

# FACT SHEET: Environmental Offsets

## What is an environmental offset?

An environmental offset is an action (such as tree planting) or an amount of money that a property owner is asked to contribute to compensate for the environmental impacts of their development.

## What environmental offset policies apply in Logan?

Environmental offset policies exist at all levels of government. Council has an environmental offset policy as part of the Logan Planning Scheme 2015. The Australian Government may require an offset under the *Environmental Protection and Biodiversity Act* and the State Government has a Queensland Environmental Offsets Policy.

## When is an environmental offset required?

An offset may be required when native vegetation is removed in areas of environmental significance. To review areas of State and Local significance use the [Logan PD Hub](#). The Environmental Offset Estimator within the [Logan PD Hub](#) provides a property search facility and an option to draw an area of proposed clearing on the map and receive an estimate of applicable environmental offsets.

Council refers development applications on sites larger than 5 hectares to the State Government for their assessment. For smaller sites, the State has no involvement (unless the clearing occurs independent of a development) and Council is responsible for ensuring that matters of both Council and State interest are protected.

Council's responsibility for State interests does not extend to seeking an offset. Council may only seek an offset for a Local interest and only when the area on which the development occurs is not covered by a State interest.

## What are my options for providing an environmental offset?

It is preferable that the loss of vegetation arising from the development be avoided or reduced before an offset is considered. Council's ecological significance map (available using the Interactive Mapping tool within the [Logan PD Hub](#)) is colour coded to assist in this regard – darker colours indicate areas of higher ecological significance, in which clearing will attract higher offsets.

If an offset is required, property owners may choose to make a financial payment, plant extra trees on their property or dedicate land of similar value to compensate for the environmental impacts.

## Are there any exemptions from Council's environmental offset policy?

The construction of a new dwelling house or dual occupancy on an existing lot is not required to provide an offset under Council's policy where no more than 4000m<sup>2</sup> of native vegetation is cleared.

## Does Council have any other offset policies?

Council's Stormwater Quality and Flow Management Guidelines contain a mechanism referred to as a stormwater quality offset in which developers can elect to make a financial contribution instead of treating their stormwater on site.

## How can I find out more about offsets?

The [Logan Planning Scheme Policy 3 – Environmental Management](#) contains all of the information relating to Council's environmental offsets.

Council officers can provide further information about the applicability and level of offsets (including estimates of financial offsets) arising from Council's policy for particular land areas and/or types of development.

## More Information:

- visit Council's [Planning & Development webpage](#);
- contact Council using the details provided in the footer of this fact sheet;
- visit the Planning, Building and Plumbing counter at 150 Wembley Road Logan Central; opening hours and directions are available on Council's [website](#); or
- contact the Department of Environment and Heritage Protection (State Government) on 13 74 68 or Department of the Environment (Australian Government) on 1800 803 772.