
December 2009
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Division 1 – Preliminary

1.1 Short title
This state planning regulatory provision may be cited as the draft South East Queensland Koala Conservation State Planning Regulatory Provisions.

1.2 Purpose
The purpose of this state planning regulatory provision is, in accordance with the provisions of s20 of the Sustainable Planning Act 2009, to prevent serious environmental harm.

1.3 Definitions
The dictionary in schedule 3 of the Sustainable Planning Act 2009 defines particular words used in this state planning regulatory provision unless otherwise defined in schedule 2. Words italicised, other than titles of legislation or the title of these state planning regulatory provisions, are defined in schedule 2.

1.4 When this state planning regulatory provision does not apply
This state planning regulatory provision does not apply to—

a) development that is outside the South East Queensland Koala Protection Area;
b) development that is within the South East Queensland Koala Protection Area and which is—
   i) development that is exempt from assessment against a planning scheme under Schedule 4 of the Sustainable Planning Regulation 2009;
   ii) community infrastructure development—including community infrastructure development listed in Table 5, Schedule 4 of the Sustainable Planning Regulation 2009—that is conducted by or on behalf of or under contract with the Queensland Government;
   iii) development carried out under a development approval which has not lapsed for a development application—
      A. that was previously made before this state planning regulatory provision commenced; or
      B. to which Division 2 or Division 3 of this state planning regulatory provision applied;
   iv) development that is consistent with a preliminary approval which has not lapsed, for the part of a development application mentioned in section 3.1.6 of the repealed Integrated Planning Act 1997 or section 242 of the Sustainable Planning Act 2009 that states the effect of a local planning instrument is varied to the extent that development is exempt development or self-assessable development, where the development application for the preliminary approval was—
      A. properly made before these state planning regulatory provisions commenced; or
      B. assessed against Division 2 or Division 3 of these state planning regulatory provisions; or
   v) development that is generally in accordance with a rezoning approval where the development entitlements from the rezoning approval are conferred by the following1—
      A. the resulting zone in a transitional planning scheme;

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1 This section acknowledges existing use rights received under a rezoning approval under a previous Act, which is still valid.
B. a development permit or acknowledgement notice mentioned in section 3.2.5(1)(a) of the repealed Integrated Planning Act 1997 for a development application (superseded planning scheme) for the resulting zone in a transitional planning scheme which is a superseded planning scheme;
C. a planning scheme (other than a transitional planning scheme);
vi) development that is—
   A. declared to be a significant project under section 26(1)(a) of the State Development and Public Works Organisation Act 1971;
   B. in a State development area under the State Development and Public Works Organisation Act 1971;

Division 2 – Development in the South East Queensland Koala Protection Area

2.1 Development in the South East Queensland Koala Protection Area
A development application within the South East Queensland Koala Protection Area, other than those listed in section 1.4, identified in—
   a) Column 1 of Table 1 does not require assessment under this State Planning Regulatory Provision
   b) Column 2 of Table 1 is to be assessed against the identified assessment criteria

<table>
<thead>
<tr>
<th>Column 1</th>
<th>Development not requiring assessment under this SPRP</th>
</tr>
</thead>
<tbody>
<tr>
<td>1)</td>
<td>Development for a <strong>domestic activity</strong>.</td>
</tr>
<tr>
<td>2)</td>
<td>Development on premises that will result in:</td>
</tr>
<tr>
<td></td>
<td>a) clearing of <strong>native vegetation</strong> that will result in a total cleared area of no more than 500m²;</td>
</tr>
<tr>
<td></td>
<td>b) a new building and any reasonably associated infrastructure with a total <strong>development footprint</strong> of no more than 500m²;</td>
</tr>
<tr>
<td></td>
<td>c) an extension to an existing building and any reasonably associated infrastructure if the extension results in a total <strong>development footprint</strong> of no more than 500m²;</td>
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<tr>
<td></td>
<td>d) extracting gravel, rock or sand from an area of no more than 5000m²; or</td>
</tr>
<tr>
<td></td>
<td>e) excavating or filling an area of no more than 5000m²</td>
</tr>
<tr>
<td>3)</td>
<td>Reconfiguring a lot that will not result in the creation of an additional lot.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Column 2</th>
<th>Assessment criteria for assessable development</th>
</tr>
</thead>
<tbody>
<tr>
<td>1)</td>
<td>Development not identified in column 1 must—</td>
</tr>
<tr>
<td></td>
<td>a) not occur in a KPA 1 for the purposes of an <strong>urban activity</strong>, excluding rural residential activities, <strong>community infrastructure</strong> activities, urban activities not requiring referral agency assessment within Tables 2C or 2E of the South East Queensland Regional Plan 2009-2031 Regulatory Provisions, and works in a biodiversity development offset area <strong>receive site</strong>; and</td>
</tr>
<tr>
<td></td>
<td>b) comply with Schedule 3.</td>
</tr>
</tbody>
</table>
Division 3 – Biodiversity Development Offset Areas

Division 3 outlines a process to be applied to preserve areas where high koala conservation values are under development threat by directing development pressure to more suitable areas, predominately outside the urban footprint identified as having relatively low or no koala conservation value. These areas are Biodiversity Development Offset Areas (BDOAs).

3.1 When the South East Queensland Regional Plan Regulatory Provisions do not apply
Sections 2.1 and 3.1 of the South East Queensland Regional Plan 2009–2031 Regulatory Provisions do not apply to development in the Regional Landscape and Rural Production Area or Rural Living Area if the premises are in an approved BDOA.

3.2 Approving a BDOA
Prior to the planning Minister approving a BDOA, an applicant must comply with section 3.2.1 and 3.2.2.

3.2.1 Criteria for a send site (land proposed for conservation)
The send site—
   a) has Koala habitat values of High Value, Medium Value or Low Value Bushland Habitat over some or all of the site;
   b) has a land use entitlement under a local government planning scheme and/or development approval which are assessed as likely to lead to significant impacts on koala habitat values;
   c) is readily integrated into existing or planned open space and biodiversity networks and preferred land use pattern identified within local government planning schemes;
   d) is not of strategic importance to the region or the State in terms of efficient use of existing or committed State infrastructure; and
   e) is secured to achieve long term protection through an agreement prior to commencement of development within the receive site. The agreed means of securement may include—
      (i) proposing its inclusion within a zone under a planning scheme, which has a biodiversity or conservation intent;
      (ii) a covenant under the Land Act 1994 or the, Land Title Act 1994;
      (iii) a conservation agreement under the Nature Conservation Act 1992;
      (iv) inviting declaration of an area of high conservation value under the Vegetation Management Act 1999 (that identifies vegetation that cannot be cleared);
      (v) gifting the area to the State (if acceptable to the Department of Environment and Resource Management) or local government for the purpose of inclusion in the protected area or parkland estate; or
      (vi) proposing its inclusion within a zone under a planning scheme, which has a biodiversity/conservation intent.

3.2.1 Criteria for a receive site (land proposed for development)
The receive site—
   a) meets a demand for urban growth having regard to —
      (i) the principles to define the boundary of the Urban Footprint in the SEQ Regional Plan, specifically the requirement to only expand the Urban Footprint if there is insufficient capacity to accommodate the planning distribution of regional growth;
(ii) consistency with the approach to development for each local government area as outlined in the sub-regional narratives within the SEQ Regional Plan; and

(iii) consistency with the outcomes of the SEQ Growth Management Program;

b) will have no significant adverse impacts on land identified for conservation or rural purposes by the following—

(i) Avoiding areas having significant biodiversity values or representing biodiversity corridors;

(ii) Maintaining the integrity of inter-urban breaks;

(iii) Avoiding fragmentation of productive rural land; and

(iv) Avoiding natural economic resource areas;

c) Will have no significant adverse impacts on a Bushland koala habitat area;

d) is not located within a Priority Koala Management Area;

e) avoids areas that will impose an unacceptable risk from natural hazards, including predicted impacts of climate change;

f) is not in conflict with any relevant State planning polices, particular those provisions relevant to BDOAs;

g) has existing direct access to essential services and infrastructure, including transport linkages to established urban areas;

h) is contiguous to existing or emerging residential communities or the urban Footprint. The site has existing direct access to essential services and infrastructure, including transport linkages to established urban areas. The site will be contiguous with the Urban Footprint boundary; and

i) has a comparable area, development footprint, and/or value to that of the send site.

Division 4 – Planning Minister Notices

4.1 Planning Minister Notices

(1) The planning Minister may by gazette notice designate an area to be:

a) the South East Queensland Koala Protection Area

b) a Biodiversity Development Offset Area

(2) The planning Minister must—

a) publish a copy of each gazette notice issued under this section on its webpage; and

b) notify in relation to the BDOA the following parties—

(i) the relevant local government(s);

(ii) all owners of the BDOA land; and

(iii) owners of all land adjoining the BDOA land

(3) Failure to comply with section 4.1(2)(a) does not affect the validity of the gazette.
Schedule 1 – Maps

Index of Maps

1.1 South East Queensland Koala Protection Area maps

South East Queensland Koala Protection Area maps numbered SEQK1, SEQK3, SEQK4, SEQK6, SEQK7, SEQK9, SEQK10, SEQK11, SEQK13, SEQK14, SEQK15, SEQK18, SEQK19, SEQK20, SEQK22, SEQK25, SEQK28, SEQK29, SEQK32 and SEQK Key map.

1.2 South East Queensland Koala Habitat Values maps

South East Queensland Koala Habitat Values maps numbered SEQKHV1, SEQKHV3, SEQKHV4, SEQKHV6, SEQKHV7, SEQKHV9, SEQKHV10, SEQKHV11, SEQKHV13, SEQKHV14, SEQKHV15, SEQKHV18, SEQKHV19, SEQKHV20, SEQKHV22, SEQKHV25, SEQKHV28, SEQKHV29, SEQKHV32 and SEQKHV Key map.
**Schedule 2 – Dictionary**

**Area the subject of the application** is the area to which the development application relates—

a) for an operational works application, this is directly related to the *site design* and associated *development activities*; or

b) for a material change of use or reconfiguration of a lot application, this is the whole area of the lot(s) over which the development application has been made.

**Areas where koalas are generally not present are**—

a) areas mapped on the Koala Protection Areas maps as those areas where koalas are generally not present

Bushland habitat area is an area that—

a) is mapped as bushland habitat on the SEQ Koala Habitat Values map; or

b) through on-ground analysis, in accordance with methodology outlined in the supporting guideline, contains a *woody species crown cover* greater than or equal to 50% of the area occupied by the *woody species*.

Community infrastructure is—

community infrastructure as defined under the *Sustainable Planning Act 2009*.

Development is—

development as defined under the *Sustainable Planning Act 2009*.

