

SARA reference: 2503-45358 SRA
Council reference: MCUI/16/2025

9 September 2025

Banner S&C (Logan Village) Pty Ltd
C/- Urbis Ltd
Level 32, 300 George Street
BRISBANE QLD 4000
nkelly@urbis.com.au

Attention: Nicholas Kelly

Dear Nickolas,

SARA advice notice - 1322-1330 and 1332-1346 Waterford Tamborine Road, Logan Village

(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 (SDAP).

Please note that unlike an information request, assessment timeframes do not stop when advice is provided by SARA. 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.

Subsequent to your response of 22 August 2025 to SARA’s information request, SARA has reviewed the information you provided and the following issue with the proposed development application have been identified:

Vehicular access and traffic impact assessment	
1.	<p>Issue: The Traffic Impact Assessment (TIA) Report submitted as part of the information request response to SARA does not provide an assessment against the 10-year design horizon for the Stockleigh Road access intersection. This was requested at Item 2, point (d) of the information request. With respect to point (d), the Technical Memorandum suggests that assessment for the 10-year horizon (2037) is not required at the access intersection as it is an existing access.</p> <p>However, Section 10.3.1 of the Department of Transport and Main Roads (TMR)’s Guide to Traffic Impact Assessment states: "<i>The traffic impact assessment for a development must therefore demonstrate that any associated vehicular access points to a state-controlled road do not worsen the safety or efficiency of the state-controlled road. The road access</i></p>

assessment must take into consideration:

- *The number of access points already permitted to the state-controlled road network.*
- *The type and number of vehicles in the peak hour(s) using the road access location and the volume by direction of turning movement into and out of the access.*
- *The peak times of the day / night when the access is likely to be used.*
- *The operational performance of the proposed access intersection, to demonstrate that it will operate within practical capacity for 10 years after the opening of the final stage of the development which uses the access and that it meets Transport and Main Roads' turn warrant requirements."*

As this signalised intersection provides direct access to the overall site (no local road connections), it is required to be assessed for the 10-year design horizon (2037), alongside the southern Left-In Left-Out access (which has already been provided).

Action:

Submit an amended TIA Report which includes an assessment of the Waterford Tamborine Road / Stockleigh Road access intersection to the 10-year design horizon (2037), as specified under the provisions of TMR's Guide to Traffic Impact Assessment.

This assessment is required to demonstrate that the safety and operation of the Waterford Tamborine Road / Stockleigh Road access intersection will not be impacted by the future use / traffic movements of the development.

How to respond

It is recommended that you address these issues promptly and provide a response to SARA in a timely manner. 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 Mica Cook, Principal Planner, on 07 3452 7591 or via email DARTsupport@dcdilgp.qld.gov.au who will be pleased to assist.

Yours sincerely

A handwritten signature in cursive script that reads "Nikki Brock".

Nikki Brock
A/Manager

cc Logan City Council, development@logan.qld.gov.au