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DELIVERING FOR QUEENSLAND | Queensland Government

Department of
State Development,
Infrastructure and Planning

SARA reference: 2605-52318 SRA
Council reference: ROL/2026/37

28 May 2026

Salt Development Projects Pty Ltd
c/- HPC Planning
thomas.s@hpcplanning.com.au

Attention: Mr Thomas Stubbs

Dear Mr Stubbs,

SARA information request – 98 Glenmore Drive, Bonogin

(Notice issued under section 12 of the Development Assessment Rules)

SARA has undertaken a preliminary review of the material provided in support of the above referenced application which was deemed properly referred on 12 May 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) that it wishes to draw to your attention.

1. Environmental protection/rehabilitation area

The 'environmental protection area' in the Concept Development Layout Plan does not align with the 'environmental protection/rehabilitation area' outlined on the Rehabilitation Management Plan. Specifically, there are inconsistencies on the eastern boundary.

Response requested:

Please provide updated plans that accurately reflect the proposed environment protection/rehabilitation areas.

2. Impacts to non-juvenile koala habitat trees and tree survey plan

The supporting documentation does not provide counts of non-juvenile koala habitat trees (NJKHTs) proposed to be removed and retained.

In addition, SARA is required to assess the impacts to the mapped koala habitat and NJKHTs which could occur as a natural and ordinary consequence of the development being approved (i.e. clearing associated with fences along boundary lines, regardless of whether fences are proposed as part of this development application). This means any covenant cannot prevent clearing along these boundary lines and impacts to mapped koala habitat and NJKHTs need to be identified as assessable clearing. Proposed lots 2, 3, 4, 6, 7, 15 and 18 all have boundaries that intersect with mapped KHA on site.

Response requested:

Provide:

1. A tree survey plan that identifies all NJKHTs proposed to be removed and includes the following information:
   - identification numbers that correspond to each tree
   - GPS coordinates for each tree
   - the species of each tree
   - the height of each tree
   - the circumference of each tree at 1.3m above the ground
   - the tree protection zone of each tree
   - special features that exist on each tree (e.g., hollows (including approximate size), nests, fauna scratches, termitaria, etc.)

2. An updated calculation of impacts to the mapped koala habitat area and NJKHTs. The newly created exempted development items associated with the introduction of these boundaries (5m) needs to be included as trees to be removed in the requested tree survey plan.

3. An updated significant residual impact assessment in accordance with the Queensland Environmental Offset Policy (Chapter 2A for koala habitat). Note: It is recommended that you provide a minimum commitment of koala habitat trees to be planted within the proposed covenant areas (outside of the mapped koala habitat area). As these plantings would be legally secured in an area not currently mapped as koala habitat area and would reduce the significant residual impact. Planting to occur within the mapped koala habitat area will not reduce the significant residual impact.

How to Respond

In accordance with 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 28 August 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 Fletcher Smith, Principal Planning Officer, on (07) 5644 3209 or via email koala.planning@dsdip.qld.gov.au who will be pleased to assist.

Yours sincerely



Poppy Ellis-Southwell
Principal Planning Officer

cc Gold Coast City Council, mail@goldcoast.qld.gov.au