

SARA reference: 2605-52149 SPD
Council reference: A007016517
Applicant reference: BN190490

9 June 2026

Stephen and Christie Sourris
C/- DTS Group Qld Pty Ltd
PO Box 3128
WEST END QLD 4101
planning@dtsqld.com.au

Attention: Nick Bailey / Mel Lowe

Dear Nick and Mel,

SARA change application decision— 41 Edward Street, Brisbane City

(Given under section 83 of the *Planning Act 2016*)

I refer to your application made on 5 May 2026 to the State Assessment and Referral Agency (SARA) requesting a change to an existing development approval issued on 26 July 2021 for the following:

- Development Permit for Material Change of Use for Dwelling Unit
- Development Permit for Building Work for Extension and Dwelling Unit
- Development Permit for Building Work for Dwelling Unit and Demolition

SARA has assessed your application to make a change to the existing development approval.

Decision for change application

Date of decision:	9 June 2026
SARA reference:	2605-52149 SPD
Decision details:	Make the change and amend existing conditions
Changes agreed to:	<ol style="list-style-type: none"> 1. Amend plans referenced within Condition 1 2. Amend Conditions 3, 4, 5 and 6 to reflect the new department name and contact details for the Department of the Environment, Tourism, Science and Innovation 3. Amend Conditions 3, 4 and 5 to update/include the SARA reference number.
Reasons:	The reasons for the responsible entity decision are in Attachment 1

The following copy of the referral agency response including the above changes replaces the previous referral agency response issued for the original development application under SARA reference 2012-20232 SRA, being the SARA change application decision dated 24 July 2023 (SARA reference: 2306-35080 SPD).

Changed response

Outcome:	Approved
Date of original response:	26 July 2021
Original reference:	2012-20232 SRA
Conditions:	The conditions in Attachment 2 must be attached to any development approval
Advice:	Changed advice to the applicant is in Attachment 3

Development details

Description:	Development Permit for:	Material Change of Use for Dwelling Unit Building Work for Extension and Dwelling Unit Building Work for Dwelling Unit and Demolition
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	
Assessment manager:	Brisbane City Council	
Street address:	41 Edward Street, Brisbane City	
Real property description:	Lots 4 on CP911290	
Applicant name:	Stephen and Christie Sourris	
Applicant contact details:	C/- DTS Group Qld Pty Ltd PO Box 3128 WEST END QLD 4101 planning@dtsqld.com.au	

Additional details

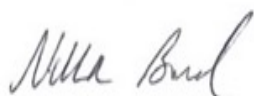
Native title considerations:	The completed Native Title assessment confirmed that the change will have no further effect on native title.
<i>Human Rights Act 2019</i> considerations:	Consideration of the <i>Human Rights Act 2019</i> sections 15 to 35 has been undertaken as part of this response. It has been determined that this response does not limit human rights.

Dispute resolution

Appeal: The rights of applicants to appeal to a tribunal or the Planning and Environment Court against decisions about a change application are set out in Chapter 6, Part 1 of the *Planning Act 2016*. Copies of the relevant provisions are in **Attachment 4**.

For further information please contact Sahil Gill, Senior Planner, on 07 3243 1639 or via email DARTsupport@dsdilgp.qld.gov.au who will be pleased to assist.

Yours sincerely



Nikki Brock
A/Manager

enc Attachment 1 – Reasons for responsible entity decision
Attachment 2 – Changed referral agency conditions
Attachment 3 – Changed advice to the applicant
Attachment 4 – Appeal provisions
Attachment 5 – Documents referenced in conditions

cc Brisbane City Council, dalodgement@brisbane.qld.gov.au

Attachment 1—Reasons for responsible entity decision

(Given under section 83(9) of the *Planning Act 2016*)

The reasons for SARA's decision are:

- The change to the development was assessed as being minor in accordance with the *Planning Act 2016* and the Development Assessment Rules.
- The minor changes to the proposed development do not compromise the development's ability to comply with State code 14: Queensland heritage of the State Development Assessment Provisions. Specifically, the minor change to the development:
 - o maintains the setting and/or streetscape where these form part of the cultural heritage significance of the Queensland heritage place
 - o avoids direct adverse impacts on the cultural heritage significance of the Queensland heritage place.

