



SARA reference: 2409-42301 SRA
Council reference: COM/2024/236

12 August 2025

Chief Executive Officer
Gold Coast City Council
PO Box 5042
GCMC QLD 9729
mail@goldcoast.qld.gov.au

Dear Sir/Madam

SARA referral agency response—54 George Alexander Way, Coomera

(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 10 June 2025.

Response

Outcome:	Referral agency response – with conditions
Date of response:	12 August 2025
Conditions:	The conditions in Attachment 1 must be attached to any development approval
Advice:	Advice to the applicant is in Attachment 2
Reasons:	The reasons for the referral agency response are in Attachment 3

Development details

Description:	Development permit for Material change of use for Multiple dwelling (193 dwellings) and Reconfiguring a lot for 1 into 2 lot freehold subdivision, new public road and access easement over future balance Lot 900 pursuant to COM/2023/16
SARA role:	Referral agency
SARA trigger:	Schedule 10, Part 10, Division 3, Subdivision 3, Table 1, Item 1 (10.10.3.3.1.1)—Development interfering with koala habitat in koala habitat areas outside koala priority areas (Planning Regulation 2017)
SARA reference:	2409-42301 SRA
Assessment manager:	Gold Coast City Council

Street address: 54 George Alexander Way, Coomera

Real property description: Lot 96 on RP187418

Applicant name: Coomera GA Pty Ltd ATF The Coomera Ga Unit Trust
C/- Saunders Havill Group

Applicant contact details: 9 Thompson Street
BOWEN HILLS QLD 4006
andrewmclean@saundershavill.com

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

Representations

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

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

For further information please contact Poppy Ellis-Southwell, Principal Planning Officer, on (07) 5644 3214 or via email DARTsupport@dsdilgp.qld.gov.au who will be pleased to assist.

Yours sincerely



Shane Spargo
Director

cc Coomera GA Pty Ltd ATF The Coomera Ga Unit Trust C/- Saunders Havill Group,
andrewmclean@saundershavill.com

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

Attachment 1—Referral agency conditions

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

No.	Conditions	Condition timing
Development permit for Material change of use and Reconfiguring a lot		
10.10.3.3.1.1 – Development interfering with koala habitat in koala habitat areas outside koala priority areas—The chief executive administering the <i>Planning Act 2016</i> nominates the Director-General of the Department of the Environment, Tourism, Science and Innovation to be the enforcement authority for the development to which this development approval relates for the administration and enforcement of any matter relating to the following condition(s):		
1.	Interfering with koala habitat is limited to the clearing of 122 non-juvenile koala habitat trees as shown on Tree Retention and Removal Plan, prepared by Saunders Havill Group, drawing reference 11241 ETRRP A, dated 27/05/2025 and version A.	At all times.
2.	Fencing is to be installed at the locations identified on Diagram – Open Space Overlay, prepared by Archipelago, dated 27.05.2024, drawing no. AR-DA-008 and revision E, as amended in red by SARA and must be designed and constructed in accordance with Table 1 of the Koala Sensitive Design Guideline, prepared by the Department of the Environment, Science and Innovation, including the following requirements: (a) Koala friendly fencing (b) Koala friendly fencing.	Prior to the commencement of use and to be maintained at all times.
3.	(a) Undertake rehabilitation in accordance with the Rehabilitation Concept Plan, prepared by Saunders Havill Group, dated April 2025, reference 11241 and Issue A. (b) Submit confirmation by an appropriately qualified ecologist that the rehabilitation works required by part (a) have been undertaken to the Department of the Environment, Tourism, Science and Innovation at Koala.Compliance@detsi.qld.gov.au or by post to GPO Box 2454 Brisbane Queensland 4001. (c) Maintain the rehabilitation work detailed in (a). (d) Submit confirmation by an appropriately qualified ecologist that all elements of this condition have been complied with to the Department of the Environment, Tourism, Science and Innovation at Koala.Compliance@detsi.qld.gov.au or by post to GPO Box 2454 Brisbane Queensland 4001. <i>Note: Appropriately qualified person(s) means a person or persons who has professional qualifications, training, skills and experience relevant to ecology and land restoration and can give authoritative assessment, advice and analysis in relation to koalas using the relevant protocols, standards, methods or literature.</i>	(a) Prior to the commencement of use or submitting the Plan of Survey to the local government for approval, whichever occurs first, and to be maintained at all times. (b) Within 20 business days after completion of the rehabilitation works in part (a). (c) For a minimum of 5 years after completion of the rehabilitation works. (d) Within 20 business days after

