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APPLICATION REF
A007059225

DELIVERING FOR QUEENSLAND | Queensland Government

Department of
State Development,
Infrastructure and Planning

SARA reference: 2608-54194 SRA
Council reference: A007059225

22 October 2026

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

Attention: Joel Wake

Dear Joel,

SARA referral agency response—603 Mains Road and 520 Kessels 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 1 October 2026.

Response

Outcome:	Referral agency response - No requirements Under section 56(1)(a) of the *Planning Act 2016*, SARA advises it has no requirements relating to the application.
Date of response:	22 October 2026
Advice:	Advice to the applicant is in **Attachment 1**
Reasons:	The reasons for the referral agency response are in **Attachment 2**

Development details

Description:	Development permit	Change application under s82 of the *Planning Act 2016* for a Material Change of use for a Showroom, Outdoor sales and Low impact industry
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	

SARA reference:	2608-54194 SRA
Assessment manager:	Brisbane City Council
Street address:	603 Mains Road and 520 Kessels Road, Macgregor QLD 4109
Real property description:	Lot 1 on SP303661 and Part of Lot 8 on SP273257
Applicant name:	Prestige Group Holdings Pty Ltd
Applicant contact details:	C/- MNG PO Box 171 Fortitude Valley QLD 4006 applications@landpartners.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 3**.

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

Nikki Brock
A/Manager

cc Prestige Group Holdings Pty Ltd
C/- MNG Ltd - applications@landpartners.com.au

enc Attachment 1 - Advice to the applicant
Attachment 2 - Reasons for referral agency response
Attachment 3 - Representations about a referral agency response provisions

Attachment 1—Advice to the applicant

General advice	
1.	Terms and phrases used in this document are defined in the *Planning Act 2016* its regulation or the State Development Assessment Provisions (SDAP), (version 3.6). If a word remains undefined it has its ordinary meaning.

Attachment 2—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 3.6:
  - State code 1: Development in a state-controlled road environment.

- The development complies with the assessment benchmarks of State code 1 of SDAP 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 State Development Assessment Provisions (SDAP) (version 3.6)
- The Development Assessment Rules (version 3.0)
- SARA DA Mapping system
- Section 58 of the *Human Rights Act 2019.*

Attachment 3— Representations about a referral agency response provisions

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