

Ballina Shire Core Koala Habitat Comprehensive Koala Plan of Management

Implications for Development Proposals and Assessment



» Background

In 2012 Ballina Shire Council initiated a habitat study to investigate the local koala population within the Ballina Shire local government area. The habitat study, completed in 2013, concluded that the southern half of Ballina Shire within the Bagotville, Meerschaum Vale and Wardell areas supports a nationally significant population of koalas.

The Ballina Shire Koala Management Strategy, which incorporates the Ballina Shire Core Koala Habitat Comprehensive Koala Plan of Management (CKPoM), was adopted by the elected Council at its Ordinary Meeting held on 24 March 2016. The strategy is based on the outcomes and findings of the habitat study and seeks to respond to identified threats to the shire's koala population with the overarching aim of achieving a self-sustaining long-term koala population in Ballina Shire.

The CKPoM was endorsed by the Department of Planning & Environment and commenced operation on 6 July 2017. The CKPoM defines areas of core koala habitat within the Ballina Shire area and sets out the process for landholders wishing to undertake development or other activities requiring consent on their land, in circumstances involving core koala habitat.

This information sheet provides information relating to development within areas of core koala habitat.

» What is core koala habitat?

Core Koala Habitat is defined within State Environmental Planning Policy No. 44 (Koala Habitat Protection) as 'an area of land with a resident population of koalas, evidenced by attributes such as breeding females (that is, females with young) and recent sightings of and historical records of a population.' The CKPoM maps core koala habitat identified in Ballina Shire.

» Where does the plan apply? How can I find out if my property is affected?

The provisions of this plan apply to:

1. Land identified as containing core koala habitat as defined in Section 5.3 of the CKPoM and shown on the Core Koala Habitat Map (see Figure 8 within the Plan), and
2. In relation to the entire land parcel, land that has an area of more than 1 hectare, or has, together with any adjoining land in the same ownership, an area of more than 1 hectare.

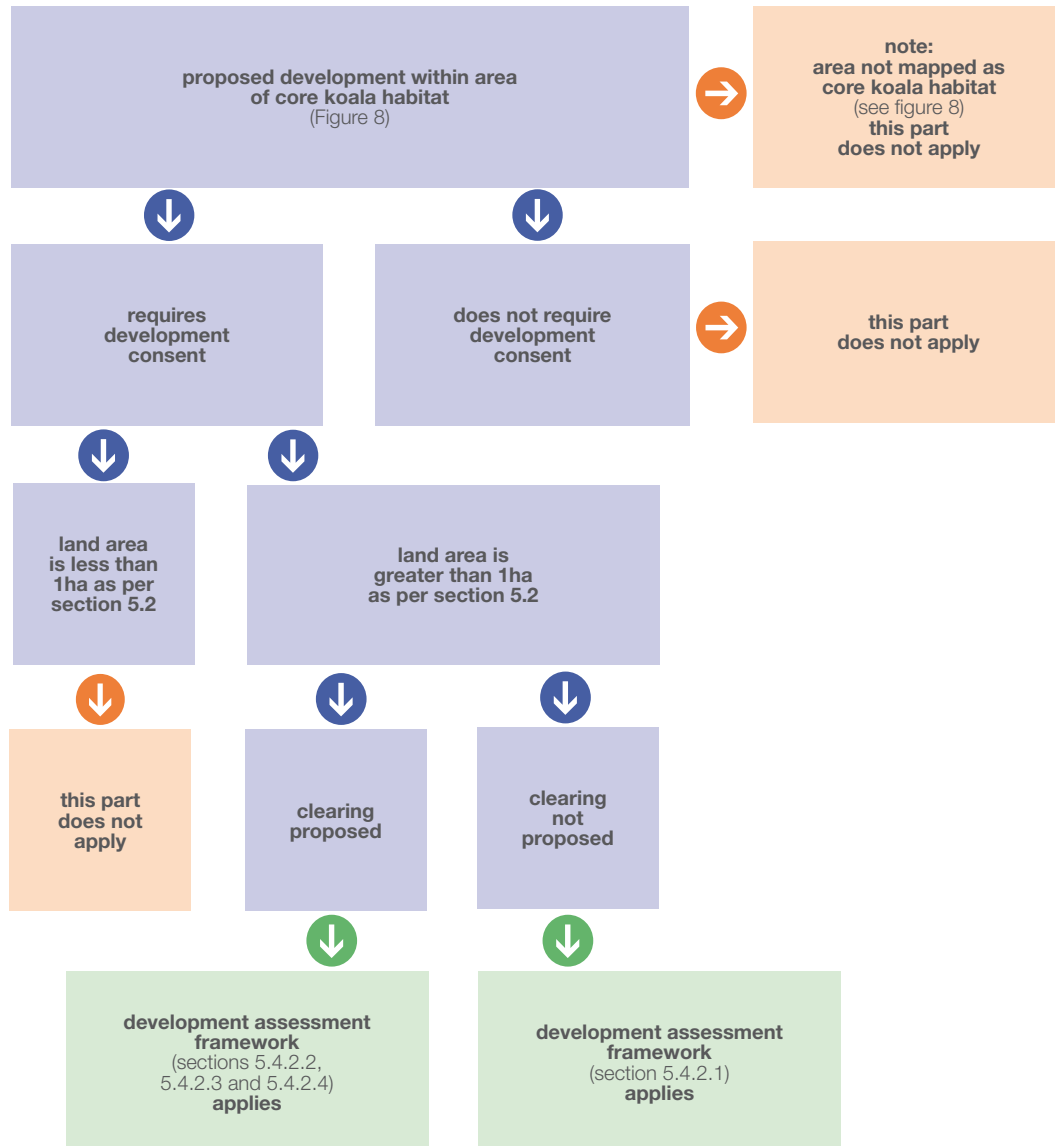
Information regarding koala habitat is required to be included on a certificate issued under Section 10.7 (formerly s.149) of the *Environmental Planning and Assessment Act 1979*. Koala habitat mapping can be viewed on Council's website by accessing the online mapping tool [Intramaps](#). Alternatively, contact Council to determine if your property is affected.

