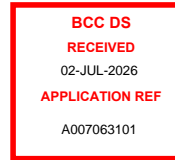


INFO@PROPERTYPROJECTSAUSTRALIA.COM.AU
PROPERTYPROJECTSAUSTRALIA.COM.AU
ABN 13 167 478 766



Date: 2 July 2026
Our Reference: J001827
Your Reference: A006918464

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

Dear Sir / Madam,

Site Address:	75-85 James Street, Fortitude Valley QLD 4006
RPD:	Lot 89 on RP220012; Lot 42 on RP8955; Lots 1-10 on BUP104020 and Lot 0 on BUP104020; Lot 1 on RP8989.
Method of Distribution:	Online Smartform
Subject:	Change Application (Minor Change) Under Sections 78 and 81 of the <i>Planning Act 2016</i>

We write on behalf of *Forme Projects Pty Ltd* ("the Applicant"), in lodging this change application seeking to make changes to the existing development approval that relates to the abovementioned premises (the Subject Site). The relevant development approval (Council Reference: A006918464) was granted by *Brisbane City Council*, as assessment manager, on 5 March 2026, for the following aspects of development:

- Development Permit for Material Change of Use for Centre Activities (Shop, Food and Drink Outlet, and Office) and Bar
- Development Permit for Building Work for Partial Demolition of Commercial Character Building
- Development Permit for Building Work for Demolition (removal and relocation) of Commercial Character Building.

A copy of the development approval is enclosed at **Attachment 3**.

This change application is made to *Brisbane City Council*, as the responsible entity, and requests a Minor Change to the development approval, pursuant to s.78 and s.81 of the *Planning Act 2016*.

This change application is to be considered in conjunction with the following attachments:

BRISBANE OFFICE
OFFICE 1 / 618-626 BRUNSWICK ST
NEW FARM QLD 4005 AUSTRALIA
PO BOX 1264 NEW FARM QLD 4005 AUSTRALIA
P +61 7 3254 1566

TOOWOOMBA OFFICE
123 MARGARET ST
TOOWOOMBA QLD 4350 AUSTRALIA
PO BOX 3686 TOOWOOMBA QLD 4350 AUSTRALIA
P +61 7 4632 0516

Attachment 1 - Application Documentation

Attachment 2 - Stormwater Management Plan

Attachment 3 - Current Approval

Further detail regarding the proposed amendments is provided below.

1. BACKGROUND

1.1. Site History / Background

The Subject Site is comprised of several land holdings which were brought under control of a single entity to lodge the development application which is the subject of this change request. The original development approval was granted by Council on the 3 November 2022, there have been changes to the original approval and adjacent approvals to facilitate the development.

To assist Council with the assessment of this request, a timeline of the development application / approval history over the Subject Site is detailed below:-

September 2022

On 15 September 2022, Brisbane City Council issued two (2) Decision Notices granting development approval (BCC file ref: A006027197 and A006027045) over the subject site for the following aspects of development:

- Development Permit for Carrying Out Building Work (Relocation of a pre-1911 Dwelling house from donor site at 75 James Street, Fortitude Valley in the Pre-1911 and Heritage (adjoining) overlays) under the Brisbane City Plan 2014;
- Development Permit for Carrying Out Building Work (Pre-1911 Dwelling house relocated to recipient site at 15 Brier Street, Moorooka, in the Traditional Building Character Overlay) under the Brisbane City Plan 2014; and
- Development Permit for Material Change of Use for a new Dwelling House (Pre-1911 Dwelling house relocated to recipient site at 15 Brier Street, Moorooka, in the Traditional Building Character Overlay).
- Development Permit for Carrying Out Building Work (Relocation of a pre-1911 Dwelling house from donor site at 77 James Street, Fortitude Valley in the Pre-1911 and Heritage (adjoining) overlays) under the Brisbane City Plan 2014;
- Development Permit for Carrying Out Building Work (Pre-1911 Dwelling house relocated to recipient site at 258 Tufnell Road, Banyo, in the Traditional Building Character Overlay) under the Brisbane City Plan 2014; and
- Development Permit for Material Change of Use for a new Dwelling House (Pre-1911 Dwelling house relocated to recipient site at 258 Tufnell Road, Banyo, in the Traditional Building Character Overlay).

