Communities and Rural Zone by providing contiguous corridors regardless of whether they currently intersect the Environmental Significance Overlay (Images 6 and 7).</p> <p>Image 6 - Areas zoned Rural within the Urban Footprint</p> <p style="text-align: center;">Redacted for Privacy reasons</p> <p>Image 7 - Areas zoned Emerging Communities within the Urban Footprint</p> <p>3. Improvements could be made to the mapping by considering:</p> <ul style="list-style-type: none"> <li>• “smoothing’ irregular boundaries of corridors</li> <li>• removing areas of “cookie-cut” of the proposed MLES corridor (Image 8)</li> </ul>	<p>have a clearing threshold of up to 2500m2 as accepted subject to requirements. This level of clearing on generally smaller sized rural lots in the urban footprint may be undesirable in terms of delivering the outcomes of the Environmental Significance Overlay Code within the urban footprint of the city. This potential anomaly could simply be addressed by including ‘the rural zone’ if within the SEQ Regional Plan’s urban footprint in the definition of “urban area” in part 1.7.3 ‘Terms’ of City Plan. This would mean in effect that clearing thresholds in these areas would be reduced to 500m2 which is generally consistent with clearing thresholds for other zones in the urban area of the City.</p> <p><b>DSDMIP preliminary comments</b></p> <p>DSDMIP does not support the proposed inclusion of Rural zoned areas – that are also within the SEQ Regional Plan urban footprint – under the definition of what is an <i>urban area</i> within the city plan.</p> <p>The proposed change could make it problematic for the interpretation and application of the ‘urban area, urban purpose’ clearing exemption under Schedule 21 of the Planning Regulation 2017 (the Regulation).</p> <p>DSDMIP suggests that Council could achieve the intended outcome by amending the Tables of Assessment for the Environmental Significance Overlay to add a development category for clearing in Rural zoned areas that are also within the SEQ Regional Plan urban footprint.</p> <p>This would ensure that there is no confusion with what is an urban area in the city plan and the definitions of urban area and urban purpose in the Regulation.</p> <p>DSDMIP agrees with all other comments made in the Council response.</p> <p>Irrespective, DSDMIP notes the recent minor amendment (07/2019) which has changed the land in the Rural Zone (i.e. Image 6) that is located in the urban footprint to the Emerging Communities Zone.</p> <p><b>Response to DSDMIP comment</b></p> <p>Tables of Assessment have been amended as recommended.</p>

Page no(s)	Detail of change	State interests	State comment/s	Council response
			<p style="text-align: center;">Redacted for Privacy reasons</p> <p>Image 8 - Extract of proposed ES Overlay map compared against current aerial imagery.</p> <ul style="list-style-type: none"> <li>Extending the proposed MLES corridors to enhance connectivity (Image 9).</li> </ul>  <p>Image 9 - Extract of proposed corridors over existing areas of MLES compared with the zoning of the area</p> <p><b>Request for change</b> Please make appropriate changes in response to the requested further information above where relevant.</p>	

Page no(s)	Detail of change	State interests	State comment/s	Council response
		<p>SPP State Interest – Development and Construction</p> <ul style="list-style-type: none"> <li>(7) State development areas and Priority Development Areas are: (a) identified and appropriately considered in terms of their planning intent</li> </ul>	<p>The proposed amendment includes additional areas of MLES within the boundaries of the Toondah Harbour Priority Development Area (PDA) and Weinman Creek PDA.</p> <p>Schedule 6 of the Planning Regulation 2017 prohibits local categorising instruments from stating development in a PDA is assessable development. By mapping these areas, it infers development will be regulated for MLES.</p> <p><b>Request for change</b> Remove all areas within a PDA for the proposed amendment.</p>	<p><b>Draft Council Officers' response</b></p> <p>Agreed. Change to be made removing all areas within the Toondah and Weinam PDAs from the proposed amendment.</p> <p><b>DSDMIP preliminary comments</b></p> <p>Noted.</p> <p><b>Response to DSDMIP comment</b> Amended overlay maps are provided, with PDA removed.</p>



Department of  
**State Development,  
Manufacturing,  
Infrastructure and Planning**

Our reference: MC19/1079 / MA-00030

11 December 2019

Mr Andrew Chesterman  
Chief Executive Officer  
Redland City Council  
PO Box 21  
CLEVELAND QLD 4163

Via email: [Stephen.Hill@redland.qld.gov.au](mailto:Stephen.Hill@redland.qld.gov.au)

Dear Mr Hill,

**Further advice about notice to pause the timeframe for a proposed amendment to seek a change and request further information**

Thank you for your letter dated 19 November 2019 advising of Redland City Council's (the council) decision to respond to the Department of State Development, Manufacturing, Infrastructure and Planning's (the department) pause notice dated 23 March 2019 by submitting a changed Major Environmental Amendment (the proposed amendment) to the *Redland City Plan 2018* (City Plan).

The proposed amendment does not satisfactorily integrate a few remaining state interest matters identified in the 23 March 2019 pause notice and the ensuing departmental correspondence dated 12 August 2019. Accordingly, the proposed amendment will remain paused under chapter 2, part 5, section 23.1 of the Minister's Guidelines and Rules (MGR) until such time that these matters are addressed. These matters are summarised in the enclosed attachment.

In addition to the above, the department wishes to make the council aware of an additional state interest matter not previously raised that requires consideration as part of the proposed amendment, being the integration of the Economic growth – Mining and extractive resources state interest. The enclosed attachment includes further information on how this matter could be satisfactorily integrated as part of the proposed amendment.

The department will resume its assessment of the proposed amendment under chapter 2, part 4, section 17.2 of the MGR once the council has addressed these remaining state interest matters in accordance with the applicable timeframe under chapter 2, part 4, section 17.5 of the MGR.

The department is available to meet with council officers to further discuss and assist in addressing these remaining matters to progress the proposed amendment.

If you require further information, I encourage you to contact Lorna Scally, Senior Planning Officer, Planning and Development Services, on 07 5644 3221 or by email at SEQSouthPlanning@dsmip.qld.gov.au.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Gareth Richardson', written over a light blue horizontal line.

