

From: [Brooke Bekker](#)  
 To: [Danika Coombs](#)  
 Cc: [Danika Coombs](#)  
 Subject: Allocation - 2202-27487 SRA  
 Date: Thursday, 24 February 2022 12:20:27 PM  
 Attachments: [image001.png](#)  
[image002.png](#)  
[image003.png](#)

Hi Danika

Please be advised that the following application has been allocated to you.

Please note -

- Task is created in Microsoft Teams – please start progress, and update timeframes with KPI/next date, etc
- Recorded in our Excel SEQ North Applications Tracker, also to be updated
- Please make sure you update our Applications Tracker with any updates on trigger Column P, and adding key words like 'Koola' for reporting under Column Q....
- Please remember if you have a missed KPI please add the label, and complete the KPI notes within your task (see 'Missed KPI requirements and examples' in example task under Unallocated in SEQ North Tracker)

Referral Agency	MyDAS 2	2202-27487 SRA	23/02/2022	<p><b>Case Officer – Danika</b>          Delegations Officer – Jamaica          Day 3 – 28/02/22 Issue Confirmation /Action Notice          EFT payment advised. CO to check payment is settled by 02/03/2022</p>	DP Ral.	DP - RAL 2 into 60 lots plus new road, drainage reserve and open space	Referral	81RP186546 82RP186546	57 Blewers Road, Morayfield	Orchard (Blewers) Developments Pty Ltd C/ Sunders Hayvall group	MBRC	DES
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Thank you.

Kind Regards

**Brooke Bekker**  
 Business Support Officer  
 Planning and Development Services – SEQ North  
 Department of State Development, Infrastructure, Local Government and Planning

P 5362 9702  
 Level 3, 12 First Avenue, Maroochydore QLD 4558  
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RTI RELEASE - DSDILGP

# Validation File Note

Application Number:  Council Reference Number:

Applicant's Reference Number:

<b>Application Type</b>	<b>Referral Agency</b>	
	Application details: <b>DP RAL - 2 into 60 lots plus new road, drainage reserve and open space</b>	
	Address & property description*: <b>57 Blewers Road, Morayfield (Lot 81 on RP186546 and Lot 82 on RP186546)</b>	
	*Check the DA Form 1 has all the correct property details.	
	Planning Scheme zoning:	
	Is the application in response to a show cause notice? No	
For OPW Assessment Manager applications: Is QLeave payable? No		
<b>Other change application? N/A</b>	Original approval details, reference and date:	Original referral agencies:
<b>ShapingSEQ</b>	Urban Footprint SEQ major development area: No	
<b>QLD Heritage</b>	Not Applicable	Place ID:
<b>UXO</b>	Not Applicable	
<b>Contaminated land</b>	Is the land on the contaminated land register or environmental management register? No	
	If yes – Is the application for a material change of use? No	
<b>Environmentally Relevant Activities (ERA)</b>	Does the application include an ERA: Not Applicable	
	Is the ERA devolved to local government or a concurrence ERA? <i>(Refer to Schedule 2 of the Environmental Protection Regulation 2019 – If devolved to local government then it does not require referral to SARA)</i>	
	Details:	
	What is the aggregate environmental score for each applicable concurrence ERA? Details:	
	Is there an existing EA? No Details:	
	Have the fees for each applicable concurrence ERA been paid for? Yes / No*	

<b>Coastal Protection</b>	Coastal Management District – Not Applicable	
	Erosion Prone Area – Not Applicable	Coastal Building Line – No
	Medium and/or High Storm Tide Inundation Area – Not Applicable	
	Fast Track 5 – <b>Not eligible</b>	
<b>Fish Habitat Area</b>	Fish Habitat Management Area A / Fish Habitat Management Area B – Not Applicable	
	Has a Resource Allocation Authority been issued for the development? No	
	Tidal Waterways – No	Marine Plants – Unlikely
	Waterways for WWBW – Not Applicable	Name: / Unknown
<b>Native Vegetation Clearing</b>	Vegetation clearing – Not Applicable	
	Lot size: <b>20,000m<sup>2</sup> (Lot 81) and 20,000m<sup>2</sup> (Lot 82) = 40,000m<sup>2</sup> total site area</b>	
	Is a Section 22A required? No	
	Is the application seeking a Preliminary Approval involving a Variation Request? No	
	Is it a non-referable material change of use? No	
	Category A / Category B regulated vegetation – Yes	<b>Endangered regional ecosystem</b>
Category C / Category R regulated vegetation – No		
Essential Habitat – <b>Yes</b>		
<b>Koala habitat in SEQ</b>	Interfering with koala habitat that is both: <ul style="list-style-type: none"> <li>in koala priority areas and</li> <li>a koala habitat area.</li> </ul> No	If yes, do any exemptions apply? Yes / No (please list here:____)
	Interfering with koala habitat that is: <ul style="list-style-type: none"> <li>in a koala habitat area, but</li> <li>outside koala priority areas.</li> </ul> Yes	If yes, do any exemptions apply? No
	Interfering with koala habitat in a koala habitat area, in a key resource area for an extractive industry? No	If yes, do any exemptions apply? Yes / No (please list here:____)
<b>Maritime Safety and Development</b>	Not Applicable	
	High risk maritime development zone / Navigation corridor	Distance: metres Quay line: metres Vessel beam: metres

	Fast Track 5 – <b>Not eligible</b>	
	Developed marina or state boat harbour area – No	Marina / Harbour name:
	Developed tidal waterway – Not applicable	Details:
<b>State Transport</b>	Within 25m of State transport corridor – No Within 100m of a State-controlled road intersection – No	Road / rail line name:
	Involves a new or changed access – No	New access / Changed access
	Future State transport corridor –No	Name: / Unknown
	Planned Upgrades – No	Details: / Unknown
	Public Passenger Transport Facilities – No	Details: / Unknown
	Limited Access Road – No	
	Schedule 20 Thresholds – Checked – Not Applicable	
<b>Electricity Infrastructure</b>	Not Applicable	Energex Easement / Substation Details:
<b>PDA</b>	Not Applicable	Name: Assessment Manager:
<b>Infrastructure Designations</b>	Not Applicable	Name:
<b>Urban Design (Part 18)</b>	Not Applicable	Details:
<b>Water-related development (Part 19)</b>	Not Applicable	Details:
<b>Delegations and escalations</b>	Does the application trigger a higher delegation or require escalation – No	Details: 11/02/2022
<b>Workload management / Complex application</b>	Is an additional planner required? No	Details: 09/02/2022
<b>Owners consent</b>	Is it required? No	Has it been provided? No
<b>Referred timeframe</b>	Council confirmation notice issued	Date:





**From:** [Danika Cowie](#)  
**To:** [koala.assessment@des.qld.gov.au](mailto:koala.assessment@des.qld.gov.au)  
**Subject:** 2202-27487 SRA - DA timeframes  
**Date:** Wednesday, 9 March 2022 2:36:00 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)

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Good afternoon DES,

SARA received a referred application 2202-27487 SRA on the 24 February 2022. Unfortunately it was only validated today which means the statutory timeframe has already commenced (it commenced on 2 March 2022). Given this, the due date for your IR is 11 March 2022, however because of the error with the validation, I am happy to receive your IR on the morning of **16 March 2022** (this is SARAs IR due date). Alternatively, if this due date is not sufficient, then we can issue an advice notice after the IR due date but please not that we are then reliant on the applicant to pause the assessment period unlike an IR which has an automatic 3 month response period for the applicant.

I apologise for the inconvenience with the IR due dates.

I should note that, I imagine an IR or advice notice is required as the application is proposing to clear all of the mapped KHA with no avoidance or mitigation justification provided. I am more than happy to discuss this further once a DES officer has review the application material.

Please feel free to contact me if you have any questions or wish to discuss this email and/or the due dates further.

Kind regards,

**Danika Cowie**

Principal Planning Officer

**Planning and Development Services,  
SEQ North**

Department of State Development, Infrastructure,  
Local Government and Planning

*Microsoft teams – meet now*

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☎ 07 5352 9776

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Work days – Monday, Tuesday, Wednesday and  
Thursday

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GE6-TA

**SARA technical agency assessment—information requirements**  
**Technical agency (TA)— Department of Environment and Science**

SARA reference: 2202-27487 SRA  
 SARA role: referral agency  
 SARA regional office: South East Queensland (North) regional office  
 SARA email: SEQNorthSARA@dsdilgp.qld.gov.au

TA reference: 075/0001099  
 TA contact name: Lauren Flohr  
 TA contact details: [Lauren.flohr@des.qld.gov.au](mailto:Lauren.flohr@des.qld.gov.au)  
 TA approver: Samuel Dawes

**1.0 Application details**

Street address: 57 Blewers Road, Morayfield; 49 Blewers Road, Morayfield  
 Real property description: 81RP186546; 82RP186546  
 Local government area: Moreton Bay Regional Council

Applicant name: Orchard (Blewers) Developments Pty Ltd  
 Applicant contact details: 9 Thompson Street  
 Bowen Hills QLD 4006  
 liamwiley@saundershavill.com

**2.0 Aspects of development and type of approval being sought**

Nature of development	Approval type	Category of assessment
Reconfiguring a lot	Development permit	Code assessment
<b>Description of proposal:</b> Reconfiguring a Lot - Development Permit for Subdivision (2 into 60 lots plus new road, drainage reserve and open space)		

**3.0 Matters of interest to the state**

The development application has the following matters of interest to the state under the provisions of the Planning Regulation 2017:

Trigger	Description	Technical agency	Fast track?
10.10.3.3.1.1	Development application for assessable development under section 16B, unless the chief executive is the prescribed assessment manager for the application	DES	N

## 4.0 Assessment

### 4.1 Considerations and assessment

- Please note that the technical advice provided to SARA is based on the information provided by the proponent and/or the consultant, and no evaluation has been provided on the qualifications or otherwise of the organisation who prepared the reports and submissions.
- DES has taken into consideration the potential impact the development will have on koala habitat areas, koala habitat values, connectivity within and between highly connected koala habitat areas, safe koala movement, koala safety during construction and matters of state environmental significance.
- The application has been assessed against the:
  - State Development Assessment Provisions - State Code 25: Development in South East Queensland koala habitat areas (v.2.6);
  - Koala-sensitive Design Guideline – A guide to koala-sensitive design measures for planning and development activities;
  - Department of State Development, Infrastructure and Planning Significant Residual Impact Guideline; and
  - Queensland Environmental Offsets Framework.
- The following Queensland Government databases have been used to provide the technical advice:
  - Queensland Globe;
  - Development Assessment Mapping System;
  - SPP Interactive Mapping System;
  - WildNet;
  - Biomaps;
  - Environmental Reports Online;
  - Map of Referable Wetlands;
  - WetlandInfo;
  - Protected Plants Flora Survey Trigger Map;
  - Vegetation Management Report;
  - Regulated Vegetation Management Map;
  - Regional Ecosystem Description Database (REDD); and
  - Regional Ecosystem Description.

#### 4.1 Site details

- The site the subject of this development application is located at 49 and 57 Blewers Road, Morayfield (Moreton Bay Regional Council LGA) formally described as Lot 81 on RP186546 and Lot 82 on RP186546 (Figure 1).
- Lot 81 RP186546 is 2 ha in size and mapped as freehold tenure. Lot 82 RP186546 is 2 ha in size and mapped as freehold tenure (Figure 2). There are no easements limiting either Lot.
- There are no development permits currently in effect for the Lot.
- Each Lot contains a dwelling and associated infrastructure (driveway, sheds, rainwater tanks, etc.). Lot 81 RP186546 also contains cleared, fenced areas that appear to be used for domestic animals (e.g., horses). From the application material, it appears all existing infrastructure will be demolished for the proposed development.
- The site is comprised of vegetation mapped as category B (remnant) endangered regional ecosystem 12.5.2 *Eucalyptus racemosa* subsp. *racemosa* woodland on remnant tertiary surfaces (0.16 ha / 4% of the site); and category X (exempt clearing work) vegetation (3.84 ha / 96% of the site (Figure 3).
- There are 70 WildNet records of koalas within 1km of the site (Figure 4).





Figure 1. Subject site (Queensland Globe).



Figure 2. Site tenure (Queensland Globe).



Figure 3. Regional ecosystem mapping for the site (VMPR).



Figure 4. WildNet koala records within 1km of the site (taxon ID 860).



#### 4.2 Description of proposed development

- The applicant is seeking reconfiguration of lots (ROL - 2 into 60 Lots, new road and drainage reserve) (Figure 5).
- The proposed new lots range in size between 300m<sup>2</sup> and 636m<sup>2</sup>. From the application material, it appears the proposed development will result in removal of ~0.53 ha of core KHA (63% of the KHA on site). However, the application material has not clarified whether the proposed 'environmental protection' area will retain all the mapped KHA within this area. If KHA is removed within this area, impacts will be greater than 0.53 ha.
- DES has not provided pre-lodgement advice for the proposed development.
- The application material did not include an Ecological Report but advised that one is currently being prepared. A Bushfire Management Report, Town Planning Report, Engineering Report, Code Compliance Report and response to State Code 25 were provided with the application material.



Figure 5. Proposed reconfiguration of the site (application material).

### 4.3 Koala assessment

- The site is located within koala district A.
- The site is located outside a koala priority area.
- The site contains 0.84 ha (21% of the site) of core koala habitat area (Figure 6).
- The remainder of the site is koala habitat restoration area.
- The site is not located within a koala broad-hectare area.



Figure 6. Koala habitat area mapping for the site (Queensland Globe).

### 4.4 Matters of State Environmental Significance (MSES) assessment

#### Desktop assessment

A desktop analysis of the site has identified the following MSES on or within proximity to the site:

- 0.84 ha, (21% of the site) core koala habitat area (Figure 6);
- 0.16 ha (4% of the site) habitat for special least concern wildlife (Figure 7);
- 0.84 ha (21% of the site) regulated Vegetation - essential habitat (Figure 8):
  - Koala – *Phascolarctos cinereus* (V);
- 0.16 ha (4% of the site) regulated vegetation – endangered/of concern in category B (Figure 8);
- 0.69 ha (17.3% of the site) regulated vegetation – endangered/of concern in category C (Figure 8);
- the following WildNet records for endangered, vulnerable and special least concern wildlife have been identified within 1km of the site:
  - koala – *Phascolarctos cinereus* (V);
  - powerful owl – *Ninox strenua* (V);
- the habitat for the following endangered, vulnerable and special least concern species based on DES's potential habitat models:



**Threatened Species animals**

Class	Scientific name	Common name	NCA Status	EPBC Status
amphibians	<i>Adelotus brevis</i>	tusked frog	V	None
birds	<i>Erythroriorchis radiatus</i>	red goshawk	E	V
birds	<i>Anthochaera phrygia</i>	regent honeyeater	E	CE
birds	<i>Ninox strenua</i>	powerful owl	V	None
birds	<i>Lathamus discolor</i>	swift parrot	E	CE
birds	<i>Botaurus poiciloptilus</i>	Australasian bittern	C	E
birds	<i>Calyptorhynchus lathami</i>	glossy black-cockatoo	V	None
birds	<i>Rostratula australis</i>	Australian painted snipe	V	E
insects	<i>Argyreus hyperbius inconstans</i>	Australian fritillary	E	CE
mammals	<i>Pteropus poliocephalus</i>	grey-headed flying-fox	C	V
mammals	<i>Phascogaleos cinereus</i>	koala	V	V
mammals	<i>Dasyurus maculatus maculatus</i>	spotted-tailed quoll (southern subspecies)	V	E

**Threatened Species plants**

Class	Scientific name	Common name	NCA Status	EPBC Status
cycads	<i>Macrozamia pauli-guillielmi</i>	None	E	E
higher dicots	<i>Leptospermum oreophilum</i>	None	V	None
higher dicots	<i>Samadera bidwillii</i>	None	V	V
higher dicots	<i>Marsdenia coronata</i>	slender milkvine	V	None
monocots	<i>Phaius australis</i>	None	E	E



**Figure 7. Habitat for threatened wildlife mapping (MSES Report).**



**Figure 8. MSES Regulated vegetation mapping for the site (MSES report).**

- Under Schedule 10, Part 10, Division 3, Subdivision 1, Section 16B of the Planning Regulation 2017, development that involves interfering with koala habitat in an area that is a koala habitat area but not a koala priority area is assessable development unless the development is:
  - (a) exempted development as defined in Schedule 24 of the Planning Regulation 2017;
  - (b) assessable development under Schedule 10, Part 10, Division 4, Section 16C of the Planning Regulation 2017 (i.e., development that involves interfering with koala habitat, for extractive industry, in an area that is both a koala habitat area and key resource area);
  - (c) in an identified koala broad-hectare area and is:
    - i. accepted development, or assessable development, under a local categorising instrument, other than development that is for an extractive industry and is not assessable development under Schedule 10, Part 10, Division 4, Section 16C of the Planning Regulation 2017; or
    - ii. reconfiguring a lot that is assessable development under part 14, division 1, section 21 of the Planning Regulation 2017; or
  - (d) is carried out under a development permit given for an application that was properly made before 7 February 2020; or
  - (e) is consistent with a development approval:
    - i. in effect for the premises on which the development is carried out; and
    - ii. given for an application that was properly made before 7 February 2020.
- The proposed development is assessable development under Schedule 10, Part 10, Division 3, Section 16B of the Planning Regulation 2017 because:
  - the subject site is outside of a koala priority area;
  - the subject site is mapped as containing core koala habitat area;

- the proposed development involves interfering with koala habitat;
  - the proposed development does not constitute exempted development;
  - the subject site is not in an identified koala broad-hectare area;
  - the subject site is not in a key resource area nor is the proposed development for extractive industries; and
  - the proposed development is not related to / consistent with an existing approval issued prior to 7 February 2020.
- The development application must therefore be assessed against the State Development Assessment Provisions (SDAP) – State Code 25 – Development in SEQ koala habitat areas.
  - The applicant has provided an assessment against State Code 25.

#### 4.5 State code 25 assessment

##### **4.5.1 Retaining koala habitat areas**

**AO1** No AOs provided for this part of the State Code.

**PO1** Development interfering with koala habitat (including interfering with koala habitat as a result of material change of use and interfering with koala habitat as a result of reconfiguring a lot) does not occur unless the application demonstrates the interfering with koala habitat has:

1. been reasonably avoided; or
2. been reasonably minimised where it cannot be reasonably avoided; and
3. mitigated the impacts of the interfering with koala habitat values.

**Purpose Statement 1:** The development results in no net loss of koala habitat area.

##### **Applicant response to state code**

Complies with PO1.

The proposed development has reasonably minimised interference with mapped koala habitat. The proposal has sought to retain koala habitat within designated open space within the southern portion of the site. Approximately 3096m<sup>2</sup> will be retained within open space fronting Rosetta Road Reserve. This area corridor will augment the proposed environmental corridors within properties south of Rosetta Road Reserve, which are generally in accordance with the Interim Structure Plan and the Temporary Local Planning Instrument 02/21 – Morayfield South Emerging Community Area.

In addition to the retention of koala habitat and minimisation of impacts, the proposal has considered the DES Koala Sensitive Guidelines and adopts the following:

- koala design treatments to discourage koalas from venturing into residential areas and funnel fauna towards safe crossing points;
- wildlife movement solutions / safe fauna crossings specifically designed for target species to safely cross at road points and awareness signage for drivers; and
- educational awareness signage to encourage responsible pet ownership and management of ecological corridor areas.

Impacts from interfering with koala habitat will be mitigated through the implementation of site-based management plans. Specific actions and mitigation measures will include engagement of a Fauna Spotter Catcher, temporary fencing, sequential clearing, stop-works procedures and post-clearing and construction works reporting. The proposed development achieves PO1 and has been designed in accordance with the Interim Structure Plan and biodiversity intent of the Temporary Local Planning Instrument. Where impacts cannot be reasonably avoided, they have been minimised and mitigated through open space design, fauna enhancements and management controls. Importantly, the proposal will consolidate koala habitat within the site in one location and contribute to the functionally viable ecological corridor network within the wider landscape.

##### **DES response**

###### **Avoidance and minimisation**

The proposed development does not demonstrate avoidance, minimisation or mitigation of impacts on koala habitat areas and koala habitat values. Specifically, the application did not include an Ecological Report, Tree Survey Plan, or Koala Habitat Values Assessment. The application cannot demonstrate that impacts on koala habitat areas and koala habitat values have been appropriately avoided, minimised and

mitigated without first quantifying the koala habitat values that exist on the site.

Photographs of the site provided in the Town Planning Report clearly show Eucalyptus trees that are of an appropriate size to be considered non—juvenile koala habitat trees (NJKHTs), including NJKHTs that are located outside of the mapped KHA.

The Town Planning Report provided with the application material states: *“It is noted that the application has been prepared to meet the minimum lodgement requirements in accordance with Section 51 of the Planning Act. As such additional information is intended to be provided post lodgement, including the Environmental Assessment Report and Site Based Stormwater Management Plan”.*

To provide assessment of impacts to koala habitat, DES requires that the Environmental Assessment Report is provided.

What has been provided:

- Town Planning Report
- Bushfire Management Report
- State Code 25 response
- Proposed subdivision layout plan

Issues outstanding:

- The application material has not demonstrated avoidance, minimisation or mitigation of impacts to koala habitat areas and koala habitat values. The impacts to koala habitat area have not been quantified and no information has been provided on the quality of the koala habitat across the site, or the number of NJKHTs that will be impacted because of the development.
- The application material has not discussed exempted development that would apply as a natural and ordinary consequence of the development being approved, nor has it quantified the impacts to koala habitat areas and koala habitat values (including impacts to NJKHTs) that could occur as future exempted development.
- The application material states that koala sensitive design measures (including wildlife movement solutions/fauna crossings and signage) will be incorporated; however, has not demonstrated how this will occur, details of the specific measures to be used, or the proposed siting and design of these measures.

#### Mitigation

The response to State Code 25 states: *“Impacts from interfering with koala habitat will be mitigated through the implementation of site-based management plans”.* However, no site-based management plans were provided with the application material. Furthermore, no specific information on measures to mitigate impacts to koala habitat areas have been provided.

The mitigation measures mentioned in the State Code 25 response (i.e., engagement of a Fauna Spotter Catcher, temporary fencing, sequential clearing, stop-works procedures and post-clearing and construction works reporting) do not relate to mitigation of impacts to koala habitat area or NJKHTs, but relate to PO4 which seeks to prevent the risk of injury or death of koalas as a result of construction activities.

Issues outstanding:

- The application material has not demonstrated mitigation of impacts to koala habitat areas or koala habitat values, including impacts to NJKHTs. Specifically, the application material has not discussed options for planting of koala habitat trees, rehabilitation of the proposed environmental area, weed management, which trees are to be retained, covenants, etc.

#### **4.5.2 Koala sensitive design and connectivity**

**AO1/AO2:** No AOs provided for this part of the State Code.

**PO2:** The design and siting of development avoids fragmenting koala habitat areas within the site.

**Purpose Statement 2:** The development does not contribute to fragmentation of koala habitat areas.

**PO3:** The design and siting of development does not result in impediments that restrict the movement of koalas by providing for safe koala movement between highly connected patches of retained koala habitat



areas.

**Purpose Statement 3:** *The development maintains or improves connectivity within and between koala habitat areas to ensure safe koala movement.*

### **Applicant response to state code**

*Complies with PO2.*

*Koala habitat mapped within the site is concentrated along the southern site boundary. The proposed development has consolidated the open space within the southern portion of the site, retaining mapped koala habitat and augmenting the proposed ecological corridor south of Rosetta Road Reserve. The proposal has ensured that no koala habitat is fragmented as a result of the development and the open space will remain connected to koala habitat to the east, south and west. Further, the consolidation of the open space and perimeter road minimises impacts from edge effects (e.g., weed encroachment and access from invasive species) and human disturbance.*

*Hence, the design and siting of the development successfully avoids fragmenting koala habitat areas within the site.*

*Complies with PO3.*

*The proposal has been designed to consolidate the development footprint within areas of least environmental significance, allowing for mapped koala habitat to be retained within open space along the southern site boundary. As discussed in the response to PO2 above, koala habitat within the site will remain connected to habitat east and west of the site. Properties south of Rosetta Road Reserve will provide an ecological corridor on average ~100m wide in accordance with the Interim Structure Plan. Existing impediments associated with Rosetta Road Reserve, property fencing and threats from domestic dogs pose barriers and risks to safe koala movement. The proposed development is considered to reduce these threats and risks through the provision of open space, connecting habitat to the east and west, greater control of domestic dogs and vehicle speed limits, traffic control and educational signage within the internal road network.*

*Importantly, the provision of the open space area and associated wider ecological corridor will ensure safe Koala movement between highly connected patches of koala habitat areas is facilitated and continued throughout the landscape.*

### **DES response**

From the application material, it appears the proposed development will not result in fragmentation of the KHA within the site, as the application proposes to remove the majority of the mapped KHA and retain an east-west corridor of 21.5m width in the southern extent of the site. However, connectivity between KHA on site and KHA on the sites adjacent to east and west is currently high and removal of up to ~65.5m width of KHA from the subject site will significantly reduce the connectivity through the site and cause fragmentation of the KHA to east and west. No ecological report has been provided to demonstrate that the proposed corridor width is sufficient for maintaining connectivity / preventing fragmentation; and no assessment of the connectivity of KHA on site with KHA outside of the site has been provided.

The State Code 25 response states that *“Properties south of Rosetta Road Reserve will provide an ecological corridor on average ~100m wide”*. However, the properties south of Rosetta Road Reserve are not part of this development application and KHA outside of the site cannot be used to demonstrate that connectivity will be maintained, as it is possible these sites will be subject to future clearing.

Furthermore, the application material has not discussed impediments to safe koala movement that will be introduced by the proposed development (e.g., fences, roads, domestic dogs, swimming pools, cleared areas requiring koalas to spend more time on the ground), or provided mitigation measures for these impacts. The application material states: *“The proposed development is considered to reduce these threats and risks through the provision of open space, connecting habitat to the east and west, greater control of domestic dogs and vehicle speed limits, traffic control and educational signage within the internal road network”*. However, no justification has been provided for this statement and DES considers that the removal of up to 65.5m width of KHA does not provide for “connecting habitat to the east and west” as these areas are already highly connected and removal of KHA will, if anything, reduce the connectivity to east and west by reducing the width of the corridor from a maximum of ~85m to a maximum of 21.5m. Additionally, the introduction of 60 new residential lots is not considered likely to result in “greater control of domestic dogs”, because it is likely that the number of dogs residing in the area will increase significantly.

Issues outstanding:

- The application material does not demonstrate that the proposed development will not result in fragmentation of KHA.
- The application material does not demonstrate that the proposed development will not result in impediments that restrict safe koala movement; nor has the application material proposed any measures providing for safe koala movement.

#### **4.5.3 Koala safety from construction activities**

**AO4.1:** A koala management plan is provided that includes:

1. activities that may cause injury or death of koalas from construction activities; and
2. acceptable measures to avoid and mitigate injury or death of koalas from construction activities.

**AO4.2:** Interfering with koala habitat complies with the sequential clearing and koala spotter requirements under section 10 and 11 of the Nature Conservation (Koala) Conservation Plan 2017.

**PO4:** The construction of the development does not increase the risk of injury or death of koalas.

**Purpose Statement 4:** The development is constructed and undertaken in such a way that does not increase the risk of injury to, or death of koalas.

#### **Applicant response to state code**

Complies with AO4.1 & AO4.2

Koalas are known to occur within the locality and surrounding properties. A Koala Management Plan (KMP) will be prepared to comply with AO4.1 and AO4.2. The KMP will be prepared by a suitably qualified person and address:

1. activities that may cause injury or death of koalas from construction activities; and
2. acceptable measures to avoid and mitigate injury or death of koalas from construction activities
3. compliance with the sequential clearing and koala spotter requirements under section 10 and 11 of the Nature Conservation (Koala) Conservation Plan 2017.

More specifically, the KMP will address mitigation measures and risk management. Within the KMP, potential impacts to Koalas are identified and outlined, with risk assessments, management frameworks and action plans to thoroughly assess and monitor the area during works. Specific actions and mitigation measures include engagement of a Fauna Spotter Catcher, development of a Wildlife Protection and Management Plan (WPMP), a Wildlife and Habitat Impact Mitigation Plan, temporary fencing, staged clearing, stop works procedures, and post-clearing and construction works Wildlife Management Report. More specific outlines can be found in the KMP. The KMP will also include enhancements for safe koala movement including the provision of koala sensitive design treatments in accordance with the Koala Sensitive Design Guideline (DES 2020) and the Traffic Road Use Management Manual – Part 8 Wildlife Signage Guidelines (DTMR 2020).

#### **DES response**

The response to State Code 25 states that the application complies with AO4.1 and AO4.2. However, no Koala Management Plan was provided with the application. Therefore, the application does not comply with AO4.1.

Furthermore, the application material does not include sufficient information to demonstrate that the proposed development does not increase the risk of injury or death of koalas.

Issues outstanding:

- The application material does not include a Koala Management Plan; nor does the application include sufficient information to demonstrate that the proposed development does not increase the risk of injury or death of koalas. Specifically, the application material does not discuss construction activities that will occur on the site, how these activities will be managed, or detail appropriate measures for ensuring the safety of koalas during the construction.

#### **4.5.4 Matters of State Environmental Significance**

**AO5:** No AOs provided for this part of the State Code.

**PO5:** Development:

1. avoids impacts on matters of state environmental significance; or
2. minimises and mitigates impacts on matters of state environmental significance after demonstrating

avoidance is not reasonably possible; and

3. provides an offset if, after demonstrating all reasonable avoidance, minimisation and mitigation measures are undertaken, the development results in an acceptable significant residual impact on a matter of state environmental significance that is a prescribed environmental matter.

**Purpose Statement 5:** The development avoids impacts on matters of state environmental significance, and where avoidance is not reasonably possible, minimises and mitigates impacts and, provides an offset for significant residual impacts to matters of state environmental significance that are prescribed environmental matters.

**PO6 Development:**

1. avoids impacts on category C areas of vegetation and category R areas of vegetation; or
2. minimises and mitigates impacts on category C areas of vegetation and category R areas of vegetation after demonstrating avoidance is not reasonably possible.

#### **Applicant response to state code**

The site is mapped as containing MSES associated with Wildlife Habitat (Special Least Concern Animal & Koala Habitat Area) and Regulated Vegetation (Category B, Category C & Essential Habitat). The proposal is considered to avoid, minimise and mitigate impacts on MSES (refer to PO1 response), however, will result in the unavoidable removal of mapped MSES identified above. The proposed development has been designed to consolidate the development footprint and maximise the open space area, subsequently minimising edge effects and maintaining the connectivity to mapped MSES values within neighbouring properties. Any unavoidable impacts will be offset under the Environmental Offsets Policy.

Complies with PO6.

The proposed development has been designed in accordance with the Interim Structure Plan and biodiversity intent of the Temporary Local Planning Instrument to retain areas of greatest environmental value. Category C vegetation is mapped along the southern site boundary. The most northern extent of the Category C vegetation will be removed to deliver a consolidated development footprint and maximise open space. The open space has been designed and sited to retain areas of greatest environmental significance, including Category C vegetation. Where impacts cannot be reasonably avoided, they have been minimised and mitigated through open space design and management controls.

#### **DES response**

No ecological report was provided with the application material and no information has been provided on the presence and extent of MSES on the site. MSES on site (including NJKHTs) has not been quantified, nor has an assessment of habitat quality or significant residual impact been undertaken. An ecological assessment report should be provided that identifies the MSES present, or likely to be present, on the site and demonstrates how the proposed development has avoided, minimised and mitigated impacts to MSES to the greatest extent possible. If there will be a significant residual impact (SRI) to MSES, the report should provide quantification of the SRI and provide an offset (after demonstrating avoidance, minimisation and mitigation).

Issues outstanding:

- The application material has not demonstrated avoidance, minimisation and mitigation of impacts to MSES, nor have impacts to MSES been quantified.

## **5.0 Recommendations**

### **5.1 Information request**

Our agency recommends the following information be requested from the applicant to enable the assessment to continue:

Item	Information requested
	PO1 of State Code 25: Development in South East Queensland koala habitat areas

Item	Information requested
	<p data-bbox="256 259 596 288"><u>Avoidance and minimisation</u></p> <p data-bbox="256 297 331 327"><b>Issue</b></p> <p data-bbox="256 336 1426 434">The application material has not demonstrated avoidance, minimisation or mitigation of impacts to koala habitat areas and koala habitat values (noting that there are 70 koala records within 1km of the site and one record on the site boundary).</p> <p data-bbox="256 481 1426 580">The impacts to koala habitat area have not been quantified and no information has been provided on the quality of the koala habitat across the site, or the number of non-juvenile koala habitat trees that will be impacted because of the development.</p> <p data-bbox="256 627 1426 763">The application material has not discussed exempted development that would apply as a natural and ordinary consequence of the development being approved, nor has it quantified the impacts to koala habitat areas and koala habitat values (including impacts to NJKHTs) that could occur because of future exempted development.</p> <p data-bbox="256 804 1426 925">The application material states that koala sensitive design measures (including wildlife movement solutions/fauna crossings and signage) will be incorporated; however, has not demonstrated how this will occur, included details of the specific measures to be used, or the proposed siting and design of these measures.</p> <p data-bbox="256 965 1426 1028">Therefore, the application does not sufficiently address the avoid and minimise requirements of PO1.</p> <p data-bbox="256 1068 347 1097"><b>Action</b></p> <p data-bbox="256 1106 1302 1169">To address this part of PO1 it is advised that the applicant have a report prepared by an appropriately qualified ecologist that:</p> <ol data-bbox="256 1178 1426 2029" style="list-style-type: none"> <li data-bbox="309 1178 1426 1240">• provides an assessment of the quality koala habitat values across the development site (identifying the methodology undertaken for the assessment);</li> <li data-bbox="309 1249 1426 1312">• identifies the location of all koala habitat trees on site (inside and outside the koala habitat area) and those that are to be retained and removed;</li> <li data-bbox="309 1321 1426 1491">• identifies the amount (in hectares) of koala habitat area proposed to be impacted including koala habitat area that could be impacted from the future use of the lots (e.g., infrastructure, excavation or fill) and as exempted development (as defined in Schedule 24 of the Planning Regulation 2017) which would apply as a natural and ordinary consequence of the development;</li> <li data-bbox="309 1500 1426 1637">• identifies the number of NJKHTs on site that are proposed to be impacted including those that could be impacted from the future use of the lots (e.g., infrastructure, excavation or fill) and as exempted development (as defined in Schedule 24 of the Planning Regulation 2017) which would apply as a natural and ordinary consequence of the development;</li> <li data-bbox="309 1646 1426 1783">• demonstrates alternative development options that have been considered to retain more koala habitat area (e.g., lot layouts, fewer lots, building envelopes, access tracks, location of utilities, conservation areas, covenants etc. that were considered), taking into consideration the results of the koala habitat value assessment mentioned above;</li> <li data-bbox="309 1792 1426 1962">• the amount of koala habitat area that would be cleared from each alternative development scenario including koala habitat area that could be impacted from the future use of the lots (e.g., infrastructure, excavation or fill) and as exempted development (as defined in Schedule 24 of the Planning Regulation 2017) as a natural and ordinary consequence of the development;</li> <li data-bbox="309 1971 1426 2029">• if alternative development options that minimise impacts to koala habitat areas are available, justification on why these options are considered to not be reasonably</li> </ol>



Item	Information requested
	<p>practicable; and</p> <ul style="list-style-type: none"> <li>• demonstrates the proposed development will result in the smallest possible impact to koala habitat areas, including by placing development in areas of the site with the lowest koala habitat value and areas that will have the least impact on resident and/or transient koalas (e.g. areas of the site with the least number of koala habitat trees, lowest regional ecosystem condition, less connectivity, more barriers limiting safe koala movement within the site and through the surrounding landscape, or the most extensive threats to resident and transient koalas.</li> </ul> <p><u>Mitigation</u></p> <p><b>Issue</b></p> <p>The application material has not demonstrated mitigation of impacts to koala habitat areas or koala habitat values, including impacts to NJKHTs. Specifically, the application material has not discussed options for planting of koala habitat trees, rehabilitation of the proposed environmental area, weed management, which trees are to be retained, covenants, etc.</p> <p>Therefore, the application does not sufficiently address the mitigate requirements of PO1.</p> <p><b>Action</b></p> <p>To address this part of PO1 it is advised that the applicant consider mitigation measures such as:</p> <ul style="list-style-type: none"> <li>• retaining koala habitat area in locations that will allow koalas to use and move through the site;</li> <li>• retaining koala habitat area which have been identified through an ecological survey as being of higher use for koalas (e.g., retaining components of koala habitat areas with more records or other signs of koala use (i.e., scats or tree scratching) or areas that contain koala habitat trees preferred by koalas (e.g., blue gum));</li> <li>• retaining particular koala habitat trees that koalas are using which have been identified through an ecological survey and ensuring that koalas can move safely between the koala habitat tree and other koala habitat areas;</li> <li>• improving degraded koala habitat areas that are to be retained on the site by removing weeds and planting koala food trees endemic to the site (based on the sites regional ecosystem(s));</li> <li>• minimising impacts on retained habitat and koalas using the area by: <ul style="list-style-type: none"> <li>○ providing a buffer between development and any retained koala habitat; and/or</li> <li>○ managing edge effects on retained koala habitat including: <ul style="list-style-type: none"> <li>▪ changes in soil condition, such as nutrients and erosion;</li> <li>▪ altered hydrological flow;</li> <li>▪ the introduction or increase of weed and exotic plant species;</li> <li>▪ disturbances to vegetation;</li> <li>▪ a modified fire regime;</li> <li>▪ the introduction of predators to koalas; and</li> <li>▪ increased light, noise or dust.</li> </ul> </li> </ul> </li> </ul> <p>More information on how to demonstrate compliance with this PO is provided in the <i>Guideline: State Code 25: Development in South East Queensland koala habitat areas</i> (<a href="https://environment.des.qld.gov.au/data/assets/pdf_file/0020/102836/koala-state-development-assessment-provisions-sdap-guideline.pdf">https://environment.des.qld.gov.au/data/assets/pdf_file/0020/102836/koala-state-development-assessment-provisions-sdap-guideline.pdf</a>).</p>
	<p><b>PO3 of State Code 25: Development in South East Queensland koala habitat areas</b></p>

Item	Information requested
2.	<p><b>Issue</b></p> <p>The application material does not demonstrate how the proposed development does not result in impediments that restrict the movement of koalas by providing for safe koala movement between highly connected patches of retained koala habitat area.</p> <p>If the proposed reconfiguration was approved and the intended development occurred, the connectivity of the koala habitat area on site with koala habitat area outside of the site would be fragmented. The adjoining lots to the west and east may be disconnected by the development of the site. The application material has not discussed any impacts to surrounding koala habitat areas.</p> <p>It is also noted that the proposed subdivision would intensify the uses of the site and likely result in additional impediments to safe koala movement (e.g. fences, pools, domestic animals, etc.). This has not been addressed by the application.</p> <p><b>Action</b></p> <p>To address PO3 it is advised that the applicant provide a report prepared by a suitably qualified ecologist that:</p> <ul style="list-style-type: none"> <li>• identifies barriers to movement that will be proposed by the development (e.g., established roads, fences, and retaining walls, introduction of residential threats such as pools and dogs and areas without koala habitat trees that increase the time koalas would need to spend on the ground);</li> <li>• outlines measures that will be undertaken to ensure koalas can move safely within and between highly connected patches of koala habitat area; and</li> <li>• provides justification for why the proposed measures are suitable for providing safe koala movement opportunities.</li> <li>• provides an assessment of the existing connectivity values and safe koala movement opportunities that currently exist on the site (pre-development);</li> <li>• identifies the locations of koala habitat areas within the development site and adjacent to the subject site;</li> <li>• demonstrates how connectivity will be maintained by retaining existing connectivity and/or identified corridors including: <ul style="list-style-type: none"> <li>- the dimensions of the area (e.g., length by width) proposed to be retained to avoid fragmenting koala habitat areas;</li> <li>- the composition on the area retained (e.g., does the area contain remnant or regrowth vegetation, what are the flora species in the retained area, does it contain koala habitat area, other native or non-native vegetation, is the area cleared, what is the location and distance between koala habitat areas or individual tree);</li> <li>- any actions that will be undertaken on land retained to avoid fragmenting koala habitat areas that will improve connectivity between koala habitat areas (e.g., removing barriers, revegetating with koala habitat trees, the density of plantings, the distance between planted trees, encouraging natural revegetation, incorporating principles of koala-sensitive design (described in the <i>Koala-sensitive design guideline</i>));</li> <li>- elevation and slope or areas to be retained to avoid fragmenting koala habitat areas;</li> <li>- the location of waterways and waterbodies in relation to areas retained to avoid fragmenting koala habitat areas;</li> <li>- management actions to ensure corridor functionality is maintained as anticipated: and</li> <li>- discussion on why those areas are suitable for maintaining connectivity for koala movement; and</li> </ul> </li> </ul>

Item	Information requested
	<ul style="list-style-type: none"> <li>provides an assessment of the connectivity values and safe koala movement opportunities that would exist on the site post-development.</li> </ul> <p>More information on how to demonstrate compliance with this PO is provided in the <i>Guideline: State Code 25: Development in South East Queensland koala habitat areas</i> (<a href="https://environment.des.qld.gov.au/data/assets/pdf_file/0020/102836/koala-state-development-assessment-provisions-sdap-guideline.pdf">https://environment.des.qld.gov.au/data/assets/pdf_file/0020/102836/koala-state-development-assessment-provisions-sdap-guideline.pdf</a>)</p>
<b>PO4 of State Code 25: Development in South East Queensland koala habitat areas</b>	
3.	<p><b>Issue</b></p> <p>The application material does not include a Koala Management Plan; nor does the application include sufficient information to demonstrate that construction activities will not increase the risk of injury or death of koalas.</p> <p><b>Action</b></p> <p>It is advised that the applicant have a suitably qualified person prepare a Koala Management Plan that identifies the following:</p> <ul style="list-style-type: none"> <li>all potential risks to koalas from clearing and construction activities proposed on site including clearing, earthworks and building works;</li> <li>all management measures that will be implemented to address those risks;</li> <li>the process and measures to address accidental injury or death of koalas; and</li> <li>the process for implementing the management plan including: <ul style="list-style-type: none"> <li>identifying the person responsible for implementing the plan (e.g., site supervisor, foreman); and</li> <li>the process for training all contractors working on the site to comply with the plan; and</li> </ul> </li> <li>how compliance with the clearing requirements of the Nature Conservation (Koala) Conservation Plan 2017 will be complied with.</li> </ul> <p>More information on how to demonstrate compliance with this PO is provided in the <i>Guideline: State Code 25: Development in South East Queensland koala habitat areas</i> (<a href="https://environment.des.qld.gov.au/data/assets/pdf_file/0020/102836/koala-state-development-assessment-provisions-sdap-guideline.pdf">https://environment.des.qld.gov.au/data/assets/pdf_file/0020/102836/koala-state-development-assessment-provisions-sdap-guideline.pdf</a>)</p>
<b>PO5 of State Code 25: Development in South East Queensland koala habitat areas</b>	
4.	<p><b>Issue</b></p> <p>The proposed development may impact on the following MSES that were identified on or within proximity to the site:</p> <ul style="list-style-type: none"> <li>0.84 ha, (21% of the site) core koala habitat area (Figure 6);</li> <li>0.16 ha (4% of the site) habitat for special least concern wildlife (Figure 7);</li> <li>0.84 ha (21% of the site) regulated Vegetation - essential habitat (Figure 8): <ul style="list-style-type: none"> <li>Koala – <i>Phascolarctos cinereus</i> (V);</li> </ul> </li> <li>0.16 ha (4% of the site) regulated vegetation – endangered/of concern in category B (Figure 8);</li> <li>0.69 ha (17.3% of the site) regulated vegetation – endangered/of concern in category C (Figure 8);</li> <li>the following WildNet records for endangered, vulnerable and special least concern wildlife have been identified within 1km of the site: <ul style="list-style-type: none"> <li>koala – <i>Phascolarctos cinereus</i> (V);</li> <li>powerful owl – <i>Ninox strenua</i> (V);</li> </ul> </li> </ul>

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	<ul style="list-style-type: none"> <li>the habitat for the following endangered, vulnerable and special least concern species based on DES's potential habitat models:</li> </ul> <p><b>Threatened Species animals</b></p> <table border="1"> <thead> <tr> <th>Class</th> <th>Scientific name</th> <th>Common name</th> <th>NCA Status</th> <th>EPBC Status</th> </tr> </thead> <tbody> <tr> <td>amphibians</td> <td><i>Adelotus brevis</i></td> <td>tusked frog</td> <td>V</td> <td>None</td> </tr> <tr> <td>birds</td> <td><i>Erythroiorchis radiatus</i></td> <td>red goshawk</td> <td>E</td> <td>V</td> </tr> <tr> <td>birds</td> <td><i>Anthochaera phrygia</i></td> <td>regent honeyeater</td> <td>E</td> <td>CE</td> </tr> <tr> <td>birds</td> <td><i>Ninox strenua</i></td> <td>powerful owl</td> <td>V</td> <td>None</td> </tr> <tr> <td>birds</td> <td><i>Lathamus discolor</i></td> <td>swift parrot</td> <td>E</td> <td>CE</td> </tr> <tr> <td>birds</td> <td><i>Botaurus poiciloptilus</i></td> <td>Australasian bittern</td> <td>C</td> <td>E</td> </tr> <tr> <td>birds</td> <td><i>Calyptorhynchus lathami</i></td> <td>glossy black-cockatoo</td> <td>V</td> <td>None</td> </tr> <tr> <td>birds</td> <td><i>Rostratula australis</i></td> <td>Australian painted snipe</td> <td>V</td> <td>E</td> </tr> <tr> <td>insects</td> <td><i>Argyreus hyperbius inconstans</i></td> <td>Australian fritillary</td> <td>E</td> <td>CE</td> </tr> <tr> <td>mammals</td> <td><i>Pteropus poliocephalus</i></td> <td>grey-headed flying-fox</td> <td>C</td> <td>V</td> </tr> <tr> <td>mammals</td> <td><i>Phascolarctos cinereus</i></td> <td>koala</td> <td>V</td> <td>V</td> </tr> <tr> <td>mammals</td> <td><i>Dasyurus maculatus maculatus</i></td> <td>spotted-tailed quoll (southern subspecies)</td> <td>V</td> <td>E</td> </tr> </tbody> </table> <p><b>Threatened Species plants</b></p> <table border="1"> <thead> <tr> <th>Class</th> <th>Scientific name</th> <th>Common name</th> <th>NCA Status</th> <th>EPBC Status</th> </tr> </thead> <tbody> <tr> <td>cycads</td> <td><i>Macrozamia pauli-guilielmi</i></td> <td>None</td> <td>E</td> <td>E</td> </tr> <tr> <td>higher dicots</td> <td><i>Leptospermum oreophilum</i></td> <td>None</td> <td>V</td> <td>None</td> </tr> <tr> <td>higher dicots</td> <td><i>Samadera bidwillii</i></td> <td>None</td> <td>V</td> <td>V</td> </tr> <tr> <td>higher dicots</td> <td><i>Marsdenia coronata</i></td> <td>slender milkvine</td> <td>V</td> <td>None</td> </tr> <tr> <td>monocots</td> <td><i>Phaius australis</i></td> <td>None</td> <td>E</td> <td>E</td> </tr> </tbody> </table> <p>The application material has not discussed MSES that could occur on the site or potential impacts to MSES because of development of the site.</p> <p>The application material has not demonstrated avoidance, minimisation and mitigation of impacts to MSES, nor have impacts to MSES been quantified.</p> <p><b>Action</b></p> <p>To meet PO5 it is advised that the applicant provide a report prepared by an appropriately qualified ecologist that:</p> <ul style="list-style-type: none"> <li>identifies all MSES that occur, or are considered likely to occur, on the site;</li> <li>demonstrates how impacts to the identified MSES have been avoided to the greatest extent possible;</li> <li>where all or part of a MSES cannot be avoided, demonstrates how any impacts to MSES that cannot be avoided have been minimised and mitigated to the greatest extent possible;</li> <li>provides a significant residual impact assessment for any residual impact on each identified MSES (after all avoidance, minimisation and mitigation measures have been demonstrated) in accordance with:       <ul style="list-style-type: none"> <li>Chapter 2A of the Queensland Environmental Offsets Policy for koala habitat: <a href="https://www.environment.des.qld.gov.au/data/assets/pdf_file/0018/102834/offsets-policyv1-8.pdf">https://www.environment.des.qld.gov.au/data/assets/pdf_file/0018/102834/offsets-policyv1-8.pdf</a>; 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monocots	<i>Phaius australis</i>	None	E	E																																																																																												

Item	Information requested
	<ul style="list-style-type: none"> <li>○ DSDMIP Significant Residual Impact Guideline provides for all other MSES: (<a href="http://www.dlgrma.qld.gov.au/resources/guideline/planning/dsdip-significant-residual-impact-guideline.pdf">http://www.dlgrma.qld.gov.au/resources/guideline/planning/dsdip-significant-residual-impact-guideline.pdf</a>); and</li> <li>• quantifies the maximum extent of proposed significant residual impact to each MSES both in area (ha) and on a plan.</li> </ul> <p>It is also advised that:</p> <ul style="list-style-type: none"> <li>• under the Environmental Offsets Regulation 2014 koala habitat areas and habitat for endangered and vulnerable wildlife are separate MSES that are prescribed environmental matters. This means NJKHTs outside of koala habitat areas, which may provide habitat for koalas (such as this site), are habitat for a vulnerable species. The application material will therefore need to demonstrate that impacts to koala habitat areas and all NJKHTs outside of koala habitat areas have been avoided, minimised and mitigated with any significant residual impact offset. As the significant residual impact for koala habitat areas and habitat for the vulnerable koala is 1 NJKHT, all NJKHTs proposed to be impacted will need to be qualified and quantified in the application material (after demonstration of avoidance, minimisation and mitigation). The following should be provided to support this: <ul style="list-style-type: none"> <li>○ An overview of the methodology used to qualify and quantify the number of NJKHTs;</li> <li>○ A plan that identifies the location of all NJKHT on site along with the following supporting information: <ul style="list-style-type: none"> <li>▪ tree identification numbers;</li> <li>▪ tree species;</li> <li>▪ tree height;</li> <li>▪ tree diameter at breast height (DBH);</li> <li>▪ trees proposed to be retained and removed (after demonstrating all reasonable avoidance, minimisation and mitigation);</li> <li>▪ trees located inside and outside mapped koala habitat area;</li> <li>▪ trees that provide other ecological values (e.g. hollows);</li> </ul> </li> <li>○ The extent of koala habitat area proposed to be impacted (after demonstrating all reasonable avoidance, minimisation and mitigation) in both hectares and number of NJKHTs based on the maximum possible extent of impact, including building footprints, associated infrastructure (e.g. fences, roads, parking and utility lines), excavation or filling and exempted development created as a result of the development (i.e. fire breaks, fire management lines and clearing to facilitate cadastral survey); and</li> <li>○ The extent of koala habitat outside koala habitat areas proposed to be impacted (after demonstrating all reasonable avoidance, minimisation and mitigation) in both hectares and number of NJKHTs based on the maximum possible extent of impact, including building footprints, associated infrastructure (e.g. fences, roads, parking and utility lines), excavation or filling and exempted development created as a result of the development (i.e. fire breaks, fire management lines and clearing to facilitate cadastral survey);</li> </ul> </li> <li>• under the State Planning Policy, special least concern animals are MSES. Under the Environmental Offsets Regulation 2014, only special least concern animals that are echidna and platypus are prescribed environmental matters. Therefore, impacts to special least concern animal habitat must be avoided, minimised and mitigated. Only impacts to special least concern animals that are prescribed environmental matters may be offset; and</li> <li>• offsets will not be considered until all reasonable avoidance, minimisation and mitigation has been demonstrated.</li> </ul>



Item	Information requested
	More information on how to demonstrate compliance with this PO is provided in the <i>Guideline, State Code 25: Development in South East Queensland koala habitat areas</i> ( <a href="https://environment.des.qld.gov.au/_data/assets/pdf_file/0020/102836/koala-state-development-assessment-provisions-sdap-guideline.pdf">https://environment.des.qld.gov.au/_data/assets/pdf_file/0020/102836/koala-state-development-assessment-provisions-sdap-guideline.pdf</a> )
<b>PO6 of State Code 25: Development in South East Queensland koala habitat areas</b>	
5.	<p><b>Issue</b></p> <p>While clearing on freehold land for urban purposes is exempt under the Planning Regulation 2017 for the purposes of the clearing native vegetation planning controls, PO6 must still be addressed as category C vegetation is a matter of state environmental significance. The application material should discuss whether measures proposed to mitigate impacts to MSES in P05 could be used to mitigate impacts to the Category C vegetation on the site.</p> <p><b>Action</b></p> <p>To address P06, it is advised that the applicant submit a report prepared by a suitably qualified ecologist that identifies:</p> <ul style="list-style-type: none"> <li>• areas of category C vegetation proposed to be cleared or otherwise impacted;</li> <li>• why impacts to category C vegetation cannot be avoided; and</li> <li>• measures taken to minimise and mitigate impacts of clearing.</li> </ul>

Item	Information requested
<b>[insert sub-headings if required]</b>	
1.	<b>[insert text and reason for information]</b>
2.	<b>[insert text and reason for information]</b>
3.	<b>[insert text and reason for information]</b>
4.	<b>[insert text and reason for information]</b>

## 5.2 Additional advice for applicant

Our agency recommends the following advice be provided to the applicant:

Item	Advice
<b>[insert sub-headings if required]</b>	
1.	<b>[insert text and reason for advice]</b>
2.	<b>[insert text and reason for advice]</b>

## 6.0 Endorsement

<b>Officer</b>	Lauren Flohr	Conservation Officer	<a href="mailto:Lauren.flohr@des.qld.gov.au">Lauren.flohr@des.qld.gov.au</a>
<b>Approver</b>	Samuel Dawes	Program Coordinator	<a href="mailto:Samuel.dawes@des.qld.gov.au">Samuel.dawes@des.qld.gov.au</a>

**From:** [SEQNorthSARA](#)  
**To:** [Danika Cowie](#)  
**Subject:** FW: 2202-27487 SRA - Stop the Current Period  
**Date:** Thursday, 2 June 2022 9:25:08 AM  
**Attachments:** [image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)

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Hi Danika

Please see below regarding 2202-27487 SRA.

