

# Attachment 7 Ecology Response

Prepared by 28 South Environmental

25 March 2026

Logan City Council  
Attn: Katie Parsons  
PO Box 3226, Logan City, QLD 4114  
development@logan.qld.gov.au

Re. Response to Information Request from Logan City Council for Development Application COM/40/2021 on land at 115 & 117 School Road, 242-248 & 250-258 Loganview Road North, Logan Reserve Qld 4133

Dear Katie,

28 South Environmental has been engaged by Colliers to provide ecological and environmental planning services in support of a Development Application for a Material Change of Use (**MCU**) for a variation request to vary the effect of the *Logan Planning Scheme 2015* and Reconfiguring a Lot (**RoL**) (4 lots into 80 lots) (**Proposed Development**) (COM/40/2021).

The Proposed Development is located over land at 115 & 117 School Road, 242-248 & 250-258 Loganview Road North, Logan Reserve Qld 4133 formally described as Lot 25 & 26 on RP 97736, Lot 40 & 41 RP 229101 (hereafter referred to as 'the **Site**').

This Information Request Response (**IRR**) has been prepared to address ecologically relevant items from Logan City Council's Information Request issued on 5 November 2021 (**Attachment 1**) in relation to the Proposed Development.

## Item 2 – Environment

### *Biodiversity Areas*

*2.2 The site includes areas mapped as Koala Habitat Areas. The State's assessment of these areas under Schedule 10, Part 10, Division 3, s16B will need to occur prior to Council calculating any environmental offsets under the Logan Planning Scheme 2015 v8.0. Therefore, provide the following to assist Council with commencing the drafting of an IA, noting that further information may be required once a referral decision is received:*

*2.2.1 Provide a revised vegetation clearing plan identifying native vegetation, native trees and native habitat trees mapped by the Logan Planning Scheme 2015 v8 proposed to be removed less any exempt clearing areas identified in Tables 5.10.2.1.1 to 5.10.2.1.5;*

*2.2.2. Provide a GIS shape file of the revised clearing area (emailed to DATechServices@logan.qld.gov.au) containing polygon object(s) projected as MGA94 Zone 56 showing the extent of proposed clearing.*

## Response

The State have assessed impacts to Core Koala Habitat Areas under Schedule 10, Section 16B of the *Planning Regulation 2017* (Development interfering with koala habitat in koala habitat areas outside koala priority areas) and provided a referral response determination (2110-25556 SRA). Through this process the State has approved the removal of all vegetation within Core Koala Habitat Areas onsite (Refer to **Attachment 2**).

### Item 2.2.1

An updated Tree Retention Plan and Tree Schedule are provided as **Figure 1**.

**Figure 1** illustrates the impact of the Proposed Development on native vegetation, native trees and native habitat trees as defined under the *Logan Planning Scheme 2015 v8*.

### Item 2.2.2

In accordance with the response above, GIS Shapefiles have been updated to show clearing within the mapped Primary Vegetation Management Area as a single polygon. The updated GIS Shapefile will be emailed to [DATechServices@logan.qld.gov.au](mailto:DATechServices@logan.qld.gov.au) containing polygon object(s) projected as MGA2020 Zone 56 following submission of this response.

We note that the updated Shapefiles show the Primary Vegetation Area as a patch, defined by the outer most projection of canopy cover. Additionally, the GIS Shapefiles have been updated to provide GIS point source data of individual native trees and native habitat trees proposed to be removed within the mapped Secondary Vegetation Management Area.

The Proposed Development results in an impact of 14,624m<sup>2</sup> of Native Vegetation within the Primary vegetation management area and impacts to Secondary vegetation management areas are limited to 584 Native Trees and 4 Native Habitat Trees. To achieve a net gain of native trees/native habitat trees/native vegetation this impact area will be offset in accordance with Planning Scheme Policy 3 of the *Logan Planning Scheme 2015*.

The proponent is committed to providing a monetary contribution based on the financial offset estimates to be calculated by Logan City Council.

We trust this information addresses all relevant elements of the Information Request. If you have any further questions, please don't hesitate to contact the undersigned.

Kind regards,



Abi Kinnaird  
Graduate Environmental Planner  
E: [abi@28south.com.au](mailto:abi@28south.com.au)

#### List of Figures

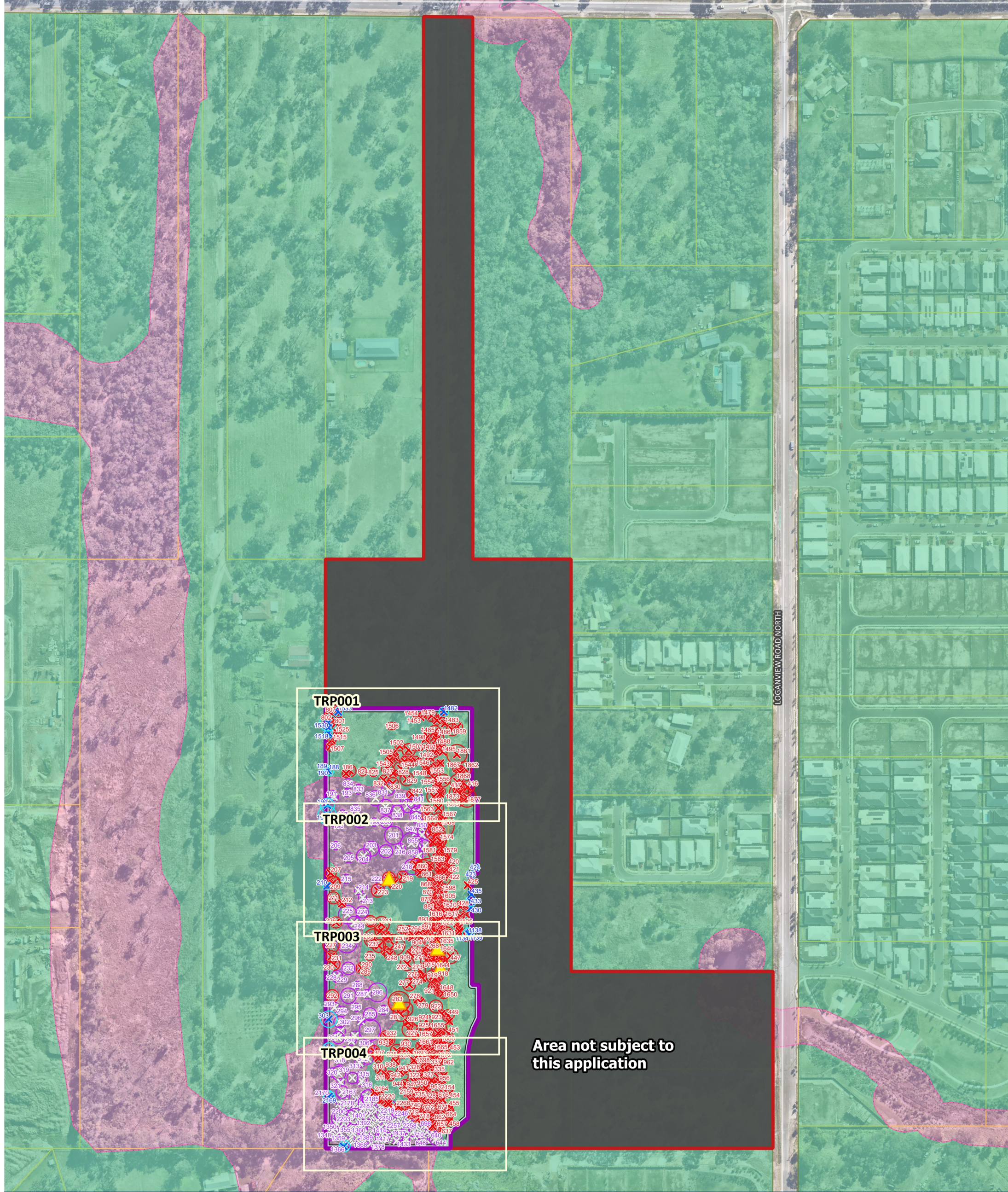
Figure 1 – Impact to MLES Plan and Tree Schedule

