



Date: 05 May 2026  
Our Reference: J0000597  
Your Reference: A006957138

Attn: Chris Dixon

Brisbane City Council  
City Planning and Economic Development Services  
GPO Box 1434  
BRISBANE QLD 4001

Dear Chris,

Site Address:	72-76 James Street and 232 Harcourt Street, Fortitude Valley QLD 4006
Property Description:	Lot 2 on RP52228, Lots 0, 1 and 2 on SP214209 and Lot 2 on RP66584
Method of Distribution:	Email [chris.dixon@brisbane.qld.gov.au   DSPlanningSupport@brisbane.qld.gov.au]
Correspondence Subject:	Response to Further Advice Letter Pursuant to s.35 (Chapter 1) of the Development Assessment Rules

We write on behalf of *Pellicano Living Pty Ltd* ("the Applicant") regarding the above-mentioned development application.

## 1. RESPONSE TO FURTHER ADVICE

On 12 March 2026, a further advice letter was issued by *Brisbane City Council*, as assessment manager. Pursuant to section 35 of the *Development Assessment Rules*, please refer below for the applicant's response to this request for further information.

This response is to be considered in conjunction with the following detailed attachments:

- Attachment 1 - Further Advice Letter
- Attachment 2 - Applicant Response Table
- Attachment 3 - Revised Proposal Plans
- Attachment 4 - Natural Assets Local Laws Permit
- Attachment 5 - Structural Engineering Advice

BRISBANE OFFICE LOWER GROUND/618-626 BRUNSWICK ST NEW FARM QLD 4005 AUSTRALIA P +61 7 3254 1566	TOOWOOMBA OFFICE 123 MARGARET ST TOOWOOMBA QLD 4350 AUSTRALIA P +61 7 4632 0516	MELBOURNE OFFICE LEVEL 1, 239 NICHOLSON STREET CARLTON VIC 3053 AUSTRALIA P +61 3 7037 0432
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## 2. COMMERCIAL CHARACTER BUILDING

In addition to the Applicant's response to the further advice letter, we request this minor change application incorporate the necessary works to facilitate the protection of the structural integrity of the Commercial character building located at the site.

On 26 March 2026, we issued correspondence to Brisbane City Council ("Council") following advice received from the Applicant's builder that the Commercial character building is at risk of collapse and presents a public safety risk.

For context, site works are underway in accordance with the previous development approval (Council Reference: A006555623), with the site generally cleared with the exception of the Commercial character building. Following initial bracing works and removal of internal fit out prior to site works commencing under the current development approval, there is concern regarding the condition of the Commercial character building due to poor ground conditions and a lack of foundations beneath the Commercial character building, which was not apparent until the internal fit-out of the building was removed.

To date, the Applicant has sought to reduce the structural risk to the Commercial character building and public safety through stabilisation and bracing, including internal bracing and temporary installation of a shipping container to support the external wall along the Harcourt Street frontage. The shipping container has since been removed on Council direction.

Based on the current structural instability of the Commercial character building, the previous construction methodology to protect the Commercial character building is no longer feasible. This methodology is outlined in **Table 1**. The approved construction methodology was based on the understanding that the Commercial character building was structurally sound, which was reasonable given non-invasive engineering investigations at the time of the development application / prior to site works commencing, however as works commenced following the fit-out removal by the previous tenant, it was identified that the walls and roof are structurally unsound.

The structural integrity of the Harcourt Street wall and roof are of particular concern, which require restoration to protect the structural integrity of the Commercial character building. To achieve this, we propose the construction methodology outlined in **Table 1**, which is supported by the Structural Engineering Advice prepared by *Projex Partners* at **Attachment 5**.

The Applicant is committed to the protection of the Commercial character building, which we understand can be achieved through the proposed construction methodology. The proposed construction methodology ensures that on completion the outcome will remain consistent with the original development approval. On the basis that the proposed construction methodology is supported, the outcome for the Commercial character building will be better as it will no longer need to be lifted in situ and can be retained in the original location throughout construction.

This approach was confirmed with Council on 21 April 2026.

On this basis, we seek the proposed construction methodology is incorporated into this minor change application.

**Table 1 – Construction Methodologies**

Construction Methodology under Current Development Approval	Proposed Construction Methodology under Current Minor Change Application
<ul style="list-style-type: none"> <li>■ Dilapidation Report Completed by Powe</li> <li>■ RPEQ to inspect and provide design on how building can be safely raised</li> <li>■ Install steel floor superstructure and bracing</li> <li>■ Building Raising Company to complete jacking up</li> <li>■ Building is braced up 3m high</li> <li>■ New foundations installed</li> <li>■ New stormwater/ flood boundary wall installed</li> <li>■ Energex pit installed</li> <li>■ Building lowered onto new foundations</li> <li>■ Complete cosmetic restoration as per Dilapidation Report</li> </ul>	<ul style="list-style-type: none"> <li>■ Dilapidation Report Completed by Powe</li> <li>■ RPEQ to inspect – confirmed building could not be raised without the full structure of the floors, walls and roof being replaced first</li> <li>■ RPEQ provided design to temporary brace walls and roof</li> <li>■ Temporary bracing installed to make safe</li> <li>■ Temporary steel and timber frame bracing installed to west and north walls, where framing is deemed safe/salvageable</li> <li>■ Temporary bracing and remove parapet wall in one piece ready for restoration and re-installation</li> <li>■ Hand remove roof and southern wall</li> <li>■ Remove last of structurally damaged internal flooring</li> <li>■ Remove asbestos and receive clearance from demolition contractor</li> <li>■ Utilise small excavator to remove build-up of dirt to enable concrete foundation to be installed</li> <li>■ Install external Energex pit</li> <li>■ Rebuild floor subframe of foundations</li> <li>■ Rebuild wall framing</li> <li>■ Rebuild roof framing with salvaged timber (where structurally possible)</li> <li>■ Reinstate/rebuild parapet wall</li> <li>■ Install additional timber and bracing to walls that have been maintained where required to guarantee structural strength</li> <li>■ Restore salvageable weatherboards</li> <li>■ Rebuild external cladding</li> <li>■ Complete balance of cosmetic restoration as per Dilapidation Report</li> </ul>

### 3. SUMMARY

In accordance with section 35 of the *Development Assessment Rules*, this correspondence represents a response to the Further Advice letter and we hereby request that the assessment of this development application now continues.

Whilst we trust this information is sufficient to enable you to progress with the assessment of this development application, should you have any queries, please do not hesitate to contact the undersigned on 07 3254 1566.

Yours faithfully,  
Property Projects Australia Pty Ltd



**GRACE FORNO**

Senior Town Planner

- Enc.    **Attachment 1** - Further Advice Letter  
          **Attachment 2** - Applicant Response Table  
          **Attachment 3** - Revised Proposal Plans  
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          **Attachment 5** - Structural Engineering Advice