

9.4.9 Vegetation management code²⁹

9.4.9.1 Application

- (1) This code applies to assessable development identified as requiring assessment against the Vegetation management code by the tables of assessment in **Part 5 (Tables of assessment)**.
- (2) All provisions in this code are assessment benchmarks for applicable assessable development.

9.4.9.2 Purpose and overall outcomes

- (1) The purpose of the Vegetation management code is to provide for the management of vegetation in a manner which protects and enhances the biodiversity and landscape values of the Sunshine Coast.
- (2) The purpose of the Vegetation management code will be achieved through the following overall outcomes:-
 - (a) development provides for the protection and enhancement of the Sunshine Coast's ecosystems, biodiversity and ecological values, natural physical processes, landscape character and amenity;
 - (b) development ensures that *vegetation* within *ecologically important areas* is conserved;
 - (c) development ensures that *vegetation* which is of cultural, heritage, character, ecological, horticultural, scientific, educational, recreation or aesthetic (including *streetscape*, *townscape* or *landscape*) significance or value is conserved;
 - (d) development avoids or minimises adverse impacts on koalas and provides for a net increase in koala habitat, where applicable;
 - (e) development provides appropriate biodiversity offsets where *vegetation clearing* cannot practicably be avoided; and
 - (f) development involving *vegetation clearing* is undertaken in an environmentally responsible manner and does not cause adverse amenity impacts, public health and safety concerns or land degradation, and is humane where impacts upon fauna are unavoidable.

9.4.9.3 Performance outcomes and acceptable outcomes

Table 9.4.9.3.1 Performance outcomes and acceptable outcomes for assessable development

Performance Outcomes		Acceptable Outcomes	
<i>Vegetation Protection</i>			
PO1	<p><i>Vegetation</i> is protected to ensure that:-</p> <ol style="list-style-type: none"> (a) habitats are provided and maintained for rare and threatened flora and fauna identified by a nature conservation law including the <i>Nature Conservation Act 1992</i> and the <i>Environmental Protection and Biodiversity Conservation Act 1999</i>; (b) ecological processes, biodiversity and the habitat values of native flora and fauna are protected and enhanced; (c) ecosystems are protected from weed invasion and edge effects; (d) the functioning and connectivity of biodiversity corridors and fauna 	AO1	<p><i>Vegetation clearing</i>, other than <i>exempt vegetation clearing</i>, does not occur.</p> <p>OR</p> <p>Otherwise, no acceptable outcome provided.</p> <p>Note—in assessing and deciding a development application for <i>vegetation clearing</i>, matters that will be taken into account by <i>Council</i> will include, but not necessarily be limited to:-</p> <ol style="list-style-type: none"> (a) whether the <i>vegetation clearing</i> is <i>reasonably necessary</i>; (b) any current development approval attached to the land which may include

²⁹ Editor's note—the **Planning scheme policy for development works** provides guidance and specifies standards for satisfying certain outcomes of this code, including the preparation of a Fauna Management Plan.

