



OUR VISION

To be a progressive leader in local government that cares about our people and has a strong focus on performance outcomes.



Logan City Environmental Offsets Policy



WHY A LOGAN SPECIFIC OFFSET POLICY

- Tailor made for our Planning Scheme
- No net loss of environmental values e.g. exempted remnant vegetation
- Holistic approach: include wetlands and local significant vegetation
- Simple
 - easy to estimate costs
 - achievable



LOGAN PLANNING SCHEME

- Two Vegetation Management Area sub-districts
- **Primary VMA**
 - Protects all vegetation
- **Secondary VMA**
 - Protects indigenous trees



TYPES OF OFFSETS

Restoration offset

- same site
- small scale offsets

Infrastructure agreement

- different site
- large scale offsets
- can be:
 - land contribution; or
 - a financial contribution.



TYPES OF OFFSETS

Land Contribution

- Within Logan Local Government Area
- In strategically important locations (Conservation Zone, corridors, bordering a conservation park)

Financial Contribution

- To purchase and rehabilitate land
- Portfolio of offset land



SECURING OFFSET SITES

Restoration Offsets

- Protected by a condition of a development approval.

Land or financial contribution:

- Council ownership
- Conservation Zone
- Environmental Park
- Preservation Covenant under Land Title Act 1994

Register

- Funds & land
- Accountable & monitor outcomes



CALCULATING OFFSETS

Restoration Offsets

- Secondary VMA:
 - Two trees for every tree removed
- Primary VMA:
 - Revegetate two square meters for every square meter cleared
- Maintained until the trees or offset area have become self sustaining.



CALCULATING OFFSETS

Land contribution

- Rehabilitation & admin
- Maintenance (5 years)
- Size of Offset

Financial contribution

- Land Costs x Size of Offset



- Land Cost = (Price of Land + Admin + Rehab)/ha



DETERMINING SIZE OF OFFSET

- No net loss of environmental values
- Equivalent or better environmental outcome
- Ecological Values offset \geq Ecological Values cleared
- Ecological Values