These building work permits enabled the relocation of the dwellings at 75 James Street and 77 James Street to sites in Moorooka and Banyo respectively, enabling the proposed development scheme the subject of this application to be undertaken. The relocation of these dwellings has been undertaken.

November 2022

On 3 November 2022, Brisbane City Council issued a Decision Notice for a development approval (BCC file ref: A005834091) over the Subject Site for the following aspects of development:

- A Development Permit for Material Change of Use for Centre Activities (Office, Shop, Food & Drink Outlet) and Bar;
- A Development Permit for Building Work for Partial Demolition of Commercial Character Building; and
- A Development Permit for Building Work for Demolition of Commercial Character Building (removal and relocation).

This approval was subject to a third-party submitter appeal which was filed on the 13 December 2022. The appeal was discontinued by the appellants on 9 March 2023. As such, the approval took effect on the 10 March 2023.

The approval was for a design scheme which retains the existing commercial character building at 85 James Street and constructs a three (3) to five (5) storey commercial building over the balance of the site. It is the original development approval that is the subject of this change, as detailed below the approval was changed in April 2024.

The currency period for this development approval (inclusive of all of its parts) will end on 2 February 2029. Please note that a copy of Council's Approval Package has been enclosed to this correspondence for ease of reference. Please see Attachment 5 for further detail.

April 2024

On 5 April 2024, Brisbane City Council issued a Decision Notice for a Section 82 change approval (BCC file ref: A006380974) over the Subject Site for the following aspects of development:

- A Development Permit for Material Change of Use for Centre Activities (Office, Shop, Food & Drink Outlet) and Bar;
- A Development Permit for Building Work for Partial Demolition of Commercial Character Building; and
- A Development Permit for Building Work for Demolition of Commercial Character Building (removal and relocation).

The change facilitated the following changes to the original approval:-

- Incorporation of 1.5m wide planter along the north western setback (common boundary to adjoining local heritage place) at the third storey of the north western building component, and addition of planter to James Street to increase building articulation and soften the built-form.
- Conversion of the roof terrace on the north western building component to office tenancies, creating a fourth storey element on the building component.
- Conversion of sections of office tenancy to verandah / terrace at the fifth storey of the main building component, resulting in a reduction in floor area and built form at the fifth storey.
- Incorporation of a fifth storey rooftop terrace with planters to cap the north western building component.
- Conversion of the roof terrace on the main building component to office tenancies resulting in a sixth storey.

The approval was subject to a third party submitter appeal which was filed on the 12 June 2024. The appeal was discontinued by the appellants on the 15 November 2024. As such, the changed approval took effect on the 16 November 2024 and is taken to be an approval granted by Brisbane City Council as assessment manager.

July 2025

On 17 July 2025, Brisbane City Council issued a Decision Notice granting development approval (BCC file ref: A006738479) over the site for the following aspects of development:

- Development Permit for Material Change of Use for Centre Activities (Shop, Food and Drink Outlet, and Office) and Bar;
- Development Permit for Building Work for Partial Demolition of Commercial Character Building; and
- Development Permit for Building Work for Demolition (removal and relocation) of Commercial Character Building.

This minor change involved the conversion of a basement store to a retail/ bar tenancy (264m²), the removal of mark-ups in red to the approved plans which prohibit the use of two (2) ground floor retail tenancies as Food and Drink Outlets, and the amendment of an associated condition (Condition 48) which also prohibits the use of the tenancies as Food and Drink Outlets.

October 2025

On 28 October 2025, Brisbane City Council issued a Decision Notice for a Section 81 change approval (BCC File ref: A006310314) over the Subject Site for the following aspects of development:

- A Development Permit for Material Change of Use for Centre Activities (Office, Shop, Food & Drink Outlet) and Bar;
- A Development Permit for Building Work for Partial Demolition of Commercial Character Building; and
- A Development Permit for Building Work for Demolition of Commercial Character Building (removal and relocation).

The change facilitated a change to the diversion of the stormwater network which traverses the site.

