



SARA reference: 2305-34705 SRA  
 Council reference: A006250193

30 June 2026

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

Attention: Carly Manley

Dear Carly,

## SARA referral agency response—298 Albany Creek Road, Bridgeman Downs

(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 18 May 2023.

### Response

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Outcome:	Referral agency response – with conditions
Date of response:	30 June 2026
Conditions:	The conditions in <b>Attachment 1</b> must be attached to any development approval
Advice:	Advice to the applicant is in <b>Attachment 2</b>
Reasons:	The reasons for the referral agency response are in <b>Attachment 3</b>

### Development details

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Description:	Development permit	Reconfiguring a lot (1 lot into 14 lots) Operational Works (Filling and Excavation)
SARA role:	Referral agency	
SARA trigger:	Schedule 10, Part 9, Division 4, Subdivision 2, Table 1, Item 1 (Planning Regulation 2017)	

	Reconfiguring a lot near a state transport corridor
	Schedule 10, Part 9, Division 4, Subdivision 2, Table 3, Item 1 (Planning Regulation 2017)
	Reconfiguring a lot near a state-controlled road intersection
SARA reference:	2305-34705 SRA
Assessment manager:	Brisbane City Council
Street address:	298 Albany Creek Road, Bridgeman Downs
Real property description:	Lot 1 on RP230211
Applicant name:	Joe Mantellato & Donna Louise Moy
Applicant contact details:	C/- Steffan Town Planning PO Box 6258 Fairfield QLD 4103 alex@steffanharries.au
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"> <li>• Approved</li> <li>• Reference: TMR23-039356</li> <li>• Date: 10 February 2026</li> </ul> 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.
<i>Human Rights Act 2019</i> considerations:	Consideration of the <i>Human Rights Act 2019</i> sections 15 to 37 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 Soraya Torrens, A/Principal Planner, on 07 3452 7695 or via email [DARTsupport@dSDLGP.qld.gov.au](mailto:DARTsupport@dSDLGP.qld.gov.au) who will be pleased to assist.

Yours sincerely



Nikki Brock  
A/Manager

cc Joe Mantellato & Donna Louise Moy C/o Steffan Town Planning, [alex@stpmail.com.au](mailto:alex@stpmail.com.au)

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
<b>Reconfiguring a lot</b>		
Schedule 10, Part 9, Division 4, Subdivision 2, Table 1, Item 1 – Reconfiguring a lot near a state transport corridor & Schedule 10, Part 9, Division 4, Subdivision 2, Table 3, Item 1 – Reconfiguring a lot near a state-controlled road intersection—The chief executive administering the <i>Planning Act 2016</i> nominates the Director-General of the Department of the 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) Any excavation, filling/backfilling/compaction, retaining structures, stormwater management measures, batters generally in accordance with the Conceptual Earthwork Plan, reference P22-032-DA-C01.01, revision E and other works involving ground disturbance must:</p> <ol style="list-style-type: none"> <li>i. be maintained within the property boundary and not encroach the state-controlled road unless relating to driveway crossover works</li> <li>ii. not de-stabilise the state-controlled road including all transport infrastructure or the land supporting this infrastructure or cause similar adverse impacts.</li> </ol> <p>(b) Submit Registered Professional Engineer of Queensland (RPEQ) certification with supporting documentation to Metropolitan Compliance Unit (<a href="mailto:Metropolitan.IDAS@tmr.qld.gov.au">Metropolitan.IDAS@tmr.qld.gov.au</a>) within the Department of Transport and Main Roads, confirming that the development has been constructed in accordance with part (a) of this condition.</p>	<p>(a) At all times</p> <p>(b) Within 20 business days of the completion of the works</p>
2.	<p>(a) Provide noise attenuation measures to achieve the following noise criteria on all areas of all residential lots:</p> <ul style="list-style-type: none"> <li>• ≤60 dB(A) L10 (18 hour) free field (measured L90 (18 hour) free field between 6am and 12 midnight &gt;45 dB(A)).</li> </ul> <p>(b) If the noise attenuation measures include noise barriers (for example noise fences, earthmounds and associated structures such as retaining walls), the noise barriers must:</p> <ol style="list-style-type: none"> <li>i. be located wholly within the subject site</li> <li>ii. be designed and constructed in accordance with: <ul style="list-style-type: none"> <li>• the Department of Transport and Main Roads' Transport Noise Management Code of Practice Vol 1, Chapter 7</li> <li>• the Department of Transport and Main Roads specifications MRTS15</li> <li>• Standard Drawings Roads – Noise fence</li> </ul> </li> <li>iii. Submit Registered Professional Engineer of Queensland (RPEQ) certification with supporting documentation (including design drawings/ reports, a road traffic noise</li> </ol>	<p>Prior to submitting the Plan of Survey to the local government for approval and to be maintained at all times</p>

