

PLANNING OUR FUTURE

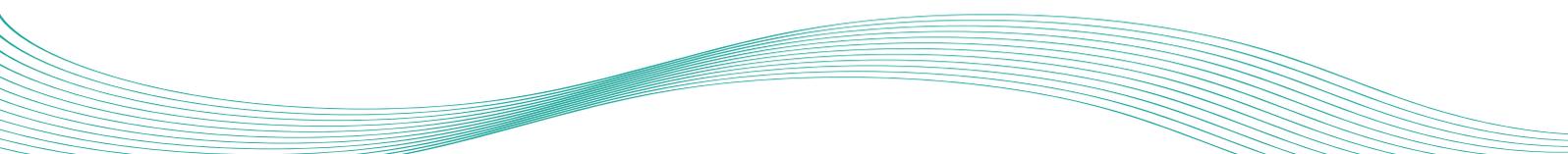
The Gympie Region Planning Scheme

Gympie Regional Council
New Planning Scheme Project

Draft

Bushfire Resilience Position Paper

21 June 2023



Introduction

The Gympie region has a rich diversity of ecology and topography. Large expanses of natural vegetation through forests and waterways provide the region with important habitat and biodiversity. The area is abundant with natural assets such as the Mary River, Wide Bay Creek, coastal beaches and beautiful reserves.

The region is also home to substantial vegetation for agricultural and forestry purposes including timber production, where Gympie represents a key centre for Queensland's timber industry and plantation resources.

The vegetated land across the region creates an attractive and desirable landscape character, providing scenic amenity and important environmental values.