#### List of Attachments

Attachment 1 – LCC Information Request

Attachment 2 – SARA Referral Response

**Figure 1** – Impact to MLES and Tree Schedule



Baycrown - Logan Reserve

Legend

**LCC Vegetation Retention Plan Overview**

28 South Project Ref: 2021 - 032

Source: C:\Users\Tahlia\Dropbox\Projects\2021\2021-032 (Baycrown - Logan Reserve)\Data\GIS\Baycrown Project.gpx

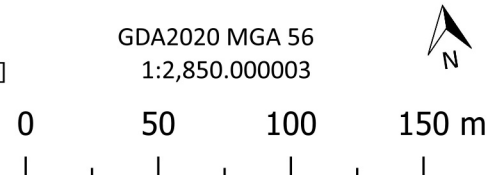
The spatial data referenced within this map has been obtained from a variety of verified and licensed sources, as follows: Relevant local government data portals, DoR's QSpatial data catalogue, 28 South Environmental, clients and associates. Aerial imagery is sourced from NearMap, Google Satellite and the DoR repositories QImagery and QGlobe.

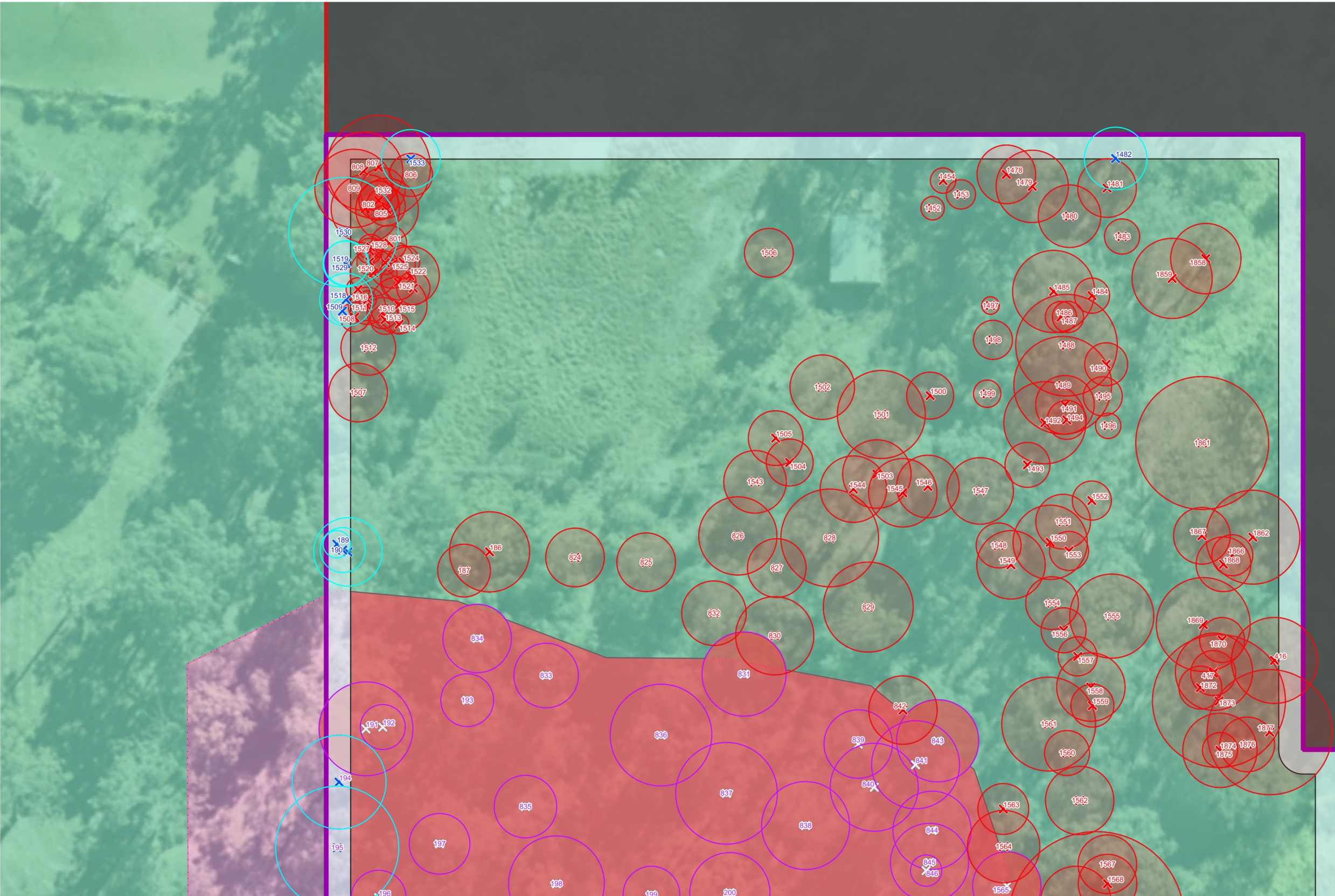
Links to data sources can be provided upon request.