Development activities are—

the works that could reasonably result from a development approval, including, for example:

a) clearing for construction of infrastructure, facilities, roads, access routes, vehicle parking, vehicle and pedestrian access, utilities, services and fences;

b) construction of infrastructure, facilities, roads, access routes, vehicle parking, vehicle and pedestrian access, utilities, services and fences;

c) clearing to maintain infrastructure, facilities, roads, access routes, vehicle parking, vehicle and pedestrian access, utilities, services and fences;

d) clearing to ensure the safety of persons and property that will be associated with the development;

e) clearing for the establishment of firebreaks for infrastructure in accordance with requirements of SPP 1/03; or

f) establishment of fire management lines in accordance with requirements of SPP 1/03.

Development footprint is—

the total area of land developed for any building or structure, including, for example, the areas covered by the following:

(a) the floor area of the building or structure, including any extension;

(b) landscaping and fencing for the building and structure, including any extension; or

(c) a car park, driveway or other facility associated with the building and structure, including any extension.
Domestic activity is—
the construction or use of a single residence on a lot and any reasonably associated building or structure, including, for example—
   a) a caretakers residence;
   b) a granny flat; or
   c) a building or structure used for a home business where that business is internal to the building or structure of the associated residential use.

Extractive industry is—
an extractive industry as defined under State Planning Policy 2/07 Protection of Extractive Resources.

High koala habitat value is—
an area mapped as having a high habitat value on the SEQ Koala Habitat Values map

High value bushland habitat area is an area that is—
   a) mapped as high value bushland habitat on the SEQ Koala Habitat Values map; or
   b) bushland habitat that has a high koala habitat value.

High value other area is an area that is—
   a) mapped as high value other habitat on the SEQ Koala Habitat Values map; or
   b) is other habitat that has a high koala habitat value.

High value rehabilitation area is an area that—
   a) mapped as high value rehabilitation habitat on the SEQ Koala Habitat Values map; or
   b) is rehabilitation habitat that has a high koala habitat value.

Identified planning area—
is any of the following areas, for which the relevant Structure Plan or Master Plan is approved—
   a) a master planned area under Chapter 2 Part 5B of the Integrated Planning Act 1997;
   b) a master planned area under Chapter 4 of the Sustainable Planning Act 2009; or
   c) a broadhectare development area listed in Table One.

Koala habitat is—
an area that is bushland habitat, rehabilitation habitat or other area of habitat value, excluding areas where koalas are generally not present.

Koala habitat tree is—
   a) a food tree of the Corymbia, Melaleuca or Lophostemon or Eucalyptus genera; and
   b) a preferred shelter species such as Angophora.

Koala plan is—
the Nature Conservation (Koala) Conservation Plan 2006 and Management Program 2006–2016, which is available from the following address:
Koala presence is — evidence of the presence of any koala on the area the subject of the application, for example as indicated by —

a) field survey undertaken in accordance with Policy 4: Koala survey methodology for site assessment in the Koala Plan; or

b) positive survey data for the area the subject of the application or on adjacent area(s) in the Wildnet database, Moggill koala hospital database or any other publicly accessible wildlife database

Koala Safety Fencing and Measures is — the use of measures that avoid, minimise and mitigate the impacts of development and associated infrastructure on koalas and koala habitat.

Koala Spotter is — a person who has demonstrated experience in locating koalas in koala habitats or conducting fauna surveys.

KPA 1 is — an area mapped as a KPA 1 on the Koala Protection Areas maps.

KPA 2 is — an area mapped as a KPA 2 on the Koala Protection Areas maps.

KPA 3 is — an area mapped as a KPA 3 on the Koala Protection Areas maps.

Linear infrastructure is — infrastructure that is linear by nature, including for example — a road, rail line, electricity distribution or transmission line, and pipeline.

Low koala habitat value is — an area mapped as having a low habitat value on the SEQ Koala Habitat Values map; or

Low value bushland habitat area is an area that is —

a) mapped as low value bushland habitat on the SEQ Koala Habitat Values map; or

b) is bushland habitat that has a low koala habitat value.

Low value other area is an area that is —

a) mapped as low value other habitat on the SEQ Koala Habitat Values map; or

b) is other habitat that has a low koala habitat value.

Low value rehabilitation area is an area that is —

a) mapped as low value rehabilitation habitat on the SEQ Koala Habitat Values map; or

b) is rehabilitation habitat that has a low koala habitat value.

Medium koala habitat value is — an area mapped as having a medium habitat value on the SEQ Koala Habitat Values map; or

Medium value bushland habitat area is an area that is —

a) mapped as medium value bushland habitat on the SEQ Koala Habitat Values map; or

b) is bushland habitat that has a medium koala habitat value.
Medium value other area is an area that is—
   a) mapped as medium value other habitat on the SEQ Koala Habitat Values map; or
   b) is other habitat that has a medium koala habitat value.

Medium value rehabilitation area is an area that is—
   a) mapped as medium value rehabilitation habitat on the SEQ Koala Habitat Values map; or
   b) is rehabilitation habitat that has a medium koala habitat value.

Native vegetation is—
   vegetation as defined under the Vegetation Management Act 1999.

No suitable alternative site is—
   that there is no other site where the development could reasonably be located, such as areas of a lower habitat value, or areas that do not require clearing of native vegetation.

Non-juvenile koala habitat tree is—
   a koala habitat tree that has a height of more than 4 metres, or a trunk with a diameter of more than 10 centimetres at 1.3 metres above the ground, or both.

Non-vegetated habitat area is an area that—
   is dominated by non-vegetated land uses such as road surfaces, concrete structures, exposed soil and rooftops.

Other area of habitat is an area that—
   a) is not a bushland habitat area, a rehabilitation habitat area or a non-vegetated habitat area; and
   b) is located on a lot(s) less than 0.5 hectares.

Priority Koala Management Area is—
   an area identified as a Priority Koala Management Area on the Koala Protection Areas maps.

Receive site is—
   an area to which land use entitlements under a planning scheme and/or development approvals may be transferred to a Biodiversity Development Offset Area.

Regrowth—
   is vegetation defined as regrowth vegetation under the Vegetation Management Act 1999

Rehabilitation habitat area is an area that—
   a) is not a bushland habitat area, non-vegetated habitat area, or other area of habitat; and
   b) is located on a lot(s) greater than 0.5 hectares.

Road is—
   a road as defined under the Transport Infrastructure Act 1992 or the Land Act 1994.
Rural residential development is—
large lot residential subdivision in a rural, semi-rural, parkland or conservation
setting and generally characterises a transition between urban and rural
development. Allotments usually have a power supply but a limited range of other
services, such as reticulated water and sewerage.

Send site is—
an area from which land use entitlements under a planning scheme and/or
development approvals may be transferred to a Biodiversity Development Offset
Area.

Sequential clearing is—
a) that the clearing of trees is carried out in a way that ensures koalas on the area
being cleared have enough time to move out of the clearing site without human
intervention, including in particular, for clearing sites with an area of more than
3 hectares by—
   a) carrying out the clearing in stages; and
   b) ensuring not more than the following is cleared in any one stage—
      i. for a clearing site with an area of 6 hectares or less—50% of the
         site’s area;
      ii. for a clearing site with an area of more than 6 hectares—3 hectares
          or 3% of the site’s area, whichever is the greater;

b) that clearing of trees is carried out in a way that ensures, while the clearing is
being carried out, appropriate habitat links are maintained within the clearing
site and between the site and its adjacent areas, to allow koalas living on the
site to move out of the site; and

c) that no tree in which a koala is present, and not tree with a crown overlapping a
tree in which a koala is present, is cleared.

Site design is—
the configuration of a development, including for example—
a) the location of infrastructure such as buildings, roads and access tracks, fences
   and constructed waterways;

b) the location of essential firebreaks and fire management lines;

c) areas of open space or subject to landscaping; and

d) undeveloped areas of the site.

South East Queensland Koala Protection Area is—
the area within the boundaries of the local government areas listed in Annexe 4

Urban activity is—
an urban activity as defined in the South East Queensland Regional Plan 2009-
2031 Regulatory Provisions

Woody species is—
a species of vegetation containing lignin or xylem

Woody species crown cover is—
determined by estimating or measuring the area of ground covered by the canopy
of the woody species, ignoring overlap and gaps within individual canopies, and is
measured over each 50 metre x 50 metre area.
Schedule 3 – Development requirements

1) The development complies with Schedule 3 when it—
   1.1. includes the mandatory information in Annexe 1; and
   1.2. meets the requirements of the code in Annexe 2.

2) Despite (1) above, the acceptable circumstances for not fully complying with Schedule 3 are where the proposed development provides for an overriding need in the public interest in accordance with the following factors—

2.1) the applicant for the development has established—
   a) the overall social, economic and environmental benefits of the development outweigh any detrimental effect, including cumulative impacts, upon the natural values of the site, adjacent areas and any local koala population(s); and
   b) the development cannot be located elsewhere so as to avoid conflicting with the requirements of Annexe 2.

2.2) The following do not establish an overriding need in the public interest—
   a) uses requiring relatively few locational requirements to function; or
   b) interests in or options over a site; or
   c) a site's availability or ownership.

3) Nevertheless, development described in (2) above is still required to achieve the development outcome(s) set out the code in Annexe 2, where relevant, to the maximum extent practicable without compromising the intrinsic characteristics of the development.
Annexe 1 – Mandatory information

The following information is required for development applications that are subject to the requirements of Schedule 3 of the draft State Planning Regulatory Provision—

- Site design;
- Development Plan;
- Information on how the application meets each relevant Code requirement.

Layout plan
A layout plan is required to contain the following information—

- information on the site design and associated development activities;
- a map of the proposed site design.

Development Plan
A development plan is required to contain the following information—

- koala presence on the area the subject of the application;
- the type of koala habitat present on the area the subject of the application, and adjacent to the area the subject of the application;
- the number and species of non-juvenile koala habitat trees present on the area the subject of the application;
- a map indicating the likely movements of koalas across the site and between surrounding areas;
- a map overlaying the proposed site design with the koala habitat values present, depicting the non-juvenile koala habitat trees that will be retained.

Where the format of the information is not specified, this can be provided in the format considered most appropriate by the applicant. For example, this may be though worded descriptions, maps or through provision of other additional supporting material such as photographs.

Information on how the application meets each relevant Code requirement
The application will need to clearly articulate how the proposed development will meet each Specific Outcome of the relevant part of the Code.
Annexe 2 – Development Assessment Code

Using this Code

Assessment criteria

A1.1 The assessment criteria under this code are determined through the Assessment Table, and are based on the purpose and location of the proposed development.

A1.2 Determining the correct part of the Code is hierarchical, and to the extent that an application, or part of an application, meets the requirements of one part of the Code under the Assessment Table that part does not require assessment against any other subsequent part of the Code.

A1.3 In relation to a material change of use or reconfiguration of a lot application, all lots subject to the application, or arising as a result of the application, will be assessed as requiring clearing of two hectares of native vegetation for relevant development activities. For lots smaller than two hectares, assessment will consider clearing requirements to encompass the whole area of the lot. However, if the application demonstrates that a greater or smaller area will be required and achieved—for example, through the use of development footprints binding on title—this area will be considered in assessment.

