



## Part 7 Codes

### Division 3 Constraint Codes

#### Chapter 10 Nature Conservation

##### 1.0 Purpose

The purpose of this code is to ensure that development occurring within the City is consistent with and contributes to the achievement of the City wide conservation objectives defined by the Gold Coast City **Nature Conservation Strategy 1998**. In particular, this code seeks to ensure that development contributes to the protection and enhancement of a viable nature conservation network, thereby ensuring the long term protection and maintenance of the City's species and ecosystem biological diversity, for its environmental, scientific, educational, social, cultural and economic values. This is to be facilitated through the identification and protection of ecologically significant areas within the City.

This code seeks to ensure the conservation of rare or threatened flora and fauna species and of ecosystems which are poorly conserved at the regional level. It also promotes the adoption of land use practices and environmental design measures that support the conservation and enhancement of the City's biological diversity. For example, this code promotes the rehabilitation of degraded natural areas that are an intrinsic component of the nature conservation network.

##### 2.0 Conservation Strategy Plan Land Classification Categories

This code facilitates requirements and conditions on development that are responsive to the special ecological values of the site. The City's ecological values have been identified and mapped as areas of intrinsic ecological value or areas that function as part of a valued ecological community or network. These special ecological values are classified through the grouping of areas in the Conservation Strategy Plan into the following five categories (note that these categories are not in hierarchical order):

###### 2.1 Large Habitat Systems and Foothill Buffers

The Large Habitat Systems cover extensive areas of relatively intact habitat in the mountainous areas and the coastal marine areas of the City. These areas support a variety of vegetation associations, and provide habitat for diverse fauna populations. Protecting the function of these Large Habitat Systems is crucial to the maintenance of a sustainable conservation strategy.

Foothill Buffers act as a managed interface and buffer between the City's Large Habitat Systems and areas of existing or proposed rural residential development. They are generally located within the southern hinterland, along the foothills and hilltops.

Large Habitat System areas are intended to have the highest form of protection. Their function and integrity is best preserved by retaining large, intact areas and minimising fragmentation during development. Conservation objectives should be paramount, and strongly direct the nature and extent of development in the area. Existing reserves should be protected against impacts from adjacent development. It is intended that, during development in Foothill Buffer areas, the sensitivities of their location adjacent to Large Habitat Systems be recognised by the design and intensity of any proposed development. Accordingly, emphasis is placed on the conservation and retention of existing vegetation, ensuring that development does not impact on adjacent natural reserves and encouraging the rehabilitation of degraded areas.

###### 2.2 Major Linkages (Land and Water Based)

These areas have been identified as a functioning ecological network which provide linkages and corridors between the large habitat systems and key isolated remnants, and between coastal and inland areas. They play an essential role in maintaining connectivity between different ecosystems and landscapes, and provide corridors for fauna movement. Major Linkage (Water Based) areas also contribute to the protection and maintenance of water quality.

It is of critical importance that these ecological connections be sustained in the long term. During development, emphasis will therefore be placed on retaining existing vegetation, rehabilitating degraded areas, and avoiding the construction of barriers to fauna movement.



### 2.3 Significant Remnants and Bushland Mosaics

Significant remnants range from small isolated remnants to large areas of relatively intact bushland. They contribute to ecosystem and species diversity, and provide representative samples of vegetation communities across the landscape.

There are several extensive mosaics of fragmented bushland along the coastal margins and foothills of the City. These bushland mosaics are often large, and may support significant vegetation associations. They also provide habitat for a diversity of fauna, and provide stepping stones for fauna movement between large areas of habitat. They are often located amongst rural residential development.

It is intended that these areas be retained and enhanced, wherever possible, through the use of sympathetic development designs and layouts. Further fragmentation and vegetation loss is to be avoided, and consolidation of fragments will be encouraged during the development. Existing natural reserves should be protected against impacts from adjacent development.

### 2.4 Existing Remnant Vegetation (and Other Natural Areas)

Interspersed throughout the urban matrix are numerous small pockets of native vegetation and other natural systems (eg. wetlands) which often have a high landscape value and provide habitat for small fauna species and for mobile species, especially birds. They may also contain rare and threatened species and ecological communities that are poorly conserved throughout South East Queensland.

