



SARA reference: 2608-53916 SRA
Council reference: A007068253

28 September 2026

Chief Executive Officer
Brisbane City Council
GPO Box 1434
Brisbane QLD 4001
dalodgement@brisbane.qld.gov.au

Attention: Errin Xiaofang Lu

Dear Sir/Madam

SARA referral agency response—1 Lot into 2 Lots and access easement at 161 Underwood Road, Eight Mile Plains

(Referral agency response given under section 56 of the *Planning Act 2016*)

The development application described below was confirmed as properly referred by the State Assessment and Referral Agency (SARA) on 25 August 2026.

Response

Outcome:	Referral agency response – with conditions
Date of response:	28 September 2026
Conditions:	The conditions in Attachment 1 must be attached to any development approval
Advice:	Advice to the applicant is in Attachment 2
Reasons:	The reasons for the referral agency response are in Attachment 3

Development details

Description:	Development permit	Reconfiguring a lot for Reconfiguration of a Lot for 1 into 2 Lots & access easement
SARA role:	Referral agency	
SARA triggers:	Schedule 10, Part 9, Division 4, Subdivision 2, Table 1, Item 1 - Reconfiguring a lot near a state transport corridor (10.9.4.2.1.1) (Planning Regulation 2017)	

Schedule 10, Part 10, Division 3, Subdivision 3, Table 1, Item 1 -
Development interfering with koala habitat in koala habitat areas
outside koala priority areas (10.10.3.3.1.1) (Planning Regulation 2017)

SARA reference: 2608-53916 SRA

Assessment manager: Brisbane City Council

Street address: 161 Underwood Road, Eight Mile Plains

Real property description: Lot 700 on SP338014

Applicant name: Brisbane Islamic Centre Ltd

Applicant contact details: C/- Kassim Mahomed (Town Planner)
12 Thredbo Drive
Worongary QLD 4213
kassim@kmsm.net.au

Human Rights Act 2019
considerations: The decision has been assessed for compatibility with human rights under the Human Rights Act 2019. The decision was found not to limit human rights under the Human Rights Act 2019 therefore, it is reasonable to conclude the decision is compatible with human rights.

Representations

An applicant may make representations to a concurrence agency, at any time before the application is decided, about changing a matter in the referral agency response (s.30 Development Assessment Rules). Copies of the relevant provisions are in **Attachment 4**.

A copy of this response has been sent to the applicant for their information.

For further information please contact Amanda Hosken, Principal Planner, on (07) 5644 3216 or via email CairnsSARA@dasilgp.qld.gov.au who will be pleased to assist.

Yours sincerely



Brett Nancarrow
Manager (Planning)

cc Brisbane Islamic Centre Ltd, kassim@kmsm.net.au

enc Attachment 1 - Referral agency conditions
Attachment 2 - Advice to the applicant
Attachment 3 - Reasons for referral agency response
Attachment 4 - Representations about a referral agency response provisions
Attachment 5 - Documents referenced in conditions

Attachment 1—Referral agency conditions

(Under section 56(1)(b)(i) of the *Planning Act 2016* the following conditions must be attached to any development approval relating to this application) (Copies of the documents referenced below are found at Attachment 5)

No.	Conditions	Condition timing
	10.10.3.3.1.1 – Development interfering with koala habitat in koala habitat areas outside koala priority areas—The chief executive administering the <i>Planning Act 2016</i> nominates the Director-General of the Department of the Environment, Tourism, Science and Innovation to be the enforcement authority for the development to which this development approval relates for the administration and enforcement of any matter relating to the following condition(s):	
1.	Carry out the reconfiguration generally in accordance with Plan of Lots 1 & 2 and Easement A in Lot 1 Cancelling Lot 700 on SP338014 prepared by House Surveys	Prior to submitting the Plan of survey to the local government for approval
2.	Interfering with koala habitat is limited to the 6 non-juvenile koala habitat trees as shown on State Core Koala Habitat Mapping, prepared by Zone Landscape Architecture, drawing no L25018.1 - 300, dated 19.09.2025 and revision B as amended in red by SARA	At all times
3.	Implement all measures and undertake the works detailed below: - Measures that ensure clearing and construction activities are undertaken in a manner that prevents stress, injury or death of koalas; - Undertake any clearing of koala habitat trees sequentially and in the presence of a koala spotter; - Measures are in place for dealing with trapped, injured, orphaned and deceased koalas; - Measures are in place for checking machinery for the presence of koalas prior to use; - Temporary fauna exclusion fencing has been erected in areas that may be dangerous to koalas; and - All reasonable steps have been taken to make construction workers aware of koalas on and near the construction activities and what to do if a koala is sighted.	Prior to and during clearing and construction activities
4.	Notify the Department of the Environment, Tourism, Science and Innovation by email to Koala.Compliance@detsi.qld.gov.au of: - the expected date the clearing activity will commence; - the expected duration of the clearing activity; - the name and contact details of the koala spotter that has been contracted for the clearing activity; and - the name, contact details and authority number of the fauna spotter catcher that has been contracted for the clearing activity.	At least 3 business days prior to interfering with koala habitat