		the timing relevant to part (c).
4.	(a) Prepare a Koala Management Plan by an appropriately qualified person which must: (i) Identify all clearing and construction activities that may increase the risk of stress, injury or death of koalas. (ii) Detail the management measures that will be implemented during clearing and construction activities to prevent the risks identified in part (a) of this condition, including but not limited to all of the following: A. details of pre-clearing inspections of the vegetation to be cleared B. requirements for staging and sequencing of clearing and provisions for a koala spotter during clearing operations C. procedures for dealing with trapped, injured, orphaned and deceased koalas D. contact details for the contractor for reports of trapped or injured koalas E. the use of fauna exclusion fencing F. measures to minimise the impact of construction related dust on adjacent koala habitat G. signage in areas of vehicular traffic on site H. procedures for checking machinery for fauna prior to use I. measures to manage the risks posed by dogs (e.g. guard dogs) on site J. measures to protect retained koala habitat and vegetation (including open land) in accordance with <i>Australian Standard AS4970-2009</i> K. measures to raise awareness amongst construction workers of koalas on and near the construction activities. (b) Submit the Koala Management Plan to the Department of the Environment, Science and Innovation at Koala.Compliance@detsi.qld.gov.au or by post to GPO Box 2454 Brisbane Queensland 4001. (c) Implement all measures and undertake any works contained in the Koala Management Plan. <i>Note: Appropriately qualified person(s) means a person or persons who has professional qualifications, training, skills and experience relevant to ecology and can give authoritative assessment, advice and analysis in relation to koalas using the relevant protocols, standards, methods or literature.</i>	(a) and (b) Prior to interfering with koala habitat. (c) Prior to and during clearing and construction activities.
5.	Notify the Department of the Environment, Tourism, Science and Innovation by email to Koala.Compliance@detsi.qld.gov.au of: (a) the expected date the clearing activity will commence; (b) the expected duration of the clearing activity; (c) the name and contact details of the koala spotter that has been	At least 3 business days prior to commencement of vegetation clearing.

	contracted for the clearing activity; and (d) the name, contact details and authority number of the fauna spotter catcher that has been contracted for the clearing activity.	
6.	(a) Enter into a preservation covenant with the Department of the Environment, Tourism, Science and Innovation for the purpose of preserving koala habitat. The covenant must comply with section 97A of the <i>Land Title Act 1994</i> and: (i) be for the area identified as 'Covenant Area' on Diagram – Open Space Overlay, prepared by Archipelago, dated 27.05.2024, drawing no. AR-DA-008 and revision E (as amended in red by SARA) (ii) prohibit interference with koala habitat within the Covenant Area, except where permitted by this condition (iii) require that native vegetation must not be cleared for any purpose within the Covenant Area, except as otherwise stated in any covenant documentation (iv) require that all boundary fences, which transect the Covenant Area, must be koala-friendly, and must be designed and constructed in accordance with Table 1 of the Koala Sensitive Design Guideline, prepared by the Department of Environment, Science and Innovation. (b) Lodge the Covenant Form 31 with the Registrar of Titles for the relevant Queensland State Government Authority. (c) Submit a copy of the registered Covenant to the Department of the Environment, Tourism, Science and Innovation at Koala.Compliance@detsi.qld.gov.au or GPO Box 2454 Brisbane Queensland 4001.	Prior to sealing the plan of subdivision with the local government and to be maintained at all times.
7.	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 122 non-juvenile koala habitat trees. <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> More information on offset delivery can be found here: https://www.qld.gov.au/environment/pollution/management/offsets/delivering. Please send the notice of election to koala.planning@dcdilgp.qld.gov.au	Prior to commencing any clearing works.

