

DECISION BY DELEGATE OF COUNCIL CHANGE APPLICATION – s81 Minor Change

SUBMISSION BY Chris Dixon

SITE:

Address of Site:	232 HARCOURT ST NEW FARM QLD 4005, 72 JAMES ST FORTITUDE VALLEY QLD 4006, 76 JAMES ST FORTITUDE VALLEY QLD 4006, U 1 76 JAMES STREET 76 JAMES ST FORTITUDE VALLEY QLD 4006, U 2 76 JAMES STREET 76 JAMES ST FORTITUDE VALLEY QLD 4006
Real Property Description:	L2 RP.66584, L2 RP.52228, LCommon Property SP.214209, L1 SP.214209, L2 SP.214209
Area of Site:	1,457m ²
Zone:	NEIGHBOURHOOD CENTRE ZONE
Name of Owner:	The Zagco 28 Trust, The Zagco 28 Trust, Body Corporate for "76 James Street" CTS.39604, The Zagco 28 Trust, Zagco 28 Trust
Name of Ward:	Central, Central, Central, Central, Central

APPLICATION:

Aspects of Development:	DA - PA - Building Work – Development Permit DA - PA - Referral Agency for Building Work – Referral Response DA - PA - Material Change of Use – Development Permit
Description of Proposal:	Request to change the development approval under s81 of the <i>Planning Act 2016</i> - Partial demolition of a Commercial character building Request to change the development approval under s81 of the <i>Planning Act 2016</i> - Food and Drink Outlet, Office, Shop Request to change the development approval under s81 of the <i>Planning Act 2016</i> - Early referral agency response for Flood hazard area
Applicant:	Zagame 72 James Street Pty Ltd C/- Property Projects Australia Pty Ltd PO Box 1264 NEW FARM QLD 4005
Application Number:	A006957138
Paid is Made Date:	13 February 2026
Properly Made Date:	13 February 2026

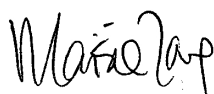
DECISION on change application

1. Having considered the application detailed above, I am satisfied that the application to change the existing approval accords with the requirements of the *Planning Act 2016* and as such:
 - a. approve the change application in accordance with the attached development approval package
 - b. approve the infrastructure charges in accordance with the attached Amended Infrastructure Charges Notice

And direct that:

2. the applicant be advised of the decision
3. the amended Infrastructure Charges Notice for Community Purposes, Stormwater and Transport be given
4. the Central SEQ Distributor-Retailer Authority be advised of the decision.

Dated **8 June 2026**



Maisie Tang
Principal Urban Planner
Planning Services North
As DELEGATE of Council

DECISION BY DELEGATE OF COUNCIL ON REFERRAL AGENCY RESPONSE

SUBMISSION BY Chris Dixon

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This referral agency response has been triggered due to building work occurring on land identified in Table 1.7.2 of the *Brisbane City Plan 2014*.

REFERRAL AGENCY RESPONSE

Planning Regulation 2017, Schedule 9, Part 3, Division 2, Table 12 (flood hazard area)

1. Having considered the information provided in the planning report, I am satisfied that the proposed building work:
 - (i) has been designed with consideration to the defined flood level.

subject to compliance with the requirements set out in the decision notice for Council development approval A006957138.

And direct that:

2. the applicant be given a copy of the referral agency response

3. the applicant be advised that no further referral to Council is required for the building work development permit application.

Dated **8 June 2026**

A handwritten signature in black ink, appearing to read 'Maisie Tang', written in a cursive style.

Maisie Tang
Principal Urban Planner
Planning Services North
As DELEGATE of Council