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08/07/2026
APPLICATION REF
A007038637



Your Ref: A006908827
Our Ref: 25133

7 July 2026

Phillip Ng
C/- Amelior Development Services
PO Box 846
COORPAROO QLD 4151

Dear Phillip,

RE: KOALA HABITAT ASSESSMENT - EXEMPTED DEVELOPMENT (816 BOUNDARY ROAD, RICHLANDS)

I refer to the prelodgement advice (dated 12 December 2025) regarding the proposed development at 816 Boundary Road, Richlands (A006908827). Council advised that the site, while located outside a Koala Priority Area (KPA), falls within a mapped koala habitat area (core) as identified under the South East Queensland Koala Conservation Strategy and associated mapping. Council further indicated that the development application must either demonstrate that it qualifies as 'exempted development' under the *Planning Regulation 2017* (Qld) (Planning Reg.), or that a referral to the State Assessment and Referral Agency (SARA) may be required for assessment against State Development Assessment Provisions (SDAP) Code 25.

Our assessment has considered the following:

- Site context and existing development approval;
- Legislative requirements.

[Site Context & Existing Development Approval](#)

The site is located at 816 Boundary Road, Richlands (Lot 1 & 2 on RP83710). The site has an area of approximately 20,696 sqm and is currently characterised by a cleared area (approximately 19,789 sqm) with retained trees along the northern and eastern boundaries.

The site is subject to a historical development approval (A005208806, 13 November 2019), under which the majority of the site was lawfully cleared for development. As part of the works, nine (9) trees were retained along the western and northern site boundaries in accordance with an approved Vegetation Retention Plan (Yurrah Pty Ltd, job no. 1209033-7, VRP01, approved by Council on 26/06/2015). The clearing works undertaken pursuant to the existing approval are not attributable to the current development application and therefore have been excluded from any assessment of koala habitat impact associated with the current proposed development.

Legislative Requirements

As noted above, the site is mapped as koala habitat area (core) under the South East Queensland Koala Conservation Strategy. However, the koala planning controls introduced to the Planning Reg. on 7 February 2020 apply only where native vegetation within a mapped koala habitat area is cleared. The proposed development involves no clearing of native vegetation — all works are confined to the previously and lawfully cleared portion of the site, and the nine (9) perimeter trees retained under the approved Vegetation Retention Plan will be protected and retained. As no koala habitat area will be cleared, a referral of this application to SARA for assessment against SDAP Code 25 is not required.

I trust that the enclosed information is satisfactory and assists Council in approving the application; however, if there are any matters that you wish to discuss, please do not hesitate to contact Freya Jassim from our office on freya.jassim@litoria.com.au or 07 3852 4855.

Sincerely,



Daniel Clowes BAppSc (EnvSc) DipArb MEIANZ MESA MISA
Director