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**City Planning & Sustainability
Development Services**

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31 October 2017

Brookfield Residential Properties
C/- RPS Group
PO Box 1559
FORTITUDE VALLEY QLD 4006

Attention: Gavin Edwards
Application Reference: A004353123
Address of Site: 469 SETTLEMENT RD KEPERRA QLD 4054

Dear Gavin

RE: Decision Notice pursuant to section 334 of the

I am pleased to inform you that your development application has been approved as indicated in the attached decision notice. This approval must be carried out in accordance with the attached development approval package. *Sustainable Planning Act 2009*

In addition to this approval you may also be required to obtain a water approval from the Central SEQ Distributor Retailer trading as Queensland Urban Utilities.

Infrastructure charges notices may be issued for the approved development pursuant to the *Brisbane Adopted Infrastructure Charges Resolution (No. 5) 2015*, as detailed below:

- Brisbane City Council has not levied infrastructure charges. There will be no infrastructure charges notice given.
- The Central SEQ Distributor Retailer Authority trading as Queensland Urban Utilities may levy infrastructure charges for the sewerage and water supply trunk infrastructure networks. An infrastructure charges notice for the sewerage and water supply trunk infrastructure networks is not attached to this decision notice. Queensland Urban Utilities will issue this infrastructure charges notice following this decision notice.

Included is an extract from the *Sustainable Planning Act 2009* advising you of your right to appeal to the Planning and Environment Court or the Building and Development Dispute Resolution Committees.

Please phone me on telephone number below during normal business hours if you have any queries regarding this matter.

Yours sincerely

A handwritten signature in black ink, appearing to read 'L. Batson', with a horizontal line drawn underneath the name.

Llewellyn Batson
Principal Urban Planner
Planning Services City West
Phone: (07) 340 34980
Email: Llewellyn.Batson@brisbane.qld.gov.au
Development Services
Brisbane City Council

Decision Notice
(Section 334 of the *Sustainable Planning Act 2009*)

INTRODUCTION

This is a decision notice given for a development application as defined by section 334 of the *Sustainable Planning Act 2009*. The decision to approve the application on **31 October 2017** was made by Council.

APPLICATION DETAILS

Application Reference Number: A004353123
Properly Made Date: 23 June 2016

DETAILS OF APPLICATION SOUGHT

Aspect of Development: DA - SPA - Carry out Building Work (ref DABW329283816)
Nature Application: Preliminary Approval under s242
Activity: Dwelling House
Description of Proposal: Preliminary approval under s242 to vary the effect of the Brisbane City Plan 2014 (City Plan) to enable extensions to dwelling houses and minor variations to the City Plan 2014.

Aspect of Development: DA - SPA - Material Change of Use (ref DAMC323270816)

Nature Application: Preliminary Approval under s242
Activity: Club, Dual Occupancy, Dwelling House, Home Based Business, Multiple Dwelling, Park, Retirement Facility, Environment Facility, Outdoor Sport and Recreation, Permanent Plantation and Animal Husbandry

Description of Proposal: Preliminary approval under s242 to vary the effect of the Brisbane City Plan 2014 (City Plan) to establish four precincts which will allow development similar to a Low-Medium Density Residential Zone, Medium Density Residential Zone, Sport and Recreation Zone and Conservation Zone.

Aspect of Development: DA - SPA - Reconfigure a Lot (ref DARL329283716)

Nature Application: Preliminary Approval under s242
Activity: Subdivision of Land

Description of Proposal: Preliminary approval under s242 to vary the effect of the Brisbane City Plan 2014 (City Plan) to establish four precincts which will allow development similar to a Low-Medium Density Residential Zone, Medium Density Residential Zone, Sport and Recreation Zone and Conservation Zone.

APPLICANT DETAILS

Name of Applicant: Brookfield Residential Properties
Applicant Address: Brookfield Residential Properties
C/- RPS Group
PO Box 1559
FORTITUDE VALLEY QLD 4006

SITE DETAILS

Address of Site: 1004 SAMFORD RD KEPERRA QLD 4054, 469
SETTLEMENT RD KEPERRA QLD 4054

Real Property Description: L3 SP.202641, L1 RP.174601

Zone: EMERGING COMMUNITY ZONE, EXTRACTIVE
INDUSTRY ZONE, ENVIRONMENTAL MANAGEMENT
ZONE, RURAL ZONE

Owner: Multiplex Keperra W1 Pty Ltd, Multiplex Keperra W1 Pty
Ltd

Ward: Enoggera, Enoggera

TYPE OF APPROVAL

DA - Carry out Building Work – Preliminary Approval under s242 (ref DABW329283816)
DA - Material Change of Use – Preliminary Approval under s242 (ref DAMC323270816)
DA - Reconfigure a Lot – Preliminary Approval under s242 (ref DARL329283716)

RELEVANT PERIOD FOR THE APPROVAL

DA - Carry out Building Work (ref DABW329283816) - Preliminary Approval under s242 – 120
months

DA - Material Change of Use (ref DAMC323270816) - Preliminary Approval under s242 - 120
months

DA - Reconfigure a Lot (ref DARL329283716) - Preliminary Approval under s242 - 120 months

FURTHER DEVELOPMENT PERMITS AND COMPLIANCE PERMITS

The following Development and/or Compliance Permit/s are required for the purposes of
assessment of compliance with conditions of this development that require a document and/or
works to be approved by Council, or where further development permits are required to carry
out the development.

- Carry Out Building Work – Development Permit
- Material Change of Use – Development Permit
- Reconfiguration of a Lot – Development Permit

ASSESSMENT OF CONDITION COMPLIANCE

Assessment of compliance with conditions that require a document and/or works to be approved
by Council, must be actioned by the submission of form CC1018: Request for Assessment of
Compliance with Conditions (available on Council's website).

The form should be submitted by electronic lodgement to dalodgement@brisbane.qld.gov.au. A
fee quote will be generated upon receipt of the request and forwarded for payment prior to
assessment of the request. A separate request must be made for each condition or part
condition as appropriate.

REFERRAL AGENCIES

No referral agencies were identified for this application.

The following Concurrence Agencies were identified for this application with the conditions
attached to this decision notice:

Department of Infrastructure, Local Government and Planning
PO Box 15009
CITY EAST QLD 4002

CONDITIONS

This approval is subject to conditions included in the attached development approval package which includes:

- conditions imposed by Council as assessment manager
- requirements imposed by a concurrence agency where relevant

SUBMISSIONS

Submissions were received for this application during the notification stage and a list of the name and address of each principal submitter is attached. The submitters appeal period does not commence until the applicants appeal period has ended or the applicant gives to the Council written notice that the applicant does not intend to make representations about the conditions of the development approval.

Submitters who have lodged "properly made submissions", as defined in *Schedule 3* of the *Sustainable Planning Act 2009*, are entitled to appeal this decision or elect to become a co-respondent for an appeal instigated by the applicant.

Pursuant to *Section 339* of the *Sustainable Planning Act 2009*, this development approval has no effect until either the submitters' appeal period has ended or, if an appeal is made to the Court, the decision of the entity is made in favour of the proposed development.

APPEAL RIGHTS

In accordance with *Section 335(1)(o)* of the *Sustainable Planning Act 2009*, the rights of appeal must be stated for the applicant and any submitters. Attached is an extract from the *Sustainable Planning Act 2009* that details your appeal rights and the appeal rights of any submitters.