



Our Ref: 19-165  
SARA Ref: 2508-47542 SRA

18 December 2025

Planning Manager  
SARA Brisbane Region  
PO Box 15009  
**City East QLD 4001**

Dear Soraya,

**MATERIAL CHANGE OF USE – EXTENSION TO SHOPPING CENTRE –  
791, 807 & 821 STAFFORD ROAD & 16-22 CUTBUSH ROAD, EVERTON PARK  
DESCRIBED AS LOT 1 ON RP117925, LOT 1 ON RP107483, LOT 3 ON RP126807, LOT 4 ON  
RP72244, LOT 5 ON RP126807 & LOT 56 ON RP907701**

We refer to SARA's Information Request dated 29 September 2025 and respond to the issues raised as follows.

### **State-controlled road**

#### **1. Issue:**

*Proposal plans show the extension to the shopping centre within the State controlled road corridor.*

#### **Action:**

a) *Provide the additional information as follows:*

- *Status of the road closure approval from the Department of Natural Resources and Mines, Manufacturing and Regional and Rural Development (DNRMMRRD), including the reference number of the application*
- *polygon dimension of the road closure in context to the overall Stafford Road corridor and subject sites.*

b) *If the road closure application has not been lodged or decided, this portion of the road is required to be included as part of this application and land-owner consent is required to be obtained from the State. It is encouraged to liaise with Brisbane City Council as the Assessment Manager and confirm whether this application would require the relevant owner's consent and provide evidence of this advice.*

#### **Response:**

The road closure application has been agreed in-principle and is awaiting sign-off from Stephen Smaha from the Department of Transport and Main Roads such that the formalities of the application can be finalised with the Department of Resources. We understand that the

development is unable to be constructed until this road closure is completed and this can be conditioned by the State.

The existing boundary and proposed boundary are clearing shown on the revised plans provided.

## **2. Issue**

*The application material has not sufficiently addressed Performance Outcomes (PO) 17, PO19-PO20, PO25-PO30 of State Code 1: Development in a State controlled road environment (State Code 1) of SDAP in that the proposed development would not materially worsen the safety risk of the State-controlled road network. It is noted that this application is also taken to be an application for an application for a road access location under section 62A(2) of the Transport Infrastructure Act 1994.*

*The intensification of the traffic generated by the proposal on the existing access and its proximity to a signalised intersection (South Pine Road/ Stafford Road), has the potential to compromise safety at the locations on Stafford Road due to increase of right turn movements into the site.*

*It is noted this application is inconsistent with the access arrangements of the concurrent application currently under assessment for the car park reconfiguration (SARA reference: 2501-44469 SRA).*

### **Action:**

*Provide an amended design of the proposed access arrangements, traffic distribution and necessary mitigation measures supported by a detailed TIA undertaken in accordance with the Department of Transport and Main Roads' (DTMR) Guide to Traffic Impact Assessment (GTIA), showing:*

- a) *a relocated permanent access to Cutbush Road*
- b) *Road Access Works on Stafford Road such as installation of islands, signage line marking and upgrades to road lighting infrastructure, in accordance with Brisbane City Council standard drawings for driveways on:*
  - *Stafford Road/ Primary Site access intersection:*
    - i. *a restricted left in / left out and right in only access*
    - ii. *removal of the right turn egress movements from this access into Stafford Road, including wayfinding signage within the site.*
  - *Stafford Road/ Western site access near precincts 3 and 4:*
    - i. *maintained to a left in/ left out access only*
    - ii. *Restricting right turn entry from Stafford Road (i.e. double white centre lines on Stafford Road).*

We consider that this matter has been resolved through the finalisation of a recent development approval over the wider site (Council reference A006364755 and SARA reference 2501-44469 SRA). Traffic distribution through the new Cutbush Road access ensures no negative impacts on the State transport networks. We would consent to the conditioning that the recent approval must be enacted prior to enacting the proposed development.

No changes to the road network are specifically proposed as part of the subject application, other than to remove the existing kerbside Stafford Road car parking as a consequence of the proposed road closure.

Updated plans have been provided which demonstrate this context of the Cutbush Road access arrangement.

### **3. Issue**

*Lot 4 on RP72244 includes the left in ingress access on Stafford Road, this provides access to adjoining lots.*

**Action:**

*Provide additional information/confirmation of how this access is protected in perpetuity (i.e. an easement exists between all relevant lots particularly to and from the multistorey development to Lot 4 on RP72244).*

In the same manner that the recent development approval over the site (Council Reference A006364755) has been conditioned for reciprocal access easements, we would consent to the conditioning of access easement as part of the subject application.

### **4. Issue**

*There are existing bus stops near the main entry at Stafford Road and South Pine Road. These existing bus stops may be disrupted as part of the proposed works. Further information is required to address PO21-PO24 of State Code 1.*

**Action:**

*Provide an assessment of the overall impacts of the proposal on, and level of connectivity with, the public and active transport network in the immediate vicinity where there are potential safety concerns. The assessment is to be undertaken in accordance with the requirements of the GTIA.*

*Where mitigation strategies are recommended to address traffic related operational and safety impacts, provide an assessment of the impacts of these, if any, on the accessibility for all users of the public and active transport system based on the current active transport routes and proposed new pathways/ pedestrian connections to/ from the site.*

Please find attached a memo prepared by Bitzios Consulting in response to the above.

The above represents a full response to SARA's Information Request.

Should you require any further clarification or additional information please do not hesitate in contacting the undersigned.

**Yours faithfully,  
Plan A Town Planning Pty Ltd**



**Matt Geyle  
Director**