



SARA reference: 2512-49704 SRA  
Council reference: A006902274  
Applicant reference: 250059

7 May 2026

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

Attention: Dalina Howden

Dear Dalina,

## SARA referral agency response—133 and 139 Pine Road, Richlands QLD 4077

(Given under section 56 of the Development Assessment Rules)

The development application described below was confirmed as properly referred by the State Assessment and Referral Agency (SARA) on 15 December 2025.

### Response

|                   |  |  |
|-------------------|--|--|
| Outcome:          | Referral agency response – with conditions   |  |
| Date of response: | 7 May 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 | Request to change the development approval under s82 of the <i>Planning Act 2016</i> for a Material Change of Use for Outdoor Sport and Recreation, Club and Function Facility |
| SARA role:   | Referral agency    |  |

SARA trigger: Schedule 10, Part 9, Division 4, Subdivision 2, Table 4, Item 1  
(Planning Regulation 2017)

Development on a premises near a state-transport corridor and state-controlled intersection

SARA reference: 2512-49704 SRA

Assessment manager: Brisbane City Council

Street address: 133 and 139 Pine Road, Richlands QLD 4077

Real property description: Lot 1 on RP902084 and Lot 1 on SP109326

Applicant name: Richlands Property Venture Pty Ltd

Applicant contact details: C/- Place Design Group  
GPO Box 775  
Brisbane City QLD 4001

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.

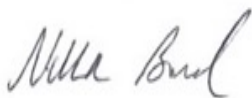
## Representations

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 Andy Wray, Planner, on (07) 3882 8481 or via email [DARTSupport@dasilgp.qld.gov.au](mailto:DARTSupport@dasilgp.qld.gov.au) who will be pleased to assist.

Yours sincerely



Nikki Brock  
A/Manager

cc Richlands Property Venture Pty Ltd  
C/- Place Design Group - [brisbane@placedesigngroup.com](mailto:brisbane@placedesigngroup.com)

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>Material change of use</b>  |   |                                     |
| Schedule 10, Part 9, Division 4, Subdivision 2, Table 4, Item 1 – Material Change of Use near a state transport corridor—The chief executive administering the <i>Planning Act 2016</i> nominates the Director-General of the Department of Transport and Main Roads 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.   | Carry out the development generally in accordance with the Proposed Final Site Plan, drawing number DA00.20 and revision K.   | At all times                        |
| 2.   | <p>Carry out stormwater management of the development generally in accordance with the following:</p> <p>(a) For stage 1 - the following parts of the Stormwater Management Plan, reference B15295CR002 and revision B:</p> <ul style="list-style-type: none"> <li>• Section 3.5.1 - Underground Detention Tank</li> <li>• Appendix B</li> </ul> <p>(b) For stages 2 and 3:</p> <p>i. the following parts of the Stormwater Management Plan, reference B24156CR001 and revision A:</p> <ul style="list-style-type: none"> <li>• Section 3.1 – Lawful point of discharge</li> <li>• Figure 3.1 – Post-Developed Subcatchment Delineation</li> <li>• Table 3.6 – Detention Tank Details</li> <li>• Appendix B – Concept Civil Engineering Servicing Plans; and</li> </ul> <p>ii. the following parts of the Stormwater Management Plan, reference B25014CR001 and revision A:</p> <ul style="list-style-type: none"> <li>• Section 3.1 – Lawful point of discharge</li> <li>• Table 3.1 – Pre- and Post-Development Subcatchment Breakdown</li> <li>• Appendix B – Conceptual Civil Engineering Servicing Plan</li> <li>• Appendix F – Constructed Carpark Drainage Upgrade Design Drawings.</li> </ul> | At all times for the relevant stage |

## Attachment 2—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 3.3). 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 codes of the State Development Assessment Provisions (SDAP), version 3.3:

- State code 1: Development in a state-controlled road environment
- State code 2: Development in a railway environment.

The development will comply with State code 1: Development in a state-controlled road environment of the State Development Assessment Provisions if carried out in accordance with the proposed conditions. Specifically, the proposed development:

- will not increase the likelihood or frequency of accidents, fatalities or serious injury for users of a state-controlled road
- will not adversely impact the structural integrity or physical condition of state-controlled roads, road transport infrastructure, public passenger transport infrastructure or active transport infrastructure
- will not adversely impact the function and efficiency of state-controlled roads or future State-controlled roads
- will not adversely impact the state's ability to plan, construct, maintain, upgrade or operate state-controlled roads, future state-controlled roads or road transport infrastructure
- will not significantly increase the cost to the state to plan, construct, upgrade or maintain state-controlled roads, future state-controlled roads or road transport infrastructure
- maintains or improves access to public passenger transport infrastructure or active transport infrastructure
- will not adversely impact the state's ability to operate public passenger services on state-controlled roads
- protects community amenity from significant adverse impacts of environmental emissions generated by road transport infrastructure or vehicles using state-controlled roads.

The development will comply with State code 2: Development in a railway environment of the State Development Assessment Provisions if carried out in accordance with the proposed conditions.

Specifically, the development:

- will not result in an increase in the likelihood or frequency of accidents, fatalities or serious injury for users of a railway
- will not adversely impact the structural integrity or physical condition of railways, rail transport infrastructure or other rail infrastructure within a railway corridor
- will not compromise the operating performance of railway corridors
- will not adversely impact the state's ability to plan, construct, maintain, upgrade or operate railway corridors, future railway corridors and associated rail transport infrastructure or other rail infrastructure
- will not significantly increase the cost to the state to plan, construct, maintain, upgrade or operate railway corridors, future railway corridors, rail transport infrastructure or other rail infrastructure
- will not compromise pedestrian or cycle access to public passenger transport infrastructure or active transport infrastructure associated with railways
- protects the community from significant adverse impacts resulting from environmental emissions generated by a railway.

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

- the development application material and submitted plans
- *Planning Act 2016*
- Planning Regulation 2017
- the SDAP (version 3.3), 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**

---

(page left intentionally blank)

## **Attachment 5—Documents referenced in conditions**

---

(page left intentionally blank)