- Site Boundary
- Road
- Property Boundaries
- Development Area
- Area not subject to this application
- LCC Vegetation Management Areas
- Primary Vegetation Management Area
- Secondary Vegetation Management Area
- Impact to Primary Vegetation [14,624m<sup>2</sup>]
- 3m Boundary Accepted Clearing
- X 3m Boundary Accepted Clearing Trees [29]
- X Removed Primary Native Vegetation [302]
- X Removed Secondary Native Vegetation [584]
- Removed Secondary Native Habitat Vegetation [4]

Issue Date	Dwg No.	Author
25-03-2026		TP
Approved		Revision Note
AK		





**Baycrow - Logan Reserve**

**Legend**

- Site Boundary
- Development Area
- Area not subject to this application
- LCC Vegetation Management Areas
- Primary Vegetation Management Area
- Secondary Vegetation Management Area
- Impact to Primary Vegetation [14,624m<sup>2</sup>]
- 3m Boundary Accepted Clearing
- 3m Boundary Accepted Clearing Trees [29]
- Removed Primary Native Vegetation [302]
- Removed Secondary Native Vegetation [584]
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**TRP001**

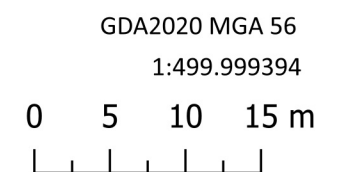
28 South Project Ref: 2021 - 032

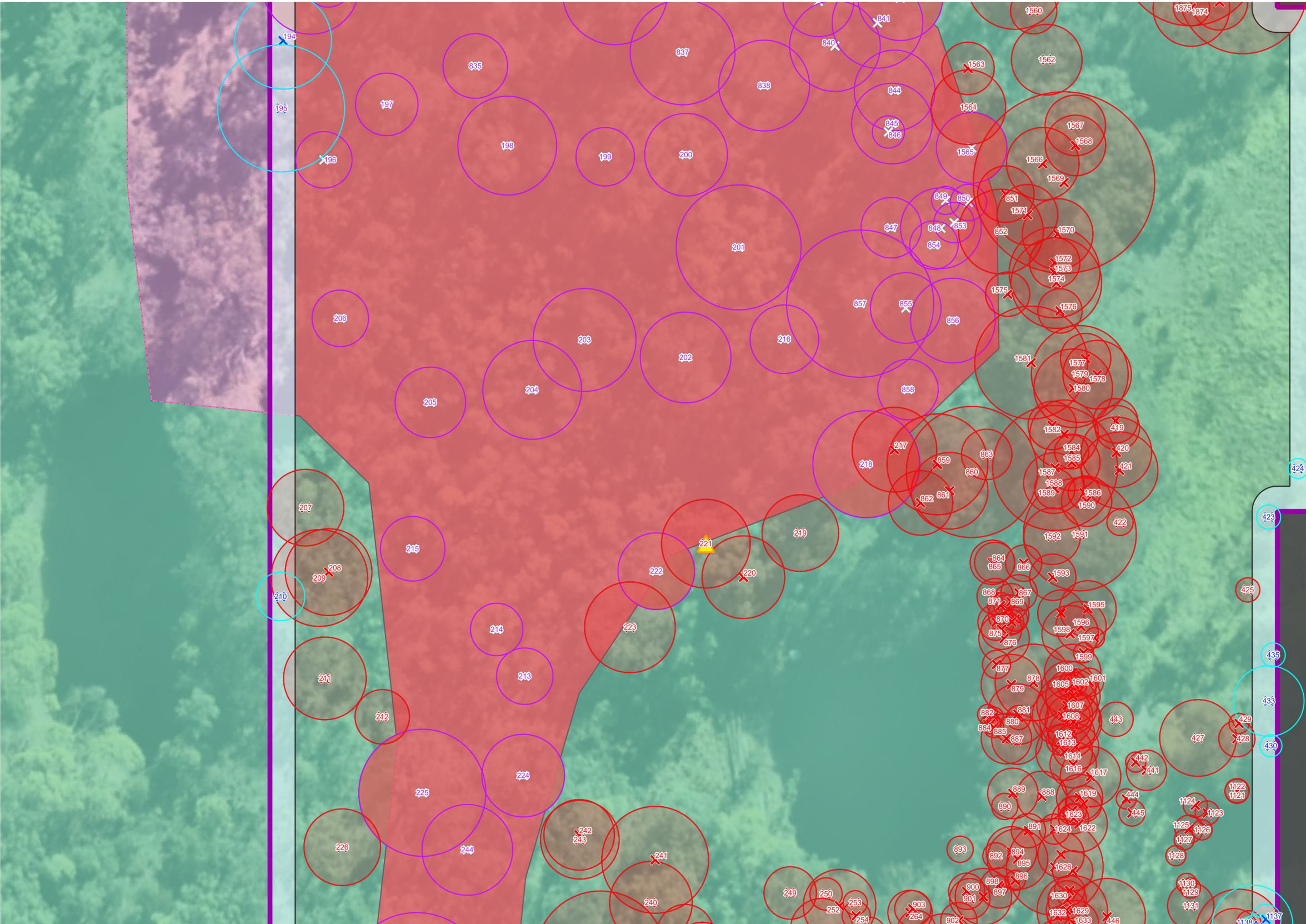
Source: C:\Users\Tahira\Dropbox\Projects\2021\2021-032 (Baycrow - Logan Reserve)\Data\GIS\Baycrow Project.gpx

The spatial data referenced within this map has been obtained from a variety of verified and licensed sources, as follows: Relevant local government data portals, DoR's Qspatial data catalogue, 28 South Environmental, clients and associates. Aerial imagery is sourced from NearMap, Google Satellite and the DoR repositories QImagery and QGlobe. Links to data sources can be provided upon request.



