



SARA reference: 2509-48073 SRA
 Council reference: RAL/2025/5915
 Applicant reference: J001662

19 June 2026

Chief Executive Officer
 Toowoomba Regional Council
 PO Box 3021
 TOOWOOMBA QLD 4350
 development@tr.qld.gov.au

Attention: Sophie Spencer

Dear Sophie,

Changed SARA referral agency response—2A & 2B Rifle Range Road, Mount Lofty

(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 8 September 2025.

Response

Outcome:	Referral agency response – with conditions
Date of response:	19 June 2026
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	Reconfiguring a Lot - Reconfigure 2 into 50 Lots
SARA role:	Referral agency	
SARA triggers (Planning Regulation 2017):	<ul style="list-style-type: none"> o 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 	

- o Schedule 10, Part 3, Division 4, Table 2, Item 1 - Reconfiguring a lot that involves clearing native vegetation
- o Schedule 10, Part 9, Division 4, Subdivision 1, Table 1, Item 1 - Development impacting on state transport infrastructure

SARA reference: 2509-48073 SRA

Assessment manager: Toowoomba Regional Council

Street address: 2A & 2B Rifle Range Road, Mount Lofty

Real property description: Lot 1 on RP177105 and Lot 2 on RP177105

Applicant name: CPLK Property Pty Ltd

Applicant contact details: C/- Property Projects Australia
Level 1, 618 Brunswick Street
New Farm QLD 4005
alistair@propertyprojectsaustralia.com.au

Human Rights Act 2019 considerations: Consideration of the *Human Rights Act 2019* sections 15 to 35 has been undertaken as part of this response. It has been determined that this response 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 Sarah Poon, Planner, on 3452 6775 or via email koala.planning@dsdilgp.qld.gov.au who will be pleased to assist.

Yours sincerely



Grace Heatherley
A/ Manager, SEQ West

cc CPLK Property Pty Ltd,
C/- Property Projects Australia, alistair@propertyprojectsaustralia.com.au

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
Reconfiguring a Lot		
Schedule 10, Part 3, Division 4, Table 2, Item 1 (Planning Regulation 2017) Clearing native vegetation — The chief executive administering the <i>Planning Act 2016</i> nominates the Director-General of the Department of Natural Resources and Mines, Manufacturing and Regional and Rural Development 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:		
1.	The development must be carried out generally in accordance with the plan Preliminary Lot Layout – Option 2, prepared by Kehoe Myers, dated 09.04.26, drawing number DA11, issue P10.	At all times
Schedule 10, Part 10, Division 3, Subdivision 3, Table 1, Item 1 (Planning Regulation 2017) Koala habitat in SEQ — The chief executive administering the <i>Planning Act 2016</i> nominates 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 conditions:		
2.	Interfering with koala habitat is limited to the clearing of 29 non-juvenile koala habitat trees identified on plan Figure 12 State NJKHT Impact Assessment, prepared by Range Environmental Consultants, dated 5/05/2026, project no. J001771, as amended in red by SARA.	At all times
3.	<p>(a) Undertake rehabilitation in accordance with the Weed Management and Rehabilitation Plan, prepared by Range Environmental Consultants, dated 5/05/2026, project no. J001771, version 7, including (but not limited to) the following:</p> <ul style="list-style-type: none"> i. Undertake weed management across 2.20ha of the site in accordance with the plan. ii. Planting and establishment of 460 koala habitat trees. 99 koala habitat trees located outside of currently mapped KHA and 361 within mapped KHA. <p>(b) Submit confirmation by an appropriately qualified person that the rehabilitation works required by part (a) have been undertaken to Department of the Environment, Tourism, Science and Innovation at Koala.Compliance@detsi.qld.gov.au</p> <p>(c) Maintain the rehabilitation work detailed in (a).</p> <p>(d) Submit confirmation by an appropriately qualified person that all elements of this condition have been complied with to Department of the Environment, Tourism, Science and Innovation at Koala.Compliance@detsi.qld.gov.au</p>	<p>(a) Prior to submitting the Plan of Survey to the local government for approval</p> <p>(b) Within 20 business days after completion of the rehabilitation works in part (a)</p> <p>(c) In accordance with the Weed Management and Rehabilitation Plan</p> <p>(d) Within 20 business days after the timing relevant to part (c)</p>
4.	Implement all measures and undertake any works in accordance with Appendix I Koala management plan, prepared by Range Environmental Consultants, dated 5/05/2026, job no. J001771, version 7.	Prior to and during all clearing and construction activities