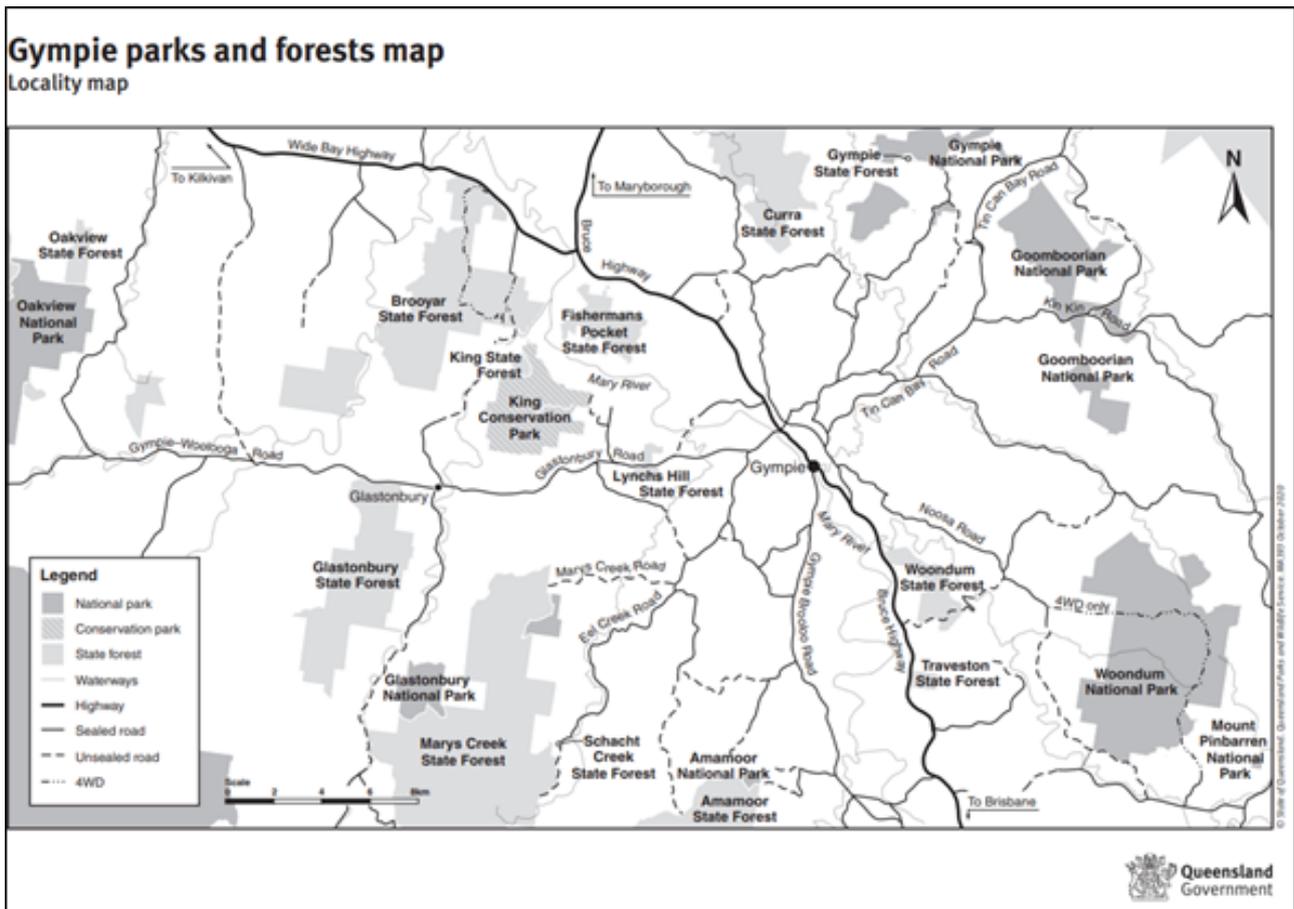


Figure 1: Gympie parks and forests map <https://parks.des.qld.gov.au>

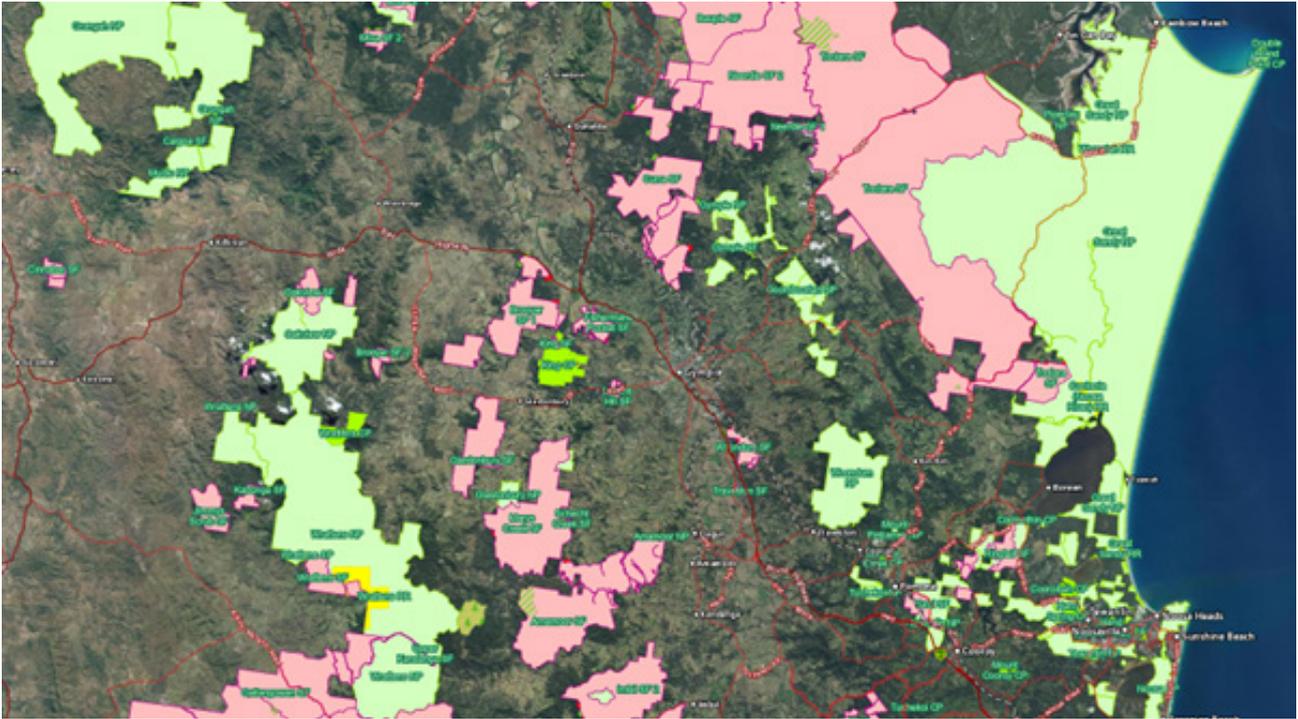


Figure 2 : Expansive environmental reserves, state forests and agricultural land across the region, Queensland Government, Business Queensland www.business.qld.gov.au – Defined Forest Areas maps

As is typical across much of Australia’s naturally forested landscapes, the densely vegetated Gympie region is subject to bushfire hazard in both our rural and urban communities.

