



SARA reference: 2602-50544 SRA  
 Council reference: A006928669  
 Applicant reference: 25-00845

1 April 2026

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

Attention: Ruka Kearns

Dear Ruka,

## SARA referral agency response—1028 Lytton Road, Murarrie QLD 4172

(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 4 February 2026.

### Response

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Outcome:	Referral agency response – with conditions
Date of response:	1 April 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

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Description:	Development permit	Material change of use for Medium Impact Industry
SARA role:	Referral agency	
SARA trigger:	Schedule 10, Part 9, Division 4, Subdivision 2, Table 4, Item 1 (Planning Regulation 2017)	

Development application for a material change of premises near a

state transport corridor

SARA reference: 2602-50544 SRA

Assessment manager: Brisbane City Council

Street address: 1028 Lytton Road, Murarrie QLD 4172

Real property description: Lot 2 on SP137108

Applicant name: Walpledge Pty Ltd

Applicant contact details: C/- Clegg Town Planning Consultants  
PO Box 2144  
Toowong Business Centre  
QLD 4066  
graham@cleggco.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

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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@dssilgp.qld.gov.au](mailto:DARTsupport@dssilgp.qld.gov.au) who will be pleased to assist.

Yours sincerely



Nikki Brock  
A/Manager

cc Walpledge Pty Ltd  
Clegg Town Planning Consultants - [graham@cleggco.com.au](mailto:graham@cleggco.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>		
Schedule 10, Part 9, Division 4, Subdivision 2, Table 4, Item 1 – 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:		
1.	Carry out the stormwater management of the development generally in accordance with sections 5, 6, 7, 8 & 9 of the Engineering Report Incl. Stormwater Management, reference AG-2500103-RPT-C-01 and revision 2, as amended in red by SARA.	At all times

## Attachment 2—Advice to the applicant

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<b>General advice</b>	
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 3.5). If a word remains undefined it has its ordinary meaning.

## Attachment 3—Reasons for referral agency response

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(Given under section 56(7) of the *Planning Act 2016*)

### **The reasons for SARA's decision are:**

The development complies with the assessment benchmarks of State code 1 of SDAP in that the development:

- does not adversely impact the structural integrity or physical condition of the state-controlled road
- will not increase the likelihood or frequency of accidents, fatalities or serious injury for users of a state-controlled road
- does not adversely impact the function and efficiency of the state-controlled road.

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

- the development application material and submitted plans
- *Planning Act 2016*
- Planning Regulation 2017
- the SDAP (version 3.5), as published by SARA
- the Development Assessment Rules
- SARA DA Mapping system
- State Planning Policy 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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