

SARA reference: 2604-51767 SRA  
Council reference: MCUI/22/2026

7 May 2026

Chief Executive Officer  
Logan City Council  
PO Box 3226  
Logan City DC QLD 4114  
development@logan.qld.gov.au

Attention: Katie Parsons

Dear Sir/Madam

## SARA referral agency response— Warehouse (self-storage) at 3850-3858 Mount Lindesay Highway, Park Ridge

(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 15 April 2026.

### Response

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Outcome: Referral agency response - No requirements  
Under section 56(1)(a) of the *Planning Act 2016*, SARA advises it has no requirements relating to the application.

Date of response: 7 May 2026

Advice: Advice to the applicant is in **Attachment 1**

Reasons: The reasons for the referral agency response are in **Attachment 2**

### Development details

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Description: Development permit      Material Change of Use - Warehouse

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-controlled road

SARA reference: 2604-51767 SRA

Assessment manager: Logan City Council  
Street address: 3850-3858 Mount Lindesay Highway, Park Ridge  
Real property description: Lot 3 on SL6300  
Applicant name: Cheema Farms Pty Ltd  
Applicant contact details: C/- Blume Planning and Development  
PO Box 199  
ALDERLEY QLD 4051  
david@blumeplanning.com

*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

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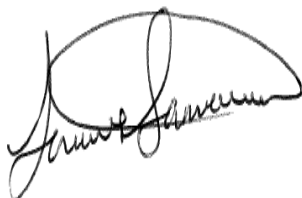
An applicant may make representations to a concurrence agency, at any time before the application is decided, about changing a matter in the referral agency response (s. 30 Development Assessment Rules).

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 Anthony Westbury, Senior Planning Officer, on 4037 3215 or via email CairnsSARA@dcdilgp.qld.gov.au who will be pleased to assist.

Yours sincerely



Javier Samanes  
Manager

cc Cheema Farms Pty Ltd, david@blumeplanning.com

enc Attachment 1 - Advice to the applicant  
Attachment 2 - Reasons for referral agency response  
Attachment 3 - Representations about a referral agency response

## Attachment 1—Advice to the applicant

<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.
2.	<p><b>Advertising Devices</b></p> <p>Advertising devices have the potential to cause unsafe distraction, glare or other nuisance to drivers, which affects safety on the state-controlled road. Any proposed advertising devices are to be in accordance with the Department of Transport and Main Roads' (DTMR) Roadside Advertising Manual 2022, Edition 4.</p> <p>Any advertising device at this location:</p> <ul style="list-style-type: none"> <li>• must not exceed a maximum luminance of 350cd/m<sup>2</sup></li> <li>• must be placed within the subject site, clear of the state-controlled road corridor (without overhang)</li> <li>• must not contain a variable message component.</li> </ul> <p>Further information on DTMR's Roadside Advertising Manual 2022 can be found by <a href="#">clicking here</a>.</p>

## **Attachment 2—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 proposed development complies with the relevant provisions of State code 1: Development in a state-controlled road environment, in that:

- It is unlikely to compromise the safety, function, and efficiency of Mount Lindesay Highway and Mount Lindesay Highway East Service Road.
- Existing and proposed vehicle access is to Mount Lindesay Highway East Service Road, with no direct access to Mount Lindesay Highway.
- Increased stormwater and drainage flow can be accommodated by the existing point of lawful discharge at Mount Lindesay Highway East Service Road.
- Increased traffic generation is low and will not adversely affect Mount Lindesay Highway East Service Road or the state-controlled road network.

### **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 3— Representations about a referral agency response**

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# Development Assessment Rules—Representations about a referral agency response

The following provisions are those set out in sections 28 and 30 of the Development Assessment Rules<sup>1</sup> regarding **representations about a referral agency response**

## Part 6: Changes to the application and referral agency responses

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### 28 Concurrence agency changes its response or gives a late response

- 28.1. Despite part 2, a concurrence agency may, after its referral agency assessment period and any further period agreed ends, change its referral agency response or give a late referral agency response before the application is decided, subject to section 28.2 and 28.3.
- 28.2. A concurrence agency may change its referral agency response at any time before the application is decided if—
- (a) the change is in response to a change which the assessment manager is satisfied is a change under section 26.1; or
  - (b) the Minister has given the concurrence agency a direction under section 99 of the Act; or
  - (c) the applicant has given written agreement to the change to the referral agency response.<sup>2</sup>
- 28.3. A concurrence agency may give a late referral agency response before the application is decided, if the applicant has given written agreement to the late referral agency response.
- 28.4. If a concurrence agency proposes to change its referral agency response under section 28.2(a), the concurrence agency must—
- (a) give notice of its intention to change its referral agency response to the assessment manager and a copy to the applicant within 5 days of receiving notice of the change under section 25.1; and
  - (b) the concurrence agency has 10 days from the day of giving notice under paragraph (a), or a further period agreed between the applicant and the concurrence agency, to give an amended referral agency response to the assessment manager and a copy to the applicant.

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<sup>1</sup> Pursuant to Section 68 of the *Planning Act 2016*

<sup>2</sup> In the instance an applicant has made representations to the concurrence agency under section 30, and the concurrence agency agrees to make the change included in the representations, section 28.2(c) is taken to have been satisfied.

## Part 7: Miscellaneous

### 30 Representations about a referral agency response

- 30.1. 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.<sup>3</sup>

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<sup>3</sup> An applicant may elect, under section 32, to stop the assessment manager's decision period in which to take this action. If a concurrence agency wishes to amend their response in relation to representations made under this section, they must do so in accordance with section 28.