A1.4 Where multiple habitat types are present on the area subject to the application, assessment will consider that the development will occur in descending order from highest value habitat type to lowest value habitat type until the size threshold of the proposed development is reached, unless the application otherwise demonstrates the location or size.

Assessment parts

A1.5 The code contains nine assessment parts. Each part of the code contains specific outcomes that a proposed development must achieve, to the extent that they are relevant, in order to comply with the code.

A1.6 One or more probable solutions are provided for most specific outcomes. Probable solutions represent ways in which the relevant specific outcome can be met. A development application that complies fully with the stated probable solution(s) for a specific outcome achieves that outcome. If a development application does not comply with the probable solution(s) or if no probable solution has been provided for a particular specific outcome, the application must demonstrate how the proposed development achieves the specific outcome.

A1.7 In determining whether an application meets the probable solution, or whether another solution provided by the applicant meets a specific outcome, the precautionary principle—as defined in the Sustainable Planning Act 2009—will be applied.
## Assessment Table

<table>
<thead>
<tr>
<th>Development</th>
<th>Assessment Part</th>
</tr>
</thead>
<tbody>
<tr>
<td>Development in accordance with a current and valid preliminary approval, Material Change of Use approval, Reconfiguration of a Lot approval, or in an identified planning area within an area of koala habitat</td>
<td>Part 1</td>
</tr>
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</tr>
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<td>Development in a receive site within an area of koala habitat</td>
<td>Part 4</td>
</tr>
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<td>Part 5</td>
</tr>
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<td>Development (other than extractive industry), to the extent that it involves land within) in a KPA 2 outside a Priority Koala Management Area</td>
<td>Part 6</td>
</tr>
<tr>
<td>Development (other than extractive industry), to the extent that it involves land within a KPA 2 inside a Priority Koala Management Area</td>
<td>Part 7</td>
</tr>
<tr>
<td>Development (other than an extractive industry), to the extent that it involves land within a KPA3</td>
<td>Part 8</td>
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<tr>
<td>Extractive industry in a Key Resource Area within an area of koala habitat</td>
<td>Part 9</td>
</tr>
<tr>
<td>Extractive industry outside a Key Resource Area within an area of koala habitat</td>
<td>Part 10</td>
</tr>
</tbody>
</table>
Part 1: Development in accordance with a current and valid preliminary approval\(^2\), Material Change of Use approval, Reconfiguration of a Lot approval, or in an identified planning area within an area of koala habitat

<table>
<thead>
<tr>
<th>Specific Outcome</th>
<th>Probable Solution</th>
</tr>
</thead>
</table>
| **SO 1 Limits to development**  
*Site design* is consistent with the relevant approval. | PS 1  
No probable solution specified |
| **SO2 Koala Safety Fencing and Measures**  
*Site design* provides for koala movement across the landscape by incorporating principles of *Koala Safety Fencing and Measures*. | PS 2  
2.1 *Site design* complies with the requirements of the *Koala Safety Fencing and Measures* Guideline. |
| **SO 3 Development construction**  
*Development activities* for development construction purposes incorporate principles of *Koala Safety Fencing and Measures* by—  
a) maintaining koalas’ ability to move into, within and out of the *area the subject of the application*; and  
b) not increasing the risk of death or injury to koalas on the *area the subject of the application*. | PS 3  
3.1 *Development activities* for development construction purposes—  
a) do not result in increased vehicular traffic between the hours of 6pm on one day and 6am the following day;  
b) do not occur between the hours of 6pm on one day and 6am the following day;  
c) safeguard koalas from dangerous equipment and works;  
d) use koala exclusion fencing in accordance with the *Koala Safety Fencing and Measures* Guideline; and  
e) prevent the entry of domestic dogs to the development site. |
| **SO 4 Staged vegetation clearing**  
Clearing *native vegetation* is undertaken—  
a) as sequential clearing; and  
b) under the guidance of a *koala spotter* where the *native vegetation* is a *non-juvenile koala habitat tree*. | PS 4  
4.1 No probable solution specified. |
| **SO 5 Rehabilitation of land to provide koala habitat**  
*Koala habitat* on the *area the subject of the application* is progressively restored and rehabilitated where cleared or otherwise disturbed by *development activities*. | PS 5  
5.1 A rehabilitation plan is prepared and implemented in accordance with requirements of Policy 11: Rehabilitation of land to provide koala habitat in the *Koala Plan*. |
| **SO 6 Landscaping**  
*Landscaping activities* as a result of the development enhance *koala habitat* on the *area the subject of the application* through—  
a) an appropriate range of *native vegetation* species, including provision of an adequate number of *koala habitat trees* for the site’s koala habitat values;  
b) *species selection* reflects that of the pre-cleared site or the *native vegetation* | PS 6  
6.1 *Landscaping*—  
a) incorporates a minimum of 30% of *koala habitat trees* distributed throughout the *area the subject of the application*;  
b) *species selection* reflects that of the pre-cleared site or the *native vegetation*. |

---

\(^2\) Preliminary approval under s3.1.5 or s3.1.6 of IPA

*DRAFT South East Queensland Koala Conservation State Planning Regulatory Provisions  
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| b) an appropriate distribution of native vegetation species across the site; and  
| c) providing for unimpeded koala movement within and across the site. | species range of adjacent areas;  
| c) does not impede the on-ground movements of koalas through placement of impermeable structures or dense understorey vegetation; and  
| d) does not include invasive plant species. |

**SO 7 Dog control**

Reconfiguration of a lot on land in the *identified planning areas* listed in Table Two is subject to a statutory covenant with the State directed towards the protection of koalas through limitations on dog ownership, under section 97A of the *Land Titles Act 1994*.

| PS 7 |
| 7.1 |
| No probable solution specified. |
### Part 2: Development that is *linear infrastructure* development

<table>
<thead>
<tr>
<th>Specific Outcome</th>
<th>Probable Solution</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>SO 1 Linear infrastructure</strong></td>
<td><strong>PS 1</strong></td>
</tr>
</tbody>
</table>
| Development activities are limited to the extent necessary for—  
  a) construction or maintenance of *linear infrastructure*; and  
  b) other works ancillary to the construction or maintenance of *linear infrastructure*. | 1.1  
No probable solution specified. |

**SO 2 Maintaining vegetation**

The extent of *native vegetation with koala habitat values* is maintained in any area of—  
 a) high value bushland habitat area;  
 b) medium value bushland habitat area;  
 c) high value rehabilitation habitat area;  
 d) medium value rehabilitation habitat area;  
 e) high value other area of habitat; or  
 f) medium value other area of habitat.

by—  
 a) avoiding clearing of *native vegetation*;  
 b) minimising clearing of *native vegetation*; or  
 c) offsetting clearing of *native vegetation* in accordance with the offset policy in Annexe 3.

| **PS 2** |  
2.1  
*Linear infrastructure* is located and designed so that clearing of *native vegetation* in *high value bushland area, medium value bushland area, high value rehabilitation area, medium value rehabilitation area, high value other area or medium value other area* of koala habitat is not required.  
OR  
2.2  
Clearing of *native vegetation* in *high value bushland area, medium value bushland area, high value rehabilitation area, medium value rehabilitation area, high value other area or medium value other area* —  
 a) is limited to the extent necessary for undertaking necessary development activities;  
 b) is limited to areas of least koala habitat value on the *area the subject of the application*; and  
 c) is mitigated through provision of an offset in accordance with the offset policy in Annexe 3. |

**SO 3 Vegetation clearing**

In any area of *low value bushland habitat area*, clearing of *native vegetation* occurs only where there is *no suitable alternative site*, and is—  
 a) limited to the extent necessary for undertaking necessary development activities; and  
 b) to the greatest extent practicable, avoids *native vegetation* in areas of the highest koala habitat value.

| **PS 3** |  
3.1  
Clearing of *native vegetation* within any area of *low value bushland habitat area* occurs—  
 a) where there is no area within the *area the subject of the application* that—  
   i. does not require vegetation clearing; or  
   ii. is of a lower koala habitat value; and  
 b) only to the extent necessary for undertaking necessary development activities. |
<table>
<thead>
<tr>
<th>Specific Outcome</th>
<th>Probable Solution</th>
</tr>
</thead>
<tbody>
<tr>
<td>SO 4 Habitat linkages</td>
<td><strong>PS 4</strong>&lt;br&gt;<strong>PS 4.1</strong>&lt;br&gt;<em>Linear infrastructure</em> is located and designed so that—&lt;br&gt;a) areas of contiguous riparian, <em>regrowth</em> or remnant vegetation are retained; and&lt;br&gt;b) <em>non-juvenile koala habitat trees</em> are retained in a distribution across the <em>area the subject of the application</em>. OR&lt;br&gt;&lt;br&gt;<strong>PS 4.2</strong>&lt;br&gt;<em>Linear infrastructure</em> is located and designed so that where a development activity results in a disconnect between—&lt;br&gt;a) areas of contiguous riparian, <em>regrowth</em> or remnant vegetation; or&lt;br&gt;b) <em>non-juvenile koala habitat trees</em> that are distributed across the <em>area the subject of the application</em>&lt;br&gt;measures are incorporated into the development to allow safe koala movement between the disconnected areas of vegetation.</td>
</tr>
<tr>
<td>SO 5 Koala Safety Fencing and Measures</td>
<td><strong>PS 5</strong>&lt;br&gt;<strong>5.1</strong>&lt;br&gt;<em>Site design</em> complies with the requirements of the <em>Koala Safety Fencing and Measures</em> Guideline.</td>
</tr>
<tr>
<td>SO 6 Development construction</td>
<td><strong>PS 6</strong>&lt;br&gt;<strong>6.1</strong>&lt;br&gt;<em>Development activities</em> for development construction purposes—&lt;br&gt;a) do not result in increased vehicular traffic within or to the <em>area the subject of the application</em> between the hours of 6pm on one day and 6am the following day;&lt;br&gt;b) do not occur between the hours of 6pm on one day and 6am the following day;&lt;br&gt;c) safeguard koalas from dangerous equipment and works;&lt;br&gt;d) use koala exclusion fencing in accordance with the <em>Koala Safety Fencing and Measures</em> Guideline; and&lt;br&gt;e) prevent the entry of domestic dogs to the development site.</td>
</tr>
</tbody>
</table>