»» When does the plan apply?

The development assessment framework of the CKPoM applies to development activities that require development consent under the Ballina Local Environmental Plan 1987, the Ballina Local Environmental Plan 2012 or another applicable environmental planning instrument under the *Environmental Planning and Assessment Act 1979* (Figure 1).

Development activities that are permitted without consent under an environmental planning instrument, including development classified as exempt or complying development do not require a development application. Such activities do not trigger the application of this Plan and do not need to comply with the Plan.

Figure 1: Application of Development Assessment Framework under the CKPoM



»» **What additional information will I need to provide with a development application?**

All development applications for development on land containing core koala habitat are required to be accompanied by an indirect impact assessment report, regardless of whether the application proposes the removal of vegetation.

Table 1 outlines the matters for consideration contained within Part 5.5 of the CKPoM that are to be addressed in relation to all development applications on land containing core koala habitat. A koala habitat impact assessment report must be prepared by a suitably qualified person in accordance with the structure set out in Table 5 of the CKPoM.

Table 1: Matters for Consideration to accompany Development Application

Impact Assessment - Proposed Development Involving Clearing*
• Potential direct and indirect impacts on food trees and/or koala habitat
• Maintain habitat linkages and safe koala movement
• Location of bushfire Asset Protection Zones
• No-build zones
• Retention of replacement trees and/or koala habitat
• Protection of koalas, food trees and koala habitat during construction
• Lot boundary fencing
• Swimming pools
• Keeping of domestic dogs
• Road design standards
Indirect Impact Assessment - All Proposed Development
• Lot boundary fencing
• Swimming pools
• Keeping of domestic dogs
• Road design standards

*Clearing of vegetation is defined as the removal of trees greater than 3m in height and/or greater than 100mm diameter at breast height above bark.

When determining whether a proposed development will involve the clearing of vegetation, all consequential clearing likely to be associated with the development, such as clearing required for access or bushfire management, must be included.

»» **Further information**

Visit ballina.nsw.gov.au to view the Ballina Shire Koala Management Strategy, CKPoM, koala mapping ([Intramaps](#)) and the brochure [Koalas in our Backyard](#).

For more information on lodging a development application on land on core koala habitat, contact Council's Development and Environmental Health Group on 1300 864 444.

For more information on the habitat study and Koala Management Strategy, contact Council's Strategic and Community Facilities Group on 1300 864 444.



If you have any questions please contact:

Council's Strategic and Community Facilities Group, Ph 1300 864 444.