March 2026

On 5 March 2026, Brisbane City Council issued a Decision Notice for Section 82 change approval (BCC file ref: A006918464) over the Subject site for the following aspects of development:

- A Development Permit for Material Change of Use for Centre Activities (Office, Shop, Food & Drink Outlet) and Bar;
- A Development Permit for Building Work for Partial Demolition of Commercial Character Building; and
- A Development Permit for Building Work for Demolition of Commercial Character Building (removal and relocation).

The change facilitated the following changes:-

- Introduction of a storey through the conversion of the rooftop to a food and drink outlet with terrace dining; and
- Provision of additional area for amenities at Level Five (5), resulting in an additional gross floor area of 41m².

The currency period for this development approval (inclusive of all of its parts) will end on **2 February 2029**. This approval constitutes the most current approval documentation in relation to the development, which is provided at **Attachment 3**.

2. PROPOSED CHANGES

The proposed change is limited to a change to the stormwater network diversion, to revert the diversion arrangement back to the original approved arrangement.

The current approved arrangement is shown in **Figure 1** below, it removes the stormwater pipe which traverses Lot 1 and 2 on RP41292, the Subject Site and Lot 1 on SP276568 from Harcourt Street to Arthur Street, and replaces it with the following:-

- Extension of the network along Harcourt Street to the James Street intersection; and
- Upstream drainage network along the eastern and southern boundaries, connecting to new infrastructure in Southwick Lane which ultimately connects to the network in Arthur Street