Gareth Richardson  
**Manager, Planning and Development Services (SEQ South)**

<b>Additional state interest matters for consideration</b>	
<i>State interest matter</i>	<i>Requested Action</i>
a) Environment and heritage – Biodiversity	<p><i>Issue</i></p> <p>There continues to be a disconnect between the values described in the Environmental Significance Overlay Code (code) and those identified in the Environmental Significance Overlay mapping (mapping). Amendments are required to ensure that the policy of the code aligns with the mapping.</p> <p><i>Requested Action</i></p> <p>a. The code calls up specific values that are combined with other values in a single overlay map layer. For example, PO4 specifically refers to ‘Regional Riparian Corridors and Established Wildlife Habitat Corridors’, which forms part of the ‘MLES-Core Habitat / Established / Regional Riparian Corridors’ mapping layer. Additionally, Table 8.2.4.3.2 ‘Wildlife habitat network width and buffer requirements’ applies specific buffer requirements to categories of wildlife habitat that is not discernible from the overlay mapping. The code (or mapping) is required to be amended to ensure that the values to which the policy applies can be clearly identified in the mapping. Please note that the reference to other council mapping or documents that sit outside the planning scheme such as the Wildlife Connections Plan cannot be relied upon to clarify a mapped area to which the requirements of the planning scheme is proposed to apply.</p> <p>b. Inclusion of additional information in the code that describes the values of the Matters of Local Environmental Significance identified in the mapping. This could be achieved by amending the administrative definition of MLES to reflect the values identified in the mapping. The description of MLES in the council’s Wildlife Connections Plan Corridor Descriptions and Locations document includes comprehensive information about the identified MLES values, which could be used to inform a MLES administrative definition.</p> <p>c. The ‘urban area’ definition under the Planning Regulation 2017 (Planning Regulation) includes areas intended for an urban purpose, which excludes land in the rural zone. If a differentiation is sought for the clearing of native vegetation in rural zoned land included in the Urban Footprint and Regional Landscape and Rural Production Area under the South East Queensland Regional Plan 2017 (<i>ShapingSEQ</i>), it is requested that a <i>ShapingSEQ</i> designation be used as opposed to the Planning Regulation definition.</p>

<p>b) Economic growth – Mining and extractive resources</p>	<p><i>Issue</i></p> <p>The proposed amendment maps MLES corridors over some areas also mapped as Key Resource Areas (KRA). Whilst changes are not sought to the proposed mapping, the department does need to ensure all state interests are considered and balanced.</p> <p>The Strategic Framework appears to focus on the protection of key extractive resource areas and their haul routes from development that may reduce their current and future extraction such as sensitive land uses. The department suggests that an amendment could be made to the Strategic Framework to also place greater emphasis on the regional significance of the resource and to ensure that a balanced outcome is achieved should further expansion of extraction activities be proposed in a KRA, which includes ensuring that an appropriate response to ecological and biodiversity outcomes are delivered.</p> <p><i>Requested Action</i></p> <p>Consideration of the following amendments (in red) to the Strategic Framework are requested to be made:</p> <p>a) 3.2 <i>Strategic Intent</i></p> <p>3.2.3 Economic Growth (page 22)</p> <p><i>“Key extractive resource areas and their haul routes will be protected from development that may reduce their current or future use and productivity”. The development of extractive resources is appropriately considered to support productive use of resources and to ensure economical supply of construction materials</i></p> <p>b) 3.4 <i>Theme: economic development</i></p> <p>3.4.1.11 Mineral and extractive resources (page 30)</p> <p>3) <i>Extractive resource operations mentioned in (1) are designed and managed to minimise impacts on scenic amenity and the natural environment</i></p>
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## **Attachment 3.**

### **Methodology for translating Wildlife Connections Plan map into the City Plan, Environmental significance overlay.**

- a) All areas identified as Core Habitat as mapped in the WCP
- b) All Established Corridors subject to the removal of all lots less than 1000m<sup>2</sup> within the urban footprint (unless already in an open space, conservation or environment protection zone). All Regional Riparian Corridors subject to the removal of all road reserves, community facilities (in urban footprint) and where land use is for a retirement village (excluding Dinwoodie), and from lots that are zoned:

- Character Residential
- Tourist Accommodation
- Principal Centre
- Major Centre
- District Centre
- Local Centre
- Neighbourhood Centre
- Specialised Centre
- Mixed Use
- Road Reserves
- Community Facilities in the Urban Footprint

Clip all lots that are less than 1000m<sup>2</sup> and zoned:

- Low Density Residential
- Low Medium Density Residential
- Medium Density Residential
- Low Impact Industry
- Medium Impact Industry

- c) Coastal Foreshore, Enhancement and Stepping Stone Corridors include only where corridor intersects with the current Environmental significance overlay Map.

# Attachment 4: Proposed Major Amendments to the Redland City Plan (Amended May 2020)

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## Introduction

The following document details the proposed changes to the current version of the Redland City Plan – Version 4.0 (City Plan). These changes are referred to as the Environmental Major Amendment Package 04/19.

Each item deals with a particular section/s of the scheme that is/are proposed to be amended. Not all sections of the scheme are proposed to be amended.

Only enough of the scheme has been reproduced in each case to give context to the proposed change. Not all sections are reproduced in their entirety. If you require further context or wish to examine how the proposed change fits within the entire section where the amendment is proposed to take place, then you will need to refer to a full copy of the City Plan V3.

## Conventions

In this document, all of the changes to City Plan that formed part of the original amendment package or that were made in response to the first State interest review have been **highlighted in yellow**. Changes that have taken place in response to the second State interest review have been **highlighted in green**.

Where sections are highlighted in yellow or green and have a strikethrough line this indicates where text/numbers are proposed to be deleted.

~~Deleted text appears like this~~ or ~~this~~.

Where sections are highlighted in yellow or green but do not have a strikethrough line then this indicates where new text/numbers are proposed to be inserted.

Inserted words appear like this or this.

Where a section or numbered item has been deleted or a new item inserted subsequent sections will need to be renumbered appropriately.

## ITEM 1: PART 3. STRATEGIC FRAMEWORK

### Proposed City Plan Amendments

The proposed amendments to the Planning Scheme are as follows:

#### 3.2 Strategic Intent, 3.2.3 Economic Growth

Key extractive resource areas and their haul routes will be protected from development that may reduce their current or future use and productivity. **The development of extractive resources is appropriately considered to support productive use of resources and to ensure economical supply of construction materials.**

- b) 3.4 Theme: economic development 3.4.1.11 Mineral and extractive resources
- 3) Extractive resource operations mentioned in (1) are **designed and** managed to minimise impacts on scenic amenity and the natural environment

## ITEM 2: PART 5 TABLE 5.9.1 ASSESSMENT BENCHMARKS FOR OVERLAYS- ENVIRONMENTAL SIGNIFICANCE OVERLAY

### Proposed City Plan Amendments

The proposed amendments to the Planning Scheme are as follows:

**Table 5.9.1 - Assessment benchmarks for overlays**

Development	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
<b>Environmental significance overlay</b>		
Any material change of use	No change to categories of development and assessment	Environmental significance overlay code where the development is assessable under the table of assessment for the relevant zone  Note—This overlay code is not applicable to development that is accepted subject to requirements.

