

DECISION BY DELEGATE OF COUNCIL CHANGE APPLICATION – s81 Minor Change

SUBMISSION BY Dominic Hudson

SITE:

Address of Site:	45 MARYLAND ST STAFFORD HEIGHTS QLD 4053, 734 RODE RD STAFFORD HEIGHTS QLD 4053
Real Property Description:	L1 RP.106679, L2 RP.108493
Area of Site:	1609 m ²
Zone:	DISTRICT CENTRE (DISTRICT) ZONE
Name of Owner:	Top Family Trust & Effinity Family Trust & Grace Y.C. Wang Family Trust, Orxon Pty Ltd & Elmo Australia Pty Ltd & JPF Australia Pty Ltd
Name of Ward:	Marchant

APPLICATION:

Aspects of Development:	DA - PA - Material Change of Use – Development Permit
Aspects of Development:	DA - PA - Reconfiguring a Lot – Development Permit
Description of Proposal:	Request to change the development approval under s81 of the <i>Planning Act 2016</i> (Minor Change) – Multiple dwelling (39 units) and Shopping centre (alterations to the existing centre)
Description of Proposal:	Request to change the development approval under s81 of the <i>Planning Act 2016</i> (Minor Change) – Boundary Realignment (2 into 2) and Access Easements
Applicant:	Effinity Pty Ltd C/- Mewing Planning Consultants GPO Box 1506 BRISBANE QLD 4001
Application Number:	A007042924
Paid is Made Date:	17 June 2026
Properly Made Date:	17 June 2026

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 **13 August 2026**



Maisie Tang
Principal Urban Planner
Planning Services North
As DELEGATE of Council