Bushfire hazard poses a considerable threat to life and property, yet it is an expected occurrence and forms an intrinsic part of the Australian environment. Bushfires play a vital role in the cycle of fuel reduction, germination, and fertilisation of certain ecosystems.

Our ecosystems have evolved to cope with an established bushfire regime, however, changes to the natural bushfire regime have come about by reason of:

- human induced climate change,
- land use, and,
- actions undertaken to protect human life and property from fire impact.

It is important to understand how bushfire hazard and risk interacts with the established development pattern of the region, and with land identified for new development. As the population grows, so does the demand for new land to facilitate housing, industry and commercial uses. The new planning scheme will need to strike a balance between the need to protect life and property from bushfire hazards the need to preserve scenic amenity and biodiversity.

This paper discusses a range of issues relevant to bushfire risk management and protection in the Gympie region, the desired outcomes and policy settings for each issue and planning scheme related actions to progress each issue. The position paper is one of 13 position papers addressing key aspects of the future land use and development policy for council. The paper has been prepared as part of Stage 2 of the Gympie Regional council Planning Scheme project and is intended to inform the planning scheme drafting process to occur in Stage 3.

Other position papers to be prepared as part of Stage 2 are:

- Housing
- Retail and Commercial Development
- Rural Land
- Open Space and Recreation
- Industrial land
- Bruce Highway Upgrade Response Strategy
- Biodiversity Conservation
- Scenic Amenity
- Flooding
- Heritage Conservation
- Land Stability
- Coastal Hazards.

Understanding Bushfire Hazard in the Gympie Region

The Gympie LGA is approximately 6700 square kilometers in area. The current Bushfire Prone Areas mapping as developed in 2017 by the Queensland State Government identifies most of the region as having some level of hazard with only the central urban areas excluded from the identified hazard areas.

The findings of the recent Bushfire Hazard Assessment 2023 prepared in support of the new planning scheme project by Wolter Consulting Group summarises the bushfire hazard as follows:

- *The region has experienced regular wildfire events historically and in the recent past. This pattern is not expected to change into the future.*
- *The characteristic vegetation assemblages present across the region include eucalypt communities and wallum heath communities known for their volatility and high fuel loads. These communities are particularly hazardous where combined with steeper slopes in the region.*
- *'Forest Fire Danger Index' ratings in the Gympie region steadily increased over the last 70 years. This is expected to continue in line with climate change projections into the future.*
- *Climate change models predict increased mean temperatures and decreased rainfall that may result in lengthened fire danger weather seasons with the potential for the transformation of what is currently considered as low hazard vegetation into vegetation with higher hazard profiles.*
- *Predicted climate change means the current State prepared 'Bushfire Prone Areas' mapping may not adequately reflect to true extent of hazard into the future.*

The above factors identify that the Gympie region has considerable exposure to bushfire risk, meaning that routine risk management practices need to be implemented, along with forward planning. The following factors add to the challenge of managing bushfire risk within the region:

- Gympie has some established urban and rural residential areas with limited road access or subdivision patterns dominated by cul-de-sacs rather than through-roads,
- developed areas that are reliant on vegetation management within private land to reduce or regulate fuel loadings or to maintain asset protection zones, and,
- developed areas on steep or undulating topography, or in places that are not readily accessible to firefighting appliances.

Understanding Tolerable and Intolerable Risk

Under the State bushfire mapping, bushfire prone areas are categorised as:

- medium hazard,
- high hazard,
- very high hazard, or
- potential bushfire hazard buffer area,

based on the likely exposure to a fire front and/or ember attack with the likely risk assessed on topography, natural vegetation, and fuel loading. The mapping and hazard categories are calculated with specific formulas factoring including fire line intensity, total fuel load, forest fire index, and slope. However, in simple terms, the hazard categories can be described as follows:

- high and very high hazard - heavily vegetated land, sometimes with steep topography, exposed to direct hazard
- medium hazard - vegetated and exposed and exposed to direct hazard, with some areas of sloping or steep topography
- potential hazard buffer area - potentially cleared land or with low-level vegetation but likely to be exposed to a fire front or ember attack, the buffer area is intended to provide separation from higher risk areas.