Development	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Reconfiguration of a lot	No change to categories of development and assessment	Environmental significance overlay code where the development is assessable under the table of assessment for reconfiguration of a lot
<p>Operational work involving clearing of native vegetation</p> <p>If on land shown on the overlay map as:</p> <ul style="list-style-type: none"> <li>• MLES – core habitat / established / regional riparian corridors; or MLES – enhancement/stepping stone / coastal foreshore corridors.</li> </ul>	<p>Accepted if –</p> <p>(1) clearing is in the urban area and the lot size is less than 1000m<sup>2</sup>, except in the emerging community, and recreation and open space zones.</p> <p>Code assessment if not accepted.</p> <p>Editor's note—"Urban area" is defined under the Regulation. Refer also to section 1.7.3 of this planning scheme.</p>	Environmental significance overlay code
<p>Operational work involving clearing of native vegetation</p> <p>If on land otherwise shown on the overlay map.</p> <p>Note—Clearing for purposes mentioned in part 1 of Schedule 21 of the Regulation is not made assessable by this planning scheme. Essential management, as defined in the Regulation, is also not made assessable by this</p>	<p>Accepted subject to requirements if clearing is within:</p> <p>(1) the rural zone (if outside the urban area footprint) on land that contains a dwelling house and the combined area of the proposed clearing and any clearing previously undertaken since commencement of the first version of this planning scheme exceeds 500m<sup>2</sup> and does not exceed 2500m<sup>2</sup>.</p>	Environmental significance overlay code

Development	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
<p>planning scheme.</p> <p>Editor's note—"Urban area" is defined under the Regulation. Refer also to section 1.7.3 of this planning scheme.</p> <p>Editor's note— <b>Prohibition</b>, referral or approval under the <b>Sustainable Planning Act 2009</b>, <b>Planning Act 2016</b>, <b>Planning Regulation 2017</b>, and/or <b>Water Act 2000</b> may also be required.</p>	<p>Code assessable, if not accepted or accepted subject to requirements, if clearing within:</p> <p>(2) the emerging community, environmental management, low-medium density residential, medium density residential, tourist accommodation zones or rural zone (if inside the urban area); or</p> <p>(3) within the conservation and recreation and open space zones, other than clearing undertaken by Redland City Council or on Council land and in accordance with a Council resolution; or</p>	<p>Environmental significance overlay code</p>
	<p>(3) any other zone within the urban area and the combined area of the proposed clearing and any clearing previously undertaken since the commencement of the first version of this planning scheme exceeds 500m<sup>2</sup>; or</p> <p>(4) within the community facilities zone (if outside the urban area) and the combined area of the proposed</p>	

Development	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	<p>clearing and any clearing previously undertaken since the commencement of the first version of this planning scheme exceeds 2,500m<sup>2</sup>; or</p> <p>(5) within the rural zone (if outside the urban area footprint) and the combined area of the proposed clearing and any clearing previously undertaken since the commencement of the first version of this planning scheme exceeds 2,500m<sup>2</sup>, or</p> <p>(6) within the rural zone (if inside the urban area footprint) and the combined area of the proposed clearing and any clearing previously undertaken since the commencement of the first version of this planning scheme exceeds 500m<sup>2</sup></p>	
Any other operational work	No change to categories of development and assessment	Environmental significance overlay code where the development is assessable under the table of assessment for operational work

## ITEM 3 PART 8 8.2.4 ENVIRONMENTAL SIGNIFICANCE OVERLAY CODE

### Proposed City Plan Amendments

Part 8 Overlay codes: The proposed amendments to the Planning Scheme are as follows:

#### 8.2.4 Environmental significance overlay code

##### 8.2.4.1 Application

This code applies to development:

- (1) within the environmental significance overlay as identified on the overlay maps contained within Schedule 2 (mapping); and
- (2) identified as requiring assessment against the environmental significance overlay code by the tables of assessment in Part 5 (tables of assessment).

When using this code, reference should be made to section 5.3.2 and, where applicable, section 5.3.3, in Part 5.

##### 8.2.4.2 Purpose

- (1) The purpose of the environmental significance overlay code is to manage development to avoid or minimise and mitigate significant impacts on matters of national, state and local environmental significance.
- (2) The purpose of the code will be achieved through the following overall outcomes:
  - (a) areas of high biodiversity or ecological significance (including core habitat, regional riparian and established corridors) are retained and protected;
  - (b) development maximises the retention of native vegetation and significant habitat features;
  - (c) development minimises the loss of koala habitat;
  - (d) impacts on matters of state or local ecological significance are minimised and mitigated;
  - (e) development does not cause substantial fragmentation of habitat areas;
  - (f) opportunities for safe and viable wildlife movement within and between habitat areas are facilitated;
  - (g) impacts on matters of State or local environmental significance are minimised and mitigated;
  - (h) landscaping and planting is undertaken in a manner that contributes to the ecological values of the site; and
  - (i) where they occur, significant residual impacts on matters of local environmental significance or another prescribed environmental matter in accordance with section 15(4) of the *Environmental Offsets Act 2014*, may need to be offset.

Editor's note—Applicants should be aware that in addition to the requirements of this planning scheme, obligations for the protection of many matters of environmental significance are established by the Commonwealth and Queensland governments. Additional approvals or referrals may be required as a consequence. Any environmental offset for a matter of state or local environmental significance must be consistent with the Queensland Government's *Environmental Offsets Act 2014*.

**Environmental significance overlay code – Specific benchmarks for assessment**

**Table 8.2.4.3.1—Benchmarks for development that is accepted subject to requirements and assessable development**

Editor's note—Applicants should have regard to Planning Scheme Policy 1 – Environmental significance for guidance in demonstrating compliance with the performance outcomes in this code.

<b>Performance Outcomes</b>	<b>Acceptable Outcomes</b>
<b>For development that is accepted subject to requirements</b>	
<p><b>PO1</b> Development does not result in a significant reduction in the level or condition of biodiversity and ecological functions and processes in the locality.</p> <p>Editor's note— See Planning Scheme Policy 1 – Environmental significance for advice on achieving compliance with this outcome.</p>	<p><b>AO1.1</b> Compensatory planting is undertaken on-site that is equal in area to the area of the vegetation cleared.</p>
<b>For assessable development</b>	
<b>Values to be protected</b>	
<p><b>PO2</b> Development does not result in a significant reduction in the level or condition of biodiversity and ecological functions and processes in the locality.</p>	No acceptable outcome is nominated.
<p><b>PO3</b> Development does not cause—substantial fragmentation of <b>core</b> habitat.</p>	No acceptable outcome is nominated.
<p><b>PO4</b> Connections between habitat areas, particularly regional riparian and established wildlife habitat corridors, are retained so that movement of key species and normal gene flow between populations is not inhibited or made less safe. Connections may include both continuous corridors and “stepping stone” patches and refuges.</p>	<p><del>No acceptable outcome is nominated.</del> <b>AO4</b> Development occurs outside of mapped regional riparian and established wildlife habitat corridors.</p>
<b>Minimising and mitigating impacts</b>	
<p><b>PO5</b> Edge effects on retained habitat areas are minimised by providing the smallest possible perimeter to area ratio.</p>	No acceptable outcome is nominated.
<p><b>PO6</b></p>	No acceptable outcome is nominated.