Issue Date	Dwg No.	Author
25-03-2026		TP
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Baycrow - Logan Reserve

Legend

TRP002

28 South Project Ref: 2021 - 032

Source: C:\Users\Tahira\Dropbox\Projects\2021\2021-032 (Baycrow - Logan Reserve)\Data\GIS\Baycrow Project.gxz

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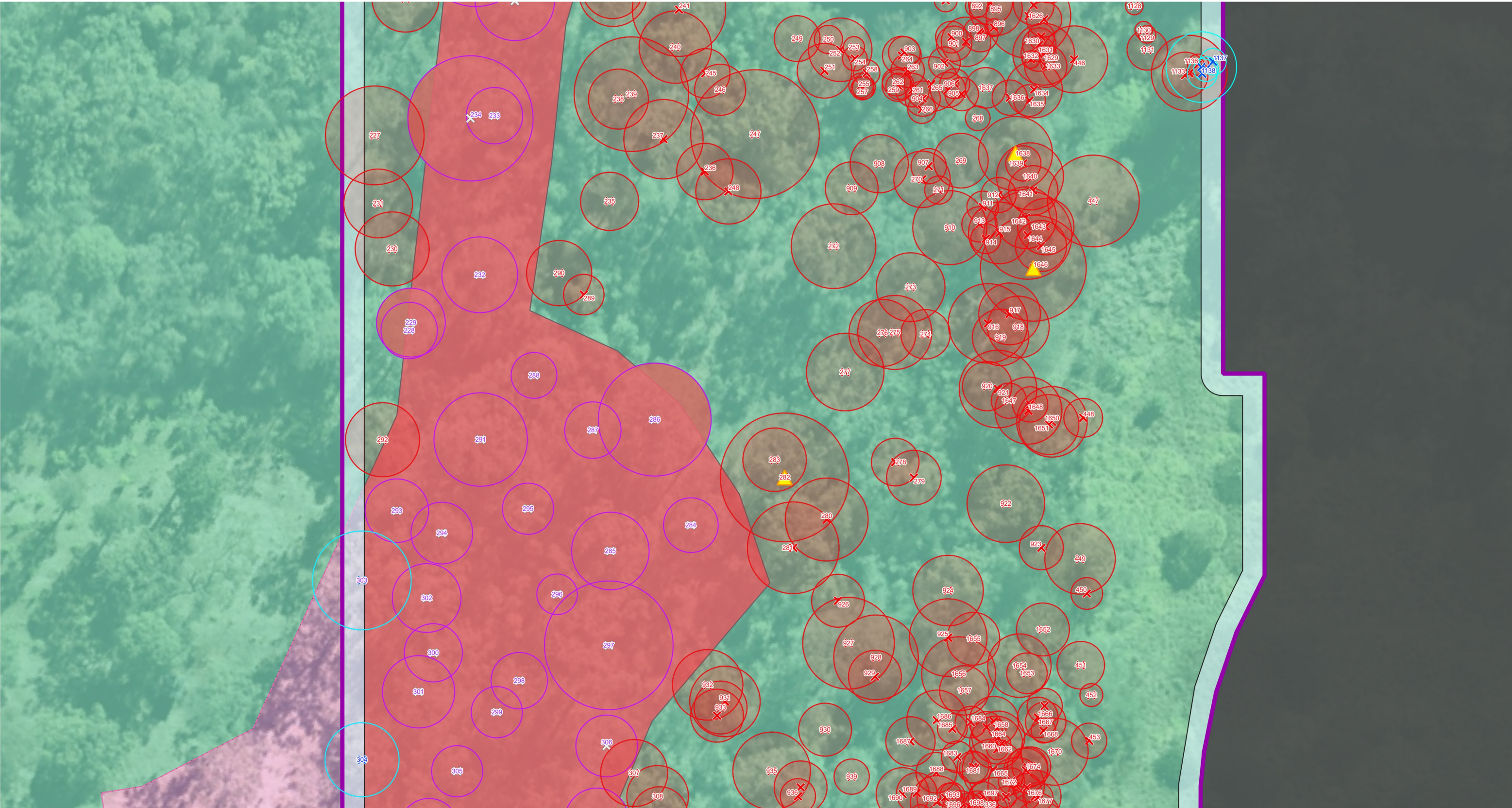


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Issue Date	Dwg No.	Author
25-03-2026		TP
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AK		

GDA2020 MGA 56  
1:500.000001

0 5 10 15 m



**Baycrow - Logan Reserve**

**Legend**

**TRP003**

28 South Project Ref: 2021 - 032

Source: C:\Users\Tahira\Dropbox\Projects\2021\2021-032 (Baycrow - Logan Reserve)\Data\GIS\Baycrow Project.gxz

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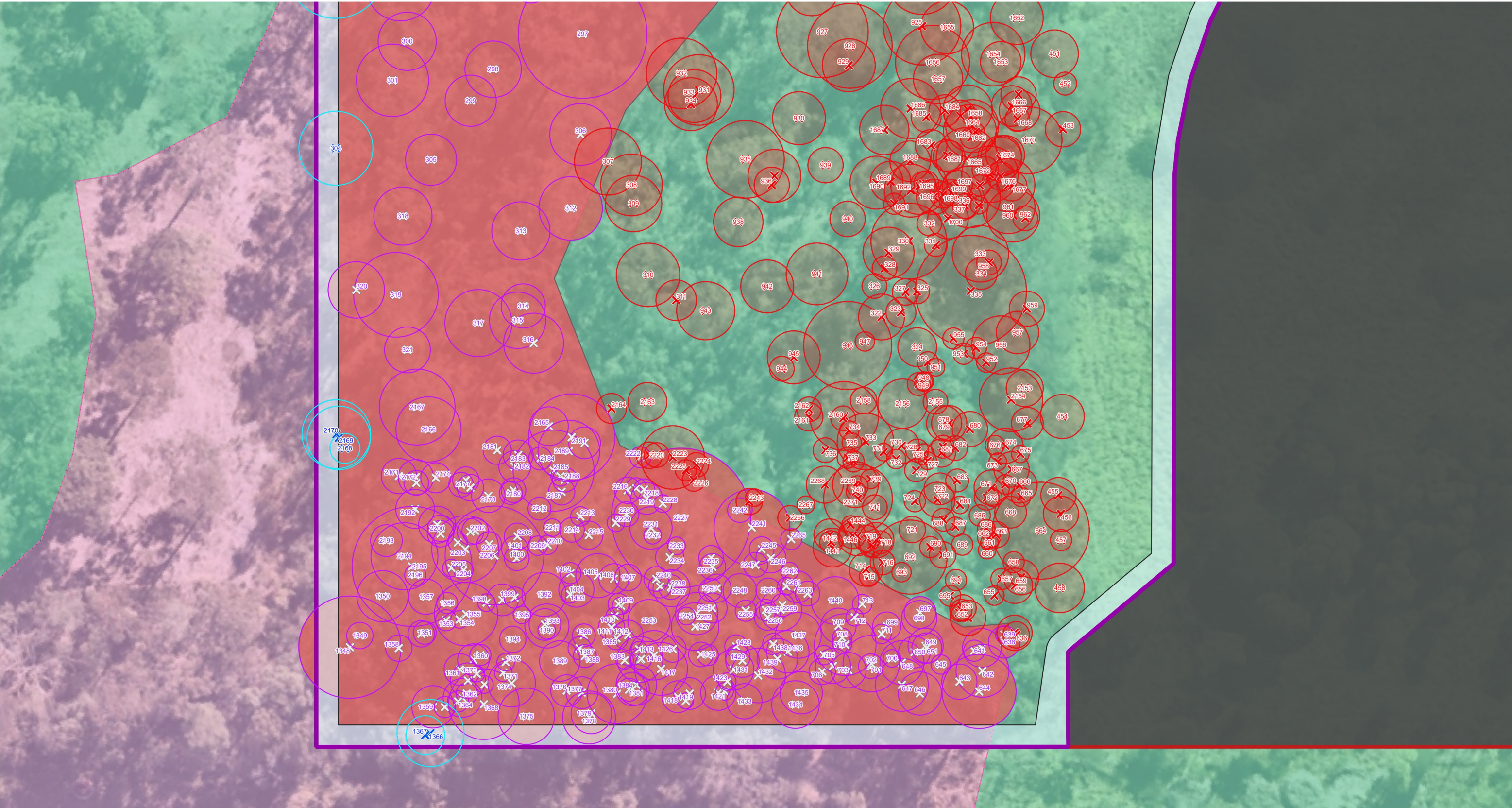