Attachment 2—Advice to the applicant

General advice	
1.	Terms and phrases used in this document are defined in the <i>Planning Act 2016</i> , its regulation or the State Development Assessment Provisions (SDAP) (version 3.0). If a word remains undefined it has its ordinary meaning.
2.	The Nature Conservation (Koala) Conservation Plan 2017 includes mandatory requirements that apply to all persons undertaking the clearing of koala habitat trees, including that clearing be undertaken sequentially and in the presence of a koala spotter. Penalties for non-compliance apply. For further information please contact the Department of the Environment, Tourism, Science and Innovation at koala.compliance@des.qld.gov.au.
3.	Despite this development approval, other permits or approvals may be required for the clearing of koala habitat. To determine if the proposed clearing requires other approvals under other local, State or federal laws go to www.qld.gov.au (search 'vegetation clearing requirements').

Attachment 3—Reasons for referral agency response

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

The reasons for the SARA's decision are:

- SARA assessed the development against the following code of the SDAP, version 3.0:
 - o State code 25: Development in South East Queensland koala habitat areas (State code 25).
- The development complies with the assessment benchmarks of State code 25 of the SDAP in that the development:
 - o does not cause an unacceptable impact on mapped koala habitat areas;
 - o is designed and located to reasonably minimise and mitigate impacts to matters of state environmental significance; and
 - o results in a significant residual impact that is acceptable, and an offset is provided.

Material used in the assessment of the application:

- the development application material and submitted plans
- *Planning Act 2016*
- Planning Regulation 2017
- the SDAP (version 3.0), as published by SARA
- the Development Assessment Rules
- SARA DA Mapping system
- section 58 of the *Human Rights Act 2019*

Attachment 4—Representations about a referral agency response provisions

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Attachment 5—Documents referenced in conditions

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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 Rules¹ regarding **representations about a referral agency response**

Part 6: Changes to the application and referral agency responses

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.²
- 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.