Performance Outcomes	Acceptable Outcomes
The design, scale and intensity of development minimises impacts on retained habitat mapped matters of environmental significance.	
<p><b>PO7</b> Retained-habitat-is protected to ensure its on-going health and resilience, and to avoid degradation as a result of edge effects.</p>	No acceptable outcome is nominated.
<p><b>PO8</b> Barriers restricting the movement and dispersal of wildlife are removed, except where they are necessary for the safety of people or animals.</p>	<p>No acceptable outcome is nominated. Editor's note—Guidance on fencing design, fauna movement structure and the like is provided in Planning Scheme Policy 1 – Environmental significance.</p>
<p><b>PO9</b> Development does not result in the introduction of pest species (plant or animal), that pose a risk to ecological integrity or disturbance to native fauna.</p>	<p>No acceptable outcome is nominated. Editor's note—Weed species are identified in Council's Pest Management Plan 2012 – 2016, Part B.</p>
<p><b>PO10</b> Development minimises alterations to natural landforms, flow regimes, groundwater recharge and surface water drainage patterns.</p>	No acceptable outcome is nominated.
<p><b>PO11</b> Development minimises potential for disturbance of wildlife as a result of noise, light, vibration or other source.</p>	No acceptable outcome is nominated.
<p><b>PO12</b> Roads and public access within and adjacent to areas of ecological significance are located and designed to avoid disturbance of ecological values or danger to wildlife.</p>	No acceptable outcome is nominated.
<b>Corridors and-enhancement planting</b>	
<p><b>PO13</b> Development contributes to the restoration of waterway or land based ecological corridors, where they would significantly enhance the health and resilience of habitat and wildlife on and near the site.</p>	No acceptable outcome is nominated.

Performance Outcomes	Acceptable Outcomes
<p><b>PO14</b> Corridors have sufficient width to maintain viable wildlife or habitat linkages.</p>	<p><b>AO14.1</b> Ecological corridors have a minimum width of 400m. Development achieves the core habitat and wildlife habitat corridor width and buffer, as set out in Table 8.2.4.3.2</p>
<p><b>PO15</b> Development incorporates opportunities for revegetation to enhance habitat condition, biodiversity and wildlife movement.</p>	<p>No acceptable outcome is nominated.</p>
<p><b>PO16</b> Enhancement plantings and landscaping utilise endemic-native species-which replicate or complement the composition of the habitat it is connected to, to protect and enhance links and connectivity, to provide functional connectivity for flora and fauna species, and dispersal, unless this would increase bushfire risk.</p>	<p>No acceptable outcome is nominated. Editors note—Guidance to assist applicants is contained within the Queensland Government’s Regional Ecosystem Mapping</p>
<p><b>PO17</b> Where clearing occurs, it is sequenced and undertaken in a manner that provides opportunities for fauna to vacate affected land.</p>	<p>No acceptable outcome is nominated. Editor’s note—It is likely that a wildlife habitat management plan, prepared by an ecologist with suitable experience may be needed to address survival and ongoing access to habitat trees during construction and operation of the development.</p>
<b>Offsets</b>	
<p><b>PO18</b> Where development results in, or is likely to result in, a significant residual impact on matters of local environmental significance, despite all reasonable on-site mitigation measures, the impact will be offset.</p>	<p><b>AO18.1</b> Offsets are provided in accordance with offset arrangements set out in Planning Scheme Policy 1 – Environmental significance.</p>

**Table 8.2.4.3.2: Wildlife habitat network width and buffer requirements**

Category	Width requirement	Buffer requirement
Core habitat area	NA	60m
Regional riparian	400m	50m or greater
Established	100m	50m or greater
Coastal foreshore, enhancement and stepping stone	100m	Up to 50m

## ITEM 4: SCHEDULE 1 DEFINITIONS

### Proposed City Plan Amendment

The proposed amendments to the Planning Scheme are as follows:

#### Schedule 1

##### SC1.2 Administrative Definitions

- (1) Administrative definitions assist with the interpretation of the planning scheme but do not have a specific land use meaning.
- (2) A term listed in table SC1.2.1 column 1 has the meaning set out beside that term in column 2 under the heading.
- (3) The administrative definitions listed here are the definitions for the purpose of the planning scheme.

Note—As prescribed by section 8(1) of the Planning Regulation the administrative terms and their definitions are located in schedule 4 columns 1 and 2 of the Regulation.’

‘Note – As prescribed by section 8(2) of the Planning Regulation, the Redland City Plan includes administrative terms, other than terms in schedule 4, column 1 of the Regulation. These additional administrative terms and their definitions are provided in Table SC1.2.1 – Additional administrative terms and their definitions’.

**Table SC**Error! No text of specified style in document..1—Additional administrative terms and their definitions

Column 1 Administrative Term	Column 2 Definition
Defined flood event	The 1% annual exceedance probability (AEP) flood event.
Defined storm tide event	The 1% annual exceedance probability (AEP) storm tide event, including allowance for 10% increase in storm intensity and a sea level rise of 0.8m.
Low-rise	One to two storeys.
Matters of Local Environmental Significance	<p>As defined in the <i>State Planning Policy</i>.</p> <p>Includes:</p> <p>Wildlife connections – comprised of core habitat areas, Established and Regional Riparian Corridors and Enhancement/Stepping Stone and Coastal Foreshore Corridors:</p> <ul style="list-style-type: none"> <li>- Core habitat (based on interior areas of remnant vegetation) form the ‘core hubs’ that the corridors aim to connect. The areas of Core Habitat are all of very high ecological value and a very high priority for protection and rehabilitation.</li> <li>- Established: Corridors of particularly high ecological value that hold strong, pre-existing values in providing movement opportunities for wildlife in general.</li> </ul>

	<ul style="list-style-type: none"> <li>- Regional riparian: particularly significant riparian corridors for biodiversity that form a major element of habitat continuity, as identified in the Biodiversity Planning Assessment (BPA) for the Southeast Queensland Bioregion</li> <li>- Coastal foreshore: Coastal fringe corridor of the Redland City mainland, Southern Moreton Bay Islands, Coochiemudlo Island and the township areas of North Stradbroke Island. May contain Established, Enhancement or Stepping Stone values.</li> <li>- Enhancement corridors that exhibit sufficient ecological value and linkages that would be appropriate targets for strategic enhancement to strengthen Established Corridors.</li> <li>- Stepping stone corridors of isolated patches of habitat that, while not physically connected, are functionally connected, allowing movement between larger patches.</li> </ul> <p>Other MLES –</p> <ul style="list-style-type: none"> <li>- Based on mapping of Regional Ecosystems at a local scale, using the State's methodology and areas identified as urban habitat.</li> </ul>
<b>Matters of State Environmental Significance (MSES)</b>	As defined in the <i>State Planning Policy</i> .
<b>Mid-rise</b>	Three to six storeys.
<b>Rear lot</b>	A lot which has access to a road by means only of an access strip which forms part of the lot, or by means only of an easement over adjoining land.