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GDA2020 MGA 56  
1:500.000001

0 5 10 15 m



**Baycrow - Logan Reserve**

**Legend**

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**TRP004**

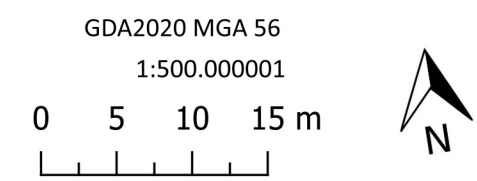
28 South Project Ref: 2021 - 032

Source: C:\Users\Tahira\Dropbox\Projects\2021\2021-032 (Baycrow - Logan Reserve)\Data\GIS\Baycrow Project.gpx

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25-03-2026		TP
Approved		Revision Note
AK		



Attachment 1 –  
LCC Information  
Request

Your Ref 20-0136  
Enquiry Phone: Customer Service (07) 3412 5269  
Property Key: 287503  
Document Number: 15208000/WILSOND:wilsond  
Please Quote: COM/40/2021  
File Number: 1252714-1



5 November 2021



AUSTRALIS LAND PTY LTD  
C/- PEAKURBAN Pty Ltd  
PO Box 1344  
BUDDINA QLD 4575

**Attn: Alexandra Smith**

Dear Madam,

**INFORMATION REQUEST**

**APPLICATION NO:** COM/40/2021  
**PROPERTY ADDRESS:** 115 & 117 SCHOOL ROAD, LOGAN RESERVE QLD 4133,  
242-248 & 250-258 LOGANVIEW ROAD NORTH, LOGAN  
RESERVE QLD 4133  
**PROPERTY DESCRIPTION:** LOT 25 & 26 RP 97736, LOT 40 & 41 RP 229101  
**APPLICATION DESCRIPTION:** COMBINED APPLICATION FOR:  

- MATERIAL CHANGE OF USE FOR A VARIATION REQUEST TO VARY THE EFFECT OF THE LOGAN PLANNING SCHEME 2015; AND
- RECONFIGURING A LOT (4 LOTS INTO 80 LOTS)

In accordance with Part 3 (Information Request) of the Development Assessment Rules, Council in the role of the Assessment Manager, requests the following further information to be submitted for the assessment of the abovementioned development application.

**INFORMATION REQUEST ITEMS**

**1. ENGINEERING**

**Stormwater**

- 1.1. Demonstrate how flows from the development will be conveyed to a lawful point of discharge.

Further Advice:

*It is understood that flows are being managed through COM/13/2021. Please note that a decision on the subject application cannot be made until such time that COM/13/2021 has been decided.*

- 1.2. Provide owner's consent from the upstream property (Lot 22 on RP97736) for the proposed diversion drain through the property.
- 1.3. Provide design details for the proposed diversion drain to demonstrate that the major flows can be contained within the drain and includes the necessary freeboard in accordance with section 3.6 of Planning Scheme Policy 5 – Infrastructure.

**Roadworks**

- 1.4. Revise the stormwater gully pit location between proposed lots 708 and 709, as it conflicts with the access location for the proposed laneway.
- 1.5. Confirm the proposed laneway design, as the civil design plans and the proposed plans of development show different layouts. Amend necessary plans to demonstrate consistency.
- 1.6. Demonstrate how access to the existing road network will be provided for the proposed development.

**Further Advice:**

*It is understood that access to the site is being managed through COM/13/2021. Please note that a decision on the subject application cannot be made until such time that COM/13/2021 has been decided.*

**Traffic**

- 1.7. Amend the proposed Traffic Impact Assessment prepared by Lambert & Rehbein to provide assessment for the suitability of the proposed roundabout on the southern boundary of the site.

**Further Advice:**

*The SIDRA analysis is to include the traffic generation of the total catchment, which must consider all development in the local area.*

*It is noted it will be in proximity of two existing intersections to the east and one future intersection to the west of the development.*

*Include a pedestrian movement, bicycle access and public transport access plan to show how people travel around and through the development by means other than vehicles and to demonstrate accessibility to public transport (existing or future). A permeable street network should be provided for pedestrians and cyclists travelling to destinations such as schools, shops and public transport.*

- 1.8. Provide land dedication and roadwork designs for the collector road on the southern boundary.

**Further Advice:**

*Council are currently preparing traffic volume information for the area. Once completed, the traffic volume information will be provided through to you. A SIDRA analysis of the network is required to assess the suitability of the roundabout.*

*Council are currently preparing a DWG file of the future centreline of the future Urban Collector Road that runs along the southern boundary of the site. Once prepared, Council will provide you with the DWG file and confirm the land dedication required in further detail.*

**2. ENVIRONMENT****Landscaping**

- 2.1. Provide a concept landscape plan prepared in accordance with Section 2.2 of Council's Planning scheme policy – PSP5 (Infrastructure). The report must be prepared by a person who satisfies section 1.7(1)(b) of PSP5.