¹ Pursuant to Section 68 of the *Planning Act 2016*

² 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

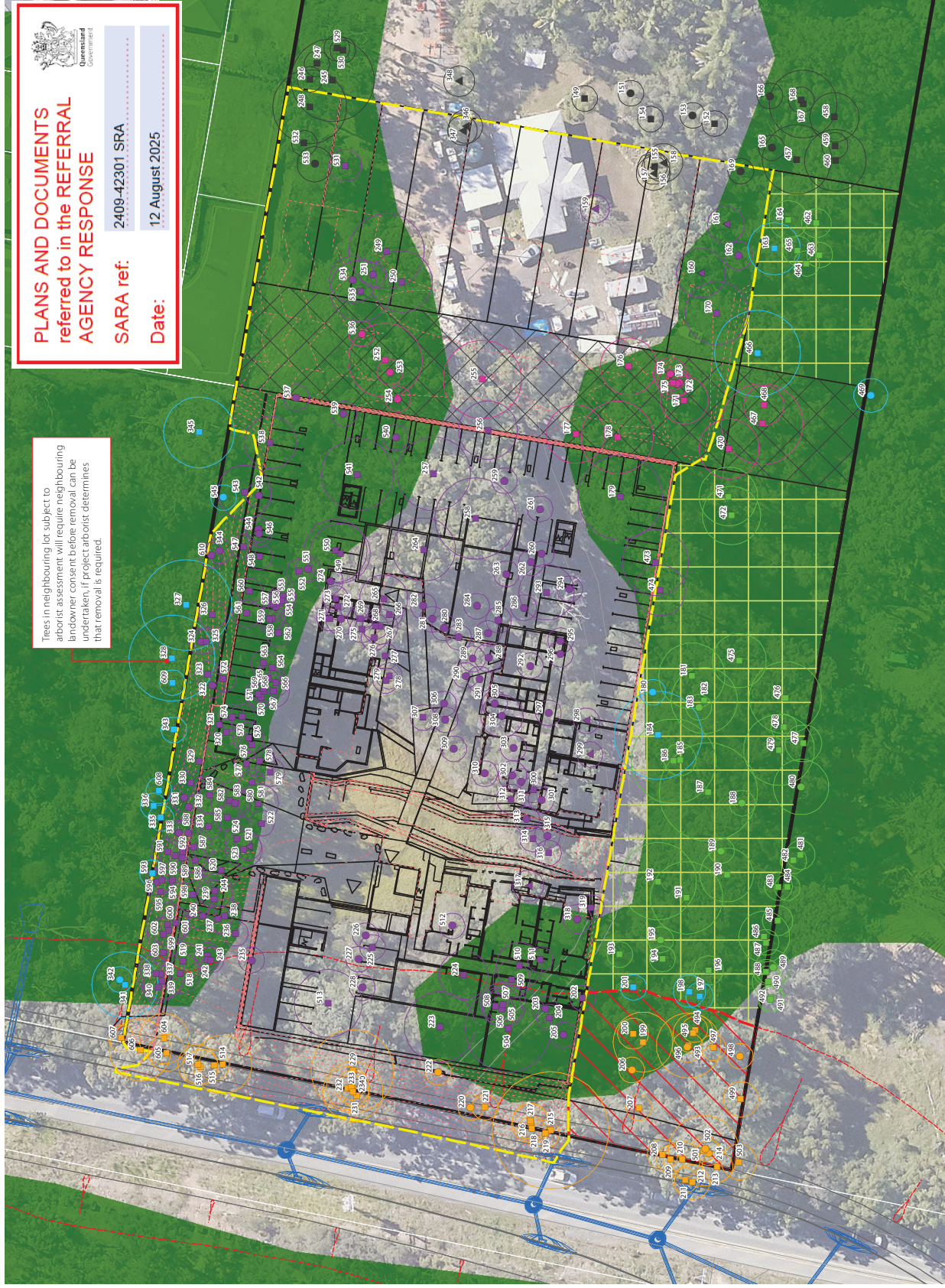
30.1. An applicant may make representations to a concurrence agency at any time before the application is decided, about changing a matter in the referral agency response.³

³ 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.

Trees in neighbouring lot subject to arborist assessment will require neighbouring landowner consent before removal can be undertaken, if project arborist determines that removal is required.

Date:

12 August 2025



I hope to go on to get a degree in psychology by studying

27/05/2025 | 11:24 | FTRRP A

Coomera GA Pty Ltd

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



SARA ref:

2409-42301 SRA

Date:

12 August 2025

54 GEORGE ALEXANDER WAY **COOMERA**

REHABILITATION CONCEPT PLAN
APRIL 2025 · 11241 ISSUE A

COOMERA GA
PTY LTD

sh saunders
havill
group



1. FUTURE ROAD CONNECTION
2. ADJOINING APARTMENT AND LANDSCAPE AREAS.
Refer separate Landscape plans.
3. ADJOINING TOWNHOUSE AREAS
Refer separate Landscape plans.

- INDICATIVE EXISTING CANOPY EXTENTS
Retain and protect existing trees throughout. Allow for much to structural root zone / around base of trees. Refer SHG VMP for details of specific species and locations.

- INDICATIVE NEW TREES
REHABILITATION WORKS AREA
Weed Management to entire zone. Retain existing canopy trees and koala habitat tree regrowth. Manage mid-story and understorey per bushfire requirements. Maintain slashed grass areas to understorey throughout rehabilitation area. Infill planting with scattered koala habitat tree planting in accordance with bushfire requirements.