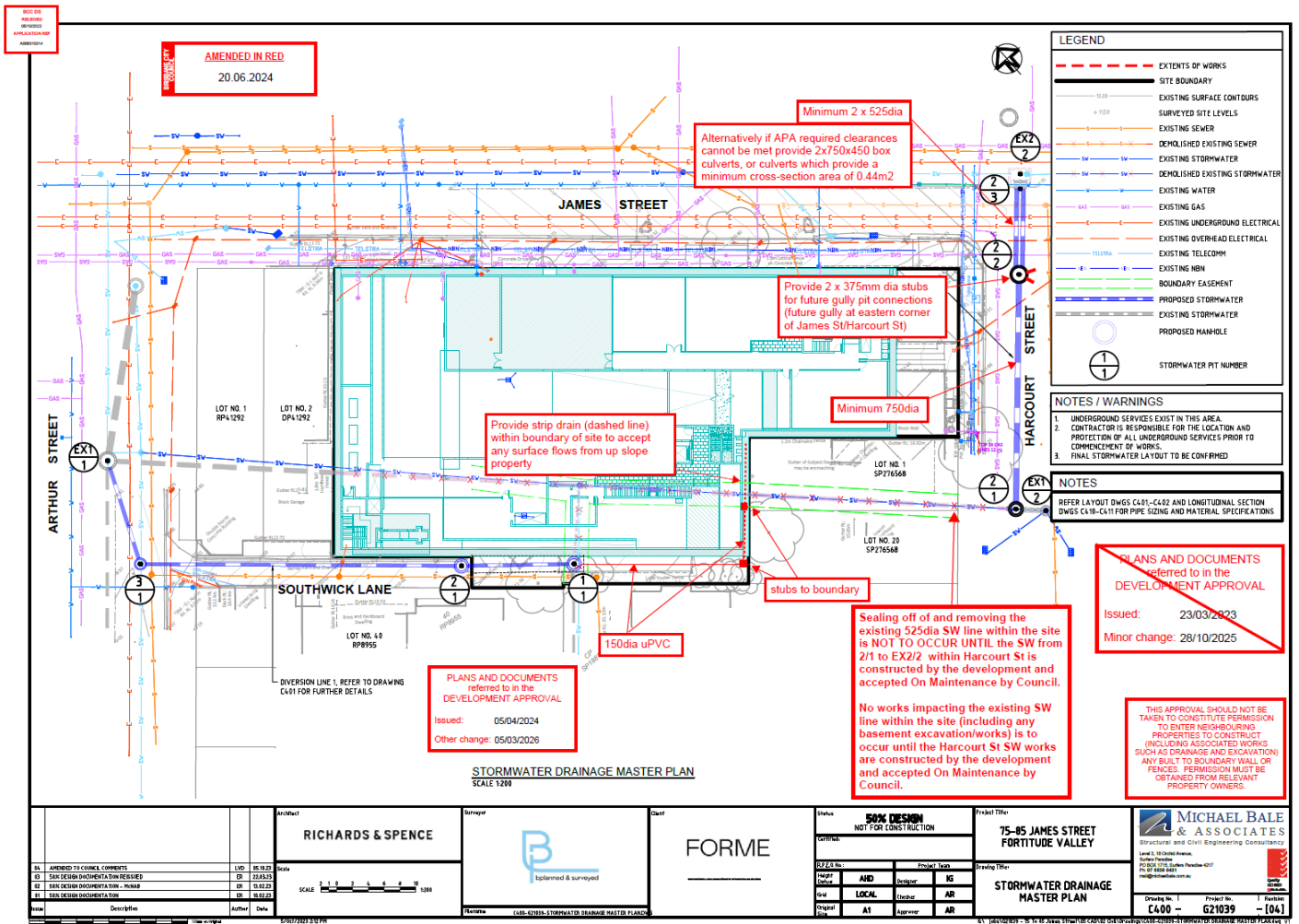


Figure 1 - Approved Stormwater Layout

The proposed change is shown in **Figure 2** below, it will revert to the original diversion, which removes the section of stormwater pipe traversing Lot 1 and 2 on RP41292 and the Subject Site, and replaces it with the following:-

- Stub connection to network from Harcourt Street the Subject Site's eastern boundary with Lot 1 on SP276568; and

- Diversion of the network along the eastern and southern boundary, connecting to new infrastructure in Southwick Lane, which ultimately connects to the network in Arthur Street.

