



SARA reference: 2507-47173 SRA  
 Applicant reference: J001787  
 Council reference: A006802078

6 August 2025

981 Moggill One Pty Ltd and 981 Moggill Two Pty Ltd  
 C/- Gilvear Planning Pty Ltd  
 PO Box 228  
 BABINDA QLD 4861  
 tayla@gilvearplanning.com.au

Attention: Tayla Horton

Dear Tayla

## SARA advice notice - 981 Moggill Road, Kenmore

(Advice notice given under section 35 of the Development Assessment Rules)

The State Assessment and Referral Agency (SARA) advises that your development application has not adequately demonstrated compliance with the State Development Assessment Provisions.

SARA has reviewed your application material and further to the phone conversation with you on 06 August 2025, the following issue(s) with the proposed development have been identified:

State-controlled road	
1.	<p><b>Issue:</b></p> <p>It is acknowledged that the proposed development involves access via the existing western driveway and the service road, which runs parallel to Moggill Road. Access easements would be established allowing access to all three lots via the Moggill Road service road. It is also noted that the existing eastern driveway which provides direct access to Moggill Road is proposed to be removed. However, additional information is required to sufficiently address compliance with Performance Outcomes (PO)21 and PO22 of State Code 1: Development in a state-controlled road environment.</p> <p>Specifically, the development layout should be amended to include pedestrian sight splays at the site access driveway in accordance with the Department of Transport and Main Roads' (DTMR) guideline: Treatment options to improve safety of pedestrians, bicycle riders and other path users at driveways. This is to ensure that adequate sight lines are provided to allow drivers exiting the access driveway to observe approaching path users. This requirement is particularly important given the existing limitations to sight distance at the driveway, which are constrained by both the driveway alignment and vegetation located on the eastern side of the access.</p> <p><b>Action:</b></p>

Provide additional information to demonstrate how the access arrangements comply with the DTMR guideline: Treatment options to improve safety of pedestrians, bicycle riders and other path users at driveways with respect to pedestrian sight splays between vehicles exiting the site and pedestrians on the Moggill Road footpath.
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**Please note that unlike an information request, assessment timeframes do not stop when advice is provided by SARA.**

### How to respond

It is recommended that you address these issues promptly and provide a response to SARA by **08 August 2025**. If you decide not to respond, your application will be assessed and decided based on the information provided to date.

Under the [Development Assessment Rules](#) (DA Rules), the issuing of advice does not stop the assessment timeframes. If you intend to provide additional information, it should be provided in a timely manner to allow sufficient time for the information to be considered. As such, you are strongly encouraged to consider using the 'stop the clock' provisions under s32 of the DA rules, to allow sufficient time for you to consider and respond to SARA's advice; and for SARA to consider any new or changed material provided.

If you wish to utilise the 'stop the clock' provisions, you should give notice to the assessing authority (assessment manager or referral agency) whose current period you wish to stop. This can be done through MyDAS2 or via correspondence.

You are requested to upload your response using the 'manage documents' function in [MyDAS2](#).

If you require further information or have any questions about the above, please contact Soraya Torrens, Senior Planner, on 07 3452 7695 or via email [DARTsupport@dasilgp.qld.gov.au](mailto:DARTsupport@dasilgp.qld.gov.au) who will be pleased to assist.

Yours sincerely



Poppy Ellis-Southwell  
Principal Planning Officer

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