

South East Queensland Koala Conservation State Planning Regulatory Provisions

Prepared by:

Sustainable Communities and Landscapes

Department of Environment and Resource Management

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May 2010

#29138

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Division 1—Preliminary

1.1 Short title

These State planning regulatory provisions may be cited as the South East Queensland Koala Conservation State Planning Regulatory Provisions.

1.2 Regulatory provisions apply in addition to local planning instruments

1. These State planning regulatory provisions apply in addition to any relevant matters applying under a local planning instrument for assessing and deciding a development application.
2. Under section 19(1) of the *Sustainable Planning Act 2009*, if there is an inconsistency between these State planning regulatory provisions and another planning instrument, or any plan, policy or code under an Act, these State planning regulatory provisions prevail to the extent of the inconsistency.
3. A local planning instrument will not be inconsistent with these State planning regulatory provisions to the extent it applies additional requirements taking into consideration local koala conservation interests.

1.3 Definitions

The dictionary in schedule 3 of the *Sustainable Planning Act 2009* defines particular words used in these State planning regulatory provisions, unless otherwise defined in schedule 4.

1.4 When these State planning regulatory provisions do not apply

These State planning regulatory provisions do not apply to the following:

- a. The assessment of a development application that was properly made before the day these State planning regulatory provisions commenced;
- b. development that is self-assessable;
- c. development that requires compliance assessment;
- d. development to which section 857 of the *Sustainable Planning Act 2009* applies;
- e. development that is:
 - i. declared to be a significant project under the *State Development and Public Works Organisation Act 1971*, section 26(1)(a); or
 - ii. in a State development area under the *State Development and Public Works Organisation Act 1971*; or
- f. development for community infrastructure that is conducted by or on behalf of the State of Queensland or a State Government public sector entity.

1.5 Compliance with these State planning regulatory provisions

1. These State planning regulatory provisions regulate development by:
 - a. specifying development that is prohibited development; and
 - b. requiring development that is code- or impact-assessable under a relevant planning instrument to comply with the criteria that applies to the development in divisions 2 to 7.
2. Development is taken to comply with these State planning regulatory provisions if it complies with the applicable criteria in divisions 2 to 7.

1.6 Determining applicable division

To the extent that the criteria in table 1, column 1 applies to code- or impact-assessable development under a relevant planning instrument, that part of the code- or impact-assessable development must comply with the requirements of the corresponding division of these State planning regulatory provisions listed in table 1, column 2.

Table 1 – Determining the applicable division that applies to development which is subject to code or impact assessment under a relevant planning instrument

Column 1 Development that must comply with the corresponding division	Column 2 Applicable division
Development that gives effect to committed development	Division 2
Development within an identified koala broad-hectare area that is not required to comply with divisions 2 or 5	Division 3
Development for community infrastructure (other than community infrastructure mentioned in section 1.4(f)) or linear development that is not required to comply with divisions 2, 3, or 5	Division 4
Development for extractive industry in an assessable development area that is not required to comply with division 2	Division 5
Development within a priority koala assessable development area that is not required to comply with divisions 2, 3, 4 or 5	Division 6
Development which is located within a koala assessable development area that is not required to comply with divisions 2, 3, 4 or 5	Division 7

Division 2—Development that is committed development in the assessable development area

2.1 Application of division

This division applies to a development application for development that is a material change of use of premises, reconfiguring a lot or operational work to give effect to committed development in any koala habitat type in the assessable development area and not mentioned in table 2, column 1.

2.2 Development assessment criteria

Development to which this division applies must comply with the assessment criteria listed in column 2 of table 2.