*Site design* provides for safe koala movement across the landscape through incorporating principles of *Koala Safety Fencing and Measures* by—<br>a) maintaining koalas’ ability to move into, within and out of the *area the subject of the application*; and<br>b) not increasing the risk of death or injury to koalas on the *area the subject of the application*. |
<table>
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<tr>
<th>Specific Outcome</th>
<th>Probable Solution</th>
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</thead>
<tbody>
<tr>
<td><strong>SO 7 Staged vegetation clearing</strong></td>
<td><strong>PS 7</strong></td>
</tr>
</tbody>
</table>
| Clearing *native vegetation* is undertaken—  
  a) as *sequential clearing*; and  
  b) under the guidance of a *koala spotter*  
    where the *native vegetation* is a *non-juvenile koala habitat tree*. | 7.1  
  No probable solution specified. |
| **SO 8 Rehabilitation of land to provide *koala habitat*** | **PS 8** |
| *Koala habitat* on the *area the subject of the application* is progressively restored and rehabilitated where cleared or otherwise disturbed by *development activities*. | 8.1  
  A rehabilitation plan is prepared and implemented in accordance with requirements of Policy 11: Rehabilitation of land to provide koala habitat in the *Koala Plan*. |
| **SO 9 Landscaping** | **PS 9** |
| Landscaping activities as a result of the development enhance *koala habitat* on the *area the subject of the application* through—  
  a) an appropriate range of *native vegetation* species, including provision of an adequate number of *koala habitat trees* for the site’s *koala habitat values*;  
  b) an appropriate distribution of *native vegetation* species across the site; and  
  c) providing for unimpeded koala movement within and across the site. | 9.1  
  Landscaping—  
  a) incorporates a minimum of 30% of *koala habitat trees* distributed throughout the *area the subject of the application*;  
  b) species selection reflects that of the pre-cleared site or the *native vegetation* species range of adjacent areas;  
  c) does not impede the on-ground movements of koalas through placement of impermeable structures or dense understorey vegetation; and  
  d) does not include invasive plant species. |
### Part 3: Development that is **community infrastructure** development

<table>
<thead>
<tr>
<th>Specific Outcome</th>
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</thead>
<tbody>
<tr>
<td><strong>SO 1 Maintaining vegetation</strong></td>
<td><strong>PS 1</strong></td>
</tr>
</tbody>
</table>
| The extent of *native vegetation with koala habitat values* is maintained in any area of—  
a) *high value bushland habitat*;  
b) *medium value bushland habitat*;  
c) *high value rehabilitation habitat*;  
d) *medium value rehabilitation habitat*;  
e) *high value other area of habitat*; or  
f) *medium value other area of habitat*. | 1.1  
Clearing of *native vegetation*—  
d) is limited to the extent necessary for undertaking necessary *development activities*;  
e) is limited to areas of least koala habitat value on the area the subject of the application; and  
f) is mitigated through provision of an offset in accordance with the offset policy in Annexe 3. |
| by—  
a) avoiding clearing of *native vegetation with koala habitat values*;  
b) minimising clearing of *native vegetation with koala habitat values*; or  
c) offsetting clearing of *native vegetation with koala habitat values* in accordance with the offset policy in Annexe 3. | |
| **SO 2 Vegetation clearing** | **PS 2** |
| In any area of *low value bushland habitat* clearing of *native vegetation* occurs only where there is no suitable alternative site, and is limited to the extent necessary for undertaking necessary *development activities*. | 2.1  
*Site design* does not require clearing of *native vegetation* any area of *low value bushland habitat* and *development activities* occur in cleared areas. OR  
2.2  
Clearing of *native vegetation* within any area of *low value bushland habitat* occurs—  
a) where there is no area within the area the subject of the application that—  
   i. does not require vegetation clearing; or  
   ii. is of a lower koala habitat value; and  
b) only to the extent necessary for undertaking necessary *development activities*. |
| **SO 3 Habitat linkages** | **PS 3** |
| *Site design* ensures that safe koala movement, refuge and food opportunities are retained within the area the subject of the application and to areas adjacent to areas the subject of the application. | 3.1  
Where the area the subject of the application is less than two hectares in size, *site design*—  
a) retains areas of contiguous riparian, regrowth or remnant vegetation; and  
b) retains—  
   i. single non-juvenile koala habitat trees distributed across the area the |
<table>
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<tr>
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<tr>
<td></td>
<td>subject of the application;</td>
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<tr>
<td></td>
<td>ii. if there are no <em>non-juvenile koala habitat trees</em> on the area the subject of the application, clumps of <em>native vegetation</em> distributed across the area the subject of the application; or</td>
</tr>
<tr>
<td></td>
<td>iii. if there is no <em>native vegetation</em> on the area the subject of the application, areas not subject to any development footprint that are located to allow koala movement through the area the subject of the application.</td>
</tr>
<tr>
<td></td>
<td>OR</td>
</tr>
<tr>
<td>PS 3.2</td>
<td>Where the area the subject of the application is greater than or equal to two hectares in size, site design—</td>
</tr>
<tr>
<td></td>
<td>a) retains areas of contiguous riparian, regrowth or remnant vegetation; and</td>
</tr>
<tr>
<td></td>
<td>b) where areas of <em>native vegetation</em> within <em>high value bushland habitat</em>, <em>medium value bushland habitat</em>, <em>low value bushland habitat</em>, <em>high value rehabilitation habitat</em> or <em>medium value rehabilitation habitat</em> are greater than 30% of the area of the area the subject of the application, does not reduce these areas of <em>native vegetation</em> to less than 30% of the area of the area the subject of the application; or</td>
</tr>
<tr>
<td></td>
<td>c) where areas of <em>native vegetation</em> within <em>high value bushland habitat</em>, <em>medium value bushland habitat</em>, <em>low value bushland habitat</em>, <em>high value rehabilitation habitat</em> or <em>medium value rehabilitation habitat</em> are less than 30% of the area of the area the subject of the application, retains—</td>
</tr>
<tr>
<td></td>
<td>i. all <em>non-juvenile koala habitat trees</em>; and</td>
</tr>
<tr>
<td></td>
<td>ii. at least 30% of these areas within the area the subject of the application free from any development footprint.</td>
</tr>
</tbody>
</table>

SO4 Koala Safety Fencing and Measures

*Site design* provides for koala movement across the landscape through incorporating principles of *Koala Safety Fencing and Measures*.  

PS 4

4.1 *Site design* complies with the requirements of the *Koala Safety Fencing and Measures* Guideline.
<table>
<thead>
<tr>
<th>Specific Outcome</th>
<th>Probable Solution</th>
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</table>
| **SO 5 Development construction**  
*Development activities* for development construction purposes incorporate principles of *Koala Safety Fencing and Measures* by—  
a) maintaining koalas’ ability to move into, within and out of the *area the subject of the application*; and  
b) not increasing the risk of death or injury to koalas on the *area the subject of the application*.  | **PS 5**  
5.1  
*Development activities* for development construction purposes—  
a) do not result in increased vehicular traffic between the hours of 6pm on one day and 6am the following day;  
b) do not occur between the hours of 6pm on one day and 6am the following day;  
c) safeguard koalas from dangerous equipment and works;  
d) use koala exclusion fencing in accordance with the *Koala Safety Fencing and Measures* Guideline; and  
e) prevent the entry of domestic dogs to the development site. |
| **SO 6 Staged vegetation clearing**  
Clearing *native vegetation* is undertaken—  
a) as *sequential clearing*; and  
b) under the guidance of a *koala spotter* where the *native vegetation* is a *non-juvenile koala habitat tree*.  | **PS 6**  
6.1  
No probable solution specified. |
| **SO 7 Rehabilitation of land to provide *koala habitat***  
*Koala habitat* on the *area the subject of the application* is progressively restored and rehabilitated where cleared or otherwise disturbed by *development activities*.  | **PS 7**  
7.1  
A rehabilitation plan is prepared and implemented in accordance with requirements of Policy 11: Rehabilitation of land to provide koala habitat in the *Koala Plan*. |
| **SO 8 Landscaping**  
Landscaping activities as a result of the development enhance *koala habitat* on the *area the subject of the application* through—  
a) an appropriate range of *native vegetation* species, including provision of an adequate number of *koala habitat trees* for the site’s koala habitat values;  
b) an appropriate distribution of *native vegetation* species across the site; and  
c) providing for unimpeded koala movement within and across the site.  | **PS 8**  
8.1  
Landscaping—  
a) incorporates a minimum of 30% of *koala habitat trees* distributed throughout the *area the subject of the application*;  
b) species selection reflects that of the pre-cleared site or the *native vegetation* species range of adjacent areas;  
c) does not impede the on-ground movements of koalas through placement of impermeable structures or dense understorey vegetation; and  
d) does not include invasive plant species. |
Part 4: Development in a receive site

<table>
<thead>
<tr>
<th>Specific Outcome</th>
<th>Probable Solution</th>
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</thead>
<tbody>
<tr>
<td><strong>SO 1 Bushland habitat retention</strong>&lt;br&gt;Clearing of native vegetation within a receive site does not occur in any area of—&lt;br&gt;a) high value bushland habitat;&lt;br&gt;b) medium value bushland habitat; or&lt;br&gt;c) low value bushland habitat unless the clearing is limited to the extent necessary for ensuring public safety where the sole purpose of the development activities is for ensuring public safety.</td>
<td>PS 1&lt;br&gt;1.1 No probable solution specified.</td>
</tr>
<tr>
<td><strong>SO 2 Vegetation clearing</strong>&lt;br&gt;In any area of high value rehabilitation habitat or medium value rehabilitation habitat clearing of native vegetation occurs only where there is no suitable alternative site, and is—&lt;br&gt;a) limited to the extent necessary for undertaking necessary development activities; and&lt;br&gt;b) to the greatest extent practicable, avoids native vegetation in areas of the highest koala habitat value.</td>
<td>PS 2&lt;br&gt;2.1 Site design does not require clearing of native vegetation any area of high value rehabilitation habitat or medium value rehabilitation habitat, and development activities occur in cleared areas. OR&lt;br&gt;2.2 Clearing of native vegetation within any area of high value rehabilitation habitat or medium value rehabilitation habitat occurs—&lt;br&gt;a) where there is no area within the receive site that—&lt;br&gt;i. does not require vegetation clearing; or&lt;br&gt;ii. is of a lower koala habitat value; and&lt;br&gt;b) only to the extent necessary for undertaking necessary development activities.</td>
</tr>
</tbody>
</table>
| **SO 3 Habitat linkages**<br>Site design ensures that safe koala movement, refuge and food opportunities are retained within the receive site and to areas adjacent to the receive site. | PS 3<br>PS 3.1 Where the receive site is less than two hectares in size, site design—<br>a) retain areas of contiguous riparian, regrowth or remnant vegetation; and<br>b) retains—<br>i. single non-juvenile koala habitat trees distributed within the identified planning area; or<br>ii. if there are no non-juvenile koala habitat tree within the identified planning area, clumps of native vegetation distributed across the identified planning area; or<br>iii. if there is no native vegetation within
<table>
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<tr>
<td></td>
<td>the identified planning area, areas not subject to any development footprint that are located to allow koala movement within the identified planning area</td>
</tr>
</tbody>
</table>
| OR | PS 3.2 Where the receive site is greater than or equal to two hectares in size, site design—  
    a) retains areas of contiguous riparian, regrowth or remnant vegetation; and  
    b) where areas of native vegetation within high value bushland habitat, medium value bushland habitat, low value bushland habitat, high value rehabilitation habitat or medium value rehabilitation habitat are greater than 30% of the area of the identified planning area, does not reduce these areas of native vegetation to less than 30% of the area of the receive site; or  
    c) where areas of native vegetation within high value bushland habitat, medium value bushland habitat, low value bushland habitat, high value rehabilitation habitat or medium value rehabilitation habitat are less than 30% of the area of the receive site, retains—  
       i. all non-juvenile koala habitat trees; and  
       ii. at least 30% of these areas within the identified planning area free from any development footprint. |

SO 4 Koala Safety Fencing and Measures

Site design provides for koala movement across the landscape through incorporating principles of Koala Safety Fencing and Measures by—  
a) maintaining koalas' ability to move into, within and out of the receive site; and  
b) not increasing the risk of death or injury to koalas within the receive site.  