Thank you

Kind regards

**Katie Hulme**

Business Support Officer  
**Planning and Development Services – SEQ  
North**  
Department of State Development, Infrastructure,  
Local Government and Planning

---

P 5352 9702  
Level 3, 12 First Avenue, Maroochydore QLD 4558  
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---

**From:** Liam Wiley <liamwiley@saundershavill.com>  
**Sent:** Thursday, 2 June 2022 9:08 AM  
**To:** SEQNorthSARA <SEQNorthSARA@dasilgp.qld.gov.au>  
**Cc:** mbrc@moretonbay.qld.gov.au, David.Lowe@moretonbay.qld.gov.au  
**Subject:** 2202-27487 SRA - Stop the Current Period

Attention: Danika Cowie

Hi Danika

We refer to the development application over 49 and 57 Blewers Road, Morayfield. We note that the response to SARA's Information Request is due 15 June 2022. In order to allow for additional time to provide this response, we wish to stop the current period (the 'Referral Agency Response Period') for 130 business days (or until this notice is withdrawn) in accordance with section 32.1 of the Development Assessment Rules (DA Rules) and this email forms notice under section 32.2 of the DA Rules.

Note: The assessment manager (Moreton Bay Regional Council) has been copied into this email in accordance with s32.3 of the DA Rules (Council Reference: DA/2021/5236).

Let me know if you have any questions.

Regards

**Liam Wiley** Senior Town Planner **Saunders Havill Group**

direct line (07) 3251 9456 mobile 0421 979 349 email [liamwiley@saundershavill.com](mailto:liamwiley@saundershavill.com)

phone 1300 123 SHG web [www.saundershavill.com](http://www.saundershavill.com) head office 9 Thompson St Bowen Hills Q 4006



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RTI RELEASE - DSDILGP



**From:** [Danika Cowie](#)  
**To:** [Lauren Flohr](#)  
**Subject:** RE: 2202-27487 SRA - Information request response received  
**Date:** Thursday, 21 July 2022 2:05:00 PM  
**Attachments:** [image001.png](#)  
[image004.png](#)  
[image007.png](#)  
[image006.png](#)  
[image009.png](#)  
[image010.png](#)  
[image011.png](#)  
[image012.png](#)

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Good afternoon Lauren,

I spoke with the planner at Moreton Bay Regional Council and he is sending through a summary of all the approvals and applications in this locality. He also reminded me that there is a temporary local planning instrument (TLPI) for Morayfield South that shows how the urban development footprint is intended to be delivered including maintaining key environmental corridors. Please see the links below for more information about the TLPI.

[Morayfield South Interim Structure Plan \(moretonbay.qld.gov.au\)](#)

[Temporary Local Planning Instrument No. 02 of 2021 Morayfield South Emerging Community Area \(moretonbay.qld.gov.au\)](#)

Once I have obtained the other information about the approvals on surrounding lots, I shall send it through for your information.

Kind regards,

**Danika Cowie**

Principal Planning Officer

**Planning and Development Services,  
SEQ North**

Department of State Development, Infrastructure,  
Local Government and Planning

Microsoft teams – **meet now**

---

P 07 5352 9776

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PO Box 1129, Maroochydore QLD 4558

Work days – Monday, Tuesday, Wednesday and  
Thursday

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---

**From:** Lauren Flohr <Lauren.Flohr@des.qld.gov.au>  
**Sent:** Thursday, 21 July 2022 8:27 AM  
**To:** Danika Cowie <Danika.Cowie@dasilgp.qld.gov.au>  
**Subject:** RE: 2202-27487 SRA - Information request response received

Good morning Danika,

I'm the officer who has been assigned this one. I reviewed the applicant's IR response yesterday, just getting in touch as requested to arrange a time to discuss.

When would you be free for a chat? I have some availability today (except for between 10 and 11 am) and

tomorrow (except for 10.30 to 11.30 am and 12.30 to 2 pm), or next week if that suits you better.

Kind regards,

**Lauren Flohr** (she/her)  
Conservation Officer – Koala Assessment and Compliance  
**Wildlife and Threatened Species Operations | QPWS**  
Department of Environment and Science  
-----  
E [lauren.flohr@des.qld.gov.au](mailto:lauren.flohr@des.qld.gov.au)



---

**From:** Danika Cowie <[Danika.Cowie@dSDLGP.qld.gov.au](mailto:Danika.Cowie@dSDLGP.qld.gov.au)>  
**Sent:** Monday, 18 July 2022 8:32 AM  
**To:** Koala Assessment  
**Subject:** 2202-27487 SRA - Information request response received

Good morning koala assessment team,

Please be advised that the information request for the referred application 2202-27487 SRA has been received.

Once the assigned officer has had a chance to review the IR response, could they please contact me to discuss further.

Kind regards,

**Danika Cowie**  
Principal Planning Officer  
**Planning and Development Services,**  
**SEQ North**  
Department of State Development, Infrastructure,  
Local Government and Planning  
*Microsoft teams – meet now*

---

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**From:** [Lauren Flohr](#)  
**To:** [Danika Cowie](#)  
**Subject:** RE: Morayfield South  
**Date:** Thursday, 28 July 2022 3:27:24 PM  
**Attachments:** [image005.png](#)  
[image006.png](#)  
[image008.png](#)  
[image009.png](#)  
[image010.png](#)  
[image011.png](#)  
[RA7-TA Assessment response\\_18.docx](#)

Hi Danika,

I hope you're starting to feel a bit better.

I uploaded a recommended Advice Notice to the TA working documents folder on MyDas this afternoon, but thought I'd flick it through to you via email as well in case that's easier for you.

Happy to have a chat once you've had the chance to review.

Kind regards,

**Lauren Flohr** (she/her)  
Conservation Officer – Koala Assessment and Compliance  
**Wildlife and Threatened Species Operations | QPWS**  
Department of Environment and Science  
-----  
E [lauren.flohr@des.qld.gov.au](mailto:lauren.flohr@des.qld.gov.au)



---

**From:** Danika Cowie <[Danika.Cowie@dSDLGP.qld.gov.au](mailto:Danika.Cowie@dSDLGP.qld.gov.au)>  
**Sent:** Wednesday, 27 July 2022 3:01 PM  
**To:** Lauren Flohr  
**Subject:** FW: Morayfield South

Good afternoon Lauren,

Please find the list of approvals in then Morayfield South locality.

I am currently off sick but have been keeping an eye on emails for this info so I could send it through to you.

I look forward to seeing your advice notice.

Kind regards,

**Danika Cowie**  
Principal Planning Officer  
**Planning and Development Services,**  
**SEQ North**  
Department of State Development, Infrastructure,

Local Government and Planning  
Microsoft teams – **meet now**

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PO Box 1129, Maroochydore QLD 4558

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---

**From:** David Lowe <[David.Lowe@moretonbay.qld.gov.au](mailto:David.Lowe@moretonbay.qld.gov.au)>  
**Sent:** Wednesday, 27 July 2022 8:11 AM  
**To:** Danika Cowie <[Danika.Cowie@dsdilgp.qld.gov.au](mailto:Danika.Cowie@dsdilgp.qld.gov.au)>  
**Subject:** Morayfield South

Hi Danika

Please see attached which details the applications and approvals in Morayfield South.

Regards

David Lowe  
**Senior Planner**  
Development Services  
Planning Division  
**Moreton Bay Regional Council** | Caboolture Office  
2 Hasking Street, Caboolture QLD 4510  
P: (07) 5433 2031  
E: [david.lowe@moretonbay.qld.gov.au](mailto:david.lowe@moretonbay.qld.gov.au)

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**SARA technical agency assessment response**  
**Technical agency (TA)— Department of Environment and Science**

SARA reference: 2202-27487 SRA  
 SARA role: referral agency  
 SARA regional office: South East Queensland (North) regional office  
 SARA email: SEQNorthSARA@dsdilgp.qld.gov.au  
 [NB: all responses are to be returned to this email address]  
 TA reference: 075/0001099  
 TA contact name: Lauren Flohr  
 TA contact details: [Koala.assessment@des.qld.gov.au](mailto:Koala.assessment@des.qld.gov.au)  
 TA approver: Samuel Dawes

**1.0 Application details**

Street address: 57 Blewers Road, Morayfield; 49 Blewers Road, Morayfield  
 Real property description: 81RP186546; 82RP186546  
 Local government area: Moreton Bay Regional Council  
 Applicant name: Orchard (Blewers) Developments Pty Ltd  
 Applicant contact details: 9 Thompson Street  
 Bowen Hills QLD 4006  
 liamwiley@saundershavill.com

**2.0 Aspects of development and type of approval being sought**

Nature of development	Approval type	Category of assessment
Reconfiguring a lot	Development permit	Code assessment
<b>Description of proposal:</b> Reconfiguring a Lot - Development Permit for Subdivision (2 into 60 lots plus new road, drainage reserve and open space)		

**3.0 Matters of interest to the state**

The development application has the following matters of interest to the state under the provisions of the Planning Regulation 2017:

Trigger	Description	Technical agency	Fast track?
10.10.3.3.1.1	Development application for assessable development under section 16B, unless the chief executive is the prescribed assessment manager for the application	DES	N

## 4.0 Assessment

### 4.1 Considerations and assessment

- Please note that the technical advice provided to SARA is based on the information provided by the proponent and/or the consultant, and no evaluation has been provided on the qualifications or otherwise of the organisation who prepared the reports and submissions.
- DES has taken into consideration the potential impact the development will have on koala habitat areas, koala habitat values, connectivity within and between highly connected koala habitat areas, safe koala movement, koala safety during construction and matters of state environmental significance.
- The application has been assessed against the:
  - State Development Assessment Provisions - State Code 25: Development in South East Queensland koala habitat areas (v.2.6);
  - Koala-sensitive Design Guideline – A guide to koala-sensitive design measures for planning and development activities;
  - Department of State Development, Infrastructure and Planning Significant Residual Impact Guideline; and
  - Queensland Environmental Offsets Framework.
- The following Queensland Government databases have been used to provide the technical advice:
  - Queensland Globe;
  - Development Assessment Mapping System;
  - SPP Interactive Mapping System;
  - WildNet;
  - Biomaps;
  - Environmental Reports Online;
  - Map of Referable Wetlands;
  - WetlandInfo;
  - Protected Plants Flora Survey Trigger Map;
  - Vegetation Management Report;
  - Regulated Vegetation Management Map;
  - Regional Ecosystem Description Database (REDD); and
  - Regional Ecosystem Description.

#### 4.1 Site details

- The site the subject of this development application is located at 49 and 57 Blewers Road, Morayfield (Moreton Bay Regional Council LGA) formally described as Lot 81 on RP186546 and Lot 82 on RP186546 (Figure 1).
- Lot 81 RP186546 is 2 ha in size and mapped as freehold tenure. Lot 82 RP186546 is 2 ha in size and mapped as freehold tenure (Figure 2). There are no easements limiting either Lot.
- There are no development permits currently in effect for the Lot.
- Each Lot contains a dwelling and associated infrastructure (driveway, sheds, rainwater tanks, etc.). Lot 81 RP186546 also contains cleared, fenced areas that appear to be used for domestic animals (e.g., horses). From the application material, it appears all existing infrastructure will be demolished for the proposed development.
- The site is comprised of vegetation mapped as category B (remnant) endangered regional ecosystem 12.5.2 *Eucalyptus racemosa* subsp. *racemosa* woodland on remnant tertiary surfaces (0.16 ha / 4% of the site); and category X (exempt clearing work) vegetation (3.84 ha / 96% of the site (Figure 3).
- There are 70 WildNet records of koalas within 1km of the site (Figure 4).





Figure 1. Subject site (Queensland Globe).



Figure 2. Site tenure (Queensland Globe).

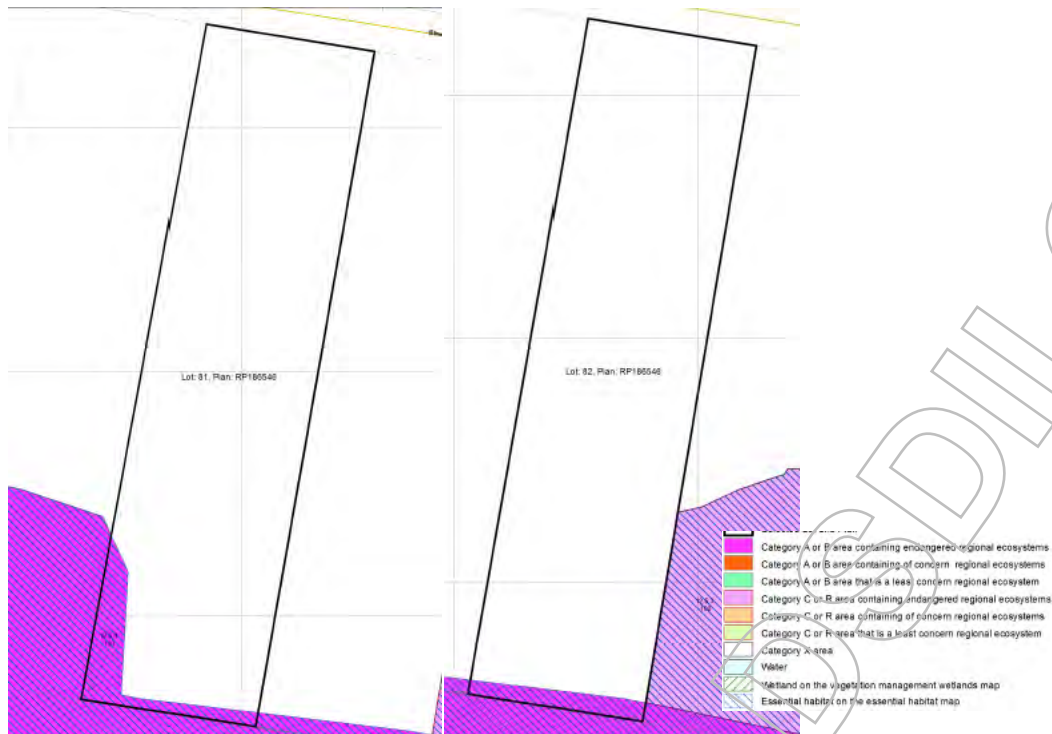


Figure 3. Regional ecosystem mapping for the site (VMPR).



Figure 4. WildNet koala records within 1km of the site (taxon ID 860).



## 4.2 Description of proposed development

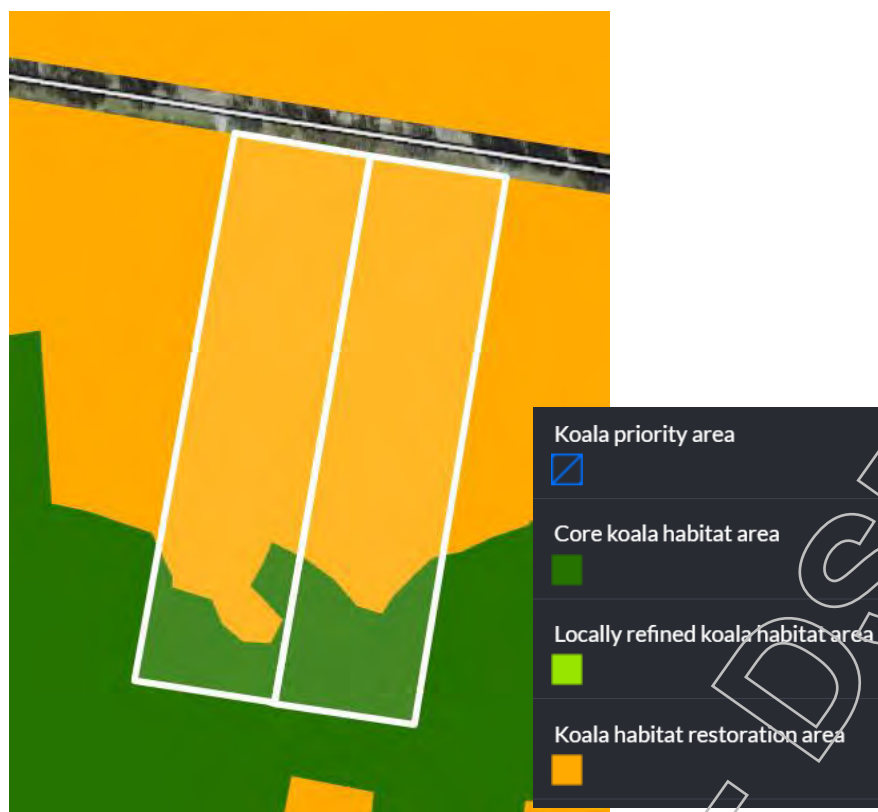
- The applicant is seeking reconfiguration of lots (ROL - 2 into 60 Lots, new road and drainage reserve) (Figure 5).
- The proposed new lots range in size between 300m<sup>2</sup> and 636m<sup>2</sup>. From the application material, it appears the proposed development will result in removal of ~0.54 ha of mapped KHA (64% of the KHA on site) and retain ~0.3 ha of mapped KHA (36% of the KHA on site). From the application material, it appears the proposal will retain up to 12 individual NJKHTs within the retained area.
- DES has not provided pre-lodgement advice for the proposed development.
- An Ecological Assessment Report was provided with the applicant's response to SARA's Information Request. The Ecological Report included the following information:
  - 37 NJKHTs are proposed to be removed from, and up to 12 NJKHTs are proposed to be retained within, the mapped koala habitat area. The 12 NJKHTs proposed to be retained are identified as 'to be confirmed' (i.e., whether they are to be retained is dependent on future detailed design).
  - 34 trees were identified as meeting the requirements to be considered a 'habitat tree' under the Moreton Bay Regional Council planning scheme (i.e., a DBH >80cm). 14 of the 34 habitat trees contained at least one hollow, and an additional 11 trees were observed to contain at least one hollow, although they had a smaller DBH. It appears two habitat trees are proposed to be retained.
  - A 21.5m wide corridor is proposed to be retained and dedicated to Council as environmental open space. (DES notes Council's Information Request required that the width of the corridor be increased to 40m; however, this has not occurred. An increase to 40m width would also allow for the retention of most of the mapped KHA on site and would maintain existing east-west connectivity of KHA).
  - No koalas or koala scat was recorded during on-site surveys.
  - Field surveys identified the southern extent of the site to have the highest ecological value and connectivity.
  - Key risks to ecological values likely to persist post-construction include weed incursion, increased vehicular traffic, noise, light and increased human presence.
  - Speed limits on internal roads will be 50km/h and signage will be installed to promote driver awareness of koalas.



Figure 5. Proposed reconfiguration of the site (application material).

### 4.3 Koala assessment

- The site is located within koala district A.
- The site is located outside a koala priority area.
- The site contains 0.84 ha (21% of the site) of core koala habitat area (Figure 6).
- The remainder of the site is koala habitat restoration area.
- The site is not located within a koala broad-hectare area.



**Figure 6. Koala habitat area mapping for the site (Queensland Globe).**

#### **4.4 Matters of State Environmental Significance (MSES) assessment**

##### Desktop assessment

A desktop analysis of the site has identified the following MSES on or within proximity to the site:

- 0.84 ha, (21% of the site) core koala habitat area (Figure 6);
- 0.16 ha (4% of the site) habitat for special least concern wildlife (Figure 7);
- 0.84 ha (21% of the site) regulated Vegetation - essential habitat (Figure 8):
  - Koala – *Phascolarctos cinereus* (E);
- 0.16 ha (4% of the site) regulated vegetation – endangered/of concern in category B (Figure 8);
- 0.69 ha (17.3% of the site) regulated vegetation – endangered/of concern in category C (Figure 8);
- the following WildNet records for endangered, vulnerable and special least concern wildlife have been identified within 1 km of the site:
  - koala – *Phascolarctos cinereus* (E);
  - powerful owl – *Ninox strenua* (V);
- the habitat for the following endangered, vulnerable and special least concern species based on DES's potential habitat models:

## Threatened Species animals

Class	Scientific name	Common name	NCA Status	EPBC Status
amphibians	<i>Adelotus brevis</i>	tusked frog	V	None
birds	<i>Erythroriorchis radiatus</i>	red goshawk	E	V
birds	<i>Anthochaera phrygia</i>	regent honeyeater	E	CE
birds	<i>Ninox strenua</i>	powerful owl	V	None
birds	<i>Lathamia discolor</i>	swift parrot	E	CE
birds	<i>Botaurus poiciloptilus</i>	Australasian bittern	C	E
birds	<i>Calyptorhynchus lathami</i>	glossy black-cockatoo	V	None
birds	<i>Rostratula australis</i>	Australian painted snipe	V	E
insects	<i>Argyreus hyperbius inconstans</i>	Australian fritillary	E	CE
mammals	<i>Pteropus poliocephalus</i>	grey-headed flying-fox	C	V
mammals	<i>Phascogale carolinensis</i>	koala	V	V
mammals	<i>Dasyurus maculatus maculatus</i>	spotted-tailed quoll (southern subspecies)	V	E

## Threatened Species plants

Class	Scientific name	Common name	NCA Status	EPBC Status
cycads	<i>Macrozamia pauli-guilielmi</i>	None	E	E
higher dicots	<i>Leptospermum oreophilum</i>	None	V	None
higher dicots	<i>Samolus bidwillii</i>	None	V	V
higher dicots	<i>Marsdenia coronata</i>	slender milkvine	V	None
monocots	<i>Phaius australis</i>	None	E	E



Figure 7. Habitat for threatened wildlife mapping (MSES Report).





**Figure 8. MSES Regulated vegetation mapping for the site (MSES report).**

- Under Schedule 10, Part 10, Division 3, Subdivision 1, Section 16B of the Planning Regulation 2017, development that involves interfering with koala habitat in an area that is a koala habitat area but not a koala priority area is assessable development unless the development is:
  - (a) exempted development as defined in Schedule 24 of the Planning Regulation 2017;
  - (b) assessable development under Schedule 10, Part 10, Division 4, Section 16C of the Planning Regulation 2017 (i.e., development that involves interfering with koala habitat, for extractive industry, in an area that is both a koala habitat area and key resource area);
  - (c) in an identified koala broad-hectare area and is:
    - (i) accepted development, or assessable development, under a local categorising instrument, other than development that is for an extractive industry and is not assessable development under Schedule 10, Part 10, Division 4, Section 16C of the Planning Regulation 2017; or
    - (ii) reconfiguring a lot that is assessable development under part 14, division 1, section 21 of the Planning Regulation 2017; or
  - (d) is carried out under a development permit given for an application that was properly made before 7 February 2020; or
  - (e) is consistent with a development approval:
    - (i) in effect for the premises on which the development is carried out; and
    - (ii) given for an application that was properly made before 7 February 2020.
- The proposed development is assessable development under Schedule 10, Part 10, Division 3, Section 16B of the Planning Regulation 2017 because:
  - the subject site is outside of a koala priority area;
  - the subject site is mapped as containing core koala habitat area;
  - the proposed development involves interfering with koala habitat;
  - the proposed development does not constitute exempted development;
  - the subject site is not in an identified koala broad-hectare area;

- the subject site is not in a key resource area nor is the proposed development for extractive industries; and
- the proposed development is not related to / consistent with an existing approval issued prior to 7 February 2020.
- The development application must therefore be assessed against the State Development Assessment Provisions (SDAP) – State Code 25 – Development in SEQ koala habitat areas.
- The applicant has provided an assessment against State Code 25.

#### 4.5 State code 25 assessment

##### 4.5.1 Retaining koala habitat areas

**AO1** No AOs provided for this part of the State Code.

**PO1** Development interfering with koala habitat (including interfering with koala habitat as a result of material change of use and interfering with koala habitat as a result of reconfiguring a lot) does not occur unless the application demonstrates the interfering with koala habitat has:

1. been reasonably avoided; or
2. been reasonably minimised where it cannot be reasonably avoided; and
3. mitigated the impacts of the interfering with koala habitat values.

**Purpose Statement 1:** The development results in no net loss of koala habitat area.

##### Applicant response to state code

The development proposes to retain KHA on-site within the areas of higher ecological value, where the extent of remnant vegetation was confirmed. Majority of the Koala Habitat on-site is highly modified from historical land uses, where the ground layer is maintained and horse agistment area is located. The area of KHA that has been avoided is considered to have higher ecological value and can provide safe koala habitat and movement for the species.

While the development proposes to remove 37 NJKHTs within mapped KHA, the vegetation onsite is considered to be highly modified, providing minimal potential habitat for the species. The cleared understory and presence of horse agistments increase the risk to Koalas while traversing the ground to reach these scattered trees. Current hazards include vehicle-strike, domestic dogs and overall modified habitat values presenting edge effects between surrounding urban residential areas.

The impact area on-site has been minimised to include areas of highly modified vegetation. As identified within Section 3.1, vegetation on-site was observed to be highly modified resulting in scattered mature trees over the site. If development were not to occur on the subject site, it is not considered Koala would rely on the site for habitat or movement purposes. This is supported by the lack of evidence of Koala found during field survey. The scattered mature NJKHTs in the southern area of the site were identified to hold higher ecological value compared to the balance of the site. This is due to their size, being a food source to Koala, and their capacity to provide fauna refugia and support movement if rehabilitated within a larger corridor. The retention and rehabilitation of this area in the south is anticipated to assist in providing habitat to support safe koala movement in an east-west direction through its capacity to contribute to a wider movement corridor.

Overall, the development proposes to remove a total of 37 trees located within mapped KHA. Using the Queensland Government Environmental Offset Calculator, the removal of 37 trees equates to an impact area of 0.148 ha. The development has been situated with the road adjoining the retained KHA areas to reduce potential exemptions under Schedule 24 of the PR, as well as providing a receiving area for any required services. Thus, minimising the overall impact to KHA.

The proposed development will involve rehabilitation efforts to the corridor to be retained on-site along the southern portion. This will involve weed management as required and facilitation of natural regeneration of locally native species in the sub-canopy to enhance the condition and therefore functionality of the corridor.

Awareness signage will be installed along the interface to advise residents of the potential use of the area by Koala and native fauna. Further, dog off-leash areas will not be provided within the corridor located on-site.

*Through enhancing the understorey of the corridor to be retained, as stated, it is anticipated the existing edge effects (including existing accessibility by domestic animals) will be reduced. The esplanade road will also provide a buffer between the corridor and residential development, mitigating impacts to the core areas of the wider corridor.*

*In addition, to demonstrate mitigation efforts, a Koala Management Plan (KMP) and a Vegetation Clearing and Fauna Management Plan (VCFMP) can reduce potential impacts to Koalas during the vegetation clearing and construction phase of the development. The presence of a Fauna Spotter Catcher will also further minimise the risk to Koala during clearing.*

## **DES response**

### Avoidance and minimisation

The application material does not demonstrate appropriate avoidance and minimisation of impacts on KHA. The application proposes to remove 37 NJKHTs and retain a maximum of 12 NJKHTs within the mapped KHA. This represents a loss of ~75% of the NJKHTs located within the mapped KHA on site. The application states that the 12 NJKHTs proposed to be retained are 'to be confirmed' subject to detailed design.

The Information Request issued by Council notes that the environmental corridor should be of 40m width. Existing approved developments in the surrounding area have retained KHA in a manner that provides for retention of connectivity pathways for fauna. Increasing the width of the proposed corridor to 40m would satisfy Council's requirement and enable retention of the majority of the mapped KHA on site. It is important to note there is a Temporary Local Planning Instrument applicable to the site; and the requirements of this TLPI have been considered by Council in their recommendation for a 40m-wide environmental corridor.

### What has been provided:

- Town Planning Report
- Bushfire Management Report
- State Code 25 response
- Proposed subdivision layout plan
- Ecological Assessment Report

### Issues outstanding:

- The application material has not demonstrated reasonable avoidance and minimisation of impacts on MSES. Specifically, the width of the proposed environmental corridor should be increased to enable retention of KHA, provide connectivity and safe koala movement through the site, and to meet the intent of the TLPI.
- The application material states that an environmental corridor is proposed to be retained, but has not demonstrated how the retained vegetation will be protected (e.g., covenant, V Dec., etc.).
- There are inconsistencies in the application material, resulting in an inability to accurately quantify the proposed impact. Specifically, the application identifies 56 NJKHTs within the mapped KHA and proposes to remove 37 of these. However, the tree plan shows only 12 NJKHTs proposed to be retained (which would total 49 NJKHTs within the mapped KHA, not 56); and the 12 NJKHTs proposed to be retained are listed as 'retained / TBC' subject to detailed design. Clarification is required to enable confidence that the proposed impact is being accurately quantified and assessed.
- The application material states that koala sensitive design measures (including wildlife movement solutions/fauna crossings and signage) will be incorporated; however, has not demonstrated how this will occur or included details of the specific measures to be used, or the proposed siting and design of these measures.



### Mitigation

The response to State Code 25 states: “*Impacts from interfering with koala habitat will be mitigated through the implementation of site-based management plans*”. However, no specific information on measures to mitigate impacts to koala habitat areas or NJKHTs have been provided.

The mitigation measures mentioned in the State Code 25 response (i.e., engagement of a Fauna Spotter Catcher, temporary fencing, sequential clearing, stop-works procedures and post-clearing and construction works reporting) do not relate to mitigation of impacts resulting from removal of koala habitat area or NJKHTs, but relate to PO4 which seeks to prevent the risk of injury or death of koalas as a result of construction activities.

### Issues outstanding:

- The application material has not demonstrated mitigation of impacts to koala habitat areas or koala habitat values, including impacts to NJKHTs. Specifically, the application material has not discussed options for planting of koala habitat trees, rehabilitation of the proposed environmental corridor, weed management, etc.

### **4.5.2 Koala sensitive design and connectivity**

**AO1/AO2:** *No AOs provided for this part of the State Code.*

**PO2:** *The design and siting of development avoids fragmenting koala habitat areas within the site.*

**Purpose Statement 2:** *The development does not contribute to fragmentation of koala habitat areas.*

**PO3:** *The design and siting of development does not result in impediments that restrict the movement of koalas by providing for safe koala movement between highly connected patches of retained koala habitat areas.*

**Purpose Statement 3:** *The development maintains or improves connectivity within and between koala habitat areas to ensure safe koala movement.*

### **Applicant response to state code**

*To the south of the site, retained KHA exists, which the retained vegetation on-site connects to. To the east and west of the site KHA adjoins the vegetation and will continue to provide connectivity to this vegetation.*

*The proposed development will not result in the creation of barriers between KHAs. Through careful design the impact footprint has been consolidated within the subject site and avoids fragmenting or crossing (i.e., road crossings) KHAs. The area of mapped KHA to be avoided has been consolidated within one patch that retains connectivity to the east and west, and to the south of the site. As stated within this memo, the KHA to be retained connects to a wider corridor that delivers wildlife movement opportunity to the surrounding locality. This has been strategically designed by the local Council, MBRC, to provide a consolidated and safe means of connectivity alongside necessary residential development. The subject site is not considered to be conducive to long-term Koala residence due to the modified existence, and pre-existing threats of dog presence and vehicle strike risk at the northern boundary of the site. It is not appropriate to encourage Koala usage over a site that currently based on SHG ecological surveys has no evidence of Koala usage. To minimise the potential risk of introducing Koalas to an area that is not complimentary with their safety, consolidation of KHA to be retained with a wider landscape-scale corridor is proposed. Through this consolidation, safe fauna movement and opportunity for Koala can be promoted and coordinated between landowners, developers, and local and state government. This can achieve greater ecological outcomes of which this development proposes to support. The area to be retained on-site contributes to a wider corridor to the south, and will largely function as an outer transition area to minimise potential impacts to core habitat within the corridor to be created. Therefore, the development will support connectivity between KHAs and enhance safe movement opportunity into the wider landscape.*

### **DES response**

From the application material, it appears the proposed development will not result in fragmentation of the

KHA within the site, as the application proposes to remove the majority of the mapped KHA and retain an east-west corridor of 21.5m width in the southern extent of the site. However, connectivity between KHA on site and KHA on adjacent lots to the east and west is currently high and removal of up to ~65.5m width of KHA from the subject site will significantly reduce the connectivity through the site and may fragment KHA to the east and west. The ecological report has not demonstrated that the proposed corridor width is sufficient for maintaining connectivity or preventing fragmentation; and it does not appear to be consistent with the corridor width required for other development applications in the area.

Furthermore, the application material has not discussed impediments to safe koala movement that will be introduced by the proposed development (e.g., fences, roads, domestic dogs, swimming pools, cleared areas requiring koalas to spend more time on the ground), or provided mitigation measures for these impacts. The application material states: *“The proposed development is considered to reduce these threats and risks through the provision of open space, connecting habitat to the east and west, greater control of domestic dogs and vehicle speed limits, traffic control and educational signage within the internal road network”*. However, no justification has been provided for this statement and DES considers that the removal of up to 65.5m width of KHA does not provide for “connecting habitat to the east and west” as these areas are already highly connected and removal of KHA will, if anything, reduce the connectivity to east and west by reducing the width of the corridor from a maximum of ~85m to a maximum of 21.5m. Additionally, the introduction of 60 new residential lots is not considered likely to result in “greater control of domestic dogs”, because it is likely that the number of dogs residing in the area will increase significantly.

Issues outstanding:

- The application material does not demonstrate that the proposed development will not result in fragmentation of KHA or that the proposal will support connectivity.
- The application material does not demonstrate that the proposed development will not result in impediments that restrict safe koala movement. The application states koala friendly fencing currently exists south of the proposed new lots; however, has not proposed any measures providing for safe koala movement (e.g., revegetation, koala exclusion fencing around new lots / dog containment areas, koala safe pools, koala crossing measures for Rosetta Road, etc.).

**4.5.3 Koala safety from construction activities**

**AO4.1:** *A koala management plan is provided that includes:*

1. *activities that may cause injury or death of koalas from construction activities; and*
2. *acceptable measures to avoid and mitigate injury or death of koalas from construction activities.*

**AO4.2:** *Interfering with koala habitat complies with the sequential clearing and koala spotter requirements under section 10 and 11 of the Nature Conservation (Koala) Conservation Plan 2017.*

**PO4:** *The construction of the development does not increase the risk of injury or death of koalas.*

**Purpose Statement 4:** *The development is constructed and undertaken in such a way that does not increase the risk of injury to, or death of koalas.*

**Applicant response to state code**

*Koalas are known to occur within the wider locality, where recorded sightings are available on Atlas of Living Australia (ALA) in the surrounding area. No sightings of Koala have been recorded on-site (via ALA nor during field survey effort), and no evidence in the form of scats has been recorded. In considering the existing modified state of the site and surrounding land uses, the development is not anticipated to increase the risk of injury or death of Koala to the pre-existing risks.*

*To demonstrate this, a KMP has been prepared to comply with AO4.1 and AO4.2 and is provided separately.*

*The KMP has been developed by a suitably qualified person and addresses:*

1. *activities that may cause injury or death of koalas from construction activities;*
2. *acceptable measures to avoid and mitigate injury or death of koalas from construction activities; and*

3. compliance with the sequential clearing and koala spotter requirements under section 10 and 11 of the Nature Conservation (Koala) Conservation Plan 2017. More specifically, the KMP addresses mitigation measures and risk management. Within the KMP, potential impacts to Koalas are identified and outlined, with risk assessments, management frameworks and action plans to thoroughly assess and monitor the area during works. Specific actions and mitigation measures include engagement of a Fauna Spotter Catcher, development of a WPMP, a WHIMP, temporary fencing, staged clearing, stop works procedures, and post-clearing and construction works Wildlife Management Report. More specific outlines can be found in the KMP. The KMP will also include enhancements for safe koala movement including the provision of koala sensitive design treatments in accordance with the Koala Sensitive Design Guideline (DES 2020) and the Traffic Road Use Management Manual – Part 8 Wildlife Signage Guidelines (DTMR 2020), where applicable.

#### **DES response**

A Koala Management Plan (prepared by Saunders Havill Group, dated 12/07/2022) was provided with the applicant's response to SARA's Information Request.

It is noted the Koala Management Plan does not contain procedures for pre-start checks of machinery or measures to be implemented to ensure koalas (and other fauna) do not become trapped in excavations / pits on site.

#### Issues outstanding:

- Amendments should be made to the KMP to ensure procedures are in place to prevent fauna injury or mortality as a result of presence in machinery or becoming entangled / trapped on site.

#### **4.5.4 Matters of State Environmental Significance**

**AO5:** No AOs provided for this part of the State Code.

**PO5:** Development:

1. avoids impacts on matters of state environmental significance; or
2. minimises and mitigates impacts on matters of state environmental significance after demonstrating avoidance is not reasonably possible; and
3. provides an offset if, after demonstrating all reasonable avoidance, minimisation and mitigation measures are undertaken, the development results in an acceptable significant residual impact on a matter of state environmental significance that is a prescribed environmental matter.

**Purpose Statement 5:** The development avoids impacts on matters of state environmental significance, and where avoidance is not reasonably possible, minimises and mitigates impacts and, provides an offset for significant residual impacts to matters of state environmental significance that are prescribed environmental matters.

**PO6** Development:

1. avoids impacts on category C areas of vegetation and category R areas of vegetation; or
2. minimises and mitigates impacts on category C areas of vegetation and category R areas of vegetation after demonstrating avoidance is not reasonably possible.

#### **Applicant response to state code**

Matters of State Environmental Significance (MSES) relevant to the subject site is mapped entirely within the mapped Core Koala Habitat Areas. This includes MSES – Wildlife Habitat (Koala habitat areas – core) and MSES – Regulated Vegetation (essential habitat).

The subject site as detailed in response to previous POs and within this memo, has been subject to historic clearing and ongoing disturbance subsequent to rural residential uses including horse agistment and maintenance measures. Ecologically valuable areas within the subject site are highly restricted due to this.

The modified state of the site observed during field assessment would suggest it provides limited capacity as an important area to MSES.

As discussed above, the development proposes to impact areas of KHA that have been subject to high levels of modification, and proposed to retain areas of higher ecological value and provide connectivity in an east – west direction and into the greater landscape. MSES mapped on-site includes 0.84 ha of the site. The development will result in the unavoidable clearing of a portion of mapped MSES. The proposed KHA and MSES to be removed are highly modified from previous land uses and ongoing maintenance. The final development design proposes to retain circa 0.3 ha of KHA, which will provide suitable habitat and contribute to wider landscape connectivity – as described in detail within the previous PO responses. Through considering mitigation measures, the proposed development is considered to require offsets to compensate the impacts to KHA.

As illustrated in **Plan 3**, the removal of 37 NJKHTs (i.e., 0.148 ha) within a mapped KHA will occur as a result of the development. In considering the proposed mitigation measures, this impact will be offset via a financial offset settlement which is to be finalised at time the final impact is agreed and known. The financial offset will compensate for residual impacts to the 37 NJKHTs (i.e., 0.148 ha) to be removed – this is detailed in **Plan 3**.

### **DES response**

The applicant's response to SARA's Information Request included an Ecological Assessment Report, which identified that the vegetation in highest ecological condition is located within the area proposed to be retained along the southern boundary.

The application proposes to retain the majority of the area mapped as Category B endangered regional ecosystem and essential habitat; however, proposes to remove the majority (i.e., ~65%) of the mapped KHA on site (including ~75% of the NJKHTs located within the mapped KHA).

Of the 34 'habitat trees' (as defined by Moreton Bay Regional Council) identified on the site; it appears 3 constitute NJKHTs that are located within the mapped KHA. Only 2 of these 34 trees are proposed to be retained.

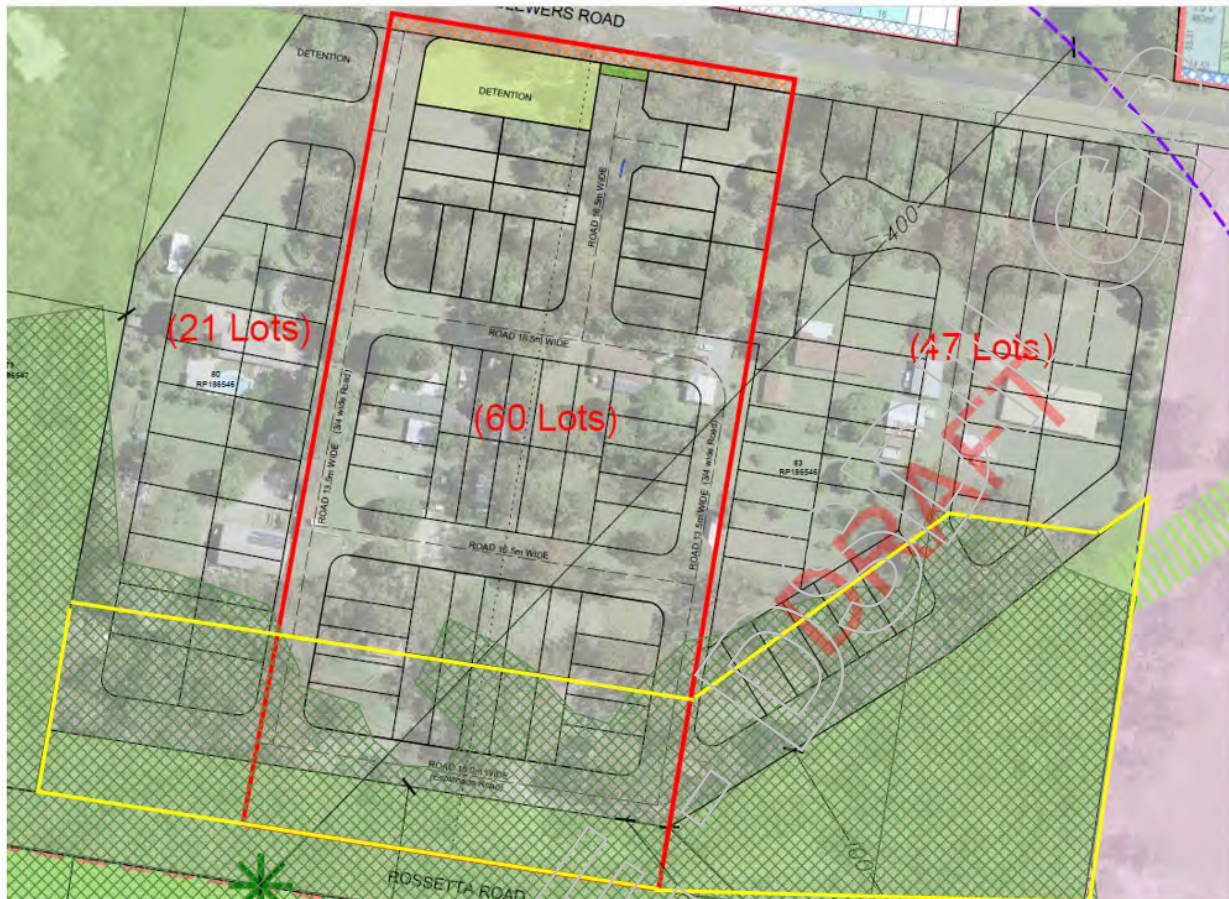
Furthermore, the Morayfield South TLPI identifies the mapped KHA on the site as being within an area mapped as 'environmental corridor'. Retaining a greater area of KHA serves the dual purpose of meeting PO1 and PO5 of the SDAP (i.e., avoidance and minimisation of impacts to KHA and MSES) and meeting the requirements of Moreton Bay Regional Council's TLPI for the area.

The application proposes an offset for impacts to 37 NJKHTs. However, an offset cannot be conditioned unless all reasonable avoidance, minimisation and mitigation has first been demonstrated. DES does not consider that this has occurred. Additionally, the application states that the offset "will be confirmed at the time the final design is known". It is not possible to proceed to conditioning an offset until the impact has been accurately quantified.

### Issues outstanding:

- The application material has not demonstrated adequate avoidance, minimisation and mitigation of impacts to MSES. Specifically, the application material proposes to retain a 21.5m wide environmental corridor (and up to 12 NJKHTs) along the southern boundary of the site. This is not considered adequate given the size of the site, percentage of KHA present, and intent of the Morayfield South TLPI. The corridor width should be increased to a minimum of 40m (Figure 10 provides a suggested environmental corridor layout). Furthermore, the 12 NJKHTs proposed to be retained are 'to be confirmed' subject to detailed design works. Clarification is required regarding quantification of the number of NJKHTs to be retained and removed.





**Figure 10. DES proposed retained KHA area (outlined in yellow).** \*Note that the site the subject of this application is the central 60 lot subdivision area – the applicant has advised the development has been designed to connect to the adjacent proposed development shown immediately east and west of the site, and it is for this reason that the entire area has been included in DES’ amended Figure.

**5.0 Recommendations**

**5.1 Technical agency advice for SARA as referral agency**

In its current form, the application does not meet the performance outcomes of State Code 25.

Our agency recommends the following advice be provided to the applicant in an Advice Notice:

<b>Advice Notice</b>	
<b>PO1 and PC5 of SDAP: State Code 25 – Avoidance, minimisation and mitigation of impacts.</b>	
1.	<p><u>Avoidance and minimisation</u></p> <p>The application has not adequately demonstrated avoidance and minimisation of impacts to KHA and MSES. It is recommended the applicant consider increasing the amount of retained KHA and NJKHTs on the site (for example, by increasing the width of the proposed environmental corridor to a minimum of 40m).</p> <p>The application states that an environmental corridor is proposed to be retained; however, has</p>



	<p>not demonstrated how the retained KHA will be protected (e.g., through a covenant, voluntary declaration, etc.). It is recommended the applicant clarify how the vegetation proposed to be retained will be protected from future development.</p> <p><u>Mitigation</u></p> <p>The application has not demonstrated that impacts to KHA and MSES will be mitigated. The application material states that impacts from vehicle movements, weed incursion, noise, light, dust, waste generation and increased human presence can be managed through “standard mitigation measures”; however, has not included any information to demonstrate how this will occur.</p> <p>The application material has not discussed mitigation of impacts from the loss of KHA / NJKHTs or demonstrated how this will occur (e.g., through planting of koala food trees).</p> <p>It is recommended the applicant provide a Rehabilitation Plan, Weed Management Plan, Covenant Management Plan, or similar, that demonstrates how impacts (and particularly, impacts associated with the loss of habitat) will be appropriately mitigated (e.g., through weed management activities, planting of locally native preferred koala food trees, the density of plantings, etc.).</p> <p>The application material states that koala sensitive design measures (including wildlife movement solutions/fauna crossings and signage) will be incorporated; however, has not demonstrated how this will occur, or identified the proposed siting and design of these measures. It is recommended the applicant provide plans which clearly identify the proposed location and type of all koala sensitive design measures that are proposed.</p>
2.	<p>There is uncertainty regarding the number of NJKHTs proposed to be retained within the environmental corridor. The application material states that 12 NJKHTs are proposed to be retained; however, also states that retention of these trees is ‘to be confirmed’ subject to detailed design.</p> <p>Clarification should be provided regarding the number of NJKHTs proposed to be retained and removed across the entire site, including identification of which NJKHTs are located within the mapped KHA and which are located outside the mapped KHA.</p>
<p><b>PO2 and PO3 of SDAP: State Code 25 – Fragmentation and connectivity impacts.</b></p>	
3.	<p>The application proposes to retain a 21.5m wide environmental corridor within the mapped KHA. However, insufficient information has been provided to demonstrate the proposed corridor width is appropriate for maintaining connectivity through the site. DES notes that the proposed corridor has been sited to align with an existing environmental corridor to the south of Rosetta Road, but considers given the size of the site and area of mapped KHA, the corridor width should be increased to provide connectivity through the site for fauna north of Rosetta Road.</p>
<p><b>PO4 of SDAP: State Code 25 – Koala safety from construction activities.</b></p>	
4.	<p>The application included a Koala Management Plan; however, the Koala Management Plan does not contain procedures for pre-start checks of machinery or measures to be implemented to ensure koalas (and other fauna) do not become trapped in excavations / pits / temporary fencing, etc. on site.</p> <p>It is recommended the Koala Management Plan is amended to ensure procedures are in place to prevent fauna injury or mortality as a result of presence in machinery or becoming entangled / trapped on site.</p>

**OR**

- (a) notes that the above recommendations are provided as a concurrence agency response before the application is made, as provided for under section 57 of the *Planning Act 2016*.

**5.1.1 For applications, or part of the application, varying the effect of a local planning instrument (variation request) [delete if not relevant]**

Our agency:

- (a) has no requirements relating to the application (*Planning Act 2016* section 56(2)(a)).

**OR**

- (b) recommends that only some of the variations be approved (*Planning Act 2016* section 56(2)(b)(i)):
  - [insert details].
  - (i) The reasons for this decision are:
    - [list of reasons for decision—mandatory]

**OR**

- (c) recommends different variations be approved to those sought (*Planning Act 2016* section 56(2)(b)(ii)):
  - [insert details].
  - (i) The reasons for this decision are:
    - [list of reasons for decision—mandatory]

**OR**

- (d) recommends that the assessment manager is directed to refuse the variations for the reasons described below (*Planning Act 2016* section 56(2)(c)):
  - (i) The reasons for this decision are:
    - [list of reasons for decision—mandatory]
    - [list findings on material questions of fact—mandatory]
    - [list evidence or other material on which those findings were based—mandatory]

**5.2 Approved plans and specifications**

Our agency recommends that the following plans and specifications should be referenced in the response:

Drawing/Report title	Prepared by	Date	Reference no.	Version/Issue
<b>Aspect of development: [insert e.g. Material change of use]</b>				
[insert details] [(as amending in red)]	[insert details]	[insert details]	[insert details]	[insert details]
[insert details] [(as amending in red)]	[insert details]	[insert details]	[insert details]	[insert details]
<b>Aspect of development: [insert e.g. Reconfiguring a lot]</b>				
[insert details] [(as amending in red)]	[insert details]	[insert details]	[insert details]	[insert details]
[insert details]	[insert details]	[insert details]	[insert details]	[insert details]

[(as amending in red)]				
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[if required—please mark up any recommended amendments to plans and specifications in red and attach in the response]

## 6.0 Endorsement

<b>Officer</b>	Lauren Flohr	Conservation Officer	<a href="mailto:Lauren.flohr@des.qld.gov.au">Lauren.flohr@des.qld.gov.au</a>
<b>Reviewer</b>	Danielle Napier	Principal Conservation Officer	<a href="mailto:Danielle.napier@des.qld.gov.au">Danielle.napier@des.qld.gov.au</a>
<b>Approver</b>	Samuel Dawes	Program Coordinator	<a href="mailto:Samuel.dawes@des.qld.gov.au">Samuel.dawes@des.qld.gov.au</a>

## 7.0 Representations by the applicant

SARA received representations from the applicant on seeking an amended referral agency response under section 30 of the Development Assessment Rules regarding the following matters:

- (a) [insert details]

## 8.0 Assessment of representations

### 8.1 Considerations and assessment

[insert assessment details with sub-headings (based upon particular matter of interest being assessed) where required.]