**Further Advice:**

*Provision of a concept landscape plan at this stage will negate the need to condition a detailed landscape plan at operational works stage.*

### Biodiversity Areas

- 2.2. The site includes areas mapped as Koala Habitat Areas. The State's assessment of these areas under Schedule 10, Part 10, Division 3, s16B will need to occur prior to Council calculating any environmental offsets under the Logan Planning Scheme 2015 v8.0. Therefore, provide the following to assist Council with commencing the drafting of an IA, noting that further information may be required once a referral decision is received:
- 2.2.1. Provide a revised vegetation clearing plan identifying native vegetation, native trees and native habitat trees mapped by the Logan Planning Scheme 2015 v8 proposed to be removed less any exempt clearing areas identified in Tables 5.10.2.1.1 to 5.10.2.1.5;
- 2.2.2. Provide a GIS shape file of the revised clearing area (emailed to [DATechServices@logan.qld.gov.au](mailto:DATechServices@logan.qld.gov.au)) containing polygon object(s) projected as MGA94 Zone 56 showing the extent of proposed clearing.

## 3. WATER DEVELOPMENT SERVICES

### Water

- 3.1. Amend the Concept Water & Sewer Layout Plan (Drawing No. 21-0073 – P 1005-1) to show the proposed diameters of the water mains.
- 3.2. Amend the Water Supply Services Assessment Report and relevant Concept Water and Sewer Layout Plan to include the required design and construction of a PRV at the suitable position to service all the developments in same DMA. This is required by the subject development unless it has been provided by other developments.

#### Further Advice:

*It is understood that the subject application relies on COM/13/2021 for servicing the subject site for Water infrastructure. All amendments requested in this Information Request are to be consistent with the reporting associated with COM/13/2021.*

### Sewerage

- 3.3. Amend the Concept Water & Sewer Layout Plan (Drawing No. 21-0073 – P 1005-1) to show the following information:
- 3.3.1. Proposed diameters of the sewer mains;
- 3.3.2. Extend the sewer main up to the property boundary (specifically the sewer main at Road 8); and
- 3.3.3. All the temporary ends of the sewer mains are to be terminated with a maintenance structure in accordance with the Clause 7.8.5.1 of the SEQ Code.
- 3.4. Amend the Sewer Network Analysis Report to consider the following information:
- 3.4.1. The proposed sewer connection point is inconsistent with Council's planning. Connection at the proposed location will exceed the capacity of the existing sewer downstream;
- 3.4.2. Amend the Sewer Network Analysis Report to be consistent with Council's adopted catchment area planning (LoganWIA Task PI-223);
- 3.4.3. Consider that additional loads nearest to the wetland are likely to be routed to the subject sewer; and
- 3.4.4. The Proposed trunk sewer routing fails to control the catchment nearest the wetlands.

- 3.4.5. The proposed sewer is to account for development extending to the Q100 Flood level around the wetlands. Please note that when accounting for development extending to the Q100 Flood level around the wetlands, it will:
- 3.4.5.1. Increase loads beyond Council's IDM forecast but is reasonable and foreseeable.
  - 3.4.5.2. Extend the serviceable area in lower areas, thereby lowering the elevation of the associated reticulation sewers. These must be controlled by the subject trunk sewer.

Further Advice:

*It is understood that the subject application relies on COM/13/2021 for servicing the subject site for Sewer infrastructure. All amendments requested in this Information Request are to be consistent with the reporting associated with COM/13/2021.*

*Based on the above, it is expected that the load adopted will be lower than what should be adopted. It has not been demonstrated how the catchment will be controlled. Demonstrate that MH 1TS/1 will control the upstream catchment.*

*For enquiries in relation to the water and wastewater items above please contact Water Development Services on 07 2899 7790. Alternatively, you may send an email enquiry to [waterda@logan.qld.gov.au](mailto:waterda@logan.qld.gov.au). In order to facilitate efficient customer service please quote the application number and address of the property concerned to the customer service officer or within the subject line of the email. Water Development Services will respond to your enquiry within 48 hours.*

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## REQUEST FOR FURTHER ADVICE

In accordance with section 35 of the Development Assessment Rules, Council in the role of the Assessment Manager may, at any time before the application is decided, give further advice about the application to the applicant.

## RESPONDING TO THIS INFORMATION REQUEST

This Information Request may be responded to by giving Council:

- (a) All of the information requested; or
- (b) Part of the information requested; or
- (c) A notice stating that none of the information will be provided.

**Please indicate within your response if you have provided: all, part of or none of the required information.**

If an Information Response is not provided within three (3) months of receiving this Information Request or such further period agreed with the Council, Council's assessment will continue without the benefit of this information.

## COPIES OF RESPONSES TO REFERRAL AGENCIES

Please also note that any referral agency for the application may make a separate Information Request. If responding to a referral agency Information Request, a copy of that response must also be given to Council in accordance with Part 3 of the Development Assessment Rules.

For further information about this application please contact Daniel Wilson on (07) 3412 5773 or via email on [development@logan.qld.gov.au](mailto:development@logan.qld.gov.au).

Yours faithfully,

Katie Parsons  
Senior Planning Officer  
Major Developments and Appeals  
Strategy and Sustainability

# Attachment 2 – SARA Decision



SARA reference: 2110-25556 SRA  
 Council reference: COM/40/2021  
 Applicant reference: 20-136

17 March 2023

Chief Executive Officer  
 Logan City Council  
 development@logan.qld.gov.au

Dear Sir/Madam

## SARA response—115 and 117 School Road and 242-248 and 250-258 Loganview Road North, Logan Reserve

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

The development application described below was confirmed as properly referred by the State Assessment and Referral Agency (SARA) on 1 November 2021.

### Response

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Outcome:	Referral agency response – with conditions
Conditions:	The conditions in <b>Attachment 1</b> must be attached to any development approval.
Date of response:	17 March 2023
Advice:	Advice to the applicant is in <b>Attachment 2</b>
Reasons:	The reasons for the referral agency response are in <b>Attachment 3</b>

### Development details

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Description:	<ul style="list-style-type: none"> <li>Development Permit for Reconfiguring a lot (4 lots into 80 lots)</li> <li>Preliminary Approval for Material change of use for a variation request to vary the effect of the <i>Logan Planning Scheme 2015</i></li> </ul>
SARA role:	Referral agency
SARA trigger:	Schedule 10, Part 10, Division 3, Subdivision 3, Table 1, Item 1 — Development interfering with koala habitat in koala habitat areas outside koala priority areas (Planning Regulation 2017)
SARA reference:	2110-25556 SRA
Assessment Manager:	Logan City Council
Street address:	115 and 117 School Road and 242-248 and 250-258 Loganview Road North, Logan Reserve

Real property description: Lots 25 and 26 on RP97736 and Lots 40 and 41 on RP229101

Applicant name: Australis Land Pty Ltd ABN 45 617 209 891

Applicant contact details: c/- PeakUrban Pty Ltd  
alexandra.smith@peakurban.com.au

*Human Rights Act 2019* considerations: A consideration of the 23 fundamental human rights protected under the *Human Right Act 2019* has been undertaken as part of this decision. It has been determined that this decision does not limit human rights.

