



SARA reference: 2403-39339 SPL
Applicant reference: PR110056

13 May 2024

PEET Flagstone City Pty Ltd
c/- RPS AAP Consulting Pty Ltd
emma.gurney@rpsgroup.com.au

Attention: Ms Emma Gurney

Dear Ms Gurney

Amended SARA Pre-lodgement advice - 71 Flagstonian Drive and Parklands Drive, Flagstone and New Beith Road, Silverbark Ridge

I refer to your pre-lodgement request received on 1 March 2024 in which you sought pre-lodgement advice from the State Assessment and Referral Agency (SARA) regarding the proposed development at the above address. This notice provides advice on aspects of the proposal that are of relevance to SARA.

On 29 April 2024, the proponent requested SARA issue amended pre-lodgement advice including 2 Queensland low (green) waterways for clarity when identifying waterway barrier works in the future. To support this request, the proponent submitted an amended plan with coordinates where the 2 waterways intersect with the boundaries of investigation areas 1 and 2. SARA has annotated this plan, so it is clear there are no waterways present above these coordinates.

SARA's understanding of the project

It is understood the proponent is seeking to establish development under the Greater Flagstone Priority Development Area Development Scheme at 71 Flagstonian Drive and Parklands Drive, Flagstone and New Beith Road, Silverbark more formally described as Lots 907 and 50050 on SP332140 and Lot 989 on RP854074 (the site).

The site contains additional Queensland low (green) waterways on the recently released updated Queensland waterway mapping on the Development Assessment Mapping System (DAMS). The proponent has advised the environmental features on the site have been investigated and considered to inform the detailed planning for several approvals and applications over the site.

The proponent has provided a Waterway Investigation Report, prepared by Fishology and dated 29.02.2024, and supplementary information to confirm the presence and extent of DAMS Queensland waterways on the site. The proponent requests SARA's confirmation that the revised waterways presented by Fishology are acceptable, and any works outside this are not considered to constitute waterway barrier works.

Supporting information

The advice in this letter is based on the following documentation that was submitted with the pre-lodgement request.

Drawing/report title	Prepared by	Date
Waterway Mapping within PEET Land of the Greater Flagstone PDA Request for Prelodgement Meeting with SARA (reference: PR110056)	RPS	1 March 2024
Waterway investigation within the proposed Flagstone City Centre/Context Area 4 and Context Area 3 – Lots 989 RP854074, 50050 SP332140 and 907 SP332140	Fishology	29.02.2024
Attachment 2a – Context Area 1 (Investigation Area 1)	-	-
Attachment 2b – Context Area 4 and TC (Investigation Area 2)	-	-
Email received 18/03/2024 with attachments: Attachment 1 – Response Table _18 March 2024 Attachment 2 – Waterway Mapping Attachment 3 – Concept Plans	Louisa Sloan RPS	18/03/2024
Email received 21/03/2024 with attachment: DAF comments to RFI response by Fishology	Louisa Sloan RPS	21/03/2024
Email received 28/03/2024 with attachment: Flagstone waterway investigation_survey 2_Final_28-3-2024	Louisa Sloan RPS	28/03/2024
Email received 2/05/2024 with attachment: Flagstone waterway mapping 30 4 2024	Louisa Sloan RPS	2/05/2024

Pre-lodgement advice

The following advice outlines the aspects of the proposal that are of relevance to SARA.

SARA's jurisdiction and fees	
1.	Under the Planning Regulation 2017, works involving constructing or raising waterway barrier works must be undertaken in accordance with the relevant accepted development requirements (ADR) or under a development approval (assessable development). In the instance any works do not comply with the ADR, a development permit will be required for constructing or raising waterway barrier works. In this instance, lodgement to SARA as the assessment manager is required under the following provision of the Planning Regulation: Schedule 10, Part 6, Division 4, Subdivision 2, Table 1, Item 1 – Operational works for waterway barrier works. The associated fee is unable to be determined at this stage, as the application fee depends on the nature of the work. To assist with determining the correct fee for a development