## 9.0 Recommendations

### 9.1 Technical agency advice for SARA as referral agency

Our agency recommends that SARA: [delete recommendations that are not relevant]

- Agree with all of the representations about the referral agency response (concurrence) and give an amended referral agency response (concurrence) to amend the following matters:

- [insert details]

The reasons for this decision are:

- [insert list of reasons - mandatory]

**OR**

- Agree with some of the representations about the referral agency response (concurrence) and give an amended referral agency response (concurrence) to amend the following matters:

- [insert details]

The reasons for this decision are:

- [insert list of reasons - mandatory]

**OR**

- Does not agree with any of the representations and provide written notice to the applicant. The reasons for this decision are:
  - [insert list of reasons - mandatory]
    - A. Findings on material questions of fact:
      - [list findings—mandatory]
    - B. Evidence or other material on which the findings were based:
      - [list evidence—mandatory]

**10.0 Re-endorsement**

<b>Officer</b>	[insert name]	[insert position]	[insert phone number]
<b>Approver</b>	[insert name]	[insert position]	[insert phone number]

RTI RELEASE - DSDILGP

**From:** [Lauren Flohr](#)  
**To:** [Danika Cowie](#)  
**Subject:** RE: 2202-27487 SRA application correspondence  
**Date:** Tuesday, 2 August 2022 4:37:02 PM  
**Attachments:** [image006.png](#)  
[image007.png](#)  
[image009.png](#)  
[image010.png](#)  
[image011.png](#)  
[image012.png](#)

Hi Danika,

I could attend a meeting next week on Wednesday, Thursday or Friday if that suits?

Kind regards,

**Lauren Flohr** (she/her)  
Conservation Officer – Koala Assessment and Compliance  
**Wildlife and Threatened Species Operations | QPWS**  
Department of Environment and Science  
-----  
E [lauren.flohr@des.qld.gov.au](mailto:lauren.flohr@des.qld.gov.au)



**From:** Danika Cowie <[Danika.Cowie@dsdilgp.qld.gov.au](mailto:Danika.Cowie@dsdilgp.qld.gov.au)>  
**Sent:** Tuesday, 2 August 2022 2:30 PM  
**To:** Lauren Flohr  
**Subject:** FW: 2202-27487 SRA application correspondence

Good afternoon Lauren,

Are you able to attend a meeting with me to discuss the advice notice further with the applicant?  
If so, when are you free?

Kind regards,

**Danika Cowie**  
Principal Planning Officer  
**Planning and Development Services,**  
**SEQ North**

Department of State Development, Infrastructure,  
Local Government and Planning  
*Microsoft teams – meet now*

P 07 5352 9776  
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PO Box 1129, Maroochydore QLD 4558

Work days – Monday, Tuesday, Wednesday and  
Thursday

[statedevelopment.qld.gov.au](http://statedevelopment.qld.gov.au)



**From:** Liam Wiley <[liamwiley@saundershavill.com](mailto:liamwiley@saundershavill.com)>  
**Sent:** Tuesday, 2 August 2022 1:08 PM  
**To:** Danika Cowie <[Danika.Cowie@dasilgp.qld.gov.au](mailto:Danika.Cowie@dasilgp.qld.gov.au)>  
**Cc:** SEQNorthSARA <[SEQNorthSARA@dasilgp.qld.gov.au](mailto:SEQNorthSARA@dasilgp.qld.gov.au)>  
**Subject:** RE: 2202-27487 SRA application correspondence

Hi Danika

I have spoken to our ecologists and they have asked if we could arrange a meeting to discuss the items in the advice notice – in particular the need for a 40m corridor.

Are you able to arrange this (it can be done remotely if required)?

Also, are we able to extend the SARA decision period for an additional 2 weeks to provide more time to resolve the outstanding issues?

Regards

**Liam Wiley** Senior Town Planner **Saunders Havill Group**  
direct line (07) 3251 9456 mobile 0421 979 349 email [liamwiley@saundershavill.com](mailto:liamwiley@saundershavill.com)  
phone 1300 123 SHG web [www.saundershavill.com](http://www.saundershavill.com) head office 9 Thompson St Bowen Hills Q 4006

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**From:** No Reply <[mydas-notifications-prod2@qld.gov.au](mailto:mydas-notifications-prod2@qld.gov.au)>  
**Sent:** Monday, 1 August 2022 4:35 PM  
**To:** [mbrc@moretonbay.qld.gov.au](mailto:mbrc@moretonbay.qld.gov.au); Liam Wiley <[liamwiley@saundershavill.com](mailto:liamwiley@saundershavill.com)>  
**Cc:** [danika.cowie@dsmip.qld.gov.au](mailto:danika.cowie@dsmip.qld.gov.au)  
**Subject:** 2202-27487 SRA application correspondence

Please find attached a notice regarding application [2202-27487 SRA](#).

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RTI RELEASE - DSDILGP

<b>SARA reference</b>	<b>2202-27487 SRA</b>
<b>Address</b>	49 and 57 Blewers Road, Morayfield
<b>Proposal</b>	Reconfiguring a lot from 2 lots into 60 residential lots plus new road, drainage reserve and open space
<b>Planning Scheme</b>	Moreton Bay Planning Scheme – Morayfield South Temporary Local Planning Instrument (TLPI)
<b>Regional Plan</b>	Urban footprint
<b>Referral trigger</b>	10.10.3.3.1.1 Koala habitat area in the SEQ region
<b>Technical agency</b>	DES (Koala assessment team)
<b>DAAT escalation?</b>	TBA
<b>Potential escalation</b>	DES recommend refusal based on no-compliance with State code 25
<b>Recommendation</b>	Continue to negotiate with applicant to avoid or significantly reduce the impact to mapped koala habitat consistent with the Morayfield South TLPI
<b>Status/ Timeframes</b>	SARA's assessment period extended to 15 November 2022

#### Problem statement

- Both development lots are 280m deep and contain mapped koala habitat over the rear 80m of the lots (refer to **Figure 1**).
- The total koala habitat area on site is 8,400m<sup>2</sup> and is part of a larger 12ha area of koala habitat.
- The proposed residential development is within 21.5m of the rear boundary, which will result in the loss of 5,404m<sup>2</sup> of mapped koala habitat.
- DES has advised that the applicant has not demonstrated the avoid or minimise outcomes under State code 25.
- The Deputy Premier approved the Morayfield South Temporary Local Planning Instrument (TLPI), which included an Interim Structure Plan to guide development. The TLPI commenced on 15 September 2021.
- The proposed development is inconsistent with the TLPI.
- The structure plan includes environmental corridors and links that reflected all mapped koala habitat in the TLPI area.
- The subject site forms part of a large (12ha) koala habitat stepping stone area at the crux of 4 koala movement corridors identified in the TLPI (see **Figure 3**).
- All approved development applications under the TLPI so far have avoided and mitigated KHA consistent with the Interim Structure Plan (refer to **Figure 6**).
- Through SARA, DES offered an alternative compromise, which was rejected by the applicant.
- SARA has issued, and received a response to an information request and an advice notice related to the proposed loss of koala habitat. SARA has also met with the applicant to discuss the concerns, including the concern that no change to the application has been made or further justification been provided for not avoiding the koala habitat.
- MBRC in their information request has requested a minimum 40m setback to the southern boundary.

#### Subject land

- **Figure 1** shows an aerial view of the subject land.
- The subject land is:
  - 2 lots
  - 4 hectares in area

- located within the Urban footprint under *ShapingSEQ*
- zoned Emerging community under the Moreton Bay Planning Scheme
- identified within the Morayfield South TLPI as part Residential Area 1 and part Environmental Corridor (refer to **Figure 3**)

### Proposed development

- Reconfiguring a lot 2 lots into 60 residential lots ranging in size from 300m<sup>2</sup> up to 1,334m<sup>2</sup> (refer to **Figure 2**).
- Residential density of 17.2 dwellings per hectare.
- Photo of the koala habitat proposed to be cleared is included as **Figure 4**.
- The council's Morayfield South TLPI recommends that the road reserve to the south of the subject site remain unconstructed.

### Key issues

#### Application

- The Morayfield South TLPI commenced on 15 September 2021.
- Through the TLPI, the council integrated the State interests. Specific consideration was given to koalas as the area contains significant koala habitat.
- The TLPI shows the mapped koala habitat within this site forming part of a larger (12ha) koala habitat stepping stone at the crux of 4 koala movement corridors (see **Figure 3**).
- The land immediately to the south included both a north-south movement corridor and a large area for the stepping stone. The applicant is relying on this area to justify their position of providing a reduced area of KHA on their site.
- The removal of KHA on the subject land compromises the following objectives:
  - the enhancement of the stepping-stone site as a viable patch of KHA to provide shelter and foraging habitat that is connected to identified environmental corridors
  - the width of the north-east link to about 70m (minimum 100m width is recommended by DES and consultants) refer to **Figure 6**
  - the retention of a large north-east aligned corridor on the lot immediately east of the subject lots
- 5 koalas were identified on adjacent lots to the south during recent remotely piloted aircraft surveys conducted during site investigations. This demonstrates the importance of retaining the existing KHA.
- The objective of a corridor to the north-east, linking to habitat areas along the North Coast rail line (refer to **Figure 3**).
- Previously approved developments under the TLPI have avoided and mitigated KHA consistent with the Interim Structure Plan (refer to **Figure 7**).

### Proposed alternative

- On 17 February 2022 SARA issued an advice notice to the applicant highlighting that the development did not demonstrate compliance with the assessment benchmarks under State code 25, in particular, the application material has not demonstrated avoidance and/or mitigation of impacts on KHA.
- SARA and DES met with the applicant after issuing the advice notice, DES advised of their concerns with the proposed development and recommended an alternative arrangement that would reduce the impact on mapped KHA and result in a reduction of approximately 11 lots (see **Figure 8**).
- In their response to the advice notice, the applicant did not respond to DES's alternative, change their proposal or provide any new reasons for not avoiding or mitigating their impact on KHA.

### Applicant's position



- Most of the koala habitat on site is highly modified with a mowed grass understorey. This is the area proposed to be cleared and a financial offset provided for the loss of 40-50 trees.
- The highest value koala habitat (rear 20m) is intended to be preserved.
- The 120m wide ecological reserve on the development to the south, together with the Rosetta Road reserve and 20m at the rear of the subject lot is adequate for a koala movement corridor.

### Recommendation

- That SARA go back to the applicant for a third time with strongly worded advice to amend their application by moving the proposed development boundary north to preserve the majority of the mapped koala habitat generally consistent with the outcome sought by the Morayfield South Interim Structure Plan

**Figure 1 - Subject land**



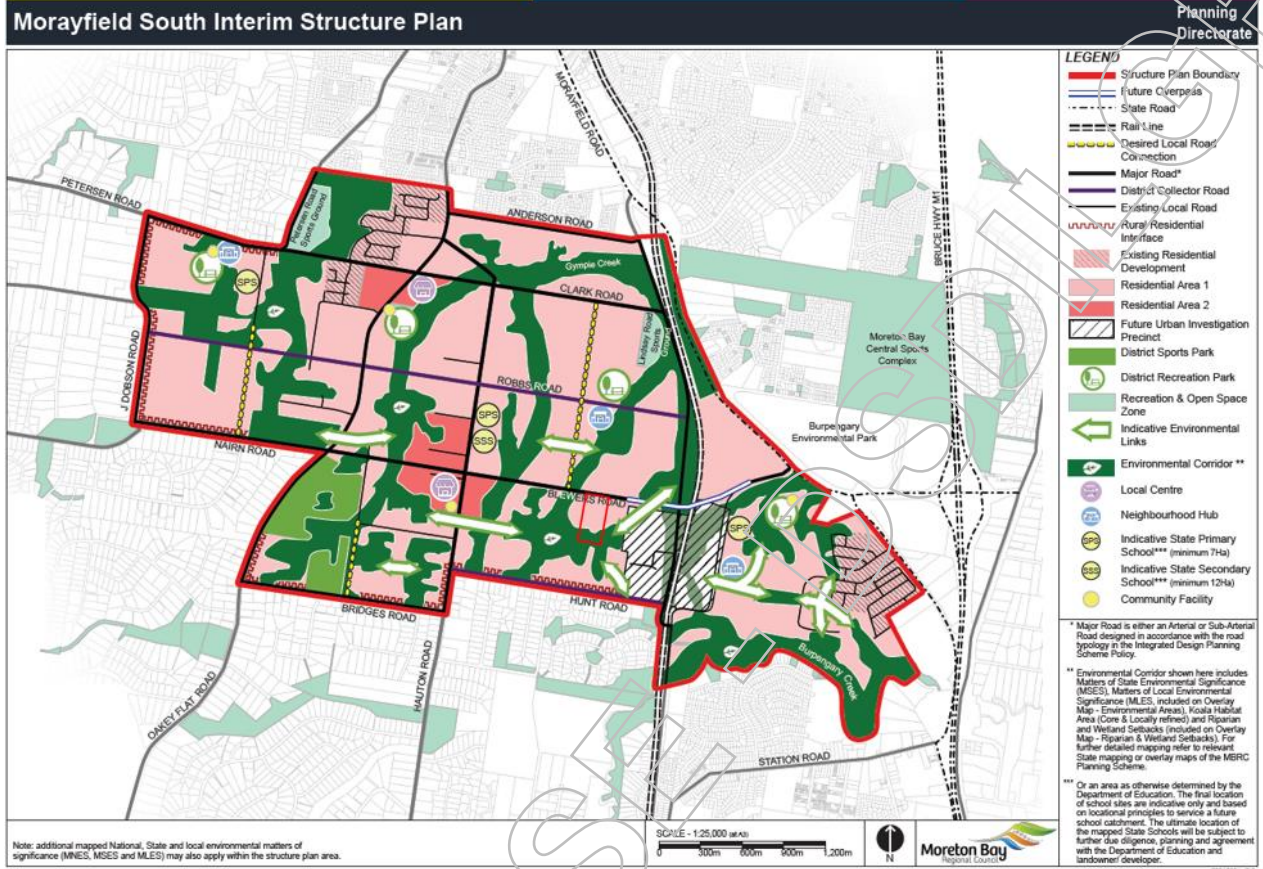
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Figure 2 - Proposed development showing KHA overlay





Figure 3 – Morayfield TLPI Interim Structure Plan (subject lots outlined in red)



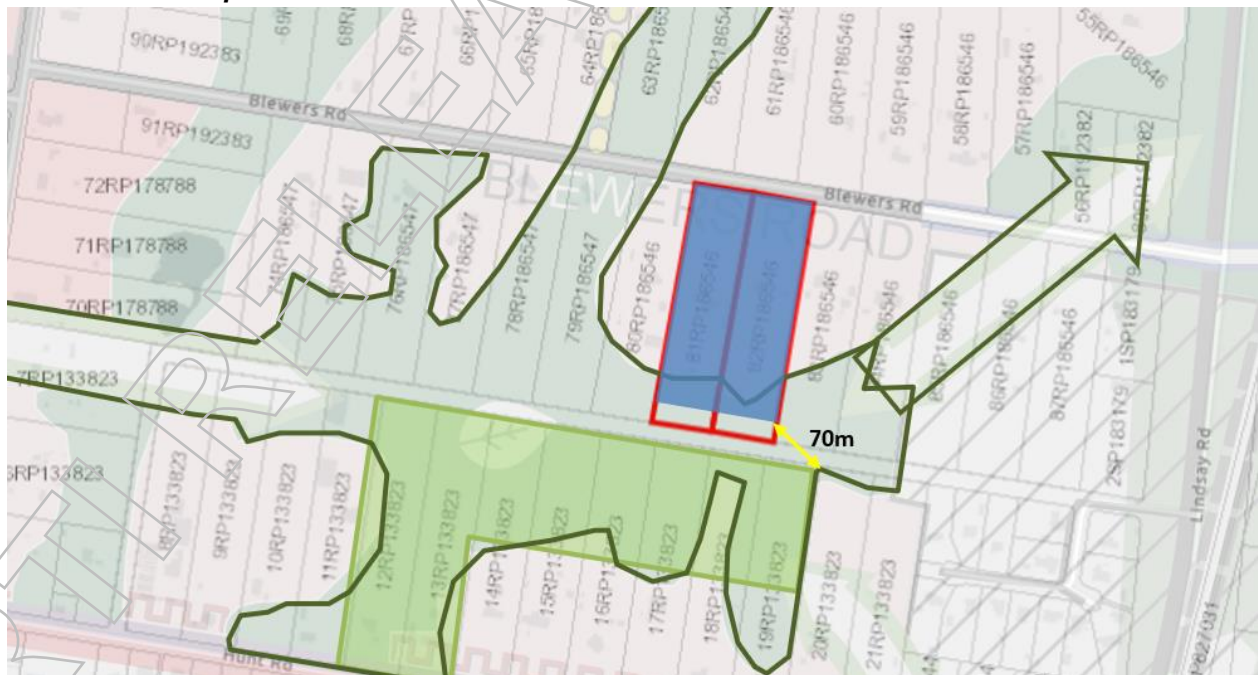
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**Figure 4 – Koala habitat proposed to be cleared**



**Figure 5 – TLPI Interim Structure Plan showing fauna corridors and large stepping stone site, and proposed reduction in corridor width as a result of proposed KHA clearing on development site**



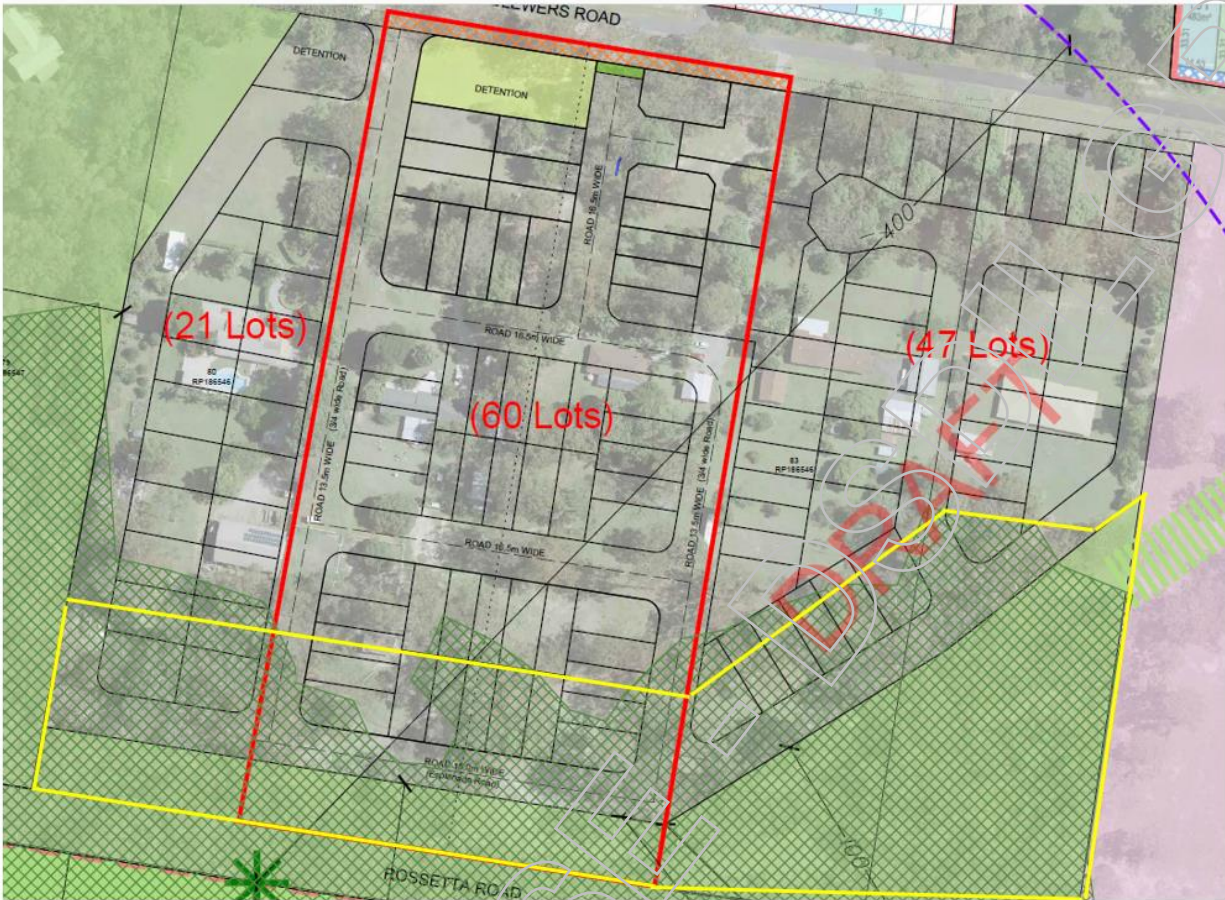


**Figure 6 – Approved development overlaid Interim Structure Plan**



**Figure 7 - DES proposed retained KHA area (outlined in yellow). Subject site outline in red.**

RTI RELEASES



Note that the site the subject of this application is the central 60 lot subdivision area – the applicant has advised the development has been designed to connect to the adjacent proposed development shown immediately east and west of the site, and it is for this reason that the entire area has been included in DES' amended Figure.

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Figure 8 – Large 12ha koala habitat stepping stone (image shows subject site and proposed KHA to be removed and retained and area to be retained and enhanced (outlined in green) on land to the south)



**From:** [Paul Gleeson](#)  
**To:** [Danika Cowie](#)  
**Subject:** FW: Proposed allocation of my applications  
**Date:** Monday, 6 November 2023 2:52:15 PM  
**Attachments:** [image001.png](#)  
[image003.png](#)  
[image002.png](#)  
[image004.png](#)  
[image007.png](#)  
[image008.png](#)

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**From:** Jamaica Hewston <[Jamaica.Hewston@dsdilgp.qld.gov.au](mailto:Jamaica.Hewston@dsdilgp.qld.gov.au)>  
**Sent:** Thursday, September 15, 2022 12:11 PM  
**To:** Danika Cowie <[Danika.Cowie@dsdilgp.qld.gov.au](mailto:Danika.Cowie@dsdilgp.qld.gov.au)>  
**Cc:** Paul Gleeson <[Paul.Gleeson@dsdilgp.qld.gov.au](mailto:Paul.Gleeson@dsdilgp.qld.gov.au)>  
**Subject:** RE: Proposed allocation of my applications

This looks good Danika. Given we don't have a BSO today, could you reallocate them in MYDAS and Teams? I understand you might not have time today, so please let Brooke and myself know where you get up to with that, so we can action tomorrow.

Paul, can you please have consideration for this list when you are doing up your leave handover list? If you could seek extension where possible that would be good to get us over this hump.

Regards,

**Jamaica Hewston**

Acting Manager

**SEQ North, Planning and Development Services**

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**From:** Danika Cowie <[Danika.Cowie@dsdilgp.qld.gov.au](mailto:Danika.Cowie@dsdilgp.qld.gov.au)>  
**Sent:** Thursday, 15 September 2022 11:58 AM  
**To:** Jamaica Hewston <[Jamaica.Hewston@dsdilgp.qld.gov.au](mailto:Jamaica.Hewston@dsdilgp.qld.gov.au)>  
**Subject:** Proposed allocation of my applications

Hi Jamaica,



This is the breakdown of all of my applications and who I think I should assign them to.

s. 73(2) - Not relevant/ Out of scope

- 2202-27487 SRA – DP RAL 1 into 60 lots - 57 Blewers Rd, Morayfield Sth – **Paul** (Response due: 11/10/2022)

s. 73(2) - Not relevant/ Out of scope

Let me know if you want to assign any to someone else or if your happy with what I have suggested.

Kind regards,

**Danika Cowie**

Principal Planning Officer

**Planning and Development Services,  
SEQ North**

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From: [Paul Gleeson](#)  
 To: [Danika Cowie](#)  
 Subject: RE: my applications  
 Date: Monday, 6 November 2023 2:52:40 PM  
 Attachments: [image001.png](#)  
[image002.png](#)  
[image005.png](#)  
[image004.png](#)

From: Danika Cowie <Danika.Cowie@dssdip.qld.gov.au>  
 Sent: Thursday, September 15, 2022 4:29 PM  
 To: Paul Gleeson <Paul.Gleeson@dssdip.qld.gov.au>  
 Subject: my applications

Hi Paul,  
 As discussed, please find below the summary of the applications I have assigned to you.

- 2202-27487 SRA – DP RAL 1 into 60 lots - 57 Blewars Rd, Morayfield Sth (Response due: 11/10/2022)

s. 73(2) - Not relevant/ Out of scope

Below is a summary of the timeframes and notes.

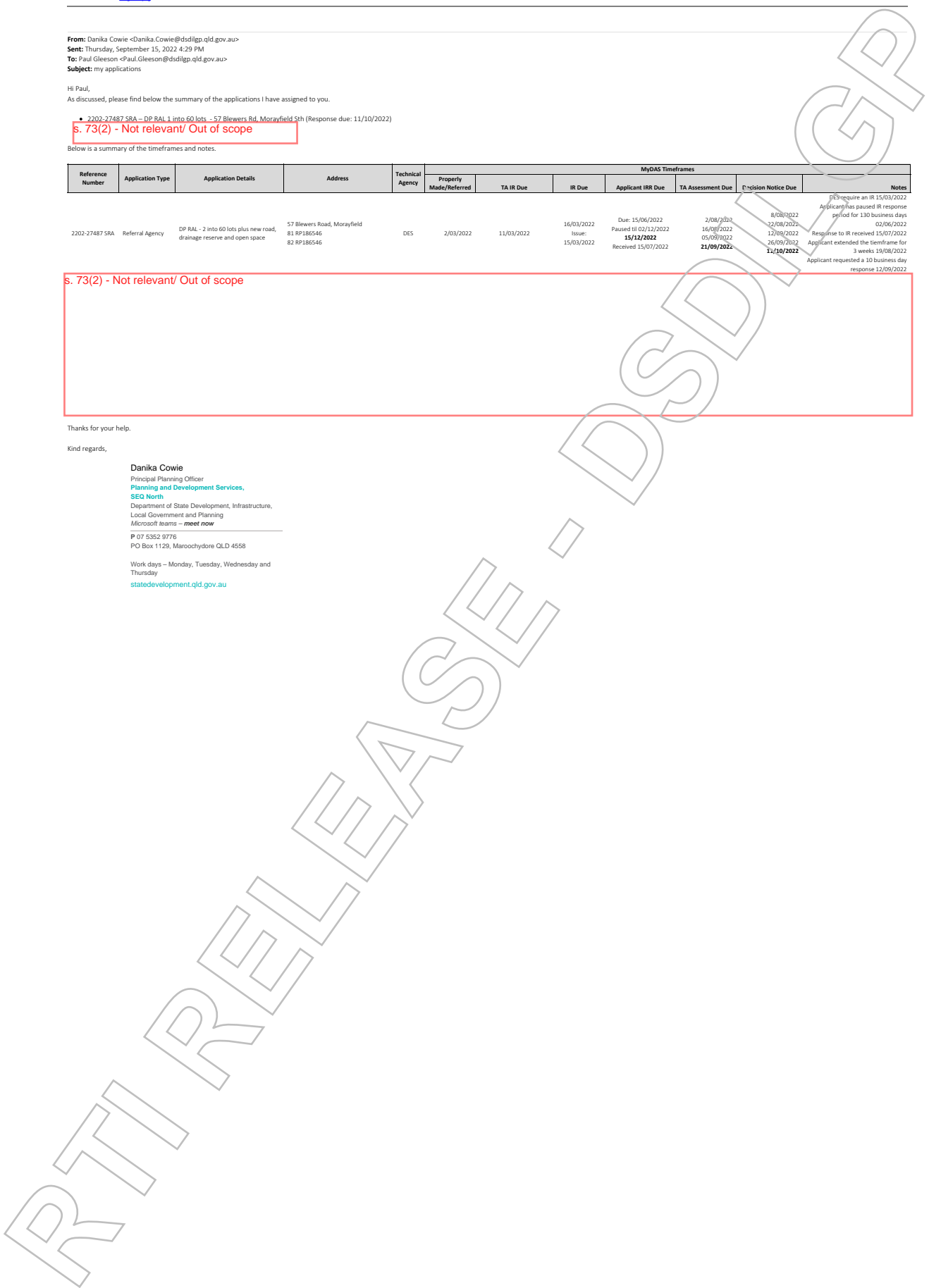
Reference Number	Application Type	Application Details	Address	Technical Agency	Properly Made/Referred	TA IR Due	IR Due	MyDAS Timeframes			Notes
								Applicant IRR Due	TA Assessment Due	Decision Notice Due	
2202-27487 SRA	Referral Agency	DP RAL - 2 into 60 lots plus new road, drainage reserve and open space	57 Blewars Road, Morayfield 81 RP186546 82 RP186546	DES	2/03/2022	11/03/2022	16/03/2022 Issue: 15/03/2022	Due: 15/06/2022 Paused till 02/12/2022 15/12/2022 Received 15/07/2022	2/08/2022 16/09/2022 05/09/2022 21/09/2022	8/08/2022 22/08/2022 12/09/2022 26/09/2022 11/10/2022	DES require an IR 15/03/2022 Applicant has paused IR response period for 130 business days 02/06/2022 Response to IR received 15/07/2022 Applicant extended the timeframe for 3 weeks 19/08/2022 Applicant requested a 10 business day response 12/09/2022

s. 73(2) - Not relevant/ Out of scope

Thanks for your help.

Kind regards,

**Danika Cowie**  
 Principal Planning Officer  
 Planning and Development Services,  
 SEQ North  
 Department of State Development, Infrastructure,  
 Local Government and Planning  
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**From:** [Paul Gleeson](#)  
**To:** [Danika Cowie](#)  
**Subject:** FW: 2202-27487 SRA application correspondence  
**Date:** Monday, 6 November 2023 2:54:15 PM

---

**From:** Koala Assessment <Koala.Assessment@des.qld.gov.au>  
**Sent:** Wednesday, October 26, 2022 3:16 PM  
**To:** Paul Gleeson <Paul.Gleeson@dsdilgp.qld.gov.au>  
**Subject:** RE: 2202-27487 SRA application correspondence

Good afternoon Paul,

Thanks for your time on the phone this morning. As discussed, I've provided some dot points below with DES' outstanding concerns regarding the proposed development.

- The applicant's response to the Advice Notice has not provided additional information or an alternative development layout that addresses the concerns raised in the AN. Specifically, the application proposes to retain a narrow corridor of 21.5m width along the southern boundary of the site, which DES has previously advised is insufficient to demonstrate that the performance outcomes of the SDAP have been met (particularly as they relate to avoidance and minimisation of impacts, and supporting connectivity).
- The Morayfield South Interim Structure Plan has identified areas intended to be retained as environmental corridors, for the purpose of conservation. The approved development to the south of the site has retained a large patch of KHA (4.1 ha in size) which appears to align with the Structure Plan intent of retaining a patch of KHA to provide shelter and forage habitat that is connected to identified environmental corridors to provide connectivity and safe movement opportunities into and out of retained habitat patches. The KHA on the subject site is connected to the retained KHA on the site to the south, and as such could form an important part of the patch identified for retention. It is not unreasonable to expect the applicant to retain KHA on this site to contribute to this identified patch / island.
- Although no koalas were recorded on the subject site during field surveys, 5 koalas were identified on adjacent lots to the south during recent remotely piloted aircraft surveys conducted during site investigations for a different development application. This demonstrates the importance of retaining the existing KHA, as the KHA on the subject site may form part of the home range of one or more of the individuals identified on the adjacent lots.
- The applicant has asserted that the proposed 21.5m corridor will contribute to an existing 140m wide corridor to the south, which would provide connectivity in an east to west direction. However, this is inaccurate. The approved development to the south, although it contains a patch of retained KHA, is actually aligned to provide a habitat patch with north to south connectivity. The east to west connectivity is interrupted by residential lots at the eastern and western extents of the approved development to the south.

I hope this helps in developing some correspondence to issue to the applicant. Please let me know if you require anything further.



Kind regards,

Lauren Flohr.

**Koala Assessment and Compliance Team**

**Wildlife and Threatened Species Operations | QPWS & Partnerships**

Department of Environment and Science

E [koala.assessment@des.qld.gov.au](mailto:koala.assessment@des.qld.gov.au)

Level 5, 400 George St, Brisbane QLD 4000

GPO Box 2454, Brisbane QLD 4001

---

**From:** Paul Gleeson <[Paul.Gleeson@dsdilgp.qld.gov.au](mailto:Paul.Gleeson@dsdilgp.qld.gov.au)>  
**Sent:** Tuesday, 25 October 2022 4:47 PM  
**To:** Koala Assessment  
**Cc:** Lauren Flohr  
**Subject:** FW: 2202-27487 SRA application correspondence

FYI, as discussed

---

**From:** Liam Wiley <[liamwiley@saundershavill.com](mailto:liamwiley@saundershavill.com)>  
**Sent:** Friday, 9 September 2022 2:14 PM  
**To:** SEQNorthSARA <[SEQNorthSARA@dsdilgp.qld.gov.au](mailto:SEQNorthSARA@dsdilgp.qld.gov.au)>  
**Cc:** Danika Cowie <[Danika.Cowie@dsdilgp.qld.gov.au](mailto:Danika.Cowie@dsdilgp.qld.gov.au)>; [mbrc@moretonbay.qld.gov.au](mailto:mbrc@moretonbay.qld.gov.au);  
[David.Lowe@moretonbay.qld.gov.au](mailto:David.Lowe@moretonbay.qld.gov.au)  
**Subject:** RE: 2202-27487 SRA application correspondence

Hi Danika

Please find attached our response to SARA's Advice Notice, dated 1 August 2022.

As discussed on the phone yesterday, we also wish to extend the SARA Decision Period an additional 10 business days (until 26 September 2022).

Let me know if you have any questions.

Regards

**Liam Wiley** Senior Town Planner **Saunders Havill Group**  
direct line (07) 3251 9456 mobile 0421 979 349 email [liamwiley@saundershavill.com](mailto:liamwiley@saundershavill.com)  
phone 1300 123 SHG web [www.saundershavill.com](http://www.saundershavill.com) head office 9 Thompson St Bowen Hills Q 4006

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**From:** No Reply <[mydas-notifications-prod2@qld.gov.au](mailto:mydas-notifications-prod2@qld.gov.au)>

**Sent:** Monday, 1 August 2022 4:35 PM

**To:** [mbrc@moretonbay.qld.gov.au](mailto:mbrc@moretonbay.qld.gov.au); Liam Wiley <[liamwiley@saundershavill.com](mailto:liamwiley@saundershavill.com)>

**Cc:** [danika.cowie@dsdmip.qld.gov.au](mailto:danika.cowie@dsdmip.qld.gov.au)

**Subject:** 2202-27487 SRA application correspondence

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**From:** [Jamaica Hewston](#)  
**To:** [Danika Cowie](#)  
**Subject:** FW: PCG item for Blewers Road Morayfield  
**Date:** Wednesday, 1 November 2023 4:04:09 PM  
**Attachments:** [image001.png](#)  
[image007.png](#)  
[image010.png](#)  
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[image003.png](#)  
[image004.png](#)  
[image006.png](#)  
[image013.png](#)  
[image016.png](#)  
[image017.png](#)

---

Regards,

**Jamaica Hewston**

A/Manager

**Mackay, Isaac and Whitsunday Regional Office**  
**Planning and Development Services**  
**Planning Group**

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---

**From:** Jamaica Hewston  
**Sent:** Friday, October 28, 2022 2:35 PM  
**To:** Nathan Rule <[Nathan.Rule@dSDLGP.qld.gov.au](mailto:Nathan.Rule@dSDLGP.qld.gov.au)>  
**Subject:** RE: PCG item for Blewers Road Morayfield

If you ask Paul and Danika we should be refusing it, and I tend to agree. It's in the Morayfield TLPI area where the green corridor was established based on the KHA, so the State has recently approved this corridor approach, and all the other developers around there have avoided clearing.

Happy to talk you through it though with Paul.

Regards,

**Jamaica Hewston**

Acting Manager

**SEQ North, Planning and Development Services**

Department of State Development, Infrastructure,  
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---

**From:** Nathan Rule <[Nathan.Rule@dsdilgp.qld.gov.au](mailto:Nathan.Rule@dsdilgp.qld.gov.au)>  
**Sent:** Friday, 28 October 2022 2:30 PM  
**To:** Jamaica Hewston <[Jamaica.Hewston@dsdilgp.qld.gov.au](mailto:Jamaica.Hewston@dsdilgp.qld.gov.au)>  
**Subject:** RE: PCG item for Blewers Road Morayfield

I'm away for PCG next week.

Is this a borderline one or one we really should be refusing?

Happy to help if you need.

Regards

N

**Nathan Rule**

Regional Director (South)  
**Planning and Development Services**  
Department of State Development, Infrastructure,  
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*I acknowledge the traditional custodians of the lands and waters of Queensland.  
I offer my respect to elders past, present and emerging as we work towards a just,  
equitable and reconciled Australia.*



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**From:** Jamaica Hewston <[Jamaica.Hewston@dsdilgp.qld.gov.au](mailto:Jamaica.Hewston@dsdilgp.qld.gov.au)>  
**Sent:** Friday, 28 October 2022 1:45 PM  
**To:** David HOOPER <[David.Hooper@dsdilgp.qld.gov.au](mailto:David.Hooper@dsdilgp.qld.gov.au)>  
**Cc:** Nathan Rule <[Nathan.Rule@dsdilgp.qld.gov.au](mailto:Nathan.Rule@dsdilgp.qld.gov.au)>; Paul Gleeson



<[Paul.Gleeson@dsdilgp.qld.gov.au](mailto:Paul.Gleeson@dsdilgp.qld.gov.au)>

**Subject:** PCG item for Blewers Road Morayfield

Hi David

We will have an item for PCG next week: Blewers Road, Morayfield. It is a RAL involving proposed clearing of koala habitat. DES and SEQ North do not support the proposed clearing. When do you need our presentation to be ready?

Regards,

**Jamaica Hewston**

Acting Manager

**SEQ North, Planning and Development Services**

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---

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information  
PO Box 1129, Maroochydore QLD 4558

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**From:** [Jamaica Hewston](#)  
**To:** [Danika Cowie](#)  
**Subject:** FW: 2202-27487 SRA - PCG Brief  
**Date:** Wednesday, 1 November 2023 4:21:37 PM  
**Attachments:** [2202-27487 SRA - PCG Brief.docx](#)  
[image001.png](#)  
[image003.png](#)  
[PCG Presentation - Morayfield - 3-11-2022.pptx](#)  
[image005.png](#)  
[image006.png](#)  
[image009.png](#)  
[image010.png](#)

---

Regards,

**Jamaica Hewston**

A/Manager

**Mackay, Isaac and Whitsunday Regional Office**

**Planning and Development Services**

**Planning Group**

Department of State Development, Infrastructure,  
Local Government and Planning

*Microsoft teams – meet now*

---

P 5352 9718

E [jamaica.hewston@dsdilgp.qld.gov.au](mailto:jamaica.hewston@dsdilgp.qld.gov.au)

[statedevelopment.qld.gov.au](http://statedevelopment.qld.gov.au)

---

**From:** Paul Gleeson <[Paul.Gleeson@dsdilgp.qld.gov.au](mailto:Paul.Gleeson@dsdilgp.qld.gov.au)>  
**Sent:** Tuesday, November 1, 2022 5:26 PM  
**To:** Jamaica Hewston <[Jamaica.Hewston@dsdilgp.qld.gov.au](mailto:Jamaica.Hewston@dsdilgp.qld.gov.au)>  
**Subject:** RE: 2202-27487 SRA - PCG Brief

Hi Jamaica,

Updated PCG Report attached and presentation. The council asked for a minimum 40m wide corridor along the southern boundary which is twice as wide as the applicant has proposed and about 20-30m less than DES' sketch. The extent of the KHA in this area is about 80m.

Regards

Paul

---

**From:** Jamaica Hewston <[Jamaica.Hewston@dsdilgp.qld.gov.au](mailto:Jamaica.Hewston@dsdilgp.qld.gov.au)>  
**Sent:** Tuesday, 1 November 2022 2:45 PM  
**To:** Paul Gleeson <[Paul.Gleeson@dsdilgp.qld.gov.au](mailto:Paul.Gleeson@dsdilgp.qld.gov.au)>  
**Subject:** RE: 2202-27487 SRA - PCG Brief

Thanks Paul. Good work on bringing it all together. Comments attached. Happy to discuss.

Once changes accepted please send back to me and I'll forward to David and Nathan.

Please also pop all images (not the text) into a PowerPoint presentation. This makes it easier and clearer during PCG to scroll.

also can you check what Council's IR says in relation to the clearing and compliance with the TLPI?

Regards,

**Jamaica Hewston**

Acting Manager

**SEQ North, Planning and Development Services**

Department of State Development, Infrastructure,  
Local Government and Planning

*Microsoft teams – meet now*

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---

**From:** Paul Gleeson <[Paul.Gleeson@dSDLGP.qld.gov.au](mailto:Paul.Gleeson@dSDLGP.qld.gov.au)>

**Sent:** Tuesday, 1 November 2022 1:49 PM

**To:** Jamaica Hewston <[Jamaica.Hewston@dSDLGP.qld.gov.au](mailto:Jamaica.Hewston@dSDLGP.qld.gov.au)>

**Subject:** 2202-27487 SRA - PCG Brief

Hi Jamaica,  
Have an initial review and I can make changes  
Thanks  
Paul

<b>SARA reference</b>	2202-27487 SRA
<b>Address</b>	49 and 57 Blewers Road, Morayfield
<b>Proposal</b>	Reconfiguring a lot from 2 lots into 60 residential lots plus new road, drainage reserve and open space
<b>Planning Scheme</b>	Moreton Bay Planning Scheme – Morayfield South Temporary Local Planning Instrument (TLPI)
<b>Regional Plan</b>	Urban footprint
<b>Referral trigger</b>	10.10.3.3.1.1 Koala habitat area in the SEQ region
<b>Technical agency</b>	DES (Koala assessment team)
<b>DAAT escalation?</b>	TBA
<b>Potential escalation</b>	DES recommend refusal based on no-compliance with State code 25.
<b>Recommendation</b>	<u>Continue to negotiate with applicant to avoid or significantly reduce the impact to mapped koala habitat consistent with the Morayfield South TLPI</u>
<b>Status/ Timeframes</b>	SARA's assessment period extended to 15 November 2022

#### Problem statement

- Both development lots are 280m deep and contain mapped koala habitat area over the rear 80m of the lots (refer to Figure 1).
- The total koala habitat area on site is 8,400m<sup>2</sup> and is part of a larger 12ha patch area of koala habitat.
- The proposed residential development has been designed to be within 21.5m of the rear boundary, which will result in the loss of 5,404m<sup>2</sup> of mapped koala habitat.
- DES has advised that the applicant has not considered demonstrated the avoid or minimise outcomes under State code 25.
- The Deputy Premier approved the Morayfield South Temporary Local Planning Instrument (TLPI), which included an Interim Structure Plan to guide development. The TLPI commenced on 15 September 2021.
- The proposed development is inconsistent with the TLPI.
- The structure plan includes environmental corridors and links that reflected all mapped koala habitat in the TLPI area.
- The subject site forms part of a large (12ha) koala habitat stepping stone area at the crux of 4 koala movement corridors identified in the TLPI (see Figure 5).
- All approved development applications under the TLPI so far have avoided and mitigated KHA consistent with the Interim Structure Plan (refer to Figure 7).
- Through SARA, DES offered an alternative compromise, which was rejected by the applicant.
- SARA has issued, and received a response to an Information Request and an Further Advice notice related to the proposed loss of koala habitat, related to the matter SARA has also and met with the applicant to discuss DES' concerns, including the concern that with no change to the application has been made or further justification been provided for not avoiding the koala habitat.

#### Subject land

- **Figure 1** shows an aerial view of the subject land.
- The subject land is:
  - 2 lots

- 4 hectares in area
- located within the Urban footprint under *ShapingSEQ*
- zoned Emerging community under the Moreton Bay Planning Scheme
- identified within the Morayfield South TLPI as part Residential Area 1 and part Environmental Corridor (refer to **Figure 2**)

**Proposed development**

- Reconfiguring a lot 2 lots into 60 residential lots ranging in size from 300m<sup>2</sup> up to 1,334m<sup>2</sup> (refer to **Figure 3**).
- Residential density of 17.2 dwellings per hectare.
- Photo of the koala habitat proposed to be cleared is included as **Figure 4**.
- The council's Morayfield South TLPI recommends that the road reserve to the south of the subject site remain unconstructed.

**Figure 1 - Subject land**

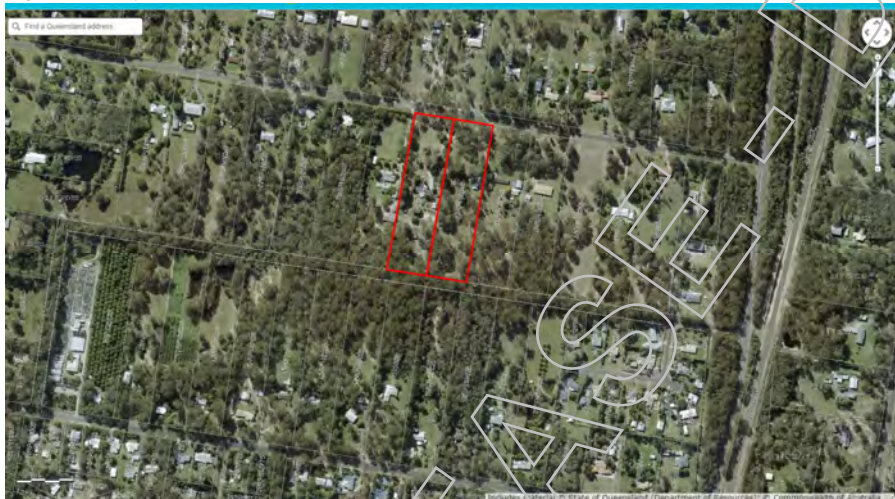
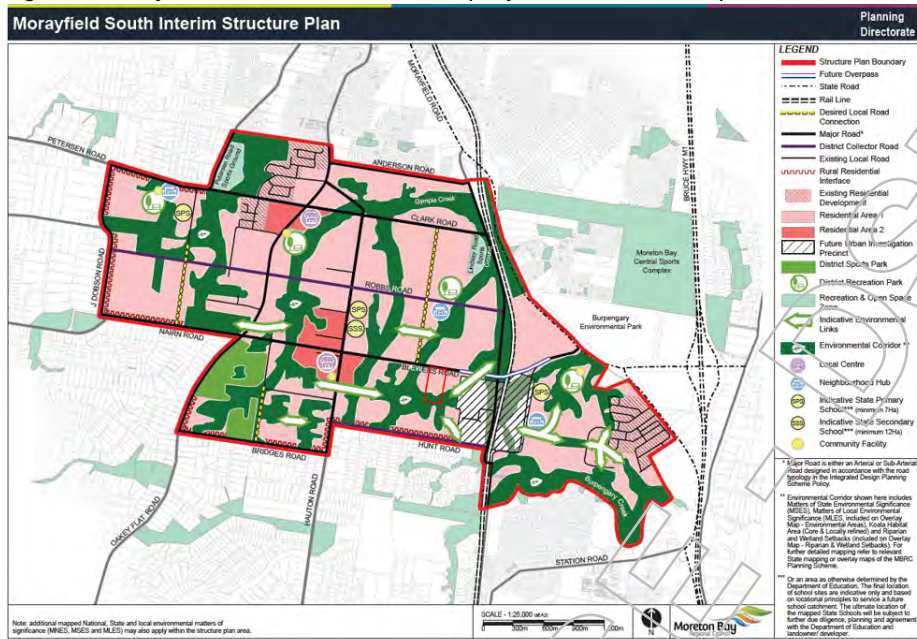




Figure 2 – Morayfield TLPI Interim Structure Plan (subject lots outlined in red)



RTI RELEASES

DSDILGP



Figure 4 – Koala habitat proposed to be cleared



**Key issues**

**Application**

- The Morayfield South TLPI commenced on 15 September 2021.
- Through the TLPI, the council integrated the State interests. Specific consideration was given to koalas as the area contains significant koala habitat.
- The TLPI shows the mapped koala habitat within this site forming part of a larger (12ha) koala habitat stepping stone at the crux of 4 koala movement corridors (see **Figure 5**).
- The land immediately to the south included both a north-south movement corridor and a large area for the stepping stone. The applicant is relying on this area to justify their position of providing a reduced area of KHA on their site.
- The removal of KHA on the subject land compromises the following objectives:
  - the enhancement of the stepping-stone site as a viable patch of KHA to provide shelter and foraging habitat that is connected to identified environmental corridors
  - the width of the north-east link to about 70m (minimum 100m width is recommended by DES and consultants) refer to **Figure 6**
  - the retention of a large north-east aligned corridor on the lot immediately east of the subject lots
- 5 koalas were identified on adjacent lots to the south during recent remotely piloted aircraft surveys conducted during site investigations. This demonstrates the importance of retaining the existing KHA.
- The objective of a corridor to the north-east, linking to habitat areas along the North Coast rail line (refer to **Figure 2**).
- Previously approved developments under the TLPI have avoided and mitigated KHA consistent with the Interim Structure Plan (refer to **Figure 7**).

**Commented [JH2]:** Bring all text up to the top and have the figures all at the end to keep them all together otherwise it is too disjointed.



**Figure 6 – TLPI Interim Structure Plan showing fauna corridors and large stepping stone site, and proposed reduction lines corridor width as a result of proposed KHA clearing on development site**



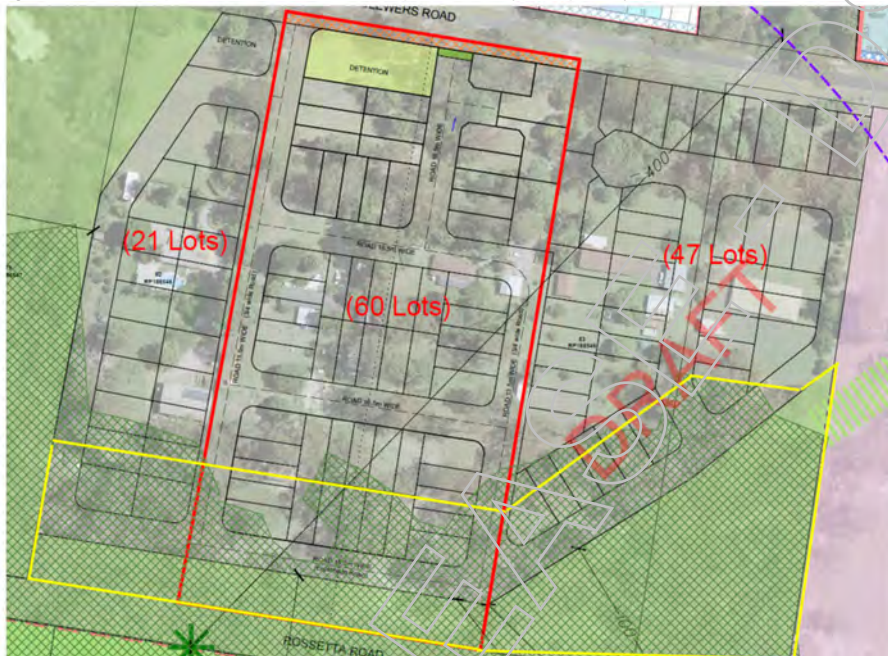
**Figure 7 – Approved development overlaid Interim Structure Plan**



#### Proposed alternative

- On 17 February 2022 SARA issued an advice notice to the applicant highlighting that the development did not demonstrate compliance with the assessment benchmarks under State code 25, in particular, the application material has not demonstrated avoidance and/or mitigation of impacts on KHA.
- SARA and DES met with the applicant after issuing the advice notice, DES advised of their concerns with the proposed development and recommended an alternative arrangement that would reduce the impact on mapped KHA and result in a reduction of approximately 11 lots (see **Figure 8**).
- In their response to the advice notice, the applicant did not respond to DES's alternative, change their proposal or provide any new reasons for not avoiding or mitigating their impact on KHA.

