

**Notice of compliance with public notification requirements**  
**Section 18.1 of the Development Assessment Rules**

BCC DS  
RECEIVED  
20/06/2024  
APPLICATION REF  
A006414111

**A006414111** (application reference number)

**National Car Removal Pty. Ltd. C/- Blume Planning and Development Pty Ltd** (applicant name)

**PO Box 681, Albany Creek Qld 4035** (contact address)

**David Zanker - M: 0438 810 832 E: david.zanker@blumegroup.com.au** (contact details)

**20 June 2024** (notice date)

**Justin Lynham** (assessment manager's name)

**Brisbane City Council** (assessment manager's address)

**Medium Impact Industry B (scrap metal recovery)** (details of proposed development)

**86 Blunder Road, Oxley Qld 4075** (street address)

**Lot 6 on RP890206** (real property description)

Dear Sir/Madam,

In accordance with section 18.1 of the Development Assessment Rules, I **Tricia Wolf of Real Property Signs, 6 Allawah Street, Yeerongpilly Qld 4105** wish to advise that public notification for this development application was undertaken from **29/05/24** to **19/06/24** in compliance with the requirements of section 17 and Schedule 3 of the Development Assessment Rules.

I confirm the following public notification actions were undertaken for the above application:

Published a notice in:

**Quest News** (within The Courier Mail online proposed development notices) on **28/05/24**  
(name of newspaper and date notice was published)

and

Placed notice on the premises in the way prescribed under the Development Assessment Rules on:

**28/05/24** (date notice was erected)

and

Notified the owners of all lots adjoining the premises the subject of the application on:

**24/05/24** (registered letters priority post) (date owners notified)

If you wish to discuss this matter further, please contact David Zanker on the above number.

Yours sincerely



**Tricia Wolf, Real Property Signs – 20/06/24**

info@realpropertysigns.com.au

(public notifier on behalf of applicant)

# PROPOSED DEVELOPMENT HAVE YOUR SAY

## MEDIUM IMPACT INDUSTRY B (SCRAP METAL RECOVERY)


 86 Blunder Road, Oxley Qld 4075

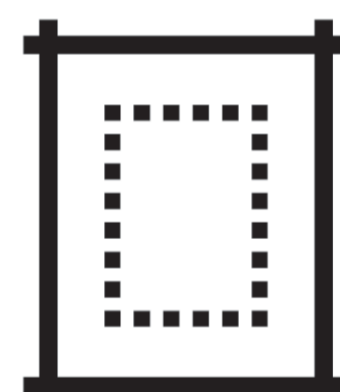
 Lot 6 on RP890206

 Approval sought: Development Permits for Building Work; and Material Change of Use

 Application reference: A006414111

 **Make a submission: 29 May to 19 June 2024**

 **Building height**  
• No change to existing structures

 **Setbacks**  
• No change to existing setbacks

 **Site cover**  
• No change to existing site cover

Note: The existing building located on Site 1 is two storey building. Scrap metal recovery process will be undertaken within this existing structure.

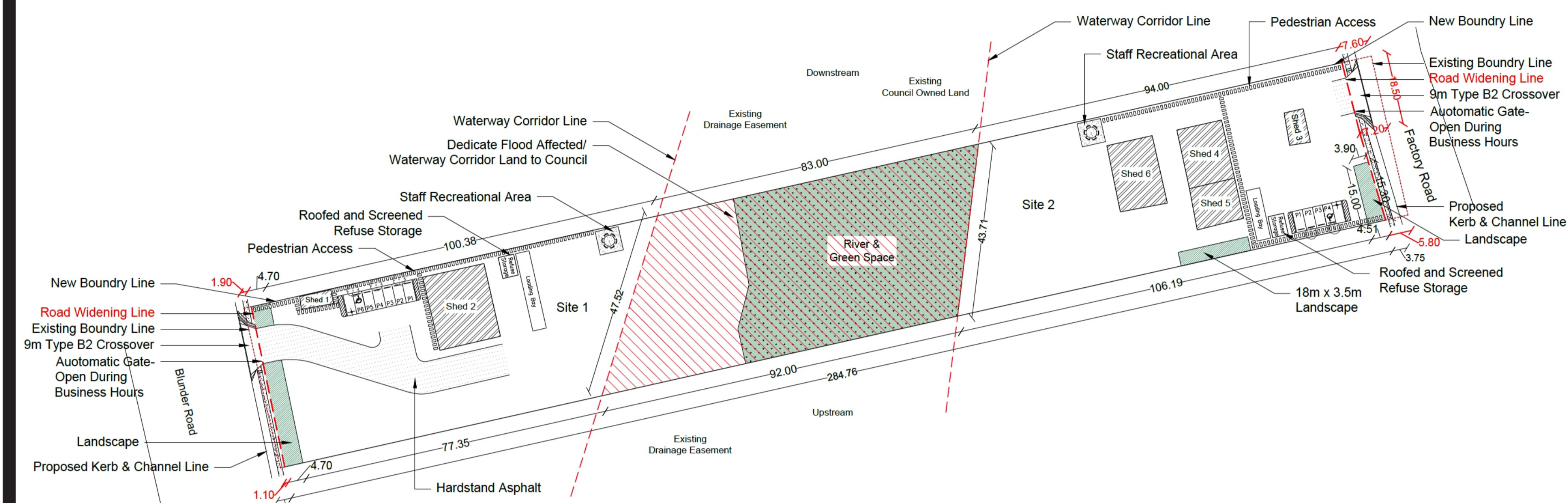
**For further information and to view a copy of the application, contact:**

