



SARA reference: 2603-51327 SRA  
Council reference: A006966771  
Applicant reference: 12270\_ROL

2 April 2026

Hardev Property (Dev24) Pty Ltd  
C/- Saunders Havill Group Pty Ltd  
9 Thompson Street  
BOWEN HILLS QLD 4006  
kathleenhunter@saundershavill.com

Attention: Kathleen Hunter

Dear Kathleen

## SARA Information Request—397 & 399 Bracken Ridge Road, Bracken Ridge

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

The State Assessment and Referral Agency (SARA) has reviewed the material provided in support of the above referenced application. SARA identified the following 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. Conflicts with planned upgrades to the state-controlled road

The site is affected by the planned upgrade 'Gateway Motorway (Bracken Ridge to Pine River)'. The proposal plans provided indicate that proposed lot 14 and the proposed detention basin lot will encroach into the land required for the project.

Note: The project delivery team have previously issued a notice of intention to resume including the attached plans showing the required land.

#### **Response requested:**

Provide revised plans which demonstrate that the proposed development will not create new lots or infrastructure (including the detention basin) within the land required for the planned upgrade. In addition, cadastral survey plans and GIS or AutoCad files for the proposed site plans are requested to clarify that all proposed lots and infrastructure are clear of the required land.

*Note: Plans identifying the land resumption requirements have been attached to assist you in preparing your response. SARA understand that the Department of Transport and Main Roads previously provided these to the applicant on 12 December 2024 with the Notice of Intention to Resume.*

## 2. Missing consideration of noise impacts

The site is affected by state-controlled road noise and the proposed development involves the creation of 6 or more new residential lots adjacent to a state-controlled road. The application materials have not identified how the development will mitigate the effects of road traffic noise on residential lots, in particular in private open spaces.

### **Response requested:**

Please provide an RPEQ certified acoustic assessment for the proposed development, demonstrating how the development will mitigate the effects of road traffic noise in accordance with state code 1. Please note that proposed mitigation measures, such as acoustic barriers or fencing, must be wholly located outside of land required for DTMR's planned upgrades.

### **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 **2 July 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, contact Timothy Ainsworth, Senior Planning Officer, on 5352 9714 or via email [DARTsupport@dasilgp.qld.gov.au](mailto:DARTsupport@dasilgp.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](mailto:dalodgement@brisbane.qld.gov.au)