

## DECISION BY DELEGATE OF COUNCIL

SUBMISSION BY Joanna Smeed/Justin Lynham

23 June 2026

### SITE:

|                                   |                                   |
|-----------------------------------|-----------------------------------|
| <b>Address of Site:</b>           | 8 REDHEAD ST DOOLANDELLA QLD 4077 |
| <b>Real Property Description:</b> | L72 RP.88590                      |
| <b>Area of Site:</b>              | 10183 m <sup>2</sup>              |
| <b>Zone:</b>                      | EMERGING COMMUNITY ZONE           |
| <b>Name of Ward:</b>              | Forest Lake                       |

### APPLICATION:

|                                 |  |
|---------------------------------|--|
| <b>Aspects of Development:</b>  | DA - PA - Operational Work – Preliminary Approval  |
| <b>Aspects of Development:</b>  | DA - PA - Reconfiguring a Lot – Development Permit   |
| <b>Description of Proposal:</b> | Earthwork (filling and excavation)   |
| <b>Description of Proposal:</b> | Reconfiguration of a Lot (1 lot into 20 lots, easements and new road)                                |
| <b>Applicant:</b>               | Ausbuid Group Pty Ltd<br>C/- Jfp Urban Consultants Pty Ltd<br>PO Box 3634<br>SOUTH BRISBANE QLD 4101 |
| <b>Application Reference:</b>   | A006835638   |
| <b>Application Made Date:</b>   | 22 August 2025   |

### DECISION on development application

1. Having considered the application and assessment detailed above, I am satisfied that the application accords with the requirements of the *Planning Act 2016* where applicable and as such:
  - (a) approve the application in accordance with the attached development approval package
  - (b) approve the infrastructure charges in accordance with the attached Infrastructure Charges Notice

And direct that:

2. the applicant be advised of the decision
3. the Infrastructure Charges Notice for Community Purposes, Stormwater and Transport be given
4. the Central SEQ Distributor-Retailer Authority be advised of the decision
5. the local Ward Councillor be advised of the decision
6. the submitters be notified of the decision at the expiration of the applicant's appeal period
7. the notice about the decision be published on the website.

Dated 23 June 2026



**Emma Mezzina**  
Team Manager  
Planning Services South  
As DELEGATE of Council