Within the context of council's planning scheme, it is important to understand where a risk might be able to be mitigated, or where it is severe enough to warrant the avoidance of new development.

Understanding of the risk facilitates an appropriate planning response. For planning purposes, 'risk' tolerance is defined by the State Planning Policy—state interest guideline natural hazards, risk and resilience, April 2016 as follows:

Acceptable Risk:

An acceptable risk is a is sufficiently low to require no new treatments or actions to allow communities to live with the risk without further action.

Tolerable Risk:

A tolerable risk is low enough to allow some exposure to a natural hazard but high enough to require new treatments or actions to reduce that risk. Communities can live with this level of risk, but as much as is reasonably practical should be done to reduce the risk. This may include planning responses for:

- reducing the likelihood of the risk (avoidance)
- reducing the consequences of the risk (mitigation and hazard management over time)
- undertaking low level, basic, reasonable and practical site or building work to improve resilience to bushfire attack levels.

Intolerable Risk:

An intolerable risk is a risk that poses threat to life or property to the point where it is not satisfactory to accept new development, or to allow expansion of existing development. Such a risk (following an understanding of the likelihood and consequences), is so high that it requires actions to avoid or reduce the risk. Individuals and society will not accept this risk and measures are to be put in place to reduce risks to at least a tolerable level. Intolerable risks are those that may not be readily mitigated through:

- a building response,
- an evacuation management plan, and/or
- a vegetation clearing and/or vegetation management.

Intolerable risk may require a planning response that completely avoids a risk, and potentially transitions some vulnerable uses away from the area of concern to adequately protect life and property. In meeting the requirements of the State Planning Policy (SPP), council will need to determine its policy on risk tolerance and adopt a risk-based approach to new development in bushfire prone areas, as discussed further in this paper.

The Scope of this Policy Position Paper

The purpose of this policy position paper is to set out the options available to council to address the issue of bushfire hazard within the context of the planning scheme. This paper does not address council's roles with respect to fuel management, community education or disaster response.

The Queensland State Planning Policy 2017 requires that local governments consider and respond to natural hazard risks including bushfire in preparing planning schemes and in their development assessment role:

"The state's interest in natural hazards, risk and resilience seeks to ensure natural hazards are properly considered in all levels of the planning system. This includes avoiding or mitigating the risks associated with natural hazards to an acceptable or tolerable level, increasing community resilience, and decreasing the burden for emergency management. The key to achieving these outcomes is an integrated, evidence-based process that enables local government and the community to plan for their local circumstances, and that contributes to achieving a safer and more resilient Queensland." ¹

¹ Queensland State Planning Policy 2017 - <https://dsdmipprd.blob.core.windows.net/general/spp-july-2017.pdf>

In the context of bushfire management, the planning scheme can have some bearing upon risk management, however, is limited to those activities that it regulates. For example, council can condition a new subdivision approval to require that fire protection measures be carried out. At the time of preparing a planning scheme council might choose to include an overlay code to regulate the design of development so as to mitigate bushfire risk.

A planning scheme might include:

- the designation of zoning and hazard identification according to bushfire risk,
- a minimum standard for road access for fire-fighting purposes and/or evacuation routes,
- setting policy around risk tolerance and the protection of life and property for new development and developable areas,
- provisions to balance the need for bushfire hazard management with the protection of biodiversity values, and
- restricting new development in areas identified as having intolerable bushfire risk.

Issue 1: Bushfire Prone Areas Mapping

Discussion

The current State mapping for Bushfire Prone Areas was prepared in 2017 and adopted by Gympie Regional Council in March 2021. Council's Bushfire Hazard Assessment, undertaken by Wolter Consulting Group in 2023, has identified that the current state mapping does not accurately identify the extent of bushfire hazard across the Gympie region. The mapping is currently being reviewed by the State government, with the review expected to be completed by December 2023. The new bushfire mapping may not be finalised in time for completion of the first draft of the new Gympie Region Planning Scheme.