City Plan - Environmental Major Amendment Package (04/19)  
**ENVIRONMENTAL SIGNIFICANCE OVERLAY**

Amendment Version  
 Overlay Map - OM-008  
 Sheet 2/2

**New MLES - Corridors**

- Class**
-  MLES - Core habitat
  -  MLES - Established corridor
  -  MLES - Regional Riparian corridor
  -  MLES - Coastal Foreshore/Enhancement/Stepping Stone corridor

-  Cadastral Properties
-  Outline of RCC



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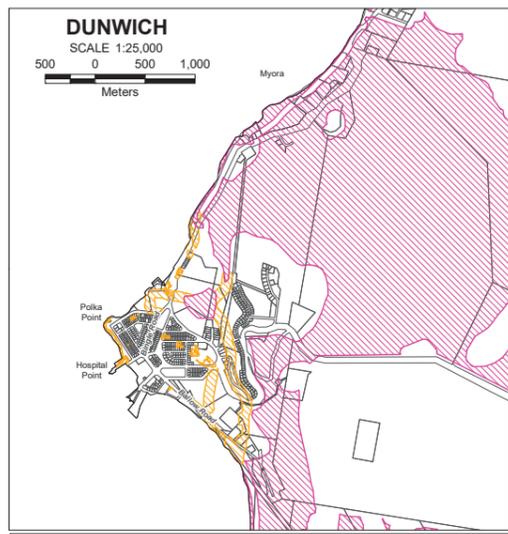
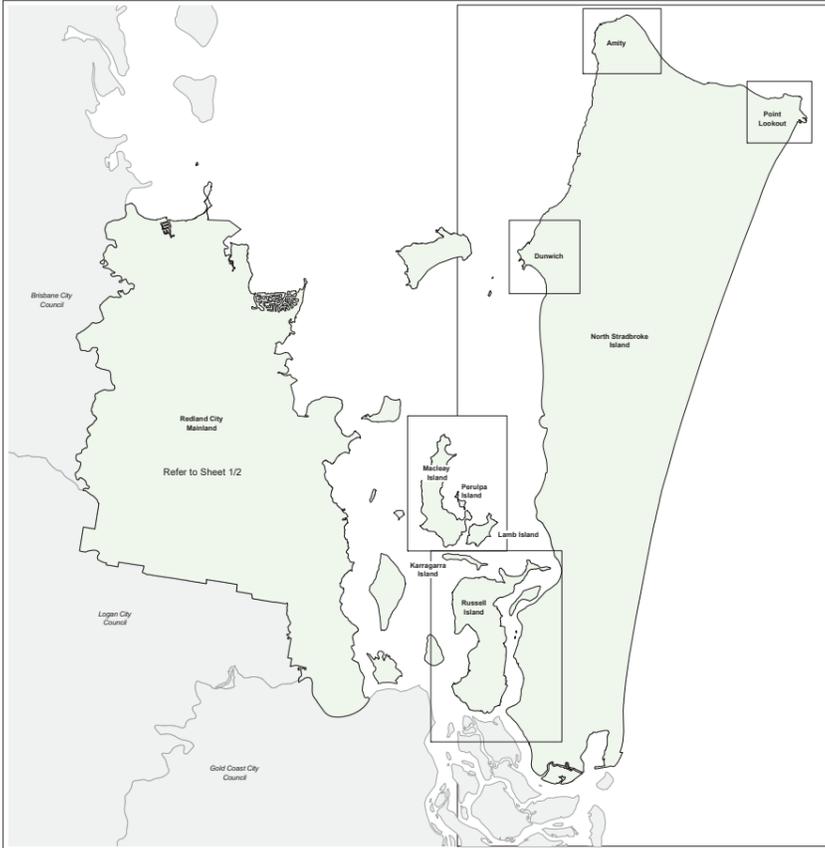
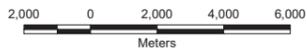


