



SARA reference: 2509-48339 SRA
 Council reference: A006855857

7 April 2026

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

Attention: Jack Woolston

Dear Jack,

SARA referral agency response—30 Glentanna Street and 474A Gympie Road, Kedron

(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 September 2025.

Response

Outcome:	Referral agency response – with conditions	
	Under s56(2)(a) of the Planning Act 2016, SARA has no requirements for the variation request aspect of development	
Date of response:	7 April 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:	Preliminary approval that includes a variation request	Material change of use for Preliminary Approval involving a Variation Request to vary the effect of the Planning Scheme
SARA role:	Referral agency	

SARA trigger:	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 or that is a future state transport corridor
SARA reference:	2509-48339 SRA
Assessment manager:	Brisbane City Council
Street address:	30 Glentanna Street and 474A Gympie Road, Kedron
Real property description:	Lot 8 on RP897648 and Lot 1 on RP897648
Applicant name:	George Weston Foods Limited
Applicant contact details:	C/-Urbis Level 32, 300 George Street Brisbane QLD 4000 akennedy@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: <ul style="list-style-type: none"> • Approved • Reference: TMR25-047733 • Date: 31 March 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 Mica Cook, Principal Planner, on 07 3452 7591 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 George Weston Foods Limited, akennedy@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 - Preliminary Approval		
10.9.4.2.4.1 – Material change of use of premises near a state transport corridor or that is a future 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 road works and intersection upgrades to Gympie Road must be undertaken generally in accordance with the following plan: - Access intersection Layout, Reference P0045415, Drawing No. 01, revision B.	Prior to commencement of use and to be maintained at all times
2.	Carry out the stormwater management of the development generally in accordance with Siteworks and Drainage Layout, Reference 24142, Drawing No. DA-C030 Rev D, as amended in red by SARA.	At all times

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 3.3). If a word remains undefined it has its ordinary meaning.
2.	<p>Road Works Approval: Under section 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 at Metropolitan.IDAS@tmr.qld.gov.au to make an application for road works approval.</p> <p>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). Please contact the Department of Transport and Main Roads as soon as possible to ensure that gaining approval does not delay construction.</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 3.3:

- State code 1: Development in a state-controlled road environment.

The development complies with the assessment benchmarks of State code 1 of 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 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 3.3), 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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