The risk assessment undertaken for the preparation of the planning scheme has identified several localities exposed to significant bushfire risk due to vegetation type and density, topography and access constraints. Such areas may pose a risk that is intolerable without some form of mitigation.

As an interim approach to address these areas (in advance of the new mapping), it is appropriate to amend the current bushfire prone areas overlay map to include additional areas of high concern as identified in the risk assessment.

It is recommended that council incorporate the final state mapping into the new planning scheme as soon as it is available to more accurately identify bushfire hazards.

Desired outcome

- The planning scheme bushfire hazard mapping is as complete and as up to date as possible.

Policy position

- The planning scheme will identify bushfire hazard based on the latest available State mapping and include provisions to manage bushfire risk.

Actions

- The latest available State mapping for bushfire hazard be used to inform the overlay mapping in the new planning scheme.
- If an interim approach is required prior to the release of updated State mapping, the bushfire Prone Areas overlay map be updated to include areas of concern identified by council's Bushfire Hazard Assessment, undertaken by Wolter Consulting Group in 2023.
- The levels of assessment triggers for new development be amended to reflect the identified risk to life and property.

Issue 2: Response to Intolerable Risk and New Development

Discussion

Bushfire mapping is an important tool that can be used to identify land subject to the type of risk that is intolerable and not compatible with facilitating new development. There are some bushfire attack levels or potential risks that can be appropriately managed in a new development. Council will need to determine at what point, the risk to life and property is high enough that it becomes an 'intolerable risk' and therefore not compatible with some forms of development.

Typical bushfire risk management for development may include an asset protection zone, an evacuation management plan and/or a higher standard of building construction as stipulated under the National Construction Code. However, notwithstanding conditions of approval applicable to a development approval, risk mitigation measures may lose effectiveness over time due to:

- maintenance of asset protection zones may not be kept to the required standard (i.e., regrowth of vegetation, or inappropriate gardens),
- changing owners over time may mean that knowledge of property management responsibilities is lost,
- alterations to a building (that do not trigger the requirement for a new building application) may compromise the standard of construction necessary to protect a building from a bushfire event.

In cases where mitigation is not possible, an 'intolerable risk' warrants an approach to reduce the exposure of people and property the risk by avoiding development in high-risk areas and transitioning vulnerable land uses to new locations.

Once the new bushfire prone areas mapping is provided by the State Government, it will be important for council to action a review, understand and respond to risks in both developed and undeveloped areas. In doing so, a clear policy can then be developed to identify appropriate thresholds for 'acceptable', 'tolerable' and 'intolerable' risk, coupled with a planning response.

For land that is subject to an identified intolerable risk in relation to bushfire hazard, it is recommended that the principle of avoidance be implemented as the priority, followed by mitigation of the risk to an acceptable or tolerable level (where avoidance is not possible).

In applying an avoidance approach to intolerable risk, a review of zoning is necessary to ensure that any areas of identified intolerable risk are not zoned for development that would expose people and property to an unacceptable risk that could not be appropriately managed. This approach would also minimise the expansion or intensification of existing development, particularly:

- residential development,
- vulnerable uses (refer to issue 5 of this paper),
- community infrastructure and essential services, and
- materials that are hazardous in the context of bushfire hazard.

Further to updating the zoning of land, it will also be necessary to produce a new Bushfire Hazard Overlay Code to properly respond and manage identified hazard in the context of new proposed development. In doing so, council can have regard to the levels of assessment required for development, apply appropriate development controls and ensure that risks are adequately managed in accordance with the requirements of the SPP.

Desired outcomes

- New development is not established where it is exposed to intolerable risk.
- Life and property are not exposed to intolerable risk or high bushfire risk.
- Existing developments in areas of intolerable risk are not expanded or intensified.
- Development does not locate buildings or structures that use, store or manufacture materials that are hazardous in the context of a bushfire within a Bushfire Prone Area.
- Vulnerable uses are not established in areas of intolerable risk, and where they are established in existing areas of such risk, council implements strategy outside of the planning scheme to further protect or transition the development to a suitable location (i.e., fuel load reduction and hazard management, evacuation procedures etc.).

