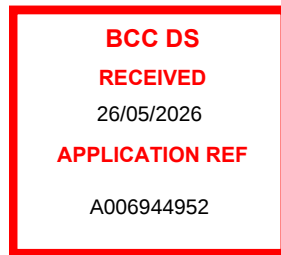




Our Ref: 6350/B

Your Ref: 2603-51225 SRA

The Chief Executive  
Brisbane Regional Office  
GPO Box 15009  
CITY EAST QLD 4002



Brisbane Office:

Ph. 0418 760 075

P.O. Box 294, Ashmore City 4214

Email: qps@ecn.net.au

26th May 2026

**Attention:** Rebecca Carpenter, Principal Planner

Dear Rebecca,

**RE: RESPONSE TO INFORMATION REQUEST FOR APPLICATION – AMPOL  
REFINERY, 50 PRITCHARD STREET, LYTTON  
- Part of Lot 4 on RP852211 and part of Lot 1 on SP282377**

Further to your Information Request of 25th March 2026, we herewith submit our formal response to these queries.

- a) We have attached the site plans for both the Wynnum Gardens and T & I Sites.
- 6350DA0101A
  - 6350DA0201B
  - These show, in yellow shading, all of the buildings for which approval is sought. The table on each plan shows the Floor Area for each building.
  - There is no extension of an existing office approval. All of these buildings have been existing since prior to 2005 and have been Accepted Development under City Plan while DA approved construction has been taking place. This DA construction is now complete and so a DA for their use is sought...otherwise they will have to be removed, which Ampol does not wish to do.
  - Each building is a single storey demountable building (donger) as shown on the site photos. There are no mezzanines.
- b) The total number of buildings for which we are seeking approval is:
- (i) Wynnum Gardens is 45 with a total GFA of 3627m<sup>2</sup>
  - (ii) T & I Complex is 32 with a total GFA of 1558m<sup>2</sup>

***Note:*** The Personal Storage sheds and Toilets are ancillary to the main office use and are not counted for GFA.

*Refer to Attachments A and B for Floor Area and GFA calculations.*

- c) The Traffic Impact Assessment Report has been reviewed, updated and signed off by the RPEQ at FSA Consulting Engineers.

This Report shows the number of on-site parking spaces associated with the Wynnum Gardens and the T & I complex s, for which approval is sought.

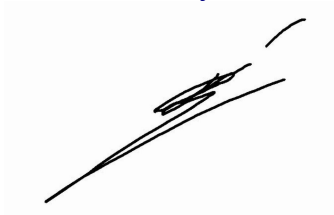
The Report also assesses and addresses additional traffic generation from these existing developments.

*A copy of TIA is attached*

**Finally, we confirm that no new buildings or works are proposed as part of the application, simply a validation of the existing complexes.**

We advise that we have provided responses to all of the information requested and ask that you now proceed with the assessment of the application.

Yours faithfully



**Phillip O'Callaghan**  
Development Consultant



**Queensland Planning & Survey Pty Ltd**  
**Planning, Development & Survey Consultants**

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