

SARA reference: 2607-53548 SRA
Council reference: A007052619

7 August 2026

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

Attention: Allan Nguyen

Dear Allan,

SARA referral agency response— 44 - 48 River Terrace, Kangaroo Point QLD 4169

(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 21 July 2026.

Response

Outcome:	Referral agency response - No requirements Under section 56(1)(a) of the <i>Planning Act 2016</i> , SARA advises it has no requirements relating to the application.
Date of response:	7 August 2026
Advice:	Advice to the applicant is in Attachment 1
Reasons:	The reasons for the referral agency response are in Attachment 2

Development details

Description:	Development permit	Material change of use for an office
SARA role:	Referral agency	
SARA trigger:	Schedule 10, Part 9, Division 4, Subdivision 3, Table 2, Item 1 (Planning Regulation 2017)	
	Material change of use of premises on or near a state-controlled transport tunnel or future state-controlled transport tunnel	

SARA reference: 2607-53548 SRA

Assessment manager: Brisbane City Council

Street address: 44-48 River Terrace, Kangaroo Point QLD 4169

Real property description: Lots 1 and 3 on RP11095

Applicant name: Ozcare

Applicant contact details: C/- Urbis Pty Ltd
Level 32, 300 George Street
Brisbane QLD 4000
hjulus@urbis.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

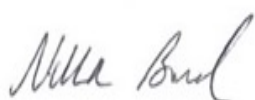
An applicant may make representations to a concurrence agency, at any time before the application is decided, about changing a matter in the referral agency response (s.30 Development Assessment Rules).

Copies of the relevant provisions are in **Attachment 3**.

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

For further information please contact Andy Wray, Planner, on (07) 3882 8481 or via email DARTsupport@dsdilgp.qld.gov.au who will be pleased to assist.

Yours sincerely



Nikki Brock
A/Manager

cc Ozcare
Urbis Pty Ltd - hjulus@urbis.com.au

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

Attachment 1—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 2—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 5: Development in a state-controlled transport tunnel environment.

The development complies with the assessment benchmarks of State code 5 of SDAP in that the development:

- will not create a safety hazard for users of a state-controlled transport tunnel, by increasing the likelihood or frequency of fatality or serious injury
- will not compromise the structural integrity of state-controlled transport tunnels
- will not compromise the state's ability to construct state-controlled transport tunnels and future state controlled transport tunnels, or significantly increase the cost to construct state-controlled transport tunnels and future state-controlled transport tunnels
- will not compromise the state's ability to maintain and operate state-controlled transport tunnels, or significantly increase the cost to maintain and operate state-controlled transport tunnels.

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 3—Representations about a referral agency response provisions

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