Table 2 – Development that is committed development in the assessable development area

Column 1 Assessable development to which division 2 does not apply	Column 2 Assessment criteria for assessable development
<ol style="list-style-type: none"> 1. Development for a domestic activity. 2. Development on premises that will not result in any of the following: <ol style="list-style-type: none"> a. clearing of native vegetation that will result in a total cleared area of more than 500 m²; b. a new building or extension and any reasonably associated infrastructure that will result in a total development footprint of more than 500 m²; c. extracting gravel, rock or sand from an area of more than 5000 m²; d. the excavation or filling of an area of more than 5,000 m². 3. Reconfiguring a lot that will not result in the creation of an additional lot. 	<ol style="list-style-type: none"> 1. Wherever practicable within the scope of the relevant approval, structure plan or master plan, site design provides safe koala movement opportunities as appropriate to the development type and habitat connectivity values of the site determined through Schedule 2. 2. Native vegetation clearing is undertaken as sequential clearing and under the guidance of a koala spotter where the native vegetation is a non-juvenile koala habitat tree. 3. During construction phases: <ol style="list-style-type: none"> a. measures are incorporated into construction practices to not increase the risk of death or injury to koalas; and b. native vegetation that is cleared and in an area intended to be retained for safe koala movement opportunities is progressively restored and rehabilitated.

Division 3—Development in an identified koala broad-hectare area

3.1 Application of division

This division applies to a development application for development that is a material change of use of premises, reconfiguring a lot or operational work in any koala habitat type in an identified koala broad-hectare area and not mentioned in table 3, column 1.

3.2 Development assessment criteria

Development to which this division applies must comply with the assessment criteria listed in table 3, column 2.

Table 3 – Development in an identified koala broad-hectare area

Column 1 Assessable development to which division 3 does not apply	Column 2 Assessment criteria for assessable development
<ol style="list-style-type: none"> 1. Development for a domestic activity. 2. Development on premises that will not result in any of the following: <ol style="list-style-type: none"> a. clearing of native vegetation that will result in a total cleared area of more than 500 m²; b. a new building or extension and any reasonably associated infrastructure that will result in a total development footprint of more than 500 m²; c. extracting gravel, rock or sand from an area of more than 5,000 m²; d. the excavation or filling of an area of more than 5,000 m². 3. Reconfiguring a lot that will not result in the creation of an additional lot. 	<ol style="list-style-type: none"> 1. Site design provides safe koala movement opportunities as appropriate to the development type and habitat connectivity values of the site determined by reference to the factors for consideration in Schedule 2. 2. Native vegetation clearing is undertaken as sequential clearing and under the guidance of a koala spotter where the native vegetation is a non-juvenile koala habitat tree. 3. During construction phases: <ol style="list-style-type: none"> a. measures are incorporated into construction practices to not increase the risk of death or injury to koalas; and b. native vegetation that is cleared and in an area intended to be retained for safe koala movement opportunities is progressively restored and rehabilitated. 4. Landscaping activities provide food, shelter and movement opportunities for koalas consistent with site design..

Division 4—Development for linear infrastructure and community infrastructure in the assessable development area

4.1 Application of division

This division applies to a development application for development that is a material change of use of premises, reconfiguring a lot or operational work for linear infrastructure or community infrastructure in any koala habitat type in the assessable development area and not mentioned in table 4, column 1.

4.2 Development assessment criteria

Development to which this division applies must comply with the assessment criteria listed in table 4, column 2.

Table 4 – Development for linear infrastructure and community infrastructure in the assessable development area

Column 1 Assessable development to which division 4 does not apply	Column 2 Assessment criteria for assessable development
<ol style="list-style-type: none"> 1. Development on premises that will not result in any of the following: <ol style="list-style-type: none"> a. clearing of native vegetation that will result in a total cleared area of more than 500 m²; b. a new building or extension and any reasonably associated infrastructure that will result in a total development footprint of more than 500 m²; c. extracting gravel, rock or sand from an area of more than 5,000 m²; d. the excavation or filling of an area of more than 5,000 m². 2. Reconfiguring a lot that will not result in the creation of an additional lot. 	<ol style="list-style-type: none"> 1. Site design must avoid clearing non-juvenile koala habitat trees in areas of bushland habitat, high value rehabilitation habitat, and medium value rehabilitation habitat, with any unavoidable clearing minimised and offset in accordance with the Offsets for Net Gain of Koala Habitat in South East Queensland Policy at a ratio of five new koala habitat trees for every one non-juvenile koala habitat tree removed or an equivalent cash contribution. 2. Site design provides safe koala movement opportunities, including koala movement infrastructure, as appropriate to the development type and habitat connectivity values of the site determined by reference to the factors for consideration in Schedule 2. 3. Native vegetation clearing is undertaken as sequential clearing and under the guidance of a koala spotter where the native vegetation is a non-juvenile koala habitat tree. 4. During construction phases: <ol style="list-style-type: none"> a. measures are taken in construction practices to not increase the risk of death or injury to koalas; and b. native vegetation that is cleared and in an area intended to be retained for safe koala movement opportunities is progressively restored and rehabilitated. 5. Landscaping activities provide food, shelter and movement opportunities for koalas consistent with the site design.

