



SARA reference: 2506-46546 SRA  
 Applicant reference: 25019  
 Council reference: A006776108

7 July 2025

Australian Dragon International Investment Group Pty Ltd  
 C/- Vitality Town Planning  
 PO Box 1444  
 OXLEY QLD 4075  
 mark@vitalitytownplan.com

Attention: Mark Connellan

Dear Mr Connellan

## SARA Information Request—2222 Beaudesert Road and 9 Brentwood Street, Calamvale

(Given under Chapter 1, Part 3, Section 12 of the Development Assessment Rules)

This notice has been issued because the State Assessment and Referral Agency (SARA) has identified that information necessary to assess your application against the relevant provisions of the State Development Assessment Provisions (SDAP) has not been provided.

### Tree Removal Information

- Issue:**

The proposal involves the removal of four trees located near the western boundary of the site. However, it is unclear from the material provided whether these trees are non-juvenile koala habitat trees (NJKHTs) or which of these trees (if any) are located within the mapped koala habitat area (KHA).

Further, it is unclear whether these trees can be removed as *exempted development* (defined in Schedule 24 of the Planning Regulation 2017) or whether the removal of these trees will result in a significant residual impact to Matters of State Environmental Significance (MSES).

This information is required for SARA to complete an assessment of the development application against Performance Outcome (PO) 11 of State code 25: Development in South East Queensland koala habitat areas of SDAP.

**Action:**

Provide the following:

  - confirmation of the species, height, and diameter at 1.3m above the ground of each of the

	<p>trees to be removed and identify whether they constitute NJKHTs</p> <ul style="list-style-type: none"> <li>• a tree survey plan that identifies: <ul style="list-style-type: none"> <li>o all of the trees proposed for removal</li> <li>o which of the trees are NJKHTs</li> <li>o (where trees are within the mapped KHA) whether trees can be removed as exempted development, with the specific item provided</li> </ul> </li> <li>• quantification of any significant residual impact to MSES.</li> </ul>
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### How to Respond

You have three months to respond to this request and the due date to SARA is **7 October 2025**.

You may respond by providing either: (a) all of the information requested; (b) part of the information requested; or (c) a notice that none of the information will be provided. Further guidance on responding to an information request is provided in Chapter 1, Part 3, Section 13 of the [Development Assessment Rules](#) (DA Rules).

It is recommended that you provide all the information requested above. If you decide not to provide all the information requested, your application will be assessed and decided based on the information provided to date.

You are requested to upload your response and complete the relevant tasks in [MyDAS2](#).

As SARA is a referral agency for this application, a copy of this information request will be provided to the assessment manager in accordance with Chapter 1, Part 3, Section 12.4 of the DA Rules.

If you require further information or have any questions about the above, please contact Cavannah Deller, A/ Principal Planning Officer, on (07) 3244 9343 or via email [koala.planning@dasilgp.qld.gov.au](mailto:koala.planning@dasilgp.qld.gov.au) who will be pleased to assist.

Yours sincerely



Luke Lankowski  
Manager, Planning Services

cc Brisbane City Council, [dalodgement@brisbane.qld.gov.au](mailto:dalodgement@brisbane.qld.gov.au)

Development Details	
Description:	Development Permit                      Reconfiguring a Lot for Subdivision of Land (2 into 26 Lots)
SARA Role:	Referral Agency
SARA Trigger:	<ul style="list-style-type: none"> <li>• Schedule 10, Part 9, Division 4, Subdivision 2, Table 1, Item 1 (10.9.4.2.1.1) of the Planning Regulation 2017 – Reconfiguring a lot within 25 metres of a state-controlled road</li> <li>• Schedule 10, Part 10, Division 3, Subdivision 3, Table 1, Item 1 (10.10.3.3.1.1) of the Planning Regulation 2017 – Development interfering with koala habitat in koala habitat areas outside koala priority areas</li> </ul>
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Development Details	
Assessment Criteria:	SDAP: <ul style="list-style-type: none"><li>• State code 1: Development in a state-controlled road environment</li><li>• State code 25</li></ul>