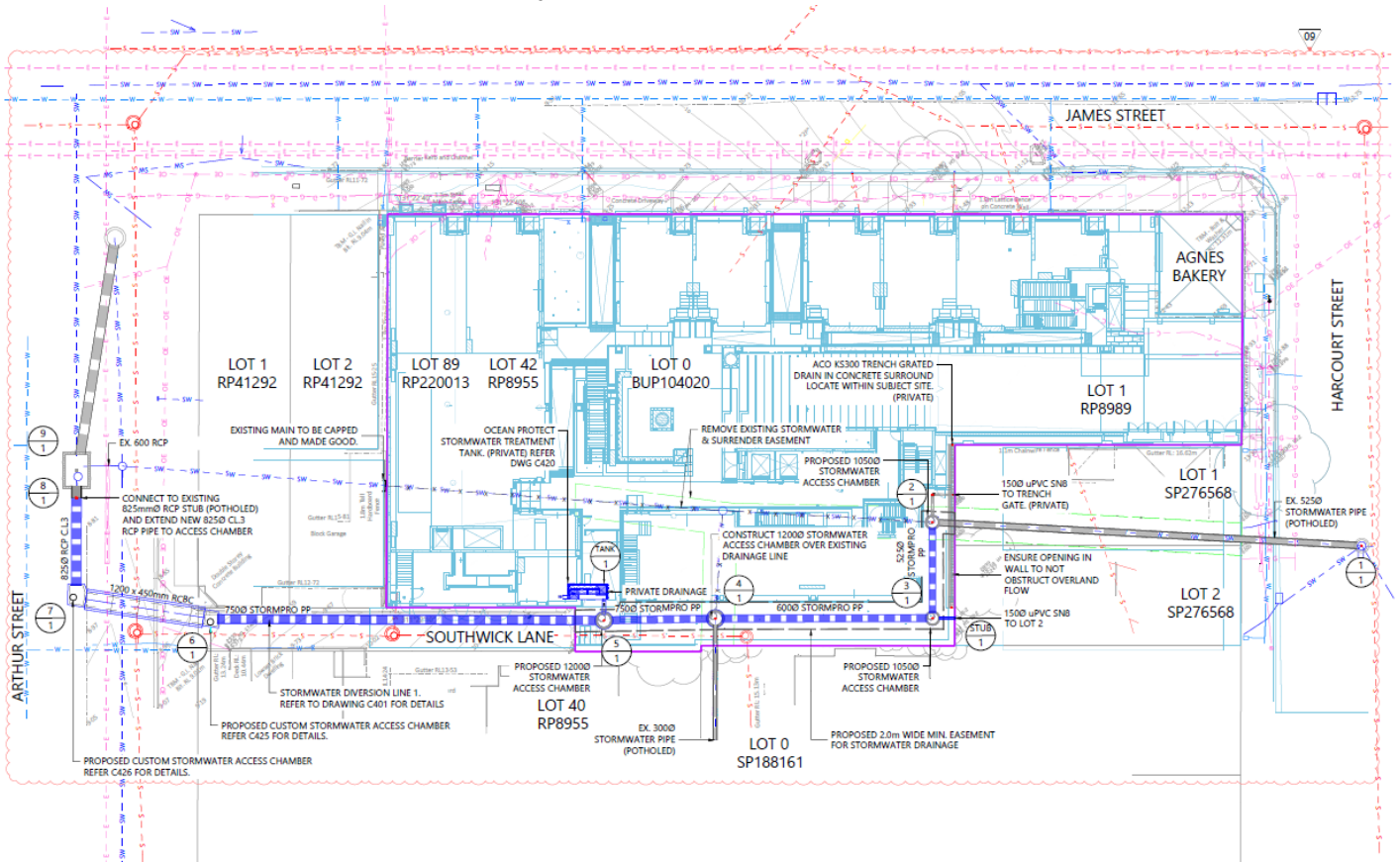


Figure 2 - Proposed Layout

2.1. Changes to Approved Drawings and Approved Documents

We provide below a summary of the approved drawings and approved documents to be amended.

Table 1 - Plans Amendments

Drawing	Number	Plan Date
STORMWATER DRAINAGE MASTER PLAN	C400-G21039 [04] (Amended In Red 20-JUN-2024)	5-OCT-2023 (Received)
	C400-G21039-[09]	15 June 2026
STORMWATER MANAGEMENT CIVIL ENGINEERING REPORT	R001-G21039 REVISION 08 (Amended In Red 13-OCT-2025)	19-SEP-2025 (Received)
	R001-G21039 REVISION 09	25 June 2026

2.2. Changes to Conditions

In addition to the changes to the approved drawings and documents outlined above we consider the conditions outlined within **Table 2** will need to be altered as a result of the changes.

Table 2 - Condition Amendments

Condition	Amendment
<p>Condition 69</p>	<p>69. Stormwater Quality (Implement Management Plan) Manage stormwater quality in accordance with this condition.</p> <p>69(a) Implement Management Plan Implement the Site Based Stormwater Quality Management Plan within the Stormwater Management Civil Engineering Report R001-G21039 Revision 08 (received 19 September 2025, amended in red 13 October 2025) R001-G21039 Revision 09 (25 June 2026).</p> <p>Timing: Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first.</p> <p>69(b) Certification Submit to Development Services certification from a relevant professional that all treatments and measures recommended in the Site Based Stormwater Quality Management Plan within the Stormwater Management Civil Engineering R001-G21039 Revision 08 (received 19 September 2025, amended in red 13 October 2025) R001-G21039 Revision 09 (25 June 2026) have been implemented.</p> <p>A copy of the as-constructed site based stormwater quality measures must accompany the Certification.</p> <p>Timing: Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first.</p> <p>69(c) Maintain Management Plan Maintain the Site Based Stormwater Quality Management Plan within the Stormwater Management Civil Engineering Report R001-G21039 Revision 08 (received 19 September 2025, amended in red 13 October 2025) R001-G21039 Revision 09 (25 June 2026).</p>
<p>Condition 71 - Grant Easements</p>	<p>70. Grant the following easement(s) as may be required:</p>

(i) Easements, in favour of Brisbane City Council for:

- A 2-metre-wide volumetric easement over the diverted stormwater line (section running north to south) as shown on APPROVED DRAWINGS
- A minimum 2-metre-wide easement over the diverted Council stormwater line (section running east to west) and a minimum 0.9m wide easement over the upslope property SW connection as shown on APPROVED DRAWING Stormwater Drainage Layout C403 G21039 Revision 06 received by Council 19 September 2025 (amended in red 13 October 2025) within the APPROVED Stormwater Management Civil Engineering Report R001 G21039 Revision 8 received by Council 19 September 2025 (amended in red 13 October 2025). The easements are to be for Underground drainage in favour of Council.
- Surrender the existing underground drainage easement over the site (EMT A on RP898285)

Timing: Prior to commencement of use and then to be maintained.