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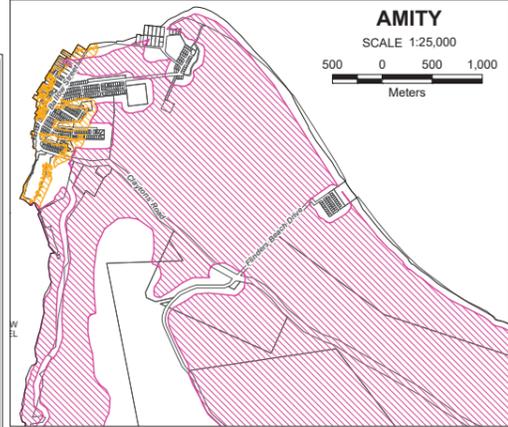
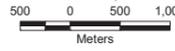
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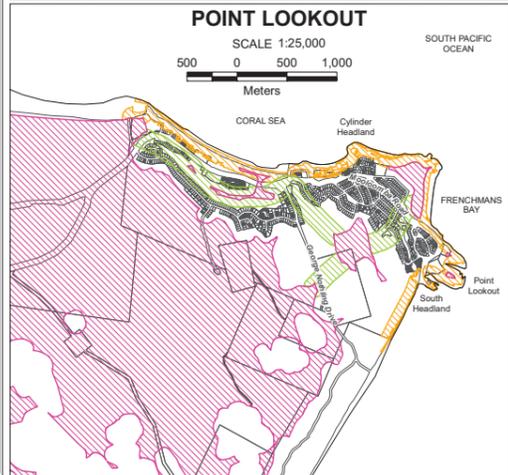
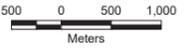
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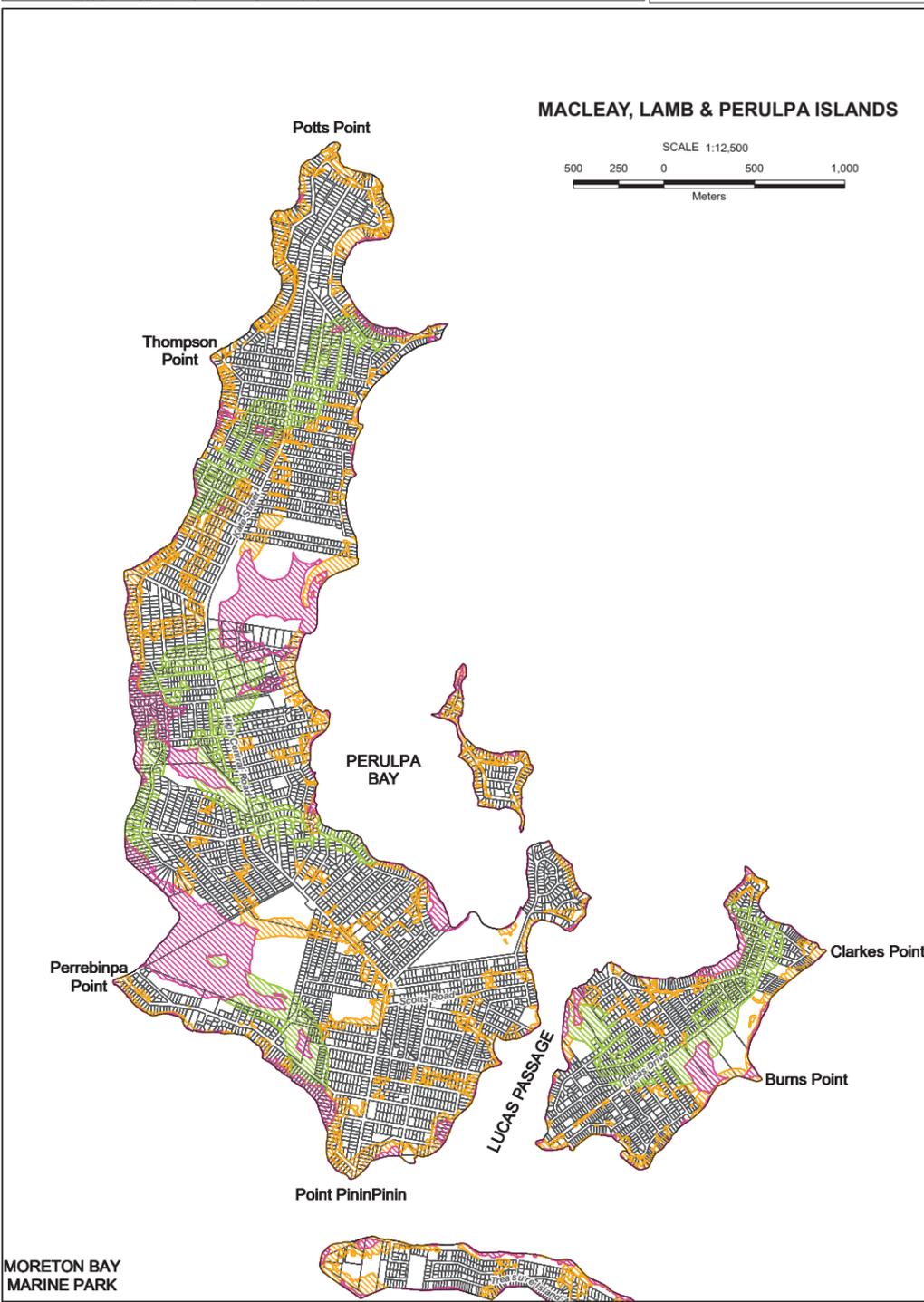
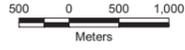
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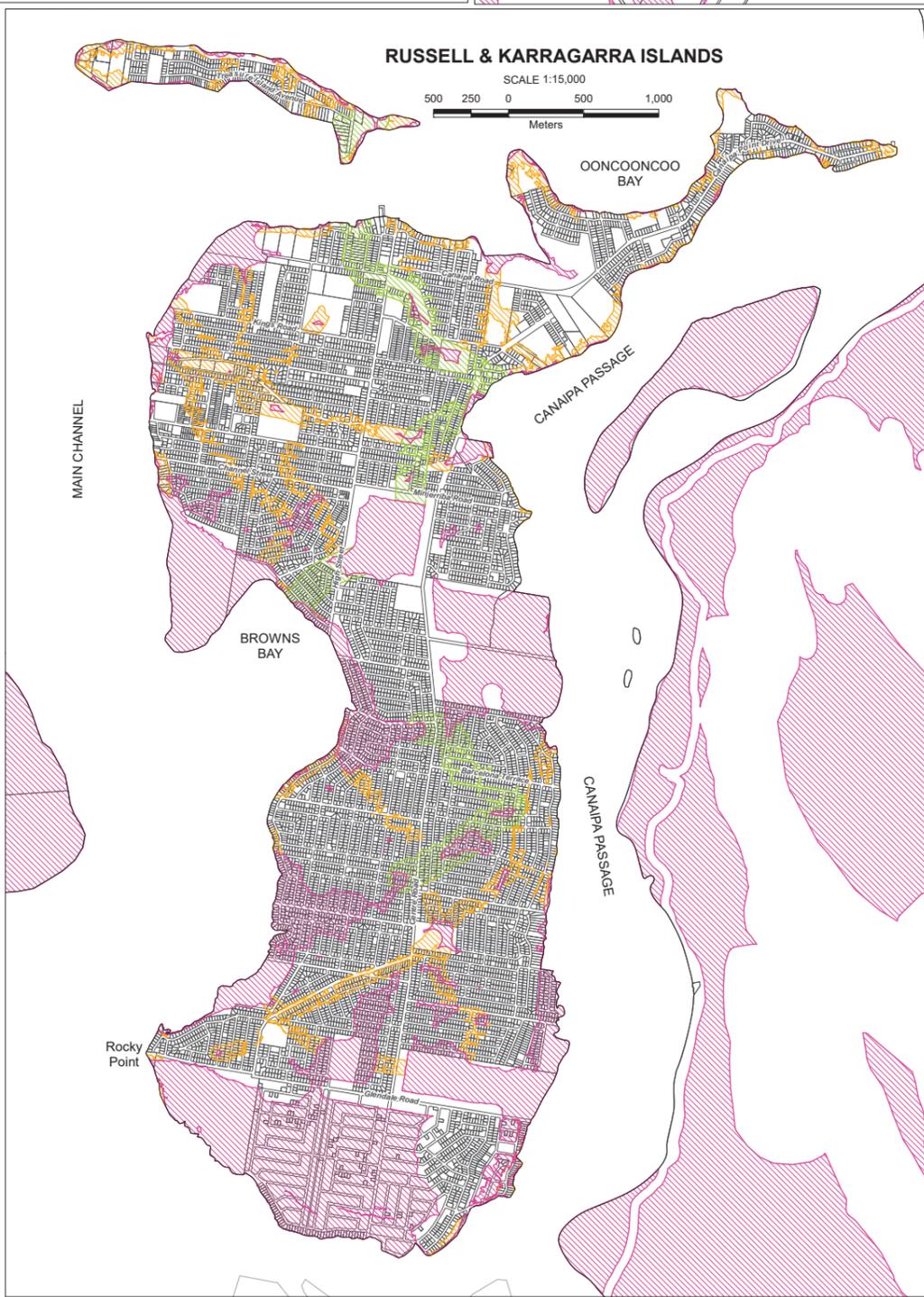
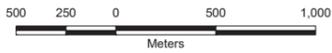
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**MACLEAY, LAMB & PERULPA ISLANDS**

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**RUSSELL & KARRAGARRA ISLANDS**

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# ENVIRONMENTAL SIGNIFICANCE OVERLAY

Amendment Version

Overlay Map - OM-007

Sheet 1/2

### New MLES - Corridors

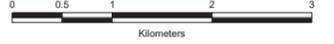
- Class**
- MLES - Core habitat
- MLES - Established corridor
- MLES - Regional Riparian corridor
- MLES - Coastal Foreshore/Enhancement/Stepping Stone corridor