**Figure 8 - DES proposed retained KHA area (outlined in yellow). Subject site outline in red.**



Note that the site the subject of this application is the central 60 lot subdivision area – the applicant has advised the development has been designed to connect to the adjacent proposed development shown immediately east and west of the site, and it is for this reason that the entire area has been included in DES' amended Figure.

#### Applicant's position

- Most of the koala habitat on site is highly modified with a mowed grass understorey. This is the area proposed to be cleared and a financial offset provided for the loss of 40-50 trees.
- The highest value koala habitat (rear 20m) is intended to be preserved.
- The 120m wide ecological reserve on the development to the south, together with the Rosetta Road reserve and 20m at the rear of the subject lot is adequate for a koala movement corridor.



**Recommendation**

- That SARA go back to the applicant for a third time with strongly worded advice to amend their application by moving the proposed development boundary north to preserve the majority of the mapped koala habitat generally consistent with the outcome sought by the Morayfields South Interim Structure Plan.

**Figure 9 – Large 12ha koala habitat stepping stone (image shows subject site and proposed KHA to be removed and retained and area to be retained and enhanced (outlined in green) on land to the south)**



RTI RELEASED

DSDILGP

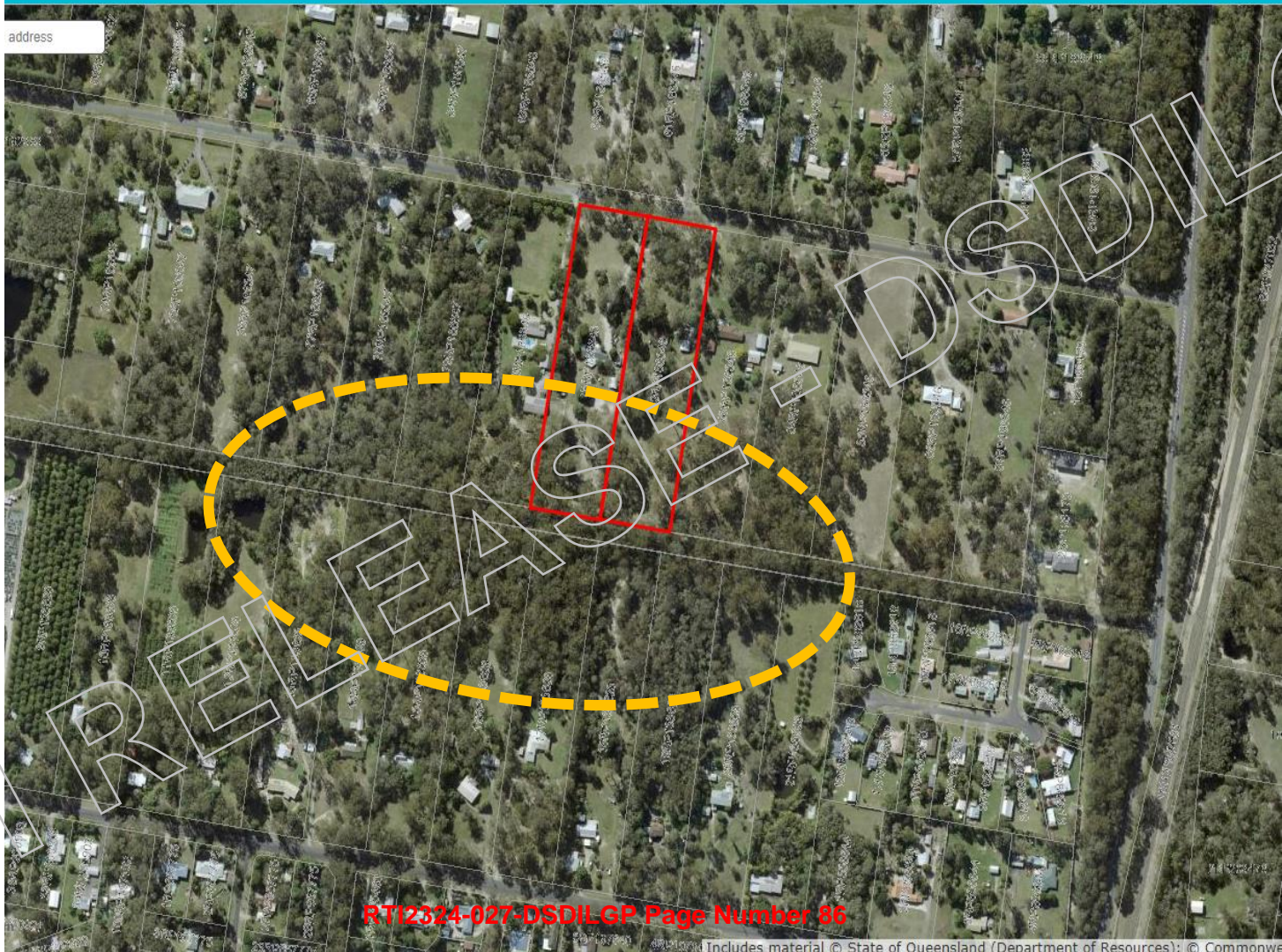
The Department of  
**State Development, Infrastructure,  
Local Government and Planning**

**PCG Presentation**  
**Development permit to Reconfigure a lot (2  
lots into 60 lots – 49-57 Blewers Rd, Morayfield**



# Subject site

address



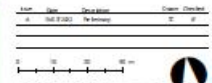


# Proposed Reconfiguration overlaid with KHA



## Legend

- Qld DCDB
- Site boundary
- Core Koala Habitat Area
- Lot layout
- Koala Habitat Interception (KHI) / TPO
- NB07 as retained in the application (interim multiple residential application) (R1, R2, R3)
- NB07 as removed in the application (R1, R2, R3)



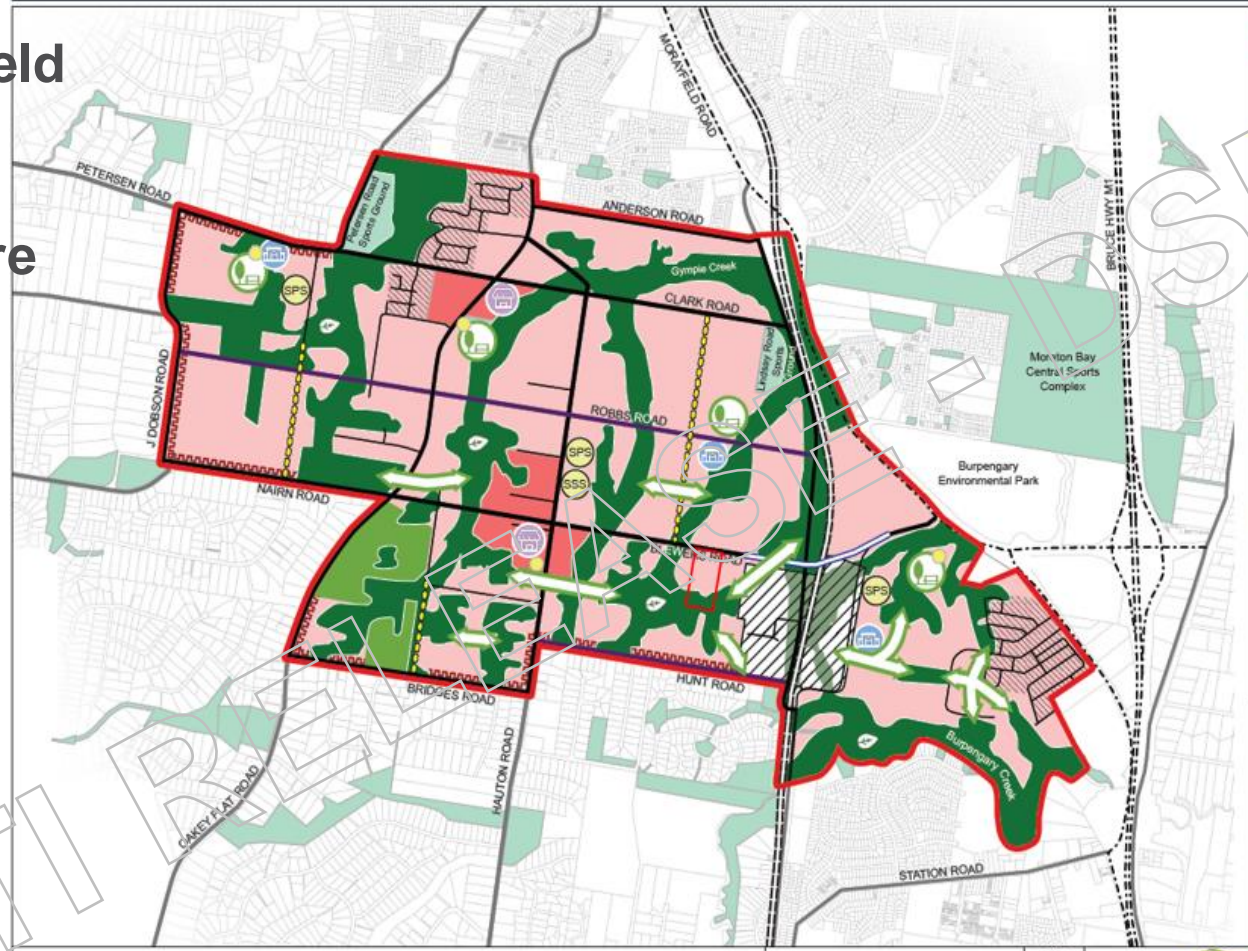


**KHA on  
subject  
sites**





# Morayfield South Interim Structure Plan



- LEGEND**
- Structure Plan Boundary
  - Future Overpass
  - State Road
  - Rail Line
  - Desired Local Road Connection
  - Major Road\*
  - District Collector Road
  - Existing Local Road
  - Rural Residential Interface
  - Existing Residential Development
  - Residential Area 1
  - Residential Area 2
  - Future Urban Investigation Precinct
  - District Sports Park
  - District Recreation Park
  - Recreation & Open Space Zone
  - ↔ Indicative Environmental Links
  - Environmental Corridor\*\*
  - Local Centre
  - Neighbourhood Hub
  - Indicative State Primary School\*\*\* (minimum 7Ha)
  - Indicative State Secondary School\*\*\* (minimum 12Ha)
  - Community Facility

\* Major Road is either an Arterial or Sub-Arterial Road designed in accordance with the road typology in the Integrated Design Planning Scheme Policy.

\*\* Environmental Corridor shown here includes Matters of State Environmental Significance (MSES), Matters of Local Environmental Significance (MLES, included on Overlay Map - Environmental Area), Koala Habitat Area (Core & Locally refined) and Riparian and Wetland Setbacks (included on Overlay Map - Riparian & Wetland Setbacks). For further detailed mapping refer to relevant State mapping or overlay maps of the MERC Planning Scheme.

\*\*\* Or an area as otherwise determined by the Department of Education. The final location of school sites are indicative only and based on locational principles to service a future school catchment. The ultimate location of the mapped State Schools will be subject to further due diligence, planning and agreement with the Department of Education and landowner/developer.

Note: additional mapped National, State and local environmental matters of significance (MNES, MSES and MLES) may also apply within the structure plan area.

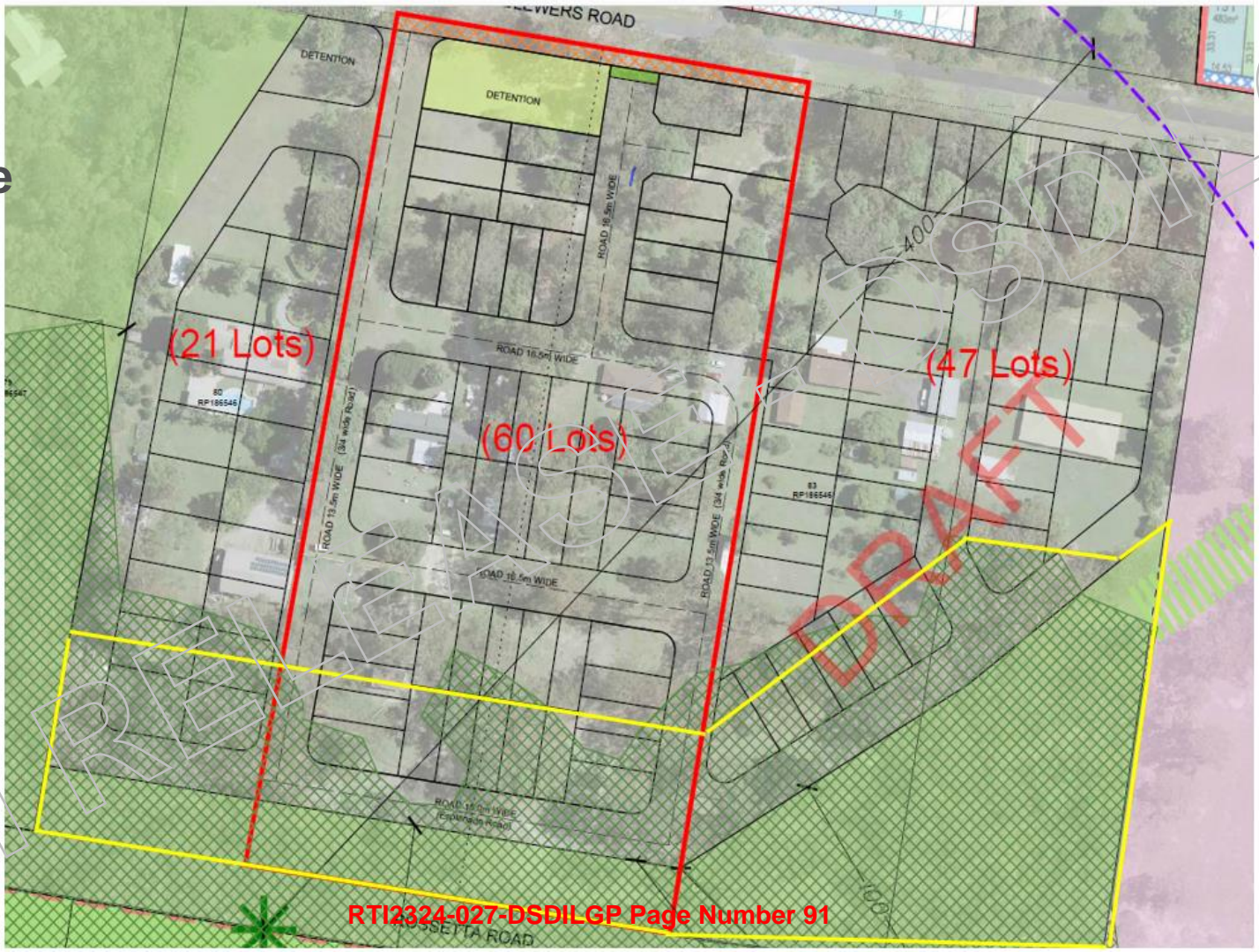


**Interim  
Structure  
Plan  
overlayed  
subject site**





# DES alternative



RTI

GH

DRAFT



# Other approvals in Interim Structure Plan area



Make up of stepping stone habitat -  
Development approval south, ISP and Development proposal





**From:** [Jamaica Hewston](#)  
**To:** [Danika Cowie](#)  
**Subject:** FW: PCG item - Blewers Road Morayfield South  
**Date:** Wednesday, 1 November 2023 4:03:19 PM  
**Attachments:** [image001.png](#)  
[image006.png](#)  
[image005.png](#)  
[image007.png](#)  
[image009.png](#)  
[image010.png](#)

---

Regards,

**Jamaica Hewston**

A/Manager

**Mackay, Isaac and Whitsunday Regional Office**  
**Planning and Development Services**  
**Planning Group**

Department of State Development, Infrastructure,  
Local Government and Planning  
*Microsoft teams – meet now*

---

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[statedevelopment.qld.gov.au](http://statedevelopment.qld.gov.au)

---

**From:** David HOOPER <[David.Hooper@dsdilgp.qld.gov.au](mailto:David.Hooper@dsdilgp.qld.gov.au)>  
**Sent:** Wednesday, November 2, 2022 12:08 PM  
**To:** Jamaica Hewston <[Jamaica.Hewston@dsdilgp.qld.gov.au](mailto:Jamaica.Hewston@dsdilgp.qld.gov.au)>; Anna MCGRATH <[Anna.McGrath@dsdilgp.qld.gov.au](mailto:Anna.McGrath@dsdilgp.qld.gov.au)>; Nathan Rule <[Nathan.Rule@dsdilgp.qld.gov.au](mailto:Nathan.Rule@dsdilgp.qld.gov.au)>  
**Cc:** Paul Gleeson <[Paul.Gleeson@dsdilgp.qld.gov.au](mailto:Paul.Gleeson@dsdilgp.qld.gov.au)>  
**Subject:** RE: PCG item - Blewers Road Morayfield South

Thanks Jamaica.

I'm conducting interviews tomorrow so Javier will be co-ordinating the meeting my behalf.

I will forward this item to Javier now

---

**From:** Jamaica Hewston <[Jamaica.Hewston@dsdilgp.qld.gov.au](mailto:Jamaica.Hewston@dsdilgp.qld.gov.au)>  
**Sent:** Wednesday, 2 November 2022 11:35 AM  
**To:** David HOOPER <[David.Hooper@dsdilgp.qld.gov.au](mailto:David.Hooper@dsdilgp.qld.gov.au)>; Anna MCGRATH <[Anna.McGrath@dsdilgp.qld.gov.au](mailto:Anna.McGrath@dsdilgp.qld.gov.au)>; Nathan Rule <[Nathan.Rule@dsdilgp.qld.gov.au](mailto:Nathan.Rule@dsdilgp.qld.gov.au)>  
**Cc:** Paul Gleeson <[Paul.Gleeson@dsdilgp.qld.gov.au](mailto:Paul.Gleeson@dsdilgp.qld.gov.au)>  
**Subject:** PCG item - Blewers Road Morayfield South

Hi David

See attached presentation and background for PCG tomorrow. Please let us know if you would like to have a pre-meeting.

Anna – this development is inside the Morayfield South TLPI area and proposes to clear KHA and is inconsistent with the environmental corridor established by the interim structure plan.

Thanks Paul for pulling this together.

Regards,

**Jamaica Hewston**

Acting Manager

**SEQ North, Planning and Development Services**

Department of State Development, Infrastructure,  
Local Government and Planning

*Microsoft teams – **meet now***

---

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**From:** [David HOOPER](#)  
**To:** [Javier SAMANES](#)  
**Cc:** [Jamaica Hewston](#)  
**Subject:** FW: PCG item - Blewers Road Morayfield South  
**Date:** Wednesday, 2 November 2022 12:11:33 PM  
**Attachments:** [2202-27487\\_SRA - PCG Brief.docx](#)  
[PCG Presentation - Morayfield - 3-11-2022.pptx](#)  
[image001.png](#)  
[image003.png](#)  
[image005.png](#)  
[image006.png](#)  
[image007.png](#)  
[image008.png](#)

---

Hi Mate,

Please see attached agenda item for PCG tomorrow

Regards,

## David Hooper

Manager (Regional Assessment and Projects)  
**Planning and Development Services**  
Department of State Development, Infrastructure,  
Local Government and Planning

*Microsoft teams – **meet now***

---

P (07) 3452 7618  
Level 13, 1 William Street, Brisbane QLD 4000  
PO Box 15009, City East QLD 4002

[statedevelopment.qld.gov.au](http://statedevelopment.qld.gov.au)

---

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**To:** David HOOPER <[David.Hooper@dsdilgp.qld.gov.au](mailto:David.Hooper@dsdilgp.qld.gov.au)>; Anna MCGRATH <[Anna.McGrath@dsdilgp.qld.gov.au](mailto:Anna.McGrath@dsdilgp.qld.gov.au)>; Nathan Rule <[Nathan.Rule@dsdilgp.qld.gov.au](mailto:Nathan.Rule@dsdilgp.qld.gov.au)>  
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**Subject:** PCG item - Blewers Road Morayfield South

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Regards,

**Jamaica Hewston**

Acting Manager

**SEQ North, Planning and Development Services**

Department of State Development, Infrastructure,  
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*Microsoft teams – meet now*

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RTI RELEASE - DSDILGP

<b>SARA reference</b>	<b>2202-27487 SRA</b>
<b>Address</b>	49 and 57 Blewers Road, Morayfield
<b>Proposal</b>	Reconfiguring a lot from 2 lots into 60 residential lots plus new road, drainage reserve and open space
<b>Planning Scheme</b>	Moreton Bay Planning Scheme – Morayfield South Temporary Local Planning Instrument (TLPI)
<b>Regional Plan</b>	Urban footprint
<b>Referral trigger</b>	10.10.3.3.1.1 Koala habitat area in the SEQ region
<b>Technical agency</b>	DES (Koala assessment team)
<b>DAAT escalation?</b>	TBA
<b>Potential escalation</b>	DES recommend refusal based on no-compliance with State code 25
<b>Recommendation</b>	Continue to negotiate with applicant to avoid or significantly reduce the impact to mapped koala habitat consistent with the Morayfield South TLPI
<b>Status/ Timeframes</b>	SARA's assessment period extended to 15 November 2022

#### Problem statement

- Both development lots are 280m deep and contain mapped koala habitat over the rear 80m of the lots (refer to **Figure 1 and Figure 2**).
- The total koala habitat area on site is 8,400m<sup>2</sup> and is part of a larger 12ha area of koala habitat.
- The proposed residential development is within 21.5m of the rear boundary, which will result in the loss of 5,404m<sup>2</sup> of mapped koala habitat.
- DES has advised that the applicant has not demonstrated the avoid or minimise outcomes under State code 25.
- The Deputy Premier approved the Morayfield South Temporary Local Planning Instrument (TLPI), which included an Interim Structure Plan to guide development. The TLPI commenced on 15 September 2021.
- The proposed development is inconsistent with the TLPI.
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- All approved development applications under the TLPI so far have avoided and mitigated KHA consistent with the Interim Structure Plan (refer to **Figure 4**).
- Through SARA, DES offered an alternative compromise, which was rejected by the applicant.
- SARA has issued, and received a response to an information request and an advice notice related to the proposed loss of koala habitat. SARA has also met with the applicant to discuss the concerns, including the concern that no change to the application has been made or further justification been provided for not avoiding the koala habitat.
- MBRC in their information request has requested a minimum 40m setback to the southern boundary.

#### Subject land

- **Figure 1** shows an aerial view of the subject land.
- The subject land is:
  - 2 lots
  - 4 hectares in area

- located within the Urban footprint under *ShapingSEQ*
- zoned Emerging community under the Moreton Bay Planning Scheme
- identified within the Morayfield South TLPI as part Residential Area 1 and part Environmental Corridor (refer to **Figure 3**)

### Proposed development

- Reconfiguring a lot 2 lots into 60 residential lots ranging in size from 300m<sup>2</sup> up to 1,334m<sup>2</sup> (refer to **Figure 2**).
- Residential density of 17.2 dwellings per hectare.
- Photo of the koala habitat proposed to be cleared is included as **Figure 5**.
- The council's Morayfield South TLPI recommends that the road reserve to the south of the subject site remain unconstructed.

### Key issues

#### Application

- The Morayfield South TLPI commenced on 15 September 2021.
- Through the TLPI, the council integrated the State interests. Specific consideration was given to koalas as the area contains significant koala habitat.
- The TLPI shows the mapped koala habitat within this site forming part of a larger (12ha) koala habitat stepping stone at the crux of 4 koala movement corridors (see **Figure 3**).
- The land immediately to the south included both a north-south movement corridor and a large area for the stepping stone. The applicant is relying on this area to justify their position of providing a reduced area of KHA on their site.
- The removal of KHA on the subject land compromises the following objectives:
  - the enhancement of the stepping-stone site as a viable patch of KHA to provide shelter and foraging habitat that is connected to identified environmental corridors
  - the width of the north-east link to about 70m (minimum 100m width is recommended by DES and consultants) refer to **Figure 6**
  - the retention of a large north-east aligned corridor on the lot immediately east of the subject lots
- 5 koalas were identified on adjacent lots to the south during recent remotely piloted aircraft surveys conducted during site investigations. This demonstrates the importance of retaining the existing KHA.
- The objective of a corridor to the north-east, linking to habitat areas along the North Coast rail line (refer to **Figure 3**).
- Previously approved developments under the TLPI have avoided and mitigated KHA consistent with the Interim Structure Plan (refer to **Figure 7**).

### Proposed alternative

- On 17 February 2022 SARA issued an advice notice to the applicant highlighting that the development did not demonstrate compliance with the assessment benchmarks under State code 25, in particular, the application material has not demonstrated avoidance and/or mitigation of impacts on KHA.
- SARA and DES met with the applicant after issuing the advice notice, DES advised of their concerns with the proposed development and recommended an alternative arrangement that would reduce the impact on mapped KHA and result in a reduction of approximately 11 lots (see **Figure 8**).
- In their response to the advice notice, the applicant did not respond to DES's alternative, change their proposal or provide any new reasons for not avoiding or mitigating their impact on KHA.

### Applicant's position



- Most of the koala habitat on site is highly modified with a mowed grass understorey. This is the area proposed to be cleared and a financial offset provided for the loss of 40-50 trees.
- The highest value koala habitat (rear 20m) is intended to be preserved.
- The 120m wide ecological reserve on the development to the south, together with the Rosetta Road reserve and 20m at the rear of the subject lot is adequate for a koala movement corridor.

### Recommendation

- That SARA go back to the applicant for a third time with strongly worded advice to amend their application by moving the proposed development boundary north to preserve the majority of the mapped koala habitat generally consistent with the outcome sought by the Morayfield South Interim Structure Plan

**Figure 1 - Subject land**

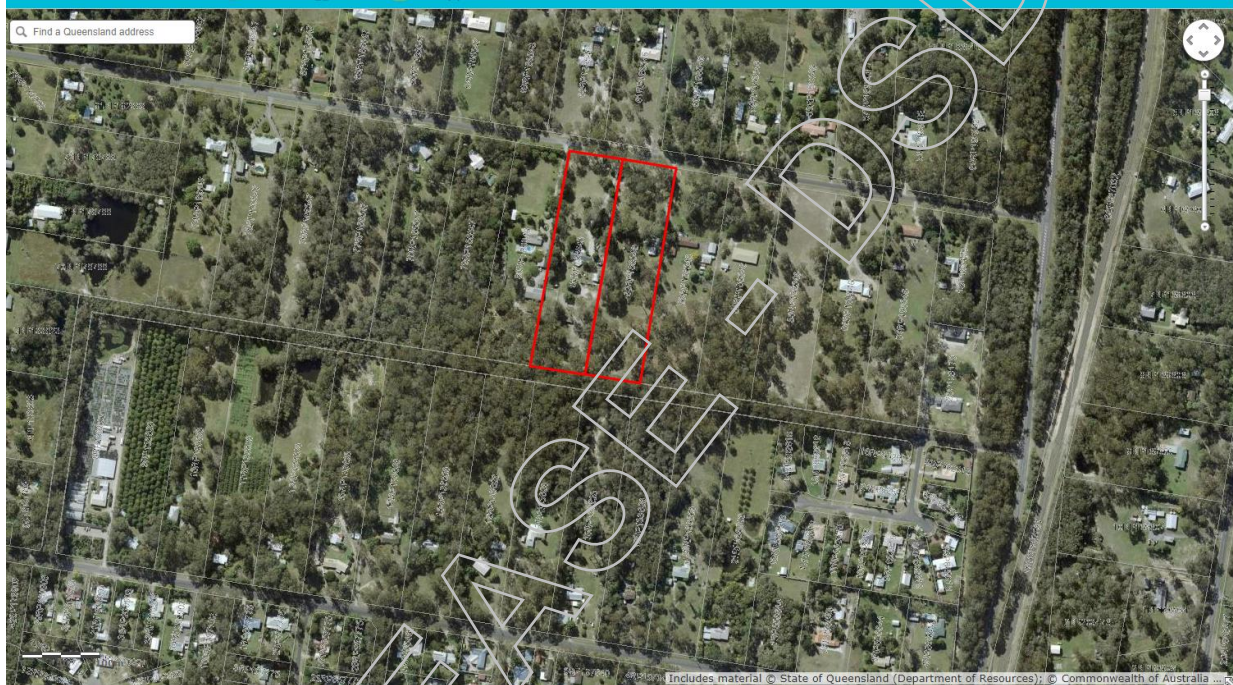
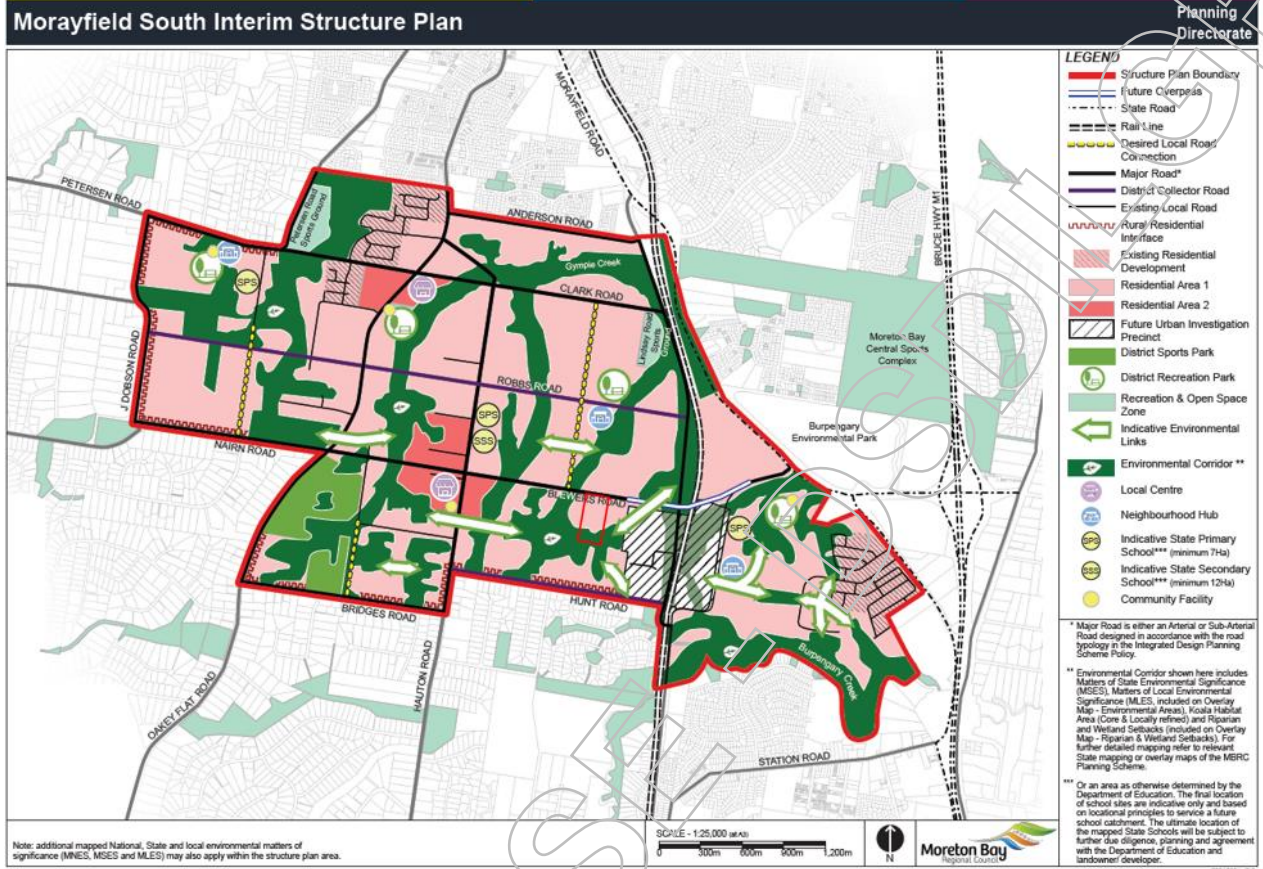


Figure 2 - Proposed development showing KHA overlay





Figure 3 – Morayfield TLPI Interim Structure Plan (subject lots outlined in red)



**Figure 4 – Approved development so far in the TLPI area overlaid with Interim Structure Plan**

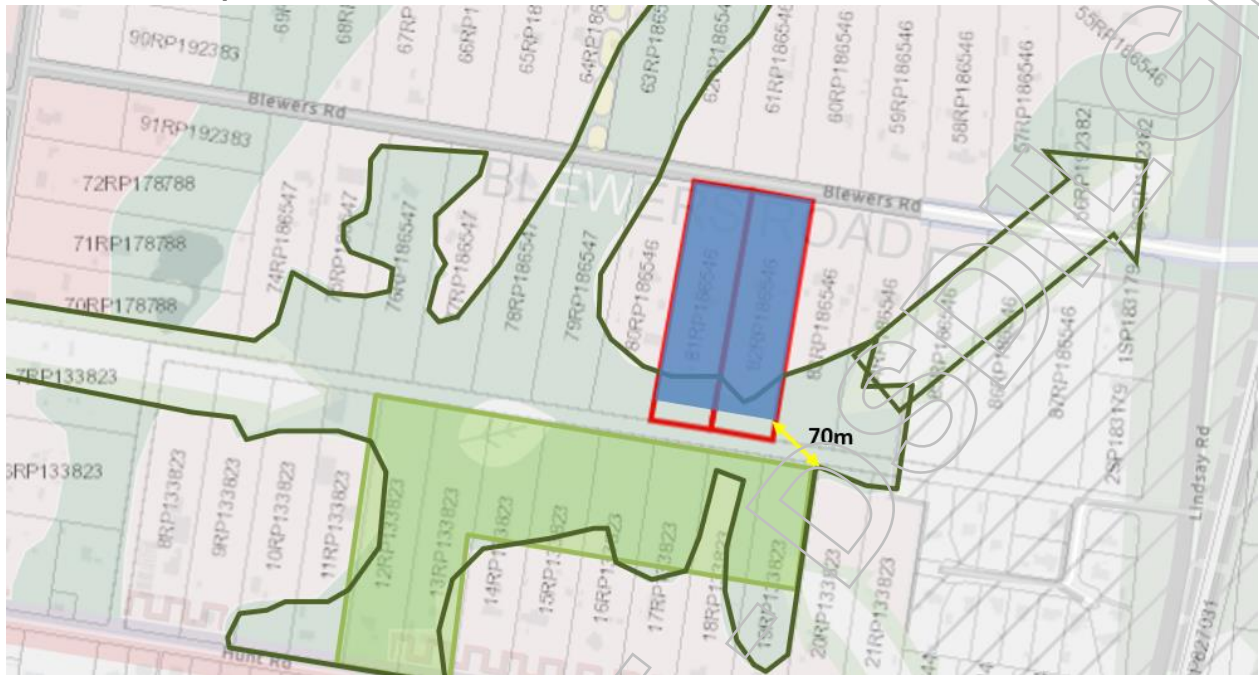


**Figure 5 - Koala habitat proposed to be cleared**

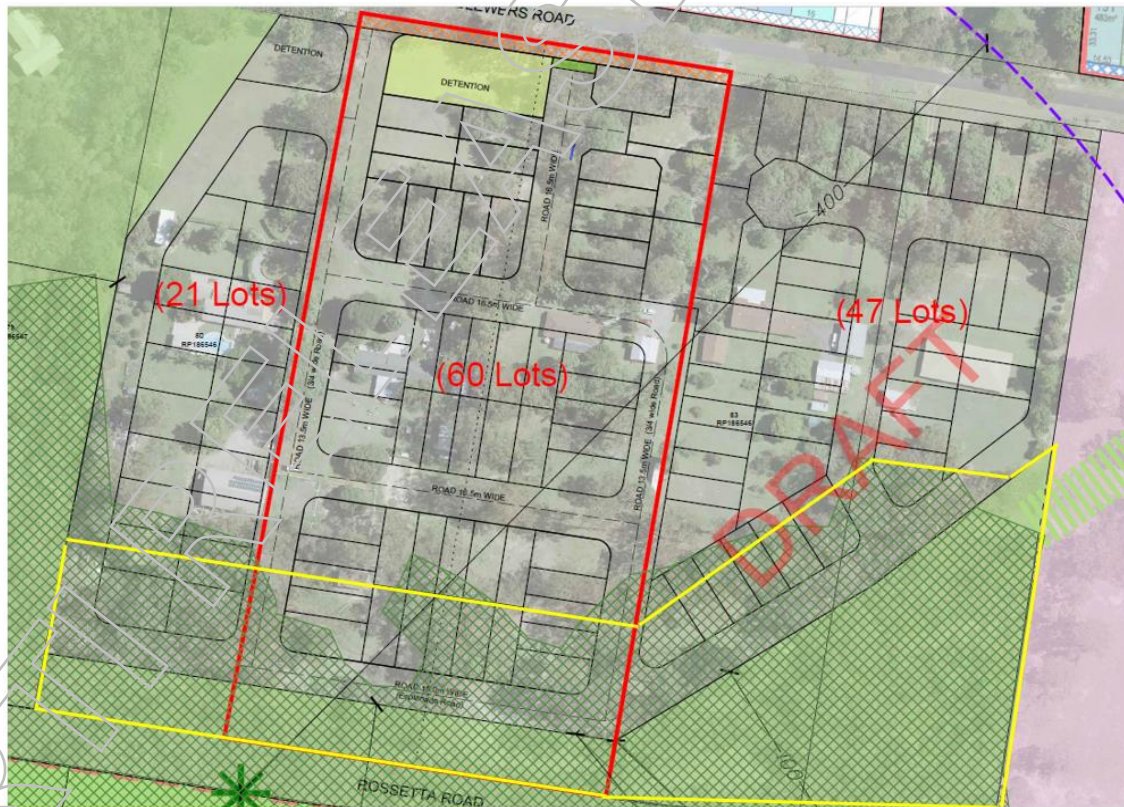




**Figure 6 – TLPI Interim Structure Plan showing fauna corridors and large stepping stone site, and proposed reduction in corridor width as a result of proposed KHA clearing on development site**



**Figure 7 – DES proposed retained KHA area (outlined in yellow). Subject site outline in red.**





Note that the site the subject of this application is the central 60 lot subdivision area – the applicant has advised the development has been designed to connect to the adjacent proposed development shown immediately east and west of the site, and it is for this reason that the entire area has been included in DES' amended Figure.

**Figure 8 – Large 12ha koala habitat stepping stone (image shows subject site and proposed KHA to be removed and retained and area to be retained and enhanced (outlined in green) on land to the south)**



RTI RELEASED

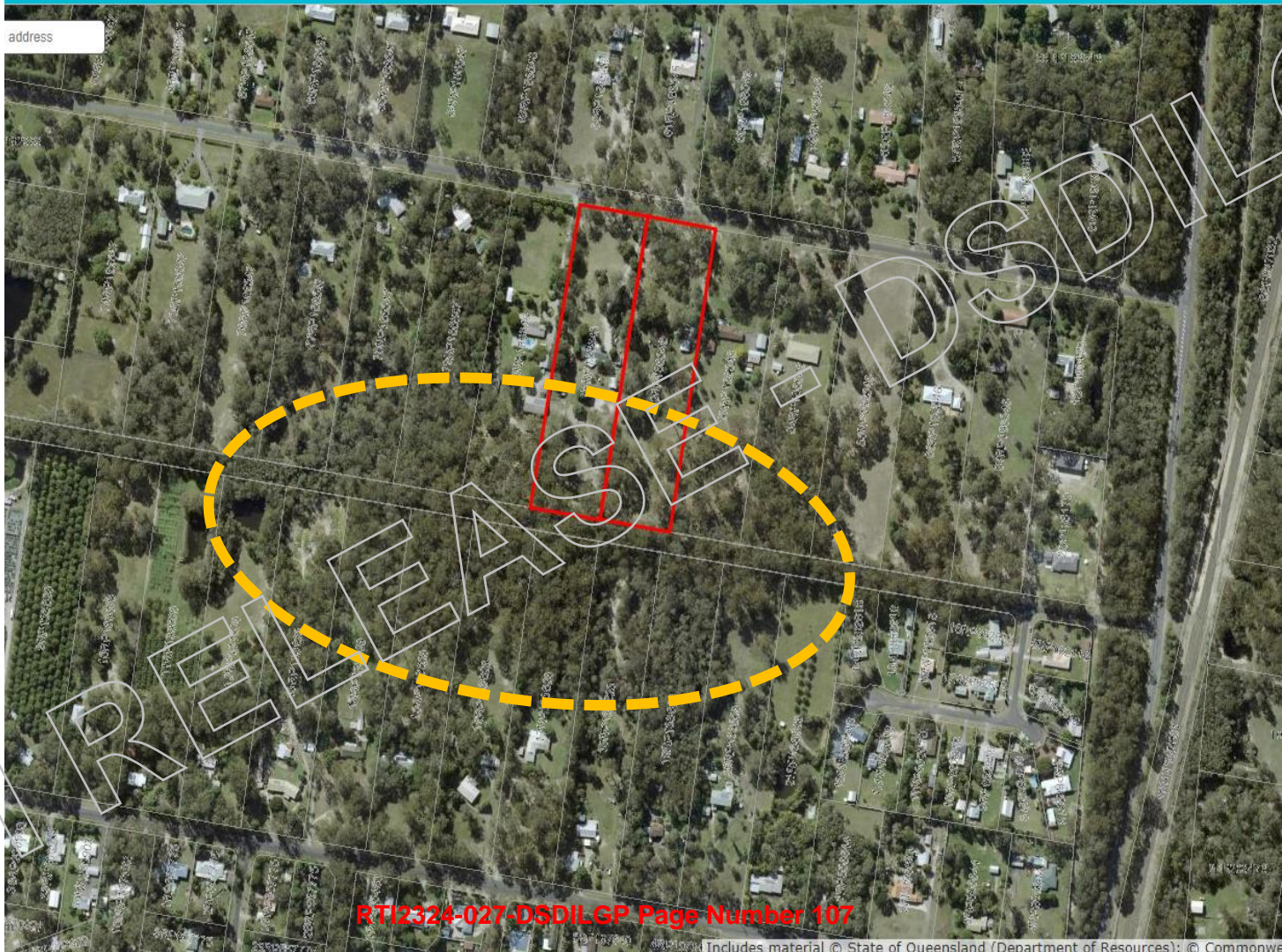
The Department of  
**State Development, Infrastructure,  
Local Government and Planning**

**PCG Presentation**  
**Development permit to Reconfigure a lot (2  
lots into 60 lots – 49-57 Blewers Rd, Morayfield**



# Subject site

address



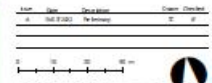


# Proposed Reconfiguration overlaid with KHA



## Legend

- Qld DCDB
- Site boundary
- Core Koala Habitat Area
- Lot layout
- Koala Habitat Area (KHA) / (KHA)
- NB07: as noted in the application (application number) (application number)
- NB07: as noted in the application (application number)

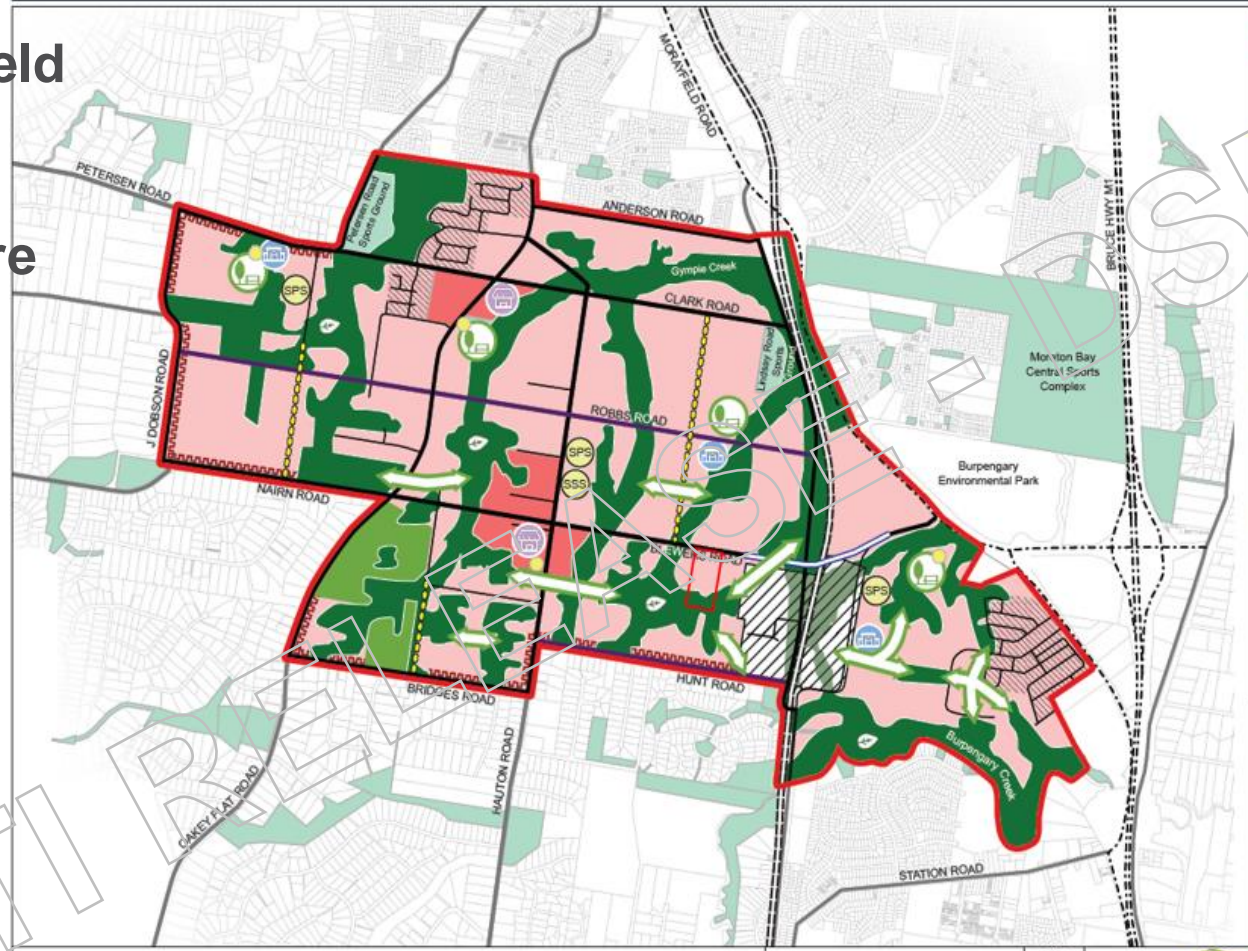


**KHA on  
subject  
sites**





# Morayfield South Interim Structure Plan



- LEGEND**
- Structure Plan Boundary
  - Future Overpass
  - State Road
  - Rail Line
  - Desired Local Road Connection
  - Major Road\*
  - District Collector Road
  - Existing Local Road
  - Rural Residential Interface
  - Existing Residential Development
  - Residential Area 1
  - Residential Area 2
  - Future Urban Investigation Precinct
  - District Sports Park
  - District Recreation Park
  - Recreation & Open Space Zone
  - ↔ Indicative Environmental Links
  - ↔ Environmental Corridor\*\*
  - Local Centre
  - Neighbourhood Hub
  - Indicative State Primary School\*\*\* (minimum 7Ha)
  - Indicative State Secondary School\*\*\* (minimum 12Ha)
  - Community Facility

\* Major Road is either an Arterial or Sub-Arterial Road designed in accordance with the road typology in the Integrated Design Planning Scheme Policy.

\*\* Environmental Corridor shown here includes Matters of State Environmental Significance (MSES), Matters of Local Environmental Significance (MLES, included on Overlay Map - Environmental Area), Koala Habitat Area (Core & Locally refined) and Riparian and Wetland Setbacks (included on Overlay Map - Riparian & Wetland Setbacks). For further detailed mapping refer to relevant State mapping or overlay maps of the MERC Planning Scheme.

\*\*\* Or an area as otherwise determined by the Department of Education. The final location of school sites are indicative only and based on locational principles to service a future school catchment. The ultimate location of the mapped State Schools will be subject to further due diligence, planning and agreement with the Department of Education and landowner/developer.

Note: additional mapped National, State and local environmental matters of significance (MNES, MSES and MLES) may also apply within the structure plan area.



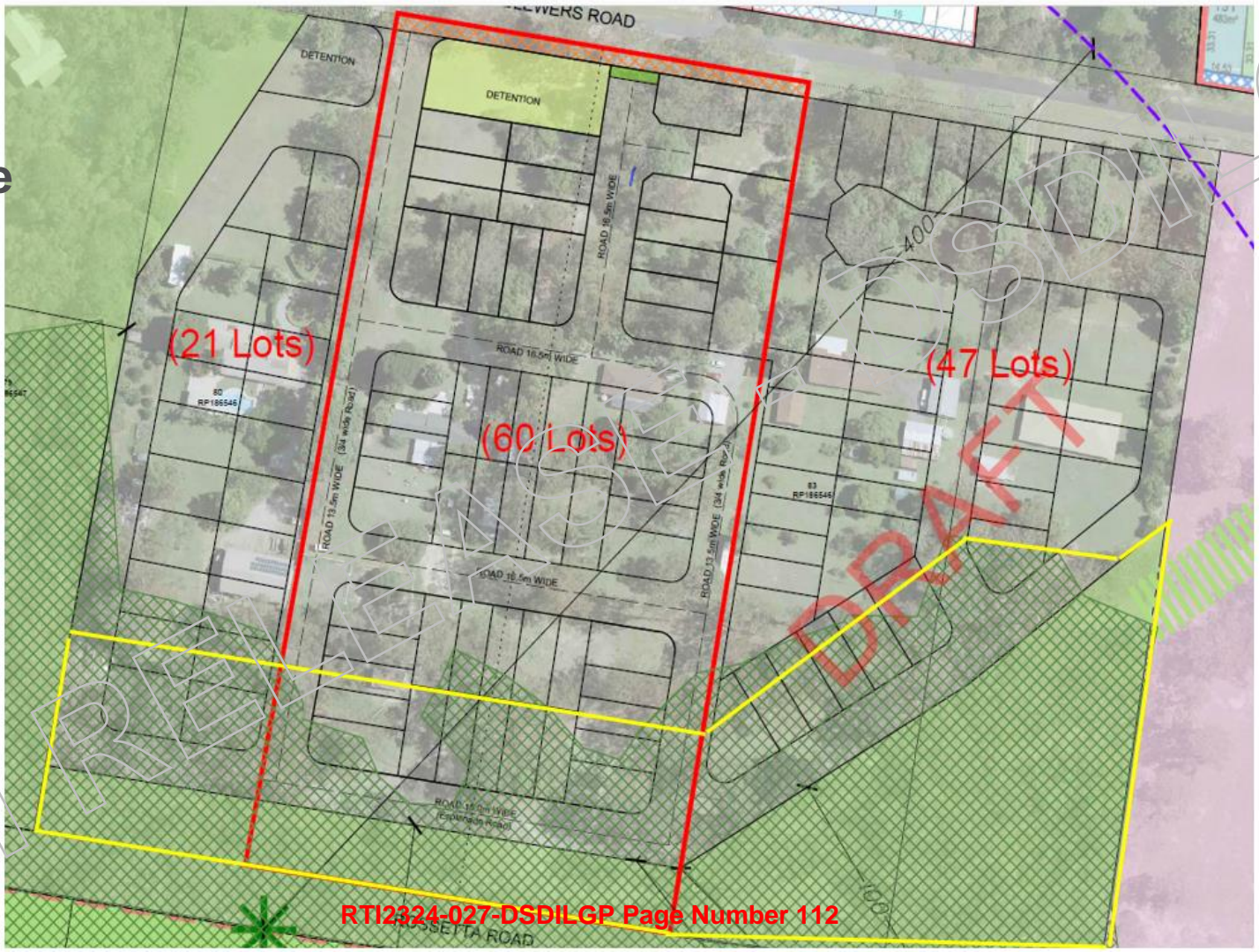
Queensland Government



**Interim  
Structure  
Plan  
overlayed  
subject site**



# DES alternative





# Other approvals in Interim Structure Plan area





Make up of stepping stone habitat -  
Development approval south, ISP and Development proposal



**From:** [Javier SAMANES](#)  
**To:** [David HOOPER](#); [Alison Stevens](#); [Althena Davidson](#); [Anthony Walsh](#); [Brett Nancarrow](#); [Corey Culpitt](#); [Daniela Walker](#); [Darren BREWER](#); [Dean Jones](#); [Duncan Livingstone](#); [Graeme Kenna](#); [Jamaica Hewston](#); [John Irving](#); [Karley Lawler](#); [Kate Wall](#); [Luke Lankowski](#); [Marisa Menin](#); [Melinda Ruis](#); [Natalie Deans](#); [Nathan Rule](#); [Phil Joyce](#); [Sallie BATTIST](#); [Sarah Shumack](#); [Steve CONNER](#); [Ursula McInnes](#)  
**Subject:** DA PCG - 3 November 2022  
**Date:** Thursday, 3 November 2022 9:01:00 AM  
**Attachments:** [2202-27487\\_SRA - PCG Brief.docx](#)  
[PCG Presentation - Morayfield - 3-11-2022.pptx](#)  
[image001.png](#)  
[image004.png](#)  
[image003.png](#)

---

Good Morning all,

In David's absence I write to advise that we have one agenda item for today's DA PCG. Attached is the DAPCG summary document.