- Brisbane City Council
- <https://developmenti.brisbane.qld.gov.au>
- (07) 3403 8888

**Submissions can be made to:**

- Brisbane City Council
- GPO Box 1434, Brisbane QLD 4001
- [dalodgement@brisbane.qld.gov.au](mailto:dalodgement@brisbane.qld.gov.au)
- <https://developmenti.brisbane.qld.gov.au>

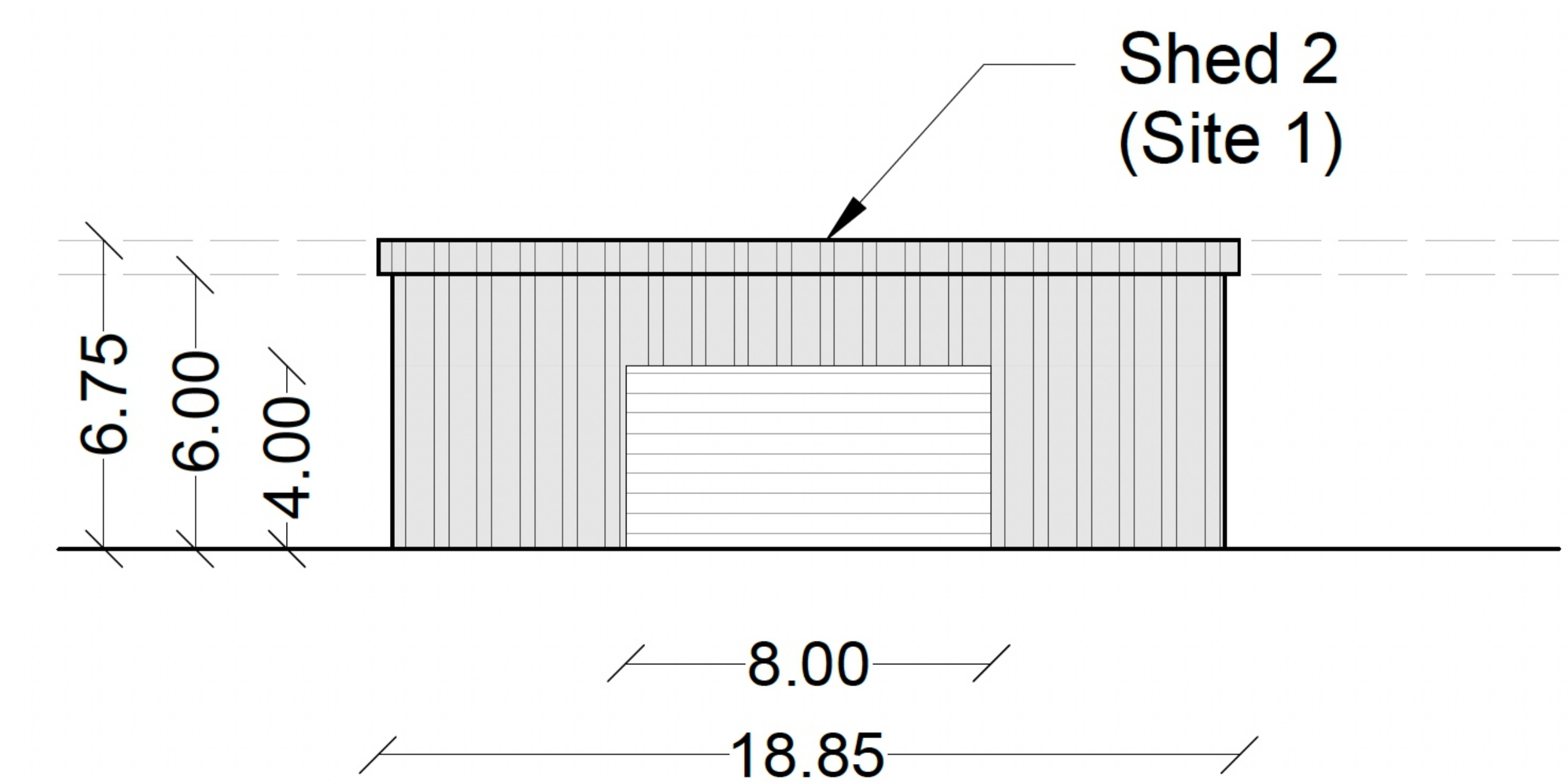
To be eligible for appeal rights under the Planning Act 2016 submissions must be received within the period to make a submission stated above.



