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APPLICATION REF
A007086320

DELIVERING FOR QUEENSLAND | Queensland Government

Department of
State Development,
Infrastructure and Planning

Our reference: 2608-54276 SRA
Your reference: 8035
Council reference: A007086320

21 September 2026

Canungra Developments Pty Ltd
C/- The Planning Place
PO Box 716
SPRING HILL QLD 4004
mail@theplanningplace.com.au

Attention: Ian Adams

Dear Ian,

SARA Information Request—817 Beaudesert Road, Archerfield

(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 31 August 2026.

From this review, SARA has identified a range of matters relating to State code 1: Development in a State-controlled Road environment (State code 1) of the State Development Assessment Provisions (SDAP) that it wishes to draw to your attention.

1. Network Impacts

In reviewing the application material, it is unclear whether the proposed development will result in impacts to the State-controlled road network. Further information is required to substantiate the adopted traffic generation and distribution assumptions and to determine the appropriate extent of the impact assessment area.

It is acknowledged that the application material includes a Traffic Impact Assessment (TIA). However, the following concerns were identified:

- the assessment of parking demand and trip generation appears to be based on a case study undertaken at a similar site in Victoria. However, the TIA has not provided the underlying survey data or other evidence to demonstrate that the case study is representative of the proposed development.
- the proposed development seeks to alter the existing arrangement from left-in/left-out, to left-in only, with vehicles to exit the site via Boniface Street. The proposed access arrangements may result in additional U-turn movements on the surrounding road network. In particular,
    - it is of concern that U-turn movements may occur at the Beaudesert Road median break and the Beaudesert Road/Musgrave Road intersection
    - vehicles approaching the site from directions other than directly south may attempt a U-turn at the median break on Beaudesert Road

  - vehicles exiting the site are restricted to a left-out movement via Lilydale Street onto Beaudesert Road. A portion of the existing traffic may undertake a U-turn at the Beaudesert Road/Musgrave Road intersection to travel in the opposite direction
- a traffic count data and intersection analysis have not been provided.

Response requested:

Please provide an amended TIA, in accordance with the Department of Transport and Main Road's Guide to Traffic Impact Assessment and at a minimum:

- provide supporting evidence for the adopted trip generation rates such as the underlying survey data. Alternatively, undertake an equivalent survey at a comparable Queensland site to substantiate the traffic generation rates during both the road peak and site peak
- provide traffic distribution assumptions for development traffic onto the external road network, including consideration of the proposed access restrictions and the resulting U-turn movements required to access the site or travel towards the intended destination
- review of crash history along the State-controlled road corridor
- assessment of road safety and intersection delay impacts associated with the additional development traffic and U-turn movements
- identify the anticipated peak-hour traffic generation, traffic distribution and cumulative traffic impacts, and demonstrate that the development will not result in an unacceptable impact on the operation or safety of the external State-controlled road network

Please note, the spatial extent of the impact assessment area should include intersections where development traffic exceeds 5% of base traffic for any movement during the proposed opening year.

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 **21 December 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 on 07 3452 6775 or via email DARTSupport@dsdip.qld.gov.au who will be pleased to assist.

Yours sincerely



Soraya Torrens
A/Principal Planner

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