

SARA reference: 2504-45467 SRA
Council reference: A006688153
Applicant reference: 12125

BCC DS
RECEIVED
 17/11/2025
APPLICATION REF
 A006688153

17 November 2025

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

Attention: Shirley Mills

Dear Ms Mills

SARA referral agency response—117 Idonia Street, Bridgeman Downs

(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 3 April 2025.

Response

Outcome:	Referral agency response – with conditions
Date of response:	17 November 2025
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Description:	Development Permit – Reconfiguring a Lot (one into 11 lots and new road) under the Superseded Planning Scheme (City Plan 2014 V27.00/2023)
SARA role:	Referral agency
SARA trigger:	Schedule 10, Part 10, Division 3, Subdivision 3, Table 1, Item 1 (Planning Regulation 2017)

Development interfering with koala habitat in koala habitat areas outside koala priority areas

SARA reference: 2504-45467 SRA

Assessment manager: Brisbane City Council

Street address: 117 Idonia Street, Bridgeman Downs

Real property description: Lot 9 RP93688

Applicant name: BLD Building Legal & Development Pty Ltd
c/- Saunders Havill Group

Applicant contact details: 9 Thompson Street
Bowen Hills QLD 4006
amberfolker@saundershavill.com

Human Rights Act 2019 considerations: Consideration of the 23 fundamental human rights protected under the *Human Rights Act 2019* has been undertaken as part of this decision. It has been determined that this decision does not limit 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 Lawson Costello, A/Senior Planning Officer, on (07) 4924 2914 or via email koala.planning@dcdilgp.qld.gov.au who will be pleased to assist.

Yours sincerely



Kieran Hanna
Manager (Planning)

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

cc BLD Building Legal & Development Pty Ltd C/- Saunders Havill Group Pty Ltd,
amberfolker@saundershavill.com

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
Development permit for reconfiguring a lot (one into 11 lots and new road)		
Schedule 10, Part 10, Division 3, Subdivision 3, Table 1, Item 1 (Planning Regulation 2017) – 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.	Interfering with koala habitat is limited to the clearing of 17 non-juvenile koala habitat trees as shown on <i>03. Impact Assessment</i> prepared by Saunders Havill, dated 21 October 2025, reference 12125 E 03, issue C.	At all times
2.	<p>(a) Prepare a Koala Management Plan by an appropriately qualified person which must:</p> <ul style="list-style-type: none"> (i) Identify all clearing and construction activities that may increase the risk of stress, injury or death of koalas; and (ii) Detail the management measures that will be implemented during clearing and construction activities to prevent the risks identified in part (a) of this condition, including but not limited to all of the following: <ul style="list-style-type: none"> • Details of pre-clearing inspections of the vegetation to be cleared; • Requirements for staging and sequencing of clearing and provisions for a koala spotter during clearing operations; • Procedures for dealing with trapped, injured, orphaned and deceased koalas; • Contact details for the contractor for reports of trapped or injured koalas; • The use of fauna exclusion fencing; • Measures to minimise the impact of construction related dust on adjacent koala habitat; • Signage in areas of vehicular traffic on site; • Procedures for checking machinery for fauna prior to use; • Measures to manage the risks posed by dogs (e.g. guard dogs) on site; • Measures to protect retained koala habitat and vegetation (including open land) in accordance with Australian Standard AS4970-2009; and • Measures to raise awareness amongst construction workers of koalas on and near the construction activities. <p>(b) Submit the Koala Management Plan to the Department of the Environment, Tourism, Science and Innovation at Koala.Compliance@detsi.qld.gov.au or by post to PO Box 15187 City East Queensland 4002.</p>	<p>(a) and (b): Prior to interfering with koala habitat</p> <p>(c): Prior to and during clearing and construction activities</p>

No.	Conditions	Condition timing
	<p>(c) Implement all measures and undertake any works contained in the Koala Management Plan.</p> <p><i>Note: Appropriately qualified person(s) means a person or persons who has professional qualifications, training, skills and experience relevant to ecology and can give authoritative assessment, advice and analysis in relation to koalas using the relevant protocols, standards, methods or literature.</i></p>	
3.	<p>Notify the Department of the Environment, Tourism, Science and Innovation by email to Koala.Compliance@detsi.qld.gov.au of:</p> <ul style="list-style-type: none"> (i). the expected date the clearing activity will commence; (ii). the expected duration of the clearing activity; (iii). the name and contact details of the koala spotter that has been contracted for the clearing activity; and (iv). 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
4.	<p>Deliver an environmental offset in accordance with the <i>Environmental Offsets Act 2014</i> to counterbalance the significant residual impacts on the matter of state environmental significance being 17 non-juvenile koala habitat trees.</p> <p><i>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.</i></p> <p><i>More information on offset delivery can be found here:</i> https://www.qld.gov.au/environment/pollution/management/offsets/delivering.</p> <p><i>Please send the notice of election to: koala.planning@dcdilgp.qld.gov.au</i></p>	Prior to interfering with koala habitat

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 3.1). If a word remains undefined it has its ordinary meaning.
2.	A development permit for operational work to implement the reconfiguring a lot may be 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 <i>Planning Act 2016</i> .
3.	<p>The Nature Conservation (Koala) Conservation Plan 2017 includes mandatory requirements that apply to all persons undertaking clearing of koala habitat trees, including that clearing be undertaken sequentially and in the presence of a koala spotter.</p> <p>Penalties for non-compliance apply.</p> <p>For further information please contact the Department of the Environment, Tourism, Science and Innovation at koala.compliance@detsi.qld.gov.au.</p>
4.	<p>In addition to 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').</p> <p>It is the responsibility of the land owner to ensure that all necessary permits and approvals have been obtained before undertaking any clearing.</p>
5.	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.
6.	<p>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.</p> <p>More information on protected animal breeding places and species management programs can be found here: https://environment.des.qld.gov.au/licences-permits/plants-animals/species-management-program</p>

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:

SARA assessed the development against the following code(s) of the State Development Assessment Provisions (SDAP), version 3.1:

- State code 25: Development in South East Queensland koala habitat areas

The development complies with the assessment benchmarks of State code 25 of SDAP in that the development:

- does not cause an unacceptable impact on mapped koala habitat areas.
- results in an acceptable significant residual impact on matters of state environmental significance.
- is conditioned to provide an offset to ensure a conservation outcome is achieved.

Material used in the assessment of the application:

- the development application material and submitted plans
- *Planning Act 2016*
- Planning Regulation 2017
- the SDAP (version 3.1), as published by SARA
- the Development Assessment Rules
- SARA DA Mapping system
- section 58 of the *Human Rights Act 2019*

Attachment 4—Representations about a referral agency response provisions

(page left intentionally blank)

Attachment 5—Documents referenced in conditions

(page left intentionally blank)