PS 4  
4.1 Site design complies with the requirements of the Koala Safety Fencing and Measures Guideline.  

SO 5 Development construction

Development activities for development construction purposes incorporate principles of Koala Safety Fencing and Measures by—  
a) do not result in increased vehicular traffic between the hours of 6pm on one day and 6am the following day;  
b) do not occur between the hours of 6pm on one day and 6am the following day;  
c) safeguard koalas from dangerous equipment and works;  

PS 5  
5.1 Development activities for development construction purposes—  
a) do not result in increased vehicular traffic between the hours of 6pm on one day and 6am the following day;  
b) do not occur between the hours of 6pm on one day and 6am the following day;  
c) safeguard koalas from dangerous equipment and works;
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<tr>
<td>d) use koala exclusion fencing in accordance with the <em>Koala Safety Fencing and Measures</em> Guideline; and e) prevent the entry of domestic dogs to the development site.</td>
<td></td>
</tr>
</tbody>
</table>

**SO 6 Staged vegetation clearing**

Clearing *native vegetation* is undertaken—

a) as *sequential clearing*; and b) under the guidance of a *koala spotter* where the *native vegetation* is a *non-juvenile koala habitat tree*.

**PS 6**

6.1 No probable solution specified.

**SO 7 Rehabilitation of land to provide koala habitat**

*Koala habitat* within the *receive site* is progressively restored and rehabilitated where cleared or otherwise disturbed by *development activities*.

PS 7

7.1 A rehabilitation plan is prepared and implemented in accordance with requirements of Policy 11: Rehabilitation of land to provide koala habitat in the *Koala Plan*.

**SO 8 Landscaping**

Landscaping activities as a result of the development enhance *koala habitat* on the *receive site* through—

a) an appropriate range of *native vegetation* species, including provision of an adequate number of *habitat trees* for the site’s koala habitat values; b) an appropriate distribution of *native vegetation* species across the site; and c) providing for unimpeded koala movement within and across the site.

PS 8

8.1 Landscaping—

a) incorporates a minimum of 30% of *habitat trees* distributed throughout the *receive site*; b) species selection reflects that of the pre-cleared site or the *native vegetation* species range of adjacent areas; c) does not impede the on-ground movements of koalas through placement of impermeable structures or dense understorey vegetation; and d) does not include invasive plant species.
Part 5: Development (other than extractive industry), to the extent that it involves land within a KPA 1

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<td>PS 1&lt;br&gt;1.1 No probable solution specified.</td>
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<td><strong>SO 2 Vegetation clearing</strong>&lt;br&gt;In any area of high value rehabilitation habitat or medium value rehabilitation habitat clearing of native vegetation occurs only where there is no suitable alternative site, and is—&lt;br&gt;a) limited to the extent necessary for undertaking necessary development activities; and&lt;br&gt;b) to the greatest extent practicable, avoids native vegetation in areas of the highest koala habitat value.</td>
<td>PS 2&lt;br&gt;2.1 Site design does not require clearing of native vegetation any area of high value rehabilitation habitat or medium value rehabilitation habitat, and development activities occur in cleared areas.&lt;br&gt;OR&lt;br&gt;2.2 Clearing of native vegetation within any area of high value rehabilitation habitat or medium value rehabilitation habitat occurs—&lt;br&gt;a) where there is no area within the area the subject of the application that—&lt;br&gt;i. does not require vegetation clearing; or&lt;br&gt;ii. is of a lower koala habitat value; and&lt;br&gt;b) only to the extent necessary for undertaking necessary development activities.</td>
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<td><strong>SO 3 Habitat linkages</strong>&lt;br&gt;Site design ensures that safe koala movement, refuge and food opportunities are retained within the area the subject of the application and to areas adjacent to areas the subject of the application.</td>
<td>PS 3&lt;br&gt;3.1 Where the area the subject of the application is less than two hectares in size, site design—&lt;br&gt;a) retains areas of contiguous riparian, regrowth or remnant vegetation; and&lt;br&gt;b) retains—&lt;br&gt;i. single non-juvenile koala habitat trees distributed across the area the subject of the application; and&lt;br&gt;ii. if there are no non-juvenile koala habitat tree on the area the subject of the application, clumps of native vegetation distributed across the</td>
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<tr>
<td>Specific Outcome</td>
<td>Probable Solution</td>
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<td><em>area the subject of the application</em>; or</td>
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<td></td>
<td>iii. if there is no native vegetation on the area the subject of the application, areas not subject to any development footprint that are located to allow koala movement through the area the subject of the application.</td>
</tr>
<tr>
<td>OR</td>
<td>PS 3.2 Where the <em>area the subject of the application</em> is greater than or equal to two hectares in size, <em>site design</em>—</td>
</tr>
<tr>
<td>PS 4</td>
<td>a) retains areas of contiguous riparian, regrowth or remnant vegetation; and</td>
</tr>
<tr>
<td></td>
<td>b) where areas of native vegetation with high value bushland habitat, medium value bushland habitat, low value bushland habitat, high value rehabilitation habitat or medium value rehabilitation habitat are greater than 30% of the area of the area the subject of the application, does not reduce these areas of native vegetation to less than 30% of the area of the area the subject of the application; or</td>
</tr>
<tr>
<td></td>
<td>c) where areas of native vegetation within high value bushland habitat, medium value bushland habitat, low value bushland habitat, high value rehabilitation habitat or medium value rehabilitation habitat are less than 30% of the area of the area the subject of the application, retains—</td>
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<tr>
<td></td>
<td>a) all non-juvenile koala habitat trees; and</td>
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<tr>
<td></td>
<td>b) at least 30% of these areas within the area of the area the subject of the application free from any development footprint.</td>
</tr>
</tbody>
</table>

**SO 4 Koala Safety Fencing and Measures**

*Site design* provides for koala movement across the landscape through incorporating principles of *Koala Safety Fencing and Measures*.

**PS 4**

4.1 *Site design* complies with the requirements of the *Koala Safety Fencing and Measures* Guideline.
<table>
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</thead>
</table>
| **SO 5 Development construction**  
*Development activities for development construction purposes incorporate principles of Koala Safety Fencing and Measures by—*
  a) maintaining koalas’ ability to move into, within and out of the *area the subject of the application*; and
  b) not increasing the risk of death or injury to koalas on the *area the subject of the application*  | **PS 5**  
5.1 *Development activities for development construction purposes—*
  a) do not result in increased vehicular traffic between the hours of 6pm on one day and 6am the following day;
  b) do not occur between the hours of 6pm on one day and 6am the following day;
  c) safeguard koalas from dangerous equipment and works;
  d) use koala exclusion fencing in accordance with the *Koala Safety Fencing and Measures* Guideline; and;
  e) prevent the entry of domestic dogs to the development site. |
| **SO 6 Staged vegetation clearing**  
Clearing *native vegetation* is undertaken—
 a) as *sequential clearing*; and
 b) under the guidance of a *koala spotter* where the *native vegetation* is a non-juvenile koala habitat tree.  | **PS 6**  
6.1 No probable solution specified. |
| **SO 7 Rehabilitation of land to provide koala habitat**  
*Koala habitat on the area the subject of the application* is progressively restored and rehabilitated where cleared or otherwise disturbed by *development activities*.  | **PS 7**  
7.1 A rehabilitation plan is prepared and implemented in accordance with requirements of Policy 11: Rehabilitation of land to provide koala habitat in the *Koala Plan*. |
| **SO 8 Landscaping**  
Landscaping activities as a result of the development enhance *koala habitat* on the *area the subject of the application* through—
 a) an appropriate range of *native vegetation* species, including provision of an adequate number of *koala habitat trees* for the site’s koala habitat values;
 b) an appropriate distribution of *native vegetation* species across the site; and
 c) providing for unimpeded koala movement within and across the site.  | **PS 8**  
8.1 Landscaping—
  a) incorporates a minimum of 30% of *koala habitat trees* distributed throughout the *area the subject of the application*;
  b) species selection reflects that of the pre-cleared site or the *native vegetation* species range of adjacent areas;
  c) does not impede the on-ground movements of koalas through placement of impermeable structures or dense understorey vegetation; and
  d) does not include invasive plant species. |
**Part 6: Development (other than extractive industry), to the extent that it involves land within a KPA 2 outside a Priority Koala Management Area**

<table>
<thead>
<tr>
<th>Specific Outcome</th>
<th>Probable Solution</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>SO 1 Vegetation clearing</strong></td>
<td><strong>PS 1</strong></td>
</tr>
<tr>
<td>In any area of high value bushland habitat, medium value bushland habitat, low value bushland habitat, high value rehabilitation habitat or medium value rehabilitation habitat clearing of native vegetation occurs only where there is no suitable alternative site, and is— a) limited to the extent necessary for undertaking necessary development activities; and b) to the greatest extent practicable, avoids native vegetation in areas of the highest koala habitat value.</td>
<td>1.1 Site design does not require clearing of native vegetation any area of high value bushland habitat, medium value bushland habitat, low value bushland habitat, high value rehabilitation habitat or medium value rehabilitation habitat, and development activities occur in cleared areas. OR 1.2 Clearing of native vegetation within any area of high value bushland habitat, medium value bushland habitat, low value bushland habitat, high value rehabilitation habitat or medium value rehabilitation habitat occurs— a) where there is no area within the area the subject of the application that— i. does not require vegetation clearing; or ii. is of a lower koala habitat value; and b) only to the extent necessary for undertaking necessary development activities.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>SO 2 Habitat linkages</strong></th>
<th><strong>PS 2</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Site design</strong> ensures that safe koala movement, refuge and food opportunities are retained within the area the subject of the application and to areas adjacent to areas the subject of the application.</td>
<td><strong>PS 2.1</strong> Where the area the subject of the application is less than two hectares in size, site design— a) retain areas of riparian, regrowth or remnant vegetation; and b) retains— i. single non-juvenile koala habitat trees distributed across the area the subject of the application; or ii. if there are no non-juvenile koala habitat tree on the area the subject of the application, clumps of native vegetation distributed across the area the subject of the application; or iii. if there is no native vegetation on the area the subject of the application, areas not subject to any development footprint that are located to allow koala movement</td>
</tr>
</tbody>
</table>
Specific Outcome | Probable Solution
--- | ---
 | through the area the subject of the application

OR
PS 2.2
Where the area the subject of the application is greater than or equal to two hectares in size, site design—
a) retains areas of contiguous riparian, regrowth or remnant vegetation; and
b) where areas of native vegetation within high value bushland habitat, medium value bushland habitat, low value bushland habitat, high value rehabilitation habitat or medium value rehabilitation habitat are greater than 30% of the area of the area the subject of the application, does not reduce these areas of native vegetation to less than 30% of the area of the area the subject of the application; or
c) where areas of native vegetation within high value bushland habitat, medium value bushland habitat, low value bushland habitat, high value rehabilitation habitat or medium value rehabilitation habitat are less than 30% of the area of the area the subject of the application, retains—
   i. all non-juvenile koala habitat trees; and
   ii. at least 30% of these areas within the area of the area the subject of the application free from any development footprint.