	application, a schedule of fees converting the fee units to dollar values is available on the Department of Housing, Local Government, Planning and Public Works website available at: https://dsdmipprd.blob.core.windows.net/general/planning-regulation-2017-fee-schedule.pdf.
Key matters and action items	
2.	The Waterway Investigation Report, prepared by Fishology and dated 29.02.2024, provides evidence of the upper extent of the waterways through surveys for the presence of habitat throughout the length of the waterways and via a fish survey on the site. Based on the results of these surveys, the Department of Agriculture and Fisheries (DAF) agrees with the proponent that the 'upper limit' of 3 waterways for which advice was sought (Attachment 1) is: • Lot 989 on RP854074: -27.79453S 152.83141E (Attachment 2) • Lot 907 on SP332140: -27.81204S 152.93911E and -27.7852S 152.9568E (Attachment 3). In addition, DAF also agrees that 2 waterways are not present above the coordinates below: • Lot 989 on RP854074: -27.78711S 152.93476E (Attachment 2) • Lot 907 on SP332140: -27.8097S 152.9475E (Attachment 3). If any work is proposed downstream of the agreed upper limit of the waterway, the works would need to be undertaken as per the ADR, and where this is not possible, would require a development permit. If a development permit is required, the 'SDAP Guideline for State Code 18' is available at: https://www.publications.qld.gov.au/dataset/fisheries-development-activities/resource/36cc6985-f44d-426d-b499-4d20ed606f70, will assist in the preparation of a development application and responding to the relevant Performance Outcomes for assessable development impacting waterways. Note: Some waterway coordinates have changed slightly from the original pre-lodgement advice although this is considered minor.
Lodgement material	
3.	If a development permit is required, it is recommended that the following information is submitted, as a minimum, when lodging an application to SARA: • DA form 1. • Landowner's consent. The prescribed application fees. • Relevant plans as per the DA Forms guide, available at: https://dsdmipprd.blob.core.windows.net/general/guide-da-forms.pdf. Response to State code 18: Constructing or raising waterway barrier works in fish habitats of the SDAP.

This advice outlines aspects of the proposed development that are relevant from the jurisdiction of SARA. This advice is provided in good faith and is:

- based on the material and information provided to SARA
- current at the time of issue
- not applicable if the proposal is changed from that which formed the basis of this advice.

This advice does not constitute an approval or an endorsement that SARA supports the development proposal. Additional information may be required to allow SARA to properly assess the development proposal when a formal application has been lodged.

If you require further information please contact Amanda Hosken, Principal Planning Officer, on (07) 5644 3216 or via email SEQSouthPlanning@dsdilgp.qld.gov.au who will be pleased to assist.

Yours sincerely

*Signature
placeholder*

Grace Heatherley

A/Principal Planning Officer, Planning and Development Services (SEQ South)

