

# DECISION BY DELEGATE OF COUNCIL CHANGE APPLICATION – s81 Minor Change

SUBMISSION BY Ruka Kearns

19 June 2026

## SITE:

|                                   |   |
|-----------------------------------|---|
| <b>Address of Site:</b>           | 19 WALTER ST BULIMBA QLD 4171                           |
| <b>Real Property Description:</b> | L2 SP.240196  |
| <b>Area of Site:</b>              | 771 m <sup>2</sup>                                      |
| <b>Zone:</b>                      | LOW MEDIUM DENSITY RESIDENTIAL (2 OR 3 STOREY MIX) ZONE |
| <b>Name of Owner:</b>             | Ms Ji Won Joo   |
| <b>Name of Ward:</b>              | Morningside   |

## APPLICATION:

|                                 |   |
|---------------------------------|---|
| <b>Aspects of Development:</b>  | DA - SPA - Carry out Building Work – Preliminary Approval under s241<br>DA - SPA - Material Change of Use – Development Permit<br>DA - SPA - Reconfigure a Lot – Development Permit |
| <b>Description of Proposal:</b> | Request to change approval under PA s81 (Minor Change)  |
| <b>Applicant:</b>               | Luke Falabella<br>C/- Precision Building Certification<br>PO Box 385<br>Paradise Point QLD 4216   |
| <b>Application Number:</b>      | A007026505  |
| <b>Paid is Made Date:</b>       | 28 May 2026   |
| <b>Properly Made Date:</b>      | 28 May 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 approve the change application in accordance with the attached development approval package.

And direct that:

2. the applicant be advised of the decision
3. the Central SEQ Distributor-Retailer Authority be advised of the decision

Dated 19 June 2026



**Timothy Byrne**  
Principal Urban Planner  
Planning Services South  
As DELEGATE of Council