Condition 88

88. Work for Stormwater Network (Non-Trunk)

~~Construct stormwater drainage to service the development (construction of new drainage line within Harcourt Street and diversion of the north south drainage line within the site to Southwick Lane) in accordance with the relevant Brisbane Planning Scheme Codes, generally in accordance with APPROVED PLANS C400 G21039 Revision 09, C401 G21039 Revision 13, C402 C21039 Revision 12, and C403 C21039 Revision 06 (received 19 September 2025, and as amended in red by Council 13 October 2025) within the APPROVED Stormwater Management Civil Engineering Report R001 G21039 Rev 08 (received 19 September 2025 and as amended in red by Council 13 October 2025).~~

~~i) Construct a new manhole over the existing 525dia stormwater line within Harcourt Street (shown as 2/1 on the approved plan). Construct a minimum 750dia length of stormwater pipe from this manhole to a new manhole (shown as 2/2 on the approved plans).~~

~~Manhole 2/2 is to be constructed of sufficient size to provide for 2x375 stubs (for future gully connections). From manhole 2/2 construct a minimum 2x525dia (or alternative as shown on the approved plan) connecting to the existing manhole in James Street (shown as manhole 2/3 on the approved plans).~~

~~Sealing off and removing the existing 525dia stormwater line/connection within the site is NOT TO OCCUR UNTIL the stormwater from 2/1 to the existing EX2/2 within Harcourt Street is constructed by the development and accepted On Maintenance by Council. Maintain the working order of the existing 525dia stormwater line through the site until the stormwater line within Harcourt Street has been constructed and accepted On Maintenance by Councils Engineering Compliance Team. No works impacting the existing stormwater line within the site is to occur until the Harcourt Street stormwater works are constructed by the development and accepted On Maintenance by Council.~~

~~ii) Divert the existing north south stormwater line entering the site from the southern boundary to connection to the stormwater infrastructure within Arthur Street via Southwick Lane, as shown on the approved plans.~~

Construct stormwater drainage to service the development (diversion of the existing Council SW line through the site) in accordance with the relevant Brisbane Planning Scheme Codes, generally in accordance with the APPROVED Stormwater Management Civil Engineering Report.

Note: Guidance for the preparation of drawings and/or documents to comply with this condition is provided in the Brisbane Planning Scheme Policies.

Note: This condition is imposed under section 145 of the Planning Act 2016.

Condition 90

90. On Site Drainage - Minor

Provide a stormwater connection to all new or existing allotments and provide drainage infrastructure to ensure stormwater run-off from all

roof and developed surface areas will be collected internally and piped in accordance with the relevant Brisbane Planning Scheme Codes to 'a lawful point of discharge' and generally in accordance with APPROVED Stormwater Management Civil Engineering Report R001-621039 Revision 08 received by Council 19 September 2025 (amended in red 13 October 2025).

3. LEGISLATIVE ASSESSMENT

3.1. Minor Change Criteria

The Applicant seeks to amend the existing development approval to incorporate the proposed changes via a Minor Change, pursuant to Section 78 of the *Planning Act 2016*.

The following demonstrates that the change application for a Minor Change complies with the relevant provisions of the *Planning Act 2016*, *Planning Regulation 2017* and the *Development Assessment Rules*.

Table 3 - Compliance with Definition for a Minor Change

Relevant Provision	Assessment
The definition of a minor change to a development approval under Schedule 2, <i>Planning Act 2016</i> , is: <i>"Minor change means a change that...</i> <i>... (b) for a development approval -</i>	
<i>i. would not result in substantially different development; and</i>	Complies The change application does not result in a substantially different development, as detailed below.
<i>ii. if a development application for the development, including the change, were made when the change application is made would not cause -</i>	
<i>a. the inclusion of prohibited development in the application; or</i>	Not Applicable The change application does not result in prohibited development as per the <i>Planning Regulation 2017</i> .
<i>b. referral to a referral agency, other than to the chief executive, if there were no referral agencies for the development application; or</i>	Not Applicable The development approval did not require referral to any external agencies and the change application would not cause referral to any referral agency under the <i>Planning Regulation 2017</i> (Schedule 9 and Schedule 10)
<i>c. referral to extra referral agencies, other than to the chief executive; or</i>	Not Applicable The development approval did not require referral to any external agencies and the change application