Performance Outcomes		Acceptable Outcomes	
	<p>movement networks is maintained;</p> <p>(e) the ecological health and integrity of riparian corridors, <i>waterways</i> and <i>wetlands</i> are maintained;</p> <p>(f) soil resources are protected against the loss of chemical and physical fertility through processes such as erosion, mass movement, salinity and water logging;</p> <p>(g) <i>vegetation</i> of historical, cultural or visual significance or identified in a local area study as being of priority for conservation is retained; and</p> <p>(h) the character and visual amenity of individual communities and local areas and the Sunshine Coast generally is maintained.</p>		<p>conditions or measures relating to <i>vegetation</i> retention or protection;</p> <p>(c) whether the <i>vegetation</i> is specifically protected by a vegetation protection order, registrable covenant, easement or similar legally binding mechanism that seeks to protect the values and functions of recognised significant <i>vegetation</i>;</p> <p>(d) whether the <i>vegetation</i> proposed to be cleared is identified as having significant values in a report adopted by <i>Council</i>;</p> <p>(e) whether the <i>vegetation</i> is located on land subject to the Heritage and Character Areas Overlay, or is otherwise identified as character <i>vegetation</i> in a local plan code;</p> <p>(f) whether the <i>vegetation</i> is identified or referred to in State or Federal legislation;</p> <p>(g) whether the <i>vegetation</i> includes habitat for animals or plants identified or referred to in State or Federal legislation;</p> <p>(h) whether the <i>vegetation</i> is located on a prominent hillside, slope or ridgeline;</p> <p>(i) whether <i>vegetation clearing</i> may cause or contribute to erosion or slippage;</p> <p>(j) whether the <i>vegetation</i> is, or forms part of, a riparian area or other habitat network and is valuable to the functioning of that network;</p> <p>(k) whether the <i>vegetation clearing</i> may have an adverse impact on the hydrology of the area, or upon hydrologically-sensitive plant communities, such as wetland, heathland, sedgeland, melaleuca forest or mangrove forest;</p> <p>(l) whether the <i>vegetation</i> is, or is capable of forming or contributing to, a <i>buffer</i> between different land uses;</p> <p>(m) whether the <i>vegetation</i> is, or is capable of forming or contributing to, a visual <i>buffer</i>, agricultural <i>buffer</i> or a <i>buffer</i> against pollution, light spillage or noise; and</p> <p>(n) whether the <i>vegetation</i> contributes to visual amenity or landscape quality.</p>
Waterways and Wetlands			
PO2	Development protects, enhances and rehabilitates:- (a) <i>vegetation</i> within a <i>waterway</i> and a <i>wetland</i> ; (b) the ecological functions of a <i>waterway</i> and <i>wetland</i> ; and (c) aquatic fauna habitat.	AO2	Vegetation clearing does not occur within a waterway or wetland as identified on a Biodiversity, Waterways and Wetlands Overlay Map.
PO3	<i>Vegetation</i> adjacent to a <i>waterway</i> or <i>wetland</i> is protected to assist in the maintenance of water quality, existing hydrological characteristics, habitat and visual amenity values.	AO3	Clearing of <i>vegetation</i> does not occur within:- (a) a riparian protection area identified on a Biodiversity, Waterway and Wetlands Overlay Map; or (b) 10 metres of each high bank of a <i>waterway</i> with a stream order 1 or 2 identified on a Biodiversity, Waterway and Wetlands Overlay Map.
Water Supply Catchments			
PO4	<i>Vegetation clearing</i> within a water supply catchment area, as identified on a Water Supply Catchments Overlay Map, is avoided or minimised so as to reduce the potential for erosion and soil runoff and maintain water quality.	AO4	No acceptable outcome provided.
Steep Land			
PO5	<i>Vegetation clearing</i> in a landslide	AO5	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes	
	hazard area or on <i>steep land</i> , as identified on a Landslide Hazard and Steep Land Overlay Map, is avoided or minimised to maintain slope stability and prevent erosion and slippage.		
Koala Habitat			
PO6	<p><i>Vegetation clearing</i>:-</p> <p>(a) provides a net gain in mature and actively regenerating koala habitat; and</p> <p>(b) mitigates any potential threats or risks to koalas.</p>	<p>AO6.1</p> <p><i>Vegetation clearing</i> avoids clearing of <i>non-juvenile koala habitat trees</i>.</p> <p>OR</p> <p>Where clearing of <i>non-juvenile koala habitat trees</i> is unavoidable, such clearing is minimised, and an offset is provided in accordance with:-</p> <p>(a) the requirements specified in Table 9.4.9.3.2 (Biodiversity offset requirements); and</p> <p>(b) the Planning scheme policy for biodiversity offsets.</p> <p>AO6.2</p> <p>Where clearing of <i>koala habitat trees</i> is unavoidable, clearing is undertaken in a sequential manner.</p>	
Biodiversity offsets			
PO7	<p>Where the clearing of native <i>vegetation</i> cannot practicably be avoided, an appropriate biodiversity offset for the area that is adversely affected by the <i>vegetation clearing</i> is provided, that:-</p> <p>(a) results in a net environmental benefit;</p> <p>(b) is located on the development <i>site</i>, another <i>site</i> that has a nexus with the development <i>site</i> or a <i>site</i> that is within a rehabilitation focus area;</p> <p>(c) is supported by appropriate management and funding arrangements to ensure the ongoing viability of the offset; and</p> <p>(d) is not used for material or commercial gain.</p>	<p>AO7</p> <p>Where the clearing of native <i>vegetation</i> cannot practicably be avoided, a biodiversity offset is provided in accordance with:-</p> <p>(a) the minimum standards specified in Table 9.4.9.3.2 (Biodiversity offset requirements); and</p> <p>(b) the Planning scheme policy for biodiversity offsets.</p>	
Management of Vegetation Clearing Works			
PO8	<p><i>Vegetation clearing</i> works are conducted in a manner that:-</p> <p>(a) protects natural landforms, including <i>steep land</i>, <i>waterways</i> and gullies; and</p> <p>(b) prevents soil degradation and controls erosion, slippage and sedimentation.</p>	<p>AO8</p> <p>No acceptable outcome provided.</p> <p>Editor's note – Section 9.4.11 (Works, services and infrastructure code) sets out requirements for sediment and erosion control.</p>	
PO9	<p><i>Vegetation clearing</i> works are conducted in a manner that:-</p> <p>(a) protects the aesthetic and ecological values of retained <i>vegetation</i>; and</p> <p>(b) minimises impacts on native fauna.</p>	<p>AO9.1</p> <p>The health and stability of retained <i>vegetation</i> is maintained or enhanced during <i>vegetation clearing</i> work by:-</p> <p>(a) clearly marking <i>vegetation</i> to be retained with temporary fencing and flagging tape;</p> <p>(b) installing secure, barrier fencing around the outer drip line and critical root zone of the <i>vegetation</i>;</p> <p>(c) preventing any filling, excavation, stockpiling, storage of chemicals, fuel or machinery within the fenced protection area;</p> <p>(d) using low impact construction</p>	

