

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

Guideline: State Development Assessment Provisions State Code 25: Development in South East Queensland koala habitat areas provides direction on how to address this code.

**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

**BCC DS**  
**LODGED**  
 15/04/2025  
**APPLICATION REF**  
 A006756205

**Table 25.3 Reconfiguring a lot**

Performance outcomes	Response
<b>PO6</b> Development supports <b>connectivity</b> between <b>highly connected patches</b> of <b>mapped koala habitat areas</b> .	<p><b>Complies</b></p> <p>The Proposed Development has considered both mapped and identified environmental constraints. The Proposed Design has considered the vegetation communities present over the site and the surrounding existing and proposed land uses.</p> <p>The Proposed Development will impact on mapped CKHA, running across the majority of the Site, however, it will not result in the fragmentation of any habitat. The Proposed Development will result in the consolidation of a continuous environmental corridor throughout the eastern and northern portions of the Site ranging from at least 21m wide to &gt;180m wide koala habitat, instead of the fragmented habitat patches as is the current status quo in the broader locality. Existing mapped koala habitat is highly fragmented across the site and connections are slim if present at all. The Proposed Development prioritises interconnected corridors that maintain or improve the Site's amenity and ultimately utility to koala.</p>
<b>PO7</b> <b>Interfering with koala habitat</b> as a <b>result of the development</b> does not compromise <b>safe koala movement</b> by preventing <b>fragmentation</b> of patches of <b>mapped koala habitat areas</b> .	<p><b>Complies</b></p> <p>The proposed development will consolidate fragmented patches to improve overall safety for koalas moving across the site. The proposal will not result in any additional fragmentation of koala habitat by consolidating and improving safe movement through the retained northern and eastern corridors, maintaining the Site's ecological values for riparian corridor connectivity and continuous link of koala habitat for safe dispersal. Refer to response to PO6 above for further details of the Environmental Corridor.</p>
<b>PO8</b> <b>Interfering with koala habitat</b> as a <b>result of the development</b> supports <b>connectivity</b> between <b>highly connected patches</b> of <b>mapped koala habitat areas</b> .	<p><b>Complies</b></p> <p>Mapped patches of Koala habitat on site are separated by approximately 160m. With additional barriers such as Beckett Road and the previous subdivision creating several lot boundaries splitting currently mapped koala habitat, the sites two patches are not</p>

Performance outcomes	Response
	<p>considered highly connected. As such, the proposed works will attempt to improve connectivity and consolidate boundaries. While the Proposed Development will impact on mapped CKHA, the proposal facilitates the continued movement connectivity through the retention of continuous corridor linkages for koala habitat within and external to the Site.</p>
<p><b>PO9</b> Development supports <b>safe koala movement</b> by preventing <b>fragmentation</b> of patches of <b>mapped koala habitat areas</b>.</p>	<p><b>Complies</b>  <b>Refer responses to PO8 above</b>, regarding the proposed Environmental Covenant that will create consolidated connectivity within the Environmental corridor along the northern, and eastern portions of the Site where previously subdivision split currently mapped CKHA on Site.</p>
<p><b>PO10</b> Development within a <b>mapped koala habitat area</b> is undertaken in a way that prevents the risk of injury or death of koalas.</p>	<p><b>Complies</b>  The clearing works will be undertaken in accordance with a Vegetation and Fauna Management Plan as part of the detailed design phase of the application. The Vegetation and Fauna Management Plan will incorporate the provisions of the <i>Nature Conservation (Koala) Conservation Plan 2017, Part 3</i>.</p> <p>A Koala Management Plan will be prepared at Operational Works stage to avoid, minimise and mitigate impacts to <i>Phascolarctos cinereus</i> (koala) associated with the Proposed Development. Establishing and maintaining the management of the KMP will be the responsibility of the Applicant. It will be a requirement of all contractors working on Site to familiarise themselves with the with KMP and to practice compliance with it. A series of direct or indirect impacts are identified as having the potential to occur as a result of the involved clearing and construction. These potential impacts to Koala therefore represent risks to manage during these phases to avoid impacts to Koala. Below outlines the risks identified and their respective management strategies:</p> <ol style="list-style-type: none"> <li><b>1. Loss of Habitat</b> <ul style="list-style-type: none"> <li>• Limit clearing and construction to those areas approved for impact.</li> <li>• Peg out all areas approved for impact prior to clearing works by a registered surveyor.</li> <li>• Clearly fence off and demarcate areas not approved for impact</li> <li>• Undertaking the requirement for ecological restoration works.</li> <li>• Clearing and construction pre-start toolboxes and information packages to all contractors and staff.</li> </ul> </li> <li><b>2. Mortality due to clearing by machinery or tree felling</b> <ul style="list-style-type: none"> <li>• Engagement of a koala expert and Funa Spotter Catcher to undertake pre-clearing inspections to search for and identify and koalas in clearing areas.</li> <li>• Flag all trees which host a koala into areas not subject to clearing and retain until koala as re-located of its own volition.</li> </ul> </li> <li><b>3. Habitat fragmentation and barriers to dispersal</b> <ul style="list-style-type: none"> <li>• Undertake slow sequential clearing in the direction of the ecological restoration zone.</li> </ul> </li> </ol>