## Representations

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

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

For further information please contact Brianna Gosper, Senior Planning Officer on (07) 5644 3272 or via email SEQSouthPlanning@dsdilgp.qld.gov.au who will be pleased to assist.

Yours sincerely



Karley Lawler  
**Manager, Planning and Development Services (SEQ South)**

cc Australis Land Pty Ltd ABN 45 617 209 891 c/- PeakUrban Pty Ltd, alexndra.smith@peakurban.com.au

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

## Attachment 1—Referral agency conditions

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

No.	Condition	Condition Timing
<b>Development Permit for Reconfiguring a lot</b>		
Schedule 10, Part 10, Division 3, Subdivision 3, Table 1, Item 1 - The Chief Executive administering the <i>Planning Act 2016</i> nominates the Director-General of the Department of Environment and Science to be the enforcement authority for the development to which this development approval relates for the administration and enforcement of any matter relating to the following conditions:		
1.	Clearing of 303 non-juvenile koala habitat trees inside the mapped koala habitat area on the site must be carried out in accordance with the Tree Retention Plan, prepared by 28°S Environmental, dated 2022-12-23 and dwg no. 2021-032-001.	At all times.
2.	<p>Prior to any building or operational works being undertaken, prepare a 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> <ul 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 Nature Conservation (Koala) Conservation Plan 2017, including the staging and sequencing of clearing and provisions for a koala spotter during clearing operations.</li> <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.</li> <li>(vii) Measures to protect retained koala habitat and vegetation (including open land) in accordance with Australian Standard AS4970-2009.</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> </ul>	<p>(a), (b), (c), (d), and (e) Prior to any building or operational works being undertaken.</p> <p>(f) During all clearing and construction works.</p>

	<p>(vii) Measures to manage the risks posed by dogs (e.g., guard dogs) on site.</p> <p>(viii) Measures to protect retained koala habitat and vegetation (including open land) in accordance with Australian Standard AS4970-2009.</p> <p>(ix) Requirements for sequential clearing and koala spotter in accordance with Nature Conservation (Koala) Conservation Plan 2017.</p> <p>(x) Measures to raise awareness amongst construction workers of koalas on and near the construction activities.</p> <p>(d) Be certified by a suitably qualified and experienced person.</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>(f) Implement the management measures contained in the Koala Management Plan.</p>	
3.	<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 303 non-juvenile koala habitat trees.</p>	<p>Prior to commencing any clearing works.</p>

## Attachment 2—Advice to the applicant

General advice	
1.	Terms and phrases used in this document are defined in the <i>Planning Act 2016</i> its regulation or the State Development Assessment Provisions (SDAP) v2.6. If a word remains undefined it has its ordinary meaning.
2.	<p>The Nature Conservation (Koala) Conservation Plan 2017 includes mandatory requirements that applies to all persons undertaking the clearing of koala habitat trees, including that clearing be undertaken sequentially and in the presence of a koala spotter.</p> <p>Penalties for non-compliance apply.</p> <p>For further information please contact the Department of Environment and Science at <a href="mailto:koala.compliance@des.qld.gov.au">koala.compliance@des.qld.gov.au</a>.</p>
3.	Despite this referral agency response, other permits or approvals may be required for the clearing of koala habitat. To determine if the proposed clearing requires other approvals under other local, State or federal laws go to <a href="http://www.qld.gov.au">www.qld.gov.au</a> (search 'vegetation clearing requirements').
4.	<p>Section 16 of the <i>Environmental Offsets Act 2014</i> 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 <i>Environmental Offsets Act 2014</i>. Contravention of a deemed condition is taken to be contravention of an imposed condition.</p> <p>More information on offset delivery can be found here:  <a href="https://www.qld.gov.au/environment/pollution/management/offsets/delivering">https://www.qld.gov.au/environment/pollution/management/offsets/delivering</a>.</p>

## Attachment 3—Reasons for referral agency response

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

### **The reasons for SARA's decision are:**

The proposed development has been assessed against State code 25: Development in South East Queensland koala habitat areas (State code 25) of the SDAP. On balance the proposed development is considered to achieve the purpose of State code 25 of the SDAP, as follows:

- The proposed development has an acceptable impact on the mapped KHA considering the long-term forward planning within Logan Reserve will result in the site being isolated and fragmented from the surrounding mapped KHA. This is due to the Logan City Council's forward planning under the Logan Reserve Structure Plan identifying the site as being included in the Low density residential zone, as well as the context of the site.
- As the proposed development is considered to have an acceptable impact on mapped KHA, it is considered unreasonable for the proposed development to avoid, minimise or mitigate impacts to MSES, being the mapped KHA.
- The proposed development has an acceptable significant residual impact for the reasons stated above and a condition is imposed to deliver an environmental offset to offset the significant residual impact on the mapped KHA.
- A condition is imposed requiring the applicant to prepare a Koala Management Plan and advice note has been imposed to ensure all risks to the safety of koala's has been mitigated.

### **Material used in the assessment of the application:**

- The development application material and submitted plans
- *Planning Act 2016*
- *Human Rights Act 2019*
- Planning Regulation 2017
- The SDAP
- The Development Assessment Rules
- SARA DA Mapping system

## **Attachment 4—Change representation provisions**

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## **Attachment 5—Documents referenced in conditions**

