

DECISION BY DELEGATE OF COUNCIL

SUBMISSION BY Bijal Shah

SITE:

Address of Site:	142 STUMERS RD MOUNT CROSBY QLD 4306, 22 STUMERS RD MOUNT CROSBY QLD 4306, 24 STUMERS RD MOUNT CROSBY QLD 4306, 26 STUMERS RD MOUNT CROSBY QLD 4306, 28 STUMERS RD MOUNT CROSBY QLD 4306, 30 STUMERS RD MOUNT CROSBY QLD 4306, 32 STUMERS RD MOUNT CROSBY QLD 4306, 34 STUMERS RD MOUNT CROSBY QLD 4306, 36 STUMERS RD MOUNT CROSBY QLD 4306, 38 STUMERS RD MOUNT CROSBY QLD 4306, 40 LAKE MANCHESTER RD MOUNT CROSBY QLD 4306, 441 BLACKWALL RD CHUWAR QLD 4306, 58 STUMERS RD MOUNT CROSBY QLD 4306, 58A STUMERS RD MOUNT CROSBY QLD 4306, 594 ALLAWAH RD CHUWAR QLD 4306, 75 LAKE MANCHESTER RD MOUNT CROSBY QLD 4306, 770 MT CROSBY RD MOUNT CROSBY QLD 4306, 97 STUMERS RD MOUNT CROSBY QLD 4306(Previously described as); 102 STUMERS RD MOUNT CROSBY QLD 4306, 770 MT CROSBY RD MOUNT CROSBY QLD 4306 (Currently described as)
Real Property Description:	L2 RP.25245, L112 SP.303161, L111 SP.303161, L900 SP.303161, L110 SP.303161, L109 SP.303161, L108 SP.303161, L107 SP.303161, L106 SP.303161, L105 SP.303161, L2,4 RP.25243 & L1 RP.25244 & L2 RP.25245 & L1 RP.25247 & L1 RP.25253 & L1 RP.25257 & L1 RP.25265 & L2 RP.25266 & L3 RP.25267 & L1 RP.25268 & L1 RP.184344 & L1 SL.490 & L1 SL.5920, L902 SP.303161, L901 SP.303161, L1 RP.25245, L1 SL.490, L903 SP.303161, L3 RP.25253, L2 RP.25243(Previously described as); Lot1 and 2 on RP25245; Lot 3 on RP 25253; Lot 2 on RP25243; Lot 1 on SL490; Lots 900, 901, 902, 903, 105, 106, 107, 108, 109, 110, 111 and 112 on SP303161 (Currently described as).
Area of Site:	1058739 m ²
Zone:	CONSERVATION ZONE, CONSERVATION (LOCAL) ZONE, OPEN SPACE ZONE, OPEN SPACE (DISTRICT) ZONE, RURAL RESIDENTIAL ZONE, SPECIAL PURPOSE (UTILITY SERVICES) ZONE, SPORT AND RECREATION ZONE, SPORT AND RECREATION (DISTRICT) ZONE
Name of Ward:	Pullenvale

APPLICATION:

Aspects of Development:	DA - PA - Building Work – Development Permit
Aspects of Development:	DA - SPA - Carry out Building Work – Preliminary Approval - Variation Request
Aspects of Development:	DA - PA - Building Work – Preliminary Approval - Variation Request
Aspects of Development:	DA - PA - Building Work – Preliminary Approval - Variation Request
Aspects of Development:	DA - PA - Referral Agency for Building Work – Referral Response
Aspects of Development:	DA - PA - Material Change of Use – Preliminary Approval - Variation Request
Aspects of Development:	DA - PA - Material Change of Use – Development Permit
Aspects of Development:	DA - PA - Material Change of Use – Development Permit
Aspects of Development:	DA - PA - Material Change of Use – Development Permit
Aspects of Development:	DA - PA - Operational Work – Development Permit
Aspects of Development:	DA - IPA - Carry Out Operational Work –
Aspects of Development:	DA - PA - Operational Work – Preliminary Approval - Variation Request
Aspects of Development:	DA - PA - Operational Work – Preliminary Approval - Variation Request
Aspects of Development:	DA - PA - Reconfiguring a Lot – Development Permit
Aspects of Development:	DA - PA - Reconfiguring a Lot – Preliminary Approval - Variation Request

Description of Proposal:	Request to change the development Approval under s82 of the Planning Act 2016 Relocation, partial demolition and alterations of local heritage place, new building work on the site of a local heritage place and State heritage place and as assessable under schedule 10 of the Planning regulations 2016
Description of Proposal:	Request to change the development Approval under s82 of the Planning Act 2016 Variation request - Building work - Heritage Place
Description of Proposal:	Request to change the development Approval under s82 of the Planning Act 2016 Variation Request - Building Work on a Heritage Place
Description of Proposal:	Request to change the development Approval under s82 of the Planning Act 2016 Early referral for Local Heritage place
Description of Proposal:	Request to change the development Approval under s82 of the Planning Act 2016 Variation Request - Material Change of Use - Child care centre, Club, Community care centre, Community use, Dwelling house, High impact industry (where Emergency generator for Utility installation only involving Fuel burning for power generation with an installed capacity of more than 0.1MW, if: (i) less than 10 MW; (ii) not involving coal combustion), Home based business, Major electricity infrastructure, Park, Place of worship, Substation, Utility installation
Description of Proposal:	Request to change the development Approval under s82 of the Planning Act 2016 Utility installation; Substation; Major electricity infrastructure; High impact industry (where Emergency generator for Utility installation only involving Fuel burning for power generation with an installed capacity of more than 0.1MW, if: (i) less than 10 MW; (ii) not involving coal combustion)
Description of Proposal:	Request to change the development Approval under s82 of the Planning Act 2016 Community use; Community care centre; Club; Place of worship
Description of Proposal:	Request to change the development Approval under s82 of the Planning Act 2016 Operational Works on a Heritage place
Description of Proposal:	Variation Request - Operational work on a Heritage place
Description of Proposal:	Request to change the development Approval under s82 of the Planning Act 2016 Variation Request - Operational Work on Heritage Place
Description of Proposal:	Request to change the development Approval under s82 of the Planning Act 2016 - Reconfiguration of a Lot (12 into 12 Lots) and access easements
Description of Proposal:	Request to change the development Approval under s82 of the Planning Act 2016 Variation Request - Reconfiguring a lot
Applicant:	Queensland Bulk Water Supply Authority Level 8, 117 Brisbane Street IPSWICH QLD 4305
Application Reference:	A006691612
Application Made Date:	14 July 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

And direct that:

2. the applicant be advised of the decision
3. the Central SEQ Distributor-Retailer Authority be advised of the decision
4. SARA and Energex be advised of the decision
5. the local Ward Councillor be advised of the decision
6. the notice about the decision be published on the website.

Dated 17 June 2026



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