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17/07/2026
APPLICATION REF
A007039019

SARA reference: 2606-53027 SRA
Council reference: A007039019
Applicant reference: BNE260132

17 July 2026

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

Attention: Stephen Jones

Dear Stephen,

SARA referral agency response—592 Stafford Road, Stafford

(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 19 June 2026.

Response

Outcome:	Referral agency response – with conditions
Date of response:	17 July 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 Reconfiguration of a lot (1 into 3)
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
	Schedule 10, Part 9, Division 4, Subdivision 2, Table 3, Item 1

(Planning Regulation 2017)

Reconfiguring a lot near a state transport corridor

SARA reference: 2606-53027 SRA
 Assessment manager: Brisbane City Council
 Street address: 592 Stafford Road, Stafford
 Real property description: Lot 268 on RP69037
 Applicant name: Longland Lane Pty Ltd
 Applicant contact details: C/- DTS Group Qld Pty Ltd
 PO Box 3128
 West End QLD 4101
 planning@dtsqld.com.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.

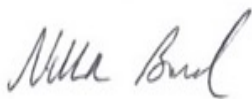
Representations

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 Sophia Venturieri, Planner, on 07 3452 7651 or via email DARTsupport@dasilgp.qld.gov.au who will be pleased to assist.

Yours sincerely



Nikki Brock
 A/Manager

cc Longland Lane Pty Ltd, planning@dtsqld.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		
10.9.4.2.1.1 – Reconfiguring a lot near a state transport corridor and 10.9.4.2.3.1 – Reconfiguring a lot near 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 reconfiguration of a lot generally in accordance with the following plan: – Concept Servicing Layout, Drawing No. 5810-SK01, Rev. PB.	Prior to submitting the Plan of Survey to the Local government for approval
2.	Stormwater management of the development must not cause worsening to the operating performance of the state-controlled road, such that any works on the land must not: – create any new discharge points for stormwater runoff onto the state-controlled road – concentrate or increase the velocity of flows to the state controlled road – interfere with and/or cause damage to the existing stormwater drainage on the state controlled road – surcharge any existing culvert or drain on the state controlled road – reduce the quality of stormwater discharge onto the state controlled road – impede or interfere with any overland flow or hydraulic conveyance from the state controlled road – reduce the floodplain immunity of the state controlled road.	At all times

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 3.6). If a word remains undefined it has its ordinary meaning.

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 3.6:
 - 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 4—Representations about a referral agency response provisions

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Attachment 5—Documents referenced in conditions

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