



**City Planning and Economic Development Services
Development Services**

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brisbane.qld.gov.au

Dedicated to a better Brisbane

30 July 2026

Ozcare

C/- Urbis Ltd

Level 32, 300 George Street

BRISBANE CITY QLD 4000

ATTENTION: Michael Cattoni

Application Reference: A007052619

Address of Site: 44 RIVER TCE KANGAROO POINT QLD 4169

Dear Michael,

RE: Information request in accordance with the Development Assessment Rules

Council has carried out an initial review of the above application and has identified that further information is required to fully assess the proposal.

Driveway Crossover

- 1) It is acknowledged there are no alterations proposed to the built form of the existing office, however upon review of the proposed plans prepared by Cre8ive Concept Design and dated 13 June 2022, it would appear the building is to be relocated forward closer toward the River Terrace frontage and require changes to car parking layout. Furthermore, the driveway crossover will conflict with the existing adjoining crossover and power pole to the north at 8 River Terrace.
 - a. Provide amended plans that clearly illustrate the location of the proposed development and demonstrate the proposed driveway crossover will not conflict with the existing adjoining driveway and power pole.
 - b. Please indicate the proposed extent of landscaping on the site frontage and within the car park that appropriately softens the hardstand, creates a positive interface with the streetscape and provides opportunity for shade tree planting.

Refuse Collection

- 2) To address AO2, AO63.1 & AO63.2 of the Centre or mixed use code and AO8.1 & AO8.2 of the Infrastructure design code, demonstrate the following:
 - a. Provide amended plans demonstrating the location of either a dedicated refuse room (within a building) or refuse enclosure (roofed and wholly screened) which has a minimum area of 1.8m² and clearly dimensioned (internal dimension of 1.8m x 1m) to accommodate two (2) mobile garbage bins.

Urban Utilities (UU)

Council does not undertake water and sewer assessment of any planning applications. Contact UU on (07) 3432 2200 to discuss any water and sewer issues and whether you are required to submit an application to UU for assessment.

Responding to this request

Your response should include a summary table which outlines any changes to performance outcomes and plans that have resulted from addressing the issues outlined above. The table should also include details of any supporting documentation.

If a response is not provided within the prescribed response period of three (3) months assessment of the application will continue from the day after the day on which the response period would have otherwise ended.

Email your response to DSPlanningSupport@brisbane.qld.gov.au quoting the application reference number A007052619.

Please phone me on telephone number below during normal business hours if you have any queries regarding this matter.

Yours sincerely



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Development Services
Brisbane City Council