Proposed Site Plan

### DEVELOPMENT SCHEDULE

NAME	AREA	PLOT RATIO	
Site 1	Shed 1	27.6 m <sup>2</sup>	---
	Shed 2	298.1 m <sup>2</sup>	---
	Parkings	96.1 m <sup>2</sup>	---
	Loading Bay	70.0 m <sup>2</sup>	---
	Refuse Storage	21.6 m <sup>2</sup>	---
	Staff Recreational	36.0 m <sup>2</sup>	---
	Landscape	151.7 m <sup>2</sup>	≈ 3% Site 1
Site Area	5056.3 m <sup>2</sup>	43.3%	
Site 2	Shed 3	43.4 m <sup>2</sup>	---
	Dummy Shed 4	175.0 m <sup>2</sup>	---
	Dummy Shed 5	124.6 m <sup>2</sup>	---
	Dummy Shed 6	205.2 m <sup>2</sup>	---
	Parkings	68.1 m <sup>2</sup>	---
	Loading Bay	70.0 m <sup>2</sup>	---
	Refuse Storage	21.6 m <sup>2</sup>	---
Staff Recreational	36.0 m <sup>2</sup>	---	
Landscape	126.6 m <sup>2</sup>	≈ 3% Site 2	
Site Area	4205.1 m <sup>2</sup>	36.0%	
Hardstand Asphalt	617.0 m <sup>2</sup>	5.3%	
Pervious Area	9637.6 m <sup>2</sup>	82.6%	
Impervious Area	2034.0 m <sup>2</sup>	17.4%	
River & Green Space	2410.1 m <sup>2</sup>	20.7%	
Dedicate Land to Council	3600.0 m <sup>2</sup>	---	
Total Boundary Line Area (After Road Widening)	11671.6 m <sup>2</sup>	100.0 %	
Total Boundary Line Area (Before Road Widening)	12017.4 m <sup>2</sup>	---	



Existing Shed for Scrap Metal Recovery Process

**86 Blunder Road, Oxley x 2 signs instal – Tuesday 28 May 2024**



**Blunder Road**



# Factory Road



Signs removed Thursday 20 June and remained intact for notification period



# PROPOSED DEVELOPMENT



📅 28/5/2024



## Proposed Development

Make a submission from  
**29 May to 19 June 2024**

**Medium Impact Industry B  
(scrap metal recovery)**

**Where:** 86 Blunder Road, Oxley Qld 4075

**On:** Lot 6 on RP890206

**Approval sought:** Development Permits for Building Work; and Material Change of Use

**Application ref:** A006414111

**You may obtain a copy of the application and  
make a submission to:**

Brisbane City Council

GPO Box 1434, Brisbane QLD 4001

[dalodgement@brisbane.qld.gov.au](mailto:dalodgement@brisbane.qld.gov.au)

