

State code 25: Development in South East Queensland koala habitat areas

Purpose statement

The purpose of State Code 25 is to ensure development:

1. does not cause an unacceptable impact on **mapped koala habitat areas**;
2. is designed and located to avoid impacts or, where the **matters of state environmental significance** cannot be reasonably avoided, impacts are reasonably minimised and mitigated;
3. does not result in a **significant residual impact** on a **matter of state environmental significance** unless the **significant residual impact** is acceptable, and an **offset** is provided.

Using this code

The assessment benchmarks for this code comprise:

- a purpose statement which identifies the overall intent of the code;
- performance outcomes which set benchmarks to achieve the purpose statement of the code;

Development complies with the code where:

- it complies with all the performance outcomes; or
- development does not meet relevant performance outcome(s) and SARA determines, on balance, that the development complies with the purpose statement.

There are no acceptable outcomes for this code.

This code also includes the glossary of terms for definitions relevant to this code and reference documents; including the guideline, **Guideline: State Development Assessment Provisions - State Code 25: Development in koala habitat areas**, which provides direction on how to address this code.

Performance outcomes and acceptable outcomes

Table 25.1: Development and relevant provisions of the code

Aspect of Development	Relevant provisions
Material change of use, operational work, building work and plumbing or drainage work	Table 25.2
Reconfiguring a lot	Table 25.3

Table 25.2 Material change of use, operational work, building work and plumbing or drainage work

Performance outcomes
PO1 Development supports connectivity between highly connected patches of mapped koala habitat areas .
PO2 Development supports safe koala movement by preventing fragmentation of patches of mapped koala habitat areas .
PO3 Development within a mapped koala habitat area is undertaken in a way that prevents the risk of injury or death of koalas.
PO4 Development does not compromise safe koala movement through impediments that restrict movements between highly connected patches of mapped koala habitat areas .
PO5 Development is designed and sited to: 1. avoid impacts on matters of state environmental significance; or 2. minimise and mitigate impacts on matters of state environmental significance after demonstrating avoidance is not reasonably possible; and 3. provide an offset if, after demonstrating all reasonable avoidance, minimisation and mitigation measures are undertaken, the development results in an acceptable significant residual impact on a matter of state environmental significance.
Statutory note: For Brisbane core port land, an offset may only be applied to development on land identified as E1 Conservation/Buffer, E2 Open Space or Buffer/Investigation in the Brisbane Port LUP precinct plan .

Table 25.3 Reconfiguring a lot

Performance outcomes
PO6 Development supports connectivity between highly connected patches of mapped koala habitat areas .
PO7 Interfering with koala habitat as a result of the development does not compromise safe koala movement by preventing fragmentation of patches of mapped koala habitat areas .

Performance outcomes

PO8 Interfering with koala habitat as a **result of the development** supports **connectivity** between **highly connected patches of mapped koala habitat areas**.

PO9 Development supports **safe koala movement** by preventing **fragmentation** of patches of **mapped koala habitat areas**.

PO10 Development within a **mapped koala habitat area** is undertaken in a way that prevents the risk of injury or death of koalas.

PO11 Development is designed and sited to:

1. avoid impacts on **matters of state environmental significance**; or
2. minimise and mitigate impacts on **matters of state environmental significance** after demonstrating avoidance is not reasonably possible; and
3. provide an **offset** if, after demonstrating all reasonable avoidance, minimisation and mitigation measures are undertaken, the development results in an acceptable **significant residual impact** on a **matter of state environmental significance**.

Statutory note: For Brisbane core port land, an offset may only be applied to development on land identified as E1 Conservation/Buffer, E2 Open Space or Buffer/Investigation in the [Brisbane Port LUP precinct plan](#).

Reference documents

Department of Environment and Science, [Guideline: State Development Assessment Provisions State Code 25: Development in South East Queensland koala habitat areas](#)

Department of Environment and Science 2020, [Koala-sensitive Design Guideline](#)

Department of Environment Science 2018, [Regional Ecosystem Technical Descriptions](#)

Glossary of terms

Connectivity means patches of **mapped koala habitat areas** that are linked to each other in a larger network of **mapped koala habitat areas**. Connectivity can be achieved in two different through:

1. physical connections between **mapped koala habitat areas** which includes areas of native vegetation; and
2. the ability for koalas to safely move between patches of **mapped koala habitat areas** without increasing the risk of injury or death of a koala.

DA Mapping system means the mapping system containing the Geographic Information System mapping layer kept, prepared or sourced by the state that relate to development assessment and matters of interest to the State in assessing development applications.

Note: The **DA mapping system** is available on the Department of State Development, Infrastructure and Planning's website.

Exempted development means exempted development as defined under Schedule 24 of the Planning Regulation 2017.

Fragmentation or **fragmenting** means the loss of **mapped koala habitat areas** that results in any of the following:

1. patches of **mapped koala habitat areas** that are separated into one or more smaller patches of isolated habitat;
2. disconnection or isolation of patches of **mapped koala habitat areas** by removal of the vegetated corridor; or
3. disconnection or isolation of patches of **mapped koala habitat areas** that are stepping stones (i.e. corridors that are not continuous); or
4. removal of scattered trees within **mapped koala habitat areas** that connect **mapped koala habitat areas**.

Highly connected patches means **mapped koala habitat areas** that are less than 200 metres apart.

Infrastructure includes a building, or other structure, built or used for any purpose.