Material used in the assessment of the change application:

- The change application material and submitted plans
- *Planning Act 2016*
- Planning Regulation 2017
- The SDAP (version 3.0 and 3.6), as published by SARA
- The Development Assessment Rules
- SARA DA Mapping system
- Section 58 of the *Human Rights Act 2019*.

Attachment 2—Changed 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
Material Change of Use		
<p>The chief executive administering the <i>Planning Act 2016</i> nominates the Director-General of the Department of the Environment, Tourism, and 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:</p>		
1.	<p>The material change of use of the State heritage place must be carried out generally in accordance with the following plans:</p> <ul style="list-style-type: none"> – <u>Project Overview, Drawing No. 00.02 and Rev. A</u> – <u>Street View Comparison Perspectives (Sheet 1), Drawing No. 00.03 and Rev. A</u> – <u>Street View Comparison Perspectives (Sheet 2), Drawing No. 00.04 and Rev. B</u> – <u>General Arrangement Plan - Level Two Demolition and Proposed, Drawing No. 10.12 and Rev. F</u> – <u>General Arrangement Plan - Level Three – Proposed, Drawing No. 10.13 and Rev. F</u> – <u>Demolition and General Arrangement Plan - Roof, Drawing No. 10.14 and Rev. I</u> – <u>Elevation – South - Existing, Drawing No. 20.00 and Rev. A</u> – <u>Elevation - South, Drawing No. 20.01 and Rev. G</u> – <u>Elevation - East and West - Existing, Drawing No. 20.02 and Rev. A</u> – <u>Elevation - East and West, Drawing No. 20.03 and Rev. G</u> – <u>Section A, Drawing No. 30.01 and Rev. A</u> – <u>Sections C and D, Drawing No. 30.03, Rev. F</u> – <u>North Boundary Walls - Section Detail, Drawing No. 60.40 and Rev. A</u> – 41 Edward Street – Development Statistics – Proposed, prepared by JDA, dated 26 May 2023, reference 159 A00.11, revision D – 41 Edward Street – Level 2 Existing/Demolition Plan, prepared by JDA, dated 26 May 2023, reference 159 A11.01, revision E – 41 Edward Street – Roof Existing/Demolition Plan, prepared by JDA, dated 26 May 2023, reference 159 A11.02, revision E – 41 Edward Street – Proposed Level 1 & 2 Plan, JDA, dated 26 May 2023, reference 159 A11.03, revision E – 41 Edward Street – Proposed Level 3 Plan, prepared by JDA, dated 26 May 2023, reference 159 A11.04, revision E – 41 Edward Street – Proposed Roof Plan, prepared by JDA, dated 26 May 2023, reference 159 A11.05, revision F – 41 Edward Street – West Elevation – Edward Street, prepared by JDA, dated 26 May 2023, reference A20.01, revision E – 41 Edward Street – South Elevation – Margaret Street – Existing/Demolition, prepared by JDA, dated 26 May 2023, reference 159 A20.02, revision C 	<p>Prior to the commencement of use and to be maintained at all times</p>