- 2202-27487 SRA – Reconfiguring a lot from 2 lots into 60 residential lots plus new road, drainage reserve and open space at 49 and 57 Blewers Road, Morayfield

The SEQN office are seeking PCG's view on the proposal as DES are recommending refusal of the application for non-compliance with State code 25: Development in South East Queensland koala habitat areas.

Regards,

**Javier Samanes**

A/Manager (Planning)  
Far North Queensland

**Planning and Development Services**

Department of State Development, Infrastructure,  
Local Government and Planning

---

P 40373237 E [javier.samanes@dasilgp.qld.gov.au](mailto:javier.samanes@dasilgp.qld.gov.au)  
Level 3, 36 Abbott Street, Cairns QLD 4810

[statedevelopment.qld.gov.au](http://statedevelopment.qld.gov.au)



The Department of  
**State Development, Infrastructure,  
Local Government and Planning**

**PCG Presentation  
Development permit to Reconfigure a lot (2  
lots into 60 lots – 49-57 Blewers Rd, Morayfield**





# Subject site





# Proposed Reconfiguration overlaid with KHA





**KHA on  
subject  
sites**

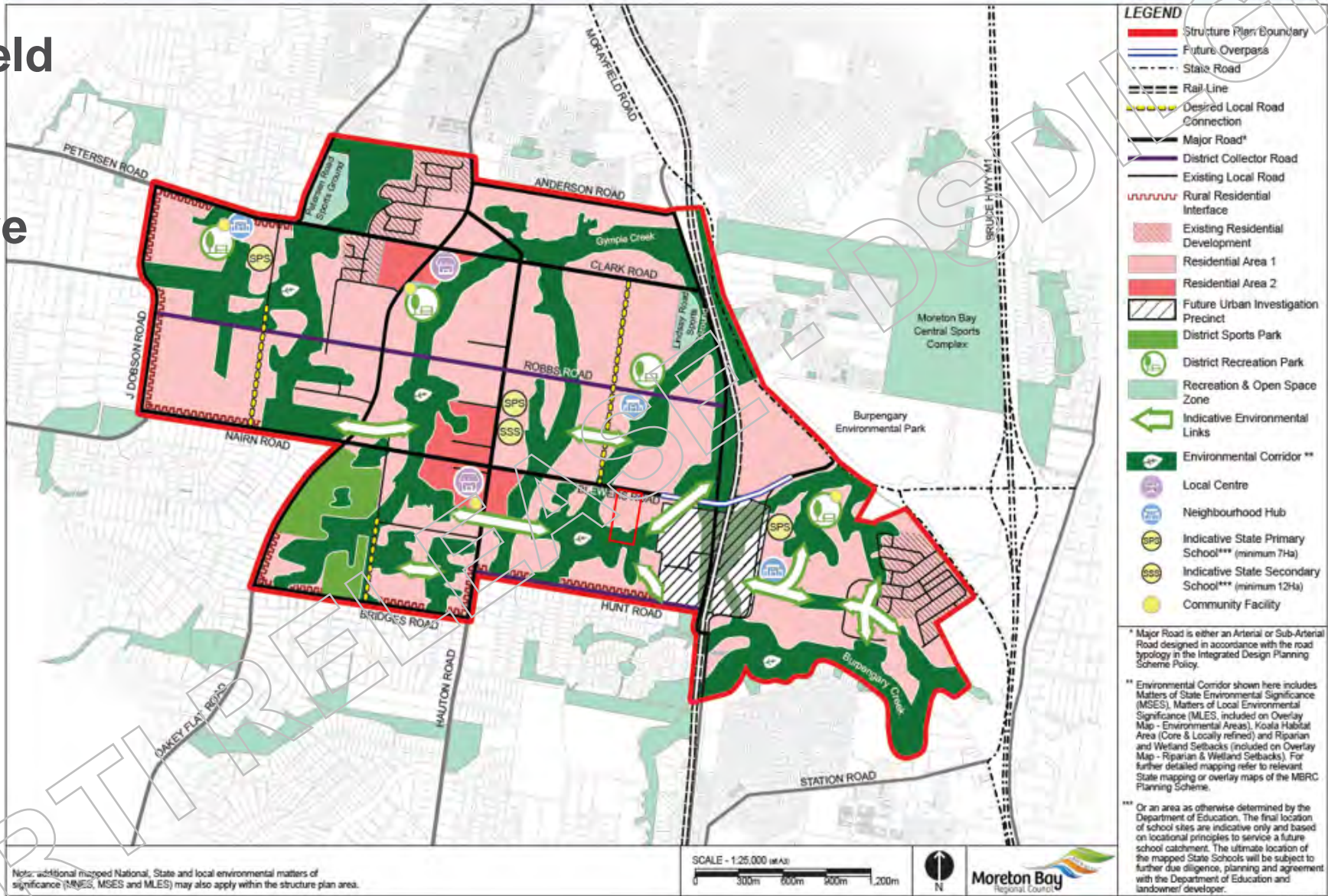




# Morayfield South Interim Structure Plan

Planning Directorate

# Morayfield South Interim Structure Plan



- LEGEND**
- Structure Plan Boundary
  - Future Overpass
  - State Road
  - - - Rail Line
  - Desired Local Road Connection
  - Major Road\*
  - District Collector Road
  - Existing Local Road
  - ▤ Rural Residential Interface
  - ▤ Existing Residential Development
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  - ➔ Indicative Environmental Links
  - ▤ Environmental Corridor\*\*
  - ⊙ Local Centre
  - ⊙ Neighbourhood Hub
  - ⊙ Indicative State Primary School\*\*\* (minimum 7Ha)
  - ⊙ Indicative State Secondary School\*\*\* (minimum 12Ha)
  - ⊙ Community Facility

\* Major Road is either an Arterial or Sub-Arterial Road designed in accordance with the road typology in the Integrated Design Planning Scheme Policy.

\*\* Environmental Corridor shown here includes Matters of State Environmental Significance (MSES), Matters of Local Environmental Significance (MLES, included on Overlay Map - Environmental Areas), Koala Habitat Area (Core & Locally refined) and Riparian and Wetland Setbacks (included on Overlay Map - Riparian & Wetland Setbacks). For further detailed mapping refer to relevant State mapping or overlay maps of the MBRC Planning Scheme.

\*\*\* Or an area as otherwise determined by the Department of Education. The final location of school sites are indicative only and based on locational principles to service a future school catchment. The ultimate location of the mapped State Schools will be subject to further due diligence, planning and agreement with the Department of Education and landowner/ developer.

Note: additional mapped National, State and local environmental matters of significance (MNES, MSES and MLES) may also apply within the structure plan area.



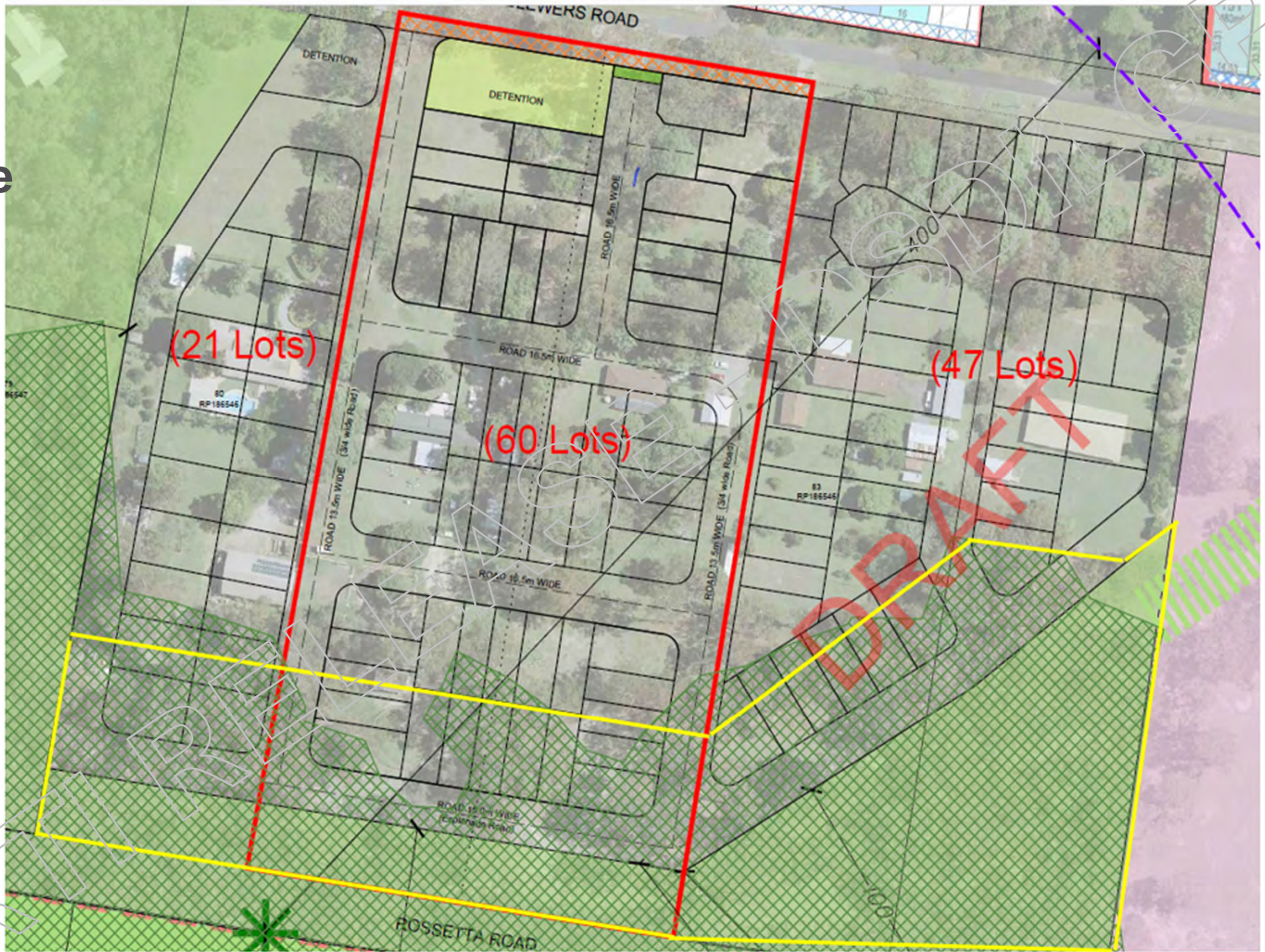


**Interim  
Structure  
Plan  
overlayed  
subject site**





**DES  
alternative**





# Other approvals in Interim Structure Plan area



Make up of stepping stone habitat -  
Development approval south, ISP and Development proposal



<b>SARA reference</b>	2202-27487 SRA
<b>Address</b>	49 and 57 Blewers Road, Morayfield
<b>Proposal</b>	Reconfiguring a lot from 2 lots into 60 residential lots plus new road, drainage reserve and open space
<b>Planning Scheme</b>	Moreton Bay Planning Scheme – Morayfield South Temporary Local Planning Instrument (TLPI)
<b>Regional Plan</b>	Urban footprint
<b>Referral trigger</b>	10.10.3.3.1.1 Koala habitat area in the SEQ region
<b>Technical agency</b>	DES (Koala assessment team)
<b>DAAT escalation?</b>	TBA
<b>Potential escalation</b>	DES recommend refusal based on no-compliance with State code 25
<b>Recommendation</b>	Continue to negotiate with applicant to avoid or significantly reduce the impact to mapped koala habitat consistent with the Morayfield South TLPI
<b>Status/ Timeframes</b>	SARA's assessment period extended to 15 November 2022

#### Problem statement

- Both development lots are 280m deep and contain mapped koala habitat over the rear 80m of the lots (refer to **Figure 1**).
- The total koala habitat area on site is 8,400m<sup>2</sup> and is part of a larger 12ha area of koala habitat.
- The proposed residential development is within 21.5m of the rear boundary, which will result in the loss of 5,404m<sup>2</sup> of mapped koala habitat.
- DES has advised that the applicant has not demonstrated the avoid or minimise outcomes under State code 25.
- The Deputy Premier approved the Morayfield South Temporary Local Planning Instrument (TLPI), which included an Interim Structure Plan to guide development. The TLPI commenced on 15 September 2021.
- The proposed development is inconsistent with the TLPI.
- The structure plan includes environmental corridors and links that reflected all mapped koala habitat in the TLPI area.
- The subject site forms part of a large (12ha) koala habitat stepping stone area at the crux of 4 koala movement corridors identified in the TLPI (see **Figure 3**).
- All approved development applications under the TLPI so far have avoided and mitigated KHA consistent with the Interim Structure Plan (refer to **Figure 6**).
- Through SARA, DES offered an alternative compromise, which was rejected by the applicant.
- SARA has issued, and received a response to an information request and an advice notice related to the proposed loss of koala habitat. SARA has also met with the applicant to discuss the concerns, including the concern that no change to the application has been made or further justification been provided for not avoiding the koala habitat.
- MBRC in their information request has requested a minimum 40m setback to the southern boundary.

#### Subject land

- **Figure 1** shows an aerial view of the subject land.
- The subject land is:
  - 2 lots
  - 4 hectares in area



- located within the Urban footprint under *ShapingSEQ*
- zoned Emerging community under the Moreton Bay Planning Scheme
- identified within the Morayfield South TLPI as part Residential Area 1 and part Environmental Corridor (refer to **Figure 3**)

### Proposed development

- Reconfiguring a lot 2 lots into 60 residential lots ranging in size from 300m<sup>2</sup> up to 1,334m<sup>2</sup> (refer to **Figure 2**).
- Residential density of 17.2 dwellings per hectare.
- Photo of the koala habitat proposed to be cleared is included as **Figure 4**.
- The council's Morayfield South TLPI recommends that the road reserve to the south of the subject site remain unconstructed.

### Key issues

#### Application

- The Morayfield South TLPI commenced on 15 September 2021.
- Through the TLPI, the council integrated the State interests. Specific consideration was given to koalas as the area contains significant koala habitat.
- The TLPI shows the mapped koala habitat within this site forming part of a larger (12ha) koala habitat stepping stone at the crux of 4 koala movement corridors (see **Figure 3**).
- The land immediately to the south included both a north-south movement corridor and a large area for the stepping stone. The applicant is relying on this area to justify their position of providing a reduced area of KHA on their site.
- The removal of KHA on the subject land compromises the following objectives:
  - the enhancement of the stepping-stone site as a viable patch of KHA to provide shelter and foraging habitat that is connected to identified environmental corridors
  - the width of the north-east link to about 70m (minimum 100m width is recommended by DES and consultants) refer to **Figure 6**
  - the retention of a large north-east aligned corridor on the lot immediately east of the subject lots
- 5 koalas were identified on adjacent lots to the south during recent remotely piloted aircraft surveys conducted during site investigations. This demonstrates the importance of retaining the existing KHA.
- The objective of a corridor to the north-east, linking to habitat areas along the North Coast rail line (refer to **Figure 3**).
- Previously approved developments under the TLPI have avoided and mitigated KHA consistent with the Interim Structure Plan (refer to **Figure 7**).

### Proposed alternative

- On 17 February 2022 SARA issued an advice notice to the applicant highlighting that the development did not demonstrate compliance with the assessment benchmarks under State code 25, in particular, the application material has not demonstrated avoidance and/or mitigation of impacts on KHA.
- SARA and DES met with the applicant after issuing the advice notice, DES advised of their concerns with the proposed development and recommended an alternative arrangement that would reduce the impact on mapped KHA and result in a reduction of approximately 11 lots (see **Figure 8**).
- In their response to the advice notice, the applicant did not respond to DES's alternative, change their proposal or provide any new reasons for not avoiding or mitigating their impact on KHA.

### Applicant's position

- Most of the koala habitat on site is highly modified with a mowed grass understorey. This is the area proposed to be cleared and a financial offset provided for the loss of 40-50 trees.
- The highest value koala habitat (rear 20m) is intended to be preserved.
- The 120m wide ecological reserve on the development to the south, together with the Rosetta Road reserve and 20m at the rear of the subject lot is adequate for a koala movement corridor.

#### Recommendation

- That SARA go back to the applicant for a third time with strongly worded advice to amend their application by moving the proposed development boundary north to preserve the majority of the mapped koala habitat generally consistent with the outcome sought by the Morayfield South Interim Structure Plan

**Figure 1 - Subject land**

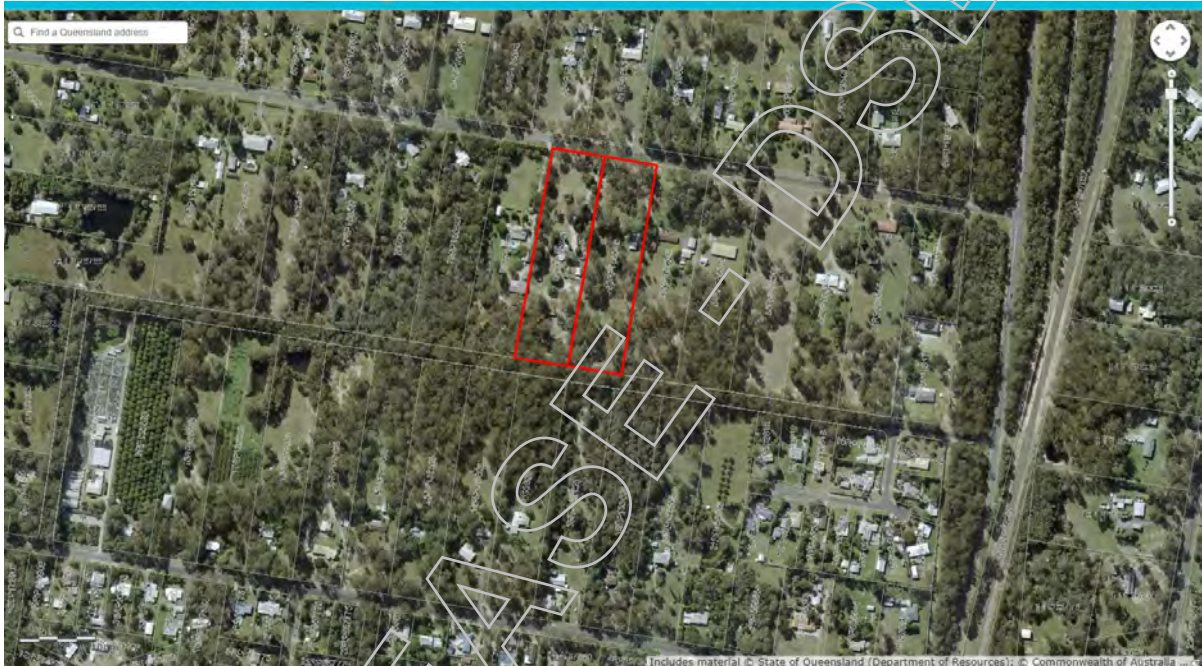
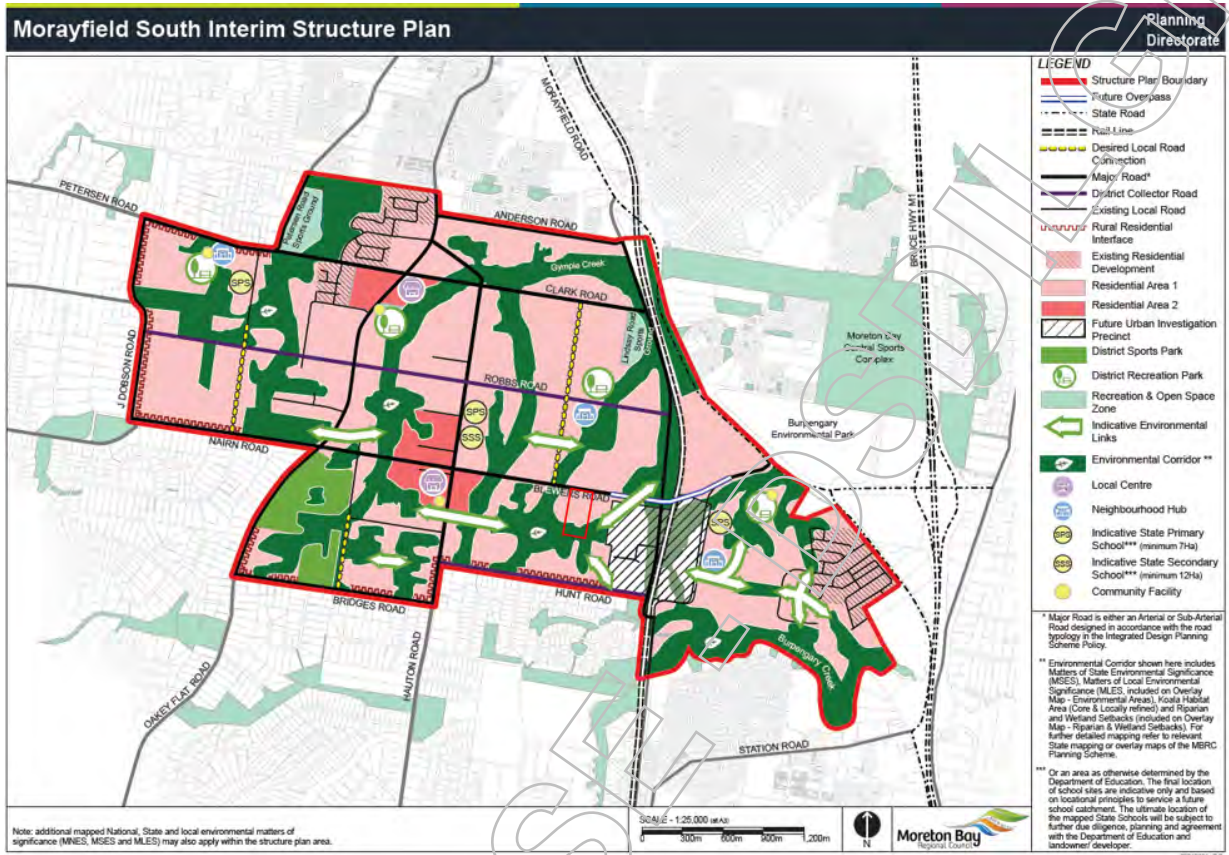






Figure 3 – Morayfield TLPI Interim Structure Plan (subject lots outlined in red)



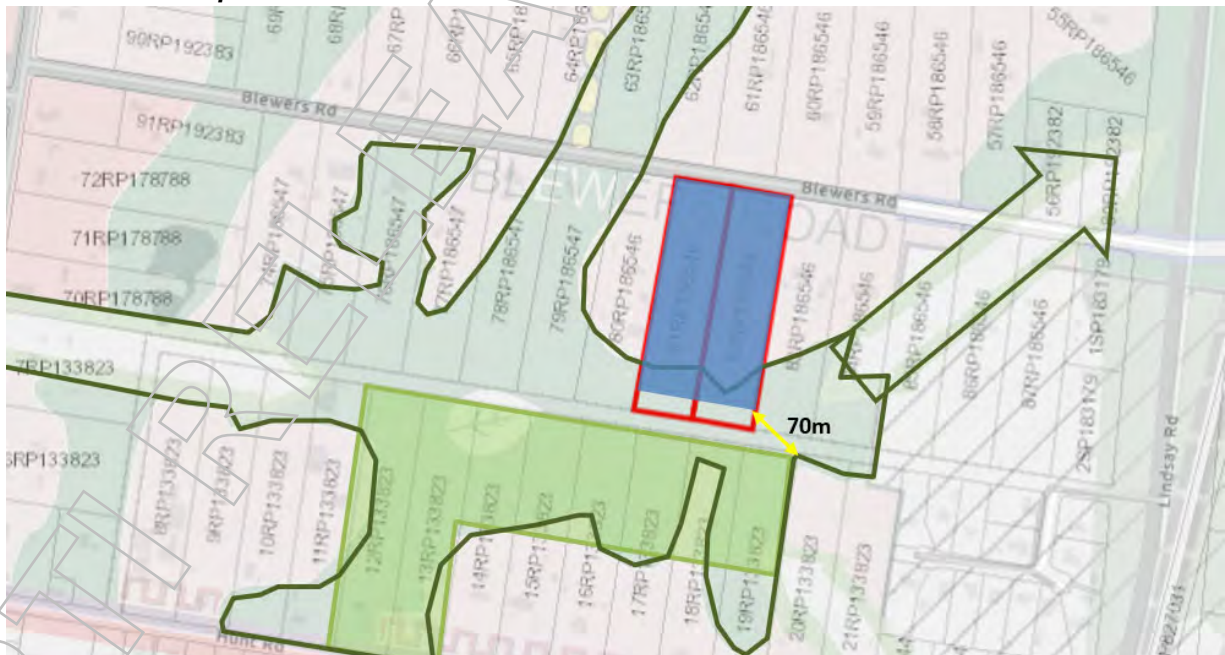
RTI RELEASES



**Figure 4 – Koala habitat proposed to be cleared**



**Figure 5 – TLPI Interim Structure Plan showing fauna corridors and large stepping stone site, and proposed reduction in corridor width as a result of proposed KHA clearing on development site**





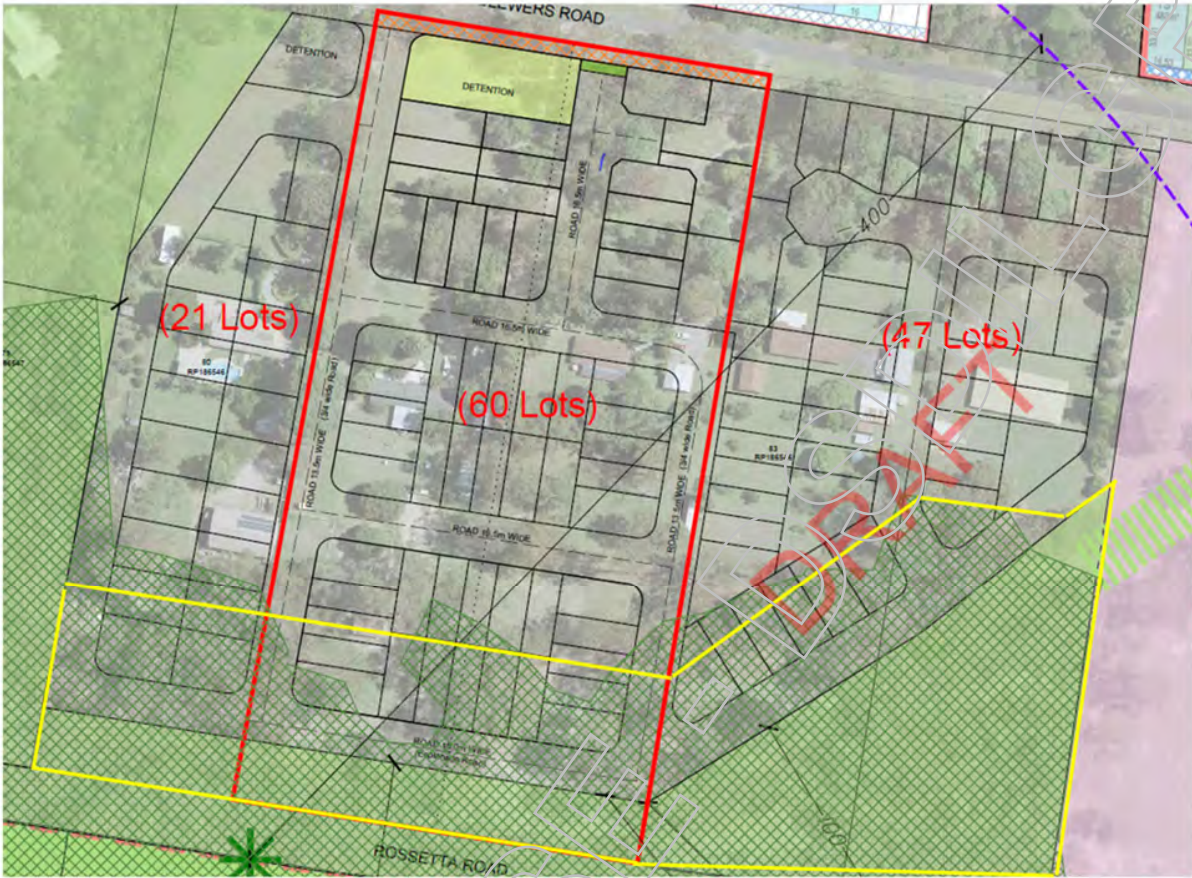
**Figure 6 – Approved development overlaid Interim Structure Plan**



**Figure 7 - DES proposed retained KHA area (outlined in yellow). Subject site outline in red.**

RTI RELEASE





*Note that the site the subject of this application is the central 60 lot subdivision area – the applicant has advised the development has been designed to connect to the adjacent proposed development shown immediately east and west of the site, and it is for this reason that the entire area has been included in DES' amended Figure.*

RTI RELEASE

Figure 8 – Large 12ha koala habitat stepping stone (image shows subject site and proposed KHA to be removed and retained and area to be retained and enhanced (outlined in green) on land to the south)



RTI RELEASE



**From:** [Paul Gleeson](#)  
**To:** [Danika Cowie](#)  
**Subject:** FW: SARA ref - 2202-27487 SRA - Blewers Road, Morayfield  
**Date:** Monday, 6 November 2023 2:57:40 PM  
**Attachments:** [image004.png](#)  
[image005.png](#)  
[image007.png](#)  
[image002.png](#)

---

**From:** Koala Assessment <Koala.Assessment@des.qld.gov.au>  
**Sent:** Wednesday, November 9, 2022 10:09 AM  
**To:** Paul Gleeson <Paul.Gleeson@dsdilgp.qld.gov.au>  
**Subject:** RE: SARA ref - 2202-27487 SRA - Blewers Road, Morayfield

Hi Paul,

It's great to hear that SARA are supportive of retention of the KHA corridor as recommended by Lauren.

Unfortunately Lauren is on leave this week and as such the team are under the pump picking up this gap and will be unable to provide a TAR with conditions (Lauren hasn't drafted anything as we were preparing for refusal)

Are we able to seek extension to allow Lauren to write a finalised TAR for you next week?

Kind regards,  
Danielle.

### **Koala Assessment and Compliance Team**

**Wildlife and Threatened Species Operations | QPWS & Partnerships**

Department of Environment and Science

[E koala.assessment@des.qld.gov.au](mailto:koala.assessment@des.qld.gov.au)

Level 5, 400 George St, Brisbane QLD 4000

GPO Box 2454, Brisbane QLD 4001

---

**From:** Paul Gleeson <[Paul.Gleeson@dsdilgp.qld.gov.au](mailto:Paul.Gleeson@dsdilgp.qld.gov.au)>  
**Sent:** Tuesday, 8 November 2022 2:43 PM  
**To:** Koala Assessment  
**Subject:** SARA ref - 2202-27487 SRA - Blewers Road, Morayfield

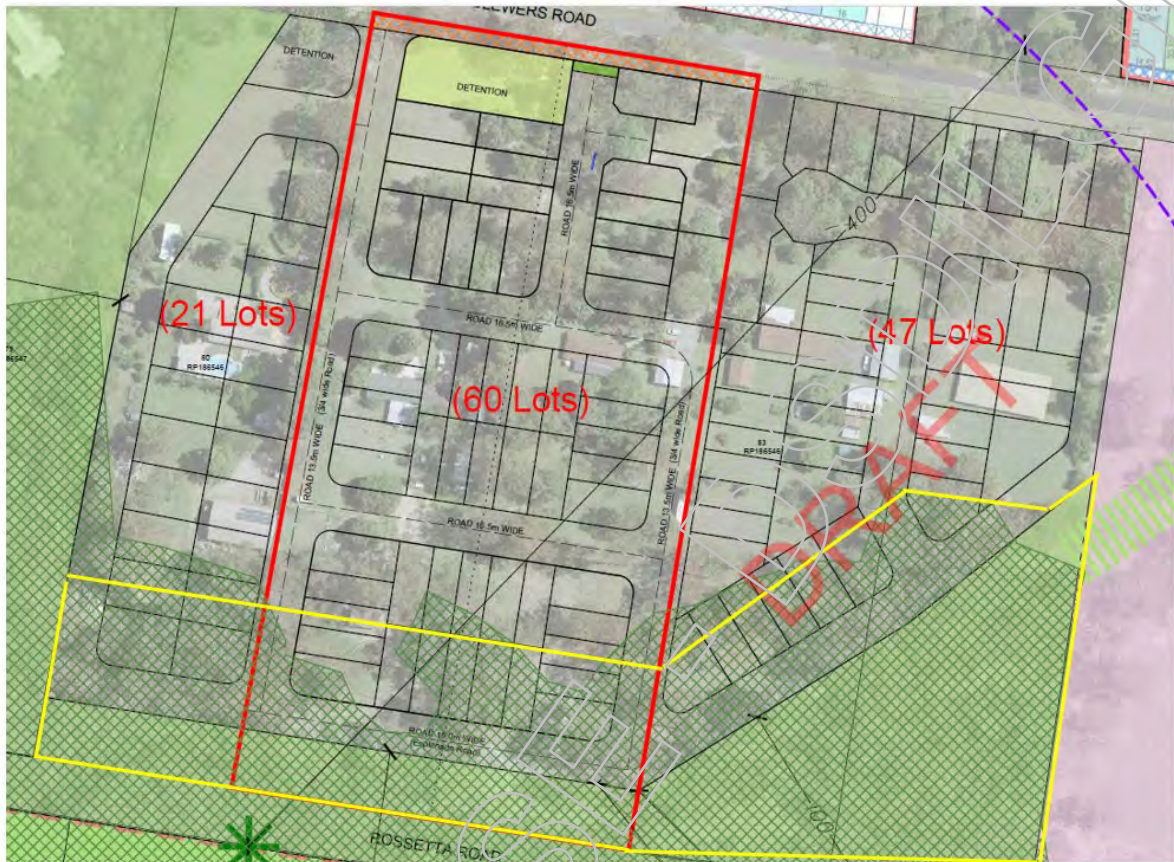
Hi Samuel and Lauren

We presented the Blewers Road, Morayfield application (DES ref: 075/0001099) late last week to the ED's and DAAT to gauge their support. We pitched the alternative southern boundary that Lauren provided in her assessment response (see image below). The Group were very supportive, Steve Connor even made the point of suggesting that DES had done exceptional work looking for a reasonable compromise and asked me to pass that on to you. The Group agreed that we could condition an approval to remove the lots within the yellow area shown on the plan below. We are discussing with the applicant tomorrow to give them an opportunity to consider redesigning, however, if that is unsuccessful we will need to move fast with this. Are there any changes you would make to your assessment report, particularly to reference the work done with Council on preserving the mapped koala habitat (stepping stones and corridors) under the Morayfield South TLPI Interim Structure Plan. Lauren, you provide some words to me for our discussion with the ED's.



I require your final report by CoB Thursday 10 November. If there are any issues please contact me on the number below.

Thanks  
Paul



**Paul Gleeson**

Principal Planning Officer  
**Planning Group - South East Queensland  
North**

Department of State Development,  
Infrastructure,  
Local Government and Planning  
*Microsoft teams – meet now*

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Maroochydore  
PO Box 1129, Maroochydore QLD 4558

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I acknowledge the traditional custodians of the lands and waters of Queensland.  
I offer my respect to elders past, present and emerging as we work towards a just,  
equitable and reconciled Australia.



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RTI RELEASE - DSDILGP

**From:** [Paul Gleeson](#)  
**To:** ["Koala Assessment"](#)  
**Subject:** RE: SARA ref - 2202-27487 SRA - Blewers Road, Morayfield  
**Date:** Friday, 11 November 2022 3:22:00 PM  
**Attachments:** [image004.png](#)  
[image005.png](#)  
[image007.png](#)  
[image001.png](#)  
[image002.png](#)

---

Hi Samuel and Lauren,

When you are about early next week can you please give me a call regarding this application. We need to put a few things to bed and have offered the applicant an opportunity for a technical discussion before we finalise SARA's response.

Thanks

Paul

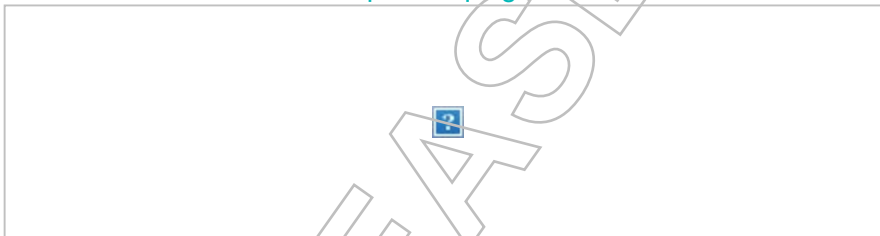
**Paul Gleeson**

Principal Planning Officer  
**Planning Group - South East Queensland  
North**  
Department of State Development,  
Infrastructure,  
Local Government and Planning  
*Microsoft teams – meet now*

---

**P** 5352 9717  
Maroochydore  
PO Box 1129, Maroochydore QLD 4558

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---

**From:** Paul Gleeson  
**Sent:** Tuesday, 8 November 2022 2:43 PM  
**To:** Koala Assessment <[Koala.Assessment@des.qld.gov.au](mailto:Koala.Assessment@des.qld.gov.au)>  
**Subject:** SARA ref - 2202-27487 SRA - Blewers Road, Morayfield

Hi Samuel and Lauren,

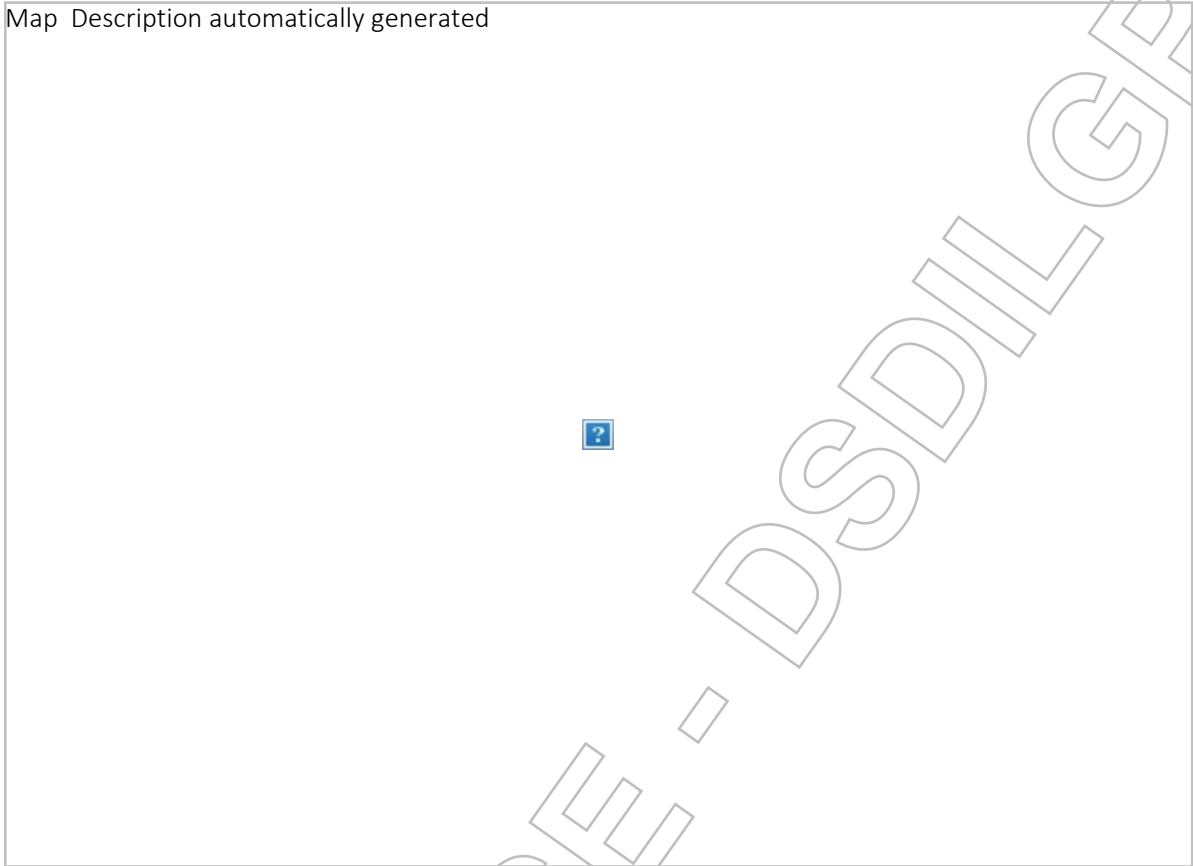
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I require your final report by CoB Thursday 10 November. If there are any issues please contact me on the number below.



Thanks  
Paul

Map Description automatically generated



**Paul Gleeson**

Principal Planning Officer  
**Planning Group - South East Queensland  
North**

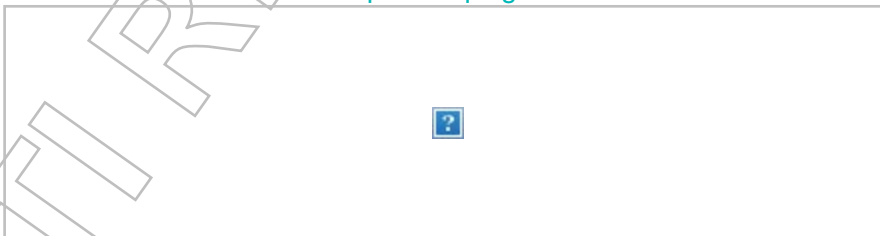
Department of State Development,  
Infrastructure,  
Local Government and Planning

*Microsoft teams -- meet now*

---

☎ 5352 9717  
Maroochydore  
PO Box 1129, Maroochydore QLD 4558

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**From:** [Paul Gleeson](#)  
**To:** [Danika Cowie](#)  
**Subject:** Emailing: 2202-27487 SRA - PCG Brief  
**Date:** Thursday, 17 November 2022 9:46:12 AM  
**Attachments:** [2202-27487 SRA - PCG Brief.docx](#)  
[PCG Presentation - Morayfield - 3-11-2022.pptx](#)

---

Hi Danika,  
This was the work done for PCG about 2 weeks ago  
Regards  
Paul

Your message is ready to be sent with the following file or link attachments:

2202-27487 SRA - PCG Brief

Note: To protect against computer viruses, e-mail programs may prevent sending or receiving certain types of file attachments. Check your e-mail security settings to determine how attachments are handled.

RTI RELEASE - DSDILGP

<b>SARA reference</b>	<b>2202-27487 SRA</b>
<b>Address</b>	49 and 57 Blewers Road, Morayfield
<b>Proposal</b>	Reconfiguring a lot from 2 lots into 60 residential lots plus new road, drainage reserve and open space
<b>Planning Scheme</b>	Moreton Bay Planning Scheme – Morayfield South Temporary Local Planning Instrument (TLPI)
<b>Regional Plan</b>	Urban footprint
<b>Referral trigger</b>	10.10.3.3.1.1 Koala habitat area in the SEQ region
<b>Technical agency</b>	DES (Koala assessment team)
<b>DAAT escalation?</b>	TBA
<b>Potential escalation</b>	DES recommend refusal based on no-compliance with State code 25
<b>Recommendation</b>	Continue to negotiate with applicant to avoid or significantly reduce the impact to mapped koala habitat consistent with the Morayfield South TLPI
<b>Status/ Timeframes</b>	SARA's assessment period extended to 15 November 2022

#### Problem statement

- Both development lots are 280m deep and contain mapped koala habitat over the rear 80m of the lots (refer to **Figure 1**).
- The total koala habitat area on site is 8,400m<sup>2</sup> and is part of a larger 12ha area of koala habitat.
- The proposed residential development is within 21.5m of the rear boundary, which will result in the loss of 5,404m<sup>2</sup> of mapped koala habitat.
- DES has advised that the applicant has not demonstrated the avoid or minimise outcomes under State code 25.
- The Deputy Premier approved the Morayfield South Temporary Local Planning Instrument (TLPI), which included an Interim Structure Plan to guide development. The TLPI commenced on 15 September 2021.
- The proposed development is inconsistent with the TLPI.
- The structure plan includes environmental corridors and links that reflected all mapped koala habitat in the TLPI area.
- The subject site forms part of a large (12ha) koala habitat stepping stone area at the crux of 4 koala movement corridors identified in the TLPI (see **Figure 3**).
- All approved development applications under the TLPI so far have avoided and mitigated KHA consistent with the Interim Structure Plan (refer to **Figure 6**).
- Through SARA, DES offered an alternative compromise, which was rejected by the applicant.
- SARA has issued, and received a response to an information request and an advice notice related to the proposed loss of koala habitat. SARA has also met with the applicant to discuss the concerns, including the concern that no change to the application has been made or further justification been provided for not avoiding the koala habitat.
- MBRC in their information request has requested a minimum 40m setback to the southern boundary.

#### Subject land

- **Figure 1** shows an aerial view of the subject land.
- The subject land is:
  - 2 lots
  - 4 hectares in area



- located within the Urban footprint under *ShapingSEQ*
- zoned Emerging community under the Moreton Bay Planning Scheme
- identified within the Morayfield South TLPI as part Residential Area 1 and part Environmental Corridor (refer to **Figure 3**)

### Proposed development

- Reconfiguring a lot 2 lots into 60 residential lots ranging in size from 300m<sup>2</sup> up to 1,334m<sup>2</sup> (refer to **Figure 2**).
- Residential density of 17.2 dwellings per hectare.
- Photo of the koala habitat proposed to be cleared is included as **Figure 4**.
- The council's Morayfield South TLPI recommends that the road reserve to the south of the subject site remain unconstructed.

### Key issues

#### Application

- The Morayfield South TLPI commenced on 15 September 2021.
- Through the TLPI, the council integrated the State interests. Specific consideration was given to koalas as the area contains significant koala habitat.
- The TLPI shows the mapped koala habitat within this site forming part of a larger (12ha) koala habitat stepping stone at the crux of 4 koala movement corridors (see **Figure 3**).
- The land immediately to the south included both a north-south movement corridor and a large area for the stepping stone. The applicant is relying on this area to justify their position of providing a reduced area of KHA on their site.
- The removal of KHA on the subject land compromises the following objectives:
  - the enhancement of the stepping-stone site as a viable patch of KHA to provide shelter and foraging habitat that is connected to identified environmental corridors
  - the width of the north-east link to about 70m (minimum 100m width is recommended by DES and consultants) refer to **Figure 6**
  - the retention of a large north-east aligned corridor on the lot immediately east of the subject lots
- 5 koalas were identified on adjacent lots to the south during recent remotely piloted aircraft surveys conducted during site investigations. This demonstrates the importance of retaining the existing KHA.
- The objective of a corridor to the north-east, linking to habitat areas along the North Coast rail line (refer to **Figure 3**).
- Previously approved developments under the TLPI have avoided and mitigated KHA consistent with the Interim Structure Plan (refer to **Figure 7**).

### Proposed alternative

- On 17 February 2022 SARA issued an advice notice to the applicant highlighting that the development did not demonstrate compliance with the assessment benchmarks under State code 25, in particular, the application material has not demonstrated avoidance and/or mitigation of impacts on KHA.
- SARA and DES met with the applicant after issuing the advice notice, DES advised of their concerns with the proposed development and recommended an alternative arrangement that would reduce the impact on mapped KHA and result in a reduction of approximately 11 lots (see **Figure 8**).
- In their response to the advice notice, the applicant did not respond to DES's alternative, change their proposal or provide any new reasons for not avoiding or mitigating their impact on KHA.

### Applicant's position

- Most of the koala habitat on site is highly modified with a mowed grass understorey. This is the area proposed to be cleared and a financial offset provided for the loss of 40-50 trees.
- The highest value koala habitat (rear 20m) is intended to be preserved.
- The 120m wide ecological reserve on the development to the south, together with the Rosetta Road reserve and 20m at the rear of the subject lot is adequate for a koala movement corridor.