	would not cause referral to any referral agency under the Planning Regulation 2017 (Schedule 9 and Schedule 10)
<i>d. a referral agency to assess the application against, or have regard to, matters prescribed by regulation under section 55(2), other than matters the referral agency must have assessed the application against, or have had regard to, when the application was made; or</i>	Not Applicable The development approval did not require referral to any external agencies and the change application would not cause referral to any referral agency under the Planning Regulation 2017 (Schedule 9 and Schedule 10)
<i>e. public notification if public notification was not required for the development application</i>	Not Applicable The previous development application required public notification.

Table 4 - Compliance with Substantially Different Development Test

In relation to part (b)(i) of the definition of Minor change under the Planning Act 2016, the substantially different development requirements under the <i>Development Assessment Rules</i> (Schedule 1) provide instructive guidelines as follows:-	
<i>A change may be considered to result in a substantially different development if the proposed change:</i>	
<i>involves a new use; or</i>	Not Applicable The approval is for Centre Activities (Shop, Food and Drink Outlet, and Office) and Bar as defined under the planning scheme. The change relates to stormwater management arrangements only and does not involve the introduction of a new use.
<i>results in the application applying to a new parcel of land; or</i>	Not Applicable The proposed change does not introduce new land.
<i>dramatically changes the built form in terms of scale, bulk and appearance; or</i>	Not Applicable The proposed change does not create any change to the built form in terms of scale, bulk and appearance as it is limited to re-diversion of stormwater.
<i>changes the ability of the proposed development to operate as intended; or</i>	Not Applicable The proposed change does not change the ability of the Centre Activities (Shop, Food and Drink Outlet, and Office) and Bar as defined under the planning scheme, to operate as intended.

<i>removes a component that is integral to the operation of the development; or</i>	Not Applicable The proposed change does not remove a component that is integral to the operation of the development.
<i>significantly impacts on traffic flow and the transport network, such as increasing traffic to the site; or</i>	Not Applicable The change application does not significantly alter the premises or impact on traffic flow and / or the transport network as it is limited to changes to the stormwater network.
<i>introduces new impacts or increase the severity of known impacts; or</i>	Not Applicable As detailed above, the rearrangement of uses on the site will not introduce new impacts or increase the severity of known impacts. Importantly, the changes to the stormwater network will maintain the drainage function of the site and adjoining premises.
<i>For development prescribed by the Planning Regulation as requiring social impact assessment as identified under section 106T of the Act:</i> ■ <i>Introduces new social impact or increase the severity of known social impacts; or</i>	Not applicable The proposal does not involve development requiring social impact assessment under section 106T of the Act.
<i>removes an incentive or offset component that would have balanced a negative impact of the development; or</i>	Not Applicable The change application does not remove an incentive or offset component.
<i>impacts on infrastructure provisions.</i>	Not Applicable The proposal does not involve changes to the built form or an increase in the scale or intensity of the development such that infrastructure demand will be increased.

3.2. Confirmation of Responsible Entity and Affected Entity

In accordance with *Section 78A(1)(b)* of the *Planning Act 2016*, the responsible entity for this change application is *Brisbane City Council*. In accordance with *Section 80(1)(a)* of the *Planning Act 2016* there are no affected entities for the change application as there were no referral agencies under the original application and approval.

3.3. Matters to be Considered by the Responsible Entity in Assessing Change Applications for Minor Changes

In accordance with *Section 81* of the *Planning Act 2016*, the responsible entity must consider a range of items in assessing this change application. Please refer to **Table 5** below which provides an assessment of the proposal's compliance with each of these considerations.