It is intended that ecologically significant areas, including individual habitat trees, be retained during development in these areas, and managed for the future. Wherever possible, consideration should be given to habitat creation during development. In addition, existing natural reserves should not be adversely impacted by adjacent development.

### 2.5 Major Areas of Existing Bushland Committed to Development

These areas have generally been identified as being committed for urban, extractive or industrial development, as a result of either current development approvals or of the Gold Coast City Planning Scheme. They tend to occur on the coastal plain, and have a function in the overall conservation strategy for the City.

In considering applications for development within these areas, it will be recognised that some loss of ecological values is likely to occur. It is intended that development in these areas be designed and constructed in a way that contributes to the function of the particular Conservation Strategy Plan category to the greatest extent possible, given existing development commitments.

## 3.0 Application

- 3.1 This code applies to development indicated as self, code, or impact assessable in the Table of Development of the domain or Local Area Plan (LAP) within which the development is proposed.
- 3.2 In particular, this code applies to all development contained within the conservation classification identified in the legend on **Overlay Map OM20 – Conservation Strategy Plan**.
- 3.3 Notwithstanding the statements in 3.1 and 3.2 above, this code does not apply to development that does not exceed 250m<sup>2</sup> Total Use Area and does not result in the clearing of any vegetation.
- 3.4 Performance Criteria PC1-PC16 apply to all code and impact assessable development subject to this code, except that, for development identified as self assessable, only the acceptable solution to Performance Criterion PC1 applies.



#### 4.0 Development Requirements

Performance Criteria	Acceptable Solutions
<b>For All Areas Identified on Overlay Map OM20 – Conservation Strategy Plan</b>	
<b>Development that is Self Assessable, Code Assessable or Impact Assessable</b>	
<b>Protecting Ecologically Significant Areas</b>	
<p>PC1 Areas on the site identified as part of the Citywide nature conservation network must be conserved and protected.</p>	<p>AS1.1.1 Development on the site occurs within existing cleared areas, and does not damage remnant vegetation in areas identified on <b>Overlay Map OM20 – Conservation Strategy Plan</b> as either of the following categories: a) Large Habitat Systems; b) Major Linkages. OR AS.1.1.2 The development is for a detached dwelling, located within a lot that has been created by a residential subdivision approval (ie. the lot is intended to be serviced by sewerage reticulation) and the development complies with the conditions of the subdivision approval.</p>
<b>Development that is Code Assessable or Impact Assessable</b>	
<b>Ecological Assessment</b>	
<p>PC2 Prior to commencing the development design: a) the ecological features and functions located on and/or adjacent to the site must be identified and assessed; b) any ecologically significant areas, and degraded areas suitable for rehabilitation to become ecologically significant, located on and/or adjacent to the site must be identified.</p>	<p>AS2 An approved Ecological Site Assessment which is prepared in a manner consistent with <b>Planning Scheme Policy 8 – Guidelines for Ecological Assessments</b> identifies any ecologically significant areas located on and/or adjacent to the site. The development complies fully with the recommendations of that Ecological Site Assessment</p>
<b>Fauna Conservation</b>	
<p>PC3 Native fauna and its habitat located on a site identified as being ecologically significant in any ecological site assessment must be conserved.</p>	<p>AS3.1 The native fauna habitat located on the site is undamaged and retained. AS3.2 Where the native fauna habitat located on the site is to be damaged as a consequence of development, fauna are to be relocated in accordance with an approved Fauna Management Plan, and utilizing the services of a licensed spotter-catcher: a) the native fauna is safely relocated to an area of similar habitat; b) fauna relocation occurs immediately prior to habitat disturbance; c) a spotter catcher, licensed by the Queensland Parks and Wildlife Service, is to be present on the site to direct and undertake the removal and relocation of fauna. AS3.3 The sequence of habitat disturbance ensures that fauna is not isolated from adjoining areas of habitat (for example, the roadside of the area is cleared first).</p>