(07) 3403 8888

<https://developmenti.brisbane.qld.gov.au>

Public notification requirements are in accordance with the  
Planning Act 2016

📍 Oxley 4075



Public notification requirements are in accordance with the Planning Act 2016

📍 Oxley QLD, Australia

Map

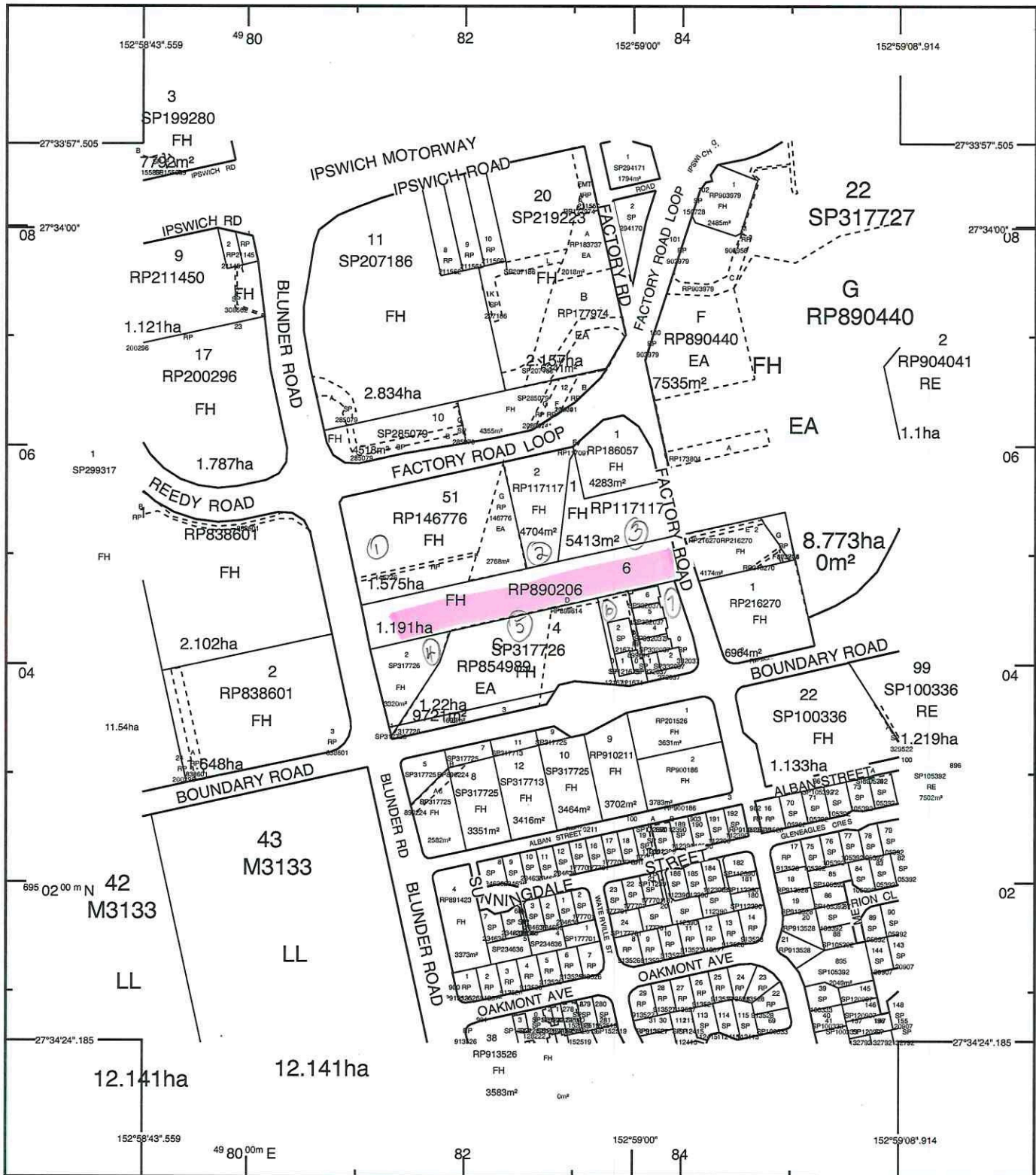
You have the option to finalise or make edits to your booking before the [publication deadline](#). If you require assistance with making changes, [refer to our self-service video guide](#).