Policy positions

- New development is not to occur in areas of intolerable bushfire risk.
- Development can be facilitated on land with acceptable or tolerable bushfire risk, subject to appropriate mitigation and risk management.

Actions

- A review of the land use zoning for the region is undertaken in the context of bushfire hazard and intolerable risks.
- Consideration be given regarding what development could be facilitated on land exposed to intolerable bushfire risk, subject to appropriate management (e.g. non-residential, rural, conservation) through the undertaking of a 'Feasible Alternatives Assessment'.
- Bushfire Prone Areas Overlay mapping is reviewed to reflect identified risk levels.
- A Bushfire Hazard Overlay Code is developed to address risk levels in the context of new development.
- Following review of the new State Bushfire Prone Areas mapping, council defines clear thresholds for intolerable risk to be used in the application of the planning scheme.

Issue 3: Bushfire Protection and Management for New Development

Discussion

Not all land exposed to bushfire risk is unsuitable for development. Bushfire protection for development on exposed to tolerable or acceptable bushfire risk can be supported by initial mitigation methods to reduce fuel load plus ongoing management to minimise exposure over the long term. In some instances, a building approval (certification) may also require a building to be constructed at a higher standard to improve resilience to bushfire risk². However, this is normally managed through the building certification process.

The Bushfire Hazard overlay map is the planning scheme trigger to facilitate the assessment of bushfire risk for new developments. The bushfire overlay map is also council's tool in determining the level of risk relevant to a locality.

Importantly, there are limits as to what can be managed under a bushfire hazard code within the planning scheme. For example, if land is zoned for residential purposes, but also included within the Bushfire Prone Areas overlay map, management of the bushfire risk exposure is limited to what assessment provisions are included in the relevant planning scheme assessment codes (e.g. clearing for an asset protection zone, provisions for water storage, or other recommendations as included in a bushfire management plan for the property). Whilst these measures may initially resolve the risk, they can be difficult for local government to enforce over the long term and rely somewhat on a landowner or occupier to understand their obligations and undertake necessary works.

It is therefore important for council to identify land with intolerable bushfire risk and avoid zoning such land for development purposes so as not to be over reliant upon ongoing high level maintenance levels to keep risk at an acceptable level.

Where land is zoned to contemplate future development because the risk is acceptable or tolerable, there is a need for the planning scheme codes to set out the mitigation and management requirements to facilitate new development including (but not limited to):

- bushfire management plans
- mitigation of risk
- hazard management (i.e., fuel load reduction)
- road standards to accommodate access and evacuation
- water supply infrastructure for firefighting purposes
- dedicated on site water storage and supply for firefighting purposes
- provisions that uphold the protective function of vegetation arrangements, such as species selection and landscape design.

² Note that the Local Government Planning Scheme does not have jurisdiction over construction standards that are stipulated by the National Construction Code.

Provisions to be included in a bushfire hazard code need to translate to conditions on a development approval that are reasonable, relevant and enforceable over the long term in a practical way that does not impact heavily on council resources.

Desired outcomes

- Bushfire risk to life and property is appropriately mitigated.
- Land zoned for development purposes is not subject to any risk greater than 'acceptable' or 'tolerable'.
- Development does not locate buildings or structures used for the storage or manufacture of materials that are hazardous in the context of a bushfire within a bushfire prone area unless there is no suitable alternative location.
- The planning scheme includes planning provisions to support (but not overlap with) bushfire resilient construction as mandated by the *Building Act 1975* and the National Construction Code.
- An appropriate static water supply (in bushfire prone areas where reticulated supply is not provided) is established and maintained to support emergency services.
- The planning scheme includes provisions to mandate Bushfire Management Plans that uphold the protective function of vegetation arrangements, such as species selection, landscape design and ongoing vegetation management.

Policy positions

- Council seeks to mitigate risk to life and property by ensuring that new development proposed in bushfire prone areas will be subject to a site-specific risk assessment and management provisions included within the planning scheme.
- A fit-for-purpose risk assessment informs plan-making or amendments to achieve an acceptable or tolerable level of risk to people and property in bushfire prone areas.

Action

- The new planning scheme will include a Bushfire Prone Areas overlay code and overlay mapping.