Encl

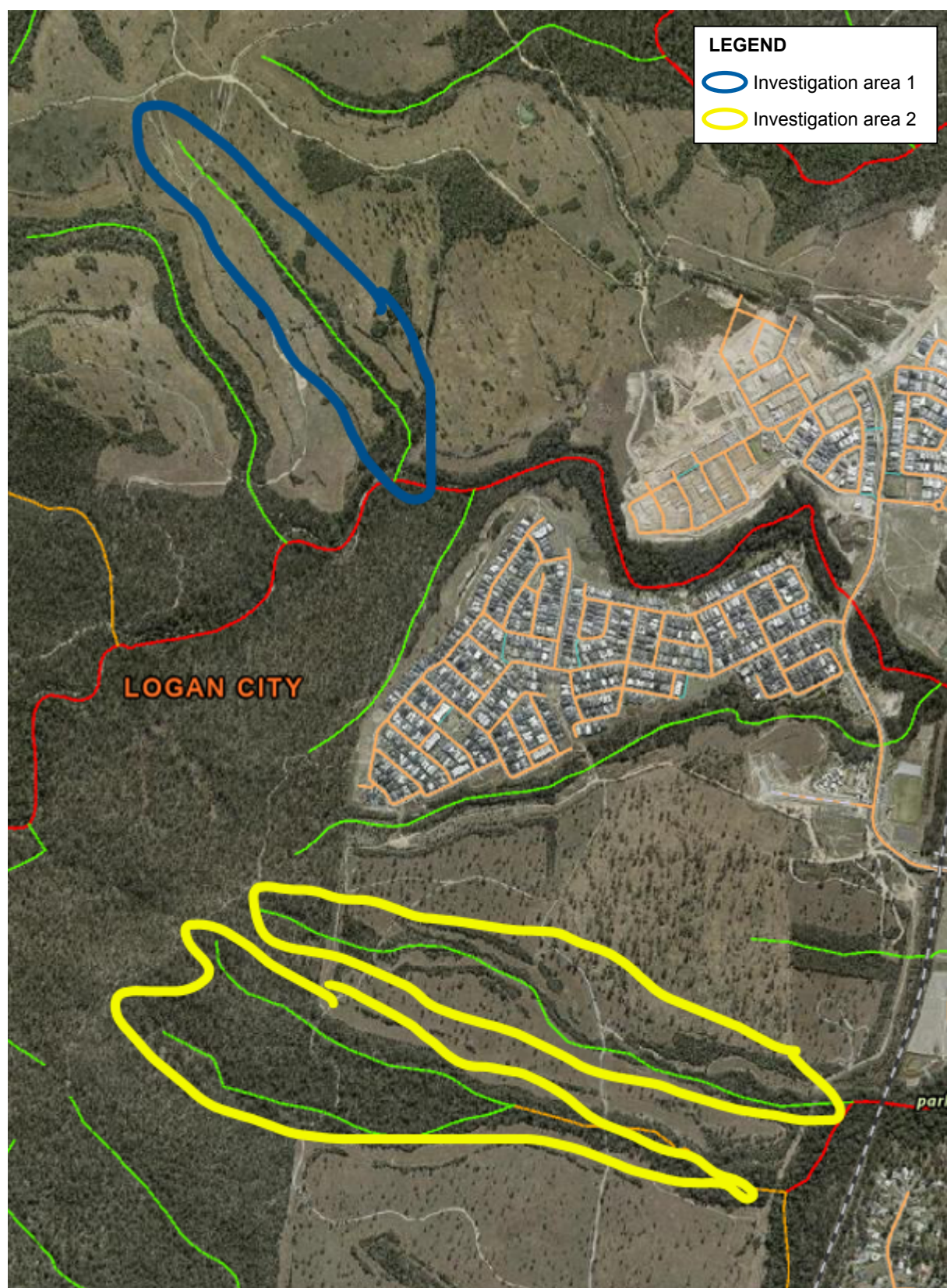
Attachment 1 - Waterways for which this advice relates to located in investigation area 1 (blue circle) and investigation area 2 (yellow circles)

Attachment 2 - Coordinates of the agreed upper limit of the waterway in investigation area 1 (circled red) and waterway not present above coordinates on boundary of investigation area 1 (circled in yellow)