5.	Deliver an environmental offset in accordance with the Environmental Offsets Act 2014 to counterbalance the significant residual impacts on the matter of state environmental significance being 6 non-juvenile koala habitat trees. Note: Section 16 of the Environmental Offsets Act 2014 provides that when an offset condition is imposed on an authority, a number of deemed conditions are taken to apply. These deemed conditions are detailed in sections 19B, 22, 24 and 25 of the Environmental Offsets Act 2014. Contravention of a deemed condition is taken to be contravention of an imposed condition. More information on offset delivery can be found here: https://www.qld.gov.au/environment/pollution/management/offsets/delivering. Please send the notice of election to: koala.planning@dsdilgp.qld.gov.au	Prior to interfering with koala habitat.
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Attachment 2—Advice to the applicant

General advice	
1.	Terms and phrases used in this document are defined in the <i>Planning Act 2016</i> , its regulation or the State Development Assessment Provisions (SDAP) (version 3.6). If a word remains undefined it has its ordinary meaning.
Nature Conservation Plan 2017	
2.	The Nature Conservation (Koala) Conservation Plan 2017 includes mandatory requirements that applies to all persons undertaking the clearing of koala habitat trees, including that clearing be undertaken sequentially and in the presence of a koala spotter. Penalties for non-compliance apply. For further information please contact the Department of the Environment, Tourism, Science and Innovation at koala.compliance@detsi.qld.gov.au .
Additional permits	
3.	A development permit for operational work to implement the material change of use is required to be obtained before any interfering with koala habitat can be carried out, and the permit application must be lodged with the Chief Executive administering the Planning Act 2016.
4.	Despite this development approval, other permits or approvals may be required for the clearing of koala habitat. To determine if the proposed clearing requires other approvals under other local, State or federal laws go to www.qld.gov.au (search 'vegetation clearing requirements'). A future Operational Works application may likely require referral to the State Assessment and Referral Agency (SARA)
Impacts to fauna species, protected plans and during clearing activities	
5.	The development site contains habitat for threatened and special least concern fauna species. If the development requires tampering with a protected animal breeding place, a species management program may be required. More information on protected animal breeding places and species management programs can be found here: https://environment.des.qld.gov.au/licencespermits/plantsanimals/speciesmanagement-program .
6.	The development site contains areas mapped as containing a high-risk area on the protected plant flora survey trigger map. Where clearing is proposed within a high-risk area, it is a requirement under the <i>Nature Conservation Act 1992</i> to conduct a flora survey in accordance with the Flora Survey Guidelines to determine if there are any protected plants on the clearing site. If protected plants are found on the clearing site, a clearing permit under the <i>Nature Conservation Act 1992</i> may be required.
7.	Clearing of vegetation has the potential to disturb the roots of the trees of proposed retained vegetation thereby resulting in the death of trees not approved to be cleared under this development approval. It is recommended clearing and excavation activities be undertaken in accordance with the 'Australian Standards for the Protection of Trees on Development Sites (AS4970-2009)' to avoid any consequential unauthorised clearing.

Attachment 3—Reasons for referral agency response

(Given under section 56(7) of the *Planning Act 2016*)

The reasons for the SARA's decision are:

- The development complies with the assessment benchmarks of State code 1 of SDAP in that the development:
 - o does not increase the likelihood or frequency of accidents, fatalities or serious injury for users of the Gateway Motorway, state-controlled road
 - o does not adversely impact the structural integrity or physical condition the state-controlled road, or road transport infrastructure
 - o does not adversely impact the function and efficiency of the state-controlled road or the state's ability to maintain, upgrade or operate the state-controlled road, or road transport infrastructure
- With conditions, the development complies with the assessment benchmarks of State code 25 of SDAP in that the development:
 - o does not cause an unacceptable impact on mapped koala habitat areas
 - o is designed and located so that where the matters of state environmental significance cannot be reasonably avoided and minimised, the impacts are reasonably mitigated
 - o results in a significant residual impact that is acceptable.

Material used in the assessment of the application:

- the development application material and submitted plans
- *Planning Act 2016*
- Planning Regulation 2017
- the SDAP (version 3.6), as published by SARA
- the Development Assessment Rules
- SARA DA Mapping system
- State Planning Policy mapping system
- section 58 of the *Human Rights Act 2019*

Attachment 4—Representations about a referral agency response provisions

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Attachment 5—Documents referenced in conditions

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