- Cadastral Properties
- Outline of RCC



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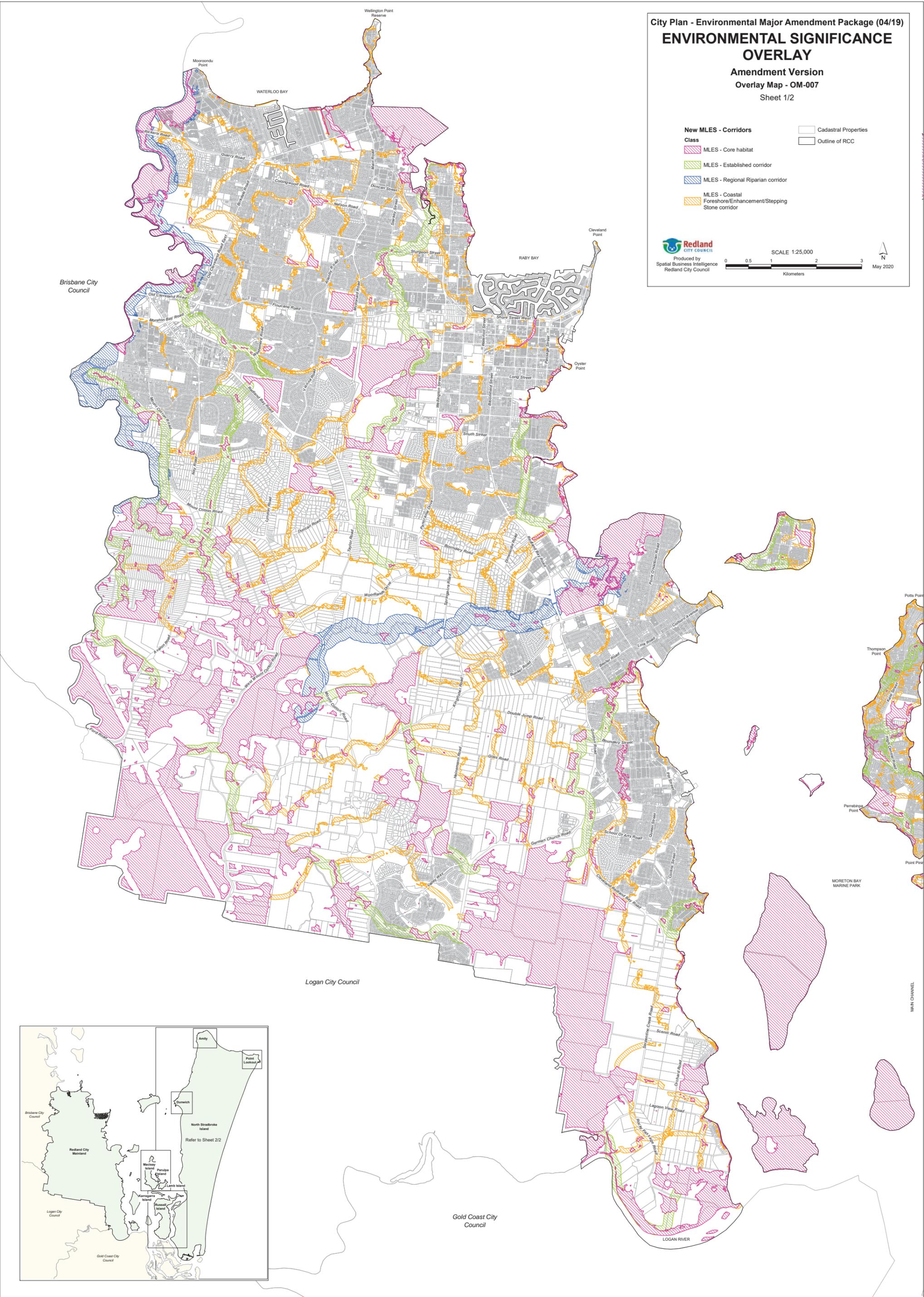
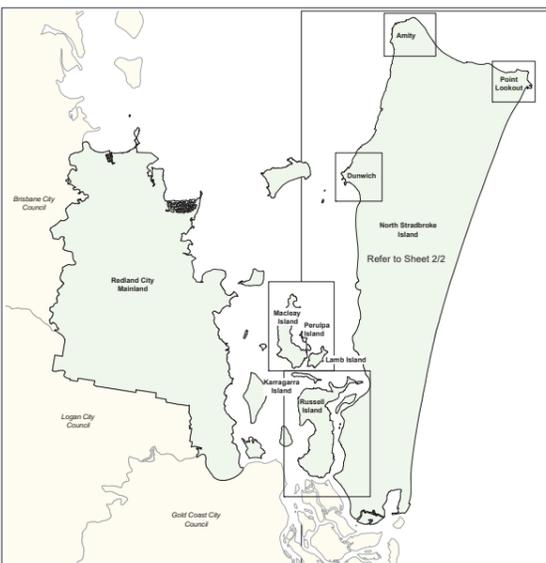


May 2020

Brisbane City Council

Logan City Council

Gold Coast City Council



## **Attachment 5: Environmental significance overlay maps OM-007 and OM-008 (Amended May 2020) – Confidential**

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These maps will be inserted when provided by the GIS Spatial Team.

City Plan - Environmental Major Amendment Package (04/19)  
**ENVIRONMENTAL SIGNIFICANCE OVERLAY**

Amendment Version  
 Overlay Map - OM-008  
 Sheet 2/2

Existing MLES is not part of the Environmental Major Amendment Package (04/19) and is not currently displayed on this Map.

