

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

SUBMISSION BY Justin Lynham

5/6/2026

### SITE:

|                                   |   |
|-----------------------------------|---|
| <b>Address of Site:</b>           | 21 BOGGO RD DUTTON PARK QLD 4102<br>29 BOGGO RD DUTTON PARK QLD 4102,<br>41 BOGGO RD DUTTON PARK QLD 4102   |
| <b>Real Property Description:</b> | L4 SP.217441, L401 SP.328373, L402 SP.328373, L3 SP.328373, L3 SP.217441  |
| <b>Area of Site:</b>              | 6741m <sup>2</sup>  |
| <b>Zone:</b>                      | MIXED USE (CORRIDOR) ZONE, BOGGO ROAD CROSS RIVER RAIL PRIORITY DEVELOPMENT AREA, SPECIALISED CENTRE (MAJOR EDUCATION AND RESEARCH FACILITY) ZONE |
| <b>Name of Owner:</b>             | The State Of Queensland, Br4 Pty Ltd  |
| <b>Name of Ward:</b>              | The Gabba   |

### APPLICATION:

|                                 |   |
|---------------------------------|---|
| <b>Aspects of Development:</b>  | DA - PA - Building Work – Development Permit<br>DA - PA - Material Change of Use – Development Permit<br>DA - PA - Operational Work – Preliminary Approval  |
| <b>Description of Proposal:</b> | Request to change approval under PA s81 (Minor Change) <ul style="list-style-type: none"><li>- Carry out operational works on a Local heritage place, on and adjoining a Queensland heritage place</li><li>- Carry out building work on a heritage place</li><li>- Material change of use for a mixed use development (Bar, Community use, Educational establishment, Food and drink outlet, Function facility, Health care service, Indoor sport and recreation, Office, Sales office, Service industry, Shop, Theatre and Veterinary service)</li></ul> |
| <b>Applicant:</b>               | Stockwell Development Group Pty Ltd<br>C/- Stockwell Development Group Pty Ltd<br>Re: Boggo Road Village<br>33 Vulture St<br>WEST END QLD 4101  |
| <b>Application Number:</b>      | A006852115  |
| <b>Paid is Made Date:</b>       | 18 September 2025   |
| <b>Properly Made Date:</b>      | 18 September 2025   |

### 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
4. the SARA or other referral agency (please specify) be advised of the decision.

Dated 5/6/2026

A handwritten signature in black ink, appearing to read 'mow' in a cursive, lowercase style.

**Margaret Orr**  
Team Manager  
Planning Services South  
**As DELEGATE of Council**