REHABILITATION METHODOLOGY - SITE WORKS

Following Primary weed management works, areas requiring infill planting (assisted natural regeneration), and larger scale planting (reconstruction and fabrication) can be undertaken. Prior to installation, the following items should be considered:

- Species selection
- Sourcing plant material
- Timing of planting
- Site preparation
- Planting density
- Planting installation

Species Selection

Species selection is critical in achieving the desired ecological restoration outcomes for rehabilitation sites. Planting is typically derived from:

- Local Regional Ecosystem (RE) descriptions.
- Observed site native vegetation.
- Bioretenction guideline requirements.
- Climatic and weather conditions observed on site (frost, salt-spray, etc.).
- 'pioneer' species are useful in site stabilisation and encouraging native regeneration.
- Utilising flowering and fruiting species are useful to attract wildlife and result in introduction of seeds.
- Diverse vegetation layers (trees, shrubs, groundcovers).
- Species availability from seed propagation and/ or local nurseries.
- Bushfire site reporting, advice and inputs.

Refer to plant schedule for species and planting densities.

Sourcing Plant Material

There are a number of options for sourcing plant material for revegetation purposes. Propagation from site seed is a good outcome however is often limited by required timing of works. Sourcing planting from local nurseries is the commonly-chosen option and has the following benefits:

- Awareness of genetic considerations when collecting seed.
- Experience with breaking dormancy mechanisms in hard to germinate seeds.
- Highly successful propagation techniques.
- Ability to provide high quality stock to order
- Draw on industry resources.

Timing of Planting

The timing of planting should ideally be aligned with the wet season

in SEQ (summer and autumn). This minimises the need for intensive watering to establishment planting. Planting between February to May is the most beneficial as it also seeks to avoid intense heat periods of summer. Despite this, it is understood planting may occur at various times within rehabilitation areas due to development timing needs.

Site Preparation

Site or planting preparation includes:

- Fencing to exclude grazing animals and people (if required).
- Pre-spraying of exotic grasses and other weeds to planting areas.
- Consideration of source of water for new planting (access tracks, temporary irrigation).
- Arranging delivery of mulch, jute netting and tree guards (if required).
- Treatment of heavily compacted soils by ripping and/or application of gypsum.
- Soil amelioration as required

Planting Density

Plant density is calculated on a zone by zone basis. This allows planting to cater for various requirements including standard revegetation, infill only requirements such as canopy trees at low densities, as well dense bioretenction plantings as per Bioretenction Technical Guidelines (where/ if applicable). Refer to plant schedule for species and planting densities.

Methods of Ecological Restoration

Consolidation and linking of the habitat will be achieved by way of:

- (i) assisted natural regeneration in areas of existing regrowth; and (ii) reconstruction to exposed batters/ areas. These methods of ecological reconstruction are described by MBRC (2015b).

2. Assisted natural-regeneration

Assisted natural-regeneration applies to areas capable of regenerating and which may require some intervention to control weeds and / or ameliorate soil. Introduction of plants, seeds, spores and vegetation material may be necessary to help establish a functioning community. The informed inclusion or exclusion of fire may assist natural – regeneration. Assisted natural-regeneration is a preferred restoration method for maintaining local genetic biodiversity.

3. Reconstruction

Reconstruction applies to highly degraded areas not capable of naturally regenerating and where the planting of key plant community specific canopy and pioneer species are necessary to re-establish the original regional ecosystem.