5.	<p>Notify the Department of the Environment, Tourism, Science and Innovation by email to Koala.Compliance@detsi.qld.gov.au of:</p> <ul style="list-style-type: none"> (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 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. 	<p>At least 3 business days prior to interfering with koala habitat</p>
6.	<ul style="list-style-type: none"> (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 Land Title Act 1994 and: <ul style="list-style-type: none"> i. be for the area identified as 'Covenant Area' on plan Figure 2 Proposed Development, prepared by Range Environmental Consultants, dated 5/05/2026, project no, J001771 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; and 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 <i>Koala Sensitive Design Guideline</i>, prepared by the then Department of Environment and Science and dated December 2022. (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 (d) Comply with the Covenant to the extent it reflects the requirements in part (a) of this condition. 	<ul style="list-style-type: none"> (a) – (c) Prior to sealing the plan of subdivision with the local government (d) At all times

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 3.2). If a word remains undefined it has its ordinary meaning.
Koala general advice	
2.	Terms defined in the Glossary of Terms found within the state code 25: Development in South East Queensland koala habitat areas are taken to have the same meaning in these conditions.
3.	A development permit for operational work to implement the material change of use/reconfiguring a lot may be required to be obtained before any interfering with koala habitat can be carried out, and the permit application must be lodged with the Chief Executive administering the <i>Planning Act 2016</i> .
4.	<p>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.</p> <p>Penalties for non-compliance apply.</p> <p>For further information please contact the Department of Environment, Tourism, Science and Innovation at Koala.Compliance@detsi.qld.gov.au.</p>
5.	<p>In addition to 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').</p> <p>It is the responsibility of the land owner to ensure that all necessary permits and approvals have been obtained before undertaking any clearing.</p>
6.	Clearing of vegetation has the potential to disturb the roots of the trees of proposed retained vegetation thereby resulting in the death of trees not approved to be cleared under this development approval. It is recommended clearing and excavation activities be undertaken in accordance with the ' <i>Australian Standards for the Protection of Trees on Development Sites (AS4970-2009)</i> ' to avoid any consequential unauthorised clearing.

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 codes of the State Development Assessment Provisions (SDAP), version 3.3:
 - State code 6: Protection of state transport networks
 - State code 16: Native vegetation clearing
 - State code 25: Development in South East Queensland koala habitat areas
- The development complies with the assessment benchmarks of State code 6 of SDAP in that the development:
 - will not create a safety hazard for users of state transport infrastructure or public passenger services by increasing the likelihood or frequency of a fatality or serious injury
 - will not result in a worsening of the physical condition or operating performance of the state transport network
- The development complies with the assessment benchmarks of State code 16 of SDAP in that the development:
 - avoids clearing, or where avoidance is not reasonably possible, minimises clearing
 - avoids impacts on vegetation and minimises and mitigates impacts on vegetation where avoidance is not possible
 - does not result in a significant residual impact on a matter of state environmental significance
- The development complies with the assessment benchmarks of State code 25 of SDAP in that the development:
 - will not cause an unacceptable impact on mapped koala habitat areas
 - is designed and located to avoid impacts or, where the matters of state environmental significance cannot be reasonably avoided, impacts are reasonably minimised and mitigated
 - will not result in a significant residual impact on a matter of state environmental significance unless the significant residual impact 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 3.3), 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.