

Frances Cassaniti

From: Dash D'Brant <Dash.DBrant@dssip.qld.gov.au>
Sent: Tuesday, 31 March 2026 11:12 AM
To: Frances Cassaniti
Subject: RE: 2603-51191 SPL - SARA advice

BCC DS
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04/06/2026
APPLICATION REF
A007042923

Hi Frances,

Thanks for your questions. I understand where you're coming from.

- As you'd be aware, under the *Planning Act 2016*, the conferring of a development approval gives consequential rights to the applicant to undertake certain activities relating to vegetation clearing, such as clearing for bushfire and fence lines, as outlined in Schedule 21 of the Planning Regulation 2017, which has a direct relationship with the definition of *exempted development* in Schedule 24. This is, by way of context, why SARA specifically assesses the consequential clearing involved in an assessable RAL.
- The test under the Regulation in this context is not whether plan sealing has occurred; it is whether a development approval has been granted (and is still within its currency period) with regard to vegetation clearing.
- The applicant has a development approval for a RAL on the site and therefore has, from the consideration of the Regulation and *exempted development*, the ability to clear koala habitat for certain purposes as outlined in my previous email.
- To question 2, as per the Regulation, yes you could. The approval is current and therefore clearing made exempt by the approval could be undertaken.

I hope this advice is of assistance. Happy to chat further today if needed.

Kind regards

Dash D'Brant (he/him)

Principal Planning Officer (M-Thu)

Planning Services - SEQWest

Department of State Development, Infrastructure and Planning

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117 Brisbane Road, Ipswich QLD 4305



From: Frances Cassaniti <frances.cassaniti@mewing.com.au>

Sent: Tuesday, 31 March 2026 9:48 AM

To: Dash D'Brant <Dash.DBrant@dsdip.qld.gov.au>

Subject: RE: 2603-51191 SPL - SARA advice

Good morning Dash,

Thank you for this email. I have had the chance to review your email and have the following questions.

- If the applicant makes a new application for the subdivision of the site, which also alters the approved subdivision outcome in the southern portion of the site (as per the concept plan provided) how is referral avoided because the approved lots will not have been created to have otherwise undertaken the clearing you identify in your email.
- I had understood that to deliver the approved development we would have required operational works assessable against Section 16B under the Koala habitat Section under Schedule 10 of the Planning Regulation. However from your email I understand that you are saying we could seal the lots and then undertake the exempt clearing (pursuant to the 4 lots, rather than the single lots before the subdivision occurs)?

Please give me a call if you would like me to clarify these queries.

Kind regards

Frances Cassaniti

Associate Director



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From: Dash D'Brant <Dash.DBrant@dndip.qld.gov.au>
Sent: Monday, 30 March 2026 4:50 PM
To: Frances Cassaniti <frances.cassaniti@mewing.com.au>
Subject: 2603-51191 SPL - SARA advice

Good afternoon Frances,

Thank you for your time on the phone today.

As discussed, SARA's view is that the proposed development does not require referral to SARA for interference with koala habitat.

- The site, 58 Ormskirk Street, Calamvale, Lot 84 on SP172137 contains approximately 1500m² of mapped koala habitat.
- I note there is an existing development approval for reconfiguring a lot for subdivision over the site, approved by Brisbane City Council in 2022, reference A005443134.
- The development approval included 4 new lots that are within the mapped koala habitat area. The mapped koala habitat is also identified as category c regulated regrowth vegetation.
- For each lot, as a consequence of approval, the landowner could clear a path 5m along all 4 boundaries of the lot for fencing under item (o) of the definition *exempted development* within Schedule 24 of the Planning Regulation 2017.
- For each lot, as a consequence of approval, the landowner could clear vegetation to construct a dwelling house. I did not note any building envelopes on the approved plans.

- For any remaining koala habitat outside of the approved lots, the landowner could utilise item (k) of exempted development definition to clear up to 500m² for any purpose. Note this applies only to the parent lot.

Accordingly, it is SARA's view that all of the mapped koala habitat on the site could be cleared under the previous approval and existing exemptions, and no referral is required.

Happy to discuss further. I won't withdraw the prelodgement request until you've had a chance to review this advice.

Kind regards

Dash D'Brant (he/him)

Principal Planning Officer (M-Thu)

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