



SARA reference: 2503-45826 SRA
Council reference: A006743613

12 June 2026

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

Attention: Ashleigh Coombes

Dear Ashleigh,

SARA referral agency response— 1545 Gympie Road, Carseldine

(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 16 June 2025.

Response

Outcome:	Referral agency response – with conditions
Date of response:	12 June 2026
Conditions:	The conditions in Attachment 1 must be attached to any development approval
Advice:	Advice to the applicant is in Attachment 2
Reasons:	The reasons for the referral agency response are in Attachment 3

Development details

Description:	Development Permit	Material Change of Use for Health Care Service Building Work for Health Care Service
SARA role:	Referral agency	
SARA trigger (Planning Regulation 2017):	Schedule 10, Part 9, Division 4, Subdivision 2, Table 4, Item 1 (10.9.4.2.4.1)	Material change of use of premises within 25m of a state transport corridor

SARA reference:	2503-45826 SRA
Assessment manager:	Brisbane City Council
Street address:	1545 Gympie Road, Carseldine
Real property description:	Lot 1 on RP95222
Applicant name:	Lazaros Karagiannis
Applicant contact details:	C/- IB Town Planning PO Box 501 KALLANGUR QLD 4503 ian@ibtownplanning.com
State-controlled road access permit:	This referral included an application for a road access location, under section 62A(2) of <i>Transport Infrastructure Act 1994</i> . Below are the details of the decision: <ul style="list-style-type: none"> • Approved • Reference: TMR25-046052 • Date: 9 June 2026 <p>If you are seeking further information on the road access permit, please contact the Department of Transport and Main Roads at Metropolitan.IDAS@tmr.qld.gov.au.</p>
<i>Human Rights Act 2019</i> considerations:	A consideration of the 23 fundamental human rights protected under the <i>Human Rights Act 2019</i> has been undertaken as part of this decision. It has been determined that this decision does not limit human rights.

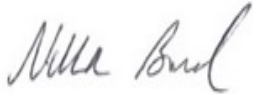
Representations

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 4**.

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

For further information please contact Sahil Gill, Senior Planner, on 07 3243 1639 or via email DARTsupport@dsdilgp.qld.gov.au who will be pleased to assist.

Yours sincerely

A handwritten signature in cursive script, appearing to read 'Nikki Brock'.

Nikki Brock
A/Manager

cc Lazaros Karagiannis C/- IB Town Planning, ian@ibtownplanning.com

enc Attachment 1 - Referral agency conditions
Attachment 2 - Advice to the applicant
Attachment 3 - Reasons for referral agency response
Attachment 4 - Representations about a referral agency response provisions
Attachment 5 - Documents referenced in conditions

Attachment 1—Referral agency conditions

(Under section 56(1)(b)(i) of the *Planning Act 2016* the following conditions must be attached to any development approval relating to this application) (Copies of the documents referenced below are found at **Attachment 5**)

No.	Conditions	Condition timing
Development Permit for Material Change of Use		
10.9.4.2.4.1 – Material change of use of premises within 25m of a state transport corridor—The chief executive administering the <i>Planning Act 2016</i> nominates the Director-General of the Department of Transport and Main Roads to be the enforcement authority for the development to which this development approval relates for the administration and enforcement of any matter relating to the following conditions:		
1.	<p>(a) A 7 metre wide Type B2 driveway, must be constructed at the road access location, including the provision of a 12m queuing area, generally in accordance with Site / Ground Floor Plans, Sheet No.: SK-01 and Issue: D, as amended in red by SARA.</p> <p>(b) The driveway under part (a) of this condition must be constructed in accordance with Brisbane City Council’s Standard Drawing: BSD-2021.</p>	(a) and (b) Prior to the commencement of the use and to be maintained at all times
2.	<p>(a) Road access works (comprising road widening and a left turn lane at the road access location along Gympie Road) must be provided in accordance with the plan titled Site / Ground Floor Plans, Sheet No.: SK-01 and Issue: D, as amended in red by SARA, as amended in red by SARA.</p> <p>(b) The road works under part (a) of this condition must be designed and constructed in accordance with Austroads, the Department of Transport and Main Roads Road Planning and Design Manual.</p>	(a) and (b) Prior to the commencement of the use and to be maintained at all times
3.	Any excavation, filling/backfilling/compaction, retaining structures and other works involving ground disturbance must be within the site boundaries and not encroach or de-stabilise the state-controlled road, including all transport infrastructure or the land supporting the infrastructure, or cause similar adverse impacts.	At all times
4.	<p>(a) Stormwater management of the development must ensure no worsening or actionable nuisance to the state-controlled road (Gympie Road).</p> <p>(b) Any works on the subject land must not:</p> <ol style="list-style-type: none"> i. create any new discharge points for stormwater runoff onto the state-controlled road ii. concentrate or increase the velocity of flows to the state controlled road iii. interfere with and/or cause damage to the existing stormwater drainage on the state-controlled road iv. surcharge any existing culvert or drain on the state controlled road v. reduce the quality of stormwater discharge onto the state-controlled road vi. impede or interfere with any overland flow or hydraulic 	<p>(a) At all times</p> <p>(b) At all times</p> <p>(c) to (d) Prior to the commencement of the use and to be maintained at all times</p>

