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30/07/2026

APPLICATION REF

A006923355

Our reference: 2607-53352 SRA
Council's reference: A006923355

29 July 2026

Pandey Developments Pty Ltd
C/- Willowtree Planning (Qld) Pty Ltd
Level 9, 243 Edward Street
BRISBANE QLD 4000
brussell@willowtp.com.au

Attention: Ben Russell

Dear Ben,

SARA Information Request—76 Queens Road, Everton Park

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

The State Assessment and Referral Agency (SARA) has undertaken a preliminary review of the material provided in support of the above referenced application which was deemed properly referred on 8 July 2026.

From this review, SARA has identified a range of matters relating to State code 25: Development in South East Queensland koala habitat areas (State code 25) of the State Development Assessment Provisions (SDAP) that it wishes to draw to your attention.

1. Quantify impact to mapped koala habitat

The tree survey plan included as part of the application material identifies all trees proposed to be retained and removed. However, it is unclear the total number of Non-juvenile Koala Habitat Trees (NJKHTs) proposed to be removed in the mapped koala habitat area.

Response requested:

Please provide an updated tree survey plan that identifies all NJKHTs proposed to be removed within the mapped koala habitat area.

2. Covenant

The application material indicates a covenant is proposed in the south of the site to protect habitat associated with the watercourse and connect with adjoining lots to the east and west. It is currently unclear the size and location of the proposed covenant and whether any rehabilitation is proposed.

Response requested:

Please quantify the area currently proposed as an environmental covenant in m². Please provide a plan indicating how the proposed covenant aligns with the surrounding corridor intent.

Please provide a rehabilitation or covenant management plan for the proposed environmental covenant area. Please include:

- sufficient information to demonstrate the proposed rehabilitation strategy is feasible through provision of a Rehabilitation Management Plan that identifies planting zones, planting palette, rehabilitation objective, maintenance activities, etc
- a minimum commitment to planting of koala habitat species within this area.

3. Koala sensitive design

The application material has not included detail on the type of fencing or koala sensitive design measures to support safe koala movement.

Response requested:

Please provide a plan which:

- incorporate koala sensitive design principles in the siting and design of the development. For example:
 - o the installation of koala exclusion fences that prevent koalas accessing dangerous parts of a site;
 - o the installation of koala friendly fences, underpasses, or overpasses that allow koalas to safely move through an area; and
 - o the design must ensure that there is opportunity for koalas to move safely from one patch of koala habitat area to another. Further information can be found in the Koala Sensitive Design Guideline: A guide to koala-sensitive design measures for planning and development activities.

How to Respond

In accordance with Chapter 1, Part 3, Section 13 of the Development Assessment Rules (DA Rules), you have three months to respond to this Information Request. The due date of a response to SARA is **29 October 2026**.

You can choose to respond to all, some or none of the matters raised in this notice.

If you decide not to respond to the matters raised, SARA will finalise its assessment on the material provided to date in support of the application.

It would be appreciated if you would provide your response to SARA using the 'manage documents' function in [MyDAS2](#).

If you require further information or have any questions about the above, please contact Sarah Poon, Planner, on 3452 6775 or via email DARTsupport@dsdilgp.qld.gov.au who will be pleased to assist.

Yours sincerely



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Principal Planner, DART

cc Brisbane City Council, dalodgement@brisbane.qld.gov.au