

SARA reference: 2606-53038 SRA
Council reference: A007021687
Applicant reference: URB25-181

19 August 2026

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

Attention: Joanna Stavrianos

Dear Joanna,

SARA referral agency response—685 Mains Road, Macgregor QLD 4109

(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 25 June 2026.

Response

Outcome:	Referral agency response – with conditions	
Date of response:	19 August 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 Multiple dwelling (3 townhouses) Reconfiguring a lot for 1 into 3 lot residential subdivision & 3 townhouses
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 intersection

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:	2606-53038 SRA
Assessment manager:	Brisbane City Council
Street address:	685 Mains Road, Macgregor
Real property description:	Lot 469 on RP110511
Applicant name:	Jawad Siddique
Applicant contact details:	C/- Urbicus Pty Ltd 110 Kennedy Terrace Paddington QLD 4064 Planning@urbicus.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: • Reference: TMR26-050556 • Date: 17/08/2026 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 black ink, appearing to be 'Elrico Koeberg', written on a light background.

Elrico Koeberg
A/Manager

cc Jawad Siddique
 C/- Urbicus Pty Ltd - Planning@urbicus.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 (Planning Regulation 2017) – 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 condition(s):		
1.	(a) Close and remove the existing vehicular access located between Lot 469 on RP110511 and Nathan Connection Arterial Road. (b) The road works to close and remove access, referred to in part (a) of this condition, must be in accordance with the Department of Transport and Main Roads' Road Planning and Design Manual, 2nd Edition. The road works must: i. remove the driveway crossover and any drainage structure/s beneath the driveway ii. reinstate the kerb and channel iii. reinstate road pavement after closure and removal	Prior to the commencement of use
2.	Install a continuous solid gap-free structure, constructed of glass, concrete blocks, bricks or fibre cement sheeting, or balustrade, other than gaps required for drainage purposes in accordance with the Building Code of Australia on the balconies and roof terraces as shown on: • Concept Ground Floor Plan, sheet number DA01, Issue C, dated 10/02/2026 as amended in red by SARA; and • Concept Ground Floor Plan, Sheet number DA02, Issue C, dated 10/02/2026 as amended in red by SARA:	Prior to the commencement of use and to be maintained at all times
3.	(a) Noise attenuation measures to achieve the following noise criteria must be provided for the ground floor private open space as shown on the Concept Ground Floor plan, sheet number DA-01, issue C, as amended in red by SARA: • ≤57 dB(A) L10 (18 hour) free field (measured L90 (18 hour) free field between 6am and 12 midnight =45 dB(A)) - OR • ≤60 dB(A) L10 (18 hour) free field (measured L90 (18 hour) free field between 6am and 12 midnight >45 dB(A)) (b) If the attenuation measures include noise barriers: i. the noise barriers must be designed in accordance with: • the Department of Transport and Main Roads' Road Traffic Noise Management Code of Practice, Volume 1, Chapter 7 and technical Specifications MRTS15; • the Department of Transport and Main Roads' Technical Specifications MRTS15 Noise Fences (as amended by	Prior to the commencement of use and to be maintained at all times

	QRCTS-Part 41) the Department of Transport and Main Roads' Standard Drawings ii. RPEQ certification must be provided to the Department of Transport and Main Roads (metropolitan.idas@tmr.qld.gov.au), confirming that the development has been constructed in accordance with parts (a) and (b)(i) of this condition. (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.idas@tmr.qld.gov.au), confirming that compliance with part (a) of this condition has been achieved.	
Reconfiguring a lot		
Schedule 10, Part 9, Division 4, Subdivision 2, Table 1, Item 1 (Planning Regulation 2017) – 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 condition(s):		
4.	(a) Close and remove the existing vehicular access located between Lot 469 on RP110511 and Nathan Connection Arterial Road. (b) The road works to close and remove access, referred to in part (a) of this condition, must be in accordance with the Department of Transport and Main Roads' Road Planning and Design Manual, 2nd Edition. The road works must: i. remove the driveway crossover and any drainage structure/s beneath the driveway ii. reinstate the kerb and channel iii. reinstate road pavement after closure and removal	Prior to submitting the Plan of Survey to the local government for approval.

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 3.6). If a word remains undefined it has its ordinary meaning.
2.	Transport noise corridor Mandatory Part (MP) 4.4 of the Queensland Development Code (QDC) commenced on 1 September 2010 and applies to building work for the construction or renovation of a residential building in a designated transport noise corridor. MP4.4 seeks to ensure that the habitable rooms of Class 1, 2, 3 and 4 buildings located in a transport noise corridor are designed and constructed to reduce transport noise. Transport noise corridor means land designated under Chapter 8B of the Building Act 1975 as a transport noise corridor. Information about transport noise corridors is available at state and local government offices. A free online search tool can be used to find out whether a property is located in a designated transport noise corridor. This tool is available at the Queensland Government Website: https://www.business.qld.gov.au/industries/building-property-development/buildingconstruction/laws-codes-standards/queensland-development-code/transport-noise-corridors
3.	Road works approval: Under section 33 of the Transport Infrastructure Act 1994, written approval is required from the Department of Transport and Main Roads to carry out road works on a state-controlled road. Please contact the Metropolitan Compliance Team at the Department of Transport and Main Roads (Metropolitan Office) at mtr_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 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 the SARA's decision are:

SARA assessed the development against the following code(s) of the State Development Assessment Provisions (SDAP), version 3.6:

- 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. 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 3.6), 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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