



SARA reference: 2506-46748 SRA
 Council reference: A006354842
 Applicant reference: 402505

9 March 2026

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

Attention: Rhea Connolly

Dear Rhea

SARA referral agency response—170 Linkfield Road, Bridgeman Downs

(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 9 July 2025.

Response

Outcome:	Referral agency response – with conditions
Date of response:	9 March 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	Reconfiguring a Lot (1 into 6 Lots and 1 Balance Lot)
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	

SARA reference: 2506-46748 SRA
Assessment manager: Brisbane City Council
Street address: 28 Perfect Place, 53 Executive Way, 170 Linkfield Road and 41 Splendid Drive, Bridgeman Downs
Real property description: Lot 900 on SP324968, Lot 505 on SP324971, Lot 13 on SP122601 and Lot 500 on SP325805
Applicant name: Bridgeman Downs Pty Ltd
Applicant contact details: C/- Veris
Level 5, 16 Marie Street
Milton QLD 4064
n.sapuri@veris.com.au
Human Rights Act 2019 considerations: Consideration of the *Human Rights Act 2019* 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 Jenny Sapuppo, A/Principal Planning Officer, on (07) 5644 3220 or via email DARTsupport@dasilgp.qld.gov.au who will be pleased to assist.

Yours sincerely



Nikki Brock
A/Manager

cc Bridgeman Downs Pty Ltd c/- Veris, h.parker@veris.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
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:		
1.	<p>(a) Noise attenuation measures must be provided to achieve the following noise criteria on all areas of all proposed residential lots on proposed Lots 20, 23, 24, 25, 26 and 27:</p> <ol style="list-style-type: none"> i. ≤ 57 dB(A) L10 (18 hour) free field (measured L90 (18 hour) free field between 6am and 12 midnight ≤ 45 dB(A)) OR ii. ≤ 60 dB(A) L10 (18 hour) free field (measured L90 (18 hour) free field between 6am and 12 midnight > 45 dB(A)). <p>(b) If the noise attenuation measures include noise barriers (for example noise fences, earth mounds and associated structures such as retaining walls):</p> <ol style="list-style-type: none"> i. the noise barriers must be located wholly within the subject site ii. the noise barriers must be designed and constructed in accordance with: <ul style="list-style-type: none"> • the Department of Transport and Main Roads' Transport Noise Management Code of Practice Vol 1, Chapter 7 • the Department of Transport and Main Roads specifications MRTS15; and • Standard Drawings Roads – Noise fence iii. RPEQ certification with supporting documentation including design drawings/reports, a road traffic noise assessment report, inspection report/s, as-constructed drawings and surveys (for example, noise barriers and finished pad levels) must be provided to the Department of Transport and Main Roads' Metropolitan Compliance Team, metropolitan.idas@tmr.qld.gov.au and metropolitan_idas@tmr.qld.gov.au, confirming that the development has been designed and constructed in accordance with parts (a), (b)i and (b)ii of this condition. <p>(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 Compliance Team, metropolitan.idas@tmr.qld.gov.au and metropolitan_idas@tmr.qld.gov.au, confirming that compliance with part (a) of this condition has been achieved.</p>	<p>(a) , (b)i and (b)ii Prior to submitting the Plan of Survey to the local government for approval and to be maintained at all times</p> <p>(b) iii and (c) Prior to submitting the Plan of Survey to the local government for approval</p>

2.	Carry out the stormwater management of the development generally in accordance with section 3.2 of the Stormwater Management Plan prepared by Lambert & Rehbein, dated 31 July 2017, reference B15017CR002, as amended in red by SARA.	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 3.2). If a word remains undefined it has its ordinary meaning.
Department of Transport and Main Roads' planning projects	
2.	<p>The Department of Transport and Main Roads would like to advise of the current planning projects that are in the vicinity of the subject land:</p> <ul style="list-style-type: none"> • The subject land falls into the Category B Study Area for the Bruce Highway Western Alternative Stage 3. Link to project webpage: https://www.tmr.qld.gov.au/projects/north-brisbane-bruce-highway-western-alternative-planning. The subject land is within the study area. • Lot 900 on SP324968 falls into the North West Transport Corridor - Proposed Rail Connection Study Area. There is no webpage for this project at present. The lots do partially fall into a category A area for Linkfield Road upgrades, with this section on Lot 13 on SP122601 contained within the area marked "Land for drainage to be transferred to BCC".

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 3.2:
 - o 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:
 - o will not increase the likelihood or frequency of accidents, fatalities or serious injury for users of a state-controlled road
 - o 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
 - o will not adversely impact the function and efficiency of state-controlled roads or future state-controlled roads
 - o 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
 - o 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
 - o maintains access to public passenger transport infrastructure or active transport infrastructure
 - o will not adversely impact the state's ability to operate public passenger services on state-controlled roads
 - o 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
- Technical agency advice
- *Planning Act 2016*
- Planning Regulation 2017
- the SDAP (version 3.2), 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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