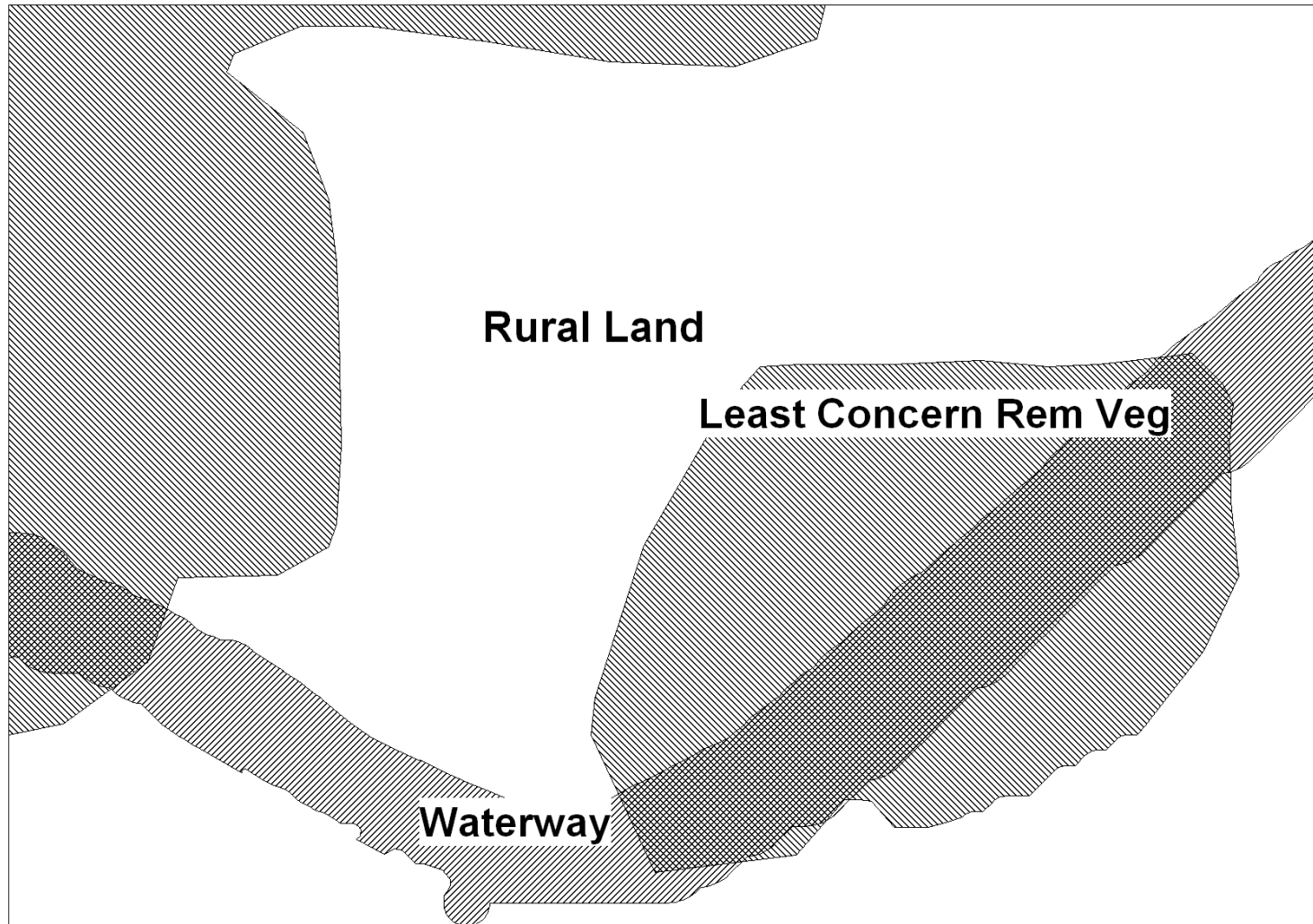
ECOLOGICAL VALUES

- Logan's Ecological Significance Map
- Ecological Values
 - BPA criteria e.g. remnant vegetation, habitat for EVR species
 - AKF koala habitat mapping
 - Local criteria e.g. wetlands, locally significant vegetation
- List of 20 criteria
- Weighting out of 10
 - Endangered Remnant Vegetation
 - Rural and Urban land