Division 5—Development for extractive industry in the assessable development area

5.1 Application of division

This division applies to a development application for development that is a material change of use of premises, reconfiguring a lot or operational work for extractive industry in any koala habitat type within the assessable development area and not mentioned in table 5, column 1.

5.2 Development assessment criteria

Development to which this division applies must comply with the assessment criteria listed in table 5, column 2.

Table 5 – Development for extractive industry within the assessable development area

Column 1 Assessable development to which division 5 does not apply	Column 2 Assessment criteria for assessable development
<ol style="list-style-type: none"> 1. Development on premises that will not result in any of the following: <ol style="list-style-type: none"> a. clearing of native vegetation that will result in a total cleared area of more than 500 m²; b. a new building or extension and any reasonably associated infrastructure that will result in a total development footprint of more than 500 m²; c. extracting gravel, rock or sand from an area of more than 5,000 m²; d. the excavation or filling of an area of more than 5,000 m². 2. Reconfiguring a lot that will not result in the creation of an additional lot. 	<ol style="list-style-type: none"> 1. Site design must restrict clearing of koala habitat trees to the extent that is necessary for— <ol style="list-style-type: none"> a. dredging material from the bed of any waters; or b. extracting rock, sand, clay, gravel, loam or other material, from a pit or quarry; or c. screening, washing, grinding, milling, sizing or separating material extracted from a pit or quarry; or d. work that is the natural and ordinary consequence of extractive work. 2. Site design must avoid clearing non-juvenile koala habitat trees in areas of bushland habitat, high value rehabilitation habitat, and medium value rehabilitation habitat, with any unavoidable clearing minimised and offset in accordance with the Offsets for Net Gain of Koala Habitat in South East Queensland Policy at a ratio of five new koala habitat trees for every one non-juvenile koala habitat tree removed or an equivalent cash contribution. 3. Site design provides safe koala movement opportunities as appropriate to the development type and habitat connectivity values of the site determined by reference to the factors for consideration in Schedule 2. 4. During construction phases and for the life of operational activities: <ol style="list-style-type: none"> a. measures are taken in construction and operational practices to not increase the risk of death or injury to koalas; and b. native vegetation that is cleared and in an area intended to be retained for safe koala movement opportunities is progressively restored and rehabilitated. 5. Native vegetation clearing is undertaken as sequential clearing and under the guidance of a koala spotter where the native vegetation is a non-juvenile koala habitat tree. 6. Native vegetation is progressively restored and rehabilitated once extractive operations have ceased on that part of the premises. 7. Landscaping activities provide food, shelter and movement opportunities for koalas consistent with the site design. 8. Operational activities are staged in line with operational need.

Division 6—Development in a priority koala assessable development area

6.1 Application of division

This division applies to development that is a material change of use of premises, reconfiguring a lot or operational work in any koala habitat type within a Priority Koala Assessable Development Area not mentioned in table 6, column 1.

6.2 Prohibited development

Development to which this division applies, that is a material change of use of premises, is prohibited development to the extent that:

- a. it is for an urban activity, other than rural residential development; and
- b. is in an area specified under a local planning instrument as having an open space, conservation, rural or rural residential purpose.

6.3 Development assessment criteria

A development application for development to which this division applies must comply with the assessment criteria listed in table 6, column 2.

