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19 June 2026

The Assessment Manager  
Brisbane City Council  
GPO Box 1434  
Brisbane QLD 4000

Dear Sir/Madam,

## Development Application: 44-48 River Terrace, Kangaroo Point

We act on behalf of *Ozcare* ('the Applicant') in relation to this matter. Please accept this development application in accordance with Section 50 of the Planning Act 2016. This application seeks a Development Permit for a Material Change of Use for a temporary office at 44-48 River Terrace, Kangaroo Point. This involves repurposing the existing sales office building as an office for a period of up to five years.

This letter should be read in conjunction with the supporting information below:

- **Appendix A** – DA Form 1
- **Appendix B** – Landowner Consent
- **Appendix C** – Brisbane City Plan Code Assessment
- **Appendix D** – Proposal Plans
- **Appendix E** – SDAP Code Response

### 1 Site Details

This development application relates to land at 44 and 48 River Terrace, Kangaroo Point. This land is formally described as Lot 1 & Lot 3 RP 11095 ('the site'). The site has a total area of 705.04m<sup>2</sup>. The location and context of the site is illustrated in **Figure 1** and **2** below.

As shown in the figures below, the site currently contains a temporary sales office.

**Figure 1 - Site Location**



**Source:** Nearmap 2025

**Figure 2 - Site Aerial**



**Source:** Nearmap 2025

## 2 Proposed Development

The application seeks a Development Permit for a Material Change of Use to use the existing building at the site as an office for a period of up to five years. Development plans are provided in **Appendix D**.

This office will provide overflow office space and meeting rooms for the adjoining Ozcare headquarters at 8 River Terrace, Kangaroo Point.

Key proposal details are provided below:

**Table 1** – Key Proposal Details

Parameter	Proposal
<b>Land Uses</b>	Office
<b>Gross Floor Area</b>	140m <sup>2</sup>
<b>Site Cover</b>	20%
<b>Building Height</b>	5.2m
<b>Setbacks</b>	River Terrace : 9.8m Northern side boundary: 2m Southern side boundary: 7.75m Rear boundary: 3m
<b>Deep Planting</b>	Approx. 95.5m <sup>2</sup> (13%)
<b>Car Parking</b>	3 car parking spaces (existing)

The existing sales office was established and operated as accepted development in accordance with the Brisbane City Plan 2014. At the time of commencement, the use met the criteria for accepted development and did not trigger the need for a development application or assessment against the planning scheme. Accordingly, the sales office did not require a development approval. The existing sales office is shown in **Figure 3** below.

**Figure 3** – Existing Sales Office



**Source:** Google Maps

## 3 State Planning Matters

Section 2.1 of City Plan 2014 confirms that the SPP is not a relevant assessment benchmark for this development application.

Section 2.2 of the City Plan 2014 confirms that the planning scheme appropriately advances the SEQ Regional Plan. Accordingly, the regional plan is not a relevant assessment benchmark for this development application.

### 3.1 Referral

An assessment of the Planning Regulation identifies the development application will require referral to the SARA as a concurrence agency, as the development involves a material change of use of premises within 50 metres of a future railway corridor. The relevant referral trigger is Schedule 10, Part 9, Division 4, Subdivision 2, Table 4.

As such, assessment against the relevant State codes identified in the State Development Assessment Provision (SDAP) is required. Appendix 1, Table 2 of the SDAP identifies State Code 2: Development in a railway environment as being applicable to the assessment of the proposed development.

See SDAP Response Code at **Attachment E**.

## 4 Local Planning Network

### 4.1 Zoning

The site is located within the Medium Density Residential Zone, within the River Terrace Precinct. A zoning map is provided at **Figure 4**.

**Figure 4** - Zoning Map



**Source:** Brisbane City Plan 2014

### 4.2 Neighbourhood Plan

The site is located within both the River Terrace precinct (NPP-004) of the Kangaroo Point South Neighbourhood Plan.

The overall outcomes for the neighbourhood plan as they relate to the site include:

#### **Kangaroo Point South neighbourhood plan:**

*“(a) Kangaroo Point south is a vibrant, transit oriented, mixed use community that complements the City Centre and Woolloongabba centre and embraces the Brisbane River.*

*(b) Development creates a strong spatial form comprising 3 distinct residential neighbourhoods providing a variety of housing types focused on a neighbourhood heart and intersected by high-intensity, mixed use corridors along main roads.*

*(c) Development achieves excellence in environmentally sustainable development, including green roofs and podiums, and exhibits best practice in architecture, innovation and subtropical design, with taller buildings having a clear podium and slender tower form.*

#### **River Terrace precinct (Kangaroo Point south neighbourhood plan/NPP-004):**

*“(a) Overlooking the Brisbane River and with extensive views to the CBD and Mt Coot-tha, River Terrace is a high-amenity location of city-wide significance.*