Issue 4: Development Design for Reconfiguring a Lot (Subdivision)

Discussion

Development in the Gympie region often is subject to undulating topography and exposure to significant vegetation. These factors combine to increase exposure to bushfire risk by reason of:

- direct flame contact,
- radiant heat exposure (transfer of heat by radiation),
- convection (transfer of heat via hot air),
- conduction (transfer of heat within fuel),
- ember attack, and
- wind and smoke attack.

Even where land is buffered from an identified bushfire risk area, property can still be exposed to a bushfire impact during a bushfire event. Ember attack is the leading cause of damage and loss of houses in Australia due to the ability of embers to travel long distances and start new fires ahead of the fire front³. Bushfire hazard buffers go some way to reducing exposure of property to a full flame attack but may not limit the impact of ember attack. Nominal buffers of 100 metres as derived from the current State bushfire prone areas mapping may slow a fire or provide an opportunity for fire fighting efforts. It is well documented however, that ember attack can still be very prevalent within 500 metres and beyond from the fire front. It is recommended that council apply an increased buffer of 500-700 metres from hazardous vegetation to address risk from ember attack⁴.

It is noted that there are very few areas within the region that would be afforded a 500-700 metre separation from a bushfire hazard, meaning it is difficult for any subdivision to be completely protected from potential bushfire impact.

Considering the broad bushfire risk that the region is exposed to, development design is particularly important to both manage risk to life and property, and to facilitate evacuation and emergency services access during fire events.

New land subdivision development should be designed:

- to provide good accessibility, adequate evacuation routes and vehicle circulation,
- such that subdivision outcomes involving a single access road to a new subdivision development, or a network of cul-de-sacs are avoided.
- to provide adequate safe access for firefighting appliances having regard to width, grade, surface treatment and provisions for vehicle maneuvering.

³ Bushfire Resilient Communities, page 17

⁴ Gympie Regional Council Bushfire Hazard Assessment, Wolter Consulting Group, May 2023, page 79

- with adequate water supply mains to support firefighting efforts particularly as multiple properties in a locality will be affected simultaneously,
- such that development where no reticulated water supply is accessible, a minimum static water supply is established and maintained to support emergency services.
- to reflect the effect of topography, terrain, ridgelines and aspect in relation to bushfire exposure on development and people.
- so that buffers and separation from fuel sources are established in accordance with the recommendations of a bushfire management plan prepared by a suitably qualified person.
- so that vegetation protection and retention for biodiversity purposes are considered carefully against the risk to life and property from bushfire risk.
- to incorporate landscaping that enhances rather than detracts from bushfire resilience.
- to include perimeter fire trails and/or road frontages to provide separation from fuel loads and fire fighting access.

Desired outcomes

- Subdivision design mitigates the risks to people and property to an acceptable and tolerable level.
- Subdivision design facilitates connections to safe evacuation routes.
- Landscape design and on-site vegetation does not increase the level of bushfire risk or mechanisms of bushfire attack, including within open space and stormwater management areas.

Policy position

- New subdivision is designed to protect life and property by facilitating design outcomes that provide:
 - maximum protection from bushfire fuel sources, and
 - vehicle circulation for access, evacuation and emergency services response.

Action

- The planning scheme development codes, zone codes and overlay codes be updated to require good design outcomes as discussed above.

Issue 5 : Vulnerable Uses and Community Infrastructure for Essential Services

Discussion

Certain types of uses and occupants are more vulnerable to the effects of bushfire attack. This vulnerability can be due to a range of factors including communication difficulties, greater potential for health impacts (particularly impacts from smoke), reduced and dependent mobility, or the need for high levels of care. These uses are often more difficult to evacuate, and occupants may not be able to support themselves or assist in property protection during a bushfire event.

The exposure of vulnerable uses to the bushfire hazard has potential to increase:

- the likelihood of injury or death,
- demands on emergency services,
- the complexity of evacuation efforts, and
- financial losses arising from the event.

Vulnerable uses are typically considered to include:

- Childcare centres
- Community care centres
- Detention facilities
- Educational establishments
- Hospitals
- Nature-based tourism
- Relocatable home parks
- Rooming accommodation
- Residential care facilities
- Resort complex
- Retirement facilities
- Tourist parks.

