



16 April 2026

**File Ref:** S524253\_SARA\_RFIR\_v1.1

**Contact:** Angus Neville

State Assessment and Referral Agency  
Principal Planning Officer  
1 William Street  
Brisbane QLD 4000

**Attention:** Poppy Ellis-Southwell

**23 CEDARLEIGH ROAD, KENMORE – RESPONSE TO INFORMATION REQUEST (JN-SMJ-100-43)**

I refer to the above State Assessment and Referral Agency (SARA) issued Information Request letter, dated 19<sup>th</sup> February 2026 (JN-SMJ-100-43) (2602-50496 SRA), regarding the Vegetation Retention Plan (VRP) submitted as part of a development application at 23 Cedarleigh Road (herein referred to as the ‘subject site’).

S5 Environmental’s response is on behalf of Hesam Darouei C/- Jeff Nicholls Town Planning are as follows:

**1. Impact to koala habitat area and non-juvenile koala habitat trees**

***The application material does not clearly quantify the impact to the number of non-juvenile koala habitat trees (NJKHTs) within mapped koala habitat area (KHA). It is noted that approval of this application will create future clearing exemptions, resultant of the Lot boundaries within the covenant area. This information is necessary to accurately calculate the impact of the development and to determine appropriate offset requirements for conditions.***

***Please provide the following information:***

- 1. Quantify the impact to mapped KHA (in hectares or square metres), excluding current exemptions. Please note this must include the total impacts to the mapped KHA polygon and calculation of impacts based on individual tree canopy will not be accepted.***
- 2. Quantify the number of NJKHTs proposed to be removed within the mapped KHA.***

***It is recommended to provide the above on a tree survey plan (site plan) that can be conditioned as part of the referral agency response.***

**Response:**

The layout of the proposed development has been revised and the four covenants have been consolidated into one, under the ownership of Lot 2. Further, the proposed environmental covenant has been extended by 7.5m to the south, with the Bushfire Management Zone (BMZ) also being relocated 7.5m to the south, accommodated by reducing the length of the lots by 7.5m.

The proposed interference with mapped Core KHA is now 2,893m<sup>2</sup>, with 36 NJKHTs to be removed. The establishment of an Environmental Covenant will protect 6,215m<sup>2</sup> of mapped Core KHA in perpetuity. In addition, 9 NJKHTs are proposed for removal outside of KHA. A figure has been provided in **Appendix A** that shows all NJKHTs proposed for removal.

It should be noted that all impacts to mapped KHA could be considered “as of right” clearing under essential management clearing exemptions to protect the eastern half of the house that is being retained. A figure has been provided in **Appendix B**.

No interference with mapped Core KHA outside of current exemptions is proposed.

Should you wish to discuss the above, please do not hesitate to contact the undersigned on the number or email address below.

Yours sincerely,

A handwritten signature in cursive script that reads 'Angus Neville'.

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**Angus Neville**

**Terrestrial Ecologist**

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**Appendix A** NJKHTs Proposed for Removal

**Appendix B** KHA Area of Impact

# APPENDIX A

## NJKHTs Proposed for Removal



# APPENDIX B

## KHA Area of Impact