### Recommendation

- That SARA go back to the applicant for a third time with strongly worded advice to amend their application by moving the proposed development boundary north to preserve the majority of the mapped koala habitat generally consistent with the outcome sought by the Morayfield South Interim Structure Plan

**Figure 1 - Subject land**

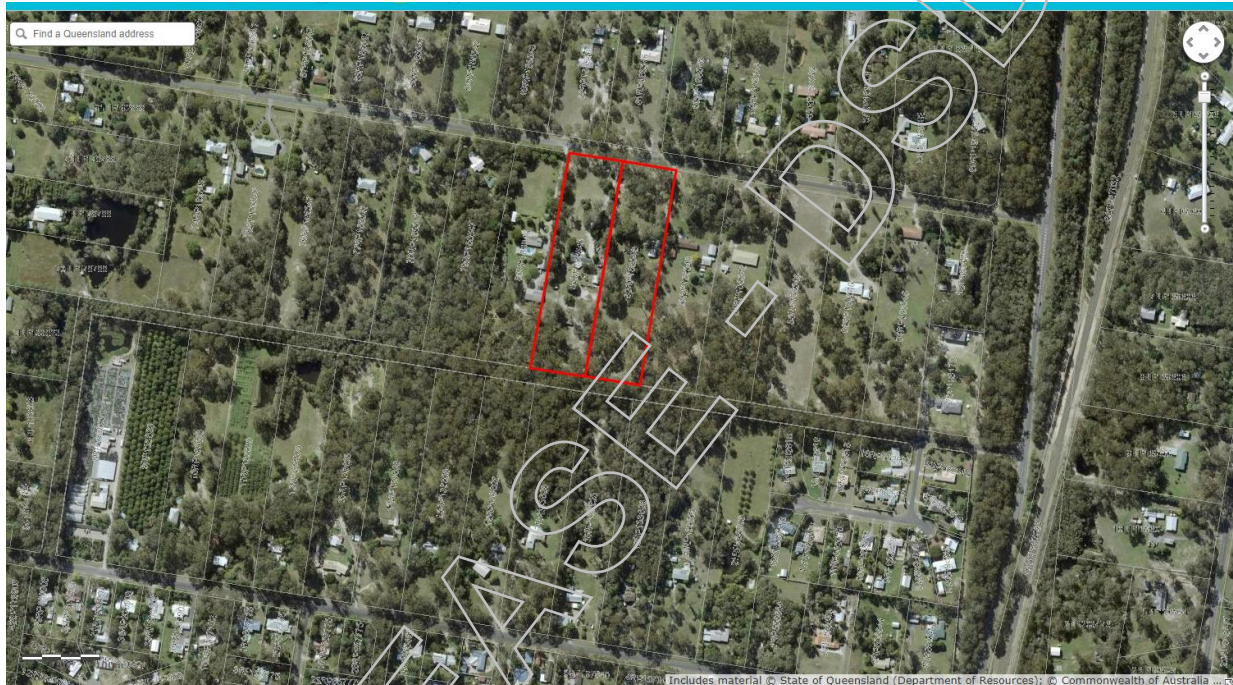


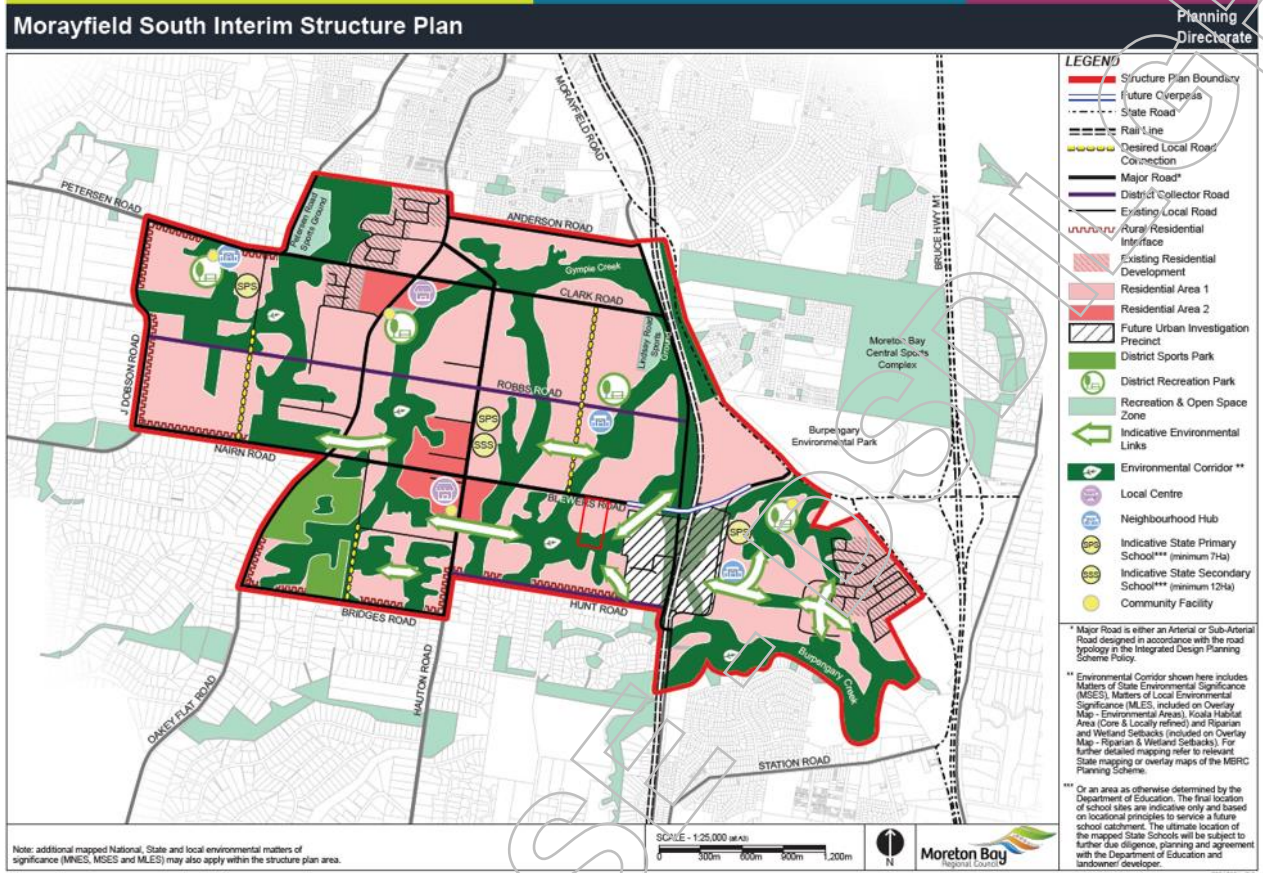


Figure 2 - Proposed development showing KHA overlay





Figure 3 – Morayfield TLPI Interim Structure Plan (subject lots outlined in red)



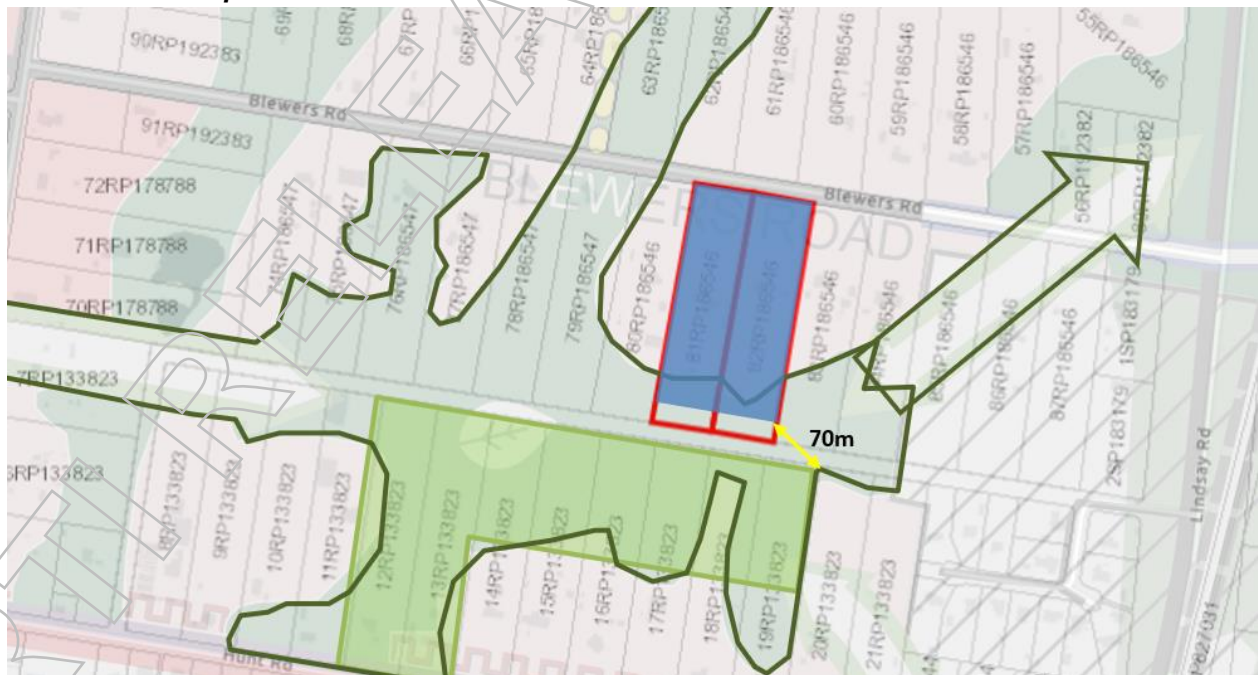
RTI RELEASES



**Figure 4 – Koala habitat proposed to be cleared**



**Figure 5 – TLPI Interim Structure Plan showing fauna corridors and large stepping stone site, and proposed reduction in corridor width as a result of proposed KHA clearing on development site**





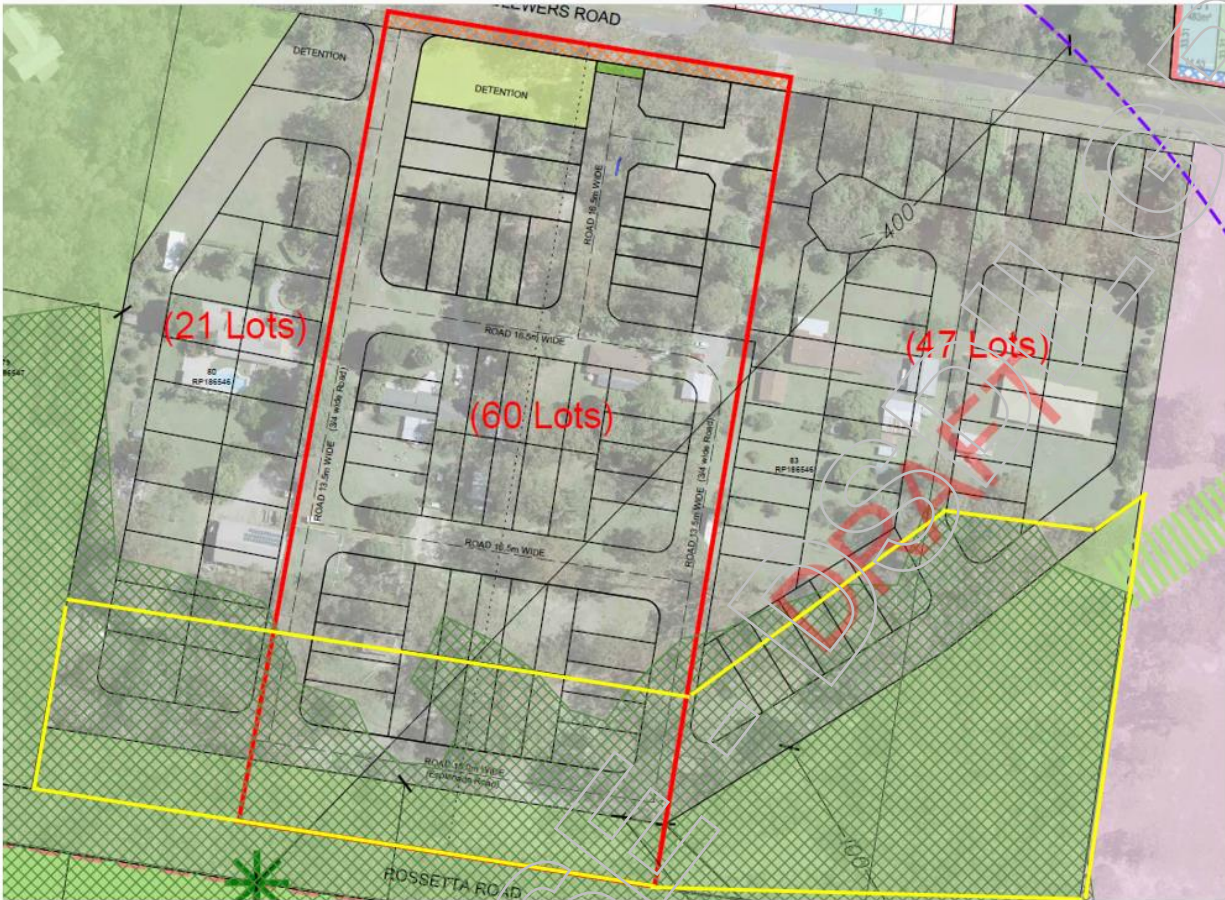
**Figure 6 – Approved development overlaid Interim Structure Plan**



**Figure 7 - DES proposed retained KHA area (outlined in yellow). Subject site outline in red.**

RTI RELEASES





Note that the site the subject of this application is the central 60 lot subdivision area – the applicant has advised the development has been designed to connect to the adjacent proposed development shown immediately east and west of the site, and it is for this reason that the entire area has been included in DES' amended Figure.

RTI RELEASED



Figure 8 – Large 12ha koala habitat stepping stone (image shows subject site and proposed KHA to be removed and retained and area to be retained and enhanced (outlined in green) on land to the south)



RTI RELEASE

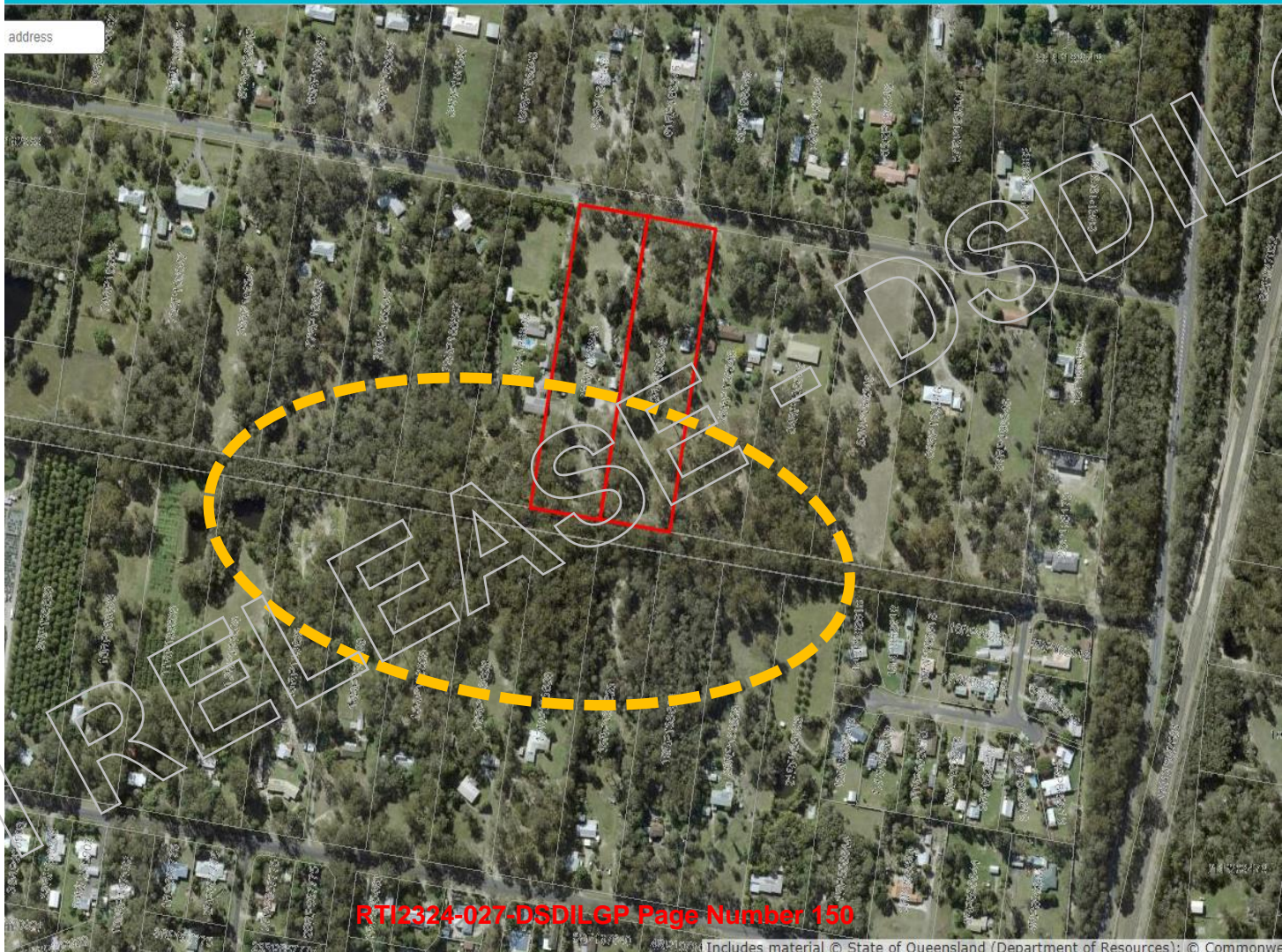
The Department of  
**State Development, Infrastructure,  
Local Government and Planning**

**PCG Presentation**  
**Development permit to Reconfigure a lot (2  
lots into 60 lots – 49-57 Blewers Rd, Morayfield**



# Subject site

address



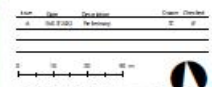


# Proposed Reconfiguration overlayed with KHA



## Legend

- Qld DCCB
- Site boundary
- Core Koala Habitat Area
- Lot layout
- Koala Habitat Area (KHA)
- NBQ-1 as retained in the application (Retention)
- NBQ-2 as removed in the application (Removal)
- NBQ-3 as removed in the application (Removal)

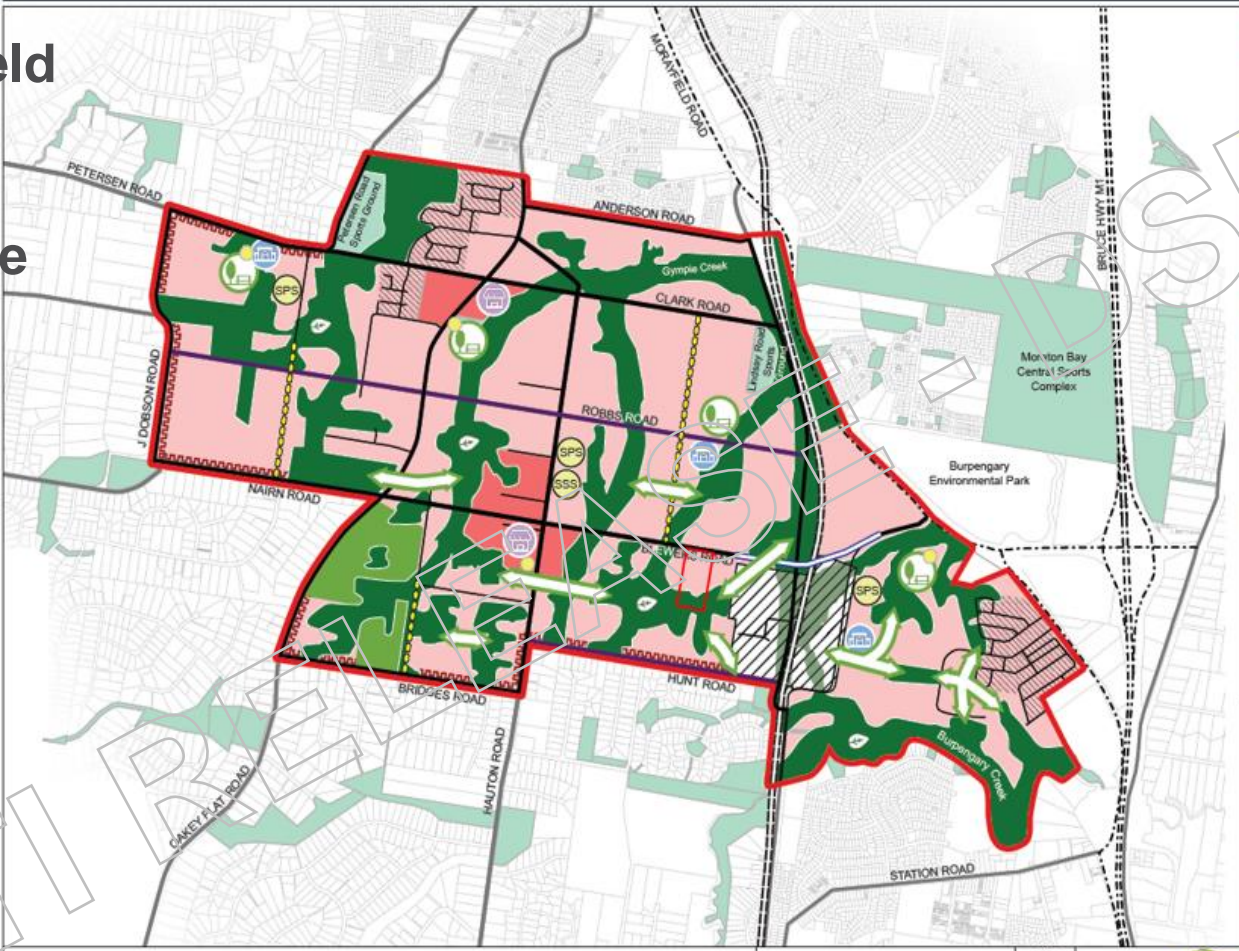


**KHA on  
subject  
sites**





# Morayfield South Interim Structure Plan



- LEGEND**
- Structure Plan Boundary
  - Future Overpass
  - State Road
  - Rail Line
  - Desired Local Road Connection
  - Major Road\*
  - District Collector Road
  - Existing Local Road
  - Rural Residential Interface
  - Existing Residential Development
  - Residential Area 1
  - Residential Area 2
  - Future Urban Investigation Precinct
  - District Sports Park
  - District Recreation Park
  - Recreation & Open Space Zone
  - ↔ Indicative Environmental Links
  - ↔ Environmental Corridor\*\*
  - Local Centre
  - Neighbourhood Hub
  - Indicative State Primary School\*\*\* (minimum 7Ha)
  - Indicative State Secondary School\*\*\* (minimum 12Ha)
  - Community Facility

\* Major Road is either an Arterial or Sub-Arterial Road designed in accordance with the road typology in the Integrated Design Planning Scheme Policy.

\*\* Environmental Corridor shown here includes Matters of State Environmental Significance (MSES), Matters of Local Environmental Significance (MLES, included on Overlay Map - Environmental Area), Koala Habitat Area (Core & Locally refined) and Riparian and Wetland Setbacks (included on Overlay Map - Riparian & Wetland Setbacks). For further detailed mapping refer to relevant State mapping or overlay maps of the MERC Planning Scheme.

\*\*\* Or an area as otherwise determined by the Department of Education. The final location of school sites are indicative only and based on locational principles to service a future school catchment. The ultimate location of the mapped State Schools will be subject to further due diligence, planning and agreement with the Department of Education and landowner/developer.

Note: additional mapped National, State and local environmental matters of significance (MNES, MSES and MLES) may also apply within the structure plan area.

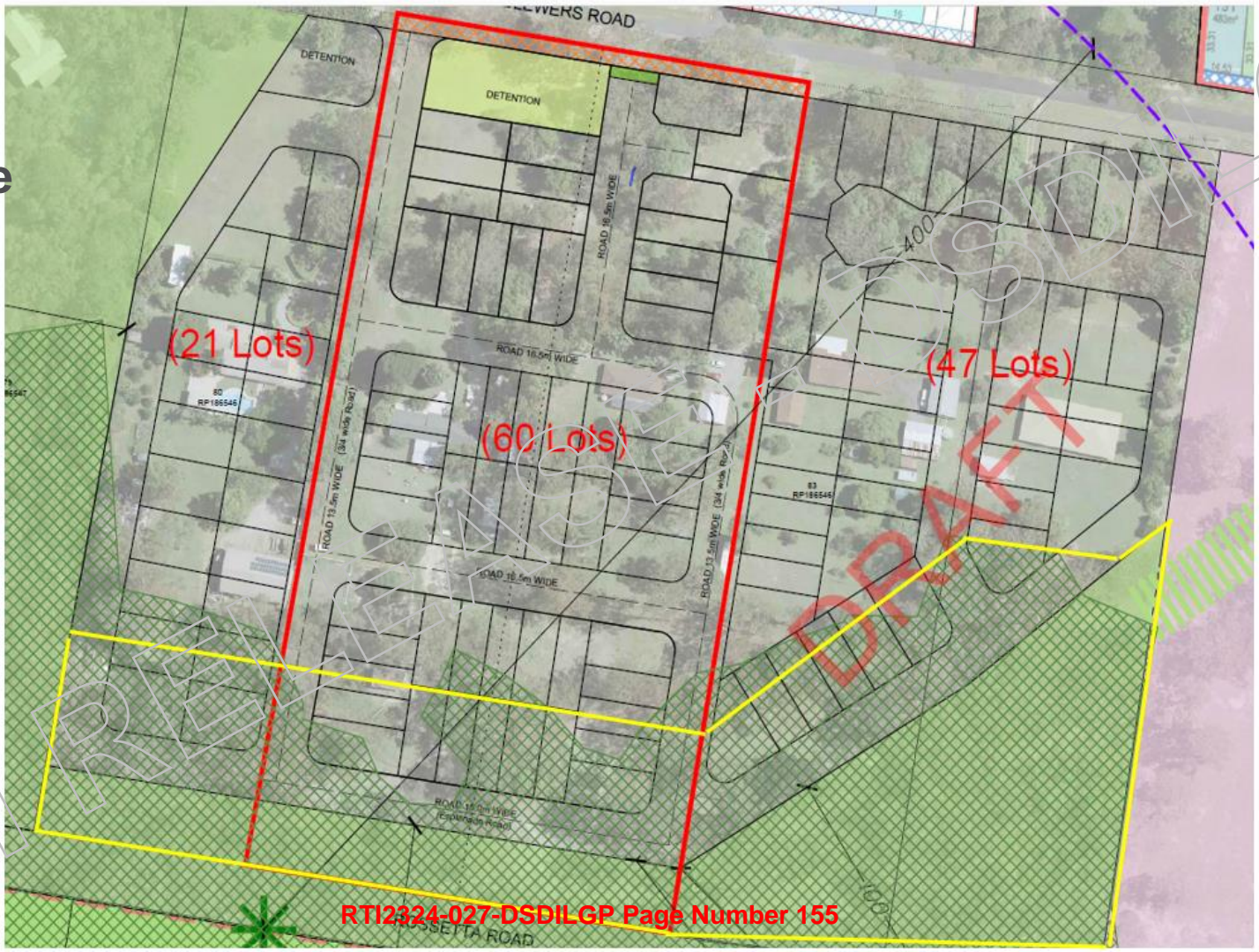


**Interim  
Structure  
Plan  
overlayed  
subject site**





# DES alternative





# Other approvals in Interim Structure Plan area



Make up of stepping stone habitat -  
Development approval south, ISP and Development proposal





**From:** [Paul Gleeson](#)  
**To:** [Danika Cowie](#)  
**Subject:** FW: Blewers Road, Morayfield - Proposed removal of KHA for development  
**Date:** Wednesday, 16 November 2022 12:32:07 PM  
**Attachments:** [10905 P.06 Rev D-PRO 01.pdf](#)

---

FYI

---

**From:** Liam Wiley <[liamwiley@saundershavill.com](mailto:liamwiley@saundershavill.com)>  
**Sent:** Wednesday, 16 November 2022 12:09 PM  
**To:** Paul Gleeson <[Paul.Gleeson@dsdilgp.qld.gov.au](mailto:Paul.Gleeson@dsdilgp.qld.gov.au)>; [lauren.flohr@des.qld.gov.au](mailto:lauren.flohr@des.qld.gov.au)  
**Cc:** [Danielle.Napier@des.qld.gov.au](mailto:Danielle.Napier@des.qld.gov.au); [samuel.mylne@des.qld.gov.au](mailto:samuel.mylne@des.qld.gov.au)  
**Subject:** RE: Blewers Road, Morayfield - Proposed removal of KHA for development

Hi Paul

Ahead of this afternoon's meeting, we have prepared a revised plan which we think addresses some of the concerns of DES/SARA and generally provides greater retention of existing vegetation on the site, as well as the adjoining land to the East and West (see attached).

The revised layout allows for an additional 10 NJKHT to be retained, noting that all existing trees within the proposed park are able to be retained and incorporated as part of the park.

Anyway, we can discuss this further this afternoon

Regards

**Liam Wiley** Senior Town Planner **Saunders Havill Group**  
direct line (07) 3251 9456 mobile 0421 979 349 email [liamwiley@saundershavill.com](mailto:liamwiley@saundershavill.com)  
phone 1300 123 SHG web [www.saundershavill.com](http://www.saundershavill.com) head office 9 Thompson St Bowen Hills Q 4006

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-----Original Appointment-----

**From:** Paul Gleeson <[Paul.Gleeson@dsdilgp.qld.gov.au](mailto:Paul.Gleeson@dsdilgp.qld.gov.au)>  
**Sent:** Monday, 14 November 2022 9:59 AM  
**To:** Paul Gleeson; Liam Wiley; [lauren.flohr@des.qld.gov.au](mailto:lauren.flohr@des.qld.gov.au)  
**Cc:** [Danielle.Napier@des.qld.gov.au](mailto:Danielle.Napier@des.qld.gov.au); [samuel.mylne@des.qld.gov.au](mailto:samuel.mylne@des.qld.gov.au)  
**Subject:** Blewers Road, Morayfield - Proposed removal of KHA for development  
**When:** Wednesday, 16 November 2022 2:00 PM-3:00 PM (UTC+10:00) Brisbane.  
**Where:** Microsoft Teams Meeting

Hi Liam, As we discussed and agreed last week, SARA would set up a meeting for the technical experts to discuss their respective positions to see if there was any alternative outcome/compromise position to the advice provided by SARA at our meeting last week. Please



invite the appropriate specialist from your end.

Regards

Paul

---

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# PROPOSAL PLAN

NOT TO BE USED FOR ENGINEERING DESIGN OR CONSTRUCTION

## NOTES

This plan was prepared as a provisional layout to accompany a development application. The information on this plan is not suitable for any other purpose.

Property dimensions, areas, numbers of lots and contours and other physical features shown have been compiled from existing information and may not have been verified by field survey. These may need verification if the development application is approved and development proceeds, and may change when a full survey is undertaken or in order to comply with development approval conditions.

No reliance should be placed on the information on this plan for detailed subdivision design or for any financial dealings involving the land.





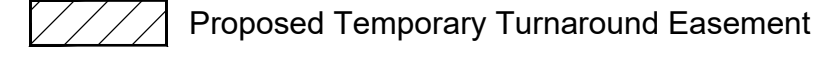
Pavements and centrelines shown are indicative only and are subject to Engineering Design.

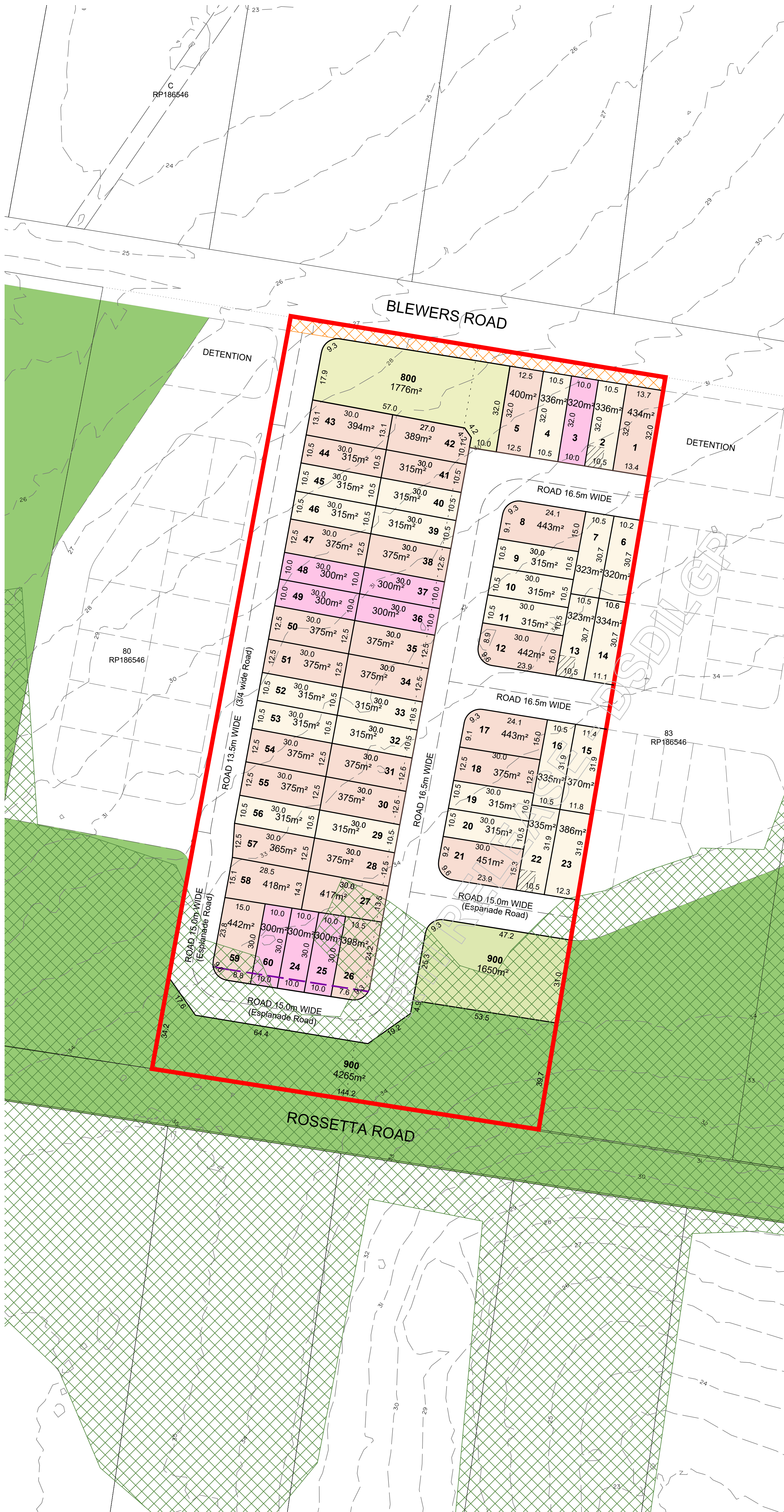
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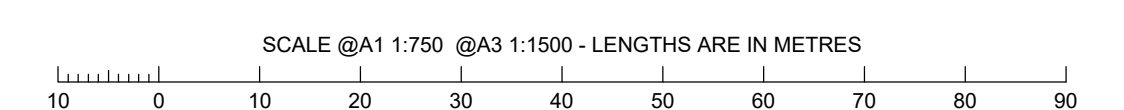
## LEGEND

-  Site Boundary
-  Major Contour (1.0m interval)
-  State Koala Habitat Mapping
-  19.0 BAL
-  Proposed Temporary Turnaround Easement



DEVELOPMENT STATISTICS			
RESIDENTIAL ALLOTMENTS	No. Lots	%	Nett Area
TYPE B (>7.5m-10m)	8	13.3%	0.242 ha
TYPE C (>10m-12.5m)	25	41.7%	0.813 ha
TYPE D (>12.5m-18m)	27	45.0%	1.057 ha
<b>Total Residential Allotments</b>	<b>60</b>	<b>100.0%</b>	<b>2.111 ha</b>
Average Lot Size (m <sup>2</sup> )	352 m <sup>2</sup>		
Density (dw/ha)	18.0		
Land Budget			
Area of Subject Site / Stage	Area (Ha)	%	
Nett Residential Area (no roads)	2.111 ha	52.8%	
Detention / Drainage	0.178 ha	4.4%	
Local Park	0.165 ha	4.1%	
Environmental Open Space	0.427 ha	10.7%	
Road Dedication	0.070 ha	1.7%	
Road Areas	1.050 ha	26.2%	
<b>Total</b>	<b>4.000 ha</b>	<b>100.0%</b>	

RP DESCRIPTION: Lots 81 & 82 on RP186546





**From:** [Lauren Flohr](#)  
**To:** [Danika Cowie](#)  
**Subject:** RE: Blewers Road, Morayfield - Proposed removal of KHA for development  
**Date:** Thursday, 24 November 2022 9:04:05 AM  
**Attachments:** [image005.png](#)  
[image006.png](#)  
[image008.png](#)  
[image009.png](#)  
[image010.png](#)  
[image011.png](#)

Hi Danika,

Thanks for forwarding through the additional information.

The amended site plan represents an improvement over the previous plan provided by the applicant, through the retention of an additional 9 NIKHTs and an increase in the width of the retained corridor area.

However, the draft amended plan provided by DES and the draft amended plan provided by SARA both still appear to represent a better outcome for koalas than that proposed by the applicant, and it is our position that the plan provided by DES should be conditioned into any development approval given for the site (noting that DES only amended the covenant area, so the plan would require further amendments to revise the location of roads and new lots to fit around the covenant area). The plan amended by DES would result in the removal of only 5 NIKHTs within the mapped KHA.

Regarding the condition proposed by the applicant to prevent vegetation clearing in the local park – we can include a condition requiring the primary purpose of the local park area to be for environmental conservation (and we have a draft condition that is worded to reflect this which has been applied to other approvals in the past), but this won't necessarily prevent future exempt clearing from occurring, as we can't apply a condition that extinguishes Council's exempted development rights. The intent of this condition is more to ensure that the local park area is required to be dedicated to Council as a condition of approval, to ensure that it is not subject to future development applications if the applicant were to change their mind about the intended use of that area. However, it is encouraging that Council have confirmed it is their intention to retain the existing vegetation within the proposed local park (not all local governments do this unfortunately).

Happy to have a chat with you about this one if you have any questions or concerns, or if you'd like to discuss further.

Kind regards,

**Lauren Flohr** (she/her)  
Conservation Officer – Koala Assessment and Compliance  
**Wildlife and Threatened Species Operations | QPWS**  
Department of Environment and Science  
E [lauren.flohr@des.qld.gov.au](mailto:lauren.flohr@des.qld.gov.au)  
P (07) 4596 1025



**From:** Danika Cowie <[Danika.Cowie@dasilgp.qld.gov.au](mailto:Danika.Cowie@dasilgp.qld.gov.au)>  
**Sent:** Tuesday, 22 November 2022 12:54 PM  
**To:** Lauren Flohr  
**Subject:** FW: Blewers Road, Morayfield - Proposed removal of KHA for development

Good afternoon Lauren,

Please find below and attached to this email the applicants additional information relating to the revised plan and the proposed revised impacts to the KHA. Can you please also note, the proposed condition that they are suggesting to ensure clearing of NIKHTs does not occur on the local park and let me know your thoughts. If you could please revise your latest comments based on this additional information. Once I have received your revised comments I shall go back to the applicant to advise how we will be proceeding.

Kind regards,

**Danika Cowie**  
Principal Planning Officer  
**Planning and Development Services**  
**SEQ North**  
Department of State Development, Infrastructure,  
Local Government and Planning  
Microsoft teams – **meet now**  
P 07 5352 9776  
PO Box 1129, Maroochydore QLD 4558  
Work days – Monday, Tuesday, Wednesday and  
Thursday  
[statedevelopment.qld.gov.au](mailto:statedevelopment.qld.gov.au)



*I acknowledge the traditional custodians of the lands and waters of Queensland.  
I offer my respect to elders past, present and emerging as we work towards a just,  
equitable and reconciled Australia.*

**From:** Liam Wiley <[liamwiley@saundershavill.com](mailto:liamwiley@saundershavill.com)>  
**Sent:** Tuesday, 22 November 2022 10:17 AM  
**To:** Danika Cowie <[Danika.Cowie@dasilgp.qld.gov.au](mailto:Danika.Cowie@dasilgp.qld.gov.au)>  
**Cc:** Paul Gleeson <[Paul.Gleeson@dasilgp.qld.gov.au](mailto:Paul.Gleeson@dasilgp.qld.gov.au)>; Michael Forwood <[michaelforwood@saundershavill.com](mailto:michaelforwood@saundershavill.com)>; Joel Loiaconi <[j.loiaconi@orchardpg.com](mailto:j.loiaconi@orchardpg.com)>; Brent Hailey <[b.hailey@orchardpg.com](mailto:b.hailey@orchardpg.com)>  
**Subject:** RE: Blewers Road, Morayfield - Proposed removal of KHA for development

Hi Danika

As discussed at last week's meeting, we have revised the proposed subdivision plan to include the location of existing vegetation (see attached).

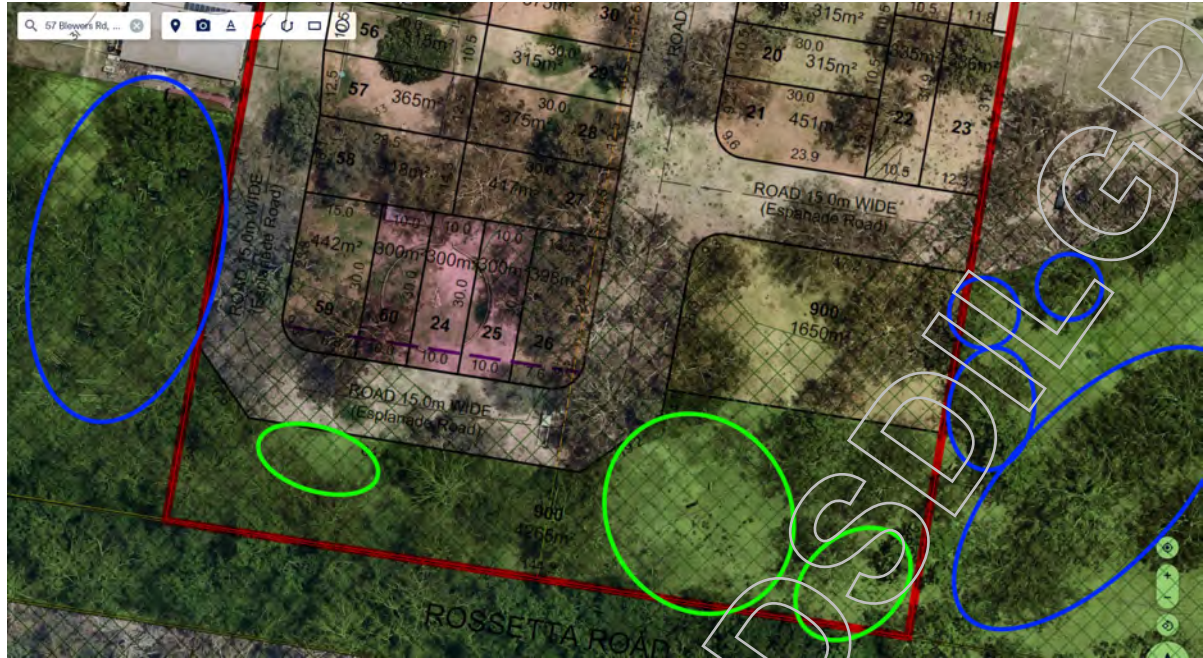
The revised layout will allow for the retention of an additional 9 NIKHTs within the expanded environmental corridor and park (Tree 4,5,7,8,9,10,11,12 & 13) – Tree 194 may also be able to be retained (subject to arborist assessment). In relation to the existing trees located within the proposed park, we have discussed with Council and they have confirmed that it is their intention to retain existing native vegetation within the proposed Local Park – see attached email. We would be happy for this to be conditioned accordingly.

The revised road layout/structure planning layout will also allow for the retention of a substantial number of additional trees on the adjoining land to the East and West – see areas in blue on the aerial photo below. It is also important to note that there are currently a number of large open, cleared areas within the proposed environmental lot (areas in green on the aerial photo below) and the proposed development will allow these areas to be replanted/rehabilitated.



We would appreciate if SARA and DES could review the attached plan in light of the above.

Let me know if you require any additional information.



Regards

**Liam Wiley** Senior Town Planner **Saunders Havill Group**  
direct line (07) 3251 9456 mobile 0421 979 349 email [liamwiley@saundershavill.com](mailto:liamwiley@saundershavill.com)  
phone 1300 123 SHG web [www.saundershavill.com](http://www.saundershavill.com) head office 9 Thompson St Bowen Hills Q 4006

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-----Original Appointment-----

**From:** Liam Wiley **On Behalf Of** Paul Gleeson  
**Sent:** Wednesday, 16 November 2022 12:16 PM  
**To:** Joel Loiaconi; Brent Hailey; Michael Forwood  
**Subject:** FW: Blewers Road, Morayfield - Proposed removal of KHA for development  
**When:** Wednesday, 16 November 2022 2:00 PM-3:00 PM (UTC+10:00) Brisbane.  
**Where:** Microsoft Teams Meeting

-----Original Appointment-----

**From:** Paul Gleeson <[Paul.Gleeson@dcdilgp.qld.gov.au](mailto:Paul.Gleeson@dcdilgp.qld.gov.au)>  
**Sent:** Monday, 14 November 2022 9:59 AM  
**To:** Paul Gleeson; Liam Wiley; [lauren.flohr@des.qld.gov.au](mailto:lauren.flohr@des.qld.gov.au)  
**Cc:** [Danielle.Napier@des.qld.gov.au](mailto:Danielle.Napier@des.qld.gov.au); [samuel.mylne@des.qld.gov.au](mailto:samuel.mylne@des.qld.gov.au)  
**Subject:** Blewers Road, Morayfield - Proposed removal of KHA for development  
**When:** Wednesday, 16 November 2022 2:00 PM-3:00 PM (UTC+10:00) Brisbane.  
**Where:** Microsoft Teams Meeting

Hi Liam, As we discussed and agreed last week, SARA would set up a meeting for the technical experts to discuss their respective positions to see if there was any alternative outcome/compromise position to the advice provided by SARA at our meeting last week. Please invite the appropriate specialist from your end.

Regards  
Paul

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Video Conference ID: 139 194 872 8  
[Alternate VTC instructions](#)

Or call in (audio only)  
[+61 7 3185 1801 356188546#](tel:+61731851801356188546#) Australia, Brisbane  
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The information in this email together with any attachments is intended only for the person or entity to which it is addressed and may contain confidential and/or privileged material. There is

**From:** [Lauren Flohr](#)  
**To:** [Danika Cowie](#)  
**Subject:** 2202-27487 SRA - TAR with conditions  
**Date:** Tuesday, 29 November 2022 8:18:04 AM  
**Attachments:** [image001.png](#)  
[image002.png](#)

---

Good morning Danika,

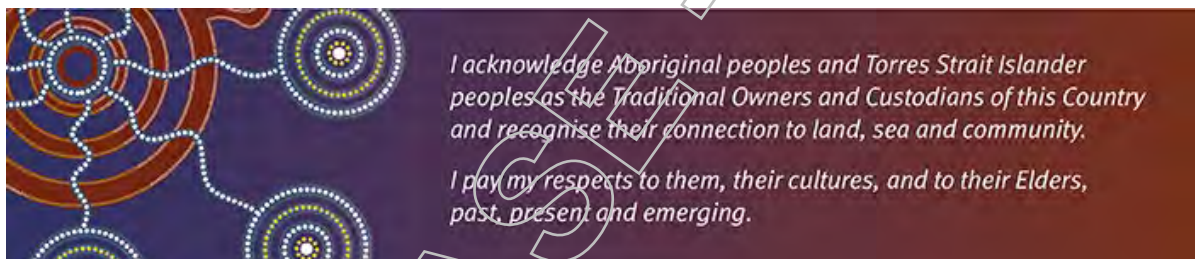
I just wanted to send you a quick email to let you know I have uploaded DES' technical advice report with conditions and a rough amended plan for DSDLIGP's consideration to MyDas.

There are some sections of the conditions that I have left highlighted, as the names and dates of the conditioned plan will likely need amending once SARA have finalised the amended plan to reflect amended road alignment, etc.

Please don't hesitate to get in touch if there's anything in the conditions package that you'd like to discuss.

Kind regards,

**Lauren Flohr** (she/her)  
Conservation Officer – Koala Assessment and Compliance  
**Wildlife and Threatened Species Operations | QPWS**  
Department of Environment and Science  
-----  
E [lauren.flohr@des.qld.gov.au](mailto:lauren.flohr@des.qld.gov.au)  
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## SARA technical agency assessment response Technical agency (TA)— Department of Environment and Science

SARA reference: 2202-27487 SRA  
 SARA role: referral agency  
 SARA regional office: South East Queensland (North) regional office  
 SARA email: SEQNorthSARA@dSDLGP.qld.gov.au  
 [NB: all responses are to be returned to this email address]  
 TA reference: 075/0001099  
 TA contact name: Lauren Flohr  
 TA contact details: [Koala.assessment@des.qld.gov.au](mailto:Koala.assessment@des.qld.gov.au)  
 TA approver: Samuel Dawes

### 1.0 Application details

Street address: 57 Blewers Road, Morayfield; 49 Blewers Road, Morayfield  
 Real property description: 81RP186546; 82RP186546  
 Local government area: Moreton Bay Regional Council  
 Applicant name: Orchard (Blewers) Developments Pty Ltd  
 Applicant contact details: 9 Thompson Street  
 Bowen Hills QLD 4006  
 liamwiley@saundershavill.com

### 2.0 Aspects of development and type of approval being sought

Nature of development	Approval type	Category of assessment
Reconfiguring a lot	Development permit	Code assessment
<b>Description of proposal:</b> Reconfiguring a Lot - Development Permit for Subdivision (2 into 60 lots plus new road, drainage reserve and open space)		

### 3.0 Matters of interest to the state

The development application has the following matters of interest to the state under the provisions of the Planning Regulation 2017:

Trigger	Description	Technical agency	Fast track?
10.10.3.3.1.1	Development application for assessable development under section 16B, unless the chief executive is the prescribed assessment manager for the application	DES	N



## 4.0 Assessment

### 4.1 Considerations and assessment

- Please note that the technical advice provided to SARA is based on the information provided by the proponent and/or the consultant, and no evaluation has been provided on the qualifications or otherwise of the organisation who prepared the reports and submissions.
- DES has taken into consideration the potential impact the development will have on koala habitat areas, koala habitat values, connectivity within and between highly connected koala habitat areas, safe koala movement, koala safety during construction and matters of state environmental significance.
- The application has been assessed against the:
  - o State Development Assessment Provisions - State Code 25: Development in South East Queensland koala habitat areas (v.2.6);
  - o Koala-sensitive Design Guideline – A guide to koala-sensitive design measures for planning and development activities;
  - o Department of State Development, Infrastructure and Planning Significant Residual Impact Guideline; and
  - o Queensland Environmental Offsets Framework.
- The following Queensland Government databases have been used to provide the technical advice:
  - o Queensland Globe;
  - o Development Assessment Mapping System;
  - o SPP Interactive Mapping System;
  - o WildNet;
  - o Biomaps;
  - o Environmental Reports Online;
  - o Map of Referable Wetlands;
  - o WetlandInfo;
  - o Protected Plants Flora Survey Trigger Map;
  - o Vegetation Management Report;
  - o Regulated Vegetation Management Map;
  - o Regional Ecosystem Description Database (REDD); and
  - o Regional Ecosystem Description.

#### 4.1 Site details

- The site the subject of this development application is located at 49 and 57 Blewers Road, Morayfield (Moreton Bay Regional Council LGA) formally described as Lot 81 on RP186546 and Lot 82 on RP186546 (Figure 1).
- Lot 81 RP186546 is 2 ha in size and mapped as freehold tenure. Lot 82 RP186546 is 2 ha in size and mapped as freehold tenure (Figure 2). There are no easements limiting either Lot.
- There are no development permits currently in effect for the Lot.
- Each Lot contains a dwelling and associated infrastructure (driveway, sheds, rainwater tanks, etc.). Lot 81 RP186546 also contains cleared, fenced areas that appear to be used for domestic animals (e.g., horses). From the application material, it appears all existing infrastructure will be demolished for the proposed development.
- The site is comprised of vegetation mapped as category B (remnant) endangered regional ecosystem 12.5.2 *Eucalyptus racemosa* subsp. *racemosa* woodland on remnant tertiary surfaces (0.16 ha / 4% of the site); and category X (exempt clearing work) vegetation (3.84 ha / 96% of the site) (Figure 3).
- There are 70 WildNet records of koalas within 1km of the site (Figure 4).



Figure 1. Subject site (Queensland Globe).

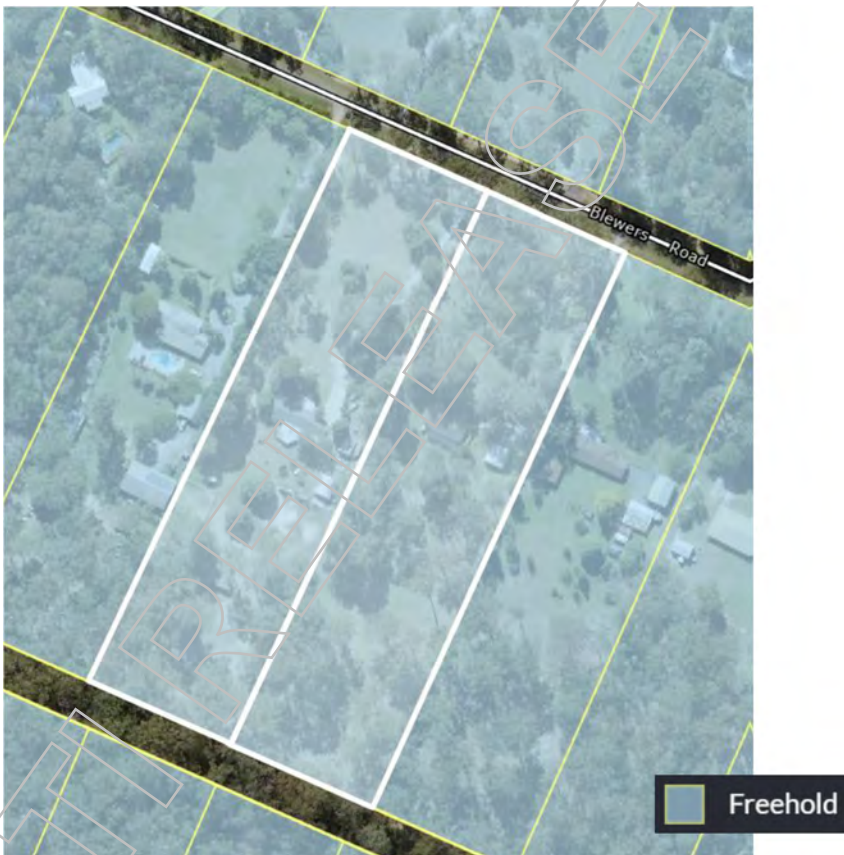


Figure 2. Site tenure (Queensland Globe).



