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16/06/2026

APPLICATION REF

A006944952

SARA reference: 2603-51225 SRA  
Council reference: A006944952  
Applicant reference: 6350

15 June 2026

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

Attention: Ashleigh Coombes

Dear Ashleigh,

## SARA referral agency response—50 Pritchard Street, Lytton

(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 11 March 2026.

### Response

Outcome:	Referral agency response - No requirements Under section 56(1)(a) of the <i>Planning Act 2016</i> , SARA advises it has no requirements relating to the application.
Date of response:	15 June 2026
Advice:	Advice to the applicant is in <b>Attachment 1</b>
Reasons:	The reasons for the referral agency response are in <b>Attachment 2</b>

### Development details

Description:	Development permit	Material change of use for Legitimation of existing demountable Offices, amenity, crib and personal storage buildings
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 or that is a future state transport corridor
SARA reference:	2603-51225 SRA	

Assessment manager: Brisbane City Council  
Street address: 50 Pritchard Street, Lytton; 48 South Street, Lytton  
Real property description: Lot 1 on SP282377; Lot 4 on RP852211  
Applicant name: Mr Phillip O'Callaghan  
Applicant contact details: c/- Queensland Planning and Survey Pty Ltd  
PO Box 294  
ASHMORE CITY QLD 4214  
qps@ecn.net.au

*Human Rights Act 2019* considerations: The decision has been assessed for compatibility with human rights under the *Human Rights Act 2019*. The decision was found not to limit human rights under the Human Rights Act 2019 therefore, it is reasonable to conclude the decision is compatible with human rights.

## Representations

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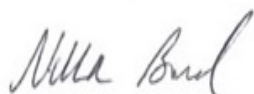
An applicant may make representations to a concurrence agency, at any time before the application is decided, about changing a matter in the referral agency response (s. 30 Development Assessment Rules).

Copies of the relevant provisions are in **Attachment 3**.

A copy of this response has been sent to the applicant for their information.

For further information please contact Sophia Venturieri, Planner, on 07 3452 7651 or via email [DARTsupport@dsdilgp.qld.gov.au](mailto:DARTsupport@dsdilgp.qld.gov.au) who will be pleased to assist.

Yours sincerely



Nikki Brock  
A/Manager

cc Mr Phillip O'Callaghan, [qps@ecn.net.au](mailto:qps@ecn.net.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

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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 3.6). 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 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 3— Representations about a referral agency response provisions**

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