

Our ref: 12125  
SARA ref: 2504-45467 SRA

**Saunders  
Havill**

PATHWAYS TO SUCCESS

Saunders Havill Group Pty Ltd  
ABN 24 144 972 949

28 October 2025

Attention: Lawson Costello  
Department of State Development, Infrastructure and Planning  
PO Box 113  
Rockhampton QLD 4700

Via MYDAS2 online portal

Dear Lawson

**RE: RESPONSE TO INFORMATION REQUEST AND ADVICE NOTICE  
SECTION 13.2 OF THE DEVELOPMENT ASSESSMENT RULES  
117 IDONIA STREET, BRIDGEMAN DOWNS QUEENSLAND 4035**

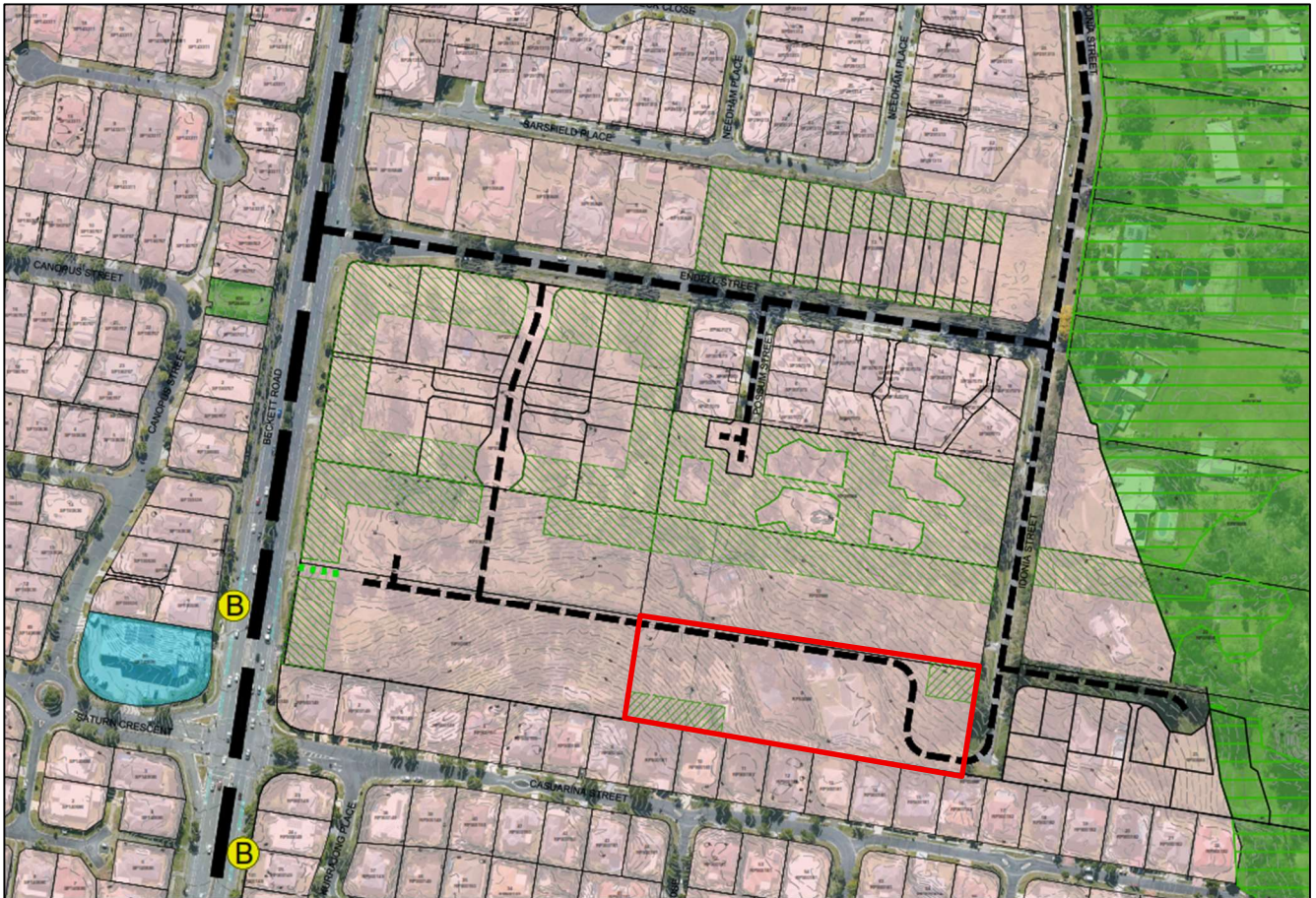
We act on behalf of BLD Building Legal & Development Pty Ltd, the Applicant in relation to a Development Application lodged with Brisbane City Council under the *Planning Act 2016* (the Planning Act) over the above land seeking:

- Reconfiguring a Lot for Subdivision (1 into 11 Lots and New Road)

On 23 April 2025 we received an Information Request and Advice Notice from the State Assessment and Referral Agency (SARA) under Part 3 of the Development Assessment Rules (DA Rules). In accordance with Section 13.2(a) of the DA Rules, we now provide a response.

On 2 October 2025 a meeting was coordinated between SARA officers and myself to discuss the overall outcomes of development within the area bound by Idonia Street to the east, Endell Street to the north and Beckett Road to the west. This area encompasses a number of development applications and approvals, which are roughly reflected in the below structure plan.





The outcome of the meeting was to approach the development of the area holistically and consider the outcomes of SDAP Code 25 across the area, rather than site by site. To that end, the proposal over 117 Idonia Street, Bridgeman Downs remains as submitted. An updated Tree Impact Assessment has been provided (Attached) that identifies the Non-juvenile Koala Habitat Trees affected by the proposal within the Koala Habitat Area.

**Summary**

We offer this as a response to SARA's Information Request. As required by Section 14.1 (a) of the DA Rules, we advise that SARA must proceed with its assessment of the application.

Should any clarification be required, please contact me on (07) 3251 9482 or email at [andrewmclean@saundershavill.com](mailto:andrewmclean@saundershavill.com).

Yours sincerely  
**Saunders Havill Group**

Andrew McLean  
**Principal - Town Planning / Associate Partner**