[View Booking](#)

## Your booking details

Date issued: 24 May 24

Product	Run date	Deadline*	Cost
Buy Search Sell Standard	28 May 24		
Total (ex GST)			\$231.82
GST			\$23.18
<b>Total (incl GST)</b>			<b>\$255.00</b>



STANDARD MAP NUMBER  
9442-11214



MAP WINDOW POSITION & NEAREST LOCATION



SUBJECT PARCEL DESCRIPTION	
DCDB	6/ RP890206
Lot/Plan	1.191ha
Area/Volume	FREEHOLD
Tenure	BRISBANE CITY
Local Government	OXLEY
Locality	19447/416
Segment/Parcel	

CLIENT SERVICE STANDARDS	
PRINTED	03/05/2024
DCDB	02/05/2024
Users of the information recorded in this document (the Information) accept all responsibility and risk associated with the use of the Information and should seek independent professional advice in relation to dealings with property.	
Despite Department of Resources best efforts, RESOURCES makes no representations or warranties in relation to the Information, and, to the extent permitted by law, exclude or limit all liability for any direct, indirect and consequential costs, losses, damages and expenses incurred in any way (including but not limited to that arising from negligence) in connection with any use of or reliance on the Information	
For further information on SmartMap products visit <a href="https://www.qld.gov.au/housing/buying-owning-home/property-land-valuations/smartmaps">https://www.qld.gov.au/housing/buying-owning-home/property-land-valuations/smartmaps</a>	

**SmartMap**

An External Product of SmartMap Information Services  
Based upon an extraction from the Digital Cadastral Data Base



Queensland Government  
(c) The State of Queensland, (Department of Resources) 2024.

**ADJOINING LOT OWNERS FOR: 86 BLUNDER RD, OXLEY**

Property Description	Detailed Name	Address	
L.6 RP.890206	Bakhsi Family Trust C/- Mr Mohammad & Mrs Maysan Bakhsi As Trustees 19 Lomond Crct MAWSON LAKES SA 5095	86 BLUNDER RD, OXLEY 4075	
L.51 RP.146776	Western Suburbs Plumbing & Drainage Pty Ltd 22 Sunnycrest Drive TERRANORA NSW 2486	62 BLUNDER RD, OXLEY 4075	1
L.2 RP.117117	Brisbane City Council GPO Box 1434 BRISBANE GPO QLD 4001	73A FACTORY RD, OXLEY 4075	2
L.1 RP.117117	Mr Ali Bakhsh & Mr Mohammad A Zada 6 Annie Place KURABY QLD 4112	73 FACTORY RD, OXLEY 4075	3
L.2 SP.317726	Mr Alfie R Kozman & Mrs Esmat Kozman PO Box 3425 WAREEMBA NSW 2046	94 BLUNDER RD, OXLEY 4075	4
L.4 SP.317726	Southern Pastoral & Trading Pty Ltd C/- Imran Aziz Deen & Sarah Lina Deen 21 Ipswich-Boonah Road PURGA QLD 4306	123 BOUNDARY RD, OXLEY 4075	5
L.1/2 SP.121671	Body Corporate for "Azalea" CTS.27115 C/- Body Corporate Services Pty Ltd PO Box 466 TOOWONG QLD 4066	83 BOUNDARY RD, OXLEY 4075	Not current
L.1 SP.121671	The Hanlil Holding Trust C/- Hanlil Pty Ltd As Trustee PO Box 2608 ASCOT QLD 4007	1/83 BOUNDARY RD, OXLEY 4075	6
L.2 SP.121671	The Ian and Jane Campbell Family Trust C/- I & J Campbell Pty Ltd As Trustee PO Box 2608 ASCOT QLD 4007	2/83 BOUNDARY RD, OXLEY 4075	7
L.1/6 SP.332037 - 6 UNITS	Body Corporate for "TheCaves@Oxley" CTS.55294 C/- SSKB PO Box 8319 GOLD COAST MC QLD 9726 <b>Email copy to: <a href="mailto:sskb@sskb.com.au">sskb@sskb.com.au</a></b>	89 FACTORY RD, OXLEY 4075	8

24 May 2024

Western Suburbs Plumbing & Drainage Pty Ltd  
22 Sunnycrest Drive  
TERRANORA NSW 2486

*Property location: 62 Blunder Rd, Oxley; Lot 51 RP.146776*

To the property owner,

**DEVELOPMENT APPLICATION SUBMITTED FOR: 86 BLUNDER ROAD, OXLEY QLD 4075**

We write to notify you that a Development Application has been lodged with Council in relation to the above property.

In accordance with the *Planning Act 2016*, you are notified as an adjoining landowner to the subject land. Please find attached a copy of the Public Notice setting out details of the proposal and how you may make a submission.

