

Our reference: 2602-50544 SRA
Your reference: 25-00845
Council reference: A006928669

18 February 2026

Walpledge Pty Ltd
C/- Clegg Town Planning Consultants
PO Box 2144
TOOWONG BUSINESS CENTRE QLD 4066 QLD 4066
graham@cleggco.com.au

Attention: Graham Clegg

Dear Graham,

SARA information request – 1028 Lytton Road, Murarrie QLD 4172

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

SARA has undertaken a review of the material provided in support of the above referenced application which was deemed properly referred on 4 February 2026.

From this review, SARA has identified a range of matters relating to State Code 1 that it wishes to draw to your attention.

1. Traffic generation

There are inconsistencies between the predicted traffic generation and the proposed on-site car parking supply for the development. The Transport Impact Statement Report (TISR) states that approximately there will be 13 additional vehicle trips per hour with a proposed on-site car parking supply of 128 car parking spaces.

Response requested:

Please provide an amended Traffic Impact Assessment Report that includes a revised traffic generation. This should be based on the operating characteristics of the development, including the on-site car parking provisions. Consistent with the Department of Transport and Main Roads' (DTMR) Guide to Traffic Impact Assessment (GTIA), the applicant should demonstrate that the additional traffic does not adversely affect the safety, efficiency or performance of the state-controlled road network.

2. Stormwater discharge plan

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Further information is required to ensure that their proposed development results in non-worsening stormwater impacts to the west, particularly to the possibly defunct/disused railway corridor and surrounding lots. Stormwater is proposed to be discharged via a 900mm pipe from the western boundary parallel to the southern boundary line, which includes the external catchment from the east of the site. In addition, overland flow may potentially be an issue for neighbouring lots, which is adjacent to the proposed stormwater infrastructure.

Response requested:

Please provide the following:

- Additional details about the proposed discharge to the railway corridor, including energy dissipation and the location of the existing 1350mm stormwater pipe
- The velocity of discharged from the proposed development, going to the railway corridor.

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 18 May 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 Simon Morgan, Planner, on (07) 3452 7655 or via email DARTsupport@dsdilgp.qld.gov.au who will be pleased to assist.

Yours sincerely



Elrico Koeberg
Principal Planner

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