Table 6 – Development in a Priority Koala Assessable Development Area

Column 1 Assessable development to which division 6 does not apply	Column 2 Assessment criteria for assessable development
<ol style="list-style-type: none"> 1. Development for a domestic activity. 2. Development on premises that will not result in any of the following: <ol style="list-style-type: none"> a. clearing of native vegetation that will result in a total cleared area of more than 500 m²; b. a new building or extension and any reasonably associated infrastructure that will result in a total development footprint of more than 500 m²; c. extracting gravel, rock or sand from an area of more than 5,000 m² ; d. the excavation or filling of an area of more than 5,000 m². 3. Reconfiguring a lot that will not result in the creation of an additional lot. 	<ol style="list-style-type: none"> 1. Site design does not result in the clearing of non-juvenile koala habitat trees in areas of bushland habitat. 2. Site design must avoid clearing non-juvenile koala habitat trees in areas of high value rehabilitation habitat, and medium value rehabilitation habitat, with any unavoidable clearing minimised and offset in accordance with the Offsets for Net Gain of Koala Habitat in South East Queensland Policy at a ratio of five new koala habitat trees for every one non-juvenile koala habitat tree removed or an equivalent cash contribution. 3. Site design provides safe koala movement opportunities as appropriate to the development type and habitat connectivity values of the site determined through Schedule 2. 4. During construction phases: <ol style="list-style-type: none"> a. measures are taken in construction practices to not increase the risk of death or injury to koalas; and b. native vegetation that is cleared and in an area intended to be retained for safe koala movement opportunities is progressively restored and rehabilitated. 5. Native vegetation clearing is undertaken as sequential clearing and under the guidance of a koala spotter where the native vegetation is a non-juvenile koala habitat tree. 6. Landscaping activities provide food, shelter and movement opportunities for koalas consistent with the site design.

Division 7—Development in a koala assessable development area

7.1 Application of division

This division applies to a development application for development that is a material change of use of premises, reconfiguring a lot or operational work in any koala habitat type in a Koala Assessable Development Area not mentioned in table 7, column 1.

7.2 Development assessment criteria

Development to which this division applies must comply with the assessment criteria in table 7, column 2.

Table 7 – Development in a Koala Assessable Development Area

Column 1 Assessable development to which Division 7 does not apply	Column 2 Assessment criteria for assessable development
<ol style="list-style-type: none"> 1. Development for a domestic activity. 2. Development on premises that will not result in any of the following: <ol style="list-style-type: none"> a. clearing of native vegetation that will result in a total cleared area of more than 500 m²; b. a new building or extension and any reasonably associated infrastructure that will result in a total development footprint of more than 500 m²; c. extracting gravel, rock or sand from an area of more than 5,000 m²; d. the excavation or filling of an area of more than 5,000 m². 3. Reconfiguring a lot that will not result in the creation of an additional lot. 	<ol style="list-style-type: none"> 1. To the extent the premises is outside the Urban Footprint and not in an urban area under a planning scheme, site design does not result in the clearing of non-juvenile koala habitat trees in areas of bushland habitat. 2. To the extent the premises is inside the Urban Footprint, site design must avoid clearing non-juvenile koala habitat trees in areas of bushland habitat, with any unavoidable clearing minimised and offset in accordance with the Offsets for Net Gain of Koala Habitat in South East Queensland Policy at a ratio of five new koala habitat trees for every one non-juvenile koala habitat tree removed or an equivalent cash contribution. 3. Site design must avoid clearing non-juvenile koala habitat trees in areas of high value rehabilitation habitat, and medium value rehabilitation habitat, with any unavoidable clearing minimised and offset in accordance with the Offsets for Net Gain of Koala Habitat in South East Queensland Policy at a ratio of five new koala habitat trees for every one non-juvenile koala habitat tree removed or an equivalent cash contribution. 4. Site design provides safe koala movement opportunities as appropriate to the development type and habitat connectivity values of the site determined by reference to the factors for consideration in Schedule 2. 5. During construction phases: <ol style="list-style-type: none"> a. measures are taken in construction practices to not increase the risk of death or injury to koalas; and b. native vegetation that is cleared and in an area intended to be retained for safe koala movement opportunities is progressively restored and rehabilitated. 6. Native vegetation clearing is undertaken as sequential clearing and under the guidance of a koala spotter where the native vegetation is a non-juvenile koala habitat tree. 7. Landscaping activities provide food, shelter and movement opportunities for koalas consistent with the site design.

