

DECISION BY DELEGATE OF COUNCIL

SUBMISSION BY Chris Dixon

SITE:

Address of Site:	99 BREAKFAST CREEK RD NEWSTEAD QLD 4006
Real Property Description:	L2 SP.275688
Area of Site:	18,070m ²
Zone:	LOW IMPACT INDUSTRY ZONE
Name of Ward:	Hamilton

APPLICATION:

Aspects of Development:	DA - PA - Material Change of Use – Preliminary Approval - Variation Request
Description of Proposal:	Request to change the development approval under s82 of the <i>Planning Act 2016</i> (Other Change): Preliminary Approval (Variation Request) to vary the effect of the Planning Scheme for a Material Change of Use (Showroom, shopping centre, warehouse, short term accommodation, shop, service industry, sales office, rooming accommodation, retirement facility, residential care facility, research and technology industry, office, multiple dwelling, low impact industry, indoor sport and recreation, hotel, health care service, food and drink outlet, educational establishment, child care centre, car wash and bar)
Applicant:	S.Kw Pty Ltd (A.C.N. 050410172) (Under Instrument No 719585732) & Lvs Nominees Pty Ltd (A.C.N. 064067009) (Under Instrument No719585732) C/- Mewing Planning Consultants GPO Box 1506 BRISBANE QLD 4001
Application Reference:	A006861635
Application Made Date:	24 September 2025

DECISION on change application

1. Having considered the change 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 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
4. SARA 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
8. City Plan Policy (CPP) be advised of and note the decision.

Dated **5 June 2026**



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