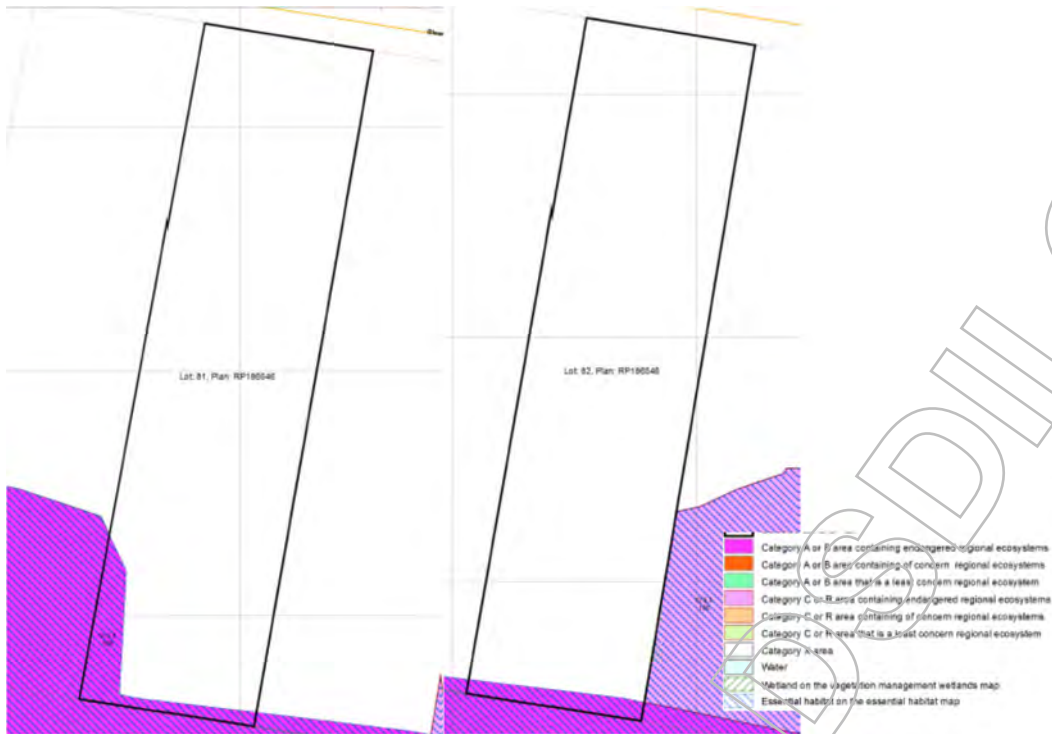


Figure 3. Regional ecosystem mapping for the site (VMPR).



Figure 4. WildNet koala records within 1km of the site (taxon ID 860).



## 4.2 Description of proposed development

- The applicant is seeking reconfiguration of lots (ROL - 2 into 60 Lots, new road and drainage reserve) (Figure 5).
- The proposed new lots range in size between 300m<sup>2</sup> and 636m<sup>2</sup>. From the application material, it appears the proposed development will result in removal of ~0.54 ha of mapped KHA (64% of the KHA on site) and retain ~0.3 ha of mapped KHA (36% of the KHA on site). From the application material, it appears the proposal will retain up to 12 individual NJKHTs within the retained area.
- DES has not provided pre-lodgement advice for the proposed development.
- An Ecological Assessment Report was provided with the applicant's response to SARA's Information Request. The Ecological Report included the following information:
  - 37 NJKHTs are proposed to be removed from, and up to 12 NJKHTs are proposed to be retained within, the mapped koala habitat area. The 12 NJKHTs proposed to be retained are identified as 'to be confirmed' (i.e., whether they are to be retained is dependent on future detailed design).
  - 34 trees were identified as meeting the requirements to be considered a 'habitat tree' under the Moreton Bay Regional Council planning scheme (i.e., a DBH >80cm). 14 of the 34 habitat trees contained at least one hollow, and an additional 11 trees were observed to contain at least one hollow, although they had a smaller DBH. It appears two habitat trees are proposed to be retained.
  - A 21.5m wide corridor is proposed to be retained and dedicated to Council as environmental open space. (DES notes Council's Information Request required that the width of the corridor be increased to 40m; however, this has not occurred. An increase to 40m width would also allow for the retention of most of the mapped KHA on site and would maintain existing east-west connectivity of KHA).
  - No koalas or koala scat was recorded during on-site surveys.
  - Field surveys identified the southern extent of the site to have the highest ecological value and connectivity.
  - Key risks to ecological values likely to persist post-construction include weed incursion, increased vehicular traffic, noise, light and increased human presence.
  - Speed limits on internal roads will be 50km/h and signage will be installed to promote driver awareness of koalas.



Figure 5. Proposed reconfiguration of the site (application material).

#### 4.3 Koala assessment

- The site is located within koala district A.
- The site is located outside a koala priority area.
- The site contains 0.84 ha (21% of the site) of core koala habitat area (Figure 6).
- The remainder of the site is koala habitat restoration area.
- The site is not located within a koala broad-hectare area.

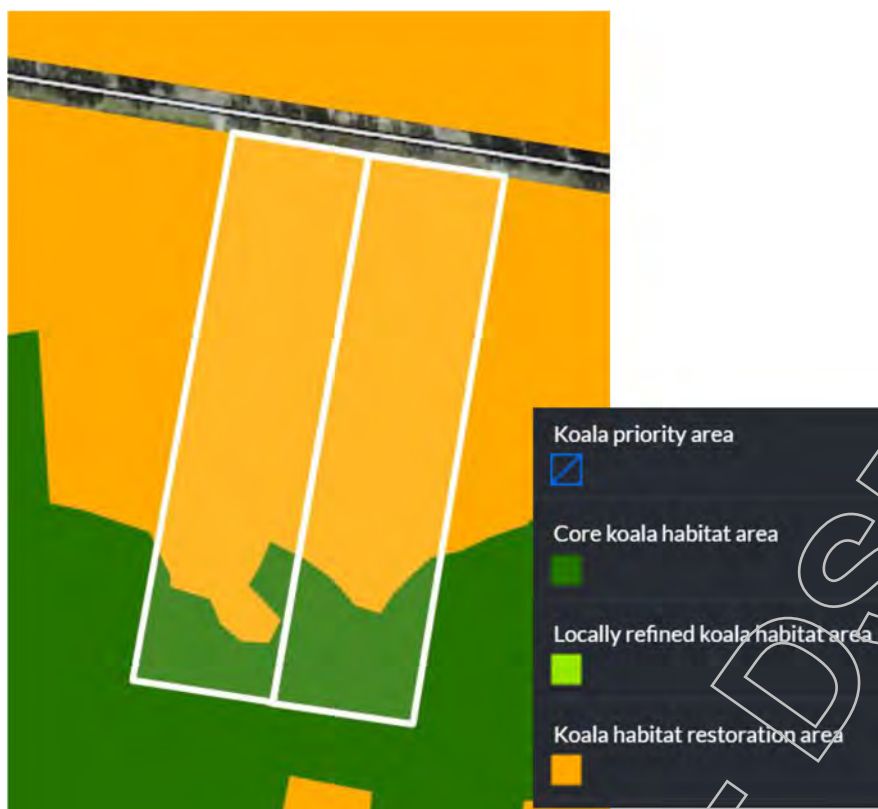


Figure 6. Koala habitat area mapping for the site (Queensland Globe).

#### 4.4 Matters of State Environmental Significance (MSES) assessment

##### Desktop assessment

A desktop analysis of the site has identified the following MSES on or within proximity to the site:

- 0.84 ha, (21% of the site) core koala habitat area (Figure 6);
- 0.16 ha (4% of the site) habitat for special least concern wildlife (Figure 7);
- 0.84 ha (21% of the site) regulated Vegetation - essential habitat (Figure 8):
  - Koala – *Phascolarctos cinereus* (E);
- 0.16 ha (4% of the site) regulated vegetation – endangered/of concern in category B (Figure 8);
- 0.69 ha (17.3% of the site) regulated vegetation – endangered/of concern in category C (Figure 8);
- the following WildNet records for endangered, vulnerable and special least concern wildlife have been identified within 1 km of the site:
  - koala – *Phascolarctos cinereus* (E);
  - powerful owl – *Ninox strenua* (V);
- the habitat for the following endangered, vulnerable and special least concern species based on DES's potential habitat models:



## Threatened Species animals

Class	Scientific name	Common name	NCA Status	EPBC Status
amphibians	<i>Adelotus brevis</i>	tusked frog	V	None
birds	<i>Erythroriichis radiatus</i>	red goshawk	E	V
birds	<i>Anthochaera phrygia</i>	regent honeyeater	E	CE
birds	<i>Ninox strenua</i>	powerful owl	V	None
birds	<i>Lathamia discolor</i>	swift parrot	E	CE
birds	<i>Botaurus poiciloptilus</i>	Australasian bittern	C	E
birds	<i>Calyptorhynchus lathamii</i>	glossy black-cockatoo	V	None
birds	<i>Rostratula australis</i>	Australian painted snipe	V	E
insects	<i>Argyreus hyperbius inconstans</i>	Australian fritillary	E	CE
mammals	<i>Pteropus poliocephalus</i>	grey-headed flying-fox	C	V
mammals	<i>Phascolarctos cinereus</i>	koala	V	V
mammals	<i>Dasyurus maculatus maculatus</i>	spotted-tailed quoll (southern subspecies)	V	E

## Threatened Species plants

Class	Scientific name	Common name	NCA Status	EPBC Status
cycads	<i>Macrozamia pauli-guilelmi</i>	None	E	E
higher dicots	<i>Leptospermum oreophilum</i>	None	V	None
higher dicots	<i>Samadera bidwillii</i>	None	V	V
higher dicots	<i>Marsdenia coronata</i>	slender milkvine	V	None
monocots	<i>Phaius australis</i>	None	E	E



Figure 7. Habitat for threatened wildlife mapping (MSES Report).



**Figure 8. MSES Regulated vegetation mapping for the site (MSES report).**

- Under Schedule 10, Part 10, Division 3, Subdivision 1, Section 16B of the Planning Regulation 2017, development that involves interfering with koala habitat in an area that is a koala habitat area but not a koala priority area is assessable development unless the development is:
  - (a) exempted development as defined in Schedule 24 of the Planning Regulation 2017;
  - (b) assessable development under Schedule 10, Part 10, Division 4, Section 16C of the Planning Regulation 2017 (i.e., development that involves interfering with koala habitat, for extractive industry, in an area that is both a koala habitat area and key resource area);
  - (c) in an identified koala broad-hectare area and is:
    - (i) accepted development, or assessable development, under a local categorising instrument, other than development that is for an extractive industry and is not assessable development under Schedule 10, Part 10, Division 4, Section 16C of the Planning Regulation 2017; or
    - (ii) reconfiguring a lot that is assessable development under part 14, division 1, section 21 of the Planning Regulation 2017; or
  - (d) is carried out under a development permit given for an application that was properly made before 7 February 2020; or
  - (e) is consistent with a development approval:
    - (i) in effect for the premises on which the development is carried out; and
    - (ii) given for an application that was properly made before 7 February 2020.
- The proposed development is assessable development under Schedule 10, Part 10, Division 3, Section 16B of the Planning Regulation 2017 because:
  - the subject site is outside of a koala priority area;
  - the subject site is mapped as containing core koala habitat area;
  - the proposed development involves interfering with koala habitat;
  - the proposed development does not constitute exempted development;
  - the subject site is not in an identified koala broad-hectare area;

- the subject site is not in a key resource area nor is the proposed development for extractive industries; and
- the proposed development is not related to / consistent with an existing approval issued prior to 7 February 2020.
- The development application must therefore be assessed against the State Development Assessment Provisions (SDAP) – State Code 25 – Development in SEQ koala habitat areas.
- The applicant has provided an assessment against State Code 25.

#### **4.5 State code 25 assessment**

##### **4.5.1 Retaining koala habitat areas**

**AO1** No AOs provided for this part of the State Code.

**PO1** Development interfering with koala habitat (including interfering with koala habitat as a result of material change of use and interfering with koala habitat as a result of reconfiguring a lot) does not occur unless the application demonstrates the interfering with koala habitat has:

1. been reasonably avoided; or
2. been reasonably minimised where it cannot be reasonably avoided; and
3. mitigated the impacts of the interfering with koala habitat values.

**Purpose Statement 1:** The development results in no net loss of koala habitat area.

##### **Applicant response to state code**

The development proposes to retain KHA on-site within the areas of higher ecological value, where the extent of remnant vegetation was confirmed. Majority of the Koala Habitat on-site is highly modified from historical land uses, where the ground layer is maintained and horse agistment area is located. The area of KHA that has been avoided is considered to have higher ecological value and can provide safe koala habitat and movement for the species.

While the development proposes to remove 37 NJKHTs within mapped KHA, the vegetation onsite is considered to be highly modified, providing minimal potential habitat for the species. The cleared understory and presence of horse agistments increase the risk to Koalas while traversing the ground to reach these scattered trees. Current hazards include vehicle-strike, domestic dogs and overall modified habitat values presenting edge effects between surrounding urban residential areas.

The impact area on-site has been minimised to include areas of highly modified vegetation. As identified within Section 3.1, vegetation on-site was observed to be highly modified resulting in scattered mature trees over the site. If development were not to occur on the subject site, it is not considered Koala would rely on the site for habitat or movement purposes. This is supported by the lack of evidence of Koala found during field survey. The scattered mature NJKHTs in the southern area of the site were identified to hold higher ecological value compared to the balance of the site. This is due to their size, being a food source to Koala, and their capacity to provide fauna refugia and support movement if rehabilitated within a larger corridor. The retention and rehabilitation of this area in the south is anticipated to assist in providing habitat to support safe koala movement in an east-west direction through its capacity to contribute to a wider movement corridor.

Overall, the development proposes to remove a total of 37 trees located within mapped KHA. Using the Queensland Government Environmental Offset Calculator, the removal of 37 trees equates to an impact area of 0.148 ha. The development has been situated with the road adjoining the retained KHA areas to reduce potential exemptions under Schedule 24 of the PR, as well as providing a receiving area for any required services. Thus, minimising the overall impact to KHA.

The proposed development will involve rehabilitation efforts to the corridor to be retained on-site along the southern portion. This will involve weed management as required and facilitation of natural regeneration of locally native species in the sub-canopy to enhance the condition and therefore functionality of the corridor.

Awareness signage will be installed along the interface to advise residents of the potential use of the area by Koala and native fauna. Further, dog off-leash areas will not be provided within the corridor located on-site.



*Through enhancing the understorey of the corridor to be retained, as stated, it is anticipated the existing edge effects (including existing accessibility by domestic animals) will be reduced. The esplanade road will also provide a buffer between the corridor and residential development, mitigating impacts to the core areas of the wider corridor.*

*In addition, to demonstrate mitigation efforts, a Koala Management Plan (KMP) and a Vegetation Clearing and Fauna Management Plan (VCFMP) can reduce potential impacts to Koalas during the vegetation clearing and construction phase of the development. The presence of a Fauna Spotter Catcher will also further minimise the risk to Koala during clearing.*

## **DES response**

### Avoidance and minimisation

The application material does not demonstrate appropriate avoidance and minimisation of impacts on KHA. The application proposes to remove 37 NJKHTs and retain a maximum of 12 NJKHTs within the mapped KHA. This represents a loss of ~75% of the NJKHTs located within the mapped KHA on site. The application states that the 12 NJKHTs proposed to be retained are 'to be confirmed' subject to detailed design.

The Information Request issued by Council notes that the environmental corridor should be of 40m width. Existing approved developments in the surrounding area have retained KHA in a manner that provides for retention of connectivity pathways for fauna. Increasing the width of the proposed corridor to 40m would satisfy Council's requirement and enable retention of the majority of the mapped KHA on site.

It is important to note there is a Temporary Local Planning Instrument applicable to the site; and the requirements of this TLPI have been considered by Council in their recommendation for a 40m-wide environmental corridor.

### What has been provided:

- Town Planning Report
- Bushfire Management Report
- State Code 25 response
- Proposed subdivision layout plan
- Ecological Assessment Report

### Issues outstanding:

- The application material has not demonstrated reasonable avoidance and minimisation of impacts on MSES. Specifically, the width of the proposed environmental corridor should be increased to enable retention of KHA, provide connectivity and safe koala movement through the site, and to meet the intent of the TLPI.
- The application material states that an environmental corridor is proposed to be retained, but has not demonstrated how the retained vegetation will be protected (e.g., covenant, V Dec., etc.).
- There are inconsistencies in the application material, resulting in an inability to accurately quantify the proposed impact. Specifically, the application identifies 56 NJKHTs within the mapped KHA and proposes to remove 37 of these. However, the tree plan shows only 12 NJKHTs proposed to be retained (which would total 49 NJKHTs within the mapped KHA, not 56); and the 12 NJKHTs proposed to be retained are listed as 'retained / TBC' subject to detailed design. Clarification is required to enable confidence that the proposed impact is being accurately quantified and assessed.
- The application material states that koala sensitive design measures (including wildlife movement solutions/fauna crossings and signage) will be incorporated; however, has not demonstrated how this will occur or included details of the specific measures to be used, or the proposed siting and design of these measures.

### Mitigation

The response to State Code 25 states: “*Impacts from interfering with koala habitat will be mitigated through the implementation of site-based management plans*”. However, no specific information on measures to mitigate impacts to koala habitat areas or NJKHTs have been provided.

The mitigation measures mentioned in the State Code 25 response (i.e., engagement of a Fauna Spotter Catcher, temporary fencing, sequential clearing, stop-works procedures and post-clearing and construction works reporting) do not relate to mitigation of impacts resulting from removal of koala habitat area or NJKHTs, but relate to PO4 which seeks to prevent the risk of injury or death of koalas as a result of construction activities.

### Issues outstanding:

- The application material has not demonstrated mitigation of impacts to koala habitat areas or koala habitat values, including impacts to NJKHTs. Specifically, the application material has not discussed options for planting of koala habitat trees, rehabilitation of the proposed environmental corridor, weed management, etc.

### **4.5.2 Koala sensitive design and connectivity**

**AO1/AO2:** *No AOs provided for this part of the State Code.*

**PO2:** *The design and siting of development avoids fragmenting koala habitat areas within the site.*

**Purpose Statement 2:** *The development does not contribute to fragmentation of koala habitat areas.*

**PO3:** *The design and siting of development does not result in impediments that restrict the movement of koalas by providing for safe koala movement between highly connected patches of retained koala habitat areas.*

**Purpose Statement 3:** *The development maintains or improves connectivity within and between koala habitat areas to ensure safe koala movement.*

### **Applicant response to state code**

*To the south of the site, retained KHA exists, which the retained vegetation on-site connects to. To the east and west of the site KHA adjoins the vegetation and will continue to provide connectivity to this vegetation.*

*The proposed development will not result in the creation of barriers between KHAs. Through careful design the impact footprint has been consolidated within the subject site and avoids fragmenting or crossing (i.e., road crossings) KHAs. The area of mapped KHA to be avoided has been consolidated within one patch that retains connectivity to the east and west, and to the south of the site. As stated within this memo, the KHA to be retained connects to a wider corridor that delivers wildlife movement opportunity to the surrounding locality. This has been strategically designed by the local Council, MBRC, to provide a consolidated and safe means of connectivity alongside necessary residential development. The subject site is not considered to be conducive to long-term Koala residence due to the modified existence, and pre-existing threats of dog presence and vehicle strike risk at the northern boundary of the site. It is not appropriate to encourage Koala usage over a site that currently based on SHG ecological surveys has no evidence of Koala usage. To minimise the potential risk of introducing Koalas to an area that is not complimentary with their safety, consolidation of KHA to be retained with a wider landscape-scale corridor is proposed. Through this consolidation, safe fauna movement and opportunity for Koala can be promoted and coordinated between landowners, developers, and local and state government. This can achieve greater ecological outcomes of which this development proposes to support. The area to be retained on-site contributes to a wider corridor to the south, and will largely function as an outer transition area to minimise potential impacts to core habitat within the corridor to be created.*

*Therefore, the development will support connectivity between KHAs and enhance safe movement opportunity into the wider landscape.*

### **DES response**

From the application material, it appears the proposed development will not result in fragmentation of the

KHA within the site, as the application proposes to remove the majority of the mapped KHA and retain an east-west corridor of 21.5m width in the southern extent of the site. However, connectivity between KHA on site and KHA on adjacent lots to the east and west is currently high and removal of up to ~65.5m width of KHA from the subject site will significantly reduce the connectivity through the site and may fragment KHA to the east and west. The ecological report has not demonstrated that the proposed corridor width is sufficient for maintaining connectivity or preventing fragmentation; and it does not appear to be consistent with the corridor width required for other development applications in the area.

Furthermore, the application material has not discussed impediments to safe koala movement that will be introduced by the proposed development (e.g., fences, roads, domestic dogs, swimming pools, cleared areas requiring koalas to spend more time on the ground), or provided mitigation measures for these impacts. The application material states: *“The proposed development is considered to reduce these threats and risks through the provision of open space, connecting habitat to the east and west, greater control of domestic dogs and vehicle speed limits, traffic control and educational signage within the internal road network”*. However, no justification has been provided for this statement and DES considers that the removal of up to 65.5m width of KHA does not provide for “connecting habitat to the east and west” as these areas are already highly connected and removal of KHA will, if anything, reduce the connectivity to east and west by reducing the width of the corridor from a maximum of ~85m to a maximum of 21.5m. Additionally, the introduction of 60 new residential lots is not considered likely to result in “greater control of domestic dogs”, because it is likely that the number of dogs residing in the area will increase significantly.

Issues outstanding:

- The application material does not demonstrate that the proposed development will not result in fragmentation of KHA or that the proposal will support connectivity.
- The application material does not demonstrate that the proposed development will not result in impediments that restrict safe koala movement. The application states koala friendly fencing currently exists south of the proposed new lots; however, has not proposed any measures providing for safe koala movement (e.g., revegetation, koala exclusion fencing around new lots / dog containment areas, koala safe pools, koala crossing measures for Rosetta Road, etc.).

**4.5.3 Koala safety from construction activities**

**AO4.1:** *A koala management plan is provided that includes:*

1. *activities that may cause injury or death of koalas from construction activities; and*
2. *acceptable measures to avoid and mitigate injury or death of koalas from construction activities.*

**AO4.2:** *Interfering with koala habitat complies with the sequential clearing and koala spotter requirements under section 10 and 11 of the Nature Conservation (Koala) Conservation Plan 2017.*

**PO4:** *The construction of the development does not increase the risk of injury or death of koalas.*

**Purpose Statement 4:** *The development is constructed and undertaken in such a way that does not increase the risk of injury to, or death of koalas.*

**Applicant response to state code**

*Koalas are known to occur within the wider locality, where recorded sightings are available on Atlas of Living Australia (ALA) in the surrounding area. No sightings of Koala have been recorded on-site (via ALA nor during field survey effort), and no evidence in the form of scats has been recorded. In considering the existing modified state of the site and surrounding land uses, the development is not anticipated to increase the risk of injury or death of Koala to the pre-existing risks.*

*To demonstrate this, a KMP has been prepared to comply with AO4.1 and AO4.2 and is provided separately.*

*The KMP has been developed by a suitably qualified person and addresses:*

1. *activities that may cause injury or death of koalas from construction activities;*
2. *acceptable measures to avoid and mitigate injury or death of koalas from construction activities; and*



3. compliance with the sequential clearing and koala spotter requirements under section 10 and 11 of the Nature Conservation (Koala) Conservation Plan 2017. More specifically, the KMP addresses mitigation measures and risk management. Within the KMP, potential impacts to Koalas are identified and outlined, with risk assessments, management frameworks and action plans to thoroughly assess and monitor the area during works. Specific actions and mitigation measures include engagement of a Fauna Spotter Catcher, development of a WPMP, a WHIMP, temporary fencing, staged clearing, stop works procedures, and post-clearing and construction works Wildlife Management Report. More specific outlines can be found in the KMP. The KMP will also include enhancements for safe koala movement including the provision of koala sensitive design treatments in accordance with the Koala Sensitive Design Guideline (DES 2020) and the Traffic Road Use Management Manual – Part 8 Wildlife Signage Guidelines (DTMR 2020), where applicable.

### **DES response**

A Koala Management Plan (prepared by Saunders Havill Group, dated 12/07/2022) was provided with the applicant's response to SARA's Information Request.

It is noted the Koala Management Plan does not contain procedures for pre-start checks of machinery or measures to be implemented to ensure koalas (and other fauna) do not become trapped in excavations / pits on site.

### Issues outstanding:

- Amendments should be made to the KMP to ensure procedures are in place to prevent fauna injury or mortality as a result of presence in machinery or becoming entangled / trapped on site.

### **4.5.4 Matters of State Environmental Significance**

**AO5:** No AOs provided for this part of the State Code.

**PO5:** Development:

1. avoids impacts on matters of state environmental significance; or
2. minimises and mitigates impacts on matters of state environmental significance after demonstrating avoidance is not reasonably possible; and
3. provides an offset if, after demonstrating all reasonable avoidance, minimisation and mitigation measures are undertaken, the development results in an acceptable significant residual impact on a matter of state environmental significance that is a prescribed environmental matter.

**Purpose Statement 5:** The development avoids impacts on matters of state environmental significance, and where avoidance is not reasonably possible, minimises and mitigates impacts and, provides an offset for significant residual impacts to matters of state environmental significance that are prescribed environmental matters.

**PO6** Development:

1. avoids impacts on category C areas of vegetation and category R areas of vegetation; or
2. minimises and mitigates impacts on category C areas of vegetation and category R areas of vegetation after demonstrating avoidance is not reasonably possible.

### **Applicant response to state code**

Matters of State Environmental Significance (MSES) relevant to the subject site is mapped entirely within the mapped Core Koala Habitat Areas. This includes MSES – Wildlife Habitat (Koala habitat areas – core) and MSES – Regulated Vegetation (essential habitat).

The subject site as detailed in response to previous POs and within this memo, has been subject to historic clearing and ongoing disturbance subsequent to rural residential uses including horse agistment and maintenance measures. Ecologically valuable areas within the subject site are highly restricted due to this.

The modified state of the site observed during field assessment would suggest it provides limited capacity as an important area to MSES.

As discussed above, the development proposes to impact areas of KHA that have been subject to high levels of modification, and proposed to retain areas of higher ecological value and provide connectivity in an east – west direction and into the greater landscape. MSES mapped on-site includes 0.84 ha of the site. The development will result in the unavoidable clearing of a portion of mapped MSES. The proposed KHA and MSES to be removed are highly modified from previous land uses and ongoing maintenance. The final development design proposes to retain circa 0.3 ha of KHA, which will provide suitable habitat and contribute to wider landscape connectivity – as described in detail within the previous PO responses. Through considering mitigation measures, the proposed development is considered to require offsets to compensate the impacts to KHA.

As illustrated in **Plan 3**, the removal of 37 NJKHTs (i.e., 0.148 ha) within a mapped KHA will occur as a result of the development. In considering the proposed mitigation measures, this impact will be offset via a financial offset settlement which is to be finalised at time the final impact is agreed and known. The financial offset will compensate for residual impacts to the 37 NJKHTs (i.e., 0.148 ha) to be removed – this is detailed in **Plan 3**.

### **DES response**

The applicant's response to SARA's Information Request included an Ecological Assessment Report, which identified that the vegetation in highest ecological condition is located within the area proposed to be retained along the southern boundary.

The application proposes to retain the majority of the area mapped as Category B endangered regional ecosystem and essential habitat; however, proposes to remove the majority (i.e., ~65%) of the mapped KHA on site (including ~75% of the NJKHTs located within the mapped KHA).

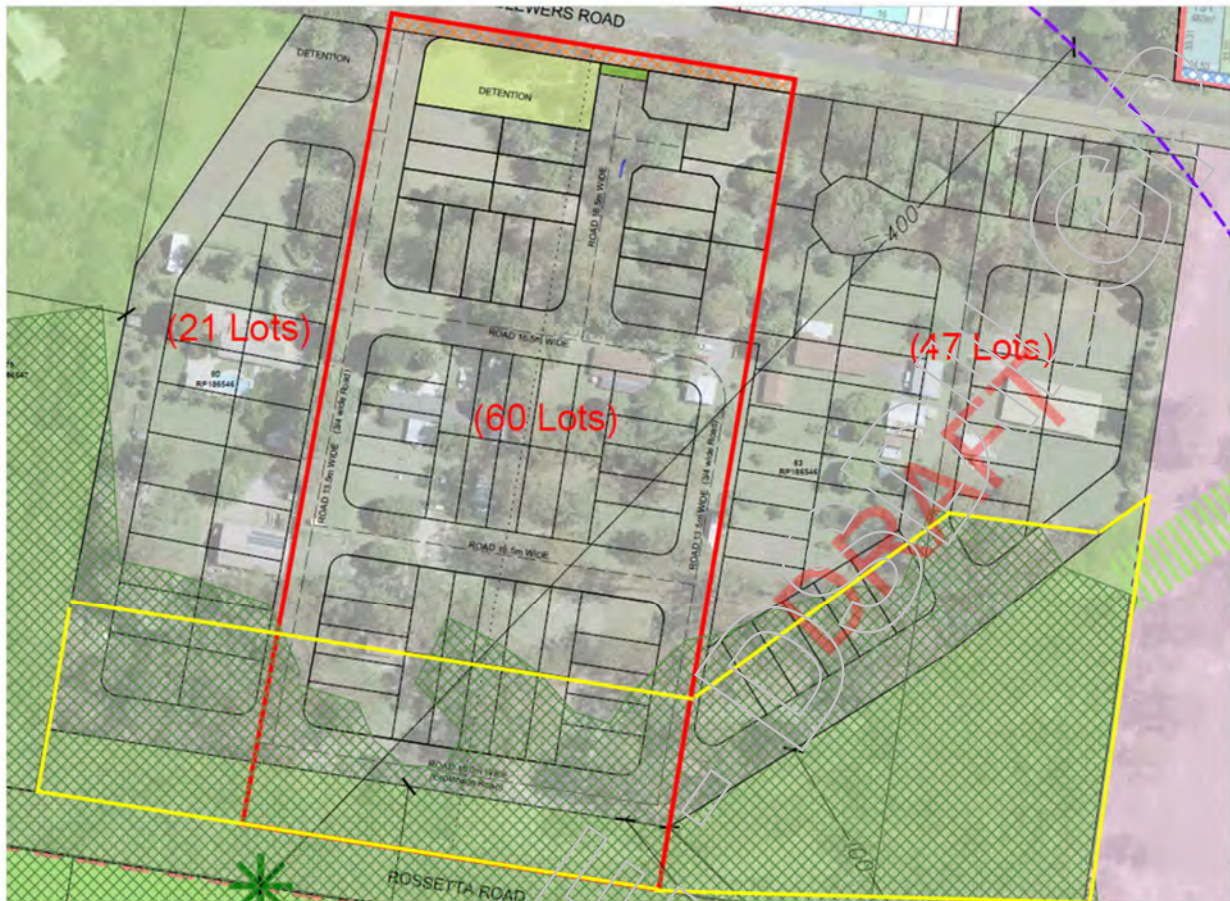
Of the 34 'habitat trees' (as defined by Moreton Bay Regional Council) identified on the site; it appears 3 constitute NJKHTs that are located within the mapped KHA. Only 2 of these 34 trees are proposed to be retained.

Furthermore, the Morayfield South TLPI identifies the mapped KHA on the site as being within an area mapped as 'environmental corridor'. Retaining a greater area of KHA serves the dual purpose of meeting PO1 and PO5 of the SDAP (i.e., avoidance and minimisation of impacts to KHA and MSES) and meeting the requirements of Moreton Bay Regional Council's TLPI for the area.

The application proposes an offset for impacts to 37 NJKHTs. However, an offset cannot be conditioned unless all reasonable avoidance, minimisation and mitigation has first been demonstrated. DES does not consider that this has occurred. Additionally, the application states that the offset "will be confirmed at the time the final design is known". It is not possible to proceed to conditioning an offset until the impact has been accurately quantified.

### Issues outstanding:

- The application material has not demonstrated adequate avoidance, minimisation and mitigation of impacts to MSES. Specifically, the application material proposes to retain a 21.5m wide environmental corridor (and up to 12 NJKHTs) along the southern boundary of the site. This is not considered adequate given the size of the site, percentage of KHA present, and intent of the Morayfield South TLPI. The corridor width should be increased to a minimum of 40m (Figure 10 provides a suggested environmental corridor layout). Furthermore, the 12 NJKHTs proposed to be retained are 'to be confirmed' subject to detailed design works. Clarification is required regarding quantification of the number of NJKHTs to be retained and removed.



**Figure 10. DES proposed retained KHA area (outlined in yellow).** \*Note that the site the subject of this application is the central 60 lot subdivision area – the applicant has advised the development has been designed to connect to the adjacent proposed development shown immediately east and west of the site, and it is for this reason that the entire area has been included in DES’ amended Figure.

**5.0 Recommendations**

**5.1 Technical agency advice for SARA as referral agency**

In its current form, the application does not meet the performance outcomes of State Code 25.

Our agency recommends the following advice be provided to the applicant in an Advice Notice:

<b>Advice Notice</b>	
<b>PO1 and PC5 of SDAP: State Code 25 – Avoidance, minimisation and mitigation of impacts.</b>	
1.	<p><u>Avoidance and minimisation</u></p> <p>The application has not adequately demonstrated avoidance and minimisation of impacts to KHA and MSES. It is recommended the applicant consider increasing the amount of retained KHA and NJKHTs on the site (for example, by increasing the width of the proposed environmental corridor to a minimum of 40m).</p> <p>The application states that an environmental corridor is proposed to be retained; however, has</p>



	<p>not demonstrated how the retained KHA will be protected (e.g., through a covenant, voluntary declaration, etc.). It is recommended the applicant clarify how the vegetation proposed to be retained will be protected from future development.</p> <p><u>Mitigation</u></p> <p>The application has not demonstrated that impacts to KHA and MSES will be mitigated. The application material states that impacts from vehicle movements, weed incursion, noise, light, dust, waste generation and increased human presence can be managed through “standard mitigation measures”; however, has not included any information to demonstrate how this will occur.</p> <p>The application material has not discussed mitigation of impacts from the loss of KHA / NJKHTs or demonstrated how this will occur (e.g., through planting of koala food trees).</p> <p>It is recommended the applicant provide a Rehabilitation Plan, Weed Management Plan, Covenant Management Plan, or similar, that demonstrates how impacts (and particularly, impacts associated with the loss of habitat) will be appropriately mitigated (e.g., through weed management activities, planting of locally native preferred koala food trees, the density of plantings, etc.).</p> <p>The application material states that koala sensitive design measures (including wildlife movement solutions/fauna crossings and signage) will be incorporated; however, has not demonstrated how this will occur, or identified the proposed siting and design of these measures. It is recommended the applicant provide plans which clearly identify the proposed location and type of all koala sensitive design measures that are proposed.</p>
2.	<p>There is uncertainty regarding the number of NJKHTs proposed to be retained within the environmental corridor. The application material states that 12 NJKHTs are proposed to be retained; however, also states that retention of these trees is ‘to be confirmed’ subject to detailed design.</p> <p>Clarification should be provided regarding the number of NJKHTs proposed to be retained and removed across the entire site, including identification of which NJKHTs are located within the mapped KHA and which are located outside the mapped KHA.</p>
<p><b>PO2 and PO3 of SDAP: State Code 25 – <i>Fragmentation and connectivity impacts.</i></b></p>	
3.	<p>The application proposes to retain a 21.5m wide environmental corridor within the mapped KHA. However, insufficient information has been provided to demonstrate the proposed corridor width is appropriate for maintaining connectivity through the site. DES notes that the proposed corridor has been sited to align with an existing environmental corridor to the south of Rosetta Road, but considers given the size of the site and area of mapped KHA, the corridor width should be increased to provide connectivity through the site for fauna north of Rosetta Road.</p>
<p><b>PO4 of SDAP: State Code 25 – <i>Koala safety from construction activities.</i></b></p>	
4.	<p>The application included a Koala Management Plan; however, the Koala Management Plan does not contain procedures for pre-start checks of machinery or measures to be implemented to ensure koalas (and other fauna) do not become trapped in excavations / pits / temporary fencing, etc. on site.</p> <p>It is recommended the Koala Management Plan is amended to ensure procedures are in place to prevent fauna injury or mortality as a result of presence in machinery or becoming entangled / trapped on site.</p>

**OR**

- (a) notes that the above recommendations are provided as a concurrence agency response before the application is made, as provided for under section 57 of the *Planning Act 2016*.

**5.1.1 For applications, or part of the application, varying the effect of a local planning instrument (variation request) [delete if not relevant]**

Our agency:

- (a) has no requirements relating to the application (*Planning Act 2016* section 56(2)(a)).

**OR**

- (b) recommends that only some of the variations be approved (*Planning Act 2016* section 56(2)(b)(i)):

- [insert details].
- (i) The reasons for this decision are:
  - [list of reasons for decision—mandatory]

**OR**

- (c) recommends different variations be approved to those sought (*Planning Act 2016* section 56(2)(b)(ii)):

- [insert details].
- (i) The reasons for this decision are:
  - [list of reasons for decision—mandatory]

**OR**

- (d) recommends that the assessment manager is directed to refuse the variations for the reasons described below (*Planning Act 2016* section 56(2)(c)):

- (i) The reasons for this decision are:
  - [list of reasons for decision—mandatory]
  - [list findings on material questions of fact—mandatory]
  - [list evidence or other material on which those findings were based—mandatory]

**5.2 Approved plans and specifications**

Our agency recommends that the following plans and specifications should be referenced in the response:

Drawing/Report title	Prepared by	Date	Reference no.	Version/Issue
<b>Aspect of development: [insert e.g. Material change of use]</b>				
[insert details] [(as amending in red)]	[insert details]	[insert details]	[insert details]	[insert details]
[insert details] [(as amending in red)]	[insert details]	[insert details]	[insert details]	[insert details]
<b>Aspect of development: [insert e.g. Reconfiguring a lot]</b>				
[insert details] [(as amending in red)]	[insert details]	[insert details]	[insert details]	[insert details]
[insert details]	[insert details]	[insert details]	[insert details]	[insert details]

[(as amending in red)]				
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[if required—please mark up any recommended amendments to plans and specifications in red and attach in the response]

## 6.0 Endorsement

<b>Officer</b>	Lauren Flohr	Conservation Officer	<a href="mailto:Lauren.flohr@des.qld.gov.au">Lauren.flohr@des.qld.gov.au</a>
<b>Reviewer</b>	Danielle Napier	Principal Conservation Officer	<a href="mailto:Danielle.napier@des.qld.gov.au">Danielle.napier@des.qld.gov.au</a>
<b>Approver</b>	Samuel Dawes	Program Coordinator	<a href="mailto:Samuel.dawes@des.qld.gov.au">Samuel.dawes@des.qld.gov.au</a>

## 7.0 Representations by the applicant

SARA received representations from the applicant on seeking an amended referral agency response under section 30 of the Development Assessment Rules regarding the following matters:

- (a) [insert details]

## 8.0 Assessment of representations

### 8.1 Considerations and assessment

[insert assessment details with sub-headings (based upon particular matter of interest being assessed) where required.]

## 9.0 Recommendations

### 9.1 Technical agency advice for SARA as referral agency

Our agency recommends that SARA: [delete recommendations that are not relevant]

- Agree with all of the representations about the referral agency response (concurrence) and give an amended referral agency response (concurrence) to amend the following matters:

- [insert details]

The reasons for this decision are:

- [insert list of reasons - mandatory]

**OR**

- Agree with some of the representations about the referral agency response (concurrence) and give an amended referral agency response (concurrence) to amend the following matters:

- [insert details]

The reasons for this decision are:

- [insert list of reasons - mandatory]

**OR**

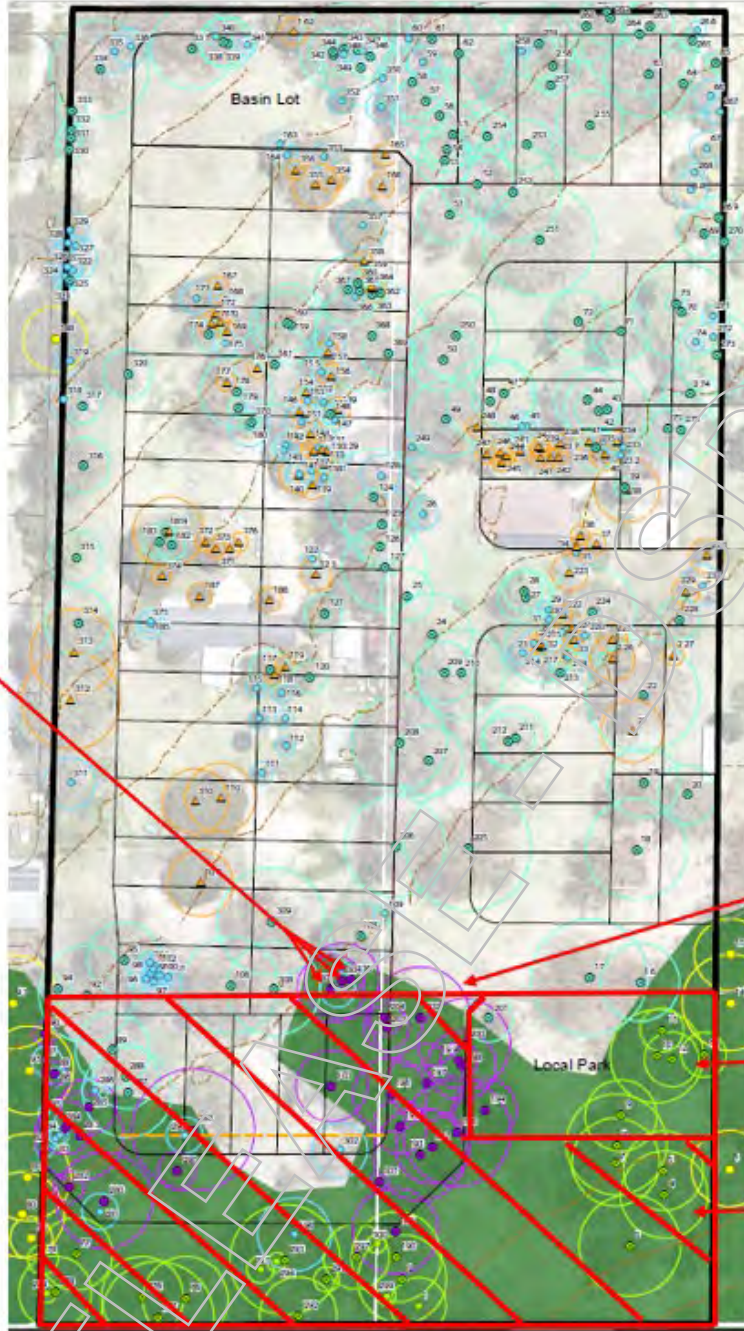


- Does not agree with any of the representations and provide written notice to the applicant. The reasons for this decision are:
  - [insert list of reasons - mandatory]
    - A. Findings on material questions of fact:
      - [list findings—mandatory]
    - B. Evidence or other material on which the findings were based:
      - [list evidence—mandatory]

**10.0 Re-endorsement**

<b>Officer</b>	[insert name]	[insert position]	[insert phone number]
<b>Approver</b>	[insert name]	[insert position]	[insert phone number]

RTI RELEASE - DSDILGP



NJKHT to Remove

One way Koala exclusion fencing

Local Park

Environmental Open Space

RTI REQUEST

## State Assessment Referral Agency (SARA) Assessment Report — referral agency

### 1.0 Application summary

<b>SARA reference number</b>	2202-27487 SRA
<b>Applicant name</b>	Orchard (Blewers) Developments Pty Ltd
<b>Site address</b>	49 & 57 Blewers Road, Morayfield (refer to <b>Figure 1</b> )
<b>Type of application</b>	Reconfiguring a lot from 2 lots into 60 lots plus new road, drainage reserve and open space
<b>Description of proposal</b>	<p>The proposal seeks to subdivide the 2 existing lots into 60 lots and constructing new road, drainage reserve and open space.</p> <p>The proposed subdivision seeks to interfere with the mapped koala habitat area (KHA) on the 2 lots as well as remove a large number of non-juvenile koala habitat trees located outside of the mapped KHA.</p> <p>Refer to <b>section 5.0 – Proposal details</b> of this report and <b>Figure 2</b> and <b>Figure 3</b> for further details.</p>
<b>Referral matters under the Planning Regulation 2017 (Planning Regulation)</b>	Planning Regulation 2017: <ul style="list-style-type: none"> <li>Schedule 10, Part 10, Division 3, Subdivision 3, Table 1, Item 1 (10.10.3.3.1.1) – Koala Habitat area in SEQ region</li> </ul>
<b>State Development Assessment Provisions (SDAP)</b>	Version 3.0 <ul style="list-style-type: none"> <li>State code 25: Development in South East Queensland Koala habitat areas</li> </ul>
<b>Related applications under a separate act</b>	Not applicable. This application does not involve an application under a separate Act.
<b>Properly made date</b>	23 February 2022
<b>Response due date</b>	29 November 2022

### 2.0 Assessment summary

<b>Pre-lodgement advice</b>	N/A
<b>Technical Agency advice</b>	The development application was referred to the following Technical Agency: <ul style="list-style-type: none"> <li>Department of Environment and Science</li> </ul>
<b>Information request</b>	Issued: 15 March 2022 <a href="https://prod2.dev-assess.qld.gov.au/suite/doc/1835271">https://prod2.dev-assess.qld.gov.au/suite/doc/1835271</a> Response received: 21 July 2022 <a href="https://prod2.dev-assess.qld.gov.au/suite/doc/1987389">https://prod2.dev-assess.qld.gov.au/suite/doc/1987389</a>
<b>Advice notice</b>	Issued: 1 August 2022 <a href="https://prod2.dev-assess.qld.gov.au/suite/doc/2000880">https://prod2.dev-assess.qld.gov.au/suite/doc/2000880</a> Response received: 9 September 2022 <a href="https://prod2.dev-assess.qld.gov.au/suite/doc/2053067">https://prod2.dev-assess.qld.gov.au/suite/doc/2053067</a>
<b>Department of State Development, Infrastructure, Local Government and Planning (DSDILGP) officer recommendation</b>	Approve the development application subject to conditions



<b>Reason for recommendation</b>	Compliant with State code 25 of SDAP v3.0, subject to conditions
<b>Recommendation different to Technical Agency advice</b>	Not applicable
<b>Delegate for decision</b>	Planning Manager, SEQ North Planning and Development Services in accordance with the IOD

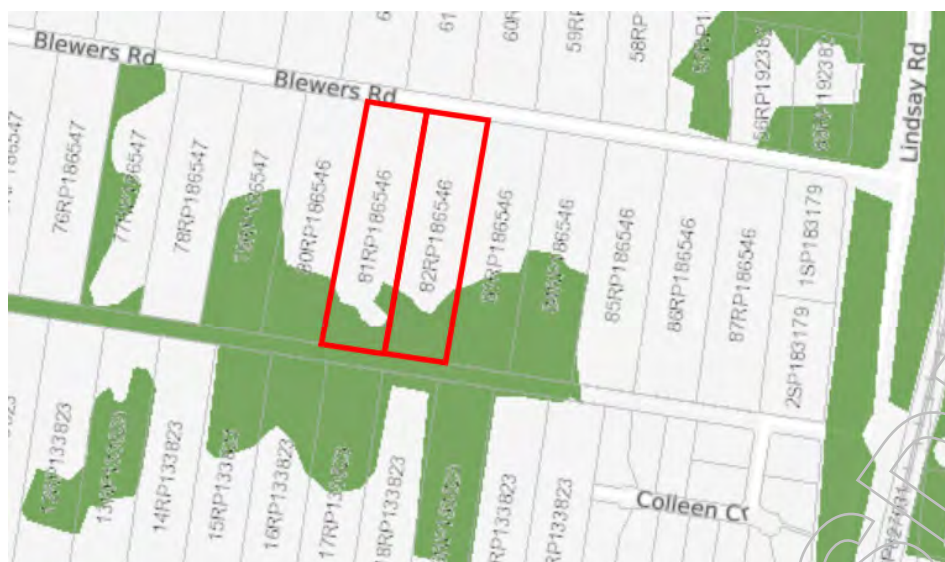
### 3.0 Site Context

<b>Real property description</b>	Lot 82 on RP186546 (49 Blewers Rd) Lot 81 on RP186546 (57 Blewers Rd)
<b>Local Government Area</b>	Moreton Bay Regional Council
<b>Site area</b>	Lot 81 – 20,000m <sup>2</sup> (2 ha) Lot 82 – 20,000m <sup>2</sup> (2 ha) <b>Total: 40,000m<sup>2</sup> (4 ha)</b>
<b>Relevant site matter(s)</b>	Core Koala Habitat Area
<b>Mapped state matter(s) not relevant to the site</b>	There were no matters not triggered for referral.
<b>Existing use</b>	A single dwelling house on each residential lot.
<b>Site history</b>	no relevant development approval history on the subject site

### 4.0 Location imagery



Figure 1: Aerial Image



**Figure 2: DAMS Image – Koala habitat area**

## 5.0 Proposal details

The applicant is seeking a development permit for a reconfiguration of lot of the 2 existing rural residential lots into 60 low density residential lots and construct new road, drainage reserve and open space area.

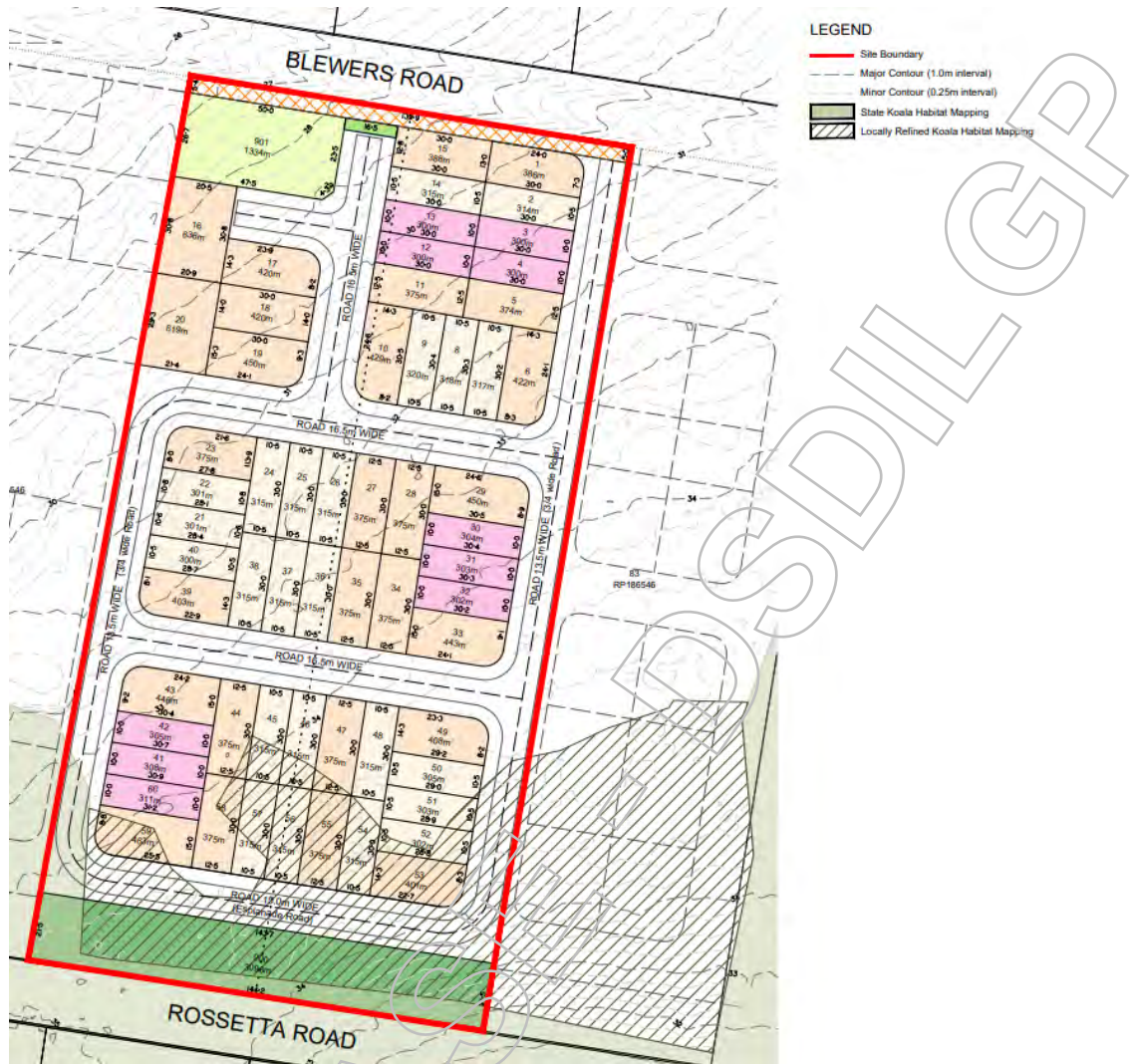
The original proposed development sought to interfere with the mapped KHA on the two existing lots and retain a 20m wide KHA corridor along the southern boundary.