Division 8—Ministerial notices

8.1 Ministerial notices

1. The planning Minister may, by gazette notice, designate an area within the assessable development area to be an identified koala broad-hectare area in conjunction with any amendment to a local planning instrument approved by the planning Minister in accordance with the *Sustainable Planning Act 2009*, chapter 3, part 5.
2. The agency administering these State planning regulatory provisions must publish a copy of each gazette notice issued under section 8.1(1) on its webpage.
3. Failure to comply with section 8.1(2) does not affect the validity of the gazette notice.

Division 9—Assessment of koala habitat type

9.1 Determination of koala habitat type for certain land

1. As part of a development application to which divisions 4 to 7 apply, an applicant may request the assessment manager to make a determination that land, which is part of that development application, is of a different koala habitat type than the koala habitat type shown for the land on the Map of Assessable Development Area Koala Habitat Values.
2. An applicant who makes a request under subsection 1 must provide sufficient information with the development application, and (if requested), as part of the response to the information request, for the assessment manager to make the determination.
3. Sufficient information for subsection 2 includes, but is not limited to, a report by a suitably-qualified and experienced professional in respect of the habitat located on, and in connection with, the land for which the determination is requested.
4. An assessment manager who receives a request under subsection 1 may determine, as part of its decision on the development application, that any part of the land the subject of the request is:
 - a. of a koala habitat type different to that shown on a Map of Assessable Development Area Koala Habitat Values; or
 - b. an area where koalas are generally not present.
5. The assessment manager may only make the determination in subsection 4 where it is reasonably satisfied that the koala habitat type associated with the relevant land is identified on the Map of Assessable Development Area Koala Habitat Values incorrectly.
6. A determination under subsection 4 is determinative of the koala habitat type, which applies to the land the subject of the determination for the purpose of applying divisions 4 to 7 of these State planning regulatory provisions, and the application of the relevant division in relation to that koala habitat type is taken to be a condition of a development approval issued in respect of the land.

Schedule 1—Maps

Part 1 – Map of Assessable Development Area numbered SPRP_KHT4, SPRP_KHT7, SPRP_KHT9, SPRP_KHT10, SPRP_KHT13, SPRP_KHT14, SPRP_KHT18, SPRP_KHT19, SPRP_KHT20, SPRP_KHT23, SPRP_KHT24, SPRP_KHT25, and SPRP_KHT29

Part 2 – Map of Assessable Development Area Koala Habitat Values numbered SPRP_KHV4, SPRP_KHV7, SPRP_KHV9, SPRP_KHV10, SPRP_KHV13, SPRP_KHV14, SPRP_KHV18, SPRP_KHV19, SPRP_KHV20, SPRP_KHV23, SPRP_KHV24, SPRP_KHV25, and SPRP_KHV29

These maps, as at 31 May 2010, are available for download from the DERM website <www.derm.qld.gov.au> or from a DERM business referral centre.

Schedule 2—Determining habitat connectivity value for koala movement

To determine the habitat connectivity values of the site, with regards to facilitating koala movement through the landscape, the following factors should be taken into consideration:

1. The site's location with regards to the following:
 - a. areas of vegetation that are a koala habitat type—with particular focus on bushland habitat, high value rehabilitation habitat, and medium value rehabilitation habitat;
 - b. areas that are remnant or regulated regrowth regional ecosystems where koalas are known to occur;
 - c. areas of ecological significance;
 - d. waterway and ecological corridors.

