



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  
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Attention: Tim O'Leary

Dear Tim,

## SARA information request - 288 Albany Creek Road, Bridgeman Downs QLD 4035

(Given under section 12 of the Development Assessment Rules)

This notice has been issued because the State Assessment and Referral Agency (SARA) has identified that information necessary to assess your application against the relevant provisions of the State Development Assessment Provisions (SDAP) has not been provided.

### Access from the State-controlled road

1.

**Issue:**

This development relies on access via Lot 1 on RP230211 (the site adjoining to the west) and not a public road.

The current development proposal over Lot 1 on RP230211 does not provide connection to this site. The Department of Transport and Main Roads (DTMR) is willing to accept a 6.5m wide Type B2 driveway in accordance with the Brisbane City Council (BCC) standard drawing as the access arrangement for Lot 1 on RP230211, provided that sight lines can be achieved by the clearing of trees in the road reserve. This access is not to be a public road and what is currently proposed does not provide sufficient capacity to service the lot to the east (Lot 2 on RP138914).

DTMR is unlikely to support the current access proposal for Lot 1 on RP230211 being changed to a public road that provides connections to adjoining lots. The proposed access location onto Albany Creek Road (a state controlled road) is not desirable and could not safely accommodate traffic generated by the site to the east.

	<p>Albany Creek Road is a limited access road and DTMR is therefore also not likely to approve an additional direct access for Lot 2 on RP138914 given its location and the number of existing accesses in the vicinity.</p> <p><b>Action:</b> Provide an access strategy that:</p> <ul style="list-style-type: none"> <li>• does not rely on third party land</li> <li>• which demonstrates that the safety and efficiency of Albany Creek Road will not be adversely impacted as required by Performance Outcomes (PO)25–PO27 of State code 1: Development in a state-controlled road environment (State code 1) and DTMR’s Limited Access Road Policy principles included in the Vehicular Access to State-Controlled Road Policy</li> <li>• which demonstrates compliance with the Limited Access Road Policy for Albany Creek Road as required by PO18 of State code 1.</li> </ul>
<b>Stormwater management</b>	
2.	<p><b>Issue:</b> The responses given for PO8-PO11 of State code 1 state that stormwater will be directed to a lawful point of discharge and not to the state-controlled road. However, the lawful point of discharge is not identified.</p> <p>The response to PO12 of State code 1 states that flooding will be managed appropriately onsite to ensure that it does not result in a material worsening of flooding impacts within a state-controlled road. No indication is provided about how flooding will be managed on site.</p> <p>The responses to PO13 and PO14 of State code 1 state that all drainage will be located on site. No details about drainage infrastructure is provided.</p> <p>The Town Planning Report, where assessment against Brisbane City Council Secondary Codes is discussed, states that assessment against the Stormwater code is not required as relevant conditions addressing stormwater can be imposed. Without an assessment of the stormwater impacts associated with this development, it is difficult to identify any conditions that are required.</p> <p>It is noted that the site is affected by flooding from Cabbage Tree Creek. Flooding from Cabbage Tree Creek also affects the flood immunity on Albany Creek Road.</p> <p><b>Action:</b> Provide a stormwater management plan to demonstrate compliance with PO8–PO14 of State code 1.</p>
<b>Environmental emissions</b>	
3.	<p><b>Issue:</b> The development proposal seeks to create 23 lots adjacent to Albany Creek Road. The response to PO38 of State code 1 states that future dwellings will be able to be designed to comply with relevant Queensland Development Code (QDC) requirements for noise attenuation. The QDC requirement deals with indoor noise via building approvals. It cannot be used to manage free field noise.</p> <p><b>Action:</b> Provide a noise assessment report to adequately address PO38 (Reconfiguring a lot minimises free field noise intrusion from a state-controlled road).</p>