Performance Criteria	Acceptable Solutions
<b>Lot Size, Design and Layout</b>	
<p>PC4 Lot size, design and layout must support the protection of the site's ecologically significant areas.</p>	<p>AS4.1 Lot size, design and layout minimises fragmentation of any ecologically significant area.</p> <p>AS4.2 Lot size facilitates the implementation of the buffers and ecological corridors identified in the approved Ecological Site Assessment as required to maintain the viability of the site's ecologically significant areas.</p>
<p><b>Large Habitat Systems and Foothill Buffers, Major Linkages (Land Based), Significant Remnants and Bushland Mosaics</b></p>	
<b>Ecologically Significant Areas</b>	
<p>PC5 Ecologically significant areas must be protected and maintained.</p>	<p>AS5.1 Development does not occur within an area identified as an ecologically significant area.</p> <p>AS5.2 The ecologically significant area is not negatively impacted, either directly or indirectly, by activity resulting from the construction and operation of the development.</p>
<b>Other Remnant Vegetation</b>	
<p>PC6 The conservation of the site's ecologically significant areas must be supported.</p>	<p>AS6.1 The development occurs wholly or partly within an area designated as a Large Habitat System and is restricted to existing cleared or degraded areas identified in the approved Ecological Site Assessment as not requiring rehabilitation.</p> <p>AS6.2 The development forms a consolidated and compact node which:</p> <ul style="list-style-type: none"> <li>a) maximises the use of existing cleared and/or degraded areas not requiring rehabilitation;</li> <li>b) maximises the conservation and retention of remnant vegetation;</li> <li>c) minimises the impact of 'edge effects';</li> <li>d) minimises fragmentation of remnant vegetation;</li> <li>e) utilises building envelopes within which all development activity, residential uses and ancillary activities are to be located. Building envelopes are to be specified on site plans for each lot, and located so as to pose the least threat to ecological values;</li> <li>f) ensures that any recommended bushfire management practices do not compromise the integrity of any ecologically significant habitat identified in any Ecological Site Assessment.</li> </ul>



Performance Criteria	Acceptable Solutions
<b>Fauna Conservation</b>	
<p>PC7</p> <p>Unimpeded movement of fauna within and through the site and along designated ecological corridors must be facilitated.</p>	<p>AS7.1</p> <p>The development incorporates viable native fauna movement paths, and creates viable wildlife infrastructure: for example, fauna underpasses under roads and sewage infrastructure, and fauna overpasses over roads, where free movement of fauna along and within ecological corridors is not impeded by activity arising from the development.</p> <p>AS7.2</p> <p>The development utilises fauna proof fencing to separate fauna from hazard, and/or to direct fauna to locations where wildlife infrastructure has been created, to enable wildlife to safely negotiate an intersection of development and ecological corridors.</p>
<b>Buffers</b>	
<p>PC8</p> <p>Buffers must be provided to ensure viability of the values and functions of ecologically significant areas and natural reserves.</p>	<p>AS8.1.1</p> <p>Buffer/s of not less than 30 metres width, incorporating vegetated (representative of local native habitat) and degraded areas requiring rehabilitation, are provided between the development and ecologically significant areas located on and/or adjacent to the site.</p> <p>OR</p> <p>AS8.1.2</p> <p>Buffer/s are provided of dimensions and characteristics that protect the long term viability of the ecologically significant areas located on and/or adjacent to the site from negative impacts associated with development on the site, in accordance with expert ecological advice provided as part of the approved Ecological Site Assessment.</p> <p>AS8.2</p> <p>The site has been wholly or partly identified on <b>Overlay Map OM11 – Natural Wetland and Waterway Areas</b> as having wetland areas, and the development provides a buffer of an equal or greater width than that specified in <b>Part 7, Division 3 Constraint Codes, Chapter 9 – Natural Wetland Areas and Natural Waterways</b>.</p>
<b>Ecological Corridors</b>	
<p>PC9</p> <p>To facilitate the effective movement of flora and fauna on the site and surrounds, ecological corridors of sufficient dimensions and characteristics must be provided on-site to effectively link ecologically significant areas and natural reserves located on and/or adjacent to the site.</p>	<p>AS9.1.1</p> <p>Ecological corridors of not less than 100 metres are provided on-site and link ecologically significant areas either within or adjacent to the site.</p> <p>a) 100 metres for eucalypt forests;</p> <p>b) 100 metres in koala habitat;</p> <p>c) 120 metres for ground based wildlife corridors.</p> <p>OR</p> <p>AS9.1.2</p> <p>Ecological corridors are provided of dimensions and characteristics that are sufficient to facilitate the movement of flora and fauna between ecologically significant areas located on and/or adjacent to the site, in accordance with expert ecological advice as part of the Ecological Site Assessment.</p>



