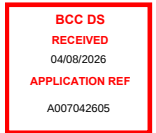


SARA reference: 2606-53213 SRA
Council reference: A007042605
Applicant reference: URB24-075



4 August 2026

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

Attention: Ruka Kearns

Dear Ruka,

SARA referral agency response—433, 447 and 449 Main Street, Kangaroo Point

(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 7 July 2026.

Response

Outcome:	Referral agency response – with conditions	
Date of response:	4 August 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	Reconfiguring a lot (3 into 2 lots) and access easement
SARA role:	Referral agency	
SARA trigger:	Schedule 10, Part 8, Division 2, Subdivision 3, Table 1, Item 1 (Planning Regulation 2017)	
	Development on or adjoining a Queensland heritage place	

SARA reference: 2606-53213 SRA

Assessment manager: Brisbane City Council

Street address: 433, 447 and 449 Main Street, Kangaroo Point

Real property description: Lot 2 on RP86492, Lots 1 & 2 on RP11000

Applicant name: The Corporation Of The Synod Of The Diocese Of Brisbane Trading As St Paul's School Bald Hills

Applicant contact details: C/- Urbicus Pty Ltd
110 Kennedy Terrace
Paddington QLD 4064
Planning@urbicus.com.au

Human Rights Act 2019 considerations: Consideration of the *Human Rights Act 2019* sections 15 to 37 has been undertaken as part of this decision. It has been determined that this decision does not limit human rights.

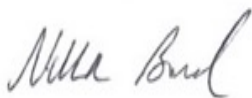
Representations

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 Soraya Torrens, A/Principal Planner, on 07 3452 7695 or via email DARTsupport@dsdilgp.qld.gov.au who will be pleased to assist.

Yours sincerely



Nikki Brock
A/Manager

cc The Corporation Of The Synod Of The Diocese Of Brisbane Trading As St Paul's School Bald Hills,
Planning@urbicus.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		
Schedule 10, Part 8, Division 2, Subdivision 3, Table 1, Item 1 – Development on or adjoining a Queensland heritage place—The chief executive administering the <i>Planning Act 2016</i> nominates the Director-General of the Department of the Environment, Tourism, Science and Innovation 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.	The reconfiguring a lot must be carried out generally in accordance with the following: – Proposed Subdivision of Lots 10 & 11, Drawing No. JW1059, Issue 2.	Prior to submitting the Plan of Survey to the local government for approval
2.	Submit a copy of the registered plan of survey to Department of the Environment, Tourism, Science and Innovation at: palm@detsi.qld.gov.au. The notification must include the SARA reference: 2606-53213 SRA.	Within 10 business days of the commencement of the material change of use

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:
 - o State code 14: Queensland heritage.
- The development will comply with the assessment benchmarks of State code 14 of SDAP if carried out in accordance with the proposed conditions in that the development:
 - o protects the identified elements of the Queensland heritage place that are of cultural heritage significance by substantially reducing unavoidable impacts
 - o promotes the preservation of identified elements of the Queensland heritage place that are of cultural heritage significance
 - o aligns with the ongoing conservation management of the Queensland heritage place where adaptation is proposed.

Material used in the assessment of the application:

- the development application material and submitted plans
- Technical Agency Advice
- *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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