Performance Outcomes		Acceptable Outcomes	
			<p>techniques in the vicinity of <i>vegetation</i> to minimise interference with the <i>vegetation</i>; and</p> <p>(e) removing all species listed in the current version of the Sunshine Coast Local Government Area Pest Management Plan.</p>
		AO9.2	All clearing works carried out in the vicinity of the retained <i>vegetation</i> are to be undertaken in accordance with <i>AS4970 Protection of Trees on Development Sites</i> and <i>AS4687 Temporary Fencing and Hoarding</i> .
		AO9.3	<p>Where construction activities will result in adverse impacts upon fauna and/or the clearing and/or removal of fauna habitat:-</p> <p>(a) a suitably qualified professional fauna spotter and catcher undertakes pre-clearing inspections and is present for all clearing activities;</p> <p>(b) all vacant hollows and nests are rendered unusable to prohibit fauna return during clearing works;</p> <p>(c) all fauna is suitably relocated during the pre-clearing inspections or during clearing, where permitted by legislation;</p> <p>(d) nesting boxes are provided in retained or adjacent bushland, at a rate of 1:2 for the nesting hollows removed;</p> <p>(e) nesting boxes are designed to target species identified on the <i>site</i>, including native bee species;</p> <p>(f) an inspection program is implemented for the nesting boxes; and</p> <p>(g) ground habitat such as rocks and hollow logs and other structural elements are provided at a similar density and diversity to the area of the <i>vegetation</i> cleared.</p>
PO10	<i>Vegetation clearing</i> is undertaken in a manner that minimises environmental harm and environmental nuisance to surrounding areas as a result of air, dust or noise emissions.	AO10.1	No dust emissions extend beyond the boundaries of the <i>site</i> .
		AO10.2	No other air emissions, including odours, are detectable at the boundary of the <i>site</i> .
		AO10.3	Works are only carried out between the hours of 7.00am to 6.00pm Monday to Saturday inclusive.
		AO10.4	Noise generating equipment is shielded or acoustically treated in a manner that ensures the equipment does not create environmental nuisance.
Vegetation Disposal			
PO11	<i>Vegetation</i> cleared from a <i>site</i> is disposed of in a manner that:- (a) maximises reuse and/or recycling; (b) minimises impacts on public health and safety; and (c) minimises the release of carbon dioxide.	AO11	<p>Where <i>vegetation</i> is cleared, vegetation waste is appropriately disposed of in the following order of preference:-</p> <p>(a) milling for commercial timber products, landscaping or firewood;</p> <p>(b) on-site chipping or mulching, unless it causes spreading of non-indigenous</p>

Performance Outcomes		Acceptable Outcomes	
			species; and (c) transportation off-site and disposal in an approved green waste disposal facility.

Table 9.4.9.3.2 Biodiversity offset requirements

Column 1 Environmental value impacted	Column 2 Biodiversity offset outcome sought	Column 3 Biodiversity offset location	Column 4 Offset ratio
Mapped Ecologically Important Areas³⁰			
Native vegetation area	Conserve <i>vegetation</i> , prevent loss of biodiversity, reduce land degradation and maintain ecological processes.	In accordance with the standards specified in the Planning scheme policy for biodiversity offsets.	1:1 where involving development in a <i>centre zone</i> or <i>industry zone</i> 1.5:1 where not otherwise specified
Riparian area, <i>waterway</i> or <i>wetland</i>	Improve the integrity and viability of <i>wetlands</i> , <i>waterways</i> and riparian areas. Improve water quality, flows and aquatic habitat.	In accordance with the standards specified in the Planning scheme policy for biodiversity offsets.	2:1
Habitat for Rare and Threatened Species			
Koala habitat OR Habitat for other endangered species, vulnerable species and rare species	Improve the population viability of relevant species in the wild.	In accordance with the standards specified in the Planning scheme policy for biodiversity offsets.	5:1 where for Koala habitat 2:1 where for other habitat

³⁰ Native vegetation area, riparian areas (riparian protection areas and urban riparian areas), *waterways* and *wetlands* are identified on Biodiversity, Waterways and Wetlands Overlay Maps.