Note: As defined under the Planning Regulation 2017

Interfering (with **koala habitat**) means:

1. to remove, cut down, ringbark, push over, poison or destroy vegetation in any way including by burning, flooding or draining, native vegetation in a **mapped koala habitat area**; but
2. does not include destroying standing vegetation by stock, or lopping a tree.

Koala habitat means:

1. an area of vegetation where koalas live; or
2. a partially or completely cleared area used by koalas to cross from an area of vegetation where koalas live to another; or
3. an area of vegetation where koalas do not live, if the area primarily consists of **koala habitat trees** and is reasonably suitable to sustain koalas.

Note: As defined under Nature Conservation (Koala) Conservation Plan 2017.

Koala habitat tree means:

1. a tree of the *Corymbia*, *Melaleuca*, *Lophostemon* or *Eucalyptus* genera that is edible by koalas; or
2. a tree of a type typically used by koalas for shelter, including, for example, a tree of the *Angophora* genus.

Note: As defined under Nature Conservation (Koala) Conservation Plan 2017.

Matters of state environmental significance includes:

1. prescribed regional ecosystems (as defined in the Environmental Offsets Regulation 2014) that are:
 - a. endangered regional ecosystems;
 - b. of concern regional ecosystems;
 - c. regional ecosystems that intersect with an area shown as a wetland on the vegetation management wetlands map;
 - d. regional ecosystems that are located within a defined distance from the defining banks of a relevant watercourse (as defined in the Environmental Offsets Regulation 2014);
 - e. areas of essential habitat on the essential habitat map for an animal that is endangered wildlife or vulnerable wildlife or a plant that is endangered wildlife or vulnerable wildlife; or
 - f. connectivity area (as defined in the Environmental Offsets Regulation 2014).
2. wetlands in a wetland protection area or wetlands of high ecological significance shown on the map of Queensland wetland environmental values under the Environmental Protection (Water and Wetland Biodiversity) Policy 2019;
3. wetlands and watercourses in high ecological value waters;
4. designated precincts in a strategic environmental area;
5. an area that is shown as a high risk area on the flora survey trigger map and that contains plants that are endangered wildlife or vulnerable wildlife;
6. an area that is not shown as a high-risk area on the flora survey trigger map, to the extent the area contains plants that are endangered wildlife or vulnerable wildlife;
7. habitat for an animal that is endangered wildlife, vulnerable wildlife or a special least concern animal;
8. **koala habitat areas** under the *Nature Conservation (Koala) Conservation Plan 2017*;
9. protected areas;
10. highly protected zones of State marine parks;
11. fish habitat areas under the *Fisheries Act 1994*;
12. waterways providing for fish passage;
13. marine plants within the meaning of the *Fisheries Act 1994*; or
14. legally secured offset areas.

Note: As defined under Environmental Offsets Regulation 2014, Schedule 2.

Note: Most **matters of state environmental significance** can be found on the **DA Mapping System**.

Mapped koala habitat area means an area shown on the Koala Conservation Plan Map that the chief executive of the *Nature Conservation Act 1992* has determined to be a **koala habitat** area due to the combination of biophysical measures and suitable vegetation of the area.

Offset means environmental **offset** under the *Environmental Offsets Act 2014*.

Note: Environmental **offset** means an activity undertaken to counterbalance a **significant residual impact** of a prescribed activity on a **prescribed environmental matter**, delivered in accordance with the Environmental offsets framework. The **prescribed environmental matters** assessed under the SDAP are **matters of state environmental significance**.

On-site mitigation measure means a measure undertaken on land to which a **prescribed activity** relates, to mitigate unacceptable impacts on a **prescribed environmental matter**, including but not limited to:

1. rehabilitation
2. koala exclusion fencing
3. koala friendly fencing

Prescribed activity see the *Environmental Offsets Act 2014*.

Note: A **prescribed activity** is an activity:

1. the subject of an authority under another Act ; and
2. for which an offset condition may be imposed under the other Act on the authority; and
3. that is prescribed under a regulation

Prescribed environmental matters see the *Environmental Offsets Act 2014*.

Note: A **prescribed environmental matter** is any species, ecosystem or other similar matter protected under Queensland legislation for which an **offset** may be provided. A **prescribed environmental matter** may be a matter of national, state or local **environmental** significance, however, assessment criteria in the State Development Assessment Provisions only relate to **matters of state environmental significance**. Each of the **prescribed environmental matters** are listed under the Environmental Offsets Regulation 2014.

Result of the development means **interfering with koala habitat** that will result from the reconfiguration of a lot, including any of the following:

1. clearing for boundary fence lines for each proposed allotment (whether or not the clearing is proposed as part of the application)
2. clearing to construct built infrastructure, including stormwater management systems, water supply and sewerage systems, roads, access routes or utilities corridors that are proposed as part of the reconfiguring a lot application or that will be required as a condition of approval by the assessment manager
3. clearing for excavation and filling, for example, where the lots are to be levelled
4. clearing that will become **exempted development** if the development application is approved.

Safe koala movement means the ability for koalas to move safely across an area in a way that does not increase the risk of injury or death.

Significant residual impact means an impact, whether direct or indirect, of a **prescribed activity** on all or part of a **prescribed environmental matter** that remains, or will or is likely to remain, (whether temporarily or permanently) despite **on-site mitigation** measures for the **prescribed activity** is, or will or is likely to be, significant.