



SARA reference: 2605-52658 SRA
 Council reference: A007016856
 Applicant reference: URB25-193

25 June 2026

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

Attention: Dominic Hudson

Dear Dominic

SARA referral agency response—75 St Pauls Terrace, Spring Hill

(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 28 May 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 June 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:	Preliminary approval	Building work for rooming accommodation
	Development permit for	Material change of use for rooming accommodation
SARA role:	Referral agency	
SARA trigger:	Schedule 10, Part 8, Division 2, Subdivision 3, Table 2, Item 1 (Planning Regulation 2017)	
	Material change of use of premises on a lot adjacent to a Queensland heritage place	

SARA reference: 2605-52658 SRA
Assessment manager: Brisbane City Council
Street address: 75 St Pauls Terrace, Spring Hill
Real property description: Lot 1 on RP44865
Applicant name: Giovanni Musso
Applicant contact details: C/- Urbicus Pty Ltd – Henry Watson
110 Kennedy Terrace
Paddington QLD 4064
Planning@urbicus.com.au

Human Rights Act 2019 considerations: The decision has been assessed for compatibility with human rights under the *Human Rights Act 2019*. The decision was found not to limit human rights under the *Human Rights Act 2019* therefore, it is reasonable to conclude the decision is compatible with 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 Sophia Venturieri, Planner, on 07 3452 7651 or via email DARTsupport@dSDLGP.qld.gov.au who will be pleased to assist.

Yours sincerely



Nikki Brock
A/Manager

cc Giovanni Musso, Planning@urbicus.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 14: Queensland Heritage (State code 14).

- The development complies with the assessment benchmarks of State code 14 of SDAP in that the development:
 - maintains or substantially reduces unavoidable impacts on, the setting and/or streetscape where these form part of the cultural heritage significance of the Queensland heritage place
 - avoids direct adverse impacts on the cultural heritage significance of the Queensland heritage place.

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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