

SARA reference: 2511-49220 SRA
Council reference: A006890408
Applicant reference: 25-652

BCC DS
RECEIVED
12/01/2026
APPLICATION REF
A006890408

12 January 2026

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

Attention: Shirley Mills

Dear Shirley,

SARA referral agency response—16 Woodstock Road, Toowong

(Referral agency response given under section 56 of the *Planning Act 2016*)

Please be advised that this notice replaces the one issued by SARA on 22 December 2025 to amend an administrative error.

The development application described below was confirmed as properly referred by the State Assessment and Referral Agency (SARA) on 19 November 2025.

Response

Outcome:	Referral agency response – with conditions	
Date of response:	22 December 2025	
Conditions:	The conditions in Attachment 1 must be attached to any development approval	
Advice:	Advice to the applicant is in Attachment 2	
Reasons:	The reasons for the referral agency response are in Attachment 3	

Development details

Description:	Development Permit	Material Change of Use for Multiple Dwelling (4 Townhouses)
	Development Permit	Building Work for Multiple Dwelling (4 Townhouses)
SARA role:	Referral agency	

SARA trigger (Planning Regulation 2017):

- Schedule 10, Part 8, Division 2, Subdivision 3, Table 2, Item 1 (10.8.2.3.2.1) – Material change of use of premises on a lot adjacent to a Queensland heritage place

SARA reference: 2511-49220 SRA
 Assessment manager: Brisbane City Council
 Street address: 16 Woodstock Road, Toowong
 Real property description: Lot 5 on RP55072
 Applicant name: 16 Woodstock Pty Ltd
 Applicant contact details: C/- Murray Bell Planning Co.
 L2, 145 Eagle Street
 BRISBANE QLD 4000
 tamara@mbplanning.com.au

Human Rights Act 2019 considerations: A consideration of the 23 fundamental human rights protected under the *Human Rights Act 2019* has been undertaken as part of this decision. It has been determined that this decision does not limit human rights.

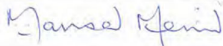
Representations

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 Sahil Gill, Senior Planner, on 07 3243 1639 or via email DARTsupport@dSDLGP.qld.gov.au who will be pleased to assist.

Yours sincerely



Marisa Menin
 A/Director

cc 16 Woodstock Pty Ltd C/- Murray Bell Planning Co., tamara@mbplanning.com.au

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 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)

No.	Conditions	Condition timing
Development Permit for Material Change of Use		
10.8.2.3.2.1— Material change of use of premises on a lot adjacent to a Queensland heritage place—The chief executive administering the <i>Planning Act 2016</i> nominates the Director-General of the Department of the Environment, Tourism, Science and Innovation 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.	The proposed wall structure adjacent to the Queensland Heritage place on Lot 4 on RP50607 (iron gates and associated stone pillars) must be freestanding, not fixed or attached to the stone pillars in any way, and be setback from the pillar's stone face by not less than 500mm.	At all times
2.	Any landscaping adjacent to the Queensland Heritage place on Lot 4 on RP50607 (iron gates and associated stone pillars) is limited to native grasses or groundcovers and excludes any irrigation/sprinkler systems.	At all times

Attachment 2—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 3.3). 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 the SARA's decision are:

- SARA assessed the development against the following code(s) of the State Development Assessment Provisions (SDAP), version 3.3:
 - State code 14: Queensland Heritage (State code 14).
- The development will comply with State Code 14: Queensland heritage of the State Development Assessment Provisions, if carried out in accordance with the conditions. Specifically, the development:
 - protects the identified elements of the Queensland heritage place that are of cultural heritage significance by substantially reducing unavoidable impacts
 - promotes the preservation of identified elements of the Queensland heritage place that are of cultural heritage significance
 - 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 3.3), 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)