	<p>assessment report, inspection report/s, as-constructed drawings and surveys (for example, noise barriers and finished pad levels)) must be provided to the Department of Transport and Main Roads (Metropolitan District, <a href="mailto:metropolitan.idas@tmr.qld.gov.au">metropolitan.idas@tmr.qld.gov.au</a>), confirming that the development has been designed and constructed in accordance with parts (a), b(i) and (b)(ii) of this condition.</p> <p>(c) If the noise attenuation measures do not include noise barriers, certification from a suitably qualified expert must be provided to the Department of Transport and Main Roads (Metropolitan District, <a href="mailto:metropolitan.idas@tmr.qld.gov.au">metropolitan.idas@tmr.qld.gov.au</a>), confirming that compliance with part (a) of this condition has been achieved.</p>	
3.	<p>(a) Carry out the stormwater management of the development generally in accordance with:</p> <ul style="list-style-type: none"> <li>• Sections 3 and 6 of the Stormwater Management Report reference P22-032, revision 3.0, as amended in red by SARA</li> <li>• Conceptual Combined Services Plan – Sheet 1 of 2, reference P22-032-DA-C02.01, revision F</li> <li>• Conceptual Combined Services Plan – Sheet 2 of 2, reference P22-032-DA-C02.02, revision D.</li> </ul> <p>(b) Submit RPEQ certification with supporting documentation to Metropolitan Compliance Unit (via <a href="mailto:Metropolitan.IDAS@tmr.qld.gov.au">Metropolitan.IDAS@tmr.qld.gov.au</a>) within the Department of Transport and Main Roads, confirming that the development has been constructed in accordance with part (a) of this condition.</p>	<p>(a) At all times</p> <p>(b) Within 20 business days of the completion of works</p>
4.	<p>Provide safe sight distance at the road access by removing identified verge vegetation and any other obstructions within the state-controlled road generally in accordance with the Vegetation Clearing Extents Plan – Biodiversity Areas – Lot 1 RP230211, reference 2768b, version 1, as amended in red by SARA.</p>	<p>Prior to submitting the Plan of Survey to the local government for approval</p>
5.	<p>(a) Close and remove the existing vehicular property access located between Lot 1 on RP230211 and Albany Creek Road.</p> <p>(b) The road works to close and remove existing access, referred to in part (a) of this condition, must be in accordance with Department of Transport and Main Roads' <i>Road Planning and Design Manual, 2nd Edition</i>. The road works must:</p> <ol style="list-style-type: none"> <li>i. remove the driveway crossover and any drainage structure/s beneath the driveway</li> <li>ii. reinstate the kerb and channel</li> <li>iii. reinstate road pavement after closure and removal</li> <li>iv. establish a pedestrian pathway</li> <li>v. reinstate the table drain and/or grass footpath between the pavement edge and the property boundary.</li> </ol>	<p>Prior to submitting the Plan of Survey to the local government for approval</p>
6.	<p>(a) Road access is to be located generally in accordance with Conceptual Combined Services Plan – Sheet 1 of 2, reference P22-032-DA-C02.01, revision F.</p>	<p>(a) At all times</p> <p>(b) and (c) Prior to</p>

	<p>(b) Provide road access works comprising a left in/ left out 6.5m wide Type B2 crossover at the road access location referred to in part (a) of this condition.</p> <p>(c) Design and construct the road access works, referred to in part (b) of this condition, in accordance with Brisbane City Council standard drawings BSD 2021 Vehicle Crossing Driveway – other than single dwelling and rear allotment access Details Sheet 1/2 and Sheet 2/2.</p>	submitting the Plan of Survey to the local government for approval
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## Attachment 2—Advice to the applicant

<b>General advice</b>	
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 3.0). If a word remains undefined it has its ordinary meaning.
2.	<p>Road Access Works Approval required is required from the Department of Transport and Main Roads 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 an RPEQ. Please contact the Department of Transport and Main Roads to make an application.</p>
3.	A separate application is required for any activity requiring the construction, augmentation, alteration, or maintenance of a public utility plant on a state-controlled road reserve. Such applications must be in accordance with the Department of Transport and Main Roads' requirements and submitted to Department of Transport and Main Roads via the customer portal website link: <a href="https://rcp.tmr.qld.gov.au/">https://rcp.tmr.qld.gov.au/</a> and addressed to Corridor Management – Public Utility Plant.

## 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 3.0:
  - State code 1: Development in a state-controlled road environment.
- The development will comply with State code 1: Development in a state-controlled road environment of the SDAP if carried out in accordance with the proposed conditions in that 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
  - 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
  - protects community amenity from significant adverse impacts of environmental emissions generated by road transport infrastructure or vehicles using state-controlled roads.

### Material used in the assessment of the application:

- the development application material and submitted plans
- response to Information Request and Advice Notices
- technical Agency Advice
- *Planning Act 2016*
- Planning Regulation 2017
- the SDAP (version 3.0), 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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