<b>Owner's consent</b>	
4.	<p><b><u>Issue:</u></b></p> <p>The development relies on access via Lot 1 on RP230211 and not a public road. As the access is not proposed via a public road, there is no surety that this development can be implemented. Therefore, the site to the west should be included in this development application and the consent of the landowner obtained.</p> <p><b><u>Action:</u></b></p> <p>Provide the consent of the owner of Lot 1 on RP230211 for the making of this development application.</p>
<b>Koala habitat values assessment</b>	
5.	<p><b><u>Issue:</u></b></p> <p>The application has not provided sufficient information to adequately address State code 25: Development in southeast Queensland koala habitat areas (State code 25).</p> <p>A koala habitat values assessment or the results of on-site koala surveys have not been provided. Additionally, the ecology report found the site to be of low usage despite the nearby corridor along Cabbage Tree Creek to be well utilised.</p> <p><b><u>Action:</u></b></p> <p>Undertake a koala habitat values assessment, carried out by a suitably qualified ecologist, to identify koala habitat areas, koala habitat and koala habitat values that exist on site. The results of this assessment should be provided with the application and should be used to guide the location, siting, design, and phasing of the proposed development to address State code 25. The koala habitat values assessment should include:</p> <ul style="list-style-type: none"> <li>• the tree protection zone of each tree</li> <li>• special features that exist on each tree (e.g., hollows (including approximate size), nests, scratches, termitaria, etc.)</li> <li>• what tree species utility it has been assigned by Appendix 4 of Spatial Modelling for Koalas in Southeast Queensland</li> <li>• provide the methodology and results of koala surveys undertaken on site</li> <li>• provide more information in relation to the utility of Cabbage Tree Creek as a koala corridor.</li> </ul>
<b>Koala and fauna management plan</b>	
6.	<p><b><u>Issue:</u></b></p> <p>A koala and fauna management plan addressing measures for protecting koalas from injury or death has not been provided, to adequately address PO10 of State code 25.</p> <p><b><u>Action:</u></b></p> <p>Provide a koala and fauna management plan, prepared by a suitably qualified and experienced person that has knowledge of koala ecology and experience developing management plans. The koala and fauna management plan must identify the following (as a minimum):</p> <ul style="list-style-type: none"> <li>• all potential risks to koalas from clearing and construction activities proposed on site, including earthworks, plumbing and drainage works and building works</li> <li>• all potential risks to koalas from the proposed future use of the site (e.g., pools, domestic pets, etc.)</li> <li>• all management measures that will be implemented to mitigate the risks</li> </ul>

	<ul style="list-style-type: none"> <li>• the process and measures to address accidental injury or death of koalas</li> <li>• the process for implementing the management plan including: <ul style="list-style-type: none"> <li>o identifying the person responsible for implementing the plan (e.g., site supervisor, foreman)</li> <li>o the process for training all contractors working on the site to comply with the plan.</li> </ul> </li> </ul> <p>The management plan must demonstrate compliance with the requirements of the <i>Nature Conservation (Koala) Conservation Plan 2017</i>.</p>
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### How to respond

You have three months to respond to this request and the due date to SARA is 13 February 2025.

You may respond by providing either: (a) all of the information requested; (b) part of the information requested; or (c) a notice that none of the information will be provided. Further guidance on responding to an information request is provided in section 13 of the [Development Assessment Rules](#) (DA Rules).

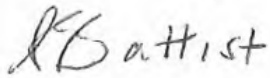
It is recommended that you provide all the information requested above. If you decide not to provide all the information requested, your application will be assessed and decided based on the information provided to date.

You are requested to upload your response and complete the relevant tasks in [MyDAS2](#).

As SARA is a referral agency for this application, a copy of this information request will be provided to the assessment manager in accordance with section 12.4 of the DA Rules.

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

Yours sincerely



Sallie Battist  
Manager

cc Brisbane City Council, [dalodgement@brisbane.qld.gov.au](mailto:dalodgement@brisbane.qld.gov.au)