



ARA reference: 2602-50840 SRA
Council reference: A006910123

9 June 2026

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

Attention: Bijal Shah

Dear Bijal,

SARA referral agency response—103 Moray Street, New Farm

(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 2 March 2026.

Response

Outcome:	Referral agency response – with conditions
Date of response:	9 June 2026
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	Building work for Dwelling house in the Heritage overlay
	Development permit	Material change of use for Dwelling house in the Local heritage place sub-category
	Development permit	Reconfiguring a lot (1 into 2 with access easement)
SARA role:	Referral agency	
SARA trigger:	Schedule 10, Part 8, Division 2, Subdivision 3, Table 1, Item 1	

(Planning Regulation 2017)

Development on a Queensland heritage place

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: 2602-50840 SRA
 Assessment manager: Brisbane City Council
 Street address: 103 Moray Street, New Farm
 Real property description: CP on SP332547; Lots 1-6 on SP332547
 Applicant name: Robert Sean Michael Cooke
 Applicant contact details: C/- Isaac Consulting Pty Ltd
 4/27 Birubi Street
 Coorparoo QLD 4151
 james@isaacconsulting.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 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 Soraya Torrens, A/Principal Planner, on 07 3452 7695 or via email DARTsupport@dsdilgp.qld.gov.au who will be pleased to assist.

Yours sincerely



Kieran Hanna
A/Director

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 5 - Documents referenced in conditions

cc Robert Sean Michael Cooke C/- Isaac Consulting Pty Ltd, james@isaacconsulting.com.au

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) (Copies of the documents referenced below are found at Attachment 5)

No.	Conditions	Condition timing
Development permits for material change of use and reconfiguring a lot		
Schedule 10, Part 8, Division 2, Subdivision 3, Table 1, Item 1 (Planning Regulation 2017) - Development on 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.	<p>The development must be carried out generally in accordance with the following plans:</p> <ul style="list-style-type: none"> • Site Plan, reference A01, Issue 1, as amended in red by SARA • Elevations, reference A03, Issue 1, as amended in red by SARA. 	Prior to submitting the Plan of Survey to the local government for approval, the issue of the Certificate of Classification/Final Inspection Certificate or prior to the commencement of use, whichever comes first, and to be maintained at all times
2.	The sheeting material to the roof and sunhoods of the Dwelling House must be either galvanised steel, zincalume or colorbond.	At all times
3.	<p>(a) Register easement access on the titles of proposed Lot 2 in favour of proposed Lot 1 for access, parking, maintenance and conservation works of the Ardrossan building (proposed Lot 1), including any of the building's services and utilities such as sewerage, drainage, electricity, telecommunications, gas and water, generally in accordance with Site Plan, reference A01, Issue 1, as amended in red by SARA, and part (c) of this condition.</p> <p>(b) Any access to proposed Lot 2 as required by the owner/s of proposed Lot 1 (or their contractors) to maintain, repair, replace or conserve any aspect of the Ardrossan building and its services or utilities, must remain unimpeded.</p> <p>(c) Provide evidence that part (a) of this condition has been complied with to the Department of the Environment, Tourism, Science and Innovation via palm@detsi.qld.gov.au or mail to:</p> <p style="text-align: center;">Department of the Environment, Tourism, Science and Innovation Permit and License Management GPO Box 2454 Brisbane QLD 4001</p>	<p>(a) At the time of Plan of Survey registration, and to be maintained at all times</p> <p>(b) At all times</p> <p>(c) Within 10 business days of registration of the easements</p>

No.	Conditions	Condition timing
	All notices must include the SARA referral agency response reference: 2602-50840 SRA.	
4.	Retain a copy of this referral agency response at the Queensland heritage place.	For the duration of works
5.	<p>Provide written notice to the Department of the Environment, Tourism, Science and Innovation at: palm@detsi.qld.gov.au, advising when the development authorised under this approval:</p> <p>(a) will start (b) has been completed, with a copy of the final inspection certificate of the building works.</p> <p>All notices must include the SARA referral agency response reference: 2602-50840 SRA.</p>	<p>(a) No later than 10 business days prior to the commencement of the building work</p> <p>(b) Within 10 business days of completion of the building work</p>
6.	<p>Provide written notice of the commencement of Dwelling House use to the, Department of the Environment, Tourism, Science and Innovation at: palm@detsi.qld.gov.au.</p> <p>All notices must include the SARA referral agency response reference: 2602-50840 SRA.</p>	Within 10 business days of the commencement of the material change of use

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 3.5). If a word remains undefined it has its ordinary meaning.
2.	A development permit for building work is required to be obtained before the development can be carried out, and the permit application must be referred to the Chief Executive administering the <i>Planning Act 2016</i> .
3.	It is an offence under section 163 of the <i>Planning Act 2016</i> , to carry out assessable development, unless all necessary development permits are in effect for the development.

Attachment 3—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 14: Queensland Heritage (State code 14).
- The development complies with the assessment benchmarks of State code 14 of SDAP in that the development:
 - protects the identified elements of the Queensland heritage place that are of cultural heritage significance
 - promotes the preservation of identified elements of the Queensland heritage place that are of cultural heritage significance
 - aligns with the ongoing conservation management of the Queensland heritage place.

Material used in the assessment of the application:

- the development application material and submitted plans
- Technical Agency advice
- *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 4—Representations about a referral agency response provisions

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Attachment 5—Documents referenced in conditions

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