



SARA reference: 2511-49563 SRA  
Council reference: A006900571  
Applicant reference: B4355PA1\_DA1

9 April 2026

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

Attention: Alexandria Wood

Dear Alexandria,

## SARA referral agency response— 550 Priestdale Road, Rochedale

(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 December 2025

### Response

Outcome:	Referral agency response – with conditions
Date of response:	9 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

Description:	Development Permit	Material Change of Use for Food and Drink Outlet (Cafe), Extension to Shop and Wholesale Nursery
SARA role:	Referral agency	
SARA trigger (Planning Regulation 2017):	Schedule 10, Part 16, Division 6, Subdivision 4, Table 2, Item 1 (10.16.6.4.2.1)	

Material change of use for another urban activity in the SEQ regional landscape and rural production area

SARA reference: 2511-49563 SRA  
 Assessment manager: Brisbane City Council  
 Street address: 550 Priestdale Road, Rochedale  
 Real property description: Lot 1 on SP309608  
 Applicant name: MANJAN PTY LTD, PETER BELLAS, ANGELA BELLAS & BELLAFAM PTY LTD  
 Applicant contact details: C/- JFP Urban Consultants Pty Ltd (Jojo Liang)  
 PO Box 3634  
 SOUTH BRISBANE QLD 4101  
 jliang@jfp.com.au

*Human Rights Act 2019* considerations: A consideration of the 23 fundamental human rights protected under the *Human Rights Act 2019* 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 4**.

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

For further information please contact Sahil Gill, Senior Planner, on 07 3243 1639 or via email [DARTsupport@dasilgp.qld.gov.au](mailto:DARTsupport@dasilgp.qld.gov.au) who will be pleased to assist.

Yours sincerely



John Sosso  
 Director General

cc MANJAN PTY LTD, PETER BELLAS, ANGELA BELLAS & BELLAFAM PTY LTD C/- JFP Urban Consultants Pty Ltd (Jojo Liang), [jliang@jfp.com.au](mailto:jliang@jfp.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>Development Permit for Material Change of Use</b>		
1.	The proposed Material Change of Use for Food and Drink Outlet (Cafe), Extension to Shop and Wholesale Nursery must be carried out generally in accordance with the following plan: <ul style="list-style-type: none"> <li>- Site Plan, Job no. B4355PA1_DA1, Plan no. M1, Issue C, as amended in red by SARA.</li> </ul>	Prior to the commencement of use and to be maintained at all times

## Attachment 2—Advice to the applicant

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General advice	
1.	Terms and phrases used in this document are defined in the <i>Planning Act 2016</i> or its regulation. 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:

- SARA assessed the development against the matters stated within Schedule 10, Part 16, Division 2, Subdivision 4, Table 2, Item 4 (a-i) of the Planning Regulation 2017.
- The development complies with the matters stated in Schedule 10, Part 16, Division 6, Subdivision 4, Table 2, Item 4 (a-i) of the Planning Regulation 2017, if carried out in accordance with the proposed conditions. Specifically, the development:
  - will have a social, economic and environmental benefit for the community that outweighs the impacts on the outcomes, strategies and subregional directions, stated in the SEQ regional plan
  - cannot reasonably be located within the urban footprint in proximity to the site
  - minimises the risk of serious harm to persons or property from natural processes
  - is compatible with the characteristics of the site and the use of other premises in the surrounding area
  - can be serviced by adequate and reasonably imposed infrastructure
  - will not result in any land fragmentation in the SEQ regional landscape and rural production area.

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

- the development application material and submitted plans
- *Planning Act 2016*
- Planning Regulation 2017
- the Development Assessment Rules (version 3.0)
- 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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