

SARA reference: 2511-49135 SPD
Applicant reference: WTJQ25-086

31 March 2026

Austral Pty Ltd
C/- Willowtree Planning Pty Ltd
Level 9, 243 Edward Street
BRISBANE QLD 4000
cevans@willowtp.com.au

Attention: Chelsea Evans

Dear Chelsea

SARA change application decision—282, 288, 294 and 296 Gympie Road, Kedron

(Given under section 83 of the *Planning Act 2016*)

I refer to your application made on 5 November 2025 to the State Assessment and Referral Agency (SARA) requesting a change to an existing development approval issued on 13 December 2010 for the following:

- Preliminary Approval to Carry out Building Work to Commercial Character Building (Demolition/Extension)
- Preliminary Approval to Carry out Building Work for Demolition/Extension to Heritage Place (residential dwelling)
- Development Permit for Material Change of Use – Display and Sales Activities (Vehicle Sales Yard)

SARA has assessed your application to make a change to the existing development approval.

Decision for change application

Date of decision:	31 March 2026
SARA reference:	2511-49135 SPD
Decision details:	Make the change and amend existing conditions
Changes agreed to:	1. Amendment to condition 1 to allow vehicular access from Cremorne Road for vehicles delivered by the car carrier associated with the approved use. Amendment to condition 1 to allow vehicular access from Cremorne Road for vehicles delivered by the car carrier associated with the approved use.
Reasons:	The reasons for the responsible entity decision are in Attachment 1

The following copy of the referral agency response including the above changes replaces the previous referral agency response issued for the original development application issued on 15 July 2010 under the Department of Transport and Main Roads' (DTMR) referral agency response ref: 830/2600 (K6701) Bris-2869.

Changed response

Outcome:	Referral agency response with conditions
Date of original response:	15 July 2010
Original reference:	DTMR ref: 830/2600 (K6701) Bris-2869
Conditions:	The conditions in Attachment 2 must be attached to any development approval
Advice:	Changed Advice to the applicant is in Attachment 3

Development details

Description:	<p>Preliminary Approval to Carry out Building Work to Commercial Character Building (Demolition/Extension)</p> <p>Preliminary Approval to Carry out Building Work for Demolition/Extension to Heritage Place (residential dwelling)</p> <p>Development Permit for Material Change of Use – Display and Sales Activities (Vehicle Sales Yard)</p>
SARA role:	Referral agency
SARA trigger:	<p>Schedule 10, Part 9, Division 4, Subdivision 2, Table 4, Item 1 (Planning Regulation 2017)</p> <p>Material change of use of premises near a State transport corridor</p>
Assessment manager:	Brisbane City Council
Street address:	282, 288, 294 and 296 Gympie Road, Kedron
Real property description:	Lot 1 on RP135703, Lots 37, 38 and 39 on RP26107
Applicant name:	Austral Pty Ltd
Applicant contact details:	<p>C/- Willowtree Planning Pty Ltd</p> <p>Level 9, 243 Edward Street</p> <p>BRISBANE QLD 4000</p> <p>cevans@willowtp.com.au</p>

Additional details


Native title considerations:	An assessment of the proposed changes against the native title work procedure was undertaken, and native titles is considered to be extinguished.
<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 response. It has been determined that this response does not limit human rights.

Dispute resolution

Appeal: The rights of applicants to appeal to a tribunal or the Planning and Environment Court against decisions about a change application are set out in Chapter 6, Part 1 of the *Planning Act 2016*. Copies of the relevant provisions are in **Attachment 4**.

For further information please contact Elrico Koeberg, Principal Planner, on 07 3452 7715 or via email DARTsupport@dsdilgp.qld.gov.au who will be pleased to assist.

Yours sincerely



Nikki Brock
A/Manager

enc Attachment 1 - Reasons for responsible entity decision
Attachment 2 – Changed referral agency conditions
Attachment 3 – Changed advice to the applicant
Attachment 4 – Appeal provisions
Attachment 5 – Documents referenced in conditions

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

Attachment 1—Reasons for responsible entity decision

(Given under section 83(9) of the *Planning Act 2016*)

The reasons for SARA's decision are:

The development complies with State code 1: Development in a state-controlled road environment of the State Development Assessment Provisions. Specifically, the development:

- does not increase the likelihood or frequency of accidents, fatalities or serious injury for users of a state-controlled road
- does not adversely impact the structural integrity or physical condition of state-controlled roads, road transport infrastructure, public passenger transport infrastructure or active transport infrastructure
- does not adversely impact the function and efficiency of state-controlled roads or future state-controlled roads
- does 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
- does 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
- does not adversely impact the state's ability to operate public passenger services on state-controlled roads.

Material used in the assessment of the change application:

- the change application material and submitted plans
- *Planning Act 2016*
- Planning Regulation 2017
- the SDAP (version 3.3), as published by SARA
- the Development Assessment Rules
- SARA DA Mapping system
- section 58 of the *Human Rights Act 2019*.

Attachment 2—Changed 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
Material change of use		
Schedule 10, Part 9, Division 4, Subdivision 2, Table 4, Item 1 - Material change of use of premises near a state transport corridor—The chief executive administering the Planning Act 2016 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) Gympie Arterial Road (State-Controlled Road)</p> <ul style="list-style-type: none"> - Direct allotment vehicular access to and from Gympie Arterial Road is not permitted. All vehicular access to the subject site is to be via the adjoining properties Lot 1 on RP135703 and Lot 37 on RP26107. <p>b) Cremorne Road (Local Road)</p> <ul style="list-style-type: none"> - Direct allotment vehicle access to and from Cremorne Road is not permitted only for vehicles that are offloaded from the car-carrier associated with the approved use as shown on: <ul style="list-style-type: none"> o <u>B99 v RCV Swept Path Assessment, Document no: MOD25014QLD – SK10, Revision A</u> o <u>Ground Floor Plan, Document no: SD1000, Issue 02</u> - All visitor and staff vehicular access to the subject site is to be via the adjoining properties Lot 1 on RP135703 and Lot 37 on RP26107. - <u>Provide removable bollards at the Cremorne Road vehicle access to stop unauthorised vehicle entry/exit</u> - <u>Provide a “No Entry” with “Authorised Vehicles Excepted” signage at the driveway facing Cremorne Road.</u> 	<u>Prior to the commencement of use and to be maintained</u>
2.	The applicant shall maintain the area as shown on the attached Transport and Main Roads Land Requirement Plan No. U14-0045 (D) free of any permanent structures or improvements. Applicant should note that the truncation at the corner of Cremorne and Gympie Road is a '6m x 3 chord' truncation rather than a '3m x 6 chord' as indicated in the amended plans job no. 4000 and plan no. DA/000 (CJ and DA/001 (CJ prepared by Cottee Parker Architects. The development shall incorporate the appropriate Local Government building and landscaping setbacks from the proposed future property boundary. This area shall not be compromised and is to be excluded from the proposed development.	<u>At all times</u>
3.	The applicant shall not increase the peak intensity or adversely impact the quality and quantity of the stormwater run-off to the State-controlled road network.	<u>At all times</u>

4.	The applicant shall provide the Assessment Manager with a letter from Queensland Department of Transport and Main Roads confirming compliance with the requirements of the Department prior to commencement of any new use of the land.	<u>Prior to the commencement of use</u>
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Attachment 3—Changed 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 3.3). If a word remains undefined it has its ordinary meaning.

Attachment 4—Appeal provisions

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Attachment 5—Documents referenced in conditions

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