2. The attributes of the site, including the following:
 - a. presence of koalas;
 - b. condition of the habitat;
 - c. the presence of any of the following on the site:
 - i. waterway and ecological corridors;
 - ii. areas that are remnant or regulated regrowth regional ecosystems where koalas are known to occur.

3. Any factors which diminish the site's habitat connectivity value for koala movement, including:
 - a. edge effects and other indirect impacts of development on ecological features; and
 - b. the presence of infrastructure and services, such as roads, which present barriers for koala movement and dispersal.

Schedule 3—Identified koala broad-hectare areas

The following areas as mapped on 31 May 2010 are defined as identified koala broad-hectare areas for the purposes of Division 3 of these State planning regulatory provisions.

- Identified koala broad-hectare area 1: Oxley Wedge, Brisbane City Council
- Identified koala broad-hectare area 2: Rochedale, Brisbane City Council
- Identified koala broad-hectare area 3: Coomera, Gold Coast City Council
- Identified koala broad-hectare area 4: Ripley Valley, Ipswich City Council
- Identified koala broad-hectare area 5: Kinross Road, Redland City Council
- Identified koala broad-hectare area 6: South East Thornlands, Redland City Council
- Identified koala broad-hectare area 7: Palmview, Sunshine Coast Regional Council

A map for each of these areas, as at 31 May 2010, is available for download from the DERM website <www.derm.qld.gov.au> or from a DERM business referral centre.

Schedule 4—Dictionary

Approved land use plan means an amendment to a local planning instrument approved by the planning Minister in accordance with the *Sustainable Planning Act 2009*, chapter 3, part 5 or the *Integrated Planning Act 1997*, schedule 1 for the purpose of facilitating greenfield land development.

Area where koalas are generally not present means an area:

- a. that is mapped on the Map of Assessable Development Area Koala Habitat Values as an area that is generally not suitable; or
- b. that:
 - i. has a land cover composition that is dominated by bare and impervious surfaces; and
 - ii. is unsuitable for maintaining koala populations due to the alienation of any suitable koala habitat and high level of threats within a hostile matrix; and
 - iii. generally does not have any koalas present at the scale of tens of thousands of hectares.

Example of paragraph (b) – major urban centres, industrial development, major transport corridors and large water bodies.

Assessable development area means an area shown as a koala assessable development area or a priority koala assessable development area on the Map of Assessable Development Area.

Bushland habitat means:

- a. an area that is mapped as bushland habitat on the Map of Assessable Development Area Koala Habitat Values; or
- b. an area:
 - i. that is either:
 1. greater than two hectares in size; or
 2. less than two hectares in size but is within 50 metres of surrounding bushland habitat; and
 - ii. that is characterised by intact contiguous native vegetation and may include remnant and non-remnant or regrowth vegetation; and
 - iii. that has a landcover composition of predominantly forest ranging from closed canopy to open woodland; and
 - iv. that contains an assortment of eucalypt species used by koalas for food, shelter, movement and dispersal; and
 - v. that is not a plantation forest.

Committed development means development that is:

- a. the subject of a preliminary approval; or
- b. operational work associated with a development approval for a material change of use or reconfiguration of a lot.

Development footprint means 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 means 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; or
- 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 see State Planning Policy 2/07 Protection of Extractive Resources, section 10(1).

Greenfield land development means the development of land identified as committed greenfield sites and bring forward greenfield sites as those terms are used in the document Delivering the Queensland Housing Affordability Strategy – Greenfield land supply in South East Queensland published by the Department of Infrastructure and Planning.

High value rehabilitation habitat means rehabilitation habitat with a high koala habitat value as shown on the Map of Assessable Development Area Koala Habitat Values.

Identified koala broad-hectare area is any of the following:

- a. an area listed in Schedule 3 for which an approved land use plan has taken effect
- b. an area designated as such by the planning Minister in a gazette notice in accordance with Division 8; or
- c. an area for which a structure plan has taken effect under section 148 of the *Sustainable Planning Act 2009* or section 2.5B.12 of the repealed *Integrated Planning Act 1997*.

