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10/09/2026
APPLICATION REF
A007111234

**City Planning & Sustainability
Development Services**

GPO Box 1434, Brisbane QLD 4001

T 07 3403 8888

www.brisbane.qld.gov.au

23 October 2019

Unipo Enterprise Pty Ltd
C/- Town Planning Alliance
PO Box 5329
WEST END QLD 4101

Application Reference: A004533662

Address of Site: 121 PINELANDS RD SUNNYBANK HILLS QLD 4109

Dear Sir/Madam,

RE: Decision Notice pursuant to section 334 of the *Sustainable Planning Act 2009*

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.

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. 8) 2019*, as detailed below:

- Brisbane City Council has levied infrastructure charges for the transport, community purposes and stormwater trunk infrastructure networks. The infrastructure charges notice has been attached to the decision notice.

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,

Matthew Menzel
Senior Urban Planner
Planning Services South | Development Services | Brisbane City Council
Phone: (07) 3178 0385
Email: Matthew.Menzel@brisbane.qld.gov.au

BCC ref: A004533662

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 **23 October 2019** was made by the Principal Urban Planner as the delegate appointed by Council to determine the application.

APPLICATION DETAILS

Application Reference Number: A004533662
Properly Made Date: 09 May 2018

DETAILS OF APPLICATION SOUGHT

Aspect of Development: DA - SPA - Material Change of Use (ref DAMC334225916)
Nature Application: Development Permit
Activity: Multiple Dwelling
Description of Proposal: Multiple dwelling (36 units)
Stage: Multiple dwelling (36 units)

Aspect of Development: DA - SPA - Material Change of Use (ref DAMC334477116)
Nature Application: Development Permit
Activity: Health Care Services
Description of Proposal: Health Care Centre
Stage: Health Care Services

APPLICANT DETAILS

Name of Applicant: Unipo Enterprise Pty Ltd
Applicant Address: Unipo Enterprise Pty Ltd
C/- Town Planning Alliance
PO Box 5329
WEST END QLD 4101

SITE DETAILS

Address of Site: 121 PINELANDS RD SUNNYBANK HILLS QLD 4109
Real Property Description: L35 SP.159668
Zone: EMERGING COMMUNITY ZONE
Owner: Unipo Family Trust
Ward: Runcorn

TYPE OF APPROVAL

Material Change of Use – Development Permit (ref DAMC334225916)

Material Change of Use – Development Permit (ref DAMC334477116)

Please note that this Preliminary Approval for Carrying Out Building Work (ref DABW334225816) does not include assessment against the Building Code of Australia.

RELEVANT PERIOD FOR THE APPROVAL

Material Change of Use – Development Permit (ref DAMC334225916) – 48 months.

Material Change of Use – Development Permit (ref DAMC334477116) – 48 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;
- Carry Out Operational Work.

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.

CONDITIONS

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

- conditions imposed by Council as assessment manager.

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.