*(b) River Terrace is a medium density residential precinct exhibiting design excellence.*

*(c) The visual dominance of the Kangaroo Point Cliffs when viewed from the CBD is maintained.*

### **4.3 Overlays**

The site is subject to a number of overlays as noted below:

- Airport Environs Overlay
  - OLS – Horizontal limitation surface boundary
  - Procedures for air navigation surfaces (PANS)
  - BBS zone – Distance from airport 8-13km
- Bicycle Network Overlay
- Community Purposes Network Overlay
- Critical Infrastructure and Movement Network Overlay
  - Critical Assets Sub-Category
- Dwelling House Character Overlay
- Road Hierarchy Overlay
- Streetscape Hierarchy Overlay
- Transport Air Quality Corridor Overlay
- Transport Noise Corridor Overlay
  - Noise corridor – Brisbane: Queensland Development Code MP4.4 Noise Category 1 sub-category
  - Noise corridor – Brisbane: Queensland Development Code MP4.4 Noise Category 2 sub-category

## 5 Category of Development and Assessment

The proposed development is Impact Assessable at this site as the proposed use as an “office” is impact assessable within the Medium Density Residential Zone.

An office is defined as follows:

*“Office—*

- a. means the use of premises for—*
  - i. providing an administrative, financial, management or secretarial service or function; or*
  - j. the practice of a profession; or*
  - k. providing business or professional advice or services; but*
- b. does not include the use of premises for making, selling or hiring goods.”*

## 6 Assessment Benchmarks

The proposed development involves impact assessable development and is therefore required to be assessed against the relevant provisions of the entire Planning Scheme.

Notwithstanding, the application relates solely to the use of the existing sales office as an office use for a period of up to five (5) years. No changes proposed to the established built form. Accordingly, the following components of the Planning Scheme are considered the most relevant assessment benchmarks for the proposed development application:

- Strategic framework (Theme 2 and 5);
- Kangaroo Point South Neighbourhood Plan Code;
- Centre or Mixed Use Code; and
- Medium Density Residential Zone Code.

An assessment against the above assessment benchmarks is provided in **Appendix C**.

## 7 Application Fee

The relevant application fee has been determined on the 2025/2026 FY fees and charges schedule. The development assessment fee for this application is calculated as \$6,140.00 based on the following charges:

- Base fee, includes up to 50m<sup>2</sup> – \$5,577
- Additional fee per 100m<sup>2</sup> or part thereof, 51m<sup>2</sup> to 2,050m<sup>2</sup> – \$572

Council’s application fee will be paid upon receipt of the fee quote. Payment will be made upon receipt of the applicable fee quote.

## 8 Conclusion

This report and the accompanying documentation provide a comprehensive assessment of the proposed Material Change of Use for an office at 44-48 River Terrace, Kangaroo Point. The proposed development should be approved for the following reasons:

- The overall outcomes of the Medium Density Residential Zone Code confirm that a small-scale office is an anticipated land use within the Medium Density Residential Zone. The relevant overall outcome is stated as follows:

*“The development for a compatible and individual small-scale non-residential use which is a community care centre, community use, health care service, **office**, shop or veterinary service (together with any associated caretaker’s accommodation or dwelling unit) where not on land within the Commercial character building overlay or the Active frontages in residential zones overlay, is to:*

- *have a gross floor area of less than 250m<sup>2</sup>;*
- *serve local residents’ day-to-day needs;*
- *not undermine the viability of a nearby centre.”*

The proposed office is small-scale (at 140m<sup>2</sup>), will only serve existing local workers associated with the adjoining Ozcare headquarters and is too small to undermine the viability of any nearby centres. Accordingly, the proposed land use is anticipated within the Medium Density Residential Zone.

- The proposed development is temporary only (for a period of up to five (5) years) and the buildings on site are easily relocatable. Accordingly, it will not prejudice the future development of the site for medium density residential uses.
- The use will be wholly contained within the existing building and will not involve any physical works, changes to the building form, or alterations to the site layout. Accordingly, the proposal will not result in any change to the intensity, scale, appearance or function of development on the site, therefore will not detract from what is operating within this precinct already.
- The existing high-amenity residential character of the River Terrace precinct will be maintained, and there will be no adverse effect on the visual presentation of development when viewed from the Brisbane CBD or on the prominence of the Kangaroo Point Cliffs.

We look forward to working with Council planning officers to discuss this proposal. If you have any queries or wish to further discuss this matter, please do not hesitate to contact the undersigned or **Hannah Julius** (Senior Consultant) on (07) 3007 3800.

Yours sincerely,



Michael Cattoni

Director

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**Attachment A DA Form 1**

**Attachment B Landowners Consent**

**Attachment C Brisbane City Plan Code Assessment**

## **Attachment D Proposal Plans**

**Attachment E SDAP Code Response**