	<ul style="list-style-type: none"> – 41 Edward Street— South Elevation— Margaret Street— Proposed, prepared by JDA, dated 26 May 2023, reference 159 A20.03, revision D – 41 Edward Street— East Elevation— Spencer Lane, prepared by JDA, dated 26 May 2023, reference 159 A20.04, revision E – 41 Edward Street— Proposed Building Section, prepared by JDA, dated 26 May 2023, reference 159 A30.01, revision E – 41 Edward Street— Proposed Building Section, prepared by JDA, dated 26 May 2023, reference 159 A30.02, revision E – 41 Edward Street— Detail Section— Side Boundary, prepared by JDA, dated 26 May 2023, reference 159 A35.11, revision D – 41 Edward Street— Axonometric, prepared by JDA, dated 26 May 2023, reference 159 A80.01, revision F – 41 Edward Street— Perspective— Render, prepared by JDA, dated 26 May 2023, reference 159 A80.02, revision C – 41 Edward Street— Perspective— Render, prepared by JDA, dated 26 May 2023, reference 159 A80.03, revision C. 	
2.	A copy of this decision notice is to be retained at the State heritage Place.	For the duration of works
3.	Provide written notice of the commencement of the Dwelling Unit to Environmental Services and Regulation, Department of the Environment, Tourism, and Science and Innovation at palm@detsi.qld.gov.au . The notice must state the application reference number: 2509-47961 SPD.	Within 15 working days of the commencement of the material change of use
Building Work		
The chief executive administering the Planning Act 2016 nominates the Director-General of the Department of the Environment, Tourism, and 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:		
4.	<p>(a) Provide written notice to Environmental Services and Regulation, Department of the Environment, Tourism, and Science and Innovation at palm@detsi.qld.gov.au of the start of the works. The notice must state the application reference number: 2509-47961 SPD 2306-35080-SPD.</p> <p>(b) Provide written notice to Environmental Services and Regulation, Department of the Environment, Tourism, and Science and Innovation at palm@detsi.qld.gov.au of the completion of works the subject of this approval. The notice must state the application reference number: 2509-47961 SPD 2306-35080-SPD and include a copy of the final inspection certificate of the building work.</p>	<p>(a) No later than 2 weeks prior to the commencement of the building work</p> <p>(b) Within twenty working days of completion of the building work</p>
5.	<p>(a) Take photographs of the area where the works are undertaken:</p> <ol style="list-style-type: none"> i. prior to the commencement of works ii. at the completion of works. <p>(b) Provide written notice to Environmental Services and Regulation, Department of the Environment, Tourism, and Science and Innovation at palm@detsi.qld.gov.au of the completion of works the subject of this approval. The notice must state the application reference number: 2509-47961 SPD 2306-35080-SPD and include a copy of the final inspection</p>	<p>(a) (i) – (a)(ii) as indicated</p> <p>(b) Within twenty working days of completion of the building work</p>

	certificate of the building work.	
6.	<p>(a) Have the following documents prepared by a suitably qualified Heritage Consultant:</p> <ul style="list-style-type: none"> i. an archival recording comprising photographs and measured drawings of the existing roof and roof structural system identified for demolition; and ii. a scope of work document for the archival recording; in accordance with the technical requirements of the Archival Recording of Heritage Places guideline, prepared by the Department of Environment and Heritage Protection under section 173 of the <i>Queensland Heritage Act 1992</i>. <p>(b) The photographic recording, as referenced in the Archival Recording of Heritage Places guideline, must include images of elements of cultural heritage significance, a key plan or plans, an index sheet, and a photographic report.</p> <p>(c) The measured drawings, as referenced in the Archival Recording of Heritage Places guideline, must include plans, elevations, sections, and details of elements of cultural heritage significance.</p> <p>(d) Submit:</p> <ul style="list-style-type: none"> i. the scope of work document for the archival recording to Environmental Services and Regulation, Department of the Environment, Tourism, and Science and Innovation at palm@detsi.qld.gov.au ii. an electronic copy of the archival recording to Environmental Services and Regulation, Department of the Environment, Tourism, and Science and Innovation at palm@detsi.qld.gov.au; and iii. an electronic copy of the archival recording to the John Oxley Library. 	(a) – (d) Prior to the commencement of the works

Attachment 3—Changed 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 3.0 and 3.6 2-4). If a word remains undefined it has its ordinary meaning.
2.	The Archival Recording of Heritage Places Guideline, prepared by the then Department of Environment and Heritage Protection can be found online at: https://www.qld.gov.au/environment/assets/documents/land/heritage/archival-recording-heritage-places.pdf .
3.	This development approval does not extend to any proposed works involving the adjoining Spencers building. A separate development approval for building work will be necessary to ensure the proposed flashing system to the southern wall of the Spencer's building (e.g. penetration(s), rebating) can be secured. These details should be included in a future development application for a building permit required under the <i>Building Act 1975</i> for the works, or by exemption certificate under the <i>Heritage Act 1992</i> .

Attachment 4—Appeal provisions

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Attachment 5—Documents referenced in conditions

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