



**City Planning & Sustainability
Development Services**

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Dedicated to a better Brisbane

07 May 2024

Akshar Development Group
C/- Urbicus Pty Ltd
110 Kennedy Terrace
PADDINGTON QLD 4064

ATTENTION: Mark Kierpal

Application Reference: A006163940

Address of Site: 12 ROCKFIELD RD DOOLANDELLA QLD 4077

Dear Mark

RE: Decision notice pursuant to section 63 of the *Planning Act 2016*

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 Urban Utilities.

Infrastructure charges notices have been issued for the approved development pursuant to the *Brisbane Infrastructure Charges Resolution (No. 12) 2023*, as detailed below:

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

An infrastructure charges notice for the sewerage and water supply trunk infrastructure networks is not attached to this decision notice. Urban Utilities may issue this infrastructure charges notice following this decision notice.

Included is a table of appeal rights under the *Planning Act 2016* advising you of appeal rights to the Planning and Environment Court or a tribunal.

Please phone me on telephone number below during normal business hours if you have any queries regarding this matter.

Yours sincerely

Justin Lynham
Senior Urban Planner
Planning Services South
Phone: 3407 1302
Email: justin.lynham@brisbane.qld.gov.au
Development Services
Brisbane City Council

Decision Notice

(Section 63 (Notice of decision) of the *Planning Act 2016*)

INTRODUCTION

This is a decision notice given pursuant to section 63 of the *Planning Act 2016*. The decision to approve the application on 7th May 2024 was made by the Principal Urban Planner as the delegate appointed by Council to determine the application.

APPLICATION DETAILS

Application Reference Number: A006163940
Application Made Date: 22 December 2022
Properly Made Date: 22 December 2022

DESCRIPTION OF THE DEVELOPMENT

Aspect of Development: DA - PA - Reconfiguring a Lot (ref DARL430878922)
Nature Application: Development Permit
Activity: Subdivision of Land
Description of Proposal: Reconfiguring a Lot (1 into 9) and Access Easement
Stage: Reconfiguring a Lot (1 into 9) and Access Easement

APPLICANT DETAILS

Name of Applicant: Akshar Development Group
Applicant Address: Akshar Development Group
C/- Urbicus Pty Ltd
110 Kennedy Terrace
PADDINGTON QLD 4064

SITE DETAILS

Address of Site: 12 ROCKFIELD RD DOOLANDELLA QLD 4077
Real Property Description: L20 RP.90234
City Plan Area Classification: CP-EC,QPP-EC
Owner: Akshar Real Estate Pty Ltd & Akshar Property Development Group 2 Pty Ltd & Akshar Property Development Group 1 Pty Ltd
Ward: Forest Lake

TYPE OF APPROVAL

Reconfigure a Lot – Development Permit (ref DARL430878922)

CURRENCY PERIOD FOR THE DEVELOPMENT APPROVAL

The currency period for this development approval may be affected by the declaration of an applicable event by the Minister under Part 4B, Chapter 7 of the *Planning Act 2016*.

The currency period for this development approval (inclusive of all of its parts) will end on 6 August 2028.

This development approval (inclusive of all of its parts) lapses at midnight on the above stated date if:

- for a material change of use, the first change of use does not happen;
- for reconfiguring a lot, the plan of subdivision for the reconfiguration is not given to Council; or
- for any other development (including building work, operational work and any early referral agency response), the development does not substantially start; or
- for any development approval made up of two or more different parts, each part which does not fulfil the measures stated above for material change of use, reconfiguring a lot, or any other development.

The currency period is determined by Council pursuant to section 85 of the *Planning Act 2016*.

FURTHER DEVELOPMENT PERMITS

The following development permit/s are required to carry out the development:

- Carry Out Operational Work – Development Permit

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 the [Operational Works/Compliance Assessment Application Form](#) (available on [Council's website](#)).

REFERRAL AGENCIES

The SARA as CONCURRENCE agency has imposed the requirements contained in the letter dated 17 April 2024 (Ref: 2302-33321 SRA)

CONDITIONS

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

- conditions imposed by Council as assessment manager
- requirements imposed by a concurrence agency

SUBMISSIONS

Submissions were received for this application. A list of the name, residential or business address and electronic address of each principal submitter is attached. The appeal period for a submitter of a properly made submission does not commence until the applicant's appeal period has ended or the applicant gives to the Council written notice that the applicant does not intend to make change representations about the conditions of the development approval.

If, within 1 year after a development application (the original application) lapses or is withdrawn, another development application that is not substantially different from the original application (the later application) is made, any properly made submission for the original application is taken to be a properly made submission for the later application.

An eligible submitter for a development application, or a change application, is entitled to appeal this decision or elect to become a co-respondent by election for an appeal in circumstances described in Schedule 1 of the *Planning Act 2016*.

Pursuant to section 71 of the *Planning Act 2016*, this development approval does not take effect until the submitters' appeal period has ended or, if an appeal about the approval is started and subject to the outcome of the appeal – approval starts to have effect when the appeal ends.

APPEAL RIGHTS

In accordance with the *Planning Act 2016*, the rights of appeal must be stated for the applicant and any submitters. Attached is a table of appeal rights under the *Planning Act 2016* that details your appeal rights and the appeal rights of any submitters.

Decision Notice – Infrastructure Charges

(Section 121(3) of the *Planning Act 2016*)

INTRODUCTION

This is a decision notice given pursuant to section 121(3) of the *Planning Act 2016*. The decision to give the infrastructure charges notice on 7th May 2024 was made by the Principal Urban Planner as the delegate appointed by Council to determine the application.

APPLICATION DETAILS

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Application Made Date: 22 December 2022
Properly Made Date: 22 December 2022

APPLICANT DETAILS

Name of Applicant: Akshar Development Group
Applicant Address: Akshar Development Group
C/- Urbicus Pty Ltd
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Development Group 2 Pty Ltd & Akshar Property
Development Group 1 Pty Ltd
Ward: Forest Lake

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