

SARA reference: 2506-46656 SRA  
Council reference: A006776357

8 September 2026

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

Attention: Errin Xiaofang Lu

Dear Errin,

## SARA referral agency response—8 London Road, Belmont

(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 27 June 2025.

### Response

|                   |                                                                                    |
|-------------------|------------------------------------------------------------------------------------|
| Outcome:          | Referral agency response – with conditions                                         |
| Date of response: | 8 September 2026                                                                   |
| Conditions:       | The conditions in <b>Attachment 1</b> must be attached to any development approval |
| Advice:           | Advice to the applicant is in <b>Attachment 2</b>                                  |
| Reasons:          | The reasons for the referral agency response are in <b>Attachment 3</b>            |

### Development details

|                                          |                                                                                                                                                                                                                           |
|------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Description:                             | Development Permit    Material Change of Use for Service Station                                                                                                                                                          |
| SARA role:                               | Referral agency                                                                                                                                                                                                           |
| SARA trigger (Planning Regulation 2017): | Schedule 10, Part 9, Division 4, Subdivision 2, Table 4, Item 1 (10.9.4.2.4.1)<br><br>Material change of use of premises within 25m of a state transport corridor and within 100m of a state-controlled road intersection |
| SARA reference:                          | 2506-46656 SRA                                                                                                                                                                                                            |
| Assessment manager:                      | Brisbane City Council                                                                                                                                                                                                     |

Street address: 8 London Road, Belmont

Real property description: Lot 110 on RP208143

Applicant name: Musa Ahmed Al Kashat

Applicant contact details: C/- David Zanker, Blume Planning and Development  
39 Mott Street  
GAYTHORNE QLD 4051  
David.zanker@blumegroup.com.au

*Human Rights Act 2019* considerations: A consideration of the 23 fundamental human rights protected under the *Human Rights Act 2019* has been undertaken as part of this decision. It has been determined that this decision does not limit human rights.

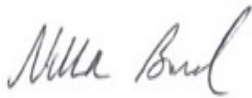
## Representations

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 Sahil Gill, Senior Planner, on 07 3243 1639 or via email DARTsupport@dsdip.qld.gov.au who will be pleased to assist.

Yours sincerely



Nikki Brock  
A/Manager

cc Musa Ahmed Al Kashat C/- David Zanker, Blume Planning and Development,  
David.zanker@blumegroup.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                                 |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------|
| <b>Material Change of Use</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                  |
| 10.9.4.2.4.1 – Material change of use of premises within 25m of a state transport corridor and within 100m of a state-controlled road intersection—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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Carry out the stormwater management of the development generally in accordance with the Stormwater Management Plan, dated October 2025, revision 2, as amended in red by SARA.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | At all times                                     |
| 2.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | <p>(a) Road works must be provided at the Cross Street / London Road left in / left-out intersection generally in accordance with the Overall Functional Layout, reference INT-01, revision F, comprising:</p> <ul style="list-style-type: none"> <li>i. A 3.5m wide full length auxiliary left turn lane (AUL)</li> <li>ii. Widening of London Road, including increased kerb radii, to accommodate the left turn movements of an articulated vehicle (AV) to and from Cross Street.</li> </ul> <p>(b) Road works must be provided at the Belmont Road / Cross Street left in / left-out intersection generally in accordance with the Intersection Layout – Proposed Belmont Road / Cross Street T-Intersection, reference INT-02, revision F, comprising the replacement of the existing low-angle left-turn lane for vehicles turning left from Belmont Road into Cross Street with a channelised left turn (CHL) treatment incorporating a high entry angle.</p> <p>The road works must be designed and constructed in accordance with:</p> <ul style="list-style-type: none"> <li>i. Austroads Guide to Road Design, Part 4A: Unsignalised and Signalised Intersections</li> <li>ii. Department of Transport and Main Roads' Road Planning and Design Manual, 2nd Edition</li> <li>iii. Queensland Manual of Uniform Traffic Control Devices.</li> </ul> | (a) and (b) Prior to the commencement of the use |

## 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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| 2.             | <p><b>Road works approval</b></p> <p>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 on a state-controlled road.</p> <p>Please contact the Department of Transport and Main Roads at <a href="mailto:Metropolitan.IDAS@tmr.qld.gov.au">Metropolitan.IDAS@tmr.qld.gov.au</a> to make an application for road works approval. This approval must be obtained prior to commencing any works on the state-controlled road reserve.</p> <p>The approval process may require the approval of engineering designs of the proposed works, certified by a Registered Professional Engineer of Queensland (RPEQ).</p> <p>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 3.2:
  - State code 1: Development in a state-controlled road environment (State code 1).
- The development will comply with State code 1 of the SDAP if carried out in accordance with the proposed conditions. Specifically, 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.

### Material used in the assessment of the application:

- the development application material and submitted plans
- *Planning Act 2016*
- Planning Regulation 2017
- the SDAP (version 3.2), 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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