



SARA reference: 2602-50729 SRA  
 Council reference: A006939118

25 February 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—54 Esher Street, Tarragindi QLD 4121

(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 16 February 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:	25 February 2026
Advice:	Advice to the applicant is in <b>Attachment 1</b>
Reasons:	The reasons for the referral agency response are in <b>Attachment 2</b>

### Development details

Description:	Development permit      Reconfiguration of a lot (1 Lot into 2 Lots)
SARA role:	Referral agency
SARA trigger:	Schedule 10, Part 9, Division 4, Subdivision 2, Table 1, Item 1 (Planning Regulation 2017)  Reconfiguring a lot near a state transport corridor
SARA reference:	2602-50729 SRA
Assessment manager:	Brisbane City Council

Street address: 54 Esher Street, Tarragindi QLD 4121  
Real property description: Lot 25 on RP82105  
Applicant name: Nicholas Baveas  
Applicant contact details: C/- Urbis Pty Ltd  
Level 32, 300 George Street  
Brisbane QLD 4000  
aaldridge@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 concluded that this decision does not limit human rights.

## Representations

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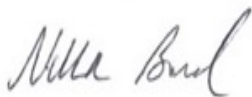
An applicant may make representations to a concurrence agency, at any time before the application is decided, about changing a matter in the referral agency response (s. 30 Development Assessment Rules).

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 Simon Morgan, Planner, on (07) 3452 7655 or via email DARTsupport@dasilgp.qld.gov.au who will be pleased to assist.

Yours sincerely



Nikki Brock  
A/Manager

cc Nicholas Baveas, aaldridge@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

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<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.

## 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 3.5:

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

The development complies with the assessment benchmarks of State code 1 of SDAP in that the 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.

### 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
- Section 58 of the *Human Rights Act 2019*.

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

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