

Guide to using the IDAS development application forms

Guide 26

Development triggering assessment of koala matters by the Environmental Protection Agency

This guide has been prepared to assist applicants and local governments determine if a development application triggers assessment by the Environmental Protection Agency (EPA) for consideration of koala matters.

Background

Important koala habitat areas have been identified under the South East Queensland Regional Plan 2005–26 (SEQ Regional Plan) as part of policy 2.2 'Koala Conservation'. Three categories of koala habitat area are described:

- koala conservation areas
- koala sustainability areas
- urban koala areas.

The EPA shows these areas on a state map and provides this information on a property by property basis via the website www.epa.qld.gov.au/koalamaps. In the future, these areas will also be shown within local government planning schemes.

The Nature Conservation (Koala) Conservation Plan 2006 and Management Program 2006–16 (the koala plan) came into effect on 2 October 2006, replacing the *SEQ Regional Plan Interim Guideline—Koalas and Development*. The koala plan is made up of two parts:

- the Nature Conservation (Koala) Conservation Plan 2006 (the koala conservation plan), a piece of subordinate legislation under the *Nature Conservation Act 1992* and
- the Nature Conservation (Koala) Management Program 2006–16 (the koala management program), which provides the policy and management framework for addressing key threatening processes. This part includes the 'koala conservation criteria' against which assessable development occurring in koala habitat areas will be considered, in accordance with Policy 2.2 of the SEQ Regional Plan.

Triggers relating to koala matters

Schedule 2 of the Integrated Planning Regulation 1998 specifies that a development application may trigger assessment by the EPA in relation to koala matters if the development is proposed to occur in a koala conservation area or a koala sustainability area as mapped, and the development is for any of the following:

Trigger 1:

Reconfiguring a lot in a koala conservation area or koala sustainability area that will result in:

- (a) an increased number of lots, or
- (b) clearing of native vegetation over an area greater than 2500m².

Koala conservation areas and koala sustainability areas are established under the SEQ Regional Plan. The EPA possesses a state map showing these areas, which is available on the EPA website at www.epa.qld.gov.au/koalamaps.

Trigger 2:

Operational work in a koala conservation area or koala sustainability area that is the clearing of native vegetation that:

- (a) is made assessable under the *Integrated Planning Act 1997*, schedule 8, part 1, table 4, items 1A to 1G, and
- (b) is not for a domestic activity or associated with a reconfiguration mentioned in item 33, and
- (c) will result in the clearing of native vegetation over an area greater than 2500m².

Trigger 3:

A material change of use of premises in a koala conservation area or koala sustainability area that:

- (a) is not for a domestic activity, and
- (b) will result in:
 - (i) clearing of native vegetation over an area greater than 2500m², or
 - (ii) a new building and any reasonably associated structure with a total footprint greater than 1000m², or
 - (iii) an extension to an existing building and any reasonably associated structure if the extension has a total footprint greater than 1000m², or
 - (iv) extracting gravel, rock or sand from an area greater than 5000m², or
 - (v) excavating or filling an area greater than 5000m², or
 - (vi) additional traffic, in a koala conservation area or koala sustainability area, between 6:00pm on a day and 6:00am on the following day.

Trigger 4:

Operational work in a koala conservation area or koala sustainability area that:

- (a) is not for a domestic activity and is not associated with a material change of use mentioned in item 18, or a reconfiguration mentioned in table 2, item 33, and
- (b) will result in:
 - (i) clearing of native vegetation over an area greater than 2500m², or
 - (ii) extracting gravel, rock or sand from an area greater than 5000m², or
 - (iii) excavating or filling an area greater than 5000m².

Definition of domestic activity

Domestic activity means the construction or use of a single residence on a lot and any reasonably associated building or structure. Examples of a building or structure that could be reasonably associated with a single residence include: caretaker's residence, granny flat, building or structure used for a home business.

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Assessment manager and referral arrangements

Applications are (in most cases) lodged with the local government as the assessment manager, with the application being referred to the EPA as concurrence agency.

The EPA may be an assessment manager in some cases when the development does not involve assessment under the local government planning scheme, but involves another matter for which referral to the EPA is required in addition to koala matters.

However, the local government is always the assessment manager where an area management advice for unexploded ordnance has been given.

Pre-lodgement meetings

Pre-lodgement meetings with the EPA are available upon request for all developments, and are strongly recommended for any community infrastructure and extractive industry developments to which net benefit offsets will apply.

To arrange for a pre-lodgement meeting please contact the Ecoaccess Customer Service Unit on (07) 1300 368 326.

Application fee

Where the assessment of an application involves consideration by the EPA for koala matters, a fee for this aspect of the development is applicable. This fee will apply in addition to any other application fees payable for the assessment of the application in relation to another matter.

EPA fees for assessing development applications for koala matters are as follows:

Application fees	\$
1. Assessing development application for reconfiguring a lot or operational work in a koala conservation area or koala sustainability area	227.60
2. Assessing development application for material change of use of premises in a koala conservation area or koala sustainability area: (a) if the change is for services provided, or activities conducted, by a volunteer community organisation	227.60
(b) if: i. the change is not for a purpose mentioned in (2a), and ii. the change of use is for community infrastructure or will result in extracting gravel, rock or sand greater than 5000m ² , and iii. the new use of the land is not consistent with the stated use of the land under the local government planning scheme applying to the land	852.00
3. Otherwise	227.60

Application fees must be paid at the time of lodgement of the referred application with the EPA.

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Lodgement

To lodge a referral with the EPA in relation to koala matters, send a copy of your application to:

ECOACCESS Customer Service Unit
Environmental Protection Agency
PO Box 15155
CITY EAST
Brisbane Qld 4002

Enquiries: 1300 368 326
Facsimile: (07) 3115 960

For more information

A copy of the koala plan, fact sheets and maps are available free of charge from the EPA website www.epa.qld.gov.au/nature_conservation/wildlife/koala_plan/

For further technical information on koala matters, please send your email enquiry to koala.plan@epa.qld.gov.au or contact the EPA Customer Service Centre:

Environmental Protection Agency
Customer Service Centre
Ground Floor
160 Ann Street
PO Box 15155
CITY EAST
Brisbane Qld 4002

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