Table 5 - Assessment Against Section 81 of the *Planning Act 2016*

Relevant Provision	Assessment
<i>(2) In assessing the change application, the responsible entity must consider -</i>	
<i>a. The information the applicant included with the application;</i>	Noted.
<i>b. if the responsible entity is the assessment manager—any properly made submissions about the development application or another change application that was approved;</i>	<p>Properly made submissions were received as part of the original development application. The submissions related to building height, setbacks, gross floor area, removal of character buildings, parking and streetscape upgrades and acoustic amenity.</p> <p>It is noted that none of the submissions raised the stormwater infrastructure as an item, meaning they are irrelevant to the minor change assessment.</p>
<i>c. Any pre-request response notice or response notice given in relation to the change application; and</i>	Not applicable to this change application.
<i>d. if the responsible entity is, under section 78A(3), the Minister—all matters the Minister would or may assess against or have regard to, if the change application were a development application called in by the Minister; and</i>	Not applicable to this change application as the responsible entity is not the Minister.
<i>e. if the responsible entity is, under section 78(4)(a), the chief executive - all matters the chief executive would or may assess against or have regard to, if the change application were a development application; and</i>	Not applicable to this change application as the responsible entity is not the chief executive.
<i>f. Another matter that the responsible entity considers relevant.</i>	<p>Given the proposal simply involves diversion of underground infrastructure, it is submitted that there are no other matters relevant to the assessment of this change application. There are no changes proposed that would conflict with earlier determinations by Council that the development outcome on the site complies with the relevant statutory instruments.</p>
<p><i>(3) Subsections (4) and (5) apply if the responsible entity must, in assessing the change application under subsection (2)(d) or (da), consider—</i></p> <p><i>(a) a statutory instrument; or</i></p> <p><i>(b) another document applied, adopted or incorporated (with or without changes) in a statutory instrument.</i></p>	

<p><i>(4) The responsible entity must consider the statutory instrument, or other document, as in effect when the development application for the development approval was properly made.</i></p>	<p>The original application was properly made under <i>City Plan 2014 v22</i>. It is noted that <i>City Plan 2014</i> provides limited criteria with respect to diversion of stormwater infrastructure, with criteria relating to stormwater infrastructure provided in the Stormwater Code. It is noted that the diverted stormwater infrastructure achieves the criteria of the code by providing a stormwater conveyance system which conveys flows of the upstream catchment and is designed in accordance with the Infrastructure design planning scheme policy</p>
<p><i>(5) However, the responsible entity may give the weight the responsible entity considers is appropriate, in the circumstances, to -</i></p> <ul style="list-style-type: none"> <i>a. the statutory instrument or other document as in effect when the change application was made; or</i> <i>b. if the statutory instrument or other document is amended or replaced after the change application is made but before it is decided—the amended or replacement instrument or document; or</i> <i>c. another statutory instrument—</i> <ul style="list-style-type: none"> <i>i. that comes into effect after the change application is made but before it is decided; and</i> <i>ii. that the responsible entity would have been required to consider if the instrument had been in effect when the development application for the development approval was properly made.</i> 	<p>The statutory instrument in effect at the time this application is made is <i>Brisbane City Plan 2014 v36</i>. This version of <i>Brisbane City Plan 2014</i> has not changed with respect to items relating to the use and amenity of the site. Notably, requirements relating to hours of operation and separation distances to sensitive uses have not changed.</p>

3.4. Mandatory Requirements for Change Applications

In accordance with s.79 of the *Planning Act 2016*, this change application for a Minor Change includes the applicable mandatory information, as follows:-

- The application is accompanied by the approved form, being Development Assessment Form 5 – refer to **Attachment 1**; and
- The written consent of the owners of the premises is provided at **Attachment 1**; and
- The applicant will make payment of the required fee to Council, upon receipt of a tax invoice/ fee quote, as is common practice in Brisbane City.

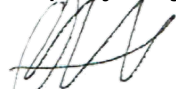
4. SUMMARY

We request that Brisbane City Council proceed to assess the Minor Change and issue a notice of the decision at the earliest opportunity.

Whilst we trust that this information is sufficient for your purposes, should you require any further information or clarification, please do not hesitate to call the undersigned on (07) 3254 1566.

Yours faithfully,

Property Projects Australia Pty Ltd



Oliver Allbutt

Principal Town Planner

Enc. **Attachment 1** - Application Documentation
Attachment 2 - Stormwater Management Plan
Attachment 3 - Development Approval (A006380974)