Performance outcomes	Response
	<ul style="list-style-type: none"> <li>• Ensure no matter obstructing dispersal direction during clearing.</li> </ul> <p>4. <b>Increased vehicle strike during clearing and construction</b></p> <ul style="list-style-type: none"> <li>• Clearing and Construction Environmental Management Plan to include Traffic Management Plan. This will govern speed limits within the control of the development. Maximum on site speed of 40km/hr and all entry/exist points notes as well as areas of koala awareness/ signage locations.</li> </ul> <p>5. <b>Risk of entanglement</b></p> <ul style="list-style-type: none"> <li>• Removal of loose fencing and erection of koala friendly/exclusion fencing during clearing and construction.</li> </ul> <p>6. <b>Dog attack</b></p> <ul style="list-style-type: none"> <li>• Implement Clearing and Construction Management Plans which do not permit dogs within the Site.</li> <li>• Landscape and Open Space Plans to manage the location of dog off leash areas.</li> </ul> <p>Risk to koala are still present during the future use of the Site. The residential lots established by the development introduce potential domestic pets as a threat, however will be separated by a frontage road. The design itself requires the erection of pet exclusion fencing at the interface between the environmental covenant areas and residential allotments to limit the interaction of native fauna with pets. This will limit the interaction of native fauna with pets therefore, reducing risk of harm to native fauna.</p>
<p><b>PO11</b> Development is designed and sited to:</p> <ol style="list-style-type: none"> <li>1. avoid impacts on <b>matters of state environmental significance</b>; or</li> <li>2. minimise and mitigate impacts on <b>matters of state environmental significance</b> after demonstrating avoidance is not reasonably possible; and</li> <li>3. provide an <b>offset</b> if, after demonstrating all reasonable avoidance, minimisation and mitigation measures are undertaken, the development results in an acceptable <b>significant residual impact</b> on a <b>matter of state environmental significance</b>.</li> </ol> <p>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 <b><u>Brisbane Port LUP precinct plan</u></b>.</p>	<p><b>Complies</b></p> <p>While it is noted that due to the nature of the works, avoidance of the mapped onsite MSES is not possible, we note that the applicant has looked to ensure the proposed works minimise impacts on the MSES as much as possible by virtue of design and provision of the Environmental Covenant.</p> <p>Ultimately the Proposed Development will result in the consolidation of a continuous environmental corridor throughout the northern, central and eastern portions of the Site ranging from at least 21m wide to &lt;160m wide, instead of fragmented habitat patches. The residential development has been consolidated within areas of historical disturbance and minimised hard ecological barriers as much as possible.</p> <p>The proposed impact of 0.91ha to on ground koala habitat has been determined using relevant exempt provisions listed in Schedule 24 of the Planning Regulation 2017 (<b>Attachment 1</b>). The Applicant is committed to providing a financial offset for impacts to MSES as it is not possible to facilitate direct offset requirements on site. Required offsets to impacts to NJKHTs from the proposed development will be provided in accordance with the <i>Queensland Environmental Offsets Act 2014</i> and the <i>Queensland Offset Policy</i>.</p>



**409 - 427 Beckett Road, Bridgeman Downs**

**Koala Habitat Impact Plan**

28 South Project Ref: 2019-091c

Data Sources: Nearmap Aerial Imagery (Nearmap September 2020); Digital Cadastre Database (Dept. Natural Resources and Mines, 2020); Roads (DNRME, 2019).



**Legend**

Site Boundary	Tree to be retained [478]
Property Boundaries	Tree to be Retained Subject to Arborist Assessment [40]
Koala Habitat Areas v4.0	Tree to be removed [336]
Proposed Impact to CKHA [0.91ha]	Item (o) 5m Exemption

Issue Date	Dwg No.	Author
June 2024	2019-091c	TC
Approved		Revision Note
WM		

(A3) GDA 94 MGA 56  
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