

FACT SHEET

Biodiversity Overlay

How does the planning scheme identify biodiversity areas?

Overlay mapping is used to identify areas of significant environmental value. Overlays are shown as a series of online maps and are contained in pdf in **Schedule 2** of the draft planning scheme. The **Biodiversity Overlay mapping** identifies land with matters of local environmental significance (MLES) and matters of state environmental significance (MSES).

The Matters of State Environment Significance are included in the mapping for information purposes only. Further information on this data is available via the **Development Assessment Mapping System (DAMS)** available on the state government's webpage.

There are 26 species that make up the Matters of Local Environmental Significance which are outlined in **Explanatory Note: Approach to Mapping Locally Significant Priority Species for Inclusion as a Matter of Local Environmental Significance – Version 1**. The mapping is comprised of distribution for flora, and habitat characteristics, food sources, movement corridors and the like for fauna.

While there may be some visual overlap between MSES and MLES, it is noted that the two are separate matters and identified species are not the same. Importantly, in preparing the overlay and overlay code, council has been mindful of minimising overlap between MSES and MLES.

The overlay mapping acts as a 'trigger' for specific requirements on how land can be used and developed in the planning scheme. An overlay can determine the categories of development and assessment in the draft planning scheme for any proposed development on a land parcel.

The categories of development and assessment identify if a proposed development is 'accepted' or 'assessable' development under the scheme. If proposed development is 'assessable' the biodiversity overlay code will be applicable.

The code will outline the specific requirements development must adhere to. Only certain development is defined as 'assessable' or 'accepted' development.

What is shown on the Biodiversity Overlay?

The **Biodiversity Overlay** identifies MSES (for information purposes only), MLES and Strategic Corridor Links as outlined in the South East Queensland Regional Plan **ShapingSEQ** and council's **Nature Conservation Strategy 2015**.

Biodiversity Overlay Code

The purpose of the **Biodiversity Overlay Code** is to protect, rehabilitate and enhance matters of environmental significance, and improve connectivity and ecological linkages in the Ipswich local government area.

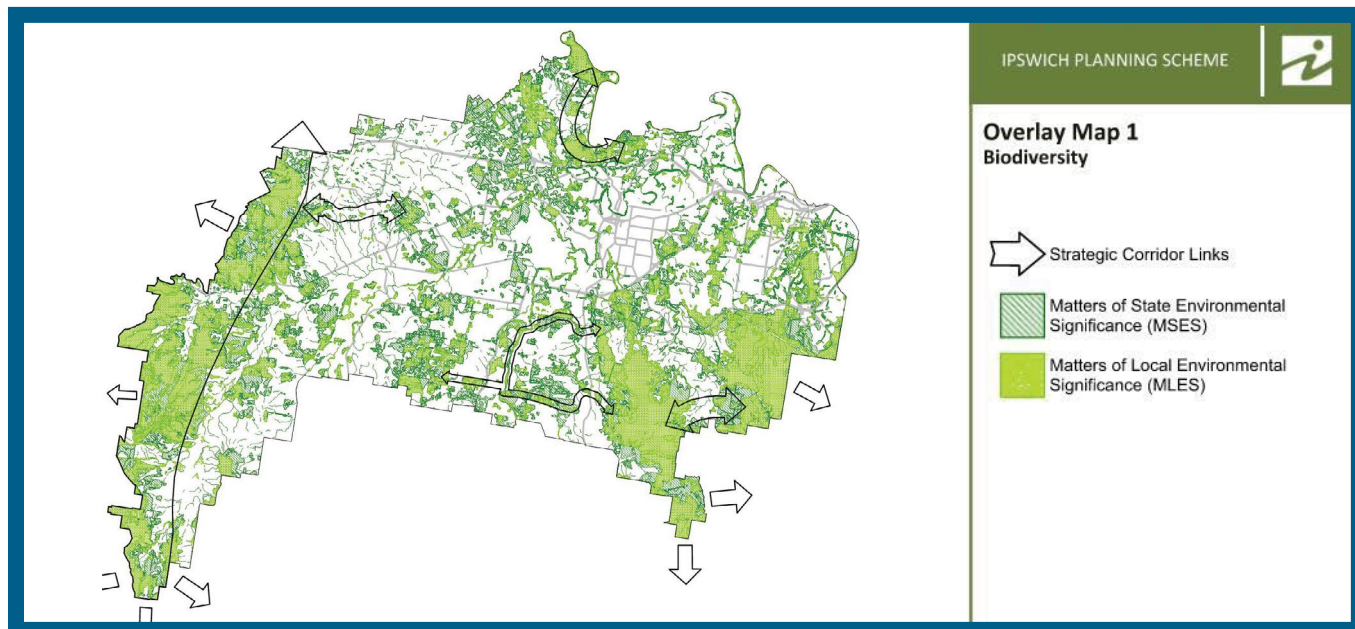
Where an application is triggered against the **Biodiversity Overlay Code**, the applicant is to provide a site-specific environmental assessment and management plan prepared in accordance with the code requirements. This report will form the basis for the suitability assessment for development on the property.

The **Biodiversity Overlay Code** details the requirements for the protection of existing environmental matters, rehabilitation of degraded ecosystems, design and layout of development, and environmental offset requirements. It is expected that in the first instance, development should seek to avoid destructive works within the overlay extent, however, the code provides requirements to manage situations where this is demonstrated to be unavoidable.

Some minor development types will not require a development application to be submitted to council. These include development within an approved development envelope area, a dwelling house in a residential zone on a lot less than 1,000m² and building work on an existing dwelling.

When assessing development applications council applies the requirements (assessment benchmarks) set out in the planning scheme. However, some circumstances will call for flexibility in how those are applied in mapped biodiversity areas, particularly where:

- mapping does not reflect the most up to date situation, such as areas that have been cleared as part of earlier approvals; or



- mapping at a high level has not reflected site specific details.

What the Biodiversity Overlay doesn't do

The **Biodiversity Overlay** does not identify the specific species at a site level. Where assessment against the overlay is required, it will be necessary for site specific considerations to determine the values relevant to the site.

A site-specific management plan and/or an ecological assessment report is generally required to be undertaken and submitted to council as part of a development application.

How to find the zoning and overlays affecting a property

Overlay maps assist with identifying where there is potential for constraints, values or opportunities.

The online interactive mapping tool for the planning scheme is available at shapeyouripswich.com.au. You can toggle between the draft planning scheme overlay maps on the left-hand side search bar.

In addition, you can search a property address to get a **'Property Report'**. The report will illustrate the planning scheme zoning and overlays affecting a property. You can view the chapters of the new planning scheme that apply.

Full documents are also available at shapeyouripswich.com.au

What is the effect of having property within the Biodiversity Overlay?

If your property is mapped within the **Biodiversity Overlay**, you may be required to lodge a development application for certain works or development on the property. This will ensure any potential risk to ecological processes within the locality is managed. The development process for newer areas may aim to resolve or address any identified constraints, including biodiversity.

Council may require you to obtain development approval to assess certain works or development on the property. This will demonstrate the proposed development works will protect Ipswich's biodiversity network and comply with the planning scheme.

This may mean a specific assessment undertaken by a suitably qualified ecologist or environmental consultant would be required to address these issues.

This fact sheet provides general information and is provided as a guide only to assist the community to understand the draft planning scheme and its mapping. It is encouraged to view the relevant sections of the draft planning scheme and talk to a planner.