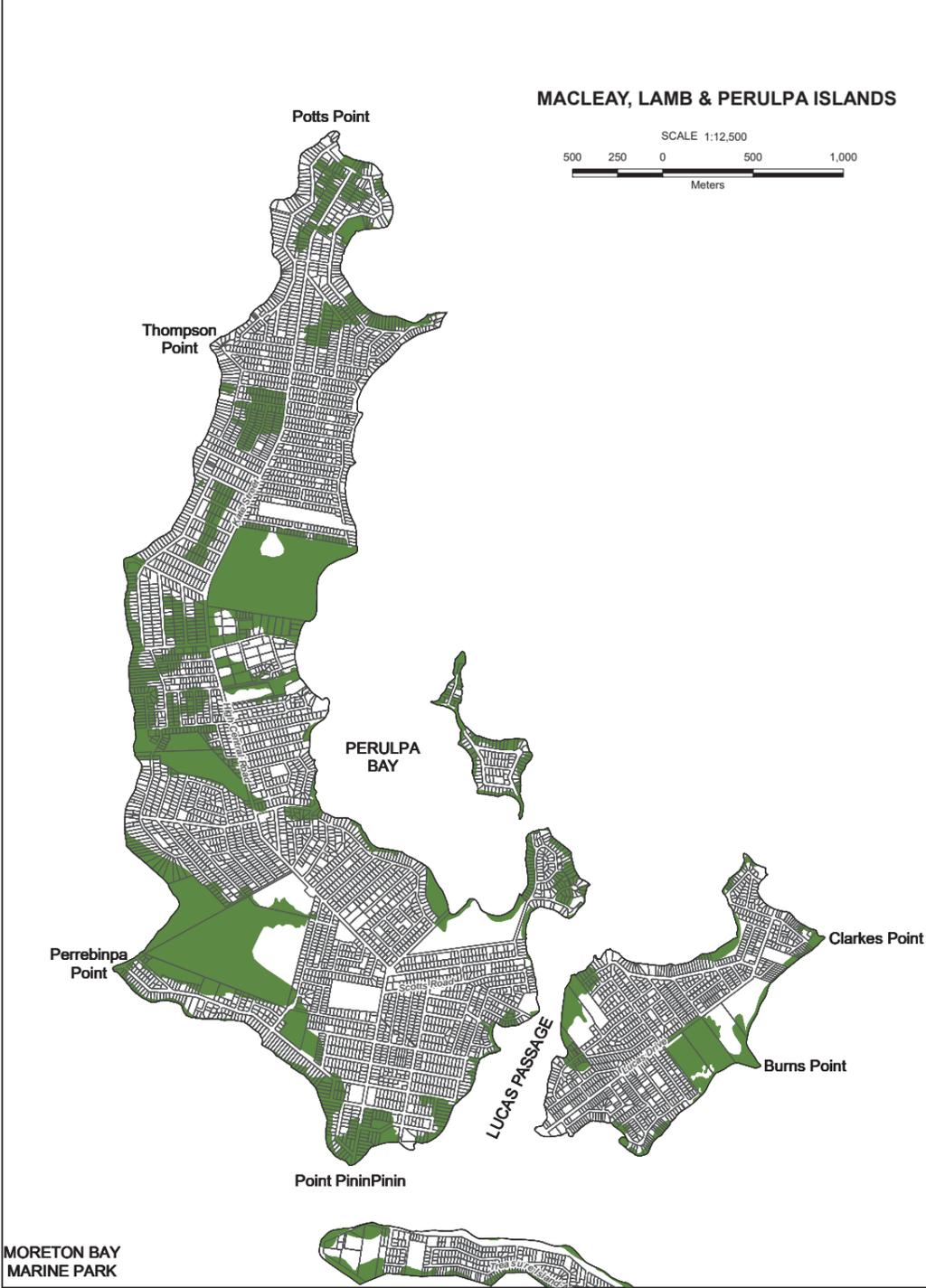
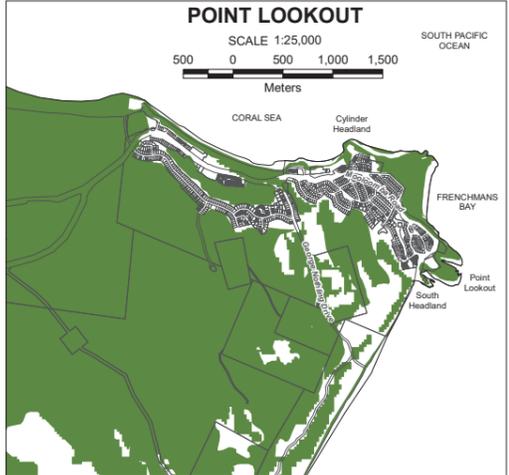
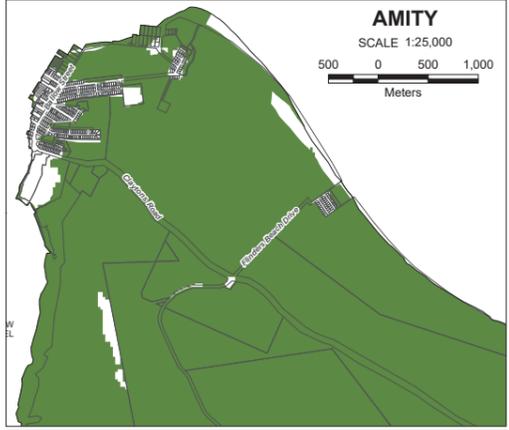
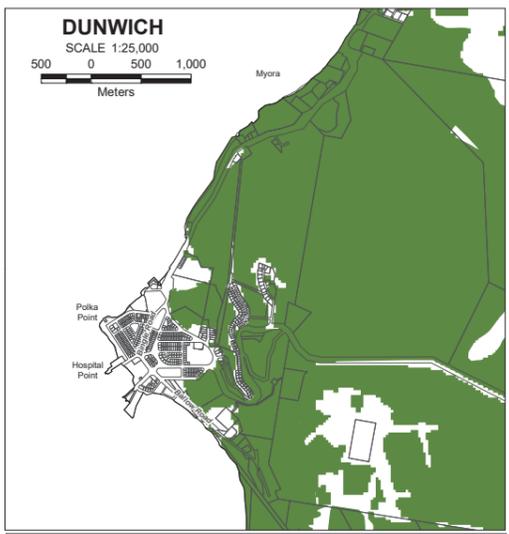
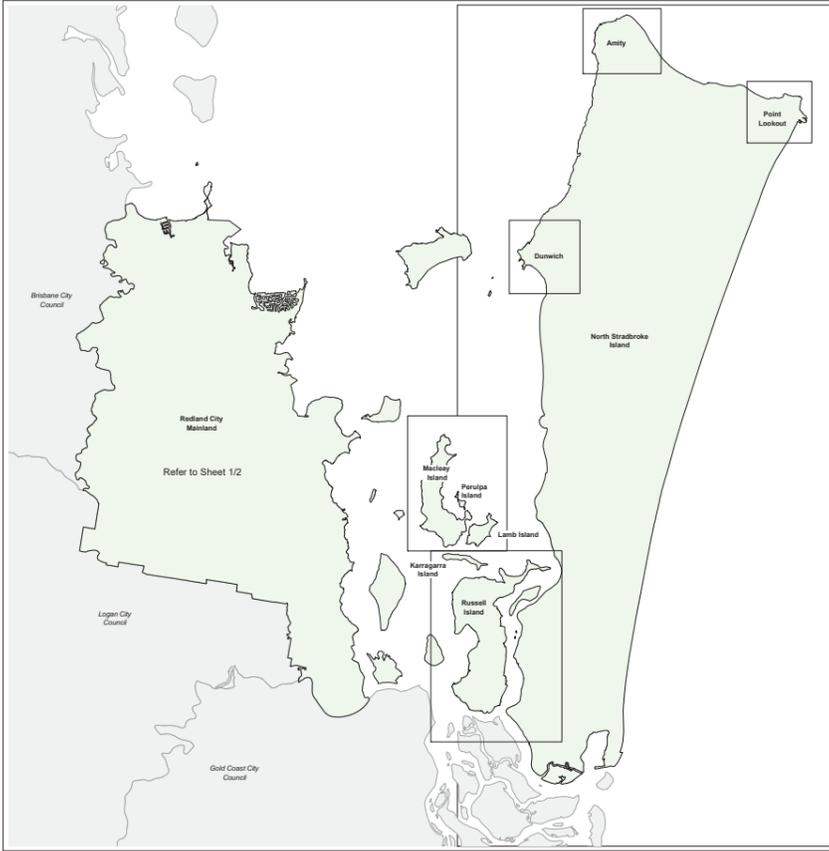
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 Class MSES Only
-  Matters of State Environmental Significance (MSES)
  -  Cadastral Properties
  -  Outline of RCC



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# ENVIRONMENTAL SIGNIFICANCE OVERLAY

Amendment Version

Overlay Map - OM-007

Sheet 1/2

Existing MLES is not part of the Environmental Major Amendment Package (04/19) and is not currently displayed on this Map.

Environmental Significance Overlay - V1

Class MSES Only

Matters of State  
Environmental Significance  
(MSES)

Cadastral Properties

Outline of RCC



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