	<p>conveyance from the state-controlled road</p> <p>vii. reduce the floodplain immunity of the state-controlled road.</p> <p>(c) Submit RPEQ certification with supporting documentation to Metropolitan Compliance Unit (Metropolitan.IDAS@tmr.qld.gov.au) within the Department of Transport and Main Roads, for approval confirming that the development has been designed in accordance with parts (a) and (b) of this condition.</p> <p>(d) Submit RPEQ certification with supporting documentation to Metropolitan Compliance Unit (Metropolitan.IDAS@tmr.qld.gov.au) within the Department of Transport and Main Roads, confirming that the development has been constructed in accordance with part (c) of this condition.</p>	
5.	Construct the development in accordance with the Findings of the Assessment of design changes for 1545 Gympie Road, Carseldine prepared by WRM, Dated 14 April 2026, Reference: 2221-02-E, with respect to design surface levels.	Prior to the commencement of use
6.	<p>(a) Provide a footpath in the location shown on Site / Ground Floor Plans, Sheet No.: SK-01 and Issue: D, as amended in red by SARA, as amended in red by SARA.</p> <p>(b) Design and construct the footpath required in part (a) of this condition in accordance with the following where relevant:</p> <ol style="list-style-type: none"> i. the Department of Transport and Main Roads' Road Planning and Design Manual, 2nd Edition ii. the Department of Transport and Main Roads' Policies and Technical Specifications iii. the Department of Transport and Main Roads' Standard Drawings Roads iv. Brisbane City Council's requirements for pathway width and type. 	Prior to the commencement of use

Attachment 2—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 3.2). If a word remains undefined it has its ordinary meaning.
Works in state-controlled road reserve	
2.	<p>Written approval is required from the Department of Transport and Main Roads (DTMR) to carry out road works that are road access works (including driveways) on a state-controlled road in accordance with section 33 of the <i>Transport Infrastructure Act 1994</i>.</p> <p>This approval must be obtained prior to commencing any works on the state-controlled road.</p> <p>The approval process may require the approval of engineering designs of the proposed works, certified by a Registered Professional Engineer of Queensland (RPEQ). Please contact DTMR at: metropolitan.IDAS@tmr.qld.gov.au to make an application.</p> <p>Design details regarding any footpath construction should be approved by Council and included in the submission of the road widening works and driveway crossover. Stormwater drainage within the state-controlled road corridor also may require a condition approval under section 33 of the <i>Transport Infrastructure Act 1994</i>.</p>
Public utility plant	
3.	<p>Pursuant to Section 80 of the <i>Transport Infrastructure Act 1994</i>, the construction, augmentation, alteration, or maintenance of a public utility plant on a state-controlled road reserve, must be in accordance with the Department of Transport and Main Roads' requirements.</p> <p>Please contact Metro_PUP@tmr.qld.gov.au for any Public Utility services related queries within the State-controlled Road corridor.</p>

Attachment 3—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 3.2:
 - State code 1: Development in a state-controlled road environment (State code 1).
- The development will comply with State code 1: Development in a state-controlled road environment of the State Development Assessment Provisions, if carried out in accordance with the proposed conditions. Specifically, the development:
 - will not increase the likelihood or frequency of accidents, fatalities or serious injury for users of a state-controlled road
 - will not adversely impact the structural integrity or physical condition of state-controlled roads, road transport infrastructure, public passenger transport infrastructure or active transport infrastructure
 - will not adversely impact the function and efficiency of state-controlled roads or future State-controlled roads
 - will not adversely impact the state's ability to plan, construct, maintain, upgrade or operate state-controlled roads, future state-controlled roads or road transport infrastructure
 - will not significantly increase the cost to the state to plan, construct, upgrade or maintain state-controlled roads, future state-controlled roads or road transport infrastructure
 - maintains or improves access to public passenger transport infrastructure or active transport infrastructure
 - will not adversely impact the state's ability to operate public passenger services on state-controlled roads.

Material used in the assessment of the application:

- the development application material and submitted plans
- *Planning Act 2016*
- Planning Regulation 2017
- the SDAP (version 3.2), as published by SARA
- the Development Assessment Rules
- SARA DA Mapping system
- section 58 of the *Human Rights Act 2019*.

Attachment 4—Representations about a referral agency response provisions

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Attachment 5—Documents referenced in conditions

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