***If you have any queries regarding this application please contact Council.***

Yours faithfully,



Tricia Wolf  
**Manager**

Enc: Public Notification Notice

24 May 2024

Brisbane City Council  
GPO Box 1434  
BRISBANE GPO QLD 4001

*Property location: 73A Factory Rd, Oxley; Lot 2 RP.117117*

To whom it may concern,

**DEVELOPMENT APPLICATION SUBMITTED FOR: 86 BLUNDER ROAD, OXLEY QLD 4075**

We write to notify you that a Development Application has been lodged with Council in relation to the above property.

In accordance with the *Planning Act 2016*, you are notified as an adjoining landowner to the subject land. Please find attached a copy of the Public Notice setting out details of the proposal and how you may make a submission.

***If you have any queries regarding this application please contact Council.***

Yours faithfully,



Tricia Wolf  
**Manager**

Enc: Public Notification Notice

24 May 2024

Mr Ali Bakhsh & Mr Mohammad A Zada  
6 Annie Place  
KURABY QLD 4112

*Property location: 73 Factory Rd, Oxley; Lot 1 RP.117117*

To the property owner,

**DEVELOPMENT APPLICATION SUBMITTED FOR: 86 BLUNDER ROAD, OXLEY QLD 4075**

We write to notify you that a Development Application has been lodged with Council in relation to the above property.

In accordance with the *Planning Act 2016*, you are notified as an adjoining landowner to the subject land. Please find attached a copy of the Public Notice setting out details of the proposal and how you may make a submission.

***If you have any queries regarding this application please contact Council.***

Yours faithfully,



Tricia Wolf  
**Manager**

Enc: Public Notification Notice

24 May 2024

Mr Alfie R Kozman & Mrs Esmat Kozman  
PO Box 3425  
WAREEMBA NSW 2046

*Property location: 94 Blunder Rd, Oxley; Lot 2 SP.317726*

To the property owner,

**DEVELOPMENT APPLICATION SUBMITTED FOR: 86 BLUNDER ROAD, OXLEY QLD 4075**

We write to notify you that a Development Application has been lodged with Council in relation to the above property.

In accordance with the *Planning Act 2016*, you are notified as an adjoining landowner to the subject land. Please find attached a copy of the Public Notice setting out details of the proposal and how you may make a submission.

***If you have any queries regarding this application please contact Council.***

Yours faithfully,



Tricia Wolf  
**Manager**

Enc: Public Notification Notice

24 May 2024

Southern Pastoral & Trading Pty Ltd  
C/- Imran Aziz Deen & Sarah Lina Deen  
21 Ipswich-Boonah Road  
PURGA QLD 4306

*Property location: 123 Boundary Rd, Oxley; Lot 4 SP.317726*

To the property owner,

**DEVELOPMENT APPLICATION SUBMITTED FOR: 86 BLUNDER ROAD, OXLEY QLD 4075**

We write to notify you that a Development Application has been lodged with Council in relation to the above property.

In accordance with the *Planning Act 2016*, you are notified as an adjoining landowner to the subject land. Please find attached a copy of the Public Notice setting out details of the proposal and how you may make a submission.

***If you have any queries regarding this application please contact Council.***

Yours faithfully,



Tricia Wolf  
**Manager**

Enc: Public Notification Notice

24 May 2024

The Hanlil Holding Trust  
C/- Hanlil Pty Ltd As Trustee  
PO Box 2608  
ASCOT QLD 4007

*Property location: 1/83 Boundary Rd, Oxley; Lot 1 SP.121671*

To the property owner,

**DEVELOPMENT APPLICATION SUBMITTED FOR: 86 BLUNDER ROAD, OXLEY QLD 4075**

We write to notify you that a Development Application has been lodged with Council in relation to the above property.

In accordance with the *Planning Act 2016*, you are notified as an adjoining landowner to the subject land. Please find attached a copy of the Public Notice setting out details of the proposal and how you may make a submission.

***If you have any queries regarding this application please contact Council.***

Yours faithfully,



Tricia Wolf  
**Manager**

Enc: Public Notification Notice

24 May 2024

The Ian and Jane Campbell Family Trust  
C/- I & J Campbell Pty Ltd As Trustee  
PO Box 2608  
ASCOT QLD 4007

*Property location: 2/83 Boundary Rd, Oxley; Lot 2 SP.121671*

To the property owner,

**DEVELOPMENT APPLICATION SUBMITTED FOR: 86 BLUNDER ROAD, OXLEY QLD 4075**

We write to notify you that a Development Application has been lodged with Council in relation to the above property.

In accordance with the *Planning Act 2016*, you are notified as an adjoining landowner to the subject land. Please find attached a copy of the Public Notice setting out details of the proposal and how you may make a submission.

