



SARA reference: 2603-51443 SRA
 Council reference: A006940193
 Applicant reference: #318 Gardner Road Developments Pty Ltd

5 May 2026

Chief Executive Officer
 Brisbane City Council
 GPO Box 1434
 Brisbane QLD 4001
 dalodgement@brisbane.qld.gov.au

Attention: Kayal Chandraesekar

Dear Kayal

SARA referral agency response—184 and 198 Gardner Road and 56 Farley Road, Rochedale

(Referral agency response given under section 56 of the *Planning Act 2016*)

The development application described below was confirmed as properly referred by the State Assessment and Referral Agency (SARA) on 25 March 2026.

Response

Outcome:	Referral agency response - No requirements	
	Under section 56(1)(a) of the <i>Planning Act 2016</i> , SARA advises it has no requirements relating to the application.	
	Under section 56(2)(a) of the <i>Planning Act 2016</i> , SARA advises it has no requirements for the variation request.	
Date of response:	5 May 2026	
Advice:	Advice to the applicant is in Attachment 1	
Reasons:	The reasons for the referral agency response are in Attachment 2	

Development details

Description:	Preliminary approval which includes a variation request	Material change of use for a Multiple Dwelling
	Preliminary approval which includes a variation request	Material change of use for Low Impact Industry and Warehouse

Development permit Reconfiguring a lot (3 into 14 lots)

SARA role: Referral agency

SARA trigger: Schedule 10, Part 9, Division 4, Subdivision 1, Table 1, Item 1 (Planning Regulation 2017)
Development impacting state transport infrastructure

SARA reference: 2603-51443 SRA

Assessment manager: Brisbane City Council

Street address: 184 and 198 Gardner Road and 56 Farley Road, Rochedale

Real property description: Lot 3 and Lot 6 on RP114765 and Lot 102 on SP226721

Applicant name: Gardner Road Developments Pty Ltd

Applicant contact details: 884 Logan Road
Holland Park West QLD 4121
townplanning@developmentdirective.com.au

Human Rights Act 2019 considerations: A consideration of the 23 fundamental human rights protected under the *Human Rights Act 2019* has been undertaken as part of this decision. It has been determined that this decision does not limit human rights.

Representations

An applicant may make representations to a concurrence agency, at any time before the application is decided, about changing a matter in the referral agency response (s. 30 Development Assessment Rules).

Copies of the relevant provisions are in **Attachment 3**.

A copy of this response has been sent to the applicant for their information.

For further information please contact Duncan Livingstone, Principal Planner, on 32431650 or via email DARTsupport@dsdilgp.qld.gov.au who will be pleased to assist.

Yours sincerely



Mica Cook
Principal Planner

cc Gardner Road Developments Pty Ltd, townplanning@developmentdirective.com.au

enc Attachment 1 - Advice to the applicant
Attachment 2 - Reasons for referral agency response
Attachment 3 - Representations about a referral agency response provisions

Attachment 1—Advice to the applicant

General advice	
1.	Terms and phrases used in this document are defined in the <i>Planning Act 2016</i> its regulation or the State Development Assessment Provisions (SDAP), (version 3.5). If a word remains undefined it has its ordinary meaning.

Attachment 2—Reasons for referral agency response

(Given under section 56(7) of the *Planning Act 2016*)

The reasons for SARA's decision are:

SARA assessed the development against the following code of the State Development Assessment Provisions (SDAP), version 3.5:

- State code 6: Protection of state transport networks

The development complies with the assessment benchmarks of State code 6 of SDAP in that the development:

- will not create a safety hazard for users of state transport infrastructure or public passenger services by increasing the likelihood or frequency of a fatality or serious injury
- will not result in a worsening of the physical condition or operating performance of the state transport network
- will not compromise the state's ability to cost-effectively construct, operate and maintain state transport infrastructure
- provides public passenger transport infrastructure to enable development to be serviced by public passenger transport
- provides safe and direct access to public passenger transport infrastructure or active transport infrastructure, including access by cycling and walking.

Material used in the assessment of the application:

- the development application material and submitted plans
- *Planning Act 2016*
- Planning Regulation 2017
- the SDAP, version 3.5, as published by SARA
- the Development Assessment Rules
- SARA DA Mapping system
- Section 58 of the *Human Rights Act 2019*

Attachment 3— Representations about a referral agency response provisions

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