Following discussions with SARA (after issuing responses to the information request and an advice notice), the applicant submitted a revised plan of development which seeks to retain some additional koala habitat area and includes a local park (a requirement of the Moreton Bay Regional Council).

There are also non-juvenile koala habitat trees (NJKHTs) scattered throughout the site outside of the mapped koala habitat area that the proposal seeks to remove entirely.

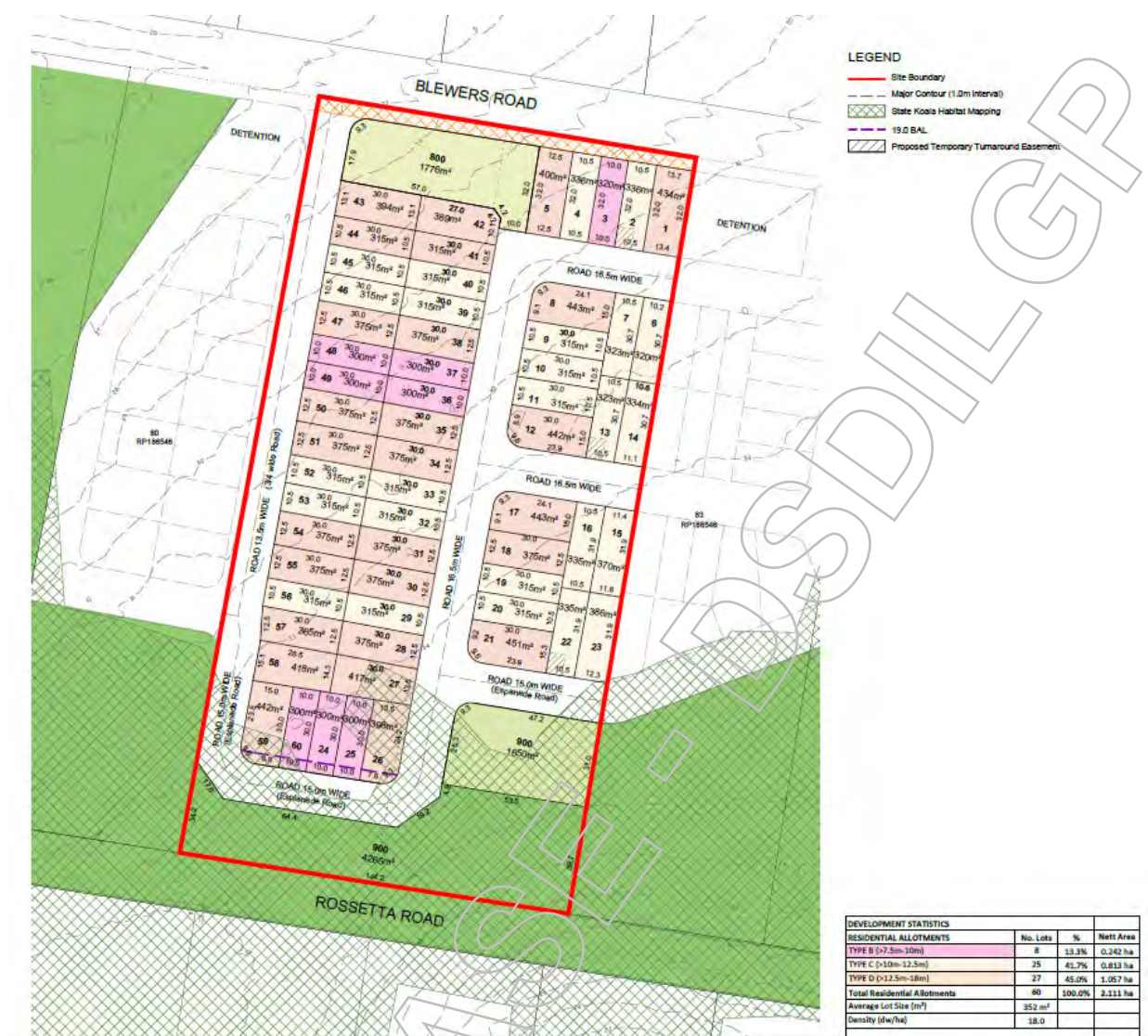
Refer to **Figure 3** for the two site plans.

### Figure 3: Site Plans



Original site plan with 20m wide corridor for environmental conservation purposes.





Revised site plan showing proposed local park and retention of additional koala habitat

## 6.0 Assessment

### 6.1 State matters not triggered for referral

There were no matters not triggered for referral.

### 6.2 Assessment against SDAP

SARA has assessed the development application against the requirements identified in Schedule 10, Part 10, Division 3, Subdivision 3, Table 1, Item 1 of the Planning Regulation 2017, being:

- State Development Assessment Provisions (SDAP), version 3.0, State code 25: Development in South East Queensland koala habitat areas (State code 25).

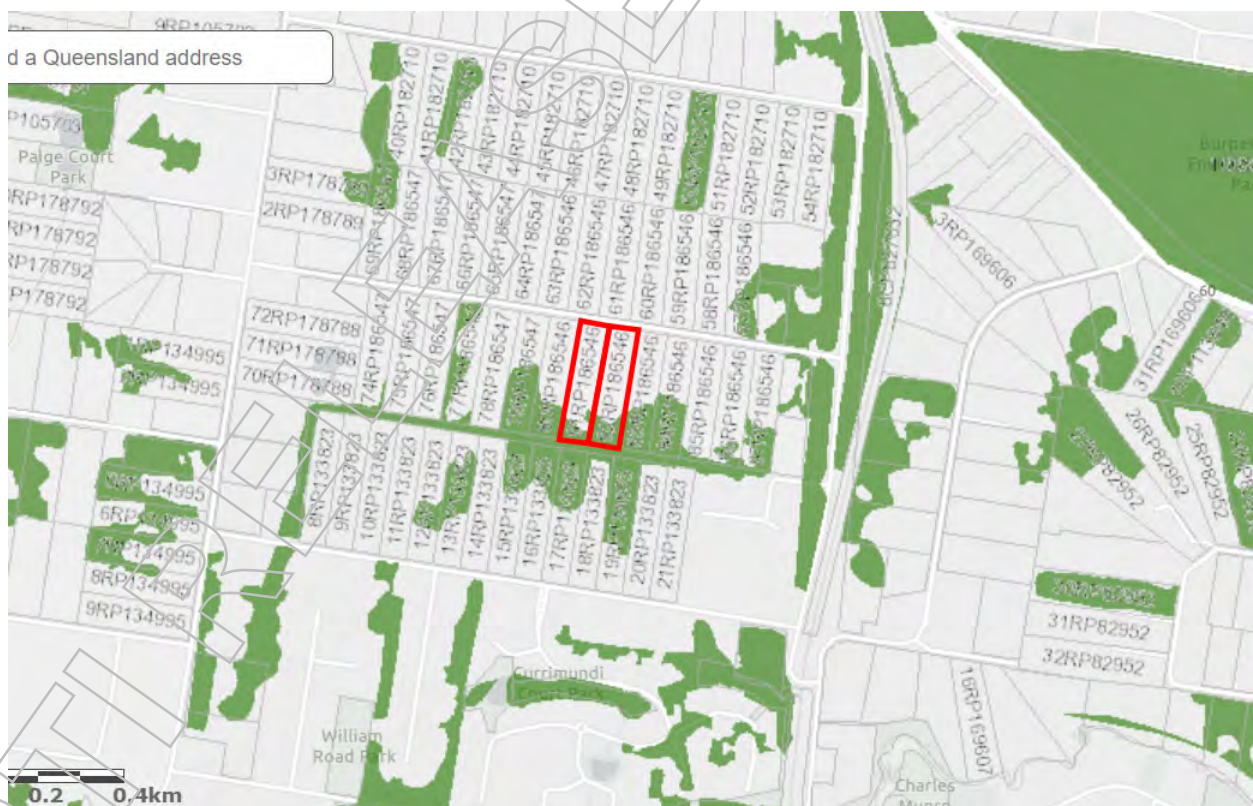
SARA has determined that the proposed development is inconsistent with State code 25 of SDAP because the proposed development does not comply with the performance outcomes (PO) relating to avoidance and minimization/mitigation. There are a number of state interest matters that are relevant to the development site and the proposed development, which are as follows:

- The site is comprised of vegetation mapped as category B (remnant) endangered regional ecosystem 12.5.2 Eucalyptus racemosa subsp. racemosa woodland on remnant tertiary surfaces (0.16 ha / 4% of the site); and category X (exempt clearing work) vegetation (3.84 ha / 96% of the site which includes a large number of NJKHTs (refer to **Figure 4**).

- The koala habitat area mapped on the development site forms part of a large habitat patch where koalas are known to occupy and rely upon as their primary habitat area, as well as corridors that link to other dominant habitat patches (refer to **Figure 5**).
- There are 70 WildNet records of koalas within 1 km of the site (refer to **Figure 6**).



**Figure 4 – Regional ecosystem mapping for the site (VMR).**



**Figure 5 – Broader koala habitat area and linkages**





Figure 6 – WildNet koala records within 1km of the site (taxon ID 860).

### 6.2.1 State code 25 assessment

Given the above state interest considerations, DSDILGP assessed the application against State code 25 and took into consideration the Department of Environment and Science (DES) advice and has come to the view that despite the non-compliance with State code 25, the application can be supported with conditions because of the following considerations advised by DES.

#### PO1 (Condition recommended)

##### Avoidance and minimisation

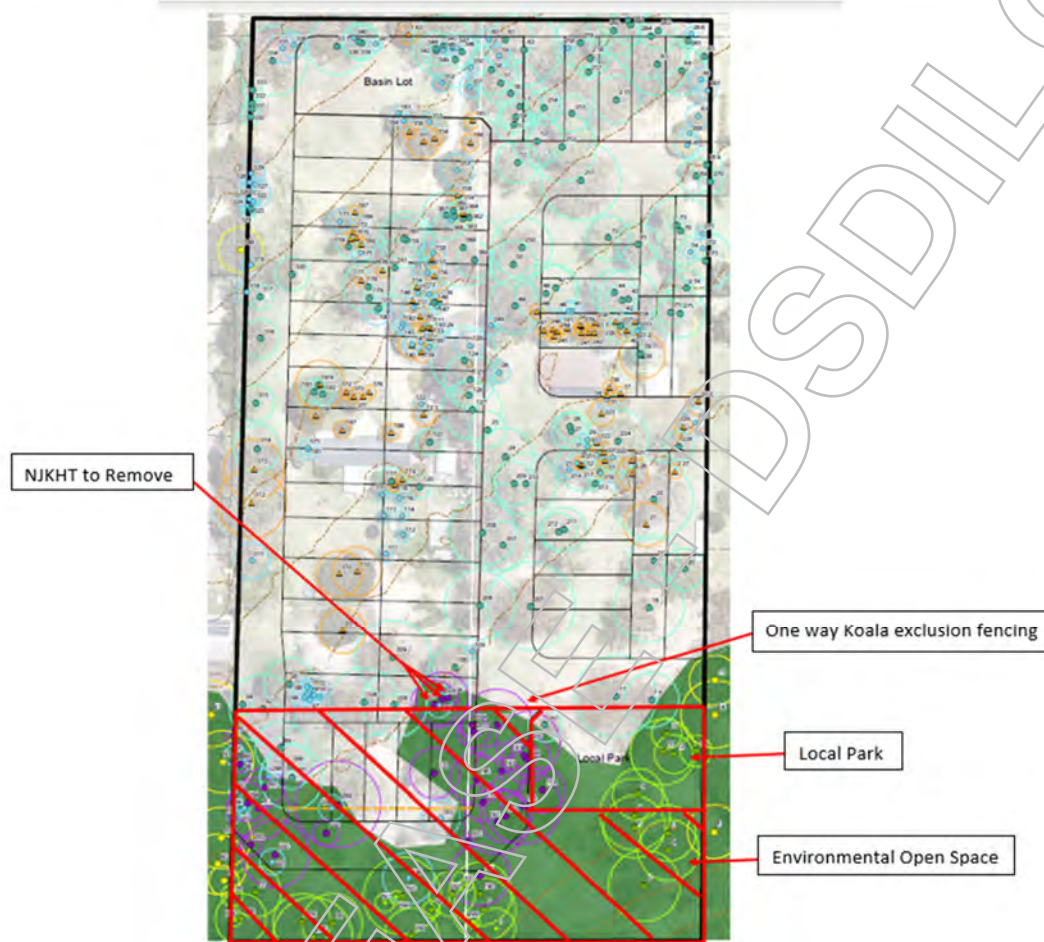
The application material does not demonstrate appropriate avoidance and minimisation of impacts on KHA. The amended application proposes to remove 28 NJKHTs and retain 21 NJKHTs within the mapped KHA. This represents a loss of ~57% of the NJKHTs located within the mapped KHA on site.

The information request issued by the council notes that the environmental corridor should be 40m wide. Existing approved developments in the surrounding area have retained KHA in a manner that provides for retention of connectivity pathways and habitat patches for fauna. Increasing the width of the proposed corridor to 40m would satisfy the council's requirement and enable retention of the majority of the mapped KHA on site, therefore meeting the 'avoid and minimise' requirements of State code 25.

It is important to note there is a Temporary Local Planning Instrument (TLPI) for Morayfield South that is applicable to the site. The requirements of this TLPI have been considered by the council in their recommendation for a 40m-wide environmental corridor, and by DES in their recommendation for increased retention of KHA. The mapped KHA on the site is identified in the TLPI not only as part of a movement corridor, but also as part of a habitat patch (~12 ha in size) that is a priority for retention.



It is recommended that condition approving an amended subdivision plan be conditioned to meet the requirements of State code 25, to achieve avoidance and minimise impact to the mapped KHA, while also considering the intent of the TLPI and structure plan for the area. Amended subdivision plan would result in impacts being reduced to 3 NJKHTs (refer to **Figure 7**).



**Figure 7 – Amended subdivision plan (amendments shown in red), based on the applicant’s most recent amended site plan**

#### Mitigation

The applicant’s response to State code 25 states: “*Impacts from interfering with koala habitat will be mitigated through the implementation of site-based management plans*”. However, no specific information on measures to mitigate impacts to koala habitat areas or NJKHTs have been provided.

The mitigation measures mentioned in the State code 25 response (i.e., engagement of a Fauna Spotter Catcher, temporary fencing, sequential clearing, stop-works procedures and post-clearing and construction works reporting) do not relate to mitigation of impacts resulting from removal of KHA or NJKHTs, but relate to PO4 which seeks to prevent the risk of injury or death of koalas as a result of construction activities. A condition for a rehabilitation plan is recommended to address the mitigation requirements of PO1.

#### **PO3 (Conditions recommended)**

From the application material, it appears the proposed development will not result in fragmentation of the KHA within the site, as the application proposes to remove the majority of the mapped KHA and retain an

east-west corridor in the southern extent of the site. However, connectivity between KHA on site and KHA on adjacent lots to the east and west is currently high and removal of up to ~60m width of KHA from the subject site will significantly reduce the area of KHA available for use by koalas and significantly reduce connectivity through the site; and may fragment KHA to the east and west. The ecological report has not demonstrated that the proposed corridor width is sufficient for maintaining connectivity or preventing fragmentation; and it does not appear to be consistent with the corridor width required for other development applications in the area.

Furthermore, the application material has not discussed impediments to safe koala movement that will be introduced by the proposed development (e.g., fences, roads, domestic dogs, swimming pools, cleared areas requiring koalas to spend more time on the ground), or provided mitigation measures for these impacts.

The application material states: *“The proposed development is considered to reduce these threats and risks through the provision of open space, connecting habitat to the east and west, greater control of domestic dogs and vehicle speed limits, traffic control and educational signage within the internal road network”*. However, no justification has been provided for this statement and SARA considers that the removal of up to 60m width of KHA does not provide for “connecting habitat to the east and west” as these areas are already highly connected and removal of KHA will, if anything, reduce the connectivity to east and west by reducing the width of the corridor. Additionally, the introduction of 60 new residential lots is not considered likely to result in “greater control of domestic dogs”, because it is likely that the number of dogs residing in the area will increase significantly. The condition relating to the amended plan recommended by DES will ensure the east-west corridor of the KHA remains intact while a condition requiring Koala exclusion fencing will minimise risk to koalas by limiting their access to the developed area.

#### **PO4 (Condition recommended)**

A Koala Management Plan (KMP), prepared by Saunders Havill Group, dated 12/07/2022, was provided with the applicant’s response to SARA’s information request.

It is noted the Koala Management Plan does not contain procedures for pre-start checks of machinery or measures to be implemented to ensure koalas (and other fauna) do not become trapped in excavations / pits on site. SARA raised this issue in an advice notice. In the applicant’s response to the advice notice, they requested that amendments to the KMP be conditioned which DES agrees to do.

#### **PO5 (Condition recommended)**

The applicant’s response to SARA’s information request included an ecological assessment report, which identified that the vegetation in highest ecological condition is located within the area proposed to be retained along the southern boundary.

Of the 34 ‘habitat trees’ (as defined by the council) identified on the site; it appears 3 constitute NJKHTs that are located within the mapped KHA. Only 2 of these 34 trees are proposed to be retained.

Furthermore, the Morayfield South TLPI identifies the mapped KHA on the site as being within an area mapped as ‘environmental corridor’. Retaining a greater area of KHA serves the dual purpose of meeting PO1 and PO5 (i.e., avoidance and minimisation of impacts to KHA and matters of State environmental significance (MSES)) and PO3 of State code 25 (i.e., providing for connectivity) and meeting the requirements of the council’s TLPI for the area.

The application proposes an offset for impacts to NJKHTs. However, an offset cannot be conditioned unless all reasonable avoidance, minimisation and mitigation has first been demonstrated. SARA does not consider that this has occurred.

The condition relating to the amended plan will ensure avoidance of the mapped KHA is achieved and maintains the environmental corridor expected in the Morayfield South TLPI. An offset condition is recommended for the 3 NJKHTs approved to be removed.

The following conditions have been recommended by DES:

Recommended conditions

No.	Conditions	Condition timing
<b>Reconfiguring a lot</b>		
1.	Clearing within the mapped koala habitat area is limited to the removal of 3 non-juvenile koala habitat trees identified as 'NJKHT to be remove' on plan titled 3. Koala Habitat Development Assessment, prepared by Saunders Havill Group, dated 21/11/2022, drawing number 10905 E 03 SC25 RFI KHA Development Assessment C, as amended in red by SARA dated 29 November 2022.	At all times
2.	<p>(a) Root protection zones are to be established for any non-juvenile koala habitat trees with roots inside the development area shown plan titled 3. Koala Habitat Development Assessment, prepared by Saunders Havill Group, dated 21/11/2022, drawing number 10905 E 03 SC25 RFI KHA Development Assessment C, as amended in red by SARA dated 29 November 2022.</p> <p>(b) Building works and operational works are restricted to the development area as shown plan titled 3. Koala Habitat Development Assessment, prepared by Saunders Havill Group, dated 21/11/2022, drawing number 10905 E 03 SC25 RFI KHA Development Assessment C, as amended in red by SARA dated 29 November 2022.</p>	(a) & (b) At all times
3.	The area identified as 'Environmental Conservation and Open Space' on the plan titled Proposal Plan, prepared by Saunders Havill Group, dated 15 November 2022, drawing reference number 10905 P 06, Revision D-PRO 01, as amended in red by SARA dated 29 November 2022, to be transferred to Moreton Bay Regional Council to be dedicated for the purpose of environmental conservation.	Prior to sealing the plan of subdivision with the local government
4.	The area identified as 'Local Park' on the plan titled Proposal Plan, prepared by Saunders Havill Group, dated 15 November 2022, drawing reference number 10905 P 06, Revision D-PRO 01, as amended in red by SARA dated 29 November 2022, to be transferred to the Moreton Bay Regional Council to be managed for the primary function of recreation and drainage, with the secondary function of environmental conservation.	Prior to sealing the plan of subdivision with the local government.
5.	<p>Prior to any building or operational works being undertaken, prepare an amended Koala Management Plan, which must:</p> <p>(a) Identify the clearing and construction activities that may increase the risk of stress, injury or death of koalas;</p> <p>(b) Detail the management measures that will be implemented during clearing works to prevent the risks identified in part (a) of this condition, including but not limited to all of the following:</p> <ol style="list-style-type: none"> <li>i. Details of pre-clearing inspections of the vegetation to be cleared;</li> <li>ii. Measures required under the <i>Nature Conservation (Koala) Conservation Plan 2017</i>, including the staging and sequencing of</li> </ol>	<p>(a) – (e) Prior to any building or operational works being undertaken.</p> <p>(f) During all clearing and construction activities.</p>



	<p>clearing and provisions for a koala spotter during clearing operations;</p> <ul style="list-style-type: none"> <li>iii. Procedures for the recovery of koalas;</li> <li>iv. Measures for dealing with trapped, injured, orphaned and deceased koalas;</li> <li>v. Contact details for the contractor for reports of at risk or injured koalas;</li> <li>vi. Procedures for checking machinery for koalas; and</li> <li>vii. Measures to protect retained koala habitat and vegetation (including open land) in accordance with <i>Australian Standard AS4970-2009</i>;</li> </ul> <p>(c) Detail the management measures that will be implemented during construction works to prevent the risks identified in part (a) of this condition, including but not limited to all of the following:</p> <ul style="list-style-type: none"> <li>i. Procedures for dealing with trapped, injured, orphaned and deceased koalas;</li> <li>ii. Contact details for the contractor for reports of trapped or injured koalas;</li> <li>iii. The use of fauna exclusion fencing;</li> <li>iv. Measures to minimise the impact of construction related dust on adjacent koala habitat;</li> <li>v. Signage in areas of vehicular traffic on site;</li> <li>vi. Procedures for checking machinery for fauna;</li> <li>vii. Measures to manage the risks posed by dogs (e.g., guard dogs) on site;</li> <li>viii. Measures to protect retained koala habitat and vegetation (including open land) in accordance with <i>Australian Standard AS4970-2009</i>;</li> <li>ix. Requirements for sequential clearing and koala spotter in accordance with Nature Conservation (Koala) Conservation Plan 2017;</li> <li>x. Measures to raise awareness amongst construction workers of koalas on and near the construction activities; and</li> </ul> <p>(d) Be certified by a suitably qualified and experienced person.</p> <p>AND</p> <p>(e) Submit the Koala Management Plan to the Department of Environment and Science at <a href="mailto:Koala.Compliance@des.qld.gov.au">Koala.Compliance@des.qld.gov.au</a>.</p> <p>AND</p> <p>(f) Implement the management measures contained in the Koala Management Plan.</p>	
6.	<p>(a) A rehabilitation plan must be prepared by an appropriately qualified person(s), and must address as a minimum:</p> <ul style="list-style-type: none"> <li>i. The rehabilitation objectives; and</li> <li>ii. The actions to be undertaken to achieve the rehabilitation objectives; and</li> <li>iii. Details of how the vegetation planted as a result of the rehabilitation work will be suitably maintained; and</li> <li>iv. Details of how the rehabilitation work will be monitored.</li> </ul> <p>(b) Provide the rehabilitation plan to the Department of Environment and Science at <a href="mailto:koala.compliance@des.qld.gov.au">koala.compliance@des.qld.gov.au</a> or mail to: OR</p>	<p>(a) and (b) Prior to commencement of any clearing or construction work.</p> <p>(c) To commence within 30 days of the completion of clearing works.</p>

	<p>Koala Assessment and Compliance Department of Environment and Science GPO Box 2454 Brisbane Queensland 4001</p> <p>(c) Undertake the rehabilitation in accordance with the rehabilitation plan; and</p> <p>(d) Rehabilitation works must be maintained until the Koala habitat trees planted reach non-juvenile koala habitat tree status; and</p> <p>(e) Provide certification by an appropriately qualified person(s) that (a), (b), (c) and (d) have been fulfilled to the Department of Environment and Science at: <a href="mailto:Koala.Compliance@des.qld.gov.au">Koala.Compliance@des.qld.gov.au</a></p> <p>OR</p> <p>Koala Assessment and Compliance Department of Environment and Science GPO Box 2454 Brisbane Queensland 4001</p>	<p>(d) Until the Koala habitat trees planted reach non-juvenile status.</p> <p>(e) Within 3 months of completion of the rehabilitation works.</p>
7.	<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 3 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> <a href="https://www.qld.gov.au/environment/pollution/management/offsets/delivering">https://www.qld.gov.au/environment/pollution/management/offsets/delivering</a>.</p> <p><i>Please send the notice of election to <a href="mailto:Koala.Assessment@des.qld.gov.au">Koala.Assessment@des.qld.gov.au</a>.</i></p>	<p>Prior to commencing any clearing works.</p>
8.	<p>Prior to the commencement of clearing activities, notify the Department of Environment and Science at <a href="mailto:Koala.Compliance@des.qld.gov.au">Koala.Compliance@des.qld.gov.au</a> of:</p> <ul style="list-style-type: none"> <li>• the expected date the clearing activity will commence;</li> <li>• the expected duration of the clearing activity;</li> <li>• the name and contact details of the koala spotter that has been contracted for the clearing activity; and</li> <li>• the name, contact details and authority number of the spotter catcher that has been contracted for the clearing activity.</li> </ul>	<p>72 hours prior to commencement of vegetation clearing.</p>
9.	<p>Any pools to be constructed are to be designed, constructed and maintained as koala-safe pools as described in the Koala Sensitive Design Guideline (Version 2), prepared by the Department of Environment and Science and dated 1 February 2020.</p>	<p>At all times</p>
10.	<p>Provide the following Koala friendly measures, in accordance with the Koala Sensitive Design Guideline (Version 2), prepared by the Department of Environment and Science and dated 1 February 2020:</p> <p>(a) Koala awareness signage; and</p> <p>(b) Traffic calming devices.</p>	<p>Within 30 days of completion of road construction.</p>
11.	<p>Install one-way Koala exclusion fencing along the northern boundary of the area identified as 'Environmental Conservation and Open Space' shown on</p>	<p>Prior to commencing</p>

	plan titled 3. Koala Habitat Development Assessment, prepared by Saunders Havill Group, dated 21/11/2022, drawing number 10905 E 03 SC25 RFI KHA Development Assessment C, as amended in red by SARA dated 29 November 2022, to prevent Koalas from entering the impact area.	construction works.
12.	Where any new fencing is to be installed (excluding the northern boundary of the area identified as 'environmental conservation and open space' on plan titled 3. Koala Habitat Development Assessment, prepared by Saunders Havill Group, dated 21/11/2022, drawing number 10905 E 03 SC25 RFI KHA Development Assessment C, as amended in red by SARA dated 29 November 2022), must be constructed and maintained as koala-friendly fencing in accordance with the Koala Sensitive Design Guideline (Version 2), prepared by the Department of Environment and Science and dated 1 February 2020.	At all times.

### 6.3 Condition changes/Representations (if relevant)

After considering the conditions proposed by DES in their assessment, the following additional condition is recommended:

#### DSDILGP proposed condition

1.	<p>Model condition: AD01</p> <p>The development must be carried out generally in accordance with the following document:</p> <ul style="list-style-type: none"> <li>Proposal Plan, prepared by Saunders Havill Group, dated 15 November 2022, drawing reference number 10905 P 06, Revision D-PRO 01, as amended in red by SARA dated 29 November 2022.</li> </ul>	At all times
----	--	--------------

#### Reason(s) for the change(s)

This condition approves the proposed subdivision with the amendments to the plan of development to ensure avoidance to the majority of the mapped KHA within the development site.

There were no changes made to the other conditions recommended by DES.

### 6.4 Planning Regulation considerations

SARA has given regard to the following matters as identified in section 22(3) of the Planning Regulation 2017 being:

- local government planning scheme strategic outcomes, purpose statements and overlays
- Morayfield South TLPI
- regional plan strategic intent and desired regional outcomes
- *State Planning Policy July 2017 (SPP)*, parts C and D
- any temporary State Planning Policy
- any infrastructure designation
- any previous and current development approvals applying to the site
- common material received by SARA.

SARA has given regard to those matters detailed above and has determined that they are relevant to the development because the Morayfield South TLPI identifies a significant large habitat area that is highly connected to other large KHA patches as part of the structure plan. The large habitat area includes retention of KHA on the development site to ensure a sufficient east-west corridor to retain existing



habitat and support important connectivity for the greater Morayfield area. The retention of the KHA on the development site also supports the overall objectives and purpose statements of State code 25.

## 6.5 Human rights assessment

Section 58 of the *Human Rights Act 2019* specifies required conduct for public entities when acting or making a decision. Sections 15 – 37 of the *Human Rights Act 2019* identifies the human rights a public entity must consider in making a decision.

The human rights relevant to this decision are as follows:

- Section 19 – Freedom of movement
- Section 21 – Freedom of expression
- Section 24 – Right to own property and not be arbitrarily deprived of property
- Section 27 – Cultural rights – generally – all persons with a particular cultural, religious, racial or linguistic background have the right to enjoy their culture, to declare and practice their religion and use their language
- Section 28 – Cultural rights – Aboriginal peoples and Torres Strait Islander peoples
- Section 37 – Right to health services.

This decision does not limit the above identified human rights.

## 6.6 Material relied upon in the assessment

- The development application material and submitted plans
- *Planning Act 2016*
- Planning Regulation 2017
- The *State Development Assessment Provisions* (version 3.0), as published by the department
- The Development Assessment Rules
- SARA DA Mapping system
- *Human Rights Act 2019*

## 7.0 Recommendation to the delegate

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### 6.1. Recommendation

It is recommended that SARA as referral agency:

1. the delegate approve the referral agency response, and
2. that SARA as referral agency:
  - approves all of the application and requires conditions to attach to any development approval as detailed in the referral agency response.

**6.2. Reasons for the recommendation:**

- The application is for a development permit for the reconfiguration of 2 lots into 60 lots, new road, drainage reserve and open space.
- The development is located at 49 and 57 Blewers Road, Morayfield, also known as Lots 81 and 82 on RP186546, with frontage to Blewers Road.
- The site is mapped containing core koala habitat area.
- The proposed subdivision seeks to interfere with the mapped koala habitat area.
- SARA has assessed the development application against the State Development Assessment Provisions (SDAP), version 3.0, specifically, State code 25: Development in the South East Queensland koala habitat areas.
- SARA finds that the development can comply with State code 25, subject to conditions to:
  - ensure the development is carried out generally in accordance with the plans of development submitted with the application and as amended in red by SARA.
  - ensure clearing of koala habitat area is only undertaken where it has been approved by this referral agency response.
  - ensure a conservation outcome is achieved where a significant residual impact is occurring to koala habitat.
  - ensure appropriate infrastructure is established to support safe koala movement through the development.
  - ensure all measures are taken to avoid injury or death of koala's during the clearing activities.
  - manage compliance processes and procedures.

**8.0 Recommending officer**

<b>Case officer</b>	Danika Cowie	Principal Planning Officer
---------------------	--------------	----------------------------

## Delegate consideration

After considering the proposal, the assessment report and the decision material, I Jamaica Hewston, as the delegate:

1. confirm that the SARA recommendation is approved
2. the decision material is to be issued

RTI RELEASE - DSDILGP



**From:** [Lauren Flohr](#)  
**To:** [Danika Cowie](#)  
**Cc:** [SEONorthSARA](#)  
**Subject:** 2202-27487 SRA - 49-57 Blewers Road, Morayfield - representations request  
**Date:** Monday, 12 December 2022 2:18:34 PM  
**Attachments:** [image001.png](#)  
[image004.png](#)

---

Good afternoon Danika,

I am providing DES' final technical advice in response to the applicant's representations request. Please take this email as our formal technical advice.

In summary, DES' position remains that the amended plan conditioned by SARA is supported; however, the amended plan provided by the applicant is not supported. Based on the amended plan provided by the applicant, DES would have recommended refusal of the application.

Regarding some of the specific points raised by the applicant in the representations request:

- The representations request states *"SARA / DES previously considered a minimum 40m wide corridor to be compliant with PO1 and PO5 of State Code 25"*. DES did recommend that the proposed corridor was increased to a **minimum** of 40m width. The applicant's amended proposed plan proposes a corridor of 39.7m width at its widest point (i.e., south of the proposed local park), and only 21.5m width for most of the corridor length. This does not represent an increase to a minimum corridor width of 40m and is only a slight increase above the initial proposal for a 21.5m wide corridor, which both DES and SARA identified as being insufficient to meet the performance outcomes of State Code 25.
- The representations request states that the SARA amended plans require a 70.7m corridor to be provided along the full length of the site, which is *"significantly larger than was previously required by SARA"*. This is inaccurate, as SARA did not require a particular corridor width, but rather required it to be a minimum of at least 40m wide.
- The representations response states *"The larger environmental corridor requires a major redesign and substantial loss of yield and represents a significant and unreasonable imposition on the proposed development"*. SARA's role is to assess development applications proposing impacts to mapped koala habitat areas against the performance outcomes of State Code 25, it is not our role to consider the financial or business implications of alternative design layouts. Had the applicant initially provided a plan that appropriately considered the State interest and demonstrated compliance with the performance outcomes of State Code 25, or taken SARA's earlier advice around increasing the retention of KHA into consideration, the proposal would not require significant re-design.

Furthermore, the amended plan conditioned by SARA integrates with the proposed future development on adjacent sites to the east and west, providing a logical and continuous corridor through the larger master-planned development area. SARA's amended plan does not result in *"a substantial loss of yield"*, but rather results in the loss of an additional 5 lots compared to the applicant's proposed amended plan.

If you'd like to have a quick meeting or phone call to discuss further, I'd be happy to meet with you; however, I am not available for any further meetings with the applicant.

Kind regards,

**Lauren Flohr** (she/her)  
Conservation Officer – Koala Assessment and Compliance  
Wildlife and Threatened Species Operations | QPWS  
Department of Environment and Science  
-----  
E [lauren.flohr@des.qld.gov.au](mailto:lauren.flohr@des.qld.gov.au)  
P (07) 4596 1025



*I acknowledge Aboriginal peoples and Torres Strait Islander peoples as the Traditional Owners and Custodians of this Country and recognise their connection to land, sea and community.*

*I pay my respects to them, their cultures, and to their Elders, past, present and emerging.*

-----  
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RTI RELEASE - DSDILGP

**From:** [Jamaica Hewston](#)  
**To:** [Danika Cowie](#)  
**Subject:** FW: Blewers Road, Morayfield 2202-27487 SRA  
**Date:** Wednesday, 1 November 2023 4:04:38 PM  
**Attachments:** [image001.png](#)  
[image003.png](#)  
[image010.png](#)  
[image005.png](#)  
[image006.png](#)  
[image007.png](#)  
[image009.png](#)  
[image013.png](#)  
[image016.png](#)  
[image017.png](#)

---

Regards,

**Jamaica Hewston**

A/Manager

**Mackay, Isaac and Whitsunday Regional Office**  
**Planning and Development Services**  
**Planning Group**

Department of State Development, Infrastructure,  
Local Government and Planning

*Microsoft teams – meet now*

---

P 5352 9718

E [jamaica.hewston@dSDLGP.qld.gov.au](mailto:jamaica.hewston@dSDLGP.qld.gov.au)

[statedevelopment.qld.gov.au](http://statedevelopment.qld.gov.au)

---

**From:** Jamaica Hewston  
**Sent:** Tuesday, December 13, 2022 1:08 PM  
**To:** Sallie BATTIST <[Sallie.Battist@dSDLGP.qld.gov.au](mailto:Sallie.Battist@dSDLGP.qld.gov.au)>  
**Subject:** RE: Blewers Road, Morayfield 2202-27487 SRA

Done, thanks Sallie.

Regards,

**Jamaica Hewston**

Acting Manager

**SEQ North, Planning and Development Services**

Department of State Development, Infrastructure,  
Local Government and Planning

*Microsoft teams – meet now*

---

P 5352 9718 M

Sch. 4(4)(6) - Disclosing  
personal information

PO Box 1129, Maroochydore QLD 4558



**From:** Sallie BATTIST <[Sallie.Battist@dasilgp.qld.gov.au](mailto:Sallie.Battist@dasilgp.qld.gov.au)>  
**Sent:** Tuesday, 13 December 2022 12:22 PM  
**To:** Jamaica Hewston <[Jamaica.Hewston@dasilgp.qld.gov.au](mailto:Jamaica.Hewston@dasilgp.qld.gov.au)>; Phil Joyce <[Phil.Joyce@dasilgp.qld.gov.au](mailto:Phil.Joyce@dasilgp.qld.gov.au)>  
**Cc:** Danika Cowie <[Danika.Cowie@dasilgp.qld.gov.au](mailto:Danika.Cowie@dasilgp.qld.gov.au)>  
**Subject:** RE: Blewers Road, Morayfield 2202-27487 SRA

Hello Jamaica  
Sorry I missed your call.

Please reallocate to Dean.

Cheers  
Sallie

**Sallie Battist**

Manager, Development Assessment  
**Planning Group**  
Department of State Development, Infrastructure,  
Local Government and Planning

P 3452 7656 M Sch. 4(4)(6) -  
Disclosing personal  
information  
Level 13, 1 William Street, Brisbane QLD 4000  
PO Box 15009, CITY EAST QLD 4002

[statedevelopment.qld.gov.au](http://statedevelopment.qld.gov.au)



*I acknowledge the traditional custodians of the lands and waters of Queensland.  
I offer my respect to elders past, present and emerging as we work towards a just,  
equitable and reconciled Australia.*



**From:** Jamaica Hewston <[Jamaica.Hewston@dasilgp.qld.gov.au](mailto:Jamaica.Hewston@dasilgp.qld.gov.au)>  
**Sent:** Tuesday, 13 December 2022 8:53 AM

**To:** Phil Joyce <[Phil.Joyce@dildilgp.qld.gov.au](mailto:Phil.Joyce@dildilgp.qld.gov.au)>; Sallie BATTIST <[Sallie.Battist@dildilgp.qld.gov.au](mailto:Sallie.Battist@dildilgp.qld.gov.au)>  
**Cc:** Danika Cowie <[Danika.Cowie@dildilgp.qld.gov.au](mailto:Danika.Cowie@dildilgp.qld.gov.au)>  
**Subject:** Blewers Road, Morayfield 2202-27487 SRA

Hi Phil and Sallie

Nathan advised me Friday that this application was being transferred to DAAT.

Just tried calling you both to ask who you would like us to reallocate it to in DAAT?

Regards,

**Jamaica Hewston**

Acting Manager

**SEQ North, Planning and Development Services**

Department of State Development, Infrastructure,  
Local Government and Planning

*Microsoft teams – meet now*

---

P 5352 9718 M Sch. 4(4)(6) - Disclosing personal information  
PO Box 1129, Maroochydore QLD 4558

[statedevelopment.qld.gov.au](http://statedevelopment.qld.gov.au)

## SARA assessment report—representations

### 1.0 Application summary

SARA reference number	2202-27487 SRA
Applicant name	Orchard (Blewers) Developments Pty Ltd
Site address	49 & 57 Blewers Road, Morayfield (refer to Figure 1)
LGA	Moreton Bay Regional Council
Type of application	Reconfiguring a lot from 2 lots into 60 lots plus new road, drainage reserve and open space
Description of proposal	The proposal seeks to subdivide the 2 existing lots into 60 lots and construct a new road, drainage reserve and open space
Triggers	Planning Regulation 2017: <ul style="list-style-type: none"> <li>Schedule 10, Part 10, Division 3, Subdivision 3, Table 1, Item 1 (10.10.3.3.1.1) – Koala Habitat area in SEQ region</li> </ul>
Lodgement date	8 December 2022
Response due date	Not applicable

### 2.0 Assessment summary

Background	<p>On 29 November 2022, SARA issued a referral agency response with conditions – <a href="#">link</a>.</p> <p>On 8 December 2022, the applicant submitted representations to change the referral agency response – <a href="#">link</a>.</p> <p>Specifically, the applicant sought an amended referral agency response to support the environmental corridor width as shown on the submitted reconfiguration of a lot plan, without amendments in red by SARA relating to the loss of lot yield.</p> <p>DSDILGP has considered the representations and propose to support changes.</p>
DSDILGP officer recommendation	Support the request for a changed referral agency response
Delegate for decision	Executive Director

### 3.0 Representations by the applicant

SARA received representations on 8 December 2022 seeking an amended referral agency response to support the environmental corridor width as shown on the submitted reconfiguration of a lot plan.

### 4.0 SARA considerations

Having regard to the original assessment of the proposed development, PO1 and PO5 of State Code 25 required an amended plan of development that increased the environmental corridor to have a minimum width of 40m.

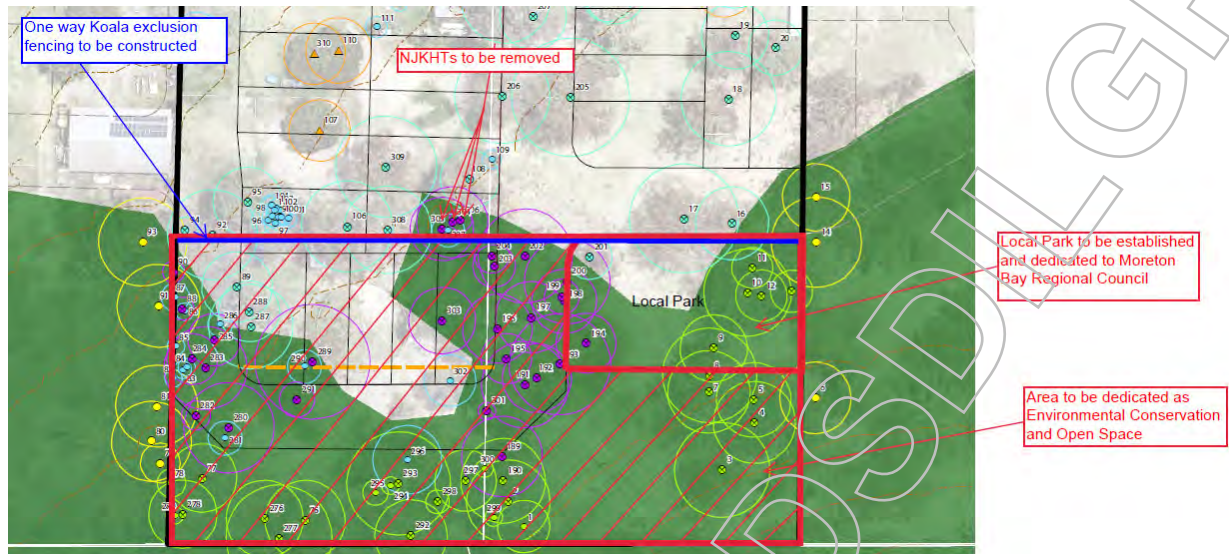
The previously approved environmental corridor (with amendments in red by SARA imposing a 40m wide corridor along the southern boundary) would require a major redesign and substantial loss of yield (approximately 10 lots) and represents a significant imposition on the proposed development.

The applicant has instead provided corridor ranging from 21.5m wide at the south-western part of the site, which increases to 70.7m wide at the south-eastern part of the site. The design seeks to balance the retention of non-juvenile koala habitat trees while maximizing lot yield. It is also noted the proposed corridor width is larger than required on the Morayfield South Interim Structure Plan (MBRC).

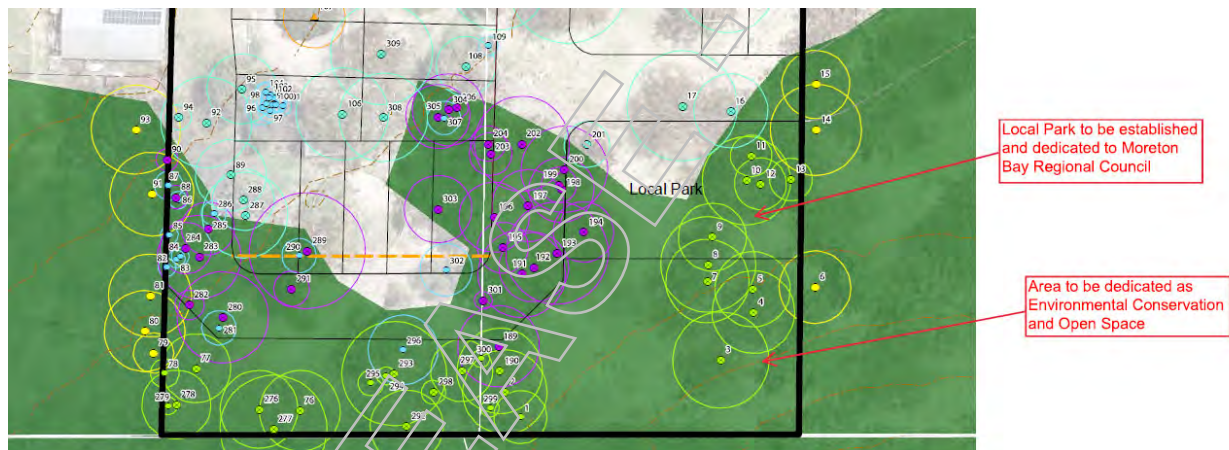


The proposed design allows for the retention of 28 trees while maintaining wildlife movement through the site.

*Original approved plan in referral agency response*



*Proposed amendments to plan of development (representations)*



**Summary**

DSDILGP has considered the representations and **agrees to change** the following conditions and make the following amendments to the submitted plans:

- area to be dedicated as environmental conservation and open space to be reduced to the area shown as Lot 900 on the submitted plans
- updated plan references in the changed referral agency response
- amendment relating to the extent of one-way koala exclusion fencing.

**5.0 Human rights assessment**

Section 58 of the *Human Rights Act 2019* specifies required conduct for public entities when acting or making a decision. Sections 15 – 37 of the *Human Rights Act 2019* identifies the human rights a public entity must consider in making a decision.

The human rights relevant to this decision are as follows:

- Section 19 – Freedom of movement

- Section 21 – Freedom of expression
- Section 24 – Right to own property and not be arbitrarily deprived of property
- Section 27 – Cultural rights – generally – all persons with a particular cultural, religious, racial or linguistic background have the right to enjoy their culture, to declare and practice their religion and use their language
- Section 28 – Cultural rights – Aboriginal peoples and Torres Strait Islander peoples
- Section 37 – Right to health services.

This decision does not limit the above identified human rights.

**6.0 Recommendation to the delegate**

It is recommended that SARA agrees with the representations about the referral agency response (subject to amendments), as detailed in the amended referral agency response, and give an amended referral agency response.

**7.0 Recommending officer**

<b>Case officer</b>	Dean Jones	Principal Planner
<b>Reviewer</b>	Sallie Battist	Manager
<b>Delegate</b>	Steve Conner	Executive Director

RTI RELEASE



## Delegate consideration

After considering the proposal, the assessment report and the decision material, I as the delegate:

1. confirm that the SARA recommendation is approved
2. the decision material is to be issued
3. authorise the use of my electronic signature to issue the SARA referral response through MyDAS2 (including attachments).

RTI RELEASE - DSDILGP

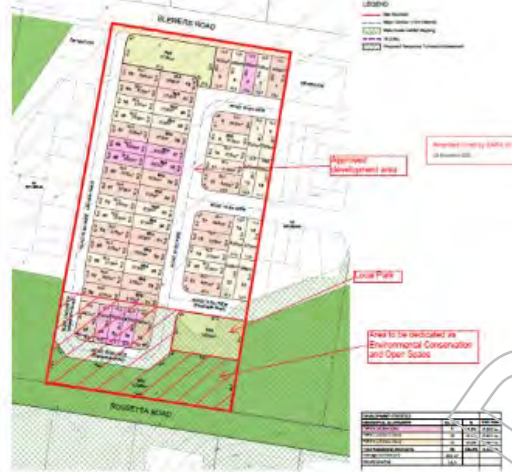


19 December 2022 – Verbal briefing to Steve Conner, Executive Director (as delegate)

3. Heads up - Blewers Road  
Morayfield

- Representations being prepared and to be issued direct for approval

RAR Plan



Amended Plan for approval



**From:** [Steve CONNER](#)  
**To:** [Dean Jones](#)  
**Subject:** RE: FOR ED DELEGATE CHANGED RESPONSE - 49-57 Blewers Road, Morayfield - 2202-27487 SRA  
**Date:** Tuesday, 20 December 2022 1:07:14 PM  
**Attachments:** [image001.png](#)  
[image003.png](#)  
[image004.png](#)

Dean

I approve this referral agency response and authorise the use of my electronic signature.

Cheers

Steve Conner

---

**From:** Dean Jones <Dean.Jones@dsdilgp.qld.gov.au>  
**Sent:** Tuesday, 20 December 2022 12:57 PM  
**To:** Steve CONNER <Steve.Conner@dsdilgp.qld.gov.au>  
**Subject:** FOR ED DELEGATE CHANGED RESPONSE - 49-57 Blewers Road, Morayfield - 2202-27487 SRA  
**Importance:** High

Hi Steve,

Further to our briefing yesterday morning, you are the delegate for this SARA response – you are the delegate for this SARA changed referral agency response (representations made by the applicant) – under the operational policy, any DA chosen or elected to be delegated from Director level or below require ED delegation.

Given the response relates to representations made before the assessment manager (MBRC) makes a decision, there is no defined statutory date.

Details below:

<b>Application number</b>	2202-27487 SRA
<b>Applicant</b>	Orchard (Blewers) Developments Pty Ltd C/- Saunders Havill Group
<b>Site address</b>	Type of application
<b>Type of application</b>	Reconfiguring a Lot
<b>Description of proposal</b>	Development Permit – 2 into 60 lots plus new road, drainage reserve and open space
<b>SARA role</b>	Referral Agency
<b>Triggers</b>	Planning Regulation 2017: <ul style="list-style-type: none"><li>• Schedule 10, Part 10, Division 3, Subdivision 3, Table 1, Item 1 – Koala habitat area in SEQ region</li></ul>
<b>Response due date</b>	Not applicable
<b>Level of assessment</b>	Code

<b>Submissions</b>	None received
<b>Assessment Report (attached)</b>	Prepared by: Dean Jones Reviewed by: Sallie Battist
<b>Decision Material (attached)</b>	Prepared by: Dean Jones Reviewed by: Sallie Battist
<b>SARA recommendation</b>	Approve subject to conditions

**Please confirm you approve SARA's recommendation and authorise the use of your electronic signature to issue the SARA changed response through MyDAS2 via return email (including attachments).**

Kind Regards,  
Dean.

**Dean Jones**

Principal Planner

**Development Assessment Advisory Team (DAAT)  
+ Wind Farms Team – Planning Group**

Department of State Development, Infrastructure,  
Local Government and Planning

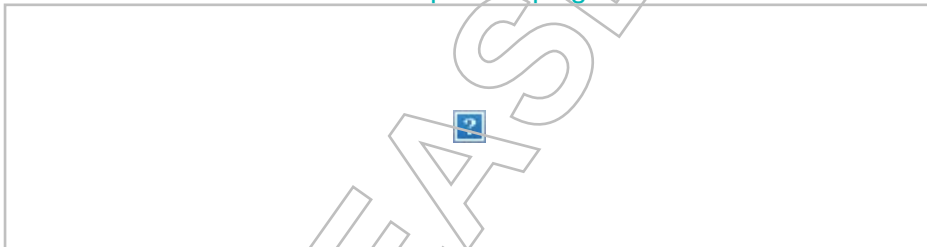
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