Performance Criteria	Acceptable Solutions
<b>Management Arrangements</b>	
<p>PC10 Management arrangements must facilitate the conservation and protection of ecologically significant areas, ecological corridors and buffers.</p>	<p>AS10.1 Ecologically significant areas, buffers and ecological corridors are: a) dedicated as Public Open Space where required for public access or for use for some other public purpose, consistent with their ecological values and functions; b) incorporated within Private Open Space and included within a Voluntary Statutory Covenant or a Vegetation Protection Area.</p> <p>AS10.2 An Open Space Management Plan has been prepared in accordance with <b>Part 7, Division 2 Specific Development Codes, Chapter 21 – Landscape Work</b>.</p>
<b>Rehabilitation</b>	
<p>PC11 Degraded areas on the site required as a buffer to, or ecological corridor between, ecologically significant areas located on and/or adjacent to the site must be rehabilitated as near as is practical to the naturally occurring composition of plant species, and respond to the habitat requirements of fauna.</p>	<p>AS11 The degraded area identified in the Ecological Site Assessment as requiring rehabilitation is rehabilitated in accordance with an approved Rehabilitation Plan, using local endemic species and stock that: a) reflect the species composition of native remnant vegetation present on the site or surrounds; consolidate existing habitats on the site; b) do not utilise plant species that will displace native flora species or degrade fauna habitat; and c) support the habitat needs of any rare and threatened species.</p>
<b>Landscape Work</b>	
<p>PC12 Landscape work must be consistent with and not degrade, the ecological values present on the site and its surrounds.</p>	<p>AS12 Landscape Work is consistent with <b>Part 7, Division 2 Specific Development Codes, Chapter 21 – Landscape Work</b> and: a) uses species and stock endemic to the local area; reflects the species composition of native remnant vegetation present on the site or surrounds; b) consolidates existing habitats on the site; and c) does not use plant species that will displace native flora species or degrade fauna habitat.</p>
<b>Existing Remnant Vegetation (and Other Natural Areas)</b>	
<b>Ecologically Significant Areas</b>	
<p>PC13 Ecologically significant areas must be conserved and protected.</p>	<p>AS13.1.1 Development does not occur within an area identified as ecologically significant.</p> <p>OR</p> <p>AS13.1.2 An area identified as ecologically significant is retained, unless an over-riding public safety consideration results in the ecologically significant area being modified or removed.</p> <p>AS13.2 The ecologically significant area is not negatively impacted, either directly or indirectly, by activity resulting from the construction and operation of the development.</p>



Performance Criteria	Acceptable Solutions
<b>Buffers</b>	
<p>PC14</p> <p>Buffers must be provided to ensure viability of the values and functions of ecologically significant areas and natural reserves.</p>	<p>AS14.1.1</p> <p>Buffer/s of not less than 10 metres width, incorporating vegetated and degraded areas requiring rehabilitation, are provided between the development and ecologically significant areas on and/or adjacent to the site.</p> <p>OR</p> <p>AS14.1.2</p> <p>Buffer/s of dimensions and characteristics that will protect the long term viability of the ecologically significant areas, located on and/or adjacent to the site, from negative impacts associated with development on the site are provided in accordance with expert ecological advice and approved as part of the Ecological Site Assessment.</p>
<b>Management Arrangements</b>	
<p>PC15</p> <p>Management arrangements for ecologically significant areas and buffers must enable the ecological values and functions of these areas to be maintained.</p>	<p>AS15.1</p> <p>Ecologically significant areas including buffers, are:</p> <ol style="list-style-type: none"> <li>dedicated as Public Open Space where required for public access or for use for some other public purpose, consistent with their ecological values and functions;</li> <li>incorporated within Private Open Space and included within a Voluntary Statutory Covenant or a Vegetation Protection Area.</li> </ol> <p>AS15.2</p> <p>An open space management plan has been prepared, in accordance with <b>Part 7, Division 2 Specific Development Codes, Chapter 21 – Landscape Work</b>.</p>
<b>Landscape Work</b>	
<p>PC16</p> <p>Landscape work must:</p> <ol style="list-style-type: none"> <li>support the ecological values and functions of the ecologically significant areas;</li> <li>minimise impacts on the environmental values of the area; and</li> <li>contribute to the visual amenity and character of the site and local neighbourhood.</li> </ol>	<p>AS16</p> <p>No acceptable solution provided.</p>