SO 3 Koala Safety Fencing and Measures
Site design provides for koala movement across the landscape through incorporating principles of Koala Safety Fencing and Measures.

SO 4 Development construction
Development activities for development construction purposes incorporate principles of Koala Safety Fencing and Measures by—
a) maintaining koalas' ability to move into, within and out of the area the subject of the application; and
b) not increasing the risk of death or injury to koalas on the area the subject of the application.

PS 3
3.1 Site design complies with the requirements of the Koala Safety Fencing and Measures Guideline.

PS 4
4.1 Development activities for development construction purposes—
a) do not result in increased vehicular traffic between the hours of 6pm on one day and 6am the following day;
b) do not occur between the hours of 6pm on one day and 6am the following day;
c) safeguard koalas from dangerous equipment and works;
d) use koala exclusion fencing in accordance with the Koala Safety Fencing and Measures Guideline.
<table>
<thead>
<tr>
<th>Specific Outcome</th>
<th>Probable Solution</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>SO 5 Staged vegetation clearing</strong>&lt;br&gt;Clearing <em>native vegetation</em> is undertaken—&lt;br&gt;a) as <em>sequential clearing</em>; and&lt;br&gt;b) under the guidance of a <em>koala spotter</em>&lt;br&gt;where the <em>native vegetation</em> is a <em>non-juvenile koala habitat tree</em>.</td>
<td>PS 5&lt;br&gt;5.1&lt;br&gt;No probable solution specified.</td>
</tr>
<tr>
<td><strong>SO 6 Rehabilitation of land to provide <em>koala habitat</em></strong>&lt;br&gt;<em>Koala habitat</em> on the <em>area the subject of the application</em> is progressively restored and rehabilitated where cleared or otherwise disturbed by <em>development activities</em>.</td>
<td>PS 6&lt;br&gt;6.1&lt;br&gt;A rehabilitation plan is prepared and implemented in accordance with requirements of Policy 11: Rehabilitation of land to provide koala habitat in the <em>Koala Plan</em>.</td>
</tr>
<tr>
<td><strong>SO 7 Landscaping</strong>&lt;br&gt;Landscaping activities as a result of the development enhance <em>koala habitat</em> on the <em>area the subject of the application</em> through—&lt;br&gt;a) an appropriate range of <em>native vegetation</em> species, including provision of an adequate number of <em>koala habitat trees</em> for the site's koala habitat values;&lt;br&gt;b) an appropriate distribution of <em>native vegetation</em> species across the site; and&lt;br&gt;c) providing for unimpeded koala movement within and across the site.</td>
<td>PS 7&lt;br&gt;7.1&lt;br&gt;Landscaping—&lt;br&gt;a) incorporates a minimum of 30% of <em>koala habitat trees</em> distributed throughout the <em>area the subject of the application</em>;&lt;br&gt;b) species selection reflects that of the pre-cleared site or the <em>native vegetation</em> species range of adjacent areas;&lt;br&gt;c) does not impede the on-ground movements of koalas through placement of impermeable structures or dense understorey vegetation; and&lt;br&gt;d) does not include invasive plant species.</td>
</tr>
</tbody>
</table>
Part 7: Development (other than an extractive industry), to the extent that it involves land within a KPA 2 inside a Priority Koala Management Area

<table>
<thead>
<tr>
<th>Specific Outcome</th>
<th>Probable Solution</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>SO 1 Bushland habitat retention</strong>&lt;br&gt;Clearing of native vegetation does not occur in any area of—&lt;br&gt;a) high value bushland habitat;&lt;br&gt;b) medium value bushland habitat; and&lt;br&gt;c) low value bushland habitat&lt;br&gt;unless the clearing is limited to the extent necessary for ensuring public safety where the sole purpose of the development activities is for ensuring public safety.</td>
<td><strong>PS 1</strong>&lt;br&gt;1.1 No probable solution specified.</td>
</tr>
</tbody>
</table>

| **SO 2 Vegetation clearing**<br>In any area of high value rehabilitation habitat or medium value rehabilitation habitat clearing of native vegetation occurs only where there is no suitable alternative site, and is—<br>a) limited to the extent necessary for undertaking necessary development activities; and<br>b) to the greatest extent practicable, avoids native vegetation in areas of the highest koala habitat value. | **PS 2**<br>21.1 Site design does not require clearing of native vegetation any area of high value rehabilitation habitat or medium value rehabilitation habitat, and development activities occur in cleared areas.<br>OR<br>1.2 Clearing of native vegetation within any area of high value rehabilitation habitat or medium value rehabilitation habitat occurs—<br>a) where there is no area within the area the subject of the application that—<br>i. does not require vegetation clearing; or<br>ii. is of a lower koala habitat value; and<br>b) only to the extent necessary for undertaking necessary development activities. |

<p>| <strong>SO 3 Habitat linkages</strong>&lt;br&gt;Site design ensures that safe koala movement, refuge and food opportunities are retained within the area the subject of the application and to areas adjacent to areas the subject of the application. | <strong>PS 3</strong>&lt;br&gt;3.1 Where the area the subject of the application is less than two hectares in size, site design—&lt;br&gt;a) retain areas of contiguous riparian, regrowth or remnant vegetation; and&lt;br&gt;b) retains—&lt;br&gt;i. single non-juvenile koala habitat trees distributed across the area the subject of the application; or&lt;br&gt;ii. if there are no non-juvenile koala habitat tree on the area the subject of the application, clumps of native vegetation distributed across the area the subject of the application; |</p>
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<tbody>
<tr>
<td>or</td>
<td>iii. if there is no native vegetation on the area the subject of the application, areas not subject to any development footprint that are located to allow koala movement through the area the subject of the application.</td>
</tr>
<tr>
<td>OR</td>
<td>PS 3.2 Where the area the subject of the application is greater than or equal to two hectares in size, site design—  a) retains areas of riparian, regrowth or remnant vegetation; and  b) where areas of native vegetation within high value bushland habitat, medium value bushland habitat, low value bushland habitat, high value rehabilitation habitat or medium value rehabilitation habitat are greater than 30% of the area of the area the subject of the application, does not reduce these areas of native vegetation to less than 30% of the area of the area the subject of the application; or  c) where areas of native vegetation within high value bushland habitat, medium value bushland habitat, low value bushland habitat, high value rehabilitation habitat or medium value rehabilitation habitat are less than 30% of the area of the area the subject of the application, retains—  i. all non-juvenile koala habitat trees; and  ii. at least 30% of these areas within the area the subject of the application free from any development footprint.</td>
</tr>
</tbody>
</table>

**SO 4 Koala Safety Fencing and Measures**  
*Site design* provides for koala movement across the landscape through incorporating principles of *Koala Safety Fencing and Measures*.  

**PS 4**  
4.1 *Site design* complies with the requirements of the *Koala Safety Fencing and Measures* Guideline.
<table>
<thead>
<tr>
<th>Specific Outcome</th>
<th>Probable Solution</th>
</tr>
</thead>
</table>
| **SO 5 Development construction**  
*Development activities* for development construction purposes incorporate principles of *Koala Safety Fencing and Measures* by—  
a) maintaining koalas’ ability to move into, within and out of the *area the subject of the application*; and  
b) not increasing the risk of death or injury to koalas on the *area the subject of the application* | **PS 5**  
5.1 *Development activities* for development construction purposes—  
a) do not result in increased vehicular traffic between the hours of 6pm on one day and 6am the following day;  
b) do not occur between the hours of 6pm on one day and 6am the following day;  
c) safeguard koalas from dangerous equipment and works;  
d) use koala exclusion fencing in accordance with the *Koala Safety Fencing and Measures* Guideline; and  
e) prevent the entry of domestic dogs to the development site. |
| **SO 6 Staged vegetation clearing**  
Clearing *native vegetation* is undertaken—  
d) as *sequential clearing*; and  
e) under the guidance of a *koala spotter* where the *native vegetation* is a non-juvenile *koala habitat tree*. | **PS 6**  
6.1 No probable solution specified. |
| **SO 7 Rehabilitation of land to provide koala habitat**  
*Koala habitat* on the *area the subject of the application* is progressively restored and rehabilitated where cleared or otherwise disturbed by *development activities*. | **PS 7**  
7.1 A rehabilitation plan is prepared and implemented in accordance with requirements of Policy 11: Rehabilitation of land to provide koala habitat in the *Koala Plan*. |
| **SO 8 Landscaping**  
Landscaping activities as a result of the development enhance *koala habitat* on the *area the subject of the application* through—  
a) an appropriate range of *native vegetation* species, including provision of an adequate number of *koala habitat trees* for the site’s koala habitat values;  
b) an appropriate distribution of *native vegetation* species across the site; and  
c) providing for unimpeded koala movement within and across the site. | **PS 8**  
8.1 Landscaping—  
a) incorporates a minimum of 30% of *koala habitat trees* distributed throughout the *area the subject of the application*;  
b) species selection reflects that of the pre-cleared site or the *native vegetation* species range of adjacent areas;  
c) does not impede the on-ground movements of koalas through placement of impermeable structures or dense understorey vegetation; and  
d) does not include invasive plant species. |
Part 8: Development (other than an *extractive industry*), to the extent that it involves land within a *KPA 3*

