

DECISION BY DELEGATE OF COUNCIL CHANGE APPLICATION – s81 Minor Change

SUBMISSION BY Luke Hadrick

SITE:

Address of Site:	25 GOLDEN CREST PL BELLBOWRIE QLD 4070, 25 GOLDEN CREST PL BELLBOWRIE QLD 4070, U 1 HILLTOP PLACE BELLBOWRIE 25 GOLDEN CREST PL BELLBOWRIE QLD 4070, U 2 HILLTOP PLACE BELLBOWRIE 25 GOLDEN CREST PL BELLBOWRIE QLD 4070
Real Property Description:	L3 SP.167682, LCommon Property SP.192478, L1 SP.192478, L2 SP.192478
Area of Site:	130m ²
Zone:	LOW MEDIUM DENSITY RESIDENTIAL (UP TO 3 STOREYS) ZONE
Name of Owner:	Mr KEVIN MICHAEL EARLEY, Body Corporate for "Hilltop Place Bellbowrie" CTS.36212, Emery Estates Pty Ltd, Mrs Rachel Jane Travers
Name of Ward:	Pullenvale, Pullenvale, Pullenvale, Pullenvale

APPLICATION:

Aspects of Development:	DA - IPA - Material Change of Use – Development Permit
Description of Proposal:	Request to change the development approval under s81 of the Planning Act 2016
Applicant:	Rachel Travers C/- Oasis Town Planning Pty Ltd 505/77 Victoria Street WEST END QLD 4101
Application Number:	A006976435
Paid is Made Date:	10 March 2026
Properly Made Date:	24 March 2026

City Plan 2014

Zone:	LOW MEDIUM DENSITY RESIDENTIAL (UP TO 3 STOREYS) ZONE
Neighbourhood plan:	MOGGILL-BELLBOWRIE DISTRICT NEIGHBOURHOOD PLAN
Neighbourhood plan precinct:	MOGGILL-BELLBOWRIE DISTRICT NP - ESTABLISHED RESIDENTIAL PRECINCT
Neighbourhood plan sub-precinct	
Overlays:	AIRPORT ENVIRONS OVERLAY
Overlays:	POTENTIAL AND ACTUAL ACID SULFATE SOILS OVERLAY
Overlays:	CRITICAL INFRASTRUCTURE AND MOVEMENT NETWORK (CIMN) OVERLAY
Overlays:	COMMUNITY PURPOSES NETWORK OVERLAY
Overlays:	DWELLING HOUSE CHARACTER OVERLAY
Overlays:	FLOOD OVERLAY
Overlays:	ROAD HIERARCHY OVERLAY
Overlays:	STREETSCAPE HIERARCHY OVERLAY
Overlays:	TRANSPORT NOISE CORRIDOR OVERLAY
Overlay Categories:	AIRPORT ENVIRONS OVERLAY - BIRD AND BAT STRIKE ZONE SUB-CATEGORIES

Overlay Categories:	AIRPORT ENVIRONS OVERLAY - PROCEDURES AIR NAV SERVICES-AIRCRAFT OPS SURFACES SUB-CATEGORIES
Overlay Categories:	AIRPORT ENVIRONS OVERLAY - BBS SUB-CATEGORIES - DISTANCE FROM AIRPORT 8-13KM SUB-CATEGORY
Overlay Categories:	POTENTIAL AND ACTUAL ACID SULFATE SOILS OVERLAY - LAND ABOVE 5M AHD AND BELOW 20M AHD SUB-CATEGORY
Overlay Categories:	POTENTIAL AND ACTUAL ACID SULFATE SOILS OVERLAY- POTENTIAL AND ACTUAL ACID SULFATE SOILS SUB-CATEGORY
Overlay Categories:	CRITICAL INFRASTRUCTURE AND MOVEMENT NETWORK (CIMN) OVERLAY - CIMN PLANNING AREA SUB-CATEGORY
Overlay Categories:	FLOOD OVERLAY - BRISBANE RIVER FLOOD PLANNING AREA 5 SUB-CATEGORY
Overlay Categories:	TRANS NC O/LAY: DESIG.STATE NOISE CORR-STATE- CONTR.RD(MAND)CAT.0:NOISE LEVEL LESS THAN 58 DB(A)

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

Dated 15 May 2026



Joe McShane
Principal Urban Planner
Planning Services North
As DELEGATE of Council