Further, the SPP also requires that community infrastructure should be located and designed to ensure it operates during and after a bushfire. Such uses typically include:

- utilities and telecommunications,
- emergency services, and
- hospitals.

Future siting of vulnerable uses within bushfire prone areas is not generally supportable under the State Planning Policy and places a considerable burden on the council and community during natural disaster events. The potential for exposure of these land uses represents an intolerable risk and places added pressure on emergency services.

The State Planning Policy Guidance material for natural hazards requires that:

Vulnerable uses are not established or intensified within a bushfire prone area unless:

- (a) *there is an overriding need in the public interest for the new or expanded service the development provides; and*
- (b) *there are no other suitable alternative locations within the required catchment; and*
- (c) *site planning can appropriately mitigate the risk (for example, siting ovals for an educational establishment between the hazardous vegetation and structures).*⁵

In responding appropriately to the requirements of the state planning policy it is important that council manage future the development of vulnerable uses in a manner that avoids exposure to bushfire risk.

Desired outcomes

- There is no increased burden on emergency services due to the establishment of new vulnerable uses.
- Development involving a vulnerable use avoids Bushfire Prone Areas.
- Where it is absolutely unavoidable to locate in a bushfire prone area, a vulnerable use or community infrastructure for essential services must be secured by:
 - maintenance of appropriate disaster management capacity and capabilities, and,
 - mitigation of the risks to people and property to an acceptable and tolerable level.

Policy positions

- Council implements an avoidance approach to bushfire risk and vulnerable uses, including community infrastructure for essential services.
- Established vulnerable uses within bushfire prone areas are not expanded or intensified.
- Vulnerable uses are not located in bushfire prone areas unless there is an overwhelming community need for the development of a new or expanded service, there is no suitable alternative location and site planning can appropriately mitigate the risk.

Action

- The planning scheme includes provisions which require a vulnerable use to maintain disaster management capacity and capabilities and mitigate the risks to people and property to an acceptable and tolerable level.

⁵ Natural Hazards, Risk and Resilience state interest – Bushfire, Example planning scheme assessment benchmarks May 2021, pages 3 and 9

Issue 6 : Protection of Biodiversity Values

Discussion

There can often be a conflict between the maintenance of biodiversity values within a locality and the need to protect life and property from bushfire risk. Development can impact upon biodiversity values where there is a need to reduce the bushfire fuel source by substantial vegetation clearing.

In recent years council has advanced its understanding of the biodiversity values of the region. It has taken action through local planning instruments to protect and enhance local environmental values. The nature of 'protecting and enhancing' can mean limiting vegetation clearing whilst promoting the revegetation of some areas; potentially increasing the bushfire fuel source.

There is a need to balance clearing required to facilitate new development, and the maintenance of biodiversity. These two issues are closely related – decisions made to facilitate land use in areas subject to bushfire threat inevitably leads to the need to carry further measures to protect the land use. That is, more land is cleared to protect the land that has just been cleared to facilitate development. In this way land clearing to establish fire protection zones can have a significant impact upon biodiversity.

In considering the suitability of land for various purposes, particularly residential uses (or vulnerable activities) that will necessitate extensive fire protection measures, it will be critical to have regard for the impacts of the likely fire protection measures upon the biodiversity values of the locality. Such fire protection measures may include an increase in hazard reduction burning, clearing/constructing access tracks for firefighting purposes, the creation of asset protection zones by clearing and the introduction of introduced landscaping species – all factors which would have potential to impact upon the biodiversity values of the locality. To date the typical approach throughout Australia has been to address the bushfire hazard at the expense of biodiversity, rather than treat the biodiversity values of a locality a determining factor as to whether or not the proposed land use is appropriate to the location.

It is recommended that development be avoided where biodiversity values are so important, they should not be exposed to clearing for bushfire mitigation purposes.

Desired outcome

- Asset protection is achieved without adverse impacts upon the biodiversity of the Gympie region.

Policy position

- In considering new development, Council shall have regard for the biodiversity impacts of the likely to be required asset protection measures.

Action

- The new planning scheme be drafted in a manner that makes it clear that new development will be required to demonstrate that any necessary asset protection measures can be delivered without an adverse impact upon biodiversity values.