Koala assessable development area means an area shown as a koala assessable development area on the Map of Assessable Development Area.

Koala habitat type means bushland habitat (including high, medium and low value bushland habitat), rehabilitation habitat (including high, medium and low value rehabilitation habitat) or other area of habitat value (including high, medium and low value other area of habitat value), other than an area where koalas are generally not present.

Koala habitat tree means:

- a. a food tree of the *Corymbia*, *Melaleuca*, or *Lophostemon* or *Eucalyptus* genera; or
- b. a preferred shelter species such as *Angophora*.

Koala movement infrastructure means infrastructure that provides for safe koala movement either above or below an area that poses a risk to safe koala movement, such as a fauna overpass or underpass with koala safety fencing associated with a road.

Koala spotter means a person who has demonstrated experience in locating koalas in koala habitats or conducting fauna surveys.

Linear infrastructure means infrastructure that is linear by nature, a road, rail line, electricity distribution or transmission line, or pipeline.

Map of Assessable Development Area means the map in schedule 1, part 1.

Map of Assessable Development Area Koala Habitat Values means the map in schedule 1, part 2.

Medium value rehabilitation habitat means rehabilitation habitat with a medium koala habitat value as shown on the Map of Assessable Development Area Koala Habitat Values.

Native vegetation means vegetation as defined under the *Vegetation Management Act 1999*.

Non-juvenile koala habitat tree is a koala habitat tree that has:

- a. a height of more than four metres; or
- b. a trunk with a circumference of more than 31.5 centimetres at 1.3 metres above the ground.

Other area of habitat value means an area that:

- a. is mapped as an other area of habitat value on the Map of Assessable Development Area Koala Habitat Values; or
- b. is an area of habitat other than intact, contiguous native vegetation on a lot less than 0.5 hectares in size that:
 - i. has a land cover composition comprising of a mix of forest, scattered trees, grass and bare surfaces; and
 - ii. provides koala populations with food and shelter trees while allowing for day-to-day movement, dispersal and genetic exchange.

Planning Minister means the Minister responsible for administering the *Sustainable Planning Act 2009*, chapter 2.

Priority koala assessable development area means an area shown as a priority koala assessable development area on the Map of Assessable Development Area.

Relevant planning instrument means a planning instrument which regulates development in an assessable development area or identified koala broad-hectare area.

Rehabilitation habitat is an area that is:

- a. mapped as rehabilitation habitat on the Map of Assessable Development Area Koala Habitat Values; or
- b. an area of habitat other than intact, contiguous native vegetation on a lot equal to or larger than 0.5 hectares in size that:
 - i. has a land cover composition comprising of a mix of forest, scattered trees, grass and bare surfaces; and
 - ii. provides koala populations with food and shelter trees while allowing for day-to-day movement, dispersal and genetic exchange.

Rural residential development means development that is predominantly for a residential purpose involving a single dwelling on a lot greater than 2,000 m².

Safe koala movement opportunity is a measure that is intended to:

- a. minimise threats to resident and transient koalas; or
- b. achieve permeability to provide for the safe movement of koalas within and across a site; or
- c. provide food or refuge sources for koalas.

Sequential clearing is the clearing of vegetation that:

- a. 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 and, for sites with an area of more than three hectares, involves:
 - i. carrying out the clearing in stages; and
 - ii. ensuring not more than the following is cleared in any one stage:—
 1. for a clearing site with an area of six hectares or less—50 per cent of the site's area
 2. for a clearing site with an area of more than six hectares—three hectares or 3 per cent of the site's area, whichever is the greater; and
 - iii. ensuring that between each stage and the next there is at least one period of 12 hours that starts at 6.00pm on a day and ends at 6.00am on the following day, during which no trees are cleared on the site
- b. 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. ensures that no tree in which a koala is present, or a 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 the following:

- 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.

Urban activity see the South East Queensland Regional Plan 2009–2031 State planning regulatory provisions, schedule 2, section 2.1.

Urban footprint means an area that is in the Urban Footprint under the South East Queensland Regional Plan 2009–2031.