

SARA reference: 2602-50848 SRA
Council reference: A006928686
Applicant reference: P0061723

24 July 2026

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

Attention: Jenny Bernard

Dear Jenny,

SARA referral agency response—47 Linkfield Road, Bald Hills QLD 4036

(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 24 February 2026.

Response

Outcome:	Referral agency response – with conditions
Date of response:	24 July 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 Low Impact Industry, Medium Impact Industry and Warehouse Reconfiguring a lot (1 into 7 lots) and new road
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 4, Item 1
(Planning Regulation 2017)

Material Change of Use of premises near a state transport corridor

SARA reference:	2602-50848 SRA
Assessment manager:	Brisbane City Council
Street address:	47 Linkfield Road, Bald Hills QLD 4036
Real property description:	Lot 8 on SP122595
Applicant name:	Banner Asset Management
Applicant contact details:	C/- Urbis Pty Ltd Level 32, 300 George Street Brisbane QLD 4000 ashlynjones@urbis.com.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: • Approved • Reference: TMR26-049250 • Date: 17 July 2026 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.

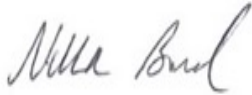
Representations

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 Andy Wray, Planner, on (07) 3882 8481 or via email DARTsupport@dsdilgp.qld.gov.au who will be pleased to assist.

Yours sincerely

A handwritten signature in dark ink, appearing to read 'Nikki Brock', written in a cursive style.

Nikki Brock
A/Manager

cc Banner Asset Management
 C/-Urbis Ltd - adonaldson@urbis.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
Material change of use		
Schedule 10, Part 9, Division 4, Subdivision 2, Table 4, Item 1 – Material Change of Use near 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.	The development must be carried out generally in accordance with: Proposed Site Plan, reference 25169-DA01, rev B, as amended in red by SARA.	At all times
2.	The Permitted Road Access Location between Lot 8 on SP122595 and the state-controlled road, is to be in accordance with the Proposed Site Plan, reference 25169-DA01, rev B, as amended in red by SARA.	At all times
3.	Road Access Works must be provided at the permitted access location, generally in accordance with the Proposed Site Plan, reference 25169-DA01, rev B, as amended in red by SARA, and must: - provide an AUL turn lane of a total length of 77.5m, comprising a 55m deceleration length and a 22.5m taper length - be designed and constructed in accordance with Austroads and the Department of Transport and Main Roads Road Planning and Design Manual and the MUTCD at no cost to the Department of Transport and Main Roads'.	Prior to the commencement of use
4.	The development must be carried out generally in accordance with the Civil Services Preliminary Stormwater Plan, drawing no. SK01-0040, issue A.	At all times
Reconfiguring a lot		
Schedule 10, Part 9, Division 4, Subdivision 2, Table 1, Item 1 – Reconfiguring a lot near 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:		
5.	The development must be carried out generally in accordance with: Proposed Site Plan, reference 25169-DA01, rev B, as amended in red by SARA.	At all times
6.	The Permitted Road Access Location between Lot 8 on SP122595 and the state-controlled road, is to be in accordance with the Proposed Site Plan, reference 25169-DA01, rev B, as amended in red by SARA.	At all times
7.	Road Access Works must be provided at the permitted access location, generally in accordance with the Proposed Site Plan,	Prior to submitting the Plan of Survey to the

	reference 25169-DA01, rev B, as amended in red by SARA, and must: • provide an AUL turn lane of a total length of 77.5m, comprising a 55m deceleration length and a 22.5m taper length • be designed and constructed in accordance with Austroads and the Department of Transport and Main Roads Road Planning and Design Manual and the MUTCD at no cost to the Department of Transport and Main Roads'.	local government for approval and to be maintained at all times
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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 3.5). If a word remains undefined it has its ordinary meaning.
2.	Under sections 62 and 33 of the <i>Transport Infrastructure Act 1994</i>, written approval 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. Please contact the Department of Transport and Main Roads - Brisbane Metropolitan Office metropolitan.IDAS@tmr.qld.gov.au to make an application for road works approval. This approval must be obtained prior to commencing any works on the state-controlled road reserve. The approval process may require the approval of engineering designs of the proposed works, certified by a Registered Professional Engineer of Queensland (RPEQ). The road access works approval process takes time – please contact Transport and Main Roads as soon as possible to ensure that gaining approval does not delay construction.

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 3.5:
 - 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 State Development Assessment Provisions if carried out in accordance with the proposed conditions. Specifically, the proposed 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
 - 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
- *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 4—Representations about a referral agency response provisions

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Attachment 5—Documents referenced in conditions

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