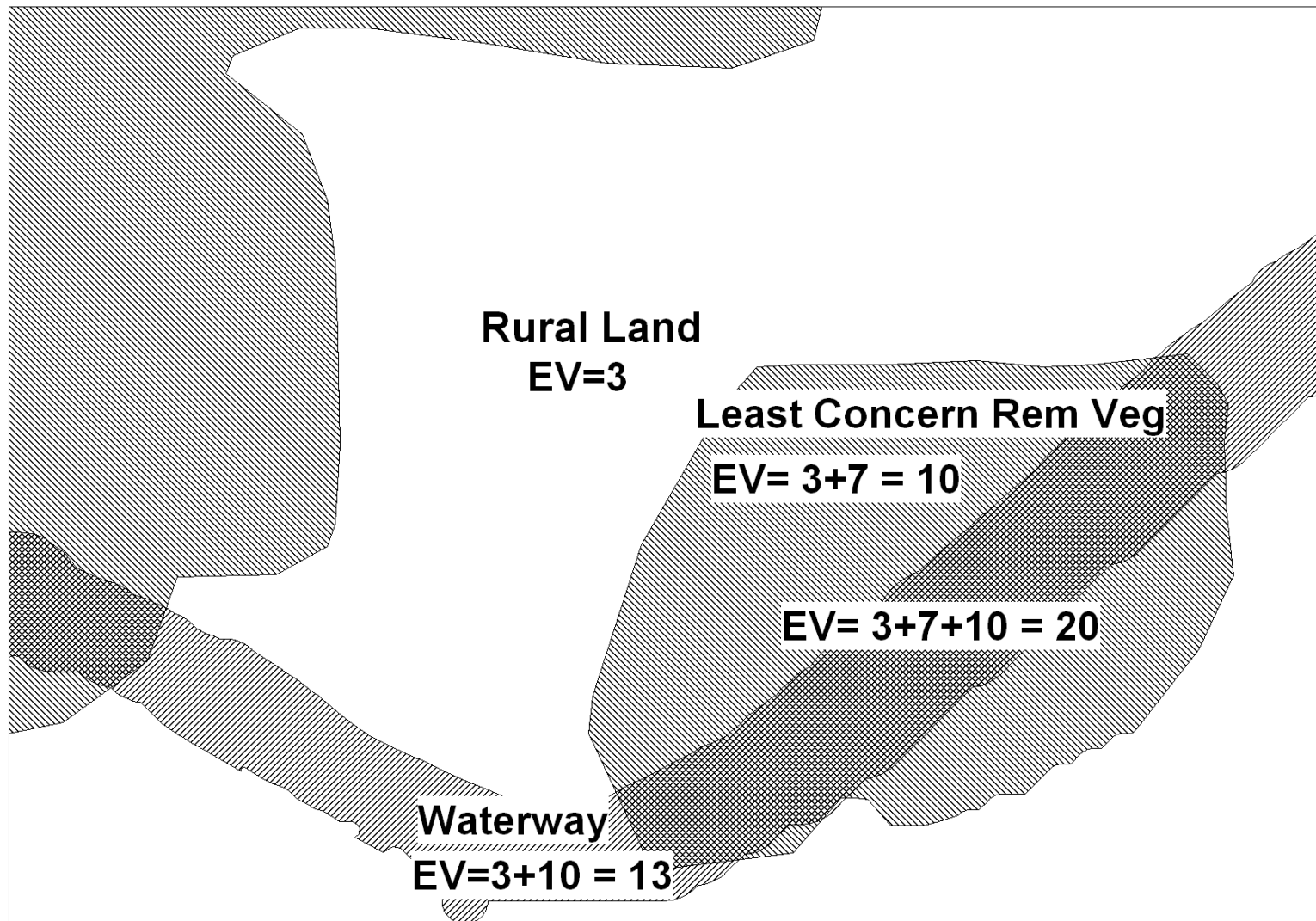


ECOLOGICAL VALUES

- Rural Land: 3 Waterway: 10 LC Remnant Vegetation: 7



ECOLOGICAL VALUES



ECOLOGICAL SIGNIFICANCE MAP

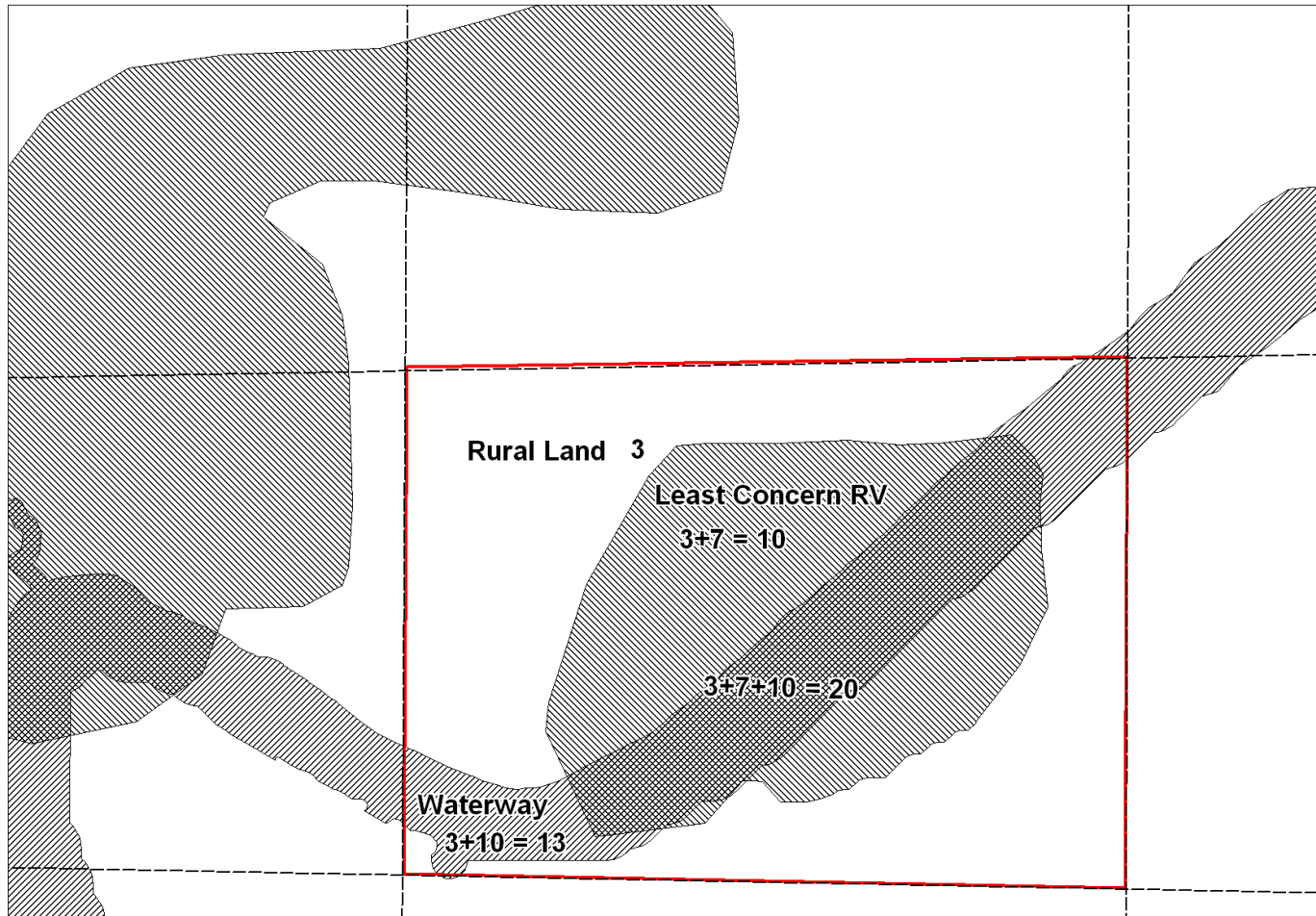
- **PLEASE NOTE:**

- The Ecological Significance Map has been removed because it is in a draft format and therefore still confidential.
- Please see a sample of the map in slide 17 or contact Rodney Adam on details provided in the final slide for more information

