

8.2.2 Biodiversity Areas Overlay Code

Table 8.2.2.1 - Biodiversity areas overlay code

Performance Outcomes	Acceptable Outcomes	Proposed Solution Explanation of how the development addresses the Acceptable Outcome and/or Performance Outcome.
For accepted, accepted subject to requirements and assessable development (code, code (fast tracked) and impact)		
MSES - Regulated vegetation		
<p>Where within a Rural or Rural Residential Area PO1 The biodiversity values of areas mapped as matters of environmental significance (MSES) on the Biodiversity areas overlay maps (OM-002) are managed to ensure the negative impacts of development are minimised.</p> <p>Note- A supporting Ecological Site Assessment is prepared in accordance with SC6.2 - Planning Scheme Policy 2 – Ecological Site Assessment Guidelines.</p>	<p>Where within a Rural or Rural Residential Area AO1.1 <i>Buildings</i> and <i>structures</i> are not located within areas mapped as having matters of state environmental significance (MSES) on the Biodiversity areas overlay maps (OM-002).</p> <p>AO1.2 No clearing of native vegetation is undertaken within areas mapped as having matters of state environmental significance (MSES) on the Biodiversity areas overlay maps (OM-002).</p>	
For assessable development (code, code (fast tracked) and impact)		
MSES - High ecological significance wetlands, wildlife habitat and protected areas		
<p>PO3 Vegetation clearing in areas mapped as matters of state environmental significance (MSES) is avoided unless: a) it is demonstrated that the area does not support matters of state environmental significance (MSES) as mapped, or if determined to be matters of state environmental significance (MSES), is treated in accordance with the relevant provisions of</p>	<p>AO3.1 <i>Buildings</i> and <i>structures</i> are not located within areas mapped as having matters of state environmental significance (MSES) on the Biodiversity areas overlay maps (OM-002).</p>	

8.2.2 Biodiversity Areas Overlay Code

Performance Outcomes	Acceptable Outcomes	Proposed Solution Explanation of how the development addresses the Acceptable Outcome and/or Performance Outcome.
<p>the overlay code; or</p> <p>b) the loss or reduction in matters of state environmental significance (MSES) is for <i>community infrastructure</i>, or any purpose associated with an Airport, or extractive resources in a key resource area; and</p> <p>c) the loss or reduction in matters of state environmental significance (MSES) is minimised and any residual impacts are offset.</p> <p>Note- A supporting Ecological Site Assessment is prepared in accordance with SC6.2 - Planning Scheme Policy 2 – Ecological Site Assessment Guidelines.</p>	<p>AO3.2</p> <p>No clearing of native vegetation is undertaken within areas mapped as having matters of state environmental significance (MSES) on the Biodiversity areas overlay maps (OM-002).</p>	
<p>Where in an Urban Area PO4</p> <p>Management arrangements facilitate the ongoing conservation and protection of nature conservation and biodiversity areas within the Urban Area identified on Settlement Pattern Strategic Plan Maps (SFM-001 to SFM-001.4).</p> <p>Note- A supporting Ecological Site Assessment is prepared in accordance with SC6.2 - Planning Scheme Policy 2 – Ecological Site Assessment Guidelines.</p>	<p>Where in an Urban Area AO4</p> <p>Areas that support matters of state environmental significance (MSES) identified on Biodiversity areas overlay maps (OM-002) are:</p> <p>(a) dedicated as public open space for purposes consistent with the ecological values and functions of the area where for <i>Reconfiguring a Lot</i>; or</p> <p>(b) included within a voluntary statutory covenant for purposes consistent with the ecological values and functions of the area where for <i>Reconfiguring a Lot</i> or <i>Material Change of Use</i>.</p>	

8.2.2 Biodiversity Areas Overlay Code

Performance Outcomes	Acceptable Outcomes	Proposed Solution Explanation of how the development addresses the Acceptable Outcome and/or Performance Outcome.
Buffering and Edge Effects		
<p>PO5 Development on sites adjacent to areas of matters of state environmental significance (MSES) protects the biodiversity values of matters of state environmental significance (MSES) and:</p> <ul style="list-style-type: none"> (a) does not interrupt, interfere, alter or otherwise impact on underlying natural ecosystem processes such as water quality, hydrology, geomorphology and biophysical processes; (b) avoids noise, light, vibration or other edge affects, including weed and pest incursion on identified biodiversity values. <p>Note- A supporting Ecological Site Assessment is prepared in accordance with SC6.2 - Planning Scheme Policy 2 – Ecological Site Assessment Guidelines.</p>	<p>Where for Material Change of Use AO5.1 A minimum buffer of 50 metres is provided between <i>buildings</i> and <i>structures</i> and areas mapped as having matters of state environmental significance (MSES) on the Biodiversity areas overlay maps (OM-002).</p>	
	<p>Where for Reconfiguring a Lot AO5.2 A minimum buffer of 50 metres is provided between a new boundary created by <i>reconfiguring a lot</i> and areas mapped as having matters of state environmental significance (MSES) on the Biodiversity areas overlay maps (OM-002).</p>	
	<p>Where for Operational Works (comprising works for infrastructure or excavating or filling or landscape works) AO5.3 A minimum buffer of 50 metres is provided between <i>operational works</i> and areas mapped as having matters of state environmental significance (MSES) on the Biodiversity areas overlay maps (OM-002).</p>	

8.2.2 Biodiversity Areas Overlay Code

Performance Outcomes	Acceptable Outcomes	Proposed Solution Explanation of how the development addresses the Acceptable Outcome and/or Performance Outcome.
<p>PO6 Unimpeded movement of fauna within and through the site via state and regional corridors identified on Biodiversity areas overlay maps (OM-002) are maintained.</p> <p>Note- A supporting Ecological Site Assessment is prepared in accordance with SC6.2 - Planning Scheme Policy 2 – Ecological Site Assessment Guidelines.</p>	<p>AO6 Where within a Biodiversity Corridor identified on Biodiversity areas overlay maps (OM-002), fauna movement is maintained by:</p> <ul style="list-style-type: none"> (a) retaining bands of vegetation at least 200 metres wide on a site; and (b) <i>buildings, structures</i> are not located within retained vegetation bands. 	