***If you have any queries regarding this application please contact Council.***

Yours faithfully,



Tricia Wolf  
**Manager**

Enc: Public Notification Notice

24 May 2024

Body Corporate for "TheCaves@Oxley" CTS.55294  
C/- SSKB  
PO Box 8319  
GOLD COAST MC QLD 9726

Email copy to: sskb@sskb.com.au

To the Body Corporate and property owners,

**DEVELOPMENT APPLICATION SUBMITTED FOR: 86 BLUNDER ROAD, OXLEY QLD 4075**

We write to notify you that a Development Application has been lodged with Council in relation to the above property.

In accordance with the *Planning Act 2016*, you are notified as an adjoining landowner to the subject land. Please find attached a copy of the Public Notice setting out details of the proposal and how you may make a submission.

***If you have any queries regarding this application please contact Council.***

Yours faithfully,



Tricia Wolf  
**Manager**

Enc: Public Notification Notice

se complete, tear off and lodge  
the counter with your article.  
quiries: please call 13 POST (13 7678).

**Optional services:**  
Sender to  selected services)  
 Extra Cover (Over \$100 up to \$5,000)  
Amount required: \$ \_\_\_\_\_  
Description of contents: \_\_\_\_\_  
 Delivery Confirmation  
 Person to Person  
Additional fee is payable for each service.

### Registered Post – Lodgement Receipt

**Item addressed to:**  
Company name \_\_\_\_\_  
For the attention of \_\_\_\_\_  
PO Box number or street address \_\_\_\_\_  
Suburb or town \_\_\_\_\_  
*I have read and agree*  
Sender's name \_\_\_\_\_ signature \_\_\_\_\_ Date \_\_\_\_\_

Western Suburbs Plumbing &  
Drainage Pty Ltd  
22 Sunnycrest Drive  
TERRANORA NSW 2486

Sender to keep  
RPP44 63800 09400 53116 97600



**WARNING:** This envelope is not suitable for sending jewellery or precious stones.  
Small rigid items such as keys or coins should be securely packed to avoid loss or damage.

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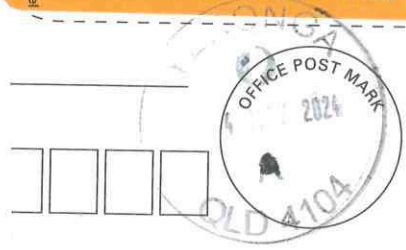
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PO Box number or street address \_\_\_\_\_  
Suburb or town \_\_\_\_\_  
*I have read and agree to*  
Sender's name \_\_\_\_\_ signature \_\_\_\_\_ Date \_\_\_\_\_

Brisbane City Council  
GPO Box 1434  
BRISBANE GPO QLD 4001

Sender to keep  
RPP44 63800 09400 53116 96603



**WARNING:** This envelope is not suitable for sending jewellery or precious stones.  
Small rigid items such as keys or coins should be securely packed to avoid loss or damage.

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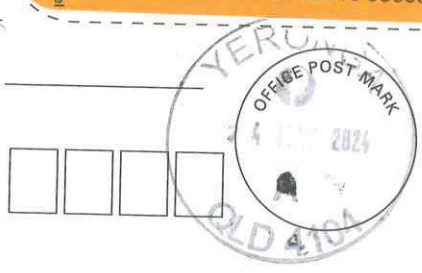
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Suburb or town \_\_\_\_\_  
*I have read and agree*  
Sender's name \_\_\_\_\_ signature \_\_\_\_\_ Date \_\_\_\_\_

Mr Ali Bakhsh &  
Mr Mohammad A Zada  
6 Annie Place  
KURABY QLD 4112

Sender to keep  
RPP44 63800 09400 53116 95606



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Small rigid items such as keys or coins should be securely packed to avoid loss or damage.

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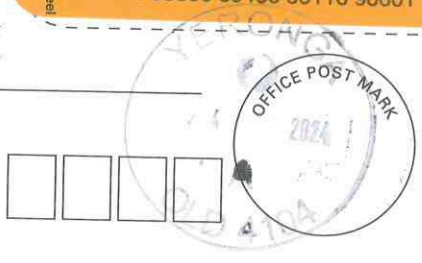
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PO Box number or street address \_\_\_\_\_  
Suburb or town \_\_\_\_\_  
*I have read and agree*  
Sender's name \_\_\_\_\_ signature \_\_\_\_\_ Date \_\_\_\_\_

Mr Alfie R Kozman &  
Mrs Esmat Kozman  
PO Box 3425  
WAREEMBA NSW 2046

Sender to keep  
RPP44 63800 09400 53116 90601



**WARNING:** This envelope is not suitable for sending jewellery or precious stones.  
Small rigid items such as keys or coins should be securely packed to avoid loss or damage.

