



SARA reference: 2302-33455 SRA

Council reference: COM/2023/16

27 July 2023

Coomera Ga Pty Ltd ATF The Coomera Ga Unit Trust
c/- Saunders Havill Group
andrewmclean@saundershavill.com

Dear Sir/Madam

SARA advice notice - 54 George Alexander Way, Coomera

(Advice notice given under section 35 of the Development Assessment Rules)

The State Assessment and Referral Agency (SARA) advises that your development application has not adequately demonstrated compliance with the State Development Assessment Provisions (SDAP).

Subsequent to your response of 3 July 2023 to SARA's information request, SARA has reviewed the information you provided and as discussed in the phone conversation on 25 July 2023 the following issues with the proposed development application have been identified:

Interfering with mapped koala habitat areas (KHA)	
1.	Issue: The response to the information request dated 13 March 2023, outlines an increase in interference with mapped KHA on the western portion of the site by removing most of the mapped KHA from this area. Given this, the proposal in its current form does not demonstrate compliance with State code 25: Development in South East Queensland koala habitat areas (State code 25) of the SDAP, in particular, Performance Outcomes (PO) PO5 and PO11. The following issues have been identified following the response to the information request: • The proposal does not provide any options to retain mapped KHA on site. • The proposal does not provide any options on site to improve connectivity post development and is proposing a larger impact area compared to the original materials submitted. • The proposal does not outline options for protection in perpetuity for any mapped KHA retained or rehabilitation measures that could be taken on site to protect or improve the mapped KHA. • Consideration of exempted development must be for 'necessary' clearing as a result of development. Action: In order to demonstrate compliance with PO5 and PO11 of State code 25 of the SDAP, it is recommended the applicant provide amended plans of development, including revised tree

surveys to outline the impact areas, to show mapped KHA on the proposed balance lot on the western side of the site will not be impacted to the greatest extent possible. Additionally, it is recommended the applicant provide rehabilitations options, including weed management for areas of mapped KHA to be retained.

Please note that unlike an information request, assessment timeframes do not stop when advice is provided by SARA.

How to respond

It is recommended that you address these issues promptly and provide a response to SARA by **2 August 2023**. If you decide not to respond, your application will be assessed and decided based on the information provided to date.

Under the [Development Assessment Rules](#) (DA Rules), the issuing of advice does not stop the assessment timeframes. If you intend to provide additional information, it should be provided in a timely manner to allow sufficient time for the information to be considered. As such, you are strongly encouraged to consider using the 'stop the clock' provisions under s32 of the DA rules, to allow sufficient time for you to consider and respond to SARA's advice; and for SARA to consider any new or changed material provided.

If you wish to utilise the 'stop the clock' provisions, you should give notice to the assessing authority (assessment manager or referral agency) whose current period you wish to stop. This can be done through MyDAS2 or via correspondence.

You are requested to upload your response using the 'manage documents' function in [MyDAS2](#).

If you require further information or have any questions about the above, please contact Gabriel Escobar, A/ Senior Planning Officer, on (07) 5644 3212 or via email SEQSouthPlanning@dsdilgp.qld.gov.au who will be pleased to assist.

Yours sincerely



Amanda Hosken
A/Manager, Planning and Development Services (SEQ South)

cc Gold Coast City Council, mail@goldcoast.qld.gov.au

Development details	
Description:	Combined application for a Material change of Use for Dual occupancy (6) and Reconfiguring a lot for 1 lot into 26 lot subdivision (including 24 freehold residential lots, 1 drainage lot and 1 balance Lot), and new road over 2 stages
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
SARA reference:	2302-33455 SRA
Assessment criteria:	State code 25 of the SDAP