<table>
<thead>
<tr>
<th>Specific Outcome</th>
<th>Probable Solution</th>
</tr>
</thead>
</table>
| **SO 1 Koala Safety Fencing and Measures**  
*Site design provides for koala movement across the landscape through its design and layout by incorporating principles of Koala Safety Fencing and Measures.*  
| **PS 1**  
1.1 *Site design complies with the requirements of the Koala Safety Fencing and Measures Guideline.*  |
| **SO 2 Development construction**  
*Development activities for development construction purposes incorporate principles of Koala Safety Fencing and Measures by—*  
- maintaining koalas’ ability to move into, within and out of the *area the subject of the application*; and  
- not increasing the risk of death or injury to koalas on the *area the subject of the application*  
| **PS 2**  
2.1 *Development activities for development construction purposes—*  
- do not result in increased vehicular traffic between the hours of 6pm on one day and 6am the following day;  
- do not occur between the hours of 6pm on one day and 6am the following day;  
- safeguard koalas from dangerous equipment and works;  
- use koala exclusion fencing in accordance with the Koala Safety Fencing and Measures Guideline; and  
- prevent the entry of domestic dogs to the development site.*  |
| **SO 3 Staged vegetation clearing**  
Clearing *native vegetation* is undertaken—  
- as *sequential clearing*; and  
- under the guidance of a *koala spotter* where the *native vegetation* is a *non-juvenile koala habitat tree.*  
| **PS 3**  
3.1 *No probable solution specified.*  |
| **SO 4 Rehabilitation of land to provide koala habitat**  
*Koala habitat on the *area the subject of the application* is progressively restored and rehabilitated where cleared or otherwise disturbed by development activities.*  
| **PS 4**  
4.1 *A rehabilitation plan is prepared and implemented in accordance with requirements of Policy 11: Rehabilitation of land to provide koala habitat in the Koala Plan.*  |
| **SO 5 Landscaping**  
Landscaping activities as a result of the development enhance *koala habitat* on the *area the subject of the application* through—  
- an appropriate range of *native vegetation* species, including provision of an adequate number of *koala habitat trees* for the site’s koala habitat values;  
- an appropriate distribution of *native vegetation* species across the site; and  
- providing for unimpeded koala movement within and across the site.  
| **PS 5**  
5.1 *Landscaping—*  
- incorporates a minimum of 30% of *koala habitat trees* distributed throughout the *area the subject of the application*;  
- species selection reflects that of the pre-cleared site or the *native vegetation* species range of adjacent areas;  
- does not impede the on-ground movements of koalas through placement of impermeable structures or dense understorey vegetation; and  
- does not include invasive plant species.*
### Part 9: Extractive industry inside a Key Resource Area

<table>
<thead>
<tr>
<th>Specific Outcome</th>
<th>Probable Solution</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>SO 1 Limits to clearing for extractive industry</strong>&lt;br&gt;Subject to the limitations to meet SO 2 to SO 9 in this part, clearing of native vegetation is limited to the extent that is necessary for—&lt;br&gt;a) dredging material from the bed of any waters; and&lt;br&gt;b) extracting rock, sand, clay, gravel, loam or other material, from a pit or quarry; and&lt;br&gt;c) screening, washing, grinding, milling, sizing or separating material extracted from a pit or quarry.</td>
<td>PS 1&lt;br&gt;1.1 No probable solution specified.</td>
</tr>
<tr>
<td><strong>SO 2 Development is staged</strong>&lt;br&gt;<em>Development activities</em> are staged in line with operational needs and is restricted to the current operational area</td>
<td>PS 2&lt;br&gt;2.1 No probable solution specified.</td>
</tr>
<tr>
<td><strong>SO 3 Maintaining vegetation</strong>&lt;br&gt;The extent of native vegetation with koala habitat values is maintained in any area of—&lt;br&gt;a) high value bushland habitat;&lt;br&gt;b) medium value bushland habitat;&lt;br&gt;c) high value rehabilitation habitat;&lt;br&gt;d) medium value rehabilitation habitat;&lt;br&gt;e) high value other area of habitat; or&lt;br&gt;f) medium value other area of habitat by—&lt;br&gt;a) avoiding clearing of native vegetation with koala habitat values;&lt;br&gt;b) minimising clearing of native vegetation with koala habitat values; or&lt;br&gt;c) offsetting clearing of native vegetation with koala habitat values in accordance with the offset policy in Annexe 3.</td>
<td>PS 3&lt;br&gt;3.1 No probable solution specified.</td>
</tr>
<tr>
<td><strong>SO 4 Staged vegetation clearing</strong>&lt;br&gt;Clearing native vegetation is undertaken—&lt;br&gt;a) as sequential clearing; and&lt;br&gt;b) under the guidance of a koala spotter where the native vegetation is a non-juvenile koala habitat tree.</td>
<td>PS 4&lt;br&gt;4.1 No probable solution specified.</td>
</tr>
<tr>
<td><strong>SO 5 Habitat linkages</strong>&lt;br&gt;<em>Site design</em> ensures that safe koala movement, refuge and food opportunities are retained within the area the subject of the application and to areas adjacent to areas the subject of the application.</td>
<td>PS 5&lt;br&gt;5.1 No probable solution specified.</td>
</tr>
<tr>
<td>Specific Outcome</td>
<td>Probable Solution</td>
</tr>
<tr>
<td>---------------------------------------------------------------------------------</td>
<td>-----------------------------</td>
</tr>
<tr>
<td><strong>SO 6 Koala Safety Fencing and Measures</strong></td>
<td><strong>PS 6</strong></td>
</tr>
<tr>
<td>Site design provides for koala movement across the landscape through incorporating principles of Koala Safety Fencing and Measures.</td>
<td>6.1</td>
</tr>
<tr>
<td></td>
<td>No probable solution specified.</td>
</tr>
<tr>
<td><strong>PS 6</strong></td>
<td></td>
</tr>
<tr>
<td><strong>SO 7 Operations</strong></td>
<td><strong>PS 7</strong></td>
</tr>
<tr>
<td>Operational activities—</td>
<td></td>
</tr>
<tr>
<td>a) do not result in increased vehicular traffic between the hours of 6pm on one day and 6am the following day;</td>
<td>7.1</td>
</tr>
<tr>
<td>b) maintain koalas’ ability to safely move into, within and out of the area the subject of the application;</td>
<td>No probable solution specified.</td>
</tr>
<tr>
<td>c) prevent the entry of domestic dogs to the development site between the hours of 6pm on a day and 6am the following day; and</td>
<td></td>
</tr>
<tr>
<td>d) do not increase the risk of death or injury to koalas on the area the subject of the application.</td>
<td></td>
</tr>
<tr>
<td><strong>PS 7</strong></td>
<td></td>
</tr>
<tr>
<td><strong>SO 8 Rehabilitation of land to provide koala habitat</strong></td>
<td><strong>PS 8</strong></td>
</tr>
<tr>
<td>Koala habitat on the area the subject of the application is progressively restored and rehabilitated where cleared or otherwise disturbed by development activities.</td>
<td>8.1</td>
</tr>
<tr>
<td></td>
<td>No probable solution specified.</td>
</tr>
<tr>
<td><strong>PS 8</strong></td>
<td></td>
</tr>
<tr>
<td><strong>SO 9 Landscaping</strong></td>
<td><strong>PS 9</strong></td>
</tr>
<tr>
<td>Landscaping activities as a result of the development enhance koala habitat on the area the subject of the application through—</td>
<td>9.1</td>
</tr>
<tr>
<td>a) an appropriate range of native vegetation species, including provision of an adequate number of koala habitat trees for the site’s koala habitat values;</td>
<td>No probable solution specified.</td>
</tr>
<tr>
<td>b) an appropriate distribution of native vegetation species across the site; and</td>
<td></td>
</tr>
<tr>
<td>c) providing for unimpeded koala movement within and across the site.</td>
<td></td>
</tr>
<tr>
<td><strong>PS 9</strong></td>
<td></td>
</tr>
</tbody>
</table>
### Part 10: Extractive industry outside a Key Resource Area

<table>
<thead>
<tr>
<th>Specific Outcome</th>
<th>Probable Solution</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>SO 1 Limits to clearing for extractive industry</strong></td>
<td>PS 1</td>
</tr>
<tr>
<td>Subject to the limitations to meet SO 2 to SO 10 in this part, clearing of native vegetation is limited to the extent that is necessary for—</td>
<td>1.1</td>
</tr>
<tr>
<td>a) dredging material from the bed of any waters; and</td>
<td>No probable solution specified.</td>
</tr>
<tr>
<td>b) extracting rock, sand, clay, gravel, loam or other material, from a pit or quarry; and</td>
<td></td>
</tr>
<tr>
<td>c) screening, washing, grinding, milling, sizing or separating material extracted from a pit or quarry.</td>
<td></td>
</tr>
<tr>
<td><strong>SO 2 Development is staged</strong></td>
<td>PS 2</td>
</tr>
<tr>
<td>Development activities are staged in line with operational needs and are restricted to the current operational area.</td>
<td>2.1</td>
</tr>
<tr>
<td>No probable solution specified.</td>
<td></td>
</tr>
<tr>
<td><strong>SO 3 Maintaining vegetation</strong></td>
<td>PS 3</td>
</tr>
<tr>
<td>The extent of native vegetation with koala habitat values is maintained in any area of—</td>
<td>3.1</td>
</tr>
<tr>
<td>a) high value bushland habitat;</td>
<td>No probable solution specified.</td>
</tr>
<tr>
<td>b) medium value bushland habitat;</td>
<td></td>
</tr>
<tr>
<td>c) low value bushland habitat;</td>
<td></td>
</tr>
<tr>
<td>d) high value rehabilitation habitat;</td>
<td></td>
</tr>
<tr>
<td>e) medium value rehabilitation habitat;</td>
<td></td>
</tr>
<tr>
<td>f) low value rehabilitation habitat; or</td>
<td></td>
</tr>
<tr>
<td>g) other area of habitat</td>
<td></td>
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<tr>
<td>by—</td>
<td></td>
</tr>
<tr>
<td>a) avoiding clearing of native vegetation with koala habitat values;</td>
<td></td>
</tr>
<tr>
<td>b) minimising clearing of native vegetation with koala habitat values; or</td>
<td></td>
</tr>
<tr>
<td>c) offsetting clearing of native vegetation with koala habitat values in accordance with the offset policy in Annexe 3.</td>
<td></td>
</tr>
<tr>
<td><strong>SO 4 Vegetation clearing</strong></td>
<td>PS 4</td>
</tr>
<tr>
<td>In any area of low value bushland habitat, clearing of native vegetation occurs only where there is no suitable alternative site, and is—</td>
<td>4.1</td>
</tr>
<tr>
<td>a) limited to the extent necessary for undertaking necessary development activities; and</td>
<td>No probable solution specified.</td>
</tr>
<tr>
<td>b) to the greatest extent practicable, avoids native vegetation in areas of the highest koala habitat value.</td>
<td></td>
</tr>
<tr>
<td>Specific Outcome</td>
<td>Probable Solution</td>
</tr>
<tr>
<td>---------------------------------------------------------------------------------</td>
<td>-------------------</td>
</tr>
<tr>
<td><strong>SO 5 Staged vegetation clearing</strong></td>
<td>PS 5</td>
</tr>
<tr>
<td>Clearing <em>native vegetation</em> is undertaken—</td>
<td></td>
</tr>
<tr>
<td>a) as <em>sequential clearing</em>; and</td>
<td>5.1</td>
</tr>
<tr>
<td>b) under the guidance of a <em>koala spotter</em> where the <em>native vegetation</em> is a <em>non-juvenile koala habitat tree</em>.</td>
<td>No probable solution specified.</td>
</tr>
<tr>
<td><strong>SO 6 Habitat linkages</strong></td>
<td>PS 6</td>
</tr>
<tr>
<td><em>Site design</em> ensures that safe koala movement, refuge and food opportunities are retained within the <em>area the subject of the application</em> and to areas adjacent to <em>areas the subject of the application</em>.</td>
<td>6.1</td>
</tr>
<tr>
<td>No probable solution specified.</td>
<td></td>
</tr>
<tr>
<td><strong>SO 7 Koala Safety Fencing and Measures</strong></td>
<td>PS 7</td>
</tr>
<tr>
<td><em>Site design</em> provides for koala movement across the landscape through incorporating principles of <em>Koala Safety Fencing and Measures</em>.</td>
<td>7.1</td>
</tr>
<tr>
<td>No probable solution specified.</td>
<td></td>
</tr>
<tr>
<td><strong>SO 8 Operations</strong></td>
<td>PS 8</td>
</tr>
<tr>
<td>Operational activities—</td>
<td></td>
</tr>
<tr>
<td>a) do not result in increased vehicular traffic between the hours of 6pm on one day and 6am the following day;</td>
<td>8.1</td>
</tr>
<tr>
<td>b) maintain koalas’ ability to safely move into, within and out of the <em>area the subject of the application</em>;</td>
<td>No probable solution specified.</td>
</tr>
<tr>
<td>c) prevent the entry of domestic dogs to the development site between the hours of 6pm on a day and 6am the following day;</td>
<td></td>
</tr>
<tr>
<td>d) do not increase the risk of death or injury to koalas on the <em>area the subject of the application</em>.</td>
<td></td>
</tr>
<tr>
<td><strong>SO 9 Rehabilitation of land to provide koala habitat</strong></td>
<td>PS 9</td>
</tr>
<tr>
<td><em>Koala habitat</em> on the <em>area the subject of the application</em> is progressively restored and rehabilitated where cleared or otherwise disturbed by development activities*.</td>
<td>9.1</td>
</tr>
<tr>
<td>No probable solution specified.</td>
<td></td>
</tr>
<tr>
<td><strong>SO 10 Landscaping</strong></td>
<td>PS 10</td>
</tr>
<tr>
<td>Landscaping activities as a result of the development enhance <em>koala habitat</em> on the <em>area the subject of the application</em> through—</td>
<td>10.1</td>
</tr>
<tr>
<td>a) an appropriate range of <em>native vegetation</em> species, including provision of an adequate number of <em>koala habitat trees</em> for the site’s koala habitat values;</td>
<td>No probable solution specified.</td>
</tr>
<tr>
<td>b) an appropriate distribution of <em>native vegetation</em> species across the site; and</td>
<td></td>
</tr>
<tr>
<td>c) providing for unimpeded koala movement within and across the site.</td>
<td></td>
</tr>
</tbody>
</table>
### Table One: Identified broad hectare areas referenced in the SEQ Regional Plan 2009–2031