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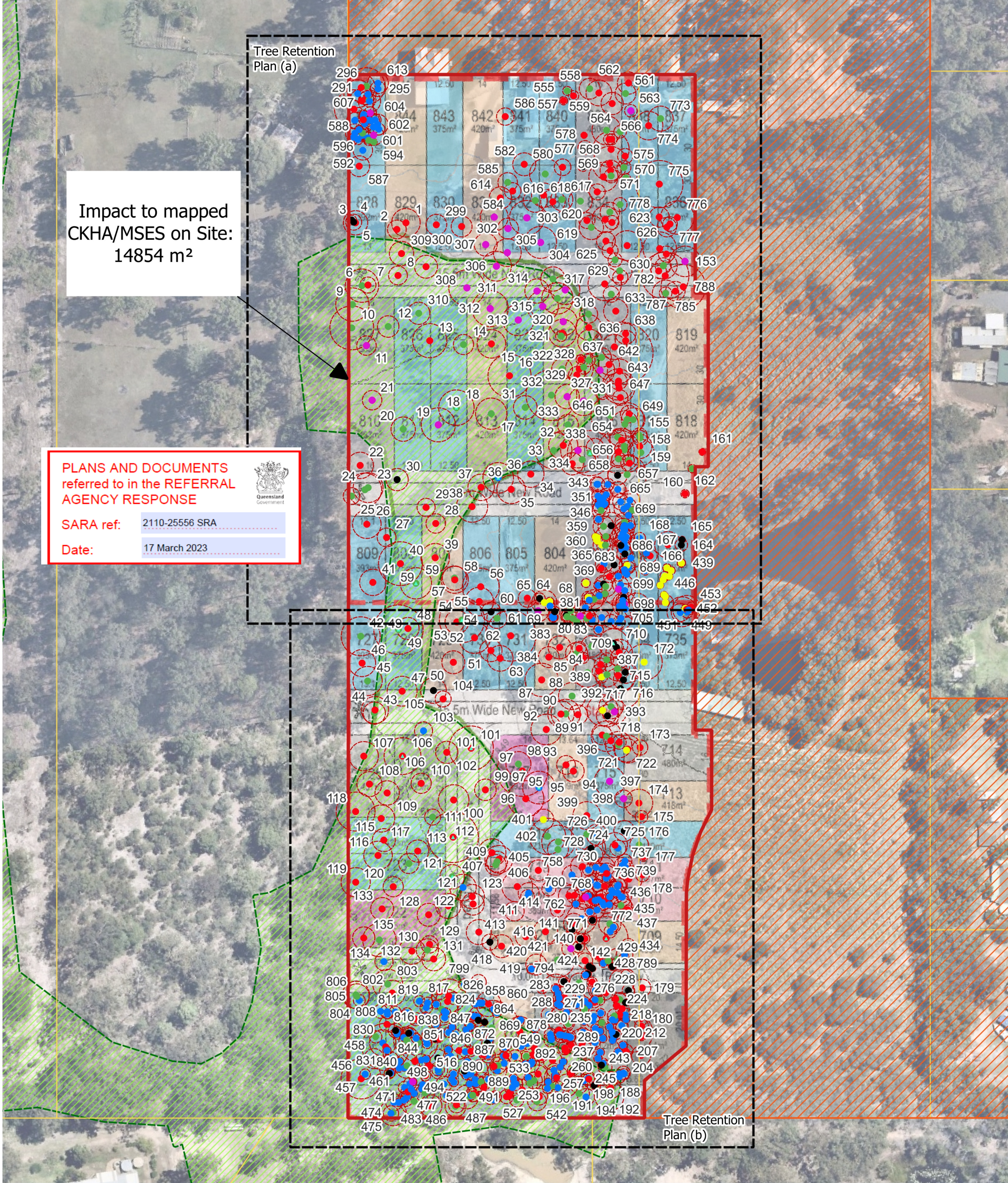
(page left intentionally blank)

Impact to mapped CKHA/MSES on Site: 14854 m<sup>2</sup>

**PLANS AND DOCUMENTS referred to in the REFERRAL AGENCY RESPONSE**

SARA ref: 2110-25556 SRA

Date: 17 March 2023

SARA IR - Baycrown, Logan Reserve


Legend

**Tree Retention Plan**

28 South Project Ref: 2021-032

Source: D:\Dropbox\Projects\2020\2020-079 (117-131 Heinemann Road)\Data\GIS

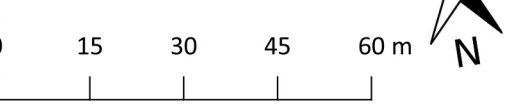
Data Sources: Qld Globe (SIPS 2016); Digital Cadastre Database (Dept. Natural Resources, 2021); Roads (Dept. Natural Resources, 2020); Watercourses (Dept. Natural Resources, 2020); Contours (Dept. Natural Resources 2016).



Site Boundary	Angophora sp. [36]
Planning Cadastre	Corymbia sp. [277]
Core Koala Habitat Area	Eucalyptus sp. [204]
Development Footprint of Approved Application over Neighbouring Lots	Lophostemon sp. [341]
Tree to be removed [907]	Melaleuca sp. [28]
	Non NJKHT [21]
	Native Habitat Tree (Hollow) [15]

<b>Issue Date</b>	<b>Dwg No.</b>	<b>Author</b>
2022-12-23	2021-032-001	JD
<b>Approved</b>	<b>Revision Note</b>	
MT		

(A3) GDA 94 MGA 56  
1:1,208



# Development Assessment Rules—Representations about a referral agency response

The following provisions are those set out in sections 28 and 30 of the Development Assessment Rules<sup>1</sup> regarding **representations about a referral agency response**

## Part 6: Changes to the application and referral agency responses

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### 28 Concurrence agency changes its response or gives a late response

- 28.1. Despite part 2, a concurrence agency may, after its referral agency assessment period and any further period agreed ends, change its referral agency response or give a late referral agency response before the application is decided, subject to section 28.2 and 28.3.
- 28.2. A concurrence agency may change its referral agency response at any time before the application is decided if—
- (a) the change is in response to a change which the assessment manager is satisfied is a change under section 26.1; or
  - (b) the Minister has given the concurrence agency a direction under section 99 of the Act; or
  - (c) the applicant has given written agreement to the change to the referral agency response.<sup>2</sup>
- 28.3. A concurrence agency may give a late referral agency response before the application is decided, if the applicant has given written agreement to the late referral agency response.
- 28.4. If a concurrence agency proposes to change its referral agency response under section 28.2(a), the concurrence agency must—
- (a) give notice of its intention to change its referral agency response to the assessment manager and a copy to the applicant within 5 days of receiving notice of the change under section 25.1; and
  - (b) the concurrence agency has 10 days from the day of giving notice under paragraph (a), or a further period agreed between the applicant and the concurrence agency, to give an amended referral agency response to the assessment manager and a copy to the applicant.

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<sup>1</sup> Pursuant to Section 68 of the *Planning Act 2016*

<sup>2</sup> In the instance an applicant has made representations to the concurrence agency under section 30, and the concurrence agency agrees to make the change included in the representations, section 28.2(c) is taken to have been satisfied.

## **Part 7: Miscellaneous**

### **30 Representations about a referral agency response**

- 30.1. An applicant may make representations to a concurrence agency at any time before the application is decided, about changing a matter in the referral agency response.<sup>3</sup>

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<sup>3</sup> An applicant may elect, under section 32, to stop the assessment manager's decision period in which to take this action. If a concurrence agency wishes to amend their response in relation to representations made under this section, they must do so in accordance with section 28.