

Our reference: 2606-52722 SRA  
Your reference: 26007

10 June 2026

Dwelling Place Limited  
C/- Grummitt Town Planning  
48 Deagon Drive  
RUNAWAY BAY QLD 4216  
customercare@grummittplanning.com.au

**BCC DS**  
**RECEIVED**  
11/06/2026  
**APPLICATION REF**  
A007006966

Attention: Noel Grummitt

Dear Noel,

### Action notice

(Given under section 8 of the Development Assessment Rules)

The State Assessment and Referral Agency (SARA) received your referral agency material for the following premises on 3 June 2026.

### Location details

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Street address:	19 Gibbs Street, Wynnum
Real property description:	Lots 36, 37 and 38 on RP33100
Local government area:	Brisbane City Council

Under the Planning Regulation 2017, the relevant referral requirements for the development application are as follows:

- Schedule 10, Part 9, Division 4, Material change of use of premises near a state transport corridor Subdivision 2, Table 4, Item 1 (10.9.4.2.4.1)

The application does not meet the requirements for a properly referred application under section 54 of the *Planning Act 2016*. The reasons for this decision are:

- the correct fees have not been paid.
  - o The applicable fee for trigger 10.9.4.2.4.1 fee item 8(b)(ii) with the non-profit organisation discount of 50% is \$939.50. It is noted that fee item 8(b)(ii) applies as the proposal does consist of 'at least 1 dwelling but no more than 4 dwellings'.
  - o The total development application fee is \$939.50.
  - o You have advised SARA that \$469.00 has been paid.
- a copy of the assessment manager's confirmation notice has not been provided to SARA.

SARA also has the following advice in relation to the development application:

- the application is referable to SARA under trigger 10.9.4.2.4.1 due to being located within 25m of a railway and thus is assessable under State Development Assessment Provisions (SDAP) State code 2: Development in a railway environment (State code 2). However, an SDAP response was not provided.
- It is recommended that a response to State code 2 is provided. Response templates can be found on SARA's State Development Assessment Provisions webpage:  
<https://www.planning.qld.gov.au/planning-framework/state-assessment-and-referral-agency/state-development-assessment-provisions-sdap>.

The application will not be accepted as properly referred until the following actions are taken:

- the total development application fee is paid to SARA. Based on the information provided above, SARA calculates that \$470.5 is currently outstanding.
- a copy of the assessment manager's confirmation notice is provided to SARA

To ensure the application is properly referred, you are required to:

- complete the above action; and
- give us notice advising that you have complied with the action notice within 20 business days, starting the day after receiving the action notice, or a further agreed period.

For further information please contact Sophia Venturieri, Planner, on 07 3452 7651 or via email [DARTsupport@dasilgp.qld.gov.au](mailto:DARTsupport@dasilgp.qld.gov.au) who will be pleased to assist.

Yours sincerely



Soraya Torrens  
A/Principal Planner

cc Brisbane City Council, [dalodgement@brisbane.qld.gov.au](mailto:dalodgement@brisbane.qld.gov.au)