<table>
<thead>
<tr>
<th>Area</th>
<th>Local Government Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>Steiglitz</td>
<td>Gold Coast</td>
</tr>
<tr>
<td>Coomera</td>
<td>Gold Coast</td>
</tr>
<tr>
<td>Ebenezer</td>
<td>Ipswich</td>
</tr>
<tr>
<td>Ripley Valley</td>
<td>Ipswich</td>
</tr>
<tr>
<td>Flagstone</td>
<td>Logan</td>
</tr>
<tr>
<td>Yarrabilba North</td>
<td>Logan</td>
</tr>
<tr>
<td>Park Ridge</td>
<td>Logan</td>
</tr>
<tr>
<td>Bahs Scrub</td>
<td>Logan</td>
</tr>
<tr>
<td>Greenbank Central</td>
<td>Logan</td>
</tr>
<tr>
<td>Kinross Road (Thornlands)</td>
<td>Redland City</td>
</tr>
<tr>
<td>South East Thornlands</td>
<td>Redland City</td>
</tr>
<tr>
<td>Victoria Point</td>
<td>Redland City</td>
</tr>
<tr>
<td>Palmview</td>
<td>Sunshine Coast</td>
</tr>
<tr>
<td>Caloundra City</td>
<td>Sunshine Coast</td>
</tr>
<tr>
<td>Nambour</td>
<td>Sunshine Coast</td>
</tr>
<tr>
<td>Maroochydore</td>
<td>Sunshine Coast</td>
</tr>
<tr>
<td>Narangba</td>
<td>Moreton Bay</td>
</tr>
<tr>
<td>Elimbah East</td>
<td>Moreton Bay</td>
</tr>
<tr>
<td>Dakabin</td>
<td>Moreton Bay</td>
</tr>
<tr>
<td>Griffin</td>
<td>Moreton Bay</td>
</tr>
<tr>
<td>Mango Hill</td>
<td>Moreton Bay</td>
</tr>
<tr>
<td>North Lakes</td>
<td>Moreton Bay</td>
</tr>
</tbody>
</table>

### Table Two: Identified planning areas for which development is to be subject to a statutory covenant

<table>
<thead>
<tr>
<th>Area</th>
<th>Local Government Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>Kinross Road (Thornlands)</td>
<td>Redland City</td>
</tr>
<tr>
<td>South East Thornlands</td>
<td>Redland City</td>
</tr>
<tr>
<td>Victoria Point</td>
<td>Redland City</td>
</tr>
<tr>
<td>Dakabin</td>
<td>Moreton Bay</td>
</tr>
<tr>
<td>Griffin</td>
<td>Moreton Bay</td>
</tr>
<tr>
<td>Mango Hill</td>
<td>Moreton Bay</td>
</tr>
<tr>
<td>North Lakes</td>
<td>Moreton Bay</td>
</tr>
</tbody>
</table>
Annexe 3 – Offset policy for Linear Infrastructure, Community Infrastructure and Extractive Industry

A3.1 Preamble
The objective of this policy is to ensure that linear infrastructure, community infrastructure and extractive industry development provide a net benefit large enough to contribute positively to the amount of bushland habitat in the SEQKPA.

A3.2 Application of this Policy
This policy is applicable where an applicant for linear infrastructure, community infrastructure development or extractive industry development seeks to provide an offset in accordance with any of the following code requirements—
• Part 2, Specific Outcome 2 (SO 1)
• Part 2, Specific Outcome 2.2 (PS 2.2)
• Part 3, Specific Outcome 1 (SO 1);
• Part 3, Probable Solution 1.2 (PS 1.2);
• Part 9, Specific Outcome 3 (SO 3); or
• Part 10 Specific Outcome 3 (SO 3)

This policy requires projects to provide an offset based upon calculation of the number of non-juvenile koala habitat trees removed.

It is intended that the application of this policy requires compensation for the unavoidable loss of non-juvenile koala habitat trees once all applicable regulatory requirements are met. It is not a means for non-juvenile koala habitat trees to be removed where not otherwise permitted, and the provisions of this policy apply in addition to any other requirements of a development approval.

Three offset delivery options are available under this policy. These are applicant self delivery, delivery through Ecofund and direct financial contribution. Any of these options will satisfy the offset requirement under this draft SPRP.

A3.3 General exclusion from offset requirement
To the extent that an offset under this draft SPRP and an offset under the Vegetation Management Act 1999 (VMA) are required for development over the same area of land, the offset liability under this draft SPRP is reduced by 2 new habitat trees for every mature habitat tree that is protected in the offset area secured under the VMA offset requirements.

A3.4 Options

3.4.1. Direct delivery
- Size of offset
  The offset shall be calculated on the basis of 5 new habitat trees being established for every non-juvenile koala habitat tree cleared. Where the number of trees to be cleared is not established directly this number will be based on the number of hectares to be cleared multiplied by a deemed stocking of 250 trees per hectare.

  Any conditioned re-establishment of koala habitat trees on the development site within 2 years of the clearing occurring will reduce the number of trees required to be provided as an offset.
Location of offset

An applicant choosing to deliver the offset directly must do so in the same Local Government Area as the project.

The offset must be in an area of high value rehabilitation habitat or medium value rehabilitation habitat.

Where the development is within a Priority Koala Management Area identified the maps in Schedule One of this draft SPRP, the offset must be located within one of these areas.

Securing of offset

Any offset must be secured permanently for conservation purposes. Protection may be achieved through:

(a) a covenant under the Land Act 1994 or the, Land Title Act 1994;
(b) a conservation agreement under the Nature Conservation Act 1992;
(c) inviting declaration of an area of high conservation value under the Vegetation Management Act 1999 (that identifies vegetation that cannot be cleared); or
(d) gifting the area to the State (if acceptable to DERM) or relevant local government for the purpose of inclusion in the protected area or parkland estate.

The applicant is responsible for the cost of securing the offset.

The conditions stated in the agreement or covenant must specify responsibilities for monitoring, maintenance and management of the site.

3.4.2. Delivery through Ecofund

Applicants may choose to engage the services of Ecofund, Queensland Government’s preferred offset provider, for delivery of the offset. The same requirements for locating and securing the offset apply in this case as in Section 5.1.

The applicant is responsible for any costs charged by Ecofund for providing the offset.

Under this option Ecofund assumes responsibility for delivery of the required offset when offset agreement is satisfied.

<table>
<thead>
<tr>
<th>Example 1</th>
</tr>
</thead>
<tbody>
<tr>
<td>An applicant proposes to clear 152 koala habitat trees in bushland habitat and a further 53 scattered habitat trees on partly cleared land. 60 trees are to be re-established as part of the development. The required offset is calculated as follows:</td>
</tr>
<tr>
<td>Number of existing koala habitat trees to be cleared = 152 + 53 = 205</td>
</tr>
<tr>
<td>Required offset = (205 x 5) – 60 = 965 new trees</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Example 2</th>
</tr>
</thead>
<tbody>
<tr>
<td>An applicant proposes to clear 4 hectares of koala habitat trees for which no assessment of the total number of trees has been undertaken and a further 80 habitat trees that have been specifically surveyed. No trees are to be re-established as part of the development. The required offset is calculated as follows:</td>
</tr>
<tr>
<td>Number of existing koala trees to be cleared = (4 x 250) + 80 = 1080</td>
</tr>
<tr>
<td>Required offset = 1080 x 5 = 5400 new trees</td>
</tr>
</tbody>
</table>
3.4.3. Financial contribution

Applicants can meet their offset requirements by providing to DERM a financial contribution based on a flat dollar amount per new tree required to be established.

This amount will be based on the estimated average cost of acquiring, rehabilitating and protecting land outside the urban footprint in the SEQKPA. The figure will be calculated on a per hectare basis and updated periodically using actual costs. The required financial contribution per tree will be 1/250\textsuperscript{th} of this per hectare figure.

The amount to be used at the commencement of this policy is $\textbf{184 per tree}$ (based on a figure of $\$46,000/\text{hectare}$).

\begin{center}
\begin{tabular}{|l|}
\hline
Examples \\
\hline
The required financial contribution for example 1 in Section 5.1.1 = 965 x 184 = $177,560 \\
The required financial contribution for example 2 in Section 5.1.1 = 5400 x 184 = $993,600 \\
\hline
\end{tabular}
\end{center}

Once the full financial contribution for a development application has been paid, the applicant has met the offset requirements under this policy for that application.
Annexe 4 – South East Queensland Koala Protection Area

- Sunshine Coast Regional Council
- Moreton Bay Regional Council
- Brisbane City Council
- Redland City Council
- Logan City Council
- Ipswich City Council
- Gold Coast City Council