- Extract from Methods of Ecological Restoration (Environmental Areas and Corridors Planning Scheme Policy) (MBRC, 2015)

NOTE: FINAL DETAILS/ SPECIFICATIONS TO BE DETERMINED AT OPERATIONAL WORKS PHASE

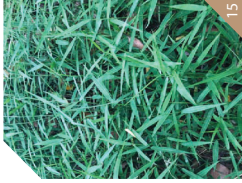
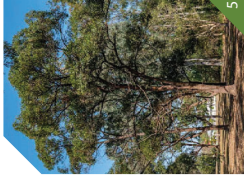
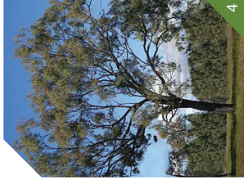


**TYPICAL ESTABLISHMENT AND MAINTENANCE RESPONSIBILITIES**

- Watering to occur to sufficient levels to ensure all plants and turf/ grass/ seeding are actively growing and free from moisture stress. Watering regime to be adaptive to suit site and seasonal needs to achieve long term plant and turf/ grass health and deep rooted systems
- Weed management to all contract work areas to best practices, local government standards and in accordance with Biosecurity Act utilising manual control, mechanical removal and chemical control adapted to site requirements- specifically site waterways including waterway sensitive chemicals
- Restaking of all plant stock as required for effective establishment
- Removal of all staking once plant stock establishment and self supporting
- Repinning all jute mat/ jute netting/ tecmatting
- Repairing site scours including refitting jute matting and/ or rockwork
- Removal of all sediment deposits from works including stormwater devices
- Pest and disease management
- Replacing failed, failing and stolen plants. Replaced plant stock during maintenance periods to be undertaken in accordance with approved documentation. Root/ plant hormone/ fertiliser application at installation and ongoing as required.
- Topping up all soil and mulch to depths specified
- Removal/ trimming of plant growth, formative pruning and dead-wooding to all retained vegetation (including qualified arborist review and approvals to AS4373).
- Ongoing slashing turf and grass areas where required to achieve bushfire management requirements.

PRIMARY REHABILITATION SPECIES MIX

Allowance of scattered koala habitat tree species and ground cover species to infill and supplement plant, in accordance with brushfire requirements to reinforce fauna connectivity to corridor.
Typical species mix to consist of species from RE 12.11.5 & 12.11.24 and species found on site and in adjoining vegetation areas. Refer SHG Ecological Assessment/ report for more detailed site assessment and vegetation structure details.



SPECIES

PLANT FORM

POT SIZE

TREES

- | | | | |
|----|---|------|------|
| 1. | EUCALYPTUS siderophloia - Grey Ironbark | Tree | Tube |
| 2. | EUCALYPTUS tereticornis - Forest Red Gum | Tree | Tube |
| 3. | EUCALYPTUS Seeana - Narrow-leaved gum | Tree | Tube |
| 4. | EUCALYPTUS Crebra - Narrow-leaved Ironbark | Tree | Tube |
| 5. | EUCALYPTUS Microcorys - Tallwood | Tree | Tube |
| 6. | EUCALYPTUS Propinqua - Small-fruited Grey Gum | Tree | Tube |

GROUNDCOVERS

- | | | | |
|-----|--|--------|------|
| 7. | CYMOPOGON refractus - Barbed Wire Grass | Ground | Tube |
| 8. | DIANELLA caerulea - Blue Flax Lily | Ground | Tube |
| 9. | DIANELLA revoluta - Blue Berry Lily | Ground | Tube |
| 10. | EREMOPHILA debilis - Winter Apple | Ground | Tube |
| 11. | HARDENBERGIA violacea - Purple Coral Pea | Ground | Tube |
| 12. | LEPIDOSPERMA laterale - Variable swordedge | Ground | Tube |
| 13. | LOMANDRA hystrix - Green Mat Rush | Ground | Tube |
| 14. | LOMANDRA longifolia - Mat Rush | Ground | Tube |
| 15. | OTTOCHLOA gracillim - Ottochloa | Ground | Tube |
| 16. | PTERIDIUM esculentum - Bracken Fern | Ground | Tube |
| 17. | THEMEDA triandra - Kangaroo Grass | Ground | Tube |

ADDITIONAL SPECIES TO BE DETERMINED AT DETAILED DESIGN PHASE.