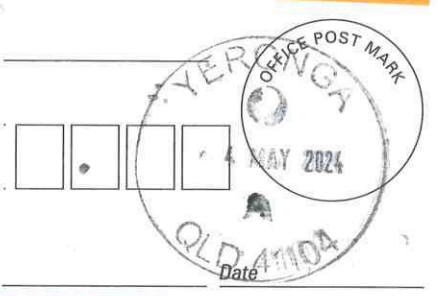
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# Registered Post – Lodgement Receipt

Sender to keep  
RPP44 63800 09400 53116 94609

**Additional services:**  
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**Item addressed to:**  
Company name  
For the attention of  
PO Box number or street address  
Suburb or town  
*I have read and agree*  
Sender's name  
Date



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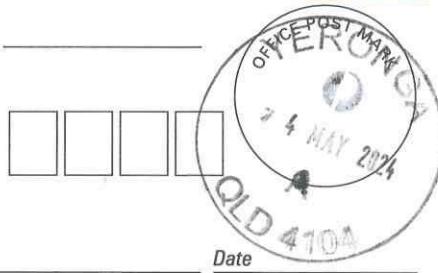
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# Registered Post – Lodgement Receipt

Sender to keep  
RPP44 63800 09400 53116 93602

**Additional services:**  
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Person to Person  
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**Item addressed to:**  
Company name  
For the attention of  
PO Box number or street address  
Suburb or town  
*I have read and agree*  
Sender's name  
signature  
Date



**WARNING:** This envelope is not suitable for sending jewellery or precious stones. Small rigid items such as keys or coins should be securely packed to avoid loss or damage.

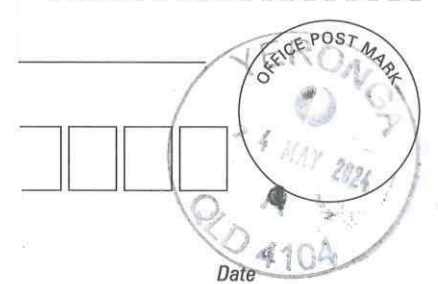
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# Registered Post – Lodgement Receipt

Sender to keep  
RPP44 63800 09400 53116 92605

**Additional services:**  
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**Item addressed to:**  
Company name  
For the attention of  
PO Box number or street address  
Suburb or town  
*I have read and agree t*  
Sender's name  
signature  
Date



**WARNING:** This envelope is not suitable for sending jewellery or precious stones. Small rigid items such as keys or coins should be securely packed to avoid loss or damage.

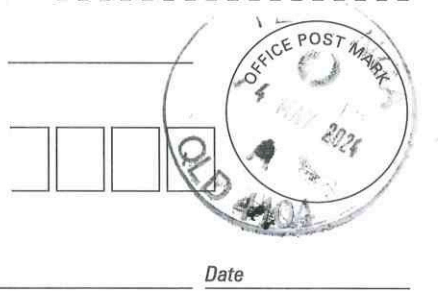
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# Registered Post – Lodgement Receipt

Sender to keep  
RPP44 63800 09400 53116 91608

**Additional services:**  
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**Item addressed to:**  
Company name  
For the attention of  
PO Box number or street address  
Suburb or town  
*I have read and agree t*  
Sender's name  
signature  
Date



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Email delivery notification to Body Corporate (in addition to registered letter posted)



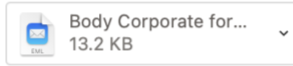
**Delivered: Body Corporate for TheCaves@Oxley CTS 55294 - public notification letter**



o postmaster@sskbstratamgt.onmicrosoft.com <postmaster@sskbstratamgt.onmicroso...

Today at 2:49 PM

To: o sskb@sskb.com.au



[Download](#)

Completed on Friday 24 May 2024.

**Your message has been delivered to the following recipients:**

[sskb@sskb.com.au](mailto:sskb@sskb.com.au) ([sskb@sskb.com.au](mailto:sskb@sskb.com.au))

Subject: Body Corporate for TheCaves@Oxley CTS 55294 - public notification letter