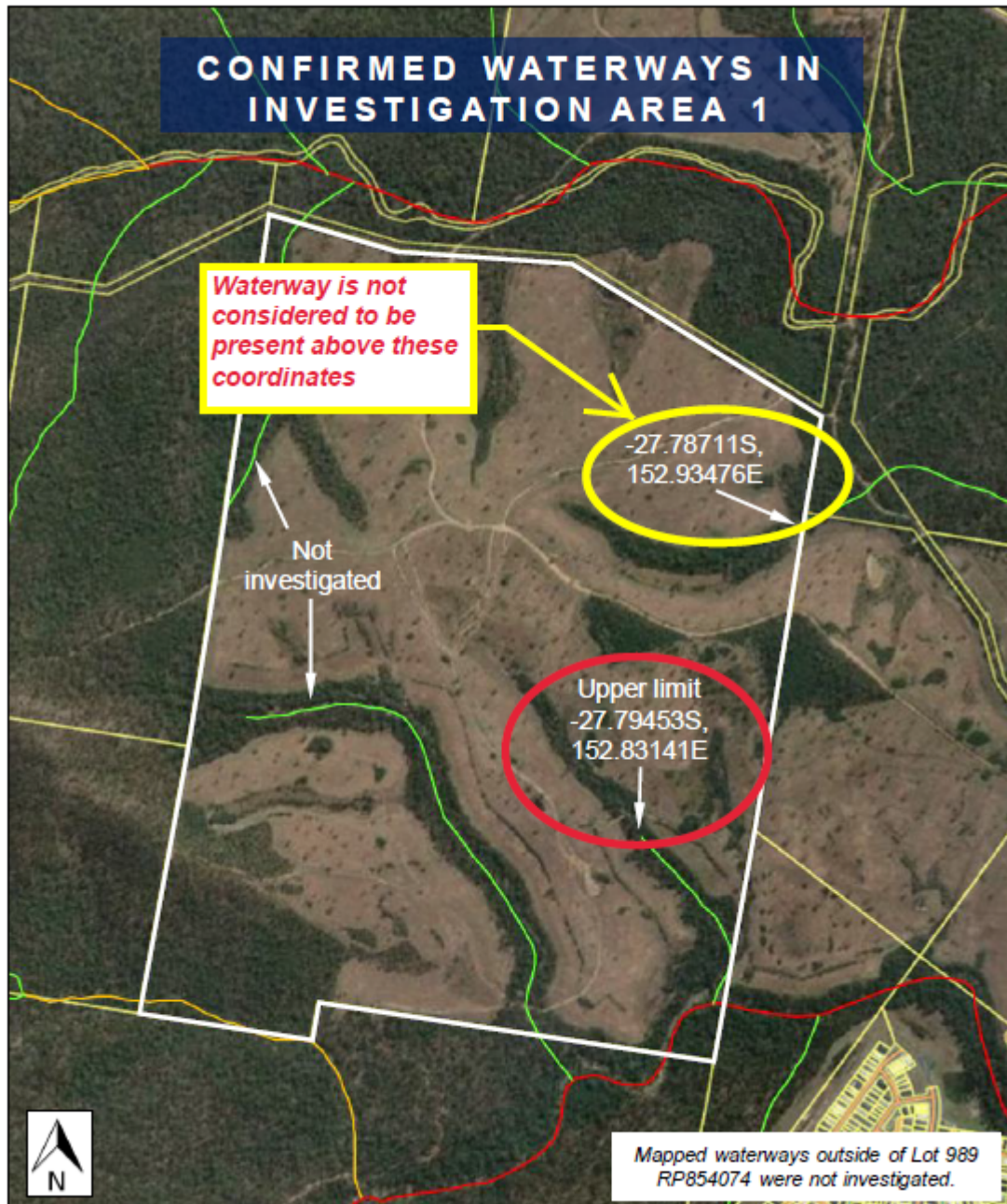
Attachment 3 - Coordinates of the agreed upper limit of the waterway in investigation area 2 (circled red) and waterway not present above coordinates on boundary of investigation area 2 (circled in yellow)

Development details	
Proposal:	Development under the Greater Flagstone Priority Development Area Development Scheme
Street address:	71 Flagstonian Drive and Parklands Drive, Flagstone and New Beith Road, Silverbark
Real property description:	Lots 907 and 50050 on SP332140 and Lot 989 on RP854074
SARA role:	Assessment Manager
Assessment Manager:	SARA
Assessment criteria:	State code 18 of the SDAP
Existing use:	Unimproved
Relevant site history:	Greater Flagstone Priority Development Area and associated approvals

Attachment 1 - Waterways for which this advice relates to in investigation area 1 (blue circle) and investigation area 2 (yellow circles)



Attachment 2 – Coordinates of the agreed upper limit of the waterway in investigation area 1 (circled red) and waterway not present above coordinates on boundary of investigation area 1 (circled in yellow)



Attachment 3 – Coordinates of the agreed upper limit of the waterway in investigation area 2 (circled red) and waterway not present above coordinates on boundary of investigation area 2 (circled in yellow)