- **Ecological Index= Ecological Values /unit area**



ECOLOGICAL INDEX



$$\text{Ecological Index} = \{(SxV)P_1 + (SxV)P_2 + (SxV)P_3 + (SxV)P_4\} / St$$



DETERMINING SIZE OF OFFSET

- Ecological Values offset \geq Ecological Values cleared
- (EI x Size) of **Offset Site** \geq (EI x Size) of **Clearing Site**

$$\text{Size of OS} \geq (\text{EI of CS} \times \text{Size CS}) / \text{EI of OS}$$



RATIONALE



RATIONALE

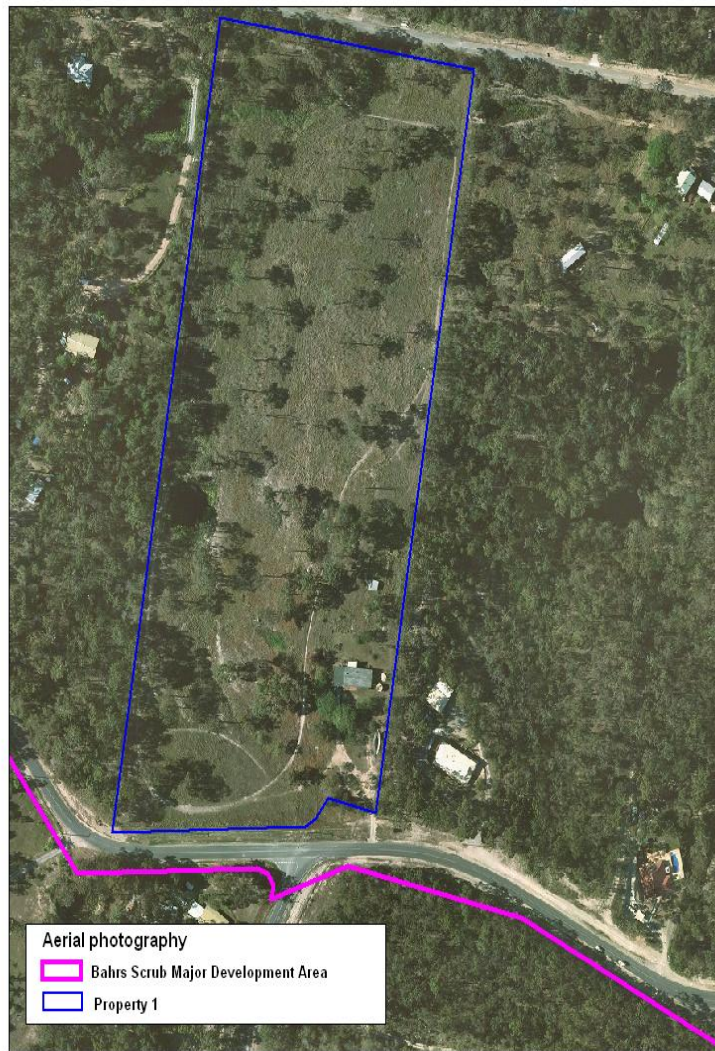


RATIONALE



- Cost: \$8450.00

RATIONALE: SECONDARY VMA



ASSUMPTIONS

- Land Costs (price, admin and rehab):
\$60, 000/ha
- Ecological Index of Offset Sites:
12.98



PREDICTIONS

- **Koala habitat**

- H, M & LV Bushland plus HV Rehab area
- Offset ratio: 1 to 1.7

- **Remnant vegetation**

- LC Rem Veg, Essential Habitat Remnant & Essential Habitat Regrowth
- Offset ratio: 1 to 4.4

- **Indicative Costs**

- \$4.50 to \$6.00 /m² of developable area; or
- \$3,000 to \$4,000 /600m² block



ADVANTAGES

- Guide development to less significant areas
- Encourage retention highly significant areas
- Useful planning tool
- Reduce time lag
- Achieves multiple environmental outcomes
- Simple and easy to apply
- Certainty for developers
- Retains principles e.g. avoid, minimise before offsetting



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