



SARA reference: 2410-43090 SRA
Council reference: A006625212

13 November 2024

Kenny Jap
C/- Reel Planning Pty Ltd
1/9 Camford Street
MILTON QLD 4064
tim@reelplanning.com

Attention: Tim O'Leary

Dear Tim,

SARA advice notice - 288 Albany Creek Road, Bridgeman Downs QLD 4035

(Advice notice given under section 35 of the Development Assessment Rules)

The State Assessment and Referral Agency (SARA) advises that your development application has not adequately demonstrated compliance with the State Development Assessment Provisions (SDAP).

SARA has reviewed your application material and, in conjunction with the information request issued on 13 November 2024, and as indicated in the phone conversation with you on 13 November 2024, the following issues with the proposed development have been identified:

Matters of State Environmental Significance (MSES)	
1.	<p>Issue: The application has not provided sufficient information to address Performance Outcome (PO)11 of State code 25: Development in southeast Queensland koala habitat areas (State code 25).</p> <p>It is unclear if the proposed development has been designed and sited to avoid, minimise, and mitigate impacts on MSES.</p> <p>No supporting documentation of Brisbane City Council (BCC) agreeing to the covenant area or describing any management intentions with the remaining Koala Habitat Area (KHA) have been provided.</p> <p>Action: Provide further information on any measures intended to mitigate impacts to MSES (for</p>

	<p>example, rehabilitation of degraded areas of the site). If rehabilitation is proposed, sufficient information to demonstrate the proposed rehabilitation strategy is feasible is required (such as through provision of a covenant and rehabilitation management plan that identifies planting zones, planting palette, rehabilitation objective, maintenance activities, etc.).</p> <p>Provide additional information of BCC's agreement to the covenant proposal or describing any management intentions with the remaining KHA. This must also include information about BCC's future use of the site or what maintenance they plan to carry out on site including:</p> <ul style="list-style-type: none"> • landscaping plans for any proposed landscaping • a detailed description of any operational works (for example clearing, levelling, or filling) required on site • details of any machinery to be used or stored on the site.
Proposed Lots 1 and 22	
2.	<p>Issue: The proposal seeks to narrow the northern corridor by adding Lots 1 and 22. This would create a narrow impediment to koala movement in an area designed to be a corridor for movement.</p> <p>Action: Consider removal of these lots from the reconfiguration, rehabilitated and included in the covenant areas to allow a wider corridor of a minimum 30m for wildlife movement, to link with the neighbouring KHA located in Lot 1 on RP230211. This will also reduce the Significant Residual Impact (SRI) of the development.</p>


How to respond

It is recommended that you address these issues promptly and provide a response to SARA by 13 February 2025. If you decide not to respond, your application will be assessed and decided based on the information provided to date.

You are requested to upload your response using the 'manage documents' function in [MyDAS2](#).

If you require further information or have any questions about the above, please contact Nikki Brock, Principal Planner, on 34527680 or via email BrisbaneSARA@dasilgp.qld.gov.au who will be pleased to assist.

Yours sincerely



Sallie Battist
Manager

cc Brisbane City Council, dalodgement@brisbane.qld.gov.au